Community Development Department
P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcountyutah.gov

STAFF REPORT

To:	County Manager
From:	Tiffanie N. Robinson
Date of Meeting:	June 1, 2026
Type of Item:	Final Site Plan and Condominium Plat Public Hearing, Possible Action
Process:	Administrative Review
File #:	25-204

Proposal

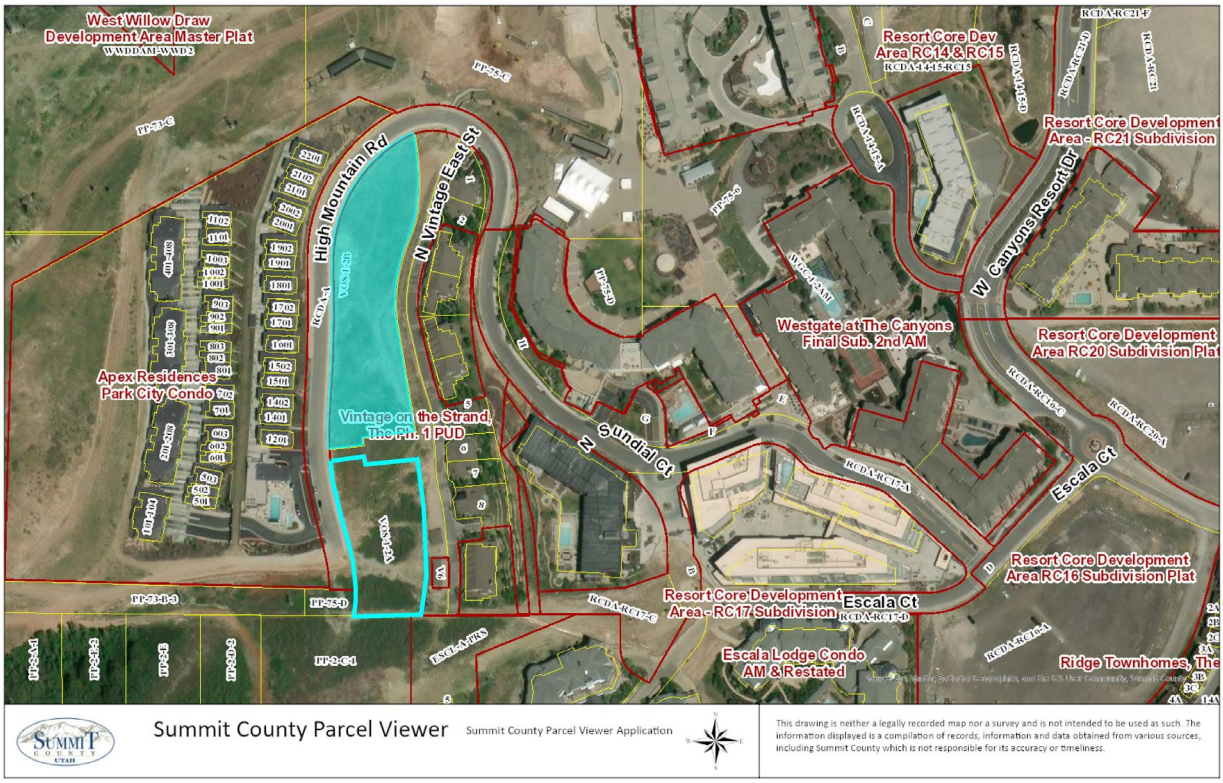
The applicant is requesting that the County Manager consider the proposed Vintage on the Strand Phase 3 Final Site Plan and Condominium Plat, attached as **EXHIBIT A**. The Canyons Development Agreement allocates 52,800 square feet of hotel/lodging to the Friedman2/F2 parcel and permits structures with a maximum height of two to three stories. The proposed development consists of ten (10) condominium lodging units totaling 47,706 square feet, in addition to a 910-square-foot manager's unit/rental office. The total gross square footage of the project is approximately 57,180 square feet; however, 9,474 square feet is exempt from the density calculation because it is located below grade. The square footage allocated to the manager's unit/rental office will be derived from the remaining 826 square feet associated with Vintage Phase 1 and an additional 84 square feet associated with Vintage Phase 3. The total counted square footage for the project is 47,790 square feet, which is within the 52,800 square feet allocated to the Friedman2/F2 parcel.

Friedman 2/F2	2-3		52,800	52,800	-	*Hotel/Lodging Units*

Project Description

Project Name:	The Vintage on the Strand Phase 3 Final Site Plan The Vintage on the Strand Phase 3 Condominium Plat
Applicant(s):	Spencer White, authorized representative
Property Owner(s):	Sugarbowl Developers, LLC
Location:	2673 High Mountain Road, Canyons Village – (Friedman2/F2)
Zone District:	Specially Planned Area (SPA)
Parcel Number and Size:	VOS-1-2A, containing 1.05 acres VOS-1-2B, containing 1.76 acres
Type of Process:	Administrative
Final Land Use Authority:	County Manager

Vicinity Map



Background

The Vintage on the Strand Phase 1 Final Site Plan and Condominium Plat was approved in 2005. The project is located on land identified in the Canyons SPA Land Use and Zoning Chart as Friedman1/F1, which is designated for 67,200 square feet of hotel/lodging uses. Vintage on the Strand Phase 1 was approved for 66,374 square feet. The approved project consisted of multi-family, townhome, and single-family dwellings.

The project was presented to the Board of County Commissioners (BCC) for construction in four phases; however, only Phase 1 was approved, recorded, and constructed. During the review process, Commissioner Richer expressed concern about the use of multi-family and single-family homes on a parcel designated for hotel/lodging use, noting that the proposal appeared to be contrary to the original vision of the Canyons. Planner Barille indicated that some residential and hotel/lodging density had originally been allotted to the site; however, staff found no evidence or documentation supporting that assertion.

Commissioner Richer conditioned approval on the requirement that the units would not qualify for a primary residency tax exemption and that a rental pool be made available for units not occupied by the primary owner.

In 2008, Vintage on the Strand Phase 2 was recorded. The purpose of Phase 2 was to condominiumize Buildings 9 and 9A, which had been approved in Phase 1. No additional density was approved, and the proposal was consistent with the Phase 1 Final Site Plan approval.

In July 2015, the Vintage on the Strand Phase 3 Final Site Plan and Condominium Plat application was submitted. During the review process, staff determined that the proposed use was not consistent with the Land Use and Zoning Chart. The Canyons Development Agreement defines Hotel/Lodging as follows:

> *"**Hotel/Lodging Unit(s)"** means a unit which shall contain attributes of a hotel of facility established for similar purposes and which shall be available for short term occupancy by the unit owner or others. Attributes shall include:*
>
> - *Central reservation service for all units, including central check-in with full-time front desk service, bellhops, and concierge, operated by the owner/operator, a property management company chosen by the owners' association, or as a function of the owner's association;*
> - *Central access to the building, with no private entrances for individual units or wings, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director;*
> - *Pedestrian traffic funneled through a central lobby area, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director;*
> - *Centralized parking, with no assigned spaces, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director;*
> - *Utilities centrally controlled, including cable television, telephone, electricity, gas, and water; and*
> - *Limited storage area for owners.*

Based on this definition, it was determined that the use did not meet the above-cited hotel/lodging unit definition and therefore did not comply with the Land Use and Zoning Chart. Additionally, staff did not identify any formal amendments to the Land Use and Zoning Chart that would allow multifamily or single-family dwelling units on the Friedman/F2 parcel. Former Community Development Director Pat Putt met with the applicant and their legal counsel, and directed the applicant to propose an amendment to the land use and zoning chart or to modify the proposal to be consistent with the Hotel/Lodging designation.

The applicant's legal counsel has provided a letter indicating their position that they are "vested" for the multi-family/single-family use. The legal department reviewed the letter, did not believe that Phase 3 is vested for that use, and supported the staff's recommendation.

The Canyons Design Review Committee (DRC) conducted a detailed three-phase review process for the Vintage on the Strand Phase 3 Finals Site Plan and Condominium Plat and forwarded a positive recommendation, with conditions, on May 25, 2015. Although the DRC found that the project was consistent with the previous Vintage Phase 1 approvals, it concluded that it was not consistent with the Canyons Land Use and Zoning Chart. The DRC included several conditions of approval. Condition 2 stated: *"Approval of an amendment to the Land Use and Zoning Chart to adjust the 'Principle Use' or acceptable documentation in compliance with the SPA agreements, amendment, and guidelines.*

On December 8, 2015, the Snyderville Basin Planning Commission discussed the proposed Vintage on the Strand Phase 3 Final Site Plan. Staff recommended that the SBPC direct the applicant to apply for an amendment to the Canyons SPA Land Use and Zoning Chart to modify the chart to be consistent with single-family and multi-family residential use, or to make a decision based on the merits of the applicant and recommend denial of the proposal. The SBPC unanimously recommended denial of the project as proposed to the County Manager.

Following that meeting, the applicants requested an advisory opinion from the State Ombudsman. Following this request, the County Attorney filed two separate responses to the State Ombudsman, dated April 19, 2016, and July 19, 2016**.**

On November 21, 2016, staff received an email from an authorized representative, Sam Ferrin, including a copy of the advisory opinion, attached as **EXHIBIT B**. The opinion, dated November 9, 2016, primarily concluded that the County could not restrict the appearance of a single-family "structure," provided that the "use" complied with the Hotel/Lodging definition.

Following review of the opinion, Deputy County Attorney Dave Thomas responded on November 29, 2016, requesting that the applicant provide updated plans and an explanation of how the proposal would comply with the Hotel/Lodging definition outlined in the Canyons Development Agreement.

On April 11, 2017, the staff received a formal 45-day request-for-action letter filed by the property owner with the County Attorney. The request was for a decision based on the formal recommendation from the SBPC, rendered on December 8, 2015.

The County Manager conducted a public hearing on May 4, 2017. The primary focus of the discussion was whether the project satisfied the Hotel/Lodging criteria outlined in the Canyons Land Use and Zoning Chart. The two primary areas requiring additional clarification involved the project's proposed "central reservation and check-in" system and "centrally controlled utilities." The applicant was directed to provide additional information addressing these issues.

On October 23, 2017, the County Manager continued the discussion of the proposal. The applicants proposed converting an existing dumpster building located on Lot 9A of the Vintage Phase 2 into a Manager's Unit/Rental office. This facility would provide:

> *"Central reservation service for all participating units, including central check-in with full-time front desk service, bellhops, and concierge, operated by a property management company chosen by the owners' association, or as a function of the owner's association."*

The applicant has provided correspondence from Questar Gas (Dominion Energy), Rocky Mountain Power, and Summit Water regarding utility connectivity. All three have indicated that the use of remote (single) meters is discouraged or prohibited.

Ultimately, the County Manager issued a Finding of Fact and Conclusions of Law on October 26, 2017, approving the Vintage on the Strand Phase 3 Final Site Plan, **EXHIBIT C**.

In March 2019, the applicants reached out to finalize approvals for the Final Site Plan. However, based on 10-9-11 of the Snyderville Basin Development Code:

> *"All other development permits shall be considered void after one year unless substantial construction or development has taken place or has continued in good faith without interruption; provided, however, that a longer period of time may be provided for a phased subdivision plat or phased site plan as set forth in a condition attached to a specially planned area plan (development agreement). One 6-month extension of a development permit may be granted by the CDD upon his finding that special circumstances exist which warrant such an extension, including, but not limited to, a delay caused by a government review agency or a natural disaster. (Ord. 708, 12-10-2008)".*

Therefore, the October 2017 approval was considered expired, and the approvals were void.

On November 12, 2025, the current Final Site Plan and Condominium Plat application for Vintage on the Strand Phase 3 was submitted. The applicants again propose constructing 10 condominium units, including a Manager's Unit/Rental Office, with centrally controlled utilities managed by the HOA to satisfy the Hotel/Lodging standards outlined in the Canyons Development Agreement, attached as **EXHIBIT D.**

The Canyons DRC submitted a recommendation letter dated October 19, 2025, supporting the proposed Vintage on the Strand Phase 3 Final Site Plan and Condominium Plat.

Analysis and Findings

The approval process for all subdivision and condominium plats and final site plans within the Canyons SPA, including the subject parcels, is governed by the Canyons SPA Development Agreement. Section 2.7 of the Amended and Restated Development Agreement, adopted November 15, 1999, establishes the development approval process for all Final Subdivision Plats, Condominium Plats, and Final Site Plans within the SPA.

Following review of a proposed Final Site Plan and Condominium Plat, the Planning Commission is required to make a recommendation to the Board of County Commissioners. This administrative function is now handled by the County Manager, who conducts a public hearing and issues a final decision to approve, approve with conditions, or deny the application.

Based on the information submitted and the recommendation of the Canyons DRC, staff finds that the project generally complies with the Canyons Development Agreement and meets the minimum requirements for approval under the Snyderville Basin Development Code.

Vintage on the Strand – Phase 3 Final Site Plan and Condominium Plat		
Code Requirement	**Analysis**	**Comment**
1. Environmental Criteria * Air Quality * Water Quality * Watershed Protection * Sewage Disposal * Wildlife Habitat	Comments from the Health Department state that this use will not produce byproducts that would be harmful to the air, water, or watershed quality of the Snyderville Basin. No wood-burning fireplaces are allowed.	**COMPLIES**
2. Critical Areas *Wetlands *Slopes Exceeding 30% *Ridgelines *Avalanche Zones *Geologic Hazards	The proposed use is not located on or near a critical ridgeline, wetland, critical slopes or flood plain.	**COMPLIES**
3. Open Space	All open space within the Canyons SPA and DA is designated on the Land Use Map, Exhibit B.1 of the DA. No areas within the Vintage project are designated as open space.	**COMPLIES**
4. Water & Water Supply Provide a willing to serve letter required prior to development permit approval or demonstrate concurrency compliance.	Summit Water has indicated that it has sufficient water for the project and has provided a will-serve letter. **EXHIBIT E1**	**COMPLIES, as conditioned**

5. Sanitary Sewer A line extension agreement must be accepted by SBWRD prior to development permit approval.	The Snyderville Basin Water Reclamation District has reviewed and approved the project and has provided a will-serve letter. The District confirmed that an existing sewer main line is in place and that no new sewer main lines are needed. Some existing sewer laterals may need to be modified, added, or removed. **EXHIBIT E2**	**COMPLIES, as conditioned**
6. Fire Protection The ability to serve a development to provide fire protection shall be provided, in writing, for all developments.	Mike Owens has reviewed and approved the project. An additional compliance review will occur as part of the building permit review process.	**COMPLIES, as conditioned**
7. Loading & Unloading Applicant shall demonstrate that adequate loading and unloading space is available within the development.	Loading and unloading will take place entirely on site.	**COMPLIES**
8. Parking Requirements The Canyons Parking requirements for the hotel/lodging is 0.8 space per unit and 1.2 spaces per 1,000 square feet of commercial density. 10 units x 0.8 = 8 0 sq ft comm. x 1.2 = 0 **SPACES REQUIRED** = **8** **SPACES PROVIDED = 20 (GARAGE)**	The Canyons parking standards require 0.8 spaces per lodging unit. Each lodging unit will have a garage with 2 enclosed parking spaces.	**COMPLIES**
9. Transportation Infrastructure & Access Design	The Summit County Engineer is working with the applicant to ensure the project meets all necessary infrastructure standards. Some items are still to be worked out through the Construction Plan review, but nothing that would prevent the project from moving	**COMPLIES, as conditioned**

	forward.	
10. Public Utilities A letter shall be obtained from the public utility companies that will provide service to the development.	All necessary utilities are available on site. Rocky Mountain Power, SBWRD, Summit Water, and Enbridge Gas have provided will serve letters. **EXHIBIT E**	**COMPLIES**
11. Mail Delivery Locations for mail delivery should be shown on the final site plan, and written approval from the postmaster shall be provided.	No on-site mail delivery will be available. If a unit owner would like a mailbox, they can obtain one at the Kimball Junction post office.	**COMPLIES**
12. Solid Waste & Recycling Garbage and Recycling Containers need to be identified on the site plan and located within a completely enclosed structure.	Garbage and recycling containers will be provided and stored in the garage of each lodging unit.	**COMPLIES**
13. Snow Removal & Storage Development shall provide adequate area for snow removal.	The Code requires a minimum of 10% for the site. As shown, snow storage meets the minimum requirement of 10%. In addition, each unit will have snow melt for driveways and walks.	**COMPLIES**
14. Police & Security Prior to submitting an application for development approval, the applicant shall obtain certification as compliance with this standard.	The project provides adequate access for both police and security personnel. The Sherriff's office did not identify any issues or concerns.	**COMPLIES**
15. Park, Trails & Trailheads All development shall provide neighborhood park facilities in a manner that is sufficient to meet the specific recreational demands generated by the development.	The project was reviewed by the Snyderville Basin Recreation District, which indicated they have no specific concerns. Per the connectivity exhibit, pedestrian circulation connects to the sidewalk on High Mountain Road with direct access to the Resort Core. In addition, each unit is connected to the ski trail	**COMPLIES**

	that goes through the project and is used for hiking & biking in the non-ski months.	
16. ADA Access All buildings intended for public use shall be accessible to persons with disabilities, as required by the International Building Code and the Americans with Disabilities Act.	The project will be reviewed by the Building Department for compliance with all accessibility requirements prior to the issuance of a building permit.	**Building Department will verify at time of building permit review.**
17. Special Site Design Requirements	There are no specific design requirements for this project.	**COMPLIES**
18. Architectural Regulations	The proposed architecture has been reviewed and approved by the Canyons DRC and complies with the design guidelines. The façade's shifts, colors, and materials are compatible with the Code's standards.	**COMPLIES**
19. Landscape Regulations All new developments requiring a land use permit shall comply with the landscape requirements. All projects that increase the SF of an existing building or parking requirement by 20% or more shall also comply.	The proposed landscaping plan appears to comply with the standards in 10-4-21. Staff shall verify all final landscaping details and obtain sufficient landscaping bonding prior to FSP recordation.	**COMPLIES**
20. Lighting Regulations All development permit applications that propose exterior outdoor lighting or street lighting shall include a lighting plan.	The applicant has provided an outdoor lighting plan, including lighting cut sheets. Lighting details and color spectrum specifications shall be verified for compliance with the lighting standards in 10-4-22 before issuance of a building permit.	**COMPLIES**
21. Height	The Canyons SPA allows for 2-3 stories on the Friedman 2 Parcel. Each unit has 2 stories at the front and 3 at the rear of the structure.	**COMPLIES**
22. Density/Use	The Friedman 2 parcel has 52,800	**COMPLIES**

	square feet of approved hotel/lodging density. The 10 condominium units will utilize 51,006 square feet. The applicant has stated that the density is for hotel/lodging use and must comply with the hotel/lodging standards set forth in the Canyons Development Agreement. In addition, a note has been placed on the Final Site Plan and Condominium Plat stating that "The principle use shall be as Hotel/Lodging units, and as such are not eligible for the primary residence exemption (Summit County Ordinance 787-A)."	
23. Sustainability	The Canyons DA requires that each development make a sustainability statement associated with each project. The applicant has provided a sustainability statement for this project **EXHIBIT F .**	**COMPLIES**

Public Notice, Meetings and Comments

This has been noticed as a public hearing with possible action. The public hearing notice was published in the May 12, 2026, edition of the Park Record, and courtesy notices have been sent to all property owners within 1,000 feet of the subject property. At the time of this report, no public comment has been received.

Recommendation

Staff has reviewed the application for compliance with the Snyderville Basin Development Code and the Canyons Development Agreement (DA) and finds that it meets the minimum requirements for approval. Staff therefore recommends that the County Manager conduct a public hearing and approve the proposed Vintage on the Strand Phase 3 Final Site Plan and Condominium Plat subject to the findings of fact, conclusions of law, and conditions of approval outlined below.

Findings of Fact:

1. According to the Summit County Assessor's records, Sugarbowl Developers, LLC, is the owner of record for parcels VOS-1-2A and VOS-1-2B.

2. Parcels VOS-1-2A and VOS-1-2B are zoned Specially Planned Area (SPA) and are located within the boundaries of the Canyons Specially Planned Area.
3. Pursuant to the Amended and Restated Canyons Development Agreement Land Use and Zoning Chart, parcels VOS-1-2A and VOS-1-2B are designated for hotel/lodging use.
4. On October 26, 2017, the County Manager approved Findings of Fact and Conclusions of Law for the Vintage on the Strand Phase 3 Final Site Plan and Condominium Plat.
5. The Vintage on the Strand Phase 3 Final Site Plan and Condominium Plat were not recorded on or before October 26, 2018. Therefore, pursuant to Section 10-9-11 of the Snyderville Basin Development Code, the October 26, 2017, approval expired and became void.
6. A reapplication for Vintage on the Strand Phase 3 Final Site Plan and Condominium Plat was submitted on November 15, 2025.
7. The applicant proposes to construct ten (10) condominium units to be used for Hotel/Lodging use.
8. The applicant proposes constructing a manager's unit/rental office to facilitate centralized guest check-in and check-out services.
9. The subject parcel permits structures with a maximum height of two to three stories in height as established in the Amended and Restated Canyons Development Agreement Land Use and Zoning Chart and the applicable site-specific design guidelines.
10. The Canyons Development Agreement requires 0.8 parking spaces per unit, resulting in a minimum requirement of eight (8) parking spaces. The applicant proposes twenty (20) parking spaces, with two spaces provided per unit within enclosed garages.
11. The Canyons DRC made a formal recommendation for the Vintage on the Strand Phase 3 Final Site Plan on October 19, 2025.
12. On May 12, 2026, the Snyderville Basin Planning Commission reviewed the proposed Vintage on the Strand Phase 3 Final Site Plan and Condominium Plat and forwarded a unanimous positive recommendation to the County Manager.

Conclusions of Law:

1. The proposed Vintage on the Strand Phase 3 Final Site Plan and Condominium Plat complies with all requirements of the Snyderville Basin Development Code and the amended and restated Canyons Development Agreement.
2. As conditions, the proposed use is consistent with the Snyderville Basin General Plan.
3. The proposed use is not detrimental to the public health, safety, or welfare because the existing roads, utilities, and public services are sufficient to accommodate the proposed intensity of use.
4. The proposed use is compatible with the existing neighborhood character and will not adversely impact surrounding properties or land uses.

Conditions of Approval:

1. The applicant shall amend the Condominiums at Vintage Phase 2 condominium plat to accommodate the Manager's unit/rental office. The 910 square feet of the unit shall be accounted for as part of the density allotted to the Friedman/F2 parcel.
2. A note shall be placed on the Vintage on the Strand Phase 3 Final Site Plan and Condominium Plat stating that "The principal use shall be as Hotel/Lodging units, and as such are not eligible for the primary residence exemption (Summit County Ordinance 787-A)."
3. Staff shall review and approve all final landscaping plans for the site, including plant type, size, number, location, and method of irrigation, and verify that they are in compliance with the Canyons Development Agreement and the Snyderville Basin Development Code. Existing mature vegetation along the southern boundary should be protected as much as possible during construction.
4. The Staff shall review and approve the lighting plan for the site, including building, parking area, and street fixture type, number, location, and cut sheets, and photometric information for complete compliance with Section 4.22 of the Code, prior to issuance of a building permit.
5. A detailed Development Improvement Agreement (DIA) shall be submitted to and approved by the County Engineer, along with sufficient bonding for all infrastructure improvements, common area improvements, landscaping, and re-vegetation. This agreement shall be recorded concurrently with the final site plan, prior to issuance of any development permits. All necessary construction plans and inspection fees must be paid to the County Engineer prior to issuance of any permits.
6. All service provider conditions shall be met to the provider's satisfaction, prior to issuance of any development permits.
7. The Vintage on the Strand Phase 3 Final Site Plan and Condominium Plat shall be approved and recorded prior to issuance of any development permits.
8. All outstanding DRC items shall be completed prior to final approval of the Final Site Plan or prior to the issuance of any development permits, as outlined in the DRC recommendation letter.

Attachment(s)

Exhibit A – Proposed Final Site Plan and Condominium Plat
Exhibit B – Ombudsman Opinion dated November 9, 2026
Exhibit C – Findings of Fact Conclusions of Law, dated October 26, 2017
Exhibit D - Hotel/Lodging statement
Exhibit D – Canyons DRC recommendation letter dated October 19, 2025
Exhibit E – Will Serve Letters
Exhibit F – Sustainability Statement

CANYONS RESORT - VINTAGE ON THE STRAND PHASE 3

FINAL SITE PLAN
SUMMIT COUNTY, UTAH

OWNER:
SUGARBOWL DEVELOPERS, LLC
1790 SUN PEAK DRIVE
PARK CITY, UT 84098

SITE ENGINEER:
MULHOLLAND DEVELOPMENT SOLUTIONS
P.O. BOX 680925
PARK CITY, UTAH 84068

SUBMITTED: May 20, 2026

SHEET INDEX

C1	COVER SHEET	A0.0	TYPE B - COVER SHEET
C2	SITE PLAN	A1.2	TYPE B - LOWER LEVEL FLOOR PLAN
C3	MASTER UTILITY PLAN	A1.3	TYPE B - MAIN LEVEL FLOOR
C4	DRY UTILITY PLAN	A1.4	TYPE B - UPPER LEVEL FLOOR PLAN
C5	CIRCULATION & SIGNAGE PLAN	A1.5	TYPE B - ROOF PLAN
C6	SNOW STORAGE PLAN	A2.1	TYPE B - EXTERIOR ELEVATIONS
GR-01	OVERALL GRADING PLAN	A3.1	TYPE B - BUILDING SECTIONS
GR-02	GRADING PLAN ENLARGEMENT	E0.1	TYPE B - LOWER & UPPER ELECTRICAL
GR-03	GRADING PLAN ENLARGEMENT	E0.2	TYPE B - MAIN ELECTRICAL
GR-04	GRADING PLAN ENLARGEMENT	A0.0	TYPE C - COVER SHEET
LA-01	OVERALL LANDSCAPE PLAN	A1.2	TYPE C - LOWER LEVEL FLOOR PLAN
LA-02	LANDSCAPE PLAN ENLARGEMENT	A1.3	TYPE C - MAIN LEVEL FLOOR
LA-03	LANDSCAPE PLAN ENLARGEMENT	A1.4	TYPE C - UPPER LEVEL FLOOR PLAN
LA-04	LANDSCAPE PLAN ENLARGEMENT	A1.5	TYPE C - ROOF PLAN
D100	MATERIAL BOARD	A2.1	TYPE C - EXTERIOR ELEVATIONS
A0.0	TYPE A - COVER SHEET	A3.1	TYPE C - BUILDING SECTIONS
A1.2	TYPE A - LOWER LEVEL FLOOR PLAN	E0.1	TYPE C - LOWER & UPPER ELECTRICAL
A1.3	TYPE A - MAIN LEVEL FLOOR	E0.2	TYPE C - MAIN ELECTRICAL
A1.4	TYPE A - UPPER LEVEL FLOOR PLAN	A0.0	MANAGER/LOBBY - COVER SHEET
A1.5	TYPE A - ROOF PLAN	A1.2	MANAGER/LOBBY - FLOOR PLANS
A2.1	TYPE A - EXTERIOR ELEVATIONS	A2.1	MANAGER/LOBBY - ROOF PLAN & EXTERIOR ELEVATIONS
A3.1	TYPE A - BUILDING SECTIONS	A2.2	MANAGER/LOBBY - BUILDING SECTIONS
E0.1	TYPE A - LOWER & UPPER ELECTRICAL	L2.0	MANAGER/LOBBY - SITE & LANDSCAPE PLAN
E0.2	TYPE A - MAIN ELECTRICAL	EG 500	LIGHTING CUT SHEET
		EL 101	PHOTOMETRIC PLAN

SQUARE FOOTAGE TABLE

UNIT NO.	LIVING	GARAGE	GROSS	EXEMPT	TOTAL
25	5,079	595	5,674	919	4,755
26	5,079	595	5,674	950	4,724
27	5,295	819	6,114	1,079	5,035
28	5,079	595	5,674	919	4,755
29	5,079	595	5,674	950	4,724
30	5,079	595	5,674	919	4,755
31	5,079	595	5,674	919	4,755
32	5,079	595	5,674	950	4,724
33	5,079	595	5,674	950	4,724
34	5,079	595	5,674	919	4,755
TOTAL	51,006	6,174	57,180	9,474	**47,706**

VINTAGE DEVELOPMENT - SQUARE FOOTAGE ALLOCATION

PARCEL REF. #	PHASE	MAX GROSS BUILDING AREA
FRIEDMAN 1/F1		67,200
	PHASE 1	66,374
	PHASE 2	738
	TOTAL REMAINING	88

PARCEL REF. #	PHASE	MAX GROSS BUILDING AREA
FRIEDMAN 2/F2		52,800
	PHASE 3	47,706
	TOTAL REMAINING	5,094

OWNER'S CONSENT TO RECORD:

Known all men by these present, that the undersigned is the owner of the hereon described tract of land, known as the "Vintage on the Strand Phase 3":

Executed this_____ day of_____, 2026.

SUGARBOWL DEVELOPER'S, LLC

BY: _____

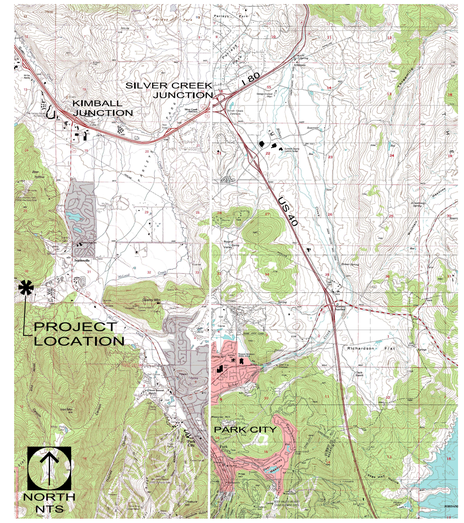
_____
Name and Title

ACKNOWLEDGEMENT:

State of_____)
: ss.
County of_____)

On this the_____day of_____, 2026, personally appeared before me, name, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized by SUGARBOWL DEVELOPERS, LLC to execute the foregoing OWNER'S CONSENT TO RECORD, and that he did so of his own voluntary act.

_____
NOTARY PUBLIC FOR UTAH
Residing in Summit County
My Commission Expires:



LOCATION MAP

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY, OF _____, 2026

_____
BY: JEFF WARD GIS DIRECTOR
THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

CANYONS VILLAGE MANAGEMENT ASSOCIATION

BY:_____

PRINT NAME:_____

TITLE:_____

DATE:_____

GOVERNING BODY APPROVAL AND ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2026 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER SUMMIT COUNTY DEVELOPMENT CODE, SECTION 10-3-14.

_____
SUMMIT COUNTY MANAGER

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY SNYDERVILLE BASIN PLANNING COMMISSION THIS_____DAY OF_____, 20___,

BY _____
COMMISSION CHAIRMAN

SUMMIT COUNTY HEALTH DEPARTMENT

ACCEPTED THIS _____ DAY OF _____, 2026.

_____
SUMMIT COUNTY HEALTH DEPARTMENT DIRECTOR

S.B.W.R.D.

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____DAY OF _____, 20___,

_____
S.B.W.R.D.
AUTHORIZED REPRESENTATIVE

PUBLIC WORKS

THIS PLAN HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

_____ _____
DATE SUMMIT COUNTY PUBLIC WORKS DIRECTOR

QUESTAR GAS COMPANY
dba ENBRIDGE UTAH

APPROVED THIS _____ DAY OF _____, 20___

BY–_____

TITLE–_____

ROCKY MOUNTAIN POWER

SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT.

_____
AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER

COUNTY TREASURER

REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY TREASURER THIS_____ DAY OF _____ 20___,

_____
SUMMIT COUNTY TREASURER

SUMMIT WATER DISTRIBUTION COMPANY

ACCEPTED THIS _____ DAY OF _____, 20____ BY THE SUMMIT WATER DISTIBUTION COMPANY WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT.

_____
AUTHORIZED AGENT

PARK CITY FIRE SERVICE DISTRICT

THIS PLAN HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT.

_____ _____
DATE PARK CITY FIRE MARSHAL

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS ____ DAY OF _____, 20___,

_____
SUMMIT COUNTY ATTORNEY

S.B.S.R.D.

THIS PLAN HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

_____ _____
DATE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAN REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.

_____ _____
DATE SUMMIT COUNTY ENGINEER

RECORDED

ENTRY NO _____.
STATE OF UTAH COUNTY OF SUMMIT
DATE _____ TIME _____ FEE _____
RECORDED AND FILED AT THE REQUEST OF:

_____
COUNTY RECORDER

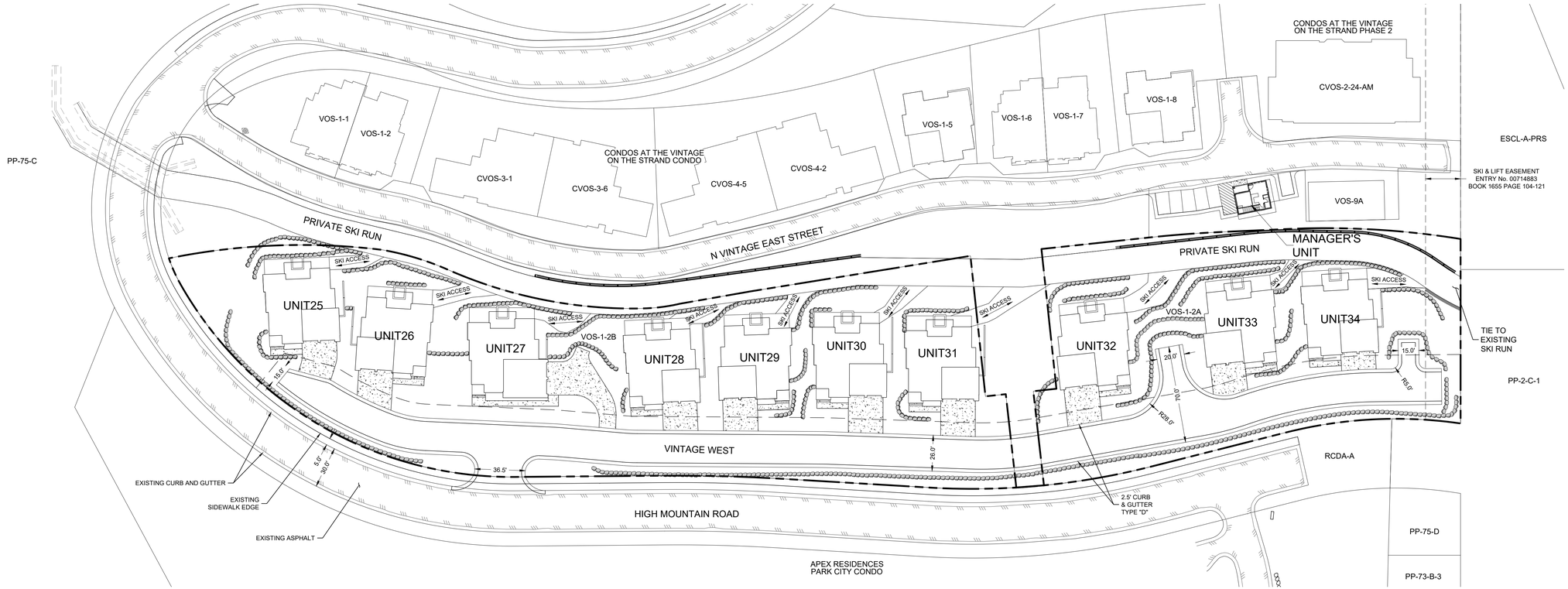
CANYONS RESORT
VINTAGE ON THE STRAND
PHASE 3 FINAL SITE PLAN

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

LICENSED PROFESSIONAL ENGINEER No.5249227 STATE OF UTAH KRISTIAN J. MULHOLLAND 5/20/2026

DATE:	May 20, 2026
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	VINTAGE III
ISSUE:	FSP
REVISIONS:	
SHEET TITLE:	COVER SHEET
SHEET NUMBER:	C1

path: C:\Users\Paul Aniel Sanchez\MDS Dropbox\Projects\46. Vintage\VINTAGE\
file name: C1_VINTAGE3-COVER.dwg | plot date: May 20, 2026 | plotted by: Paul Aniel Sanchez



VINTAGE ON THE STRAND PHASE 3 PARCELS:

PARCEL VOS-1-2A:

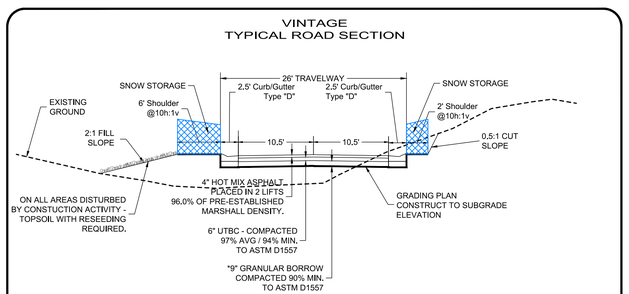
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGH MOUNTAIN ROAD, SAID POINT ALSO BEING SOUTH 89°59'41" EAST 95.22 FEET ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THE FOLLOWING THREE COURSES ON THE RIGHT-OF-WAY LINE OF HIGH MOUNTAIN ROAD: THENCE NORTHWESTERLY 127.31 FEET ALONG THE ARC OF 325.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 2°58'42" WEST 126.50 FEET; THENCE NORTH 14°12'02" WEST 100.44 FEET; THENCE NORTHWESTERLY 78.49 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 9°55'03" WEST 78.42 FEET; THENCE NORTH 83°34'33" EAST 68.43 FEET; THENCE SOUTH 6°06'15" EAST 16.77 FEET; THENCE NORTH 83°53'45" EAST 101.52 FEET; THENCE SOUTH 6°06'15" EAST 78.06 FEET; THENCE SOUTHEASTERLY 52.80 FEET ALONG THE ARC OF A 862.52 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 4°21'02" EAST 52.79 FEET; THENCE SOUTH 2°35'48" EAST 47.21 FEET; THENCE SOUTHWESTERLY 125.74 FEET ALONG THE ARC OF A 612.52 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 3°17'03" WEST 125.52 FEET TO THE SECTION LINE; THENCE NORTH 89°59'41" WEST 133.26 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 1.05 ACRES.

PARCEL VOS-1-2B:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGH MOUNTAIN ROAD, SAID POINT ALSO BEING SOUTH 89°59'41" EAST 48.92 FEET ALONG THE SECTION LINE AND NORTH 320.88 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THE FOLLOWING SEVEN COURSES ON THE RIGHT-OF-WAY LINE OF HIGH MOUNTAIN ROAD: THENCE NORTHERLY 62.86 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 00°01'15" WEST 62.82 FEET; THENCE NORTH 3°24'33" EAST 108.66 FEET; THENCE NORTHEASTERLY 83.17 FEET ALONG THE ARC OF A 1225.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 1°27'51" EAST 83.15 FEET; THENCE NORTH 0°28'51" WEST 107.83 FEET; THENCE NORTHEASTERLY 291.80 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 29°55'00" EAST 278.30 FEET; THENCE SOUTHEASTERLY 21.00 FEET; THENCE SOUTHERLY 154.45 FEET ALONG THE ARC OF A 481.58 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 2°18'13" EAST 153.78 FEET; THENCE SOUTHWESTERLY 50.11 FEET ALONG THE ARC OF A 204.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 16°43'35" WEST 49.98 FEET; THENCE SOUTHWESTERLY 144.70 FEET ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 11°14'23" WEST 143.55 FEET; THENCE SOUTHEASTERLY 27.15 FEET ALONG THE ARC OF A 131.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 7°13'19" EAST 27.10 FEET; THENCE SOUTH 9°55'21" EAST 52.01 FEET; THENCE SOUTH 9°09'59" EAST 160.53 FEET; THENCE SOUTH 83°53'45" WEST 102.03 FEET; THENCE SOUTH 6°06'15" EAST 14.77 FEET; THENCE SOUTH 83°34'33" WEST 67.88 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.76 ACRES.



TYPICAL ROADWAY SECTION

NORTH

0 20 40 80 120

HORIZONTAL SCALE: 1"=40'

Know what's below. 811 Call 811 before you dig.
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UTILITY NOTIFICATION CENTER, INC.
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1-800-662-4111

CANYONS RESORT
VINTAGE ON THE STRAND
PHASE 3 FINAL SITE PLAN

LDG EST. 2006 SALT LAKE CITY

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

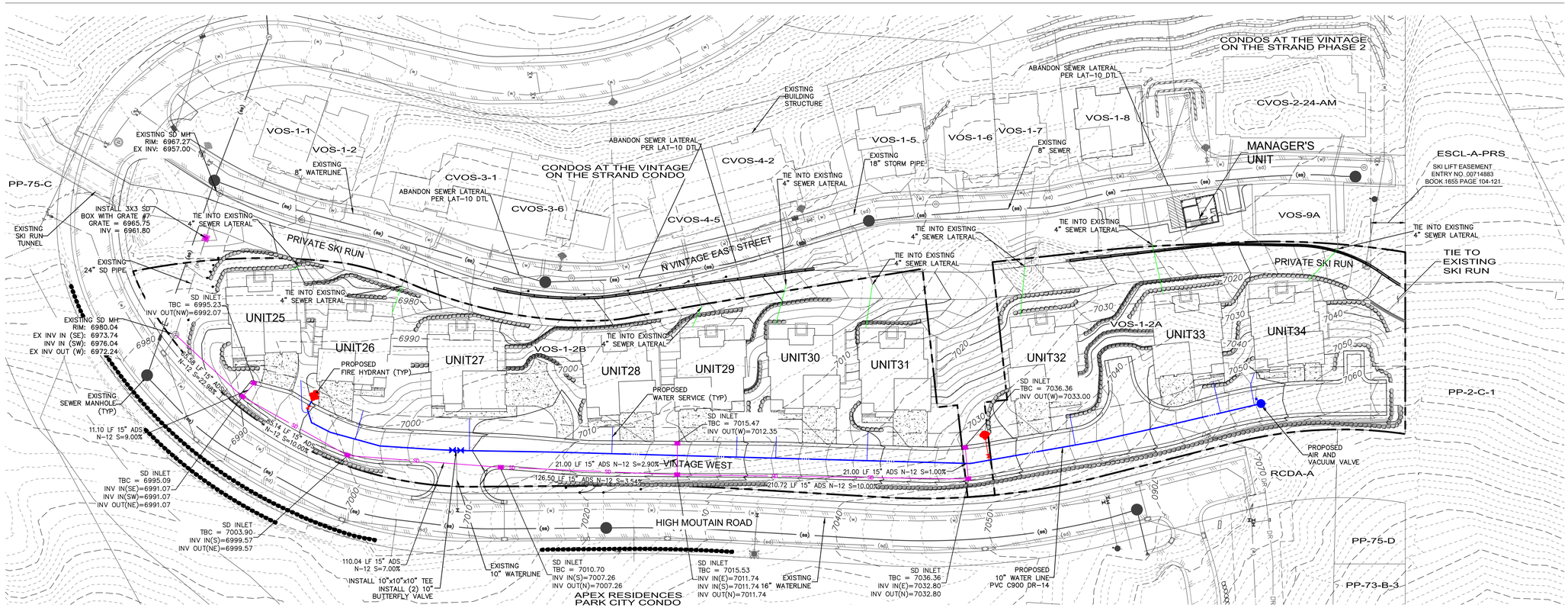
LICENSED PROFESSIONAL ENGINEER No. 5249227 KRISTIAN J. MULHOLLAND 5/20/2026 STATE OF UTAH

DATE:	May 20, 2026
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	VINTAGE III
ISSUE:	FSP
REVISIONS:	

SHEET TITLE:
FINAL SITE PLAN

SHEET NUMBER:
C2

path: C:\Users\Paul Aniel Sanchez\MDS Dropbox\Projects\46. Vintage\VINTAGE\
file name: 02_VINTAGES-Site Plan.dwg | plot date: May 20, 2026 | plotted by: Paul Aniel Sanchez



LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING SSMH
- PROPOSED SD INLET
- PROPOSED AIR AND VACUUM VALVE
- PROPOSED 10" BUTTERFLY VALVE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING TANK OVERFLOW LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED SEWER LATERAL LINE
- PROPOSED STORM DRAIN

NORTH

0 20 40 80 120
HORIZONTAL SCALE: 1"=40'

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CANYONS RESORT VINTAGE ON THE STRAND PHASE 3 FINAL SITE PLAN

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

LICENSED PROFESSIONAL ENGINEER No. 5248222 KRISTIAN J. MULHOLLAND STATE OF UTAH 5/20/2026

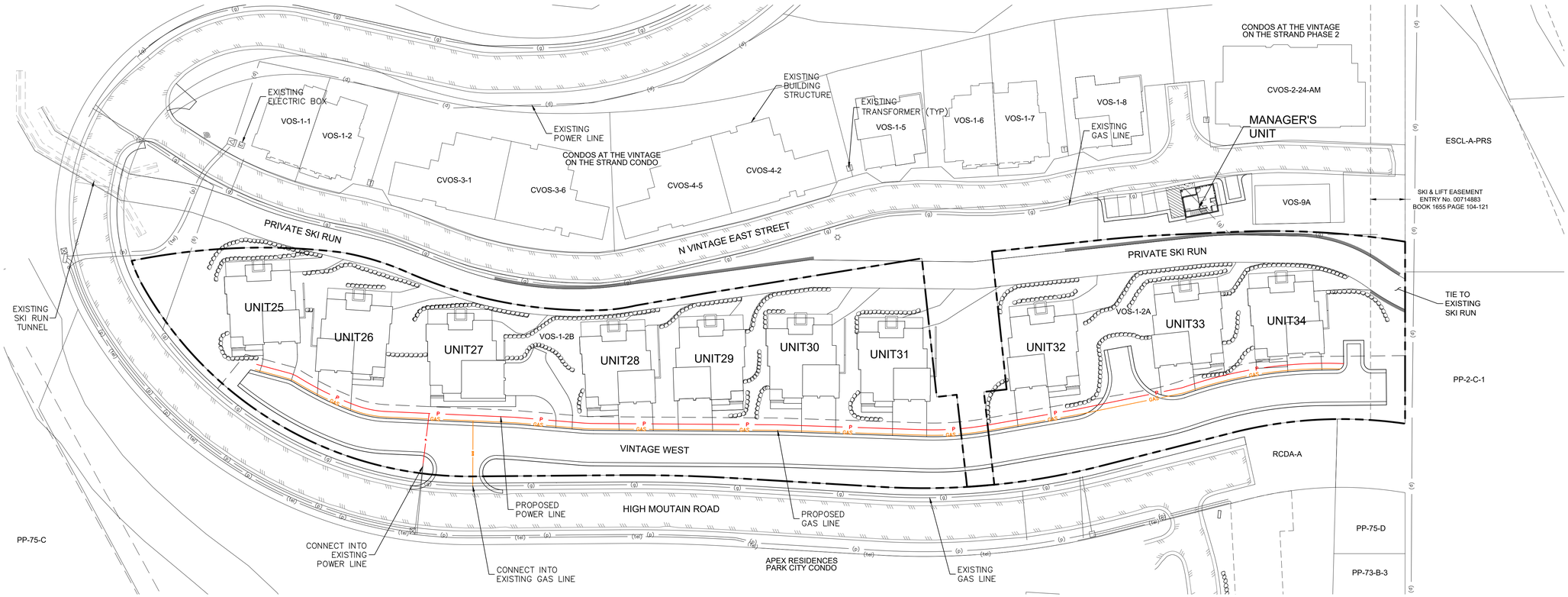
DATE:	May 20, 2026
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	VINTAGE III
ISSUE:	FSP
REVISIONS:	
-	
-	
-	
-	
-	
-	

SHEET TITLE: MASTER UTILITY PLAN

SHEET NUMBER: C3

path: C:\Users\Paul Aniel Sanchez\MDS Dropbox\Projects\46. Vintage\VINTAGE\
file name: C3_VINTAGES-UTIL.dwg | plot date: May 20, 2026 | plotted by: Paul Aniel Sanchez

EXHIBIT A3



LEGEND

- (g) EXISTING GAS LINE
- (p) EXISTING POWER LINE
- GAS PROPOSED GAS LINE
- P PROPOSED POWER LINE

NORTH

0 20 40 80 120

HORIZONTAL SCALE: 1"=40'

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path: C:\Users\Paul Aniel Sanchez\MDS Dropbox\Projects\46. Vintage\VINTAGE\
file name: C4_VINTAGES-DRY UTIL.dwg | plot date: May 20, 2026 | plotted by: Paul Aniel Sanchez

CANYONS RESORT
VINTAGE ON THE STRAND
PHASE 3 FINAL SITE PLAN

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

LICENSED PROFESSIONAL ENGINEER No.5249227 KRISTIAN J. MULHOLLAND 5/20/2026 STATE OF UTAH

DATE:	May 20, 2026
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	VINTAGE III
ISSUE:	FSP
REVISIONS:	-
	-
	-
	-
	-
	-

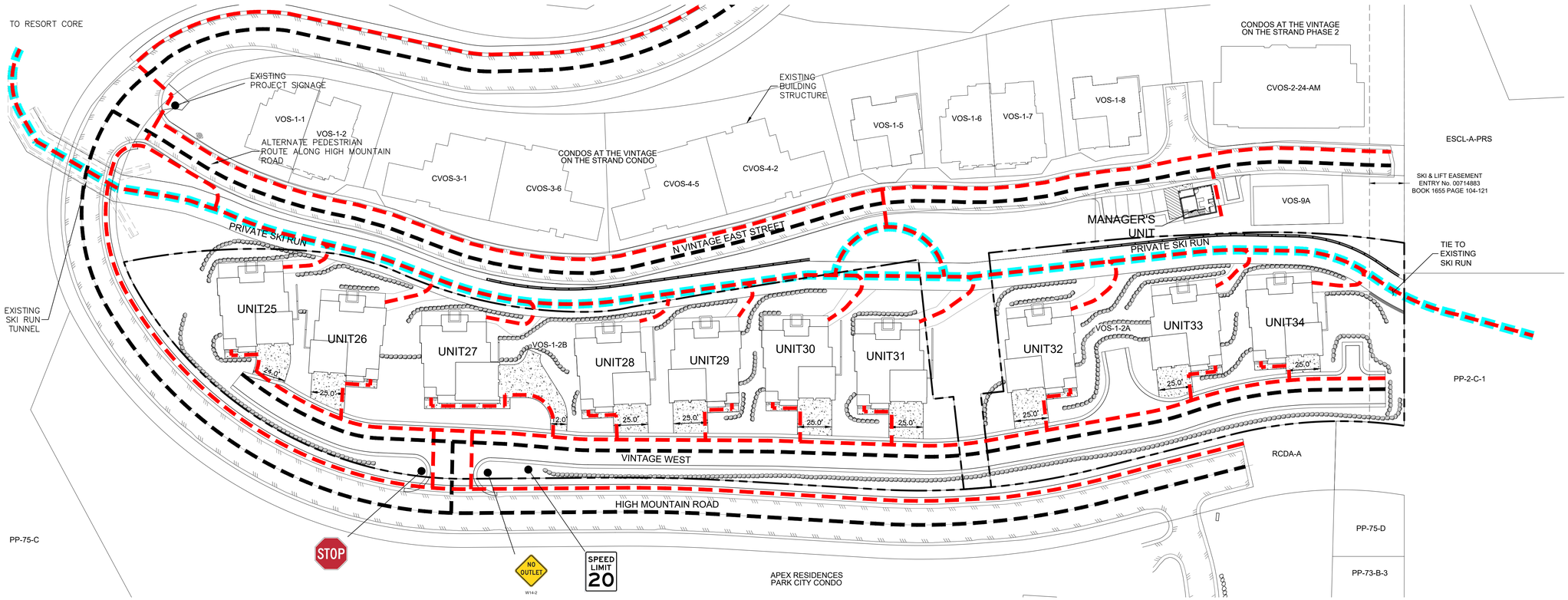
SHEET TITLE:

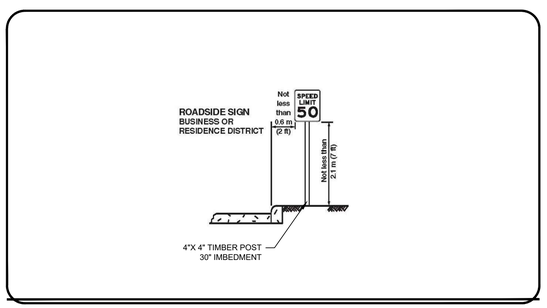
DRY UTILITY PLAN

SHEET NUMBER:

C4

EXHIBIT A4





ROADSIGN LOCATION DETAIL

REFER TO UDOT STD DWG SN7A AND SN9A FOR SIGN REQUIREMENTS.

