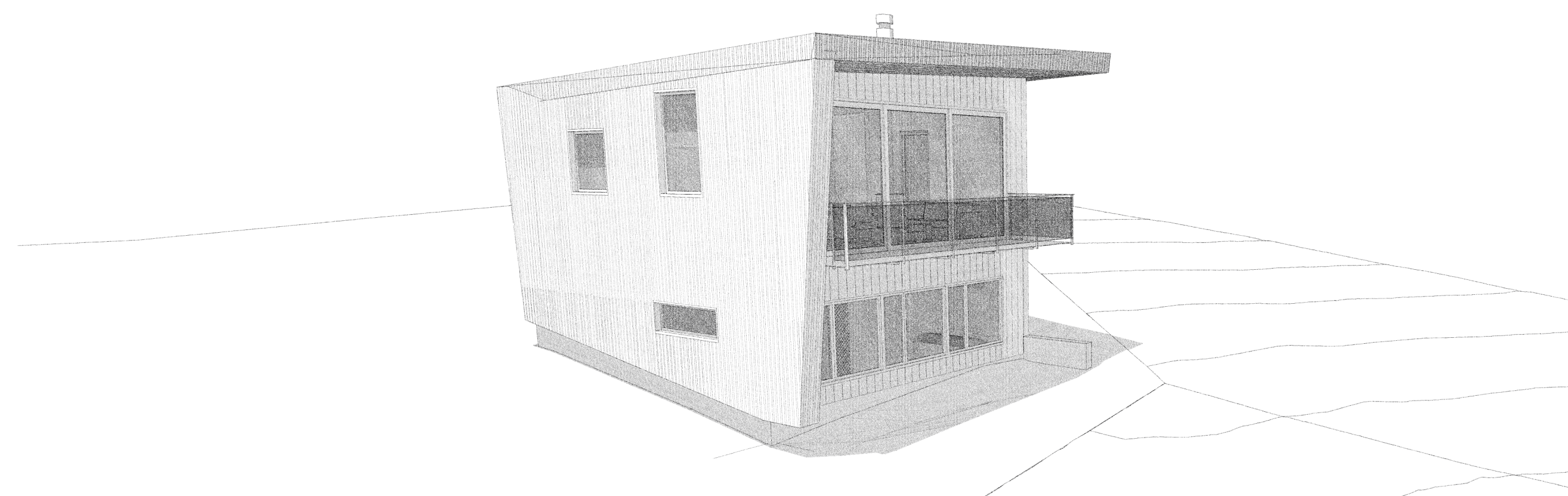


# SUMMIT VILLAGE NEST EAST

## FELDSPAR\_UNIT #18



**PLAN REVIEW ACCEPTANCE**  
 FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.  
 BUILDING  STRUCTURAL  
 MECHANICAL  PLUMBING  
 ELECTRICAL  ENERGY  
 ACCESSIBILITY  FIRE  
 PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.  
 BY: MEM DATE: 07/19/18  
 WEST COAST CODE CONSULTANTS, INC.

**VILLAGE NEST EAST**  
 5790 N. DAYBREAK RIDGE EDEN, UTAH 84310

### TYPICAL GRAPHIC SYMBOLS INDEX

	EXISTING WALLS		DOOR SYMBOL
	NEW WALLS		WINDOW SYMBOL
	SECTION / WALL SECTION CUT		REVISION DELTA
	DETAIL CUT		KEY NOTES
	INTERIOR ELEVATION		GRID LINE
	ELEVATION BULLET		
	WALL TYPE		
	DRAWING TYPE		
	SHEET #		



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 Brian Ong bjo888@gmail.com

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**ENERGY EFFICIENCY CONSULTANTS**  
 BEYOND EFFICIENCY  
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### DRAWING SHEET INDEX

**ARCHITECTURAL DRAWINGS:**

- A-0.00 TITLE SHEET / GENERAL INFO
- A-0.01 SITE PLAN, SITE SECTIONS
- A-1.00 FLOOR PLANS
- A-1.01 REFLECTED CEILING
- A-2.00 BUILDING ELEVATIONS
- A-3.00 BUILDING SECTIONS
- A-3.01 WALL SECTIONS
- A-5.00 WALL TYPE DETAILS AND ROOF / FLOOR ASSEMBLIES
- A-6.00 WINDOW, DOOR AND HARDWARE SCHEDULES

**CIVIL DRAWINGS:**

- C101 - GENERAL NOTES AND LEGEND
- C201 - SITE AND UTILITY PLAN
- C301 - GRADING PLAN
- C401 - EROSION CONTROL PLAN
- C501 - DETAILS

**STRUCTURAL DRAWINGS:**

- SN.1 - STRUCTURAL GENERAL NOTES
- SN.2 - STRUCTURAL INSPECTIONS
- S.1 - FELDSPAR LVN FOUNDATION PLAN
- S.2 - FELDSPAR LVN FRAMING PLANS
- RW.1 - RETAINING WALL FOUNDATION DETAILS
- RW.2 - RETAINING WALL FOUNDATION DETAILS
- SD.1 - STRUCTURAL DETAILS
- SD.2 - STRUCTURAL DETAILS
- SD.3 - STRUCTURAL DETAILS
- SD.4 - STRUCTURAL DETAILS

**MECHANICAL DRAWINGS:**

- M0.1 COVER SHEET
- M1.0 FIRST AND SECOND FLOOR MECHANICAL PLAN
- M2.0 FIRST AND SECOND FLOOR HYDRONIC PLAN
- M3.0 PIPING SCHEMATICS
- M3.1 MECHANICAL EQUIPMENT SCHEDULES
- M3.2 MECHANICAL AND PLUMBING SPECIFICATIONS

ARCHITECT:

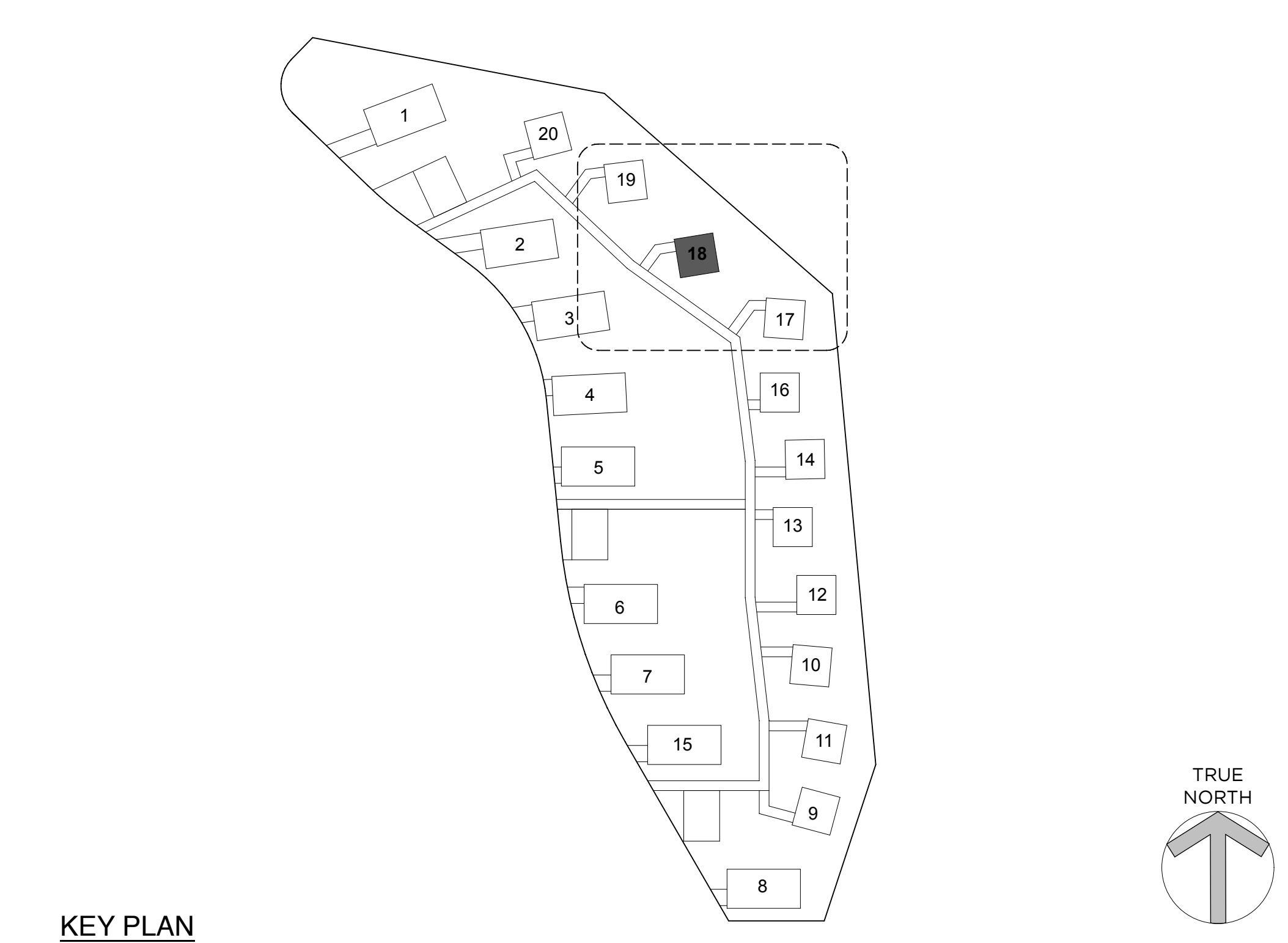
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### TYPICAL NOTES INDEX

ADJ	ADJACENT	F.F.	FINISH FACE	PL	PLATE
ABV	ABOVE	FFL	FINISHED FLOOR	PL	PROPERTY LINE
AFF	ABOVE FINISH FLOOR	FLR	FLOOR	PLAS	PLASTER
ALUM	ALUMINUM	FLR	FLOOR	PLAM	PLASTIC LAMINATE
ANOD	ANODISED	FLOUR	FLUORESCENT	PLY	PLYWOOD
ATT	ATTENUATION	FIN	FINISH	PT	PRESSURE TREATED
AVG	AVERAGE	FOC	FOCE OF CONCRETE	PTD	PAINTED
@	AT	FOS	FACE OF STUD		
		FOW	FACE OF WALL		
		FURR	FURRING		
BETW	BETWEEN	GA	GUAGE	RAD	RADIUS
BLKG	BLOCKING	RE	REFER TO	RE	RESISTANT
BM	BEAM	RESIL	RESILIENT	REQD	REQUIRED
BSMT	BASEMENT	RM	ROUGH OPENING	R.O.	ROUGH OPENING
		GALV	GALVANIZED	S.C.	SCHEDULE
		GLAZ	GLAZING	SCHED	SCHEDULE
		GI	GALVANIZED IRON	SECT	SECTION
		GYP BD	GYP SUM BOARD	SHT	SHEET
				SIM	SIMILAR
				S. STL	STAINLESS STEEL
				STRUCT	STRUCTURE
				SUSP	SUSPENDED
				T.B.C.	TO BE CONFIRMED
				T.B.D.	TO BE DETERMINED
				THK	THICK
				THRU	THROUGH
				T.O.	TOP OF
				TYP	TYPICAL
				U.O.N.	UNLESS OTHERWISE NOTIFIED
				VEN	VENEER
				VER	VERIFY
				W/	WITH
				WD	WOOD
				WP	WATERPROOF
				W.R.	WATER RESISTANT
				X	DRAWING # TO FOLLOW
				A-XX	SHEET # TO FOLLOW

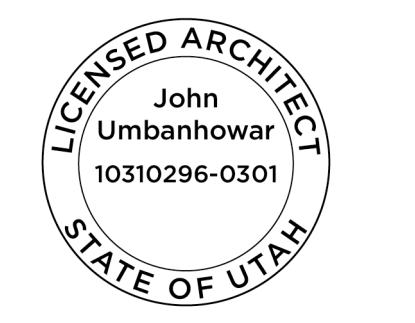


### PROJECT DATA

ZONING: DRR1  
 SUBDIV: VILLAGE NEST EAST AT POWDER MOUNTAIN PRUD  
 LOCATION: SEC 08 T7N R2E WEBER COUNTY, UT  
 NEST / UNIT: 18  
 PARCEL / LOT AREA: 900 SQ FT  
 CONST. TYPE: TYPE V-B  
 OCCUPANCY: R3 - RESIDENTIAL GROUP  
 PARKING: (1) DETACHED COVERED PARKING SPACE. ACCESS BY STAIRS / PATHS  
 FIRE RATING: (1) HR FIRE RATED WALLS & ROOF PROVIDED & REQUIRED  
 FIRE SPRINKLERS: 35'  
 BLDG HEIGHT: (2) STORIES  
 NUMBER OF STORIES: (2) STORIES  
 FRONT SETBACK: N/A  
 SIDE YARD SETBACK: N/A  
 BLDG. CODE: 2015 IBC International Building Code, with Appendix "J"  
 2015 IFC International Fire Code  
 2015 IRC International Residential Code (Parts I-IV and IX)  
 2015 IPC International Plumbing Code  
 2015 IMC International Mechanical Code  
 2015 NEC National Electrical Code  
 2015 IFGC International Fuel Gas Code  
 2015 IECC International Energy Conservation Code: Residential  
 2015 IECC International Energy Conservation Code: Commercial  
 2009 ANSI ICC/American National Standard A117.1 + FHA + ADAAG

**NEST / UNIT ANSI CALC'S:**

FIRST FLOOR	576 SQ FT
SECOND FLOOR	540 SQ FT
BALCONY	114 SQ FT



DATE / ISSUE:

- 08.24.17 ARC SUBMITTAL / APPROVAL
- 08.25.17 WEBER COUNTY PLAN CHECK SUB.
- 10.30.17 90% CON. DOCS.

scale: print date: 7/12/18  
 project: 14\_170  
 drawing:

TITLE SHEET / GENERAL INFO

sheet:

# A-0.00



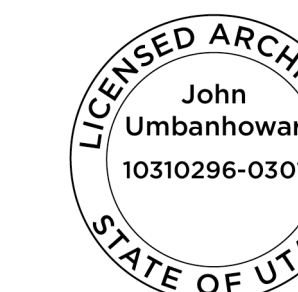
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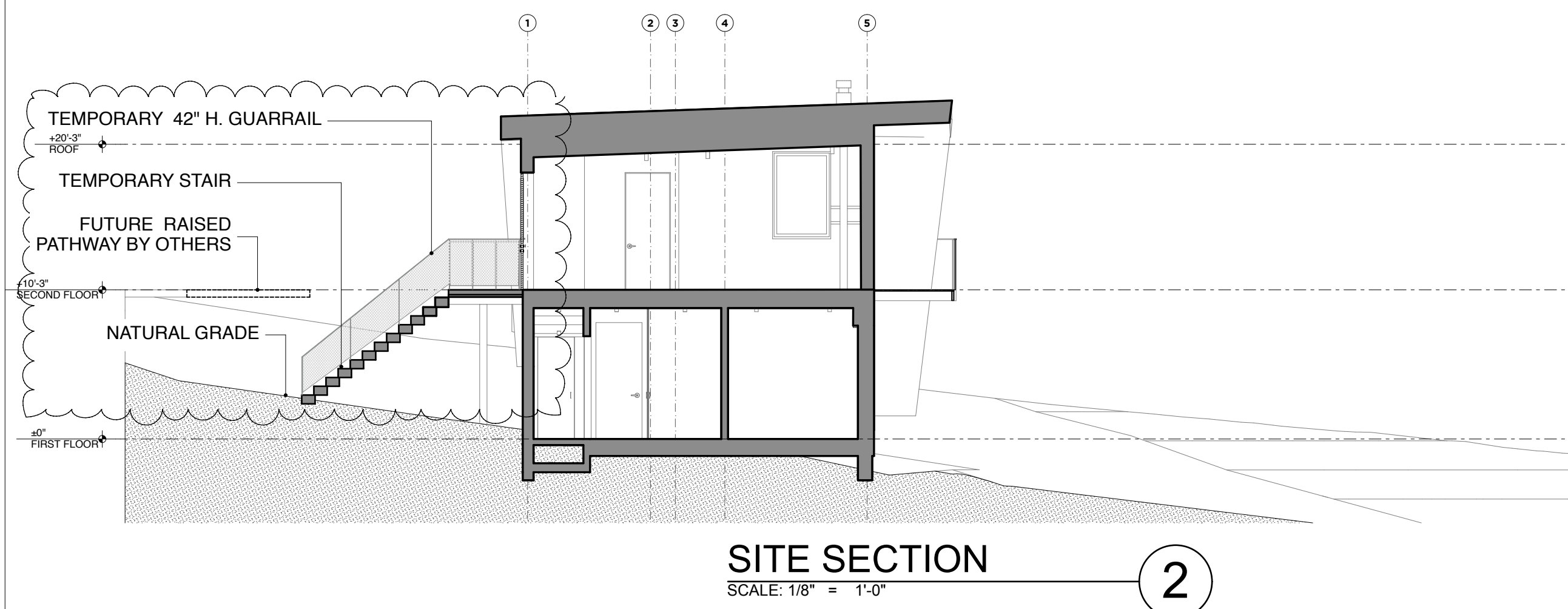
SITE PLAN, SITE  
SECTIONS &  
DETAILS

sheet:

**A-0.01**

**GENERAL SITE NOTES:**

1. SECOND FF= 10'-3" = 8619.50'  
FIRST FF = 0'-0" = 8609.25'
2. SEE CIVIL ENGINEERING DRAWINGS FOR INFORMATION RELATING BUT NOT LIMITED TO:
  - SITE LOCATION.
  - SITE BOUNDARIES.
  - RIGHTS-OF-WAY, EASEMENTS.
  - GEODETIC ELEVATIONS, SITE GRADING, EARTHWORK - ALL UNDERGROUND AND ABOVEGROUND SERVICES INCLUDING FIRE HYDRANTS, MAINTENANCE ACCESS COVERS, TRANSFORMERS, AIR CONDENSERS.
  - PAVED AREAS SUCH AS DRIVEWAYS, CURBS, AND CURB CUTOUTS.
3. SEE RCP DRAWING FOR EXTERIOR LIGHTING.
4. RESTORE NATIVE LANDSCAPE / PLANTINGS WITHIN LIMITED COMMON AREA
5. -
6. -

