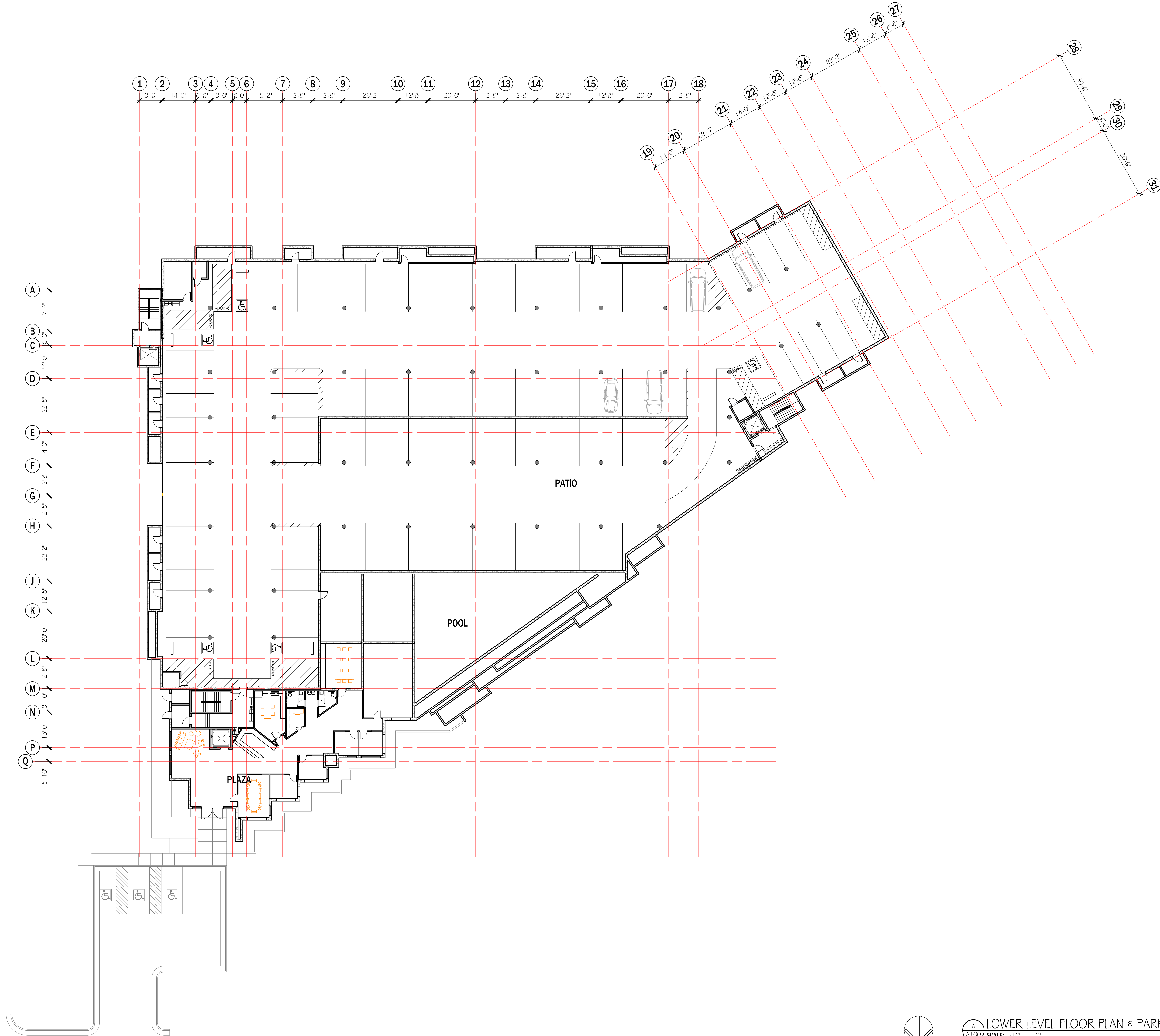


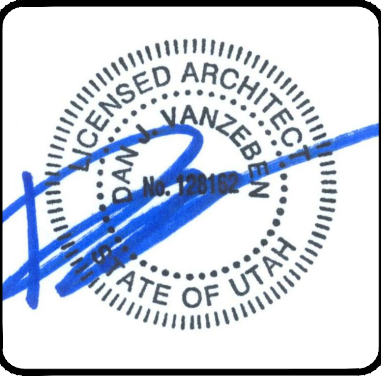
LOWER LEVEL FLOOR PLAN & PARKING
SCALE: 1/16" = 1'-0"



