

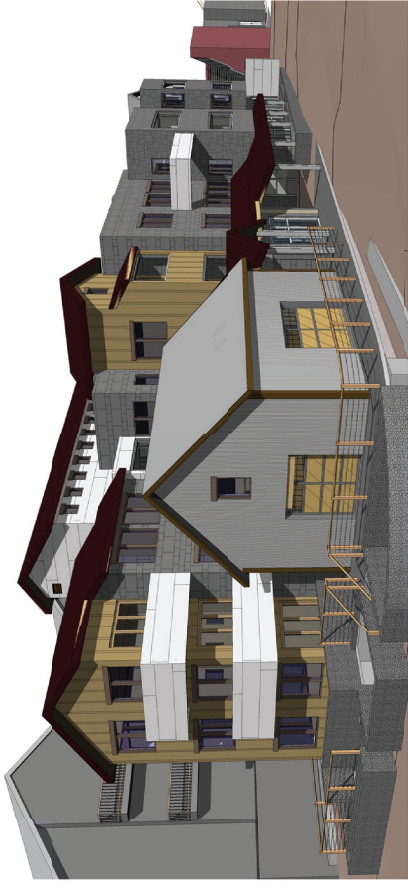
820 PARK AVENUE, LLC

RIO GRANDE MIXED USE DEVELOPMENT

820 PARK AVENUE
PARK CITY, UTAH 84060

CUP SUBMITTAL

12.15.2013



PROJECT CONTACT INFORMATION

OWNER

820 Park Avenue, LLC
2590 Sideridge Drive
Park City, UT 84060
Telephone: 435.649.5068
Contact: Rory Murphy
email: jacob@parkcityutah.com

ARCHITECT

Owensgar Architecture, LLC
1942 Parkridge Drive
Park City, UT 84060
Telephone: 801.712.4078
Facsimile: 801.618.3849
Contact: Chelso Owensgar, AIA, LEED-AP
email: c.owens@chelmso.com

CONTRACTOR

New Star General Contractors
2610 West 2590 South
Park City, UT 84060
Telephone: 801.977.6227
Facsimile: 801.977.6202
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email: gmat@newstargc.com

CIVIL ENGINEER

Evergreen Engineering
50 Shadow Ridge Drive
Park City, UT 84060
Telephone: 435.649.9219
Facsimile: 435.649.4667
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STRUCTURAL ENGINEER

Jarratt Engineering
8830 N. Upper Lando Lane
Park City, UT 84060
Telephone: 435.625.9557
Facsimile: 435.647.5714
Contact: Pete Jarratt
email: pjarratt@jvetdfiles.net

**PLUMBING ENGINEER
MECHANICAL ENGINEER**

PVE Inc
1040 North 2200 West, Suite 100
Park City, UT 84060
Telephone: 801.359.3188
Facsimile: 801.321.4114
Contact: Ryan Reese
email: reese@pve-ut.com

ELECTRICAL ENGINEER

BNA Consulting Engineers
639 South Main Street, #111
Park City, UT 84060
Telephone: 801.532.2196
Facsimile: 801.532.2305
Contact: Mark Bryant
email: mark@bnaconsulting.com

INTERIOR DESIGN

LANDSCAPE ARCHITECT

**ONWUEGBU
Architecture**
1942 Parkridge Drive • Salt Lake City • Utah 84121
801.712.4078 • 801.618.3849 (fax) • info@chelmso.com

CONSULTANTS

CIVIL: EVERGREEN ENGINEERING
STRUCTURAL: JARRATT ENGINEERING
MECHANICAL: PVE INC
ELECTRICAL: BNA CONSULTING ENGINEERS
LANDSCAPE: LAND SOLUTIONS
INTERIOR DESIGN:

STAMP

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CONSTRUCTION
OR BUILDING
OR PERMIT**

SHEET DATA

DESIGNED BY: Designer
DRAWN BY: Author
REVIEWED BY: Checker

PROJECT

**RIO GRANDE
MIXED USE DEVELOPMENT**
820 PARK AVENUE
PARK CITY, UTAH 84060

REVISIONS

No. Date Description

ISSUE/PHASE

ISSUE: HDRR REVISIONS
ISSUE DATE: 12.15.2013
PROJECT #: 2013.03

SHEET TITLE

**COVER SHEET
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GI-001

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CONSULTANTS	
CIVIL:	EVERGREEN ENGINEERING
STRUCTURAL:	JAWAHT ENGINEERING
MECHANICAL:	PVE INC.
ELECTRICAL:	BVA CONSULTING ENGINEERS
LANDSCAPE:	LAND SOLUTIONS
INTERIOR DESIGN:	

