

PROJECT INFORMATION

AREA TABULATION (RESIDENTIAL)

TOTAL AREA	305,504 SF
Sidewalks	600 sf (1%)
Driveways	6,103 sf (13%)
Landscape	25,262 sf (52%)
Roofs	9,992 sf (20%)
Roof Terrace	6,830 sf (14%)
Total Hardscape: 34%	Total Building: 34%
Total Softscape: 66%	Total Open Space: 66%

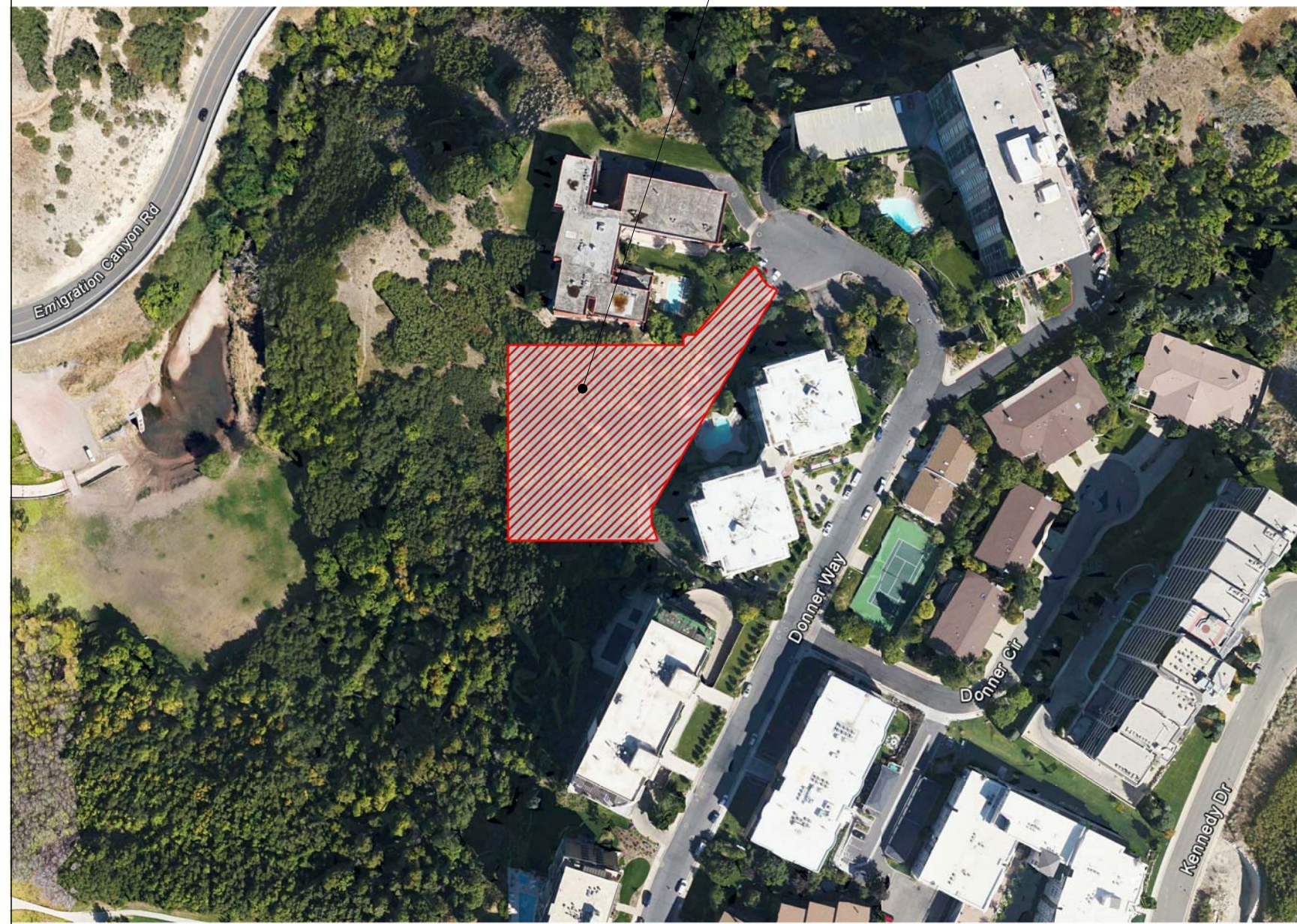
ZONING

PARCEL '01'
 Parcel Record: 16112540010000
 Address: 874 S DONNER WY
 Total Acreage: 1.12
 Lot Use: RESIDENTIAL

Legal Description:
 BEG N 0°14'34" E 782.2 FT FR CEN SEC 11, T 1S, R 1E, S.L.M: N 0°14'34" E 210 FT; E 189.18 FT; N 0°14'34" E 10 FT; E 10 FT; N 40°42' E 92.76 FT; S'LY ALG CURVE TO L 32.17 FT; S 29°23'59" W 249.88 FT; S'LY ALG CURVE TO L 50.35 FT; W 155.91 FT TO BEG 1.12 AC M OR L 4661-1196, 5310-540 THRU 5455310-0546 9297-3876

VICINITY MAP

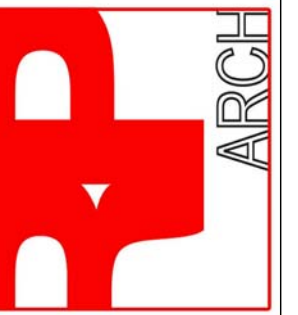
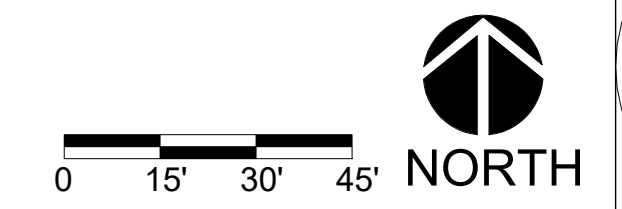
PROJECT LOCATION



AERIAL VICINITY MAP



1 SITE PLAN
 scale: 1" = 30'-0"



RPA
 RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLADAY, UTAH 84117
 801-580-0181

EMIGRATION OVERLOOK
 874 S DONNER WY
 SALT LAKE CITY, UT 84108

JUNE 2016

#	REV.	Date

SHEET TITLE

SITE PLAN

SHEET NUMBER

A101

PROJECT INFORMATION

AREA TABULATION (RESIDENTIAL)

TOTAL AREA	305,504 SF
Sidewalks	600 sf (1%)
Driveways	6,103 sf (13%)
Landscape	25,262 sf (52%)
Roofs	9,992 sf (20%)
Roof Terrace	6,830 sf (14%)
Total Hardscape: 34%	Total Building: 34%
Total Softscape: 66%	Total Open Space: 66%