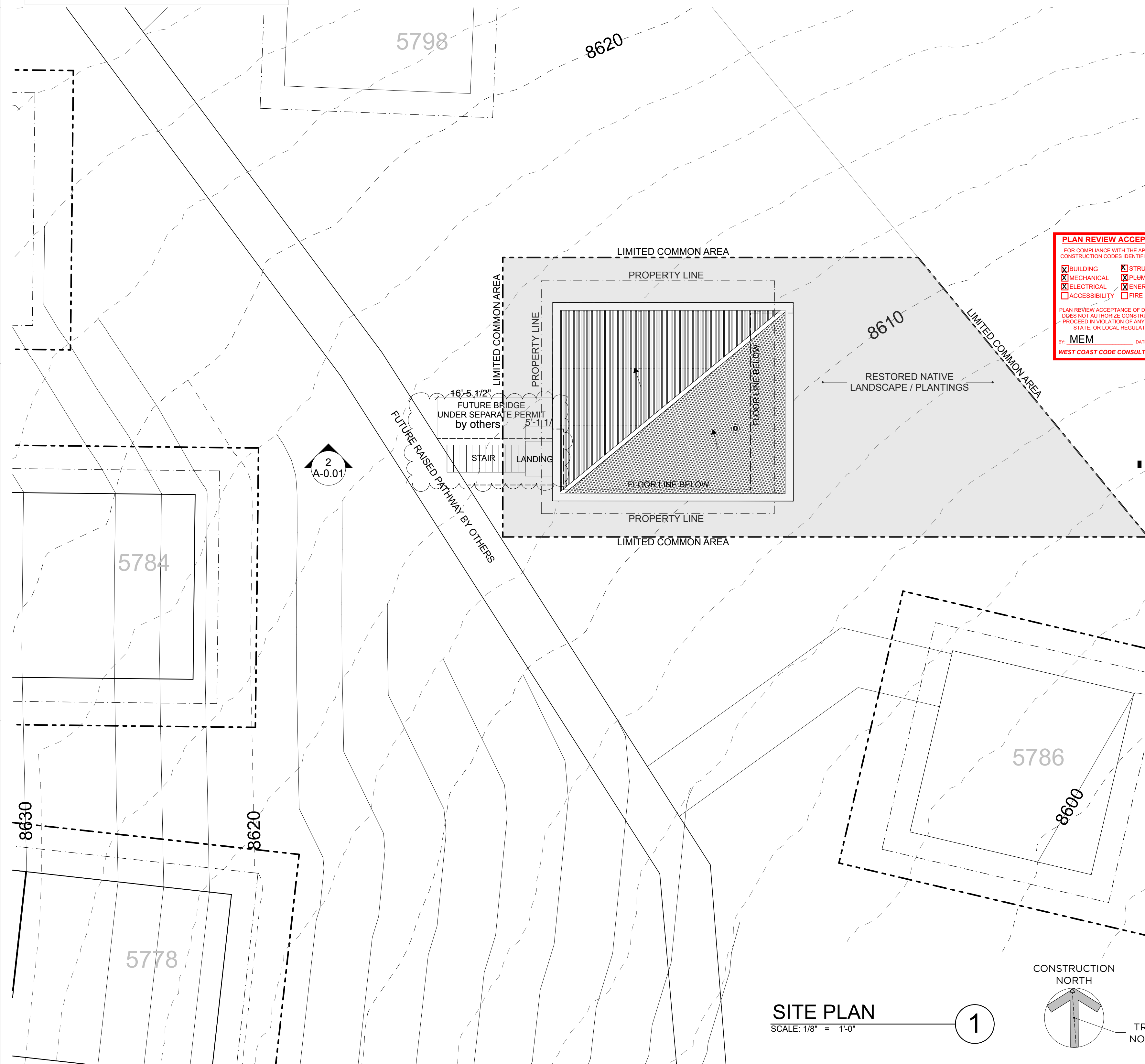


**SITE SECTION**

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

2

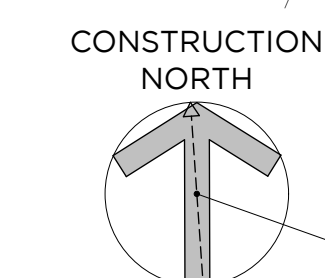
IN PROGRESS



**SITE PLAN**

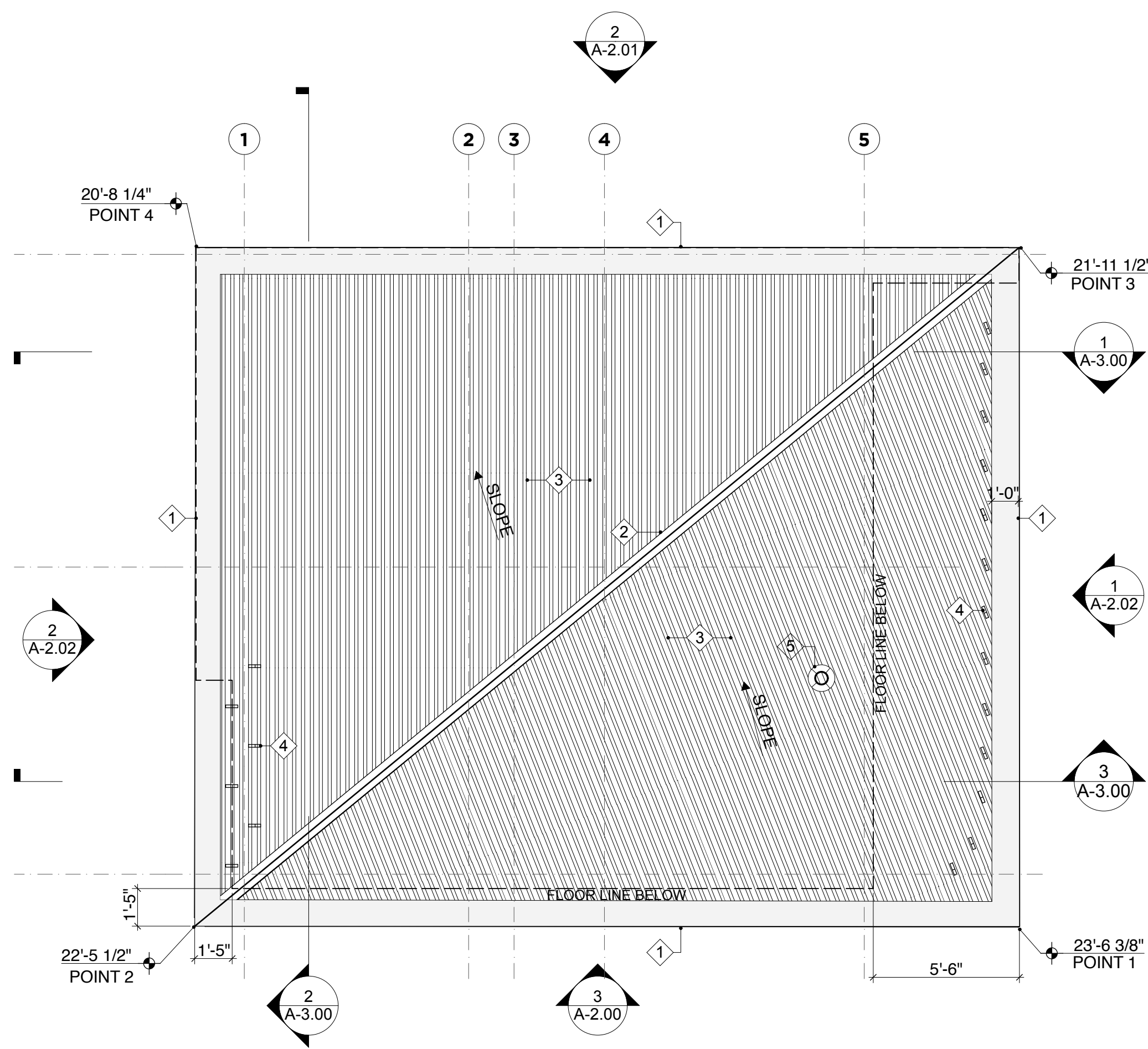
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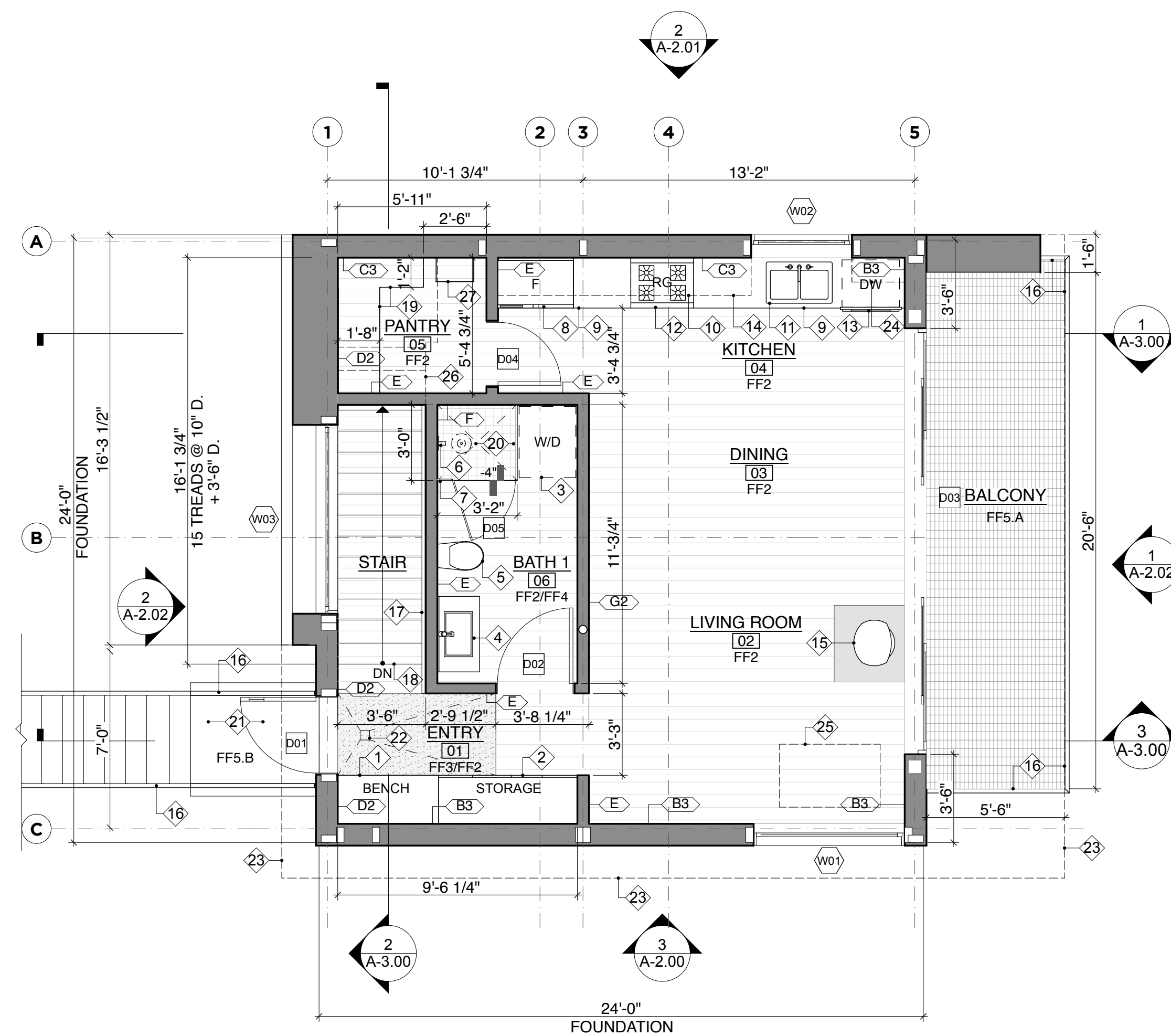


TRUE NORTH





**ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**2ND FLR KEYNOTES:**

- 1 BUILT-IN BENCH
- 2 BUILT-IN FULL HT. CLOSET W/ WOOD LOG STORAGE
- 3 STACKABLE WASHER & DRYER
- 4 BUILT-IN CABINET W/ SINK
- 5 WALL MOUNTED TOILET
- 6 SHOWER VALVES
- 7 TEMP. GLASS FRAMELESS SHOWER ENCLOSURE
- 8 FRIDGE
- 9 KITCHEN COUNTER W/ CABINETS BELOW
- 10 HOOD (100cfm) & VENT ABOVE
- 11 SINK BASIN W/ GARBAGE DISPOSAL, & WATER FILTER SPIGOT
- 12 GAS RANGE W/ CONVECTION OVEN
- 13 DISHWASHER
- 14 UPPER CABINETS
- 15 FIREPLACE, CONFIRM DISTANCE FROM DR
- 16 42" H. GUARDRAIL, SEE 4/A-3.00
- 17 36" H. HANDRAIL, SEE 8/A-3.00
- 18 STAIR, SEE 2/A-3.00
- 19 (5) OPEN LAMINATE SHELVING
- 20 4" RECESSED SHOWER PAN W/ DRAIN
- 21 PLYWOOD LANDING, SEE SITE PLAN FOR INFO
- 22 SLOPED FLOOR TO DRAIN BELOW FF
- 23 ROOF LINE ABV
- 24 FLOATING S.S SHELF
- 25 OFURO TUB
- 26 STAIR @ FIRST FLOOR
- 27 BOILER

**GENERAL PLAN NOTES:**

1. SECOND FF= 10'-3" = 8619.50'  
FIRST FF = 0'-0" = 8609.25'
2. ALL WALL DIMENSIONS ARE TO FINISHED MATERIALS. DIMENSIONS ARE FOR REFERENCE ONLY. G.C. TO CONFIRM ALL DIMENSIONS. G.C. TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES.
3. COORDINATE EXTERIOR ELEMENTS WITH CIVIL DRAWINGS.
4. SEE A-5.00 FOR WALL TYPES
5. SEE A-6.00 FOR WINDOW, DOOR & HARDWARE SCHEDULE
6. -
7. -
8. AN APPROVED SEISMIC GAS SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE GAS FUEL PIPING.
9. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.
10. PROVIDE PRESSURE BALANCING VALVES AT SHOWERS.
11. FOR ALL WALLS ADJACENT TO A SHOWER AND/OR SINK PROVIDE MOISTURE RESISTANT GYPSUM BOARD.
12. -
13. -

**ROOF KEYNOTES:**

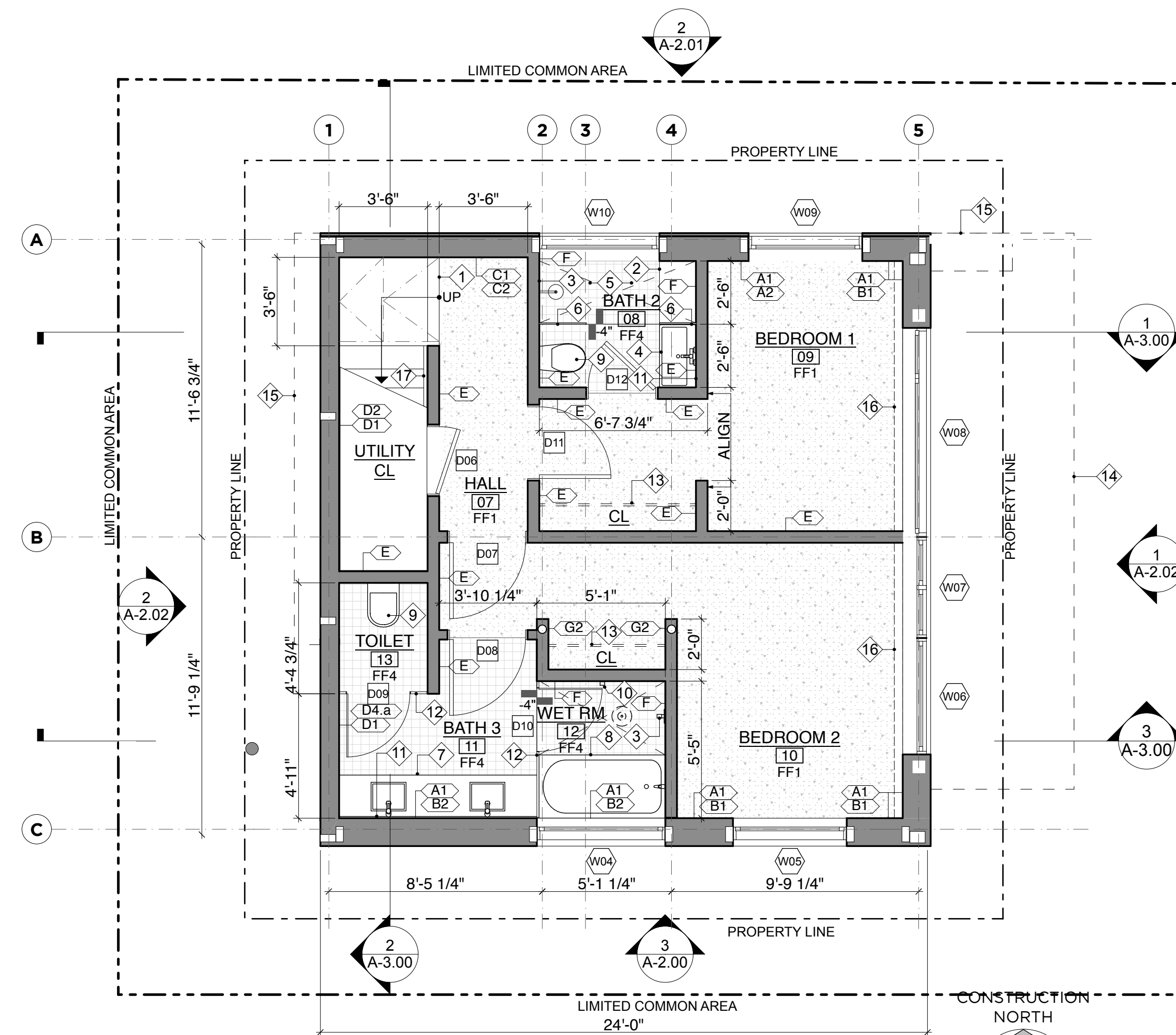
- 1 TYP. ROOF EDGE FLASHING
- 2 RIDGE FLASHING
- 3 METAL PANEL CORRUGATION COORD. W/ ROOF SLOPE.
- 4 TYP. SNOW BRACKET. LOCATION PER SPECIFICATIONS
- 5 STAINLESS STEEL CHIMNEY PER SPECS

**ROOF LEGEND:**

LEGEND	KEY	MATERIAL
	WF4.C	CORRUGATED METAL CLASS "A" ROOF ASSEMBLY

**1ST FLR KEYNOTES:**

- 1 STEP AND 12" DEEP STORAGE VAULT
- 2 TILED 18" H. SHOWER BENCH
- 3 SHOWER VALVES
- 4 SINK & FAUCET
- 5 4" RECESSED SHOWER PAN W/ DRAIN
- 6 TEMP. FIXED GLASS PANEL
- 7 BUILT-IN CABINET W/ DOUBLE SINK
- 8 SEMI RECESSED TUB
- 9 WALL MOUNTED TOILET
- 10 STEAM JET
- 11 MIRROR
- 12 TEMP. GLASS FRAMELESS ENCLOSURE
- 13 CLOSET ROD & SHELF ABV
- 14 BALCONY ABV
- 15 METAL PANEL WALL ABV
- 16 MECO SHADE SOFFIT ABV
- 17 36" H. HANDRAIL, SEE 8/A-3.00



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input checked="" type="checkbox"/> ACCESSIBILITY	<input checked="" type="checkbox"/> FIRE

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BY: MEM DATE: 07/19/18  
WEST COAST CODE CONSULTANTS, INC.

**FLOOR LEGEND:**

LEGEND	KEY	MATERIAL
	FF1	CONCRETE
	FF2	WOOD
	FF3	RUBBER MAT
	FF4	TILE
	FF5	METAL GRATE

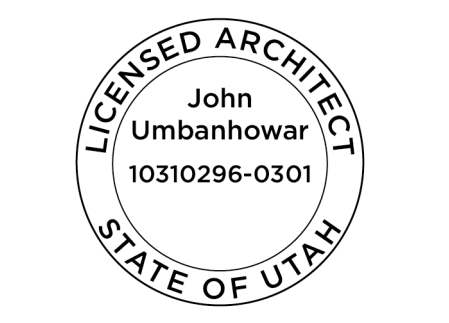
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ARCHITECT:  
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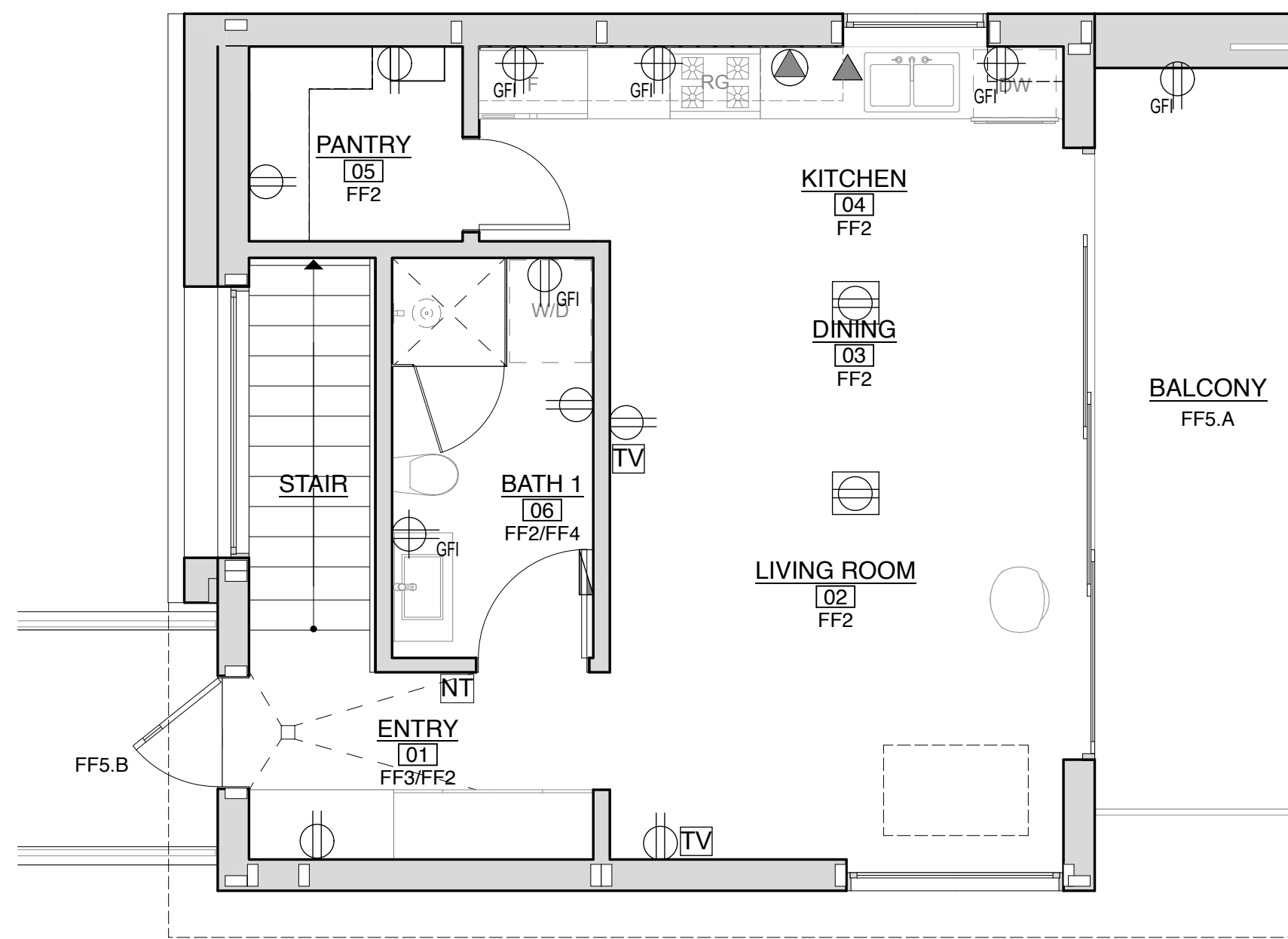
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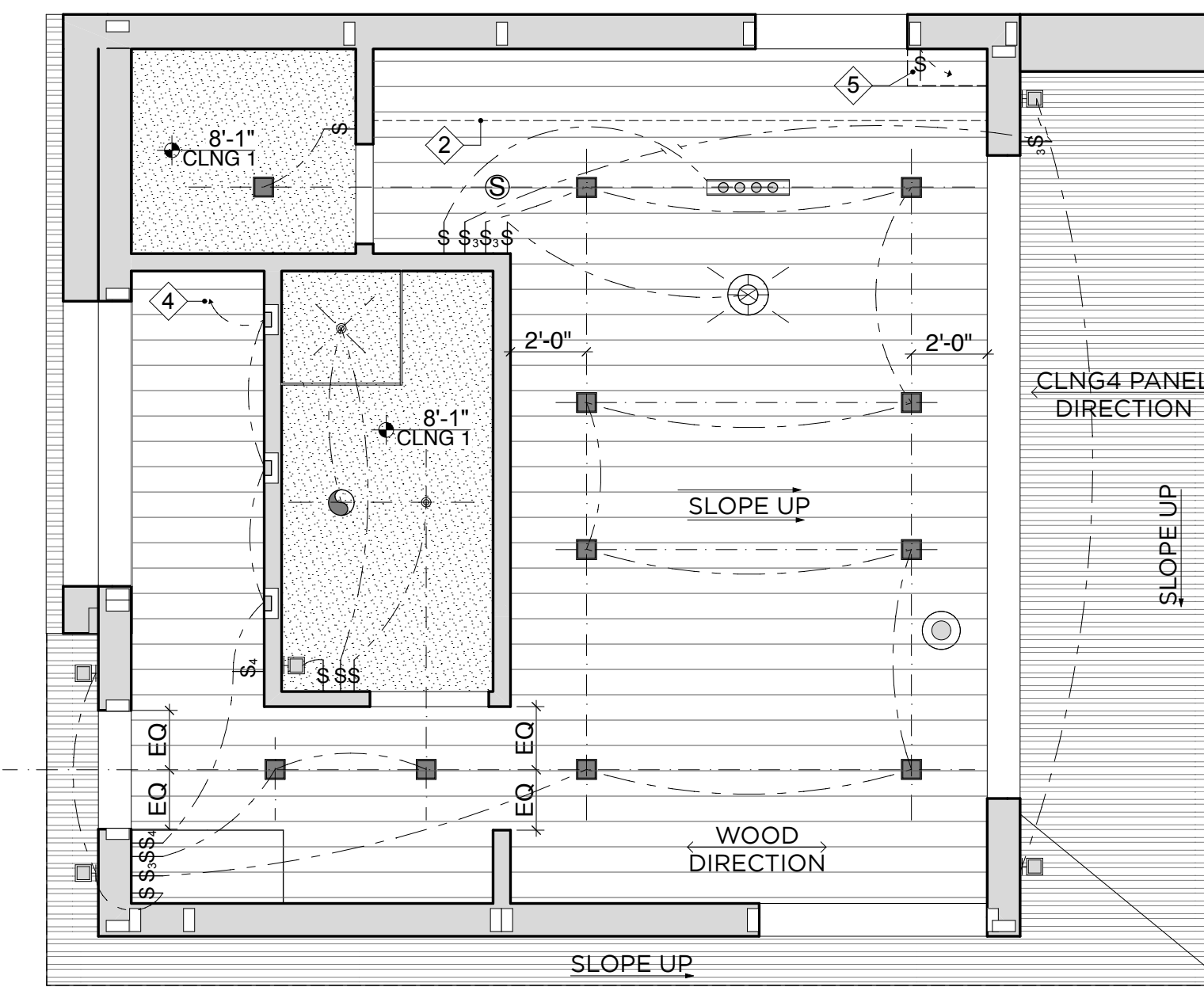
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sheet:

**A-1.00**

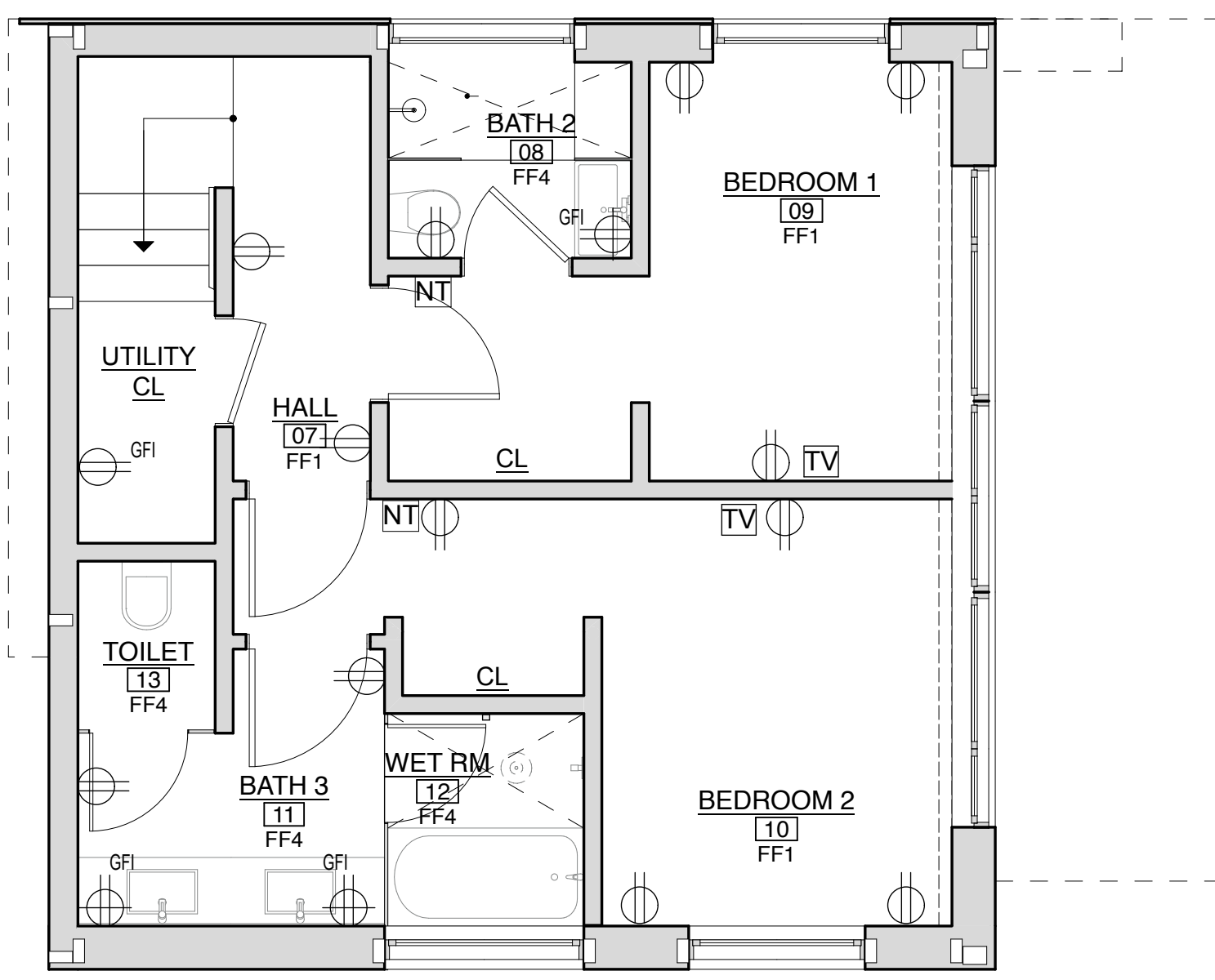




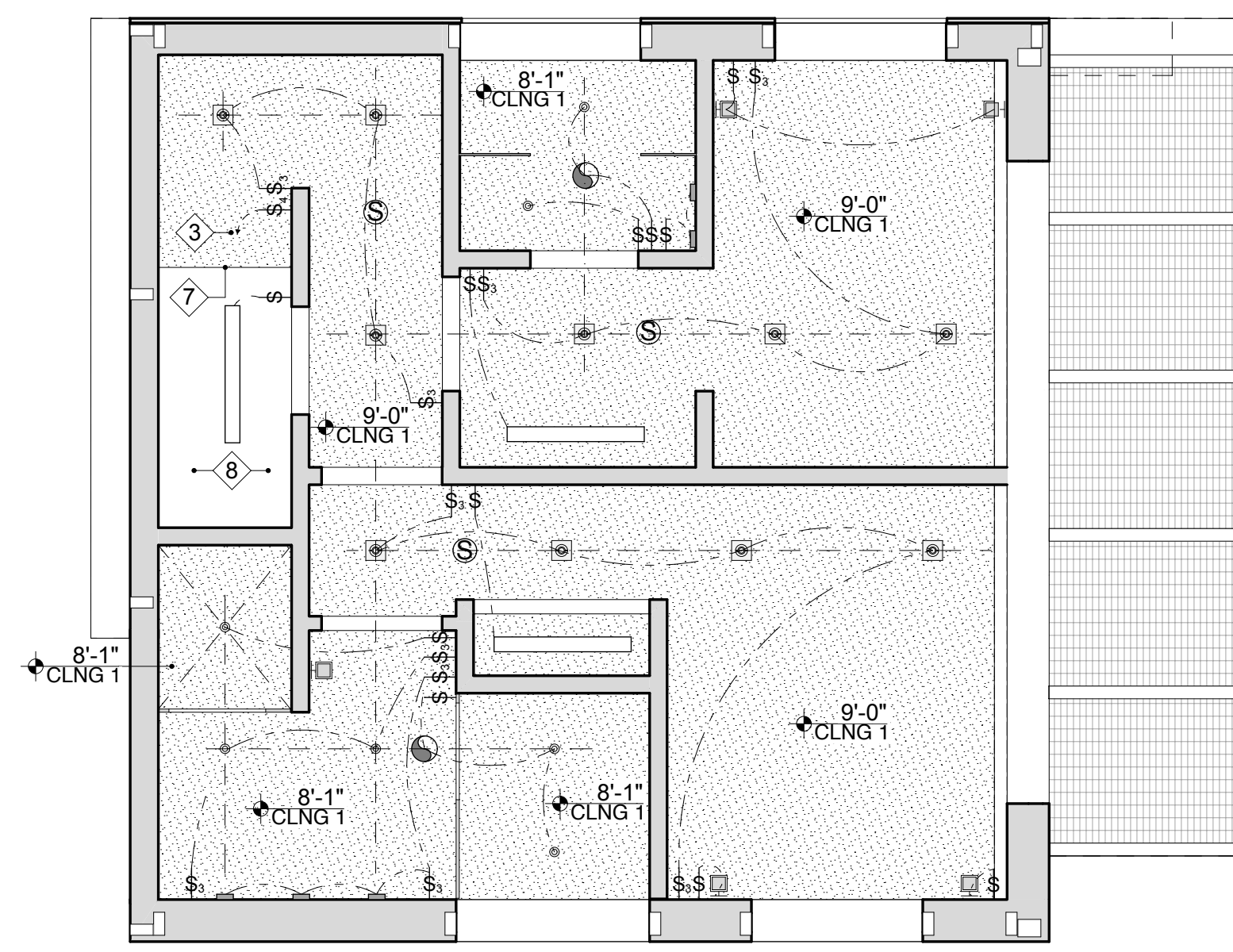
**SECOND FLOOR POWER PLAN**  
SCALE: 1/4" = 1'-0" **4**



**SECOND FLOOR RCP**  
SCALE: 1/4" = 1'-0" **2**



**FIRST FLOOR POWER PLAN**  
SCALE: 1/4" = 1'-0" **3**



**FIRST FLOOR RCP**  
SCALE: 1/4" = 1'-0" **1**

**GENERAL RCP NOTES:**

1. -
2. PROVIDE SMOKE DETECTORS/CARBON MONOXIDE DETECTORS IN ALL SLEEPING ROOMS, KITCHENS, AND HALLS ADJACENT TO SLEEPING AREAS. ALL SMOKE DETECTORS (PER IRC R314.4 AND R314.5) AND CARBON MONOXIDE DETECTORS (PER R315 AND UTAH STATE AMENDMENTS) SHALL BE INTERCONNECTED, HARDWIRED TO THE BUILDING POWER SUPPLY, AND PROVIDED WITH BATTERY BACKUP.
3. U.O.N. ON ARCHITECTURAL PLANS. COORDINATE LOCATION OF ELECTRICAL DEVICES WITH ARCHITECT & INTERIOR ELEVATIONS. SEE TYPICAL MOUNTING A-4 SERIES.
4. VERIFY WALL MOUNTED LIGHT FIXTURES LOCATION W/ INTERIOR ELEVATIONS.
5. LIGHTING FIXTURES IN A SHOWER AND WITHIN THE BATHTUB AREA & LESS THAN 8 FEET ABOVE RIM OF TUB/SINK SHALL BE RECESSED AND RATED FOR WET LOCATIONS.
6. PROVIDE ALL LIGHTS WITH DIMMERS
7. ALL EXTERIOR OUTLETS SHALL BE WATERPROOF GFCI OUTDOOR RECEPTACLES.
8. SEE SWITCH @ RCP & INT. ELEVATIONS
9. ALL COVER PLATES TO BE: WHITE
10. PLEASE NOTE THAT A PERMANENT CERTIFICATE SHALL BE COMPLETED AND LOCATED IN AN APPROVED LOCATION THAT LISTS THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED IN THE CEILING/ROOF, WALLS, FOUNDATION AND DUCTS OUTSIDE CONDITIONED SPACES, AND U-FACTORS FOR FENESTRATION.
11. NO LESS THAN 75% OF THE LAMPS PERMANENTLY INSTALLED IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY LIGHT FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS. IRC N1104.1
12. PER IECC R402.4.5, RECESSED LUMINAIRES (CAN LIGHTS) WILL BE IC RATED, AIR-TIGHT AND SEALED TO LIMIT AIR LEAKAGE PER ASTM E 283.

**RCP KEYNOTES:**

- 1 TYP BEAMS
- 2 CABINETS BELOW
- 3 CONTINUES @ SECOND FLR
- 4 CONTINUES @ FIRST FLR
- 5 UNDER COUNTER LIGHT @ KITCHEN
- 6 GARBAGE DISPOSAL
- 7 END OF STAIR CLNG
- 8 UTILITY CLOSET SLOPED CLNG1 (BELOW STAIR)
- 9 -

**RCP LEGEND:**

LEGEND	KEY	MATERIAL
[Pattern]	CLNG1	GYP. BOARD
[Pattern]	CLNG2	WOOD
[Pattern]	CLNG3	TILE
[Pattern]	CLNG4	METAL PANEL
[Pattern]	FF5	METAL GRATE

**POWER LEGEND**

SYMBOL	TYPE	SYMBOL	TYPE
[Symbol]	EXHAUST FAN	[Symbol]	CABLE TV OUTLET
[Symbol]	110V DUPLEX RECEPTACLE	[Symbol]	SWITCH
[Symbol]	110V DUPLEX RECEPTACLE (ABOVE COUNTER)	[Symbol]	3-WAY SWITCH
[Symbol]	IN-FLOOR 110V DUPLEX RECEPTACLE	[Symbol]	MOTION SENSOR SWITCH
[Symbol]	110V SPLIT DUPLEX RECEPTACLE (TOP PLUG SWITCHED)	[Symbol]	ELECTRICAL PANEL
[Symbol]	110V WEATHER PROOF, GFI DUPLEX RECEPTACLE	[Symbol]	SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
[Symbol]	110V GFI DUPLEX RECEPTACLE (@ 4" ABOVE COUNTER)	[Symbol]	NEST THERMOSTAT
[Symbol]	ETHERNET		
[Symbol]	PHONE JACK		

**LIGHTING SCHEDULE**

SYMBOL	TYPE	MANUFACTURER	PRODUCT #	COLOR	REMARKS
[Symbol]	CEILING SURFACE MOUNTED LUMINAIRE	LUCIFER	SQUINDLER / SQ2	MATTE BLACK	THROUGHOUT SECOND FLOOR
[Symbol]	CEILING SURFACE MOUNTED LUMINAIRE	DELTA LIGHT	BOXY L+ LED 2733 DIM1	MATTE BLACK	THROUGHOUT FIRST FLOOR
[Symbol]	PENDANT	TBD BY CLIENT	-	-	
[Symbol]	TRACK DOWNLIGHT	DELTALIGHT	OUTFIT U 411 T50		4 BULBS
[Symbol]	WALL SCONCE	LUCIFER LIGHTING	SQUILINDER / SW2	MATTE BLACK	
[Symbol]	CEILING SURFACE MOUNTAED LUMINAIR	DELTALIGHT	BOXY R 92733 DIM8	MATTE BLACK	
[Symbol]	RECESSED PATH & STEP LIGHT	LUCIFER LIGHTING	ISL2-LED	MATTE BLACK	
[Symbol]	LENSED STRIP LED LIGHT	COLUMBIA LIGHTING	LCL	N/A	AUTO SENSOR
[Symbol]	UNDER CABINET LED	LUMINII	BOSCA	N/A	
[Symbol]	BATH MIRROR LIGHT	LUMENWERX	MIKRO LED	N/A	

**VILLAGE NEST EAST**  
5790 N. DAYBREAK RIDGE EDEN, UTAH 84310

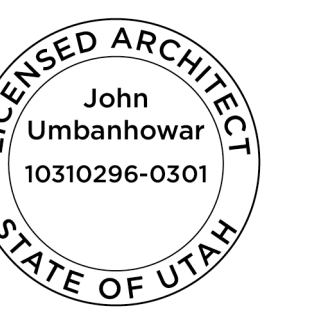
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08.25.17 WEBER COUNTY PLAN CHECK SUB.  
10.30.17 90% CON. DOCS.

scale: 1/4"=1'-0" print date: 7/12/18  
project: 14\_170  
drawing:

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
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<input checked="" type="checkbox"/> ACCESSIBILITY	<input checked="" type="checkbox"/> FIRE

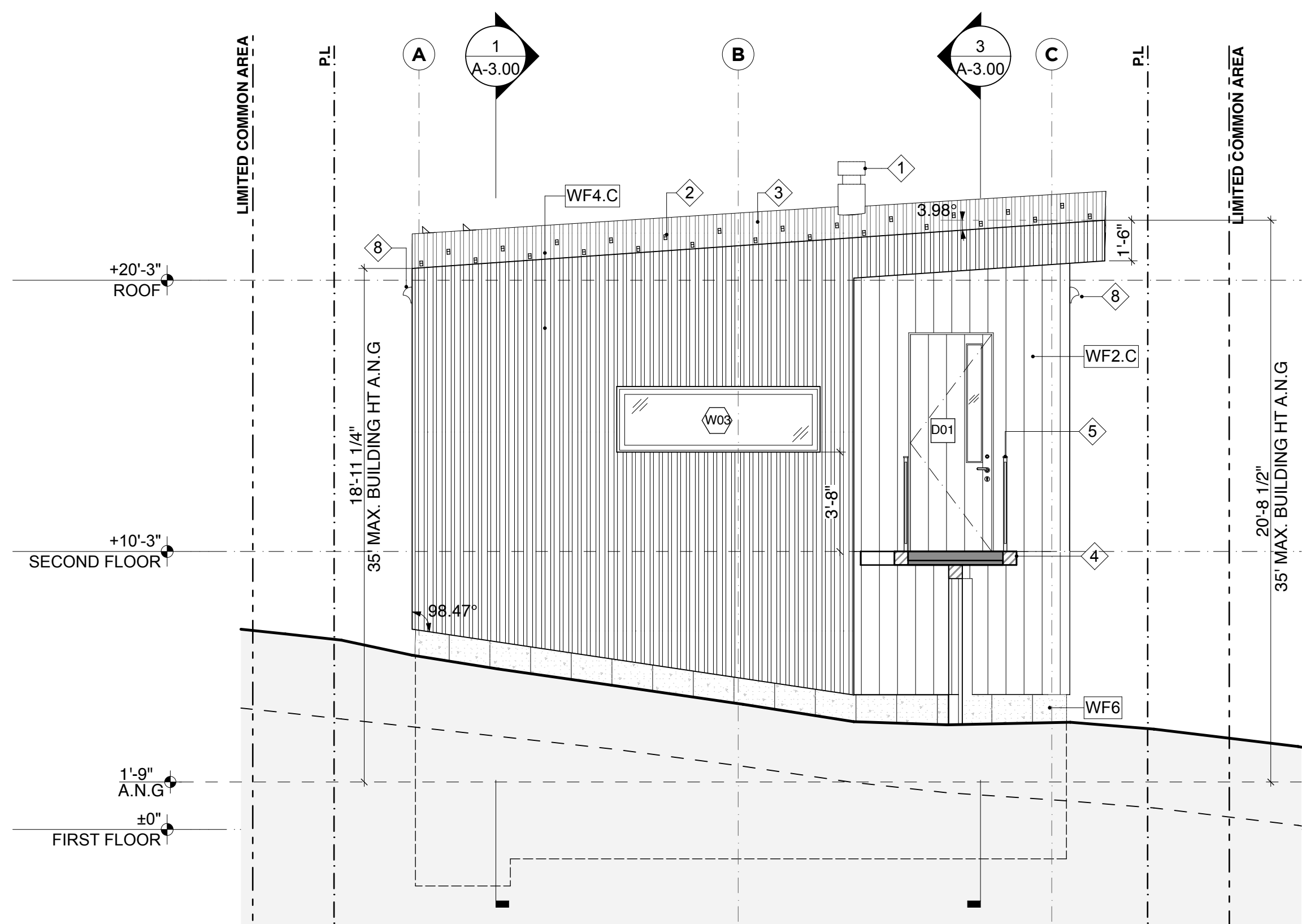
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BY: MEM DATE: 07/19/18  
WEST COAST CODE CONSULTANTS, INC.

**REFLECTED CEILING & POWER PLAN**

sheet:

**A-1.01**

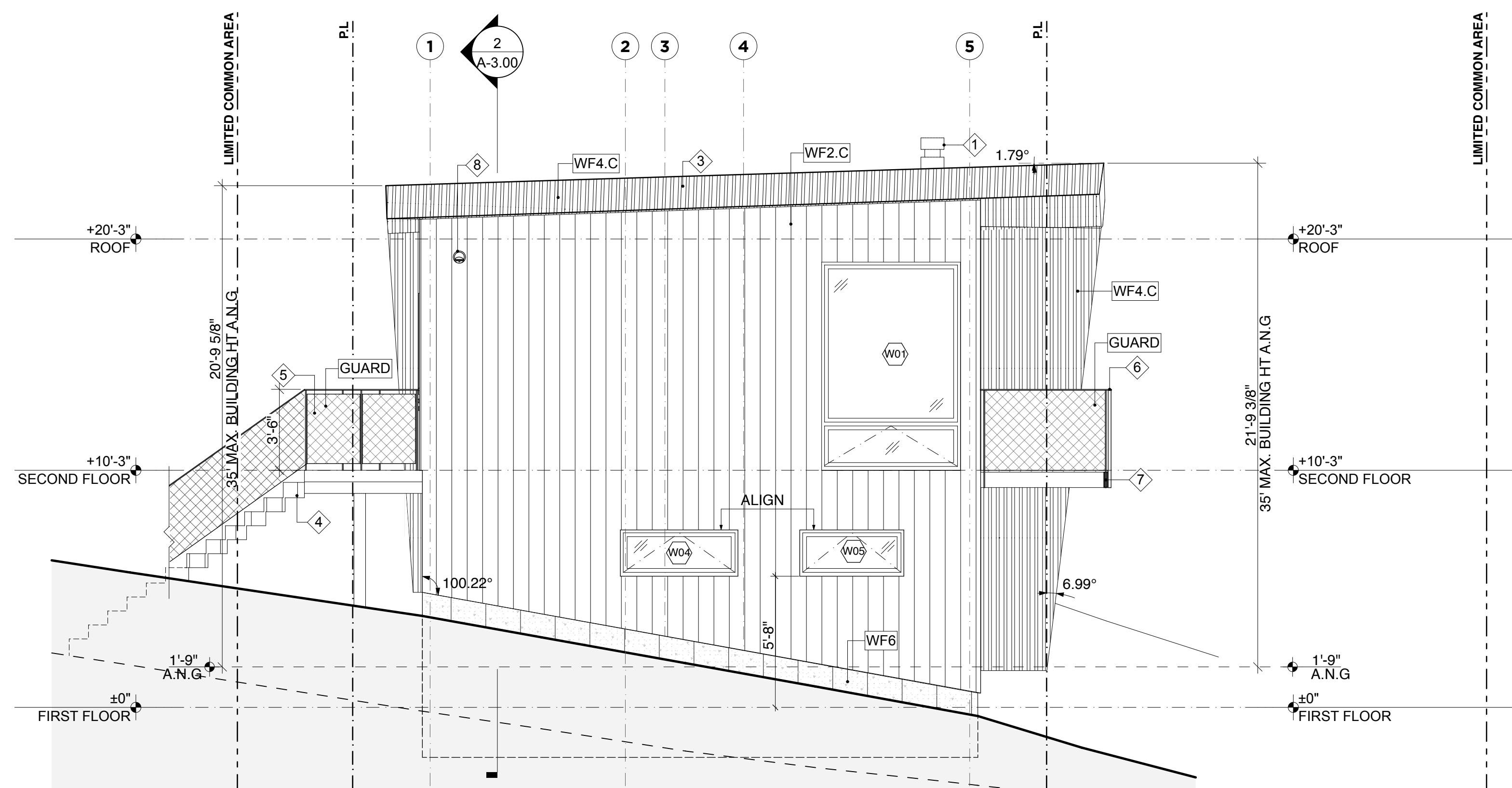




WEST ELEVATION

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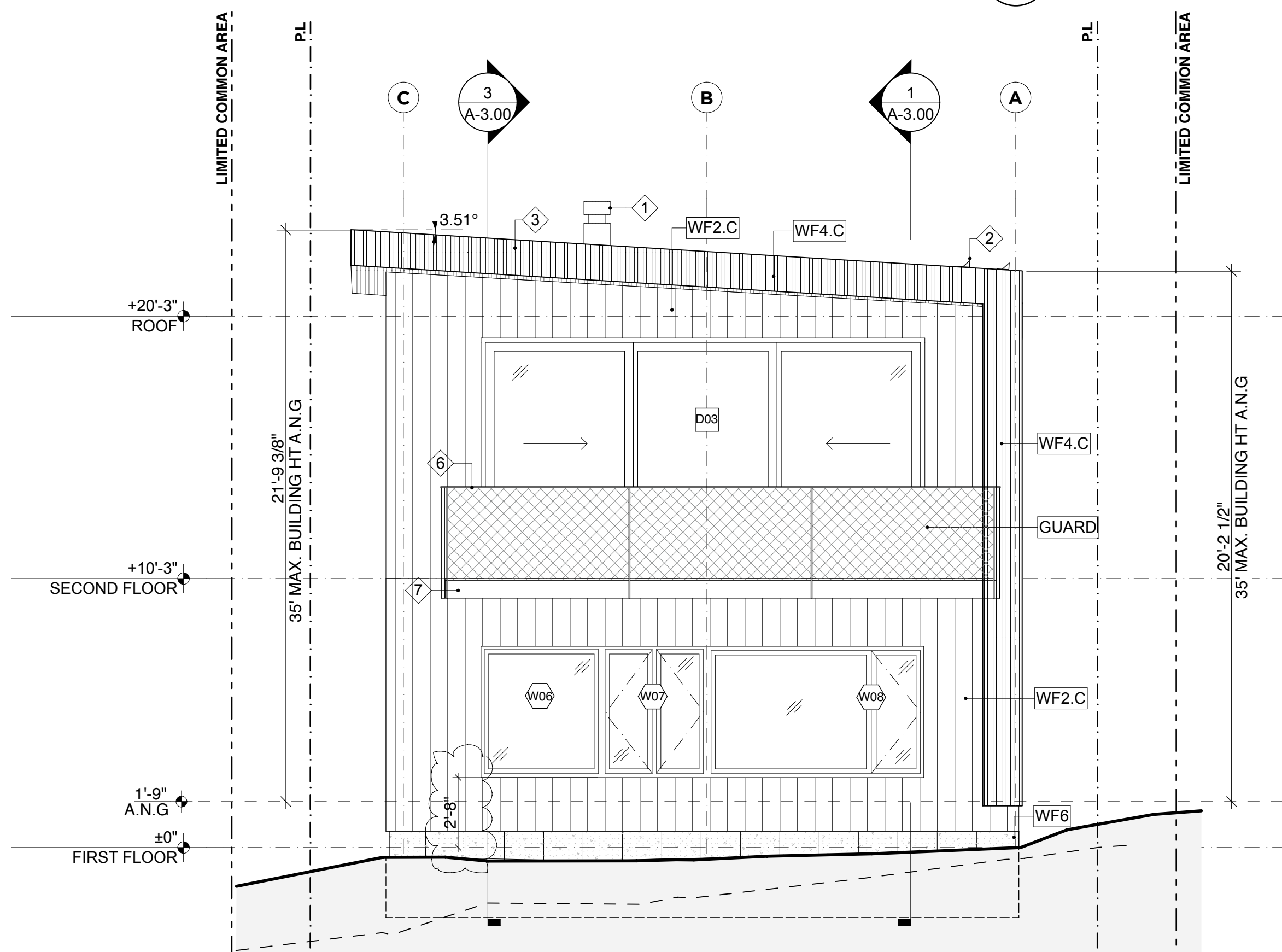
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SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

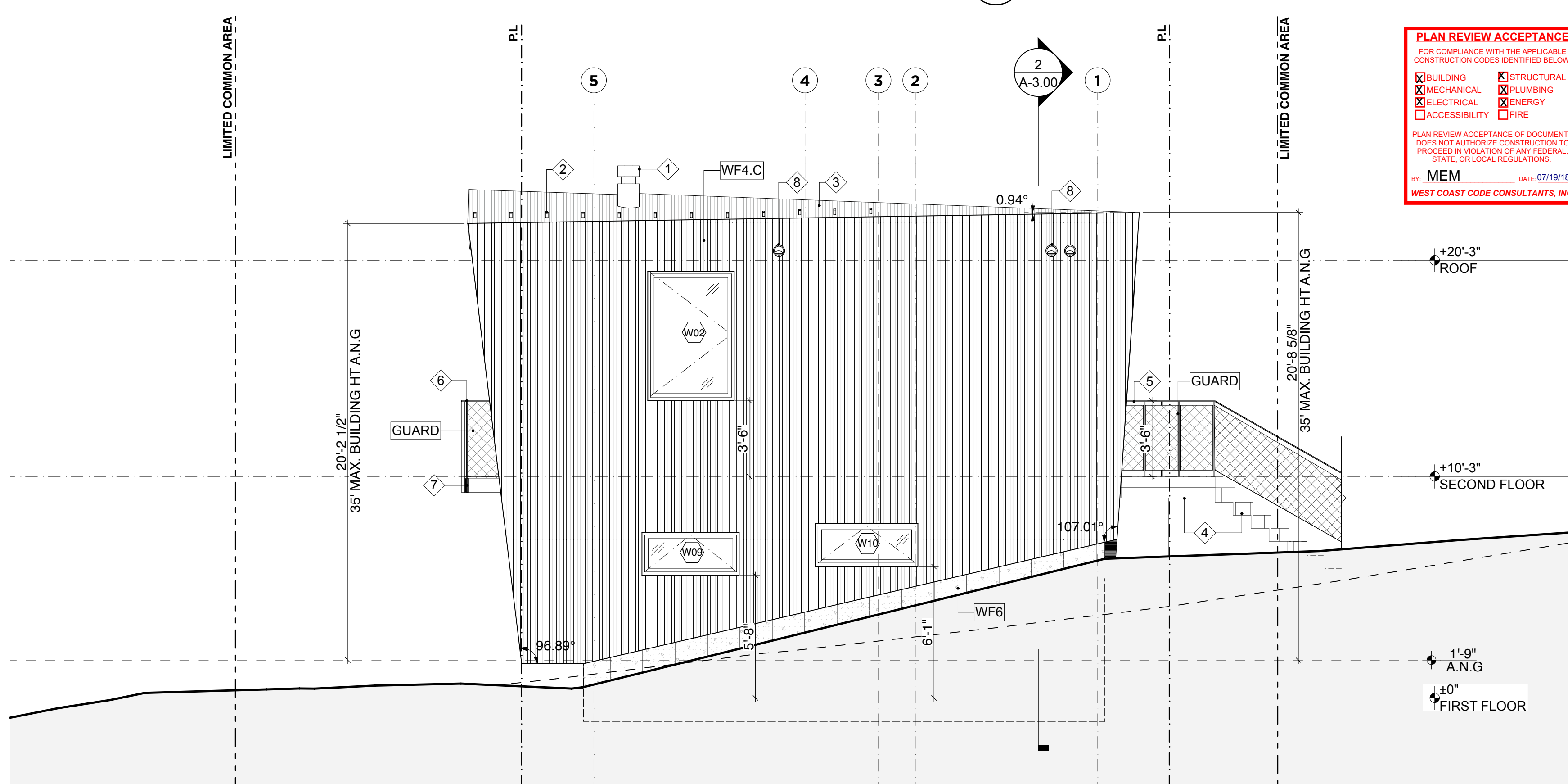
3



EAST ELEVATION

SCALE: 1/4" = 1'-0"

