



City Council Staff Report

Subject: Snow Park Residences Condominium Plat **PLANNING DEPARTMENT**
Author: Alexandra Ananth - Senior Planner
Date: May 14, 2020
Type of Item: Administrative – Condominium Plat

Project Number:	PL-20-04471
Applicant:	SRDV Partners, LLC
Location:	2290 Deer Valley Drive East
Zoning:	Residential Development (RD-MPD)
Adjacent Land Uses:	Ski resort and related uses, hotels/condominium units, open space, single-family residences and lots, parking
Reason for Review:	Condominium Plats require Planning Commission review and City Council approval

Recommendation

Staff recommends the City Council hold a Public Hearing for the Snow Park Residences Condominiums Plat located at 2290 Deer Valley Drive East and consider approving the Plat based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached Draft Ordinance.

Executive Summary

This is an application for the Snow Park Residences Condominium Plat, Phase 2 of the larger St. Regis Deer Valley project. The Snow Park Residences includes a four-story condominium building with one (1) level of underground parking, nine (9) condominium units, meeting space, and support commercial space.

In accordance with the St. Regis' Housing Mitigation Plan (Exhibit A), two (2) employee units will also be constructed as part of Phase 2, one (1) in the Phase 2 building and one (1) in the existing funicular building.

At their regularly scheduled meeting on April 22, 2020, the Planning Commission held a Public Hearing on the Condominium Plat. No public input was received at or prior to this meeting. The Commission voted unanimously to forward a positive recommendation for City Council consideration. The audio from this meeting can be heard [here](#).

Background

The St. Regis Hotel is located at 2300 Deer Valley Drive East and consists of two (2) parcels, the Roosevelt Gap parcel (the upper hotel parcel) and the Snow Park parcel (lower funicular parcel). The hotel property (upper parcel) has access via the funicular (lower Snow Park parcel) on Deer Valley Drive East, as well as from Deer Crest Estates Drive within the Deer Crest gates.

The property is subject to the 1995 Deer Crest Settlement Agreement (Exhibit B), the 2001 Deer Crest Hotel Conditional Use Permit (known as the Rosewood CUP or "Hotel CUP" for the purposes of this Staff Report) and the 2011 Amenity Club Conditional Use Permit, which was recently amended to expand the membership cap and allow 2,183 square feet within the Phase 2 building to be used as Amenity Club space.

Consistent with the Settlement Agreement, the 2001 Hotel CUP allows a total density of 130 residential Unit Equivalents (UE's) with 99.5 UE's at Roosevelt Gap and 30.5 UE's at Snow Park. All of the UE's at Roosevelt Gap and 1 Unit (plus 2 Deed Restricted Units) at Snow Park have been constructed. The remaining, 29.5 UE's, at Snow Park will be constructed with Phases 2 and 3 of the Hotel CUP.

Construction of the first phase (the Hotel) was completed in November of 2009 and included 105 Condominium/Hotel rooms, a restaurant, bar, and spa and the funicular buildings at Snow Park.

The applicant is currently in the process of building Phase 2 of the Hotel, just south of the existing funicular building. This second phase consists of approximately 12.2 UE's.

Phase 3 will be located north of the funicular building on an existing surface parking lot and will include a parking structure with condominium units above, and approximately 17 UE's. It is a Condition of Approval of the 2016 amendment to the Hotel CUP that a complete building permit application for Phase 3 be submitted by December 31, 2020, or their CUP approval for Phase 3 shall expire (Exhibit C).

Analysis

The proposed Condominium Plat has been reviewed for compliance with the following Land Management Code Sections: [15-4-12](#), [15-7.1-3\(C\)](#), [15-12-15\(B\)\(9\)](#).

The Snow Park Residences are located in the Residential Development (RD) zone but the upper hotel parcel is located in the Recreation Commercial (RC) zone. The Snow Park parcel is also subject to the Deer Valley Large Scale Master Planned Development Permit (DV MPD). The DV MPD was originally approved in September 1977, and has been amended and restated twelve (12) times. The most recent Twelfth Amendment was approved on November 30, 2016 (Exhibit D).

The Housing Authority approved an overall housing obligation equal to 12 AUEs for the St. Regis. A total of 9.865 AUEs were satisfied in Phase 1 of the project. Two (2) rental

units totaling 1,492 SF (1.865 AUEs) were incorporated within the funicular building as part of Phase 1. Eight (8) units were fulfilled through payment of an in-lieu fee totaling \$692,880. The remaining obligation of 2.135 AUEs (1,708 SF) are to be incorporated into Phases 2 and 3 of the project also allowing that one (1) AUE may be fulfilled off site.

In August 2019 the Housing Authority approved a 1st Amendment to the Housing Mitigation Plan (Exhibit C) that splits the remaining AUE requirement proportionally between Phases 2 and 3. Phase 2 has an obligation to provide 1.135 AUE's (908 SF), and Phase 3 has an obligation to provide 1 AUE (800 SF). Phase 2 AUE's must be fulfilled prior to the issuance of Certificates of Occupancy for any of the Phase 2 market units and the fulfillment of AUEs for Phase 2 must be built on Site. The applicant is locating one (1) 449 SF AHU in the new Phase 2 building on the second floor (AHU-1) and is creating one (1) new affordable unit (459 SF) in the funicular building adjacent to the two (2) existing affordable units in this building already, in an area that used to be used as an office and hotel storage, fulfilling their obligation.

Parking is required based on LMC requirements in effect at the time of building permit application. A detailed parking analysis was done in 2016 for the CUP when the timing of Phases 2 and 3 was addressed. The nine (9) residential units in Phase 2 require 18 parking stalls plus one for each of the two (2) affordable units. A proposed restaurant use in this building requires 12 additional parking stalls bringing the total parking requirement to 32 stalls. The underground parking garage for the Phase 2 building accommodates 35 parking stalls meeting the requirement. Amenity Club space has no parking requirement. Support Commercial and Meeting Space are limited to up to 5% each of the gross floor area per the Deer Crest Settlement Agreement. See the Planning Department's Parking and Unit Equivalent Analysis (Exhibit E) for additional information.

