

## PROPERTY INFORMATION

PROPERTY ADDRESS: 3085 PINEBROOK ROAD  
PARK CITY, UT 84098

PARCEL ID: PP-43-A-7

LOT SIZE: 1.11 ACRES

ZONING DESIGNATION: CC (COMMUNITY COMMERCIAL ZONE)  
ZONING DISTRICT: MULTIFAMILY RESIDENTIAL - TOWNHOMES  
USE:

## GOVERNING CODES & ACTS

APPLICABLE CODE:  
2018 INTERNATIONAL RESIDENTIAL CODE. (I.R.C.)  
2009 ICC A117.1

## PROJECT DIRECTORY

**OWNER**  
RESONANCE VENTURES  
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**STRUCTURAL ENGINEER**  
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JAXON MCCLOY, PE  
(801) 230-8103  
jaxon@mccloy-eng.com

## PROJECT SUMMARY

ADDRESS: 3085 PINEBROOK ROAD  
PARK CITY, UT 84098

PARCEL NUMBER: PP-43-A-7

ACRES: 1.11

### UNIT SQUARE FOOTAGE

- 1 BEDROOM: 1,000 S.F.
- 2 BEDROOM: 1,322 S.F.
- 3 BEDROOM: 1,322 S.F.

### BUILDING SQUARE FOOTAGE

- BUILDING 1: 5,288 S.F.
- BUILDING 2: 6,966 S.F.
- BUILDING 3: 6,610 S.F.
- BUILDING 4: 7,644 S.F.

DENSITY: 19.8 UNITS/ACRE

### CC - COMMUNITY COMMERCIAL ZONE (10-2-7)

- DENSITY (10-2-7.B): DETERMINED BY THE ABILITY TO MEET ALL REQUIRED DEVELOPEMENT AND PERFORMANCE STANDARDS AND CRITERIA.

### SETBACKS & YARD REQUIREMENTS (10-2-7.D)

- MIN. FRONT YARD SETBACK (10-2-7.D.7): 30 FT.
- MIN. SIDE YARD SETBACK (10-2-7.D.8): 12 FT.
- MIN. REAR YARD SETBACK (10-2-7.D.9): 12 FT.

### BUILDING HEIGHT (10-2-7.D)

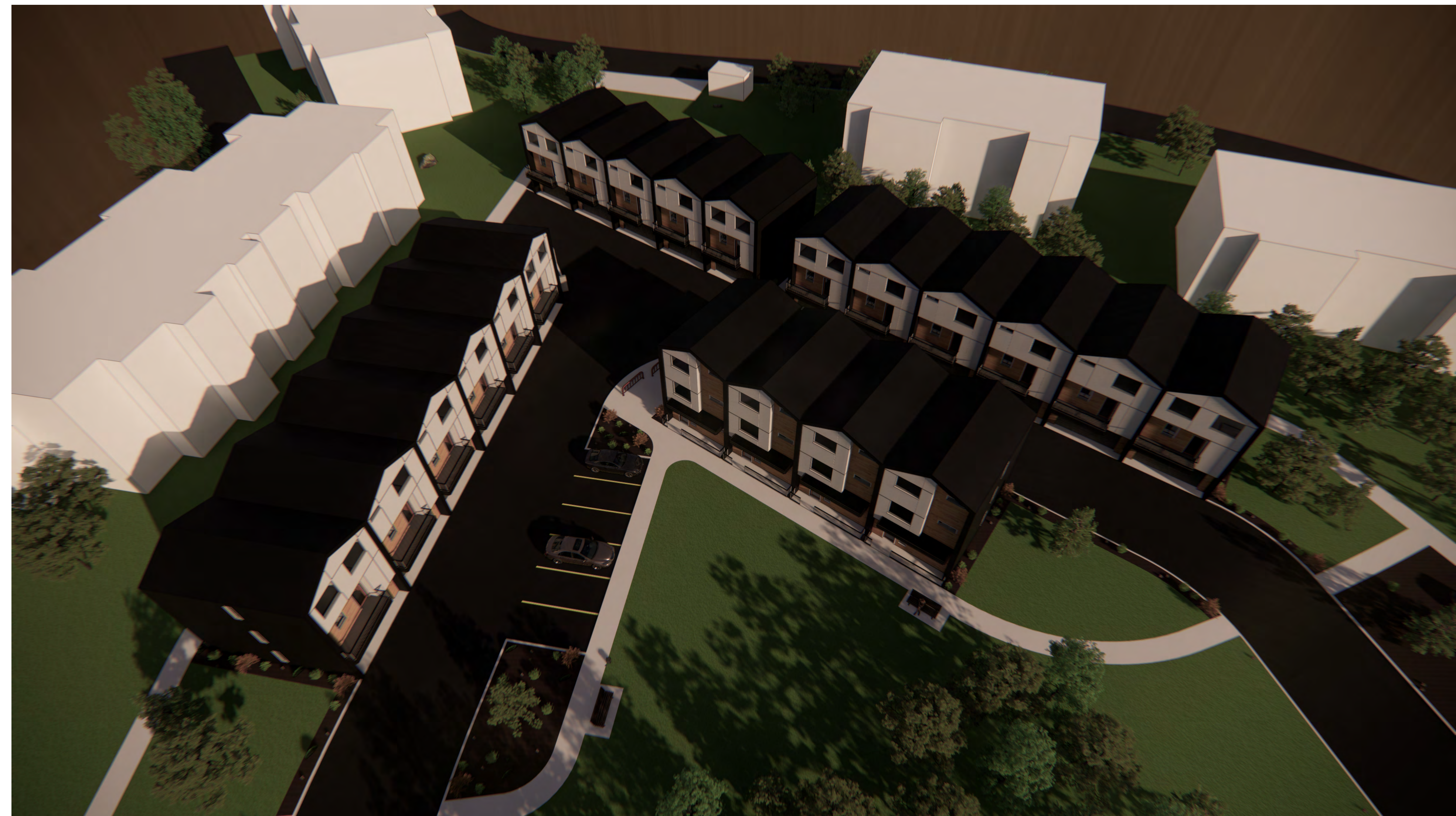
- MAX. BUILDING HEIGHT (10-2-7.D.10): 32 FT.

### PERFORMANCE STANDARDS (10-2-7.E)

- REFUSE STORAGE AND DISPOSAL (10-2-7.E.6): REQUIRED TO BE SCREENED
- MIN. OPEN SPACE REQUIRED (10-2-7.E.8): 25%
- OPEN SPACE PROVIDED: 19,960 S.F./47,916 S.F. = 41.7%

### PARKING REQUIREMENTS (10-2-7, 10-4-9, 10-5)

- MIN. SPACES PER DWELLING UNIT (10-4-9.B.4): 36 REQUIRED
  - 1 SPACE PER STUDIO AND 1 BEDROOM (10-5-3.B.6)
  - 2 SPACES PER 2 AND 3 BEDROOM
- DWELLING UNIT SPACES PROVIDED: 36 SPACES (GARAGE)
- MIN. VISITOR STALLS REQUIRED(10-5-3.B.6): 5.75 STALLS (0.25 STALLS/UNIT)
- VISITOR STALLS PROVIDED: 8 STALLS



UNIT MIX				
BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
BUILDING 1	0	4	0	4
BUILDING 2	3	1	2	6
BUILDING 3	0	3	2	5
BUILDING 4	5	1	1	7
PROJECT TOTAL	8	9	5	22



2 VICINITY MAP  
1" = 300'-0"

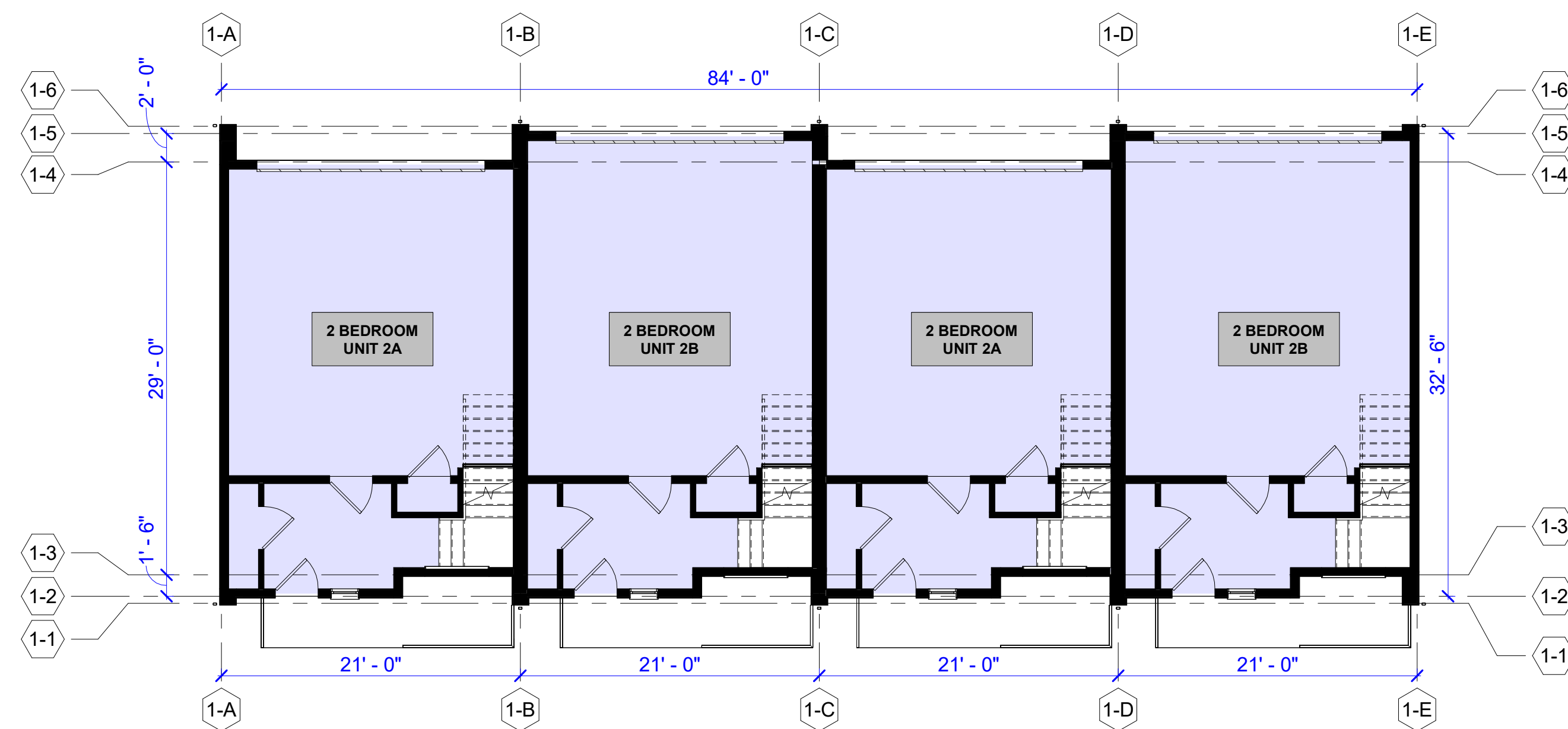




3 BUILDING 1 - 3RD LEVEL FLOOR PLAN  
1/8" = 1'-0"

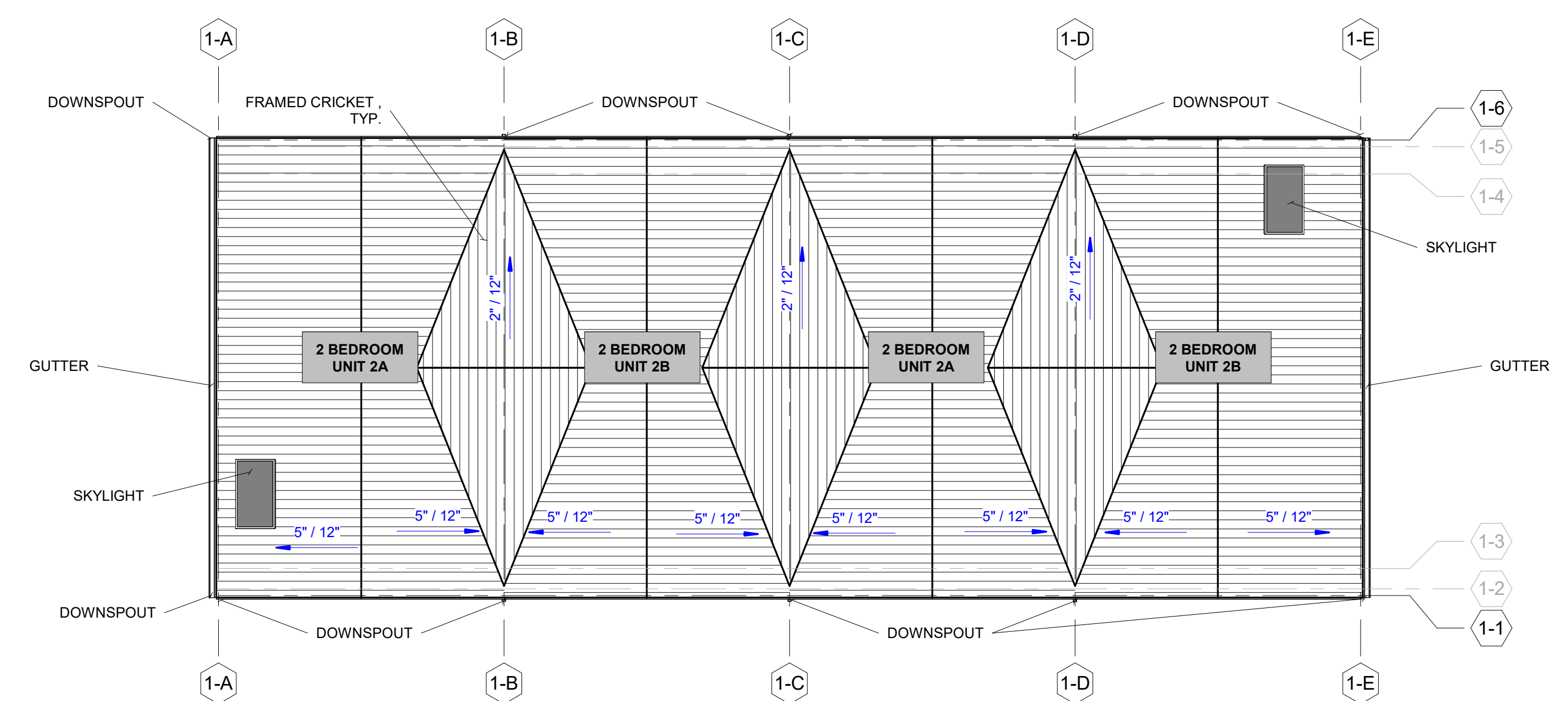


2 BUILDING 1 - 2ND LEVEL FLOOR PLAN  
1/8" = 1'-0"



1 BUILDING 1 - 1ST LEVEL FLOOR PLAN  
1/8" = 1'-0"

BUILDING	UNIT MIX			TOTAL
	1 BEDROOM	2 BEDROOM	3 BEDROOM	
BUILDING 1	0	4	0	4
BUILDING 2	3	1	2	6
BUILDING 3	0	3	2	5
BUILDING 4	5	1	1	7
PROJECT TOTAL	8	9	5	22


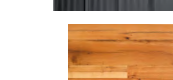




4 BUILDING 1 - ROOF PLAN  
1/8" = 1'-0"



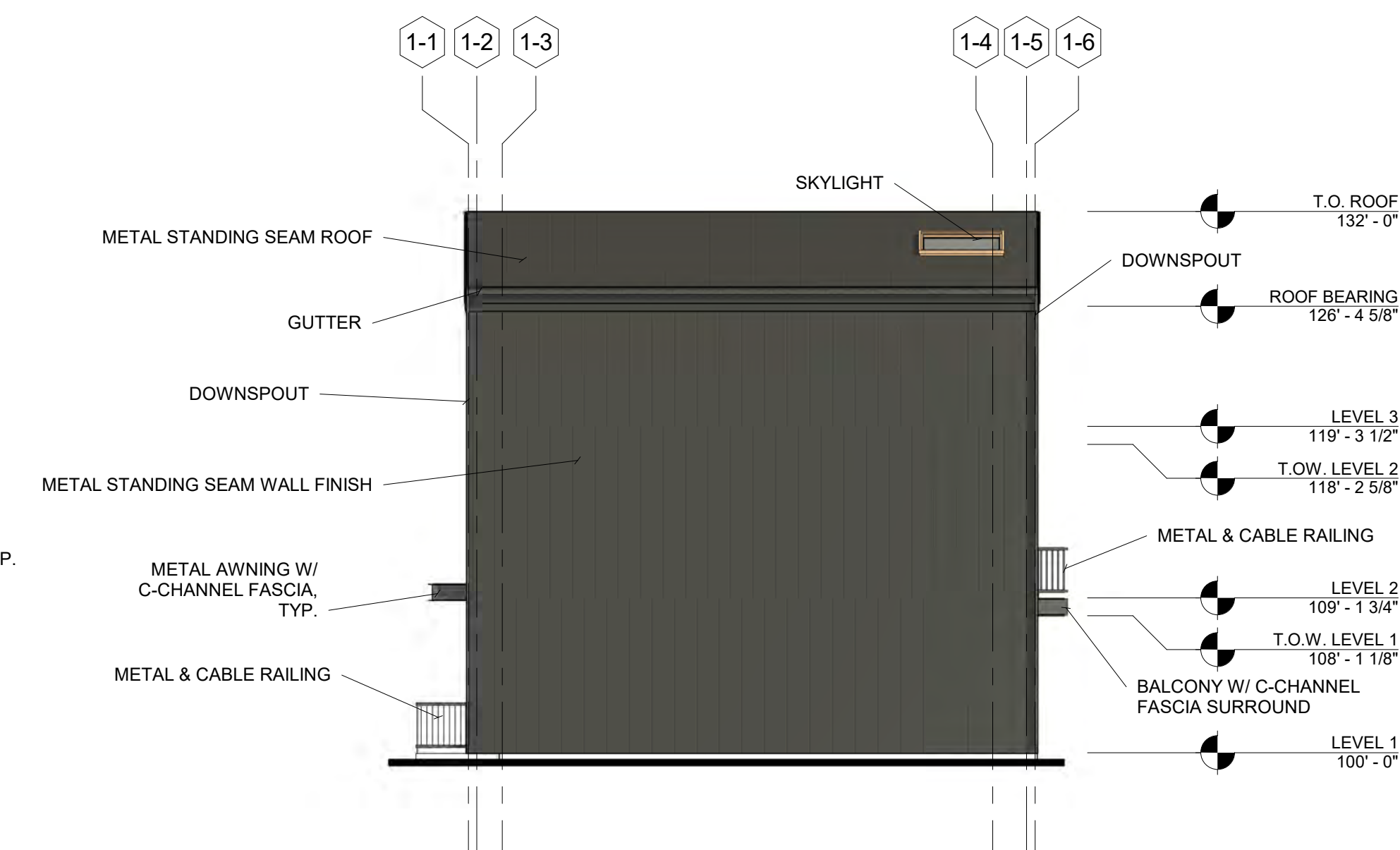


**TYPICAL MATERIAL LEGEND**

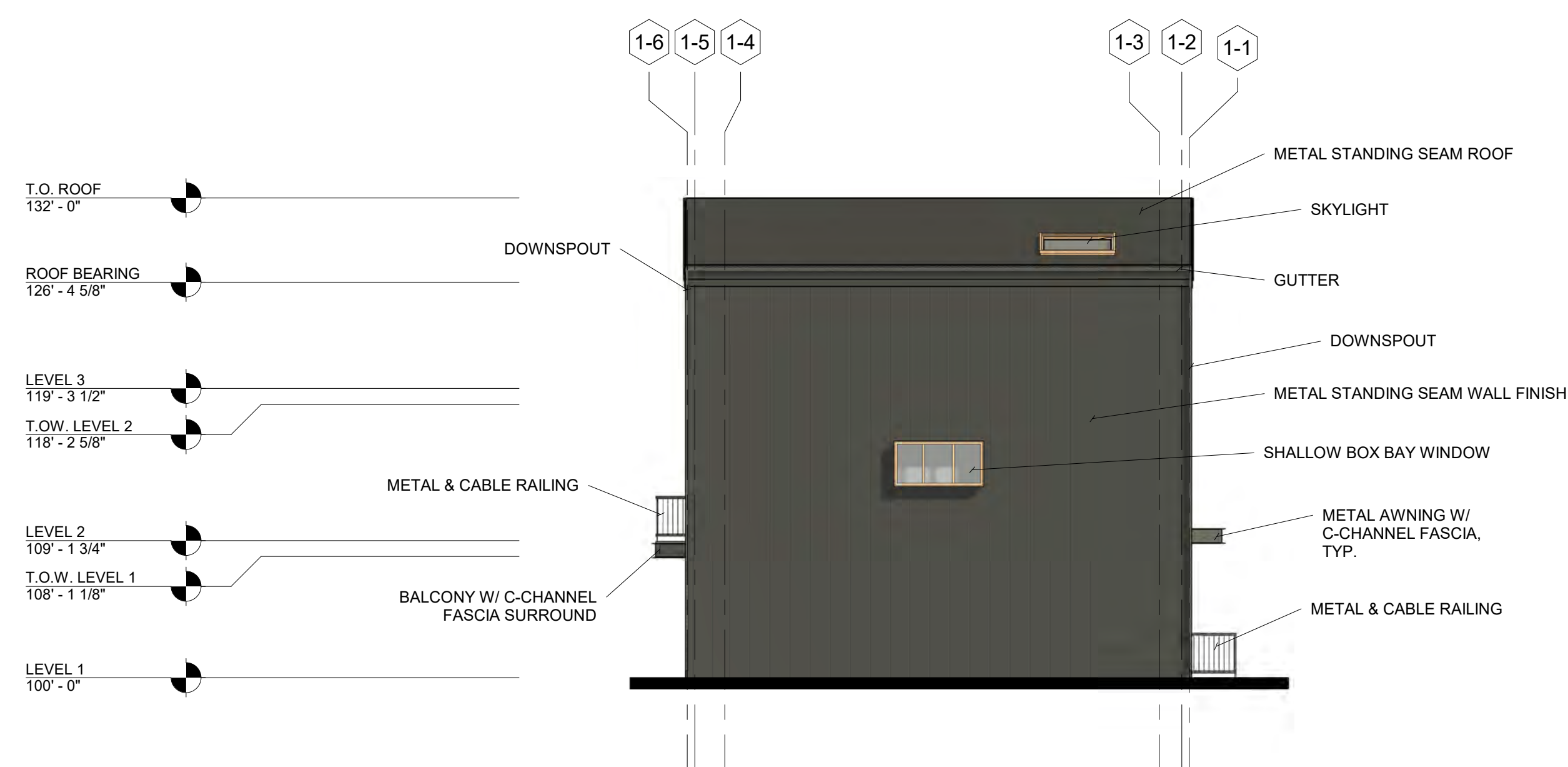
-  METAL STANDING SEAM (ROOF & SIDING)
-  TONGUE & GROOVE WOOD SIDING
-  STUCCO (DARK)
-  STUCCO (LIGHT)



