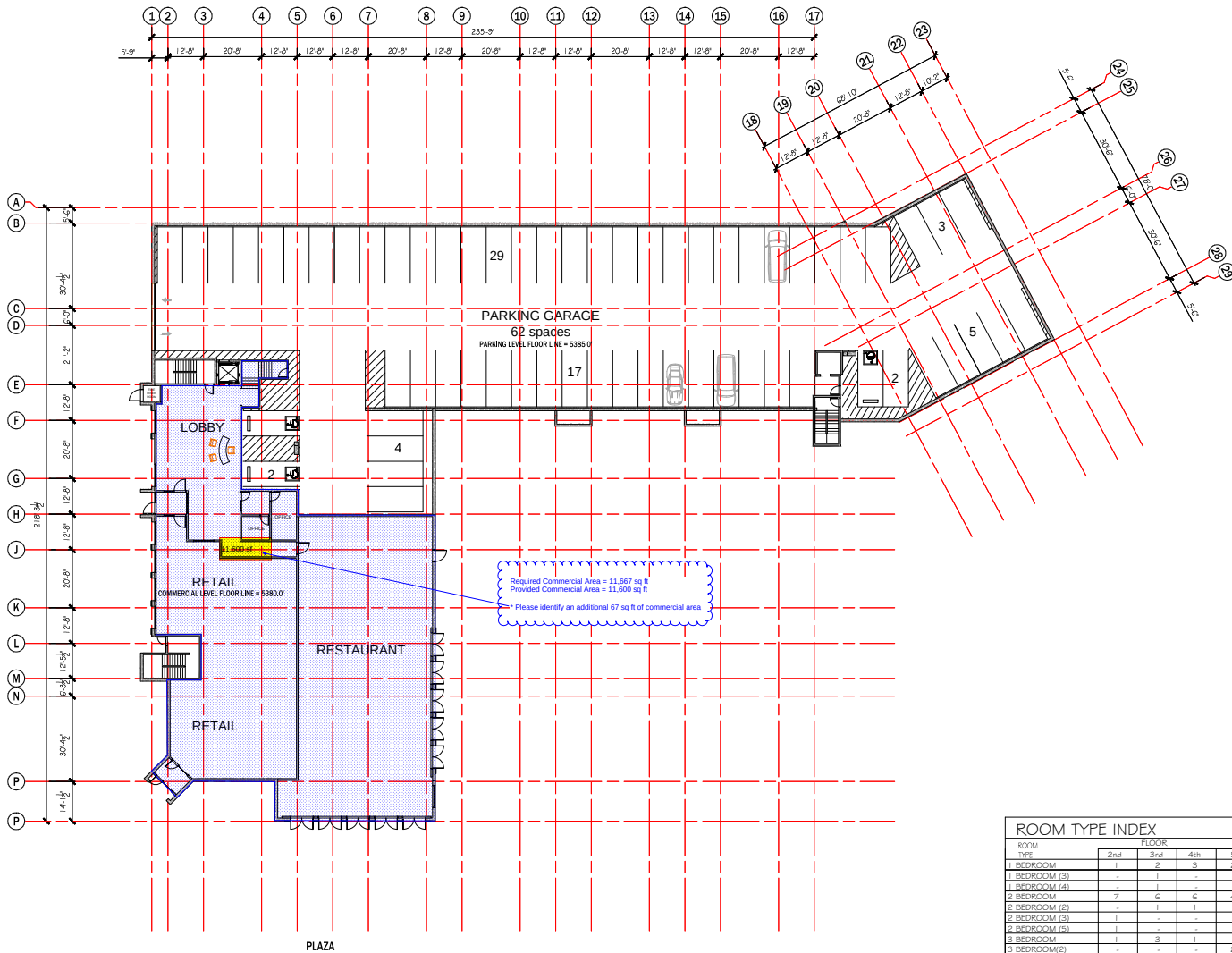