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SHEET DATA	
DESIGNED BY:	IMDO
DRAWN BY:	STAFF
REVIEWED BY:	IMDO

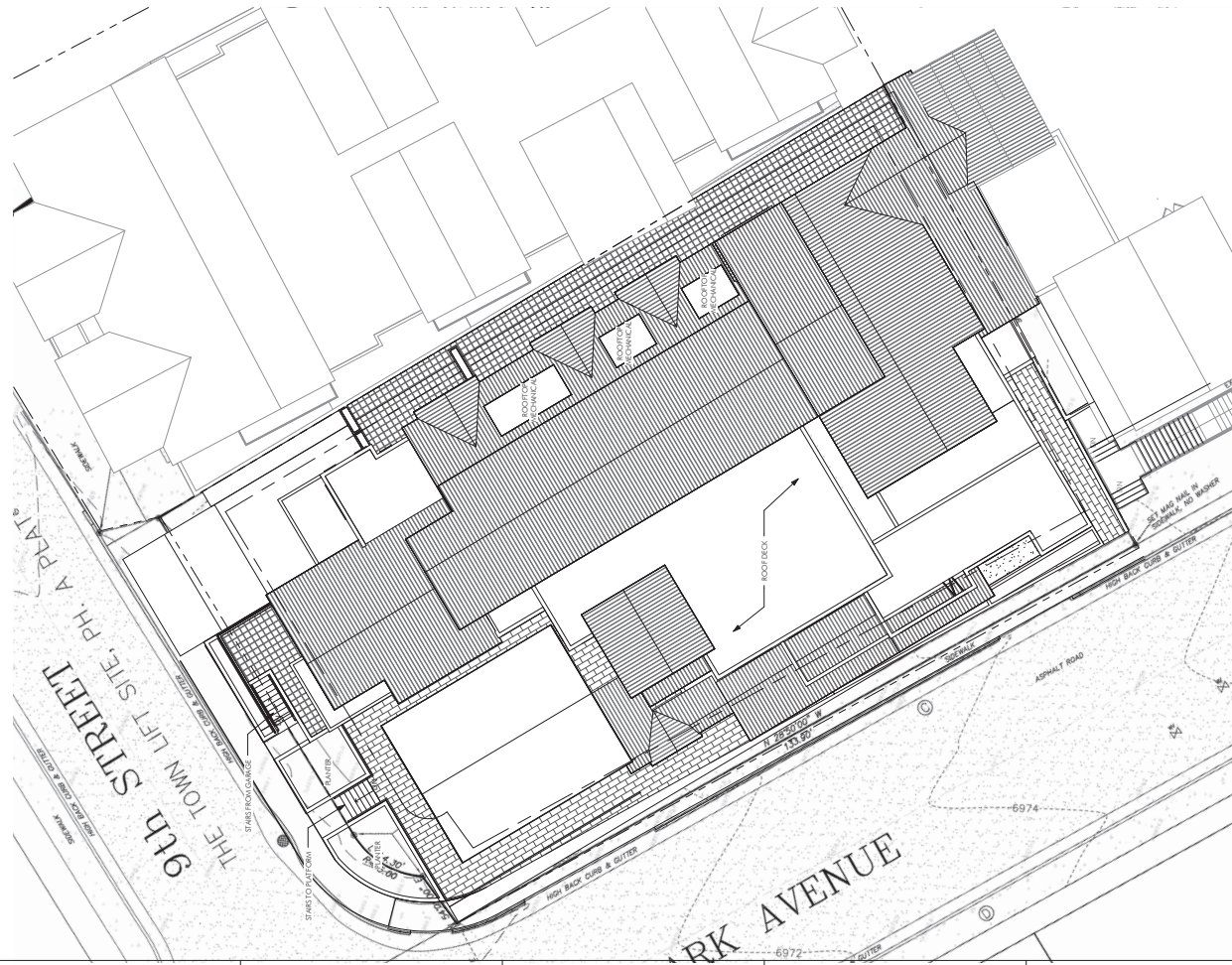
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RIO GRANDE
 MIXED USE DEVELOPMENT
 820 PARK AVENUE
 PARK CITY, UTAH 84060