**1 BUILDING 1 - FRONT ELEVATION**  
1/8" = 1'-0"



**2 BUILDING 1 - RIGHT ELEVATION**  
1/8" = 1'-0"



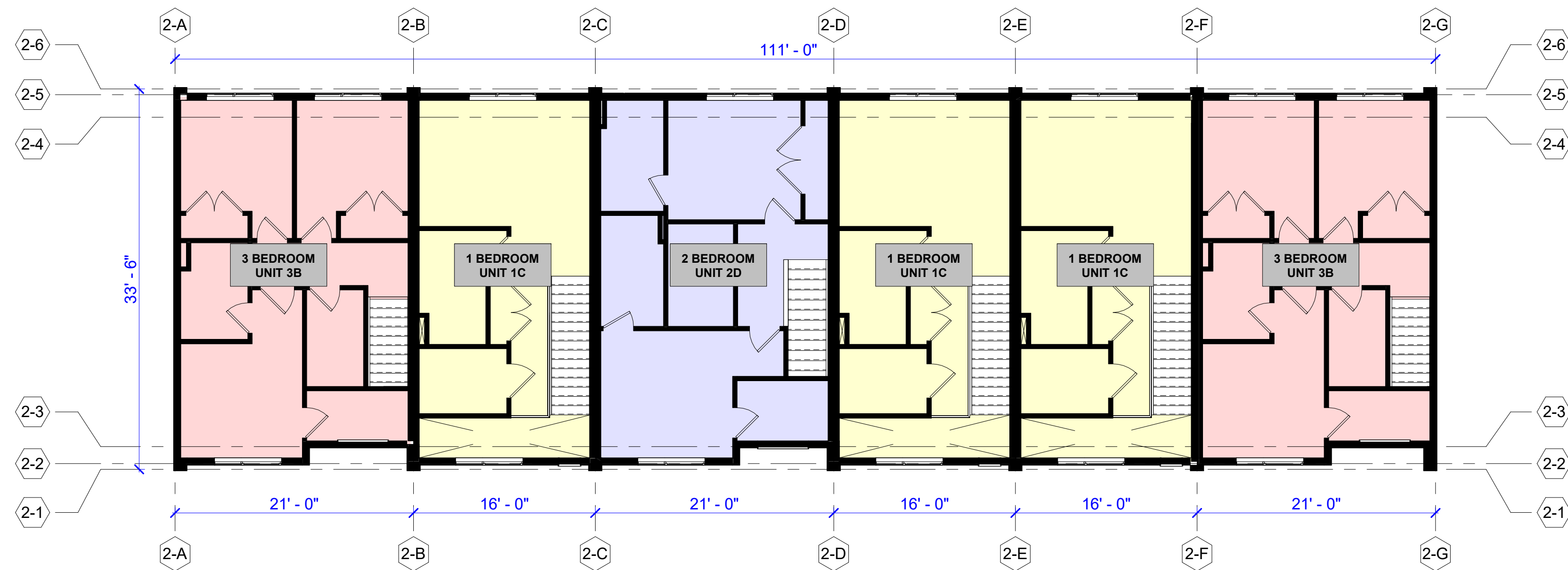
**3 BUILDING 1 - LEFT ELEVATION**  
1/8" = 1'-0"



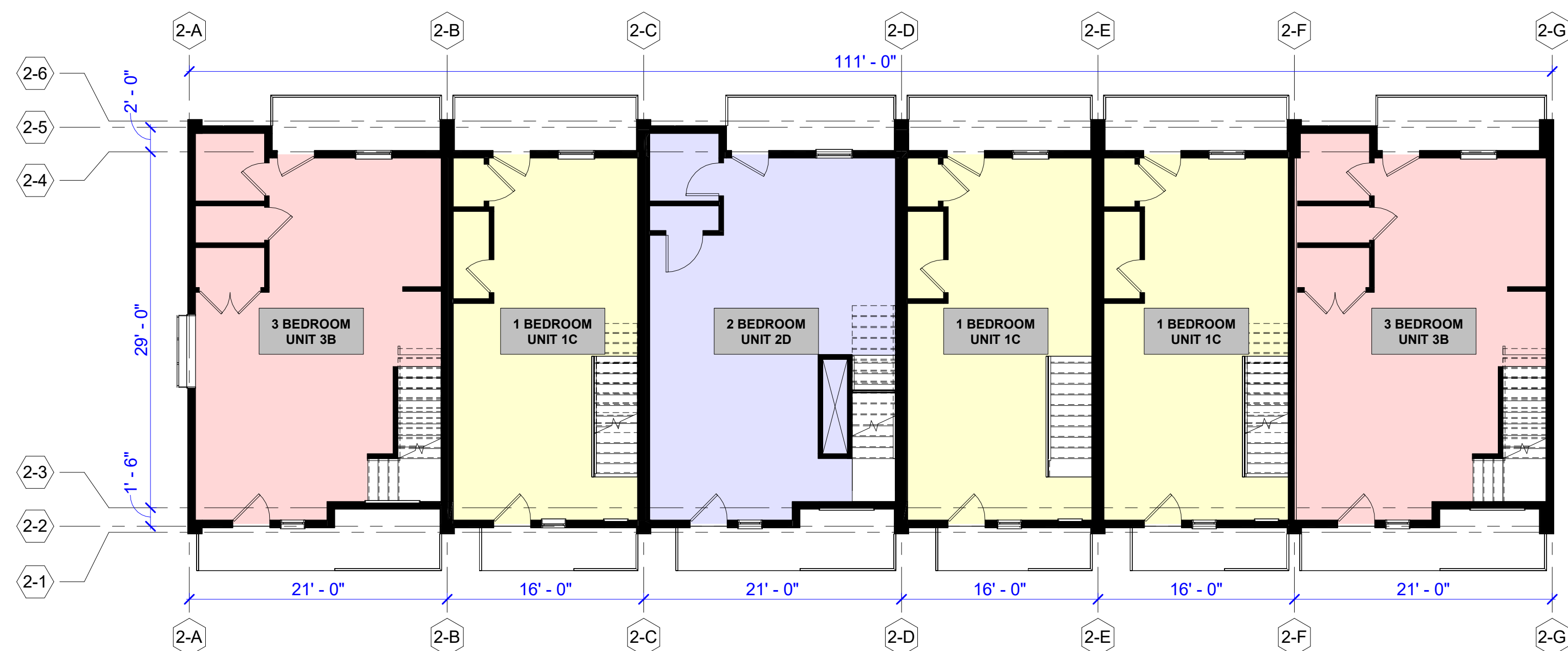
**4 BUILDING 1 - REAR ELEVATION**  
1/8" = 1'-0"



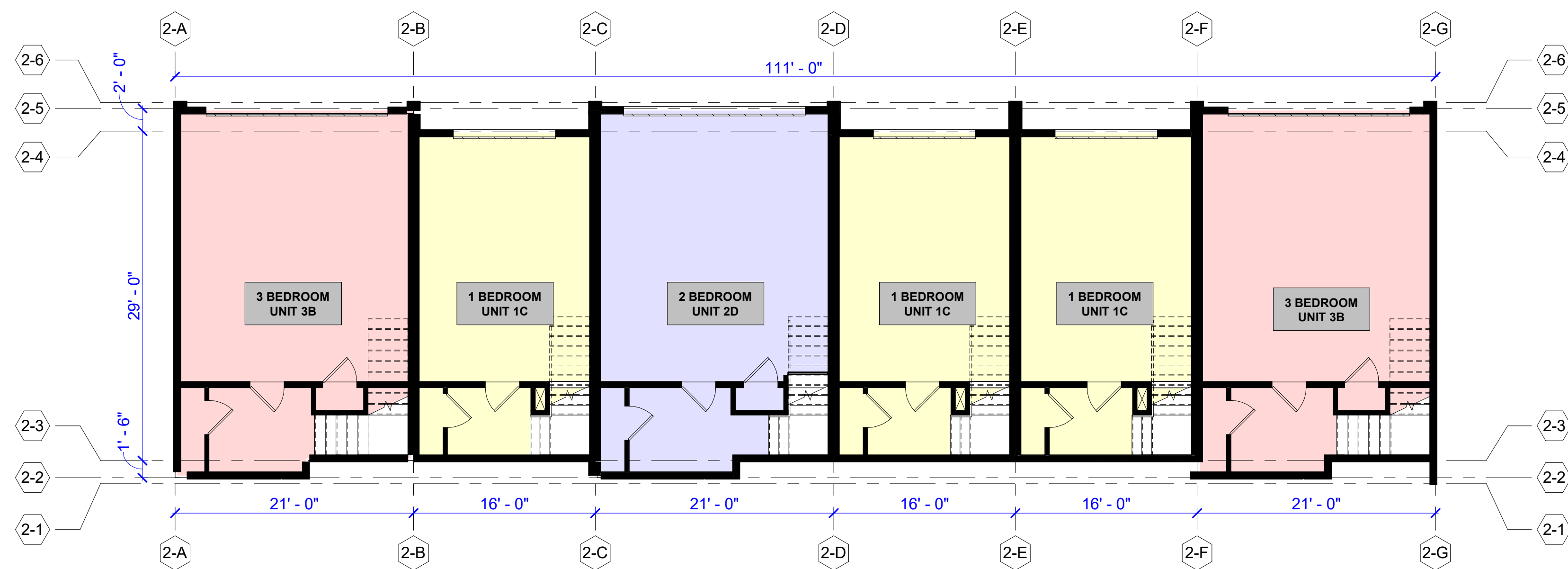




3 BUILDING 2 - 3RD LEVEL FLOOR PLAN  
1/8" = 1'-0"

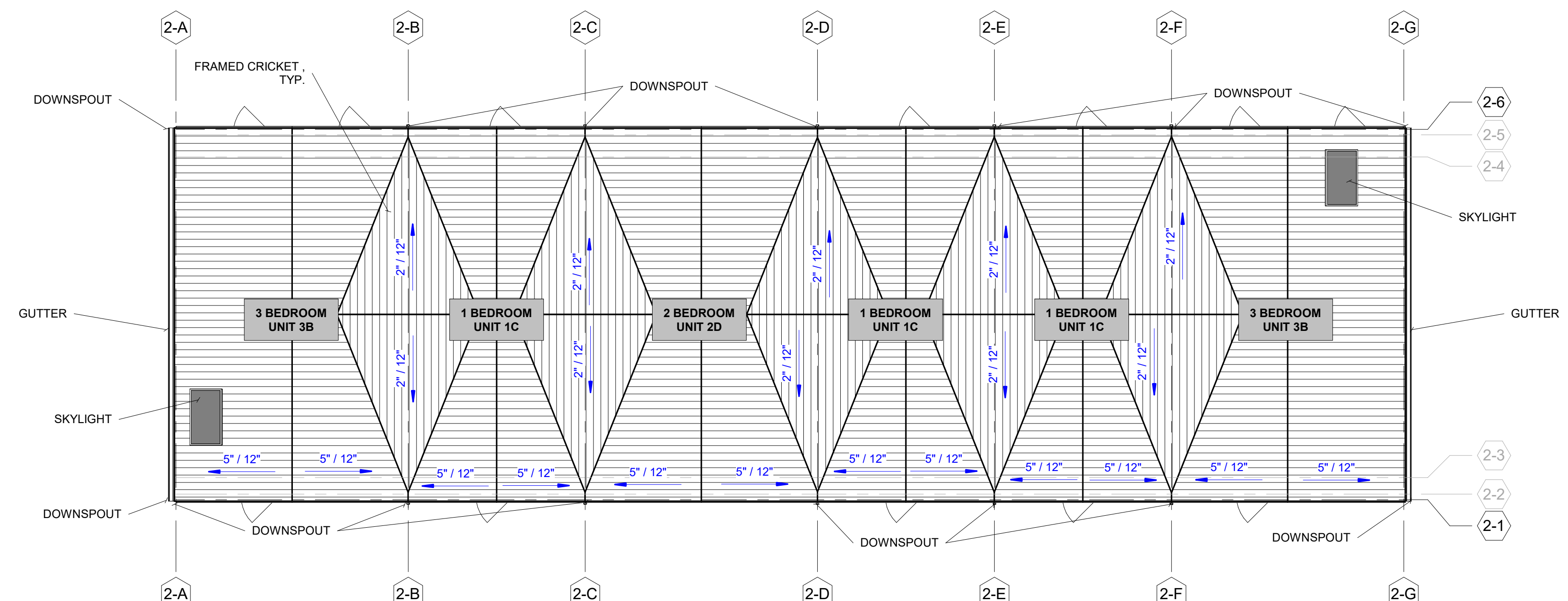


2 BUILDING 2 - 2ND LEVEL FLOOR PLAN  
1/8" = 1'-0"



1 BUILDING 2 - 1ST LEVEL FLOOR PLAN  
1/8" = 1'-0"

UNIT MIX				
BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
BUILDING 1	0	4	0	4
BUILDING 2	3	1	2	6
BUILDING 3	0	3	2	5
BUILDING 4	5	1	1	7
PROJECT TOTAL	8	9	5	22


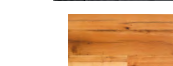




4 BUILDING 2 - ROOF PLAN  
1/8" = 1'-0"



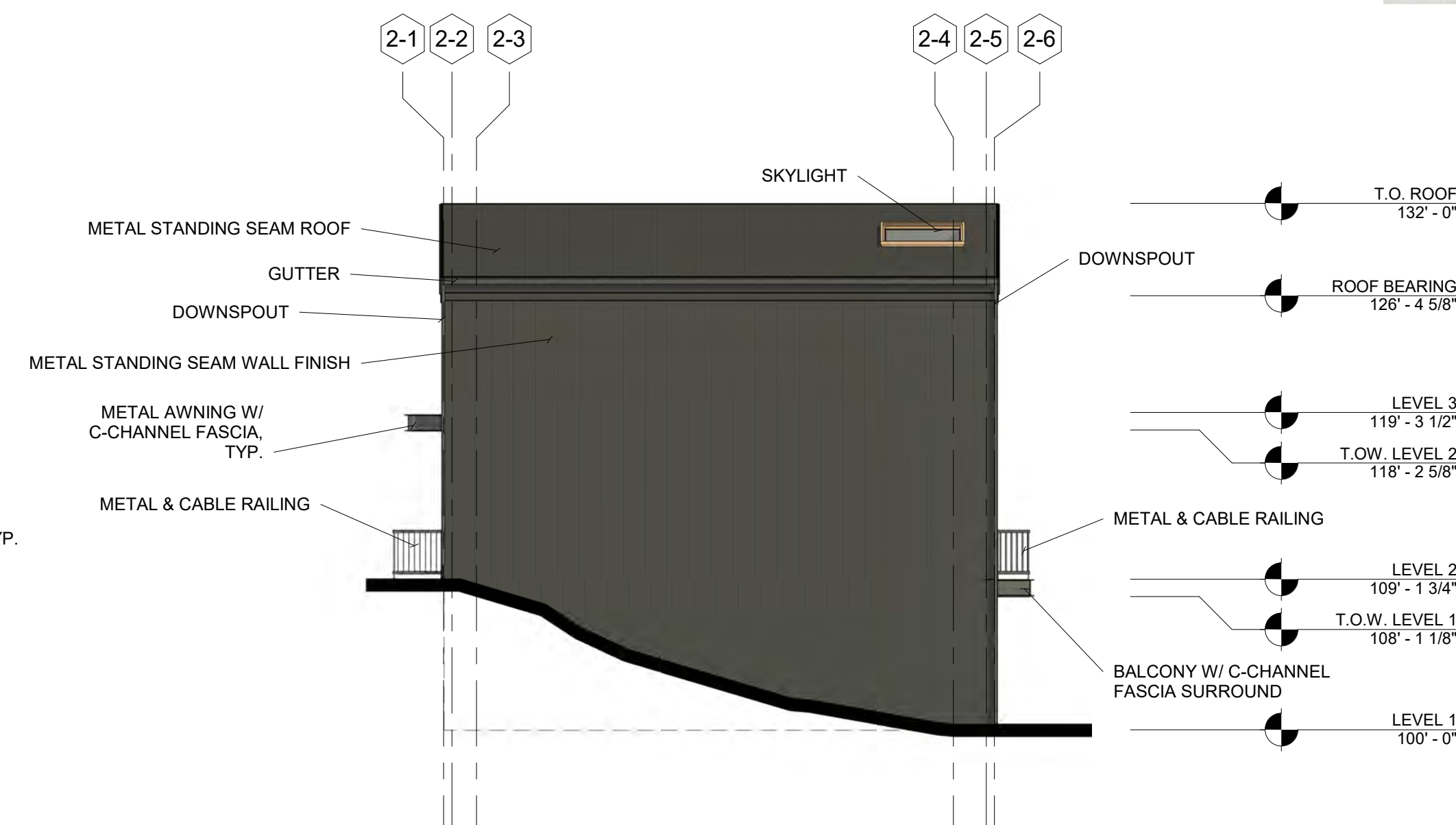


TYPICAL MATERIAL LEGEND

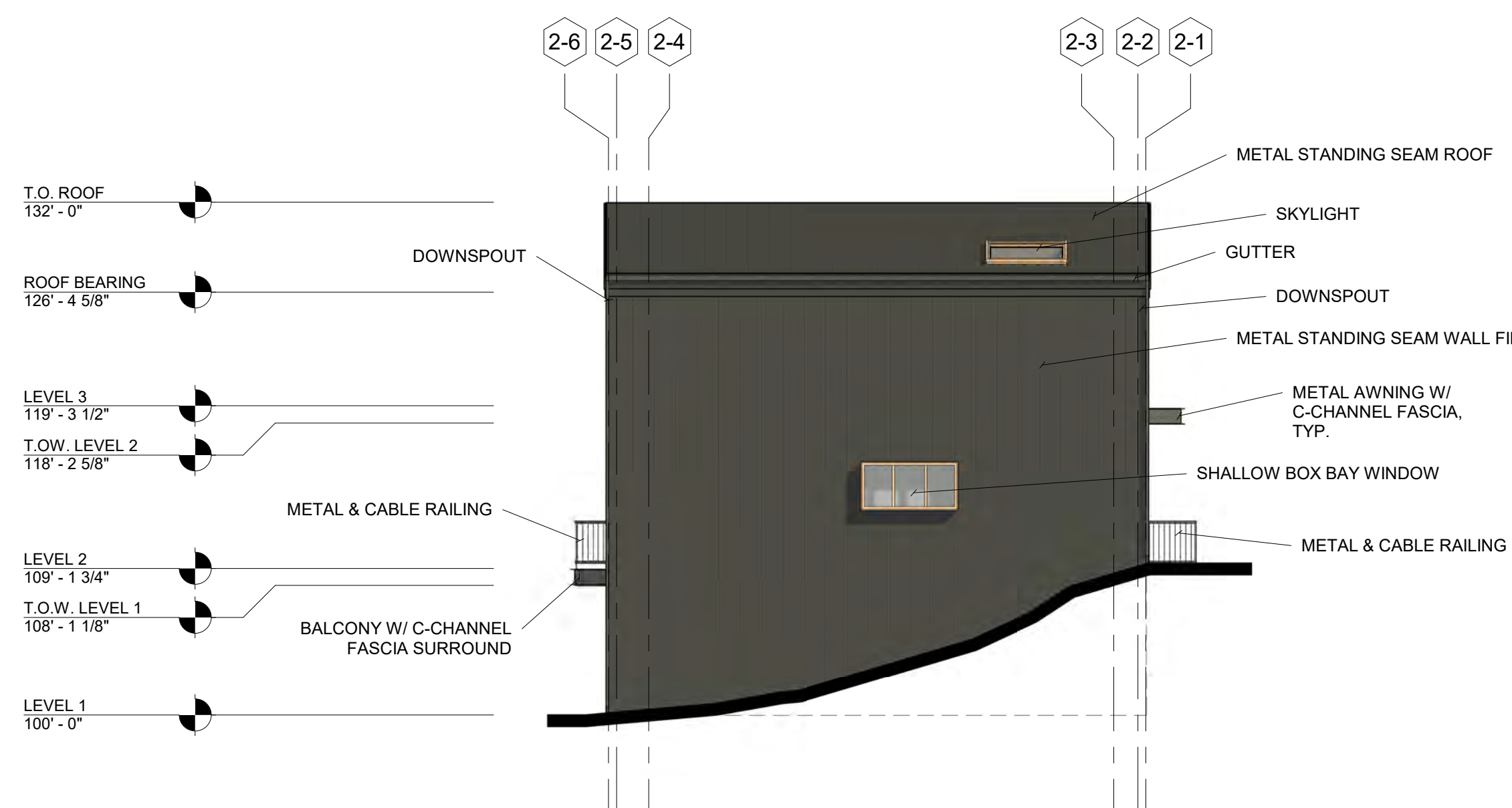
-  METAL STANDING SEAM (ROOF & SIDING)
-  TONGUE & GROOVE WOOD SIDING
-  STUCCO (DARK)
-  STUCCO (LIGHT)