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

REVISIONS:

OWNER: PINE CANYON LODGE, INC.
PROJECT: PINE CANYON CONDOMINIUM
LOCATION: 2803 NORDIC VALLEY WAY, EDEN, UTAH 84310
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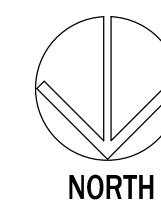


LOWER LEVEL
FLOOR PLAN
& PARKING

SHEET NUMBER:

A100

DATE: 11/20/14



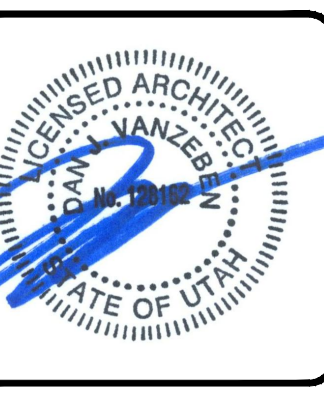
PLAZA LEVEL FLOOR PLAN
 SCALE: 1/16" = 1'-0"



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

REVISIONS:

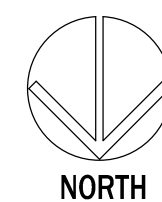
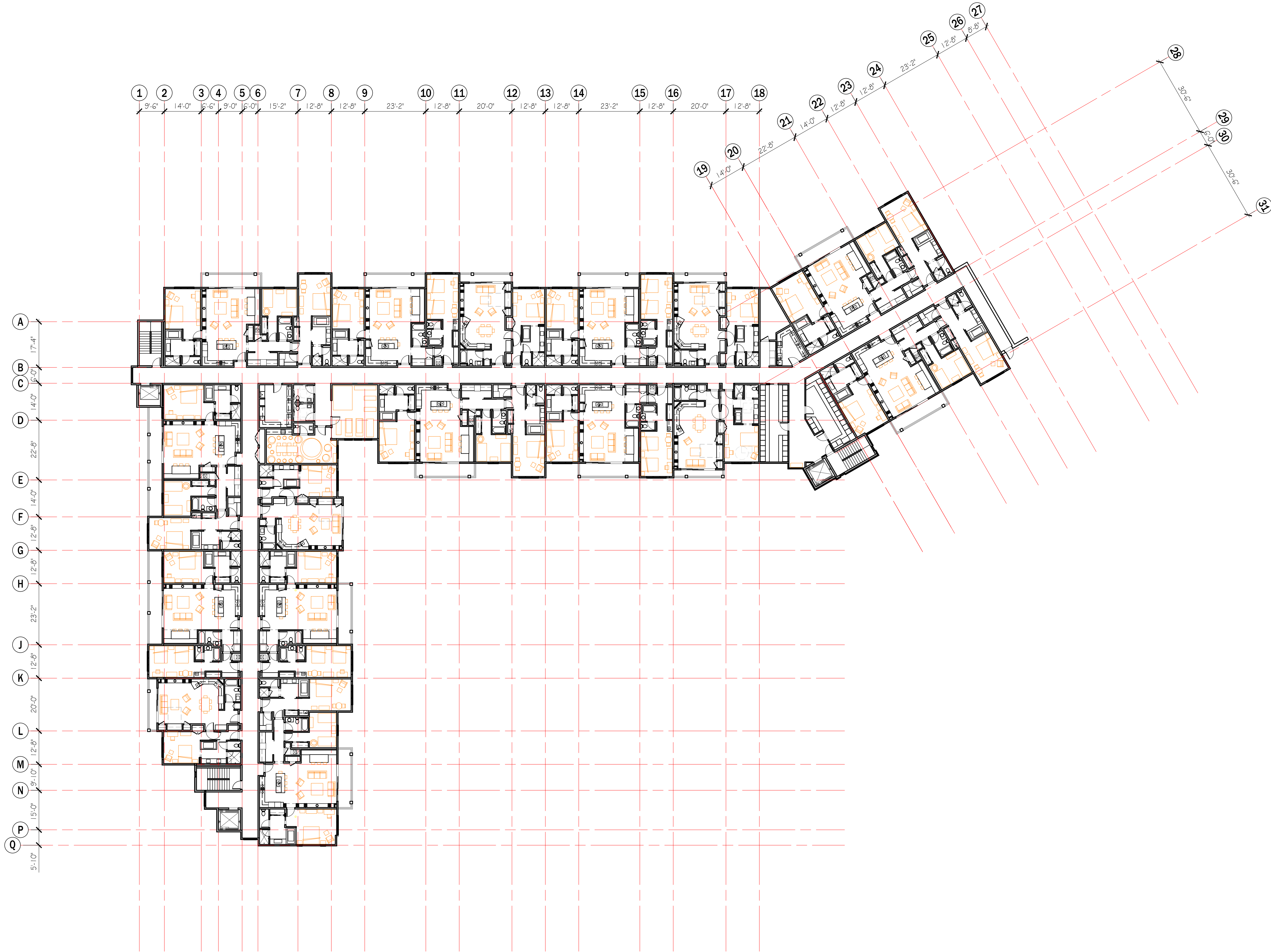
OWNER: PINE CANYON LODGE, INC.
PROJECT: PINE CANYON CONDOMINIUM
 LOCATION: 2803 NORDIC VALLEY WAY, EDEN, UTAH 84310
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PLAZA LEVEL
 FLOOR PLAN

