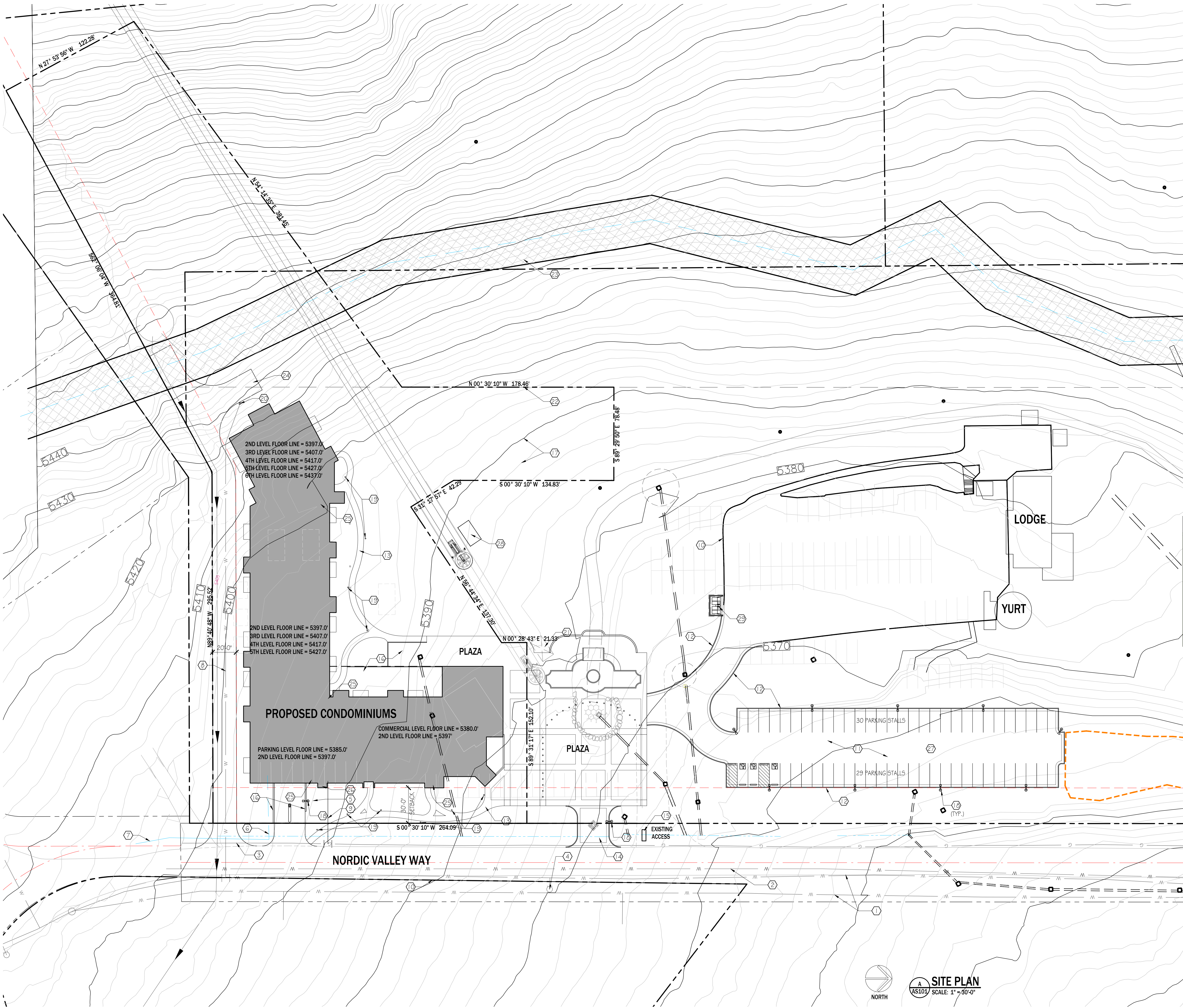
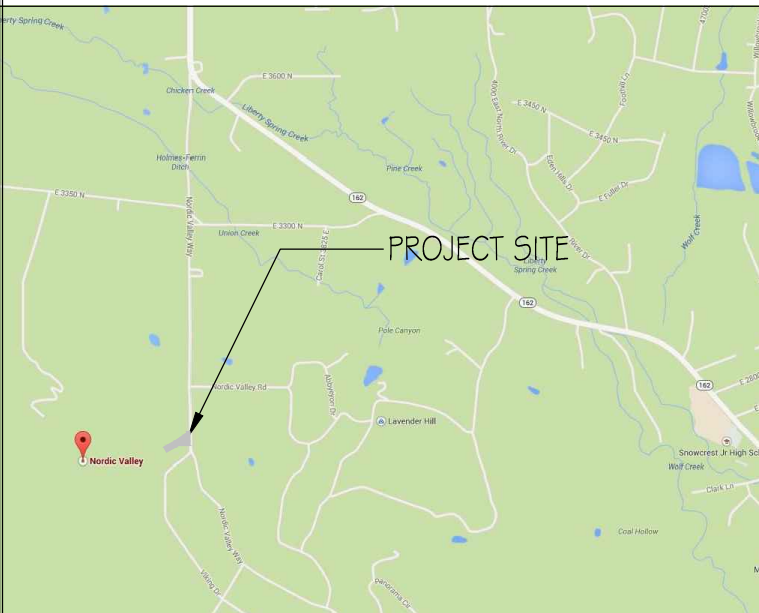




