

PINE CANYON CONDOMINIUMS

2803 NORDIC VALLEY WAY,
EDEN, UTAH 84310

DESIGN DEVELOPMENT
10 / 23 / 2014



MAKE CORRECTIONS
Weber Fire District
11/17/2014 9:26:04 AM

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CIVIL: SEE ATTACHED	



VANZEBEN

ARCHITECTURE

801.627.2400
2032 Lincoln Ave
Ogden, Utah
84401

PROJECT NO: 14014

DRAWN BY: TCG

CHECKED BY: ---

REVISIONS:

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

SHEET NUMBER:
G01
DATE: 10/12/14

PROJECT DIRECTORY

CIVIL
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920 CHAMBERS STREET
SUITE 14
OGDEN, UT 84403
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CONTACT: NATE REEVE

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VANZEBEN ARCHITECTURE
2032 LINCOLN AVENUE
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PHONE: (801) 627-2400

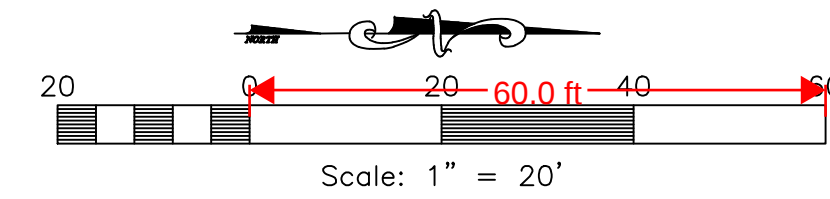
CONTACT: DAN VANZEBEN

DEVELOPER
PINE CANYON LODGE, INC.
2580 HIGHWAY 162
EDEN, UTAH 84310
PHONE: (801) 791-9104

CONTACT: GREG JENSEN

VICINITY MAP





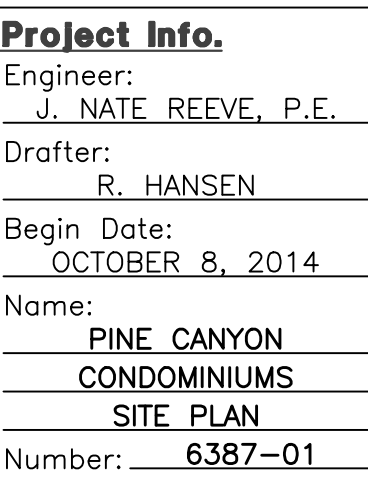
Options are available within the code to accommodate the design desired. It would be best to discuss these options in person.

MAKE CORRECTIONS
Weber Fire District
11/17/2014 8:41:52 AM

Pine Canyon Condominiums

EDEN, WEBER COUNTY, UTAH

Proposed Site Plan





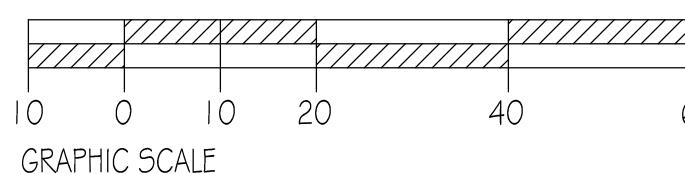
SITE PLAN KEYNOTES:

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 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, 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. TEMPORARY 6' HIGH TRASH ENCLOSURE, STONE VENEER TO MATCH BUILDING WITH STEEL 18" DECK GATES, PAINTED.
17. NOT USED.
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.

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:			
	AREA	% REQ.	% OF
LOT AREA	2.5 ACRES		100
BUILDING	56,291 SQ. FT. (FOOTPRINT)		52
LANDSCAPING	48,340 SQ. FT.	20% MIN.	44
PAVING	4,267 SQ. FT.		4

PARKING MATRIX		
BUILDING AREA:	56,291 SQ. FT.	
USE	RATIO	REQ. STALLS
RESIDENTIAL	1 3/4 SPACES PER UNIT (54 UNITS)	95
OFFICE	1 SPACE PER 2 EMPLOYEES PLUS 4 FOR CLIENT USE	7
GUEST PARKING		5
STALLS REQUIRED	102	
STALLS PROVIDED	112	



PROJECT NO: 14014
DRAWN BY: MJV
CHECKED BY: ---

REVISIONS:

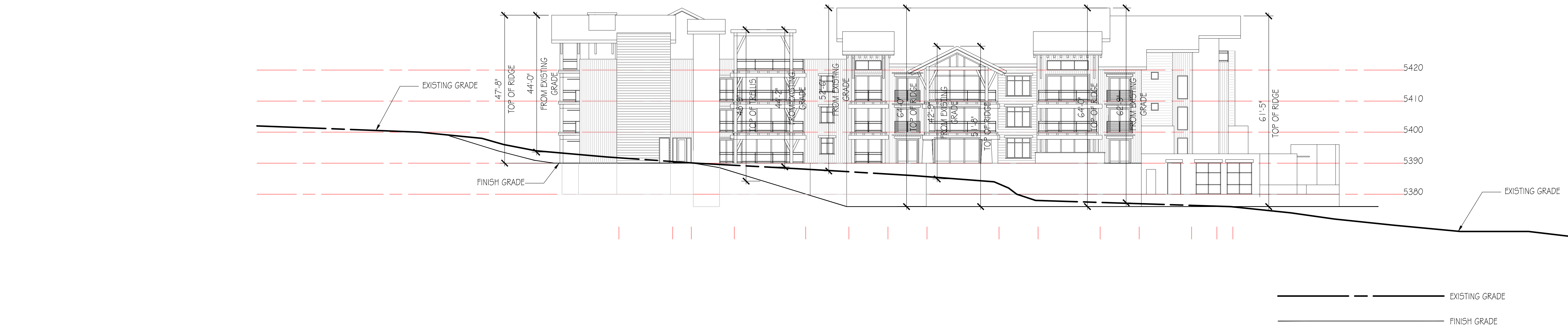
OWNER: PINE CANYON LODGE, INC.
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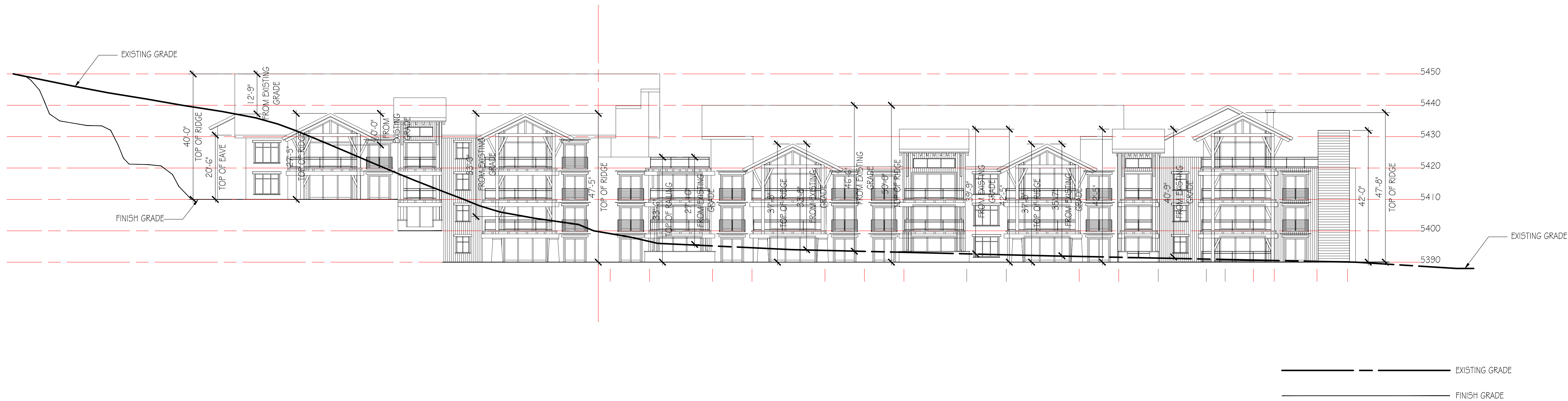
SITE PLAN
SHEET NUMBER:
AS101
DATE: 10/12/14



A SITE PLAN
AS101 SCALE: 1" = 20'-0"