SHEET NUMBER:
A101

DATE: 11/20/14



SECOND LEVEL FLOOR PLAN
A102 SCALE: 1/16" = 1'-0"

SECOND LEVEL
FLOOR PLAN

SHEET NUMBER:

A102

DATE: 11/20/14



OWNER: PINE CANYON LODGE, INC.

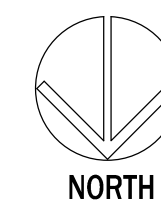
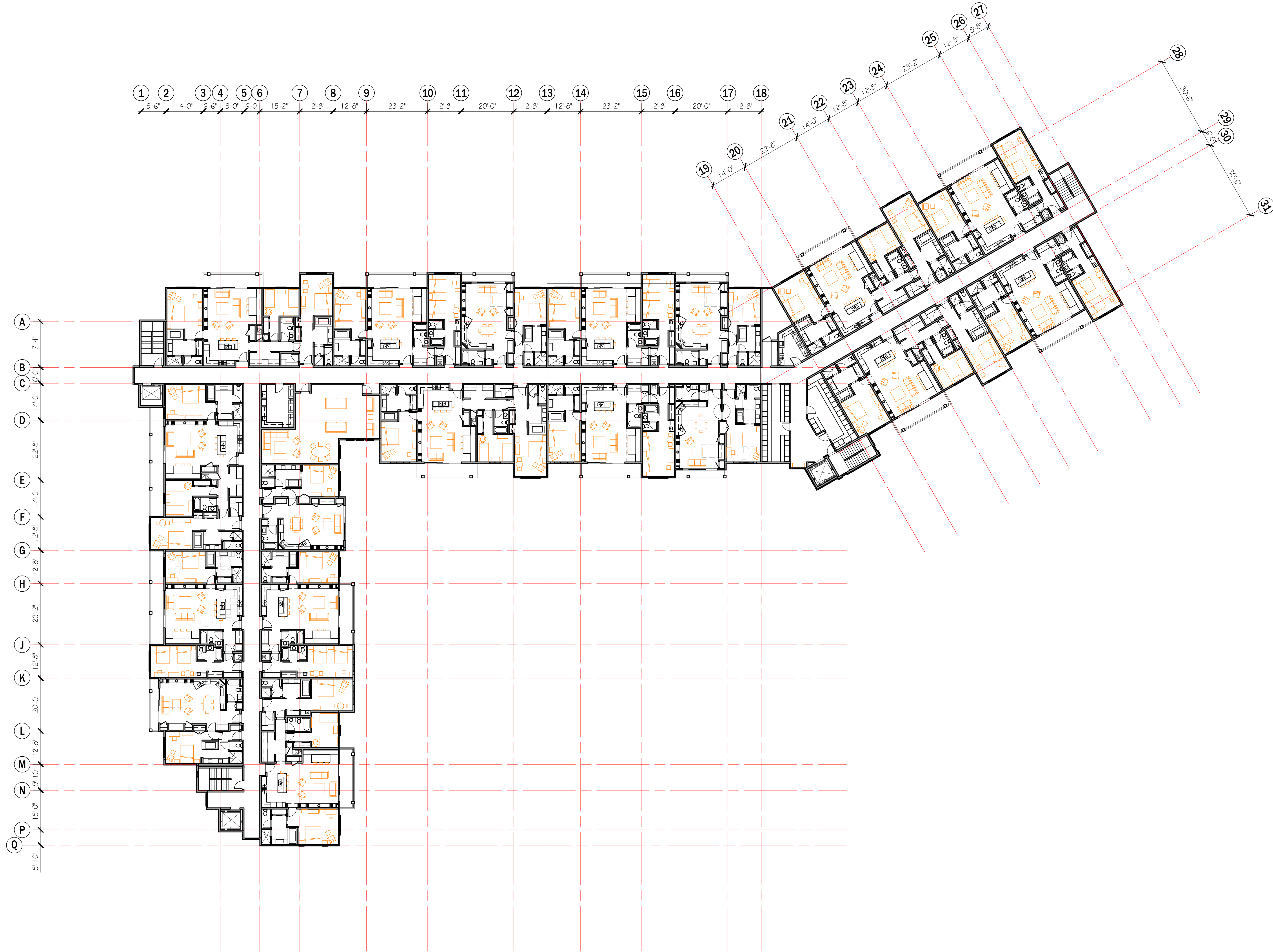
PROJECT: PINE CANYON CONDOMINIUM