ALL POST TO BE BREAK AWAY.

LEGEND

- PEDESTRIAN CIRCULATION
- SKI CIRCULATION
- VEHICULAR CIRCULATION

NORTH

0 20 40 80 120
HORIZONTAL SCALE: 1"=40'

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CANYONS RESORT VINTAGE ON THE STRAND PHASE 3 FINAL SITE PLAN

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

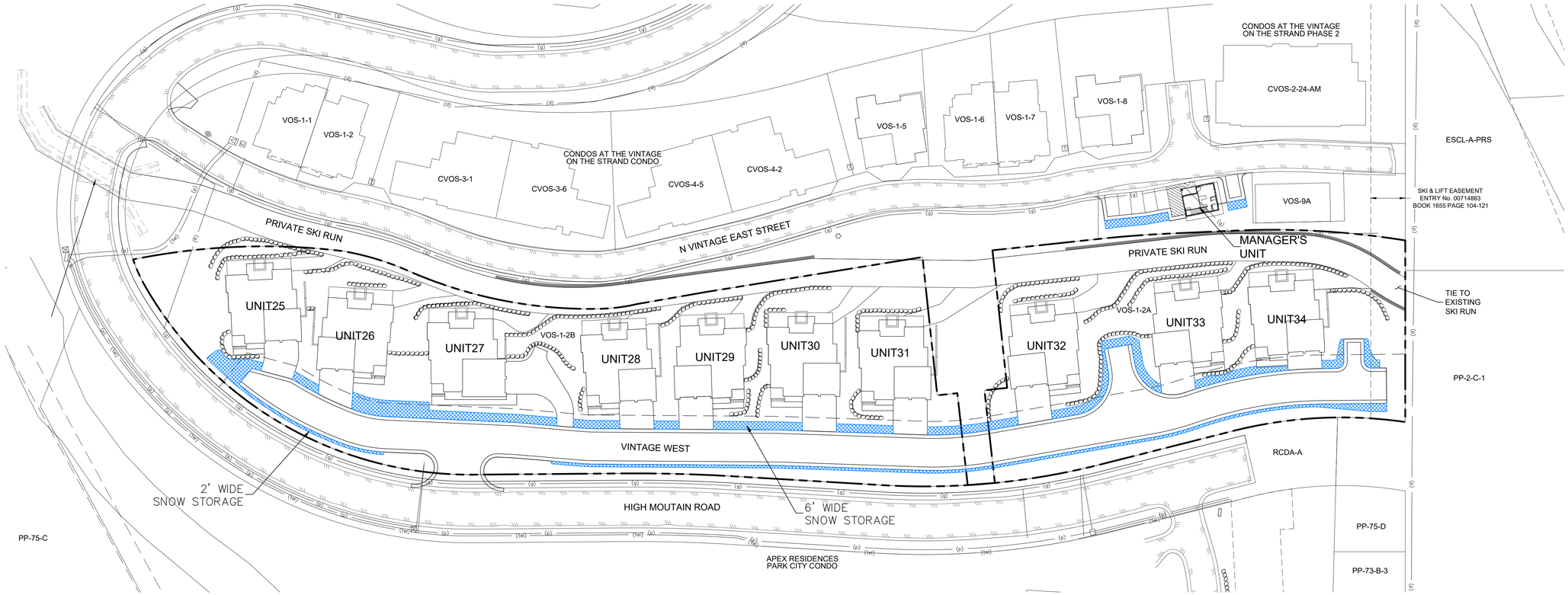
LICENSED PROFESSIONAL ENGINEER No.5249227 KRISTIAN J. MULHOLLAND 5/20/2026 STATE OF UTAH

DATE:	May 20, 2026
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	VINTAGE III
ISSUE:	FSP
REVISIONS:	
-	
-	
-	
-	
-	

SHEET TITLE:
CIRCULATION & SIGNAGE PLAN

SHEET NUMBER:
C5

path: C:\Users\Paul Aniel Sanchez\MDS Dropbox\Projects\46. Vintage\VINTAGE\
file name: C5_VINTAGE3-PEDESTRIAN CIRC.dwg | plot date: May 20, 2026 | plotted by: Paul Aniel Sanchez



TOTAL STREET AREA = 26,566 S.F.
TOTAL SNOW STORAGE AREA = 6,551 S.F.
SNOW STORAGE PROVIDED = 24.7%

LEGEND

SNOW STORAGE AREA

NORTH

0 20 40 80 120
HORIZONTAL SCALE: 1"=40'

Know what's below. Call 811 before you dig.
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CANYONS RESORT VINTAGE ON THE STRAND PHASE 3 FINAL SITE PLAN

LDG EST. 2006 SALT LAKE CITY

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

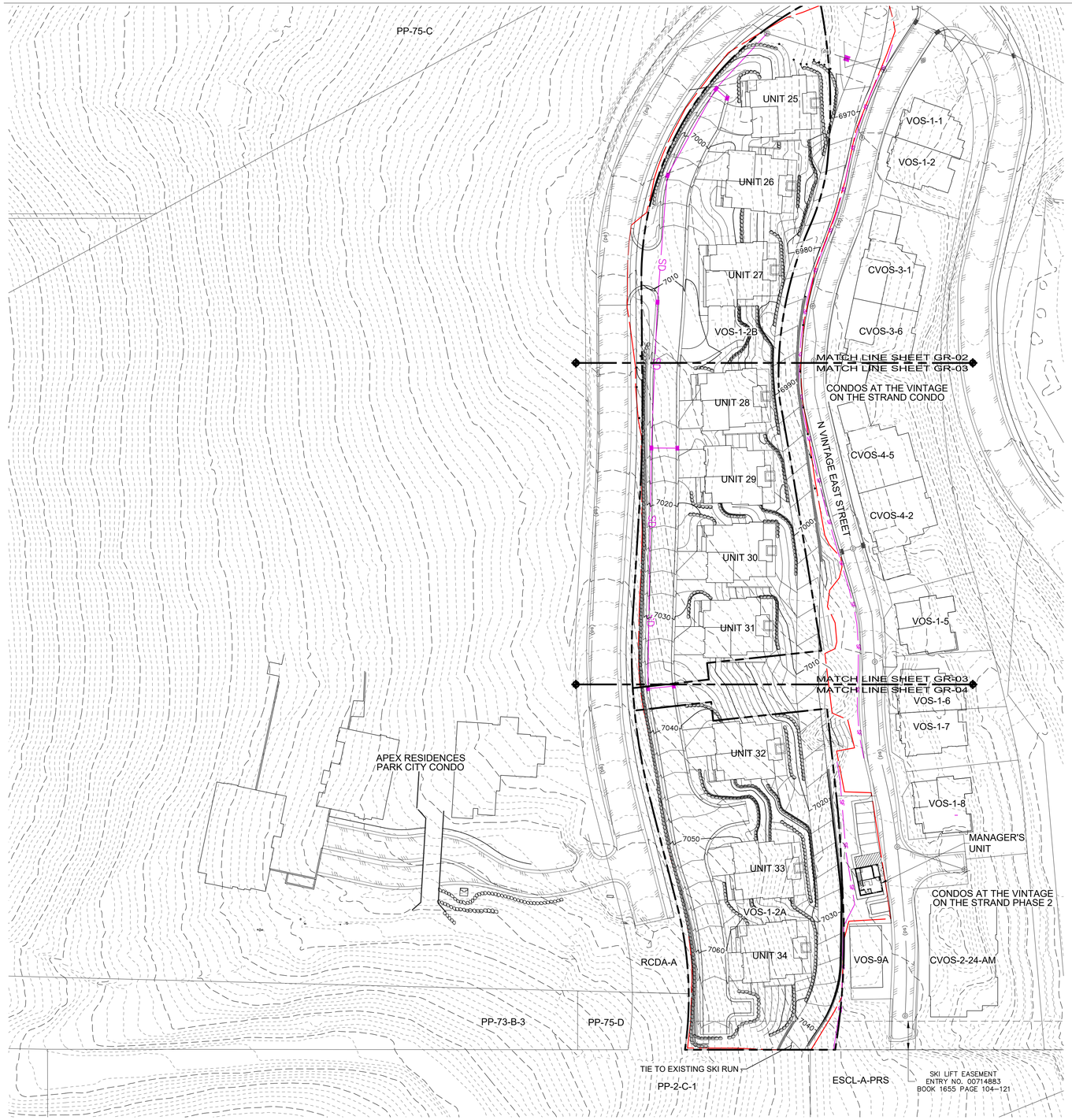
LICENSED PROFESSIONAL ENGINEER No.5249227 KRISTIAN J. MULHOLLAND 5/20/2026 STATE OF UTAH

DATE:	May 20, 2026
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	VINTAGE III
ISSUE:	FSP
REVISIONS:	
-	
-	
-	
-	
-	
-	

SHEET TITLE:
SNOW STORAGE PLAN

SHEET NUMBER:
C6

path: C:\Users\Paul Aniel Sanchez\MDS Dropbox\Projects\46. Vintage\VINTAGE\
file name: GE_VINTAGE3-SNOW STORAGE PLAN.dwg | plot date: May 20, 2026 | plotted by: Paul Aniel Sanchez



GRADING AND EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES WHICH COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS WHICH RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE BOUNDARY SHALL BE FLAGGED ON SITE AND APPROVED BY COUNTY REPRESENTATIVE AND THE ENGINEER. UNDER NO CIRCUMSTANCES SHALL SITE DISTURBANCE OCCUR OUTSIDE THE DESIGNATED AREAS AT ANY TIME DURING CONSTRUCTION.

3. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION, SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE,

4. ALL PUBLIC ROADWAYS MUST BE CLEARED DAILY OF ALL DIRT, MUD AND DEBRIS DEPOSITED ON THEM AS A RESULT OF THE GRADING OPERATION AND PERFORMED TO THE SATISFACTION OF THE COUNTY ENGINEER.

5. DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO ALL UNSURFACED AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

6. A SWALE SEDIMENT TRAP FOR ALL DRAINAGEWAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED. TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF WATER LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PRECEDING DITCH INLETS OR STABILIZED OUTLETS.

7. SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURES AT ALL POINTS. GRADING ADJACENT TO ALL STRUCTURES SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. ALL PATIOS SHALL HAVE A MINIMUM OF 2% SLOPE AWAY FROM THE STRUCTURE.

8. FOUNDATION WALLS SHALL EXTEND A MINIMUM OF 6" ABOVE ALL ADJACENT FINSHED GRADES.

9. THE SITE SHALL BE GRADED TO DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

10. SILT FENCE SHALL BE INSTALLED AT THE TOE OF ALL DOWNHILL SLOPES IN THE CONSTRUCTION AREAS. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCEOR OTHER EROSION CONTROL DEVICE FOR LONGER THAN 48 HOURS. ALL SILT FENCE OR L.O.D. FENCING IS TO BE REPAIRED/REPLACED AS NECESSARY.

11. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND, INTO A WATER COURSE, OR (IN THE CASE OF A SMALL DRAINAGEWAY) LEFT TO PERCOLATE INTO THE GROUND.

12. ALL SEED MIX SHALL BE APPLIED AT A RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80 PERCENT IN A REPRESENTATIVE 10' BY 10' AREA. IF COVERAGE DOES NOT REACH 80 PERCENT, RESEEDING MUST OCCUR.

13. FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABALIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

LEGEND:

- STACKED ROCK WALL
- PROPOSED SD INLET
- EXISTING STORM DRAIN INLET, MANHOLE
- PROPOSED STORM DRAIN (SD)
- LOD
- SILT FENCE (SF)
- EXISTING STORM DRAIN (sd)
- EXISTING STORM DRAIN (sd)

NORTH

0 25 50 100 150
HORIZONTAL SCALE: 1"=50'

Know what's below. 811
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CANYONS RESORT VINTAGE ON THE STRAND PHASE 3 FINAL SITE PLAN

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

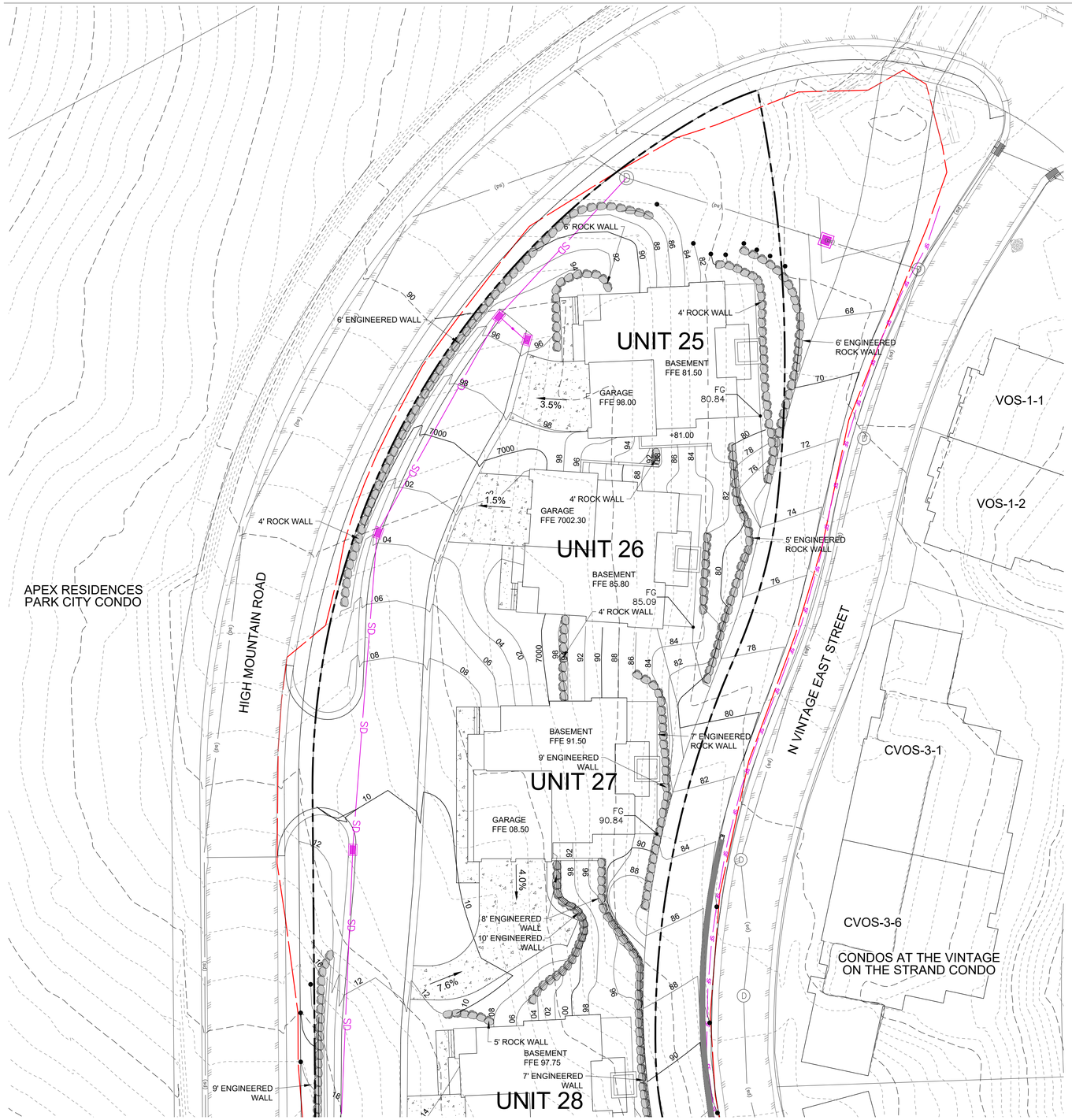
LICENSED PROFESSIONAL ENGINEER
No. 5249227
KRISTIAN J. MULHOLLAND
3/2/2026
STATE OF UTAH

DATE:	March 2, 2026
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	VINTAGE III
ISSUE:	FSP
REVISIONS:	

SHEET TITLE:
OVERALL GRADING PLAN

SHEET NUMBER:
GR-01

path: C:\Users\Owner\MDS Dropbox\Projects\46. Vintage\VINTAGE\
file name: GR-01_VINTAGE3-Grading Plan.dwg | plot date: March 02, 2026 | plotted by: Owner



LEGEND:

- STACKED ROCK WALL
- PROPOSED SD INLET
- EXISTING STORM DRAIN INLET, MANHOLE
- PROPOSED STORM DRAIN
- LOD
- SILT FENCE
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN

NORTH

0 10 20 40 60

HORIZONTAL SCALE: 1"=20'

Know what's below. Call 811 before you dig.
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UTILITY NOTIFICATION CENTER, INC.
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CANYONS RESORT
VINTAGE ON THE STRAND
PHASE 3 FINAL SITE PLAN

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

LICENSED PROFESSIONAL ENGINEER
No.5249227
KRISTIAN J. MULHOLLAND
3/2/2026
STATE OF UTAH

DATE:	March 2, 2026
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	VINTAGE III
ISSUE:	FSP
REVISIONS:	

SHEET TITLE:
GRADING PLAN ENLARGEMENT

SHEET NUMBER:
GR-02

path: C:\Users\Owner\MDS Dropbox\Projects\46. Vintage\VINTAGE\
file name: GR-01_VINTAGE3-Grading Plan.dwg | plot date: March 02, 2026 | plotted by: Owner

EXHIBIT A8

LEGEND:

- STACKED ROCK WALL
- PROPOSED SD INLET
- EXISTING STORM DRAIN INLET, MANHOLE
- PROPOSED STORM DRAIN
- LOD
- SILT FENCE
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN

NORTH

0 10 20 40 60

HORIZONTAL SCALE: 1"=20'

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CANYONS RESORT
VINTAGE ON THE STRAND
PHASE 3 FINAL SITE PLAN

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

LICENSED PROFESSIONAL ENGINEER
No.5249227
KRISTIAN J. MULHOLLAND
3/2/2026
STATE OF UTAH

DATE:	March 2, 2026
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	VINTAGE III
ISSUE:	FSP
REVISIONS:	
-	
-	
-	
-	
-	

SHEET TITLE:
GRADING PLAN ENLARGEMENT

SHEET NUMBER:
GR-03

path: C:\Users\Owner\MDS Dropbox\Projects\46. Vintage\VINTAGE\
file name: GR-01_VINTAGES-Grading Plan.dwg | plot date: March 02, 2026 | plotted by: Owner

EXHIBIT A9

LEGEND:

- STACKED ROCK WALL
- PROPOSED SD INLET
- EXISTING STORM DRAIN INLET, MANHOLE
- PROPOSED STORM DRAIN
- LOD
- SILT FENCE
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN

NORTH

0 10 20 40 60
HORIZONTAL SCALE: 1"=20'

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

path: C:\Users\Owner\MDS Dropbox\Projects\46. Vintage\(VINTAGE)
file name: GR-01_(VINTAGE)-Grading Plan.dwg | plot date: March 02, 2026 | plotted by: Owner

CANYONS RESORT VINTAGE ON THE STRAND PHASE 3 FINAL SITE PLAN

LDG EST. 2006 SALT LAKE CITY

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

LICENSED PROFESSIONAL ENGINEER No.5249227 CHRISTIAN J. MULHOLLAND 3/2/2026 STATE OF UTAH

DATE:	March 2, 2026
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	VINTAGE III
ISSUE:	FSP

REVISIONS:
-
-
-
-
-

SHEET TITLE:
GRADING PLAN ENLARGEMENT

SHEET NUMBER:
GR-04

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	3	Abies concolor / White Fir	B & B		10` H
	7	Abies lasiocarpa / Alpine Fir	B & B		10` H
	16	Acer glabrum / Rocky Mountain Maple	B & B	2" Cal.	
	1	Malus x `Thunderchild` / Thunderchild Crabapple	B & B	2" Cal.	
	8	Picea pungens / Colorado Spruce	B & B		10` H
	3	Populus tremuloides / Quaking Aspen	3" Cal.	B&B	
	26	Populus tremuloides / Quaking Aspen	B & B	2" Cal.	
	1	Populus tremuloides / Quaking Aspen	B & B		10` Clump

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3
	3	Amelanchier alnifolia / Serviceberry	6` Ht.	B&B	
	16	Aronia melanocarpa `Autumn Magic` / Autumn Magic Black Chokeberry	5 gal.		
	17	Cornus alba `Prairie Fire` / Prairie Fire Dogwood	5 gal		
	52	Cornus sericea `Alleman`s Compact` / Dwarf Red Twig Dogwood	5 gal.		
	5	Cornus sericea `Kelseyi` / Kelseyi Dogwood	5 gal.		
	1	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	5 gal		
	12	Mahonia aquifolium / Oregon Grape	5 gal.		
	13	Pinus mugo `Slowmound` / Mugo Pine	5 gal.		
	56	Potentilla fruticosa `Jackmanii` / Jackman`s Potentilla	5 gal.		
	48	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal.		
	87	Rhus trilobata / Skunkbush Sumac	5 gal.		
	42	Ribes alpinum / Alpine Currant	5 gal.		
	26	Rosa woodsii / Mountain Rose	5 gal.		
	39	Symphoricarpos albus / Common White Snowberry	5 gal.		

SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
	4,149 sf	PERENNIALS - BULB MIX A			
	54	Achillea x `Coronation Gold` / Hybrid Yarrow	1 gal.		
	288	Aquilegia caerulea / Rocky Mountain Columbine	1 gal.		
	192	Aquilegia canadensis `Little Lanterns` / Canadian Columbine	1 gal.		
	162	Coreopsis x `Full Moon` / Full Moon Coreopsis	1 gal.		
	162	Leucanthemum x superbum `Becky` / Shasta Daisy	1 gal.		
	216	Lupinus x `Gallery Blue` / Dwarf Blue Lupine	1 gal.		
	863	Narcissus triandrus `Thalia` / Daffodil	Bulb		
	863	Narcissus x `Carlton` / Large Cupped Daffodil	Bulb		
	162	Rudbeckia fulgida `Goldstrum` / Coneflower	1 gal.		
	96	Salvia x sylvestris `Blue Hill` / Sage	1 gal.		

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
	46,020 sf	NATIVE GRASS MIX			
	46,020 sf	-			

SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
	806 sf	Turf Sod BioBlue / Biograss	sod		

N

0 30 60 120 180

SCALE: 1"=60'

CANYONS RESORT
VINTAGE ON THE STRAND
PHASE 2

MULHOLLAND DEVELOPMENT SOLUTIONS
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P.O. BOX 680925
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5100 N. SILVER SPRINGS ROAD
PARK CITY, UTAH 84098
kristian@mulholland-development.com

LDG EST. 2006 SALT LAKE CITY LANDSCAPE DESIGN GROUP LANDSCAPE ARCHITECTURE

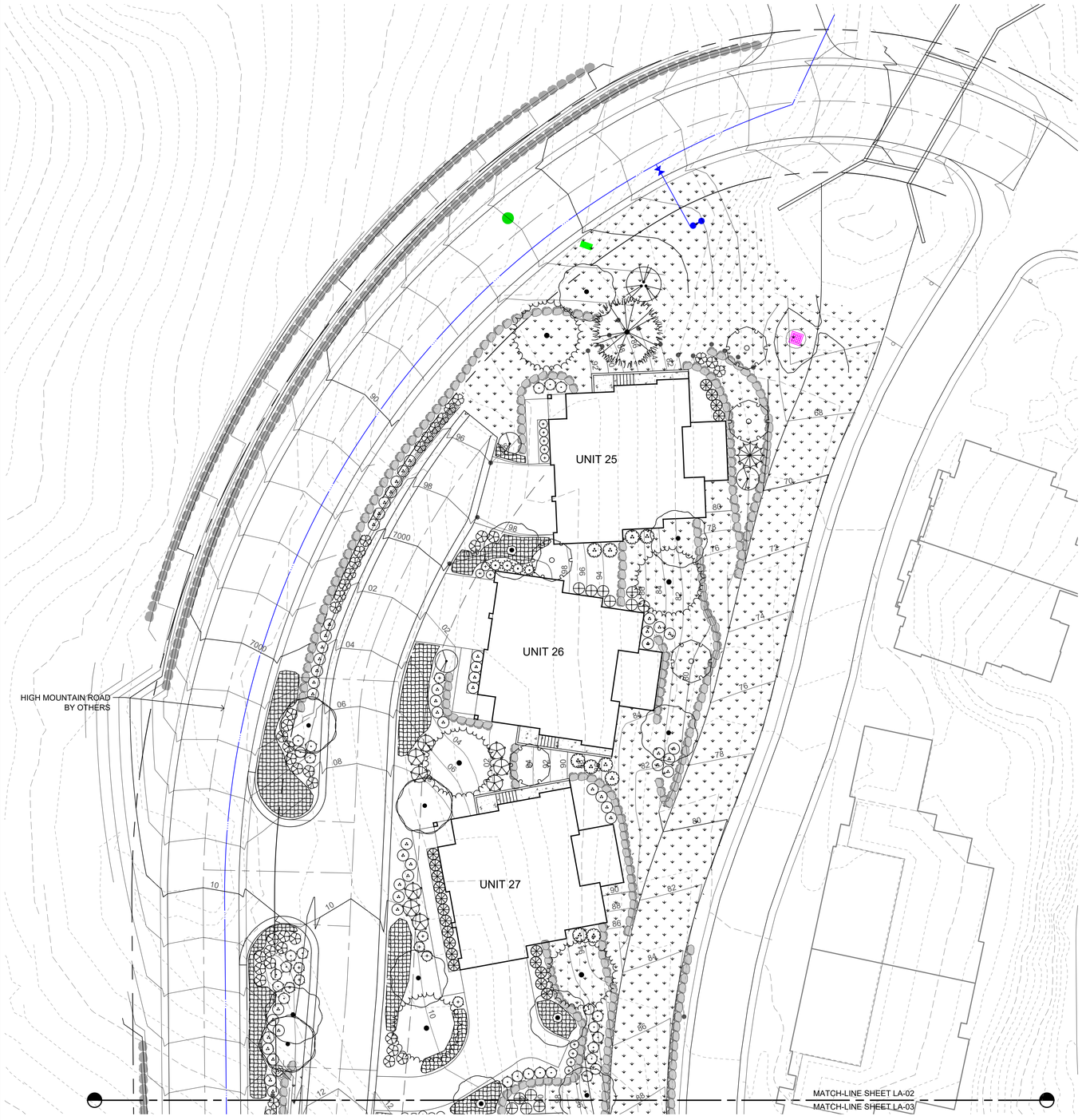
DATE:	MARCH 15, 2021
DESIGN BY:	CH
DRAWN BY:	CH
REVIEW BY:	
PROJECT NO:	VINTAGE
ISSUE:	REVIEW SET
REVISIONS:	

SHEET TITLE:

OVERALL
LANDSCAPE PLAN

SHEET NUMBER:

LA-01



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	3	Abies concolor / White Fir	B & B		10` H
	7	Abies lasiocarpa / Alpine Fir	B & B		10` H
	16	Acer glabrum / Rocky Mountain Maple	B & B	2" Cal.	
	1	Malus x `Thunderchild` / Thunderchild Crabapple	B & B	2" Cal.	
	8	Picea pungens / Colorado Spruce	B & B		10` H
	3	Populus tremuloides / Quaking Aspen	3" Cal.	B&B	
	26	Populus tremuloides / Quaking Aspen	B & B	2" Cal.	
	1	Populus tremuloides / Quaking Aspen	B & B		10` Clump

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3
	3	Amelanchier alnifolia / Serviceberry	6` Ht.	B&B	
	16	Aronia melanocarpa `Autumn Magic` / Autumn Magic Black Chokeberry	5 gal.		
	17	Cornus alba `Prairie Fire` / Prairie Fire Dogwood	5 gal		
	52	Cornus sericea `Alleman`s Compact` / Dwarf Red Twig Dogwood	5 gal.		
	5	Cornus sericea `Kelseyi` / Kelseyi Dogwood	5 gal.		
	1	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	5 gal		
	12	Mahonia aquifolium / Oregon Grape	5 gal.		
	13	Pinus mugo `Slowmound` / Mugo Pine	5 gal.		
	56	Potentilla fruticosa `Jackmanii` / Jackman`s Potentilla	5 gal.		
	48	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal.		
	87	Rhus trilobata / Skunkbush Sumac	5 gal.		
	42	Ribes alpinum / Alpine Currant	5 gal.		
	26	Rosa woodsii / Mountain Rose	5 gal.		
	39	Symphoricarpos albus / Common White Snowberry	5 gal.		

SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
	4,149 sf	PERENNIALS - BULB MIX A			
	54	Achillea x `Coronation Gold` / Hybrid Yarrow	1 gal.		
	288	Aquilegia caerulea / Rocky Mountain Columbine	1 gal.		
	192	Aquilegia canadensis `Little Lanterns` / Canadian Columbine	1 gal.		
	162	Coreopsis x `Full Moon` / Full Moon Coreopsis	1 gal.		
	162	Leucanthemum x superbum `Becky` / Shasta Daisy	1 gal.		
	216	Lupinus x `Gallery Blue` / Dwarf Blue Lupine	1 gal.		
	863	Narcissus triandrus `Thalia` / Daffodil	Bulb		
	863	Narcissus x `Carlton` / Large Cupped Daffodil	Bulb		
	162	Rudbeckia fulgida `Goldstrum` / Coneflower	1 gal.		
	96	Salvia x sylvestris `Blue Hill` / Sage	1 gal.		

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
	46,020 sf	NATIVE GRASS MIX			
	46,020 sf	-			

SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
	806 sf	Turf Sod BioBlue / Biograss	sod		

N

0 10 20 40 60

SCALE: 1"=20'

CANYONS RESORT
VINTAGE ON THE STRAND
PHASE 2

MULHOLLAND
DEVELOPMENT SOLUTIONS
MAIL
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435.615.6546 - fax
kristian@mulholland-development.com

LDG
EST. 2006
SALT LAKE CITY
LANDSCAPE DESIGN GROUP
PLANNING & LANDSCAPE ARCHITECTURE

DATE:	MARCH 15, 2021
DESIGN BY:	CH
DRAWN BY:	CH
REVIEW BY:	
PROJECT NO:	VINTAGE
ISSUE:	REVIEW SET
REVISIONS:	

SHEET TITLE:

LANDSCAPE PLAN
ENLARGEMENT

SHEET NUMBER:

LA-02

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	3	Abies concolor / White Fir	B & B		10` H
	7	Abies lasiocarpa / Alpine Fir	B & B		10` H
	16	Acer glabrum / Rocky Mountain Maple	B & B	2" Cal.	
	1	Malus x `Thunderchild` / Thunderchild Crabapple	B & B	2" Cal.	
	8	Picea pungens / Colorado Spruce	B & B		10` H
	3	Populus tremuloides / Quaking Aspen	3" Cal.	B&B	
	26	Populus tremuloides / Quaking Aspen	B & B	2" Cal.	
	1	Populus tremuloides / Quaking Aspen	B & B		10` Clump

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3
	3	Amelanchier alnifolia / Serviceberry	6` Ht.	B&B	
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	12	Mahonia aquifolium / Oregon Grape	5 gal.		
	13	Pinus mugo `Slowmound` / Mugo Pine	5 gal.		
	56	Potentilla fruticosa `Jackmanii` / Jackman`s Potentilla	5 gal.		
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	42	Ribes alpinum / Alpine Currant	5 gal.		
	26	Rosa woodsii / Mountain Rose	5 gal.		
	39	Symphoricarpos albus / Common White Snowberry	5 gal.		

SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
	4,149 sf	PERENNIALS - BULB MIX A			
	54	Achillea x `Coronation Gold` / Hybrid Yarrow	1 gal.		
	288	Aquilegia caerulea / Rocky Mountain Columbine	1 gal.		
	192	Aquilegia canadensis `Little Lanterns` / Canadian Columbine	1 gal.		
	162	Coreopsis x `Full Moon` / Full Moon Coreopsis	1 gal.		
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	863	Narcissus triandrus `Thalia` / Daffodil	Bulb		
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	96	Salvia x sylvestris `Blue Hill` / Sage	1 gal.		

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
	46,020 sf	NATIVE GRASS MIX			
	46,020 sf	-			

SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
	806 sf	Turf Sod BioBlue / Biograss	sod		

N

0 10 20 40 60

SCALE: 1"=20'

CANYONS RESORT
VINTAGE ON THE STRAND
PHASE 2

MULHOLLAND DEVELOPMENT SOLUTIONS
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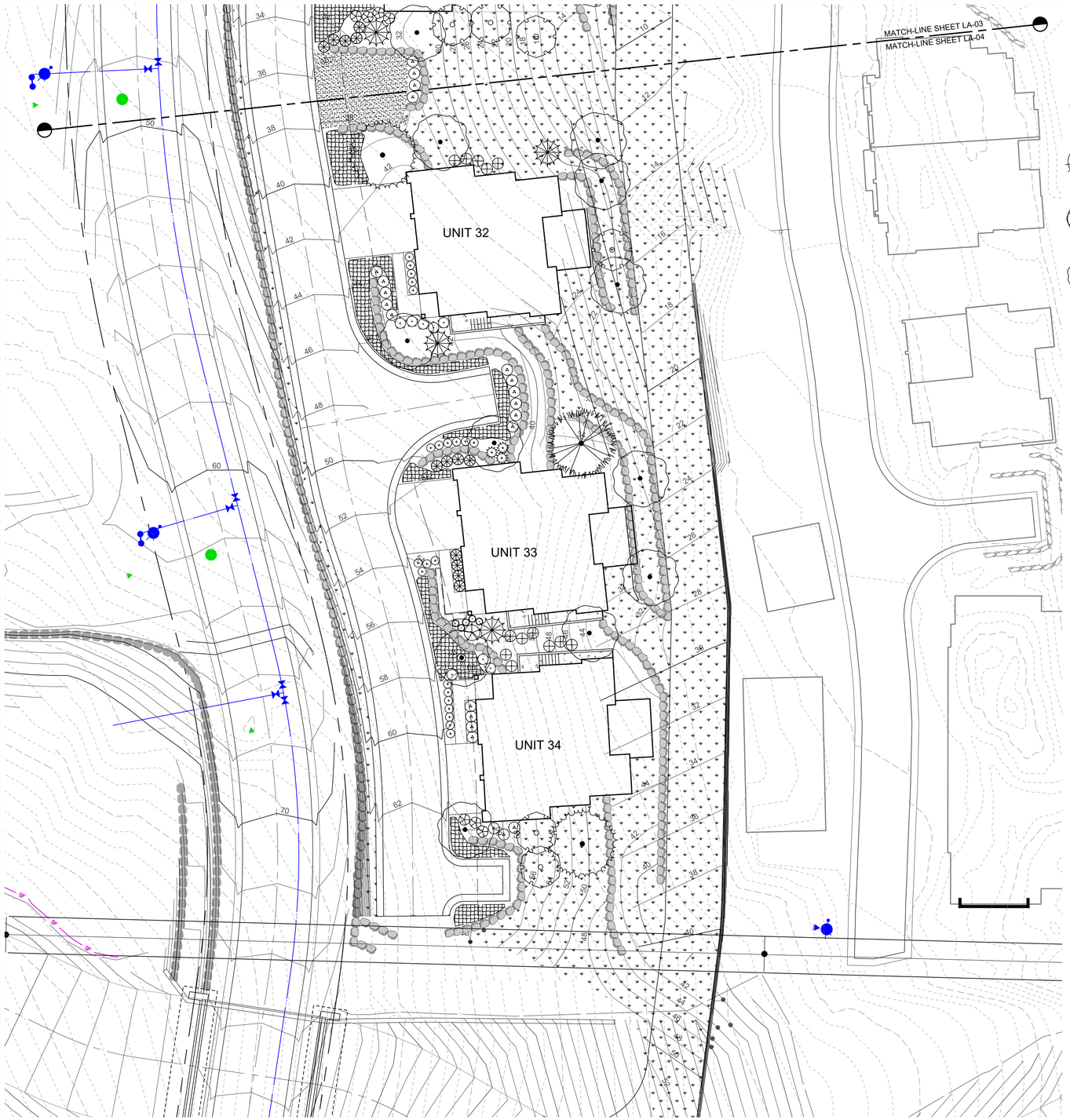
PARK CITY, UTAH 84098
kristian@mulholland-development.com

LDG EST. 2006 SALT LAKE CITY

DATE: MARCH 15, 2021
DESIGN BY: CH
DRAWN BY: CH
REVIEW BY:
PROJECT NO: VINTAGE
ISSUE: REVIEW SET
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN
ENLARGEMENT

SHEET NUMBER:
LA-03



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
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	3	Populus tremuloides / Quaking Aspen	3" Cal.	B&B	
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	5	Cornus sericea `Kelseyi` / Kelseyi Dogwood	5 gal.		
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	26	Rosa woodsii / Mountain Rose	5 gal.		
	39	Symphoricarpos albus / Common White Snowberry	5 gal.		

SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
	4,149 sf	PERENNIALS - BULB MIX A			
	54	Achillea x `Coronation Gold` / Hybrid Yarrow	1 gal.		
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	863	Narcissus x `Carlton` / Large Cupped Daffodil	Bulb		
	162	Rudbeckia fulgida `Goldstrum` / Coneflower	1 gal.		
	96	Salvia x sylvestris `Blue Hill` / Sage	1 gal.		

