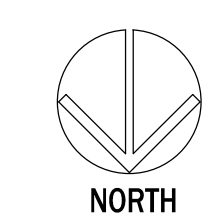
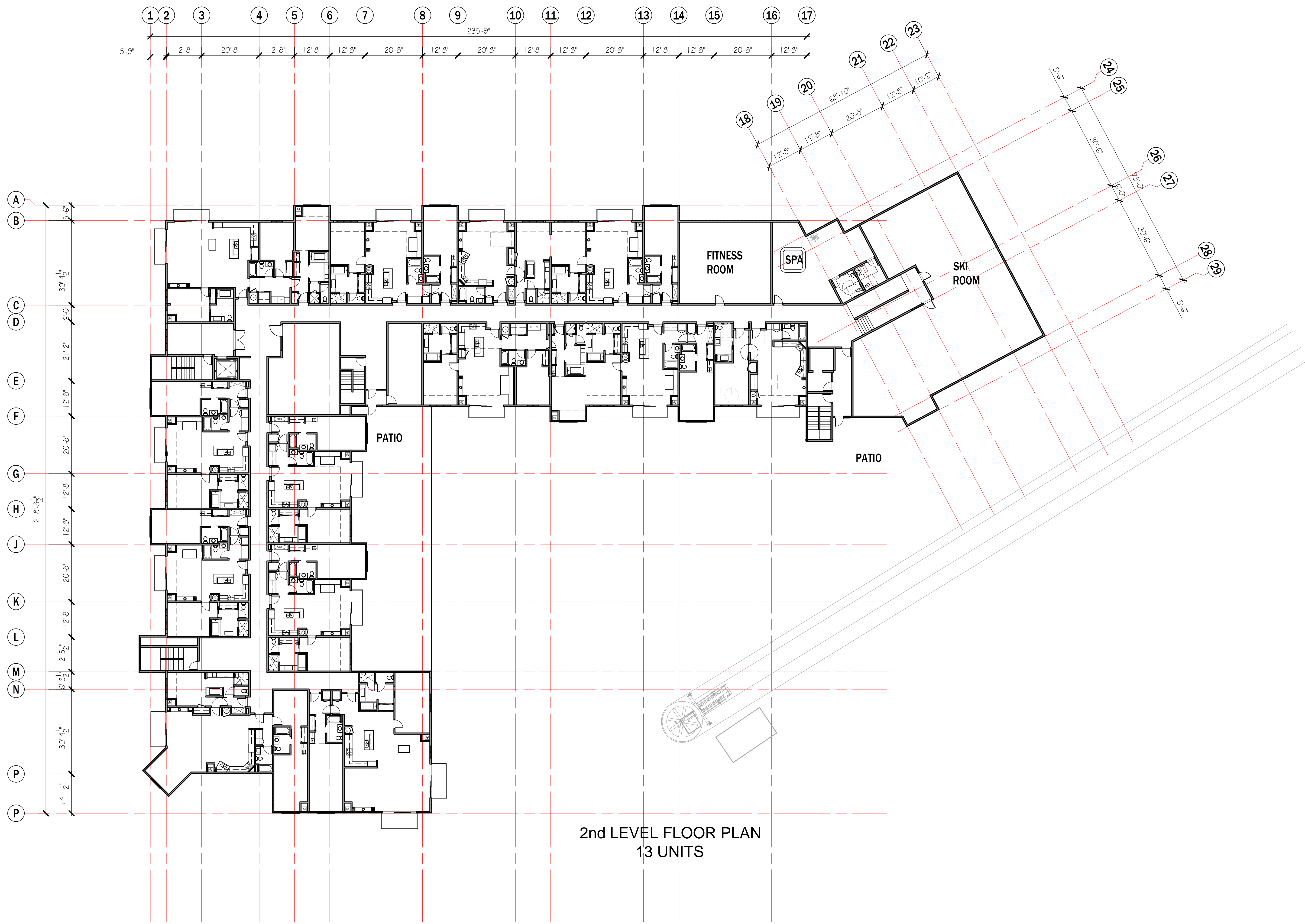


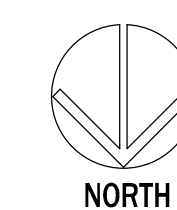
ROOM TYPE	FLOOR					TOTAL	LOCKOUT ROOM
	2nd	3rd	4th	5th	6th		
1 BEDROOM	1	2	3	2	-	8	8
1 BEDROOM (3)	-	1	-	-	-	1	1
1 BEDROOM (4)	-	1	-	-	-	1	1
2 BEDROOM	7	6	6	4	-	23	23
2 BEDROOM (2)	-	1	1	1	-	3	3
2 BEDROOM (3)	1	-	-	-	-	1	1
2 BEDROOM (5)	1	-	-	-	-	1	1
3 BEDROOM	1	3	1	-	-	5	5
3 BEDROOM(2)	-	-	-	2	2	4	4
3 BEDROOM(3)	1	-	1	-	-	3	3
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