SITE PLAN KEYNOTES:

- 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 59 SPACE PARKING AREA.
- 28. RELOCATED LIFT SHACK.
- 29. NEW TRASH ENCLOSURE.

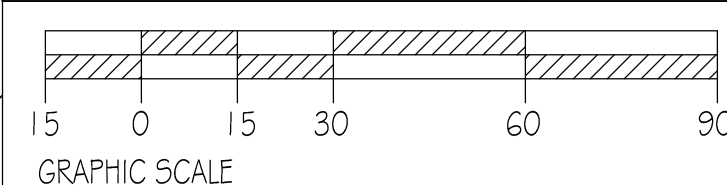
VICINITY MAP



ZONING & PARKING REQUIREMENTS

LOT, SUBDIVISION			
ZONE:		CVR-1	
BUILDING USE:		CONDOMINIUMS	
SETBACKS	YARD	DISTANCE	
	FRONT	30 FT.	
	REAR	20 FT.	
	SIDE	20 FT.	
AVERAGE BLDG. HT. ABOVE EXIST. GRADE		45 FT. 4 IN	
COVERAGE:			
	AREA	% REQ.	% OF LOT
LOT AREA	3.2 ACRES		
BUILDING	34,164 SQ. FT. (FOOTPRINT)		24.5%
LANDSCAPING	79,167 SQ. FT.	20% MIN.	56.8%
PAVING	26,061 SQ. FT.		18.6%

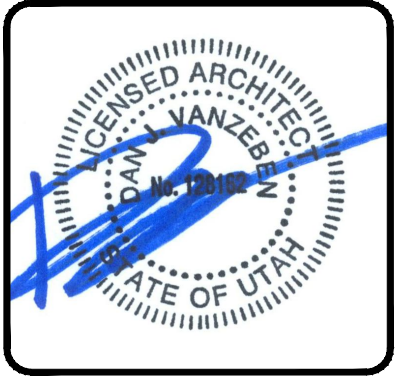
PARKING MATRIX		
USE	RATIO	REQ. STALLS
RESIDENTIAL	1/2 SPACE PER SLEEPING UNIT	60
COMMERCIAL	1 SPACE PER 200 S.F. COMMERCIAL SPACE	60
STALLS REQUIRED		120
STALLS PROVIDED		121 (62 UNDER BUILDING)



