

POWDER MOUNTAIN HOUSE

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 8645 EASET COPPER CREST
 EDEN, UT 84310

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 6LENDALE, CA
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LANDSCAPE ARCHITECT:
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LIGHTING DESIGNER:
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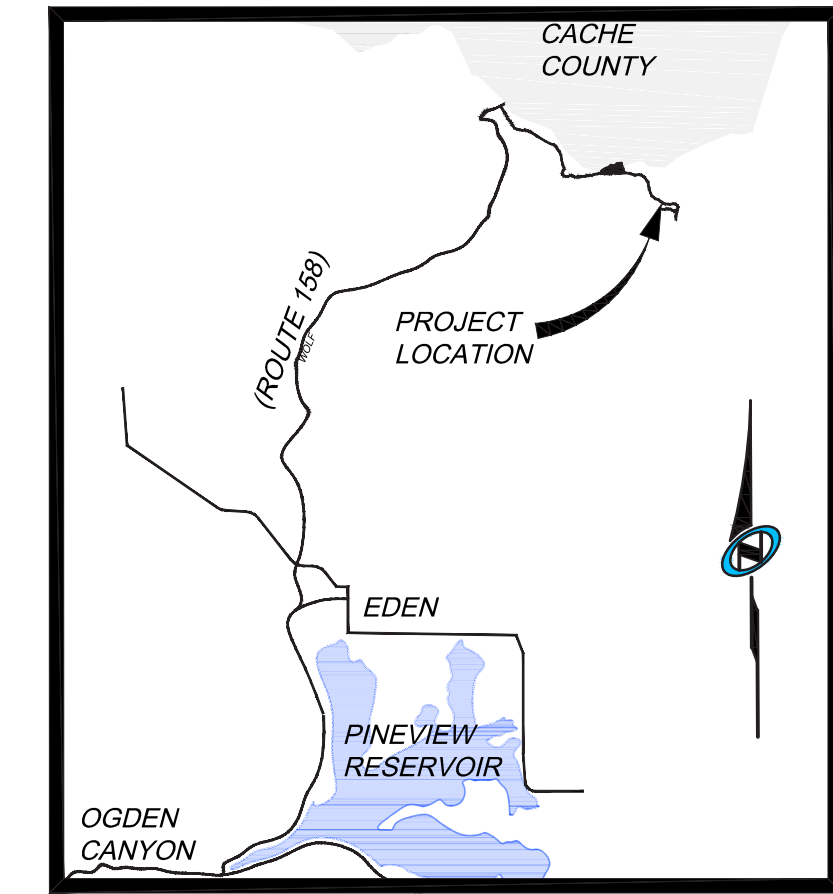
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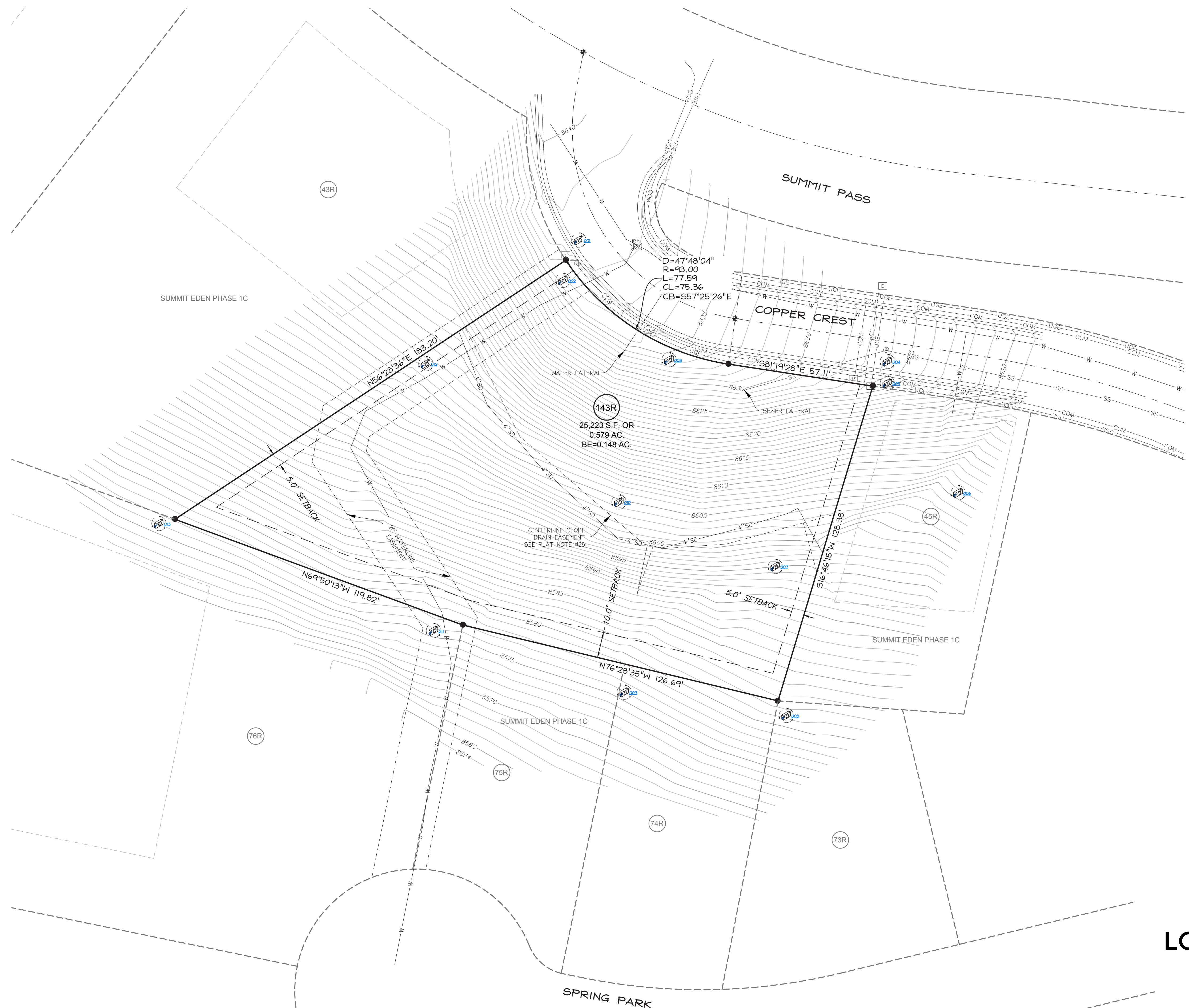
PRELIMINARY BID SET