1 BUILDING 2 - FRONT ELEVATION  
1/8" = 1'-0"



2 BUILDING 2 - RIGHT ELEVATION  
1/8" = 1'-0"



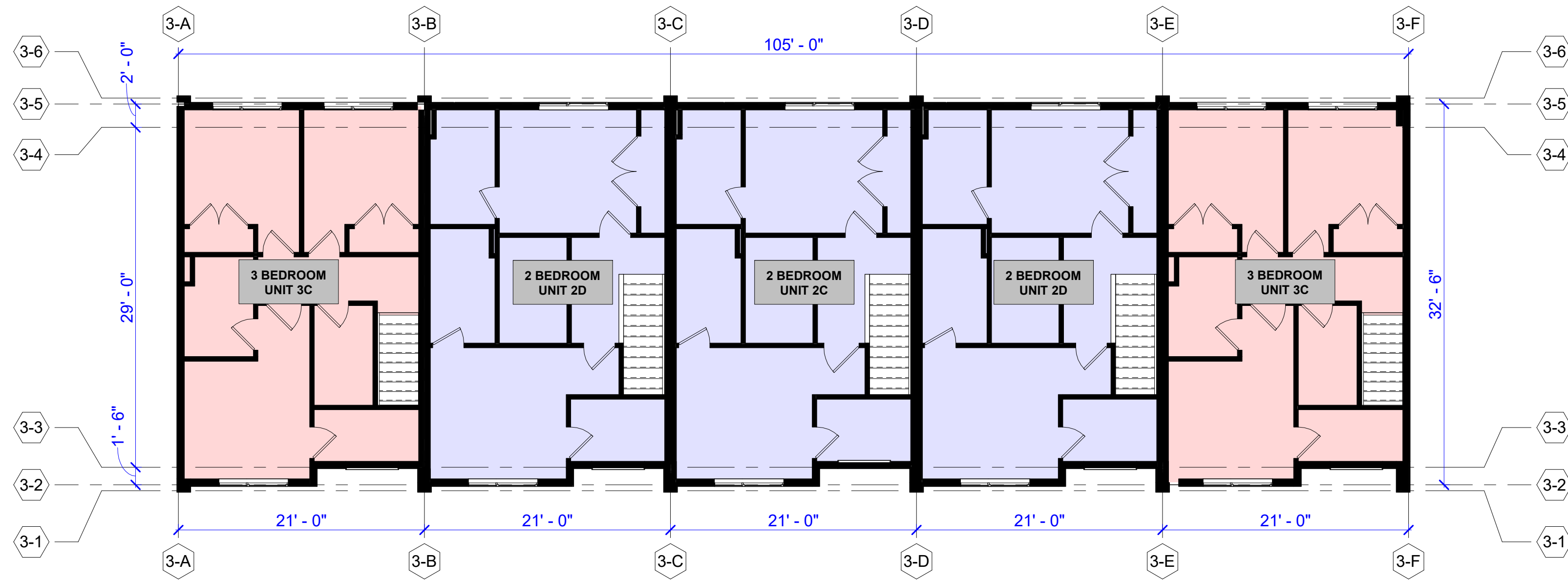
3 BUILDING 2 - LEFT ELEVATION  
1/8" = 1'-0"



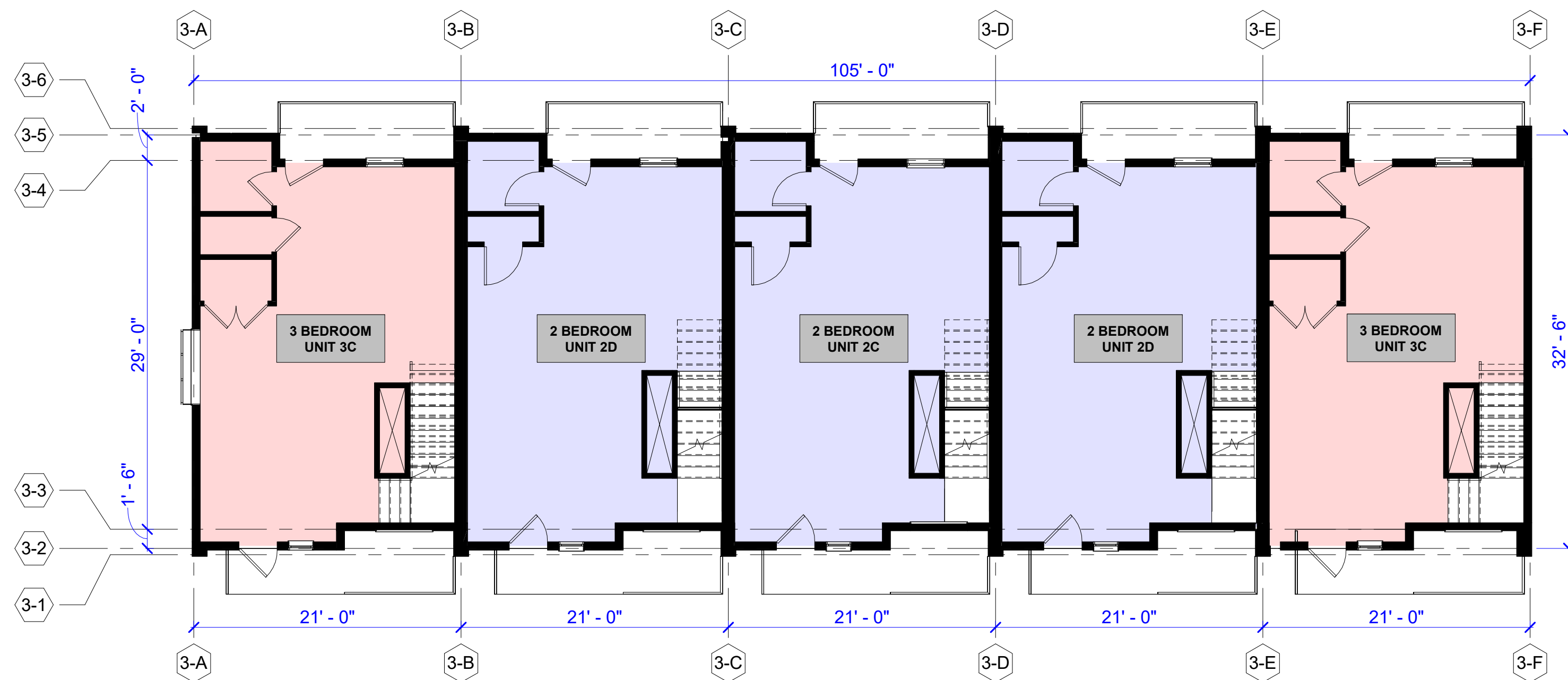
4 BUILDING 2 - REAR ELEVATION  
1/8" = 1'-0"



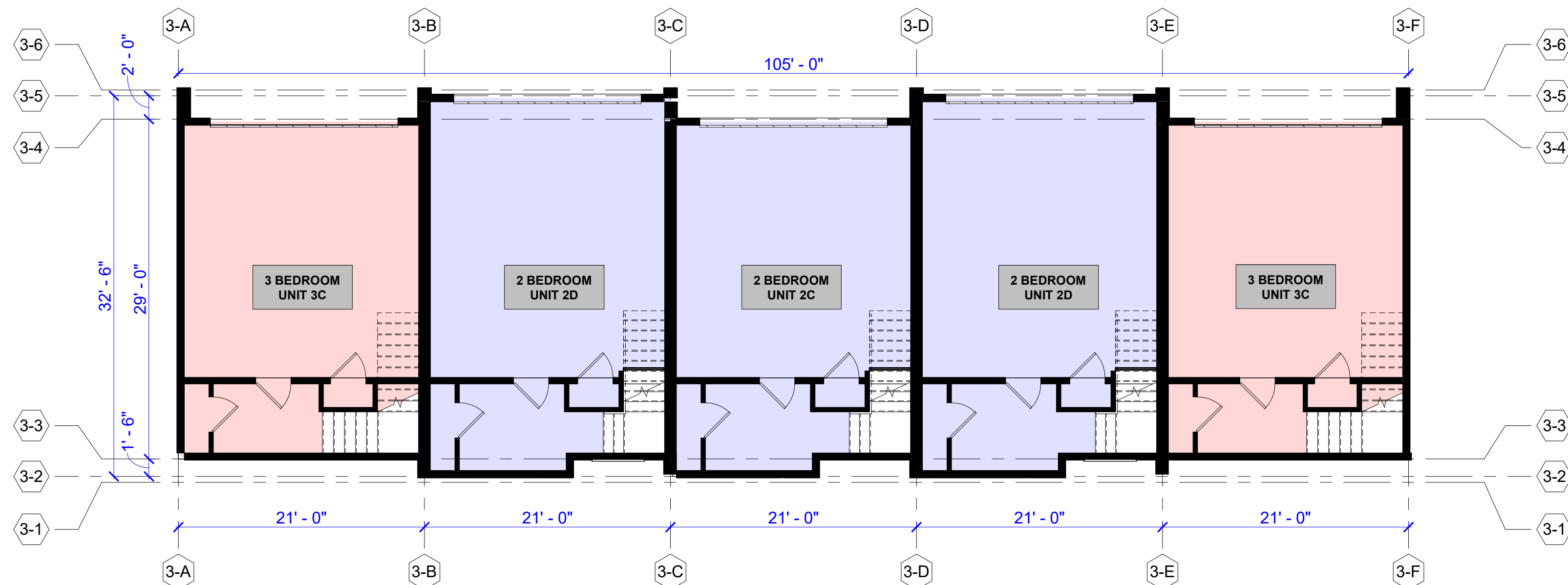




3 BUILDING 3 - 3RD LEVEL FLOOR PLAN  
1/8" = 1'-0"

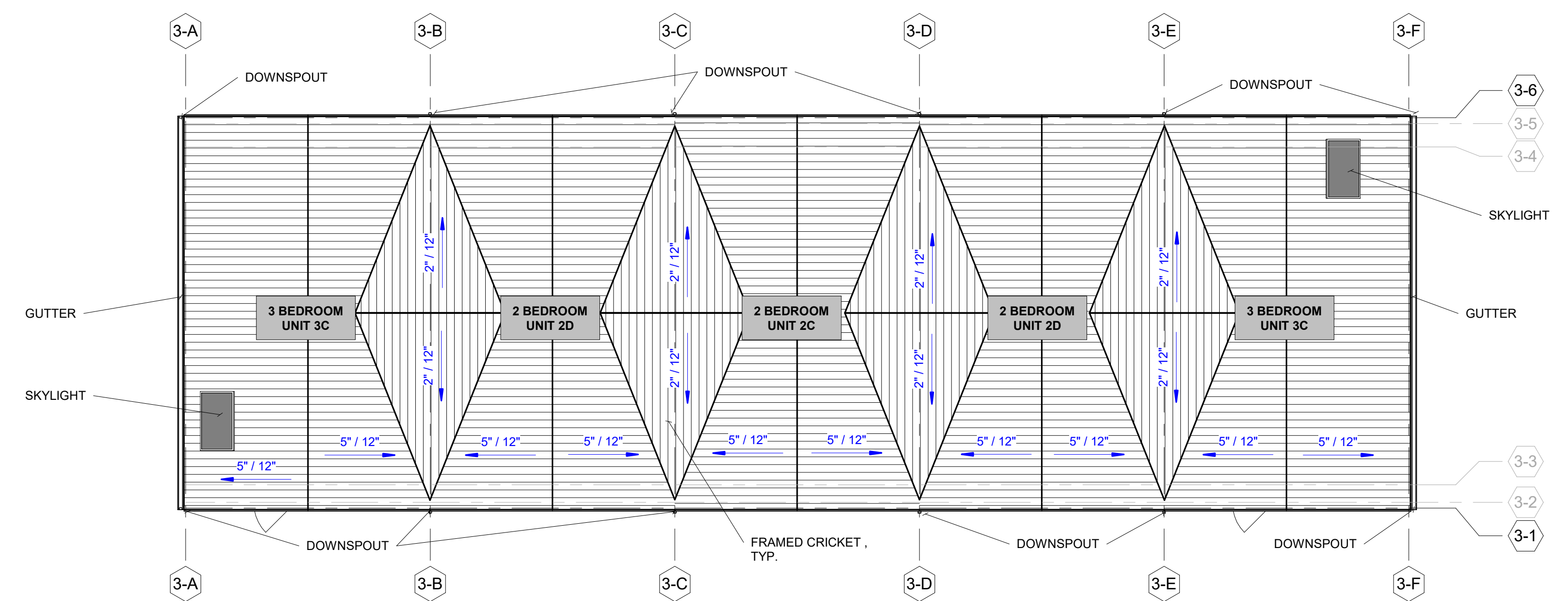


2 BUILDING 3 - 2ND LEVEL FLOOR PLAN  
1/8" = 1'-0"



1 BUILDING 3 - 1ST LEVEL FLOOR PLAN  
1/8" = 1'-0"

UNIT MIX				
BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
BUILDING 1	0	4	0	4
BUILDING 2	3	1	2	6
BUILDING 3	0	3	2	5
BUILDING 4	5	1	1	7
PROJECT TOTAL	8	9	5	22


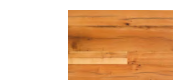




4 BUILDING 3 - ROOF PLAN  
1/8" = 1'-0"



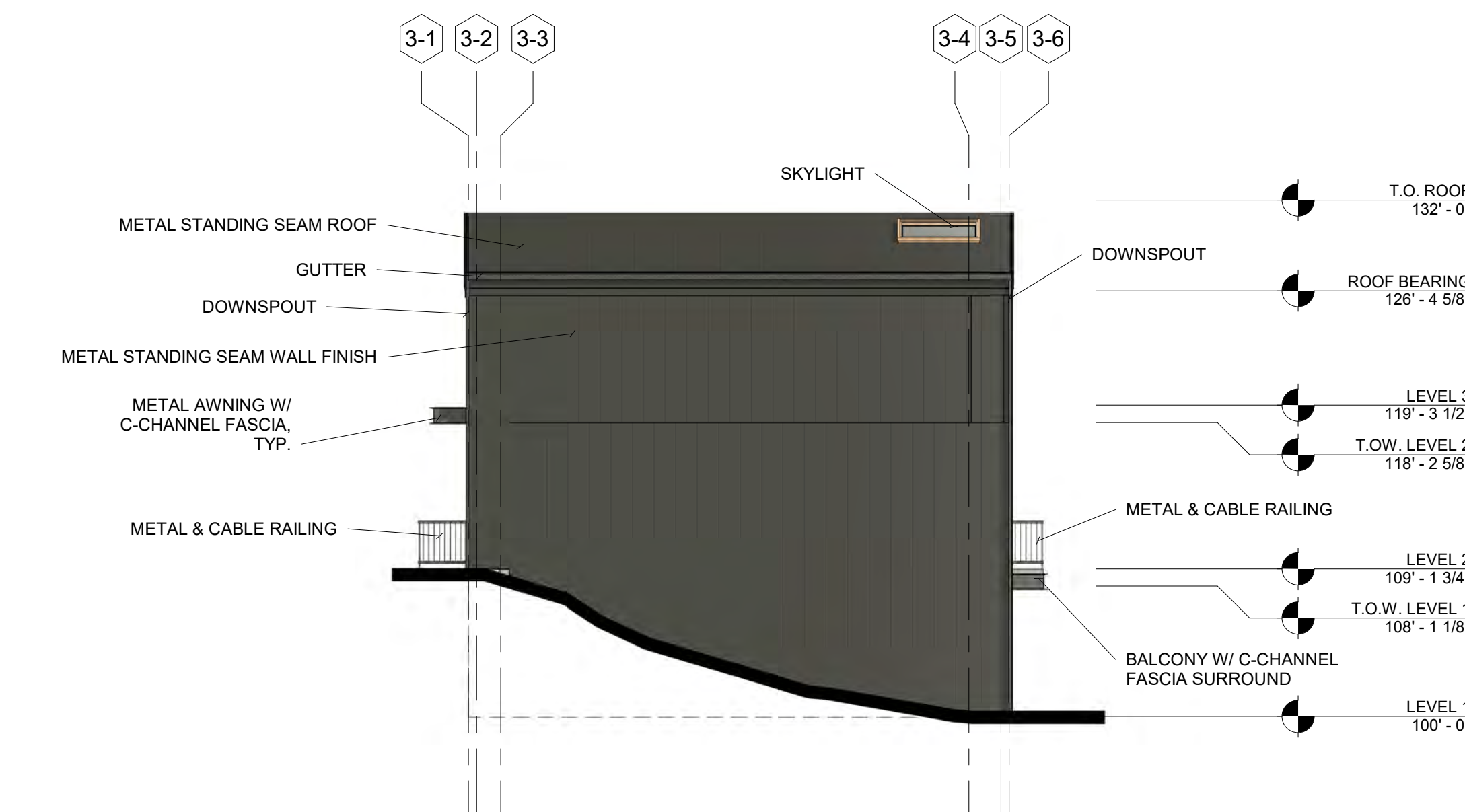


TYPICAL MATERIAL LEGEND

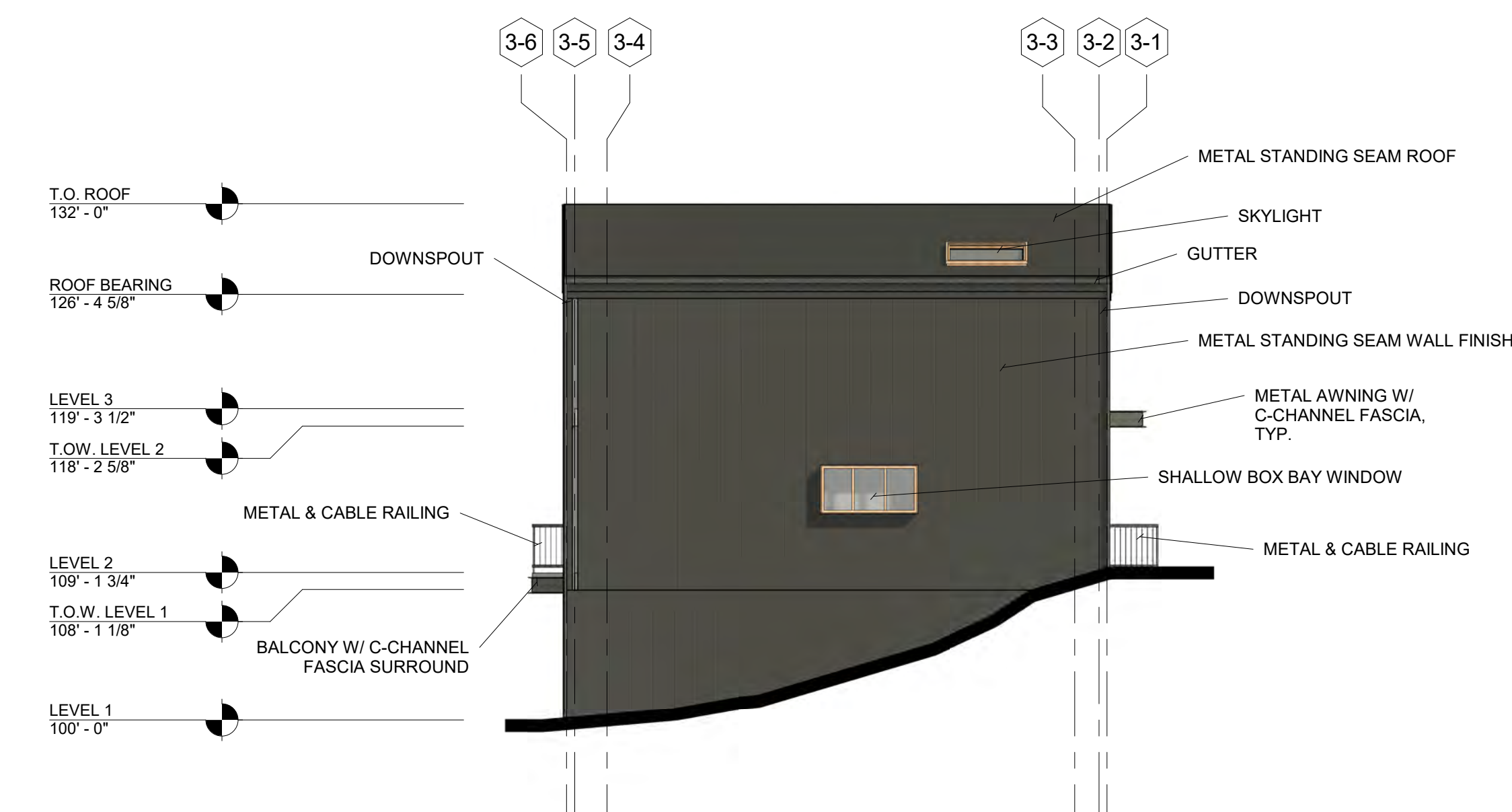
-  METAL STANDING SEAM (ROOF & SIDING)
-  TONGUE & GROOVE WOOD SIDING
-  STUCCO (DARK)
-  STUCCO (LIGHT)