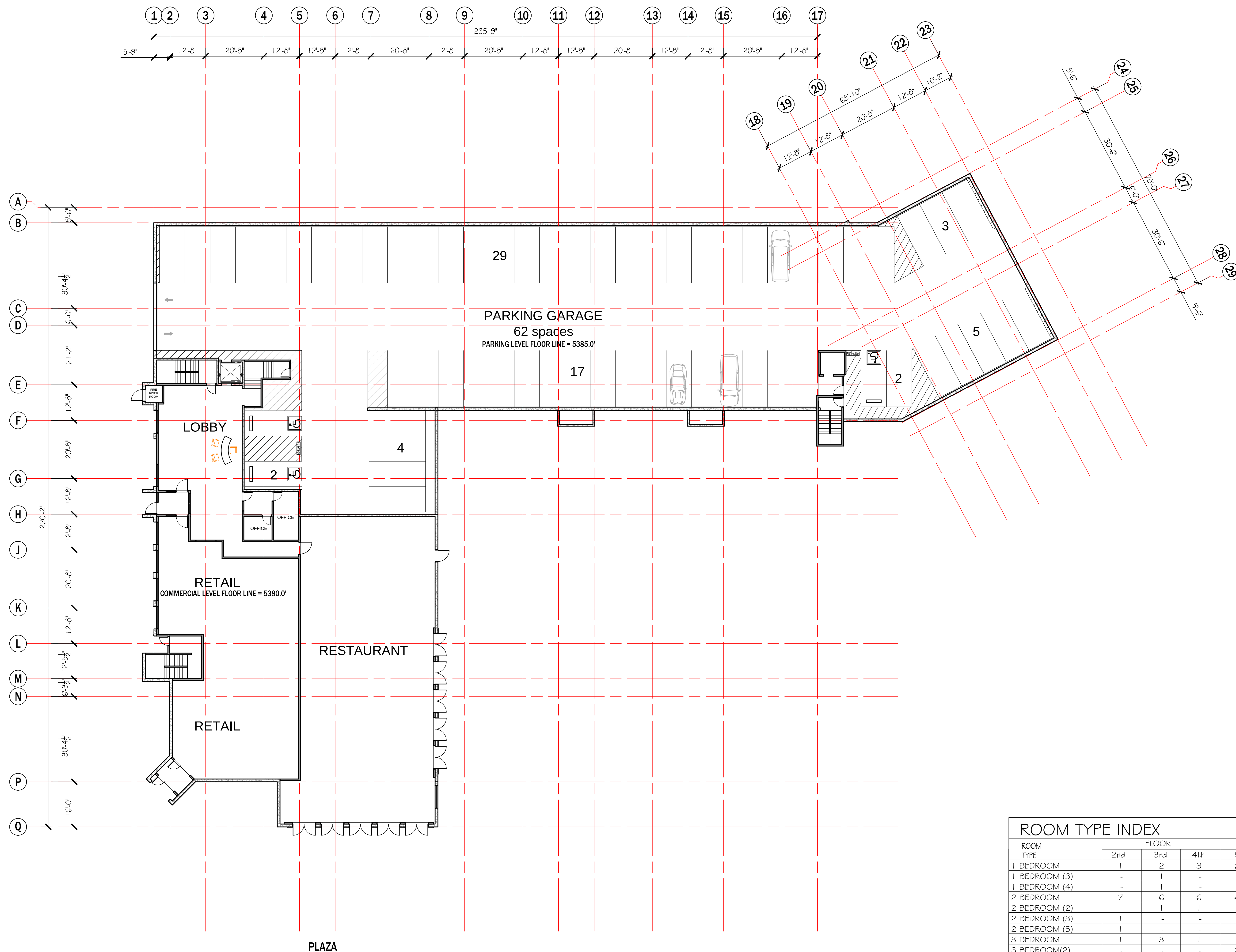
PROJECT NO: 14024
DRAWN BY: PAG
CHECKED BY: ---

REVISIONS:

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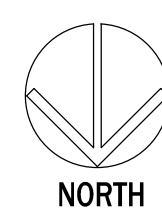