REVISIONS:	BY:	DATE:	DATE:
			06/04/2018
		SCALE:	DRAWN:
		SHEET:	A. 1

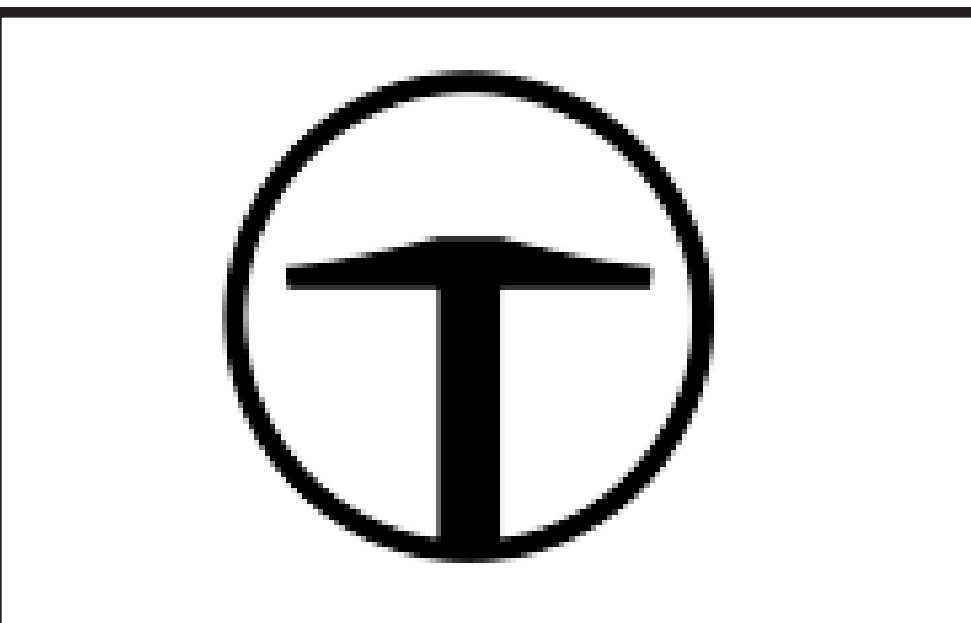


Vicinity Map
N.T.S.

- LEGEND**
- ELECTRICAL BOX
 - COMMUNICATION BOX
 - IRRIGATION VALVE
 - SEWER MANHOLE
 - CENTERLINE MONUMENT
 - REBAR AND CAP
 - SEWER LINE
 - WATER LINE
 - UNDERGROUND ELECTRIC
 - COMMUNICATION LINE
 - PROPERTY LINE
 - EASEMENT
 - ADJACENT LOT LINE



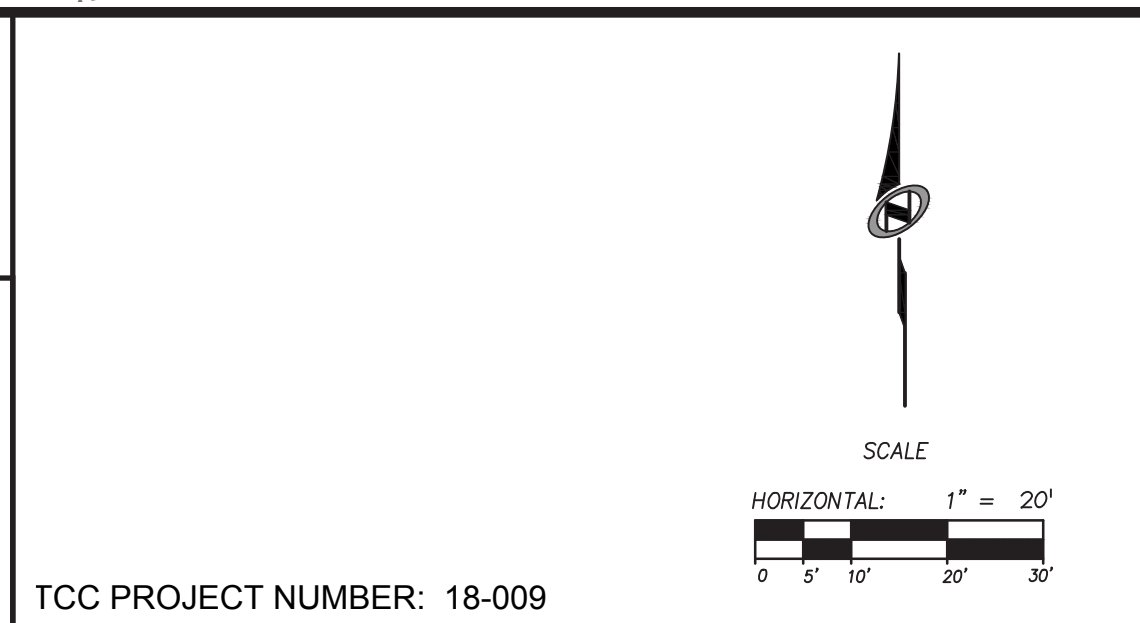
LOT 143R, SUMMIT EDEN PHASE 1C
EXISTING CONDITIONS SURVEY
 PART OF THE NE 1/4 SECTION 8, T.7N., R.2E., SLM&B