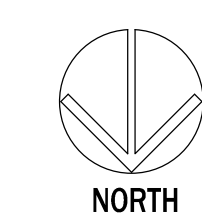
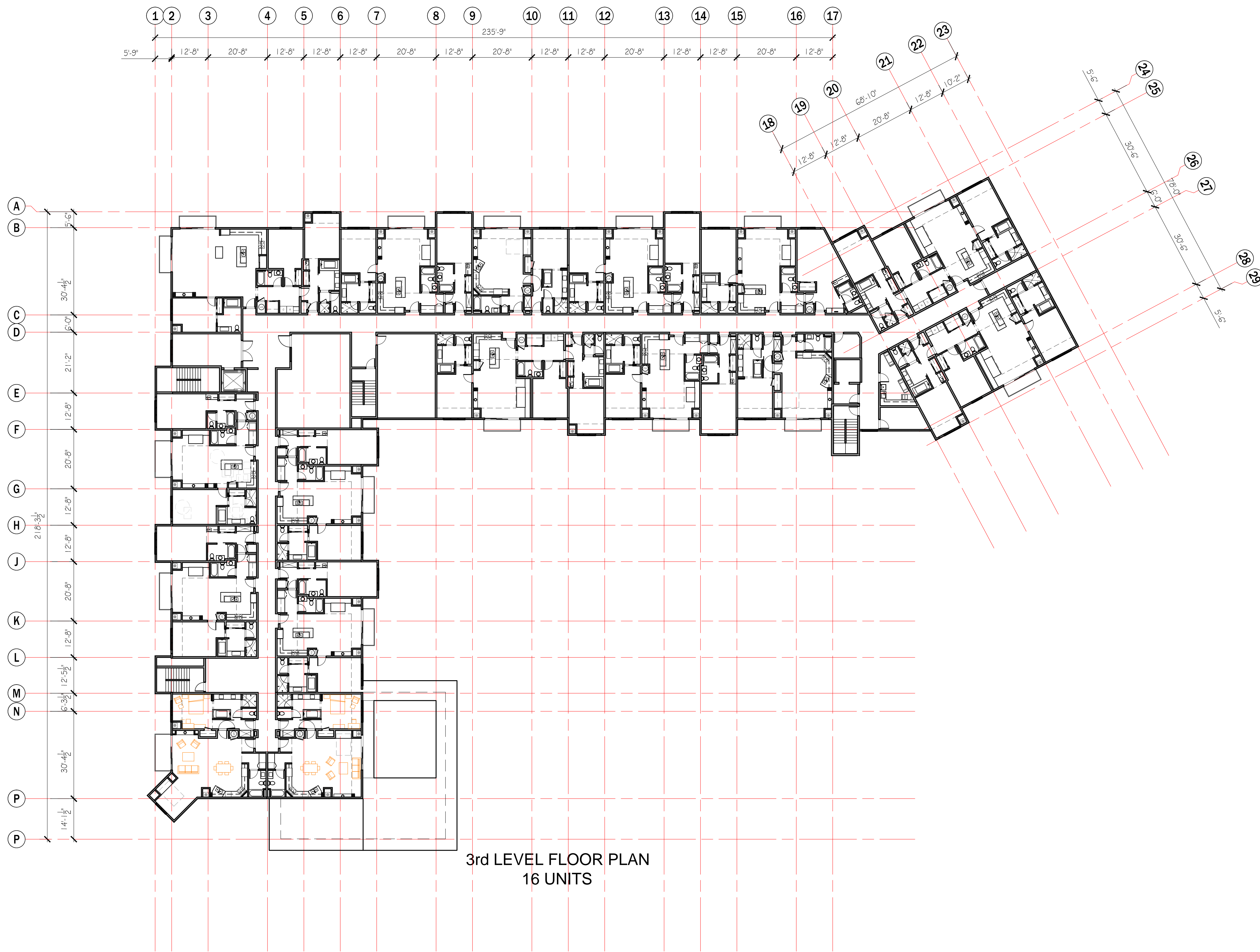
AREA TYPE	FLOOR AREA					TOTAL
	MAIN	2nd	3rd	4th	5th	
PARKING	23,573	-	-	-	-	23,573
COMMERCIAL	11,629	-	-	-	-	11,629
CONDOS	-	32,399	30,468	25,284	17,273	110,614
TOTAL	35,202	32,399	30,468	25,284	17,273	145,816

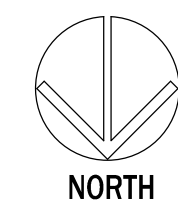
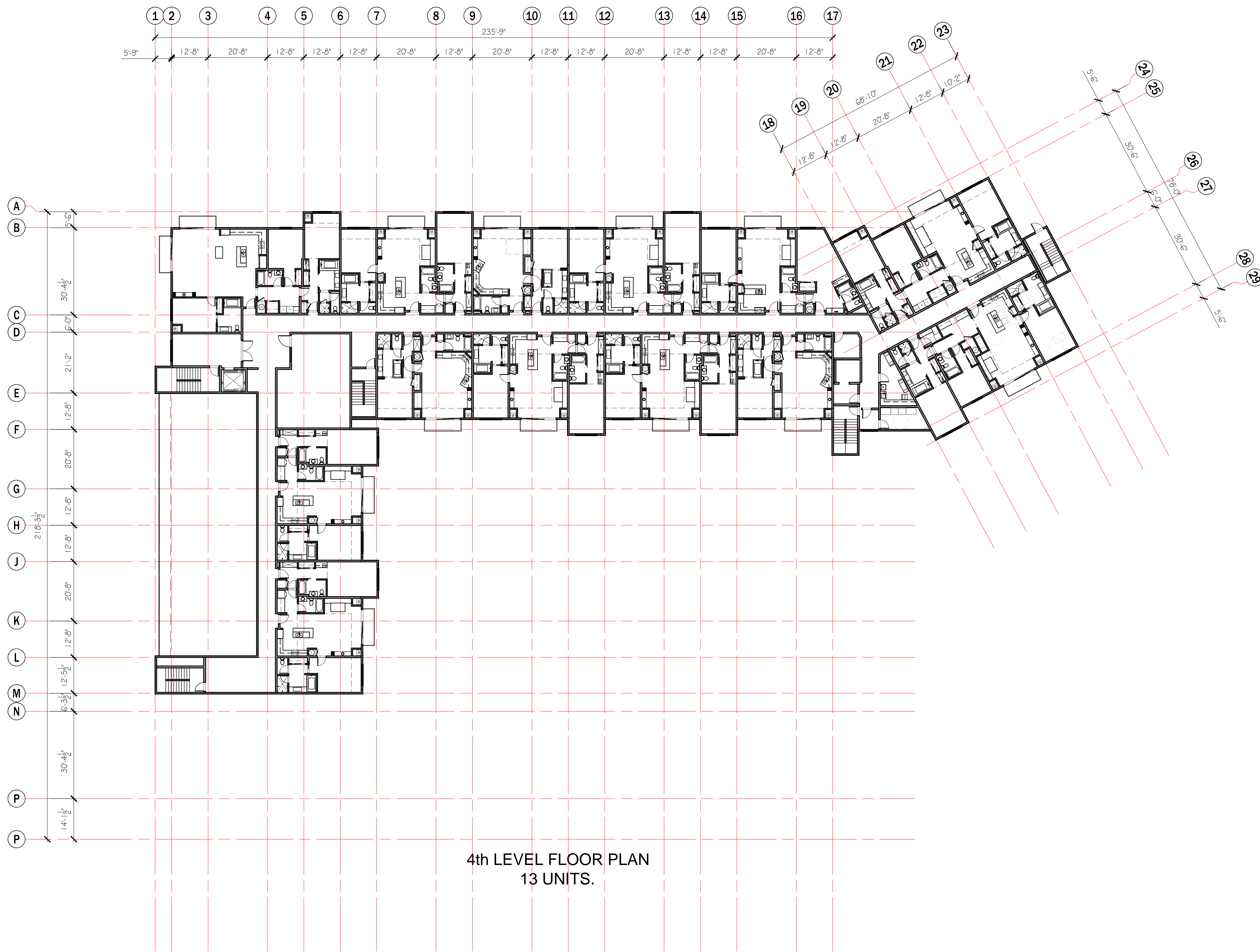