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
	46,020 sf	NATIVE GRASS MIX			
	46,020 sf	-			

SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
	806 sf	Turf Sod BioBlue / Biograss	sod		

N

0 10 20 40 60

SCALE: 1"=20'

CANYONS RESORT
VINTAGE ON THE STRAND
PHASE 2

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kristian@mulholland-development.com

LANDSCAPE DESIGN GROUP EST. 2006 LDG SALT LAKE CITY ARCHITECTURE & LANDSCAPE ARCHITECTURE

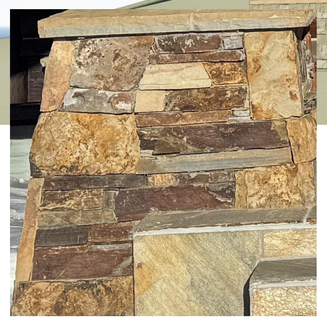
DATE:	MARCH 15, 2021
DESIGN BY:	CH
DRAWN BY:	CH
REVIEW BY:	
PROJECT NO:	VINTAGE
ISSUE:	REVIEW SET
REVISIONS:	

SHEET TITLE:

LANDSCAPE PLAN
ENLARGEMENT

SHEET NUMBER:

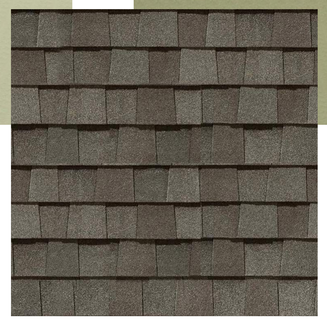
LA-04



FULL BED STONE
CHIEF JOSEPH LEDGE STONE TO MATCH EXISTING HOME
DRY STACK LAY

STUCCO FINISH
DRYVIT
SMOOTH TEXTURE

RECLAIMED BOARD SIDING
4" BATTEN OVER 10" BOARD WITH 8" EXPOSURE
NATURAL WEATHERED FINISH



SHINGLE ROOFING
"CERTAINTEED" ARCHITECTURAL GRADE SHINGLES
"COLOR" WEATHERED WOOD

Think Architecture

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VINTAGE ON THE STRAND PHASE 3

3670 NORTH VINTAGE EAST
SUMMIT COUNTY, UTAH 84060

MATERIAL BOARD

D100

2025.08.21

EXHIBIT A15

PROJECT:

VINTAGE ON THE STRAND PHASE 3 - TYPE "A"

ADDRESS:
3670 NORTH VINTAGE EAST
SUMMIT COUNTY, UTAH

ARCHITECT:	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ELECTRICAL ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	CONTRACTOR:
THINK ARCHITECTURE 7927 HIGH POINT PARKWAY, UNIT 300 SANDY, UT 84094 PHONE: 801-269-0055	. ADDRESS XXXXXX, UTAH 84XXX PHONE:	. ADDRESS XXXXXX, UTAH 84XXX PHONE:	. ADDRESS XXXXXX, UTAH 84XXX PHONE:	. ADDRESS XXXXXX, UTAH 84XXX PHONE:	. ADDRESS XXXXXX, UTAH 84XXX PHONE:	. ADDRESS XXXXXX, UTAH 84XXX PHONE:

DESIGN/ DRAWING APPROVALS

OWNER	DATE
OWNER	DATE
HOA	DATE

PROJECT INFORMATION

GOVERNING CODE: 2021 INTERNATIONAL RESIDENTIAL CODE WITH UTAH STATE AMENDMENTS

OCCUPANCY GROUP: R-3
BUILDING TYPE: V-B

BUILDING AREA - FINISHED ABOVE GRADE

LEVEL 0	1338.4 SF
LEVEL 1	1739.2 SF
LEVEL 2	1116.7 SF
	4194.4 SF

BUILDING AREA - BELOW GRADE (EXEMPT)

EXEMPT AREA B	462.4 SF
EXEMPT AREA A	423 SF
	885.4 SF

BUILDING AREA - GARAGE

GARAGE	594.9 SF

ACCOMMODATION BUILDING AREA
ABOVE GRADE = 4194 SF
GARAGE = 595 SF

TOTAL ACCOMMODATION = 4,789 SF

TOTAL BUILDING AREA
ABOVE GRADE = 4194 SF
EXEMPT = 885 SF
GARAGE = 595 SF

TOTAL = 5,674 SF

ABBREVIATIONS

#	NUMBER	HDW.	HARDWARE
@	AT	H.M.	HOLLOW METAL
A.B.	ANCHOR BOLT	HORIZ.	HORIZON
ABV.	ABOVE	HT.	HEIGHT
ADJ.	ADJUSTABLE	HVAC	HEATING/VENTILATION/AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR	HYD	HYDRANT
ALUM.	ALUMINUM	I.D.	INSIDE DIAMETER
BD	BOARD	INFO.	INFORMATION
BLDG.	BUILDING	INSUL.	INSULATION
B.M.	BENCHMARK	LAV	LAVATORY
B.O.	BOTTOM OF	LT.	LIGHT
BOT.	BOTTOM	LT WT	LIGHT WEIGHT
B.P.	BASE PLATE	MAINT.	MAINTENANCE
BRG.	BEARING	MANUF.	MANUFACTURER
BTWN.	BETWEEN	MAX.	MAXIMUM
C.J.	CONSTRUCTION JOINT	MAT	MATERIAL
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT
CLR.	CLEAR	MECH.	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	M.O.	MASONRY OPENING
CONT.	CONTINUOUS	MTL.	METAL
CONST.	CONSTRUCTION	N.I.C.	NOT IN CONTRACT
C.T.J.	CONTRACTION JOINT	N.T.S.	NOT TO SCALE
DBL	DOUBLE	O.C.	ON CENTER
DET./DTL.	DETAIL	O.D.	OUTSIDE DIAMETER
DIA.	DIAMETER	O.F.	OUTSIDE FACE
DTL.	DETAIL	PERP	PERPENDICULAR
DWGS	DRAWINGS	PL	PLATE
E.F.	EACH FACE	PTD.	PAINTED
E.J.	EXPANSION JOINT	QTY.	QUANTITY
EL/ELEV.	ELEVATION	R.D.	ROOF DRAIN
EQ.	EQUAL	RAD.	RADIUS
E.S.	EACH SIDE	RFINF.	REINFORCED
E.W.	EACH WAY	REQ'D.	REQUIRED
EXIST.	EXISTING	RM	ROOM
EXPAN.	EXPANSION	R.O.	ROUGH OPENING
EXT.	EXTERIOR	SCHED	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	SHT.	SHEET
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FDN./FDTN	FOUNDATION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	STC	SOUND TRANSMISSION COEFFICIENT
F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.F.	FINISH FLOOR	SUSP.	SUSPENDED
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CURB
FT	FEET	T.O.F.	TOP OF FOOTING
FTG.	FOOTING	T.O.S.	TOP OF SLAB OR SIDEWALK
GA.	GAGE/GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
GPM	GALLONS PER MINUTE	U.N.O.	UNLESS NOTED OTHERWISE
GND	GROUND	VERT.	VERTICLE
GOVT.	GOVERNMENT	W/	WITH
GYP. BD.	GYPSUM WALL BOARD	WD.	WOOD
HC	HANDICAPPED	W.W.F.	WELDED WIRE FABRIC

GRAPHIC SYMBOLS/ MATERIALS LEGEND

FLOOR OR POINT ELEVATION
KEY NOTE
SPECIFICATION KEY NOTE
WALL TYPE
DOOR NUMBER
WINDOW NUMBER
FIXTURE TAG
REVISION TAG
DETAIL
INTERIOR ELEVATION
BUILDING ELEVATION
Room name
ROOM NAME & NUMBER
BUILDING SECTION
WALL SECTION
CENTER LINE

MASTER GRID LINES
PARKING GRID LINES
BUILDING GRID LINES

E.I.F.S.
CONCRETE MASONRY UNIT
BRICK VENEER
STONE VENEER
CONCRETE
GYPSUM BOARD OR GROUT
BATT INSULATION
RIGID INSULATION
PLYWOOD
ROUGH WOOD-CONTINUOUS
ROUGH WOOD-BLOCKING
WOOD TRIM
STEEL
GRAVEL
EARTH

VICINITY MAP

NORTH

DRAWING INDEX

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VINTAGE ON THE STRAND
TYPE "A"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.25072-1
DATE: 2025.08.21
REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A0.0

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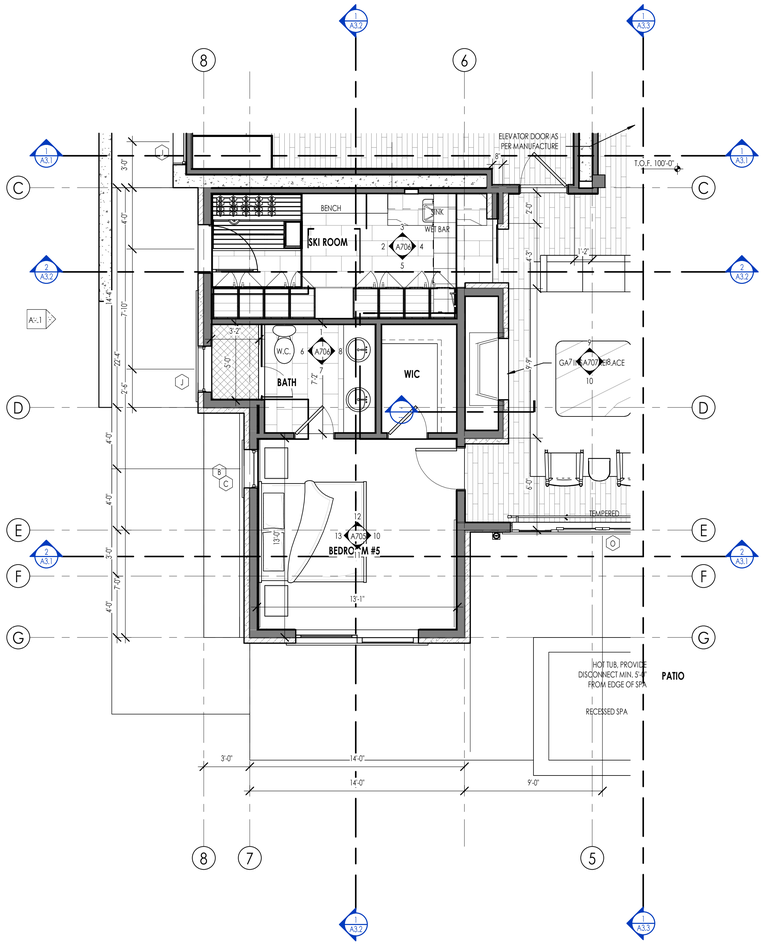
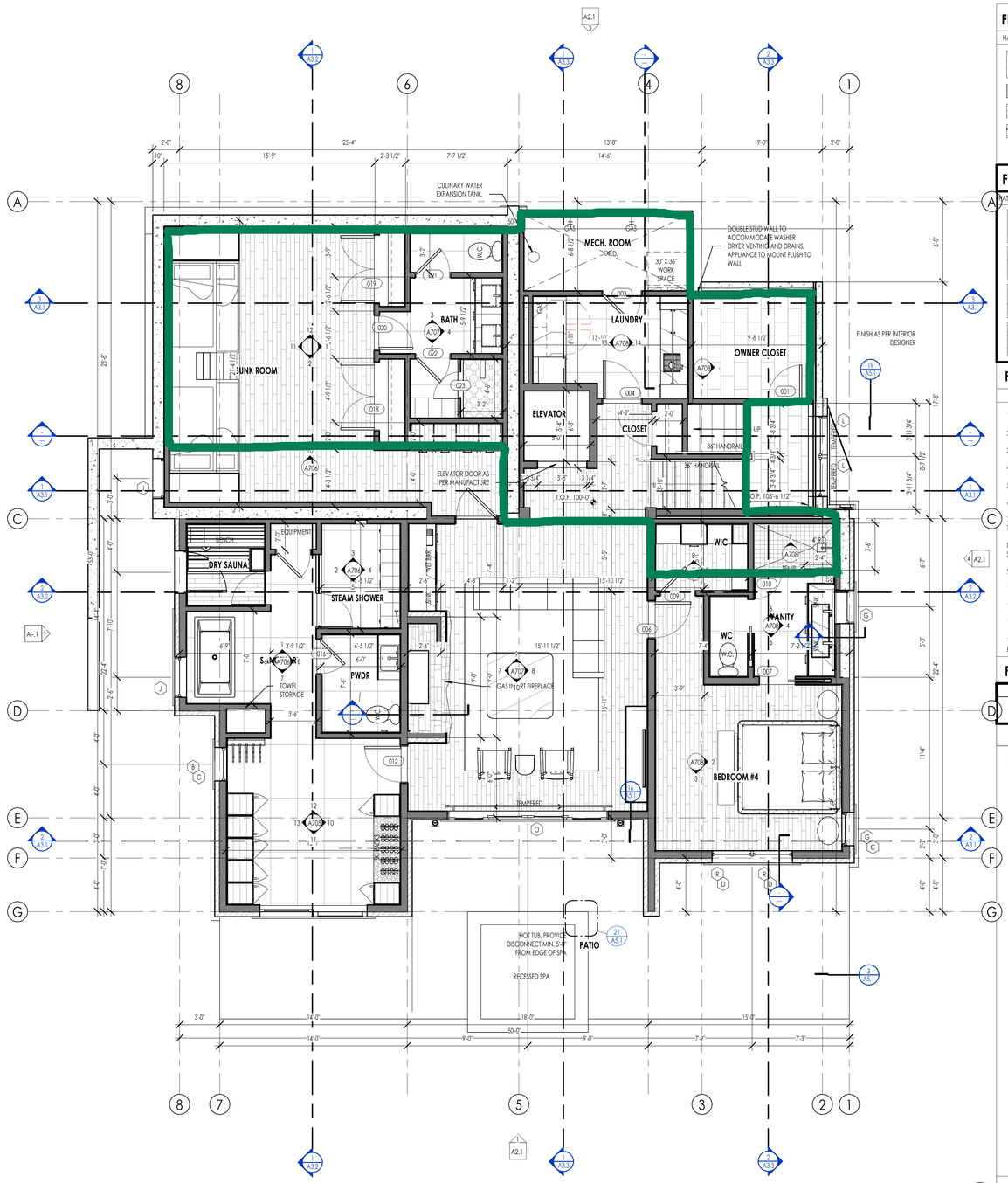
EXHIBIT A16



LEVEL 0 - BEDROOM OPTION
1/4" = 1'-0"
2 A1.2



LEVEL 0 - FLOOR PLAN
1/4" = 1'-0"
1 A1.2

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	CMU WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS
	ASPHALT ROOFING

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
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9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

EXEMPT AREA = 919 SF

SYMBOL LEGEND

1Ref / A101 / 1Ref	INTERIOR ELEVATION	R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
A	BUILDING GRID TAG	C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
SIM / A101	BUILDING SECTION	W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
SIM / A101	WALL SECTION		CEILING MOUNT FIXTURE
9	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
9	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
XXX	DOOR NUMBER TAG	S	110V SMOKE DETECTOR HARDWIRED W/BATT BACK-UP
XX	WINDOW NUMBER TAG	CO	CARBON MONOXIDE DETECTOR
B1	WALL TYPE		WALL MOUNT FIXTURE
1 / A101 / SIM	DETAIL HEAD		BATHROOM WALL MOUNT FIXTURE
C1 / 1' - 0"	CEILING TYPE		TRACK LIGHTING
	FINISHED CIELING HEIGHT		CIELING FAN
X	REVISION TAG		2x4 FLUORESCENT FIXTURE
		N	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD

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TYPE "A"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.25072-1
DATE: 2025.08.21
REVISIONS:

SHEET TITLE:
LOWER LEVEL FLOOR PLAN

SHEET NUMBER:
A1.2

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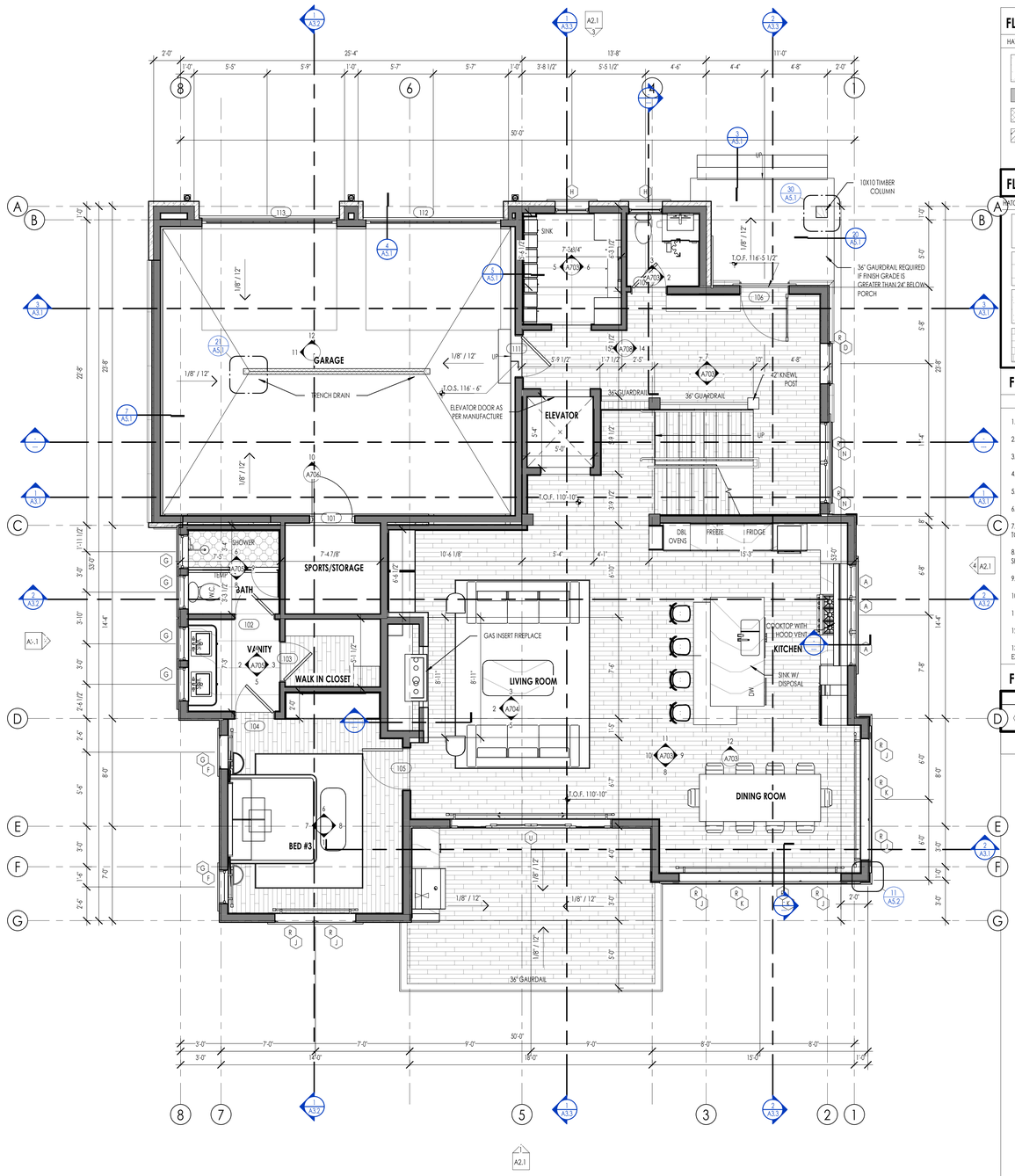
EXHIBIT A17



LEVEL 1 - FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	CMU WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS
	ASPHALT ROOFING

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

SYMBOL LEGEND

1Ref A101 1Ref	INTERIOR ELEVATION	R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
1Ref A_	BUILDING GRID TAG	C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
SIM A101	BUILDING SECTION	W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
SIM 1 A101	WALL SECTION		CEILING MOUNT FIXTURE
9	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
9	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
XXX	DOOR NUMBER TAG	S	110V SMOKE DETECTOR HARDWIRED W/BATT BACK-UP
XX	WINDOW NUMBER TAG	CM	CARBON MONOXIDE DETECTOR
B1	WALL TYPE		WALL MOUNT FIXTURE
SIM 1 A101	DETAIL HEAD		BATHROOM WALL MOUNT FIXTURE
C1 1'-0"	CEILING TYPE		TRACK LIGHTING
	FINISHED CIELING HEIGHT		CIELING FAN
X	REVISION TAG		2x4 FLUORESCENT FIXTURE
		N	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD

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VINTAGE ON THE STRAND PHASE 3
TYPE "A"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.25072-1
DATE: 2025.08.21
REVISIONS:

SHEET TITLE:
MAIN LEVEL FLOOR PLAN

SHEET NUMBER:
A1.3

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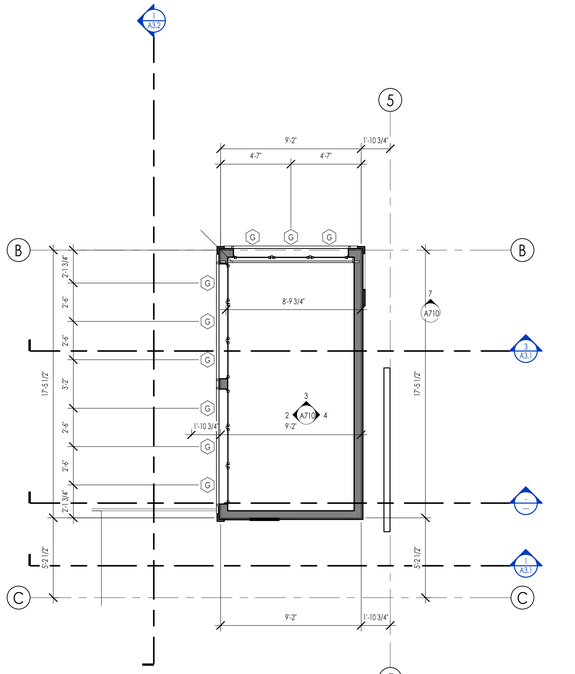
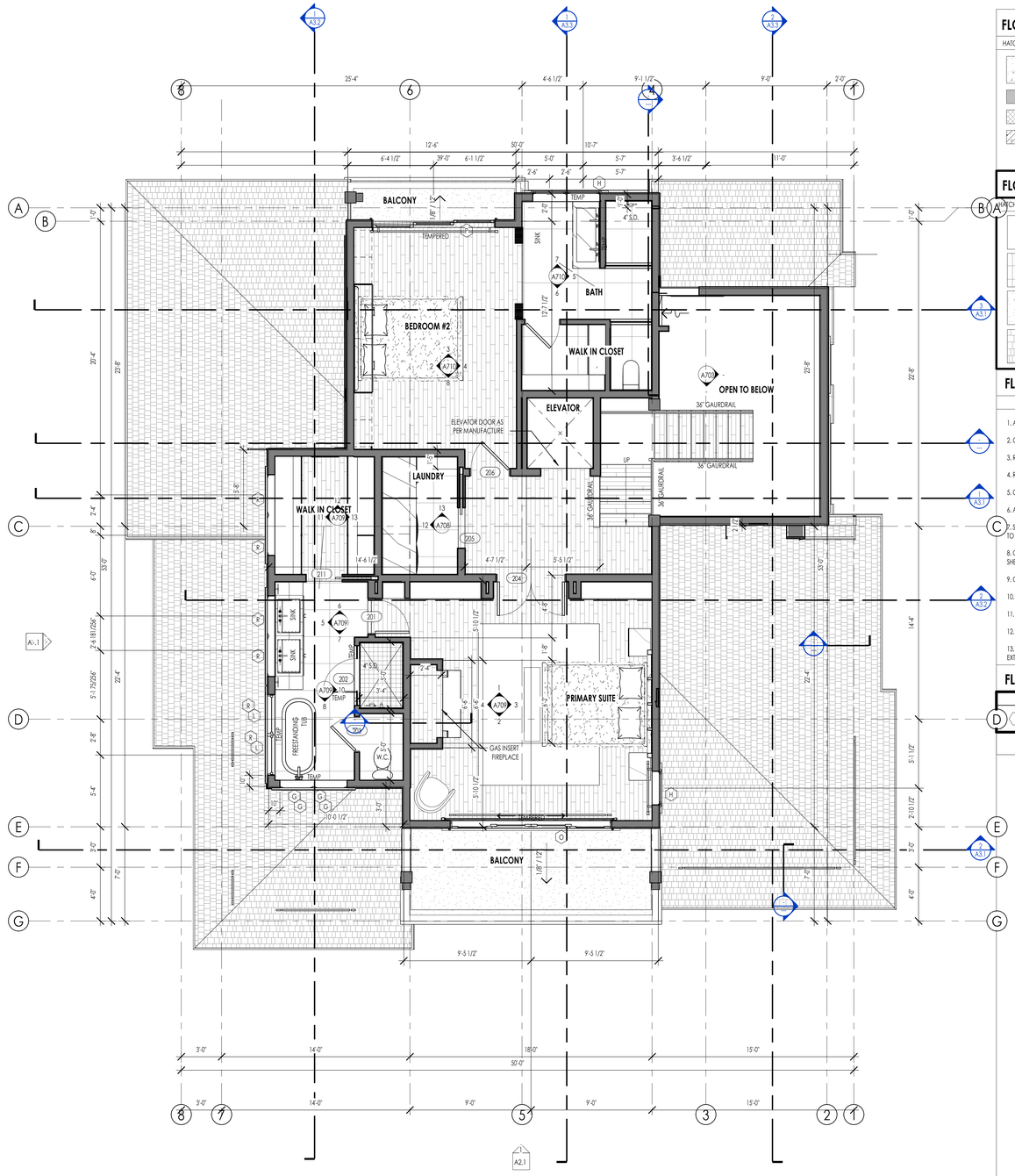
EXHIBIT A18



LEVEL 2 - UPPER CLERESTORY

1/4" = 1'-0"



LEVEL 2 - FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	CMU WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS
	ASPHALT ROOFING

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
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FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

SYMBOL LEGEND

1Ref / A101 / 1Ref	INTERIOR ELEVATION	R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
1Ref	BUILDING GRID TAG	C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
SIM / A101	BUILDING SECTION	W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
SIM / A101	WALL SECTION		CEILING MOUNT FIXTURE
9	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
9	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
XXX	DOOR NUMBER TAG	S	110V SMOKE DETECTOR HARDWIRED W/BATT BACK-UP CARBON MONOXIDE DETECTOR
XX	WINDOW NUMBER TAG		WALL MOUNT FIXTURE
B1	WALL TYPE		BATHROOM WALL MOUNT FIXTURE
SIM / A101	DETAIL HEAD		TRACK LIGHTING
C1 / 1' - 0"	CEILING TYPE		CEILING FAN
	FINISHED CEILING HEIGHT		2x4 FLUORESCENT FIXTURE
1	REVISION TAG	N	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD

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TYPE "A"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.25072-1
DATE: 2025.08.21
REVISIONS:

SHEET TITLE:
UPPER LEVEL FLOOR PLAN

SHEET NUMBER:
A1.4

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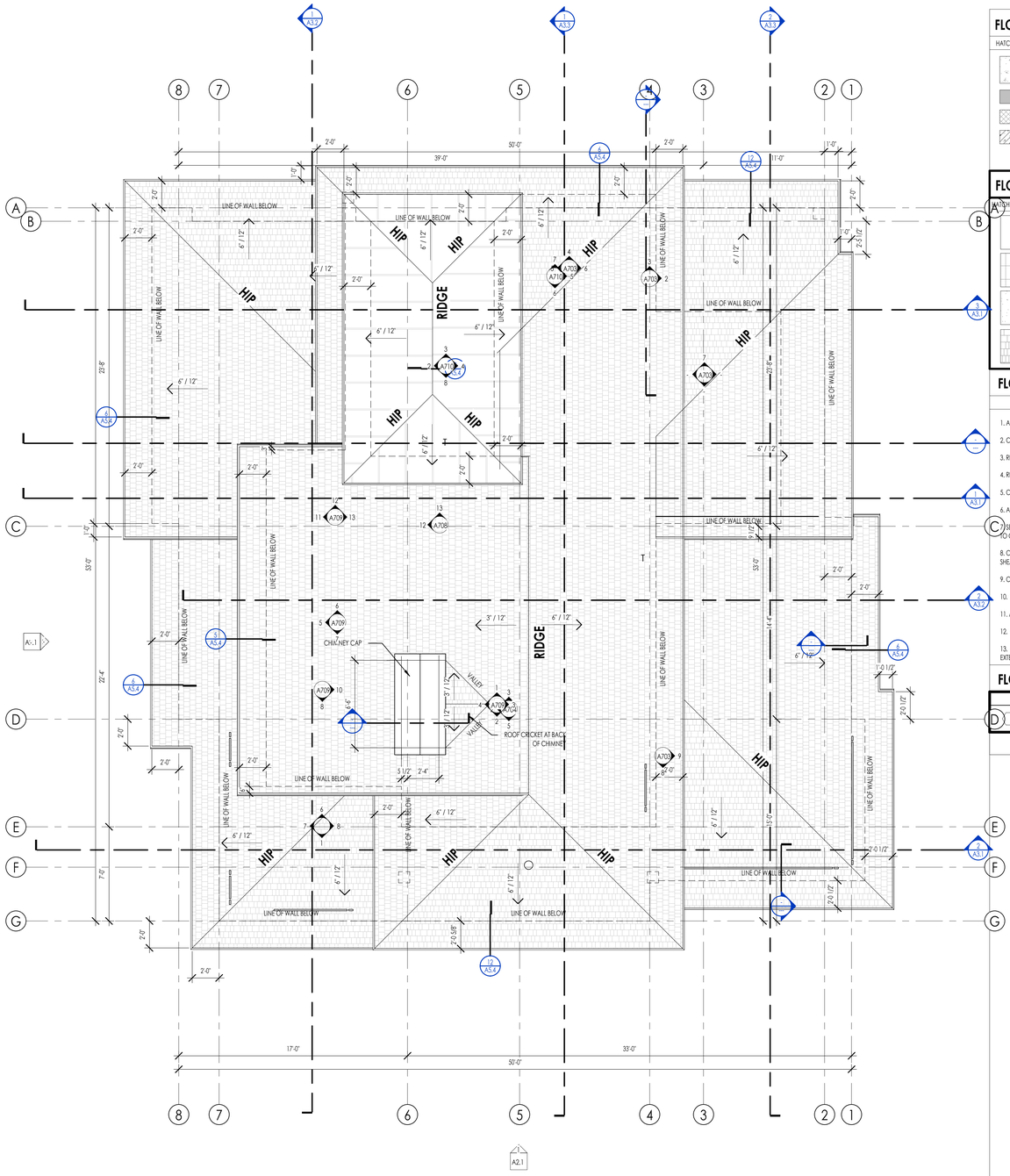

ROOF PLAN
1/4" = 1'-0"

1 A1.5

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	CMU WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS
	ASPHALT ROOFING

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
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FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

SYMBOL LEGEND

1Ref / Ref A101 / 1Ref	INTERIOR ELEVATION	R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
A-	BUILDING GRID TAG	C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
1 - / SIM A101	BUILDING SECTION	W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
1 SIM / A101	WALL SECTION		CEILING MOUNT FIXTURE
9	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
9	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
XXX	DOOR NUMBER TAG	S	110V SMOKE DETECTOR HARDWIRED W/BATT BACK-UP CARBON MONOXIDE DETECTOR
XX	WINDOW NUMBER TAG	CO	
B1	WALL TYPE		WALL MOUNT FIXTURE
1 SIM / A101	DETAIL HEAD		BATHROOM WALL MOUNT FIXTURE
C1 / 1'-0"	CEILING TYPE / FINISHED CIELING HEIGHT		TRACK LIGHTING
X	REVISION TAG	N	CIELING FAN
			2x4 FLUORESCENT FIXTURE
			MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD

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VINTAGE ON THE STRAND PHASE 3
TYPE "A"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.25072-1
DATE: 2025.08.21
REVISIONS:

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A1.5

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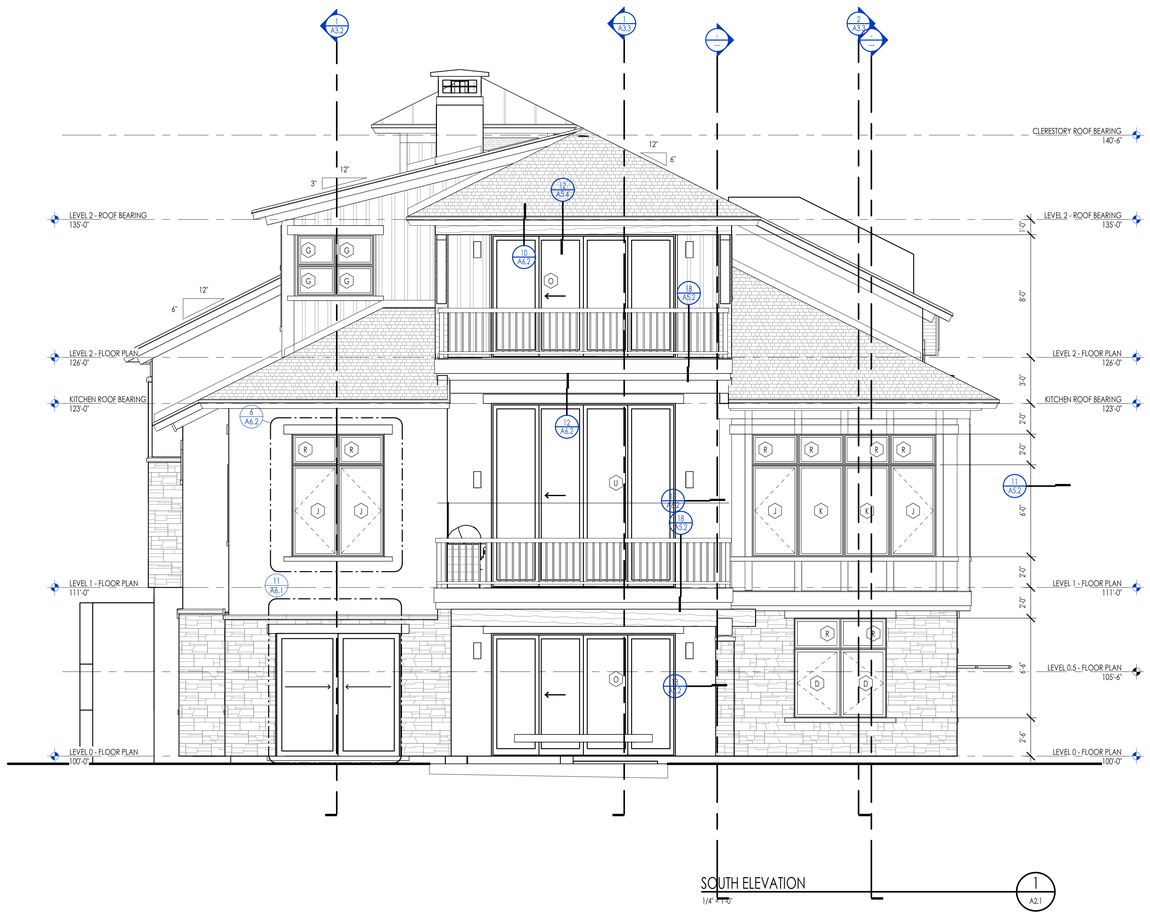
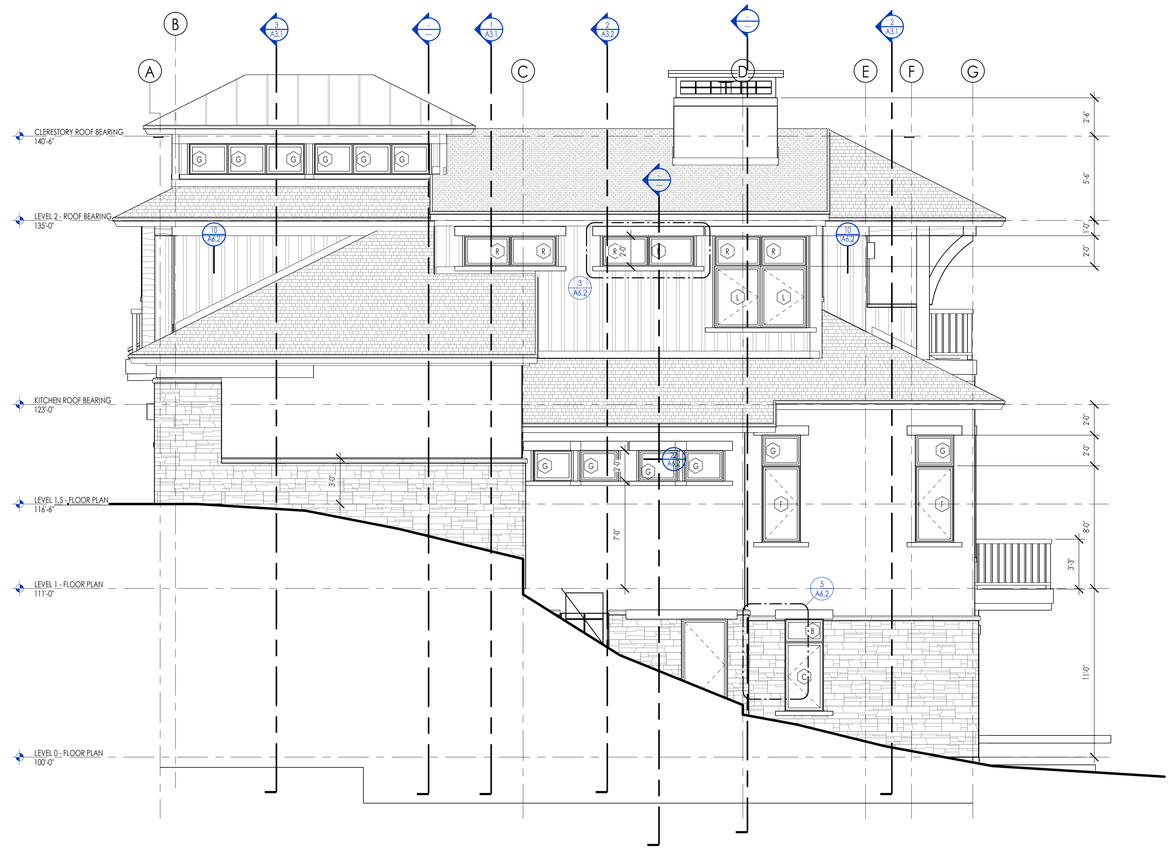
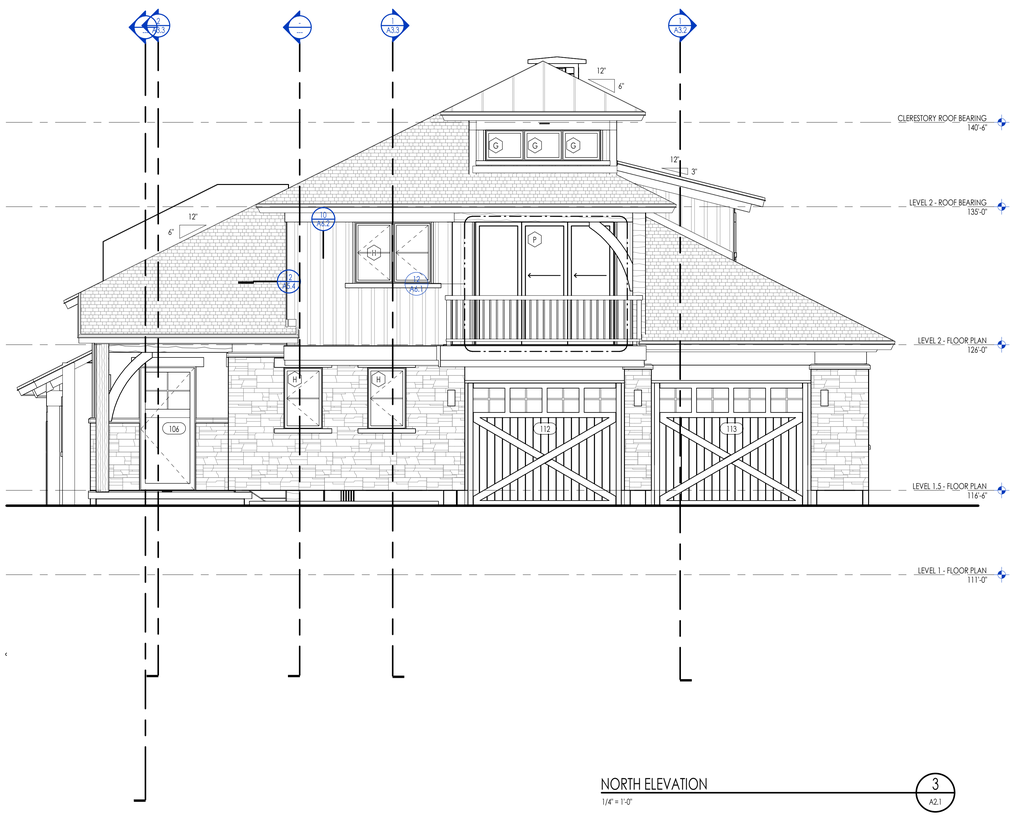


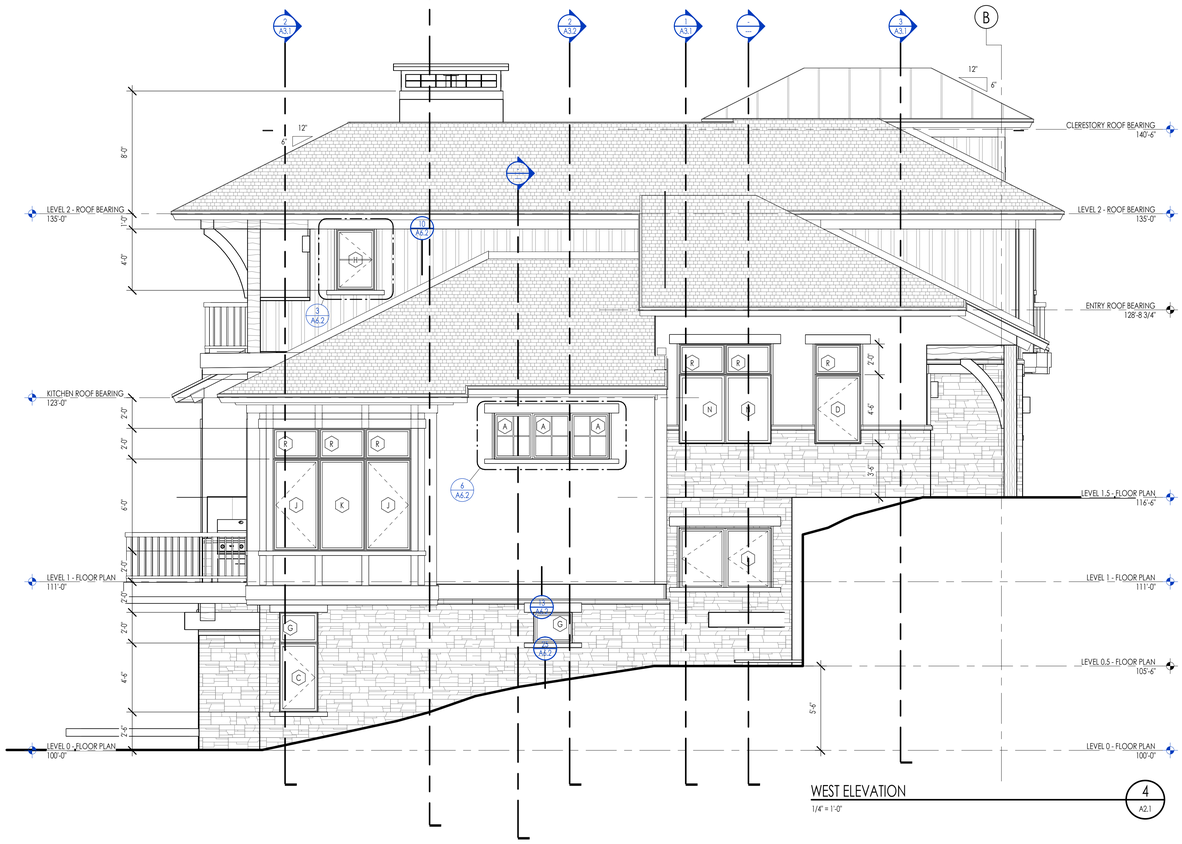
SOUTH ELEVATION
1/4" = 1'-0"
1 A2.1



EAST ELEVATION
1/4" = 1'-0"
2 A2.1



NORTH ELEVATION
1/4" = 1'-0"
3 A2.1



WEST ELEVATION
1/4" = 1'-0"
4 A2.1

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VINTAGE ON THE STRAND PHASE 3
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SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.25072-1
DATE: 2025.08.21
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.1

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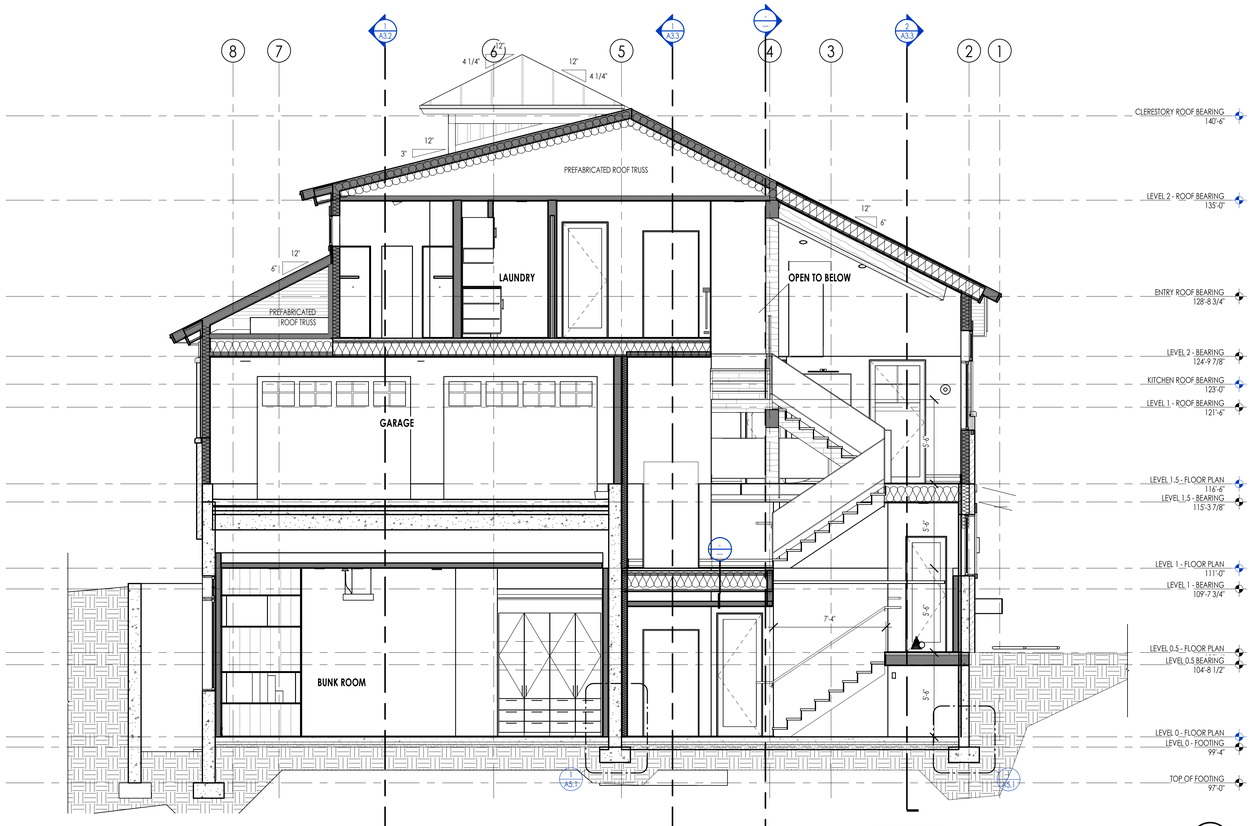
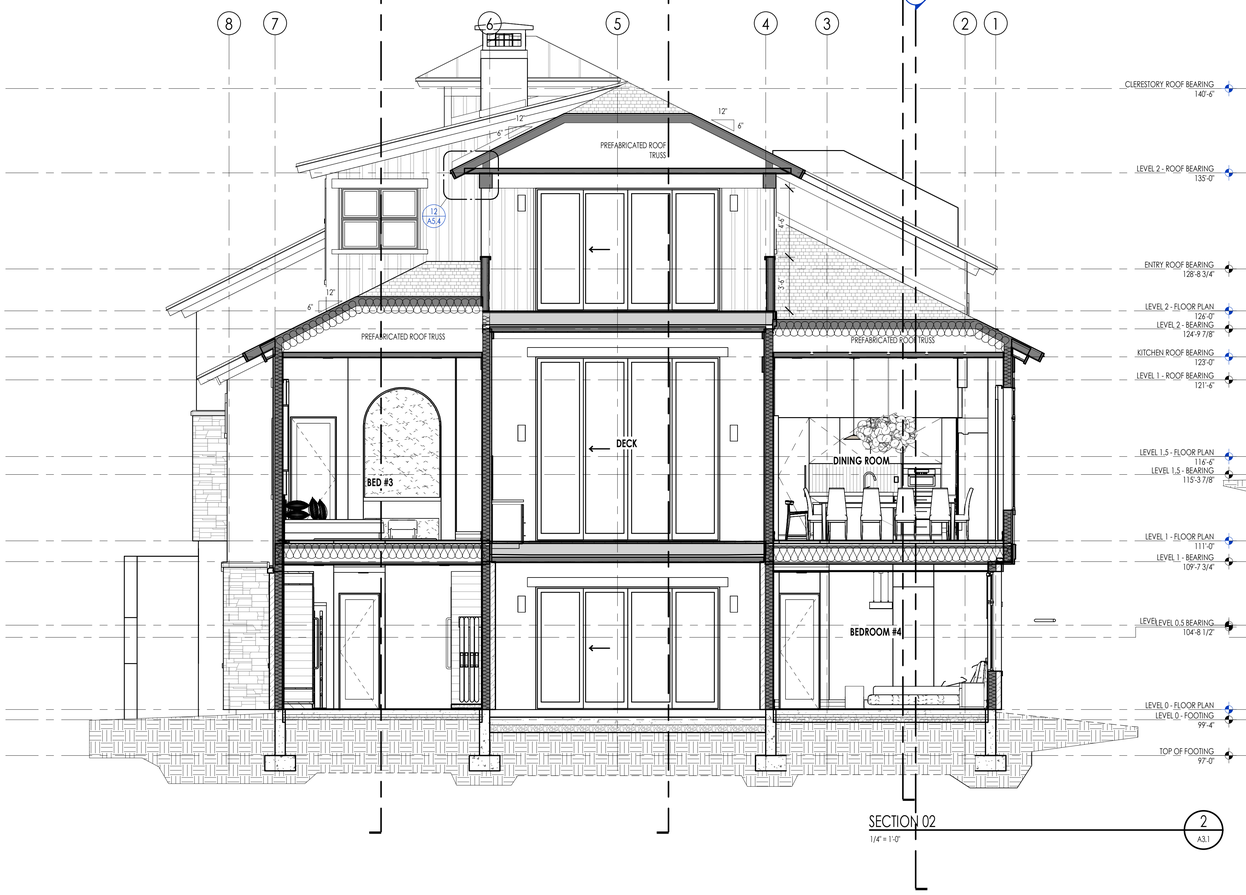
Plot Date: 1/30/2026 9:27:45 AM

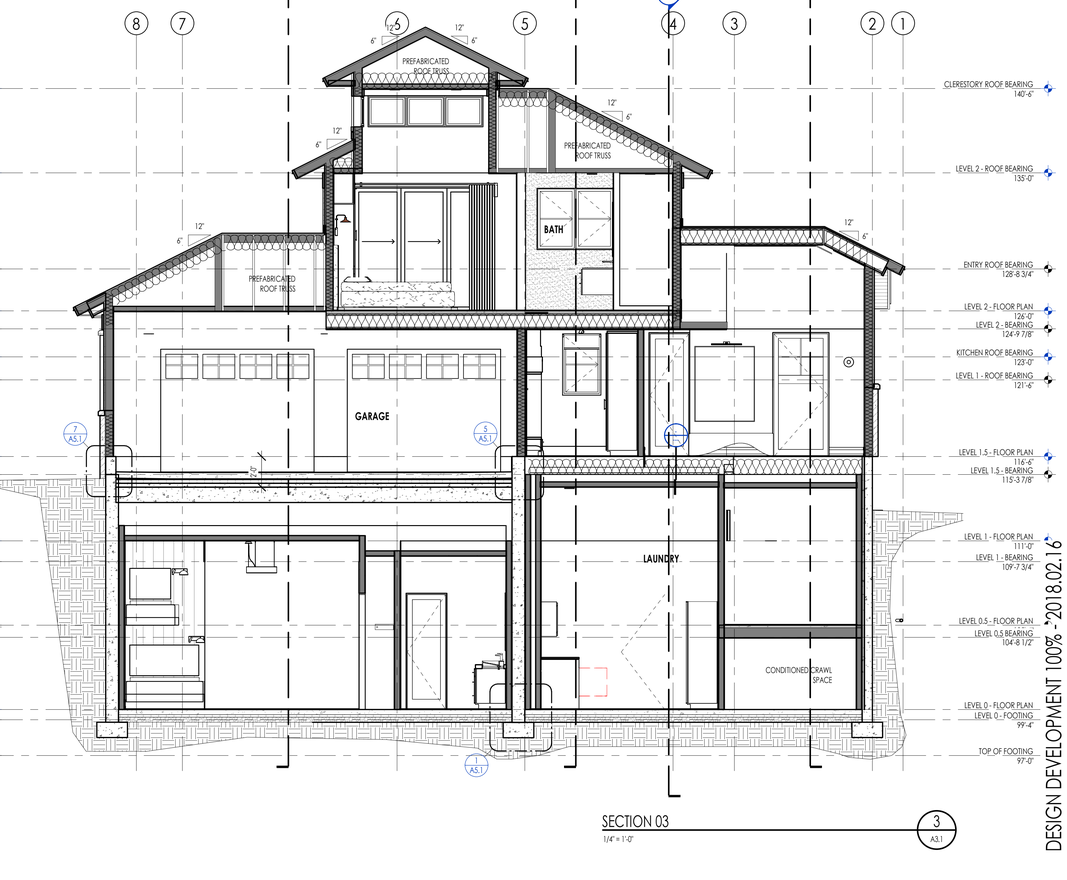
EXHIBIT A21



SECTION 01
1/4" = 1'-0"
1 A3.1



SECTION 02
1/4" = 1'-0"
2 A3.1



SECTION 03
1/4" = 1'-0"
3 A3.1

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY, AND FINISH. SELECTED STONE TO BE DRY STACKED
	BOARD AND BATT SIDING CEDAR BOARDS AS PER SPECIFICATIONS
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
	ROOF STANDING SEAM. SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