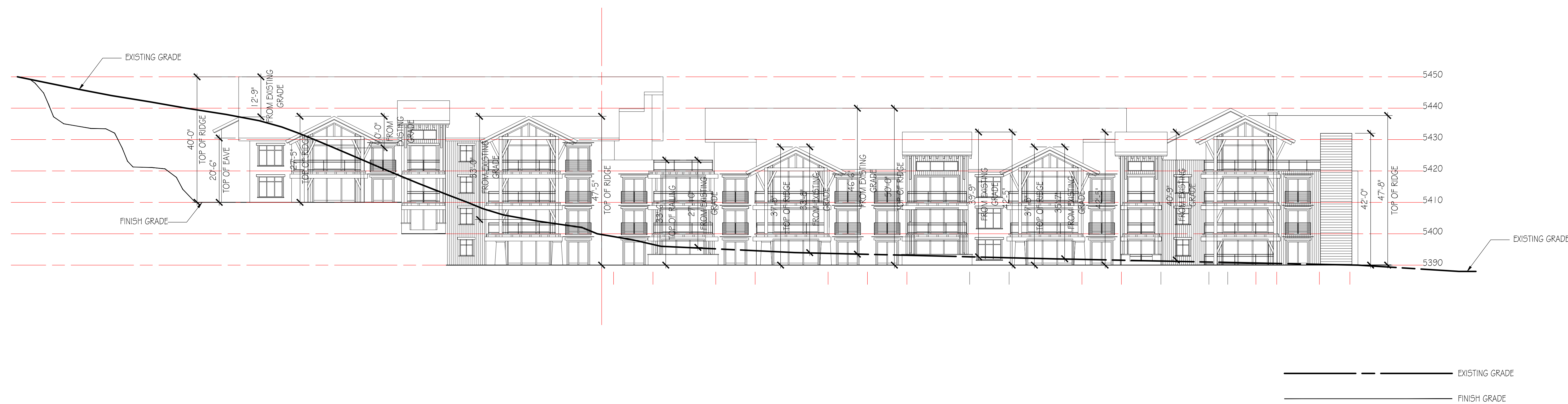
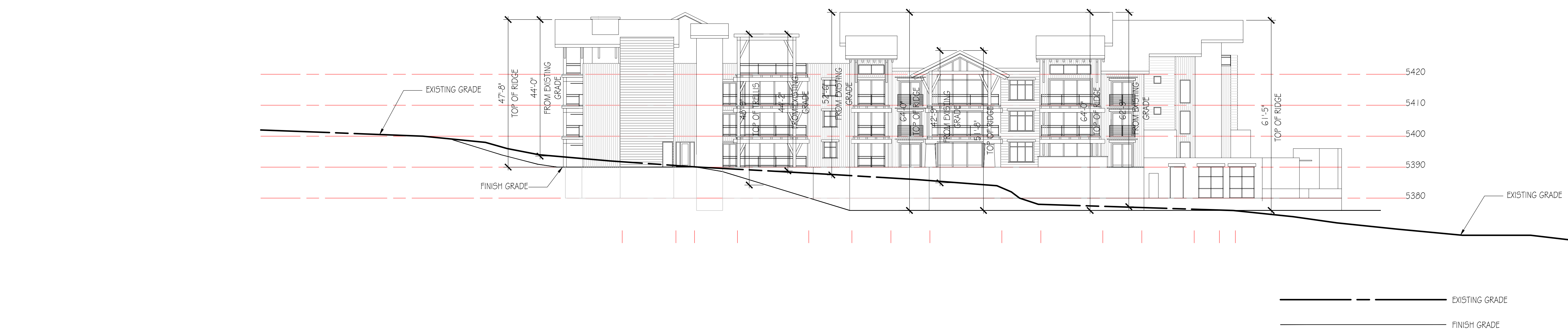
8 NORTH TO SOUTH GRADE SECTION
A301 SCALE: 1/16" = 1'-0"



A EAST TO WEST GRADE SECTION
A301 SCALE: 1/16" = 1'-0"

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WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



EXTERIOR
BUILDING
ELEVATIONS

SHEET NUMBER:

A201

DATE: 10/12/14

ELEVATION KEYNOTES: —①

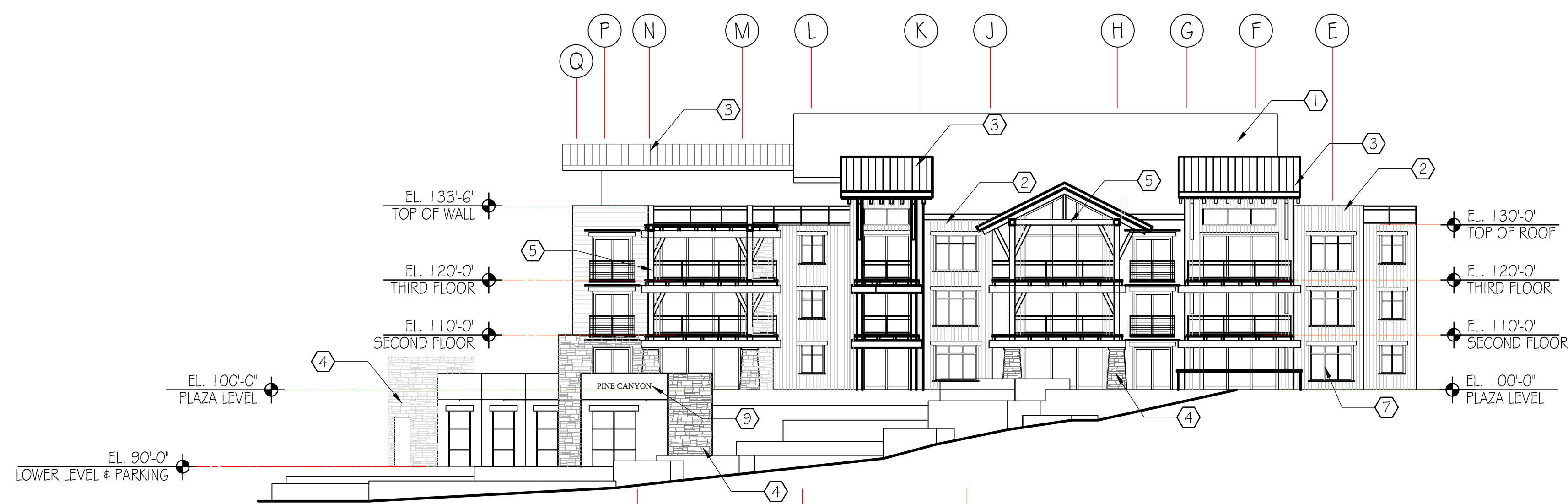
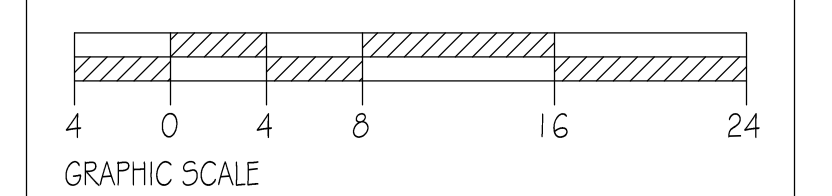
1. ASPHALT SHINGLES.
2. VERTICAL SIDING.
3. STANDING SEAM METAL ROOF.
4. STONE VENEER.
5. TIMBER FRAMING.
6. SECTIONAL OVERHEAD DOORS.
7. ALUMINUM WINDOWS
8. GLASS STOREFRONT.
9. BUILDING LETTER, 12" HIGH.

Highest
occupied level
is less than 75
feet above fire
department
access.

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 KYMAR 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 KYMAR 500	DARK BRONZE

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



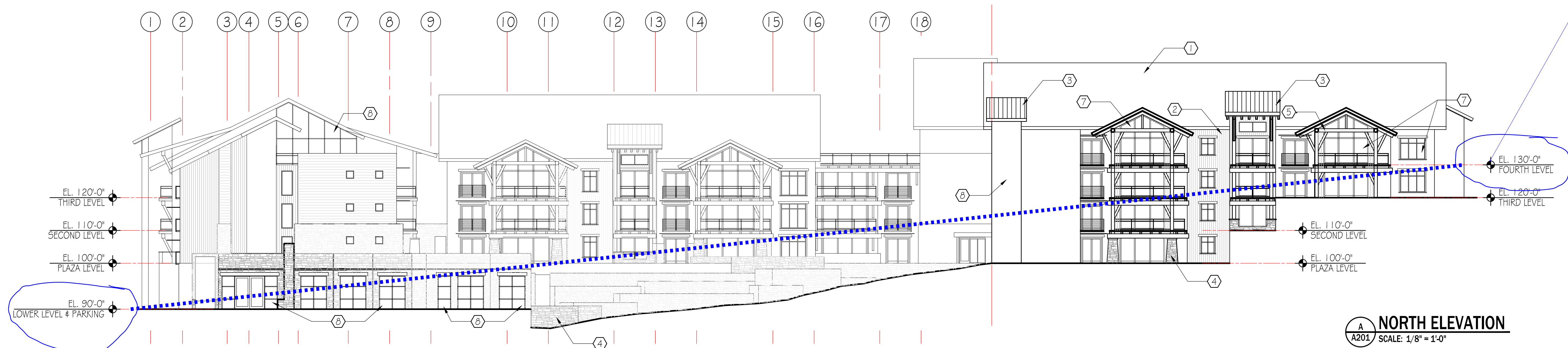
WEST ELEVATION
A201 SCALE: 1/8" = 1'-0"