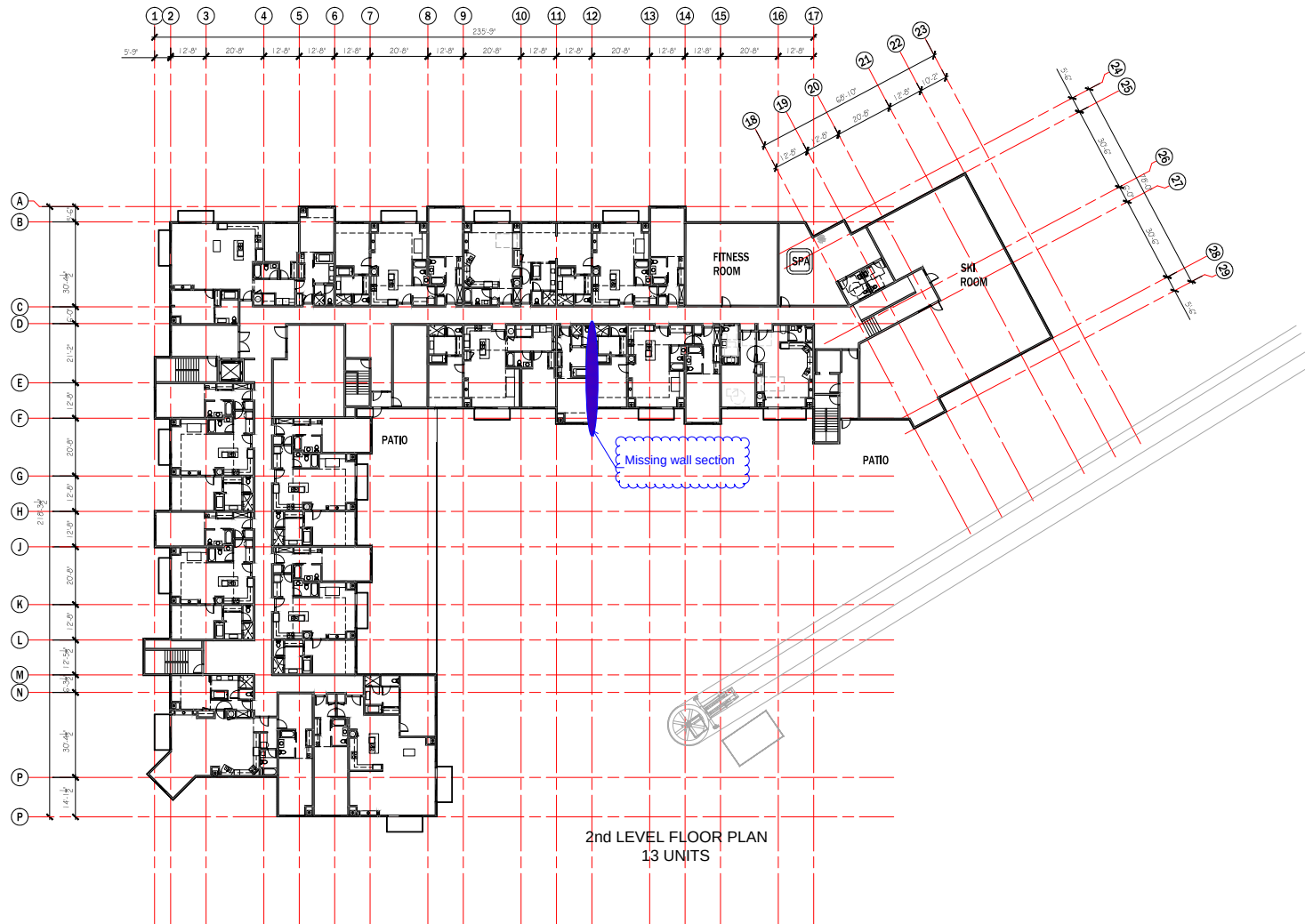