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Land Planning
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7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
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VINTAGE ON THE STRAND PHASE 3
TYPE "A"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.25072-1
DATE: 2025.08.21
REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A3.1

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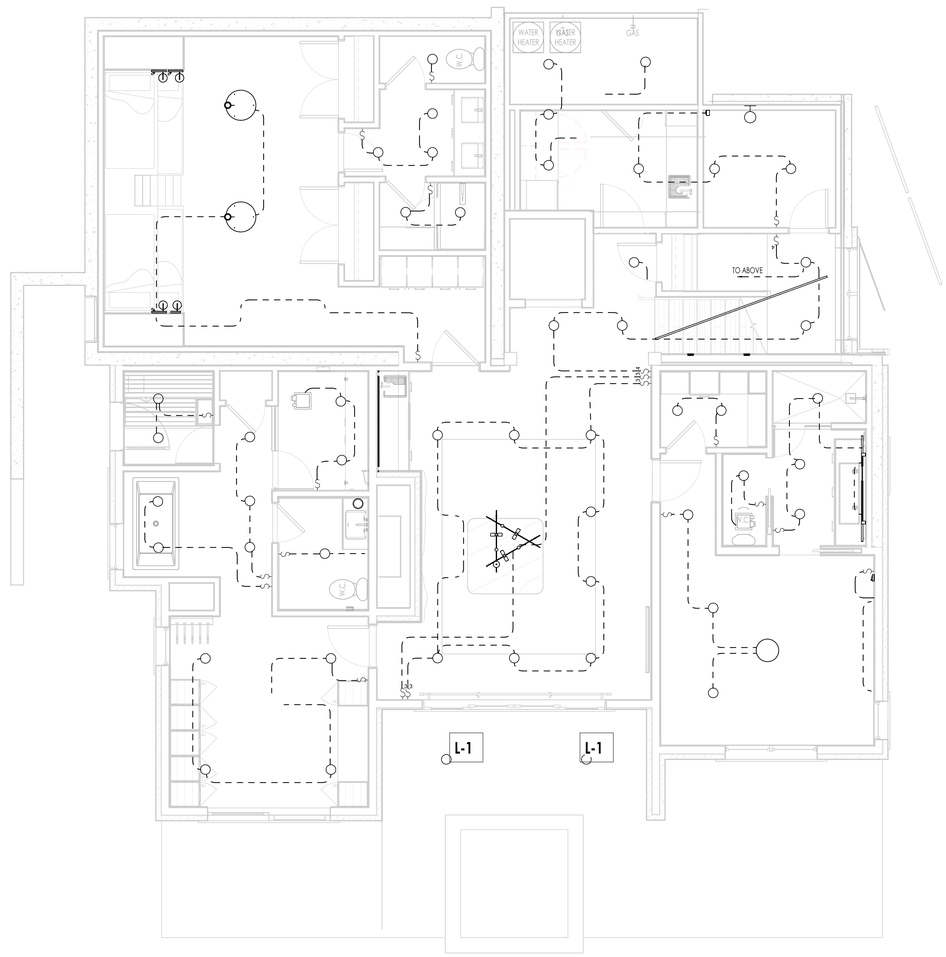
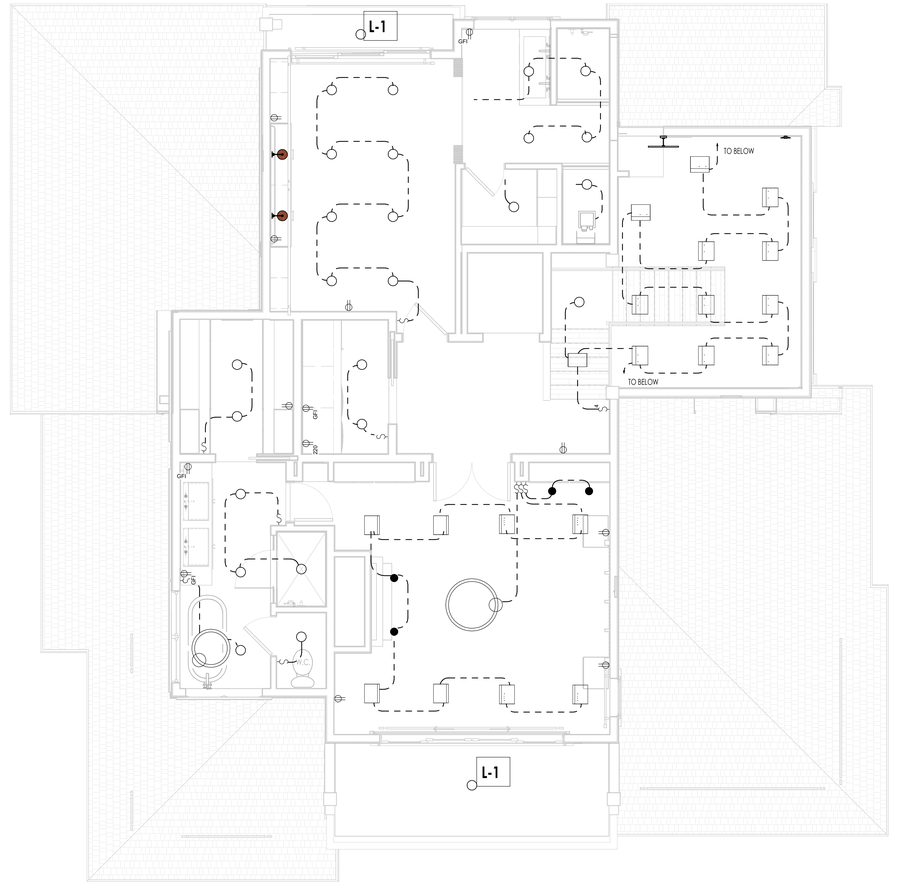
EXHIBIT A22

Plot Date: 1/30/2026 9:27:50 AM



LEVEL 0 - ELECTRICAL
1/4" = 1'-0"
1
E0.1



LEVEL 2 - ELECTRICAL
1/4" = 1'-0"
2
E0.1

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VINTAGE ON THE STRAND PHASE 3
TYPE "A"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.25072-1
DATE: 2025.08.21
REVISIONS:

SHEET TITLE:
LOWER AND UPPER LEVEL ELECTRICAL

SHEET NUMBER:
E0.1

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Plot Date: 1/30/2026 9:28:29 AM

EXHIBIT A23

Project		Catalog #		Type	
Prepared by		Notes		Date	

HALO

HL36SA | TL3

3" Square Shallow Directional New Construction LED Housing and Trims

Typical Applications

Residential, Light Commercial

Interactive Menu

- Order Information page 2
- Product Specifications page 4
- Photometric Data page 5
- Energy & Performance Data page 3
- Product Warranty
- Dimming Guide

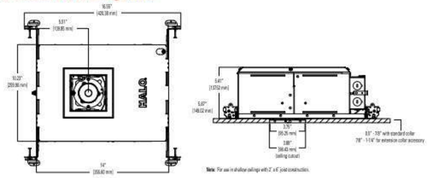
Product Certification

Product Features

Top Product Features

- Broad range of trims, distribution can easily be changed in the field
- Optional adapter allows rimless installation
- Interchangeable 15°, 25°, 40° and 55° LED optics provide focus
- Flicker-free dimming down to 1%, available with LE/TE phase cut and 0-10V analog control
- Locking 365° rotation and 45° tilt holds any aiming position

Dimensional and Mounting Details



COOPER Lighting Solutions

PIS701SYSTEM page 1

L-1 RECESSED EXTERIOR SOFFIT LIGHT

HUBBARDTON FORGE

Dorset Medium Dark Sky Friendly Outdoor Sconce

Base Item #: 305202

Selected Options

Lamping	Finish
Incandescent (SKT)	Coastal Burnished Steel (78)

Option1

Opal (GG) [GG0832]

Configured Item #: 305202-1010

Smart String: 305202-SKT-78-GG0832

Image shown may not correspond to selected options

Specifications

Dimensions	
Width	11.2"
Height	22.7"
Depth	13.3"
Product Weight	11.5 lbs
Backplate	10.4" x 6"
Mounting Height - Vertical	9.5
Mounting Direction	Vertical

Lamping Information

Lamping Spec	
Socket Type	E26 Medium
Bulb	Par20, 75W Max
Number of Bulbs	1 (not Included)
Location Rating UL	Outdoor Wet
Safety Rating	UL|CUL listed

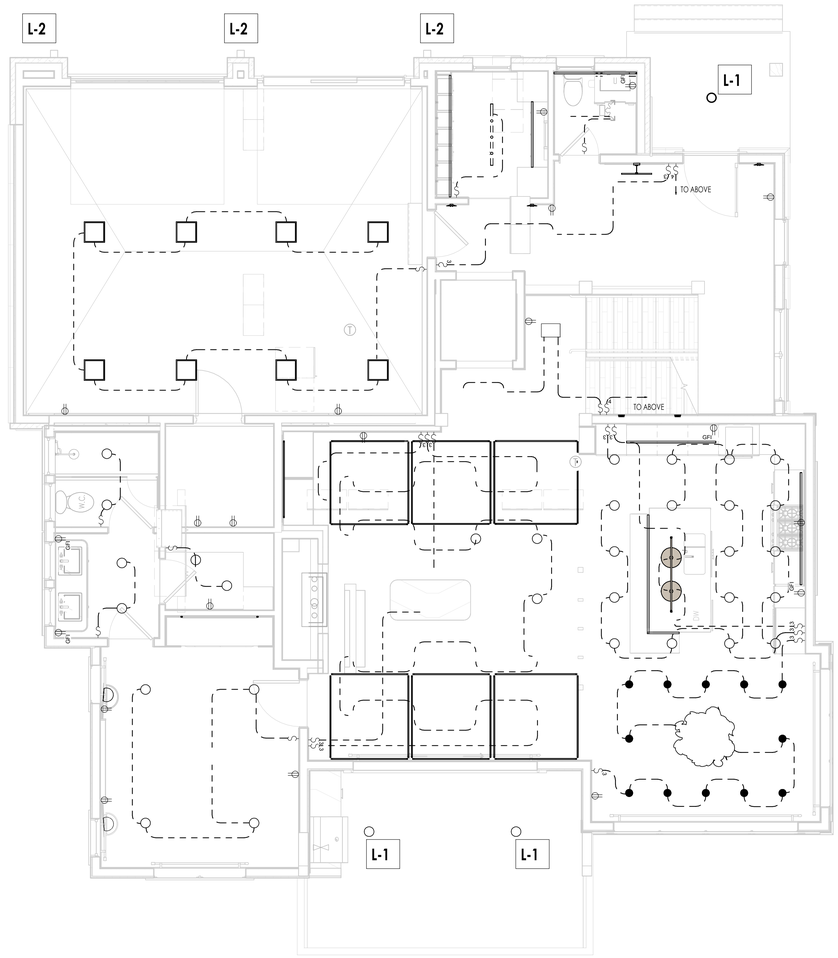
Recommended Bulb 1	
Base	E26 Medium
Type Or Shape	PAR16
Wattage	6.5
Color Temp	3000
Manufacturer	Bulbrite
Item Number	LED6PAR16FL40/50/830/D/4
Qty Per Product	1
Included	No

Options

Lamping	Finish	Option1
Incandescent (SKT)	White (02)	Opal (GG) [GG0832]
	Oil Rubbed Bronze (14)	Seeded (II) [II0832]
	Natural Iron (20)	
	Coastal Bronze (75)	
	Coastal Dark Smoke (77)	
	Coastal Burnished Steel (78)	
	Coastal Black (80)	

Hubbardtonforge.com customerservice@vtforge.com 888-826-4766

L-2 DECORATIVE WALL SCONCE



LEVEL 1 - ELECTRICAL
1/4" = 1'-0"
1 E0.2

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
S3	THREE WAY TOGGLE SWITCH
S4	FOUR WAY TOGGLE SWITCH
SG	GARAGE DOOR OPENER
SD	DIMMER TOGGLE SWITCH
	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
GFI	110 V GROUND FAULT INTERRUPTER
WP	110 V WATERPROOF GFI OUTLET
220	220 V OUTLET
	QUADRUPLEX OUTLET
	110 V FLOOR DUPLEX OUTLET
S	110 V SMOKE DETECTOR W/BATT BACK-UP
CO	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT FIXTURE
R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
C	4" LED CLOSET FIXTURE RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
W	4" LED WET FIXTURE RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
	LOW VOLTAGE RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
	CEILING MOUNT FIXTURE
	WALL MOUNT FIXTURE
	2X2 OR 2X4 LED CEILING FIXTURE
	LED STRIP LIGHT
	LED UNDERCOUNTER LIGHTING
G	GARAGE DOOR OPENER
K	KEYLESS ENTRY
B	DOORBELL
T	TELEPHONE (CAT 5E WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
TV	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET
TV	STRUCTURED WIRING (FUTURE SMART WIRING) IE (2) RG6 QUAD SHIELD, (3) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC., (6) PORT OUTLET
	GARBAGE DISPOSAL

ELECTRICAL KEYNOTES

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VINTAGE ON THE STRAND PHASE 3
TYPE "A"
SUMMIT COUNTY, UTAH 84098

PROJECT NO.25072-1
DATE: 2025.08.21
REVISIONS:

DESIGN DEVELOPMENT 100% - 2018.02.16

SHEET TITLE:
MAIN LEVEL ELECTRICAL

SHEET NUMBER:
E0.2

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Plot Date: 1/30/2026 9:28:31 AM

EXHIBIT A24

PROJECT:

VINTAGE ON THE STRAND PHASE 3 - TYPE "B"

ADDRESS:
3670 NORTH VINTAGE EAST
SUMMIT COUNTY, UTAH

ARCHITECT:	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ELECTRICAL ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	CONTRACTOR:
THINK ARCHITECTURE 7927 HIGH POINT PARKWAY, UNIT 300 SANDY, UT 84094 PHONE: 801-269-0055	- ADDRESS XXXXXX, UTAH 84XXX PHONE:	- ADDRESS XXXXXX, UTAH 84XXX PHONE:	- ADDRESS XXXXXX, UTAH 84XXX PHONE:	- ADDRESS XXXXXX, UTAH 84XXX PHONE:	- ADDRESS XXXXXX, UTAH 84XXX PHONE:	- ADDRESS XXXXXX, UTAH 84XXX PHONE:

DESIGN/ DRAWING APPROVALS

OWNER _____ DATE _____

OWNER _____ DATE _____

HOA _____ DATE _____

PROJECT INFORMATION

GOVERNING CODE: 2021 INTERNATIONAL RESIDENTIAL CODE WITH UTAH STATE AMENDMENTS

OCCUPANCY GROUP: R-3
BUILDING TYPE: V-B

BUILDING AREA - FINISHED ABOVE GRADE

LEVEL 0	1328.2 SF
LEVEL 1	1748.4 SF
LEVEL 2	1117.4 SF
	4194.1 SF

BUILDING AREA - BELOW GRADE

EXEMPT ARAE B	462.4 SF
EXEMPT ARAE A	423.0 SF
	885.4 SF

BUILDING AREA - GARAGE

GARAGE	595.4 SF

ACCOMMODATION BUILDING AREA
ABOVE GRADE = 4194 SF
GARAGE = 595 SF

TOTAL ACCOMMODATION = 4,789 SF

TOTAL BUILDING AREA
ABOVE GRADE = 4194 SF
EXEMPT = 885 SF
GARAGE = 595 SF

TOTAL = 5,674 SF

ABBREVIATIONS

#	NUMBER	HDW.	HARDWARE
@	AT	H.M.	HOLLOW METAL
A.B.	ANCHOR BOLT	HORIZ.	HORIZON
ABV.	ABOVE	HT.	HEIGHT
ADJ.	ADJUSTABLE	HVAC	HEATING/VENTILATION/AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR	HYD	HYDRANT
ALUM.	ALUMINUM	I.D.	INSIDE DIAMETER
BD	BOARD	INFO.	INFORMATION
BLDG.	BUILDING	INSUL.	INSULATION
B.M.	BENCHMARK	LAV	LAVATORY
B.O.	BOTTOM OF	LT.	LIGHT
BOT.	BOTTOM	LT WT	LIGHT WEIGHT
B.P.	BASE PLATE	MAINT.	MAINTENANCE
BRG.	BEARING	MANUF.	MANUFACTURER
BTWN.	BETWEEN	MAX.	MAXIMUM
C.J.	CONSTRUCTION JOINT	MAT	MATERIAL
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT
CLR.	CLEAR	MECH.	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	M.O.	MASONRY OPENING
CONT.	CONTINUOUS	MTL.	METAL
CONST.	CONSTRUCTION	N.I.C.	NOT IN CONTRACT
C.T.J.	CONTRACTION JOINT	N.T.S.	NOT TO SCALE
DBL	DOUBLE	O.C.	ON CENTER
DET./DTL.	DETAIL	O.D.	OUTSIDE DIAMETER
DIA.	DIAMETER	O.F.	OUTSIDE FACE
DTL.	DETAIL	PERP	PERPENDICULAR
DWGS	DRAWINGS	PL	PLATE
E.F.	EACH FACE	PTD.	PAINTED
E.J.	EXPANSION JOINT	QTY.	QUANTITY
EL/ELEV.	ELEVATION	R.D.	ROOF DRAIN
EQ.	EQUAL	RAD.	RADIUS
E.S.	EACH SIDE	RFINF.	REINFORCED
E.W.	EACH WAY	REQ'D.	REQUIRED
EXIST.	EXISTING	RM	ROOM
EXPAN.	EXPANSION	R.O.	ROUGH OPENING
EXT.	EXTERIOR	SCHED	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	SHT.	SHEET
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FDN./FDTN	FOUNDATION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	STC	SOUND TRANSMISSION COEFFICIENT
F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.F.	FINISH FLOOR	SUSP.	SUSPENDED
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CURB
FT	FEET	T.O.F.	TOP OF FOOTING
FTG.	FOOTING	T.O.S.	TOP OF SLAB OR SIDEWALK
GA.	GAGE/GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
GPM	GALLONS PER MINUTE	U.N.O.	UNLESS NOTED OTHERWISE
GND	GROUND	VERT.	VERTICLE
GOVT.	GOVERNMENT	W/	WITH
GYP. BD.	GYPSUM WALL BOARD	WD.	WOOD
HC	HANDICAPPED	W.W.F.	WELDED WIRE FABRIC

GRAPHIC SYMBOLS/ MATERIALS LEGEND

FLOOR OR POINT ELEVATION
KEY NOTE
SPECIFICATION KEY NOTE
WALL TYPE
DOOR NUMBER
WINDOW NUMBER
FIXTURE TAG
REVISION TAG
DETAIL
INTERIOR ELEVATION
BUILDING ELEVATION
ROOM NAME & NUMBER
BUILDING SECTION
WALL SECTION
CENTER LINE

MASTER GRID LINES
PARKING GRID LINES
BUILDING GRID LINES

E.I.F.S.
CONCRETE MASONRY UNIT
BRICK VENEER
STONE VENEER
CONCRETE
GYPSUM BOARD OR GROUT
MORTAR
BATT INSULATION
RIGID INSULATION
PLYWOOD
ROUGH WOOD-CONTINUOUS
ROUGH WOOD-BLOCKING
WOOD TRIM
STEEL
GRAVEL
EARTH

VICINITY MAP

NORTH

DRAWING INDEX

INDEX ARCHITECTURAL

A0.0	COVER SHEET
A0.1	PROJECT GENERAL NOTES
A0.2	PROJECT GENERAL NOTES
A0.3	SPECIFICATIONS
A0.4	SPECIFICATIONS
A0.5	SPECIFICATIONS
A0.6	SPECIFICATIONS
A0.7	SPECIFICATIONS
A1.0	SITE PLAN
A1.0A	EROSION CONTROL DETAILS
A1.1a	LEVEL 1 SLAB PLAN
A1.2	LOWER LEVEL FLOOR PLAN
A1.3	MAIN LEVEL FLOOR PLAN
A1.4	UPPER LEVEL FLOOR PLAN
A1.5	ROOF PLAN
A1.6	LOWER LEVEL REFLECTED CEILING PLAN
A1.7	UPPER LEVEL REFLECTED CEILING PLAN
A2.1	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A3.3	BUILDING SECTIONS
A5.1	ARCHITECTURAL DETAILS
A5.2	ARCHITECTURAL DETAILS
A5.3	STAIR DETAILS
A5.4	ROOF DETAILS
A6.1	DOOR/ WINDOW SCHEDULE & ELEVATIONS
A6.2	WINDOW DETAILS

INDEX CIVIL

C101	Civil

INDEX LANDSCAPE

L101	Landscape

INDEX STRUCTURAL

S101	Structural

INDEX MECHANICAL

M0.1	MECH AND PLUMBING GENERAL NOTES
M0.2	LOWER LEVEL MECHANICAL PLAN
M0.3	MAIN LEVEL MECHANICAL PLAN
M0.4	UPPER LEVEL MECANICAL PLAN
M101	Mechanical

INDEX PLUMBING

P101	Plumbing

INDEX ELECTRICAL

E0.1	LOWER LEVEL ELECTRICAL PLAN
E0.2	MAIN LEVEL ELECTRICAL PLAN
E101	Electrical

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VINTAGE ON THE STRAND PHASE 3
TYPE "B"
SUMMIT COUNTY, UTAH 84098

PROJECT NO. 17091-2
DATE: 2018.02.16
REVISIONS:

DESIGN DEVELOPMENT 100% - 2018.02.16

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A0.0

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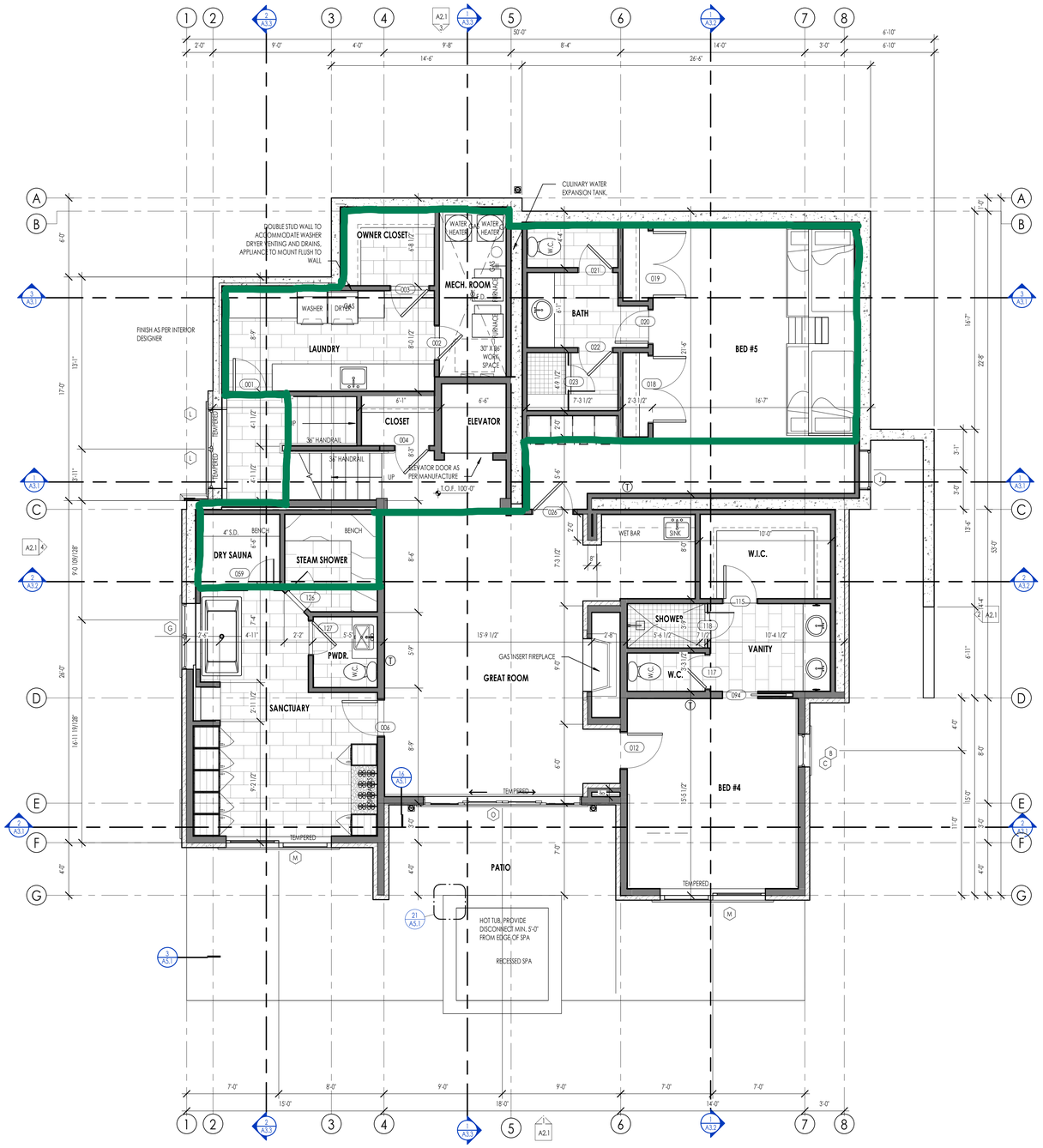

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS
	ASPHALT ROOFING

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET A0.1-A0.2 FOR PROJECT GENERAL NOTES AND SHEET A0.3-A0.7 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

EXEMPT AREA = 950 SF

SYMBOL LEGEND

1Ref / A101 / 1Ref	INTERIOR ELEVATION	R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
1Ref	BUILDING GRID TAG	C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
1 / A101 SIM	BUILDING SECTION	W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
1 / A101 SIM	WALL SECTION		CEILING MOUNT FIXTURE
9	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
9	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
XXX	DOOR NUMBER TAG	S	110V SMOKE DETECTOR HARDWIRED W/BATT BACK-UP
XX	WINDOW NUMBER TAG	CO	CARBON MONOXIDE DETECTOR
B1	WALL TYPE		WALL MOUNT FIXTURE
1 / A101 SIM	DETAIL HEAD		BATHROOM WALL MOUNT FIXTURE
C1 / 1' - 0"	CEILING TYPE / FINISHED CIELING HEIGHT		TRACK LIGHTING
1	REVISION TAG		CIELING FAN
			2x4 FLUORESCENT FIXTURE
		N	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD

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VINTAGE ON THE STRAND PHASE 3
TYPE "B"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO. 17091-2
DATE: 2018.02.16
REVISIONS:

SHEET TITLE:
LOWER LEVEL FLOOR PLAN

SHEET NUMBER:
A1.2

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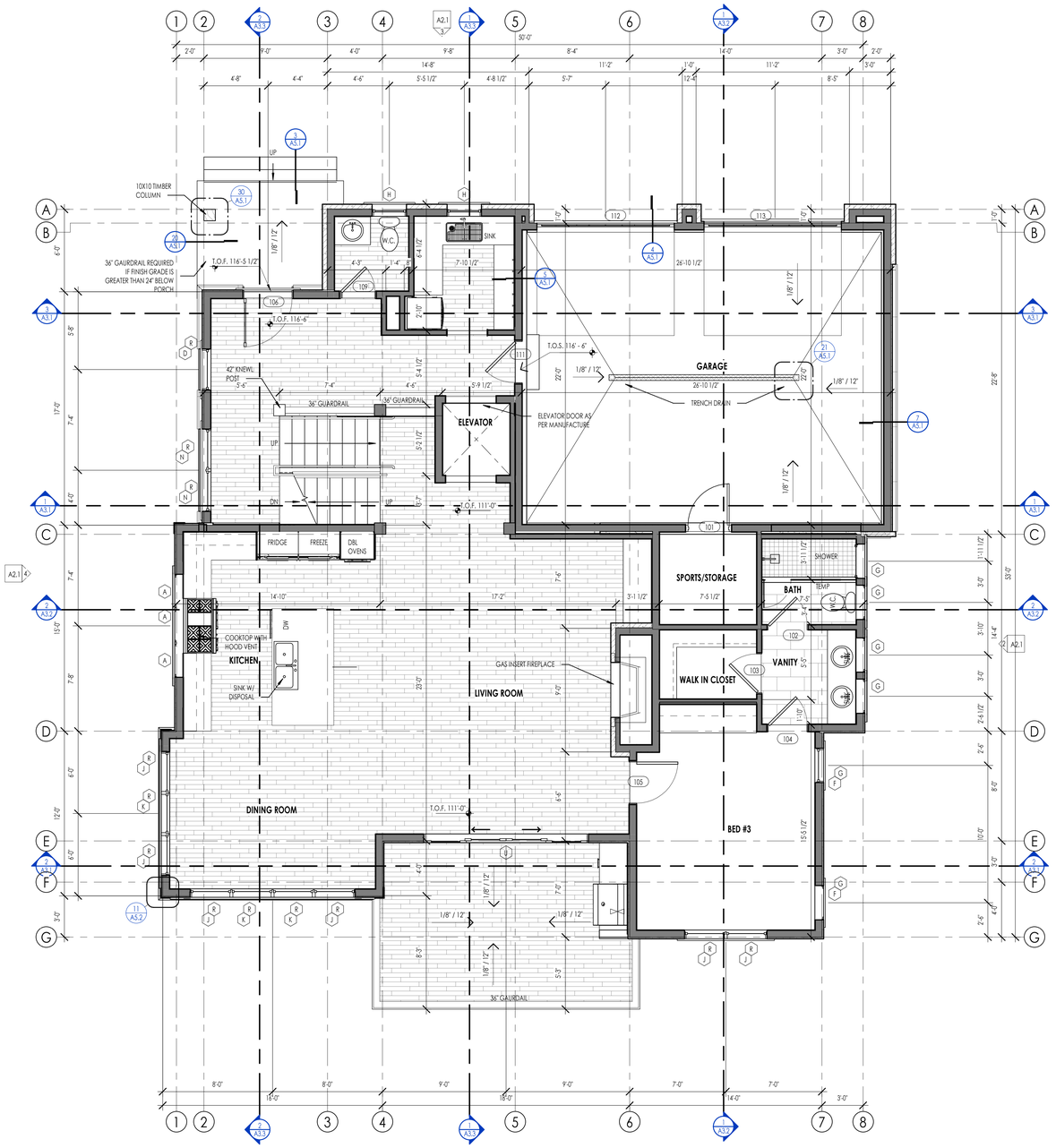
Plot Date: 1/30/2026 9:41:50 AM

EXHIBIT A26



LEVEL 1 - FLOOR PLAN

1/4" = 1'-0"

1 / A1.3

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS
	ASPHALT ROOFING

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET A0.1-A0.2 FOR PROJECT GENERAL NOTES AND SHEET A0.3-A0.7 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

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13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

SYMBOL LEGEND

1Ref / Ref / 1Ref A101	INTERIOR ELEVATION	R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
1 / A101	BUILDING GRID TAG	C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
1 / A101 SIM	BUILDING SECTION	W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
1 / A101 SIM	WALL SECTION		CEILING MOUNT FIXTURE
9	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
9	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
XXX	DOOR NUMBER TAG	S	110V SMOKE DETECTOR HARDWIRED W/BATT BACK-UP
XX	WINDOW NUMBER TAG	CO	CARBON MONOXIDE DETECTOR
B1	WALL TYPE		WALL MOUNT FIXTURE
1 / A101 SIM	DETAIL HEAD		BATHROOM WALL MOUNT FIXTURE
C1 / 1" - 0"	CEILING TYPE		TRACK LIGHTING
	FINISHED CIELING HEIGHT		CIELING FAN
X	REVISION TAG		2x4 FLUORESCENT FIXTURE
		N	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD

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VINTAGE ON THE STRAND PHASE 3
TYPE "B"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.17091-2
DATE: 2018.02.16

REVISIONS:

SHEET TITLE:
MAIN LEVEL FLOOR PLAN

SHEET NUMBER:
A1.3

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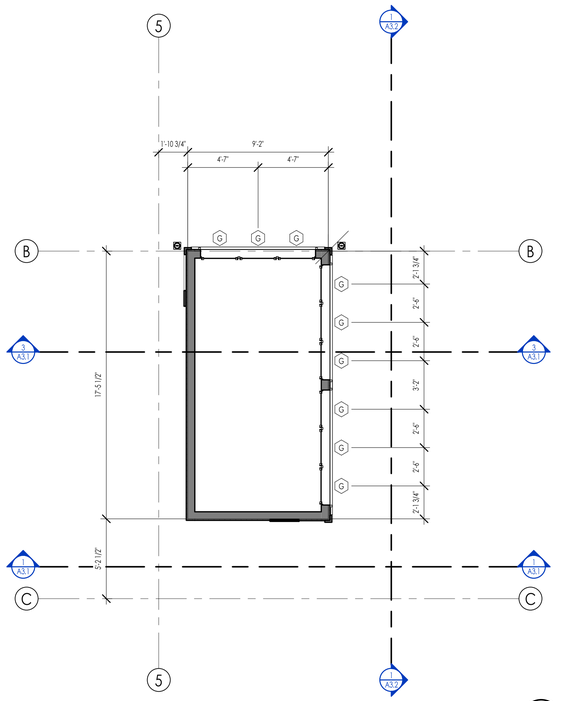
Plot Date: 1/30/2026 9:41:52 AM

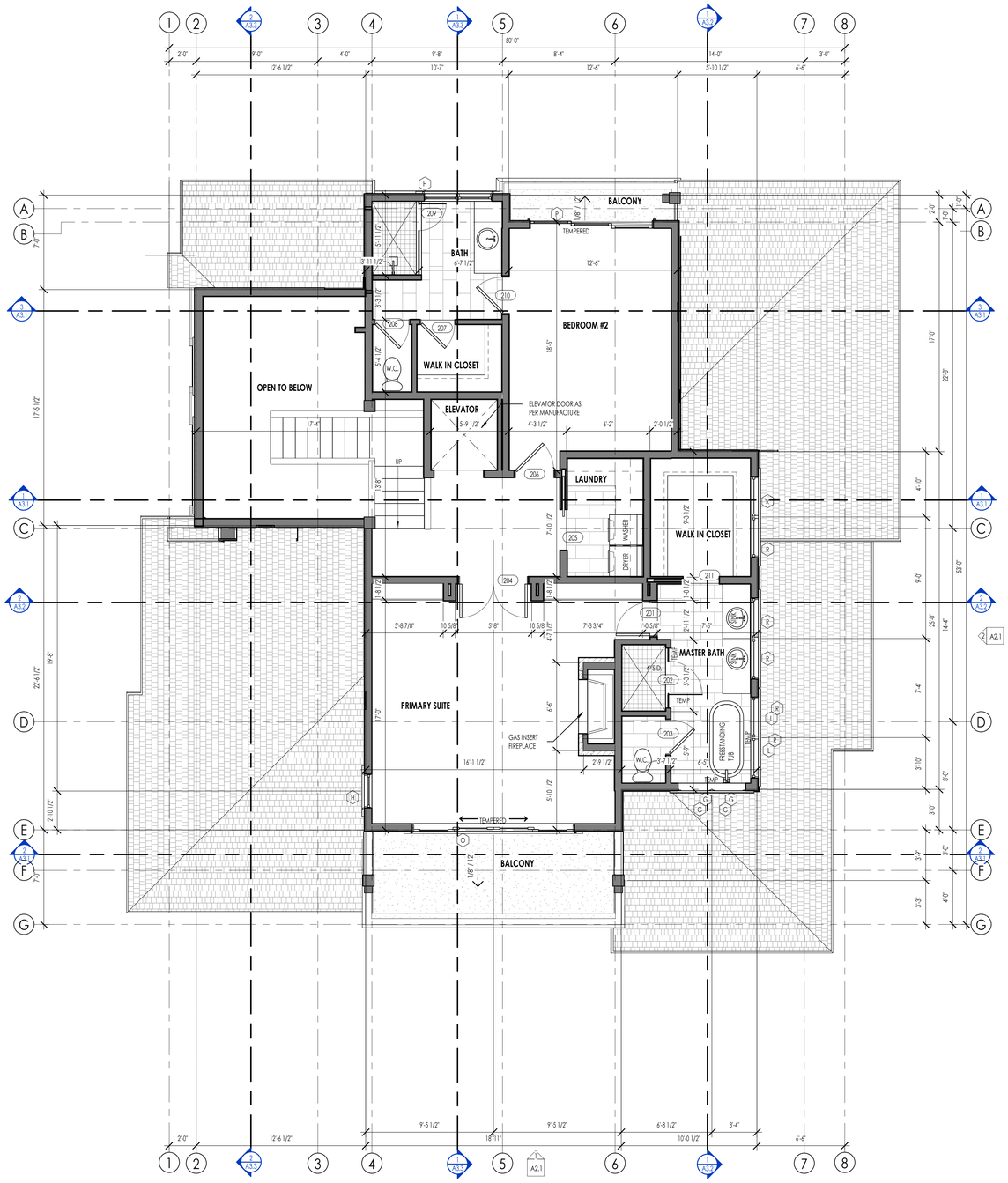
EXHIBIT A27



LEVEL 2 - UPPER CLERESTORY

1/4" = 1'-0"

2 A1.4



LEVEL 2 - FLOOR PLAN

1/4" = 1'-0"

1 A1.4

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS
	ASPHALT ROOFING

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET A0.1-A0.2 FOR PROJECT GENERAL NOTES AND SHEET A0.3-A0.7 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

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FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

SYMBOL LEGEND

1Ref / A101 / 1Ref	INTERIOR ELEVATION	R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
1Ref	BUILDING GRID TAG	C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
SIM / A101	BUILDING SECTION	W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
SIM / A101	WALL SECTION		CEILING MOUNT FIXTURE
9	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
9	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
XXX	DOOR NUMBER TAG	S	110V SMOKE DETECTOR HARDWIRED W/BATT BACK-UP CARBON MONOXIDE DETECTOR
XX	WINDOW NUMBER TAG		WALL MOUNT FIXTURE
B1	WALL TYPE		BATHROOM WALL MOUNT FIXTURE
SIM / A101	DETAIL HEAD		TRACK LIGHTING
C1 / 1' - 0"	CEILING TYPE / FINISHED CIELING HEIGHT		CIELING FAN
1	REVISION TAG		2x4 FLUORESCENT FIXTURE
		N	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD

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VINTAGE ON THE STRAND TYPE "B"

SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO. 17091-2
DATE: 2018.02.16
REVISIONS:

SHEET TITLE:
UPPER LEVEL FLOOR PLAN

SHEET NUMBER:
A1.4

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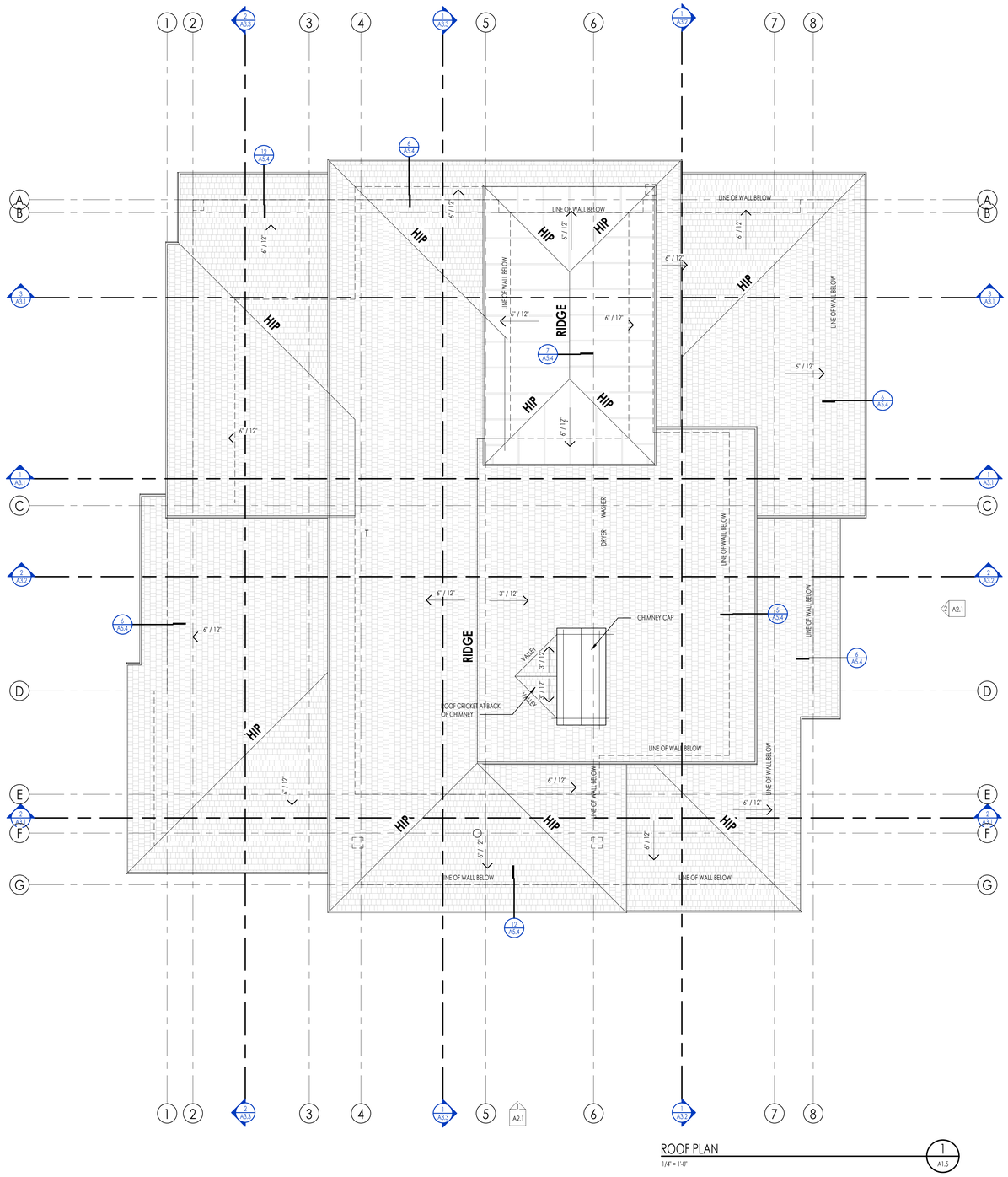
Plot Date: 1/30/2026 9:41:53 AM

EXHIBIT A28



ROOF PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS
	ASPHALT ROOFING

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

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FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

SYMBOL LEGEND

1Ref A101	INTERIOR ELEVATION	R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
1Ref A101	BUILDING GRID TAG	C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
1 A101 SIM	BUILDING SECTION	W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
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9	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
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XXX	DOOR NUMBER TAG	S	110V SMOKE DETECTOR HARDWIRED W/BATT BACK-UP
XX	WINDOW NUMBER TAG	CO	CARBON MONOXIDE DETECTOR
B1	WALL TYPE		WALL MOUNT FIXTURE
1 A101 SIM	DETAIL HEAD		BATHROOM WALL MOUNT FIXTURE
C1 1'-0"	CEILING TYPE / FINISHED CIELING HEIGHT		TRACK LIGHTING
1	REVISION TAG		CIELING FAN
			2x4 FLUORESCENT FIXTURE
		N	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD

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VINTAGE ON THE STRAND PHASE 3
TYPE "B"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO. 17091-2
DATE: 2018.02.16
REVISIONS:

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A1.5

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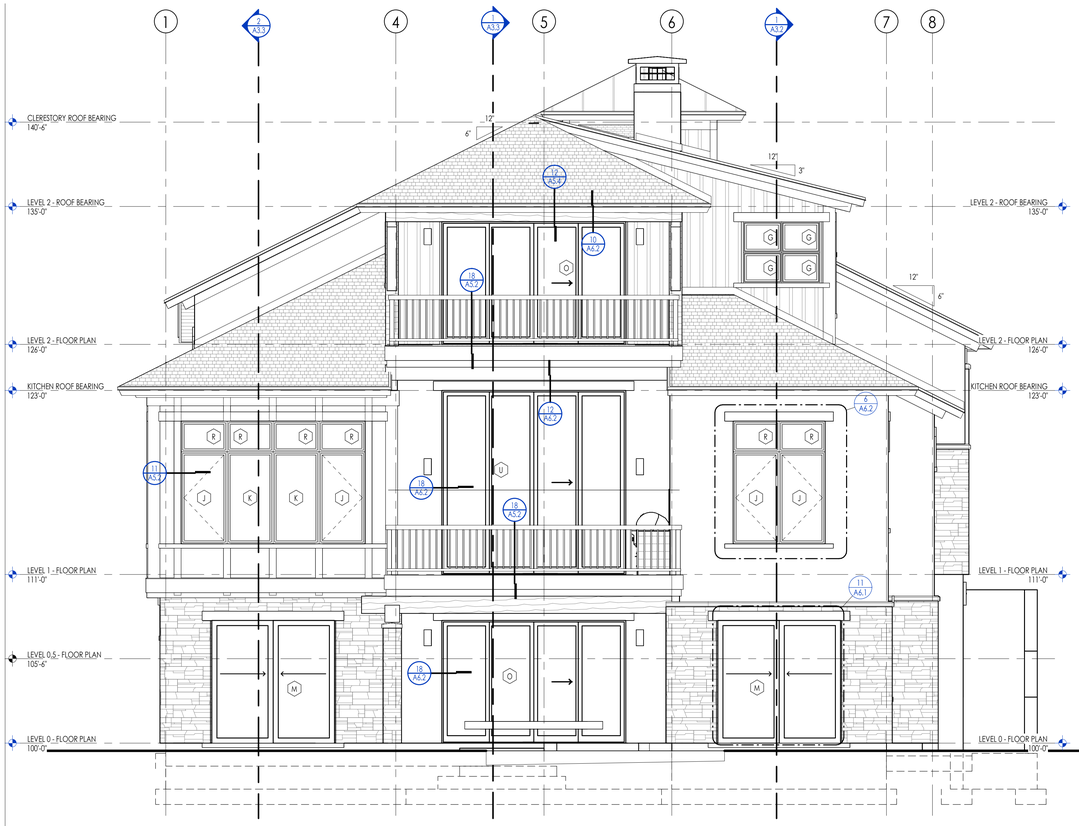
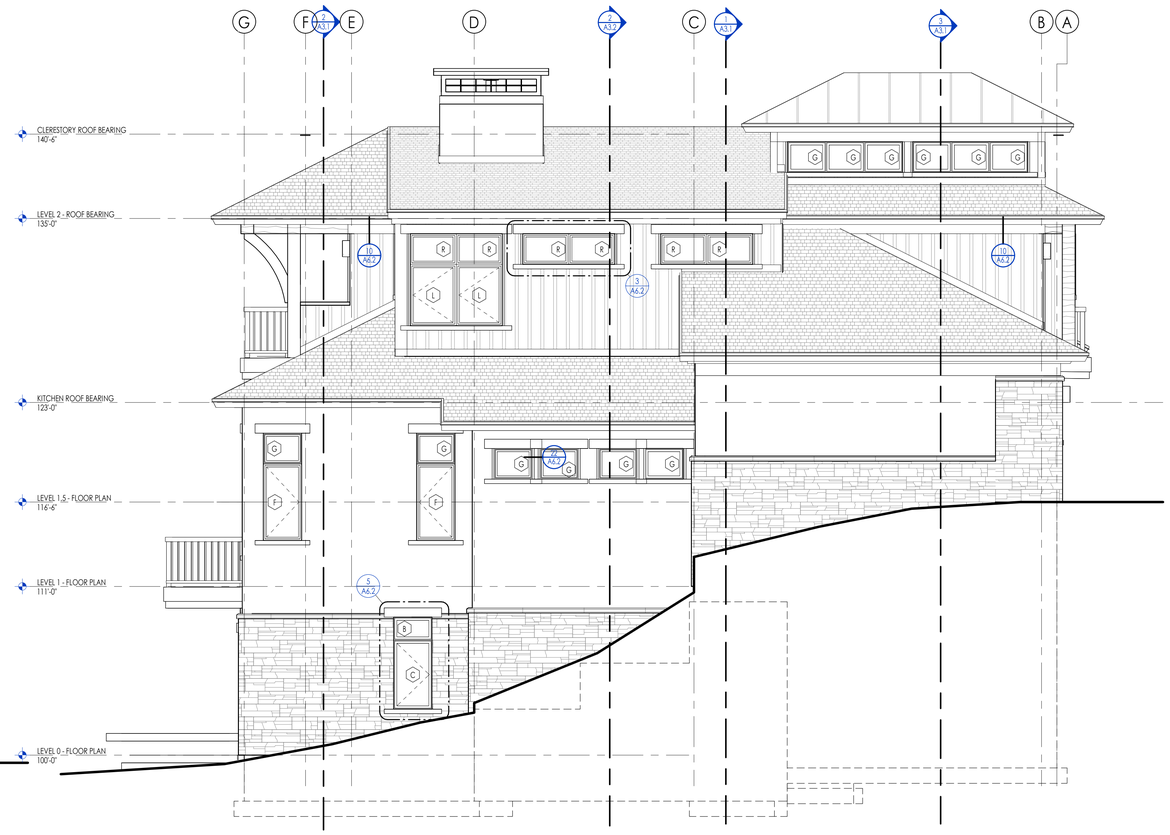
Plot Date: 1/30/2026 9:41:54 AM