2



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

1

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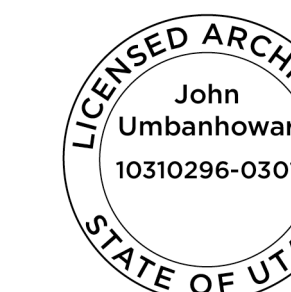
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**GENERAL BLDG ENVELOPE NOTES:**

- WOOD PLANKS AND METAL PANELS INSTALLED VERTICALLY THROUGHOUT.
- START METAL PANELS @ CORNERS. ODD PANEL SIZE IN THE MIDDLE OF THE WALL.
- PRESSURE TREATED WOOD STRIP INSTALLED IN AN ANGLE FOR PROPER WATER DRAINAGE.
- 
- 

**ELEVATION KEYNOTES:**

- STAINLESS STEEL CHIMNEY PER SCHED.
- SNOW BRACKET H- CLASSIC BY TRA SNOW & SUN. SEE SEPCS FOR DTLs
- METAL PANEL ROOF
- FUTURE EXTERIOR BRIDGE / RAMP BY OTHERS PROVIDE TEMP. WOOD STAIR
- TYP. BRIDGE GUARDRAIL, BY OTHERS
- TYP. BALCONY GUARDRAIL, SEE 4/A-3.00
- BALCONY, SEE 4/A-3.00

- VENT, COORD. W/ MECHANICAL.
- FLASHING

**MATERIAL LEGEND:**

LEGEND	KEY	MATERIAL
[Pattern]	WF6	CONCRETE
[Pattern]	WF2.C	WOOD
[Pattern]	WF4.C	METAL PANEL
[Pattern]	GUARD	METAL MESH

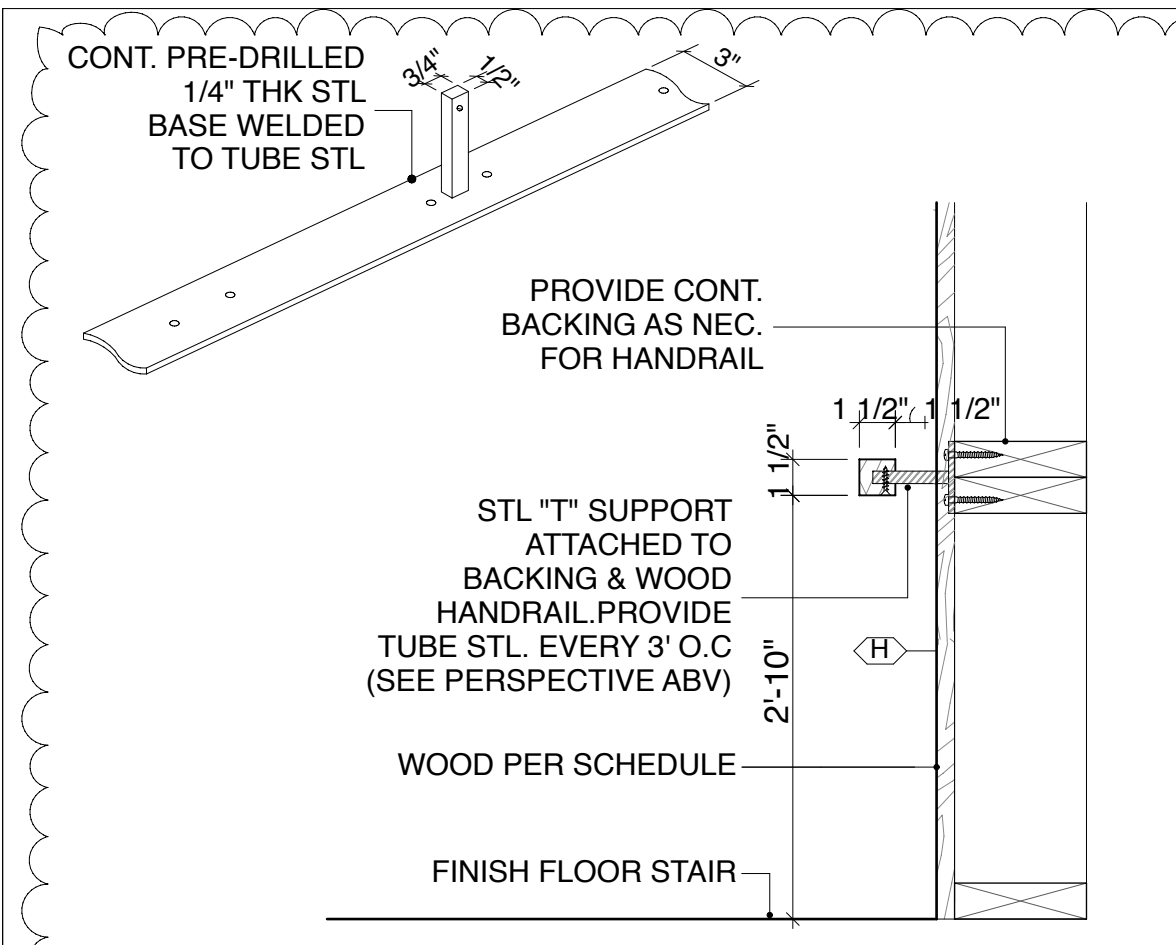
Scale: 1/4" = 1'-0" print date: 7/12/18  
project: 14\_170  
drawing:

BUILDING ELEVATIONS

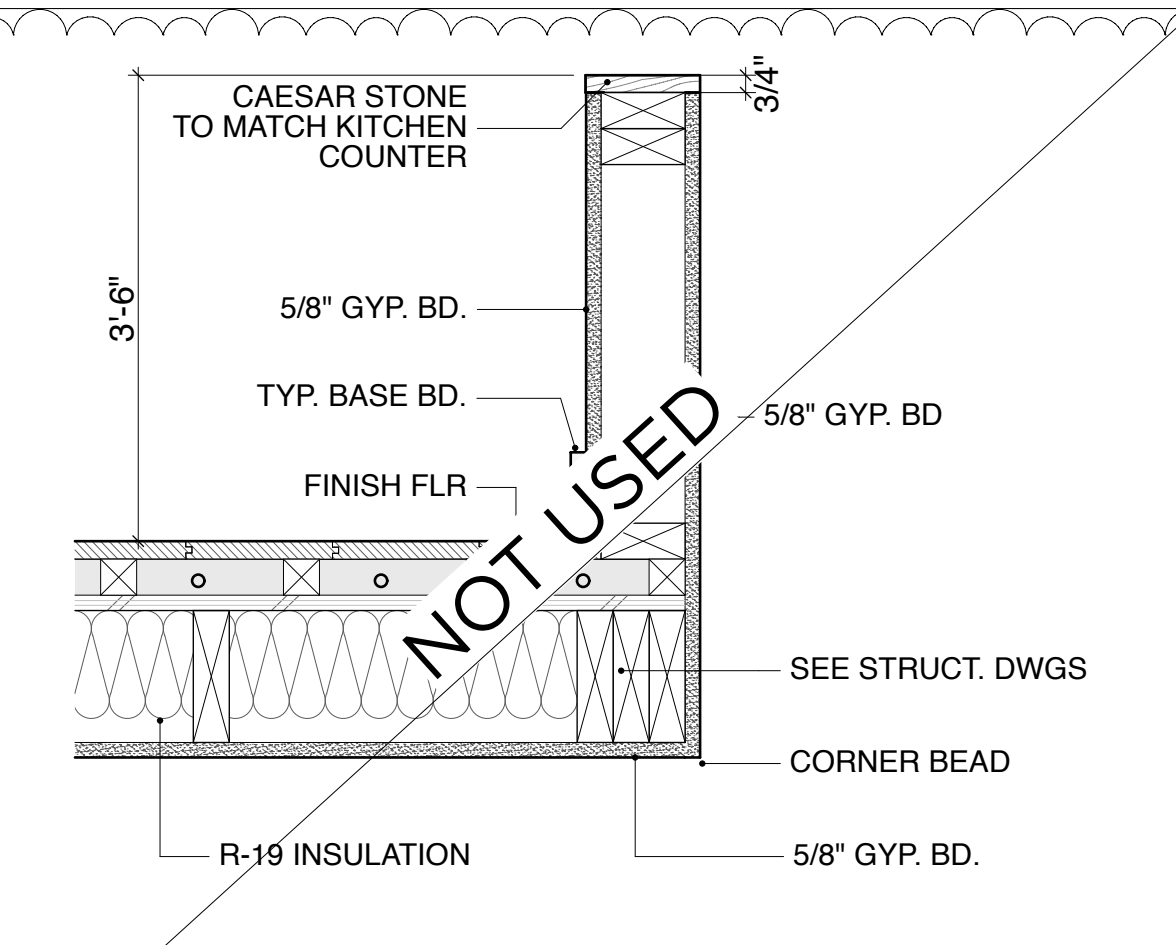
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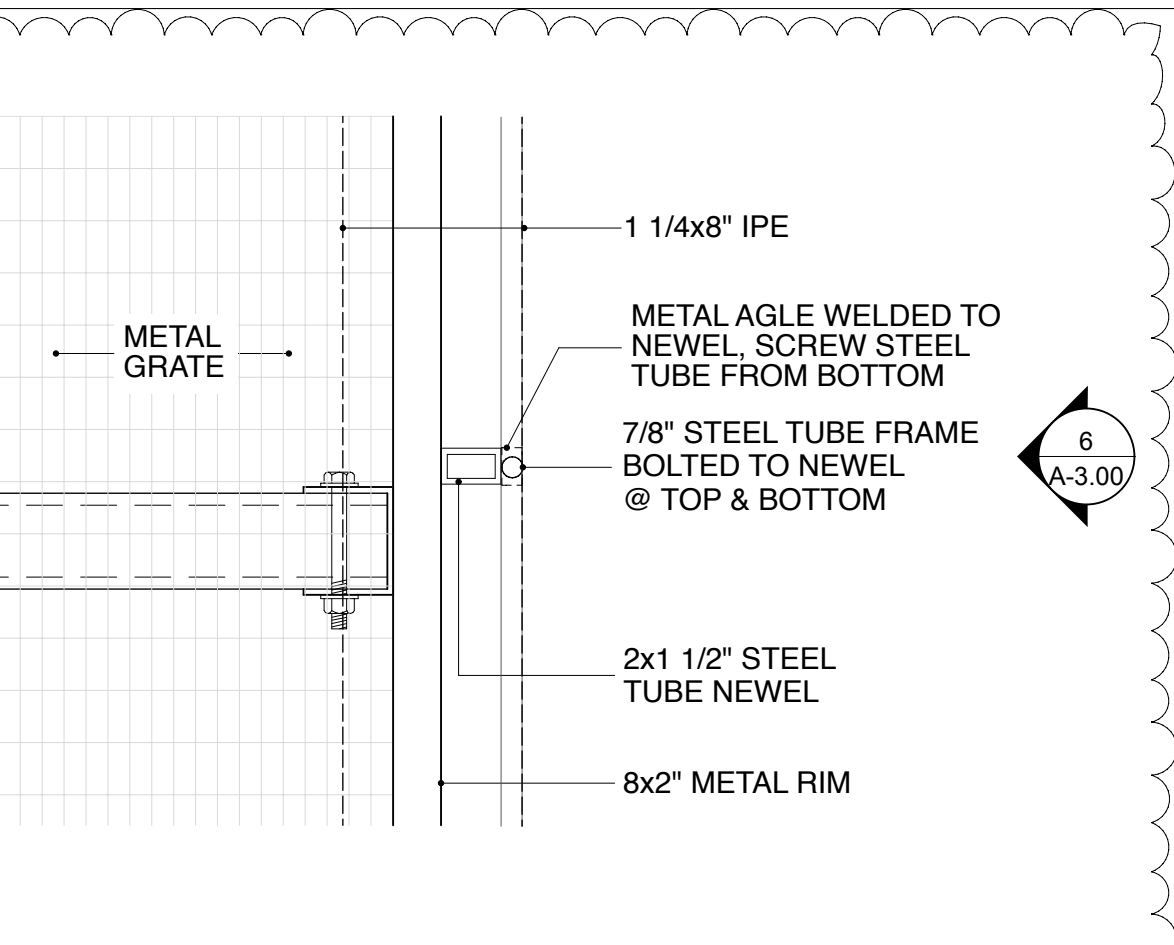




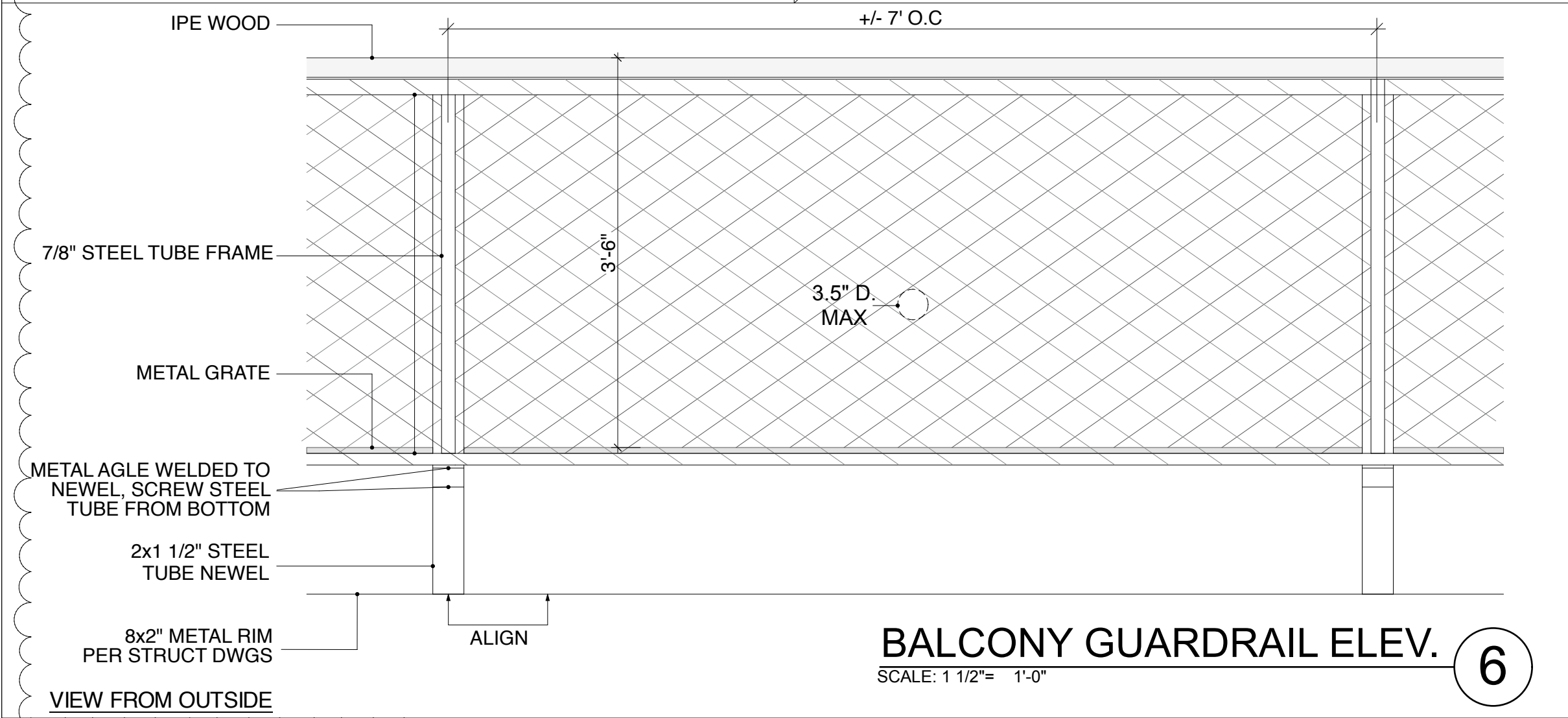
**TYP. STAIR HANDRAIL**  
SCALE: 1 1/2" = 1'-0"



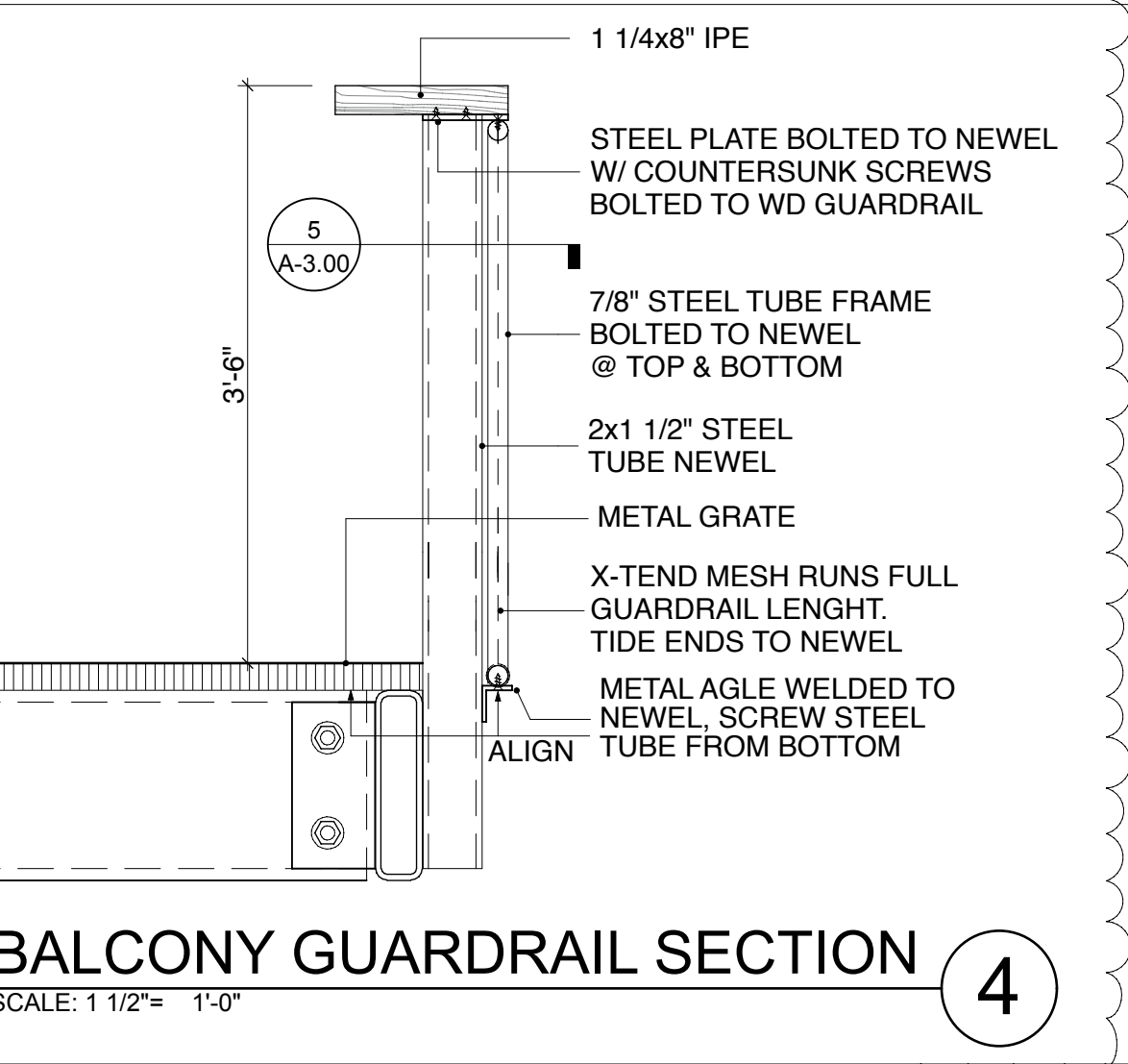
**LOW WALL**  
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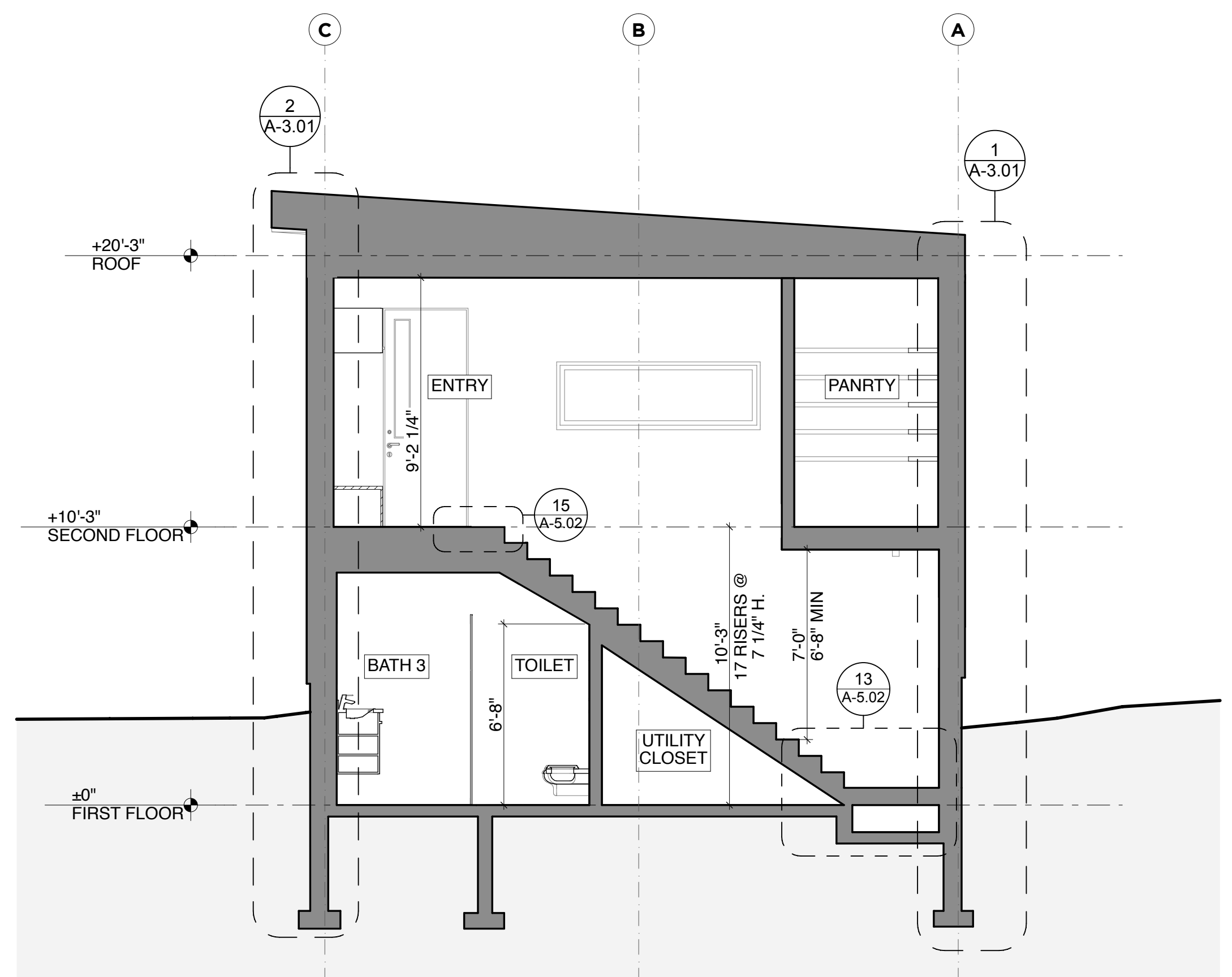
**BALCONY GUARDRAIL TOP VIEW**  
SCALE: 1 1/2" = 1'-0"