1 BUILDING 3 - FRONT ELEVATION  
1/8" = 1'-0"



2 BUILDING 3 - RIGHT ELEVATION  
1/8" = 1'-0"



3 BUILDING 3 - LEFT ELEVATION  
1/8" = 1'-0"



4 BUILDING 3 - REAR ELEVATION  
1/8" = 1'-0"

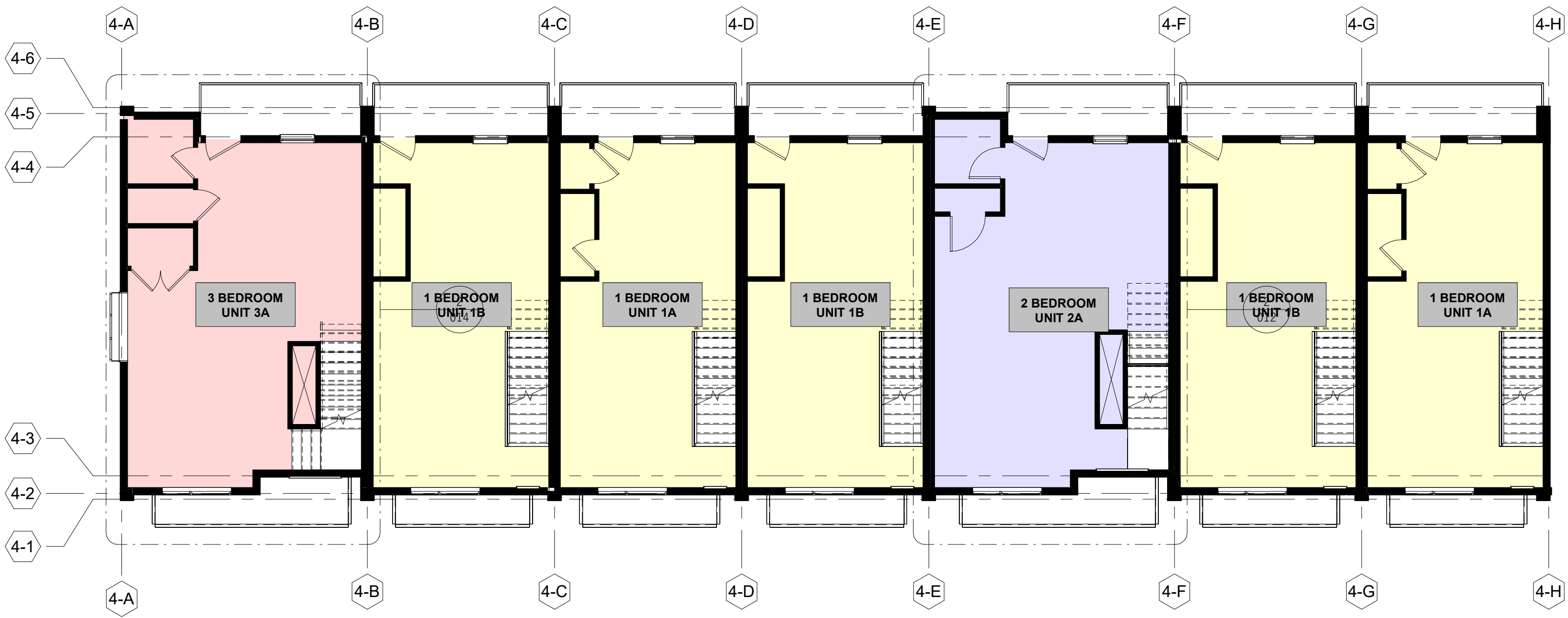




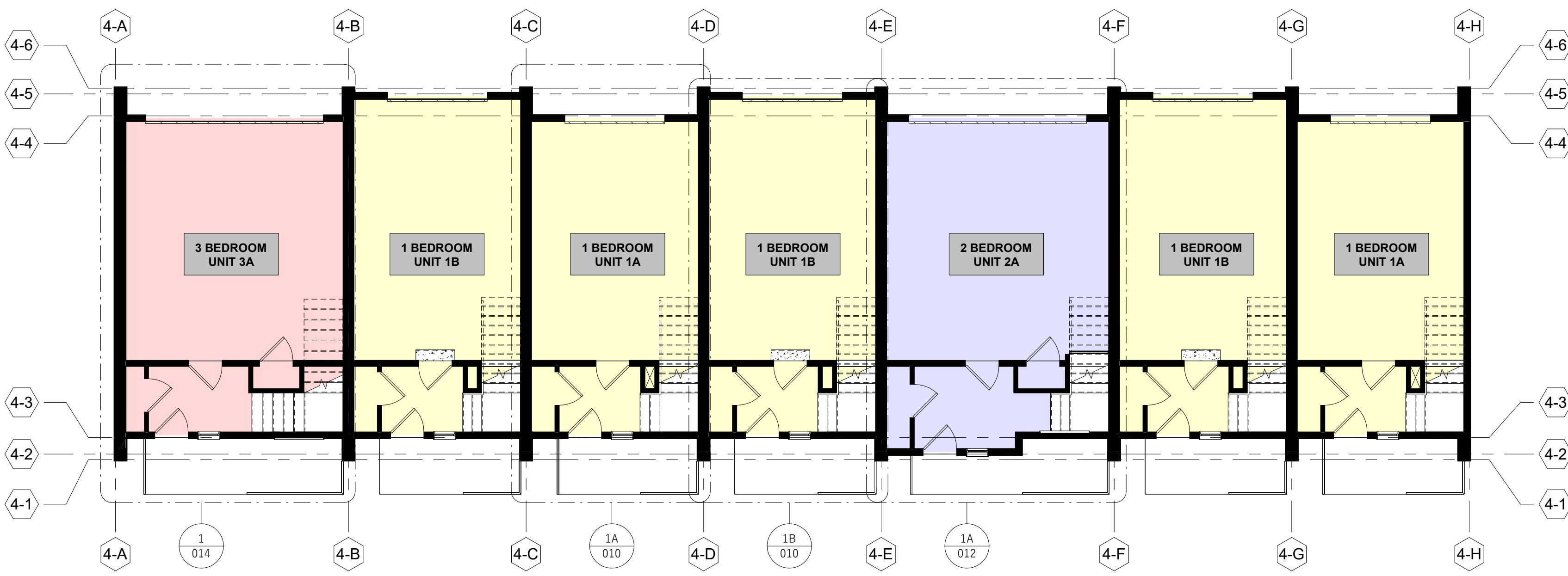
UNIT MIX				
BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
BUILDING 1	0	4	0	4
BUILDING 2	3	1	2	6
BUILDING 3	0	3	2	5
BUILDING 4	5	1	1	7
PROJECT TOTAL	8	9	5	22



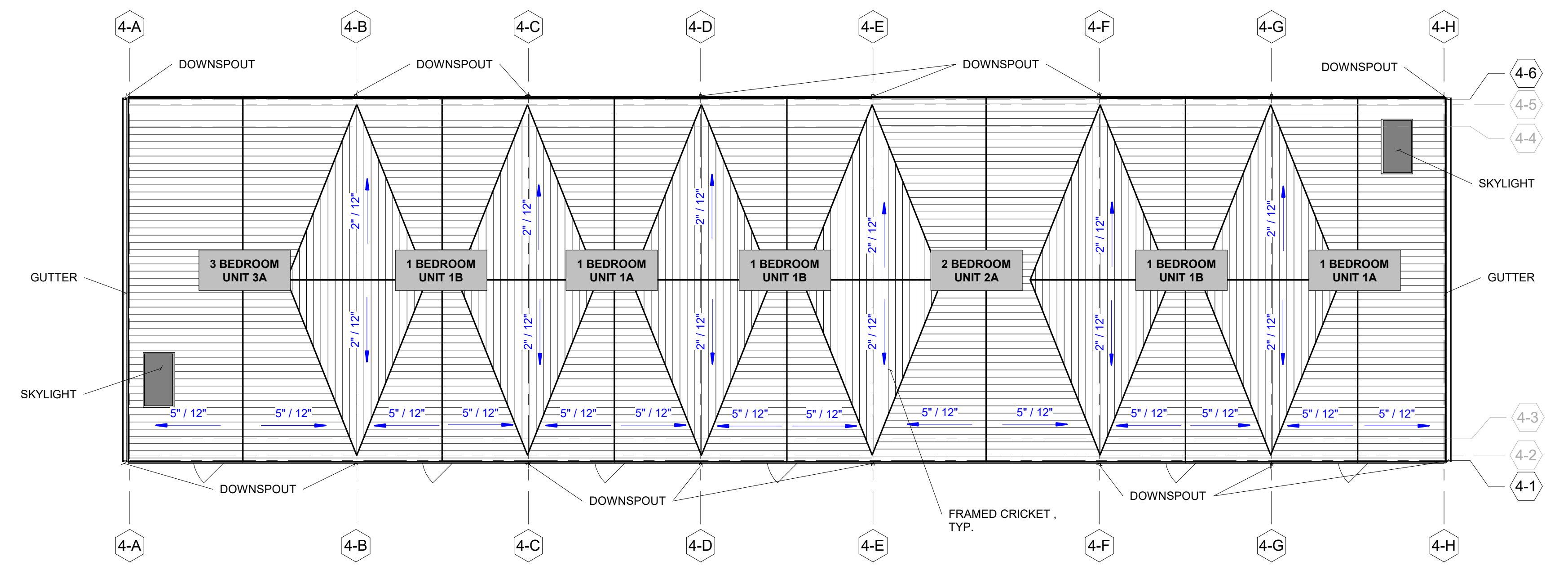
3 BUILDING 4 - 3RD LEVEL FLOOR PLAN  
1/8" = 1'-0"



2 BUILDING 4 - 2ND LEVEL FLOOR PLAN  
1/8" = 1'-0"



1 BUILDING 4 - 1ST LEVEL FLOOR PLAN  
1/8" = 1'-0"



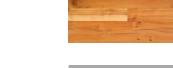



4 BUILDING 4 - ROOF PLAN  
1/8" = 1'-0"



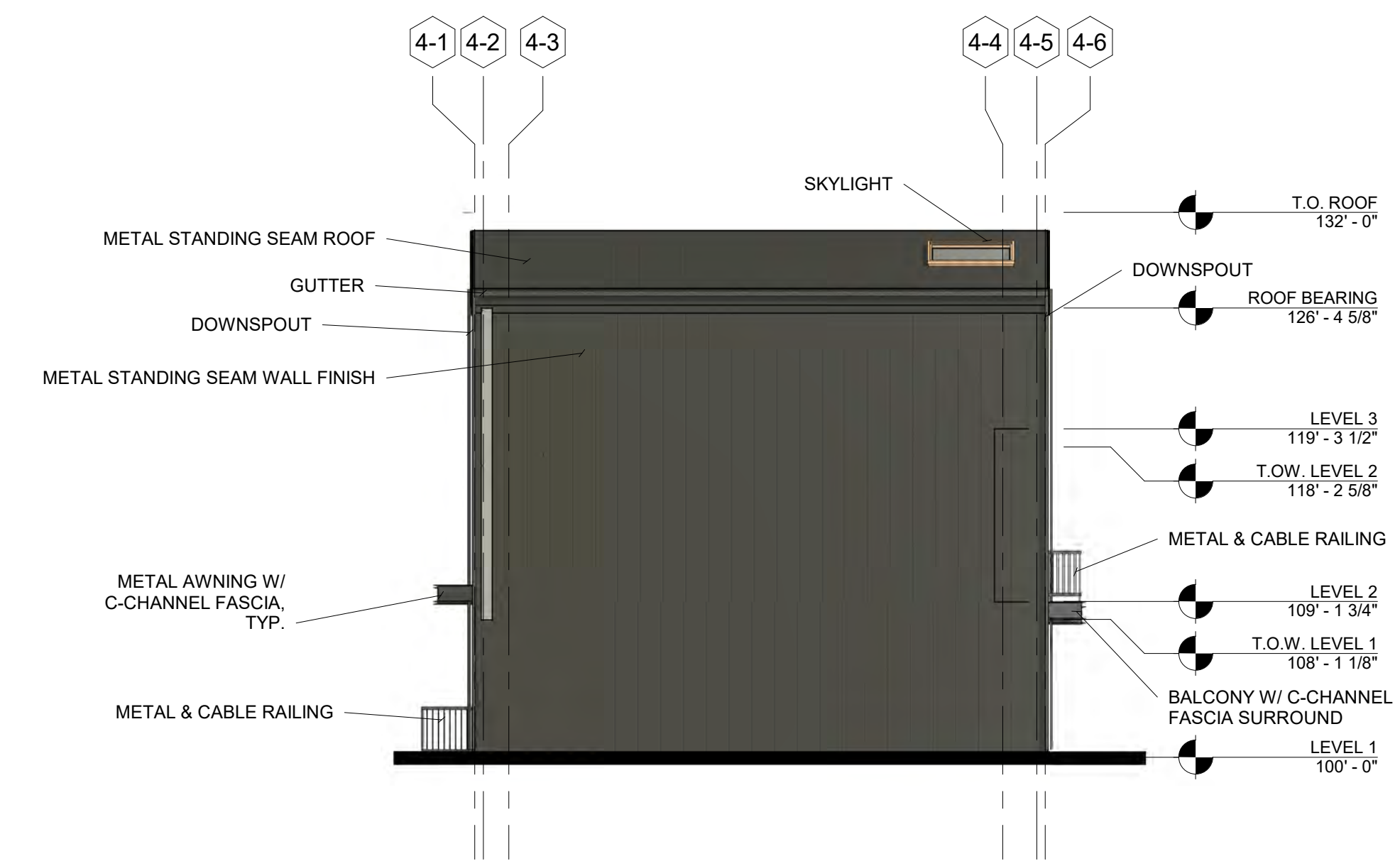


TYPICAL MATERIAL LEGEND

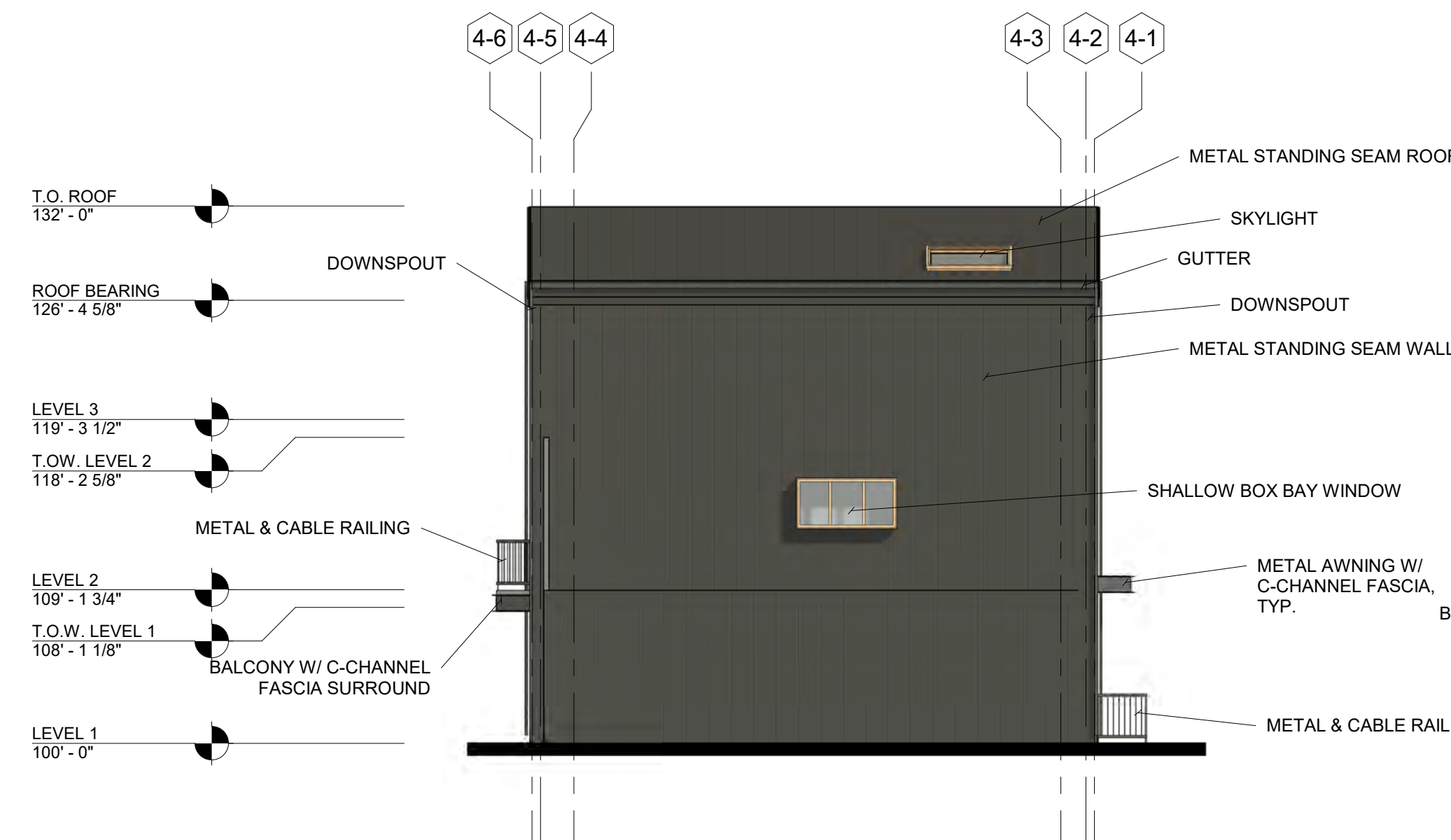
-  METAL STANDING SEAM (ROOF & SIDING)
-  TONGUE & GROOVE WOOD SIDING
-  STUCCO (DARK)
-  STUCCO (LIGHT)



1 BUILDING 4 - FRONT ELEVATION  
1/8" = 1'-0"



2 BUILDING 4 - RIGHT ELEVATION  
1/8" = 1'-0"



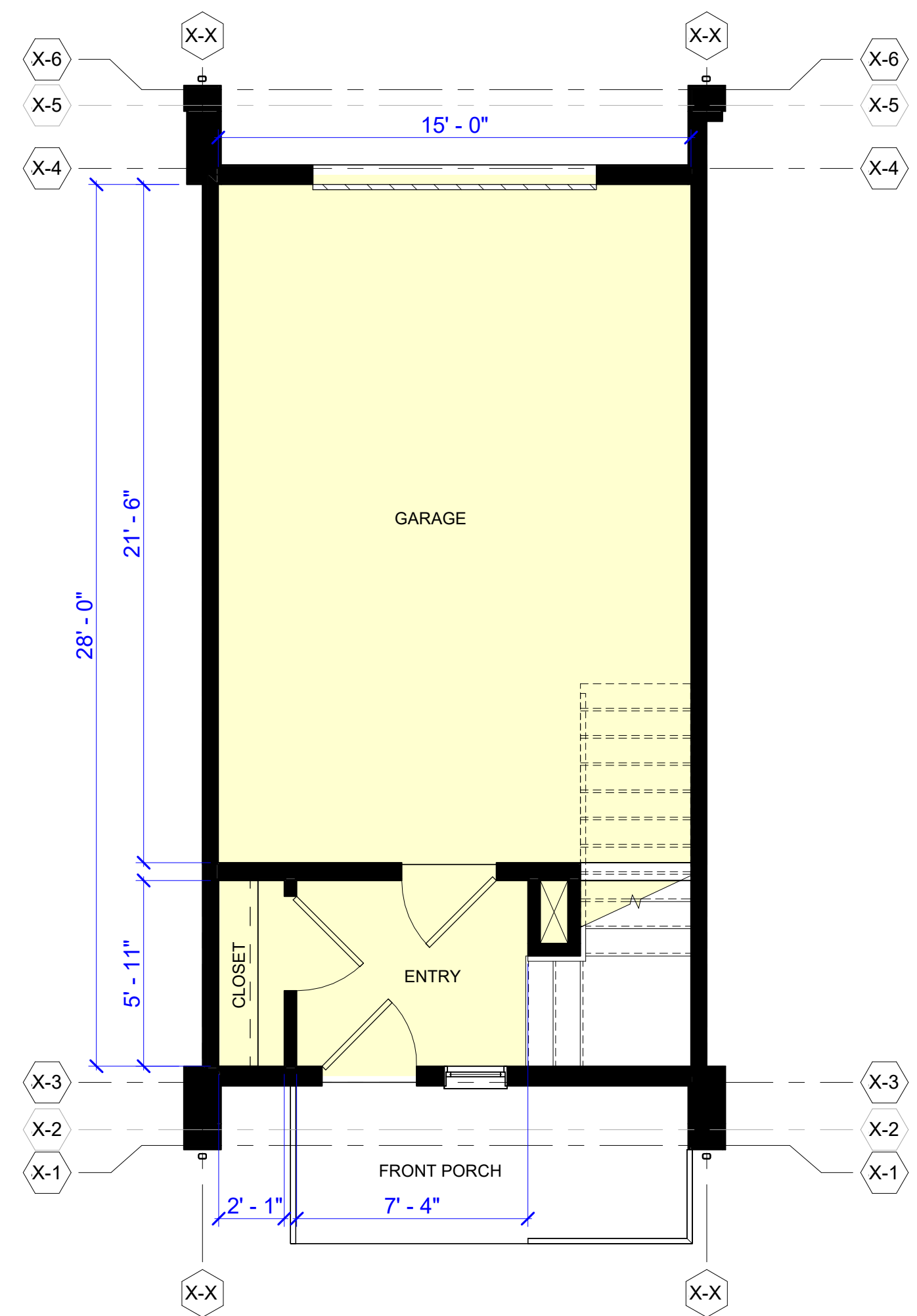
3 BUILDING 4 - LEFT ELEVATION  
1/8" = 1'-0"



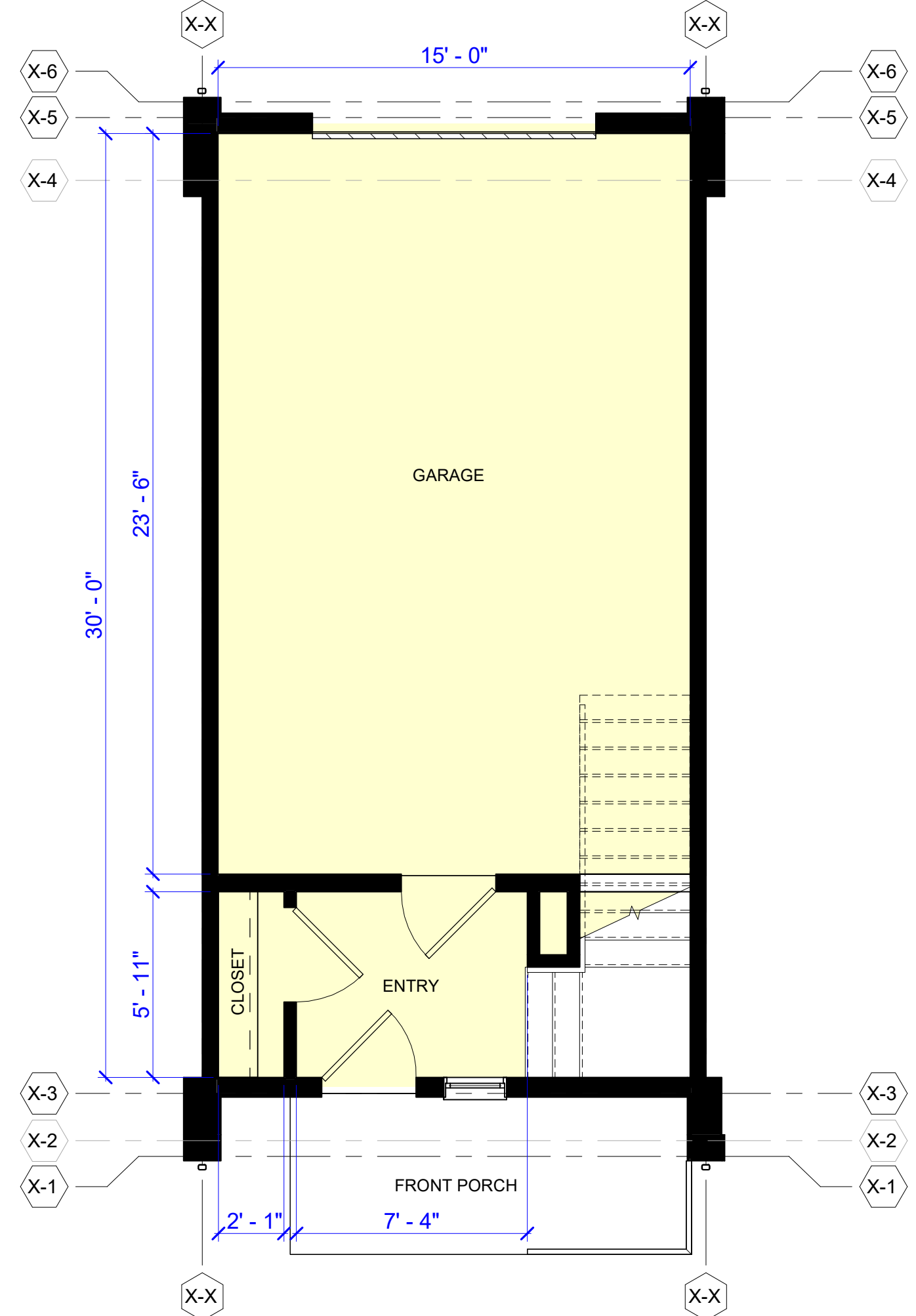
4 BUILDING 4 - REAR ELEVATION  
1/8" = 1'-0"