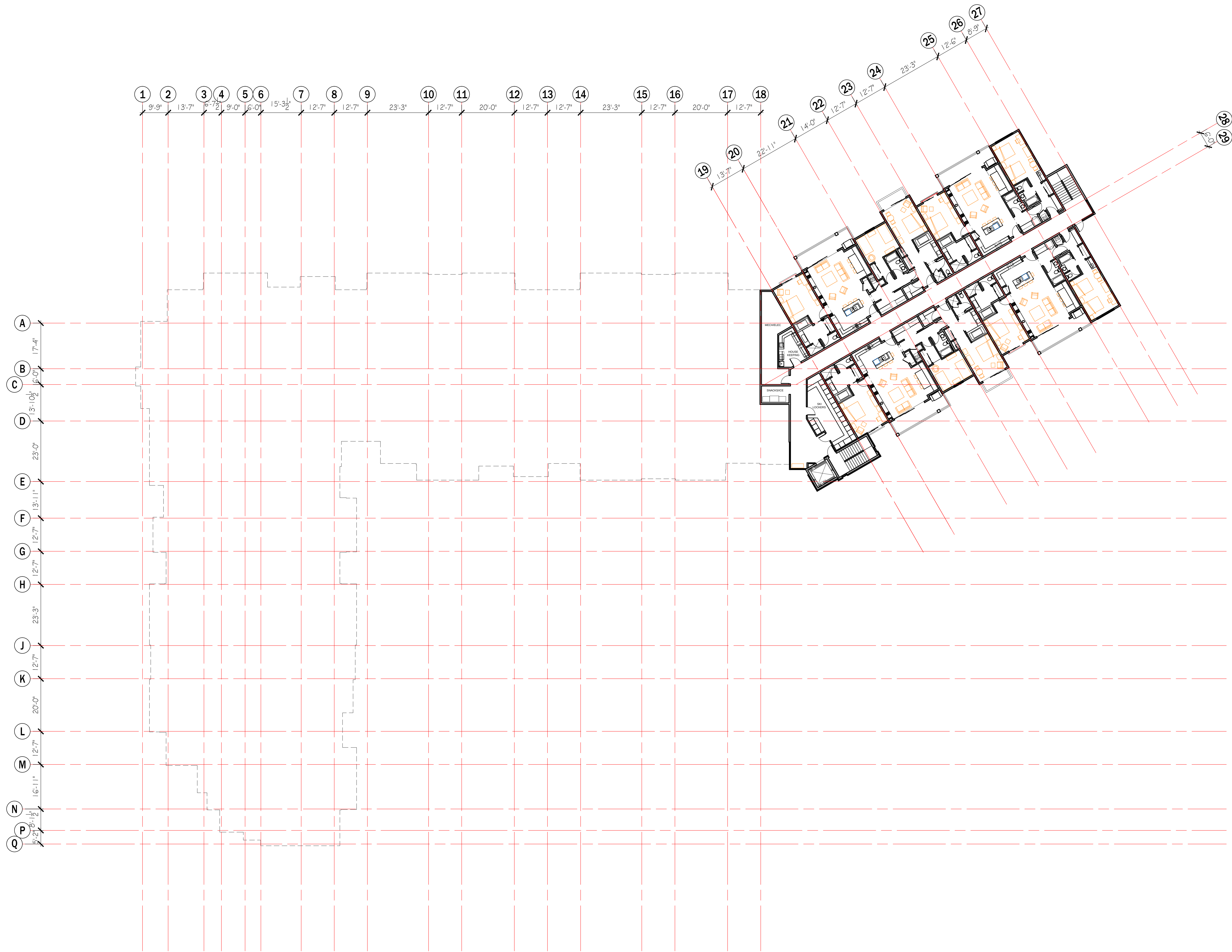
SOUTH ELEVATION
A201 SCALE: 1/8" = 1'-0"