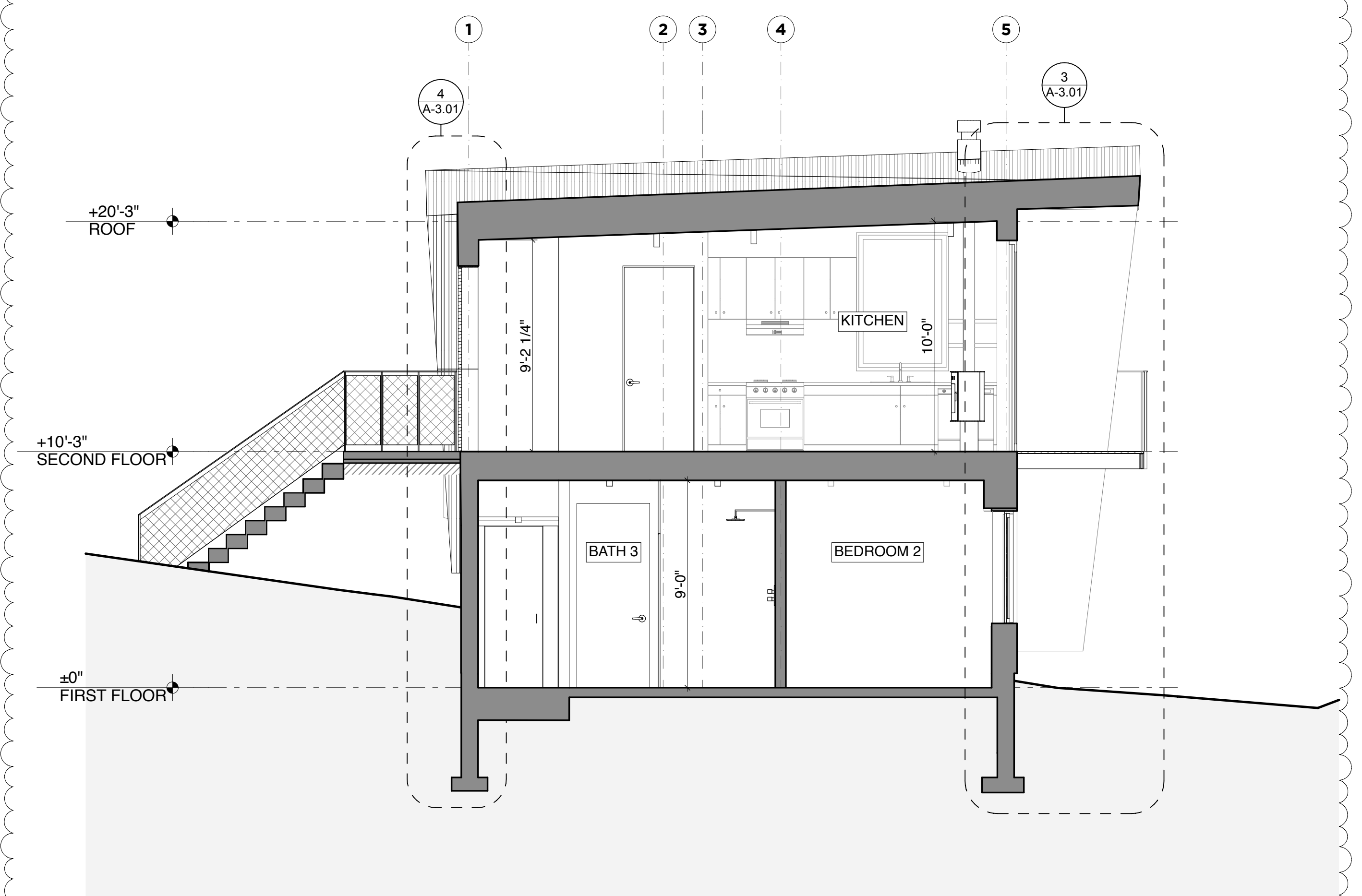
**BALCONY GUARDRAIL ELEV.**  
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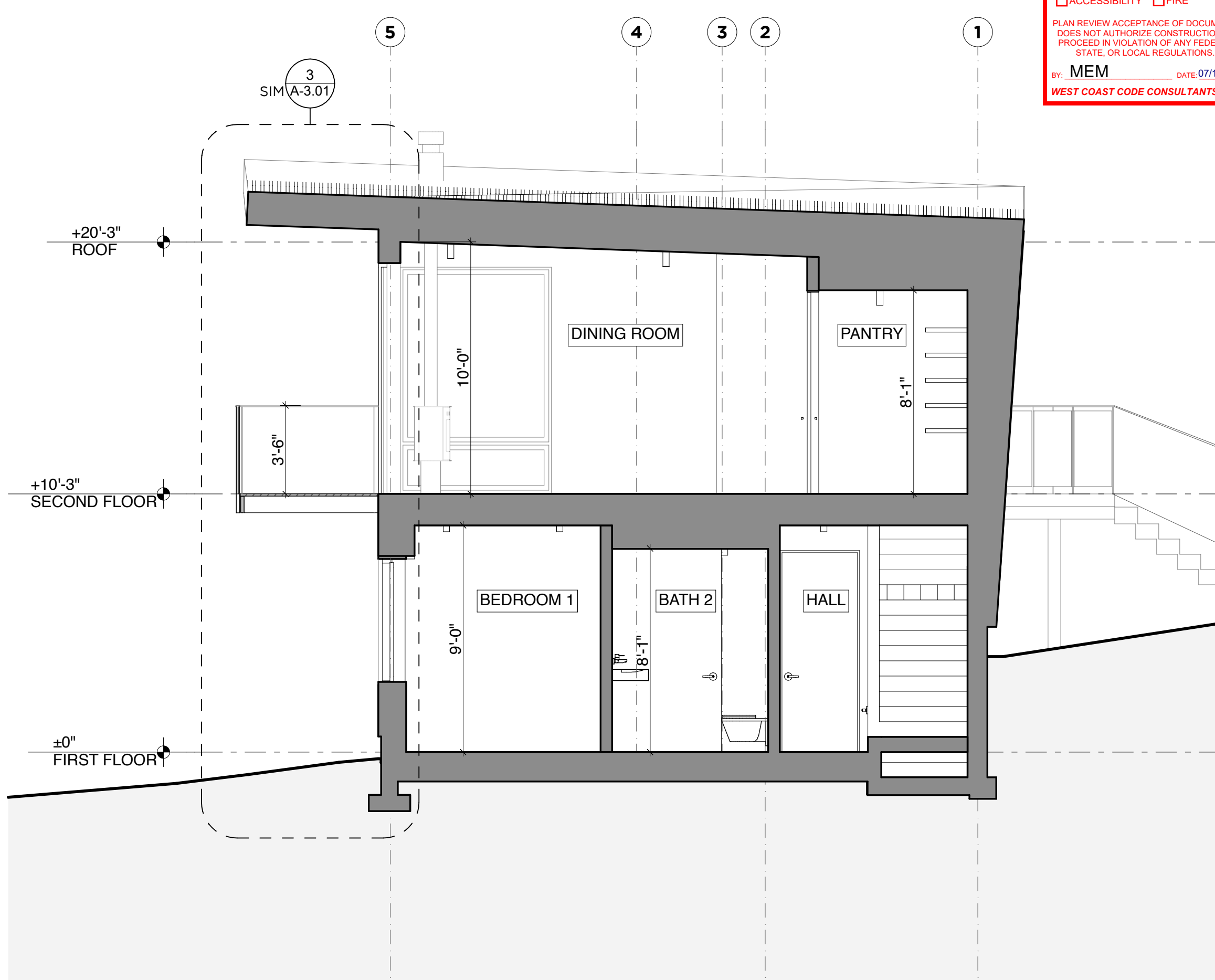
**BALCONY GUARDRAIL SECTION**  
SCALE: 1 1/2" = 1'-0"



**STAIR SECTION**  
SCALE: 1/4" = 1'-0"



**BALCONY SECTION**  
SCALE: 1/4" = 1'-0"



**ENTRY SECTION**  
SCALE: 1/4" = 1'-0"

**VILLAGE NEST EAST**  
5790 N. DAYBREAK RIDGE EDEN, UTAH 84310

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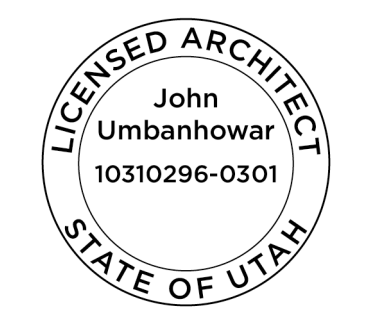
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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
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project: 14\_170  
drawing:

BUILDING SECTIONS

Sheet: **A-3.00**



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**huum**  
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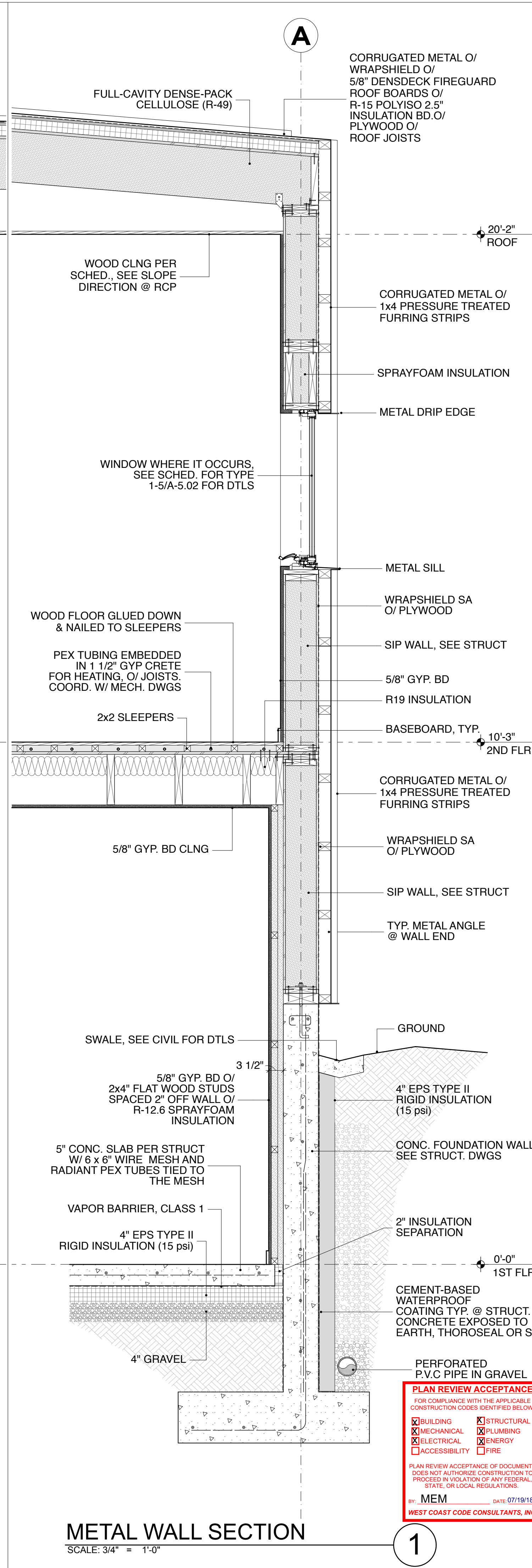
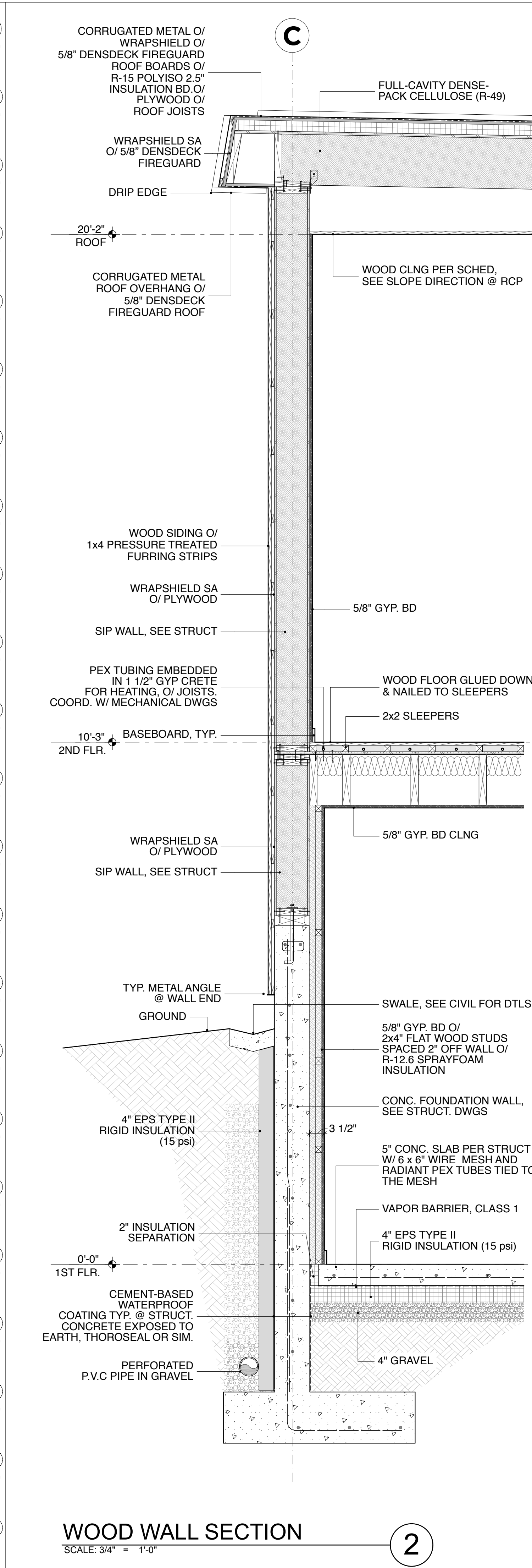
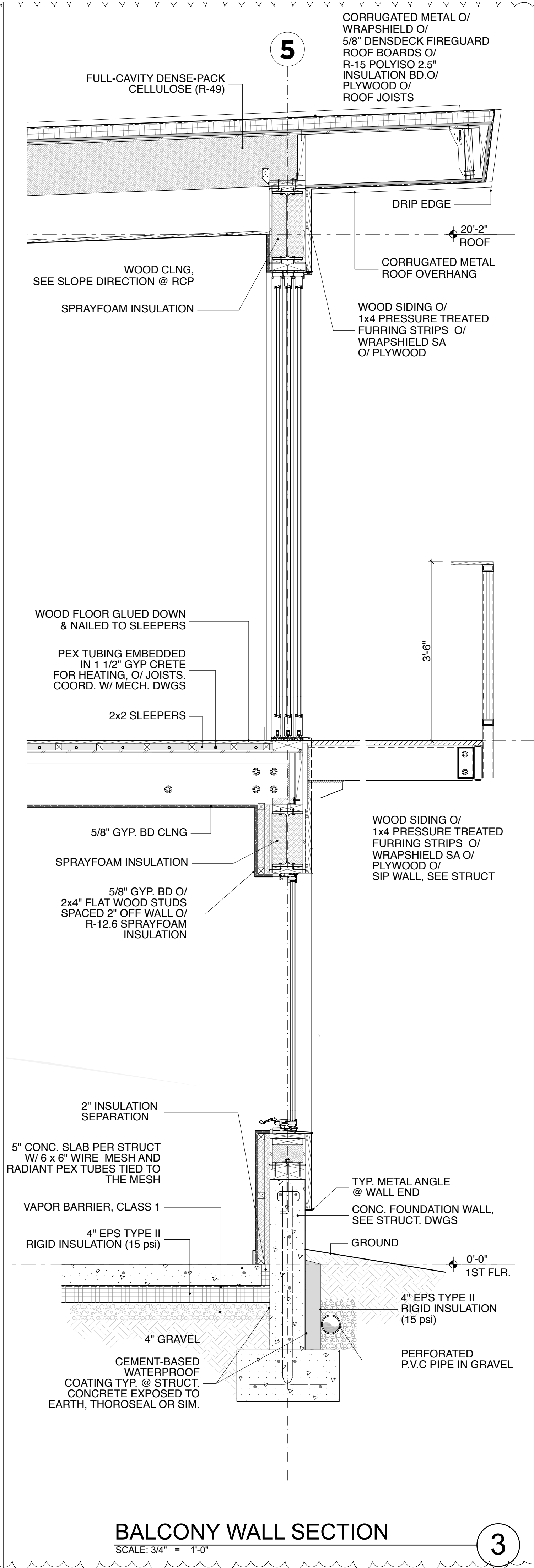
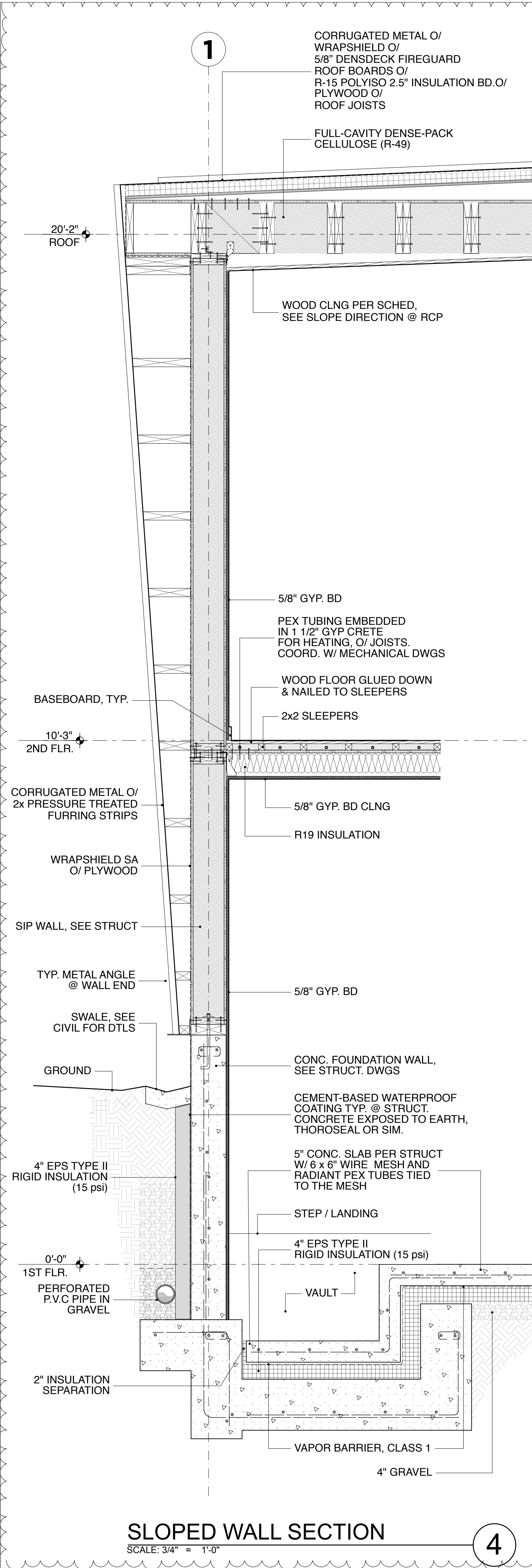
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print date: 7/12/18  
project: 14\_170  
drawing:

WALL SECTIONS

Sheet:

**A-3.01**



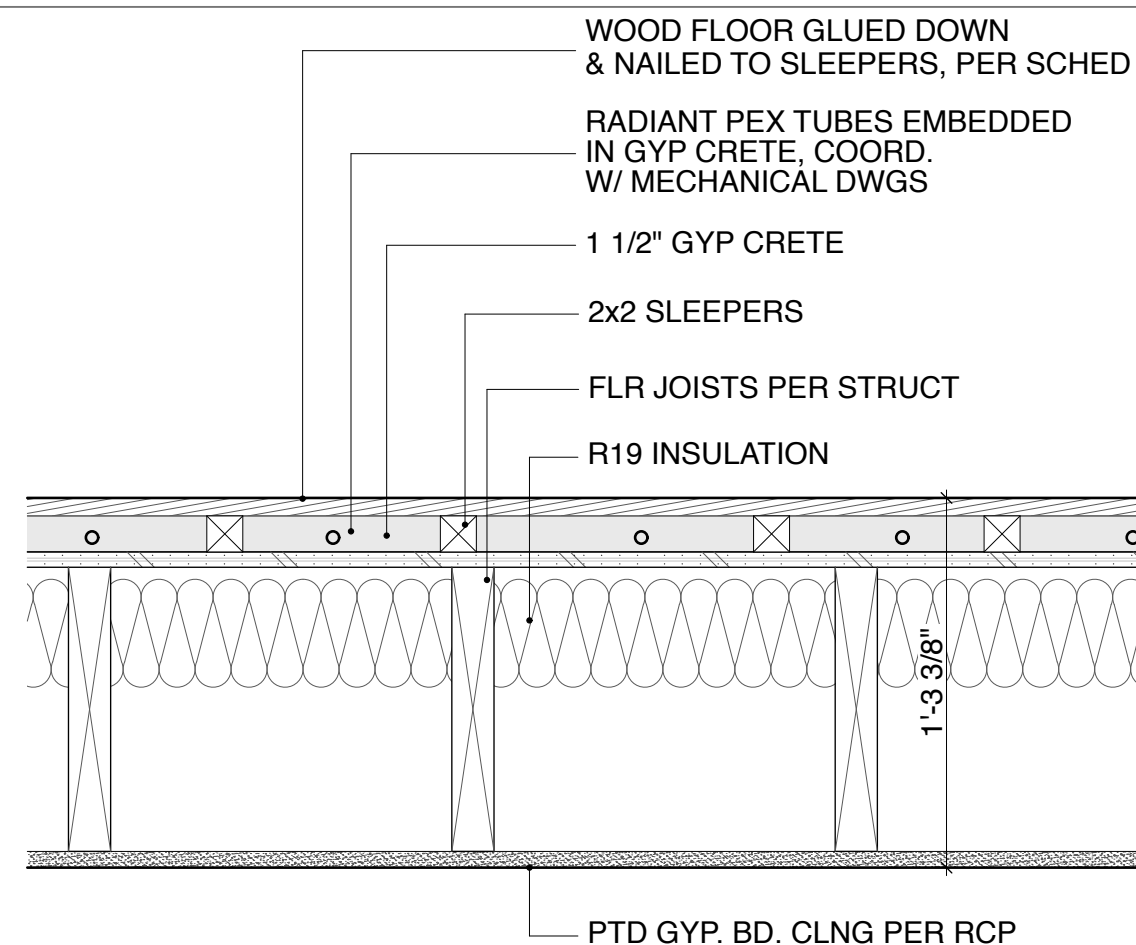
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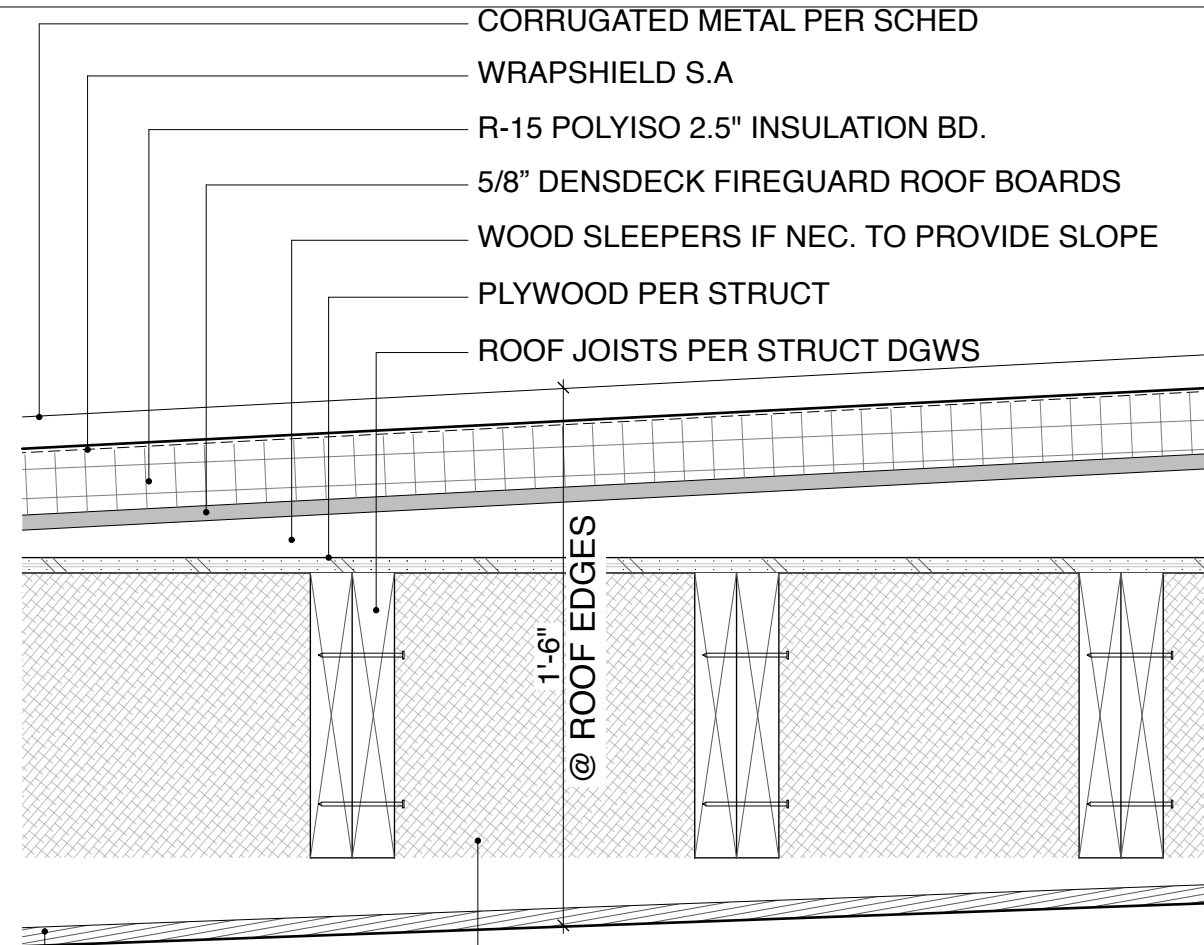
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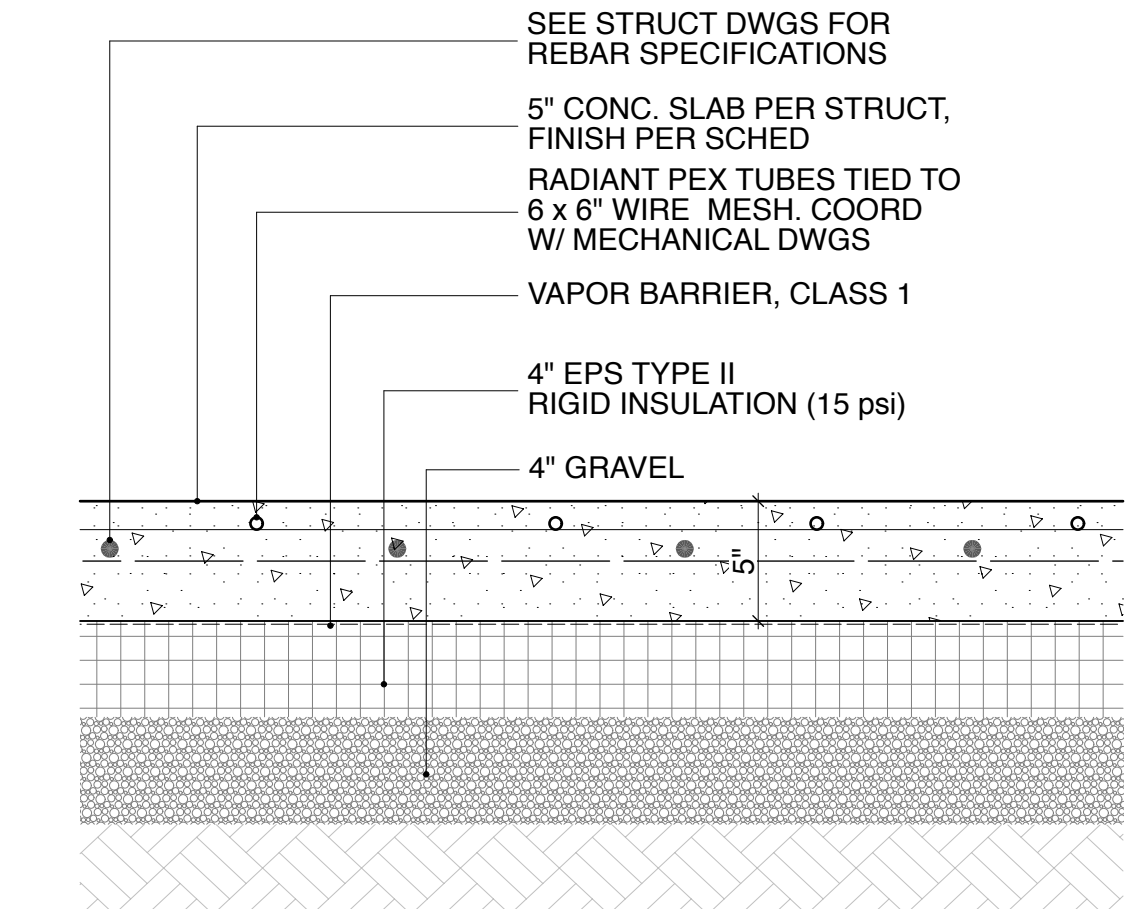
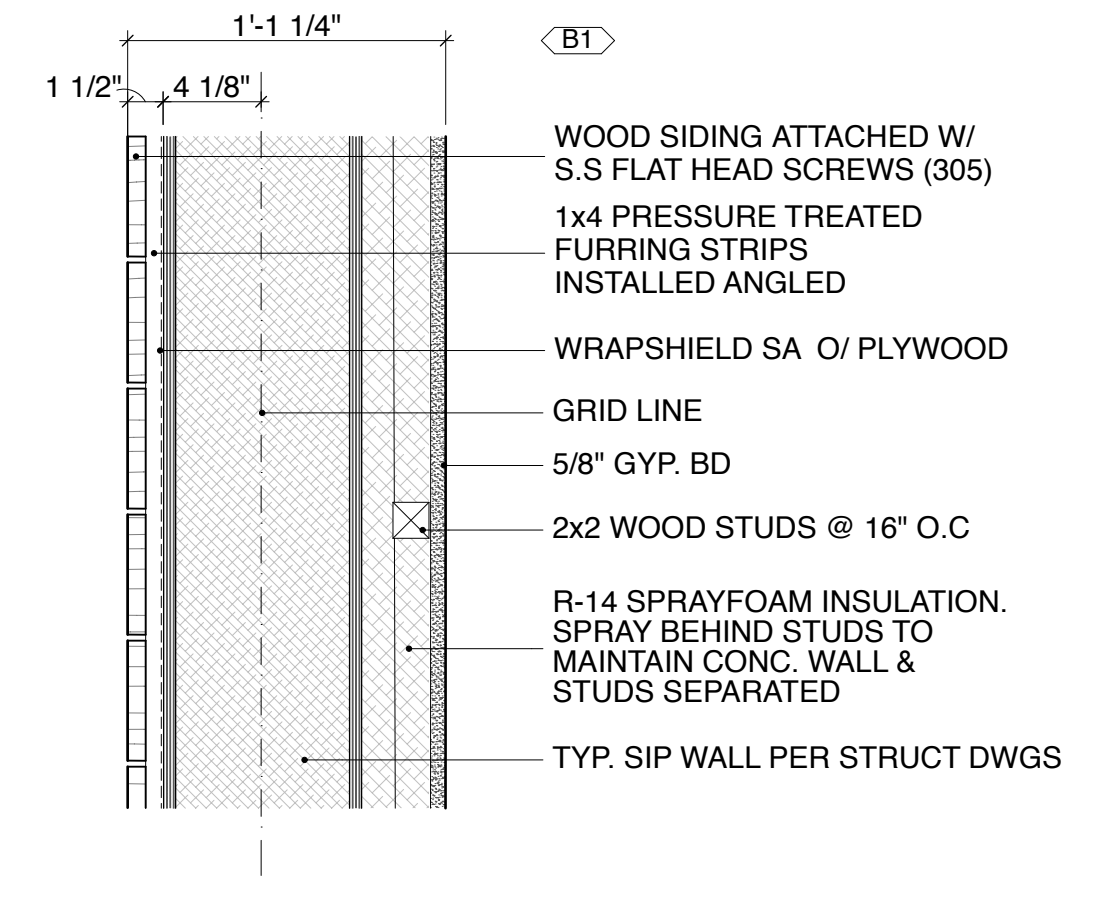
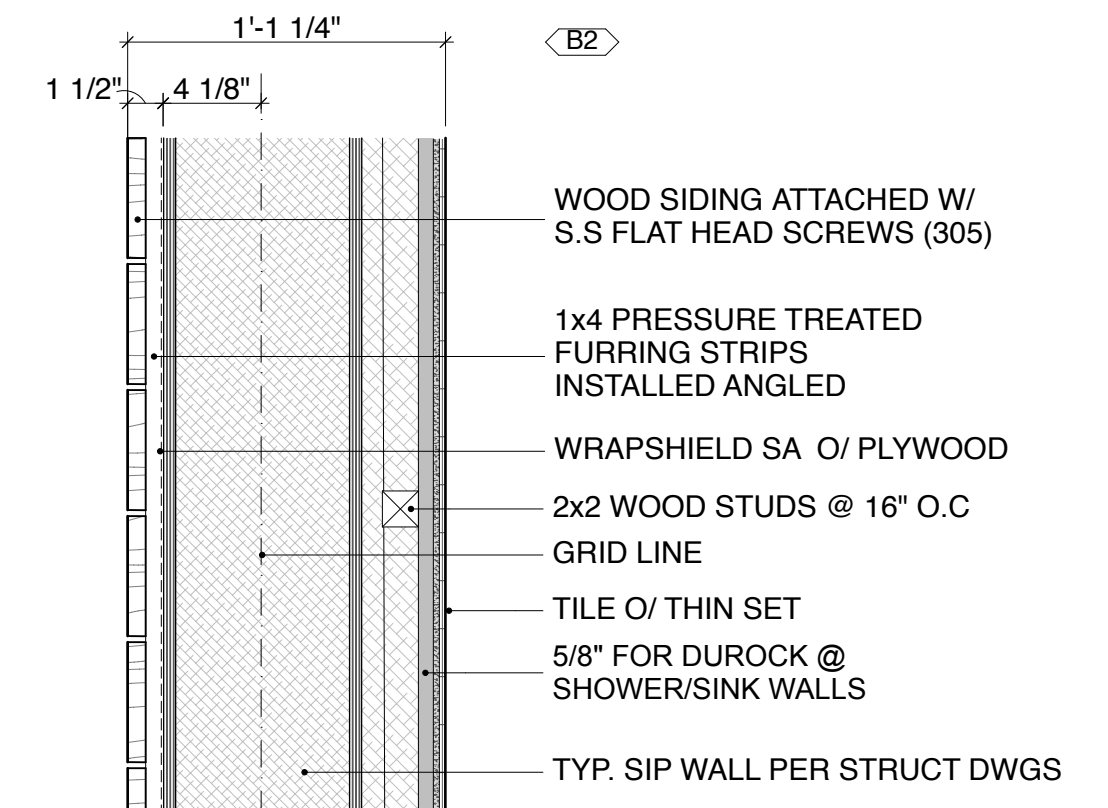
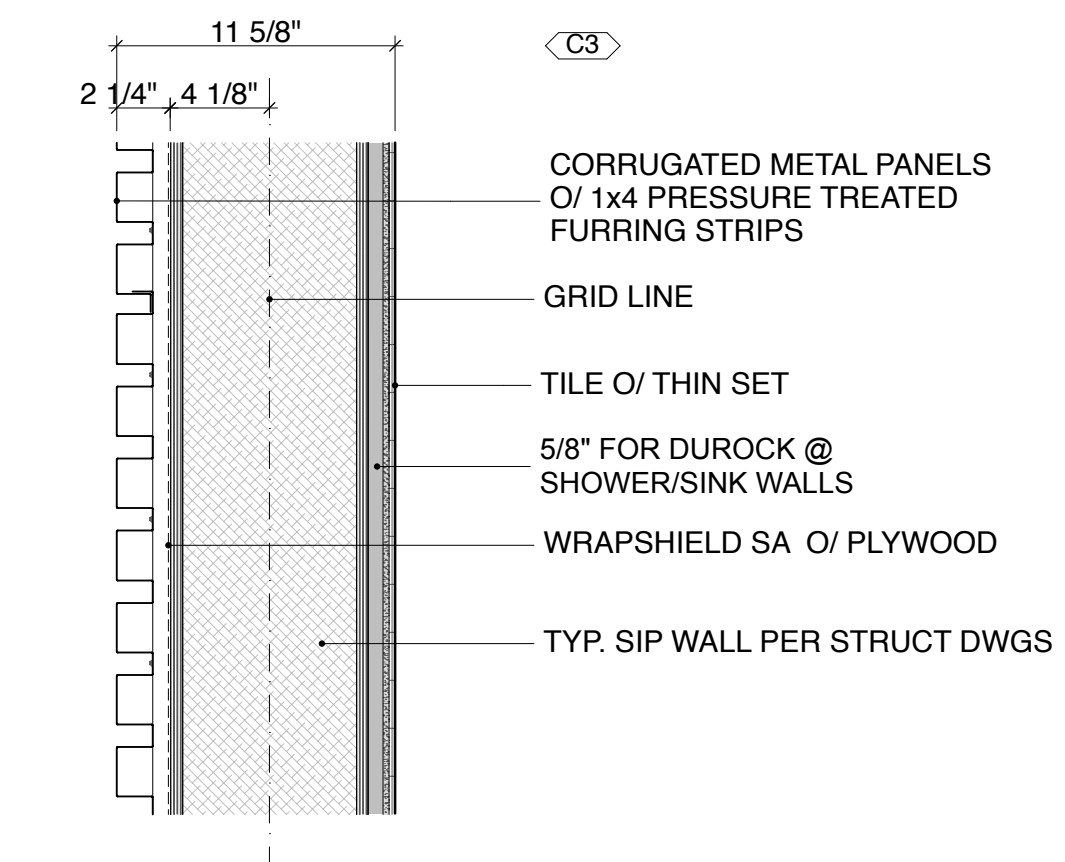
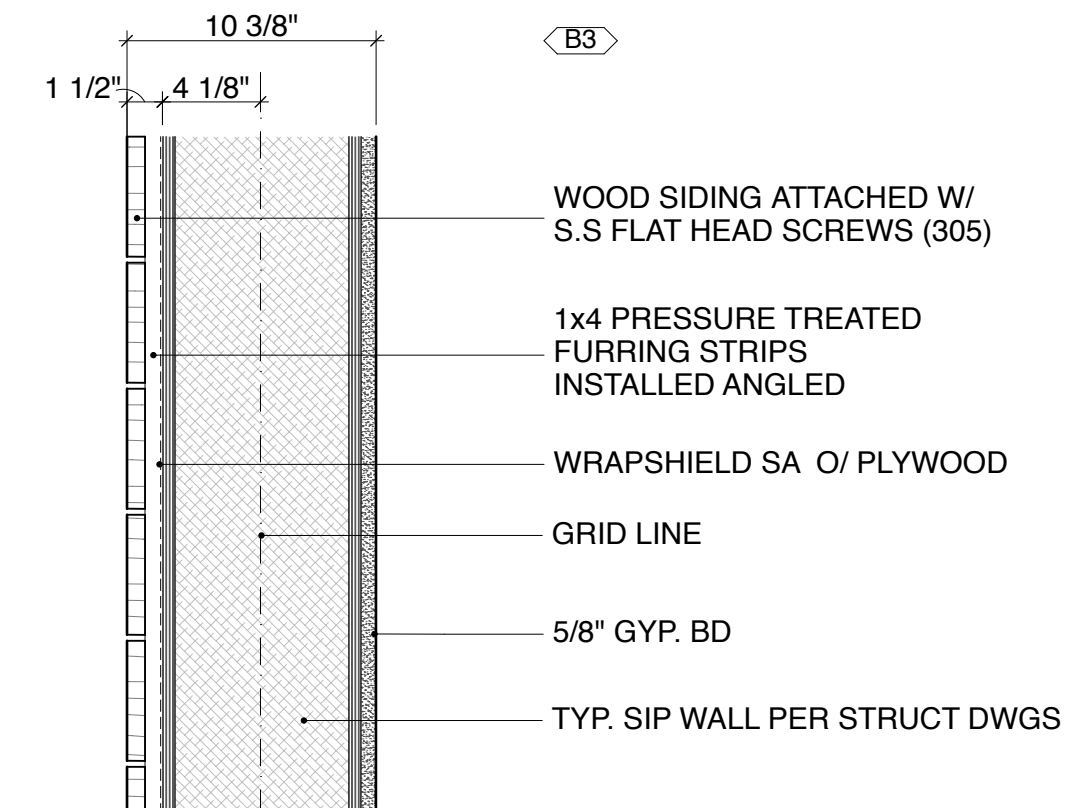
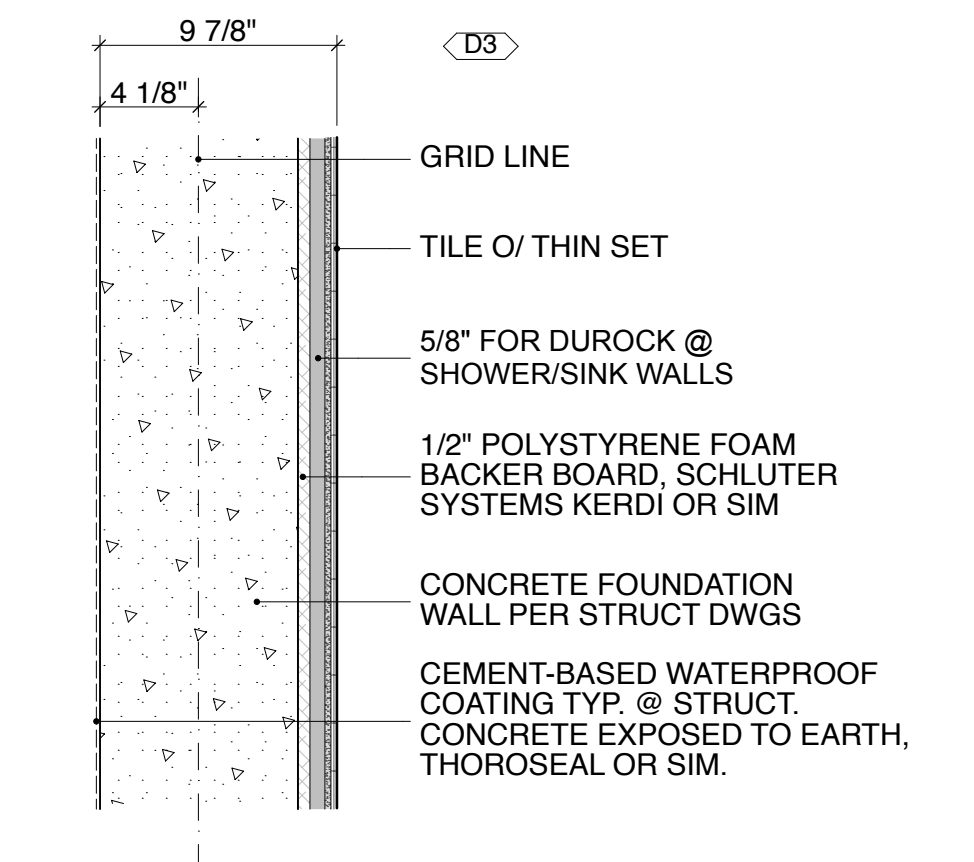
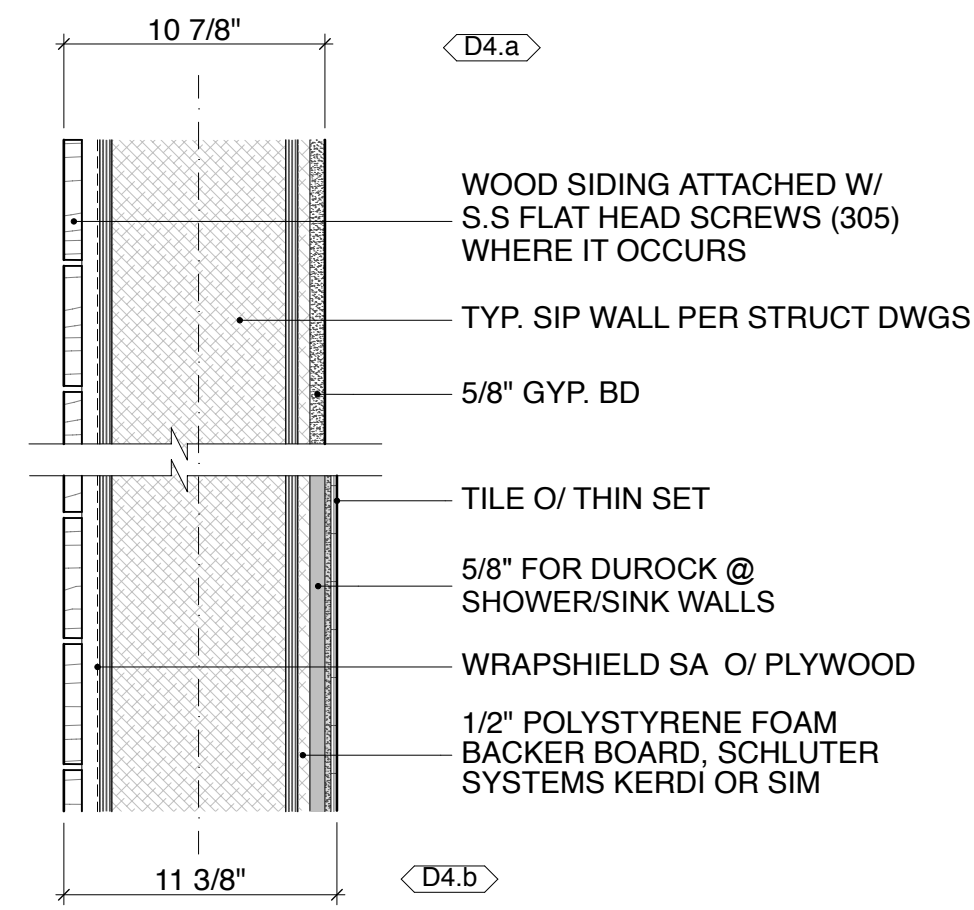
**TYP. SECOND FLR ASSEMBLY**  
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20



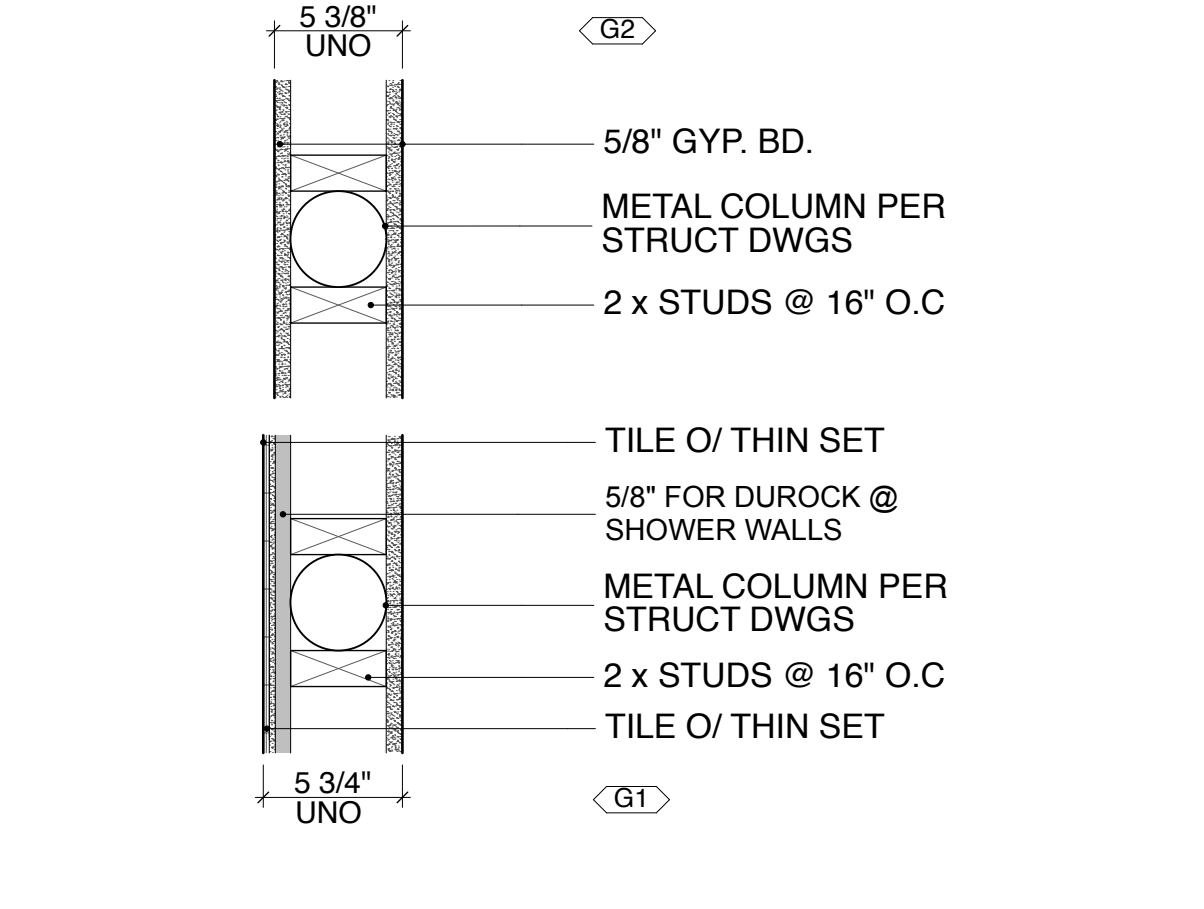
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16