The applicant submitted a Parking Table showing the total number of parking stalls provided during and after each phase of construction (Exhibit F). A total of 374 parking spaces are required for the entire Hotel, with a maximum of 157 spaces allowed at Roosevelt Gap and the remaining spaces required at Snow Park (north and south sites) and the Jordanelle lot. The applicant expects to have 430 stalls available upon completion of Phase 2 and 444 parking stalls available upon completion of the project, meeting the parking requirements at all phases of construction. A Traffic and Parking Study by Hales Engineering was submitted as part of the 2019 expansion of the Deer Crest Amenity Club and concludes that the Hotel has sufficient parking for all of the existing and proposed uses.

The Phase 2 building complies with LMC Lot and Site Requirements of the RD Zoning District, the Settlement Agreement and the DV MPD as described below.

	RD Zoning District and/or DV MPD
Lot Size	No minimum lot size. Lot 4 is approximately 0.57 acres (24,685 square feet). <u>Complies</u>

Front yard setbacks	Minimum 25 feet to front facing garage, 20 feet to building. Proposed front setback is ~39'. <u>Complies.</u>
Rear yard setbacks	Minimum 15 feet rear setbacks. Proposed rear setback is > 15'. <u>Complies.</u>
Side yard setbacks	Minimum 12 feet side setbacks. Proposed side setback is 13.93'. <u>Complies.</u>
Building Height Per Settlement Agreement: Up to 45 feet	The building contains 4-stories with one level of underground parking. Building height is 31'-2". Zone height is 28 feet but Settlement Agreement allows for height up to 45 feet. <u>Complies.</u>
Parking	Per LMC, based on unit sizes, 20 spaces are required for the 9 units and 2 affordable units. 12 stalls are required for the restaurant. The Garage level includes 35 parking stalls. <u>Complies.</u>
Architectural Design	The building was reviewed and approved by staff in accordance with LMC Chapter 15-5 , Architectural Design Guidelines at the time of Building Permit. <u>Complies.</u>
Residential Units	9 market rate units are proposed ranging from 1,945 square feet to 4,155 square feet plus one 449 square foot affordable unit (total of 24,910 square feet). <u>Complies.</u>
Commercial Area Per Settlement Agreement: Support Commercial and Meeting Space are limited to up to 5% each of the gross floor area	Total Commercial Area is 4,540 including a 2,357 square feet restaurant on Level 1, and 2,183 square feet of Amenity Club space. Support Commercial and Meeting Space are limited to up to 5% each of the gross floor area per the Deer Crest Settlement Agreement. <u>Complies.</u>
Residential Accessory uses (Guest amenities)	Besides the 2,183 square feet of Amenity Club space there is a 2,315 square foot Media/Library room also on Level 1. The total Commercial and Meeting Area space for the Hotel complies with the 10% limit of gross floor area. <u>Complies.</u>
Affordable Housing	1.135 AUEs are required for Phase 2. One 449 SF unit will be located in the Phase 2 building and one 459 SF unit will be located in the funicular building. <u>Complies.</u>

Density Summary	Unit	SF	UE's
	201	2925	1.46
	202	2249	1.12
	203	1945	0.97
	301	2925	1.46
	302	2249	1.12
	303	2545	1.27
	401	2934	1.47
	402	4155	2.08
	403	2534	1.27
	AHU-1	449	0.0
	AHU-2	459	0.0
		24,910	12.23
	<u>Complies.</u>		

Trails

At the Planning Commission Public Hearing on April 22, 2020, Commissioner Hall questioned that a public trail behind the Phase 2 structure was temporarily closed due to construction of the Phase 2 building. It was also noted that a separate trail north of the site but also on the St. Regis property (behind Powder Run Condominiums) was currently blocked by debris.

Since this meeting the applicant has responded in an email with attachments (Exhibit H) that Okland Construction, the general contractor for Phase 2, received permission from the Park City Building Dept. to store materials on the trail until 5/1/20, as shown on the "Laydown Proposal". ***This construction material has since been removed from the public trail. The area behind the Powder Run Condominiums has also been restored.***



Photos Showing Trails Restored of Construction Debris

Consistency with the Park City General Plan

The Lower Deer Valley Neighborhood is a mix of large single family estate homes and dense multifamily units as development approaches the resort base. This resort neighborhood includes a mix of resort-oriented housing and visitor amenities. Housing in this neighborhood is primarily used as second homes as well as nightly rentals supporting the resort. Development clusters exist within pods and each pod is surrounded by recreation open space. An extensive single track trail system provides for hiking and biking in the summer and connects Deer Valley to the Main Street Area.

Expanding ownership opportunities in a measured way is consistent with the goals and objectives of the Park City General Plan for this neighborhood. The proposed phased expansion at Snow Park has been contemplated since the original Hotel CUP approval in 2001 and the additional units are allowed under the total UE's approved for this location. The St. Regis utilizes a guest shuttle service that is available to owners and guests for transportation to and from the St. Regis, the ski resorts and the Main Street core. The applicants will continue to operate this shuttle service with the proposed expansion in residential units.

Good Cause

Staff finds Good Cause for this Condominium Plat as it is consistent with the density, maximum height, location and uses identified in the approved Deer Valley Settlement Agreement, the Deer Valley Master Planned Development and the most recently amended Hotel CUP. The project is in keeping with the goals of the General Plan for the Deer Valley neighborhood and adds two additional deed restricted employee units. Approval of the Condominium Plat will allow for the sale of individual units.

Department Review

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

Notice

On April 8, 2020, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was published in the Park Record and on the Utah Public Notice website on April 8, 2020 as well.

Public Input

No public comments have been received on this application prior to the issuance of this Staff Report.

Alternatives

- The City Council may conduct a public hearing, discuss the proposal and approve the Snow Park Residences Condominiums Plat as conditioned or amended. **This is Staff's recommendation.**
- The City Council may deny the Snow Park Residences Condominiums Plat and

direct staff to make Findings for this decision.