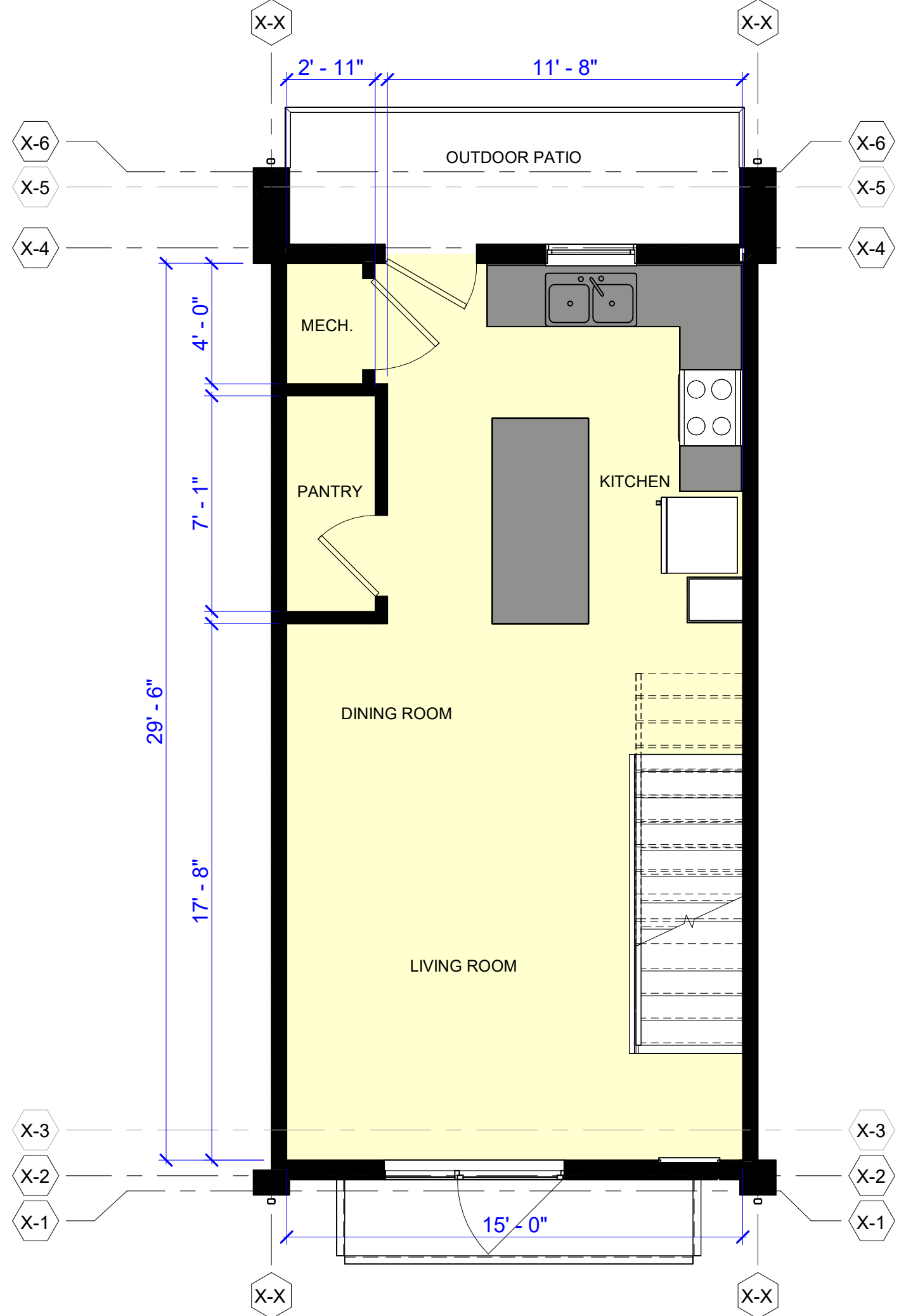




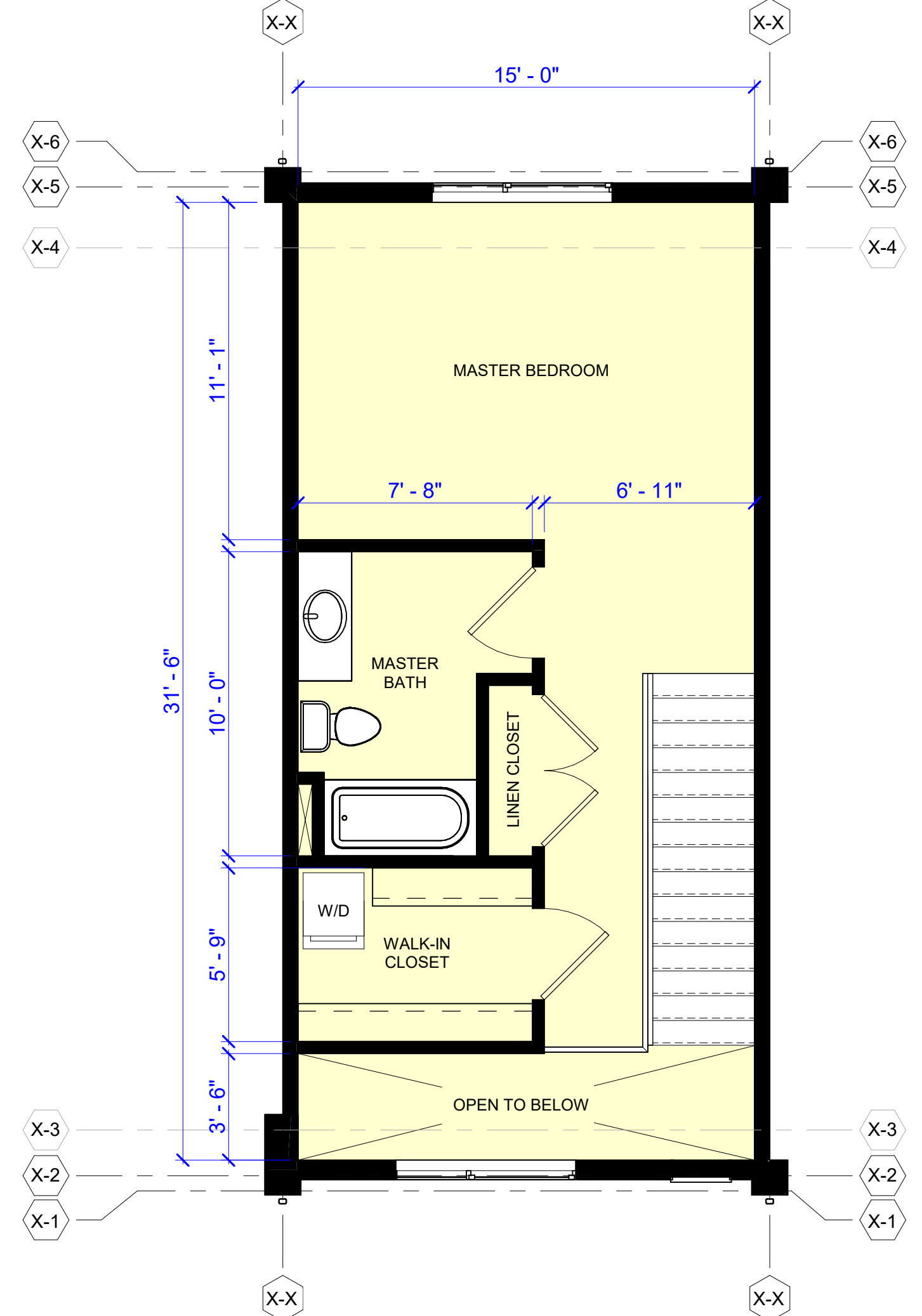
1A UNIT 1A - 1ST LEVEL FLOOR PLAN  
1/4" = 1'-0"



1B UNIT 1B - 1ST LEVEL FLOOR PLAN  
1/4" = 1'-0"



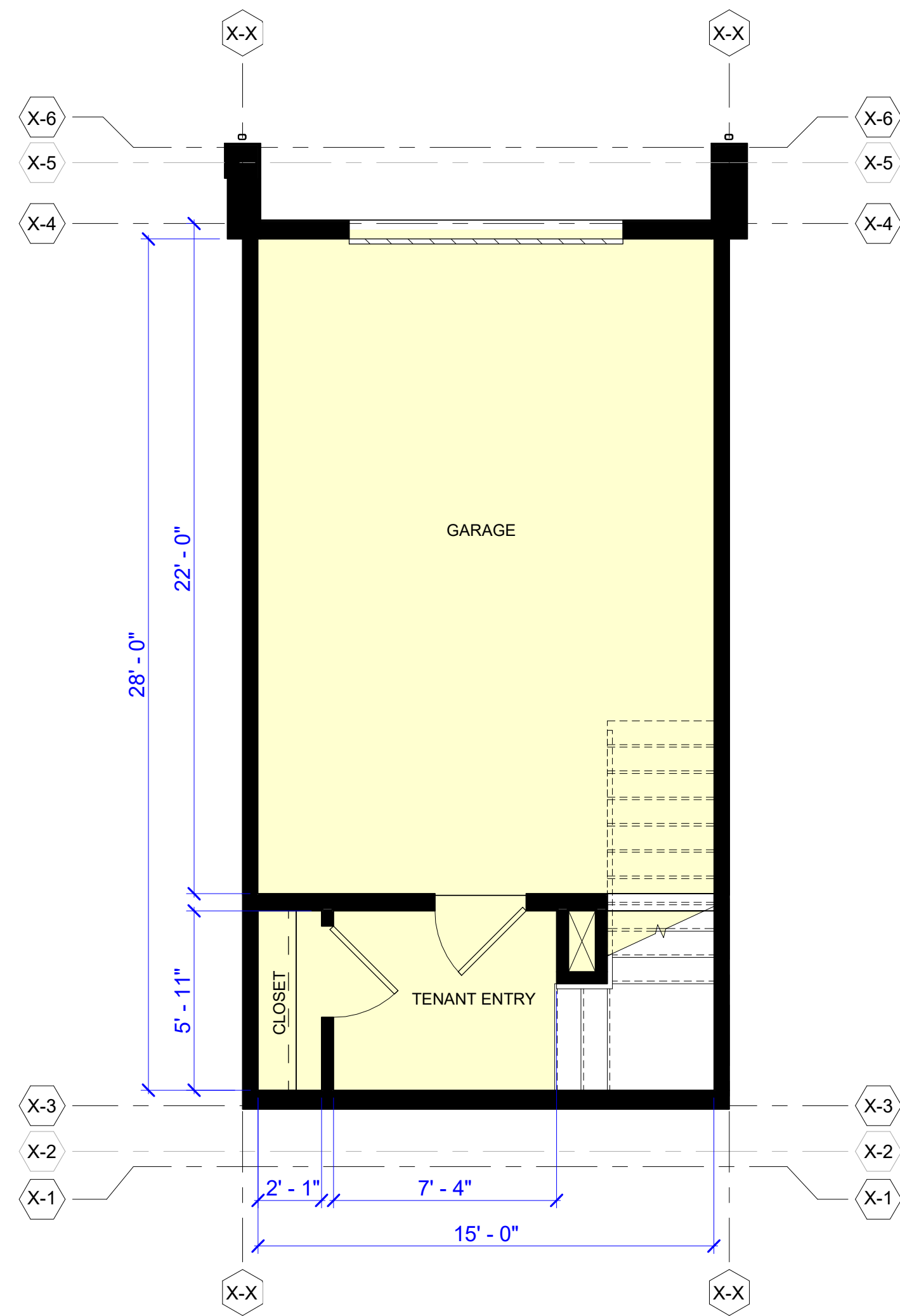
2 UNIT 1A/1B - 2ND LEVEL FLOOR PLAN  
1/4" = 1'-0"



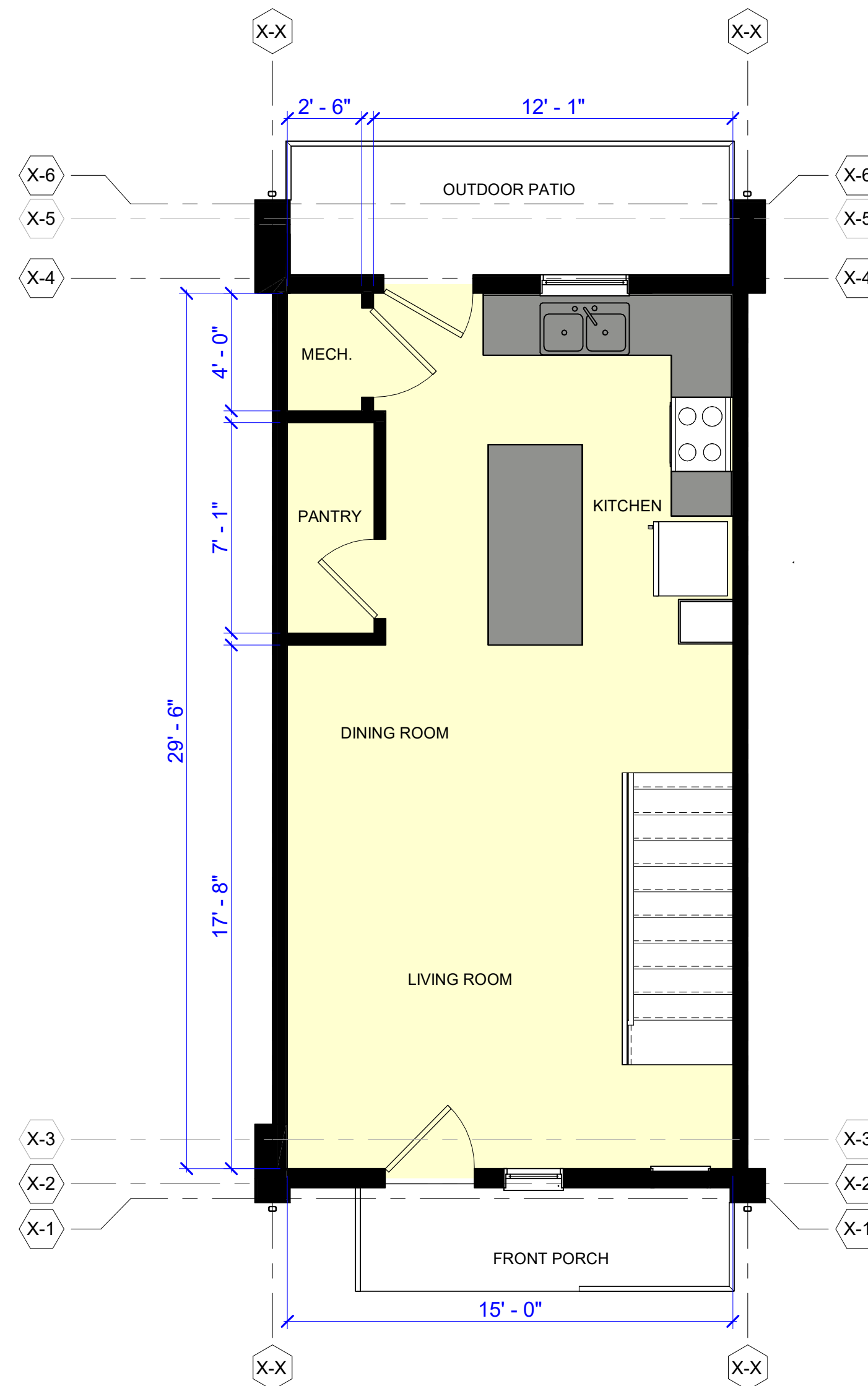
1 UNIT 1A/1B - 3RD LEVEL FLOOR PLAN  
1/4" = 1'-0"



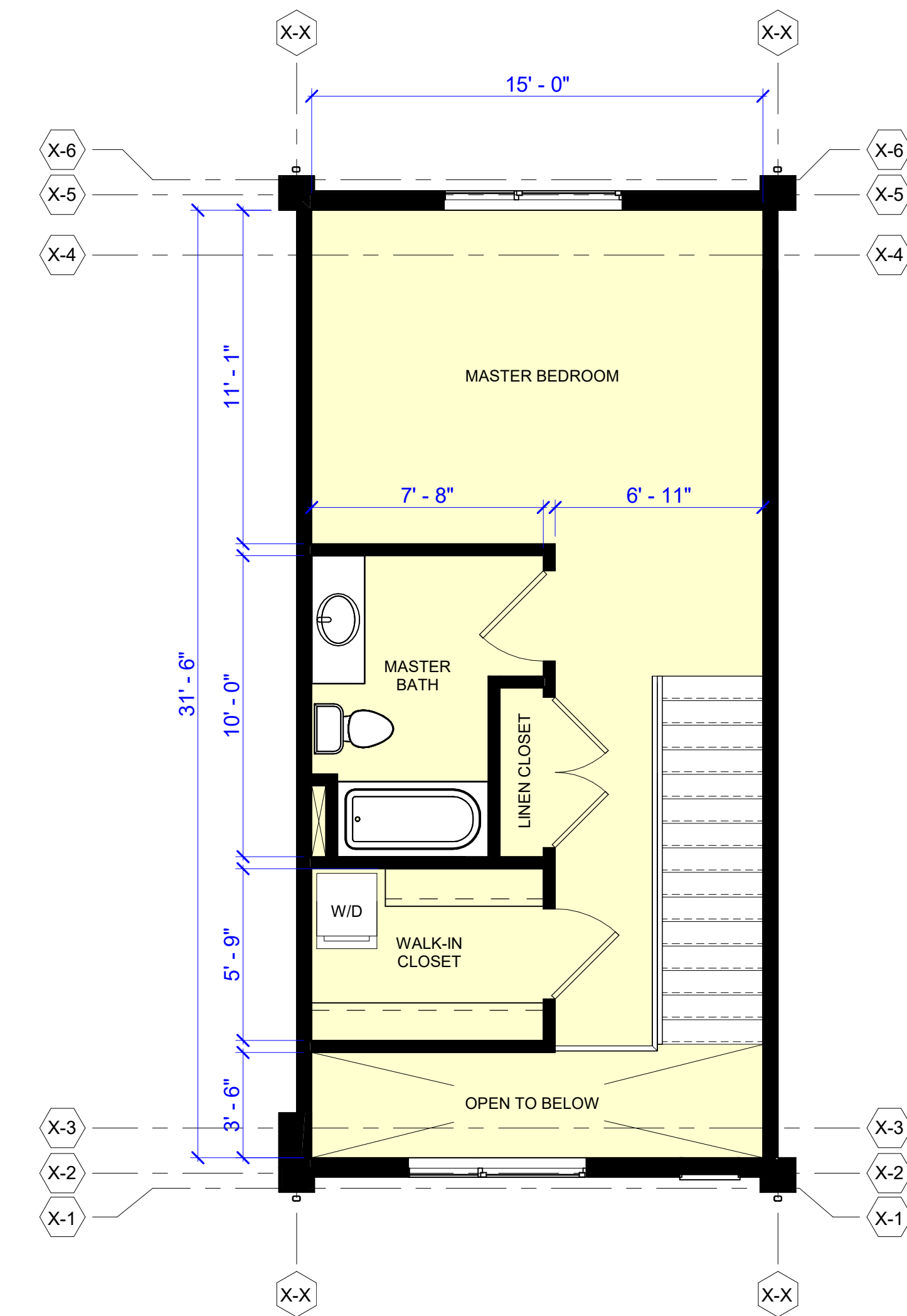




1C UNIT 1C - 1ST LEVEL FLOOR PLAN  
1/4" = 1'-0"