ROOM TYPE INDEX							
ROOM TYPE	FLOOR					TOTAL	LOCKOUT ROOM
	2nd	3rd	4th	5th	6th		
1. BEDROOM (3)	1	2	3	2	-	8	8
1. BEDROOM (4)	-	1	-	-	-	1	1
2. BEDROOM (2)	7	6	6	4	-	23	23
2. BEDROOM (3)	-	1	1	1	-	3	3
2. BEDROOM (5)	1	-	-	-	-	1	1
3. BEDROOM (2)	1	3	1	-	-	5	5
3. BEDROOM (3)	1	1	1	2	-	5	5
1. BEDROOM ADA	1	-	-	1	-	2	2
2. BEDROOM ADA	-	1	-	-	-	1	1
3. BEDROOM ADA	-	-	1	-	-	1	1
TOTAL	13	16	13	10	2	54	54

BUILDING AREA						
AREA TYPE	FLOOR AREA					TOTAL
	MAIN	2nd	3rd	4th	5th	
PARKING	23,573	-	-	-	-	23,573
COMMERCIAL	11,629	-	-	-	-	11,629
CONDOS	-	32,399	30,468	25,284	17,273	105,424
TOTAL	35,202	32,399	30,468	25,284	17,273	140,626





2nd LEVEL FLOOR PLAN
13 UNITS

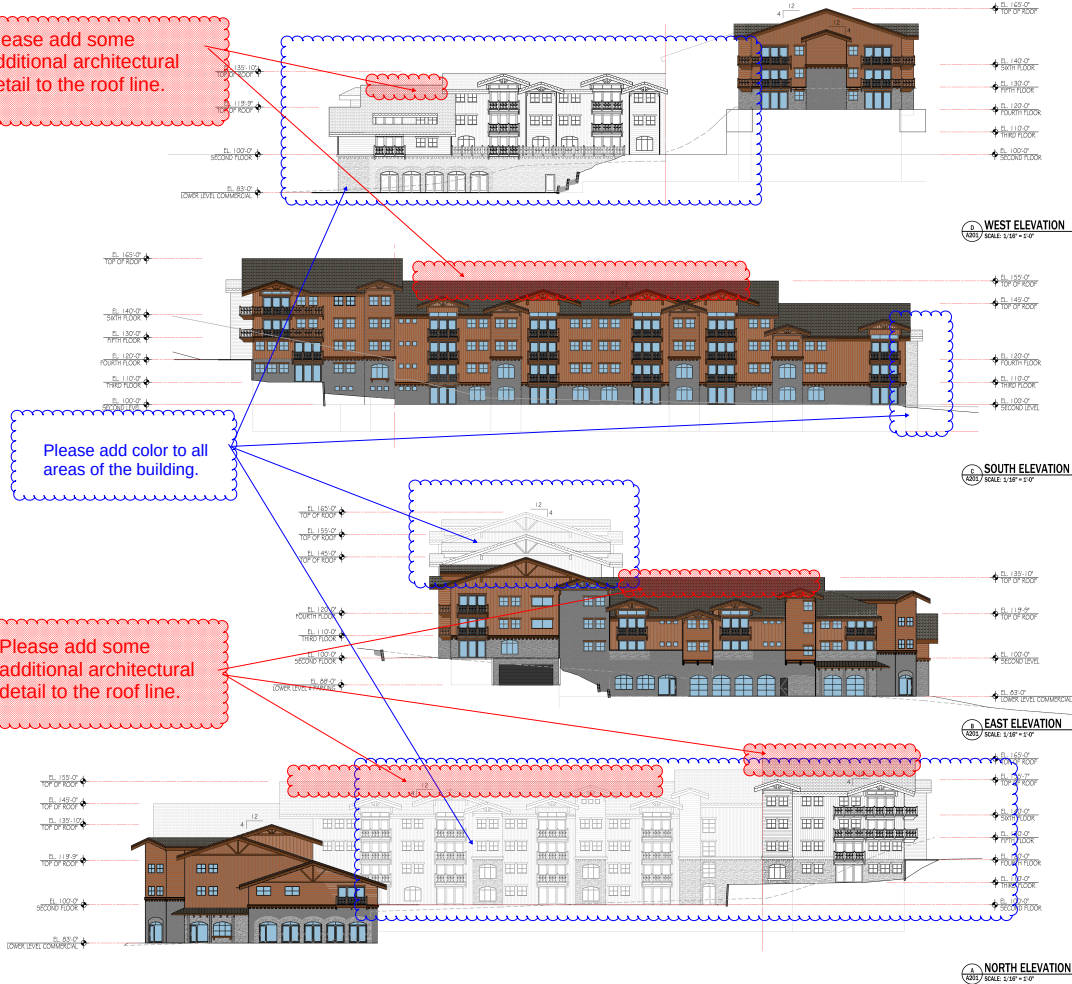


SECOND LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

Please add some additional architectural detail to the roof line.

Please add color to all areas of the building.

Please add some additional architectural detail to the roof line.