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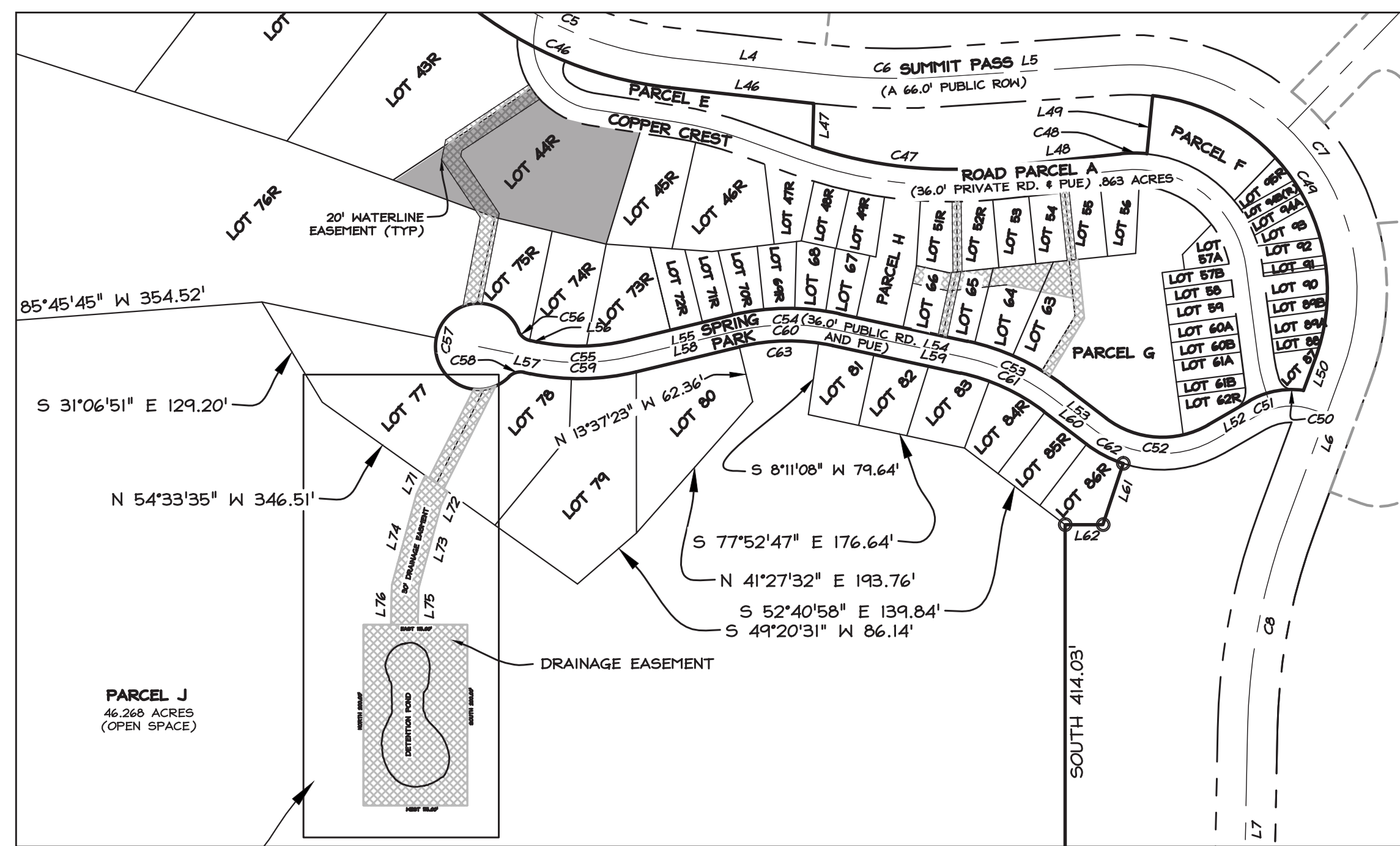