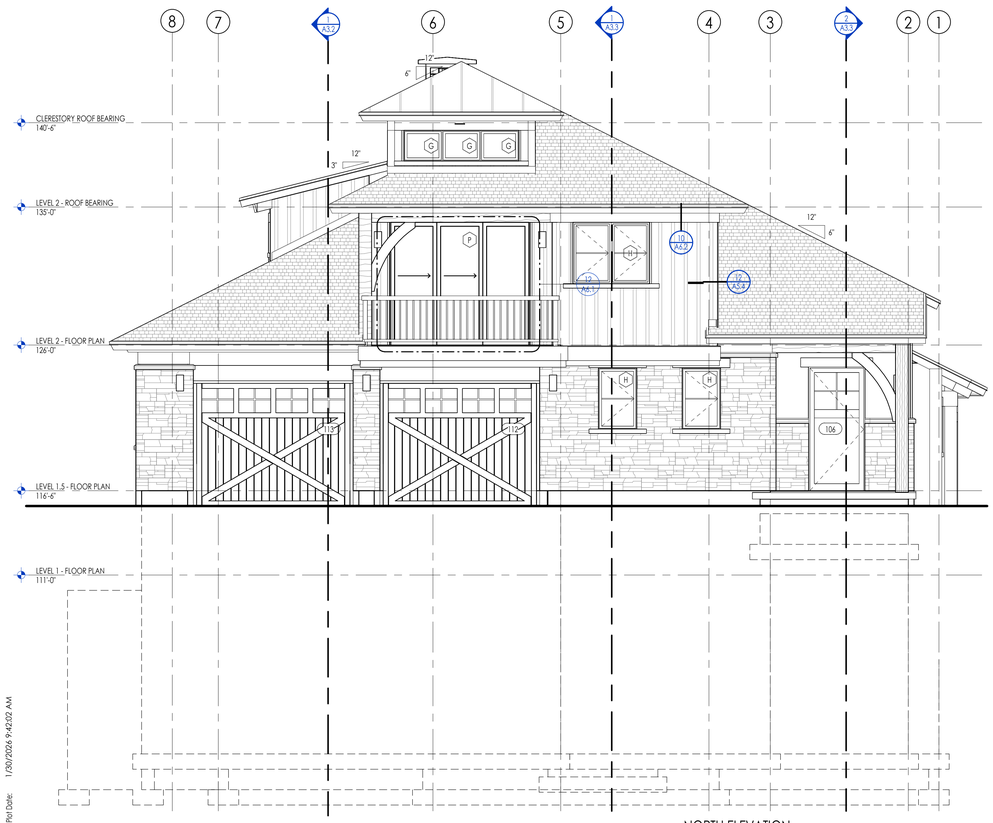
EXHIBIT A29



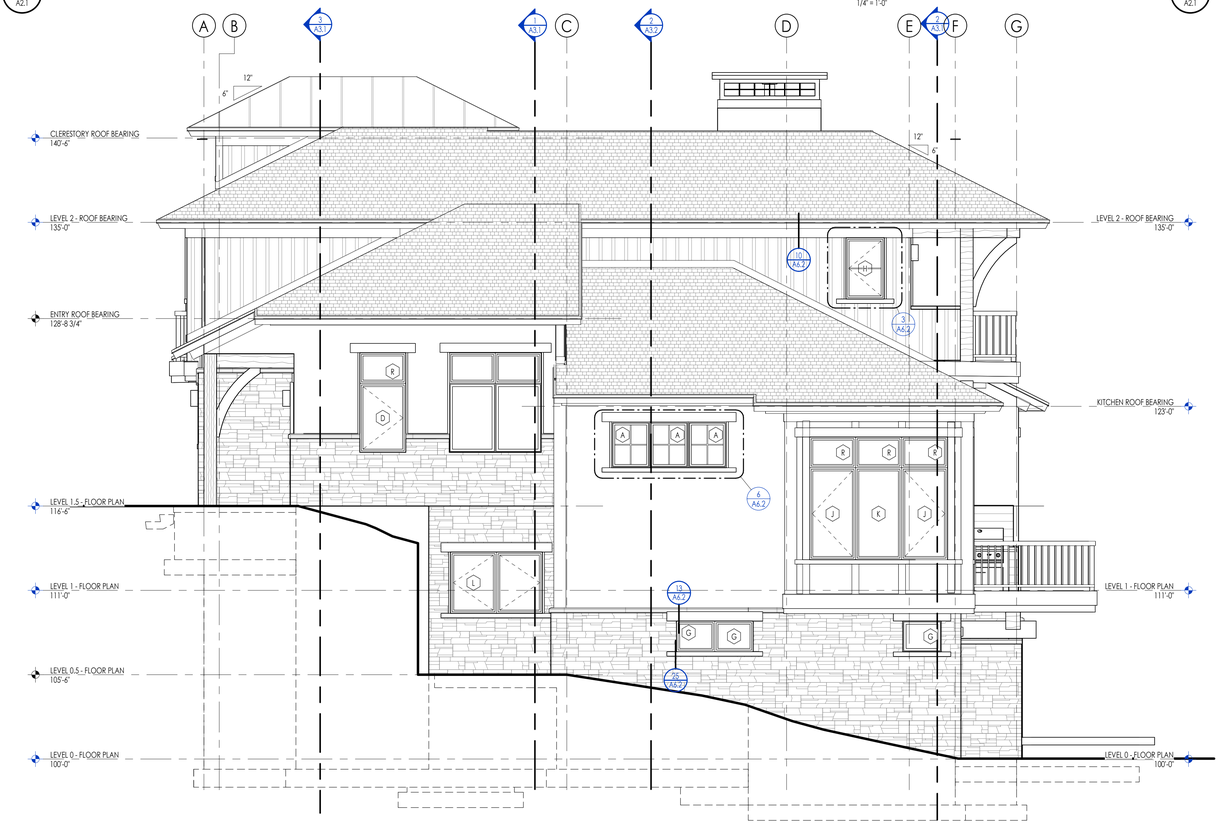
SOUTH ELEVATION
1/4" = 1'-0"
1 A2.1



EAST ELEVATION
1/4" = 1'-0"
2 A2.1



NORTH ELEVATION
1/4" = 1'-0"
3 A2.1



WEST ELEVATION
1/4" = 1'-0"
4 A2.1

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VINTAGE ON THE STRAND PHASE 3
TYPE "B"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.17091-2
DATE: 2018.02.16
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.1

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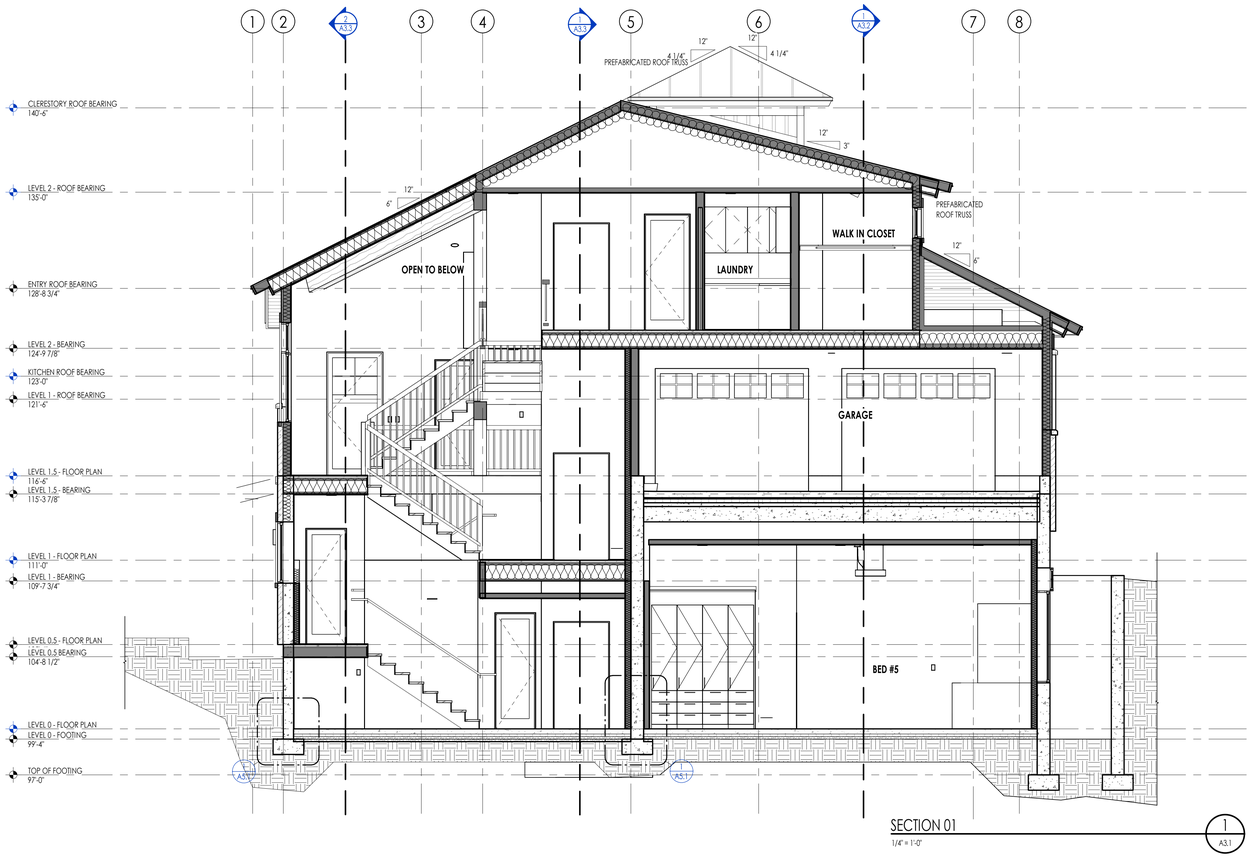
Plot Date: 1/30/2026 9:42:02 AM

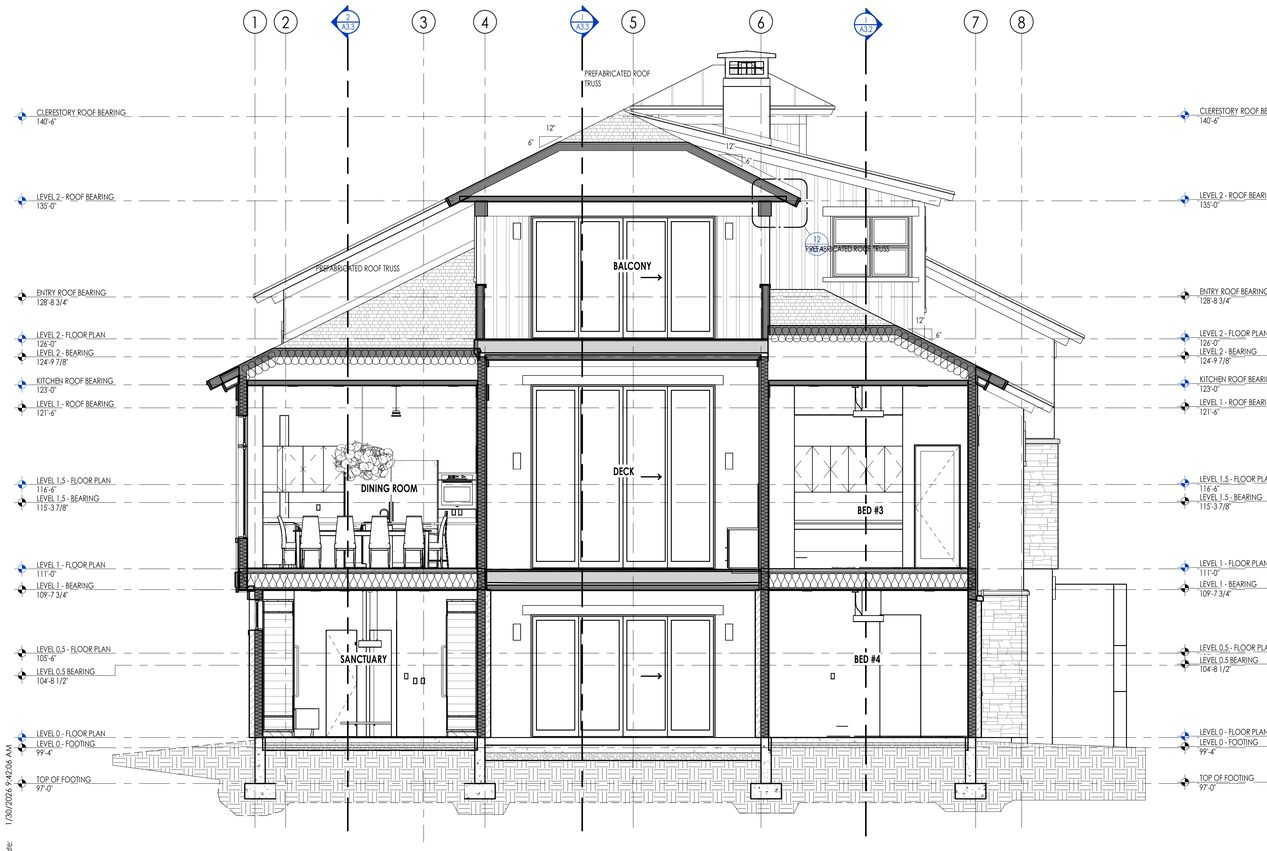
EXHIBIT A30



SECTION 01

1/4" = 1'-0"

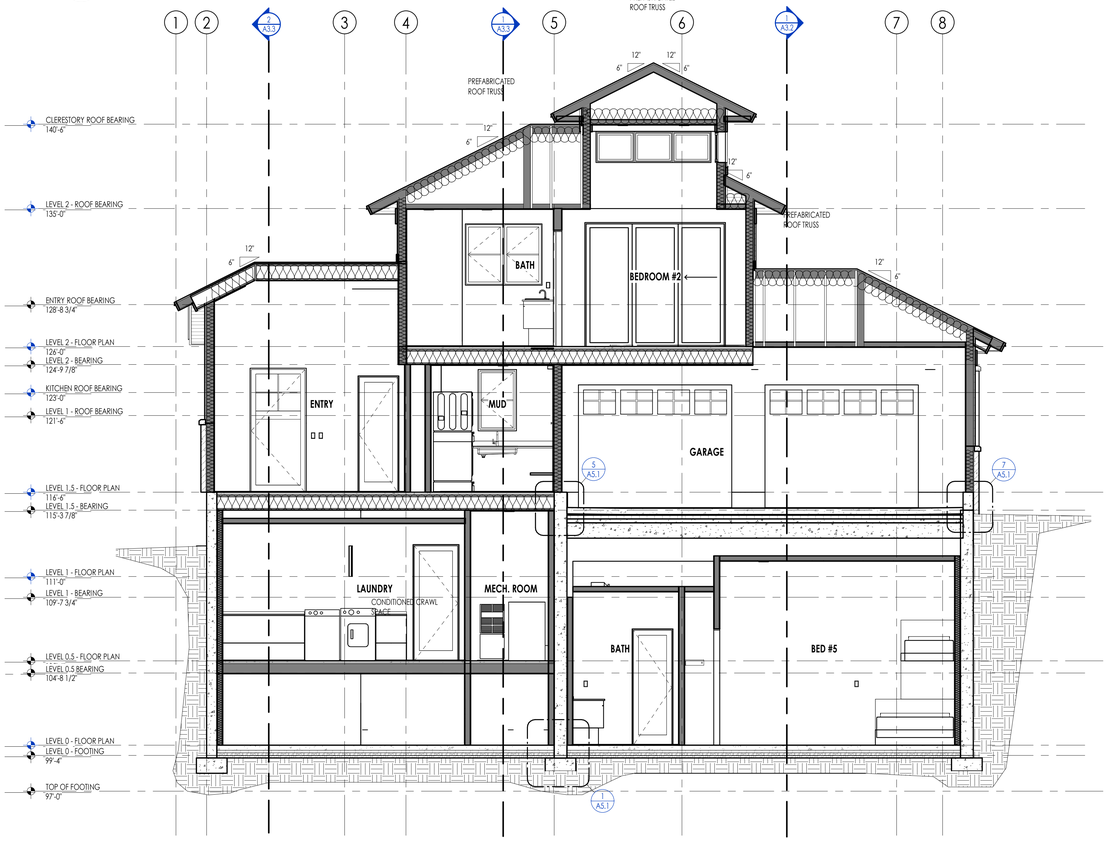
1 A3.1



SECTION 02

1/4" = 1'-0"

2 A3.1



SECTION 03

1/4" = 1'-0"

3 A3.1

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY, AND FINISH. SELECTED STONE TO BE DRY STACKED
	BOARD AND BATT SIDING CEDAR BOARDS AS PER SPECIFICATIONS
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
	ROOF STANDING SEAM SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

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VINTAGE ON THE STRAND PHASE 3
TYPE "B"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.17091-2
DATE: 2018.02.16
REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A3.1

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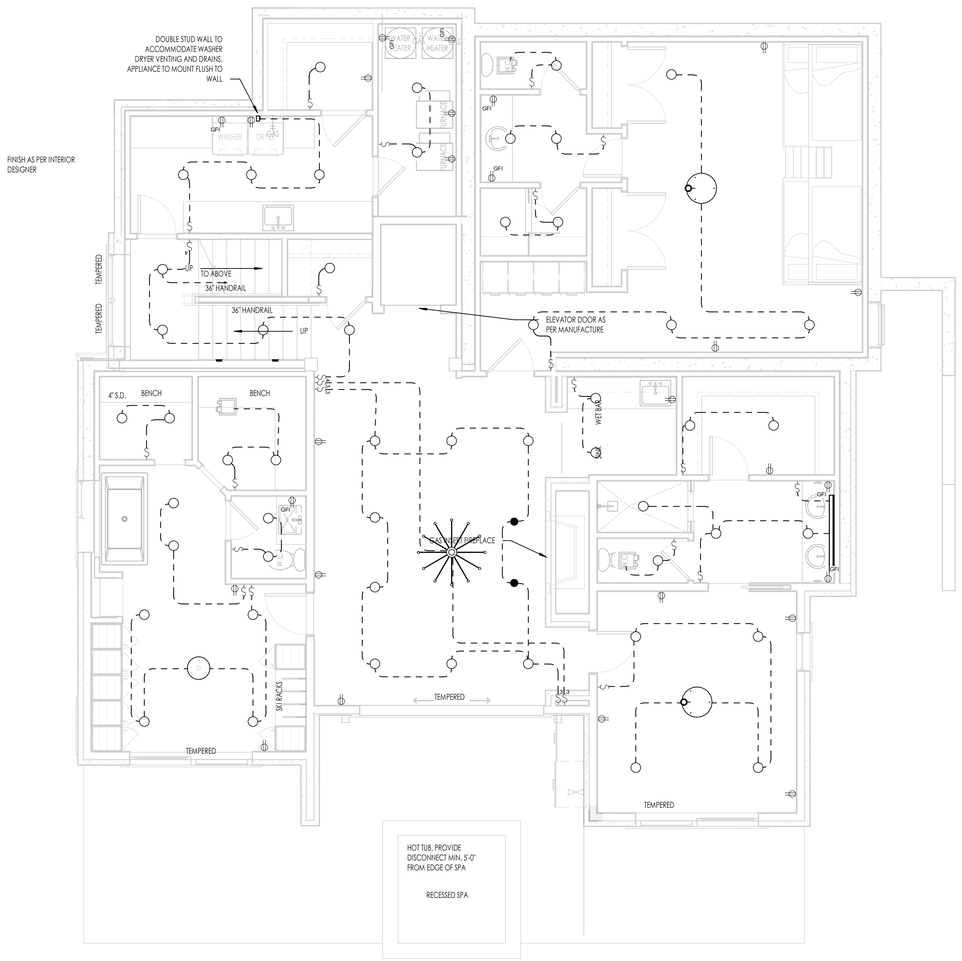
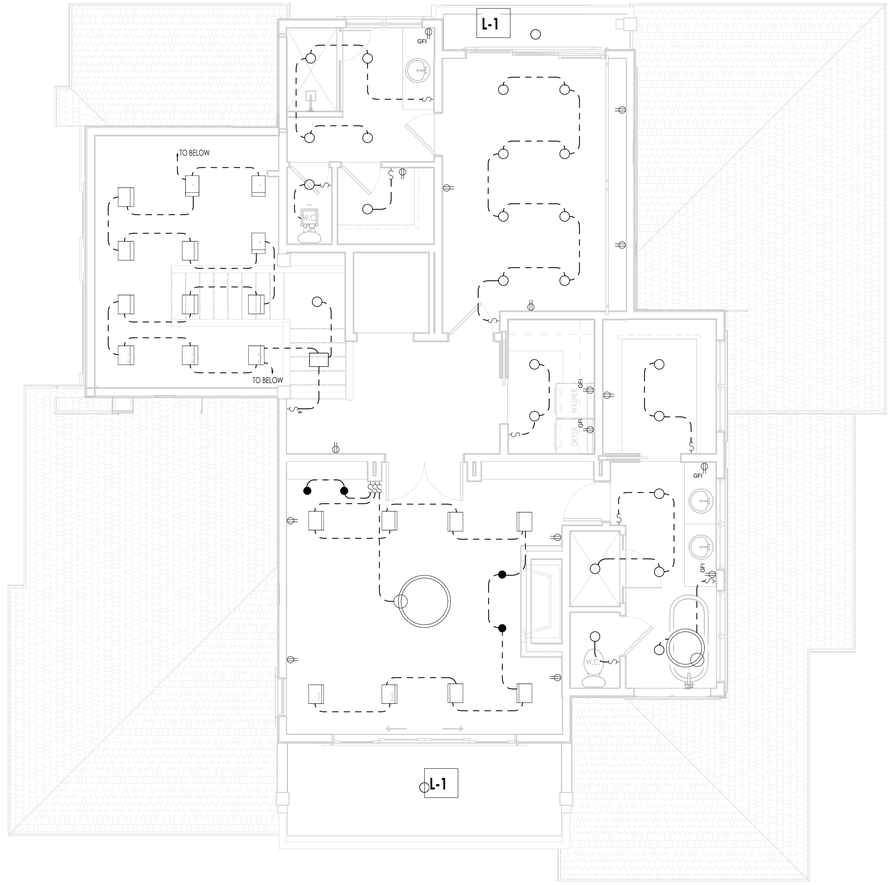
EXHIBIT A31

Plot Date: 1/30/2026 9:42:06 AM



LEVEL 0 - ELECTRICAL
1/4" = 1'-0"
1
E0.1



LEVEL 2 - ELECTRICAL
1/4" = 1'-0"
2
E0.1

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VINTAGE ON THE STRAND PHASE 3
TYPE "B"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.17091-2
DATE: 2018.02.16
REVISIONS:

SHEET TITLE:
LOWER LEVEL
ELECTRICAL PLAN

SHEET NUMBER:
E0.1

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EXHIBIT A32

Plot Date: 1/30/2018 9:42:18 AM

Project		Catalog #		Type	
Prepared by		Notes		Date	

HALO

HL36SA | TL3

3" Square Shallow Directional New Construction LED Housing and Trims

Typical Applications

Residential, Light Commercial

Interactive Menu

- Order Information page 2
- Product Specifications page 4
- Photometric Data page 5
- Energy & Performance Data page 3
- Product Warranty
- Dimming Guide

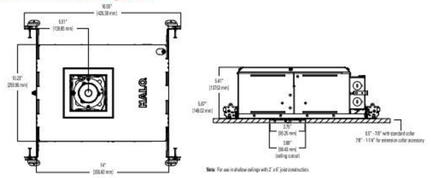
Product Certification

Product Features

Top Product Features

- Broad range of trims, distribution can easily be changed in the field
- Optional adapter allows rimless installation
- Interchangeable 15°, 25°, 40° and 55° LED optics provide focus
- Flicker-free dimming down to 1%, available with LE/TE phase cut and 0-10V analog control
- Locking 365° rotation and 45° tilt holds any aiming position

Dimensional and Mounting Details



COOPER Lighting Solutions

PIS19191EN page 1

L-1 RECESSED EXTERIOR SOFFIT LIGHT

HUBBARDTON FORGE

Dorset Medium Dark Sky Friendly Outdoor Sconce

Base Item #: 305202

Selected Options

Lamping	Finish
Incandescent (SKT)	Coastal Burnished Steel (78)

Option1

Opal (GG) [GG0832]

Configured Item #: 305202-1010

Smart String: 305202-SKT-78-GG0832

Image shown may not correspond to selected options

Specifications

Dimensions	
Width	11.2"
Height	22.7"
Depth	13.3"
Product Weight	11.5 lbs
Backplate	10.4" x 6"
Mounting Height - Vertical	9.5
Mounting Direction	Vertical

Lamping Information

Lamping Spec	
Socket Type	E26 Medium
Bulb	Par20, 75W Max
Number of Bulbs	1 (not included)
Location Rating UL	Outdoor Wet
Safety Rating	UL|CUL listed

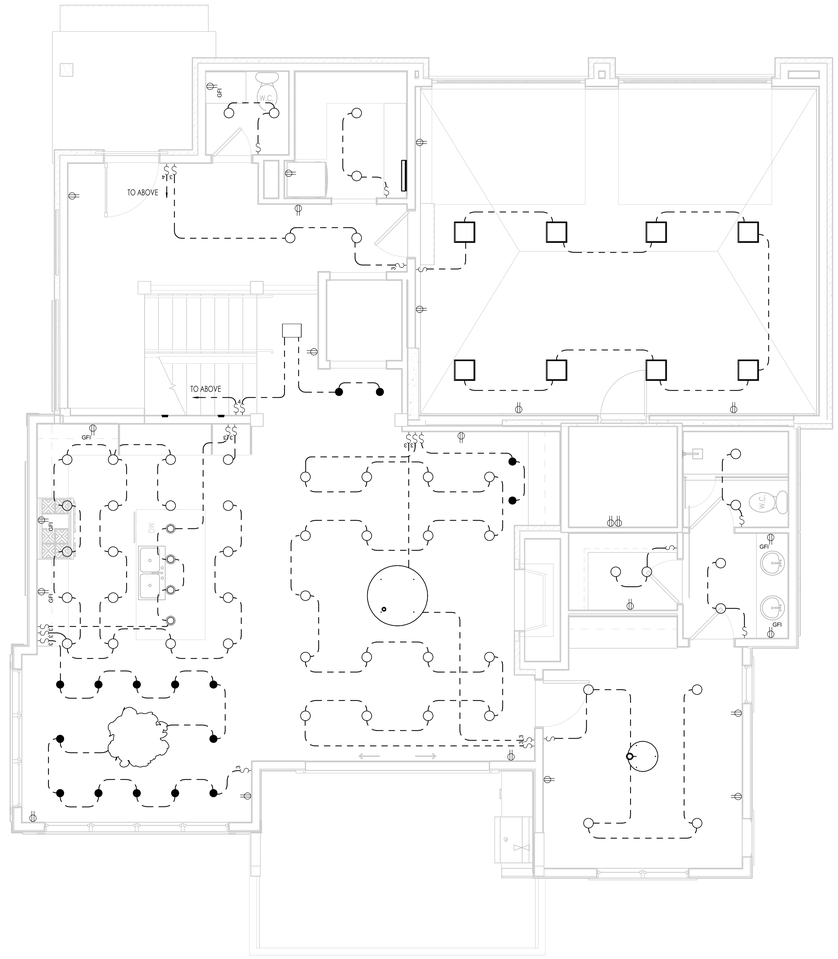
Recommended Bulb 1	
Base	E26 Medium
Type Or Shape	PAR16
Wattage	6.5
Color Temp	3000
Manufacturer	Bulbrite
Item Number	LED6PAR16FL40/50/830/D/4
Qty Per Product	1
Included	No

Options

Lamping	Finish	Option1
Incandescent (SKT)	White (02)	Opal (GG) [GG0832]
	Oil Rubbed Bronze (14)	Seeded (II) [II0832]
	Natural Iron (20)	
	Coastal Bronze (75)	
	Coastal Dark Smoke (77)	
	Coastal Burnished Steel (78)	
	Coastal Black (80)	

Hubbardtonforge.com customerservice@vtforge.com 888-826-4766

L-2 DECORATIVE WALL SCONCE



LEVEL 1 - ELECTRICAL

1/4" = 1'-0"

1 / E0.2

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
S3	THREE WAY TOGGLE SWITCH
S4	FOUR WAY TOGGLE SWITCH
SG	GARAGE DOOR OPENER
SD	DIMMER TOGGLE SWITCH
	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
GFI	110 V GROUND FAULT INTERRUPTER
WP	110 V WATERPROOF GFI OUTLET
220	220 V OUTLET
	QUADRUPLEX OUTLET
	110 V FLOOR DUPLEX OUTLET
S	110 V SMOKE DETECTOR W/BATT BACK-UP
CO	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT FIXTURE
R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
C	4" LED CLOSET FIXTURE RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
W	4" LED WET FIXTURE RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
	LOW VOLTAGE RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
	CEILING MOUNT FIXTURE
	WALL MOUNT FIXTURE
	2X2 OR 2X4 LED CEILING FIXTURE
	LED STRIP LIGHT
	LED UNDERCOUNTER LIGHTING
G	GARAGE DOOR OPENER
K	KEYLESS ENTRY
B	DOORBELL
T	TELEPHONE (CAT 5E WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
TV	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET
TD	STRUCTURED WIRING (FUTURE SMART WIRING) IE (2) RG6 QUAD SHIELD, (3) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC., (6) PORT OUTLET
	GARBAGE DISPOSAL

ELECTRICAL KEYNOTES

Think Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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VINTAGE ON THE STRAND PHASE 3
TYPE "B"
SUMMIT COUNTY, UTAH 84098

PROJECT NO.17091-2
DATE: 2018.02.16

REVISIONS:

DESIGN DEVELOPMENT 100% - 2018.02.16

SHEET TITLE:
MAIN LEVEL
ELECTRICAL PLAN

SHEET NUMBER:
E0.2

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Plot Date: 1/30/2026 9:42:19 AM

EXHIBIT A33

PROJECT:

VINTAGE ON THE STRAND PHASE 3 - TYPE "C"

ADDRESS:
3670 NORTH VINTAGE EAST
SUMMIT COUNTY, UTAH

ARCHITECT:	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ELECTRICAL ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	CONTRACTOR:
THINK ARCHITECTURE 7927 HIGH POINT PARKWAY, UNIT 300 SANDY, UT 84094 PHONE: 801-269-0055	. ADDRESS XXXXXX, UTAH 84XXX PHONE:	. ADDRESS XXXXXX, UTAH 84XXX PHONE:	. ADDRESS XXXXXX, UTAH 84XXX PHONE:	. ADDRESS XXXXXX, UTAH 84XXX PHONE:	. ADDRESS XXXXXX, UTAH 84XXX PHONE:	. ADDRESS XXXXXX, UTAH 84XXX PHONE:

DESIGN/ DRAWING APPROVALS

OWNER	DATE
OWNER	DATE
HOA	DATE

PROJECT INFORMATION

GOVERNING CODE: 2021 INTERNATIONAL RESIDENTIAL CODE WITH UTAH STATE AMENDMENTS

OCCUPANCY GROUP: R-3
BUILDING TYPE: V-B

BUILDING AREA - FINISHED ABOVE GRADE

LEVEL 0	1355.0 SF
LEVEL 1	1743.3 SF
LEVEL 2	1117.4 SF
	4215.8 SF

BUILDING AREA - BELOW GRADE (EXEMPT)

EXEMPT AREA B	656.4 SF
EXEMPT AREA A	423.0 SF
	1079.4 SF

BUILDING AREA - GARAGE

GARAGE	819.1 SF

ACCOMMODATION BUILDING AREA
ABOVE GRADE = 4,216 SF
GARAGE = 819 SF

TOTAL ACCOMMODATION = 5,035 SF

TOTAL BUILDING AREA
ABOVE GRADE = 4,216 SF
EXEMPT = 1,079 SF
GARAGE = 819 SF

TOTAL = 6,114 SF

ABBREVIATIONS

#	NUMBER	HDW.	HARDWARE
@	AT	H.M.	HOLLOW METAL
A.B.	ANCHOR BOLT	HORIZ.	HORIZON
ABV.	ABOVE	HT.	HEIGHT
ADJ.	ADJUSTABLE	HVAC	HEATING/VENTILATION/AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR	HYD	HYDRANT
ALUM.	ALUMINUM	I.D.	INSIDE DIAMETER
BD.	BOARD	INFO.	INFORMATION
BLDG.	BUILDING	INSUL.	INSULATION
B.M.	BENCHMARK	LAV	LAVATORY
B.O.	BOTTOM OF	LT.	LIGHT
BOT.	BOTTOM	LT WT	LIGHT WEIGHT
B.P.	BASE PLATE	MAINT.	MAINTENANCE
BRG.	BEARING	MANUF.	MANUFACTURER
BTWN.	BETWEEN	MAX.	MAXIMUM
C.J.	CONSTRUCTION JOINT	MAT	MATERIAL
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT
CLR.	CLEAR	MECH.	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	M.O.	MASONRY OPENING
CONT.	CONTINUOUS	MTL.	METAL
CONST.	CONSTRUCTION	N.I.C.	NOT IN CONTRACT
C.T.J.	CONTRACTION JOINT	N.T.S.	NOT TO SCALE
DBL	DOUBLE	O.C.	ON CENTER
DET./DTL.	DETAIL	O.D.	OUTSIDE DIAMETER
DIA.	DIAMETER	O.F.	OUTSIDE FACE
DTL.	DETAIL	PERP	PERPENDICULAR
DWGS	DRAWINGS	PL	PLATE
E.F.	EACH FACE	PTD.	PAINTED
E.J.	EXPANSION JOINT	QTY.	QUANTITY
EL/ELEV.	ELEVATION	R.D.	ROOF DRAIN
EQ.	EQUAL	RAD.	RADIUS
E.S.	EACH SIDE	RFINF.	REINFORCED
E.W.	EACH WAY	REQ'D.	REQUIRED
EXIST.	EXISTING	RM	ROOM
EXPAN.	EXPANSION	R.O.	ROUGH OPENING
EXT.	EXTERIOR	SCHED	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	SHT.	SHEET
F.D.	FLOOR DRAIN	SIM	SIMILAR
FDN./FDTN	FOUNDATION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	STC	SOUND TRANSMISSION COEFFICIENT
F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.F.	FINISH FLOOR	SUSP.	SUSPENDED
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CURB
FT	FEET	T.O.F.	TOP OF FOOTING
FTG.	FOOTING	T.O.S.	TOP OF SLAB OR SIDEWALK
GA.	GAGE/GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
GPM.	GALLONS PER MINUTE	U.N.O.	UNLESS NOTED OTHERWISE
GND	GROUND	VERT.	VERTICLE
GOVT.	GOVERNMENT	W/	WITH
GYP. BD.	GYPSUM WALL BOARD	WD.	WOOD
HC	HANDICAPPED	W.W.F.	WELDED WIRE FABRIC

GRAPHIC SYMBOLS/ MATERIALS LEGEND

FLOOR OR POINT ELEVATION
KEY NOTE
SPECIFICATION KEY NOTE
WALL TYPE
DOOR NUMBER
WINDOW NUMBER
FIXTURE TAG
REVISION TAG
DETAIL
INTERIOR ELEVATION
BUILDING ELEVATION
Room name
ROOM NAME & NUMBER
BUILDING SECTION
WALL SECTION
CENTER LINE

MASTER GRID LINES
PARKING GRID LINES
BUILDING GRID LINES

E.I.F.S.
CONCRETE MASONRY UNIT
BRICK VENEER
STONE VENEER
CONCRETE
GYPSUM BOARD OR GROUT
BATT INSULATION
RIGID INSULATION
PLYWOOD
ROUGH WOOD-CONTINUOUS
ROUGH WOOD-BLOCKING
WOOD TRIM
STEEL
GRAVEL
EARTH

VICINITY MAP

NORTH

DRAWING INDEX

INDEX ARCHITECTURAL

A0.0	COVER SHEET
A0.1	PROJECT GENERAL NOTES
A0.2	PROJECT GENERAL NOTES
A0.3	SPECIFICATIONS
A0.4	SPECIFICATIONS
A0.5	SPECIFICATIONS
A0.6	SPECIFICATIONS
A0.7	SPECIFICATIONS
A1.0	SITE PLAN
A1.0A	EROSION CONTROL DETAILS
A1.1a	LEVEL 1 SLAB PLAN
A1.2	LOWER LEVEL FLOOR PLAN
A1.3	MAIN LEVEL FLOOR PLAN
A1.4	UPPER LEVEL FLOOR PLAN
A1.5	ROOF PLAN
A1.6	LOWER LEVEL REFLECTED CEILING PLAN
A1.7	UPPER LEVEL REFLECTED CEILING PLAN
A2.1	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A3.3	BUILDING SECTIONS
A5.1	ARCHITECTURAL DETAILS
A5.2	ARCHITECTURAL DETAILS
A5.3	STAIR DETAILS
A5.4	ROOF DETAILS
A6.1	DOOR/ WINDOW SCHEDULE & ELEVATIONS
A6.2	WINDOW DETAILS

INDEX CIVIL

C101	Civil

INDEX LANDSCAPE

L101	Landscape

INDEX STRUCTURAL

S101	Structural

INDEX MECHANICAL

M0.1	MECH AND PLUMBING GENERAL NOTES
M0.2	LOWER LEVEL MECHANICAL PLAN
M0.3	MAIN LEVEL MECHANICAL PLAN
M0.4	UPPER LEVEL MECHANICAL PLAN
M101	Mechanical

INDEX PLUMBING

P101	Plumbing

INDEX ELECTRICAL

E0.1	LOWER UPPER LEVEL ELECTRICAL PLAN
E0.2	MAIN LEVEL ELECTRICAL PLAN
E101	Electrical

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VINTAGE ON THE STRAND PHASE 3
TYPE "C"
SUMMIT COUNTY, UTAH 84098

PROJECT NO.17091-2
DATE: 2018.02.16
REVISIONS:

DESIGN DEVELOPMENT 100% - 2018.02.16

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A0.0

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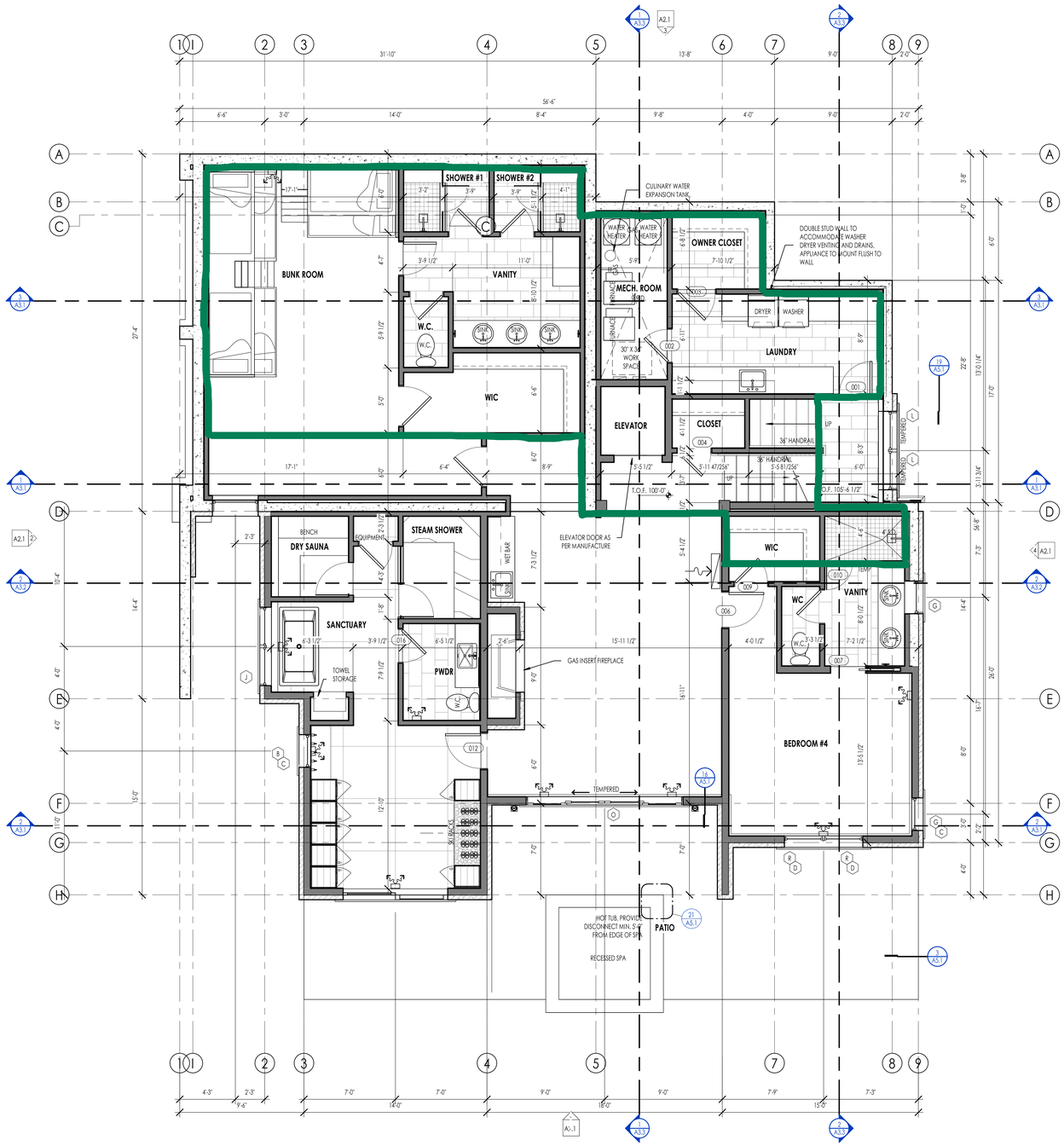
Plot Date: 1/30/2026 9:33:30 AM

EXHIBIT A34



FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS
	ASPHALT ROOFING

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET A0.1-A0.2 FOR PROJECT GENERAL NOTES AND SHEET A0.4-A0.7 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

EXEMPT AREA = 1,079

SYMBOL LEGEND

	INTERIOR ELEVATION	R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
	BUILDING GRID TAG	C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
	BUILDING SECTION	W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	WALL SECTION		CEILING MOUNT FIXTURE
	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
XXX	DOOR NUMBER TAG	S	110V SMOKE DETECTOR HARDWIRED W/BATT BACK-UP CARBON MONOXIDE DETECTOR
XX	WINDOW NUMBER TAG	CO	
B1	WALL TYPE		WALL MOUNT FIXTURE
	DETAIL HEAD		BATHROOM WALL MOUNT FIXTURE
C1	CEILING TYPE		TRACK LIGHTING
1'-0"	FINISHED CIELING HEIGHT		CIELING FAN
X	REVISION TAG		2x4 FLUORESCENT FIXTURE
		N	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD

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VINTAGE ON THE STRAND PHASE 3
TYPE "C"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.17091-2
DATE: 2018.02.16

REVISIONS:

SHEET TITLE:
LOWER LEVEL FLOOR PLAN

SHEET NUMBER:
A1.2

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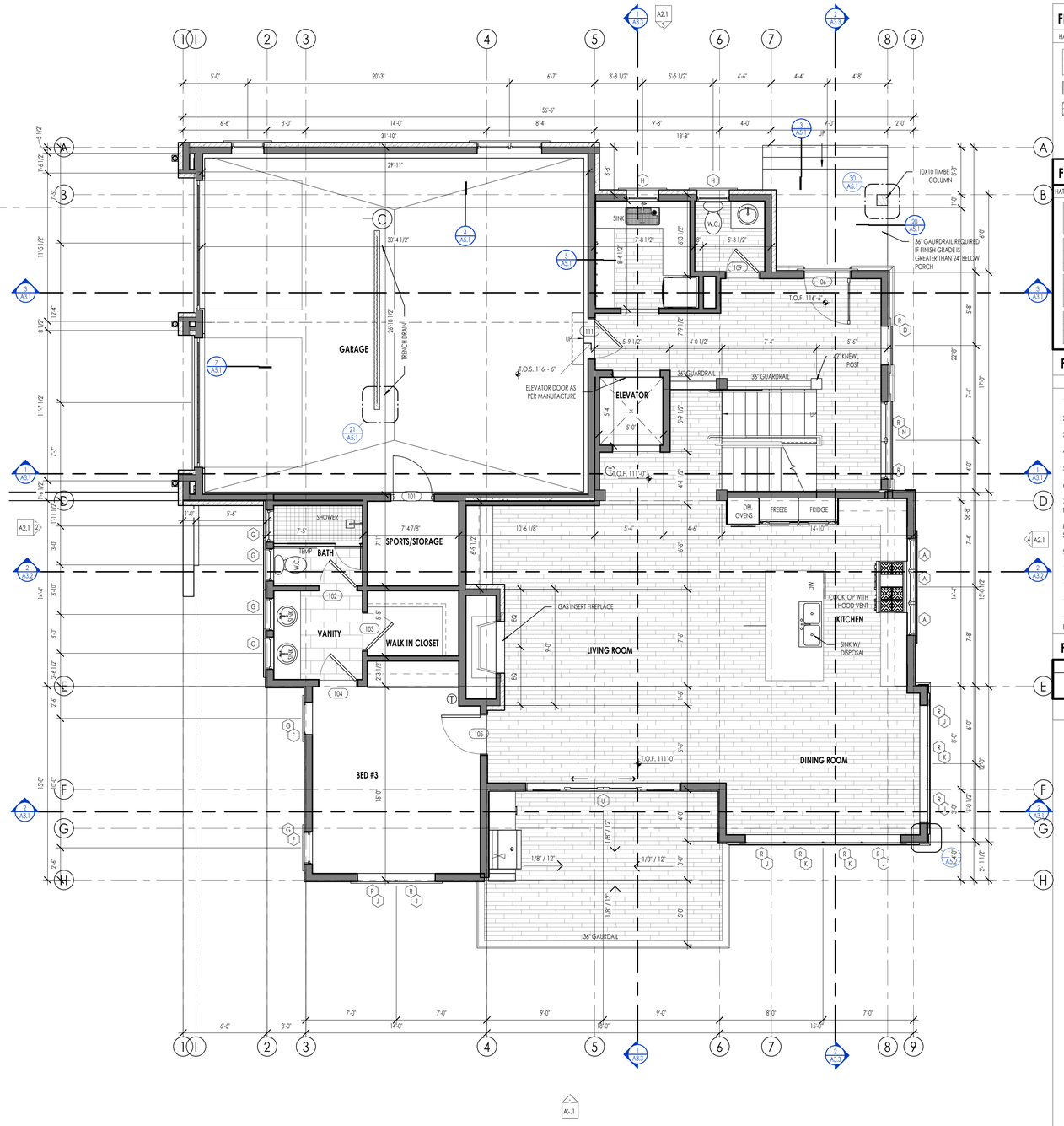
Plot Date: 1/30/2026 9:33:36 AM