REVISIONS		
No.	Date	Description

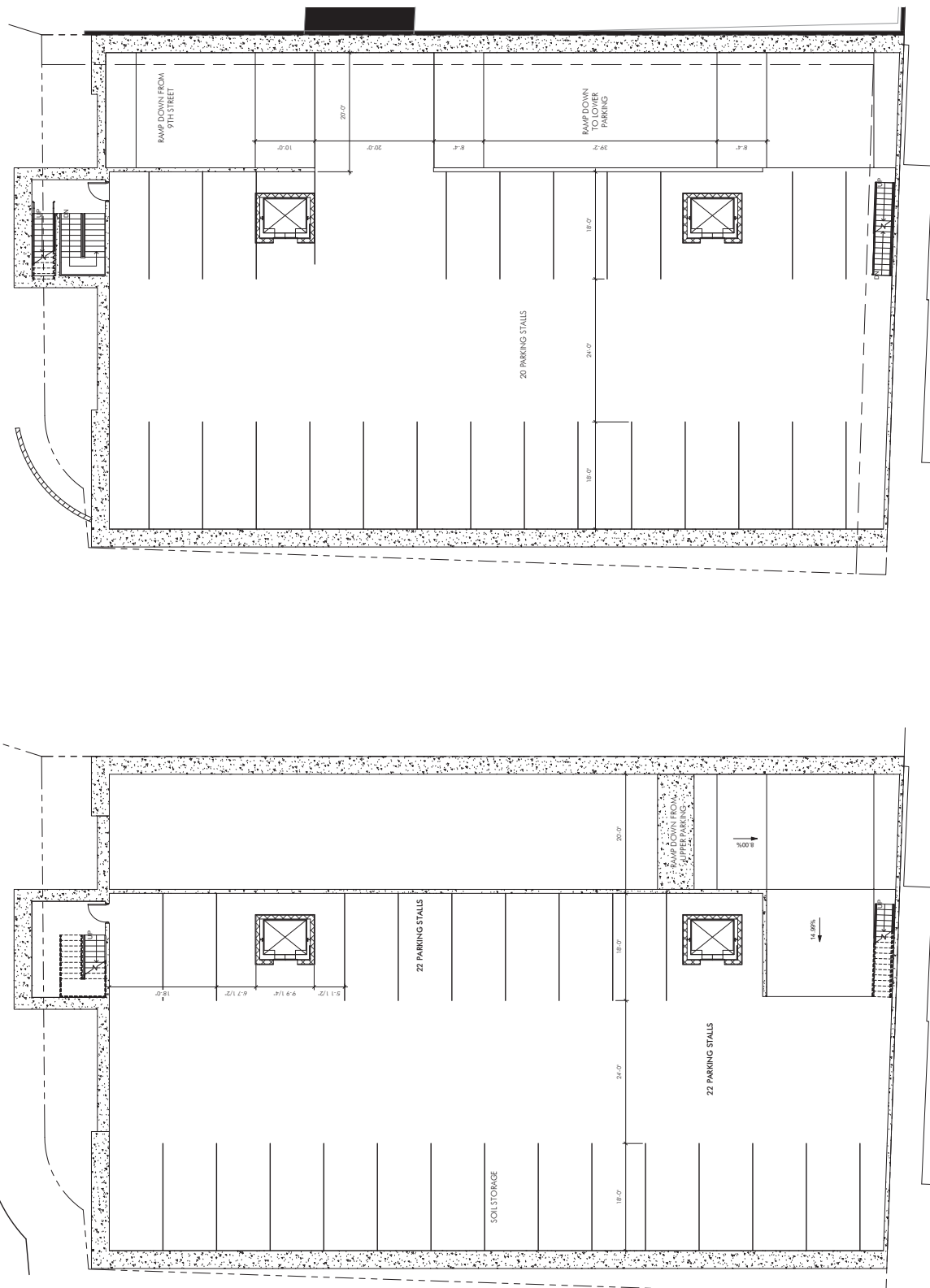
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ISSUE:	HDRR REVISIONS
ISSUE DATE:	12.15.2013
PROJECT #:	2013.03

SHEET TITLE
SITE ROOF PLAN
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CUP-01
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1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 10'-0"



ONWUEGBU Architecture
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CONSULTANTS
 CIVIL: EVERGREEN ENGINEERING
 STRUCTURAL: JAWAAT ENGINEERING
 MECHANICAL: PVE INC.
 ELECTRICAL: BVA CONSULTING ENGINEERS
 LANDSCAPE: LAND SOLUTIONS
 INTERIOR DESIGN:

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SHEET DATA
 DESIGNED BY: JMO
 DRAWN BY: JMO
 REVIEWED BY: JMO

PROJECT
RIO GRANDE
 MIXED USE DEVELOPMENT
 820 PARK AVENUE
 PARK CITY, UTAH 84060

REVISIONS
 No. Date Description

ISSUE/PHASE
 HDR: REVISIONS
 12.15.2013
 PROJECT #: 2013.03

SHEET TITLE
PARKING PLANS
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CUP-02
 SHEET OF

ONWUEGBU
Architecture
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CONSULTANTS
 CIVIL: EVERGREEN ENGINEERING
 STRUCTURAL: JAWABT ENGINEERING
 MECHANICAL: PVE INC.
 ELECTRICAL: BNA CONSULTING ENGINEERS
 LANDSCAPE: LAND SOLUTIONS
 INTERIOR DESIGN:

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CONSTRUCTION

SHEET DATA
 DESIGNED BY: MDO
 DRAWN BY: MDO
 REVIEWED BY: MDO

PROJECT
RIO GRANDE
 MIXED USE DEVELOPMENT
 820 PARK AVENUE
 PARK CITY, UTAH 84060

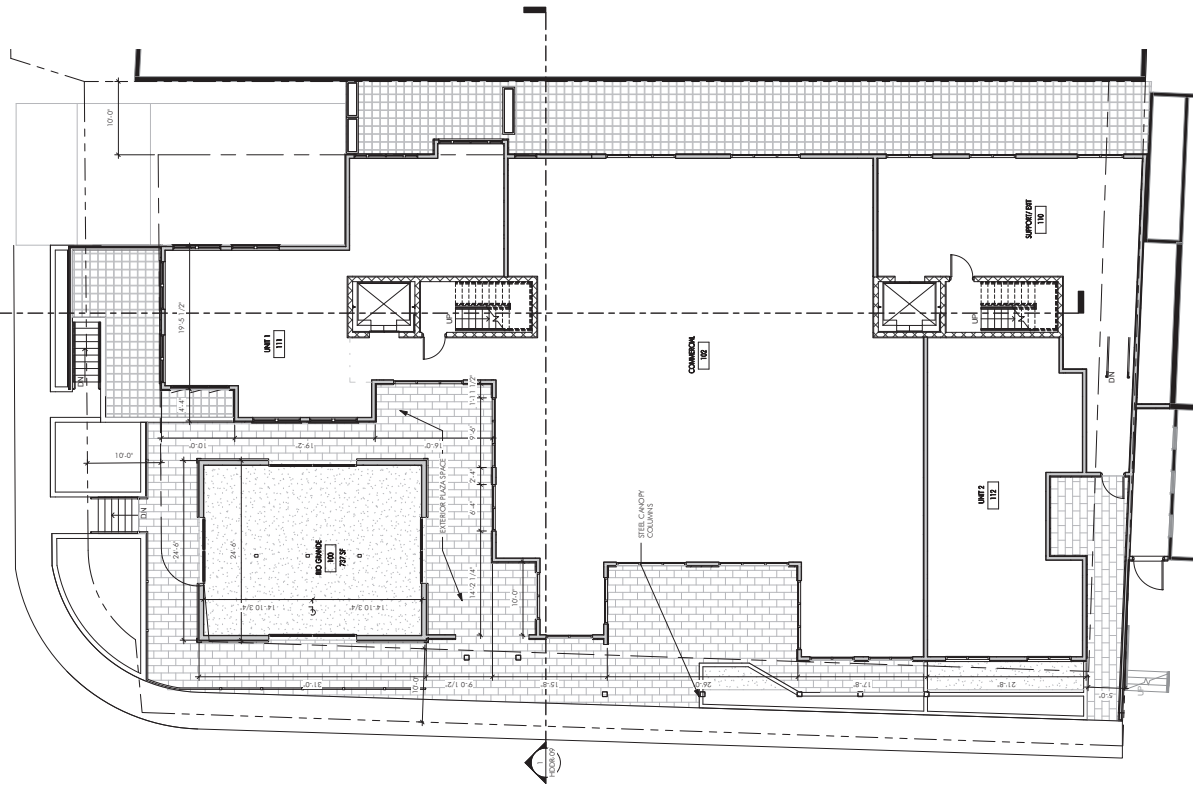
REVISIONS
 No. Date Description

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 12.15.2013
 2013.03

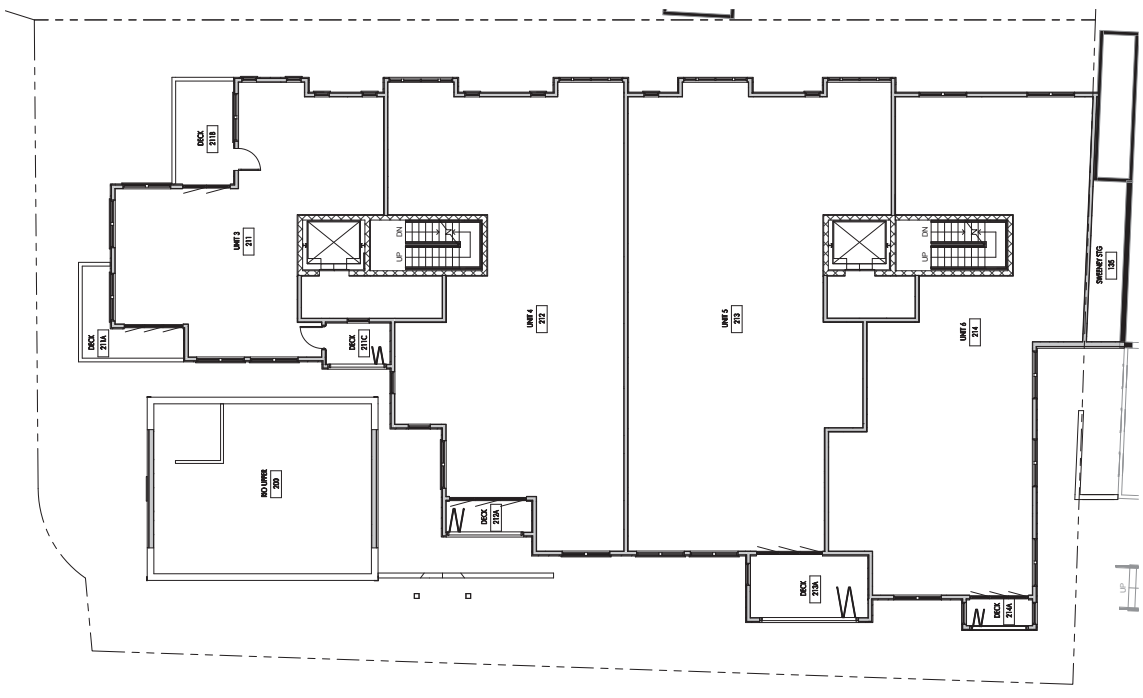
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FLOOR PLANS
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CUP-03
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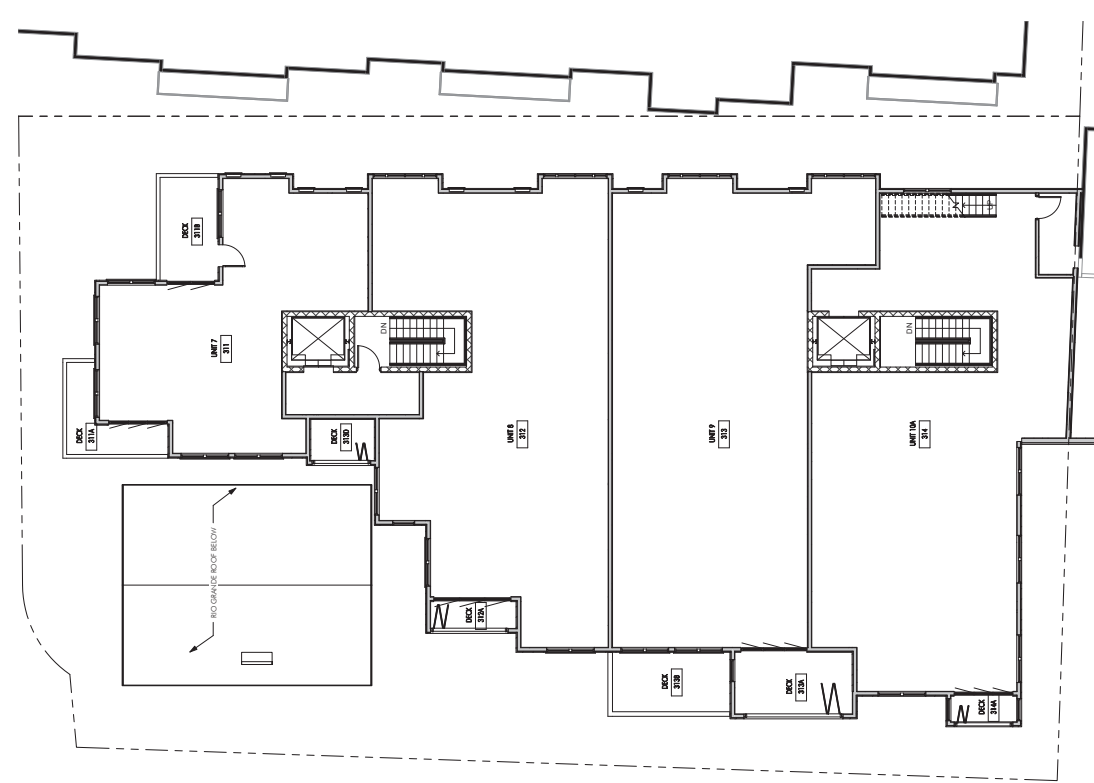
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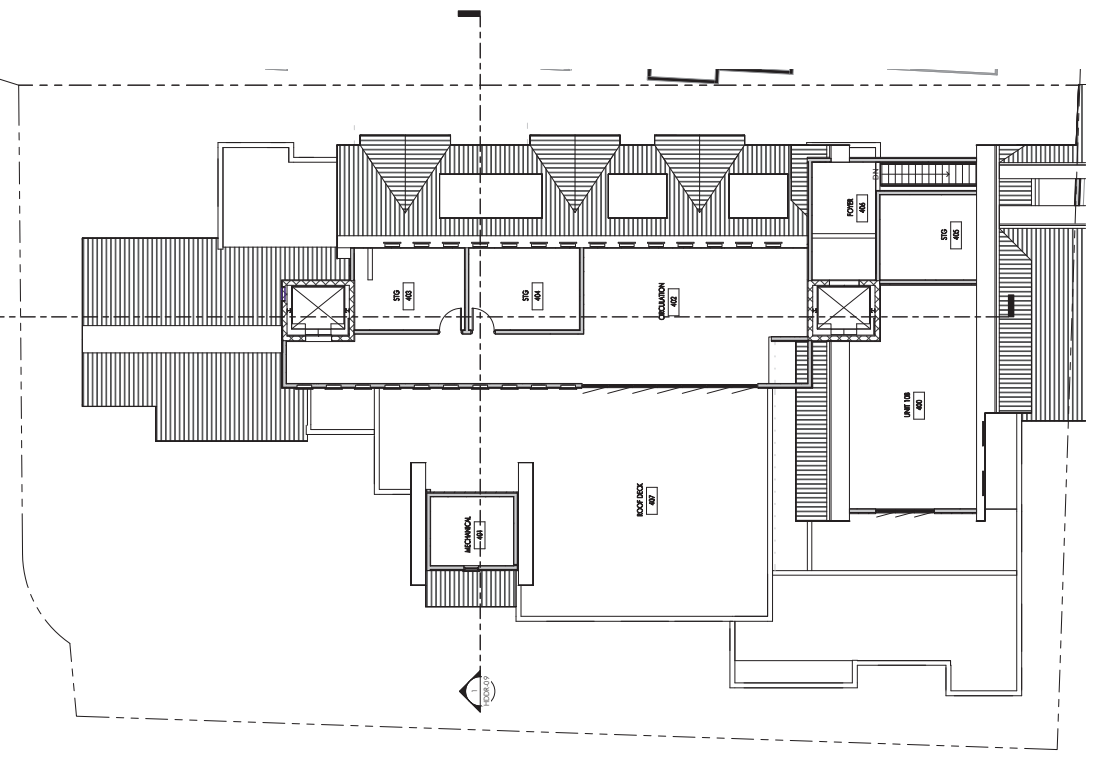
① GROUND LEVEL
 SCALE: 1/8" = 1'-0"



② SECOND LEVEL
 SCALE: 1/8" = 1'-0"



1 THIRD LEVEL
SCALE: 1/8" = 1'-0"



2 TOP OF WALL - LOFT
SCALE: 1/8" = 1'-0"

ONWUEGBU Architecture
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CONSULTANTS
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 STRUCTURAL: JAWAHT ENGINEERING
 MECHANICAL: PVE INC.
 ELECTRICAL: BNA CONSULTING ENGINEERS
 LANDSCAPE: LAND SOLUTIONS
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SHEET DATA
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 DRAWN BY: JMO
 REVIEWED BY: JMO

PROJECT
RIO GRANDE
 MIXED USE DEVELOPMENT
 820 PARK AVENUE
 PARK CITY, UTAH 84060

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FLOOR PLANS

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ELECTRICAL: BNA CONSULTING ENGINEERS
LANDSCAPE: LAND SOLUTIONS
INTERIOR DESIGN:

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SHEET DATA
DESIGNED BY: IMDO
DRAWN BY: STAFF
REVIEWED BY: IMDO

PROJECT

RIO GRANDE

MIXED USE DEVELOPMENT
 820 PARK AVENUE
 PARK CITY, UTAH 84060

REVISIONS
No. Date Description

ISSUE/PHASE
ISSUE: HDR REVISIONS
ISSUE DATE: 12.15.2013
PROJECT #: 2013.03

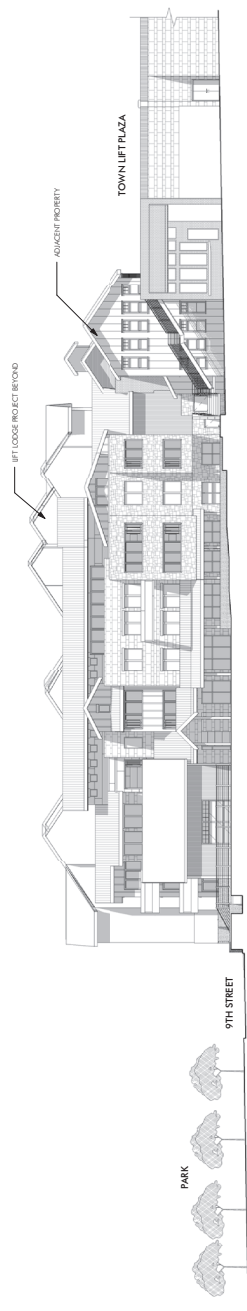
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BUILDING ELEVATIONS

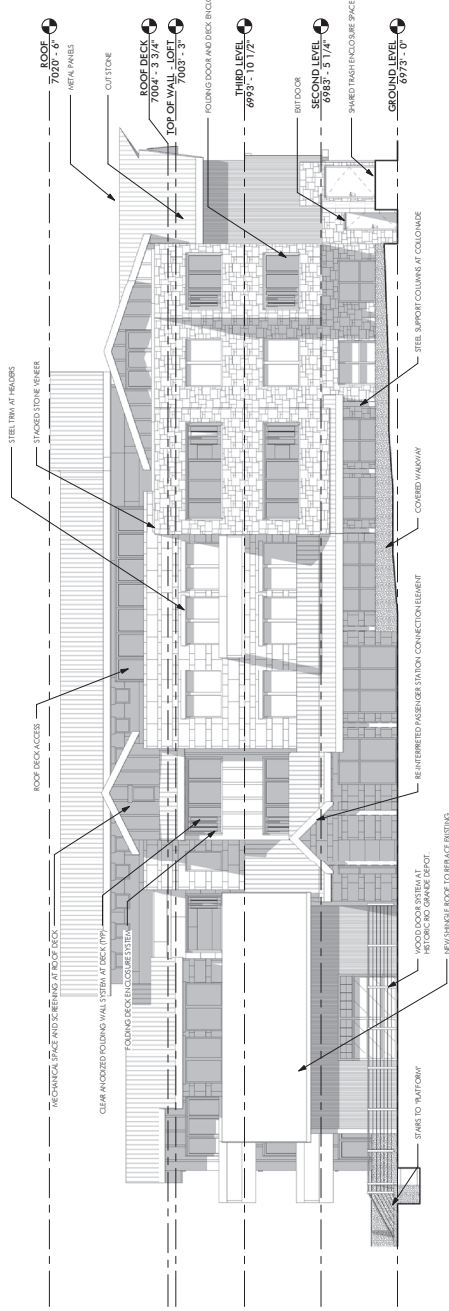
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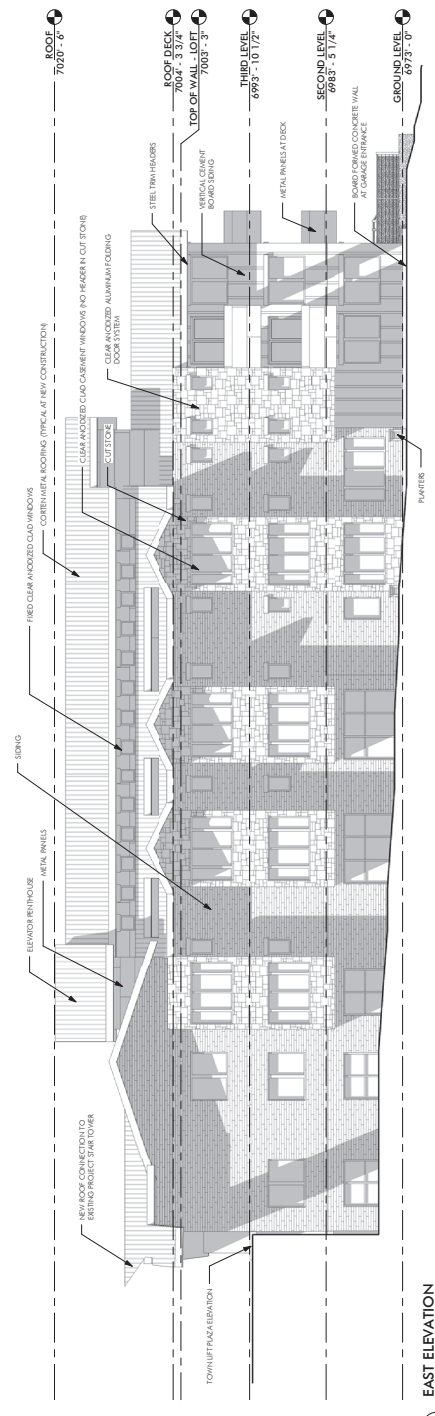
SHEET OF