- The City Council may continue this item to a date certain.

Significant Impacts

There are no significant fiscal or environmental impacts that result from this application. Platting the condominium units allows individual units to be sold.

Consequences of not taking the Suggested Recommendation

Individual units could not be sold as anticipated.

Recommendation

Staff recommends the City Council hold a Public Hearing and consider approving the Condominium Plat based on the Findings of Fact, Conclusions of Law and Conditions of Approval as found in the Draft Ordinance.

Exhibits

Draft Ordinance

Exhibit A – First Amended Affordable Housing Mitigation Plan for the St. Regis Hotel
Deer Valley

Exhibit B – Deer Crest Settlement Agreement

Exhibit C – Hotel CUP Action Letter Dated April 18, 2016

Exhibit D – Deer Valley Resort Twelfth Amended and Restated Large Scale MPD
Permit

Exhibit E – Planning Department's Parking and Unit Equivalent Analysis

Exhibit F – Parking Table from Applicant Showing Available Parking During and After
Each Phase of Construction

Exhibit G – Table of Support Commercial and Meeting Space

Exhibit H – Email from Applicant regarding Trails

Ordinance No. 2020-23

AN ORDINANCE APPROVING THE SNOW PARK RESIDENCES CONDOMINIUM PLAT AT 2290 DEER VALLEY DRIVE EAST

WHEREAS, the owner of the property located at 2290 Deer Valley Drive East have petitioned the City Council for approval of a Condominium Plat; and

WHEREAS, on April 8, 2020, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on April 8, 2020, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on April 22, 2022, to receive input on the Condominiums Plat; and

WHEREAS, the Planning Commission, on April 22, 2022, forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 14, 2020, the City Council held a public hearing to receive input on the Condominiums Plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Snow Park Residences Condominium Plat at 2290 Deer Valley Drive East.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The Snow Park Residences Condominium Plat, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The St. Regis Deer Valley Phase 2 Snow Park Residences Condominium Plat is located at 2290 Deer Valley Drive East.
2. This application is a part of a larger Master Planned Development known as the Deer Crest Annexation MPD and is subject to the 1995 Deer Crest Settlement Agreement, as amended in December of 1998 and also in April 6, 2001, by the City Council.
3. On February 28, 2001 Planning Commission approved the Deer Crest Hotel CUP (formally known as the Rosewood CUP). Amendments to the CUP were approved by the Planning Commission on July 25, 2001, March 24, 2004, May 11, 2005, April

22, 2009, and April 23, 2014, and April 13, 2016. The City Council denied an appeal of the April 22nd approval on June 18, 2009.

4. The density of 99.5 residential unit equivalents at Roosevelt Gap, 30.5 residential unit equivalents for Snow Park (total of 130 unit equivalents) and up to 5% of the gross floor area for support commercial uses with an additional 5% gross floor area for meeting space on the 12.07 acre development site is consistent with the Deer Crest Settlement, as amended.
5. The Hotel is located in the RD (Residential Development) and RC (Resort Commercial) zoning districts subject to the Deer Crest Settlement Agreement and MPD. Phase 2, the Snow Park Residences is located in the RD zone.
6. A total of 105 overnight parking spaces, and up to 41 day use spaces, are allowed at the Roosevelt Gap site. Eight of these spaces are provided as tandem spaces for valet parking. The amended Settlement Agreement, allowed the Planning Commission to approve overnight parking in conjunction with a luxury hotel and upon demonstration that the remainder of the (Deer Crest) project has been modified to result in no net increase of traffic on Keetley Road.
7. A total of 374 parking spaces are required for the entire Hotel, with a maximum of 157 spaces allowed at Roosevelt Gap and the remaining spaces required at Snow Park (north and south sites). The applicant expects to have 444 parking stalls available upon completion of the project and 430 stalls available upon completion of Phase 2.
8. A Traffic and Parking Study by Hales Engineering as part of the 2019 expansion of the Deer Crest Amenity Club at the St. Regis determined that the Hotel has sufficient parking for all of the existing and proposed uses.
9. It is the desire of the applicant to build out the St. Regis in three phases. The first phase is complete and consists of the 105 Roosevelt Gap hotel/condominiums (99.5 UE), including a restaurant, bar, and spa; the funicular and funicular building at Snow Park (the funicular building contains one condominium unit, common area for the hotel lobby and check in, back of house hotel uses, and two affordable housing units); and a temporary sales office with surface parking.
10. This application is for the second phase and consists of the south parking structure at Snow Park (35 stalls) with nine (9) condominium units above (approximately 12.2 UE's). The third phase consists of the north parking structure and condominium units above (approximately 17 UE's). The total density approved for Snow Park is 30.5 UEs.
11. Staff finds Good Cause for this Condominium Plat as it is consistent with the density, maximum height, location and uses identified in the approved Deer Valley Settlement Agreement, the Deer Valley Master Planned Development and the most recently amended Hotel CUP.
12. The project is in keeping with the goals of the General Plan for the Deer Valley neighborhood and adds two additional deed restricted employee units.
13. The applicant is creating a Condominium Plat so that the nine (9) condominium hotel units can be sold as individual units creating the Snow Park Residences.
14. All Conditions of the Hotel CUP's shall continue to apply and remain in full force and effect.