EXHIBIT A35



LEVEL 1 - FLOOR PLAN

1/4" = 1'-0"

1 A1.3

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS
	ASPHALT ROOFING

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
7. SEE SHEET A0.1-A0.2 FOR PROJECT GENERAL NOTES AND SHEET A0.4-A0.7 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
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13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

SYMBOL LEGEND

	INTERIOR ELEVATION	R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
	BUILDING GRID TAG	C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
	BUILDING SECTION	W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	WALL SECTION		CEILING MOUNT FIXTURE
	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
XXX	DOOR NUMBER TAG	S	110V SMOKE DETECTOR HARDWIRED W/BATT BACK-UP
XX	WINDOW NUMBER TAG	CO	CARBON MONOXIDE DETECTOR
B1	WALL TYPE		WALL MOUNT FIXTURE
	DETAIL HEAD		BATHROOM WALL MOUNT FIXTURE
C1	CEILING TYPE		TRACK LIGHTING
1'-0"	FINISHED CIELING HEIGHT		CIELING FAN
X	REVISION TAG		2x4 FLUORESCENT FIXTURE
		N	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD

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VINTAGE ON THE STRAND PHASE 3
TYPE "C"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.17091-2
DATE: 2018.02.16

REVISIONS:

SHEET TITLE:
MAIN LEVEL FLOOR PLAN

SHEET NUMBER:
A1.3

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Plot Date: 1/30/2026 9:33:38 AM

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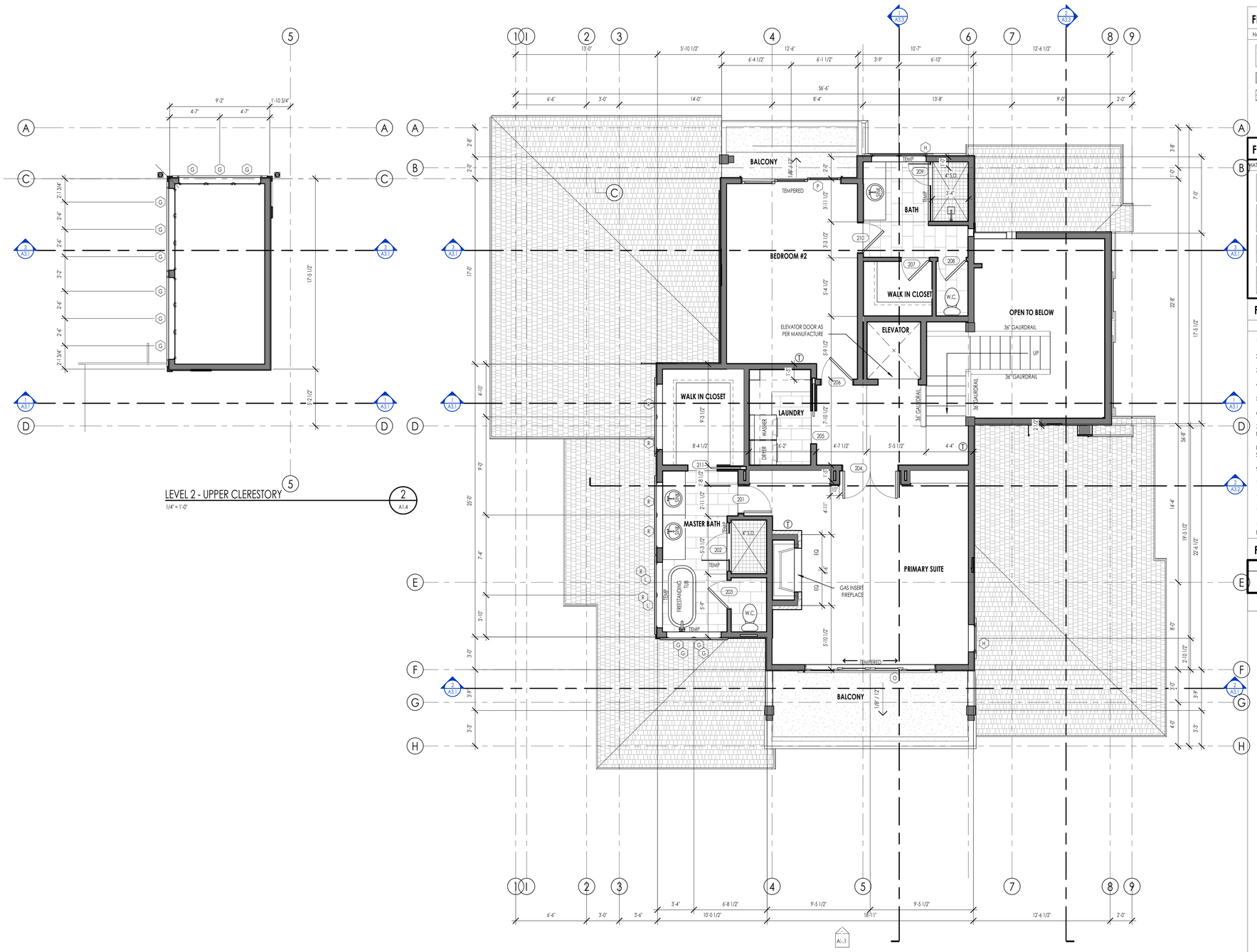

LEVEL 2 - UPPER CLERESTORY
1/4" = 1'-0"

LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS
	ASPHALT ROOFING

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
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FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

SYMBOL LEGEND

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	WINDOW NUMBER TAG		WALL MOUNT FIXTURE
	WALL TYPE		BATHROOM WALL MOUNT FIXTURE
	DETAIL HEAD		TRACK LIGHTING
	CEILING TYPE		CEILING FAN
	FINISHED CIELING HEIGHT		2x4 FLUORESCENT FIXTURE
	REVISION TAG	N	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
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VINTAGE ON THE STRAND PHASE 3
TYPE "C"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.17091-2
DATE: 2018.02.16
REVISIONS:

SHEET TITLE:
UPPER LEVEL FLOOR PLAN

SHEET NUMBER:
A1.4

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Plot Date: 1/30/2026 9:33:40 AM

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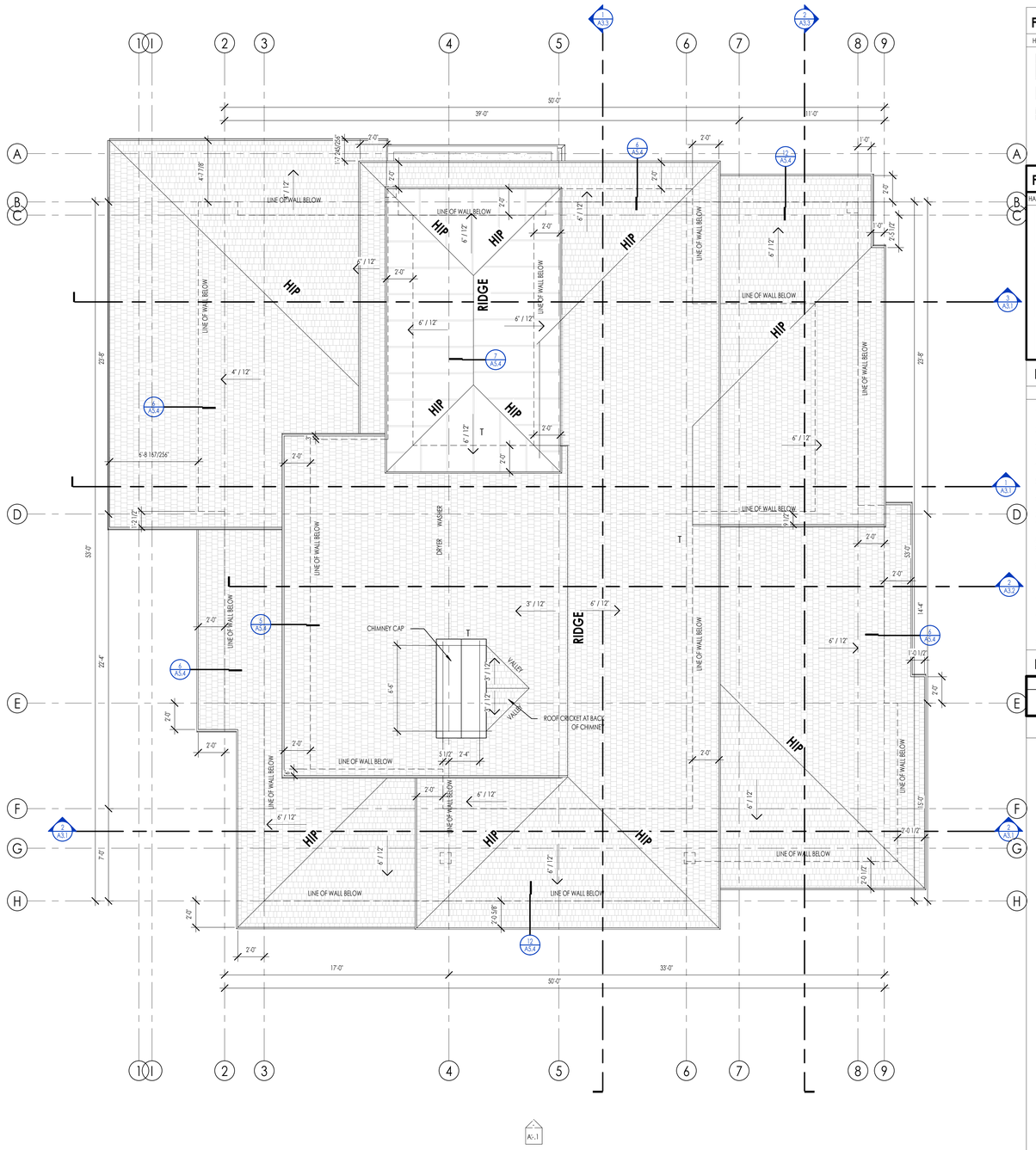

ROOF PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS
	ASPHALT ROOFING

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

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11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

SYMBOL LEGEND

INTERIOR ELEVATION	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
BUILDING GRID TAG	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
BUILDING SECTION	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
WALL SECTION	CEILING MOUNT FIXTURE
SPECIFICATION KEYNOTE	MINI PENDANT LIGHT
INSTRUCTIONAL KEYNOTE	EXHAUST FAN/ LIGHT
DOOR NUMBER TAG	110V SMOKE DETECTOR HARDWIRED W/BATT BACK-UP CARBON MONOXIDE DETECTOR
WINDOW NUMBER TAG	WALL MOUNT FIXTURE
WALL TYPE	BATHROOM WALL MOUNT FIXTURE
DETAIL HEAD	TRACK LIGHTING
CEILING TYPE	CIELING FAN
FINISHED CIELING HEIGHT	2x4 FLUORESCENT FIXTURE
REVISION TAG	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
	FIRE SPRINKLER HEAD

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VINTAGE ON THE STRAND PHASE 3
TYPE "C"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.17091-2
DATE: 2018.02.16

REVISIONS:

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A1.5

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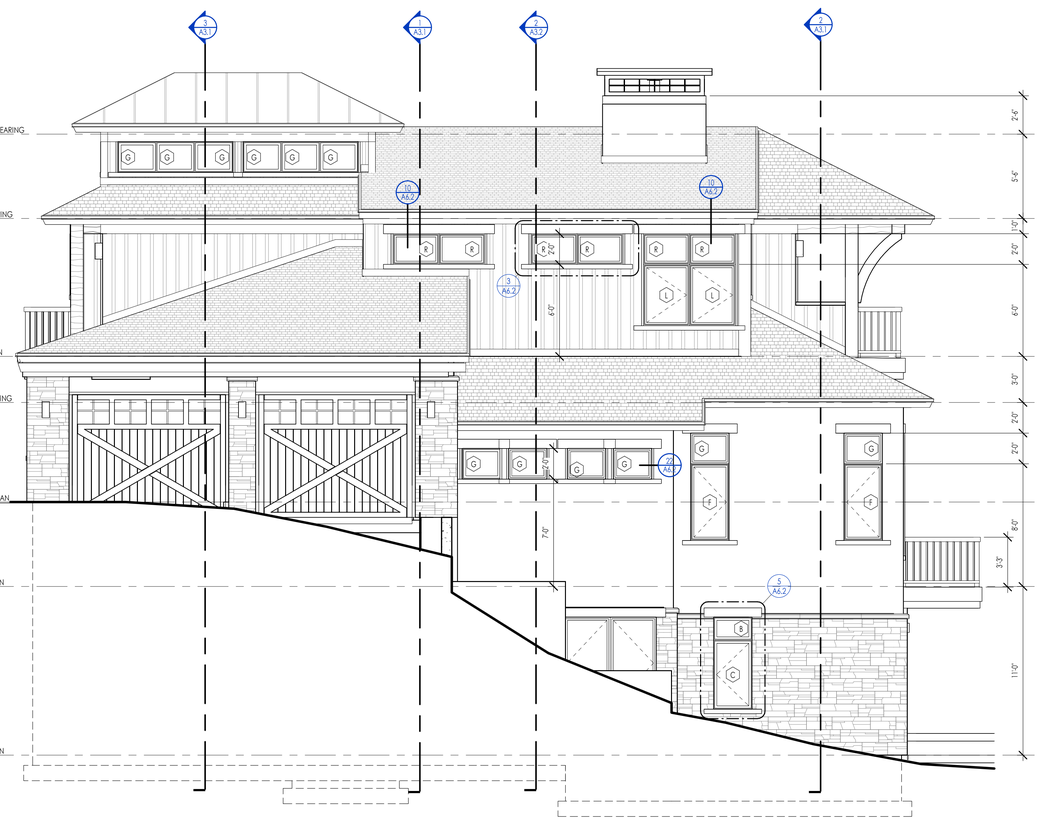
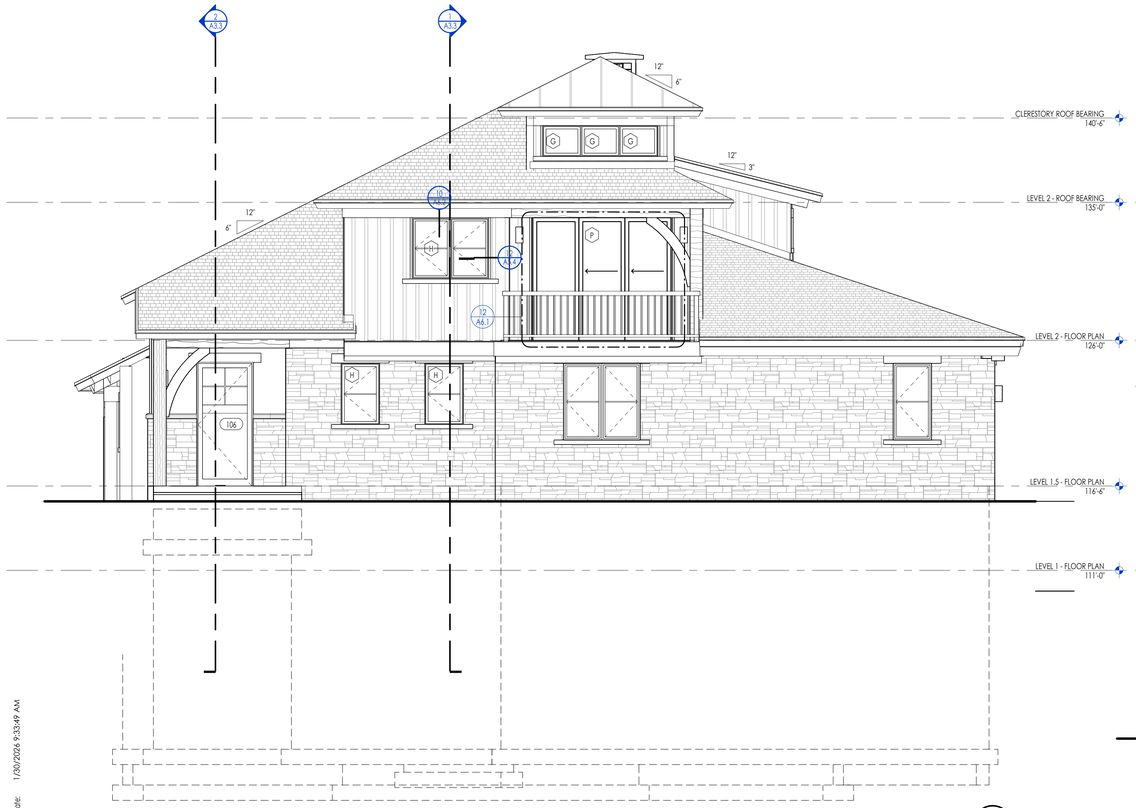
Plot Date: 1/30/2026 9:33:40 AM

EXHIBIT A38

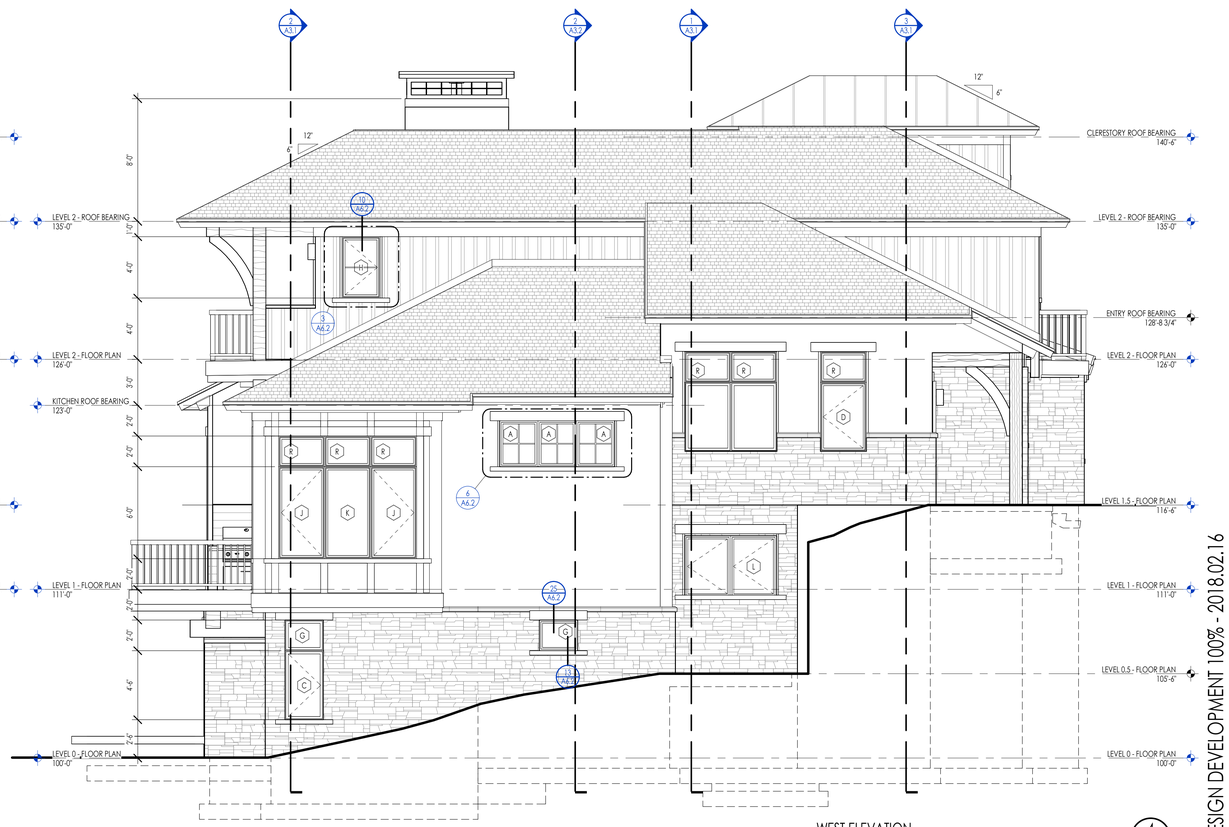
SOUTH ELEVATION
1/4" = 1'-0"
1 / A2.1



EAST ELEVATION
1/4" = 1'-0"
2 / A2.1



NORTH ELEVATION
1/4" = 1'-0"
3 / A2.1



WEST ELEVATION
1/4" = 1'-0"
4 / A2.1

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VINTAGE ON THE STRAND PHASE 3
TYPE "C"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.17091-2
DATE: 2018.02.16
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.1

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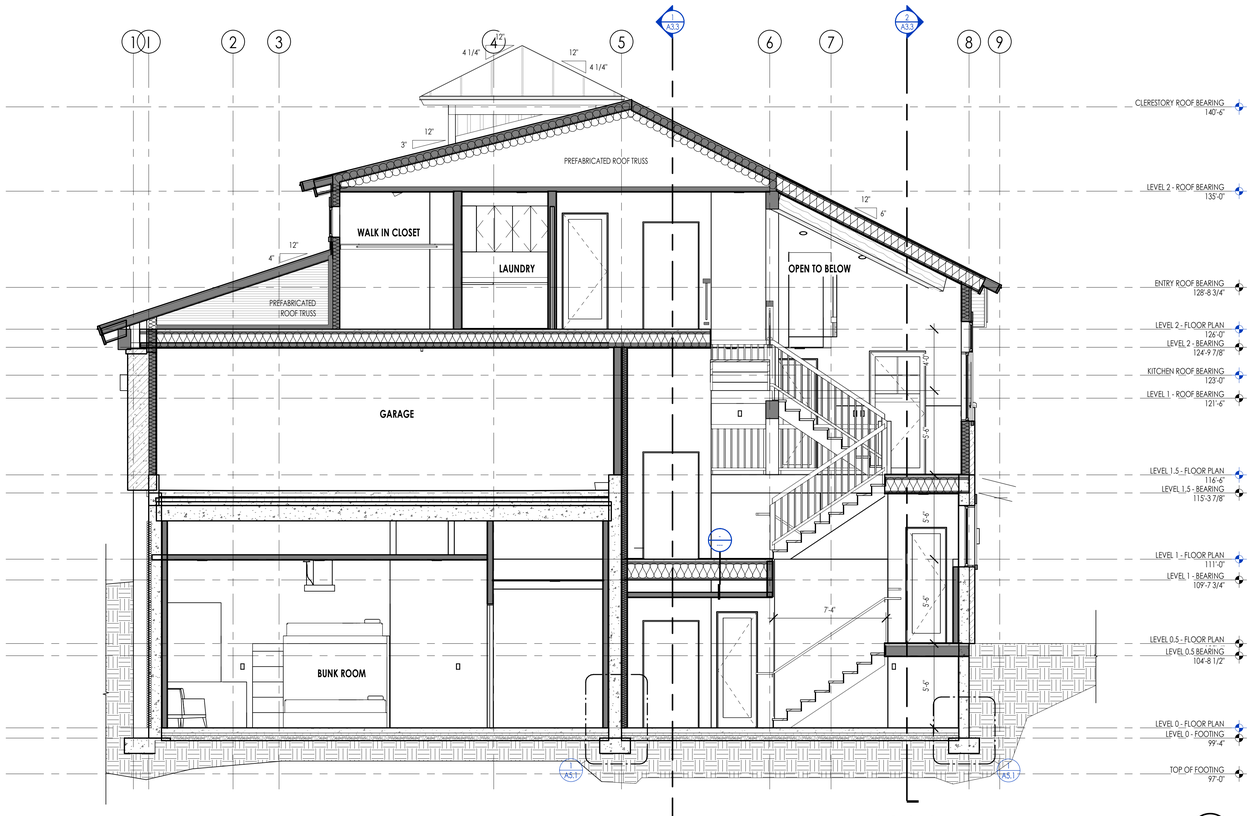
Plot Date: 1/30/2026 9:33:49 AM

EXHIBIT A39



SECTION 01
1/4" = 1'-0"
1 A3.1

SECTION 02
1/4" = 1'-0"
2 A3.1

SECTION 03
1/4" = 1'-0"
3 A3.1

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY, AND FINISH. SELECTED STONE TO BE DRY STACKED
	BOARD AND BATT SIDING CEDAR BOARDS AS PER SPECIFICATIONS
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
	ROOF STANDING SEAM SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

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VINTAGE ON THE STRAND PHASE 3
TYPE "C"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.17091-2
DATE: 2018.02.16
REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A3.1

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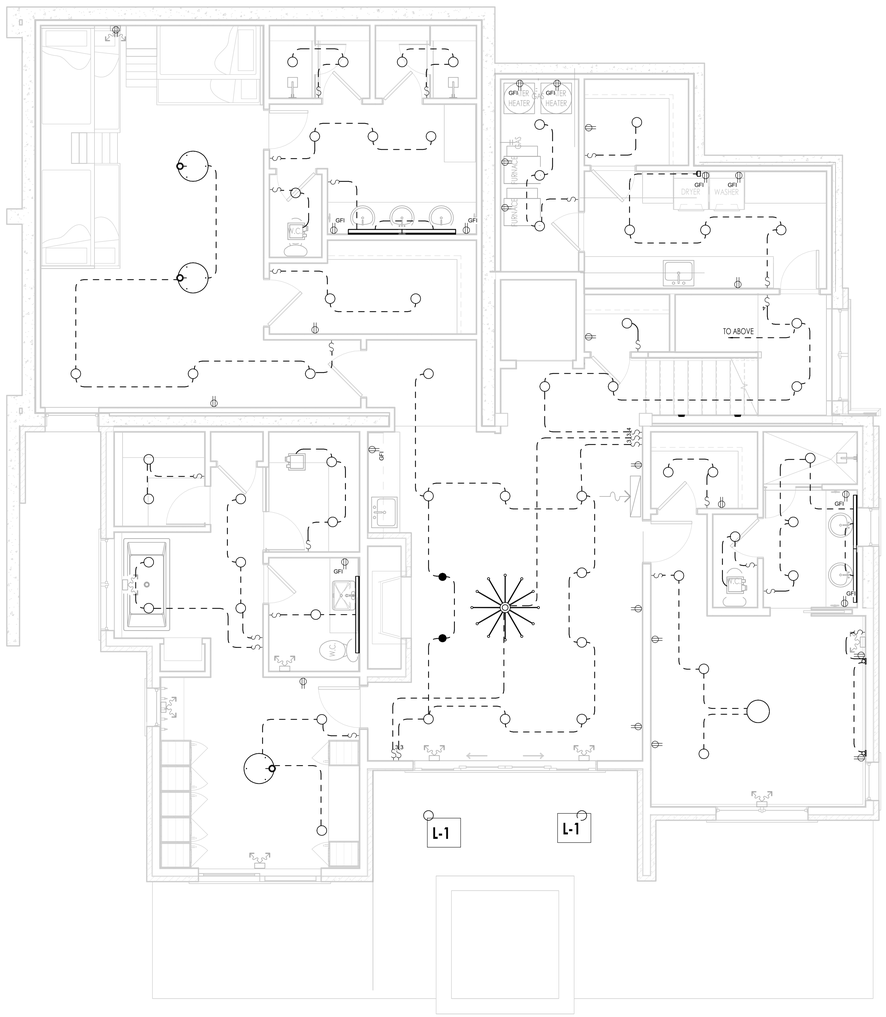
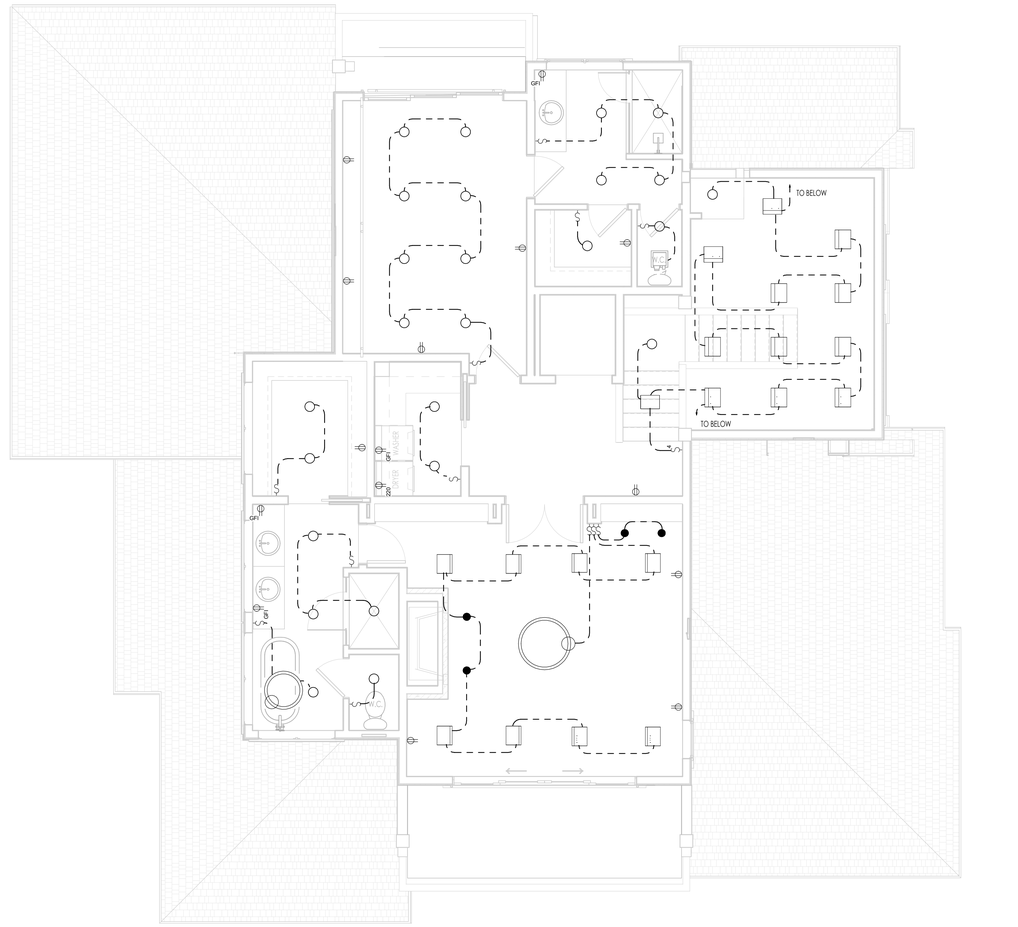
Plot Date: 1/30/2026 9:33:53 AM

EXHIBIT A40



LEVEL 0 - ELECTRICAL
1/4" = 1'-0"
1
E0.1



LEVEL 2 - ELECTRICAL
1/4" = 1'-0"
2
E0.1

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VINTAGE ON THE STRAND PHASE 3
TYPE "C"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO. 17091-2
DATE: 2018.02.16
REVISIONS:

SHEET TITLE:
LOWER UPPER LEVEL ELECTRICAL PLAN

SHEET NUMBER:
E0.1

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Plot Date: 1/30/2026 9:34:04 AM

EXHIBIT A41

Project		Catalog #		Type	
Prepared by		Notes		Date	

HALO

HL36SA | TL3

3" Square Shallow Directional New Construction LED Housing and Trims

Typical Applications

Residential, Light Commercial

Interactive Menu

- Order Information page 2
- Product Specifications page 4
- Photometric Data page 5
- Energy & Performance Data page 3
- Product Warranty
- Dimming Guide

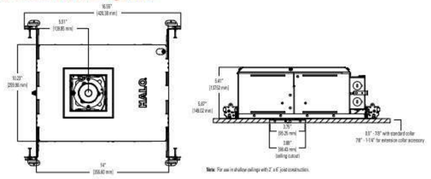
Product Certification

Product Features

Top Product Features

- Broad range of trims, distribution can easily be changed in the field
- Optional adapter allows rimless installation
- Interchangeable 15°, 25°, 40° and 55° LED optics provide focus
- Flicker-free dimming down to 1%, available with LE/TE phase cut and 0-10V analog control
- Locking 365° rotation and 45° tilt holds any aiming position

Dimensional and Mounting Details



COOPER Lighting Solutions

PIS1801YSTEN page 1

L-1 RECESSED EXTERIOR SOFFIT LIGHT

HUBBARDTON FORGE

Dorset Medium Dark Sky Friendly Outdoor Sconce

Base Item #: 305202

Selected Options

Lamping	Finish
Incandescent (SKT)	Coastal Burnished Steel (78)

Option1

Opal (GG) [GG0832]

Configured item #: 305202-1010

Smart String: 305202-SKT-78-GG0832

Image shown may not correspond to selected options

Specifications

Dimensions	
Width	11.2"
Height	22.7"
Depth	13.3"
Product Weight	11.5 lbs
Backplate	10.4" x 6"
Mounting Height - Vertical	9.5
Mounting Direction	Vertical

Lamping Information

Lamping Spec	
Socket Type	E26 Medium
Bulb	Par20, 75W Max
Number of Bulbs	1 (not Included)
Location Rating UL	Outdoor Wet
Safety Rating	UL|CUL listed

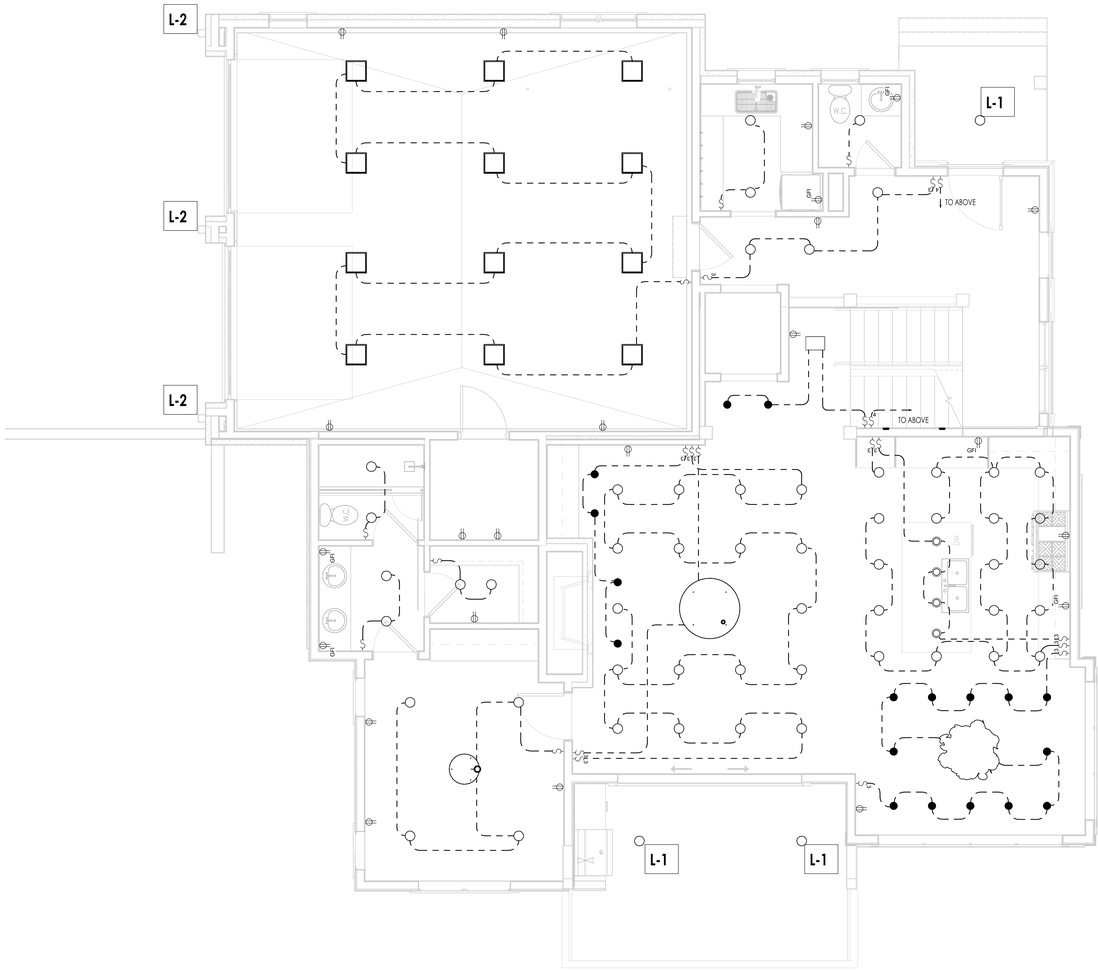
Recommended Bulb 1	
Base	E26 Medium
Type Or Shape	PAR16
Wattage	6.5
Color Temp	3000
Manufacturer	Bulbrite
Item Number	LED6PAR16FL40/50/830/D/4
Qty Per Product	1
Included	No

Options

Lamping	Finish	Option1
Incandescent (SKT)	White (02)	Opal (GG) [GG0832]
	Oil Rubbed Bronze (14)	Seeded (II) [II0832]
	Natural Iron (20)	
	Coastal Bronze (75)	
	Coastal Dark Smoke (77)	
	Coastal Burnished Steel (78)	
	Coastal Black (80)	

Hubbardtonforge.com customerservice@vtforge.com 888-826-4766

L-2 DECORATIVE WALL SCONCE



LEVEL 1 - ELECTRICAL 1/4" = 1'-0" — 1 / E0.2

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
S3	THREE WAY TOGGLE SWITCH
S4	FOUR WAY TOGGLE SWITCH
SG	GARAGE DOOR OPENER
SD	DIMMER TOGGLE SWITCH
	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
GFI	110 V GROUND FAULT INTERRUPTER
WP	110 V WATERPROOF GFI OUTLET
220	220 V OUTLET
	QUADRUPLEX OUTLET
	110 V FLOOR DUPLEX OUTLET
S	110 V SMOKE DETECTOR W/BATT BACK-UP
CO	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT FIXTURE
R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
C	4" LED CLOSET FIXTURE RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
W	4" LED WET FIXTURE RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
	LOW VOLTAGE RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
	CEILING MOUNT FIXTURE
	WALL MOUNT FIXTURE
	2X2 OR 2X4 LED CEILING FIXTURE
	LED STRIP LIGHT
	LED UNDERCOUNTER LIGHTING
G	GARAGE DOOR OPENER
K	KEYLESS ENTRY
B	DOORBELL
T	TELEPHONE (CAT 5E WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
TV	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET
TO	STRUCTURED WIRING (FUTURE SMART WIRING) IE (2) RG6 QUAD SHIELD, (3) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC., (6) PORT OUTLET
	GARBAGE DISPOSAL

ELECTRICAL KEYNOTES

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VINTAGE ON THE STRAND PHASE 3
TYPE "C"
SUMMIT COUNTY, UTAH 84098

DESIGN DEVELOPMENT 100% - 2018.02.16

PROJECT NO.17091-2
DATE: 2018.02.16
REVISIONS:

SHEET TITLE:
MAIN LEVEL
ELECTRICAL PLAN

SHEET NUMBER:
E0.2

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Plot Date: 1/30/2018 9:34:06 AM

EXHIBIT A42

PROJECT:

VINTAGE ON THE STRAND MANAGERS UNIT

ADDRESS:
3631 NORTH VINTAGE EAST
SUMMIT COUNTY, UTAH 84060

GOVERNING CODE: 2015 INTERNATIONAL BUILDING CODE WITH UTAH STATE AMENDMENTS

OCCUPANCY GROUP: R-2 LIVE/ WORK SECTION 419
BUILDING TYPE: V-B

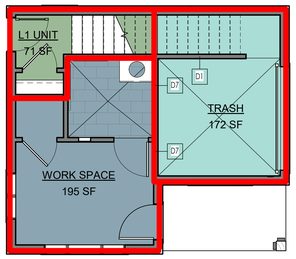
SECTION 419: LIVE/WORK UNITS
MEETS REQUIREMENTS AS A LIVE/ WORK R-2
SEE AREA CALCULATIONS BELOW
SECTION 420: OCCUPANCY SEPARATION
SEPARATION WALLS BETWEEN LIVING AND WORK SHALL BE CONSTRUCTED AS A RATED FIRE PARTITION.
HORIZONTAL SEPARATION IN ACCORDANCE WITH SECTION 711.
SECTION 708: FIRE PARTITIONS
708.3 WALL RATING TO BE 1/2 HOUR BASED ON EXCEPTION 2.
SECTION 711: HORIZONTAL ASSEMBLIES
711.2.4.1 SEPRATING MIXED OCCUPANCY - AS PER TABLE 508.4 - 1 HOUR SEPARATION REQUIRED
CHAPTER 9: NFPA 13R FIRE SPRINKLERS PROVIDED
ALLOWANCE TO REDUCE WALL RATING TO 1/2 HOUR.
SECTION 10: 1006.3.2 SINGLE EXIT FROM BUSINESS OCCUPANCY AND LIVING UNIT

CHAPTER 11: ACCESSIBILITY
1107.6.2.1 LIVE/ WORK UNITS
WORK SPACE TO COMPLY WITH ACCESSIBILITY REQUIREMENTS
LIVING SPACE ON UPPER LEVEL IS NOT REQUIRED TO COMPLY WITH ACCESSIBLE REQUIREMENTS
CHAPTER 29: PLUMBING FIXTURES.
2902.2 EXCEPTION 2: FOR THE BUSINESS PORTION A SINGLE SHARED RESTROOM REQUIRED. SINGLE WATER CLOSET AND SINK.
2902.6 NO DRINKING FOUNTAIN REQUIRED

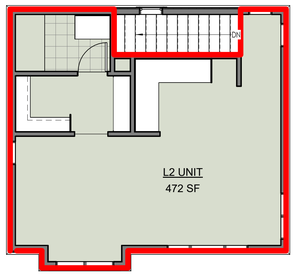
SEE SHEET A0.10 FOR WALL AND FLOOR ASSEMBLIES

GENERAL PLANNING NOTES:

THE FOLLOWING LIST IS NOT PART OF THIS PERMIT SUBMITTAL PACKAGE AND WOULD REQUIRE SEPARATE PERMIT:
1. RETAINING WALLS
2. SWIMMING POOLS
3. SOLAR AND GEOTHERMAL HEATING SYSTEMS
4. PHOTO-VOLTAIC AND WIND GENERATED ELECTRICAL SYSTEMS



AREA PLAN LEVEL 1 — 1 / A0.0
3/16" = 1'-0"



AREA PLAN LEVEL 2 — 2 / A0.0
3/16" = 1'-0"

ARCHITECT:	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ELECTRICAL ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	CONTRACTOR:
THINK ARCHITECTURE 5151 S. 900 E., SUITE 200 SALT LAKE CITY, UTAH 84117 PHONE: 801-269-0055	5IVE ENGINEERING 834 W. 75 N KAYSVILLE, UT 84037 PHONE: 801.915.4525	DESIGN BUILD	DESIGN BUILD	DESIGN BUILD	DESIGN BUILD	R.A. FARRIN CONSTRUCTION

DESIGN/ DRAWING APPROVALS

OWNER — DATE
OWNER — DATE
HOA — DATE

PROJECT AREA

BUILDING AREA - FINISHED	
AREA	FINISHED
WORK SPACE	195 SF
L2 UNIT	472 SF
L1 UNIT	71 SF
	738 SF

BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
TRASH	172 SF
	172 SF

BUILDING AREA - TOTAL
910 SF

ABBREVIATIONS

FLOOR OR POINT ELEVATION
KEY NOTE
SPECIFICATION KEY NOTE
WALL TYPE
DOOR NUMBER
WINDOW NUMBER
FIXTURE TAG
REVISION TAG
DETAIL
INTERIOR ELEVATION
BUILDING ELEVATION
ROOM NAME & NUMBER
BUILDING SECTION
WALL SECTION
CENTER LINE

MASTER GRID LINES
PARKING GRID LINES
BUILDING GRID LINES

E.I.F.S.
CONCRETE MASONRY UNIT
BRICK VENEER
STONE VENEER
CONCRETE
GYPSUM BOARD OR GROUT
MORTAR
BATT INSULATION
RIGID INSULATION
PLYWOOD
ROUGH WOOD-CONTINUOUS
ROUGH WOOD-BLOCKING
WOOD TRIM
STEEL
GRAVEL
EARTH

GRAPHIC SYMBOLS/ MATERIALS LEGEND

#	NUMBER	HDW.	HARDWARE
@	AT	H.M.	HOLLOW METAL
A.B.	ANCHOR BOLT	HORIZ.	HORIZON
ABV.	ABOVE	HT.	HEIGHT
ADJ.	ADJUSTABLE	HVAC	HEATING/VENTILATION/AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR	HYD	HYDRANT
ALUM.	ALUMINUM	I.D.	INSIDE DIAMETER
BD	BOARD	INFO.	INFORMATION
BLDG.	BUILDING	INSUL.	INSULATION
B.M.	BENCHMARK	LAV	LAVATORY
B.O.	BOTTOM OF	LT.	LIGHT
BOT.	BOTTOM	LT WT	LIGHT WEIGHT
B.P.	BASE PLATE	MAINT.	MAINTENANCE
BRG.	BEARING	MANUF.	MANUFACTURER
BTWN.	BETWEEN	MAX.	MAXIMUM
C.J.	CONSTRUCTION JOINT	MAT	MATERIAL
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT
CLR.	CLEAR	MECH.	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	M.O.	MASONRY OPENING
CONT.	CONTINUOUS	MTL.	METAL
CONST.	CONSTRUCTION	N.I.C.	NOT IN CONTRACT
C.J.	CONTRACTION JOINT	N.T.S.	NOT TO SCALE
DBL.	DOUBLE	O.C.	ON CENTER
DFT./DTL.	DETAIL	O.D.	OUTSIDE DIAMETER
DIA.	DIAMETER	O.F.	OUTSIDE FACE
DTL.	DETAIL	PERP	PERPENDICULAR
DWGS	DRAWINGS	PL	PLATE
E.F.	EACH FACE	PTD.	PAINTED
E.J.	EXPANSION JOINT	QTY.	QUANTITY
EL/ELEV.	ELEVATION	R.D.	ROOF DRAIN
EQ.	EQUAL	RAD.	RADIUS
E.S.	EACH SIDE	RFINF.	REINFORCED
E.W.	EACH WAY	REQ'D.	REQUIRED
EXIST.	EXISTING	RM	ROOM
EXPAN.	EXPANSION	R.O.	ROUGH OPENING
EXT.	EXTERIOR	SCHED	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	SHT.	SHEET
FD	FLOOR DRAIN	SIM	SIMILAR
FDN./FDTN	FOUNDATION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	STC	SOUND TRANSMISSION COEFFICIENT
F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.F.	FINISH FLOOR	SUSP.	SUSPENDED
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CURB
FT	FEET	T.O.F.	TOP OF FOOTING
FTG.	FOOTING	T.O.S.	TOP OF SLAB OR SIDEWALK
GA.	GAGE/GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
GPM	GALLONS PER MINUTE	U.N.O.	UNLESS NOTED OTHERWISE
GND	GROUND	VERT.	VERTICLE
GOVT.	GOVERNMENT	W/	WITH
GYP. BD.	GYPSUM WALL BOARD	WD.	WOOD
HC	HANDICAPPED	W.W.F.	WELDED WIRE FABRIC

VICINITY MAP

NORTH

DRAWING INDEX

INDEX CIVIL

SHEET #	SHEET NAME
C101	Civil

INDEX LANDSCAPE

SHEET #	SHEET NAME
L101	Landscape

INDEX ARCHITECTURAL

SHEET #	SHEET NAME
A0.0	COVER SHEET
A0.1	PROJECT GENERAL NOTES
A0.2	PROJECT GENERAL NOTES
A0.3	SPECIFICATIONS
A0.4	SPECIFICATIONS
A0.5	SPECIFICATIONS
A0.6	SPECIFICATIONS
A0.7	SPECIFICATIONS
A0.8	ACCESSIBILITY - SITE
A0.9	ACCESSIBILITY - PUBLIC SPACES
A0.10	FIRESTOP AND PENETRATIONS
A1.0	SITE PLAN
A1.0A	EROSION CONTROL DETAILS
A1.1	LEVEL 1 SLAB PLAN
A1.2	FLOOR PLANS/ REFLECTED CEILING PLANS
A2.1	ROOF PLAN/ EXTERIOR ELEVATIONS
A2.2	BUILDING SECTIONS
A5.1	ARCHITECTURAL DETAILS
A5.2	ARCHITECTURAL DETAILS
A5.3	STAIR DETAILS
A5.4	ROOF DETAILS
A6.1	DOOR SCHEDULE & ELEVATIONS
A6.2	WINDOW DETAILS