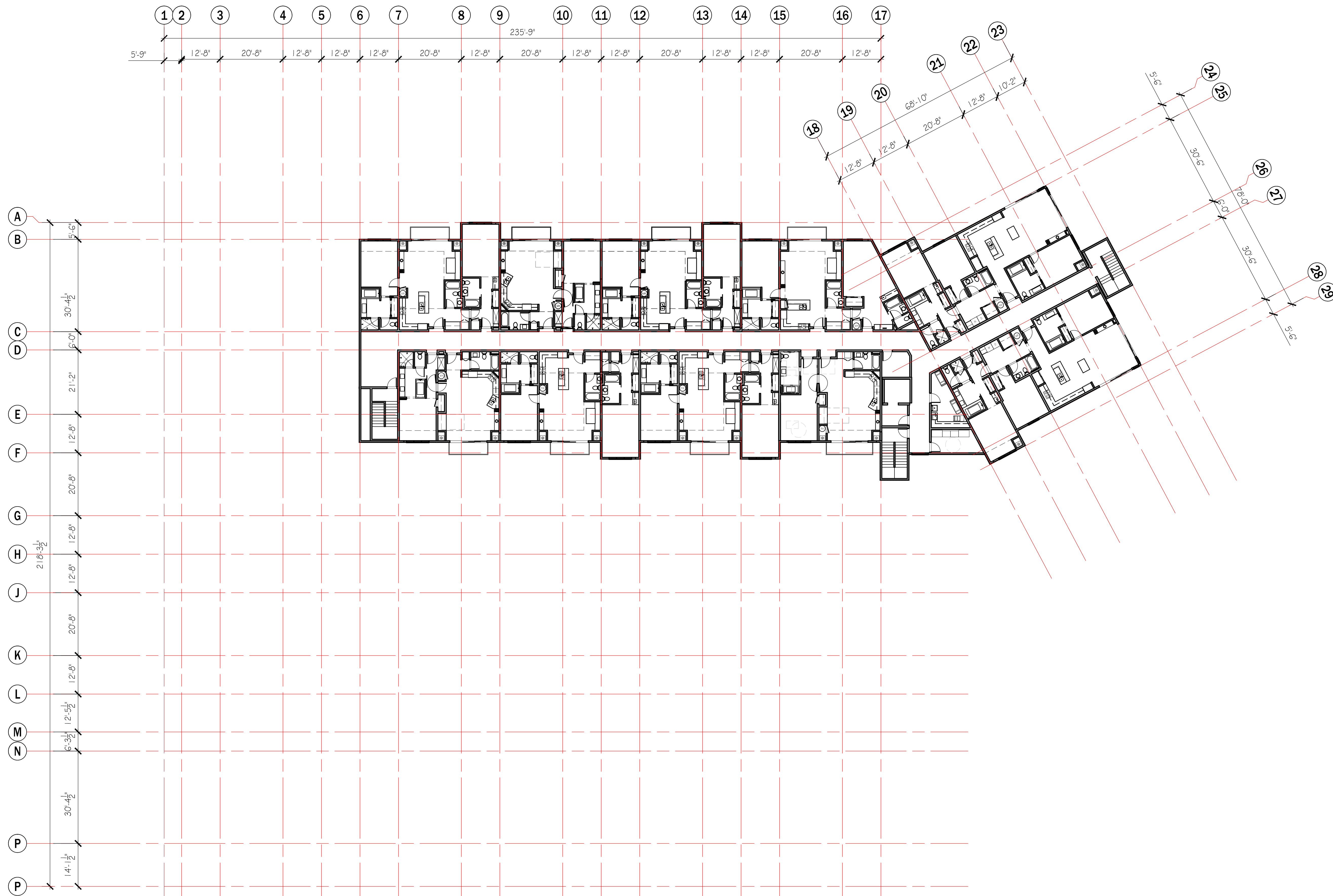


2nd LEVEL FLOOR PLAN
13 UNITS

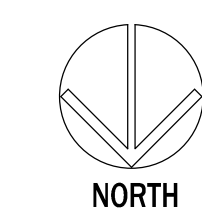








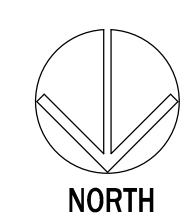
5th LEVEL FLOOR PLAN
 10 UNITS



FIFTH LEVEL FLOOR PLAN
 A105 SCALE: 1/16" = 1'-0"