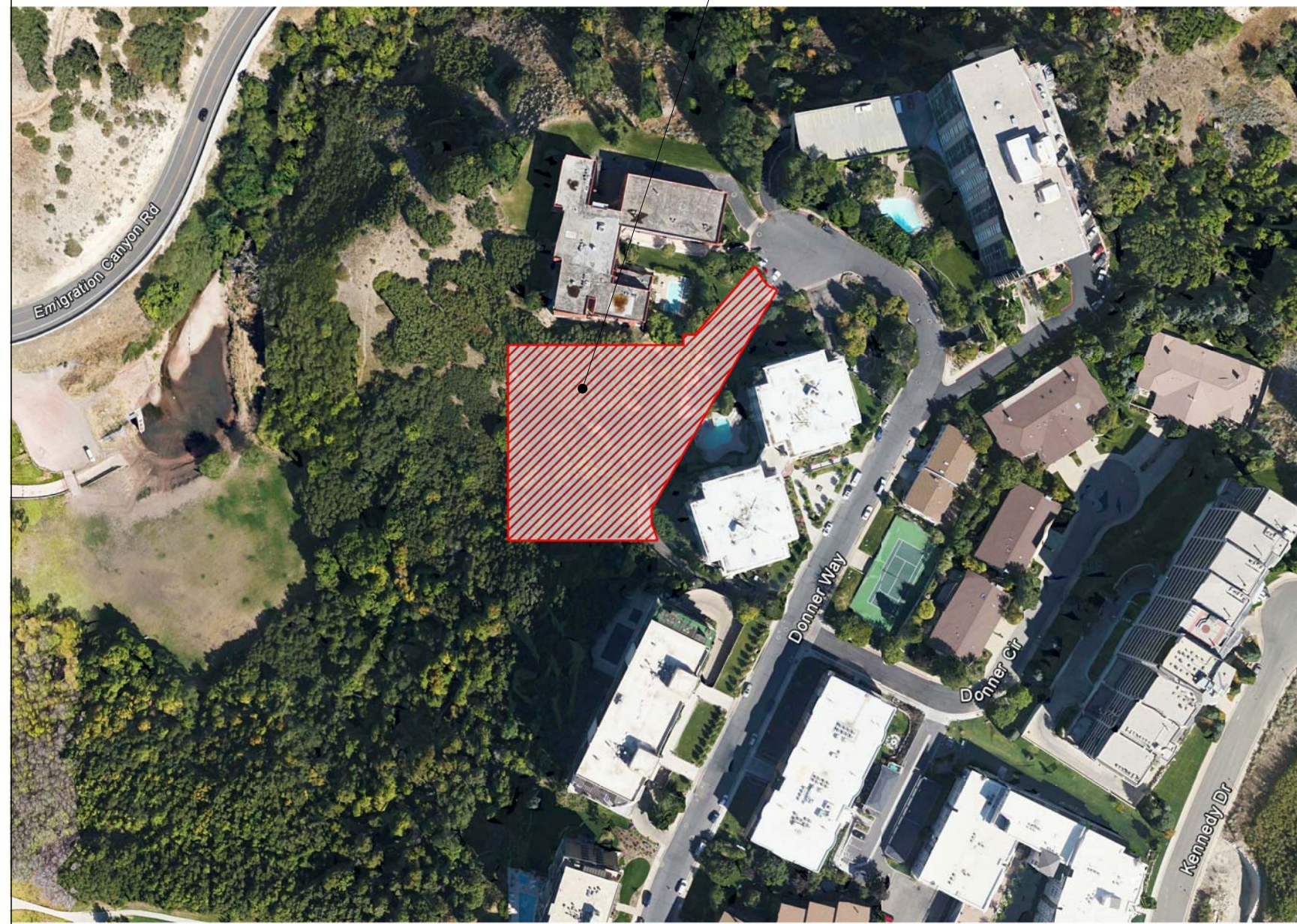
ZONING

PARCEL '01'
 Parcel Record: 16112540010000
 Address: 874 S DONNER WY
 Total Acreage: 1.12
 Lot Use: RESIDENTIAL

Legal Description:
 BEG N 0°14'34" E 782.2 FT FR CEN SEC 11, T 1S, R 1E, S.L.M: N 0°14'34" E 210 FT; E 189.18 FT; N 0°14'34" E 10 FT; E 10 FT; N 40°42' E 92.76 FT; S'LY ALG CURVE TO L 32.17 FT; S 29°23'59" W 249.88 FT; S'LY ALG CURVE TO L 50.35 FT; W 155.91 FT TO BEG 1.12 AC M OR L 4661-1196, 5310-540 THRU 5455310-0546 9297-3876

VICINITY MAP

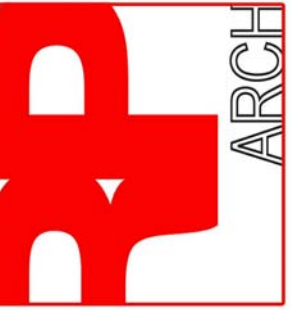
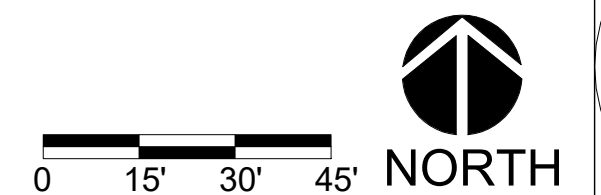
PROJECT LOCATION



AERIAL VICINITY MAP



1 LOWER PARKING
 scale: 1" = 30'-0"



RPA
 RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLADAY, UTAH 84117
 801-580-0181

EMIGRATION OVERLOOK
 874 S DONNER WY
 SALT LAKE CITY, UT 84108

JUNE 2016

#	REV.	Date

SHEET TITLE

SITE PLAN

SHEET NUMBER

A102

PROJECT INFORMATION

AREA TABULATION (RESIDENTIAL)

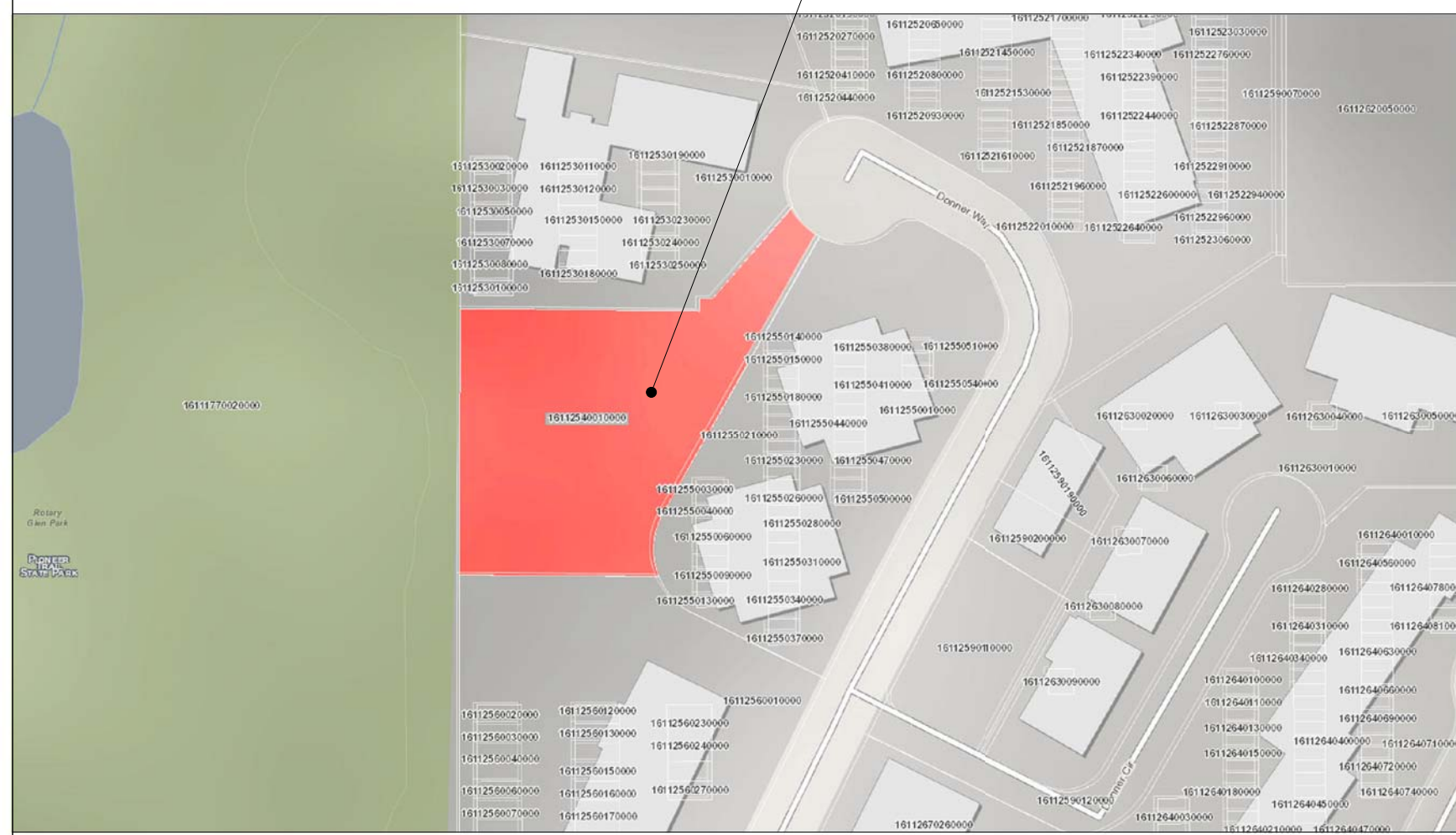
TOTAL AREA	305,504 SF
Sidewalks	600 sf (1%)
Driveways	6,103 sf (13%)
Landscape	25,262 sf (52%)
Roofs	9,992 sf (20%)
Roof Terrace	6,830 sf (14%)
Total Hardscape: 34%	Total Building: 34%
Total Softscape: 66%	Total Open Space: 66%