15. All findings within the Analysis section and the recitals above are incorporated herein as Findings of Fact.

Conclusions of Law:

1. There is good cause for this Condominium Plat as it will allow for the sale of the nine (9) units and the creation of two (2) affordable units.
2. The Condominium Plat is consistent with the Park City Land Management Code including Sections 15-4-12, 15-7.1-3(C) and 15-12-15(B)(9) and applicable State Law regarding Condominium Plats.
3. Neither the public nor any person will be materially injured by the proposed Condominium Plat.
4. Approval of the Condominium Plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Condominium Plat for compliance with State Law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.
2. The applicant will record the Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the Plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. All conditions of approval of the 1995 Deer Crest Settlement Agreement, as amended, continue to apply.
4. All conditions of approval of the Deer Crest Hotel CUP approved on February 28, 2001 (then known as the Rosewood CUP) and amended by the Planning Commission on July 25, 2001; March 24, 2004; May 11, 2005; and April 22, 2009 (with final approval by the City Council on appeal on June 18, 2009), April 23, 2014; and April 13, 2016, shall continue to apply.
5. The two (2) new deed restricted housing units shall be a minimum of 449 and 459 sf respectively, to meet the requirement of 1.135 AUE consistent with the 1st Amendment to the Housing Mitigation Plan for Phase 2 of the St. Regis. One AUE is equivalent to 800 sf according to the Development Agreement.
6. Deed Restrictions for the AUEs, approved by the City in accordance with the applicable Housing Resolution, shall be recorded prior to plat recordation, and Certificates of Occupancy shall be issued for these units prior to the issuance of Certificates of Occupancy for any of the market rate units.
7. The CCRs shall limit the HOA dues related to the deed restricted employee housing units in order to ensure the units remains affordable. The CCRs shall reflect a lower par-value to reflect the reduced cost of the unit (or exempt the unit from HOA fees) to ensure that the unit doesn't lose its affordability due to such fees. The CCRs shall be submitted with the Condominium Plat for review and approval by the City prior to final Condominium Plat recordation.
8. The applicant shall maintain free and clear public access to the trails located on the St. Regis property.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 14 day of May 2020.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

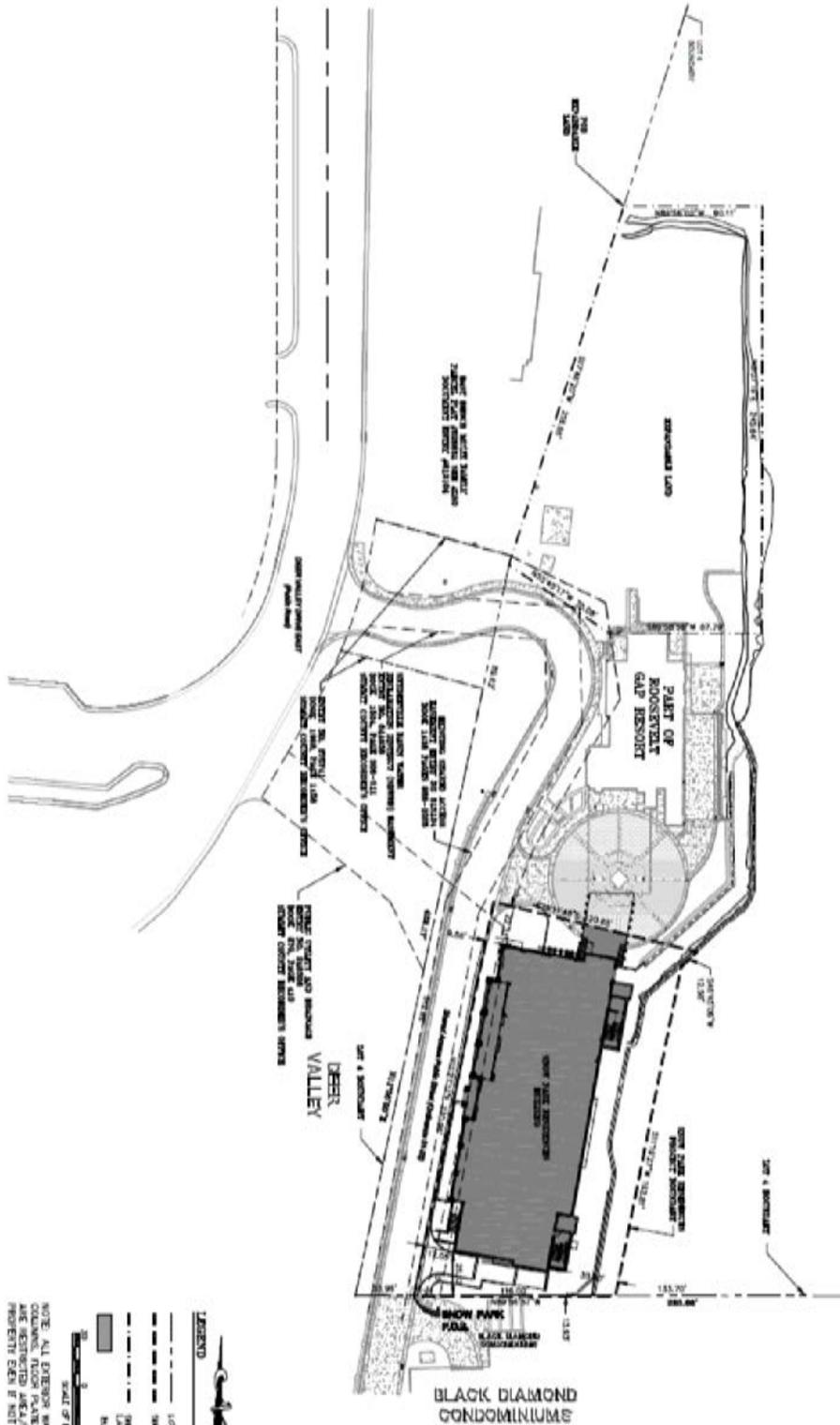
ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 –



LOT 4

REVISIONS:
 1. DATE: 10/15/2018
 2. DATE: 10/15/2018
 3. DATE: 10/15/2018
 4. DATE: 10/15/2018

NOTE: ALL EXISTING WALLS, STRUCTURAL
 COLUMN, FLOOR PLATES AND DRIVING WALLS
 ARE RESTRICTED FROM NON-CONDOMINIUM
 PURPOSES EVEN IF NOT DESIGNATED