6th LEVEL FLOOR PLAN
2 UNITS



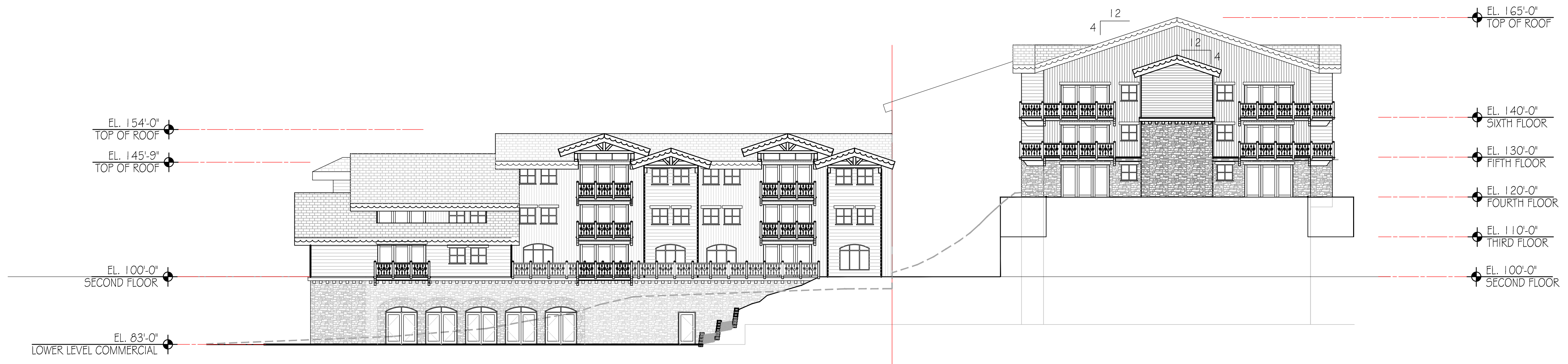
ELEVATION KEYNOTES: ①

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.



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

REVISIONS:



D WEST ELEVATION
 A201 SCALE: 1/16" = 1'-0"



C SOUTH ELEVATION
 A201 SCALE: 1/16" = 1'-0"



B EAST ELEVATION
 A201 SCALE: 1/16" = 1'-0"

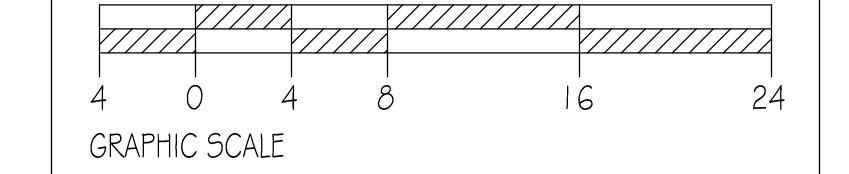


A NORTH ELEVATION
 A201 SCALE: 1/16" = 1'-0"

EXTERIOR FINISH MATERIALS

MATERIAL	DESCRIPTION	COLOR
ASPHALT SHINGLE	OWENS CORNING DURATION	DRIFTWOOD
VERTICAL SIDING	HARDI-PLANK BATTEN BOARD	5W7703 EARTHEN JUG
STANDING SEAM METAL ROOF	FIRESTONE KYNAR 500	DARK BRONZE
STONE VENEER	ELDORADO EUROPEAN LEDGE	COTTONWOOD
TIMBER	STAINED	5W 3113-P CINNAMON
HORIZONTAL SIDING	HARDI-BOARD T&G BEVELED	5W6111 COCONUT HUSK
FLASHING	FIRESTONE KYNAR 500	DARK BRONZE

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



OWNER: PINE CANYON LODGE
 PROJECT: PINE VALLEY CONDOMINIUMS
 LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310
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EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER:

A201

DATE: 2/13/15

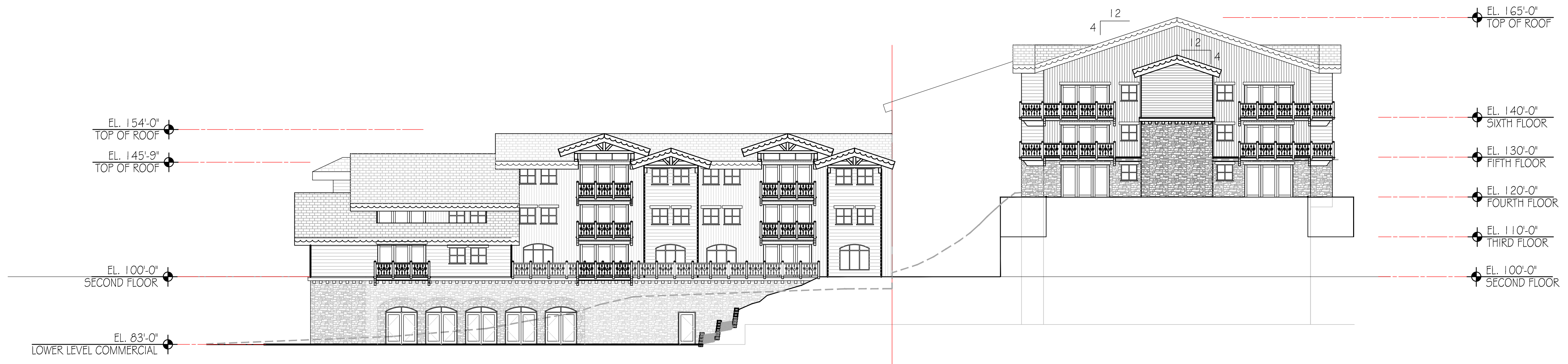
ELEVATION KEYNOTES: ①

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

REVISIONS:



D WEST ELEVATION
 A201 SCALE: 1/16" = 1'-0"



C SOUTH ELEVATION
 A201 SCALE: 1/16" = 1'-0"



B EAST ELEVATION
 A201 SCALE: 1/16" = 1'-0"

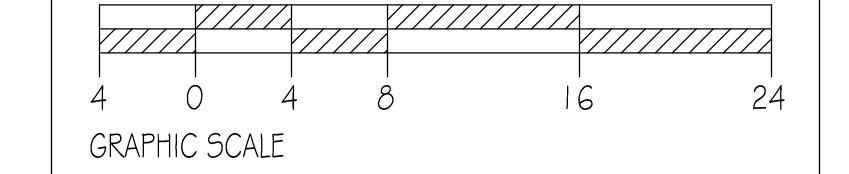


A NORTH ELEVATION
 A201 SCALE: 1/16" = 1'-0"