INDEX STRUCTURAL

SHEET #	SHEET NAME
S101	SEE STRUCT. PACKAGE

INDEX MECHANICAL

SHEET #	SHEET NAME
M101	Mechanical

INDEX PLUMBING

SHEET #	SHEET NAME
P101	Plumbing

INDEX ELECTRICAL

SHEET #	SHEET NAME
E101	Electrical

Plot Date: 5/19/2026 4:18:50 PM

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Salt Lake City, UT 84117
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STATE OF UTAH — BRIAN M. STANLEY — 8827408 — LICENSED ARCHITECT

VINTAGE ON THE STRAND MANAGERS
3631 NORTH VINTAGE EAST
SUMMIT COUNTY, UTAH 84060

PROJECT NO. 25072
DATE: 2026.05.19

REVISIONS:

1 2019.01.10 PLAN REVIEW COMMENTS
2 2019.12.26 2ND PLAN REVIEW

SHEET TITLE:
COVER SHEET

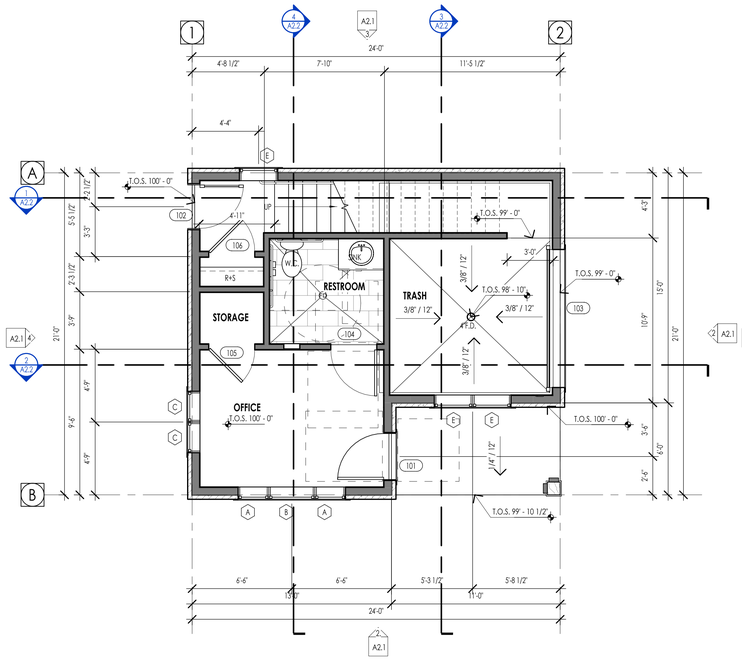
DRAWING STATUS

SHEET NUMBER:
A0.0

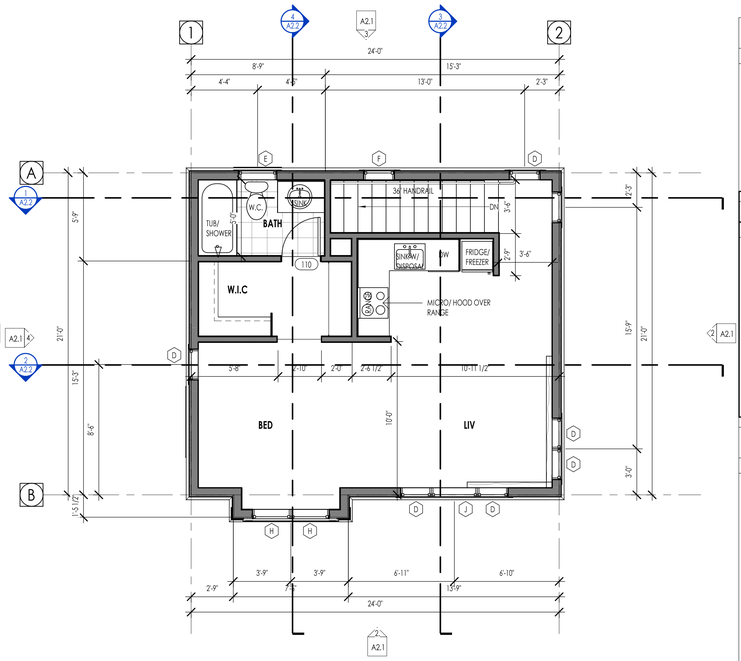
EXHIBIT A43

BUILDING AREA - FINISHED	
AREA	FINISHED
WORK SPACE	195 SF
L2 UNIT	472 SF
L1 UNIT	71 SF
	738 SF

BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
TRASH	172 SF
	172 SF



LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"
1 A1.2



LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"
2 A1.2

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	CMU WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS
	ASPHALT ROOFING

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

CEILING PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	CT-1 1 LAYER 5/8" --GYPSUM BOARD		
	CT-1A 1 LAYER 5/8" - GYP. BD ON 2X DROP FRAMING		
	CT-2 1 LAYER 5/8" - WATER RESISTANT GYPSUM BOARD		
	CT-2A 1 LAYER 5/8" - WATER RESISTANT GYPSUM BOARD ON 2X DROP FRAMING		
	CT-3 ROOF SOFFIT 3/4"X6" T+G CEDAR SOFFIT		

CEILING TYPE — C1
HEIGHT — 1'-0"

CEILING TYPE — C1
REFER TO SECTION — SLOPE

NOTE:
ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DESIGN DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

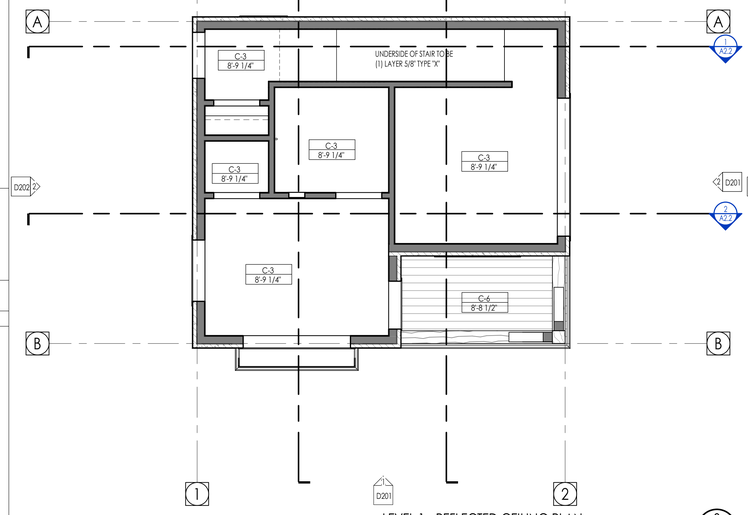
4. REFER TO ENLARGED PLANS FOR ALL DECKS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

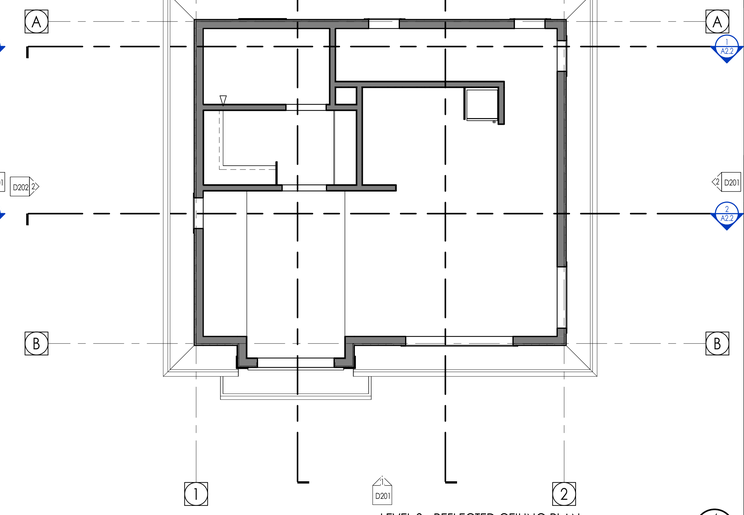
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH ELECTRCIAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.



LEVEL 1 - REFLECTED CEILING PLAN
1/4" = 1'-0"
3 A1.2



LEVEL 2 - REFLECTED CEILING PLAN
1/4" = 1'-0"
4 A1.2

SYMBOL LEGEND

1Ref A101 1Ref	INTERIOR ELEVATION	R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
A	BUILDING GRID TAG	C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
1 SIM A101	BUILDING SECTION	W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
SIM A101	WALL SECTION		CEILING MOUNT FIXTURE
#	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
#	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
XXX	DOOR NUMBER TAG	S	110V SMOKE DETECTOR HARDWIRED W/BATT BACK-UP
XX	WINDOW NUMBER TAG	CM	CARBON MONOXIDE DETECTOR
B1	WALL TYPE		WALL MOUNT FIXTURE
SIM A101	DETAIL HEAD		BATHROOM WALL MOUNT FIXTURE
C1 1'-0"	CEILING TYPE		TRACK LIGHTING
	FINISHED CIELING HEIGHT		CEILING FAN
X	REVISION TAG	[N]	2x4 FLUORESCENT FIXTURE
			MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD

DOOR SCHEDULE

NUMBER	TYPE	WIDTH	HEIGHT	FRAME TYPE	FIRE RATING	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	FINISH DOOR	FINISH FRAME	HARDWARE	COMMENTS
LEVEL 1 - FLOOR PLAN												
101	D32	3'-0"	8'-0"									
102	D42	2'-10"	8'-0"		-							
103	D37	9'-0"	7'-0"		-							
104	C1	3'-0"	8'-0"		NON-RATED				PAINTED	PAINTED		
105	C1	3'-0"	8'-0"		NON-RATED							
106	C1	3'-0"	8'-0"		NON-RATED							
LEVEL 2 - FLOOR PLAN												
110	D39	2'-6"	8'-0"									

WINDOW SCHEDULE

MARK	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	HEAD HEIGHT	OPERATION	MATERIAL	FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	GLAZING THICKNESS	GLAZING TYPE	COMMENTS
A	2'-0"	6'-0"	8'-0"	Window - Casement								
B	3'-0"	6'-0"	8'-0"	Window - Fixed								
C	2'-0"	6'-0"	8'-0"	Window - Fixed								
D	2'-0"	5'-0"	8'-0"	Window - Casement								
E	2'-6"	2'-0"	8'-0"	Window - Fixed								
F	2'-0"	5'-0"	8'-0"	Window - Fixed								
H	2'-6"	6'-0"	8'-0"	Window - Casement								
J	3'-0"	5'-0"	8'-0"	Window - Fixed								

Think Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH · BRIAN M. CONNELLY · 8827408 · LICENSED ARCHITECT

VINTAGE ON THE STRAND MANAGERS

3631 NORTH VINTAGE EAST
SUMMIT COUNTY, UTAH 84060

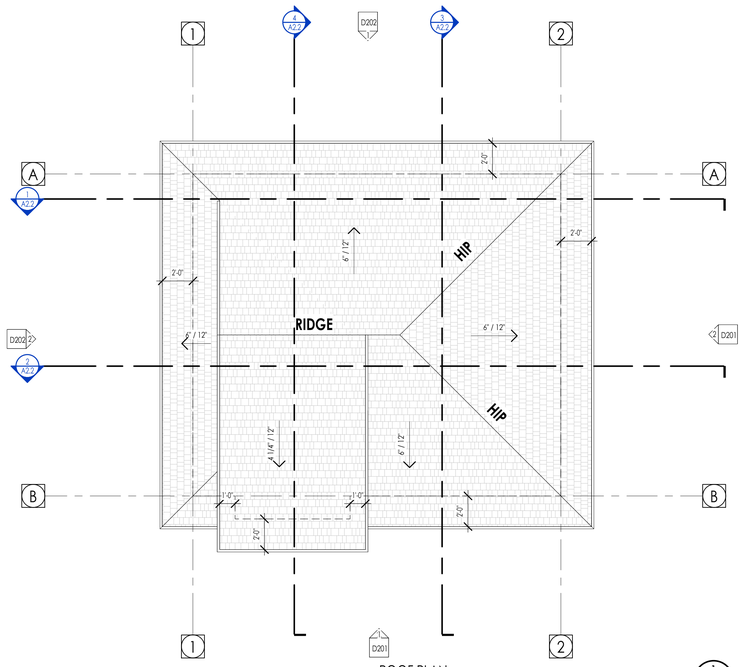
PROJECT NO. 25072
DATE: 2026.05.19
REVISIONS:

SHEET TITLE:
FLOOR PLANS/ REFLECTED CEILING PLANS
SHEET NUMBER:
A1.2

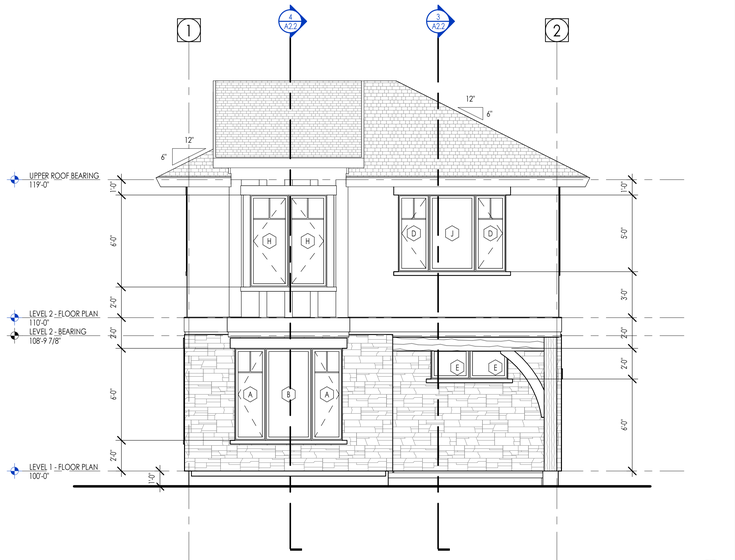
DRAWING STATUS

Plot Date: 5/19/2026 4:18:55 PM

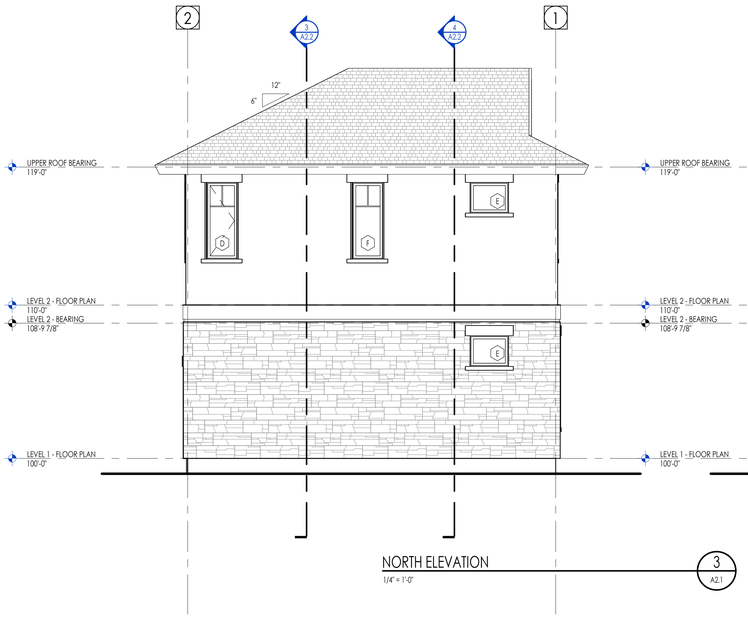
EXHIBIT A44



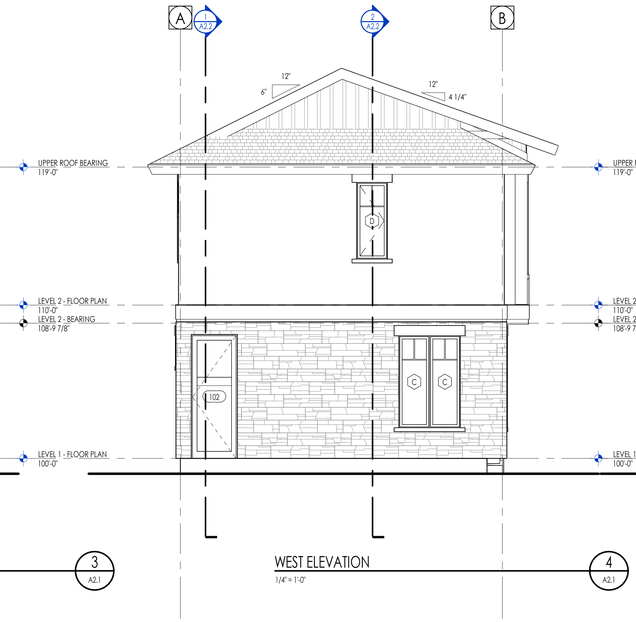
ROOF PLAN
1/4" = 1'-0"
1 A2.1



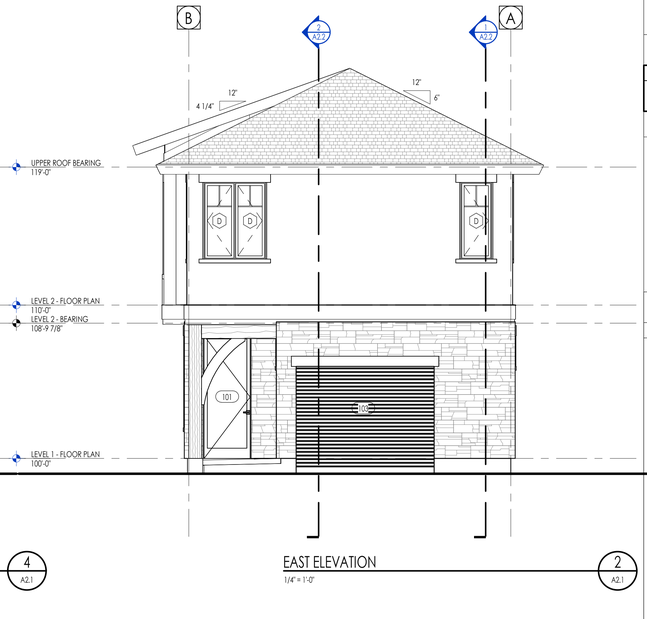
SOUTH ELEVATION
1/4" = 1'-0"
2. A2.1



NORTH ELEVATION
1/4" = 1'-0"
3 A2.1



WEST ELEVATION
1/4" = 1'-0"
4 A2.1



EAST ELEVATION
1/4" = 1'-0"
2 A2.1

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	CMU WALL
	STONE VENEER

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

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7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

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12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY, AND FINISH. SELECTED STONE AS PER OWNER
	BOARD AND BATT SIDING CEDAR AS PER SPECIFICATIONS
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

SYMBOL LEGEND

1Ref A101 1Ref	INTERIOR ELEVATION	R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
1Ref A	BUILDING GRID TAG	C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
1 SIM A101	BUILDING SECTION	W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
1 SIM A101	WALL SECTION		CEILING-MOUNT FIXTURE
#	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
#	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
XXX	DOOR NUMBER TAG	S	110V SMOKE DETECTOR HARDWIRED W/BATT BACK-UP
XX	WINDOW NUMBER TAG	CO	CARBON MONOXIDE DETECTOR
B1	WALL TYPE		WALL MOUNT FIXTURE
SIM A101	DETAIL HEAD		BATHROOM WALL MOUNT FIXTURE
C1 1'-0"	CEILING TYPE		TRACK LIGHTING
	FINISHED CIELING HEIGHT		CEILING FAN
X	REVISION TAG	[N]	2x4 FLUORESCENT FIXTURE
			MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD

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STATE OF UTAH · BRIAN M. CONNELLY · 8947408 · LICENSED ARCHITECT

VINTAGE ON THE STRAND PHASE 3
MANAGER/ LOBBY
SUMMIT COUNTY, UTAH 84098

PROJECT NO. 17091.1
DATE: 2026.02.02
REVISIONS:

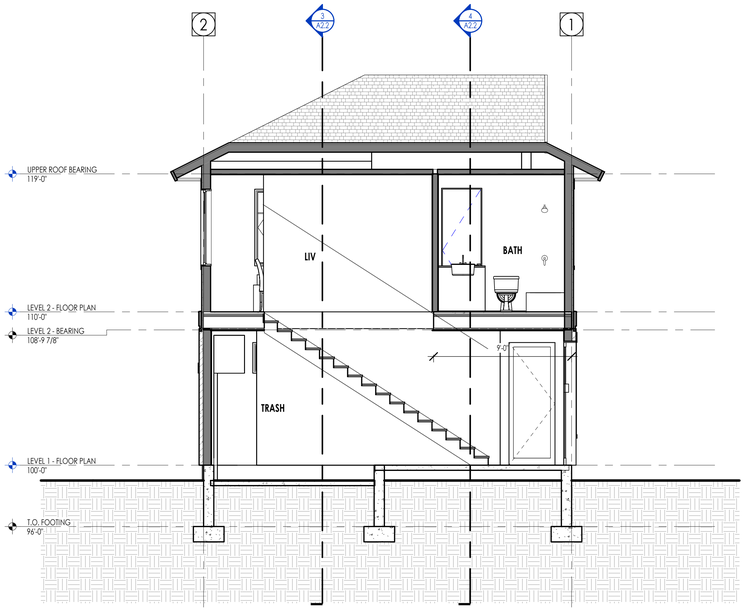
DRAWING STATUS

SHEET TITLE:
ROOF PLAN/ EXTERIOR ELEVATIONS

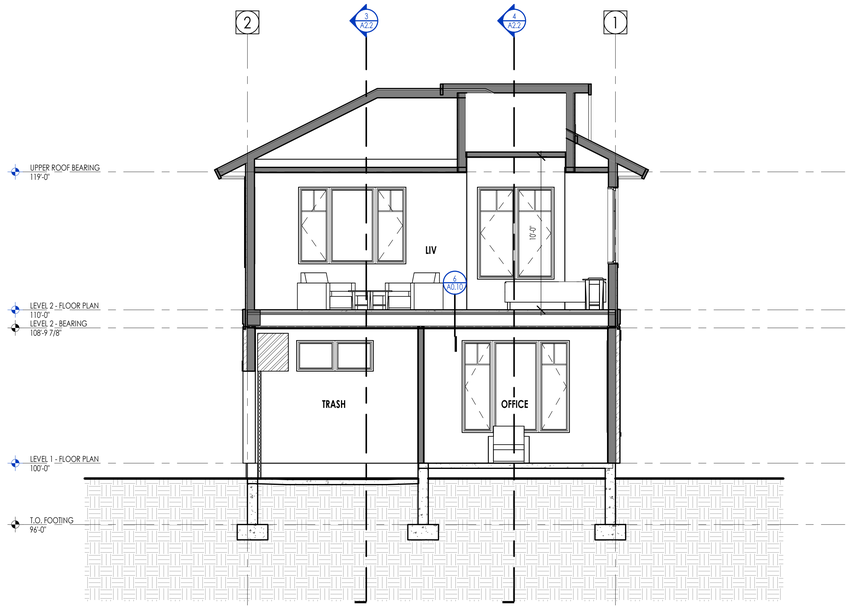
SHEET NUMBER:
A2.1

Plot Date: 2/12/2026 5:06:04 PM

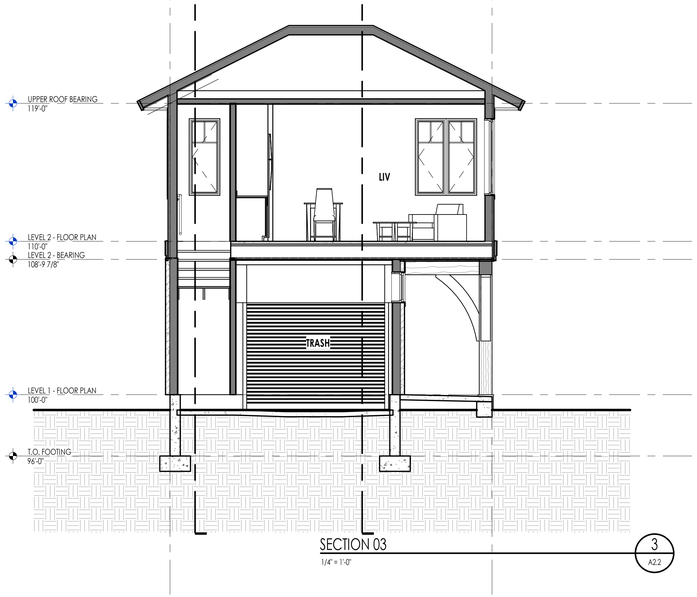
EXHIBIT A45



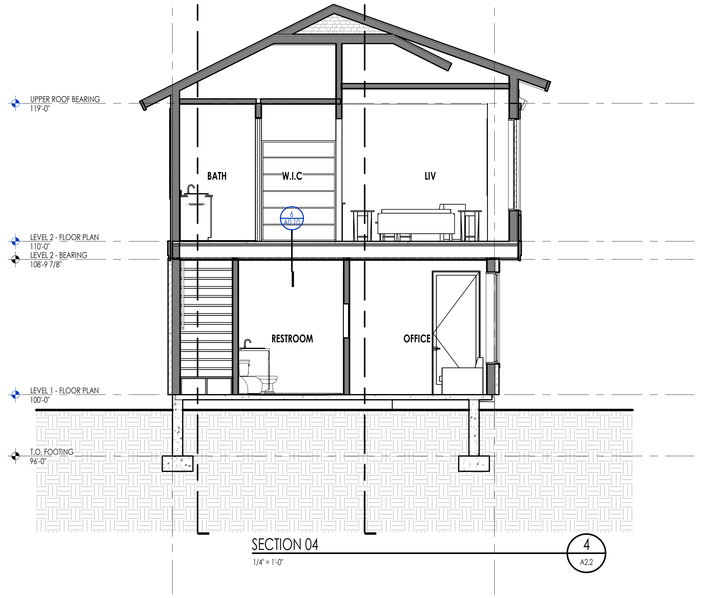
SECTION 01
1/4" = 1'-0"
1 A2.2



SECTION 02
1/4" = 1'-0"
2 A2.2



SECTION 03
1/4" = 1'-0"
3 A2.2



SECTION 04
1/4" = 1'-0"
4 A2.2

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY, AND FINISH. SELECTED STONE AS PER OWNER
	BOARD AND BATT SIDING CEDAR AS PER SPECIFICATIONS
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

KEYNOTE INSTRUCTIONAL

Think
Architecture

Architecture
Interior Design
Landscape Architecture
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Construction Management

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STATE OF UTAH
BRIAN M. CONNELLY
8617408
LICENSED ARCHITECT

VINTAGE ON THE STRAND MANAGERS

3631 NORTH VINTAGE EAST
SUMMIT COUNTY, UTAH 84060

PROJECT NO. 25072
DATE: 2026.05.19
REVISIONS:

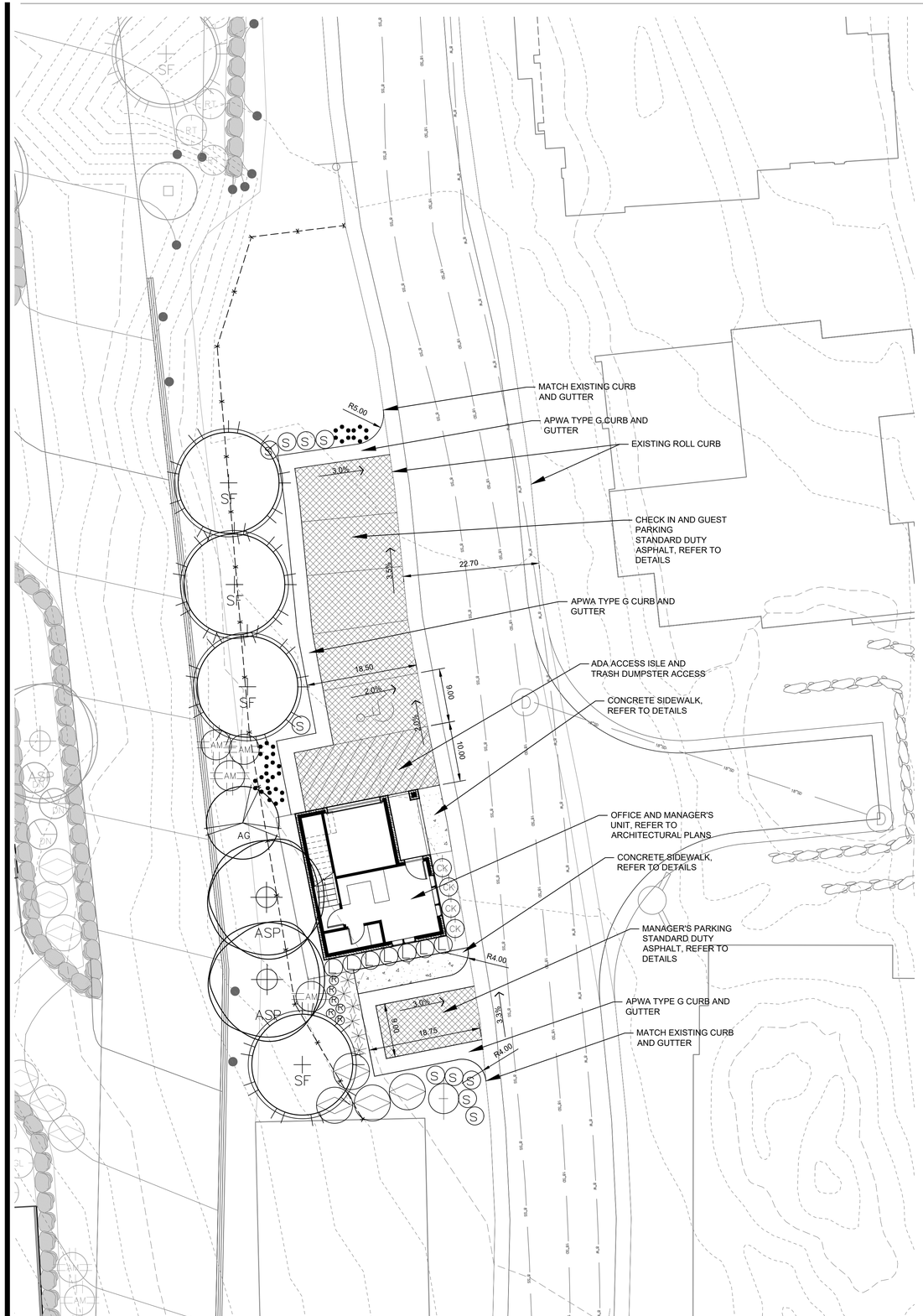
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A2.2

DRAWING STATUS

Plot Date: 5/19/2026 4:18:56 PM

EXHIBIT A46



Plant Schedule

QUANTITY	SYMBOL	BOTANICAL/COMMON NAME	SIZE
DECIDUOUS TREES			
3	ASP	Populus tremuloides Quaking Aspen	2" CAL.
1	AG	Acer ginnala 'Flame' Amur Maple	2" CAL.
EVERGREEN TREES			
4	SF	Abies lasiocarpa Sub-Alpine Fir	8' Hgt.
SHRUBS			
4	AM	Aronia melanocarpa elata 'Autumn Magic' Autumn Magic Black Chokeberry	5 Gal.
4	SY	Symphoricarpos orbiculatus Indian Currant Snowberry	5 Gal.
4	CK	Cornus sericea 'Kelseyi' Kelesyi Redtwig Dogwood	5 GAL.
1		Cornus sericea 'Alleman's Compact' Alleman's Red Osier Dogwood	5 Gal.
PERENNIALS			
6		Aquilegia caerulea Rocky Mtn. Blue Rocky Mountain Blue Columbine	1 Gal.
7	L	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue Lavender	1 Gal.
6		Rudbekia fulgida 'Goldstrum' Black Eyed Susan	1 Gal.
10	S	Leucanthemum x compact 'Snow Lady' Shasta Dwarf Daisy	1 Gal.
GRASSES			
6		Festuca ovina glauca Elijah Blue Fescue	1 Gal.

SCALE: 1"=10'

LICENSED LANDSCAPE ARCHITECT
#4987010-5301
CHRIS ERIC LANGVARDT
STATE OF UTAH

Manager's Unit

3631 N Vintage East Street

CONCEPT

SUMMIT COUNTY, UT

LDG EST. 2006 SALT LAKE CITY

DATE:	09.22.2020
PROJECT:	000.0000.00
DRAWN BY:	CH
REVIEW BY:	EL
VERSION:	SITE PLAN
REVISIONS:	

SHEET TITLE:
SITE AND LANDSCAPE PLAN

SHEET NUMBER:
L2.0
EXHIBIT A47

Project		Catalog #		Type	
Prepared by		Notes		Date	

HALO

HL36SA | TL3

3" Square Shallow Directional New Construction LED Housing and Trims

Typical Applications

Residential, Light Commercial

Interactive Menu

- Order Information page 2
- Product Specifications page 4
- Photometric Data page 5
- Energy & Performance Data page 3
- Product Warranty
- Dimming Guide

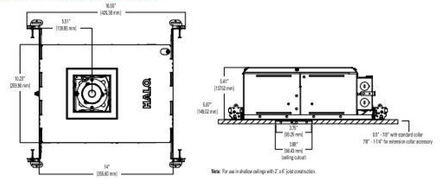
Product Certification

Product Features

Top Product Features

- Broad range of trims, distribution can easily be changed in the field
- Optional adapter allows rimless installation
- Interchangeable 15°, 25°, 40° and 55° LED optics provide focus
- Flicker-free dimming down to 1%, available with LE/TE phase cut and 0-10V analog control
- Locking 365° rotation and 45° tilt holds any aiming position

Dimensional and Mounting Details



COOPER Lighting Solutions

L-1 RECESSED EXTERIOR SOFFIT LIGHT

HUBBARDTON FORGE

Dorset Medium Dark Sky Friendly Outdoor Sconce

Base Item #: 305202

Selected Options

Lamping	Finish
Incandescent (SKT)	Coastal Burnished Steel (78)

Option1

Opal (GG) [GG0832]

Configured Item #: 305202-1010

Smart String: 305202-SKT-78-GG0832

Image shown may not correspond to selected options

Specifications

Dimensions	
Width	11.2"
Height	22.7"
Depth	13.3"
Product Weight	11.5 lbs
Backplate	10.4" x 6"
Mounting Height - Vertical	9.5
Mounting Direction	Vertical

Lamping Information

Lamping Spec	
Socket Type	E26 Medium
Bulb	Par20, 75W Max
Number of Bulbs	1 (not included)
Location Rating UL	Outdoor Wet
Safety Rating	UL | CUL listed

Recommended Bulb 1	
Base	E26 Medium
Type Or Shape	PAR16
Wattage	6.5
Color Temp	3000
Manufacturer	Bulbrite
Item Number	LED6PAR16FL40/50/830/D/4
Qty Per Product	1
Included	No

Options

Lamping	Finish	Option1
Incandescent (SKT)	White (02)	Opal (GG) [GG0832]
	Oil Rubbed Bronze (14)	Seeded (II) [II0832]
	Natural Iron (20)	
	Coastal Bronze (75)	
	Coastal Dark Smoke (77)	
	Coastal Burnished Steel (78)	
	Coastal Black (80)	

Hubbardtonforge.com customerservice@vlforge.com 888-826-4766

L-2 DECORATIVE WALL SCONCE

RESOLUT

181 E 5600 S, Murray, UT 84107 | (801) 530-3148
info@resolutgroup.com | resolutgroup.com

PM:SYDNEE ANDERSON

Project #: 260223

181 East 5600 South
Murray, UT 84107
801.530.3148 T
801.530.3150 F

PROFESSIONAL ENGINEER
Lewis Wong
No. 9075170
2026-03-30
STATE OF UTAH

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VINTAGE ON THE STRAND PHASE 3

SUMMIT COUNTY, UTAH

REVISIONS

RESOLUT PROJECT #:	260223
CHECKED BY:	LW
DRAWN BY:	HB
CURRENT/ISSUE DATE:	03.27.2026

SHEET CONTENTS

LIGHTING CUTSHEETS

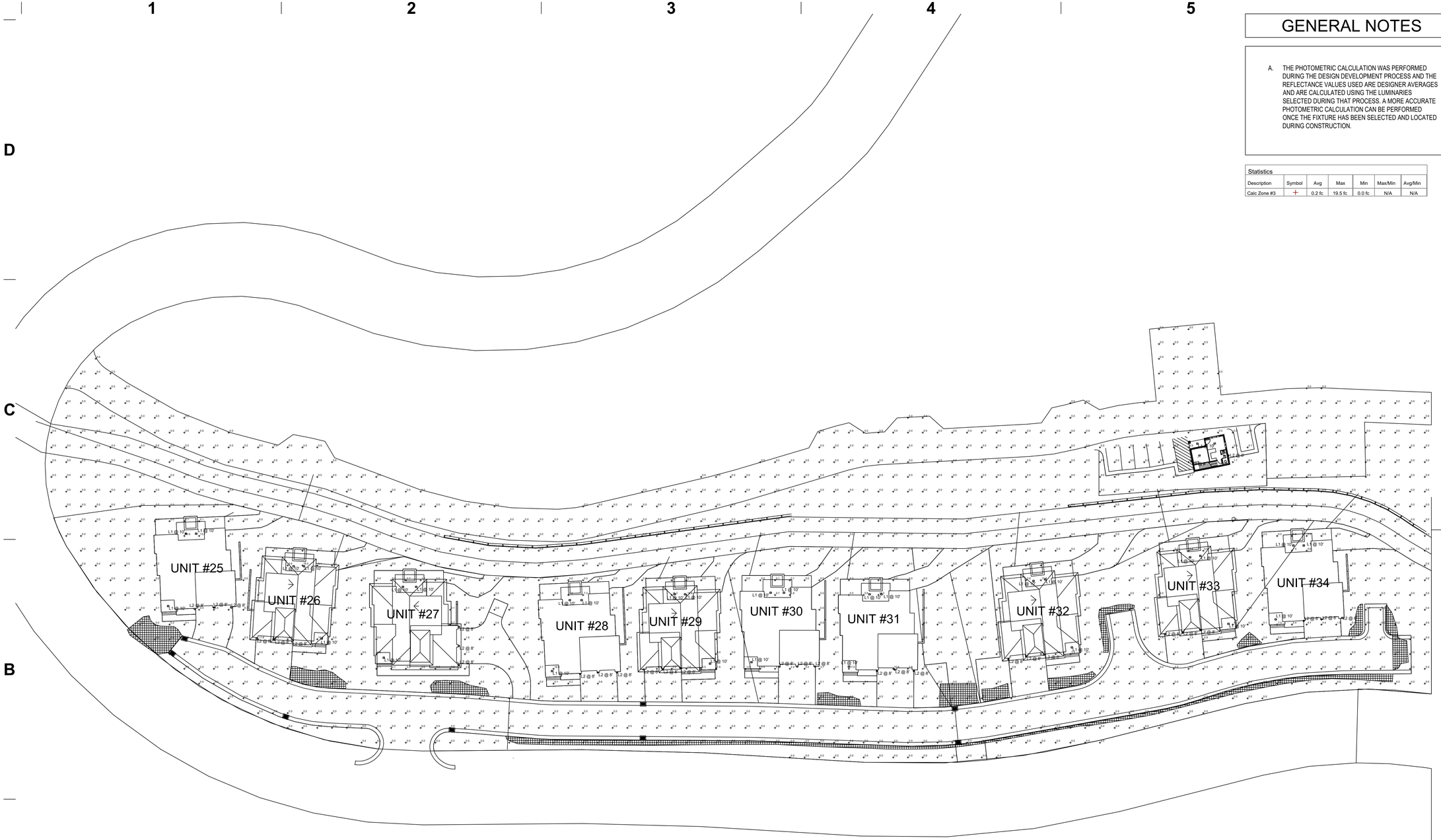
EG500

EXHIBIT A48

GENERAL NOTES

A. THE PHOTOMETRIC CALCULATION WAS PERFORMED DURING THE DESIGN DEVELOPMENT PROCESS AND THE REFLECTANCE VALUES USED ARE DESIGNER AVERAGES AND ARE CALCULATED USING THE LUMINARIES SELECTED DURING THAT PROCESS. A MORE ACCURATE PHOTOMETRIC CALCULATION CAN BE PERFORMED ONCE THE FIXTURE HAS BEEN SELECTED AND LOCATED DURING CONSTRUCTION.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.2 fc	19.5 fc	0.0 fc	N/A	N/A



1 PHOTOMETRIC PLAN
EL101 SCALE: 1/32"=1'-0"

RESOLUT
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PROFESSIONAL ENGINEER
Lewis Wong
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2026-03-30
STATE OF UTAH

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VINTAGE ON THE STRAND
PHASE 3
SUMMIT COUNTY, UTAH

REVISIONS

RESOLUT PROJECT #:	260223
CHECKED BY:	LW
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CURRENT/ISSUE DATE:	03.27.2026

SHEET CONTENTS
PHOTOMETRIC PLAN

EL101
EXHIBIT A10

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

State of Utah
Department of Commerce

OFFICE OF THE PROPERTY RIGHTS OMBUDSMAN

FRANCINE A. GIANI
Executive Director

BRENT N. BATEMAN
Lead Attorney, Office of the Property Rights Ombudsman

ADVISORY OPINION

Advisory Opinion Requested By:	Bruce R. Baird, Esq.
Local Government Entity:	Summit County
Applicant for Land Use Approval:	Sugarbowl Developers, LLC
Type of Property:	Residential Subdivision
Date of this Advisory Opinion:	November 9, 2016
Opinion Authored By:	Brent N. Bateman Office of the Property Rights Ombudsman

ISSUE

Did the Snyderville Basin Planning Commission correctly determine that stand-alone single-family structures do not comply with, and are not permitted within, the Hotel/Lodging Units zone?

SUMMARY OF ADVISORY OPINION

The applicable ordinances do not prohibit single family structures. The County has denied the developer's application for single-family structures in order to enforce a prohibition on permanent residential uses in the zone. However, single-family structures easily fit the definition of Hotel/Lodging Uses, as described in the zoning. Nothing in the plain language of the ordinance justifies denial of the developer's desired single-family structures in the zone. If the intent was to prohibit single-family structures, the ordinance needs to plainly say so.

The County has clearly and plainly restricted permanent residences as a use within the zone. Nevertheless, enforcement of that restriction by prohibiting single-family structures is arbitrary. Permanent occupancy could be established in any type of residential structure, including multi-family structures. The County should approve the application for single-family structures, and find another method for enforcing its restriction on permanent residences.

REVIEW

A Request for an Advisory Opinion may be filed at any time prior to the rendering of a final decision by a local land use appeal authority under the provisions of UTAH CODE § 13-43-205. An advisory opinion is meant to provide an early review, before any duty to exhaust administrative remedies, of significant land use questions so that those involved in a land use application or other specific land use disputes can have an independent review of an issue. It is hoped that such a review can help the parties avoid litigation, resolve differences in a fair and neutral forum, and understand the relevant law. The decision is not binding, but, as explained at the end of this opinion, may have some effect on the long-term cost of resolving such issues in the courts.

A Request for an Advisory Opinion was received from Bruce R. Baird, on behalf of Sugarbowl Developers, LLC on December 16, 2015. A copy of that request was sent via certified mail to Mr. Bob Jasper, County Manager, Summit County, 60 North Main, Coalville, Utah 84017.

EVIDENCE

The Ombudsman's Office reviewed the following relevant documents and information prior to completing this Advisory Opinion:

1. Request for an Advisory Opinion, submitted by Bruce R. Baird, on behalf of Sugarbowl Developers, LLC on December 16, 2015, with attachments.
2. Supplemental information submitted by Mr. Bruce R. Baird, received March 31, 2016, with attachments.
3. Letter submitted by David Thomas, Deputy Summit County Attorney on April 21, 2016, with attachments.
4. Letter submitted by Mr. Baird on July 18, 2016.
5. Letter submitted by Mr. Thomas on July 19, 2016.

BACKGROUND[1]

Sugarbowl Developers, LLC (Sugarbowl) is the owner and developer of a planned unit development in Summit County, Utah, titled "The Vintage on the Strand" (Vintage). Vintage is located at the Canyons Ski Area.

The zoning for the Vintage project is controlled by the *Amended and Restated Development Agreement for the Canyons Specially Planned Area* (Development Agreement).[2] The County and several landowners entered into the Development Agreement in 1998, and the County adopted

[1] Both parties in this matter have provided very lengthy and detailed submissions. Nevertheless, the material facts do not appear to be in significant dispute. Many of the facts are simply summarized herein.

[2] The Development Agreement controls the development of the entire Canyons Specially Planned Area, of which the Vintage property is a very small part.

the Amended and Restated Development Agreement by ordinance in 1999.[3] Therein, the Vintage property is and has been zoned "Hotel/Lodging Units." The Development Agreement defines "Hotel/Lodging Units" as "A unit which shall contain attributes of a hotel or facility established for similar purposes and which shall be available for short term occupancy by the unit owner or others." The definition then lists several physical attributes of the Hotel/Lodging Units, including for example a central reservation service, central access to the building, centralized parking, etc.

In addition, the Development Agreement includes and incorporates an appendix document entitled *Statement of Global Principles*. This document sets guidelines and standards for the Canyons SPA, including some that are applicable to uses within the Hotel/Lodging Units zone.

The development of the Vintage property has taken several years, and has included multiple phases, discussions, plans, and reviews. All along, Sugarbowl has consistently and repeatedly expressed its intent to develop single-family units on the property. Likewise, Summit County, through the entire Vintage development process, has provided multiple and consistent expressions of intent that the development conform to the Hotel/Lodging Unit zoning restriction.

In 2005, Phase 1 of Vintage (Vintage Phase 1) was approved and constructed. Vintage Phase 1 includes two single-family structures, along with several townhomes and multi-family structures. During the review and approval of the Phase 1 plat, the single-family structures received significant discussion by the County commissioners. The discussion addressed the concern that the single-family structures in Phase 1 would become primary residences rather than hotel units.[4]

Sugarbowl's clear intent to develop single-family structures, and the County's clear intent to require conformance with the Hotel/Lodging Units zone seems to have been reconciled in a statement by the Deputy County Attorney that "the lodging units under the terms of the SPA do not necessarily have to be hotel rooms." The matter was then resolved and Vintage Phase 1 was approved, including the single-family structures.

The final recorded Vintage Phase 1 plat shows ten lots in white, numbered 1-9a, representing Phase 1. Each of those lots, except lot 9a, specifies the type of building that will appear on the lot. Two of the lots, lot 5 and lot 8, are designated as single-family.[5] The recorded Phase 1 plat also shows an additional 15 building lots, shaded in gray, that do not appear to be part of Phase 1, but are designated on the recorded plat as "Additional Lands." These Additional Lands depict specific locations, sizes, and dimensions of lots, but do not specify the types of buildings that

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[3] The Summit County Board of Commissioners enacted Summit County Ordinance #333 on July 6, 1998, creating the Canyons SPA. In that ordinance, the County stated that the "SPA Zone District will be implemented through an appropriate form of a development agreement." Later, on November 15, 1999, Summit County adopted Ordinance #334-A, adopting the *Amended and Restated Development Agreement*. The parties do not dispute that the Development Agreement controls the zoning and development of the property. *See Save Beaver County v. Beaver County*, 2009 UT 8 ¶18 (recognizing the County's intent to adopt a development agreement legislatively). Purely for simplification, and without examination of the implications or propriety thereof, the *Amended and Restated Development Agreement* for the Canyons SPA will be referred to as a zoning ordinance and interpreted as a typical zoning ordinance. No effort will be made to separately interpret the Development Agreement as a contract.

[4] For example, the minutes indicate that Chair Richer stated "if the units approved at the Canyons turn into primary residences, everything . . . is being done for nothing." Further, County Planner Will Pratt stated that "the units are for hotel lodging, even though they are residences."