ELEVATION KEYNOTES: —(1)

1. TIMBER FRAMING.
2. SECTIONAL OVERHEAD DOORS.
3. ALUMINUM WINDOWS.
4. ALUMINUM STOREFRONT.
5. BUILDING LETTER, 12" HIGH.
6. PROPOSED FINISH GRADE.
7. LANDSCAPE BLOCK RETAINING WALL.
8. CONCRETE RETAINING WALL.
9. 42" HIGH GUARDRAIL.
10. EXISTING FINISH GRADE.



OWNER: PINE CANYON LODGE
PROJECT: PINE VALLEY CONDOMINIUMS
LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310
OWNER: ANNE B. HARRIS
DESIGNER: ANNE B. HARRIS
DATE: 1998
DRAWN BY: ANNE B. HARRIS
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH MATERIALS

	MATERIAL	DESCRIPTION	COLOR
	ASYRALT SHINGLE	OWNING CORNING CURBATION	DRIFTWOOD
	VERTICAL SING	HARD PLANK, PATEN SOARD	SW 7703 DARTHEEN JUG
	STANDING SEMA ROOF	PRESTONE KYNAR 500	DARK DRONZE
	STONE VENEER	BLOCKWOOD EUROPEAN LEDGE	COTTONWOOD
	TIMBER	STAINED	SW 3 13-P CANNON
	HORIZONTAL SING	HARD BOARD P65-BEVELED	DRG 111 COCONUT MUSK
	FLORING	PRESTONE KYNAR 500	DARK DRONZE

NOTES:
A. COLORS ARE SUBJECT TO CHANGE BASED ON
SUBMITTAL OF ACTUAL SAMPLES.