EXTERIOR FINISH MATERIALS

MATERIAL	DESCRIPTION	COLOR
ASPHALT SHINGLE	OWENS CORNING DURATION	DRIFTWOOD
VERTICAL SIDING	HARDI-PLANK BATTEN BOARD	5W7703 EARTHEN JUG
STANDING SEAM METAL ROOF	FIRESTONE KYNAR 500	DARK BRONZE
STONE VENEER	ELDORADO EUROPEAN LEDGE	COTTONWOOD
TIMBER	STAINED	5W 3113-P CINNAMON
HORIZONTAL SIDING	HARDI-BOARD T&G BEVELED	5W6111 COCONUT HUSK
FLASHING	FIRESTONE KYNAR 500	DARK BRONZE

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EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER:

A201

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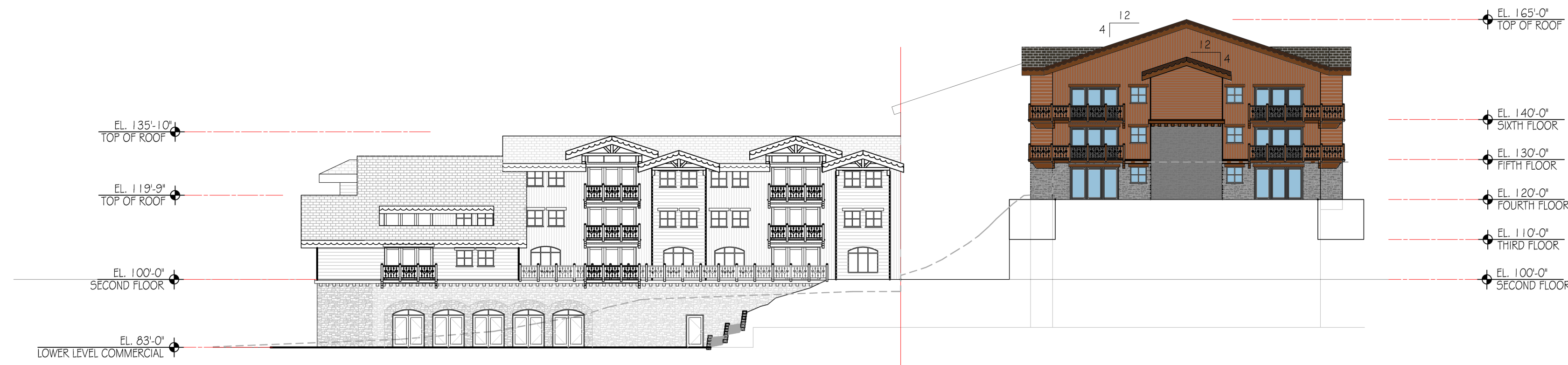
ELEVATION KEYNOTES: —①

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

REVISIONS:



D WEST ELEVATION
 A201 SCALE: 1/16" = 1'-0"



C SOUTH ELEVATION
 A201 SCALE: 1/16" = 1'-0"



B EAST ELEVATION
 A201 SCALE: 1/16" = 1'-0"

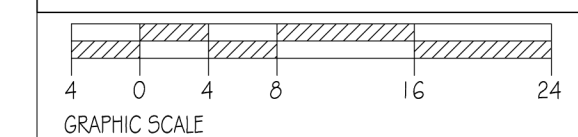


A NORTH ELEVATION
 A201 SCALE: 1/16" = 1'-0"

EXTERIOR FINISH MATERIALS

MATERIAL	DESCRIPTION	COLOR
ASPHALT SHINGLE	OWENS CORNING DURATION	DRIFTWOOD
VERTICAL SIDING	HARDI-PLANK BATTEN BOARD	5W7703 EARTHEN JUG
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FLASHING	FIRESTONE KYNAR 500	DARK BRONZE