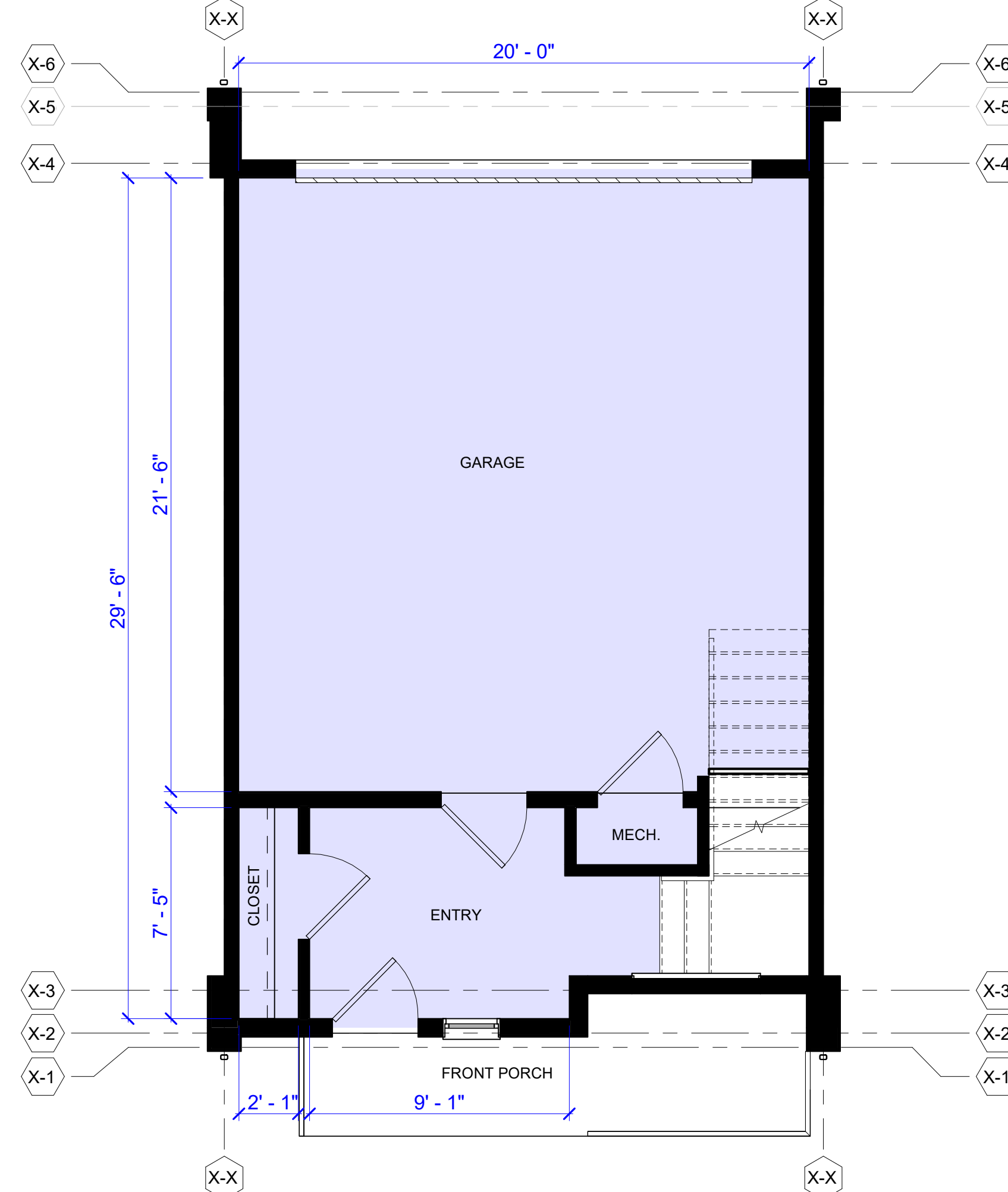


2 UNIT 1C - 2ND LEVEL FLOOR PLAN  
1/4" = 1'-0"

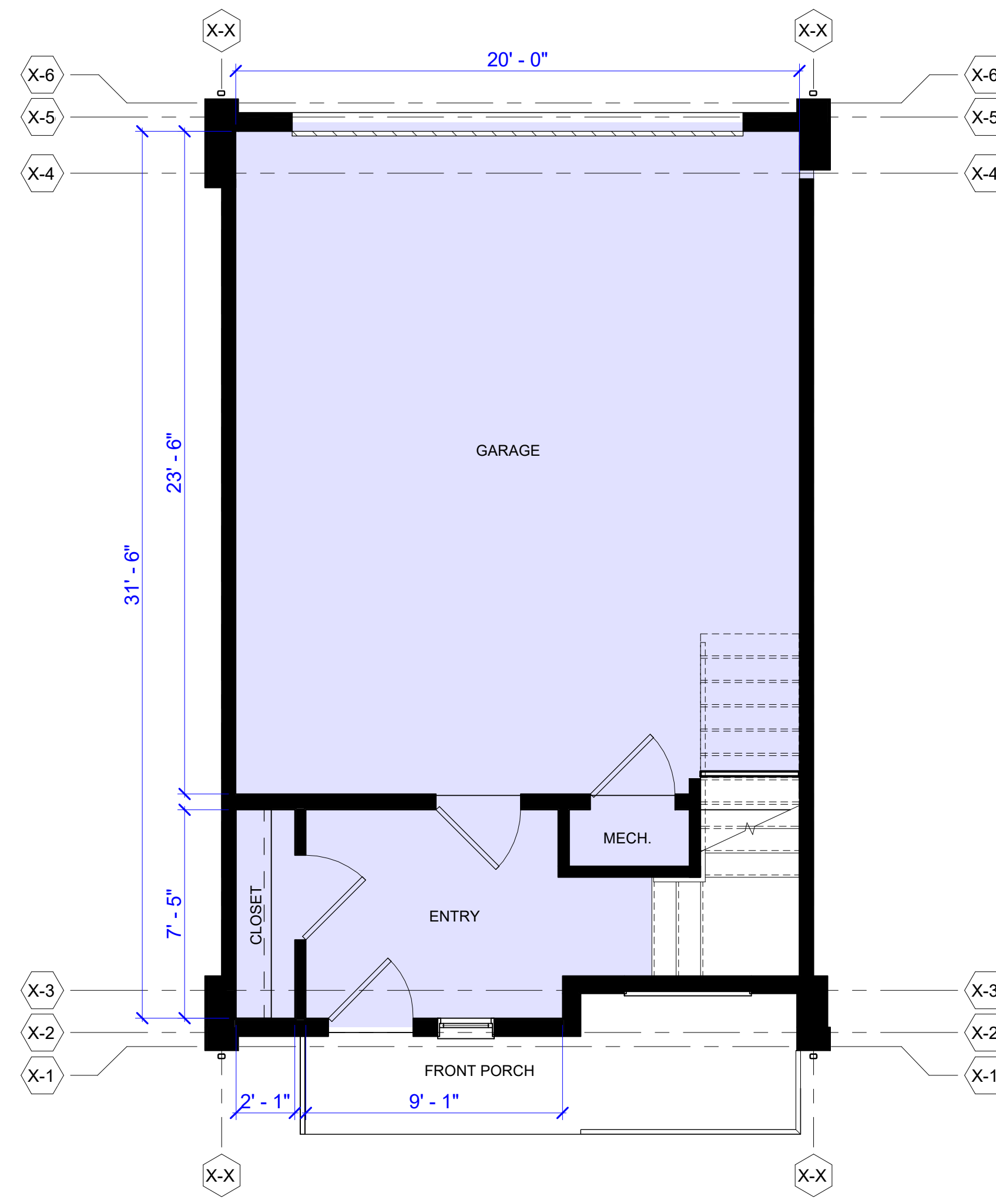


3 UNIT 1C - 3RD LEVEL FLOOR PLAN  
1/4" = 1'-0"

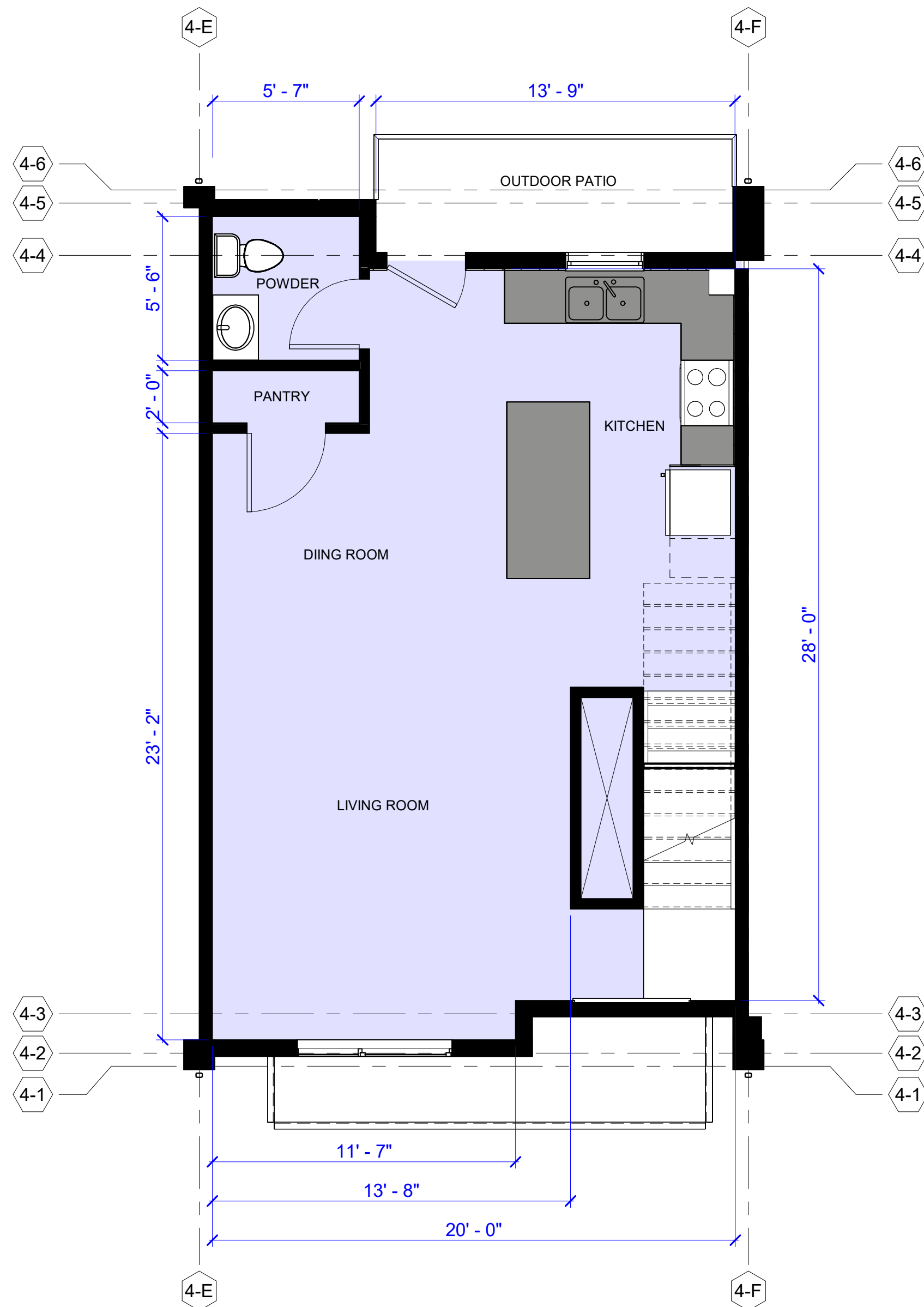




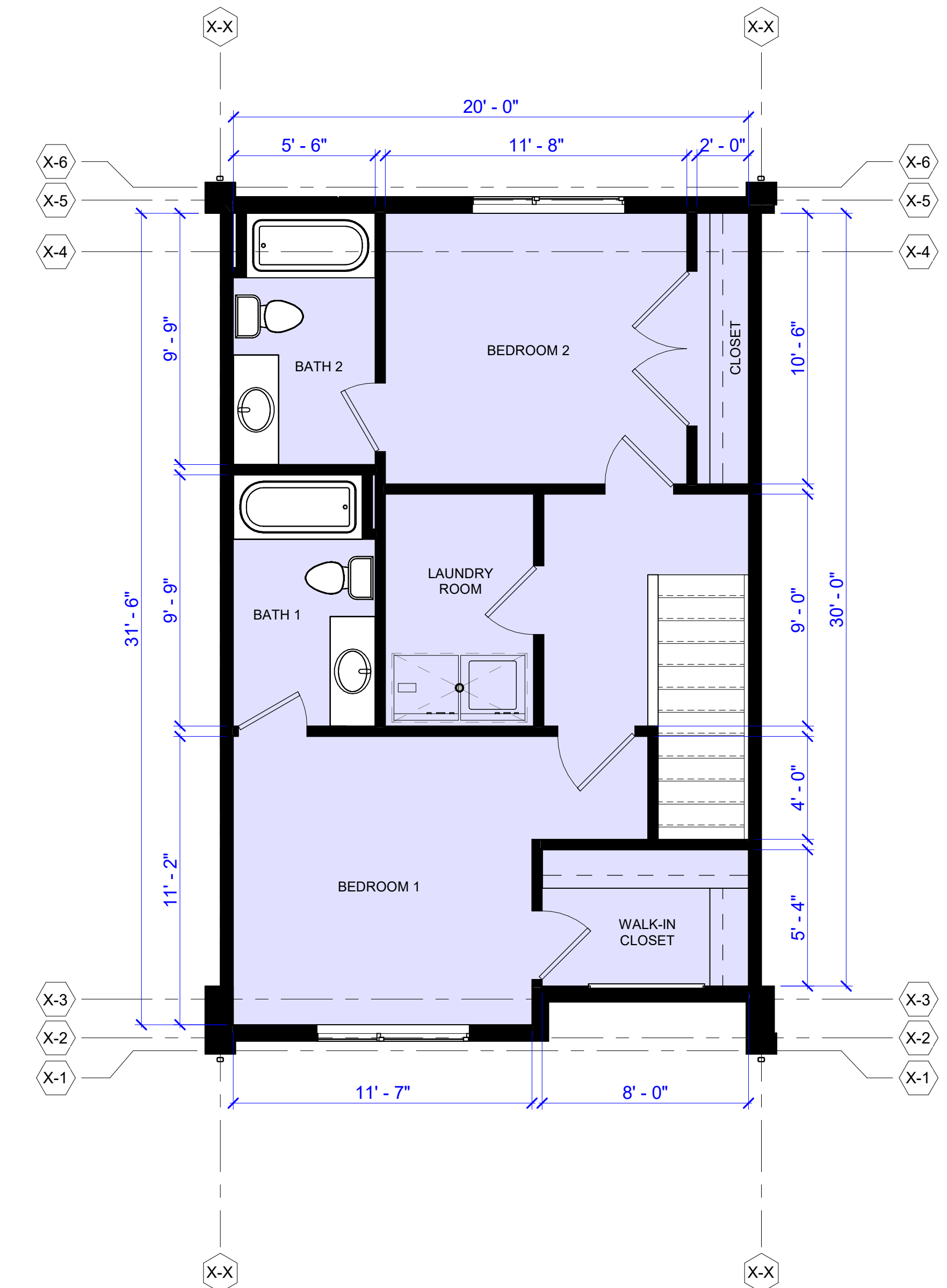
1A UNIT 2A - 1ST LEVEL FLOOR PLAN  
1/4" = 1'-0"



1B UNIT 2B - 1ST LEVEL FLOOR PLAN  
1/4" = 1'-0"



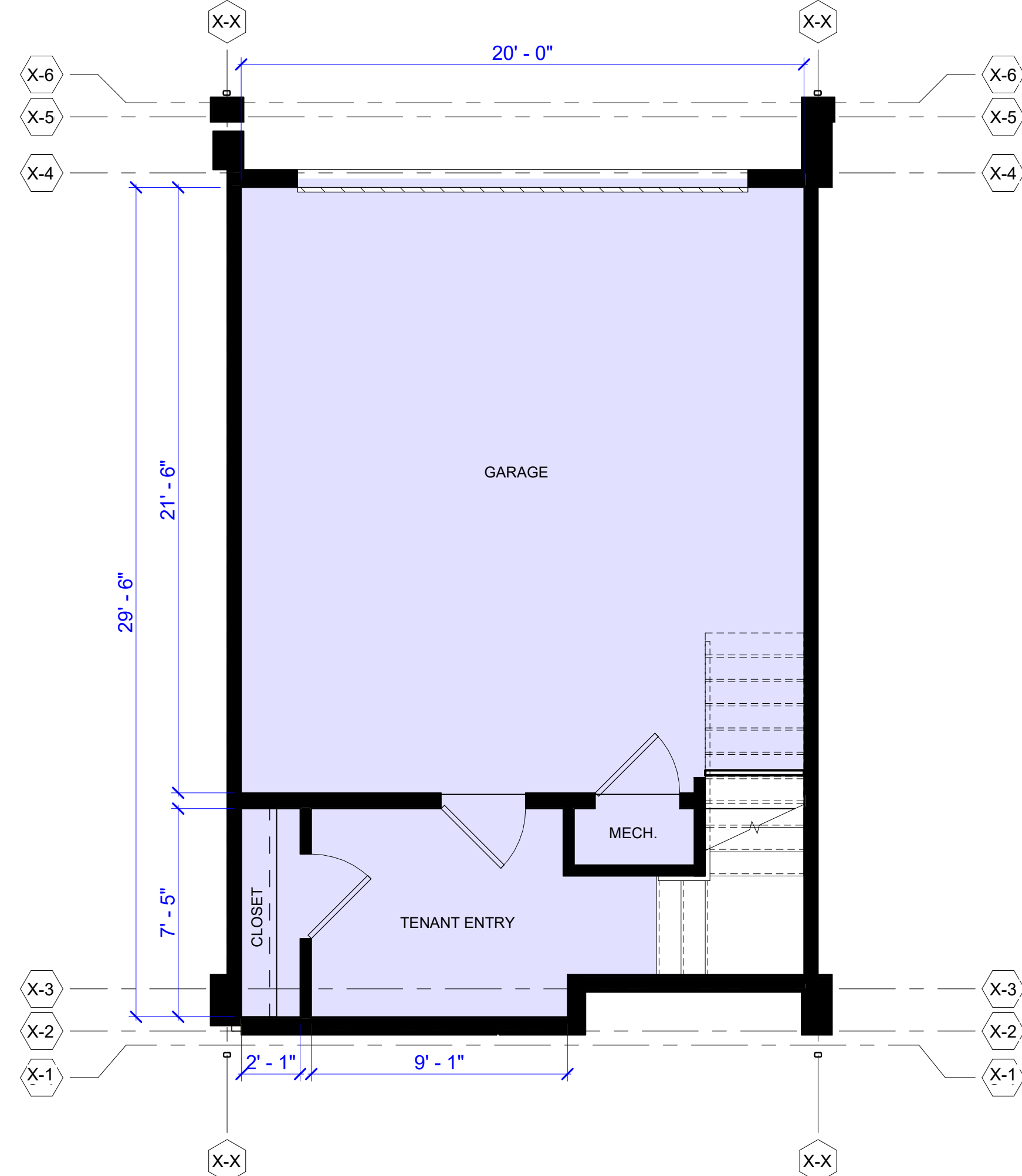
2 UNIT 2A/2B - 2ND LEVEL FLOOR PLAN  
1/4" = 1'-0"



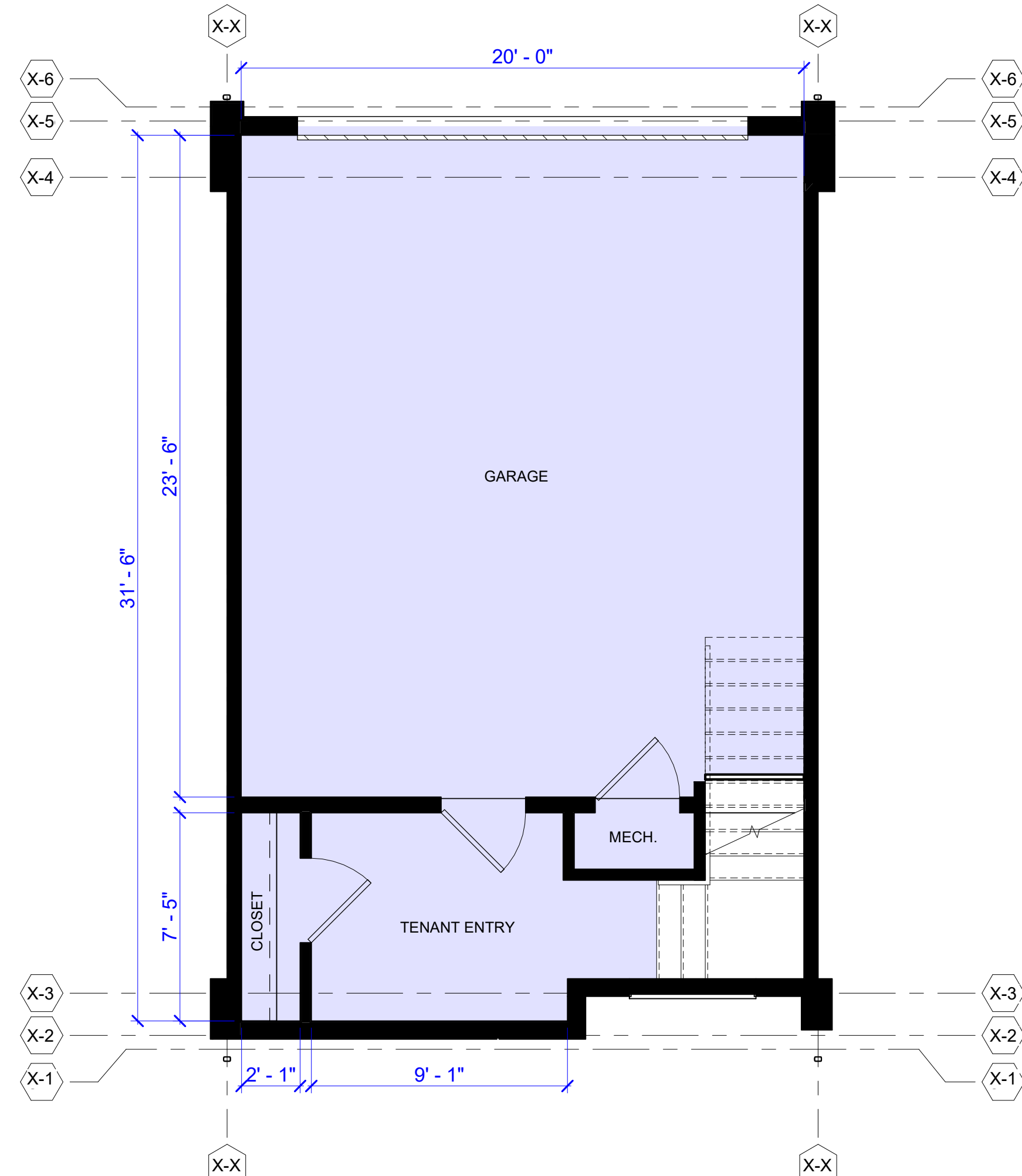
3 UNIT 2A/2B - 3RD LEVEL FLOOR PLAN  
1/4" = 1'-0"