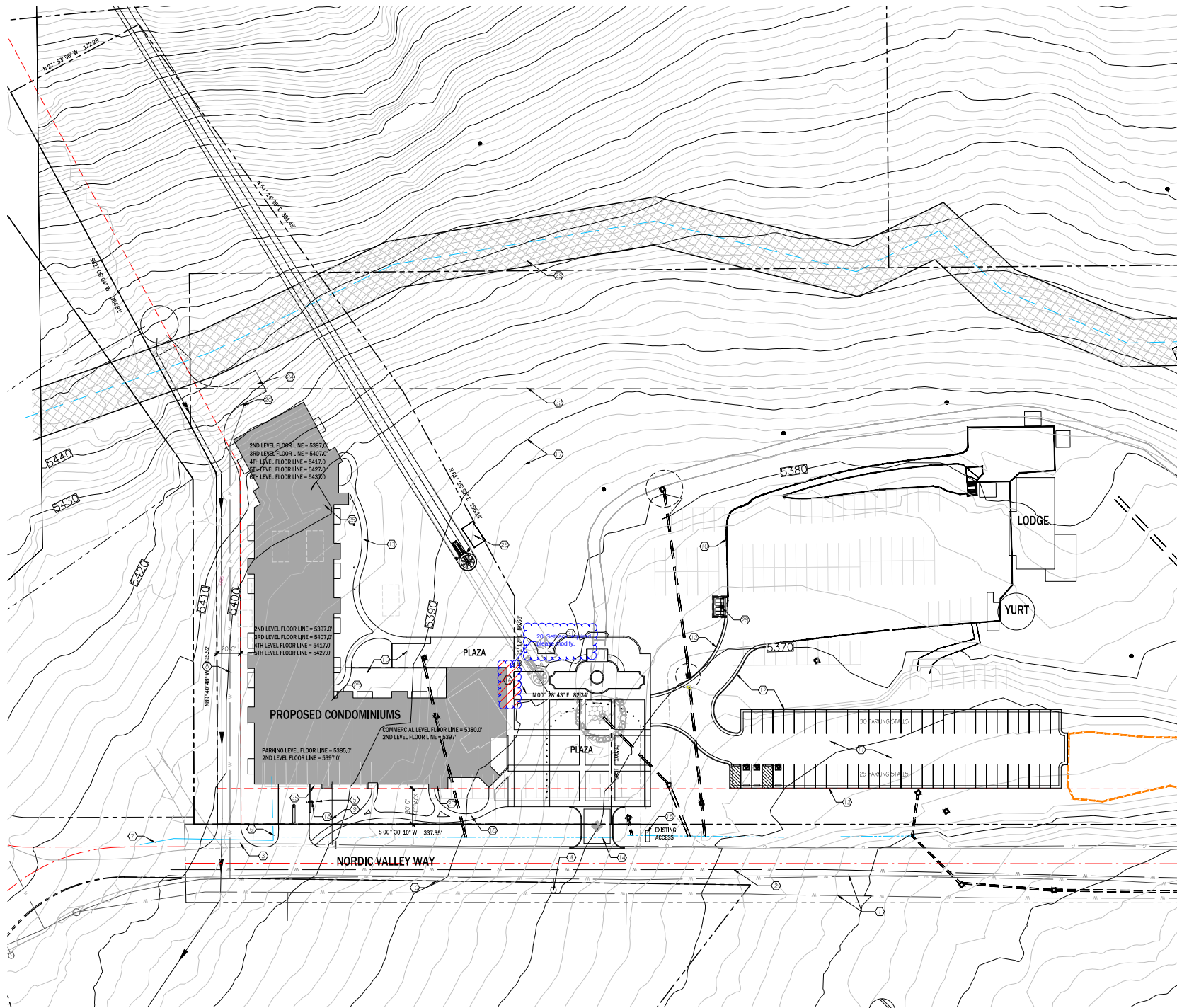
DRAINAGE SCALE

NOTES:
A. COLORS ARE SUBJECT TO CHANGE BASED ON
SUBMITTAL OF ACTUAL SAMPLES.

EXTERIOR
BUILDING
ELEVATIONS

SHEET NUMBER
A201

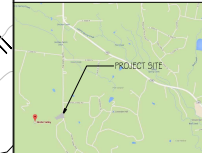
DATE: 2/13/15



SITE PLAN KEYNOTES:

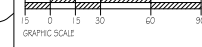
1. EXISTING 8" WATER MAIN.
2. EXISTING 6" WATER MAIN (ABANDONED).
3. EXISTING GAS LATERAL.
4. EXISTING FIRE HYDRANT.
5. NEW 8" PVC SANITARY SEWER MAIN.
6. NEW 8" WATER SERVICE.
7. NEW 8" WATER MAIN.
8. NEW 6" FIRE WATER.
9. NEW GAS SERVICE.
10. EXISTING EDGE OF EXISTING ASPHALT.
11. NEW ASPHALT, 2" ON 8" ROAD BASE.
12. NEW 30" CURB AND GUTTER.
13. NEW 5" WIDE CONCRETE WALK.
14. NEW 6" THICK CONCRETE DRIVE APPROACH ON 4" GRAVEL BASE.
15. ADJACENT SIGN, COMPLY WITH WEEDS COUNTY SIGN ORDINANCE.
16. NEW CONCRETE RETAINING WALL.
17. EXISTING CONTOUR LINES TYPICAL.
18. PARKING LOT LIGHT, 20 FT. HIGH POLE, COMPLY WITH DARK SKY ORDINANCE. (10,000 LUMENS) 277 V.
19. 42" HIGH LIGHT BOLLARD AREA LIGHT. 277 V., 1000 LUMENS @ 15-5 WATTS.
20. NEW FIRE HYDRANT.
21. EXISTING LIFT SHACK.
22. CURB, REAR ZONE LINE 400'-0" FROM CENTER LINE OF STREET.
23. PINE CREEK IRRIGATION DISTRICT EASEMENT.
24. 20'-0" FIRE APPARATUS ACCESS ROAD IN HAWKNER HEAD TURN AROUND.
25. MET STAND PIPE IN STAIRWELL BUILDING TO BE IN COMPLIANCE WITH NFPA 13.
26. FIRE ACCESS CONTROL ROOM.
27. NEW 25' SPACE PARKING AREA.
28. RELOCATED LIFT SHACK.
29. NEW TRASH ENCLOSURE.

VICINITY MAP



ZONING & PARKING REQUIREMENTS

LOT, SUBDIVISION		CIVIL	
ZONE:	CONDOMINIUMS	YARD	DISTANCE
BUILDING USE:	CONDOMINIUMS	FRONT	30 FT.
SETBACKS:		REAR	20 FT.
		SIDE	20 FT.
AVERAGE BLDG. HT.			48 FT.
COVERAGE			
LOT AREA	3.2 ACRES	% REQ.	% OF LOT
BUILDING	34,164 SQ. FT. (800TOTTI)		24.5%
LANDSCAPING	79,167 SQ. FT.	20% MIN.	56.6%
PAVING	26,061 SQ. FT.		18.6%
PARKING MATRIX			
USE	RATIO	REQ. STALLS	
RESIDENTIAL	1 SPACE PER SLEEPING UNIT	60	
COMMERCIAL	1 SPACE PER 200 S.F. COMMERCIAL SPACE	60	
STALLS REQUIRED:		120	
STALLS PROVIDED:		121 (62 UNDER BUILDING)	