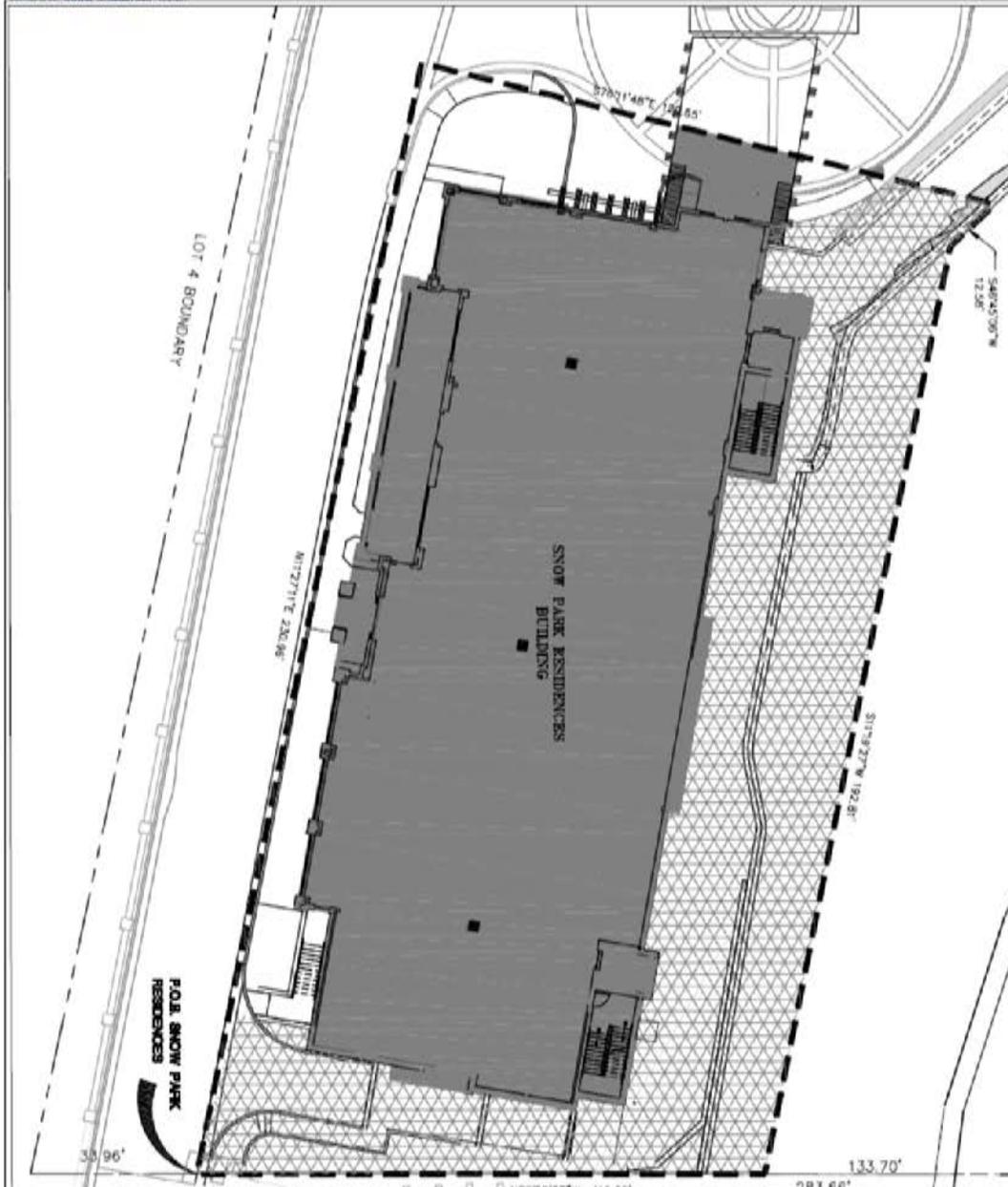
LEGEND:
 LOT & INCORPORATE LINES
 SHIP/PARK REFERENCES
 SHIP/PARK DRIVE/PARK
 BUILDING
 SETBACK

SCALE: 1" = 100'
 2
 B

TWIN PEAKS
 Engineering & Land Surveying
 2204 NORTH 1450 EAST LEHI, UTAH 84043
 (801) 450-3511

SNOW PARK RESIDENCES
 CONDOMINIUM PLAT
 OVERALL SITE PLAN

10/15/2018



LEGEND	
	LOT 4 RECREATION UNIT
	SNOW PARK RESIDENCES
	OPEN ACCESS AREA / COMMON ELEMENT
	PROPOSED NEW CONSTRUCTION
	EXISTING NEW CONSTRUCTION
	COMMERCIAL OFFICE / RESIDENTIAL ADDITION