EXISTING CONDITIONS

REVISIONS:	BY:	DATE:	DATE:
			06/04/2018
			SCALE: 1"=20'
			DRAWN: NC
			SHEET: ET 01

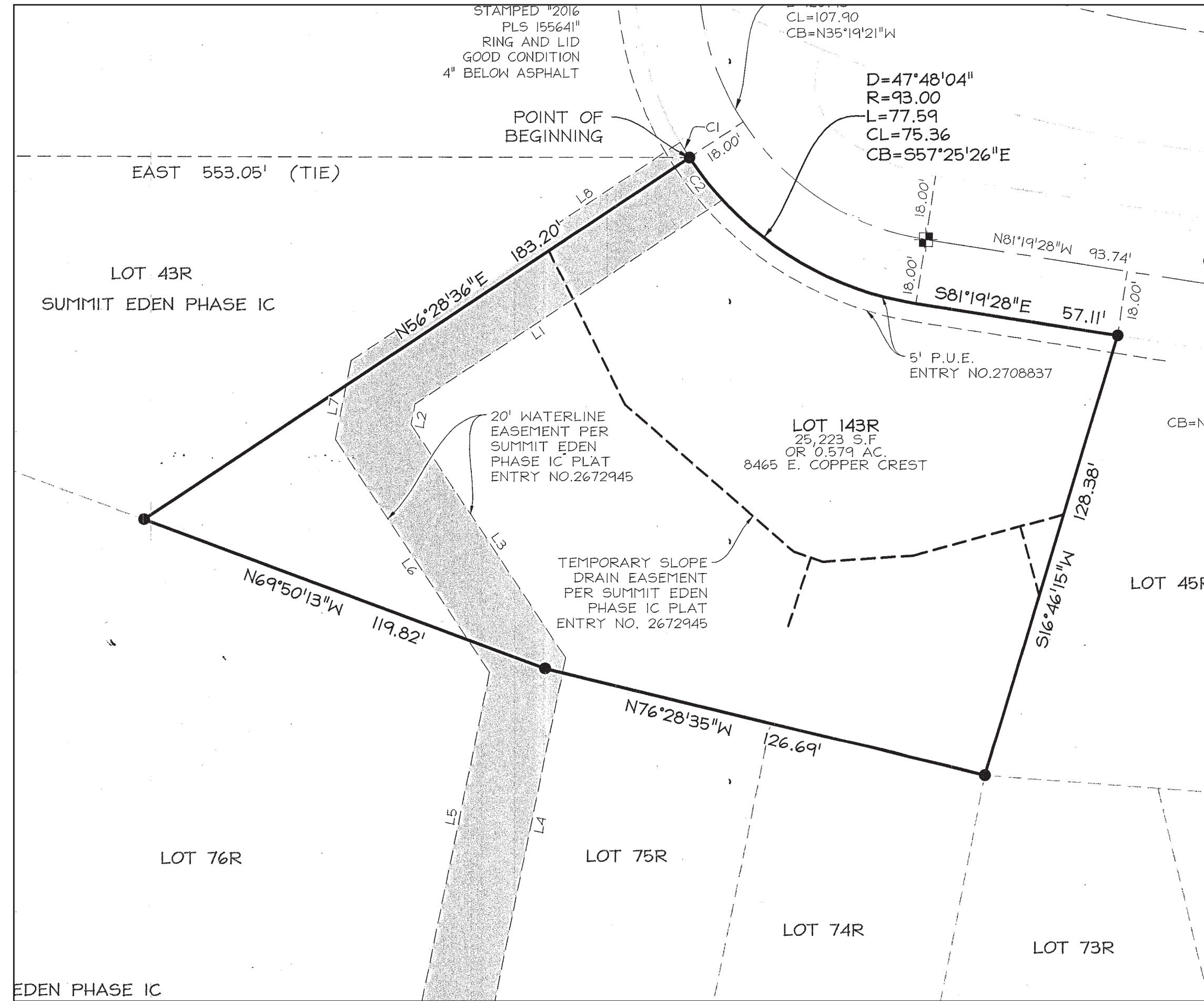
TCC PROJECT NUMBER: 18-009

VICINITY MAP



SUMMIT EDEN PHASE 1C, SURVEYED BY NV5, 01/14/2016

SITE PLAN

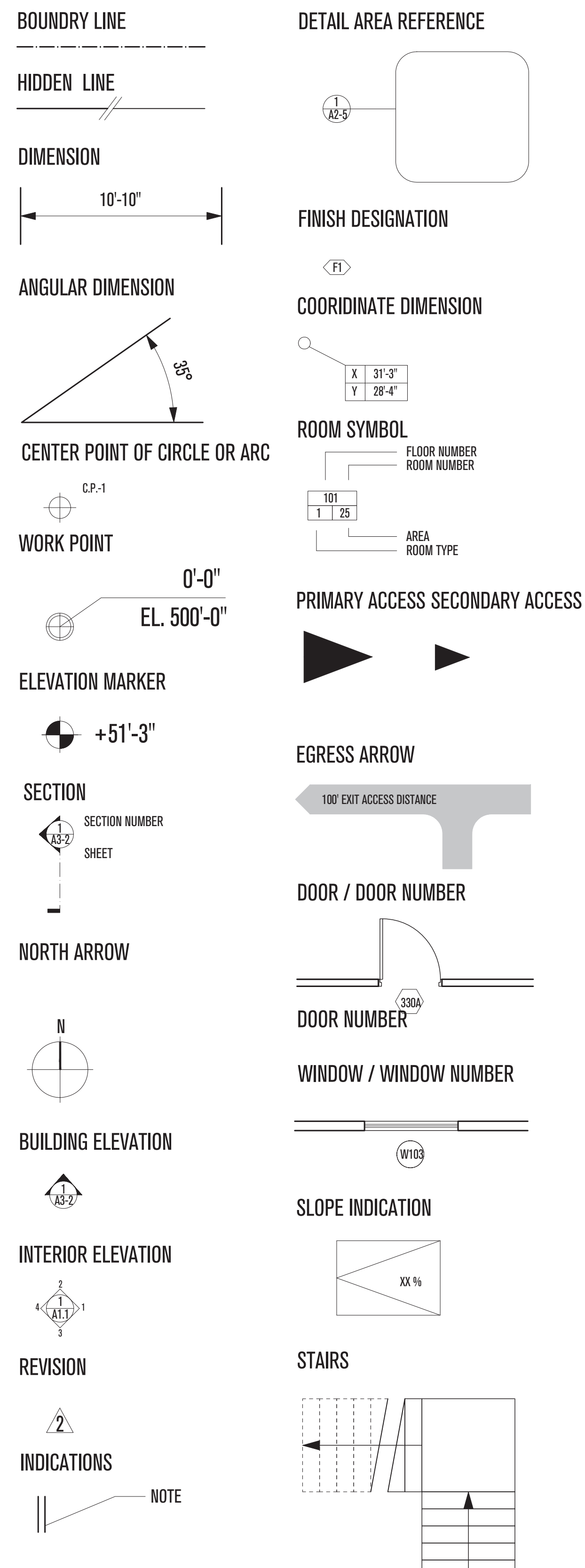


EDEN PHASE 1C

ABBREVIATIONS

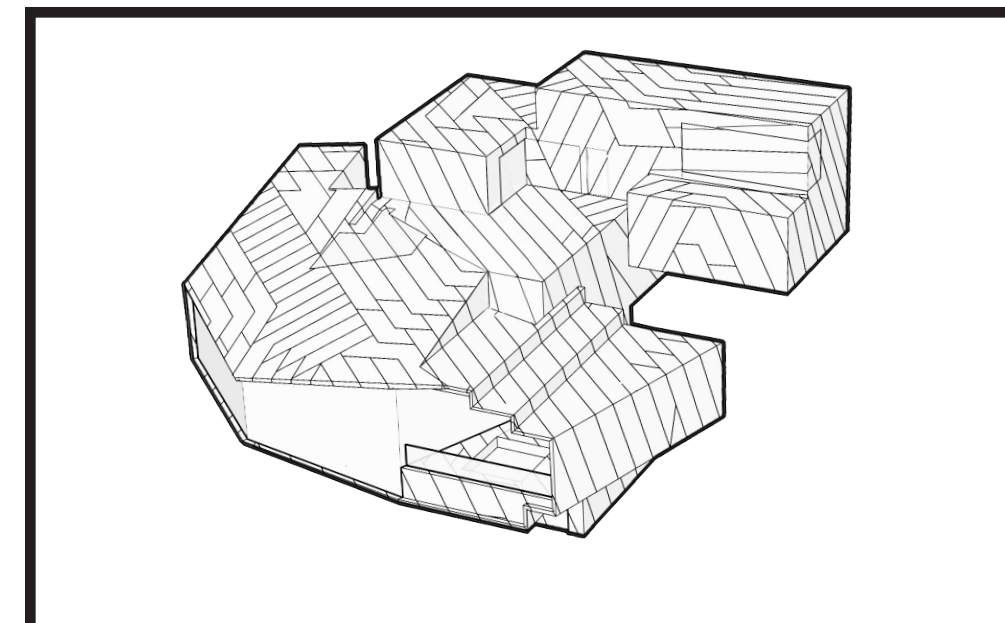
	ANGLE	CP	CHECKERED PLATE	GA	GAUGE
	DEGREES	CPT	CARPET	GB	GYPSUM BOARD
	CENTERLINE	CR	COLD ROLLED (STEEL)	GBP	GYPSUM BOARD PLAQUE
	DIAMETER OR ROUND	CSP	COMBINATION STAND PIPE	GL	GLASS
	SFSquare Foot	CT	CERAMIC TILE	GND	GROUND
	SI S...	CW	COLD WATER	GR	GRILLE
	CHANNEL	CY	CUBIC YARD	H	HIGH
	PLATE/PROPERTY LINE	HC	HANDICAP	HD	HEAD
A	ANCHOR	HDR	HEADER	HDWD	HARDWOOD
AC	AIR CONDITIONING	HDWR	HARDWARE	HORIZ	HORIZONTAL
ACP	ACOUSTIC PANELS	HTG	HEATING	HTR	HEATER
ACT	ACOUSTIC CEILING TILE	HVAC	HEATING/VENT./AIR CONDIT.	ID	INSIDE DIAMETER
ACWP	ACOUSTICAL WALL PANEL	DBL	DOUBLE	IE	INVERT ELEVATION
AD	AREA DRAIN	DET	DETAIL	IN	INCH
AESS	ARCHITECTURALLY EXPOSED	DIA	DIAMETER	INCL	INCLUDE(D)(ING)
AF	ACOUSTIC FINISH	DIAG	DIAGONAL	INSUL	INSULATION
AFL	ACCESS FLOORING	DIF	DIFFUSER	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	DN	DOWN	OTB	OPEN TO BELOW
ALUM	ALUMINUM	DR	DOOR	NSF	NET SQUARE FEET
AP	ACCESS PANEL	DS	DOWNSPOUT	MATERIAL SYMBOLS	
BD	BOARD	DSP	DRY STANDPIPE	EXISTING CONSTRUCTION	CONCRETE
BITUM	BITUMINOUS	E	EXISTING	STEEL	ALUMINUM
BLDG	BUILDING	EC	EXPOSED CONSTRUCTION	MASONRY	WOOD FRAMING