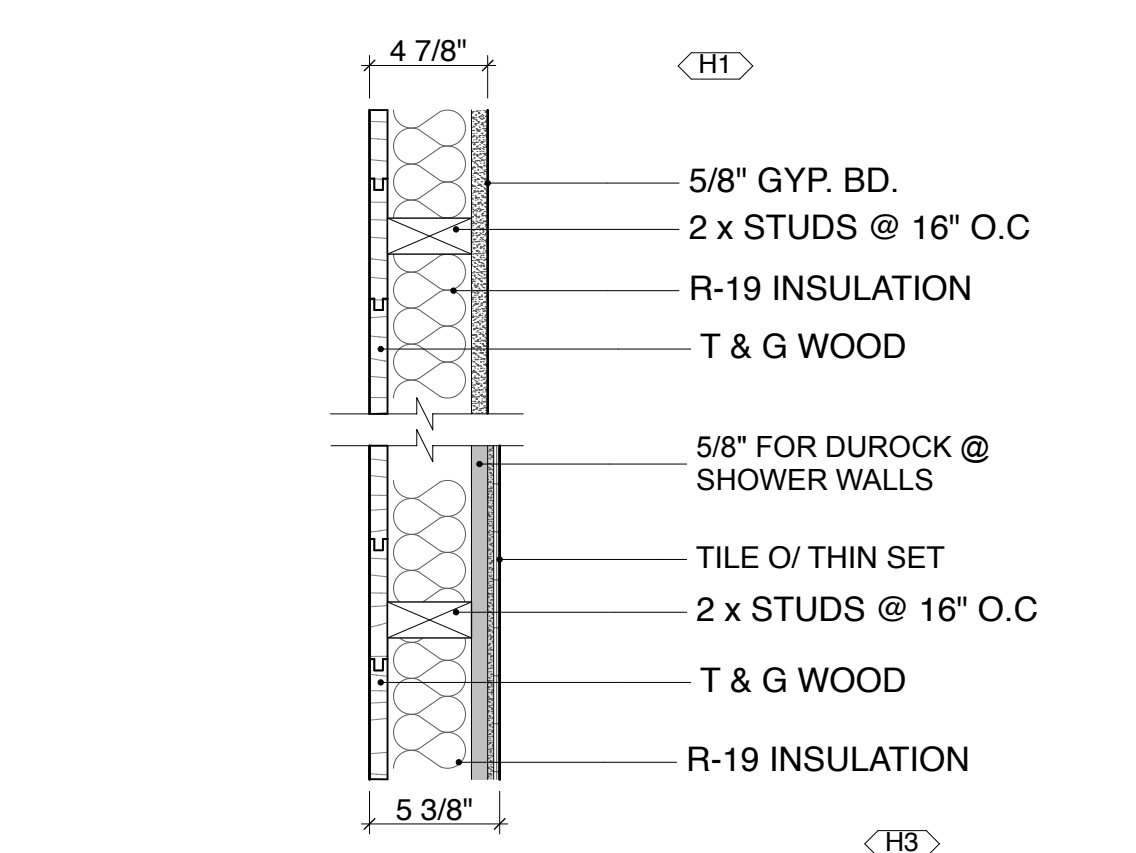
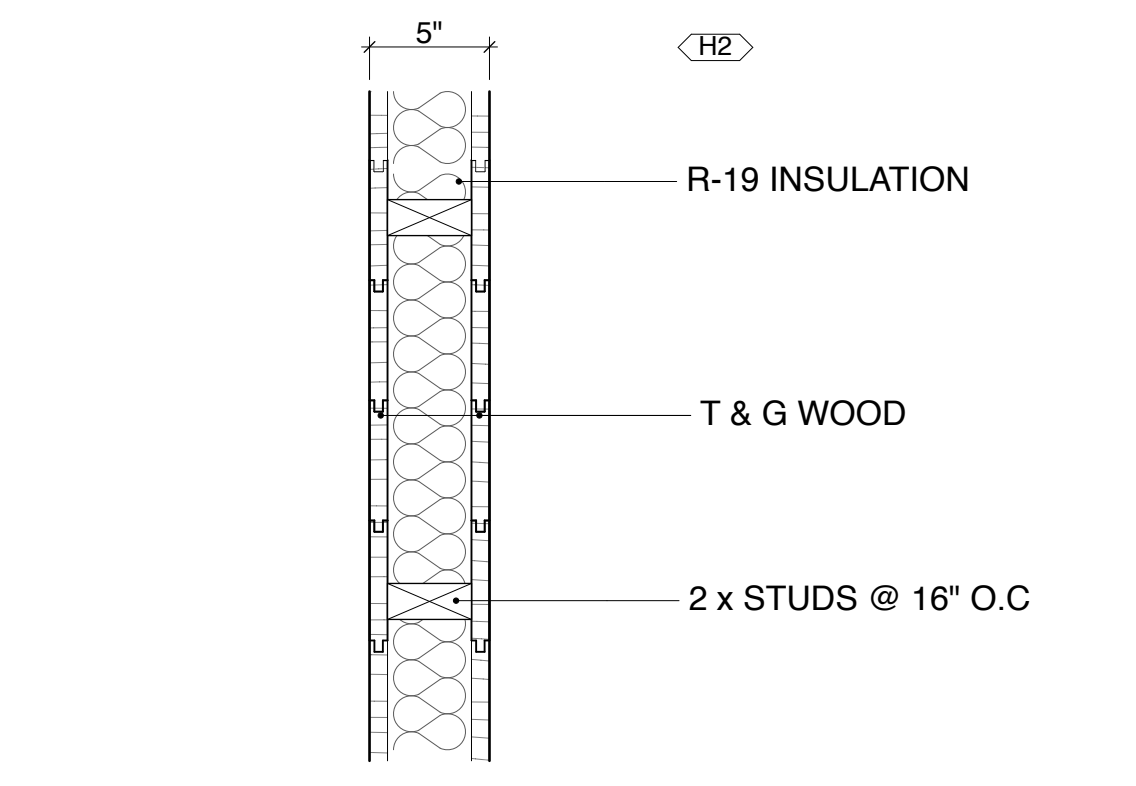
**TYP. FIRST FLR ASSEMBLY**  
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19



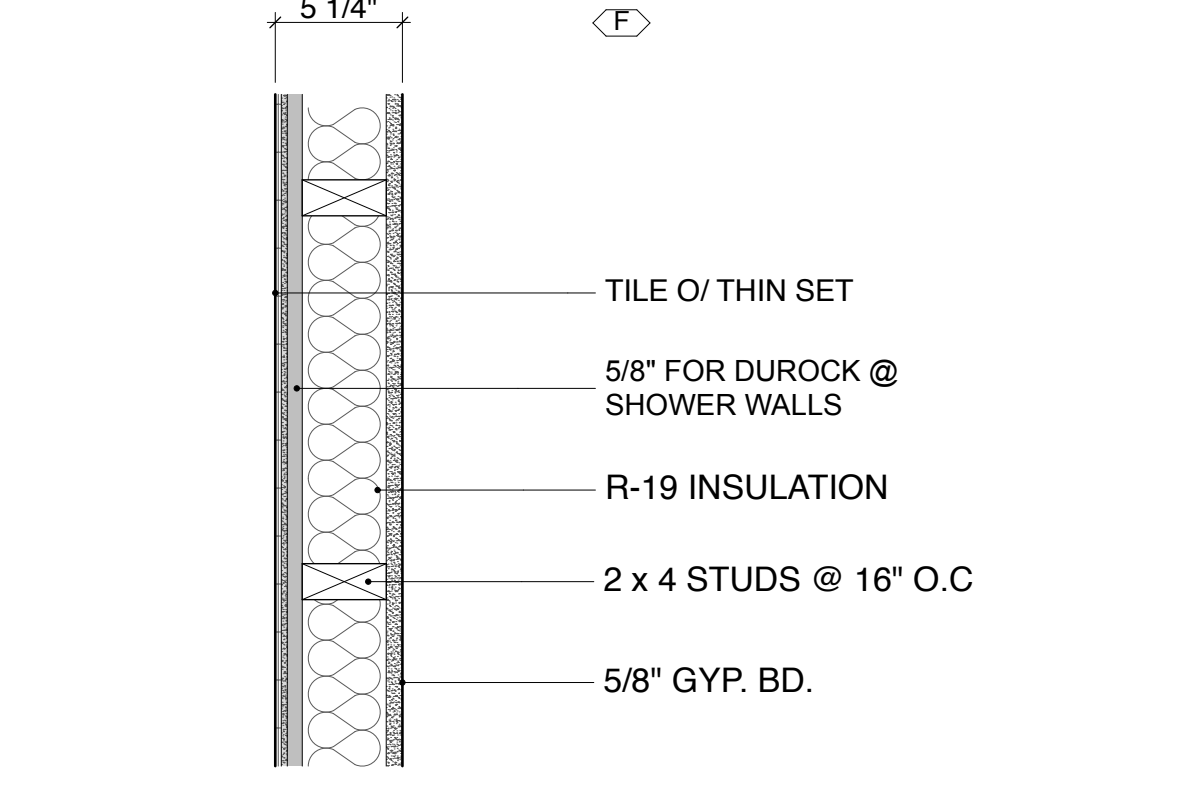
**WALL TYPES G**  
SCALE: 1 1/2" = 1'-0"

15



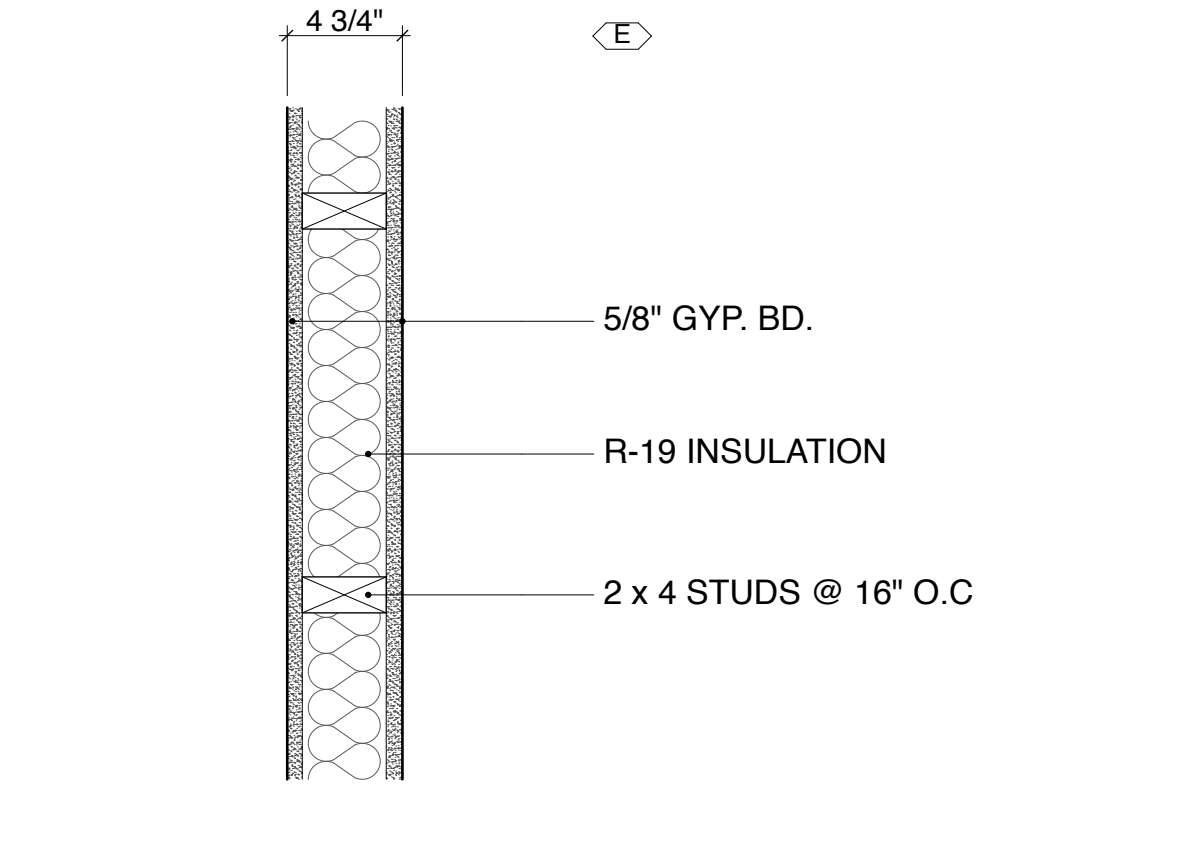
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17



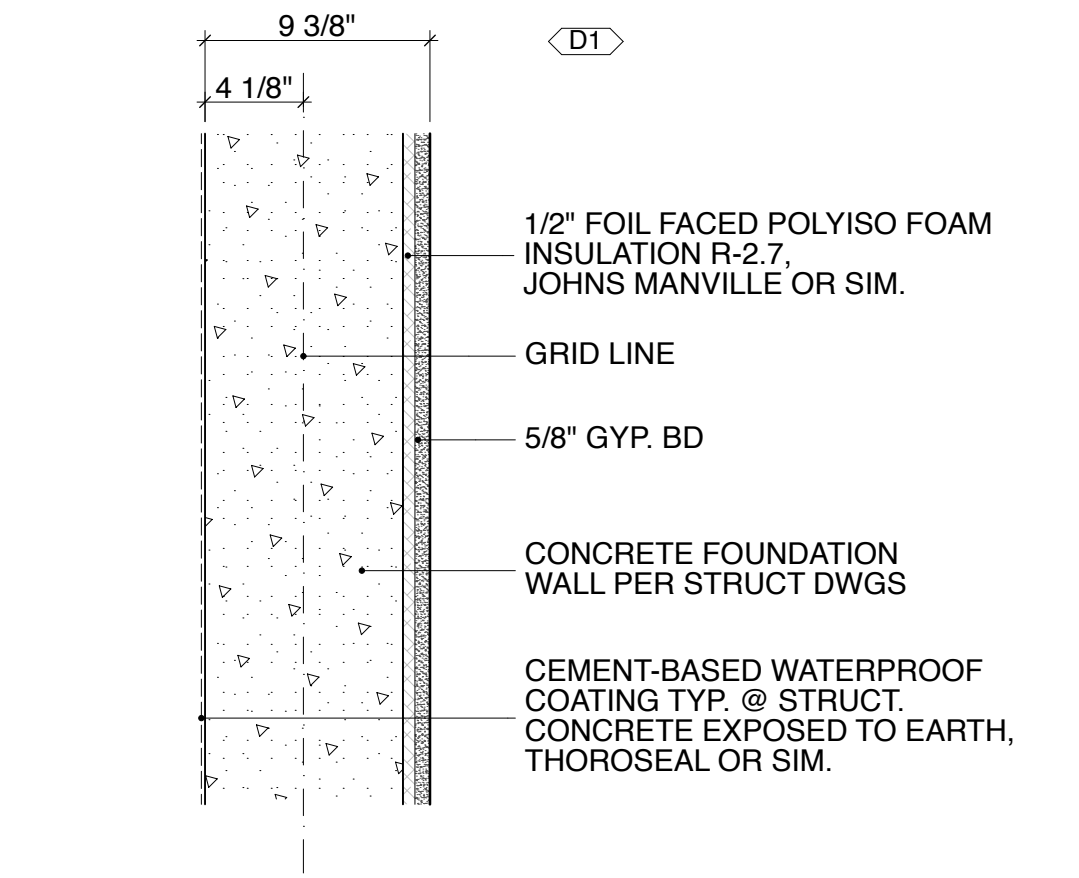
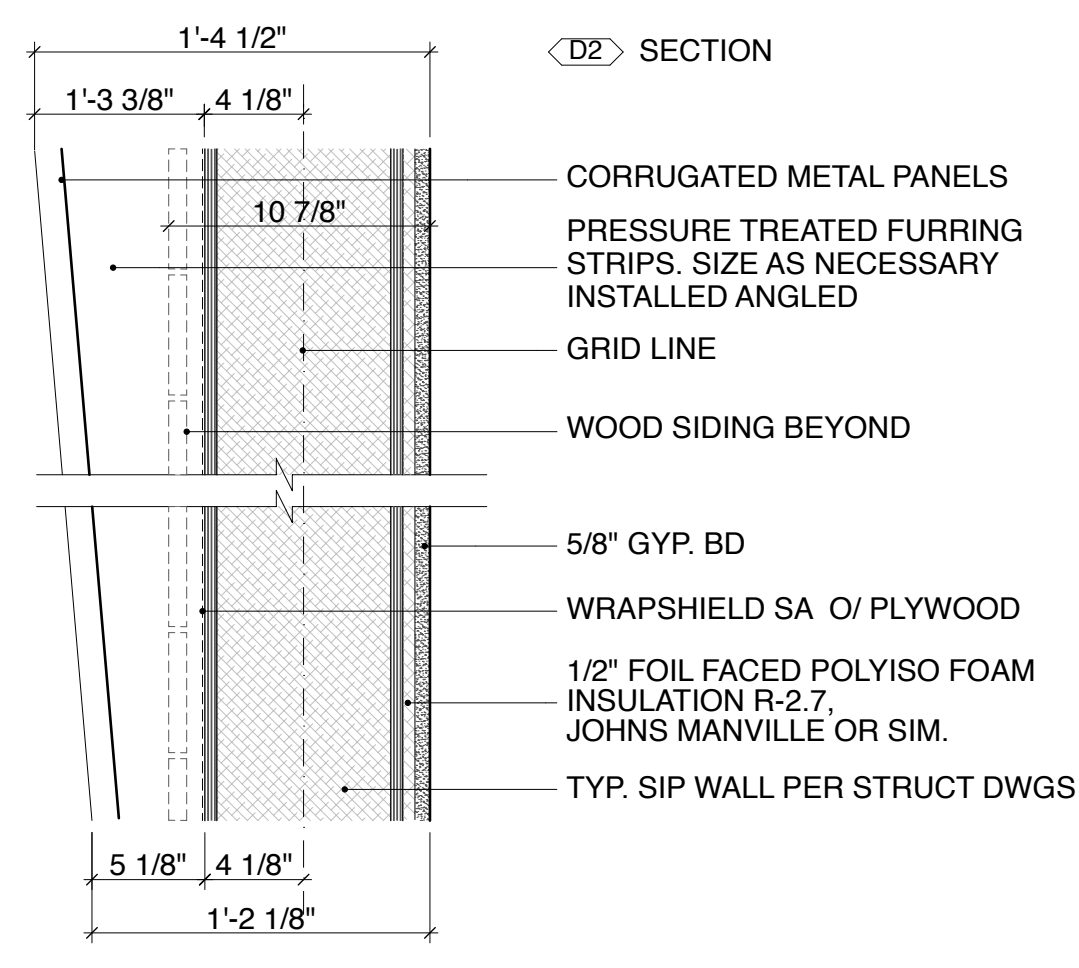
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14