LOCATION: 2803 NORDIC VALLEY WAY, EDEN, UTAH 84310
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PROJECT NO: 14024
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REVISIONS:





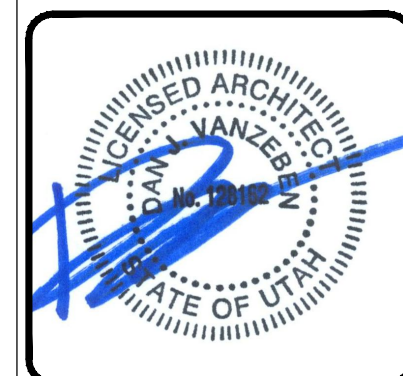
THIRD LEVEL FLOOR PLAN
A103 SCALE: 1/16" = 1'-0"

THIRD LEVEL
FLOOR PLAN

SHEET NUMBER:

A103

DATE: 11/20/14



OWNER: PINE CANYON LODGE, INC.

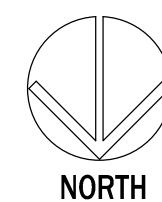
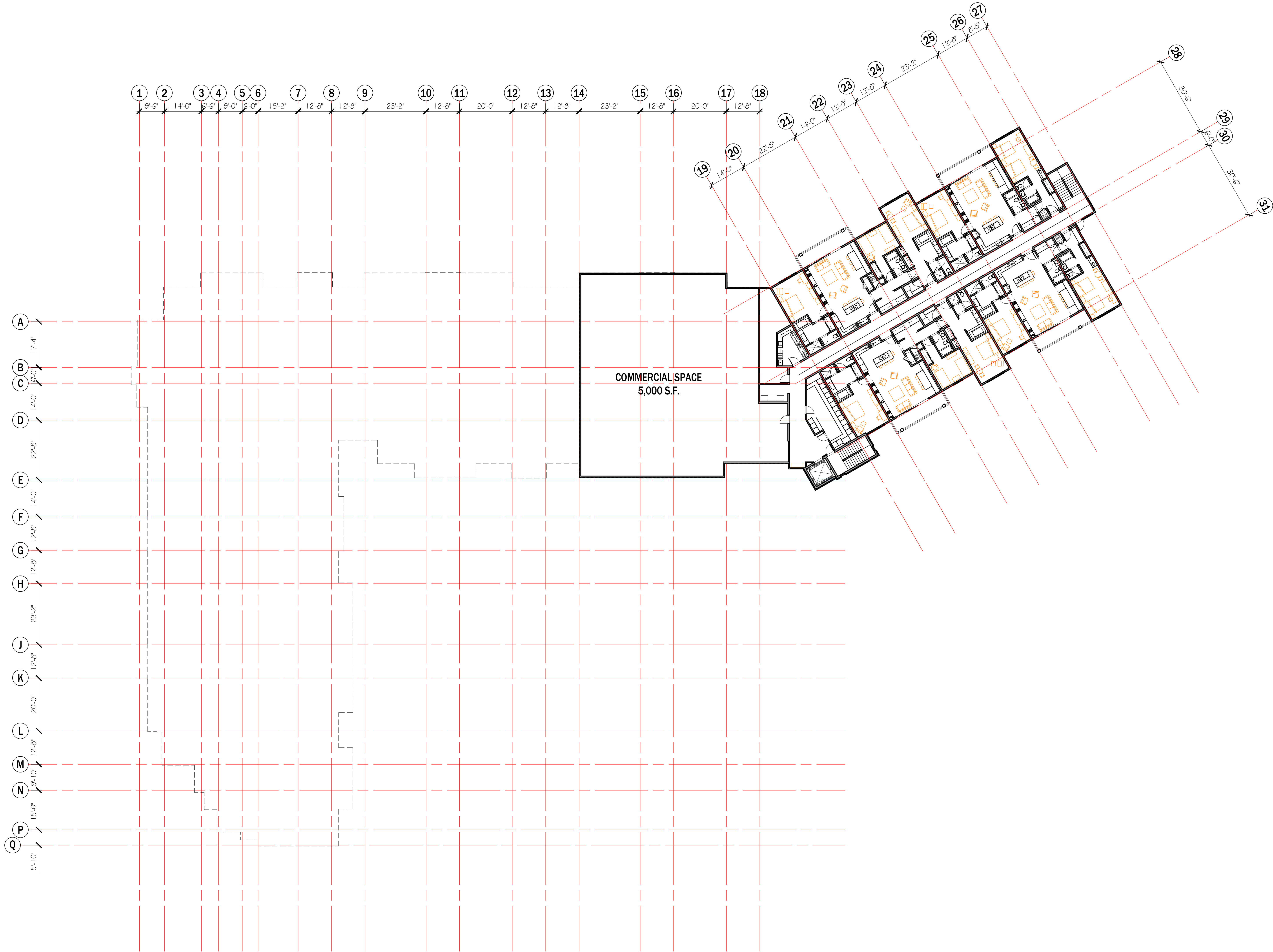
PROJECT: PINE CANYON CONDOMINIUM

LOCATION: 2803 NORDIC VALLEY WAY, EDEN, UTAH 84310
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PROJECT NO: 14024
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REVISIONS:





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

FOURTH LEVEL
FLOOR PLAN

SHEET NUMBER:

A104

DATE: 11/20/14



OWNER: PINE CANYON LODGE, INC.