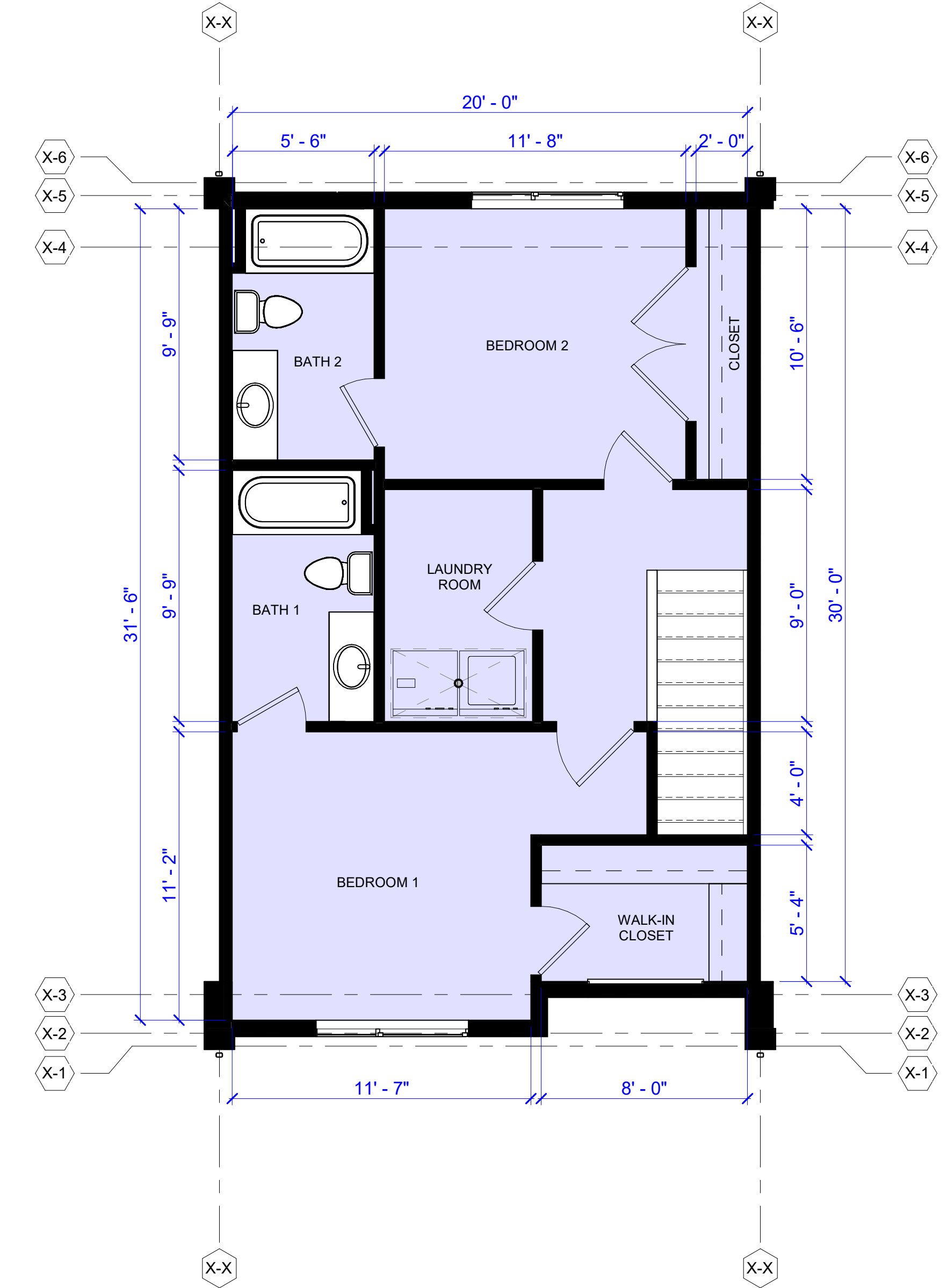
1C UNIT 2C - 1ST LEVEL FLOOR PLAN  
1/4" = 1'-0"



1D UNIT 2D - 1ST LEVEL FLOOR PLAN  
1/4" = 1'-0"

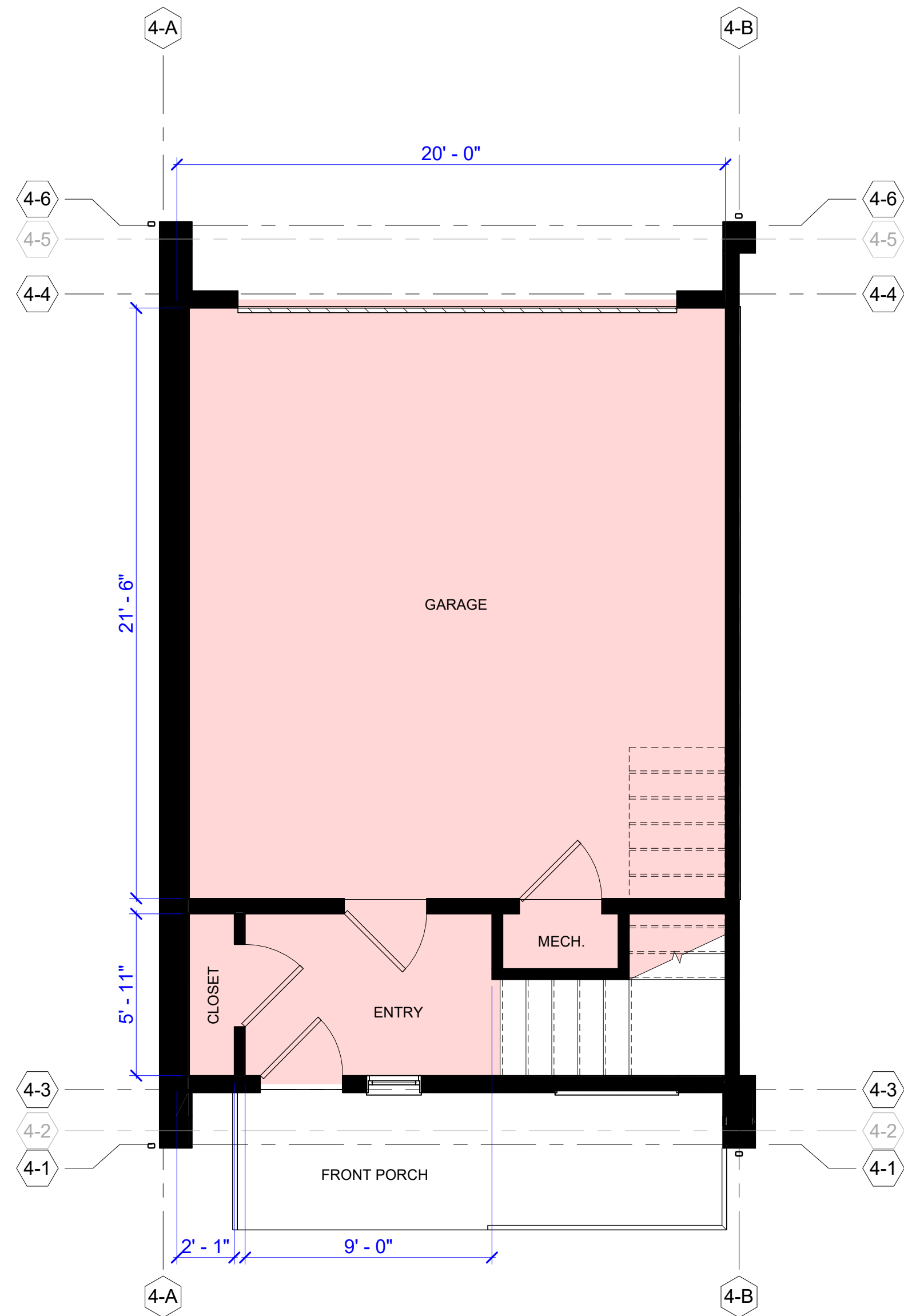


2 UNIT 2C/2D - 2ND LEVEL FLOOR PLAN  
1/4" = 1'-0"

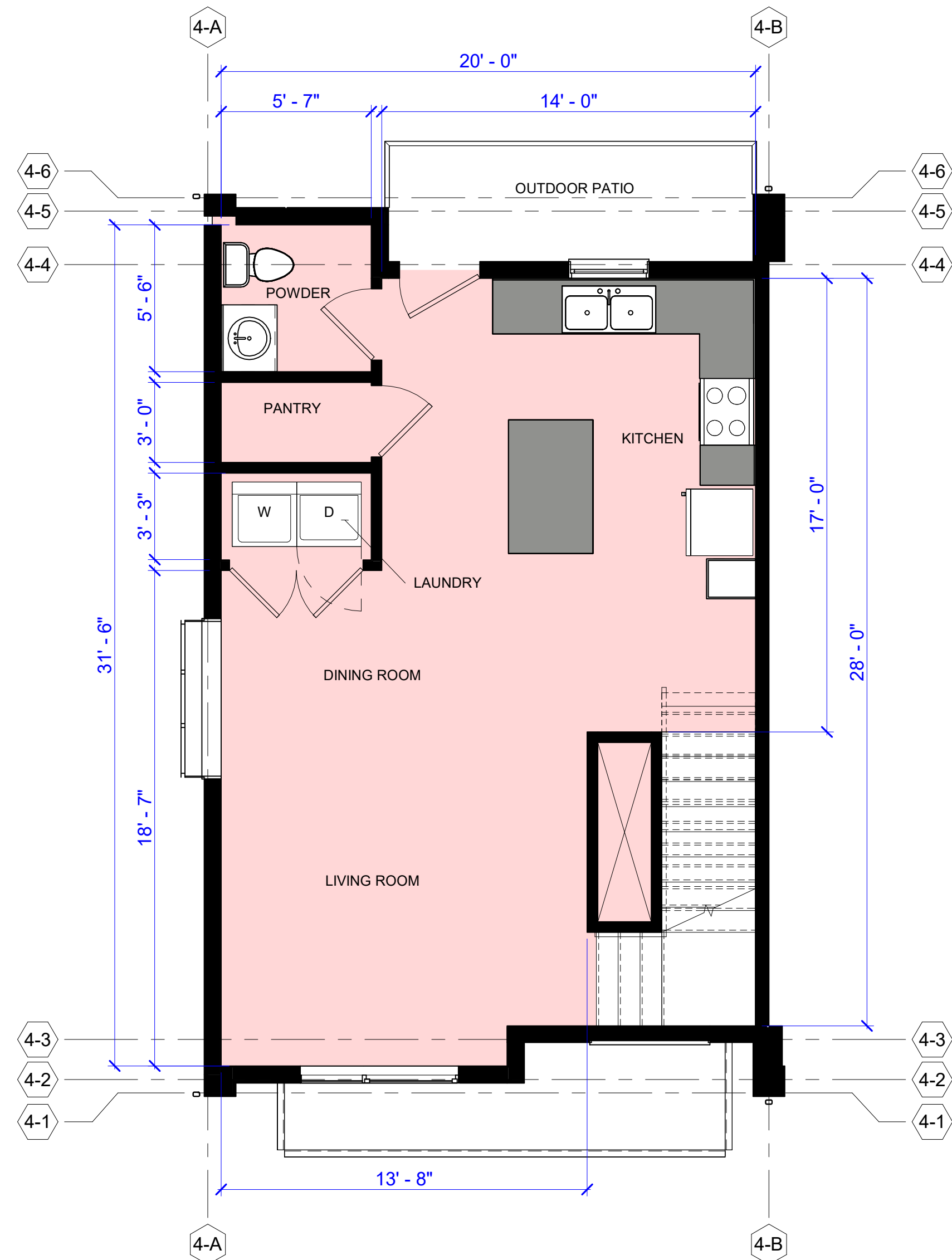


3 UNIT 2C/2D - 3RD LEVEL FLOOR PLAN  
1/4" = 1'-0"

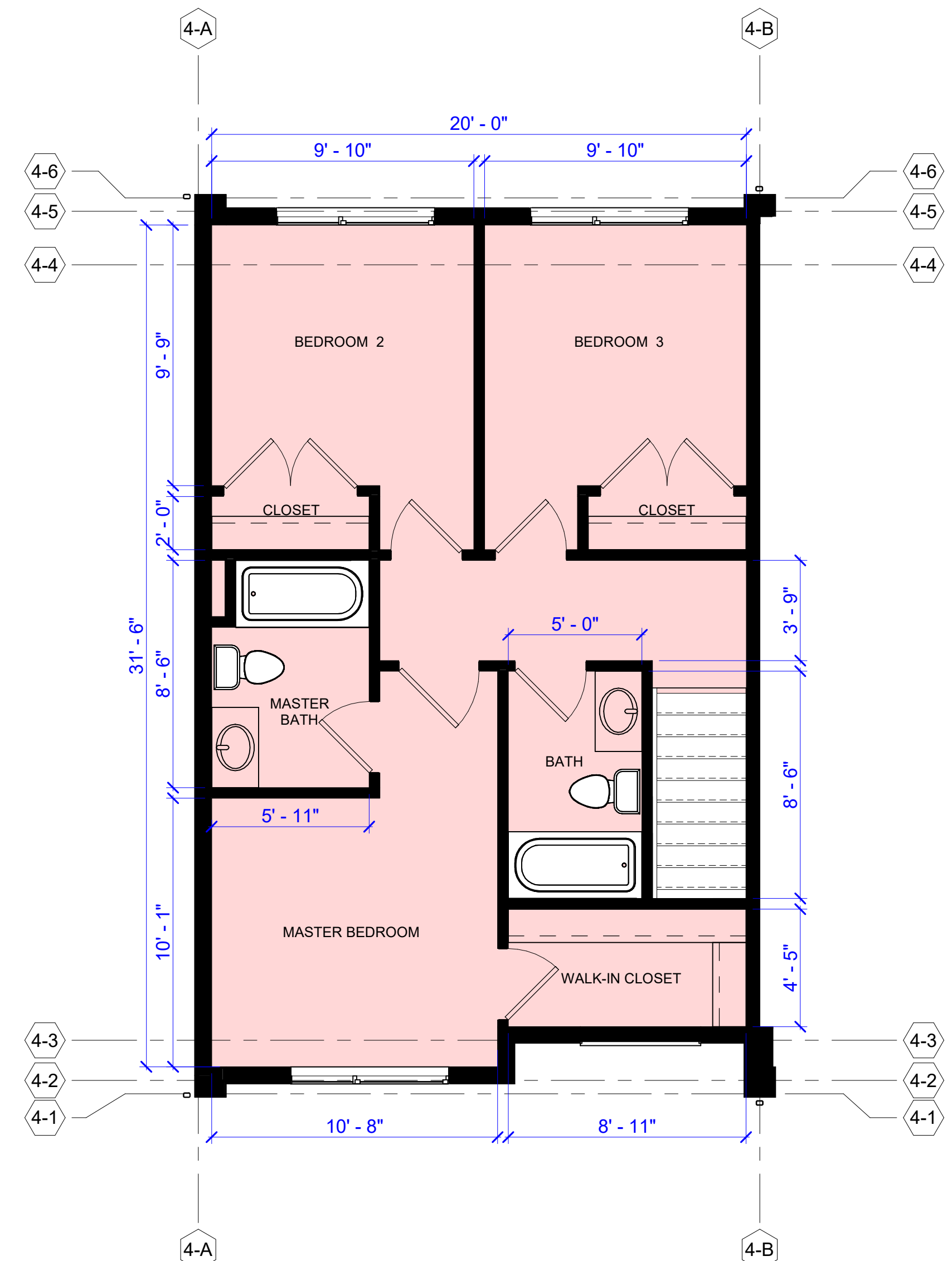




1 UNIT 3A - 1ST LEVEL FLOOR PLAN  
1/4" = 1'-0"



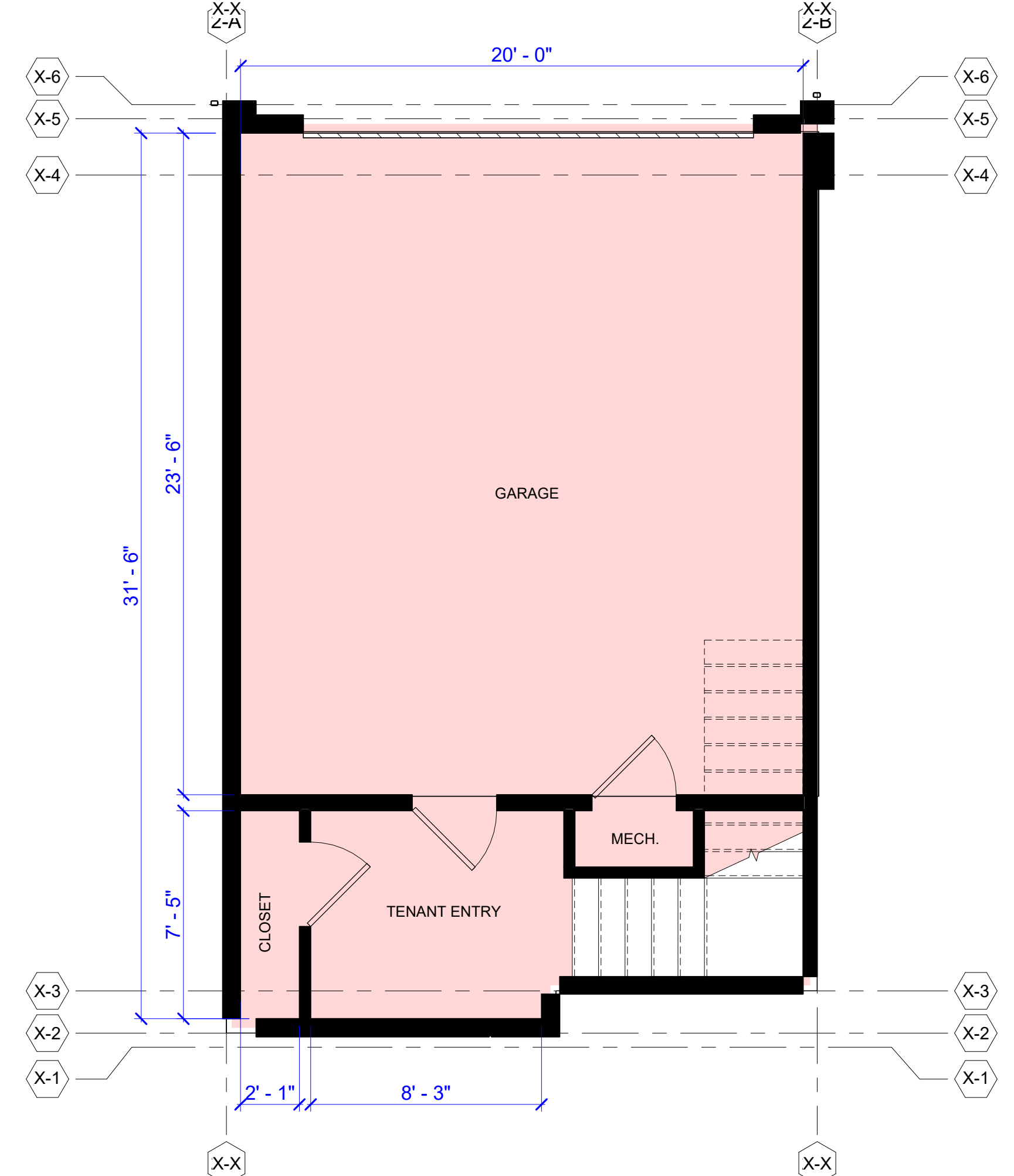
2 UNIT 3A - 2ND LEVEL FLOOR PLAN  
1/4" = 1'-0"



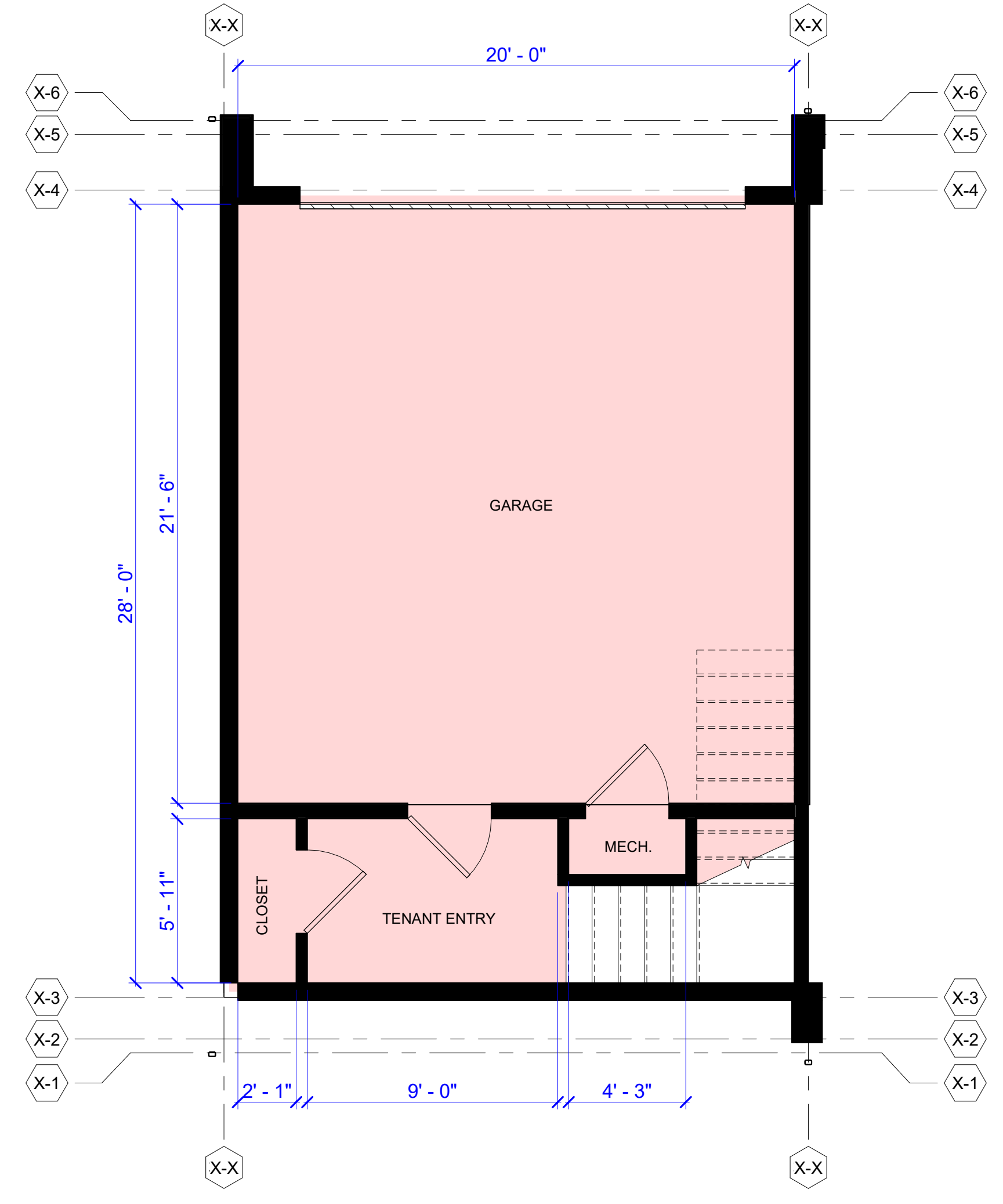
3 UNIT 3A - 3RD LEVEL FLOOR PLAN  
1/4" = 1'-0"