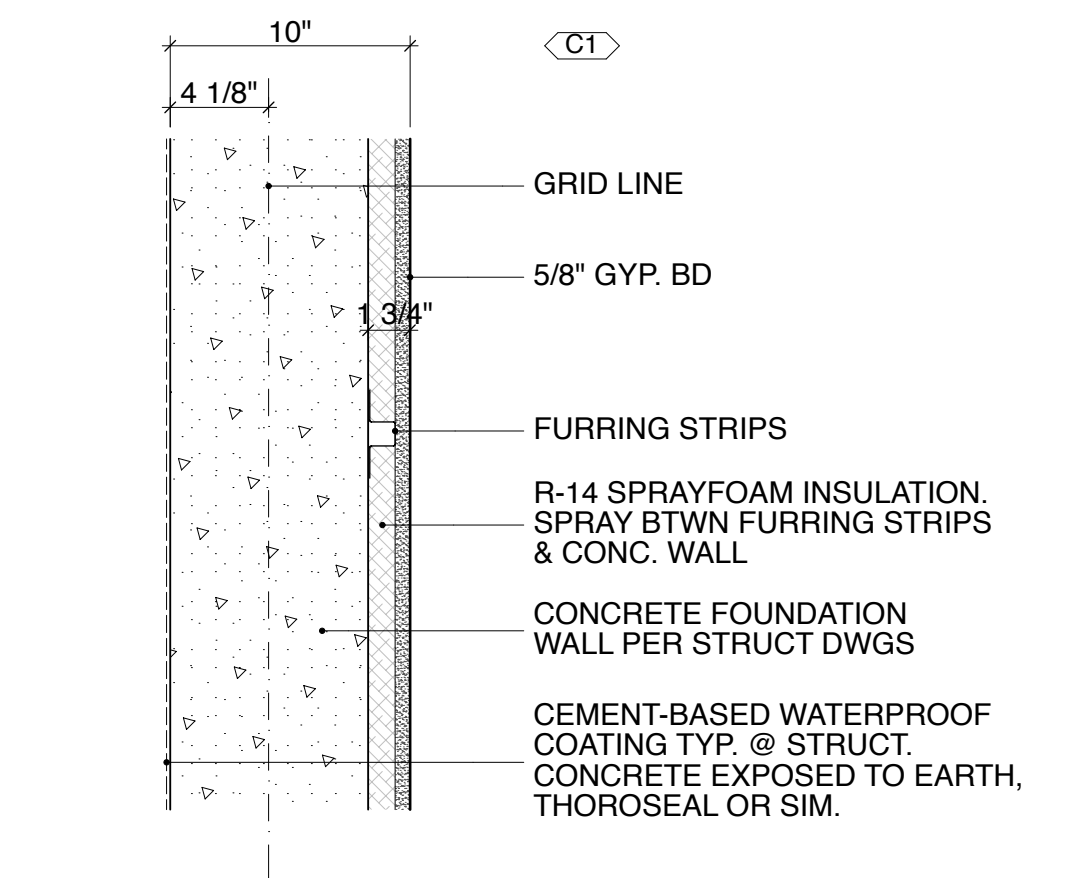
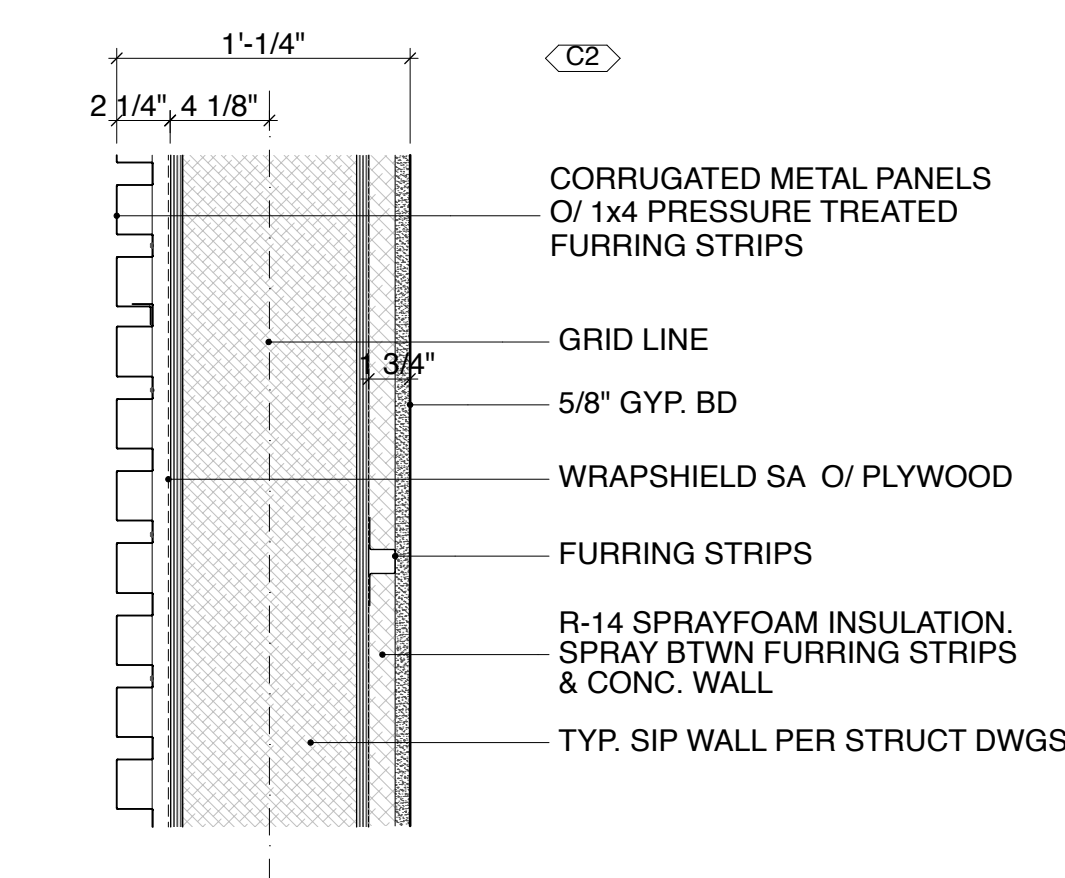
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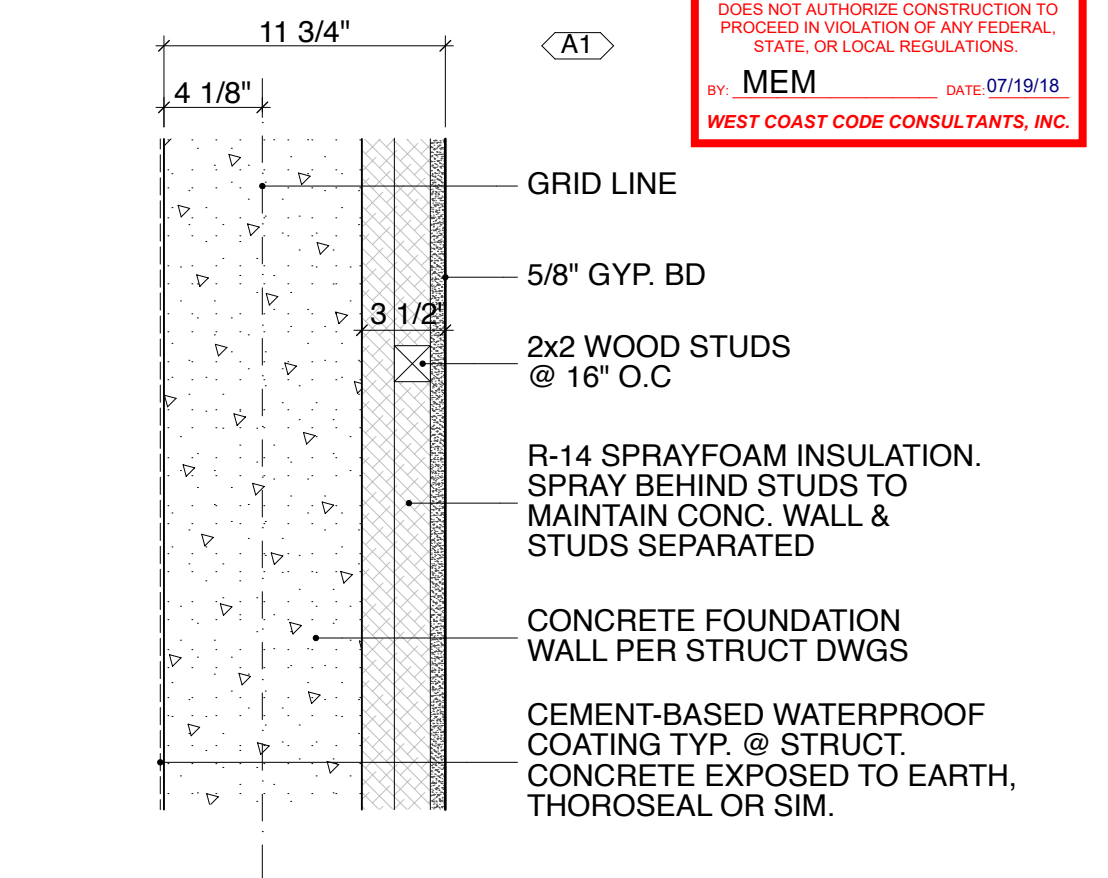
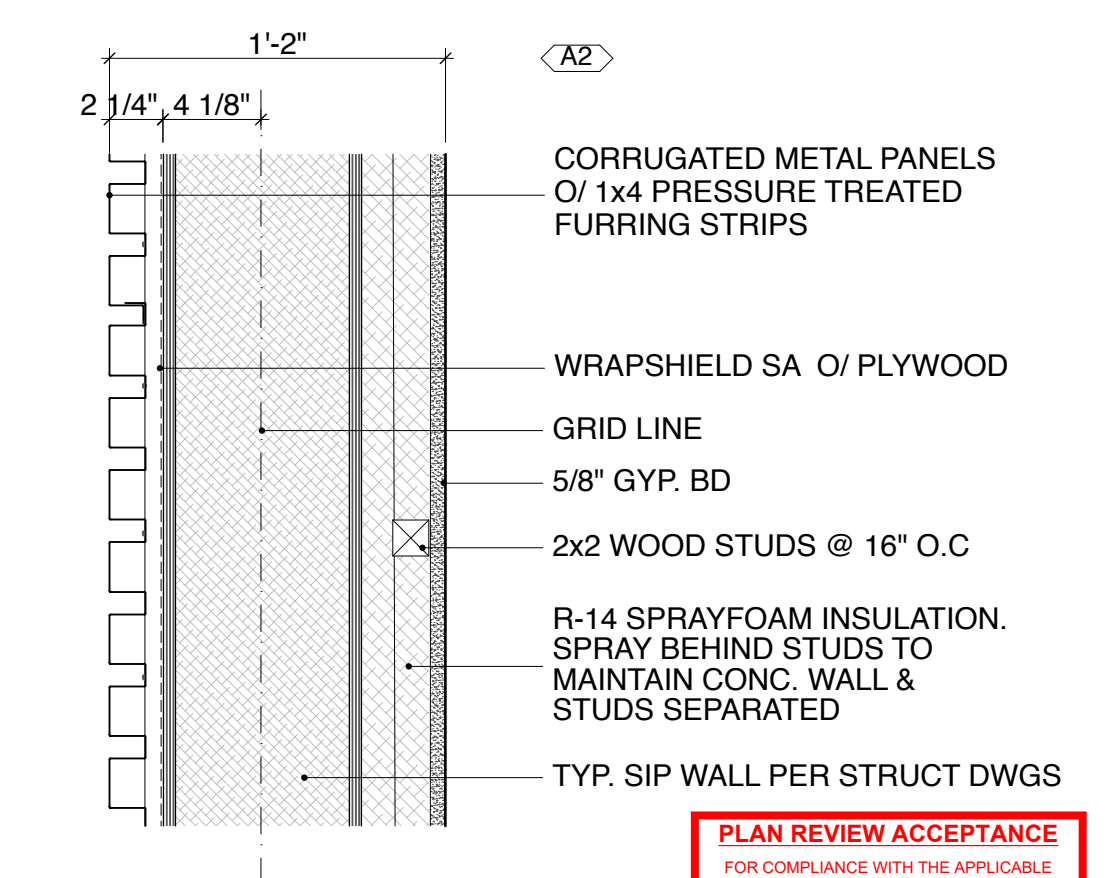
**WALL TYPES D**  
SCALE: 1 1/2" = 1'-0"

9



**WALL TYPES C**  
SCALE: 1 1/2" = 1'-0"

5



**WALL TYPES A**  
SCALE: 1 1/2" = 1'-0"

1

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Scale: PER DWG print date: 7/12/18  
project: 14\_170  
drawing:

**WALL TYPE DETAILS AND ROOF / FLOOR ASSEMBLIES**

Sheet:  
**A-5.00**



DOOR SCHEDULE															
ID	ROOM NAME	W	HT	THK	TYPE	LEAF	FINISH	FRAME		HARDWARE		MANUFACTURER	PRODUCT	DETAIL	NOTES
								MATERIAL	FINISH	HINGE	LOCKSET				
D01	ENTRY	3'-0"	8'-0"	1 3/4"	B	WOOD	CUSTOM	PER MANUF.	PER MANUF.	TBD	YES	KOLBE W & D	HERITAGE	9 & 11 / A-5.02	CLAD W/ EXTERIOR WOOD
D02	BATH 1	3'-0"	8'-0"	1 3/4"	A	WOOD	PTD	WD	PTD	TBD	YES	BY GC	-	1 & 2 / A-5.03	
D03	BALCONY	16'-7"	9'-0"	1 1/4"	D	GLASS/WD	CLR	PER MANUF.	PER MANUF.	PER MANUF.	PER MANUF.	KOLBE W & D	ULTRA	6 & 8 / A-5.02	LIFT & SLIDE. PROVIDE SCREEN
D04	KITCHEN	2'-6"	8'-0"	1 3/4"	A	WOOD	PTD	WD	PTD	TBD	YES	BY GC	-	1 & 2 / A-5.03	
D05	BATH 1	2'-6"	7'-1/2"	3/4"	C	GLASS	CLR	N/A	N/A	TBD	YES	BY GC	-	3 & 4 / A-5.03	
D06	HALL	2'-8"	2'-11 1/4"	1 3/4"	A	WOOD	PTD	WD	PTD	TBD	N/A	BY GC	-	1 & 2 / A-5.03	
D07	HALL	3'-0"	7'-11"	1 3/4"	A	WOOD	PTD	WD	PTD	TBD	YES	BY GC	-	1 & 2 / A-5.03	
D08	BATH 3	3'-0"	7'-11"	1 3/4"	A	WOOD	PTD	WD	PTD	TBD	YES	BY GC	-	1 & 2 / A-5.03	
D09	BATH 3	2'-6"	7'-0"	3/4"	C	GLASS	CLR	N/A	N/A	TBD	YES	BY GC	-	3 & 4 / A-5.03	
D10	WET RM	2'-6"	7'-0"	3/4"	C	GLASS	CLR	N/A	N/A	TBD	YES	BY GC	-	3 & 4 / A-5.03	
D11	BEDROOM 1	2'-10"	8'-0"	1 3/4"	A	WOOD	PTD	WD	PTD	TBD	YES	BY GC	-	1 & 2 / A-5.03	
D12	BATH 2	2'-8"	8'-0"	1 3/4"	A	WOOD	PTD	WD	PTD	TBD	YES	BY GC	-	1 & 2 / A-5.03	

**GENERAL GLAZING NOTES:**

HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

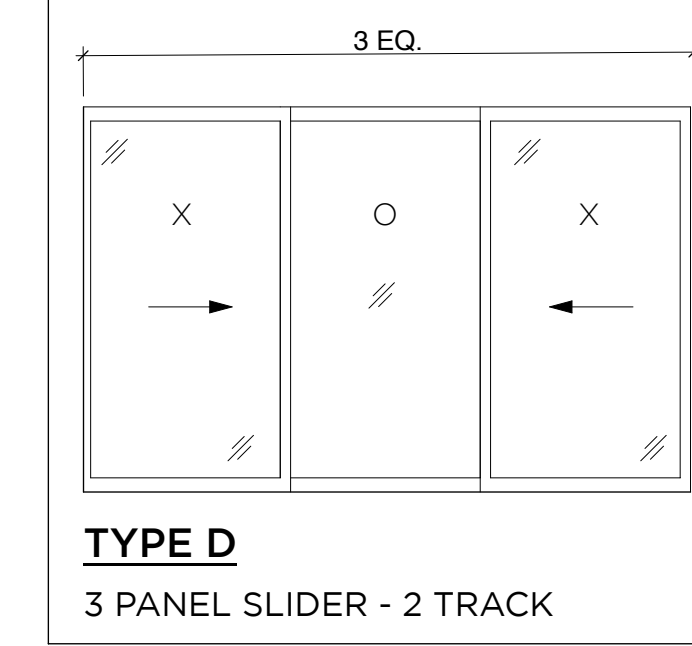
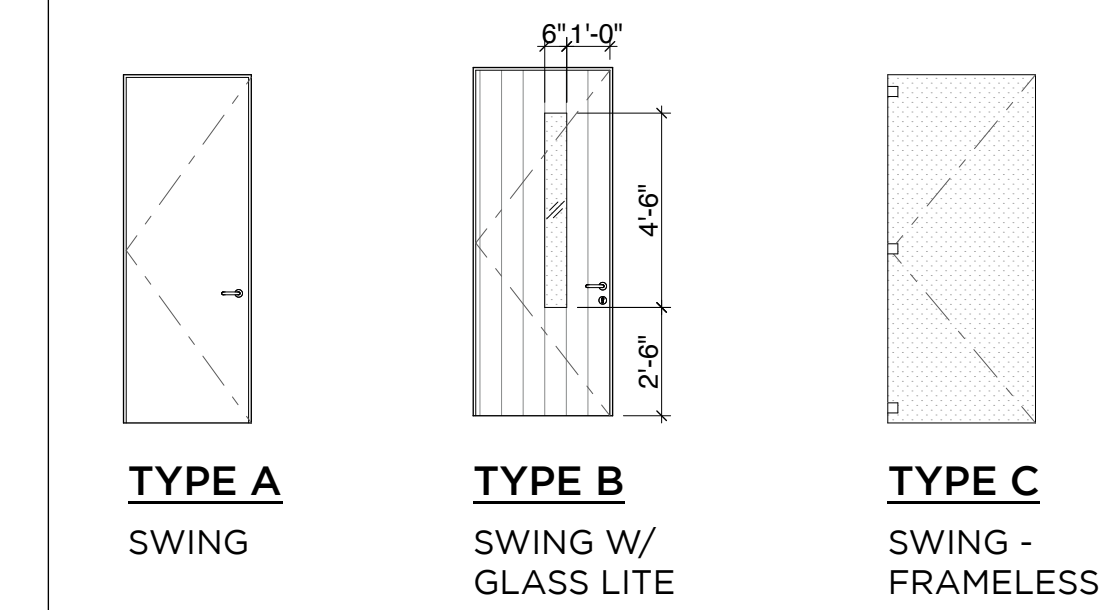
- GLAZING IN DOORS. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
- GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
  1. WHERE THE GLAZING IS WITHIN 24 INCHES (610MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
  2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
  3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
  4. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.
- GLAZING IN WINDOWS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
  1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2).
  2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
  3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR, AND
  4. ONE OR MORE WALKING SURFACES ARE WITHIN 36INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

- GLAZING AND WET SURFACES. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.
- GLAZING ADJACENT TO STAIRS AND RAMPS. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
- GLAZING ADJACENT TO THE BOTTOM STAIR LANDING. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 60- INCH (1524 MM) HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES (457 MM) FROM THE GUARD.

**GENERAL DOOR NOTES:**

1. PROVIDE DOOR & HARDWARE SHOP DRAWINGS & SPECIFICATIONS FOR ARCHITECT'S APPROVAL.
2. ALL INTERIOR WOOD DOORS TO BE SOLID CORE.
3. ALL GLAZED ENTRY DOORS AND SLIDERS TO HAVE KEYED ENTRY LEVER AND DEADBOLT. INFORMATION TO BE PROVIDED AS PART OF GLAZING SHOP DRAWINGS AND REVIEWED BY ARCHITECT.
4. UNLESS OTHERWISE NOTED REFER TO FLOOR PLANS FOR DOOR SWING DIRECTIONS.
5. ALL JOINTS OF DOOR CLADDING TO ALIGN WITH JOINTS OF WALL CLADDING WHEN DOORS ARE IN CLOSED POSITION.
6. PROVIDE TEMP. GLASS @ FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.
7. EXTERIOR STOREFRONTS, GLAZED DOORS, & GLAZED OPENINGS W/IN EXT DOORS TO BE INSULATING-GLASS UNITS WITH A MIN. OF ONE TEMPERED PANE

**DOOR TYPES:**



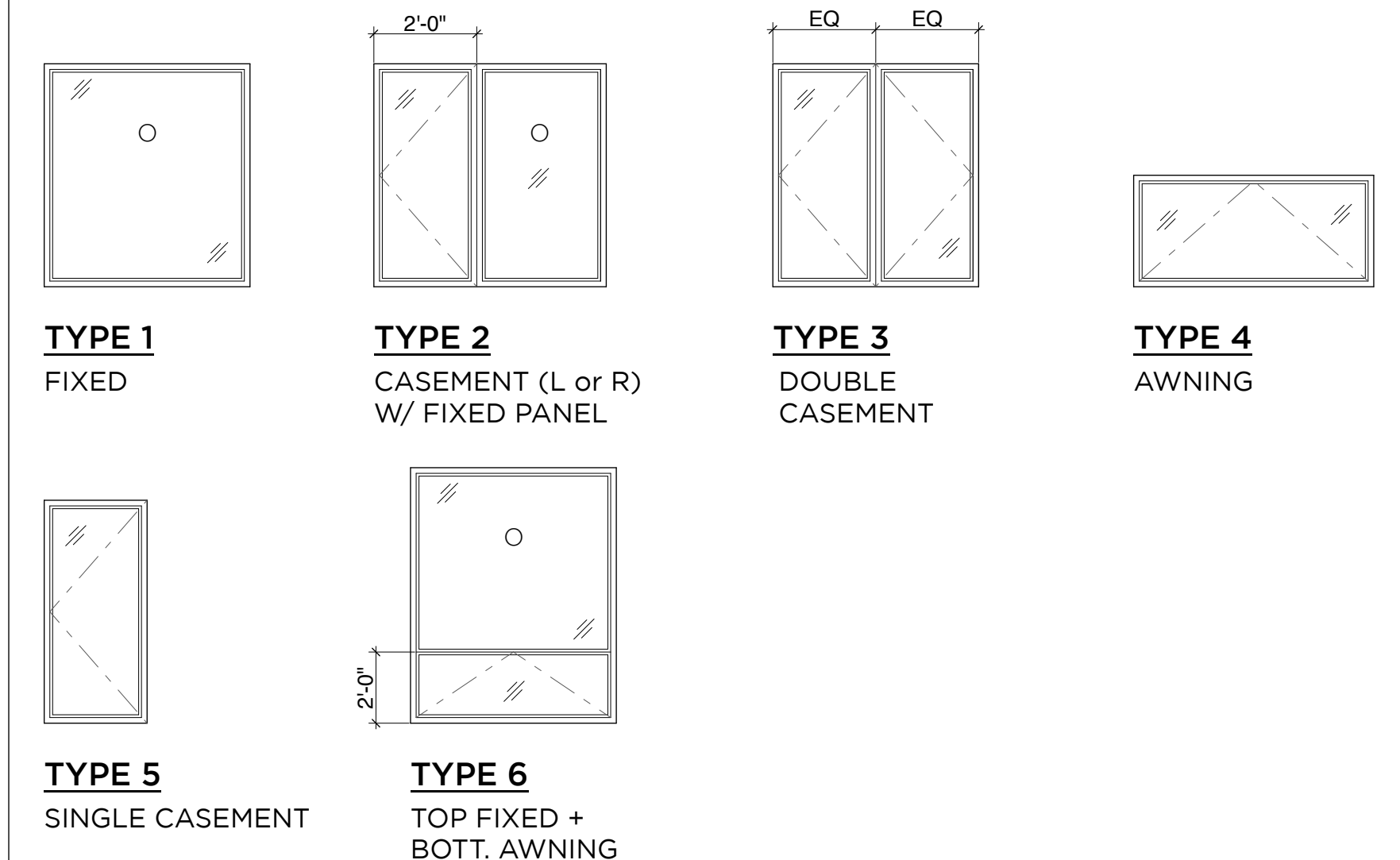
**WINDOW SCHEDULE**

MARK	ROOM NAME	WIDTH	HEIGHT	PANE	TYPE	MATERIAL	FINISH	MANUFACTURER	PRODUCT	DETAIL	NOTES
W01	LIVING ROOM	6'-0"	9'-0"	TRIPLE	6	ALUM. EXT / WD INT	SEE NOTE #8	KOLBE W & D	VISTALUXE	3-4 / A-5.02	
W02	KITCHEN	4'-0"	6'-0"	TRIPLE	5	ALUM. EXT / WD INT	SEE NOTE #8	KOLBE W & D	VISTALUXE	1-2 / A-5.02	
W03	STAIR	7'-6"	2'-6"	TRIPLE	1	ALUM. EXT / WD INT	SEE NOTE #8	KOLBE W & D	VISTALUXE	5 / A-5.02	
W04	BATH 3	5'-1"	2'-0"	TRIPLE	4	ALUM. EXT / WD INT	SEE NOTE #8	KOLBE W & D	VISTALUXE	3-4 / A-5.02	
W05	BEDROOM 2	4'-6"	2'-0"	TRIPLE	4	ALUM. EXT / WD INT	SEE NOTE #8	KOLBE W & D	VISTALUXE	3-4 / A-5.02	
W06	BEDROOM 2	4'-7 1/4"	5'-0"	TRIPLE	1	ALUM. EXT / WD INT	SEE NOTE #8	KOLBE W & D	VISTALUXE	3-4 / A-5.02	COORD. W/ WINDOW 7
W07	BEDROOM 2	4'-0"	5'-0"	TRIPLE	3	ALUM. EXT / WD INT	SEE NOTE #8	KOLBE W & D	VISTALUXE	3-4 / A-5.02	COORD. W/ WINDOW 6 & 8
W08	BEDROOM 1	8'-3 1/4"	5'-0"	TRIPLE	2	ALUM. EXT / WD INT	SEE NOTE #8	KOLBE W & D	VISTALUXE	3-4 / A-5.02	COORD. W/ WINDOW 7
W09	BEDROOM 1	4'-6"	2'-0"	TRIPLE	4	ALUM. EXT / WD INT	SEE NOTE #8	KOLBE W & D	VISTALUXE	1-2 / A-5.02	
W10	BATH 2	4'-9"	2'-0"	TRIPLE	4	ALUM. EXT / WD INT	SEE NOTE #8	KOLBE W & D	VISTALUXE	1-2 / A-5.02	

**GENERAL WINDOW NOTES:**

1. ALL WINDOW DIMENSIONS IN THIS DRAWING TO BE VERIFIED IN FIELD PRIOR TO FABRICATION. PROVIDE SHOP DRAWINGS FOR ALL WINDOWS FOR REVIEW BY ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
2. THE SIZES ARE FINISHED FRAMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ROUGH OPENINGS W/ WINDOW MANUFACTURE.
3. ALL GLAZING 18" OR LESS FROM THE FINISHED FLOOR TO BE TEMPERED.
4. ALL WINDOWS TO BE TRIPLE PANED LOW -E. CONFIRM TINT WITH CLIENT PRIOR TO APPROVAL.
5. ALL OPERABLE WINDOWS TO HAVE SCREENS ON THE INSIDE. REVIEW SCREEN TYPE WITH ARCHITECT PRIOR TO INSTALLATION.
6. ALL WINDOW HEAD / SILL / JAMB FLASHING TO MATCH METAL PANEL FINISH COLOR.
7. ALL OPERABLE WINDOWS TO BE OUTSWING.
8. ALL WINDOW EXTERIOR FRAME TO BE BLACK ANODIZED AND INTERIOR TO BE WOOD (TBD SPECIES & FINISH).
9. ALL WINDOW SHOULD BE ORDERED WITHOUT NAILER FIN
10. INTERIOR WOOD TRIM ONLY @ SILL (1/2" PASSED GYP. BD). COORDINATE DISTANCE PER WINDOW TYPE.
11. WINDOW U FACTOR  $\leq .27$

**WINDOW TYPES:**



**FENESTRATION REQUIREMENTS**

BEDROOM 2	W05	W06	W07	TOTAL
LIGHT	9	22.92	20	51.92
VENTILATION	9	-	20	29
EMERGENCY	-	-	20	20

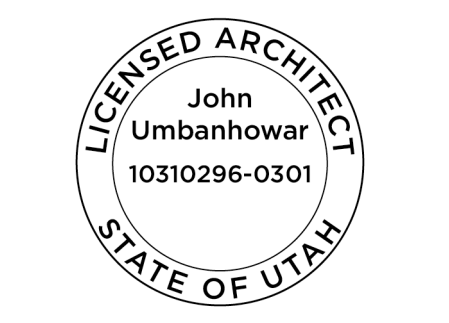
BEDROOM 1	W08	W09	TOTAL
LIGHT	41.25	9	50.25
VENTILATION	10	9	19
EMERGENCY	10	-	10

ROOM	SQ FT	LIGHT 8%	VENT 4%
BEDROOM 2	138	11.04	5.52
BEDROOM 1	117	9.36	4.68

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DATE / ISSUE:  
  
 10.30.17 90% CON. DOCS.

Scale: 1/4" = 1'-0" print date: 7/12/18  
 project: 14\_170  
 drawing:

**PLAN REVIEW ACCEPTANCE**

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

MEM \_\_\_\_\_ DATE: 07/19/18  
 WEST COAST CODE CONSULTANTS, INC.

WINDOW, DOOR AND HARDWARE SCHEDULES

sheet:  
**A-6.00**