BLK	BLOCK	EFC	EXPOXY FLOOR COATING	GROUND	NEW GROUND
BM	BEAM	EJ	EXPANSION JOINT	GRAVEL	FIRE PROOFING
BOT	BOTTOM	EL	ELEVATION	BATT INSULATION	RIGID INSULATION
CB	CATCH BASIN	ELEV	ELEVATOR	FA	FIRE ALARM
CBP	CABLE PASS	EQPT	EQUIPMENT	FD	FLOOR DRAIN
CC	CENTER TO CENTER	ESC	ESCALATOR	FDN	FOUNDATION
CEM	CEMENT	EXH	EXHAUST	FE	FIRE EXTINGUISHER
CF	CUBIC FOOT	EXP	EXPANSION	FEC	FE CABINET
CFF	CONCRETE FLOATING FLOOR	EXT	EXTERIOR	FF	FINISH FLOOR
CIPAC	CAST-IN PLACE	FA	FIRE ALARM	FHC	FIRE HOSE CABINET
C.L.	CENTER LINE	FD	FLOOR DRAIN	FIN	FINISH
CLG	CEILING	FDN	FOUNDATION	FIXT	FIXTURE
CLR	CLEAR	FE	FIRE EXTINGUISHER	FLR	FLOOR
CMU	CONCRETE MASONRY UNITS	FEC	FE CABINET	FOC	FACE OF CONCRETE
COL	COLUMN	FF	FINISH FLOOR	FOF	FACE OF FINISH
CONC	CONCRETE	FHC	FIRE HOSE CABINET	FT	FOOT OR FEET
CONT	CONTINUOUS	FIN	FINISH	GSF	GROSS SQUARE FEET
CORR	CORRIDOR/CORRUGATED	FIXT	FIXTURE		

SYMBOLS



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PROJECT INFORMATION

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			06/04/2018
		SCALE:	DRAWN:
		SHEET:	A. 2

5/8" GYP. BOARD, INTERIOR FINISH
2X4 STUD FRAMING
3-1/2" ACOUSTIC INSULATION
5/8" GYP. BOARD, INTERIOR FINISH

W1 - 2X4 INTERIOR WALL

5/8" GYP. BOARD, INTERIOR FINISH
2X6 STUD FRAMING
5-1/2" ACOUSTIC INSULATION
5/8" GYP. BOARD, INTERIOR FINISH

W2 - 2X6 INTERIOR WALL

5/8" GYP. BOARD, INTERIOR FINISH
2X8 STUD FRAMING
2" CLOSED CELL SPRAYFOAM INSULATION

W3 - 2X8 INTERIOR WALL WITH STEEL
(AS SHOWN R-32)