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



OWNER: PINE CANYON LODGE

PROJECT: PINE VALLEY CONDOMINIUMS

LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310

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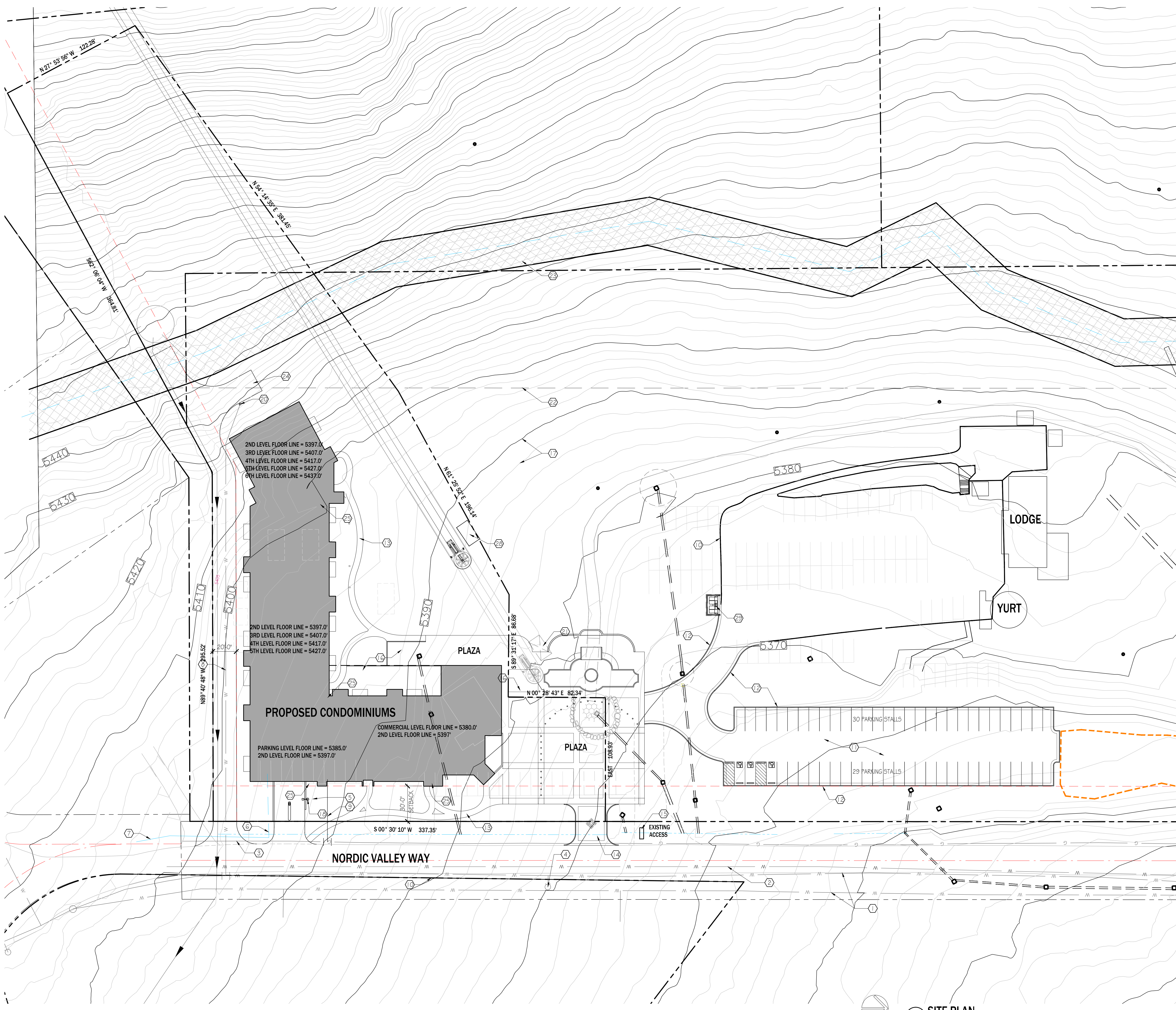


EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER:

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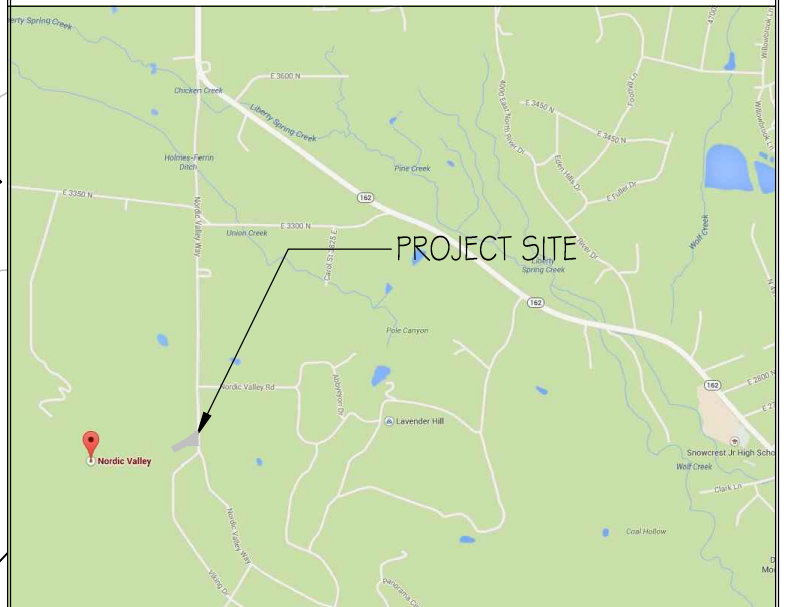
DATE: 2/13/15



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 8" FIRE WATER.
9. NEW GAS SERVICE.
10. EXISTING EDGE OF EXISTING ASPHALT.
11. NEW ASPHALT, 2-1/2" 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. MONUMENT SIGN. COMPLY WITH WEBER 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. CVR-1 REAR ZONE LINE 400'-0" FROM CENTER LINE OF STREET
23. PINE CREEK IRRIGATION DISTRICT EASEMENT.
24. 20'-0" FIRE APPARATUS ACCESS ROAD W/ HAMMER HEAD TURN AROUND.
25. WET STAND PIPE IN STARWELL. BUILDING TO BE IN COMPLIANCE WITH NFPA 13.
26. FIRE ACCESS CONTROL ROOM.
27. NEW 55 SPACE PARKING AREA.
28. RELOCATED LIFT SHACK.
29. NEW TRASH ENCLOSURE.

VICINITY MAP

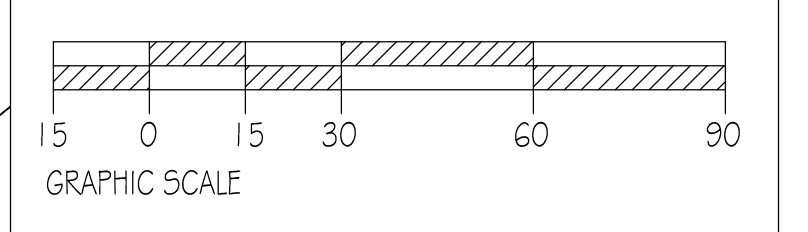


ZONING & PARKING REQUIREMENTS

LOT, SUBDIVISION		CVR-1	
BUILDING USE:		CONDOMINIUMS	
SETBACKS	YARD	DISTANCE	
	FRONT		30 FT.
	REAR		20 FT.
SIDE			20 FT.
	AVERAGE BLDG. HT. 48 FT.		