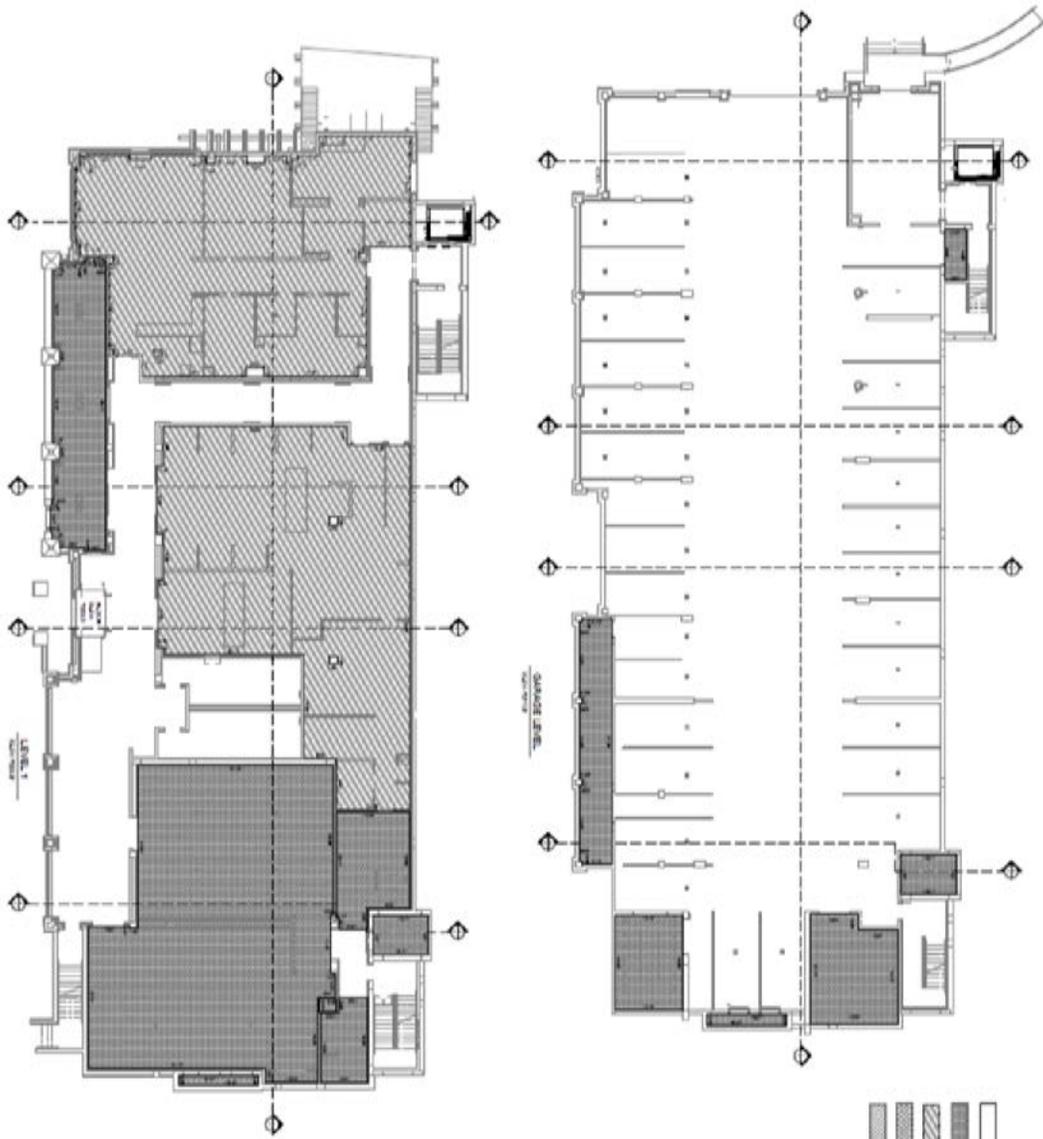
DATE: 1/26/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SCALE: 1/8" = 1'-0"
 SHEET NO. 3
 TOTAL SHEETS: 8

TWIN PEAKS
 Engineering & Land Surveying
 2284 NORTH 1450 EAST LEM, UTAH 84043
 (801) 480-3511

SNOW PARK RESIDENCES
 CONDOMINIUM PLAT
 OUTSIDE LAND USE

FOR RESIDENTS ONLY



-  Open Access Area / Common Elements
-  Restricted Area / Non-Constructible Property / No Common Element
-  Common Area / Non-Constructible Property
-  Limited Common Element (Subject to the unit owner)
-  Resident Only / Access Constructible Area



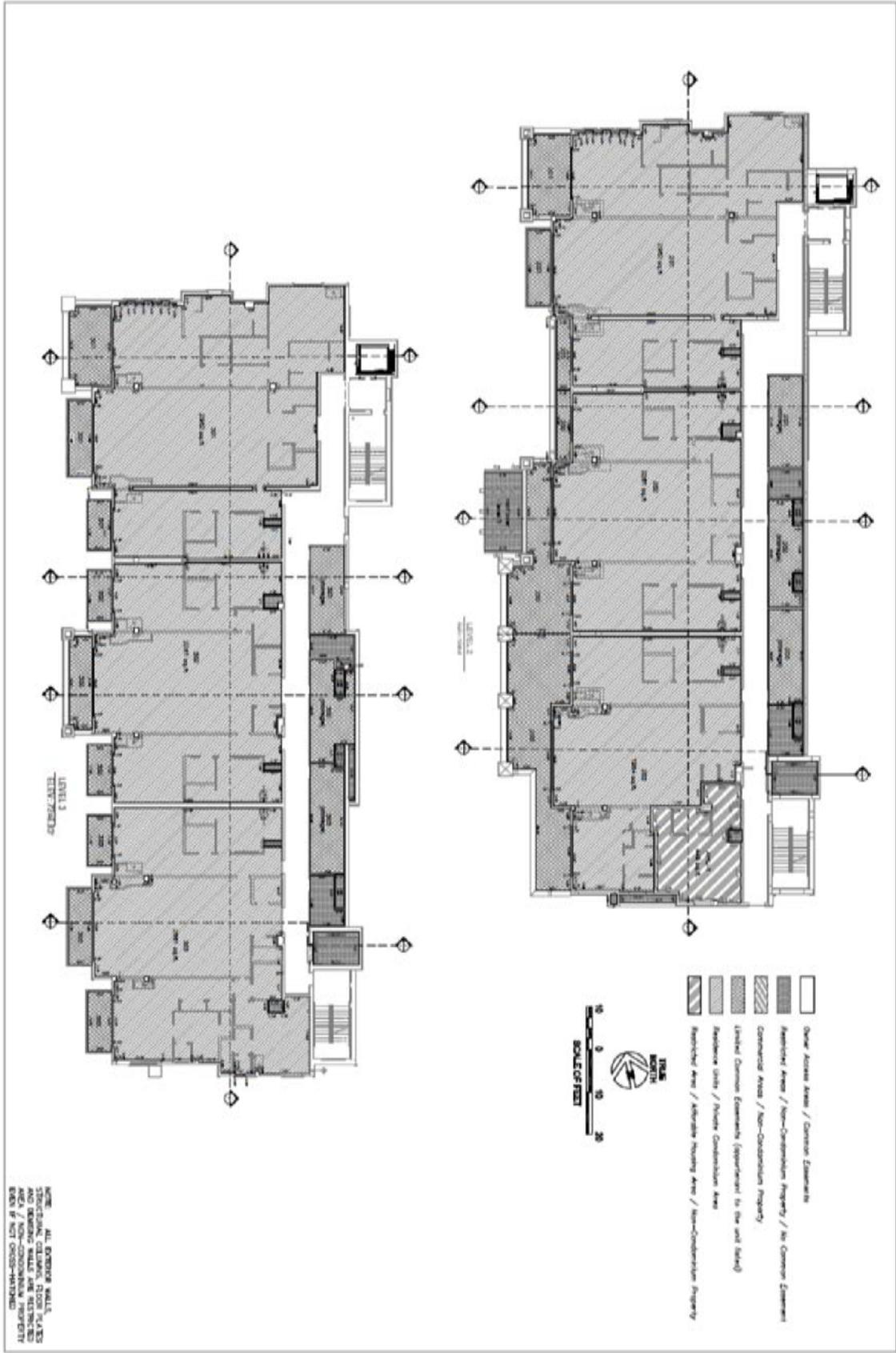
NOTE: ALL EXTERIOR WALLS, PARTS AND FINISHES SHALL BE RESTRICTED AREA / NON-CONSTRUCTIBLE PROPERTY PER A NOT CORRESPONDING