5-1/2" MINERAL WOOL BATT INSULATION
STEEL COLUMN, PER STRUCTURAL
5/8" GYP. BOARD, INTERIOR FINISH

GEOFOAM AT REAR AND SIDE FOUNDATIONS, PER CIVIL
FREE DRAINING BACKFILL GRAVEL

W4 - CONCRETE WALL BELOW GRADE
(MIN. R-13, AS SHOWN R-15)

3" CONTINUOUS XPS RIGID INSULATION
CONTINUOUS FLUID APPLIED WATERPROOFING
CONCRETE FOUNDATION WALL, PER STRUCTURAL

ZIP R SHEATHING 2" PANEL
(WATER BARRIER, 7/16" OSB NAILBASE,
RIGID INSULATION, TAPE AT PANEL SEAMS)
ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC

CONCRETE FOUNDATION WALL, PER STRUCTURAL
2" CLOSED CELL SPRAYFOAM INSULATION
2X4 STUD WALL
5/8" GYP. INTERIOR FINISH

W5 - CONCRETE WALL ABOVE GRADE W/ FINISHED INTERIOR
(MIN. R-17 EXTERIOR, AS SHOWN R-13 + 9)

ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC
15/32" SHEATHING, PER STRUCTURAL

2" CLOSED CELL SPRAYFOAM INSULATION
3-1/2" MINERAL WOOL BATT INSULATION
2X6 STUD WALL
5/8" GYP. INTERIOR FINISH

W6 - STUD FRAME 2X6 WALL WITH ZIP SYSTEM
(MIN. R-20, AS SHOWN R-26 + 9)

ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC
15/32" SHEATHING, PER STRUCTURAL
2" CLOSED CELL SPRAYFOAM INSULATION

5-1/2" MINERAL WOOL BATT INSULATION
2X8 STUD WALL
STEEL COLUMN, PER STRUCTURAL
5/8" GYP. INTERIOR FINISH
MEP CAVITY

W7 - STUD FRAME 2X8 WALL WITH STEEL & CAVITY
(MIN. R-19 + 7.8, AS SHOWN R-32 + 9)

ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC
15/32" SHEATHING, PER STRUCTURAL
2" CLOSED CELL SPRAYFOAM INSULATION

3-1/2" MINERAL WOOL BATT INSULATION
2X6 STUD WALL
STEEL COLUMN, PER STRUCTURAL
5/8" GYP. INTERIOR FINISH

W8 - STUD FRAME 2X6 WALL WITH STEEL
(MIN. R-19 + 7.8, AS SHOWN R-26 + 9)

ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC
15/32" SHEATHING, PER STRUCTURAL

2" CLOSED CELL SPRAYFOAM INSULATION
3-1/2" MINERAL WOOL BATT INSULATION
2X6 STUD WALL
STEEL COLUMN, PER STRUCTURAL
5/8" GYP. BOARD, INTERIOR FINISH

W9 - STUD FRAME 2X6 WALL WITH DOWNSPOUT
(MIN. R-19 + 7.8, AS SHOWN R-26 + 9)

ZIP R SHEATHING 2" PANEL
(WATER BARRIER, 7/16" OSB NAILBASE,
RIGID INSULATION, TAPE AT PANEL SEAMS)

5" SLAB ON GRADE, PER STRUCTURAL, SLOPED 1/4" : 12"
1/2" RADIANT TUBING
SUB-SLAB INSULATED RADIANT AND VAPOR
BARRIER, WRAP UP SIDES, TRIM BELOW GRADE
GRAVEL FOR DRAINAGE

F1 - EXTERIOR SLAB ON GRADE - RADIANT

5" SLAB ON GRADE, PER STRUCTURAL
1/2" RADIANT TUBING
12 MIL VAPOR BARRIER
2" CONTINUOUS XPS RIGID INSULATION
GRAVEL FOR DRAINAGE

F2 - INTERIOR SLAB ON GRADE (MIN. R-10, AS SHOWN R-10)

FINISHED HARDWOOD FLOOR, GLUED
5" SLAB ON GRADE, PER STRUCTURAL
1/2" RADIANT TUBING
12 MIL VAPOR BARRIER
2" CONTINUOUS XPS RIGID INSULATION
GRAVEL FOR DRAINAGE

F3 - INTERIOR SLAB ON GRADE - RADIANT
(MIN. R-10, AS SHOWN R-10)

FINISHED HARDWOOD FLOOR, GLUED
1/2" RADIANT TUBING
CONCRETE COMPOSITE DECK, PER STRUCTURAL
5" CLOSED CELL SPRAYFOAM INSULATION
STEEL PRIMARY BEAM, PER STRUCTURAL

F4 - COMPOSITE DECK ON STEEL - RADIANT/ WOOD
(MIN. R-30 EXTERIOR, AS SHOWN R-35)

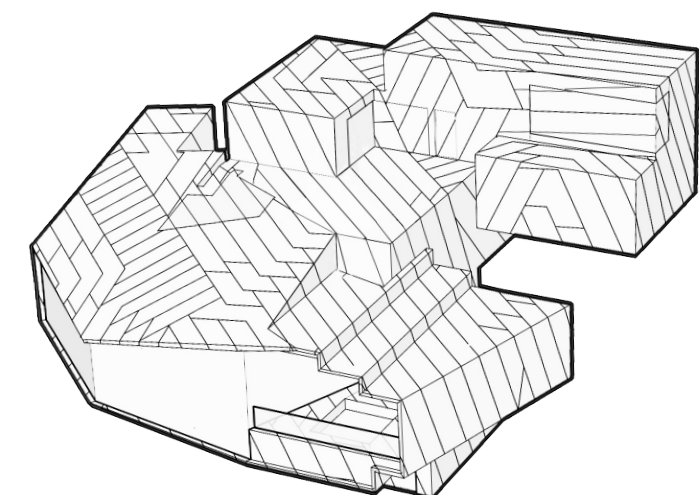
FINISHED HARDWOOD FLOOR, GLUED
1/2" RADIANT TUBING
WARMBOARD-S RADIANT PANEL
3/4" PLYWOOD SUBFLOOR
5" CLOSED CELL SPRAYFOAM INSULATION
OSB I-JOIST, PER STRUCTURAL