COVERAGE:			
	AREA	% REQ.	% OF LOT
LOT AREA	3.2 ACRES		
BUILDING	34,164 SQ. FT. (FOOTPRINT)	20%	24.5%
LANDSCAPING	79,167 SQ. FT.	20% MIN.	56.8%
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)



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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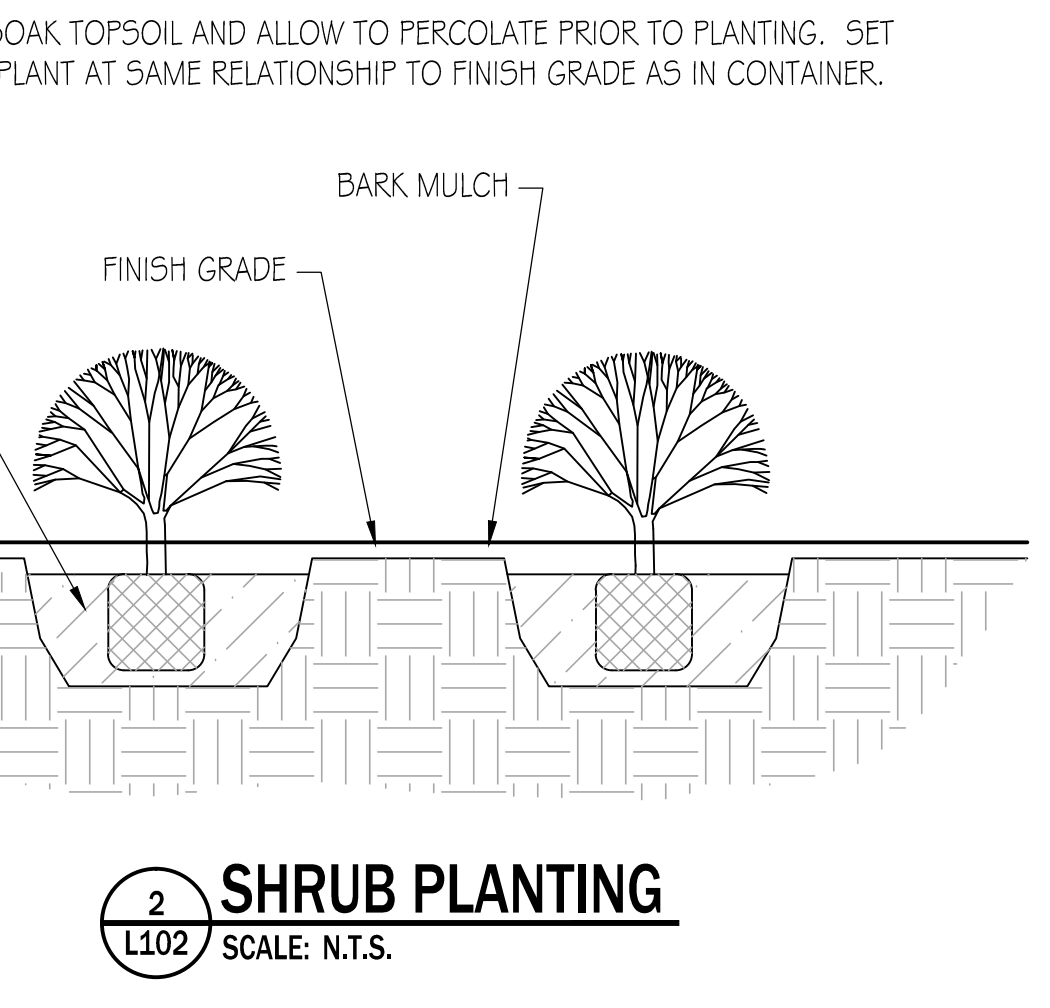
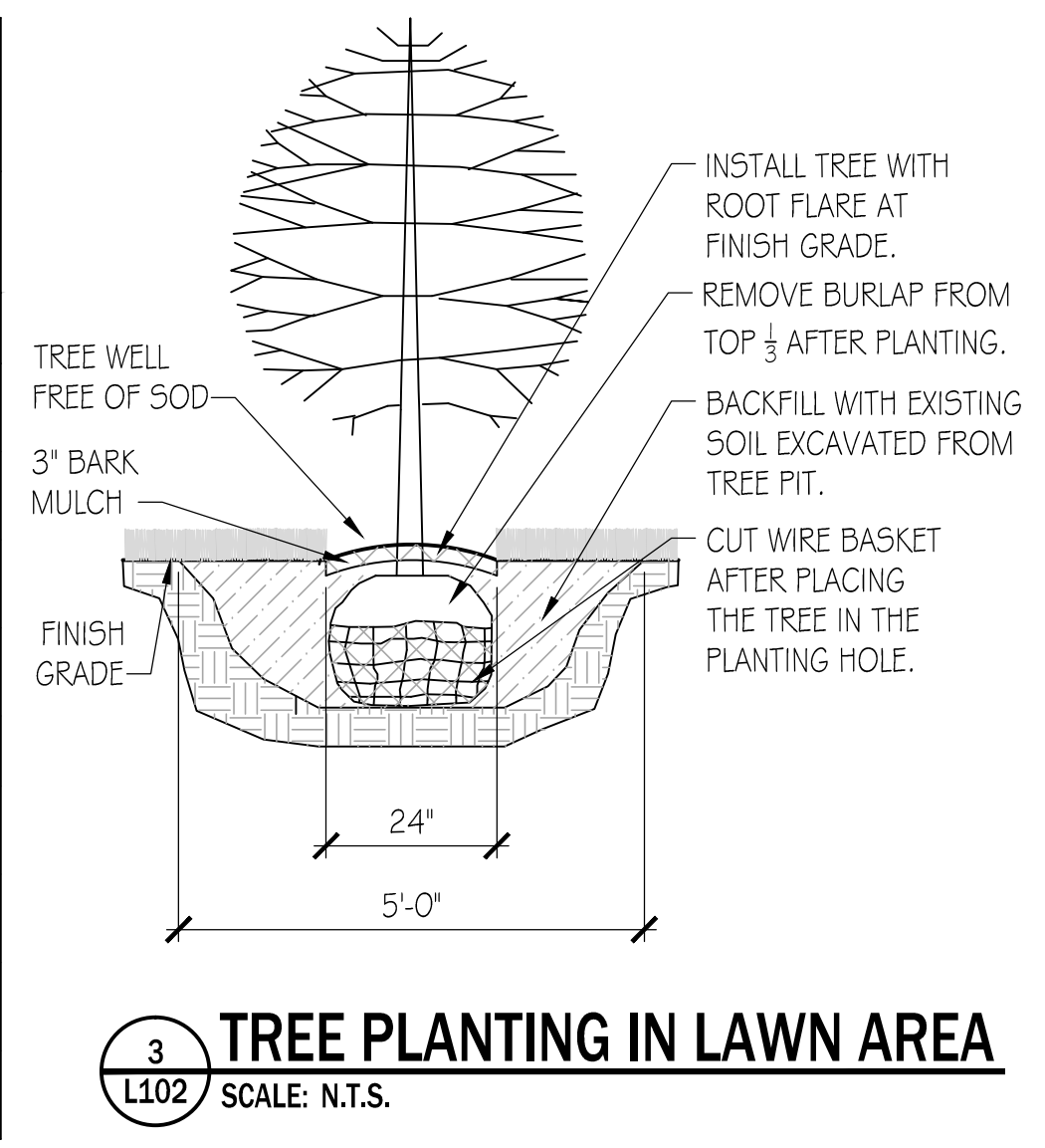