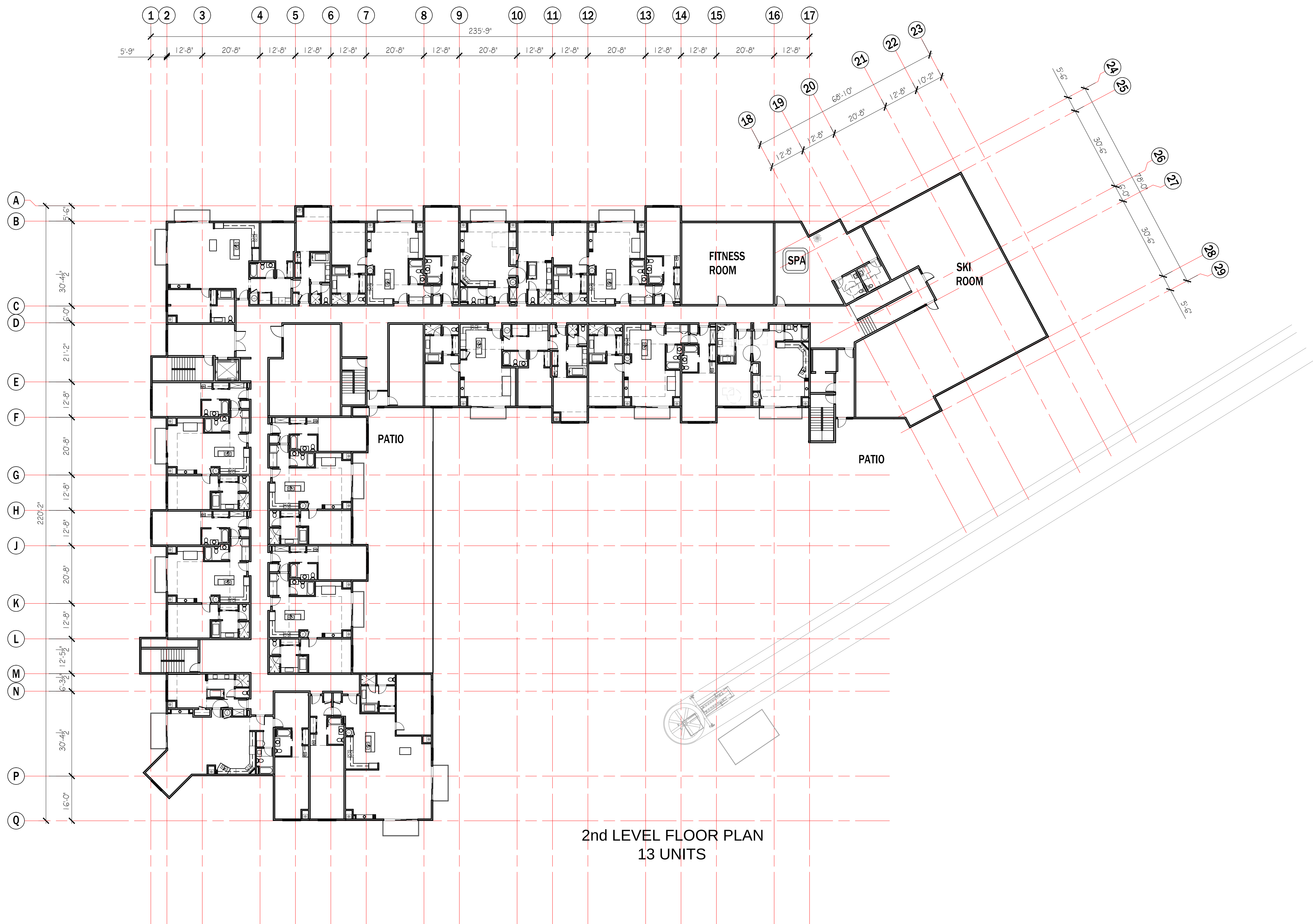
SITE PLAN
SHEET NUMBER:
AS101
DATE: 3/16/15



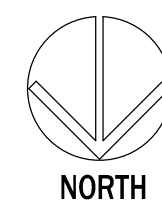
ROOM TYPE INDEX							
ROOM TYPE	FLOOR						LOCKOUT ROOM
	2nd	3rd	4th	5th	6th	TOTAL	
1 BEDROOM	1	2	3	2	-	8	8
1 BEDROOM (3)	-	1	-	-	-	1	1
1 BEDROOM (4)	-	1	-	-	-	1	1
2 BEDROOM	7	6	6	4	-	23	23
2 BEDROOM (2)	-	1	1	1	-	3	3
2 BEDROOM (3)	1	-	-	-	-	1	1
2 BEDROOM (5)	1	-	-	-	-	1	1
3 BEDROOM	1	3	1	-	-	5	5
3 BEDROOM(2)	-	-	-	2	2	4	4
3 BEDROOM(3)	1	1	1	-	-	3	3
1 BEDROOM ADA 216	1	-	-	1	-	2	2
2 BEDROOM ADA 216	-	1	-	-	-	1	1
3 BEDROOM ADA 216	-	-	1	-	-	1	1
TOTAL	13	16	13	10	2	54	54

BUILDING AREA							
AREA TYPE	FLOOR AREA						TOTAL
	MAIN	2nd	3rd	4th	5th	6th	
PARKING	23,435	-	-	-	-	-	23,435
COMMERCIAL	11,778	-	-	-	-	-	11,778
CONDOS	-	32,499	30,468	25,284	17,273	5,190	110,714
TOTAL	35,213	32,499	30,468	25,284	17,273	5,190	145,927