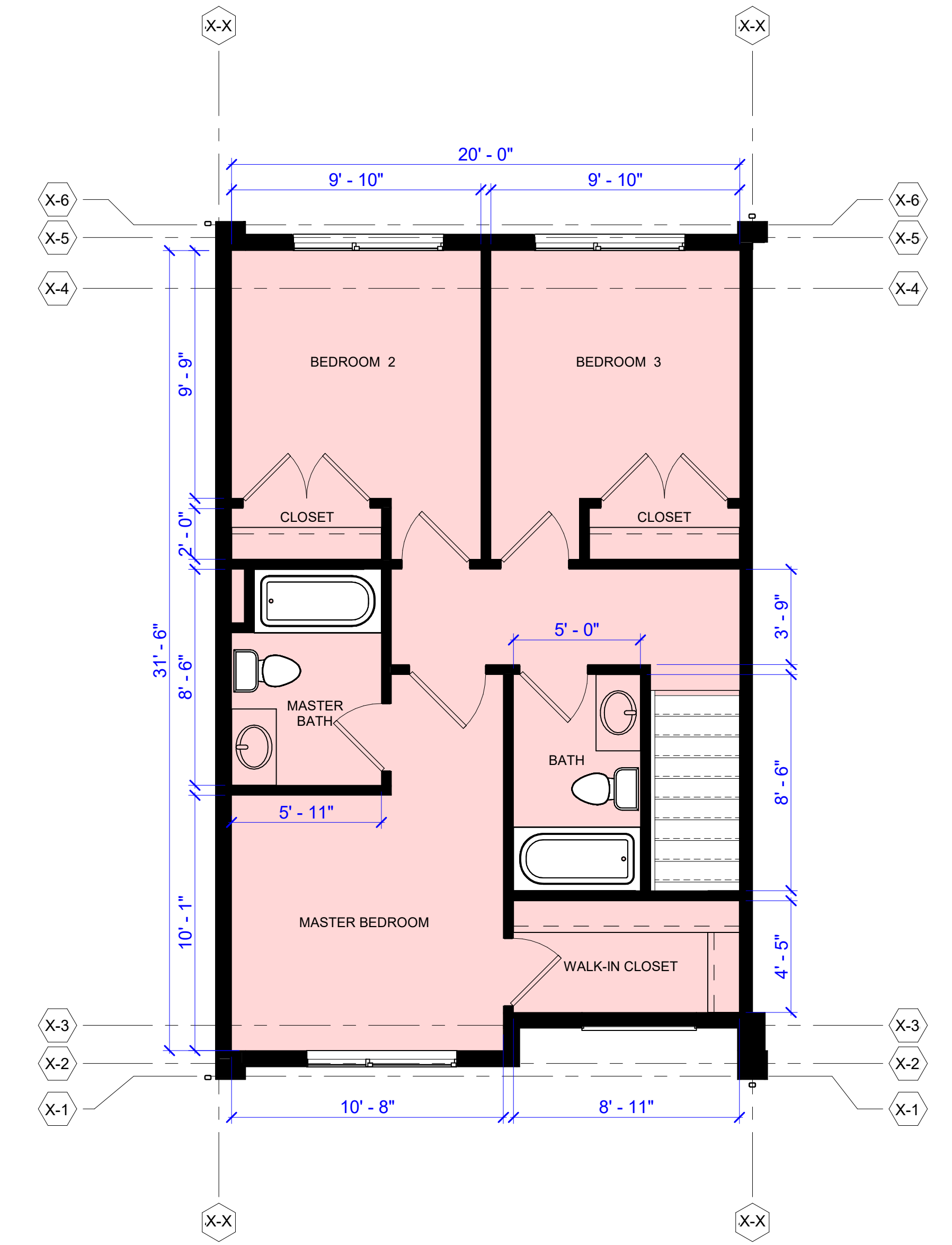
1B UNIT 3B - 1ST LEVEL FLOOR PLAN  
1/4" = 1'-0"



1C UNIT 3C - 1ST LEVEL FLOOR PLAN  
1/4" = 1'-0"



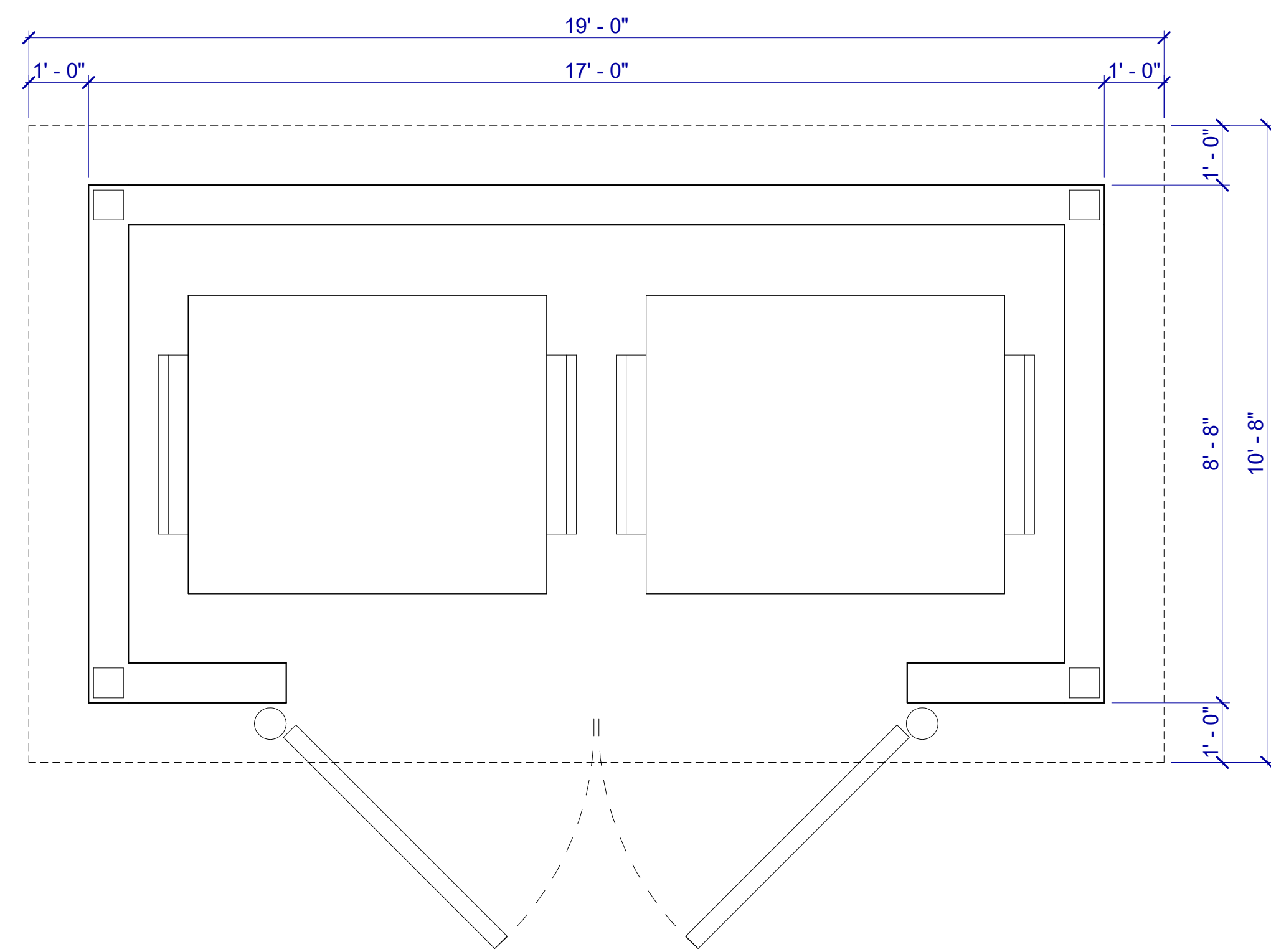
2 UNIT 3B/3C - 2ND LEVEL FLOOR PLAN  
1/4" = 1'-0"



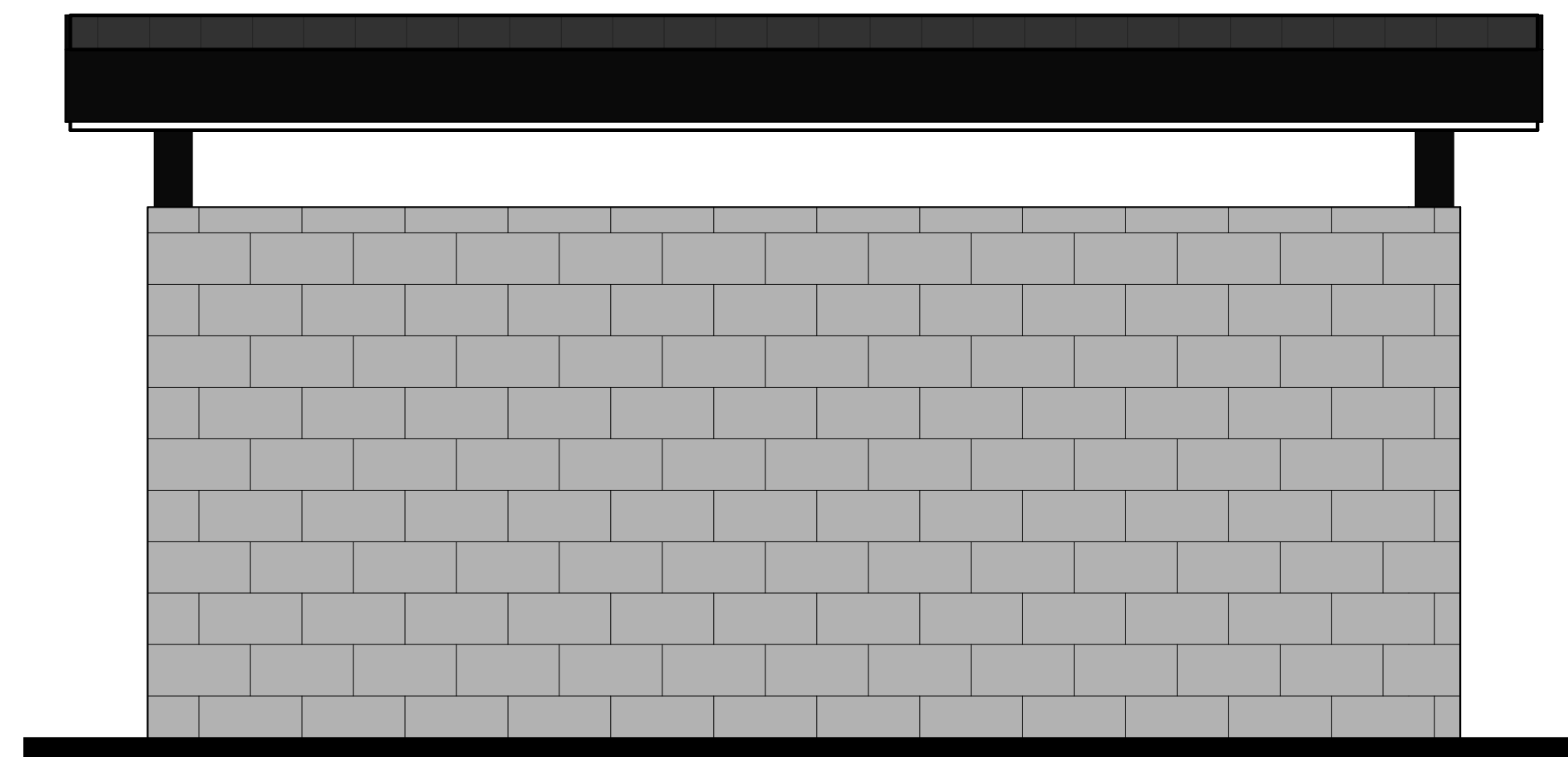
3 UNIT 3B/3C - 3RD LEVEL FLOOR PLAN  
1/4" = 1'-0"



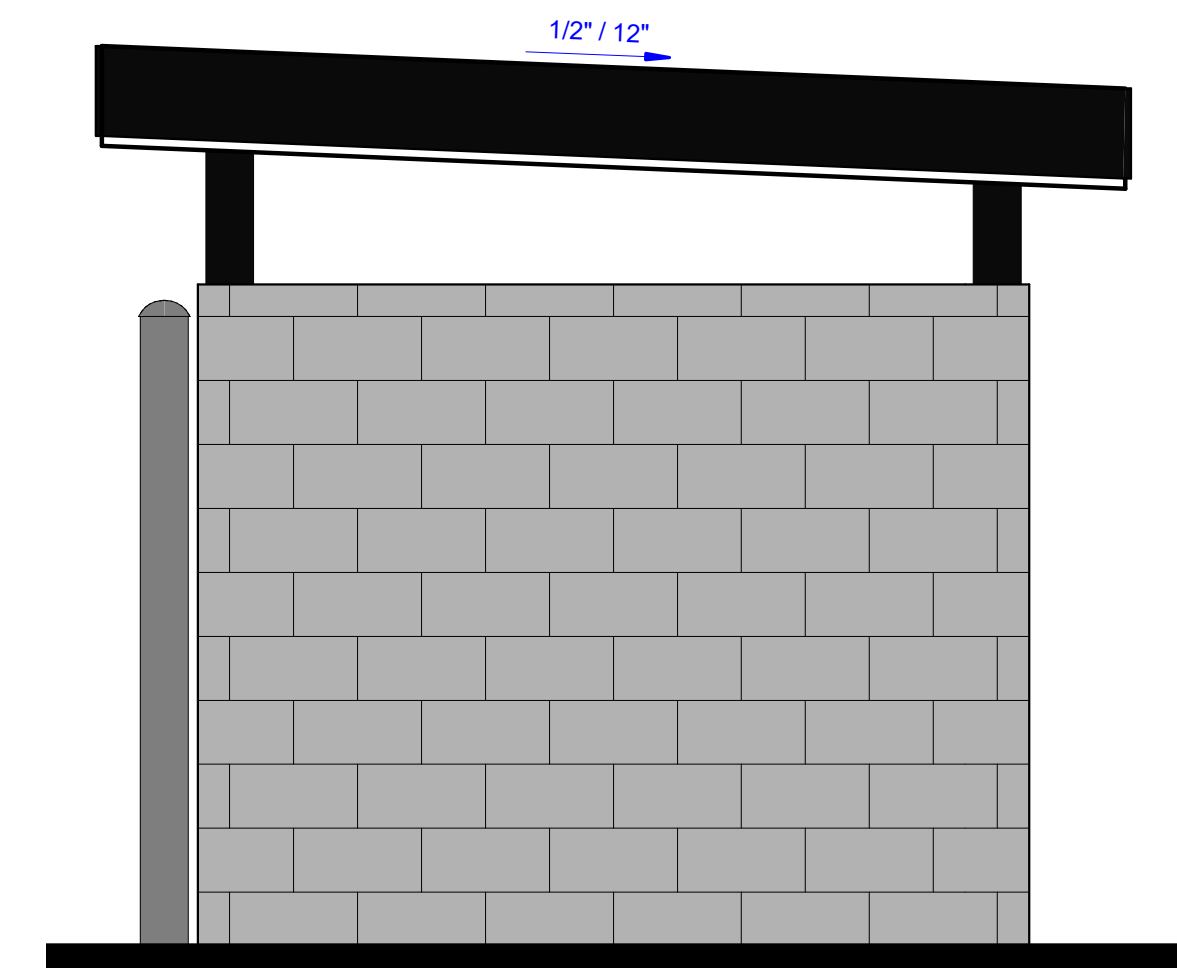




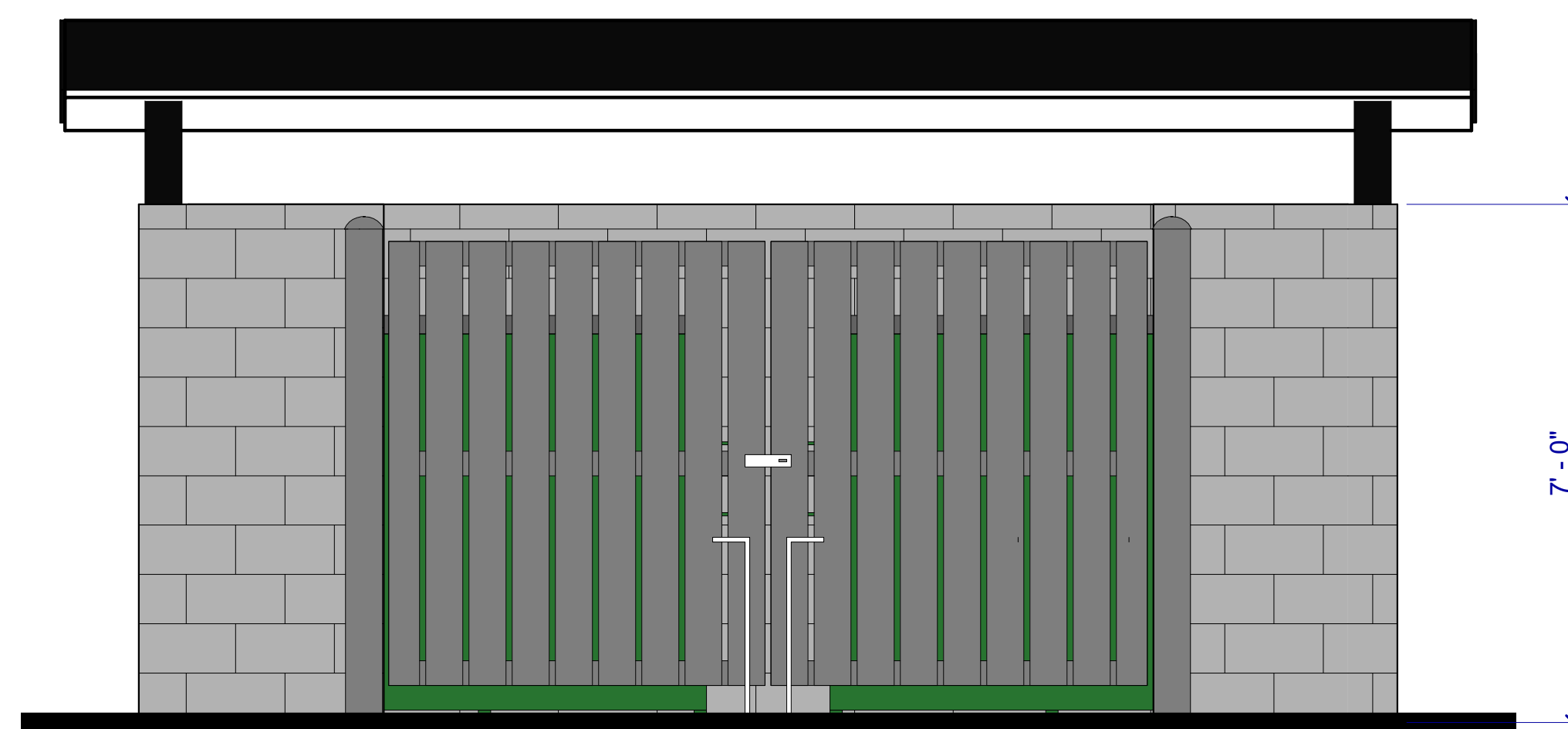
1 TRASH ENCLOSURE  
1/2" = 1'-0"



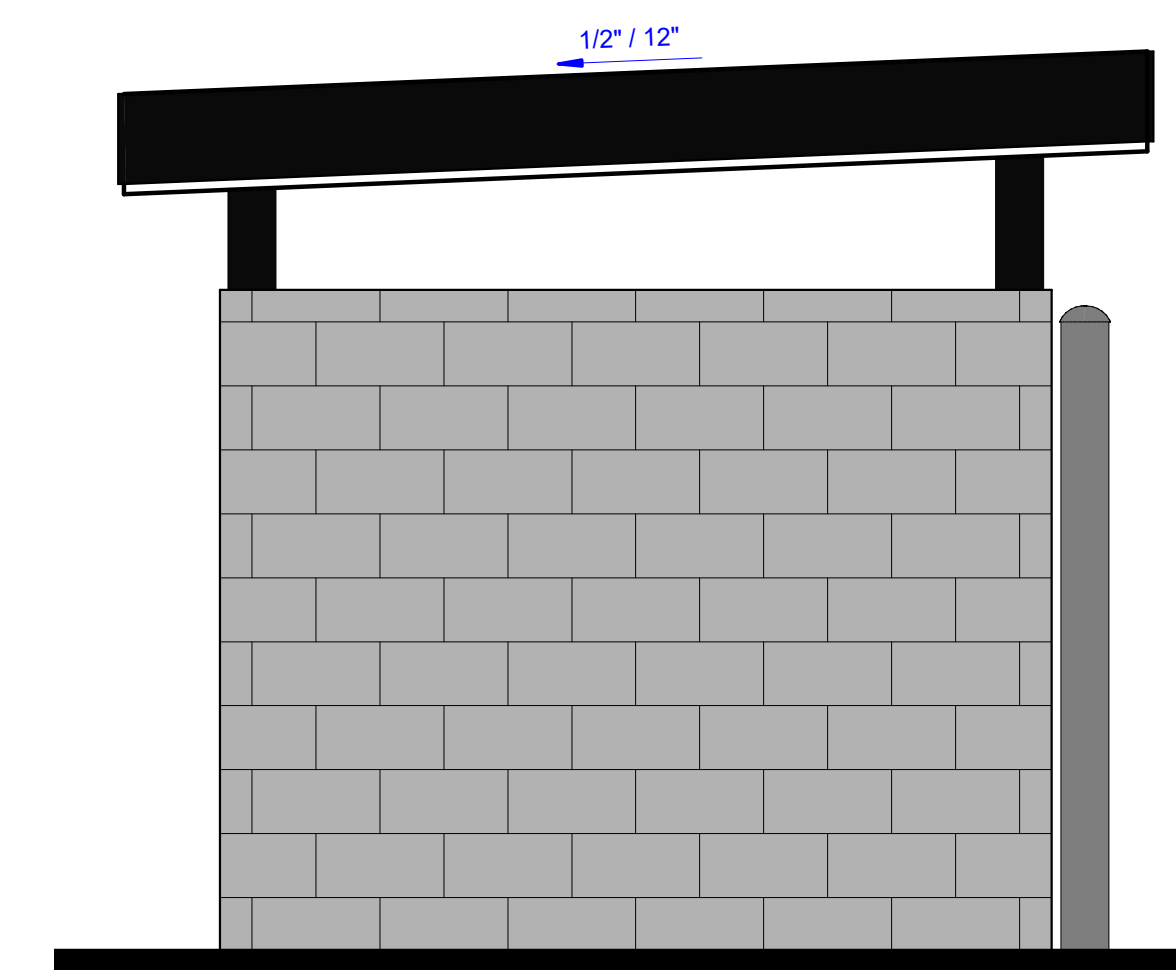
4 TRASH ENCLOSURE REAR ELEVATION  
1/2" = 1'-0"



5 TRASH ENCLOSURE RIGHT ELEVATION  
1/2" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION  
1/2" = 1'-0"



3 TRASH ENCLOSURE LEFT ELEVATION  
1/2" = 1'-0"