ZONING

PARCEL '01'
Parcel Record: 16112540010000
Address: 874 S DONNER WY
Total Acreage: 1.12
Lot Use: RESIDENTIAL

Legal Description:
 BEG N 0°14'34" E 782.2 FT FR CEN SEC 11, T 1S, R 1E, S.L.M: N 0°14'34" E 210 FT; E 189.18 FT; N 0°14'34" E 10 FT; E 10 FT; N 40°42' E 92.76 FT; SE'LY ALG CURVE TO L 32.17 FT; S 29°23'59" W 249.88 FT; S'LY ALG CURVE TO L 50.35 FT; W 155.91 FT TO BEG 1.12 AC M OR L 4661-1196, 5310-540 THRU 5455310-0546 9297-3876

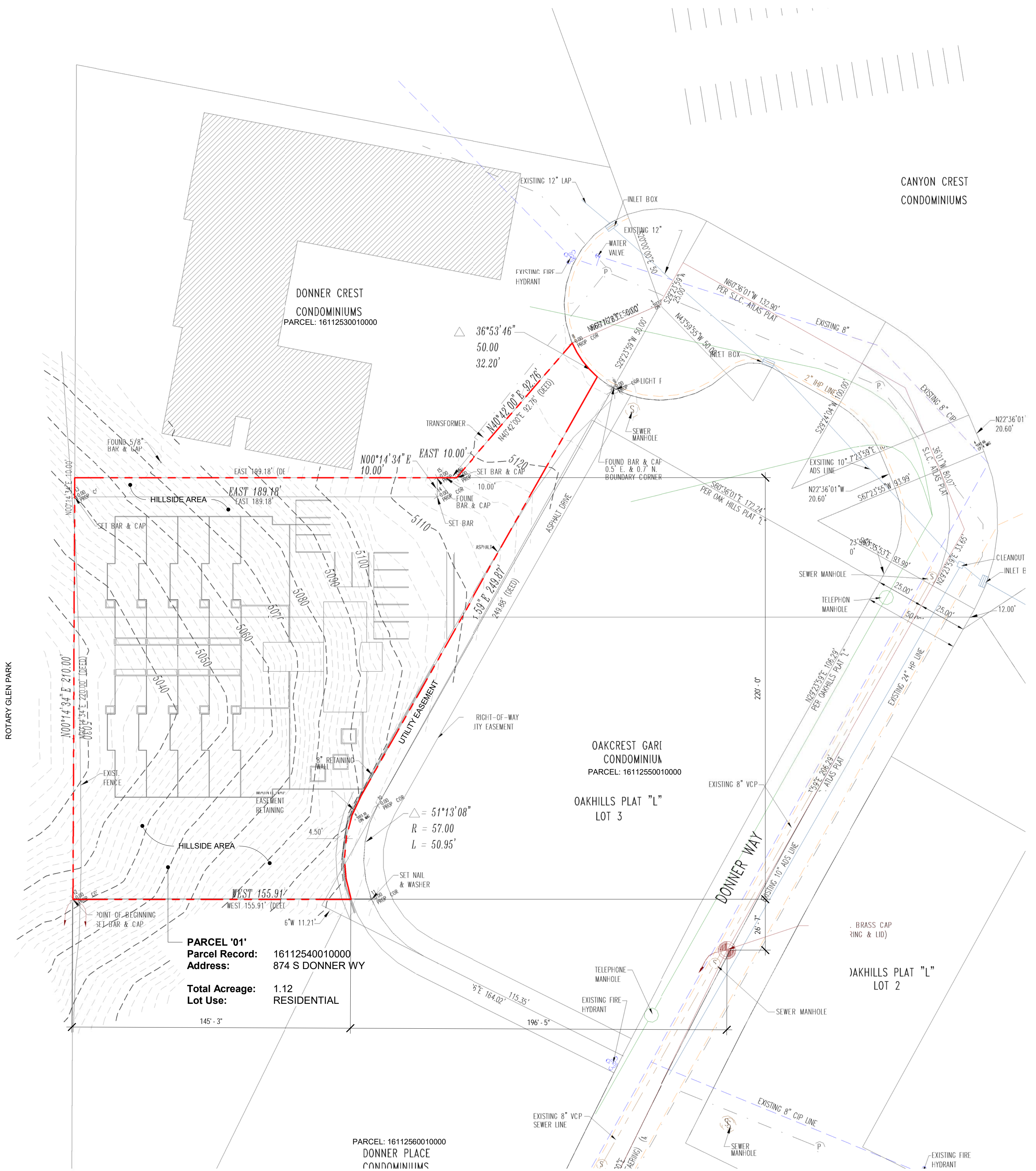
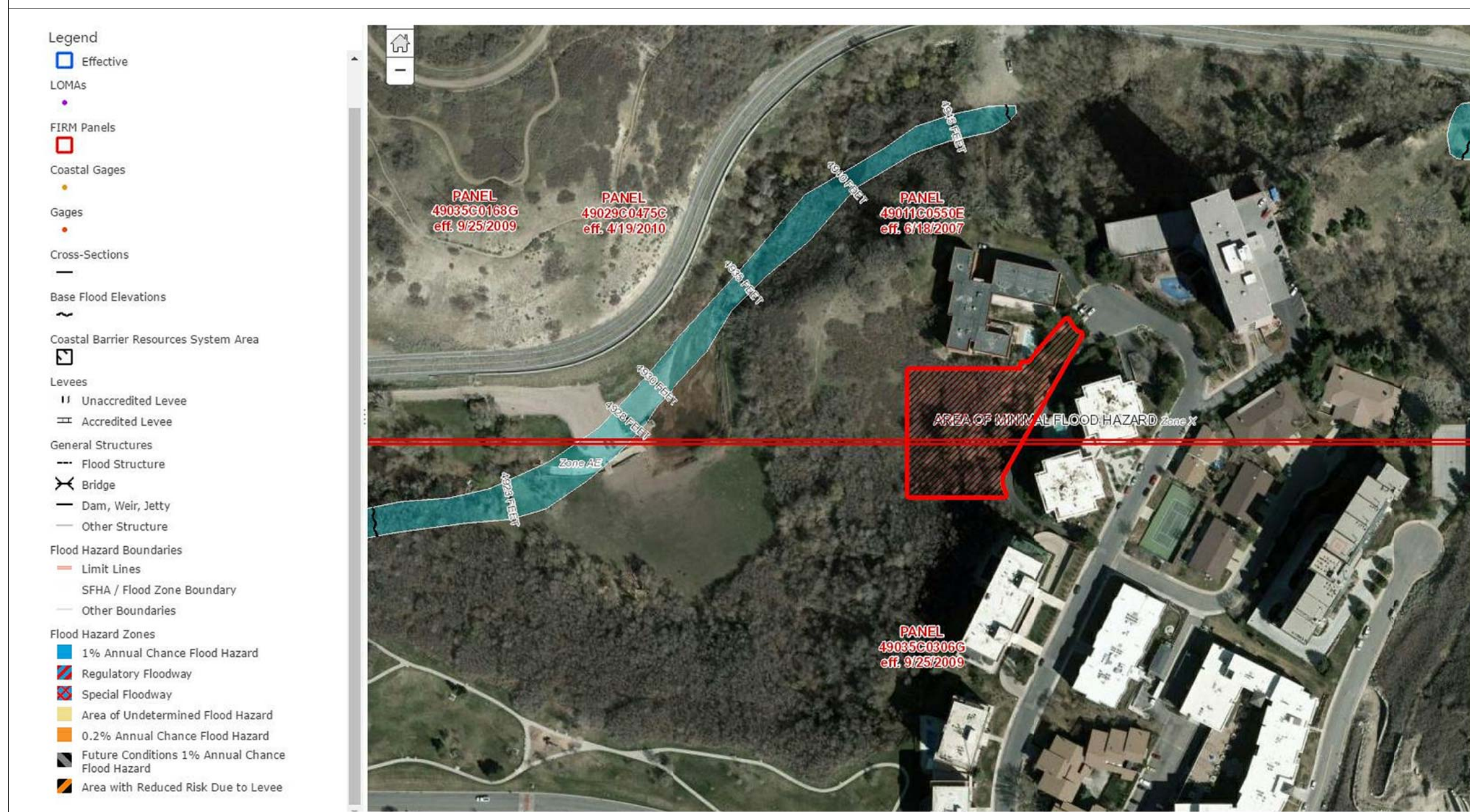
PLAT/VICINITY MAP