PROJECT: PINE CANYON CONDOMINIUM

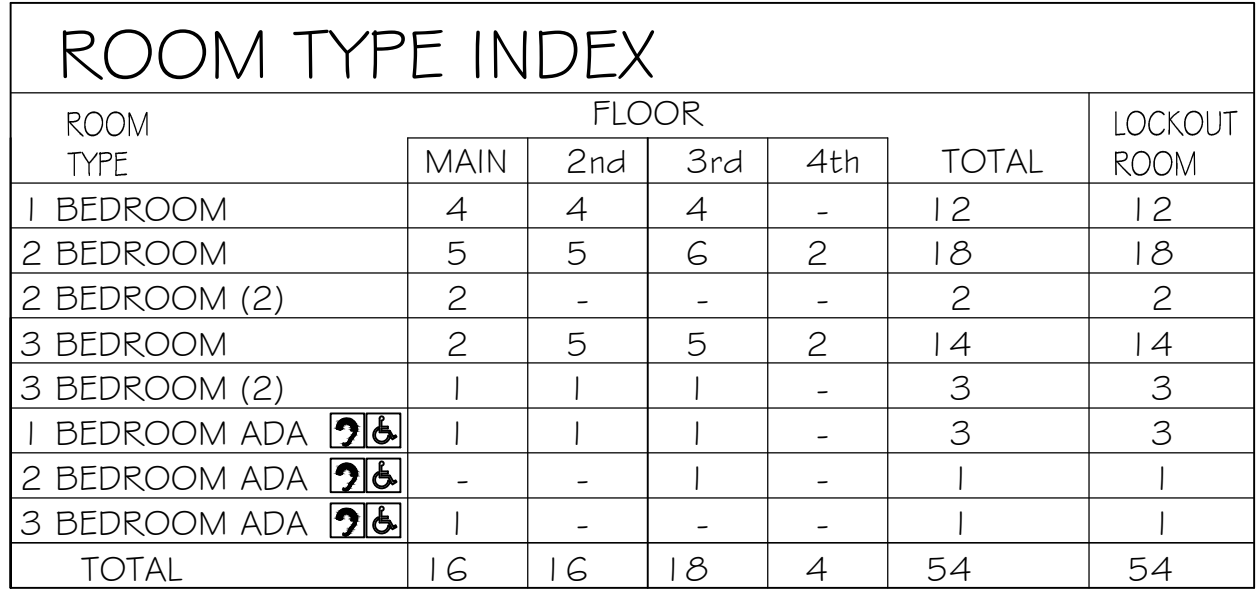
LOCATION: 2803 NORDIC VALLEY WAY, EDEN, UTAH 84310

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PROJECT NO: 14024
DRAWN BY: PG
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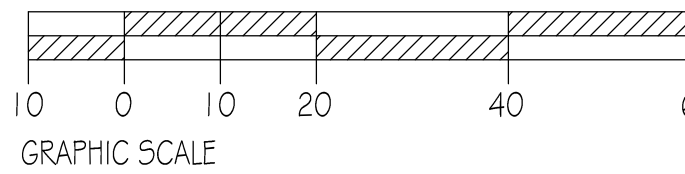
REVISIONS:





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 6" 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 DRIVE 2'-6" ON 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. 12" THICK TRASH ENCLOSURE, STONE VENER TO MATCH BUILDING WITH STEEL B'D DECORATES, PAINTED.
17. NOT USED.
18. PARKING LOT LIGHT. 20 FT. HIGH POLE. COMPLY WITH "DARK SKY" ORDINANCE. (1,000 LUMENS) 277 V.
19. 42" HIGH LIGHT BOLLARD AREA LIGHT. 277 V. , 100 LUMENS @ 15.5 WATTS.
20. NEW FIRE HYDRANT.
21. EXISTING LIFT SHACK.

ZONING # PARKING REQUIREMENTS			
LOT, SUBDIVISION			
ZONE:		CVR-1	
BUILDING USE:		CONDOMINIUMS	
SETBACKS:		YARD	DISTANCE
		FRONT	30 FT.
		REAR	20 FT.
		SIDE	20 FT.
MAX. BLDG. HT.			25 FT.
COVERAGE:			
LOT AREA	AREA	% REQ.	% OF LOT
	3.2 ACRES		
BUILDING	54,003 SQ. FT. (FOOTPRINT)		38%
LANDSCAPING	79,454 SQ. FT.	20% MIN.	57%
PAVING	7,109 SQ. FT.		5%
PARKING MATRIX			
USE	RATIO	REQ. STALLS	
RESIDENTIAL	1 ¾ SPACES PER UNIT (54 UNITS)	95	
COMMERCIAL	1 SPACE PER 2 EMPLOYEES PLUS 4 FOR CLIENT USE	7	
STALLS REQUIRED		102	
STALLS PROVIDED		102	





VANZEEBEN

ARCHITECTURE

801-627-2400
2032 Lincoln Ave
Eden, Utah
84401

PROJECT NO: 14014

DRAWN BY: MJV

CHECKED BY: ---

REVISIONS:

OWNER: OWNER'S NAME

PROJECT: NORDIC VALLEY DEVELOPMENT

LOCATION: 2803 NORDIC VALLEY WAY, EDEN, UTAH 84310

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SITE PLAN

SHEET NUMBER: AS101-A

DATE: 11/20/14