3 STREETScape ELEVATION
SCALE: 1/16" = 1'-0"



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



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

CONSULTANTS	
CIVIL:	EVENGREEN ENGINEERING
STRUCTURAL:	JAWAHT ENGINEERING
MECHANICAL:	PVE INC.
ELECTRICAL:	BNA CONSULTING ENGINEERS
LANDSCAPE:	LAND SOLUTIONS
INTERIOR DESIGN:	

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DRAWN BY:	STAFF
REVIEWED BY:	IMDO

PROJECT
RIO GRANDE

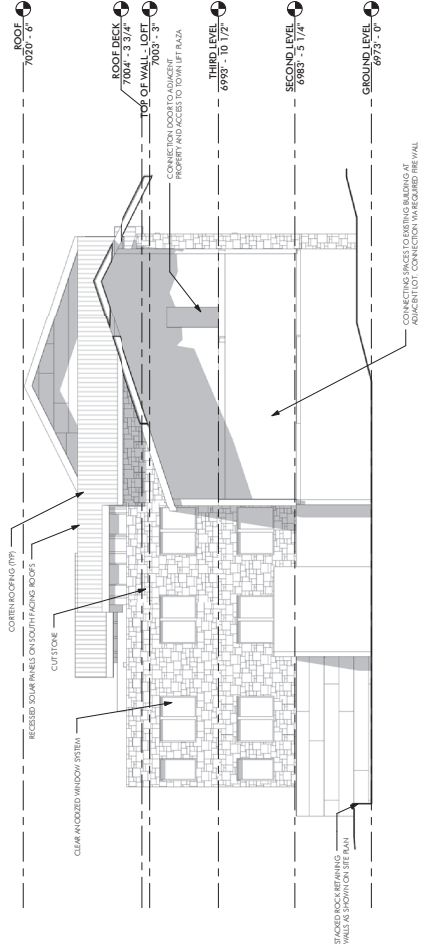
MIXED USE DEVELOPMENT
820 PARK AVENUE
PARK CITY, UTAH 84060

REVISIONS		
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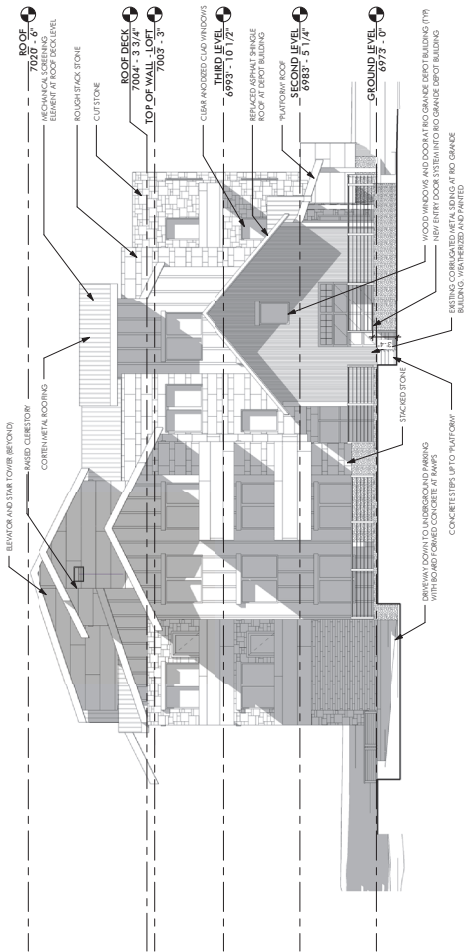
ISSUE/PHASE	
ISSUE:	HDR REVISIONS
ISSUE DATE:	12.15.2013
PROJECT #:	2013.03

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BUILDING ELEVATIONS
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CUP-06
SHEET OF