801-522-7400
1035 Lincoln Ave
Eden, Utah
84602

PROJECT NO: 14024
DRAWN BY: PAG
CHECKED BY: ---

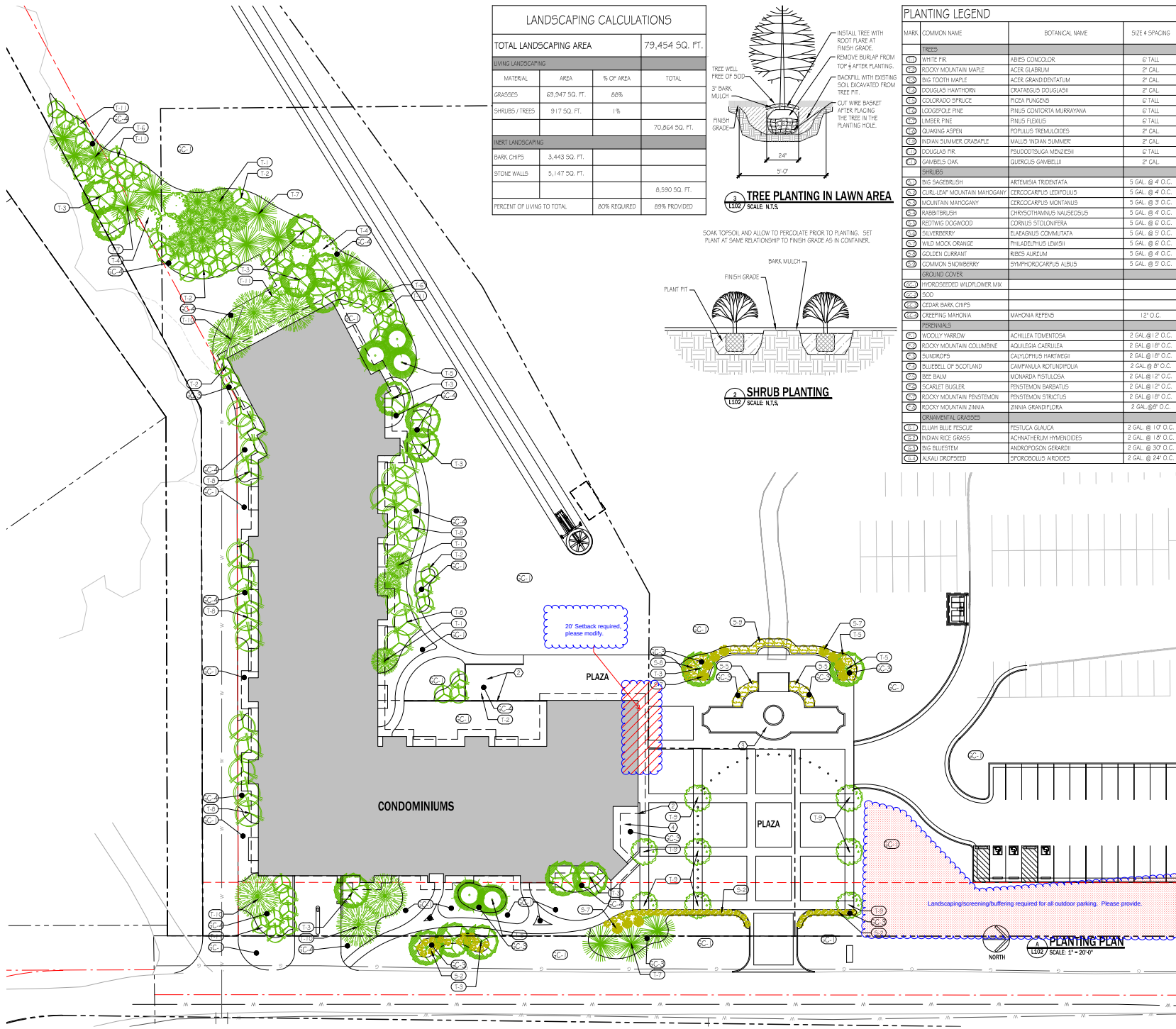
REVISIONS:

OWNER: PINE CANYON LODGE
PROJECT: PINE VALLEY CONDOMINIUMS
LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310
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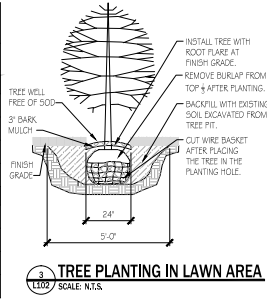
SITE PLAN

SHEET NUMBER:
AS101

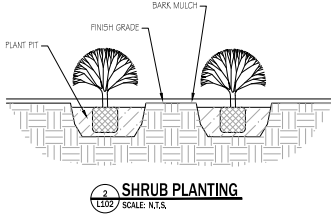
DATE: 2/13/15



LANDSCAPING CALCULATIONS			
TOTAL LANDSCAPING AREA			79,454 SQ. FT.
LIVING LANDSCAPING			
MATERIAL	AREA	% OF AREA	TOTAL
GRASSES	69,947 SQ. FT.	88%	
SHRUBS / TREES	917 SQ. FT.	1%	
			70,864 SQ. FT.
DECK LANDSCAPING			
BARK CHIPS	3,443 SQ. FT.		
STONE WALLS	5,147 SQ. FT.		
			8,590 SQ. FT.
PERCENT OF LIVING TO TOTAL		80% REQUIRED	89% PROVIDED



SOAK TOPSOIL AND ALLOW TO PERCOLATE PRIOR TO PLANTING. SET PLANT AT SAME RELATIONSHIP TO FINISH GRADE AS IN CONTAINER.



PLANTING LEGEND			
MARK	COMMON NAME	BOTANICAL NAME	SIZE & SPACING
TREES			
(1)	WHITE FIR	ABIES CONCOLOR	6" TALL
(2)	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	2" CAL.
(3)	BIG TOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL.
(4)	DOUGLAS HAWTHORN	CRATAEGUS DOUGLASH	2" CAL.
(5)	COLORADO SPRUCE	PICEA PUNGENS	6" TALL
(6)	LOGSPOLE PINE	PINUS CONTORTA MURRAYANA	6" TALL
(7)	LIMBER PINE	PINUS FLEXILIS	6" TALL
(8)	QUAKING ASPEN	POPULUS TREMULOIDES	2" CAL.
(9)	INDIAN SUMMER GRABAPLE	MAULUS INDIAN SUMMER	2" CAL.
(10)	DOUGLAS FIR	PSUDOTSUGA MENZIESII	6" TALL
(11)	GAMBLE'S OAK	QUERCUS GAMBELII	2" CAL.
SHRUBS			
(12)	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA	5 GAL. @ 4' O.C.
(13)	CURL-LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL. @ 4' O.C.
(14)	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	5 GAL. @ 3' O.C.
(15)	RABBITRUSH	CHRYSOTHAMNUS NAUSEOSUS	5 GAL. @ 4' O.C.
(16)	REDTONGUE DOGWOOD	CORNUS STOLONIFERA	5 GAL. @ 6' O.C.
(17)	SILVERBERRY	ELAEAGNUS COMMUTATA	5 GAL. @ 5' O.C.
(18)	WILD MOCK ORANGE	PHILADELPHUS LEWISII	5 GAL. @ 6' O.C.
(19)	GOLDEN CURRANT	RIBES AURUM	5 GAL. @ 4' O.C.
(20)	COMMON SNOWBERRY	SYMPHOROCARPUS ALBUS	5 GAL. @ 5' O.C.
GROUND COVER			
(21)	HYDRASEEDED WILDLOWER MIX		
(22)	SOO		
(23)	CEDAR BARK CHIPS		
(24)	CREeping MAHONIA	MAHONIA REPENS	12" O.C.
PERENNIALS			
(25)	WOOLLY YARROW	ACHILLEA TOMENTOSA	2 GAL. @ 12" O.C.
(26)	ROCKY MOUNTAIN COLUMBINE	AQUILEGIA CARRULIA	2 GAL. @ 18" O.C.
(27)	SUNRODS	CALYPTROPUS HARTENSI	2 GAL. @ 18" O.C.
(28)	BLUEBEL OF SCOTLAND	CAMPANULA ROTUNDIFOLIA	2 GAL. @ 8" O.C.
(29)	BEE BALM	MONARDA FISTULOSA	2 GAL. @ 12" O.C.
(30)	SCARLET BUGLER	PENSTEMON BARBATUS	2 GAL. @ 12" O.C.
(31)	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	2 GAL. @ 18" O.C.
(32)	ROCKY MOUNTAIN ZINNIA	ZINNIA GRANDIFLORA	2 GAL. @ 8" O.C.
ORNAMENTAL GRASSES			
(33)	ELIWAH BLUE PITSCHIE	PSTISUCA GLAUCA	2 GAL. @ 10" O.C.
(34)	INDIAN RICE GRASS	ACHNATHERUM HYMNODIDES	2 GAL. @ 18" O.C.
(35)	BIG BLUESTEM	ANDROPOGON GRACIOS	2 GAL. @ 30" O.C.
(36)	ALKALI DROPSEED	SPOROBOLUS AIROIDES	2 GAL. @ 24" O.C.