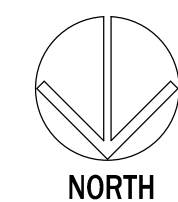
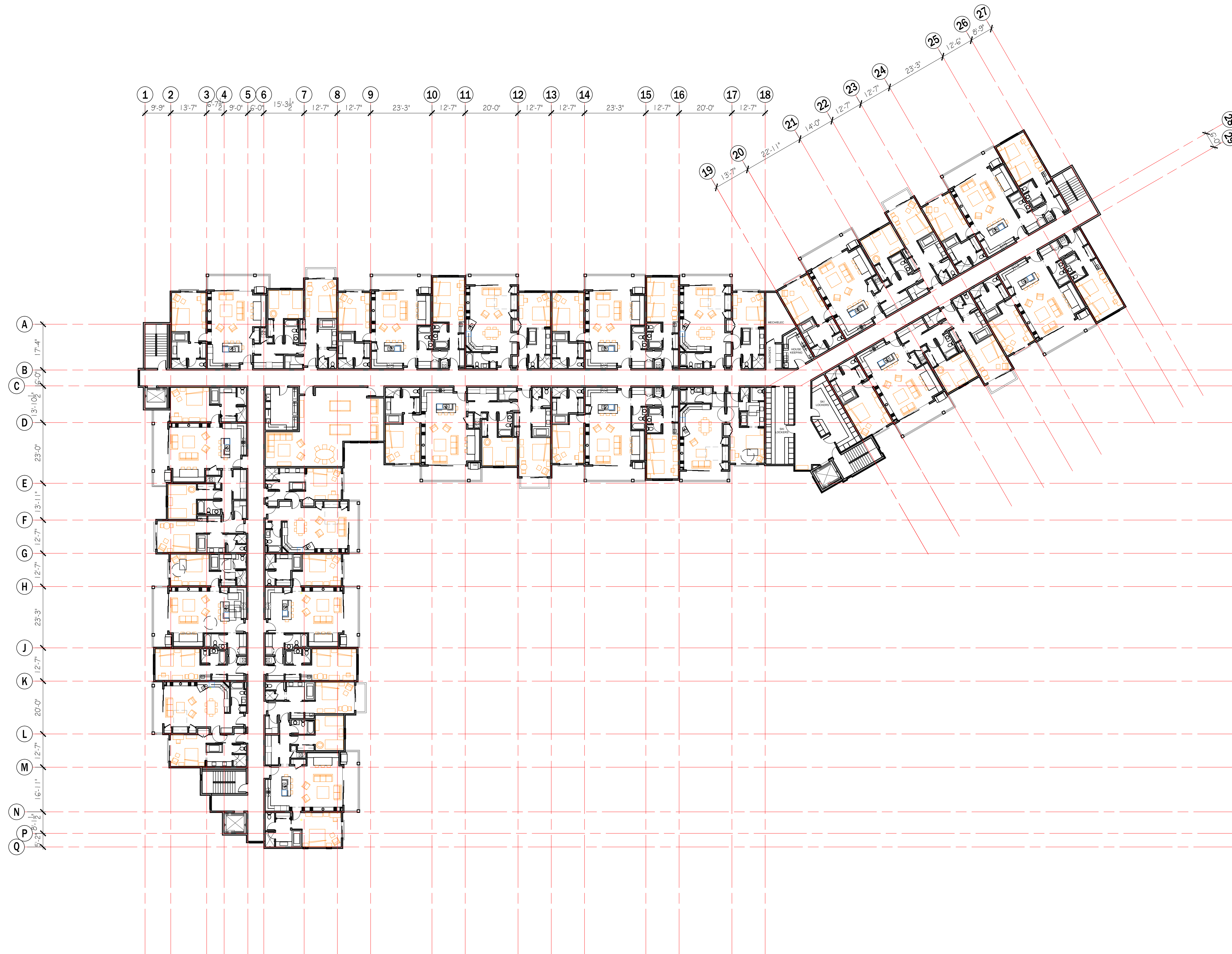


EAST ELEVATION
A201 SCALE: 1/8" = 1'-0"



NORTH ELEVATION
A201 SCALE: 1/8" = 1'-0"





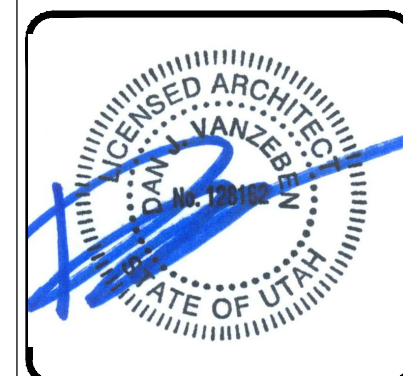
THIRD LEVEL FLOOR PLAN
A103 SCALE: 1/16" = 1'-0"