DATE	REVISION
NOVEMBER 2019	4
BY	8

TWIN PEAKS
 Engineering & Land Surveying
 2024 NORTH 2450 EAST LENO, UTAH 84043
 (801) 476-1500

SNOW PARK RESIDENCES
 CONDOMINIUM PLAT
 GARAGE AND LEVEL 1

FOR REVIEW ONLY

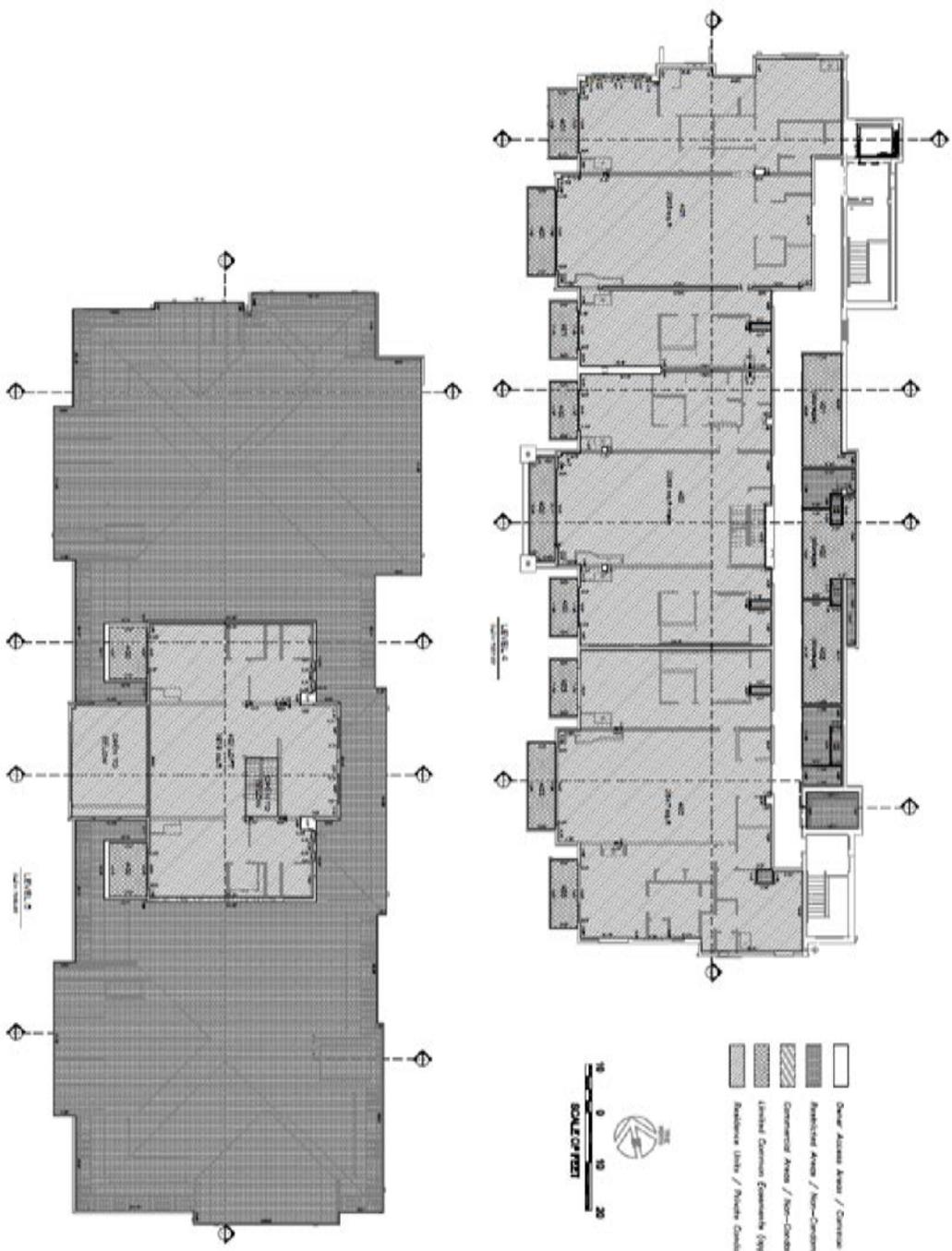


DATE	12/15/2013
BY	ST/ST/ST/ST
NO.	5
REV.	8

TWIN PEAKS
 Engineering & Land Surveying
 2014 NORTH 1430 EAST LENO, UTAH 84403
 (801) 455-3762