2nd LEVEL FLOOR PLAN
13 UNITS



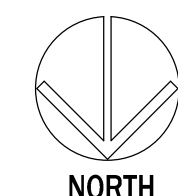
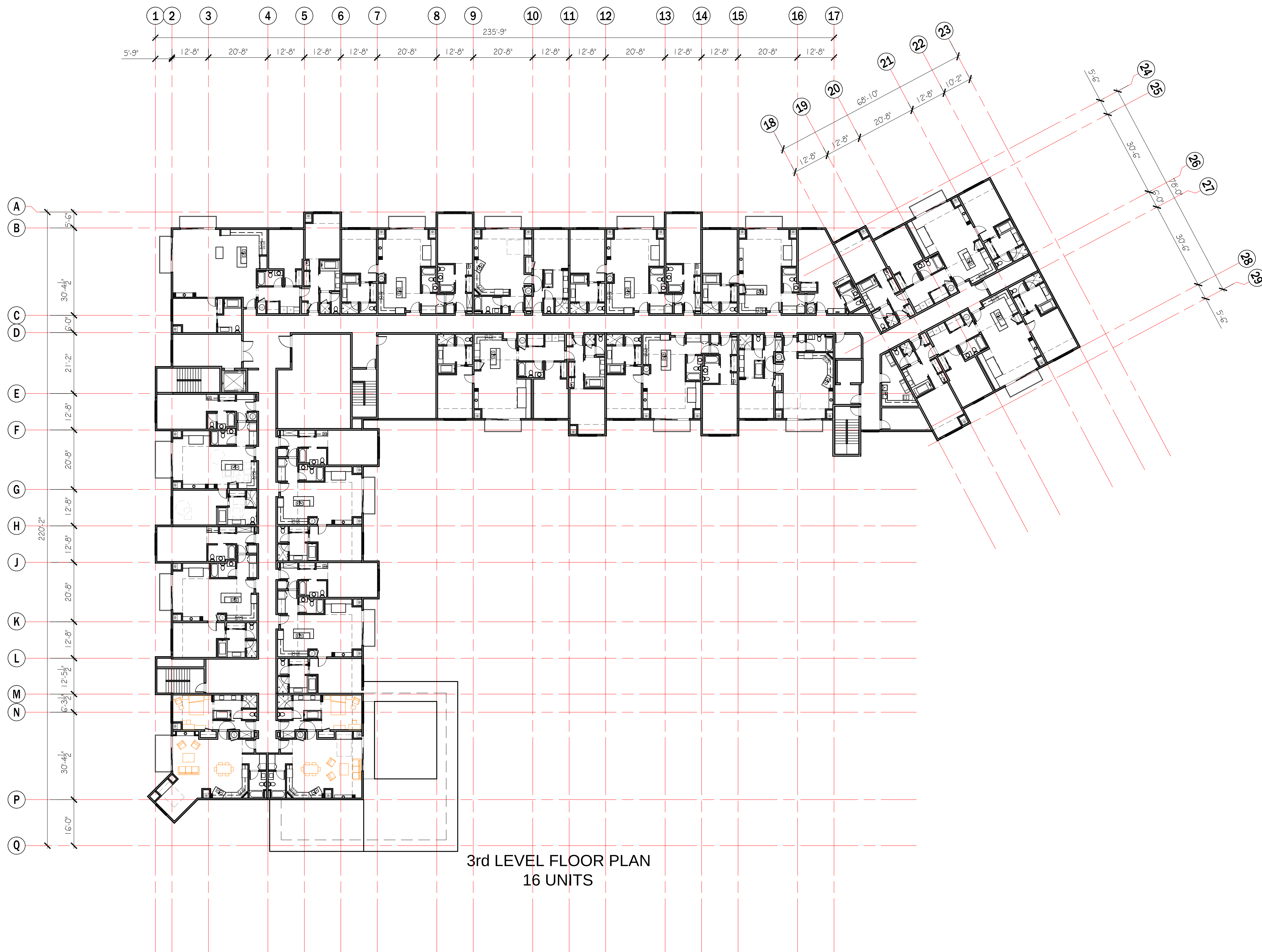


THIRD LEVEL
FLOOR PLAN

SHEET NUMBER:

A103

DATE: 3/9/15



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

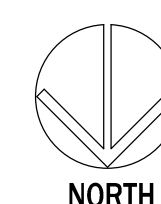
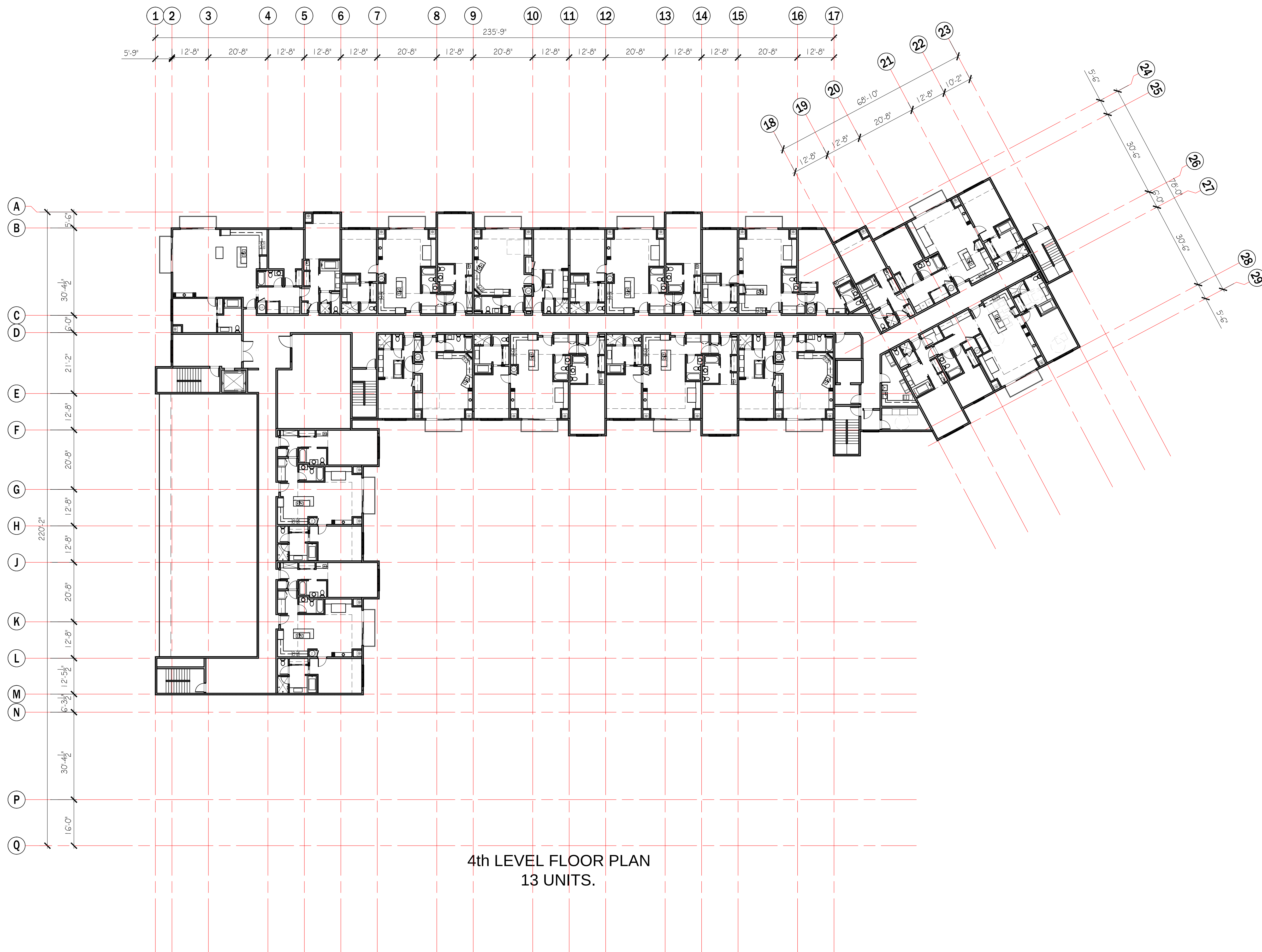


FOURTH LEVEL
FLOOR PLAN

SHEET NUMBER:

A104

DATE: 3/9/15



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

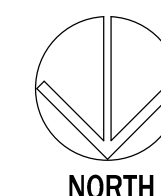
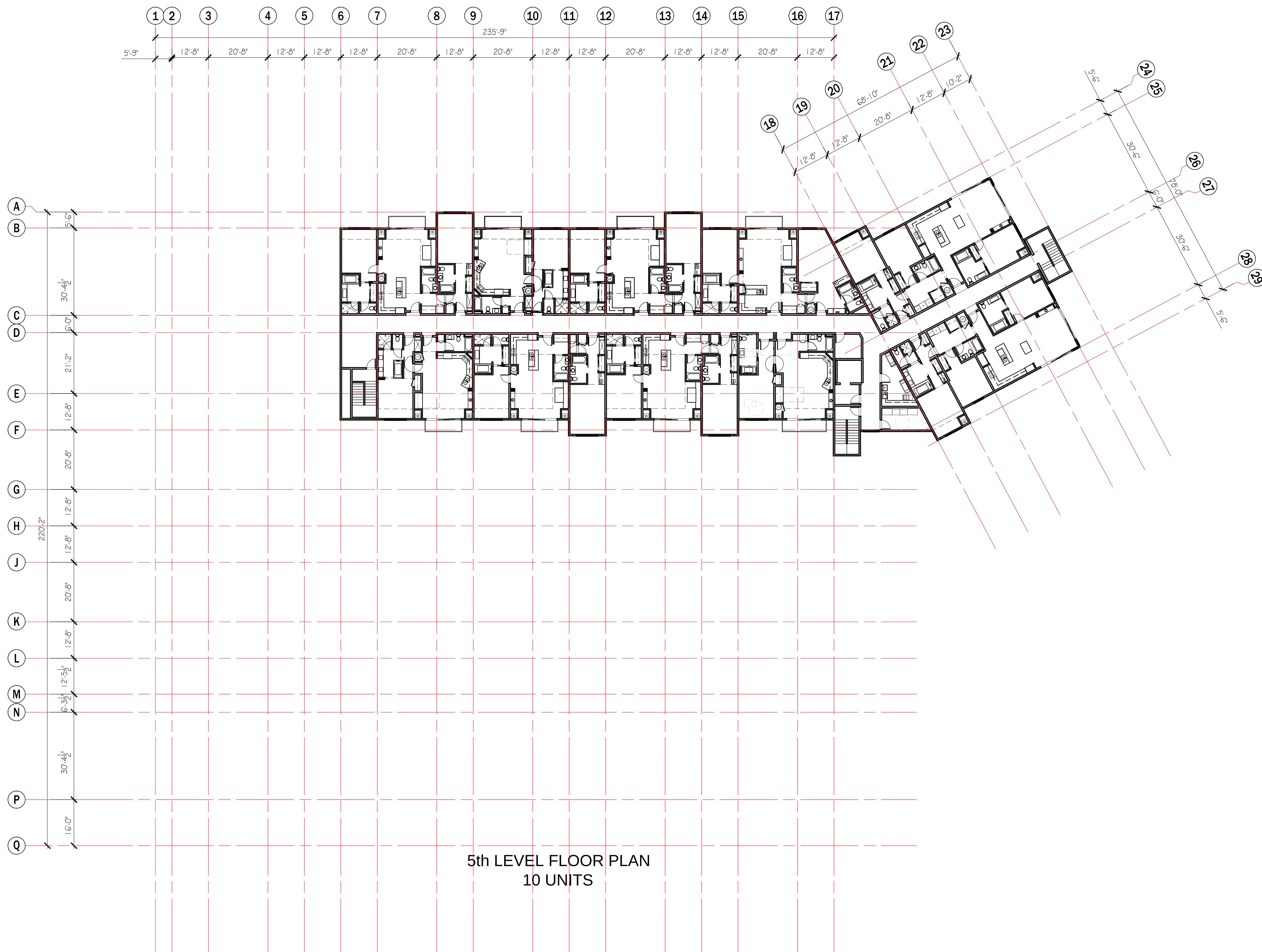