[5] Seven other lots are designated as either multi-family or townhouse. Lot 9a has no designation.

will appear. A note was also added to the final plat, apparently intended to discourage use of the structures as primary residences.[6] The note reads in part:

> Based upon the primary purpose for which the project was approved, each owner hereby agrees and acknowledges that if he or she occupies his or her Dwelling within the Project as a full-time residence, then such Dwelling is not eligible for the primary residential tax exemption . . . and said Dwelling shall be assessed at the secondary residential tax rate.[7]

Sugarbowl claims that this note was later "found to be discriminatory." The county refutes the claim. The record is empty of any indication that the controversy was resolved or that any kind of authoritative "finding" of discrimination was made.

Recently, Sugarbowl applied to complete Phase 3[8] of Vintage (Vintage Phase 3). Vintage Phase 3 covers the property designated in gray as "Additional Lands" on the Vintage Phase 1 plat. Sugarbowl's current Vintage Phase 3 application includes several single-family structures, and these single-family structures are the primary source of this dispute. The Vintage Phase 3 application has received a negative recommendation from the Snyderville Basin Planning Commission, who found that the single-family structures did not comply with the applicable zoning for Hotel/Lodging Units. Sugarbowl believes that the single family structures comply with the zoning and that the application is entitled to approval.

ANALYSIS

The Development Agreement does not expressly prohibit stand-alone single-family structures, nor does it exclude them from being used as Hotel/Lodging Units. Accordingly, single-family structures are permitted within the zone.

I. *Single-Family Unit* as a Physical Structure or as a Land Use

Throughout the extensive materials provided, terms such as "single-family unit," or "single-family dwelling" are used interchangeably. However, the terms refer to two distinct concepts: (1) a single-family unit as a physical structure --- a stand-alone building designed and constructed to house a single family, rather than a duplex or multi-family structure, and (2) a "single-family unit" as a use --- the use of any structure as a primary or permanent residence.[9] The *structure* and the *use* of the structure are distinct concepts. *See generally Brown v. Sandy City Bd. of*

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[6] The staff report to the County Commission indicates that "The allowed use for the SPA is for Hotel/Lodging. In order to ensure that these units meet the intended lodging use, staff suggests that language be added to the plat in the form of a note and to the CCRs for the project clarifying that none of the units in the project are eligible for primary residence status."

[7] This note on the plat applies equally to all buildings shown on the plat – not just to the single-family structures.

[8] Vintage Phase 2, consisting of one multi-family structure, is also complete.

[9] In order to be clear throughout this Advisory Opinion, the physical structure will be referred to as a "single-family structure," and the use will be referred to as a "permanent residence."

Adjustment, 957 P.2d 207 (Ut App 1998). Existence of a structure in which a use can take place does not necessarily control the use. *See id.* at 212, n.6.

This distinction is critical to this Advisory Opinion. Sugarbowl's application seeks approval of single-family *structures*. The zoning restrictions restrict *use* to transient temporary occupancy. The County rejected the structures in an attempt to enforce the use restriction. Whether structures and/or a uses are allowed or prohibited in Vintage Phase 3 is a question or ordinance interpretation.

II. The Rules of Ordinance Interpretation

Ordinance interpretation requires employment of the canons of statutory construction. *Foutz v. City of South Jordan*, 2004 UT 75, ¶8. It always begins with an analysis of the plain language of the ordinance. *Carrier v. Salt Lake County*, 2004 UT 98 ¶30. The primary goal of interpretation is "to give effect to the legislative intent, as evidenced by the plain language, in light of the purpose the statute was meant to achieve." *Foutz*, 2004 UT 75, ¶11. If the plain language of an ordinance is sufficiently clear, the analysis ends there. *General Construction & Development, Inc. v. Peterson Plumbing Supply*, 2011 UT 1, ¶ 8. (citations omitted).

Further, it is presumed that the legislative body used each word advisedly. *Selman v. Box Elder County*, 2011 UT 18, ¶18. "In addition 'statutory enactments are to be so construed as to render all parts thereof relevant and meaningful, and . . . interpretations are to be avoided which render some part of a provision nonsensical or absurd.'" *Perrine v. Kennecott Mining Corp.*, 911 P.2d 1290, 1292 (Utah 1996) (quoting *Millet v. Clark Clinic Corp.*, 609 P.2d 934, 936 (Utah 1980)). Finally, "omissions in statutory language should be taken note of and given effect." *Biddle v. Washington Terrace*, 1999 UT 110, ¶14.

It is also important to recognize that zoning ordinances should be strictly construed in favor of allowing a property owner's desired use, since such ordinances are in derogation of an owner's use of land. *Carrier* 2004 UT 98 ¶31.

III. The Development Agreement Does Not Prohibit Single-Family Structures

The Vintage Phase 3 parcel is zoned *Hotel/Lodging Units*. The Development Agreement provides this definition:

> *Hotel/Lodging Units means a unit which shall contain the attributes of a hotel of[sic] facility established for similar purposes and which shall be available for short term occupancy by the unit owner or others. Attributes shall include:*
> *-Central reservation service for all units, including central check-in with full-time front desk service, bellhops, and concierge, operated by the owner/operator, a property management company chosen by the owners association, or as a function of the owner's association;*
> *-Central access to the building, with no private entrances for individual units or wings, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director;*

-Pedestrian traffic funneled through a central lobby area, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director;
-Centralized parking, with no assigned spaces, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director;
-Utilities centrally controlled, including cable television, telephone, electricity, gas, and water; and
-Limited storage area for owners.

This definition places specific requirements and parameters on both the structures and uses permitted in the *Hotel/Lodging Unit* zone. The majority of the parameters in this definition refer to structure. However, some portions refer to use, such as "which shall be available for short term occupancy by the unit owner or others." Beyond these few parameters, the definition restricts neither the design nor appearance of any structures. Moreover, this ordinance expressly contemplates that some structures will have few units, often excepting "structures which include up to but not to exceed four dwelling units." A single family structure could easily comply with the restrictions in this definition. Every parameter listed here is either excepted for smaller structures, or could be incorporated into the physical building of a single-family structure.

In addition, the Statement of Global Principles also provides guidelines and regulations pertinent to the *Hotel/Lodging Units* zone.[10] This document pertains primarily to *use*, discussing the principle of temporary lodging uses in the central area and restricting units in the development from being occupied as permanent residences:

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[10] The Statement of Global Principles is a lengthy appendix to the Canyons SPA Amended and Restated Development Agreement, and addresses many topics, including accommodation types. The stated purpose of the Statement of Global Principles is "to clarify and elaborate on community and resort development policies" and resembles in many respects a general plan. Nevertheless, the Statement of Global Principles is part of the Development Agreement, which has been adopted by ordinance and acts as the current zoning for the development property. The Statement of Global Principles states that "No development shall be approved unless it is compatible with the policies of the general plan and the principles set forth herein."
The parties argue at length about the legal status of the Statement of General Principles. Sugarbowl argues that the Statement is not a substantive regulation but is instead a "non-substantive preamble" and consists of hortatory statements of policy, unenforceable under *Price Development Company v. Orem City,* 2000 UT 26. The County argues that the Statement of Global Principles has been specifically and repeatedly incorporated into the Development Agreement as substantive regulation.
It is unnecessary in this Advisory Opinion to decide the overall legal effect of the Statement of Global Principles. Even if we consider it legally binding and enforceable, it does not prohibit construction of single-family residences in Vintage Phase 3. Conversely, even if it is not law, the Statement of Global Principles is not nothing, and cannot be dismissed wholesale. If it is only hortatory, it provides important interpretive guidance. "The effect to be given these provisions is the same: they provide guidance to the reader as to how the act should be enforced and interpreted, but they are not a substantive part of the statute. They may be used to clarify ambiguities, but they do not create [or limit] rights." *Price* ¶23.
The impression given upon review of the Statement of Global Principles is that it is somewhere in the middle. It contains many hortatory statements, statements of policy, and interpretive guidelines. However, it also contains numerous restrictions, objective parameters, administrative procedures, and many words that cannot be considered hortatory like "shall" and "must." Thus, the Statement of Global Principles cannot be categorized wholly as either "policy" or "law."

> Units that shall be maintained and managed in a short-term rental arrangements[sic], where there shall be a required central check-in on or off-site, common maintenance and services provided for guests, and other similar features that will be defined prior to an SPA amendment, shall be considered resort and guest accommodations.

The Statement of Global Principles does contain some restrictions and requirements on structures. However, no rule can be found in the document that prohibits the lodging units from being single-family structures as stand-alone lodging units. At most, the document states:

> Typical units that can be considered a resort and guest accommodations [sic] include traditional hotel and lodging rooms and suites, and interval and timeshare ownership units.

Single-family structures can easily be, and often are, interval and timeshare ownership units.

It should be noted that the Statement of Global Principles may specifically prohibit single-family structures in other zones, but even then not clearly: "Within the areas designated as resort Support/Mountain Recreation within the General Plan, primary single family dwelling units are not permitted." Nevertheless, a clear restriction on single-family structures could have been made in the area that includes Vintage Phase 3. However, nothing can be found that plainly does so.

According to the rules of statutory construction, "omissions in statutory language should be taken note of and given effect." *Biddle*, 1999 UT 110, ¶14. Single family structures could have been, but were not prohibited in the *Hotel/Lodging Units* zone, and are thus permitted. *See Brown*, 957 P.2d at 211. *See also Carrier* 2004 UT 98 ¶31. Summit County has acknowledged this, through previous approval of single-family structures on the Vintage Phase 1 plat.[11] This is consistent with the county attorney's correct statement at the Vintage Phase 1 meeting that "the lodging units under the terms of the SPA do not necessarily have to be hotel rooms." Thus, by its plain language, the development agreement does not prohibit single-family structures in the *Hotel/Lodging Units* zone. The County must permit Sugarbowl's desired single-family structures that comply with the ordinance parameters.

IV. The Development Agreement Restricts Permanent Residences as a Use

Likewise, the Development Agreement unambiguously and consistently mandates that the structures in the Hotel/Lodging Units zone be used as temporary lodging and not as permanent residences. The definition of Hotel/Lodging Units in the Development Agreement states that: "Hotel/Lodging Units means a unit which shall contain the attributes of a hotel of[sic] facility established for similar purposes and which **shall be available** for **short term occupancy** by the

[11] The County argues that it permitted single-family structures in Vintage Phase 1, not because they fit within the zoning, but as a concession due to an error in the official Land Use and Zoning chart. Although that error does appear on the zoning chart, absolutely no support can be found in the submissions of the parties that the single-family structures were approved as a concession to that error. Rather, the great weight of the evidence, primarily the statements of County officials in the minutes, indicates that single-family structures were permitted in Vintage Phase 1 because they could be used as Hotel/Lodging Units.

unit owner or others." (emphasis added). That definition is not ambiguous. It indicates (1) a requirement ("shall"), (2) a duration ("available for short term occupancy"), and that (3) applies to the owner of the property as well as to others. By its plain language it restricts permanent residences as a use.

The restriction against permanent residences as a use is consistently discussed throughout the documents provided, including in statements of general intent, in development guidelines, and in specific building restrictions. The Statement of Global Principles states that

> For purposes of the Canyons SPA, "resort and guest accommodations" shall include those units in which all beds are occupied on a temporary short-term basis, and not occupied as full-time primary residential dwelling units.

These guidelines relate to use (permanent or temporary occupancy, primary or secondary occupancy, full-time occupancy, etc.), rather than type of physical structure. The restrictions regulate beds rather than buildings:

> [G]enerally no less than eighty percent (80%) of all beds established at any time in the Canyons Resort Center, (regardless of type, configuration, or location) shall be allocated to 'resort and guest accommodations.' . . . . Within the resort core, . . . the targeted bed allocation shall be at least ninety percent (90%) resort and guest accommodations. There shall be no more than 10% of the beds allocated to primary residential dwelling units in the Resort Core.

Note that this discusses beds "regardless of type, configuration, or location." This contemplates that the beds will appear in many types of structures. The phrase "regardless of type, configuration, or location" must be given effect. "Statutory enactments are to be so construed as to render all parts thereof relevant and meaningful." *Perrine*, 911 P.2d at 1292. This paragraph places no prohibition on the type of structure, but clearly delineates the use.[12] Permanent residences as a use are expressly and plainly restricted in the Hotel/Lodging Units zone.

V. Prohibiting Single-Family Structures to Enforce the Restriction on Permanent Residences is Arbitrary

In submitting a negative recommendation of the Vintage Phase 3 application, the Snyderville Basin Planning Commission attempted to enforce the use restriction on permanent residences by denying the single-family structures. However, single-family structures are not prohibited in the ordinance, and must be allowed. Other means must be found to enforce the use restriction.

The restriction on permanent residences in the Development Agreements makes no distinction between types of structure. The limitation requiring temporary occupancy applies equally to single-family structures as it does to a duplex, townhome, or multi-unit structure. A large multi-unit building may see its unit owners make permanent residence therein, in violation of the restrictions, just as the owners of any other type of unit in any structure. Permanent residency in

[12] Even if this language, in particular the word *unit*, could be interpreted to apply to structures and not just uses, this paragraph imposes a limitation on primary residential dwelling units, not a prohibition.

a duplex may be less attractive to some than in a single-family structure, but not to others. It's equally possible to take permanent residence in a one-room condo. The restriction applies to all types of units. Enforcement must also apply to all structures, not just single-family structures. Thus, prohibiting single family structures in order to enforce the restriction on permanent residences is arbitrary.

It is unknown how the County is to enforce the permanent resident restrictions. Documents included with the submissions argue that any such restriction on occupancy, no matter how achieved, would be discriminatory and/or illegal.[13] The County should find another legal enforcement avenue to restrict permanent occupancy of all structures, not just the single family buildings.[14]

CONCLUSION

Single-family structures are not prohibited in Vintage Phase 3, and therefore should be approved. The County's restriction on the use of the properties as temporary lodging rather than permanent residences should be enforced some other way rather than by denying single-family structures.

Brent N. Bateman, Lead Attorney
Office of the Property Rights Ombudsman

[13] By no means should any inference arise that this Advisory Opinion or the Office of the Property Rights Ombudsman agrees with these arguments.

[14] One additional major point of dispute between the parties concerns whether or not the doctrine of zoning estoppel applies to this matter. Because this Advisory Opinion concludes that the governing regulations do not prohibit single-family structures, it is not necessary to decide the zoning estoppel issue. Nevertheless, we note that the arguments presented for zoning estoppel appear to support the right to develop the Vintage Phase 3, but do little to support *how* to develop Vintage Phase 3, whether by single-family structures or any other configuration.

NOTE:

This is an advisory opinion as defined in § 13-43-205 of the Utah Code. It does not constitute legal advice, and is not to be construed as reflecting the opinions or policy of the State of Utah or the Department of Commerce. The opinions expressed are arrived at based on a summary review of the factual situation involved in this specific matter, and may or may not reflect the opinion that might be expressed in another matter where the facts and circumstances are different or where the relevant law may have changed.

While the author is an attorney and has prepared this opinion in light of his understanding of the relevant law, he does not represent anyone involved in this matter. Anyone with an interest in these issues who must protect that interest should seek the advice of his or her own legal counsel and not rely on this document as a definitive statement of how to protect or advance his interest.

An advisory opinion issued by the Office of the Property Rights Ombudsman is not binding on any party to a dispute involving land use law. If the same issue that is the subject of an advisory opinion is listed as a cause of action in litigation, and that cause of action is litigated on the same facts and circumstances and is resolved consistent with the advisory opinion, the substantially prevailing party on that cause of action may collect reasonable attorney fees and court costs pertaining to the development of that cause of action from the date of the delivery of the advisory opinion to the date of the court's resolution.

Evidence of a review by the Office of the Property Rights Ombudsman and the opinions, writings, findings, and determinations of the Office of the Property Rights Ombudsman are not admissible as evidence in a judicial action, except in small claims court, a judicial review of arbitration, or in determining costs and legal fees as explained above.

The Advisory Opinion process is an alternative dispute resolution process. Advisory Opinions are intended to assist parties to resolve disputes and avoid litigation. All of the statutory procedures in place for Advisory Opinions, as well as the internal policies of the Office of the Property Rights Ombudsman, are designed to maximize the opportunity to resolve disputes in a friendly and mutually beneficial manner. The Advisory Opinion attorney fees provisions, found in UTAH CODE § 13-43-206, are also designed to encourage dispute resolution. By statute they are awarded in very narrow circumstances, and even if those circumstances are met, the judge maintains discretion regarding whether to award them.

MAILING CERTIFICATE

Section 13-43-206(10)(b) of the Utah Code requires delivery of the attached advisory opinion to the government entity involved in this matter in a manner that complies with UTAH CODE § 63-30d-401 (Notices Filed Under the Governmental Immunity Act).

These provisions of state code require that the advisory opinion be delivered to the agent designated by the governmental entity to receive notices on behalf of the governmental entity in the Governmental Immunity Act database maintained by the Utah State Department of Commerce, Division of Corporations and Commercial Code, and to the address shown is as designated in that database.

The person and address designated in the Governmental Immunity Act database is as follows:

Bob Jasper, County Manager
Summit County
60 North Main
Coalville, Utah 84017

On this 17th Day of November, 2016, I caused the attached Advisory Opinion to be delivered to the governmental office by delivering the same to the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the person shown above.

Cynthia W. Nelson
Office of the Property Rights Ombudsman

BEFORE THE SUMMIT COUNTY MANAGER
IN AND FOR SUMMIT COUNTY, STATE OF UTAH

IN THE MATTER OF VINTAGE ON THE STRAND, PHASE III FINAL SITE PLAN AND CONDOMINIUM PLAT	:	**FINDINGS OF FACT & CONCLUSIONS OF LAW** October 26, 2017

THIS MATTER came before the Summit County Manager (the "Manager") on May 4, 2017, and October 23, 2017 on Sugarbowl Developers, LC (the "Developer") request for approval of its Vintage on the Strand, Phase III Final Site Plan and Condominium Plat (the "Phase III Plat") pursuant to Section 2.7 of the Amended and Restated Development Agreement for the Canyons Specially Planned Area, dated November 15, 1999, as amended (the "Development Agreement").

Walter Plumb, Sam Ferrin and Ron Ferrin represented the Developer. The Department of Community Development was represented by Patrick Putt, Community Development Director, and Tiffanie Robinson, County Planner. The Manager was represented by David L. Thomas, Chief Civil Deputy County Attorney.

Evidence and materials were presented by way of testimony, statements, documents and memorandum for consideration by the Manager. Having considered the evidence presented by all interested parties and the entire record relating to this matter, the Manager rendered his decision, after holding a properly noticed public hearing, as part of his regularly scheduled agenda on October 26, 2017, finding that Developer has conditionally satisfied the requirements of the Development Agreement for approval of the Phase III Plat. In support of that decision, the Manager adopts the following Findings of Fact, Conclusions of Law and Conditions:

FINDINGS OF FACT

1. On November 15, 1999, Summit County (the "County") entered into a Development Agreement with various property owners within the Canyons Specially Planned Area.[1]

2. The Development Agreement provided for the uses, densities and configurations for the Canyons Resort. Of import are Exhibit A to the Development Agreement ("Statement of Global Principles")[2] and Exhibit B ("Land Use & Zoning Chart").[3] The Statement of Global Principles is not part of the preamble to the Development Agreement, but is incorporated into the substantive regulations in Finding 13 and is expressly defined in Article 1, wherein it states:

> **Statement of Global Principles**" means those mandatory development principles and standards established in The Canyons SPA Plan, attached as **Exhibit A.1** hereto, which are in addition to the development standards delineated in the Code and General Plan, which shall be used to guide all development within The

[1] Exhibit C (Amended and Restated Development Agreement for the Canyons Specially Planned Area, dated November 15, 1999 ("Development Agreement")).

[2] Exhibit A ("Statement of Global Principles").

[3] Exhibit B ("Land Use & Zoning Chart").

> Canyons SPA and which shall apply, as described herein, to both Project Sites within The Canyons SPA and to all amendments to The Canyons SPA and SPA Plan.[4] (emphasis added)

3. The Development Agreement expressly requires that the County's approval of any subdivision plat, condominium plat or site plan be "based upon the Developer's compliance with the policies of the General Plan and the requirements and standards set forth in the Code and in this Amended Agreement."[5] The approval of site plans and plats are administrative acts approved by the County executive.

4. Global Principle 3 (Required Unit Configurations and Occupancy for all development in the Canyons SPA) discusses in detail the importance of "destination accommodations" and "hotel/lodging" within the Resort Core, including what constitutes such for purposes of the Development Agreement.

> The Canyons Resort Center differs from a Town Center in that there shall be a focus on destination accommodations rather than primary residential dwelling units. . . . The General Plan requires that development must be oriented largely to resort and guest accommodations that support the recreational nature of the area. . . . For the purpose of the Canyons SPA, "resort and guest accommodations" shall include those units in which all beds are occupied on a temporary short-term basis, and not occupied as full-time primary residential dwelling units. The primary purpose of this type of unit shall be to provide short-term accommodations for owners and non-owners using the resort facilities. . . . Multiple family dwelling units where there is condominium ownership and operation in the form of a hotel or lodge (condo hotel) as described above shall be considered resort and guest accommodations only in the Resort Core, unless otherwise approved by Summit County. . . . Within the Resort Core . . . the targeted bed allocation shall be at least ninety percent (90%) resort and guest

[4] Exhibit C (Development Agreement, Article 1).

[5] Exhibit C (Development Agreement §2.7.8).

accommodations. There shall be no more than ten percent (10%) of the beds allocated to primary dwelling units in the Resort Core.[6] (emphasis added).

5. Within the Resort Core neighborhood, parcels designated as Friedman 1 ("F1") and Friedman 2 ("F2"), are owned by Developer.[7] Hence, the Friedman parcels have been in substantially the same ownership for the entire duration of the Development Agreement.[8]

6. According to the Land Use & Zoning Chart, the Friedman parcels' uses, densities and configuration are as follows:[9]

Parcel	*Max Bldg Height*	*Max Gross Bldg Area*	*Accommodation Area*	*Commercial/Retail Support*	*Allowed Uses*
Friedman 1	2-3	67,200	67,200	0	Hotel/Lodging Units
Friedman 2	2-3	52,800	52,800	0	Hotel/Lodging Units

7. "Hotel/Lodging Units" is an expressly defined term within the Development Agreement.

> **Hotel/Lodging Unit(s)** means a unit which shall contain attributes of a hotel o[r] facility established for similar purposes and which shall be available for short term occupancy by the unit owner or others. Attributes shall include:
>
> > Central reservation service for all units, including central check-in with full-time front desk service, bellhops, and concierge, operated by the owner/operator, a property management company chosen by the owners' association, or as a function of the owner's association [sic];
> >
> > Central access to the building, with no private entrances for individual

[6] Exhibit A ("Statement of Global Principles," Global Principal 3).

[7] Exhibit B ("Land Use & Zoning Chart").

[8] Exhibit C (Development Agreement, signature pages).

[9] Exhibit B ("Land Use & Zoning Chart"). This comprises the zoning of the Friedman parcels.

units or wings, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director;

Pedestrian traffic funneled through a central lobby area, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director;

Centralized parking, with no assigned spaces, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director;

Utilities centrally controlled, including cable television, telephone, electricity, gas and water; and

Limited storage area for owners.[10] (emphasis added).

8. Amendments to the permitted uses within the Land Use & Zoning Chart are categorized in the Development Agreement as Substantial Amendments.[11] Substantial Amendments are legislative acts. The Manager has no authority to grant Substantial Amendments.

9. On July 20, 2005, the Vintage on the Strand Phase I Final Site Plan and Condominium Plat (together, the "Phase I Plat") was approved by the County Commission, sitting in their executive capacity (the "Phase I Approval"), and recorded on November 4, 2005. The Phase I Approval was for 66,374 square feet of density and Hotel/Lodging use.[12] On the Phase I Plat (inclusive of the Final Site Plan), are illustrative Parcels 2A and 2B in greyscape, which are designated as "Additional Lands." Plat Note #10 states:

[10] Exhibit C (Development Agreement, Article 1).

[11] Exhibit C (Development Agreement §5.13.1).

[12] Exhibit D (Vintage on the Strand Phase I Subdivision Plat, recorded on November 4, 2005 as Entry No. 757426 in the Office of the Summit County Recorder).

> Future Lots 10,11,12,13,14,15,16,17,18,19,20,21,22,23, and 24 depicted on this Plat will be created at the time the Additional Land is added to the Project in accordance with the Community Declaration.[13] (emphasis added).

10. The Phase I Plat consisted of 7 multi-family and 2 single family dwelling structures.[14]

11. As illustrated by the minutes to the County Commission's Phase I Approval of July 20, 2005, Commissioner Richer voiced his concern that "the applicant's parcels, which were designated as hotel lodging/retail, are being turned into multi-family units and that multi-family units elsewhere have morphed into primary residences."[15] The overriding intent that the Phase I Approval reflect Hotel/Lodging uses was echoed at the time by planning staff and the Snyderville Basin Planning Commission.[16]

12. The County Commission conditioned the Phase I Approval to ensure Hotel/Lodging Unit

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[13] Exhibit D (Vintage on the Strand Phase I Subdivision Plat, recorded on November 4, 2005 as Entry No. 757426 in the Office of the Summit County Recorder). See Vintage on the Strand CC&Rs, which provide that "in the event of any conflict or inconsistency between this Community Declaration and the Canyon SPA Documents, the Canyons SPA Documents shall control." (Exhibit E (CC&R §19.1)). The Development Agreement requires a specific approval process to all site plans, subdivision plats and condominium plats. (Exhibit C (Development Agreement §2.7.8)).

[14] Exhibit D (Vintage on the Strand Phase I Subdivision Plat, recorded on November 4, 2005 as Entry No. 757426 in the Office of the Summit County Recorder); Exhibit F (Summit County Commission meeting minutes, dated July 20, 2005).

[15] Exhibit F (Summit County Commission meeting minutes, dated July 20, 2005).

[16] Will Pratt, the County Planner assigned to the Vintage on the Strand Phase I Plat application, told the Snyderville Basin Planning Commission that "the units are for hotel lodging, even though they are residences." (Exhibit G (Staff Report, dated May 17, 2005)); Exhibit H (Snyderville Basin Planning Commission meeting minutes, dated May 24, 2005)). This sentiment was echoed by Planning Commissioner Claudia McMullin who "noted that Staff is conscious about not having permanent single-family units." (Exhibit H (Snyderville Basin Planning Commission meeting minutes, dated May 24, 2005)). Such was made clear in the July 8, 2005 staff report to the County Commission which states: "The allowed use in the SPA is for hotel/lodging. In order to ensure that these units meet the intended lodging use, staff suggests that language be added to the plat in the form of a note and to the CCR's for the project clarifying that none of the units in the project are eligible for primary residence status. . . ." (Exhibit I (Staff Report, dated July 8, 2005)).

use by: (a) prohibiting the units from qualifying as primary residences; and (b) requiring that the units to be placed into a rental pool when not occupied by the primary owner, consistent with Global Principle 3.[17] A plat note was placed on the Phase I Plat to ensure compliance (the "Hotel/Lodging Plat Note").[18]

13. In July 2015, Developer applied for the Vintage on the Strand Phase III Final Site Plan and Condominium Plat, consisting of 51,143 square feet of multi-family residential and single family residential dwelling units (the "Phase III Application"). [19] The configuration of the lots is substantially different than in the greyscape illustrative Parcels 2A and 2B on the Phase I Plat.[20] The Phase III Application is restricted to Hotel/Lodging Units.[21]

14. Multi-family uses can satisfy the definition of Hotel/Lodging Unit, where the definitional requirements are met.[22]

15. The Developer admitted "on the record" that the Phase III Application is restricted to

[17] Exhibit F (Summit County Commission meeting minutes, dated July 20, 2005).

[18] Exhibit D (Vintage on the Strand Phase I Subdivision Plat, recorded on November 4, 2005 as Entry No. 757426 in the Office of the Summit County Recorder). The Phase I Plat was silent as to the central reservation service and centrally controlled utilities requirements of "Hotel/Lodging Units" within Article 1 of the Development Agreement.

[19] Exhibit K (Canyons Resort, Village on the Stand Phase III Application).

[20] Compare Exhibit D (Vintage on the Strand Phase I Subdivision Plat, recorded on November 4, 2005 as Entry No. 757426 in the Office of the Summit County Recorder) with Exhibit K (Canyons Resort, Village on the Stand Phase III Application). See also Exhibit P (Public Hearing meeting minutes, dated May 4, 2017).

[21] Exhibit B ("Land Use & Zoning Chart"); Exhibit L (Snyderville Basin Planning Commission meeting minutes, dated December 8, 2015); Exhibit M (Staff Report, dated May 4, 2017).

[22] Exhibit A ("Global Principles," Global Principle 3).

Hotel/Lodging Units under the terms of the Development Agreement.[23]

16. The Canyons Design Review Committee (the "DRC") reviewed the Phase III Application and found that the uses proposed were inconsistent with Hotel/Lodging Units under the Land Use & Zoning Chart. The DRC recommended that the Developer make application for a Substantial Amendment to the Land Use & Zoning Chart to allow for residential uses.[24]

17. The Snyderville Basin Planning Commission has forwarded a negative recommendation to the Manager to approve the Phase III Application. The basis for this negative recommendation is the failure of the proposed uses to comply with the Land Use & Zoning Chart.[25]

18. On November 9, 2016, the Office of the Property Rights Ombudsman (the "Property Rights Ombudsman") issued an opinion finding that:

- The Phase III Application is restricted to Hotel/Lodging Units.
- The definition of Hotel/Lodging Unit within the Development Agreement controls.
- So long as the parameters set out in the definition of Hotel/Lodging Unit are satisfied, units designed as either single family or multi-family structures can be compliant with the definition of Hotel/Lodging Unit.
- The Development Agreement restricts permanent residences within the Resort Core and

[23] Exhibit P (Public Hearing meeting minutes, dated May 4, 2017).

[24] Exhibit N (DRC Letter, May 25, 2015).

[25] Exhibit L (Snyderville Basin Planning Commission meeting minutes, dated December 8, 2015).

F1 and F2 are located within the Resort Core.[26]

19. At the May 4, 2017 public hearing, the discussion centered around compliance with two specific components of the Hotel/Lodging Unit definition:

a. Central reservation service for all units, including central check-in with full-time front desk service, bellhops, and concierge; and

b. Utilities centrally controlled, including cable television, telephone, electricity, gas and water.

20. The Manager continued the public hearing on May 4, 2017, to allow the Developer to supplement its evidence to show its compliance with the Hotel/Lodging Unit definition.

21. On October 23, 2017, Developer provided evidence that:

a. It would convert a structure on the property to a central reservation and check-in with full-time desk service, bellhops and concierge; and

b. It would comply with any requirements of Rocky Mountain Power, Dominion Energy, and Summit Water Distribution Company for centralized utilities.

BASED on the totality of facts and circumstances presented by the evidence and the entire record considered as part of the decision, the Manager renders the following Conclusions of Law:

[26] Exhibit O (Advisory Opinion, Office of the Property Rights Ombudsman, November 23, 2016).

CONCLUSIONS OF LAW

1. A landowner vests its uses and densities upon the filing of a completed development application which conforms to the land use laws then in effect.[27]

2. The Phase I Approval vested all density and uses pertaining to 66,374 square feet in Hotel/Lodging Units consistent with the Land Use & Zoning Chart.

3. In making the Phase I Approval, the County Commission placed conditions upon those units: (a) prohibiting their qualification as primary residences, and (b) requiring them to be placed into a rental pool.[28] These conditions are consistent with Hotel/Lodging Units, as defined in the Development Agreement, and Global Principle 3.[29] These conditions appear in the Hotel/Lodging Plat Note.

4. The greyscape illustrative Parcels 2A and 2B within the Phase I Plat (inclusive of the Final Site Plan) together with Plat Note #10, which unambiguously provides that the future Lots are not yet created, demonstrate that the Phase I Approval was limited in scope to the 66,374 square feet of density. Otherwise, there would have been no need for the greyscape or Plat Note #10.[30] The greyscape was illustrative in nature and meant to provide a pictorial representation of

[27] UCA §17-27a-508; Western Land Equities v. Logan, 617 P.2d 388 (Utah 1980).

[28] Exhibit F (Summit County Commission meeting minutes, dated July 20, 2005).

[29] Exhibit C (Development Agreement, Article 1); Exhibit A ("Statement of Global Principles," Global Principle 3).

[30] Rogers v. West Valley City, 142 P.3d 554 (Utah App. 2006) (interpretation of zoning ordinances is guided by standard rules of statutory construction); LeBeau v. State, 2014 UT 39, ¶20, 337 P.3d 254, 260 (Utah 2014) (discussing statutory interpretation techniques); Marion Energy, Inc. v. KFJ Ranch Partnership, 2011 UT 50, ¶ 14, 267 P.3d 863, 866 (Utah 2011) (courts "presume[] that the expression of one [term] should be interpreted as the exclusion of another"); Selvig v. Blockbuster Enterss, LC, 266 P.3d 691, 696 (Utah 2011)("In interpreting a

the entire site. Such is commonly done within the land use planning field, but does not rise to the level of a vested development right. Consequently, the Hotel/Lodging Plat Note is limited to Phase I and the Manager will not disturb that approval.[31]

5. With respect to the Phase III Application, the remaining 52,800 square feet of density and uses are allocated for Hotel/Lodging Units.[32] This conclusion is substantiated by the Utah Property Rights Ombudsman[33] and has been agreed to by the Developer.[34]

6. The Land Use & Zoning Chart and Article 1 definitions, together with Global Principle 3, speak to the importance of Hotel/Lodging within the construct of accommodation units within the Resort Core.

7. Structures which resemble single family and multi-family residences can satisfy the requirements of Hotel/Lodging Units, so long as the definitional provisions of a Hotel/Lodging

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contract, we look to the writing itself to ascertain the parties' intentions, and we consider each provision . . . in relation to all of the others, with a view toward giving effect to all and ignoring none.").

[31] The fact that Developer has substantially altered the site plan, including the lot lines, in the Phase III Application from the Phase I Plat is further evidence that the Developer never relied upon a vested right to the greyscape illustrative Parcels 2A and 2B, otherwise such would not have been modified. The purpose of Plat Note #4 was to allow the Developer to amend the plat without requiring the consent of the other lot owners. While prior to 2005, such unanimous consent of the lot owners was required by statute, such was modified in 2005 to no longer require unanimity. UCA §17-27a-609(4)(b). In sum, Plat Note #4 still required an amendment to the plat to go through the statutorily required process, inclusive of land use authority approval, for any changes to the Phase I Plat. UCA §17-27a-608.

[32] Exhibit B ("Land Use & Zoning Chart"); Exhibit L (Snyderville Basin Planning Commission meeting minutes, dated December 8, 2015); Exhibit M (Staff Report, dated May 4, 2017).

[33] Exhibit O (Advisory Opinion, Office of the Property Rights Ombudsman, November 23, 2016, pp. 5).

[34] Exhibit P (Public Hearing meeting minutes, dated May 4, 2017).

Unit are satisfied. This was the conclusion of the Property Rights Ombudsman.[35]

8. Developer was given the opportunity to supplement its evidence to satisfy the requirements for Hotel/Lodging Units, specifically:

- Central reservation service for all units, including central check-in with full-time front desk service, bellhops, and concierge; and
- Utilities centrally controlled, including cable television, telephone, electricity, gas and water.

9. On October 23, 2017, the Developer adequately demonstrated compliance with the requirements of Hotel/Lodging Units with respect to the Phase III Plat.

10. The Phase III Plat is approved, subject to the following conditions:

CONDITIONS

1. Submission to the Department of Community Development of an updated Canyons DRC recommendation letter that includes stamped and approved drawings of the proposed Managers Unit/Rental Office.

2. Planning Staff shall review and approve all final landscaping plans for the site, including plant type, size, number, location and method of irrigation, and verify that they are in compliance with the Development Agreement and Chapter 10 of the Summit County Code.

[35] Exhibit O (Advisory Opinion, Office of the Property Rights Ombudsman, November 23, 2016).

3. Planning Staff shall review and approve the lighting plan for the site, including building, parking area, and street fixture type, number, location and cut sheets, and the photometric information, for complete compliance with §10-4-21 of the Summit County Code.

4. Planning Staff shall review and approve any signage associated with the site prior to installation.

5. A detailed Development Improvements Agreement ("DIA") shall be submitted to the County Engineer and approved, along with sufficient bonding for all infrastructure improvements, common area improvements, landscaping and re-vegetation. This must also clearly denote the phasing plan for the project and any triggers for landscaping and re-vegetation if the construction does commence on the phases within the specific allotted time frame. The DIA shall be recorded concurrently with the final site plan and Phase III Plat prior to issuance of any development permits. All necessary construction plans and inspection fees must be paid to the County Engineer prior to issuance of any development permits.

6. All service provider conditions shall be met to the provider's satisfaction prior to the issuance of any development permits.

7. Electrical, Water and Gas utilities must be centrally located and not individually metered.

8. The Summit County Attorney's Office shall review and approve the final site plan and Phase III Plat notes and review the CC&Rs for consistency with the conditions of approval and terms of the Development Agreement.

9. All outstanding Canyons DRC items shall be completed prior to issuance of any development permits, as outlined in the Canyons DRC recommendation letter.

This land use decision is appealable to the Summit County Council pursuant to Summit County Code §10-9-22(A).[36]

[36] Exhibit C. Development Agreement §2.7.10 provides all appeal rights pertaining to the approval of development permits. Arbitration under the Development Agreement §5.8 only applies where the County has utilized the default mechanisms of the Development Agreement. Osguthorpe v. Wolf Mountain Resorts, LC, 322 P.3d 620, 622 - 623 (Utah 2013). The County has not utilized the default procedures in this matter. Appeals go to the Third District Court.

EFFECTIVE DATE this 26th day of October, 2017.

COUNTY MANAGER
OF SUMMIT COUNTY

By:_____
Thomas C. Fisher

APPROVED AS TO FORM:

_____
David L. Thomas
Chief Civil Deputy

"Hotel/Loding Unit(s) means a unit which shall contain attributes of a hotel or facility established for similar purposes and which shall be available for short term occupancy by the unit owner or others. Attributes shall include": - Confirmed. The project is part of the Vintage on the Strand Condominiums, and will be operated similarly to the existing condo units – in other words, condominium owners will have access to the central reservation system to rent each unit for short term occupancy, owners and guests will check-in through the Rental Office, and a note has been placed on the Condominium Plat and Final Site Plan stating – "The Principle Use shall be as Hotel/Lodging units, and as such are not eligible for the primary residence exception (Summit County Ordinance 787-A)."

i. Central reservation service for all units, including central check-in with full-time front desk service, bellhops, and concierge, operated by the owner/operator, a property management company chosen by the owners' association, or as a function of the owners' association; - Confirmed. A Rental Office will be constructed as part of the project to ensure that each condominium unit is operated as a Hotel/Lodging unit.
ii. Central access to the building, with no private entrances for individual units or wings, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director; - Confirmed. Each structure is an individual condominium unit and check-in is at the Rental Office.
iii. Pedestrian traffic funneled through a central lobby area, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director; - Confirmed. Each structure is an individual condominium unit and check-in is at the Rental Office.
iv. Centralized parking, with no assigned spaces, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director; - Confirmed. Each structure is an individual condo unit with a two-car garage.
v. Utilities centrally controlled, including cable television, telephone, electricity, gas and water; and – Confirmed. Each major utility has provided a will-serve letter and utilities are controlled by and through the Condominium HOA.
vi. Limited storage area for owners. – Confirmed. Each condominium unit will have limited owner storage.

January 5, 2026

Vintage on the Strand Condo. Association
PO Box 680097
Park City, UT 84068

Re: **Willing to Serve Letter**

To Whom it may Concern:
Pursuant to the development plat approval process in Summit County, this letter confirms Summit Water Distribution Company's ("SWDC") willingness to serve parcel VOS-1-2B and VOS-1-2A in Park City, UT 84098.

SWDC has water sufficient to serve the needs of this project. In addition, SWDC has existing infrastructure located in close proximity to the project and adequate reservoir storage available to serve the project.

If we can be of additional help concerning this project please feel free to contact us at any time.

Sincerely,
Dale Cheney
General Manager
Summit Water Distribution Company

Gmail Spencer White <white.spencer@gmail.com>

Vintage on the Strand Phase 3 - SBWRD Service Provider Letter

4 messages

Kevin Berkley <KBerkley@sbwrd-ut.gov> Fri, Feb 13, 2026 at 8:41 AM
To: Tiffanie Robinson <trobinson@summitcountyutah.gov>
Cc: Spencer White <white.spencer@gmail.com>

Tiffanie,

Attached is our Service Provider (Will Serve) letter for Vintage on the Strand.

Please let me know if you have any questions.

Sincerely,

Kevin Berkley

Kevin Berkley, P.E.
District Engineer
Snyderville Basin Water Reclamation District
2800 Homestead Road
Park City, UT 84098
Office: 435.214.5236
Mobile: 435.731.0424
kberkley@sbwrd-ut.gov

Notice from the Snyderville Basin Water Reclamation District (SBWRD).
The information contained in this email is not necessarily the official position of the SBWRD. This email, and any accompanying attachments, are confidential and are intended solely for the use of the individual(s) to who(m) it is addressed. If you are not an intended recipient, please notify us immediately by returning this message to the sender and deleting all copies. The SBWRD makes a reasonable effort to prevent the passage of viruses and malware through its email communications. The SBWRD cannot guarantee virus- and malware-free email and accepts no liability for damage sustained. For more information about SBWRD visit our web site at https://www.sbwrd.org

Service Provider Letter (Vintage on the Strand Phase 3).pdf
92K

Tiffanie Robinson <trobinson@summitcountyutah.gov> Fri, Feb 13, 2026 at 8:45 AM
To: Kevin Berkley <KBerkley@sbwrd-ut.gov>
Cc: Spencer White <white.spencer@gmail.com>

Received, thank you.

Kind Regards,

Tiffanie N. Robinson, Senior Planner

EXHIBIT E2

Summit County Community Development

Direct Line: (435) 336-3139

Email: trobinson@summitcountyutah.gov

Address: PO Box 128, 60 N Main, Coalville, UT 84017

[Quoted text hidden]

Spencer White <white.spencer@gmail.com> Tue, Feb 17, 2026 at 2:50 PM
To: Kevin Berkley <KBerkley@sbwrd-ut.gov>
Cc: Tiffanie Robinson <trobinson@summitcountyutah.gov>

Kevin,

Can you please confirm that there is an existing main line sewer and individual sewer laterals in place for Phase 3 and that this project does not require a new main line service?

Spencer
[Quoted text hidden]

Kevin Berkley <KBerkley@sbwrd-ut.gov> Tue, Feb 24, 2026 at 11:19 AM
To: Spencer White <white.spencer@gmail.com>
Cc: Tiffanie Robinson <trobinson@summitcountyutah.gov>

Spencer,

I can confirm that there is an existing sewer main line and there are no new sewer main lines needed. It may be that some existing sewer laterals will need to be modified, added, or removed. These possible modifications are straightforward and can be addressed with the building permits. I don't think any of these need to even be listed as conditions of approval.

Thanks,

Kevin

SBWRD

Kevin Berkley, P.E.
District Engineer
Snyderville Basin Water Reclamation District
2800 Homestead Road
Park City, UT 84098
Office: 435.214.5236
Mobile: 435.731.0424
kberkley@sbwrd-ut.gov

From: Spencer White <white.spencer@gmail.com>
Sent: Tuesday, February 17, 2026 2:50 PM

EXHIBIT E3

ENBRIDGE

February 12, 2026

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve Vintage 3 development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).

2. Review by Enbridge Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Enbridge Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Whit Sargent
Pre-Construction Representative

EXHIBIT E4

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

Park City District
6280 Silver Creek Dr
Park City, UT, 84098

March 5, 2026

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **Vintage on the Strand Condominiums** project located at **2673 High Mountain Road, Park City, Utah 84098** pursuant with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.

Michael Stone
_____
Rocky Mountain Power Representative

EXHIBIT E5

SUSTAINABILITY STATEMENT

The overall goals for sustainability at the Canyons Resort as outlined in the SPA are:

- **Reduced energy consumption**
- **Use of locally sourced and renewable materials**
- **Increased recycling efforts**
- **Encourage water efficiency**

Good sustainability practices involve designing, constructing, and operating buildings that minimize environmental impact through high energy efficiency, water conservation, sustainable materials, recycling efforts and healthy indoor air quality.

Vintage on the Strand – Phase 3 Condominiums will work to attain these sustainability goals by implementing and following standards outlined below in each of the categories.

Reduced energy consumption:

- Provide high-efficiency Energy Star rated appliances and smart thermostats to reduce daily power consumption
- Desing buildings that utilize the use of natural light and provide shaded and sunny outdoor areas to manage solar gain
- Utilize high-quality insulation (e.g., spray foam), triple paned windows, and seal air leaks to reduce heating/cooling demands which produces higher thermal control of the building enclosure
- Provide LED and dark sky compliant lighting

- Ensuring healthy air and indoor environmental quality through proper ventilation and using effective HVAC equipment, use of formaldehyde-free finishes, and products with minimum off-gassing or low volatile organic compounds
- Use of techniques that emphasize natural ventilation of indoor spaces

Use of locally sourced and renewable materials:

- Purchase local or regionally produced building materials
- Provide materials that will stand the effects of summer and winter environments to reduce the need for frequent replacement or maintenance
- Use of Certified wood and building materials that are sustainably harvested and manufactured
- Choose materials with low "embodied carbon" (the energy used to produce and transport them)
- Rocks harvested on site

Increased recycling efforts:

- Use of high-performance engineered wood, wood alternatives, allergen-free materials, recycled building materials and sustainably harvested lumber
- Reducing, reusing, and recycling construction waste, and employing prefab elements to minimize on-site waste
- Use of Construction Waste Management Protocols
- Selecting mechanical equipment based on life-cycle costs (last longer)
- Providing buildings that require fewer repairs over their lifetime is inherently more sustainable than one that needs frequent replacement

Encourage water efficiency:

- Plant native, low maintenance/non-water intensive vegetation
- Provide drip irrigation as much as possible
- Install low-flow toilets, showerheads and faucets

CVMA CANYONS VILLAGE MANAGEMENT ASSOCIATION

October 19, 2025

Tiffanie Northrup-Robinson, County Planner
Summit County Planning Department
PO Box 128
Coalville, UT 84017

RE: Summary Letter of Recommendation - Vintage on the Strand Phase III

Mrs. Northrup-Robinson,

CVMA has reviewed the request from the Vintage on The Strand developer to renew our approval letter to move forward with phase 3 of the development. We have reviewed the submittal, and the plans are in line with the original set of approved plans. You will find the plans reviewed by CVMA stamped and attached with this letter. The same conditions from the November 8, 2019 letter remain below:

1) Prior to the issuance of a Certificate of Occupancy, the CVMA must review and approve of the proposed community CC&Rs. CC&Rs must reflect language regarding the CVMA assessments specific to billing, collection, and remittance procedures.

2) A copy of the proposed County Development Improvement Agreement must be provided to the CVMA prior to the issuance of a building permit.

3) Prior to the issuance of a building permit, the developer and appointed general contractor must meet with the CVMA to discuss the proposed Construction Management and Mitigation Plan. This plan will include construction staging, parking, laydown, SWPPP representative appointee, hours of operation, insurance, etc.

4) Prior to the issuance of a building permit, and in addition to the payment of applicable fees, a signed Construction Mitigation & Management Agreement and a signed Construction Management & Mitigation Performance Agreement must be submitted to the CVMA.

5) The developer will contact the CVMA in writing for a property inspection to be scheduled 30 days prior to the issuance of any Certificate of Occupancy. As part of this inspection process, the applicant must fill and sign a CVMA Density Verification Form for all units scheduled for inspection.

Please let me know if you have any questions.

Thank you,
On Behalf of the Design Review Committee

John Simmons
Planning and Operations Manager
Canyons Village Management Association, Inc.

E-copy: Sam Ferrin

EXHIBIT G