SNOW PARK RESIDENCES
 CONDOMINIUM PLAT
 LEVEL 2 AND 3

12/15/2013



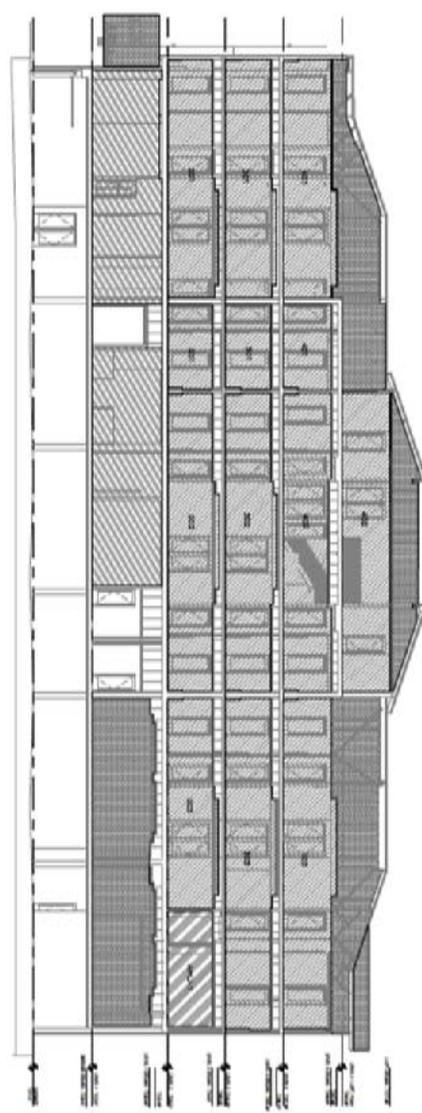
NOTE: ALL OUTDOOR WALLS, STRUCTURAL COLUMNS, ALUM PARTS AND OTHER WALLS ARE REFLECTED FROM A NOT DRAWN-INTEND

NO. OF SHEETS	6
SHEET NO.	8
DATE	NOVEMBER 2019

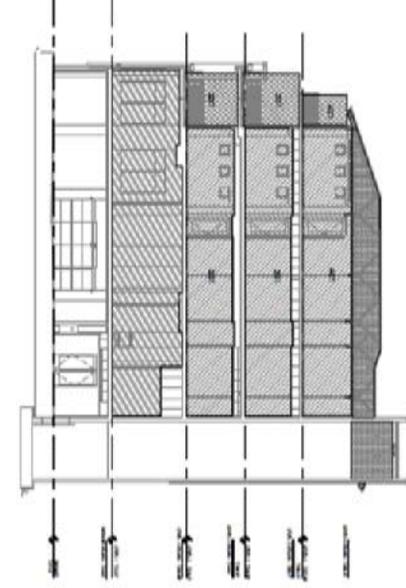
TWIN PEAKS
 Engineering & Land Surveying
 2254 NORTH 1450 EAST LEHI, UTAH 84043
 (801) 430-3521

SNOW PARK RESIDENCES
 CONDOMINIUM PLAT
 LEVEL 4 AND 5

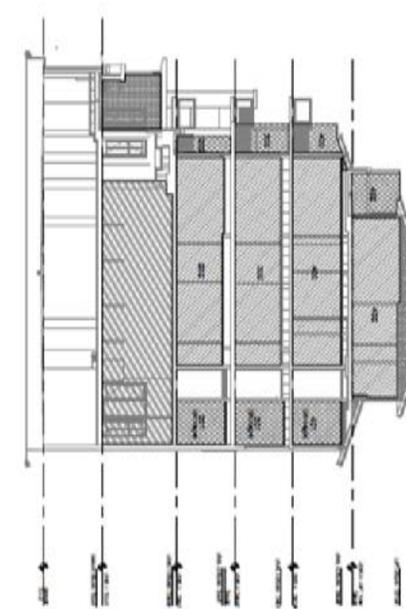




SECTION 1



SECTION 2

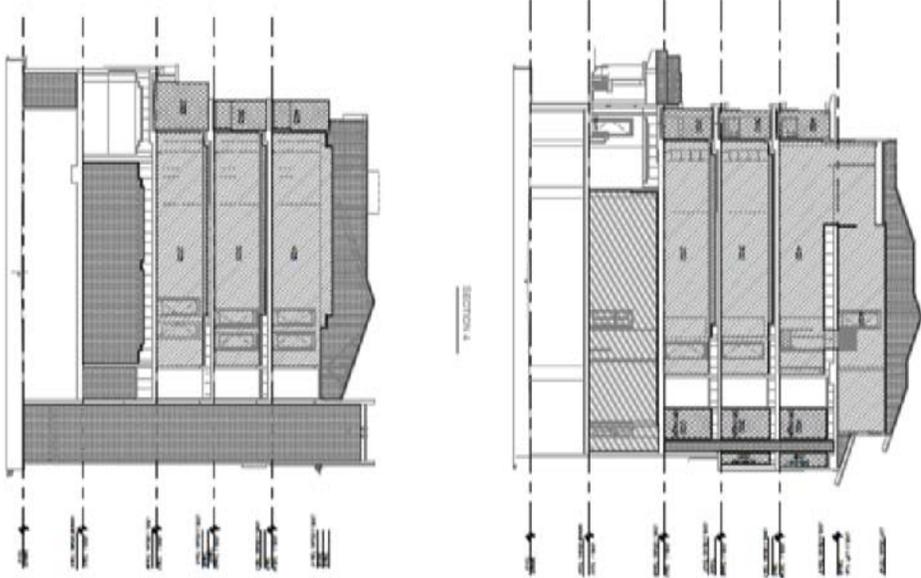


SECTION 3

- Open Access Area / Common Elements
- Restricted Area / Non-Common Property / No Common Element
- Common Area / Non-Common Property
- Limited Common Elements (appurtenant to the unit below)
- Residence Only / Private Condominium Area
- Restricted Area / Appurtenant to the unit below / Non-Common Property



NOTE: ALL EXTERIOR WALLS, STRUCTURAL COLUMNS, FLOOR SLABS AND NON-COMMON ELEMENTS ARE NOT SHOWN TO SCALE.



NOTE: ALL EXTERIOR WALLS, STRUCTURAL COLUMN & FLOOR SLABS TO BE FINISHED WITH CONCRETE. FINISH AREA / NON-CONDITIONED PROPERTY IS NOT SHOWN.

8
8

FOR REVISION ONLY