FIFTH LEVEL
FLOOR PLAN

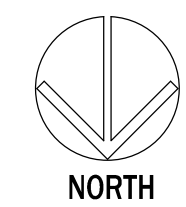
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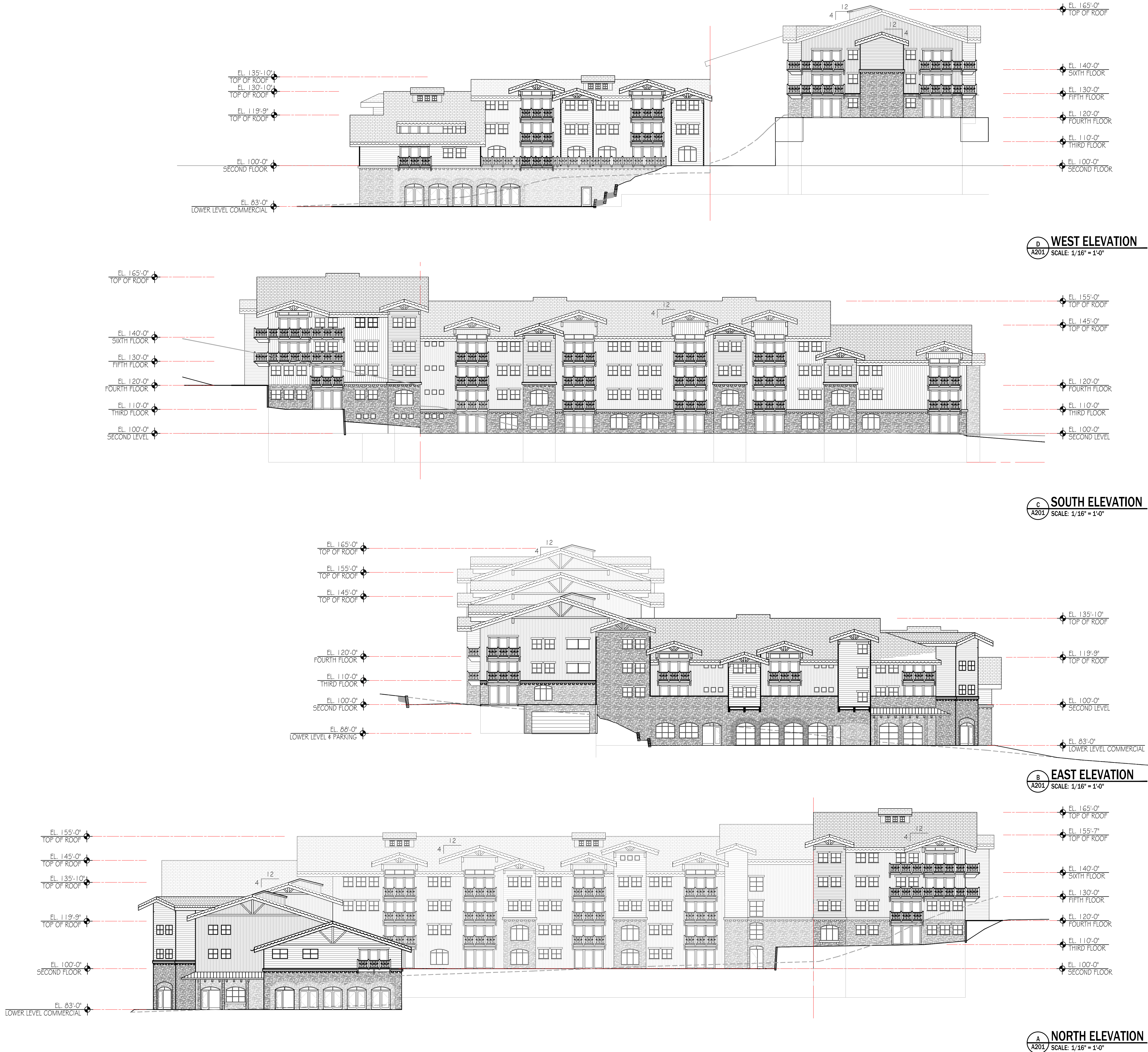
A105

DATE: 3/9/15



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





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.

VANZEBEN
ARCHITECTURE

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

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

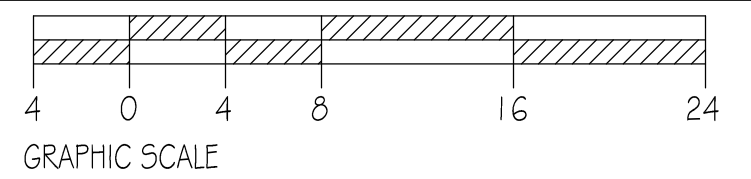
REVISIONS:

AVERAGE HEIGHT ABOVE EXISTING GRADE	
WEST	38'-3"
SOUTH	46'-8"
EAST	44'-6"
NORTH	49'-11"
TOTAL AVERAGE	45'-4"

EXTERIOR FINISH MATERIALS

	MATERIAL	DESCRIPTION	COLOR
	ASPHALT SHINGLE	OWENS CORNING DURATION	DRIFTWOOD
	VERTICAL SIDING	HARDI-PLANK BATTEN BOARD	SW7703 EARTHEN JUG
	STANDING SEAM METAL ROOF	FIRESTONE KYNAR 500	DARK BRONZE
	STONE VENEER	ELDORADO EUROPEAN LEDGE	COTTONWOOD
	TIMBER	STAINED	SW 3113-P CINNAMON
	HORIZONTAL SIDING	HARDI-BOARD T&G BEVELED	SW6111 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: 3/3/15

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:

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EXTERIOR
BUILDING
ELEVATIONS

SHEET NUMBER:
A201
DATE: 3/3/15

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"



AVERAGE HEIGHT ABOVE EXISTING GRADE		
WEST	38'-3"	
SOUTH	46'-8"	
EAST	44'-6"	
NORTH	49'-11"	
TOTAL AVERAGE	45'-4"	

EXTERIOR FINISH MATERIALS

	MATERIAL	DESCRIPTION	COLOR
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	STANDING SEAM METAL ROOF	FIRESTONE KYNAR 500	DARK BRONZE
	STONE VENEER	ELDORADO EUROPEAN LEDGE	COTTONWOOD
	TIMBER	STAINED	SW 3113-P CINNAMON
	HORIZONTAL SIDING	HARDI-BOARD T&G BEVELED	SW6111 COCONUT HUSK
	FLASHING	FIRESTONE KYNAR 500	DARK BRONZE

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