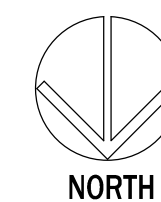
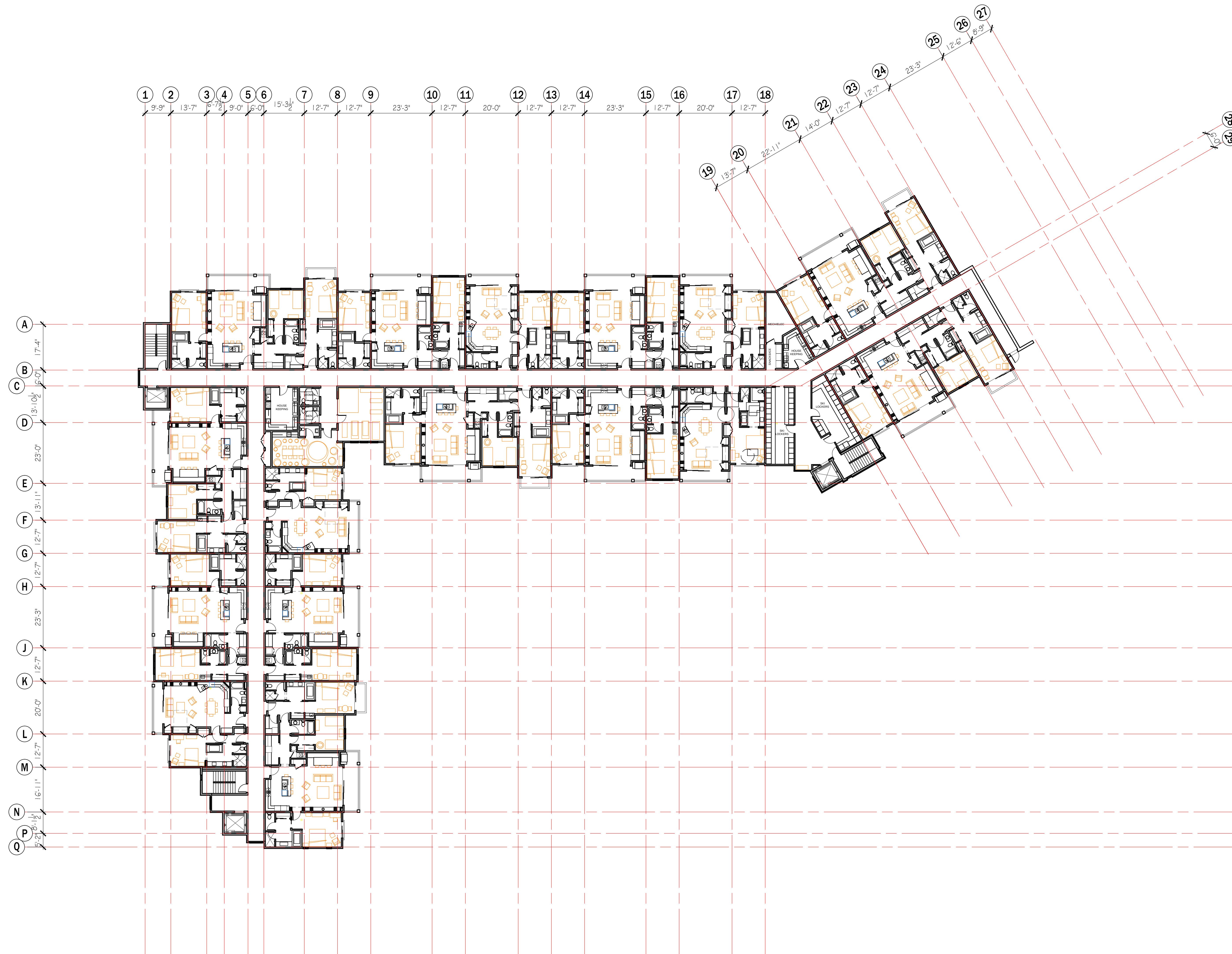
PROJECT NO: 14014
DRAWN BY: SL
CHECKED BY: ---

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THIRD LEVEL FLOOR PLAN
SHEET NUMBER:
A103
DATE: 10/12/14



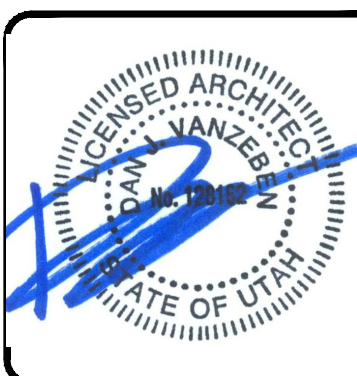
SECOND LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