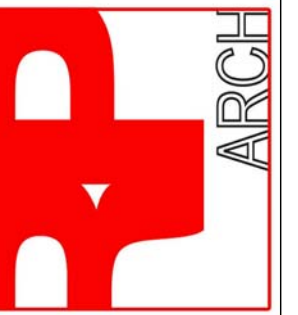
LEGEND

- PROPERTY LINE
- EXISTING FENCE
- BOUNDARY
- ADJOINING PROPERTY
- CENTERLINE OF ROAD
- MONUMENTS LINES
- EXISTING SEWER
- EXISTING STORM
- EXISTING WATER
- EXISTING POWER
- EXISTING GAS
- EXISTING PHONE
- S SEWER MANHOLE
- EXISTING BUILDING

FEMA FLOOD MAP



UTILITY PLAN
 scale: 1" = 30'-0"



RPA
 RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLADAY, UTAH 84117
 801-580-0181

EMIGRATION OVERLOOK
 874 S DONNER WY
 SALT LAKE CITY, UT 84108

JUNE 2016

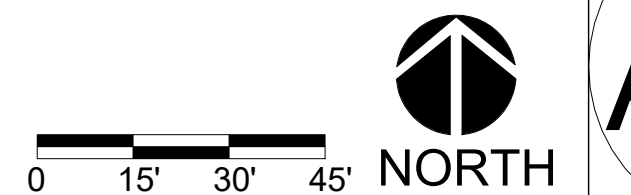
#	REV.	Date

SHEET TITLE

PRELIM PLAT

SHEET NUMBER

A103



PROJECT INFORMATION

AREA TABULATION (RESIDENTIAL)

TOTAL AREA	305,504 SF
Sidewalks	600 sf (1%)
Driveways	6,103 sf (13%)
Landscape	25,262 sf (52%)
Roofs	9,992 sf (20%)
Roof Terrace	6,830 sf (14%)
Total Hardscape: 34%	Total Building: 34%
Total Softscape: 66%	Total Open Space: 66%