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

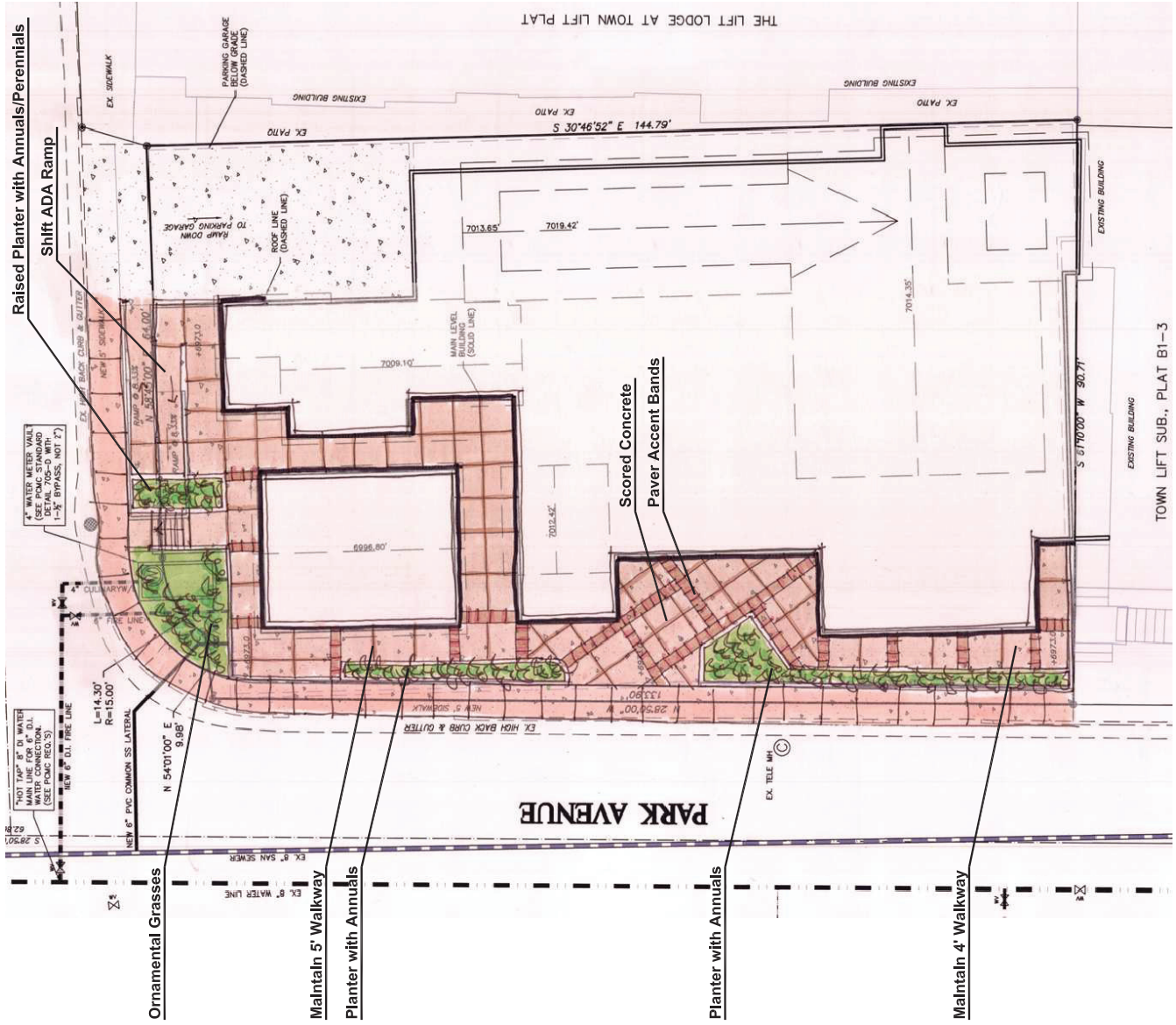


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Rio Grande Development Landscape Concept Plan

August 09, 2013

Planters to be integrated with Site Walls along Park Avenue.
Ornamental Grasses to cover area at intersection of Park Avenue and 9th Street. If Water Vault cannot be planted, then vault to be covered with decorative cobble.
Planters to have a mix of perennials and annuals
Planters and ornamental grasses area to have drip irrigation system.



Post Office Box 683175
1685 Bonanza Drive Suite 206
Park City, UT 84068
435.901.3716 f:435.645.0621
peteg@landsolutionspc.biz



LAND MANAGEMENT CODE ANALYSIS

APPLICABLE ZONES:
 MULTIFAMILY RESIDENTIAL CONDITIONAL USE
 COMMERCIAL RETAIL AND SERVICE MARKET CONDITIONAL USE
 RESTAURANT AND CAFE CONDITIONAL USE
 RESTAURANT AND CAFE OUTDOOR DINING CONDITIONAL USE

REQUIRED SETBACKS:
 FRONT YARD: 10'
 REAR YARD: 10'
 SIDE YARD: 5'
 CORNER YARD: 10'

ROOF AREA AND ZENITH ANGLE RESTRICTIONS:
 BUILDING HEIGHT: 35'
 MECHANICAL DECK: 37'
 PLANNING DECK: 37'
 PLANNING DECK: 37'

PROJECT AREA SUMMARY:
 OPEN SPACE INCLUDING DRIVEWAY: 4,443 36.27%
 OPEN SPACE WITHOUT DRIVEWAY: 3,540 28.26%
 BUILDING AREA (RESIDENTIAL): 5,556 44.67%
 COMMERCIAL: 20,676 166.41%
 TOTAL: 26,232 211.08%
 TOTAL BUILDING AREA: 26,230



SITE AERIAL IMAGE - PANORAMA KEY



CONSULTANTS

CIVIL	WEBER ENGINEERING
STRUCTURAL	JARVIS ENGINEERING
MECHANICAL	PK INC.
ELECTRICAL	PK CONSULTING ENGINEERS
LANDSCAPE	
INTERIOR DESIGN	

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SHEET DATA

DESIGNED BY:	USO
DRAWN BY:	STAFF
REVIEWED BY:	USO

PROJECT

**RIO GRANDE
 DEVELOPMENT**

820 PARK AVENUE
 PARK CITY, UTAH 84660

REVISIONS

No.	Date	Description
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ISSUE/PHASE

ISSUE:	ISSUE PARTICIPATION
ISSUE DATE:	06.13.2013
PROJECT #:	2013.02

SHEET-TITLE

PEACE PANORAMAS

JUNE 19, 2013

READY FOR CONSTRUCTION

HDDR-01

PLANNING

SHEET OF