SECOND LEVEL
FLOOR PLAN

SHEET NUMBER:

A102

DATE: 10/12/14

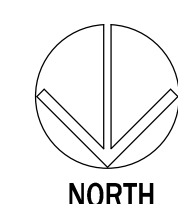


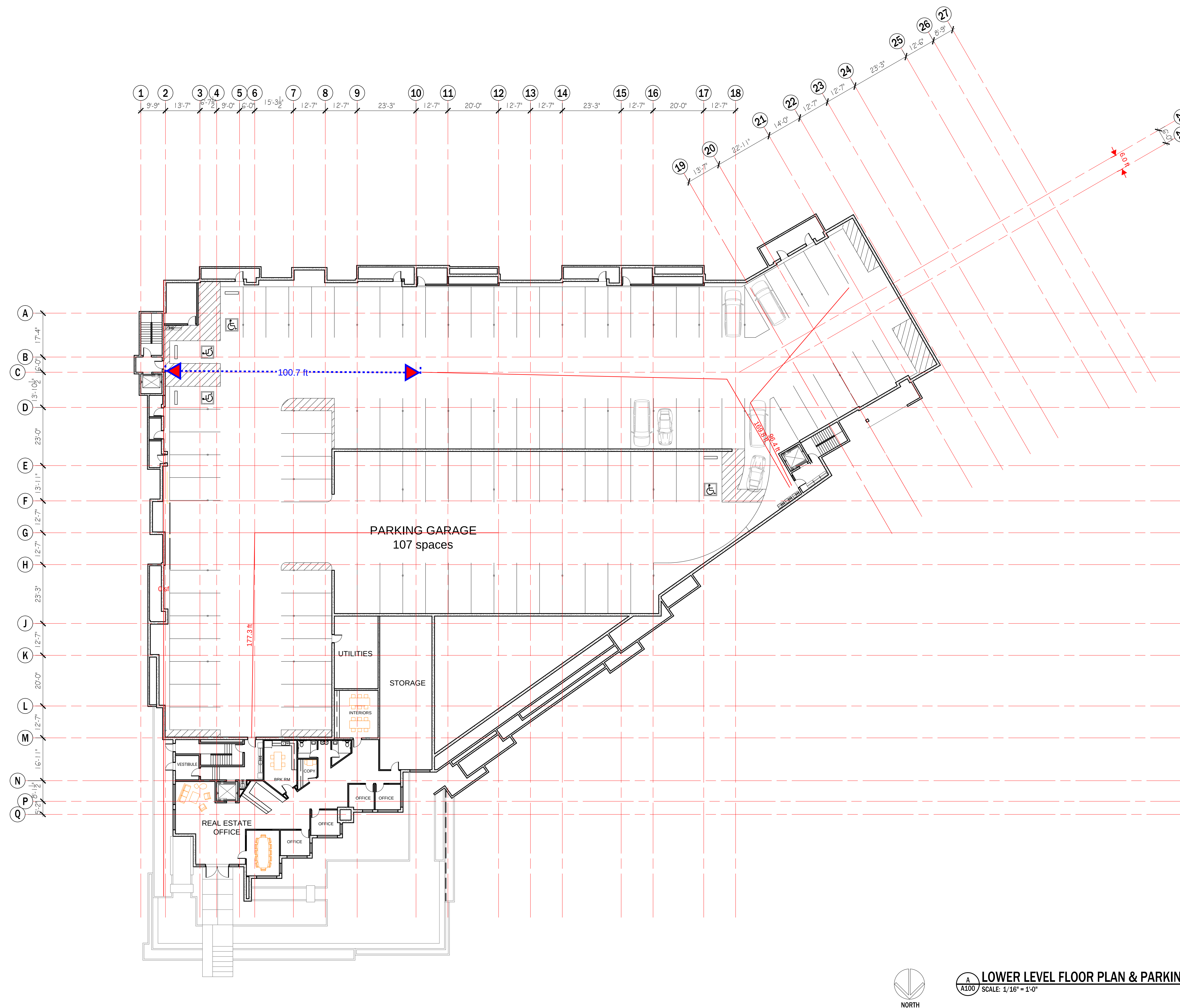
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PINE CANYON CONDOMINIUMS

NORDIC VALLEY, UTAH