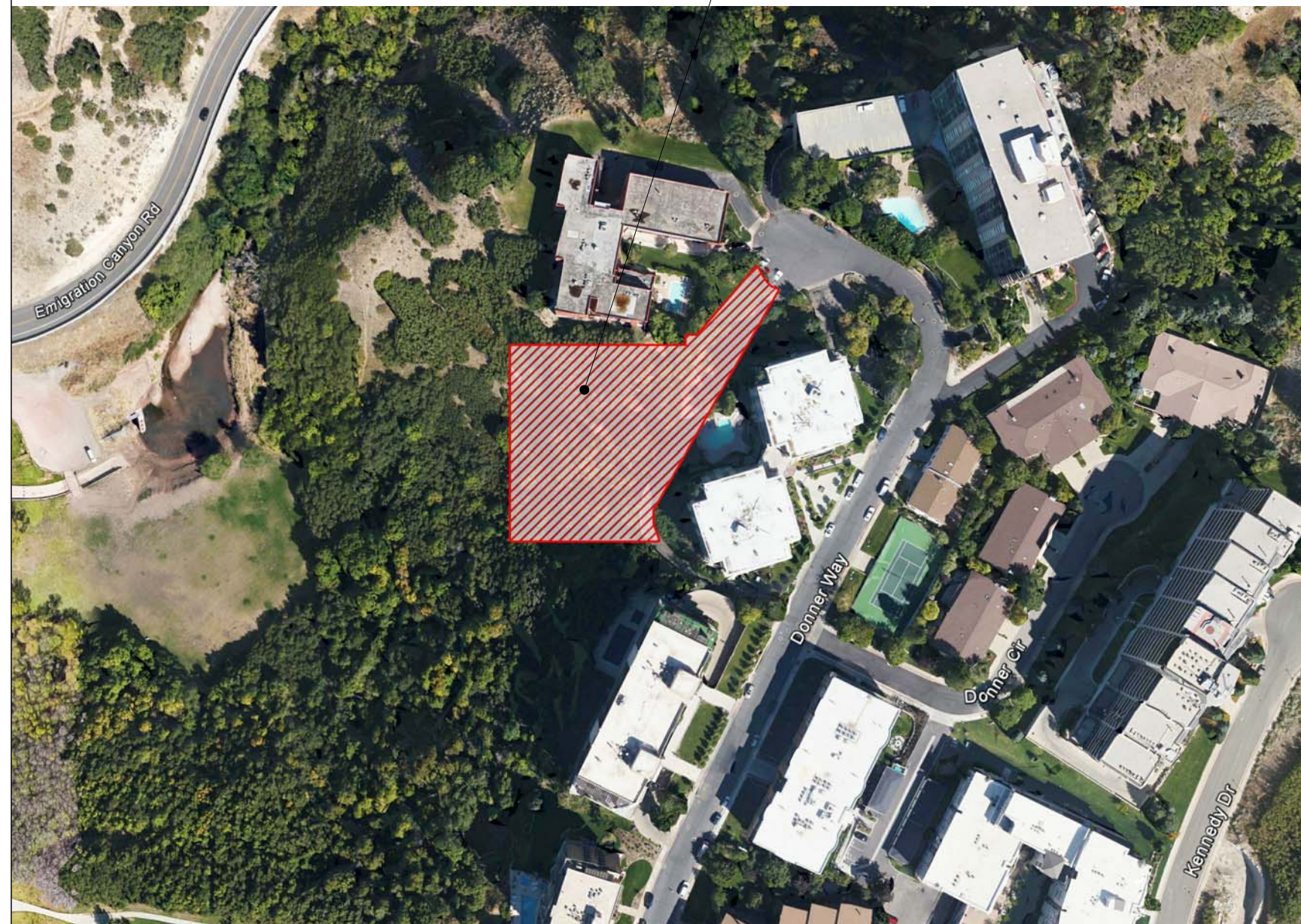
ZONING

PARCEL '01'
 Parcel Record: 16112540010000
 Address: 874 S DONNER WY
 Total Acreage: 1.12
 Lot Use: RESIDENTIAL

Legal Description:
 BEG N 0°14'34" E 782.2 FT FR CEN SEC 11, T 1S, R 1E, S.L.M: N 0°14'34" E 210 FT; E 189.18 FT; N 0°14'34" E 10 FT; E 10 FT; N 40°42' E 92.76 FT; S'LY ALG CURVE TO L 32.17 FT; S 29°23'59" W 249.88 FT; S'LY ALG CURVE TO L 50.35 FT; W 155.91 FT TO BEG 1.12 AC M OR L 4661-1196, 5310-540 THRU 5455310-0546 9297-3876

VICINITY MAP

PROJECT LOCATION

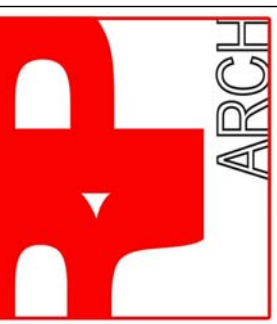
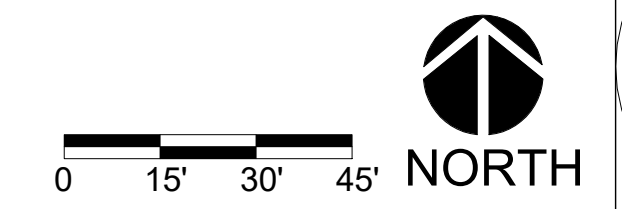


LEGEND

- LANDSCAPED AREA
- DRIVEWAYS & SIDEWALKS
- ROADWAYS
- LARGE DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- MULCH SHRUB, 3' MATURE HEIGHT, MIN.
- PARKING STALLS



1 LANDSCAPE PLAN
 scale: 1" = 30'-0"



RPA
 RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLADAY, UTAH 84117
 801-580-0181

EMIGRATION OVERLOOK
 874 S DONNER WY
 SALT LAKE CITY, UT 84108

JUNE 2016

#	REV.	Date

SHEET TITLE

PRELIM LANDSCAPE

SHEET NUMBER

A104

PROJECT INFORMATION

AREA TABULATION (RESIDENTIAL)

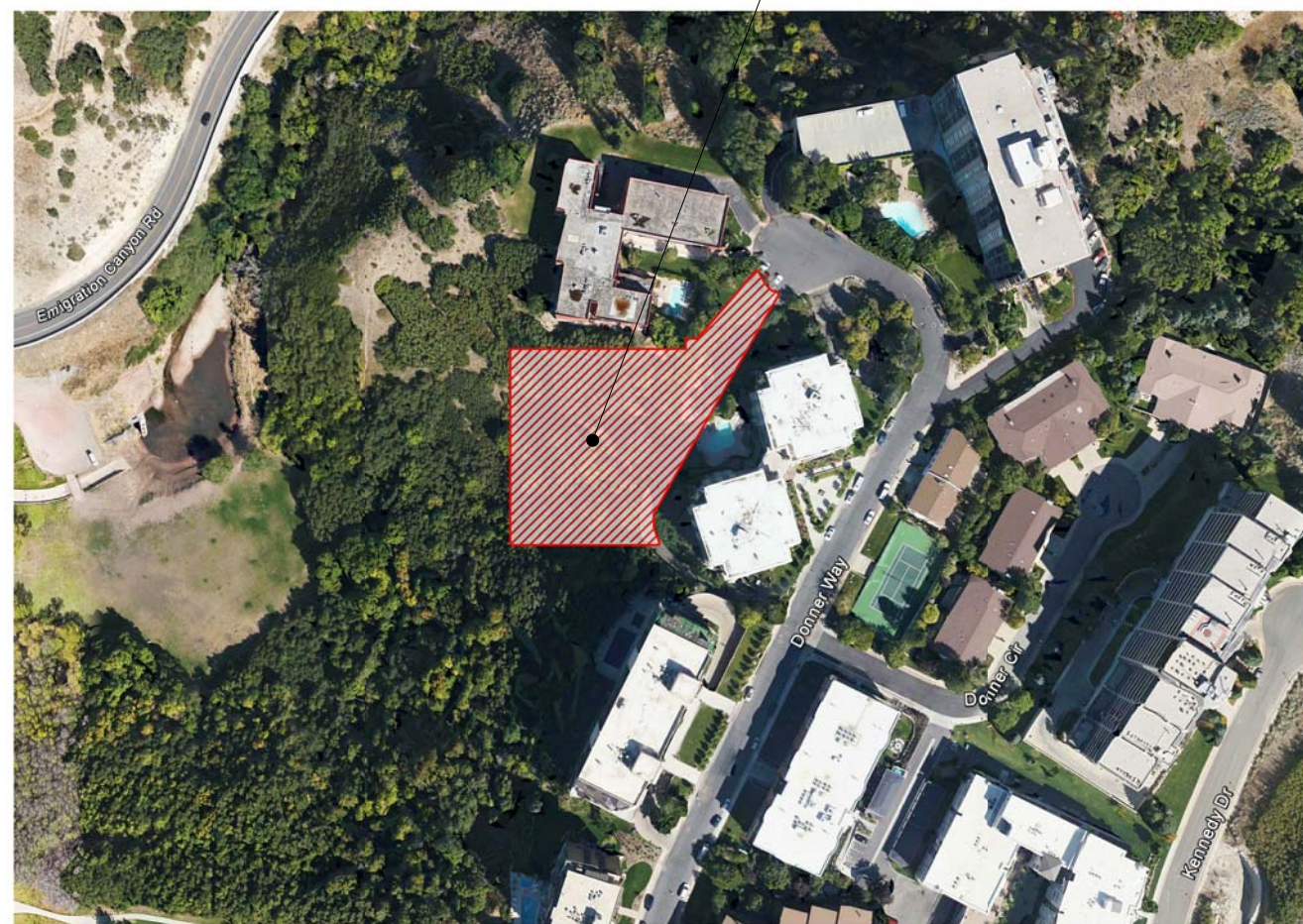
TOTAL AREA	305,504 SF
Sidewalks	600 sf (1%)
Driveways	6,103 sf (13%)
Landscape	25,262 sf (52%)
Roofs	9,992 sf (20%)
Roof Terrace	6,830 sf (14%)
Total Hardscape: 34%	Total Building: 34%
Total Softscape: 66%	Total Open Space: 66%