PLANTING KEYNOTES:

- EXISTING TREES
- RETAINING WALL
- WATER FEATURE
- PLANTING AREA

PLANTING NOTES:

- EXAMINE SITE TO VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT OF INCONSISTENCIES.
- COORDINATE PLANTING OPERATION WITH OTHER TRADES TO AVOID CONFLICT.
- COORDINATE PLACEMENT OF TREES WITH PLACEMENT OF IRRIGATION LINES, VALVES, SPRINKLER HEADS, ETC.
- MAKE FINAL GRADE ELEVATIONS WITH TOPSOIL. CONSTRUCT BORDERS, AND GRADE TO CONTOURS. MINIMUM TOPSOIL DEPTHS:
 - TREE AREAS: 6"
 - SHRUB AREAS: 4"
- ALLOW FOR 3" DEPTH OF BARK CHIPS IN SHRUB AREAS, 2" DEPTH @ TURF AREAS.
- PROVIDE 3" DEPTH BARK MULCH IN PLANTING AREAS AND AT TREE WELLS.
- PROTECT TREES SPECIFIED TO REMAIN.

PLANTING PLAN

SHEET NUMBER: L102

DATE: 2/13/15

VANZEBEN ARCHITECTURE

801-497-7400
1001 E. 1000 S. STE. 100
SALT LAKE CITY, UT 84103

PROJECT NO: 14024

DRAWN BY: MJV

CHECKED BY: --

REVISIONS:

OWNER: PINE CANYON LODGE, INC.

PROJECT: PINE CANYON CONDOMINIUM

LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310

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PLANTING PLAN

SHEET NUMBER: L102

DATE: 2/13/15

BASIS OF BEARINGS

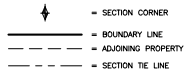
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N88°57'13"E.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 39 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N88°57'13"E 95.95 FEET AND N61°02'47"W 5560.83 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, THENCE N89°40'48"W 295.52 FEET; THENCE S82°30'04"W 364.81 FEET; THENCE N27°55'56"W 122.28 FEET; THENCE N54°14'35"E 381.45 FEET; THENCE N61°25'52"E 196.14 FEET; THENCE S89°31'17"E 86.58 FEET; THENCE N07°28'43"E 82.34 FEET; THENCE S87°00'00"E 108.83 FEET; THENCE S00°30'10"W 337.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 143,500 SQUARE FEET OR 3.294 ACRES

LEGEND

Scale: 1" = 30'

APPROXIMATE LOCATION OF PINE CREEK IRRIGATION EASEMENT

NORDIC MOUNTAIN WATER INCORPORATED

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	59.00'	224.12'	111.69'	173.11'	N71°10'45"E	217°38'30"

SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND ALUMINUM MONUMENT

SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT



REVISIONS	DESCRIPTION
DATE	

PRELIMINARY PLAN

WEBER COUNTY, UTAH

PINE CANYON CONDO - BUILDING 1**Project Info.**

Surveyor: R. KUNZ
 Designer: M. ANDERSON
 Begin Date: 10-10-14
 Name: P01881
 Nordic Valley
 Scale: 1"=30'
 Revision: 1-24-14
 Number: 6387-01

Sheet 1
 1 Sheets