SITE PLAN
 SHEET NUMBER:
AS101
 DATE: 2/13/15



LANDSCAPING CALCULATIONS

TOTAL LANDSCAPING AREA		79,454 SQ. FT.	
LIVING LANDSCAPING			
MATERIAL	AREA	% OF AREA	TOTAL
GRASSES	69,947 SQ. FT.	88%	
SHRUBS / TREES	9,17 SQ. FT.	1%	
			70,864 SQ. FT.
INERT 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

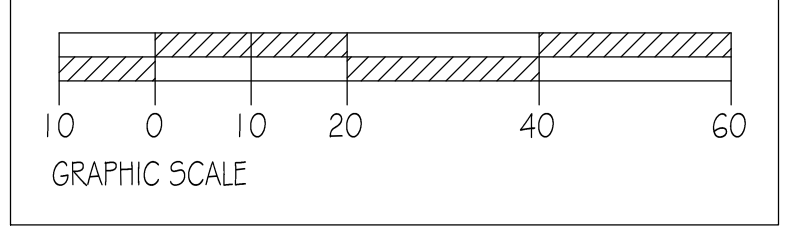



PLANTING LEGEND

MARK	COMMON NAME	BOTANICAL NAME	SIZE & SPACING
TREES			
T-1	WHITE FIR	ABIES CONCOLOR	6' TALL
T-2	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	2" CAL.
T-3	BIG TOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL.
T-4	DOUGLAS HAWTHORN	CRATAEGUS DOUGLASII	2" CAL.
T-5	COLORADO SPRUCE	PICEA PUNGENS	6' TALL
T-6	LOGSPOLE PINE	PINUS CONTORTA MURRAYANA	6' TALL
T-7	LIMBER PINE	PINUS FLEXILIS	6' TALL
T-8	QUAKING ASPEN	POPULUS TREMULOIDES	2" CAL.
T-9	INDIAN SUMMER CRABAPPLE	MALUS INDIAN SUMMER	2" CAL.
T-10	DOUGLAS FIR	PSUDOTSUGA MENZIESII	6' TALL
T-11	GAMBELS OAK	QUERCUS GAMBELLII	2" CAL.
SHRUBS			
S-1	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA	5 GAL. @ 4' O.C.
S-2	CURL-LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL. @ 4' O.C.
S-3	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	5 GAL. @ 3' O.C.
S-4	RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS	5 GAL. @ 4' O.C.
S-5	REDTWIG DOGWOOD	CORNUS STOLONIFERA	5 GAL. @ 6' O.C.
S-6	SILVERBERRY	ELAEAGNUS COMMUTATA	5 GAL. @ 5' O.C.
S-7	WILD MOCK ORANGE	PHILADELPHUS LEWISII	5 GAL. @ 6' O.C.
S-8	GOLDEN CURRANT	RIBES AUREUM	5 GAL. @ 4' O.C.
S-9	COMMON SNOWBERRY	SYMPHOROCARPUS ALBUS	5 GAL. @ 5' O.C.
GROUND COVER			
GC-1	HYDROSEEDED WILDFLOWER MIX		
GC-2	SOD		
GC-3	CEDAR BARK CHIPS		
GC-4	CREeping MAHONIA	MAHONIA REPENS	12" O.C.
PERENNIALS			
P-1	WOOLLY YARROW	ACHILLEA TOMENTOSA	2 GAL. @ 12" O.C.
P-2	ROCKY MOUNTAIN COLUMBINE	AQUILEGIA CAERULEA	2 GAL. @ 18" O.C.
P-3	SUNDROPS	CALYLOPHUS HARTWEGII	2 GAL. @ 18" O.C.
P-4	BLUEBELL OF SCOTLAND	CAMPANULA ROTUNDIFOLIA	2 GAL. @ 8" O.C.
P-5	BEE BALM	MONARDA FISTULOSA	2 GAL. @ 12" O.C.
P-6	SCARLET BUGLER	PENSTEMON BARBATUS	2 GAL. @ 12" O.C.
P-7	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	2 GAL. @ 18" O.C.
P-8	ROCKY MOUNTAIN ZINNIA	ZINNIA GRANDIFLORA	2 GAL. @ 8" O.C.
ORNAMENTAL GRASSES			
O-1	ELIJAH BLUE FESCUE	FESTUCA GLAUCA	2 GAL. @ 10" O.C.
O-2	INDIAN RICE GRASS	ACHNATHERUM HYMENOIDES	2 GAL. @ 18" O.C.
O-3	BIG BLUESTEM	ANDROPOGON GERARDII	2 GAL. @ 30" O.C.
O-4	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 BERMS, AND GRADE TO CONTOURS. MINIMUM TOPSOIL DEPTHS:
TURF AREAS: 4"
SHRUBS AREAS: 8"
 - 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.






801-627-2400
1032 Lincoln Ave
Salt Lake City, Utah
84401

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