ZONING

PARCEL '01'
Parcel Record: 16112540010000
Address: 874 S DONNER WY
Total Acreage: 1.12
Lot Use: RESIDENTIAL

Legal Description:
 BEG N 0°14'34" E 782.2 FT FR CEN SEC 11, T 1S, R 1E, S.L.M.: N 0°14'34" E 210 FT; E 189.18 FT; N 0°14'34" E 10 FT; E 10 FT; N 40°42' E 92.76 FT; S'LY ALG CURVE TO L 32.17 FT; S 29°23'59" W 249.88 FT; S'LY ALG CURVE TO L 50.35 FT; W 155.91 FT TO BEG 1.12 AC M OR L 4661-1196, 5310-540 THRU 5455310-0546 9297-3876

VICINITY MAP



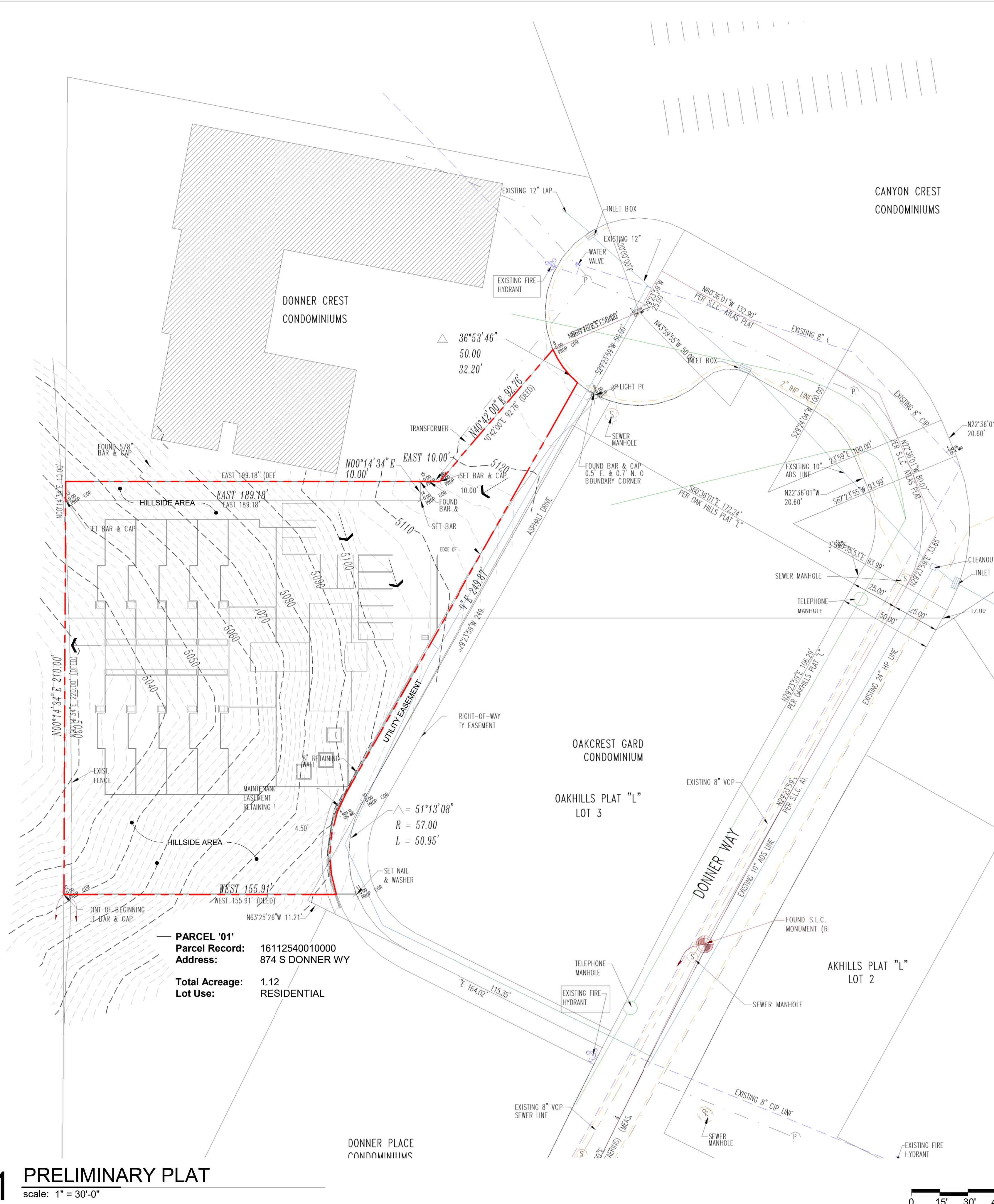
PROJECT LOCATION

LEGEND

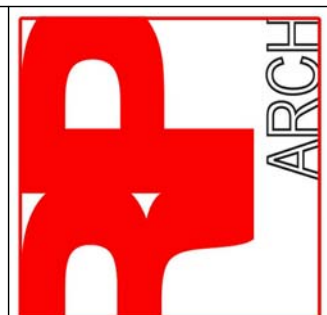
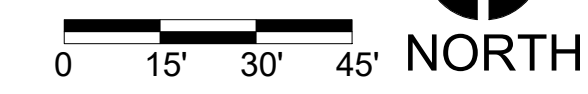
- PROPERTY LINE
- EXISTING FENCE
- BOUNDARY
- ADJOINING PROPERTY
- CENTERLINE OF ROAD
- MONUMENTS LINES
- EXISTING SEWER
- EXISTING STORM
- EXISTING WATER
- EXISTING POWER
- EXISTING GAS
- EXISTING PHONE
- SEWER MANHOLE
- EXISTING BUILDING

FEMA FLOOD MAP

- Legend
- Effective
- LOMAS
- FIRM Panels
- Coastal Gages
- Coastal Gages
- Gages
- Cross-Sections
- Base Flood Elevations
- Coastal Barrier Resources System Area
- Leaves
- Unaccredited Levee
- Accredited Levee
- General Structures
- Flood Structure
- Bridge
- Dam, Weir, Jetty
- Other Structure
- Flood Hazard Boundaries
- Limit Lines
- SFHA / Flood Zone Boundary
- Other Boundaries
- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee



1 PRELIMINARY PLAT
 scale: 1" = 30'-0"



RPA
 RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLADAY, UTAH 84117
 801-580-0181

EMIGRATION OVERLOOK
 874 S DONNER WY
 SALT LAKE CITY, UT 84108

JUNE 2016

#	REV.	Date

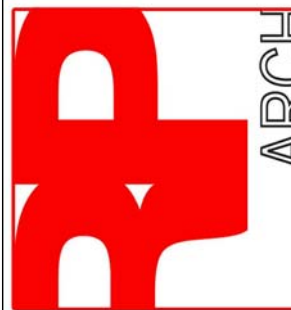
SHEET TITLE
 PRELIM UTILITY & DRAINAGE

SHEET NUMBER

A105



PERSPECTIVE 01



RPA
 RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLADAY, UTAH 84117
 801-580-0181

EMIGRATION OVERLOOK
 874 S DONNER WY
 SALT LAKE CITY, UT 84108

JUNE 2016

#	REV.	Date

SHEET TITLE

ARCH.
 DRAWINGS

SHEET NUMBER

A106



PERSPECTIVE 02



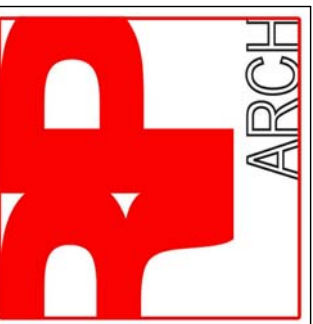
PERSPECTIVE 03



PERSPECTIVE 04



PERSPECTIVE 05



RPA
 RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLADAY, UTAH 84117
 801-580-0181

EMIGRATION OVERLOOK
 874 S DONNER WY
 SALT LAKE CITY, UT 84108

JUNE 2016

#	REV.	Date

SHEET TITLE

ARCH.
 DRAWINGS

SHEET NUMBER

A107



PERSPECTIVE 06



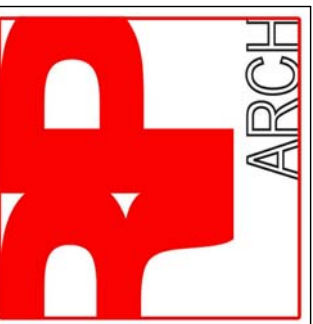
PERSPECTIVE 07



PERSPECTIVE 08



PERSPECTIVE 09



RPA
RUSSELL PLATT ARCHITECTURE
4141 HIGHLAND DRIVE SUITE 111
HOLLADAY, UTAH 84117
801-580-0181

EMIGRATION OVERLOOK
874 S DONNER WY
SALT LAKE CITY, UT 84108

JUNE 2016

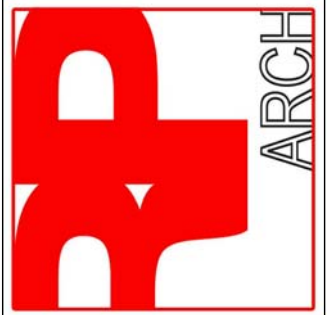
#	REV.	Date

SHEET TITLE

ARCH.
DRAWINGS

SHEET NUMBER

A108



RPA
 RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLADAY, UTAH 84117
 801-580-0181

EMIGRATION OVERLOOK
 874 S DONNER WY
 SALT LAKE CITY, UT 84108

JUNE 2016

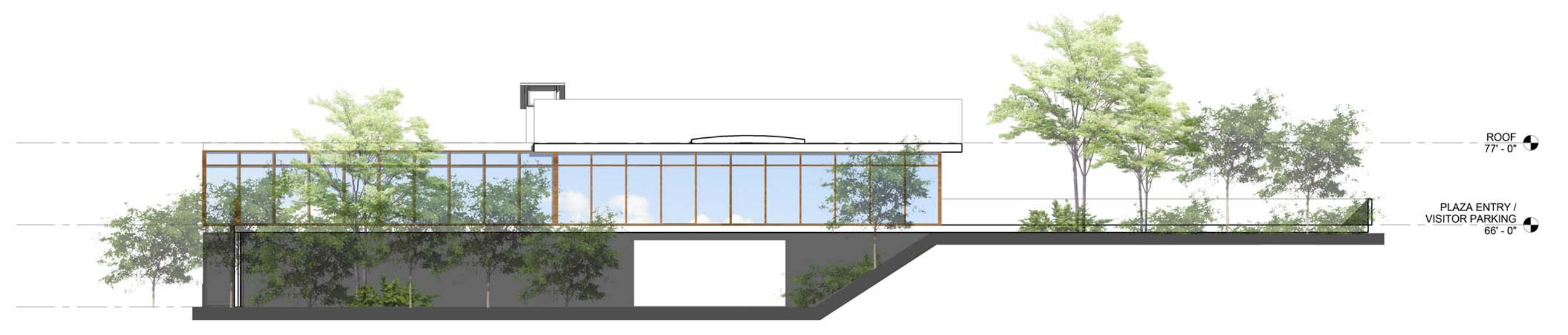
#	REV.	Date

SHEET TITLE

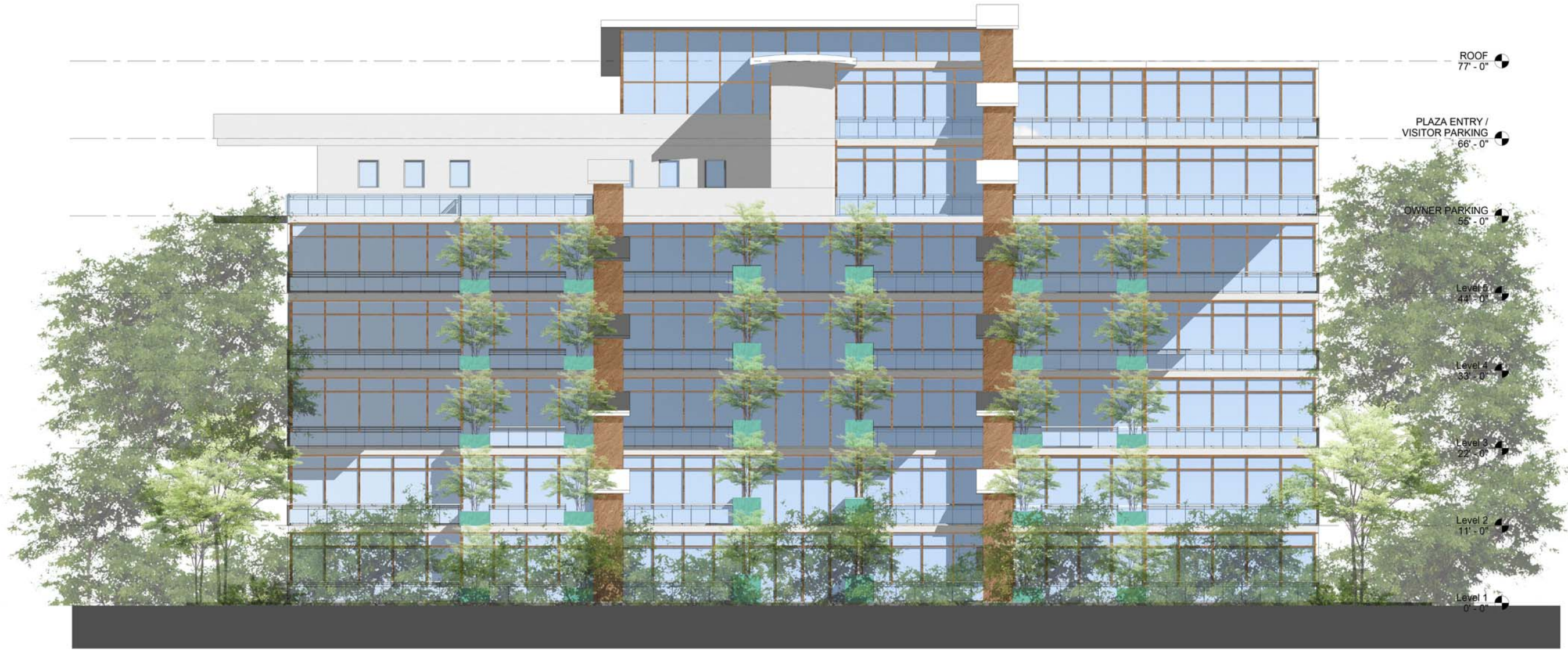
ELEVATIONS

SHEET NUMBER

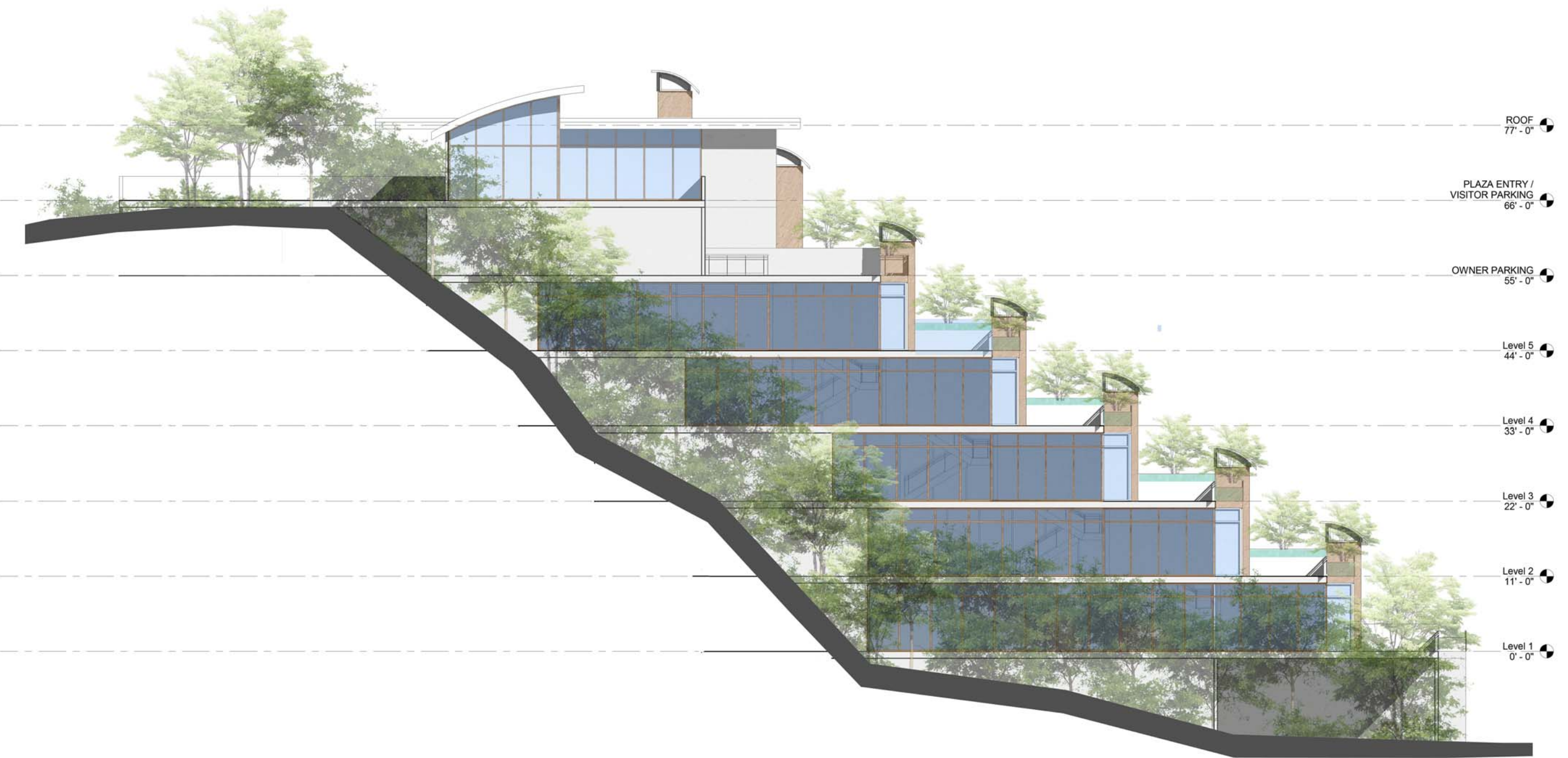
A109



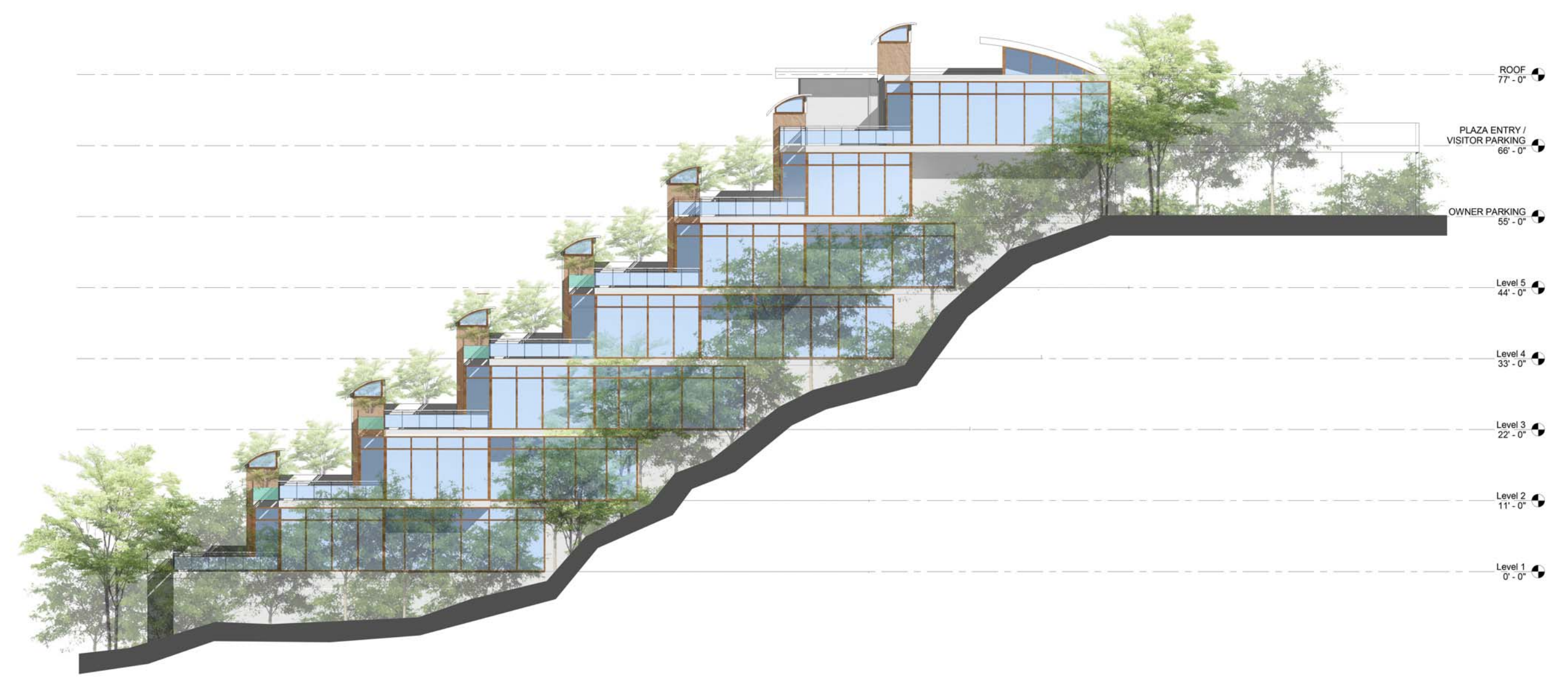
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

1 ELEVATIONS
 scale: 1/16" = 1'-0"
 0 4' 8' 16' 24'



RPA
 RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLADAY, UTAH 84117 801-580-0181

EMIGRATION OVERLOOK
 874 S DONNER WY
 SALT LAKE CITY, UT 84108

JUNE 2016

#	REV.	Date

SHEET TITLE

FLOOR PLANS

SHEET NUMBER

A110