F5 - TYPICAL WOOD JOIST - RADIANT
(MIN. R-30 EXTERIOR, AS SHOWN R-35)

ARCHITREX PORCELAIN PAVER, REFER TO SPEC
ARCHITREX RADIANT HEAT SYSTEM
ARCHITREX PEDESTAL SYSTEM
EPDM ROOF MEMBRANE (CLASS A FIRE-RATED)

F6 - EXTERIOR PORCELAIN PAVERS
(MIN. R-49, AS SHOWN R-49)

1/4" FIBERGLASS MAT ROOF BOARD
2" XPS RIGID INSULATION, SLOPED 1/4" : 12"
15/32" SHEATHING, PER STRUCTURAL
6" CLOSED CELL SPRAYFOAM INSULATION



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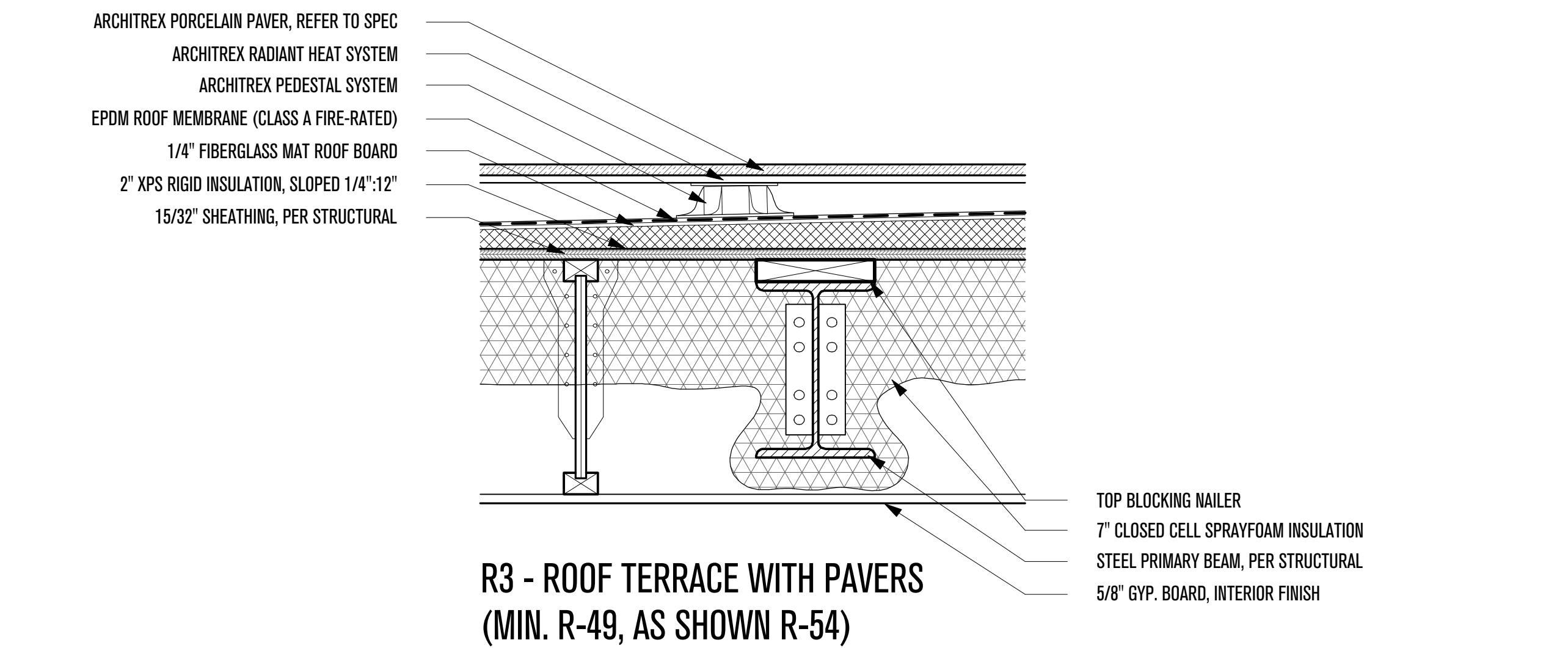
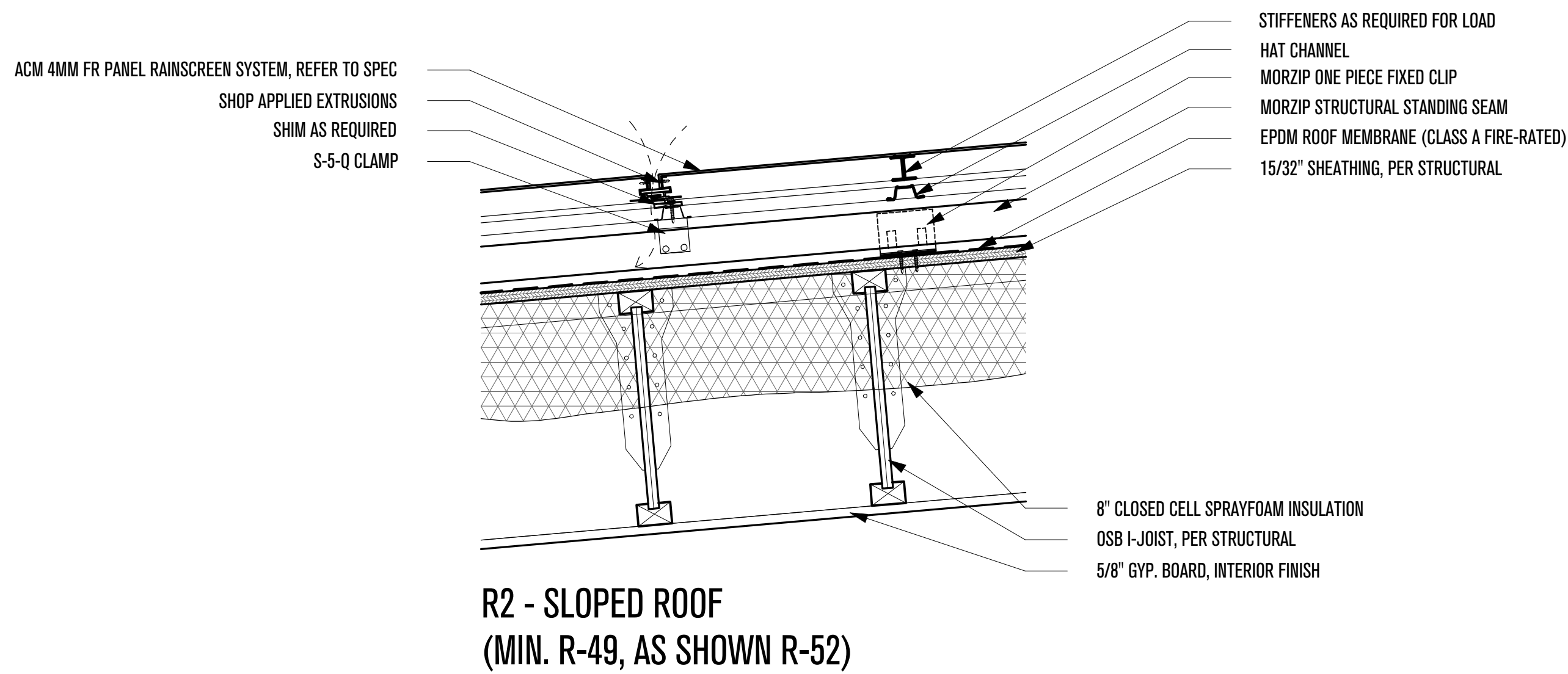
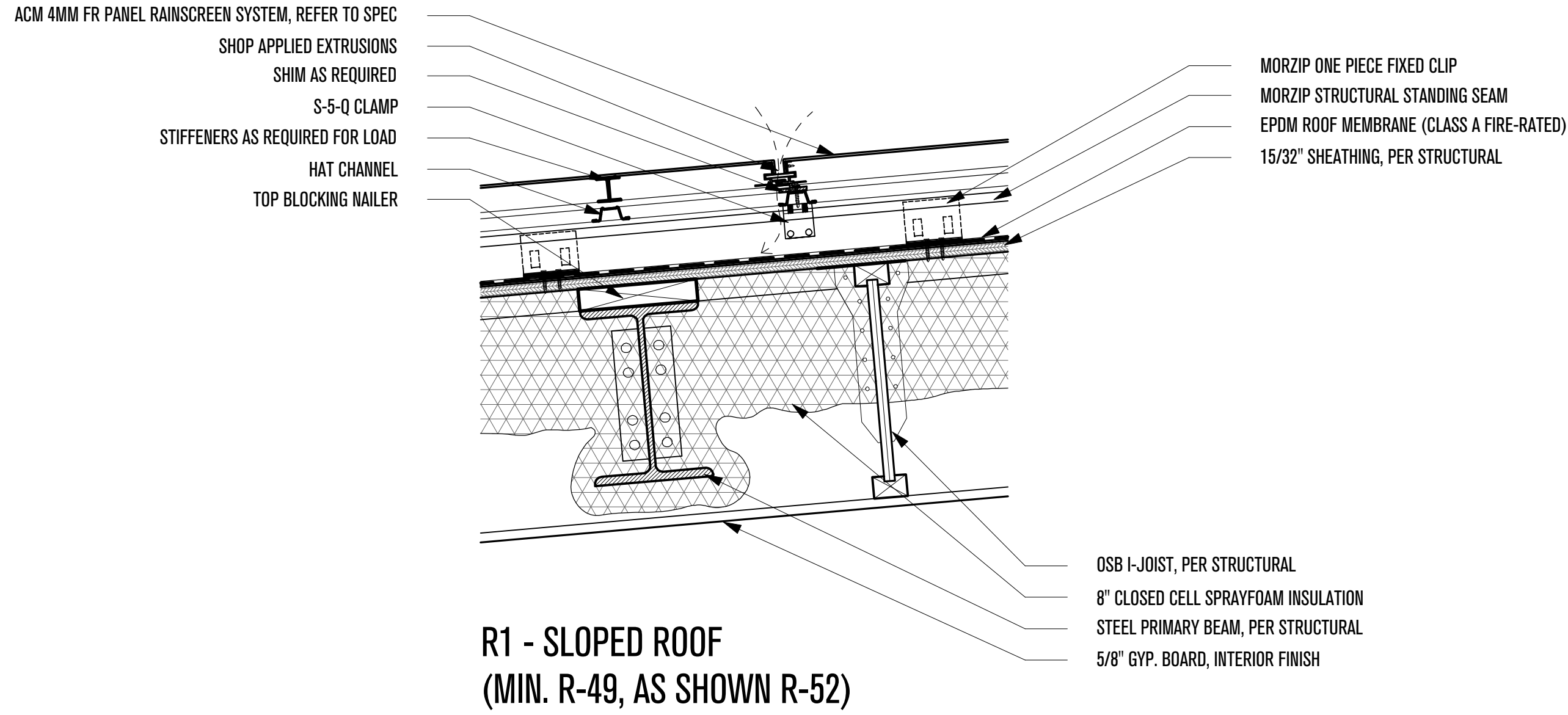
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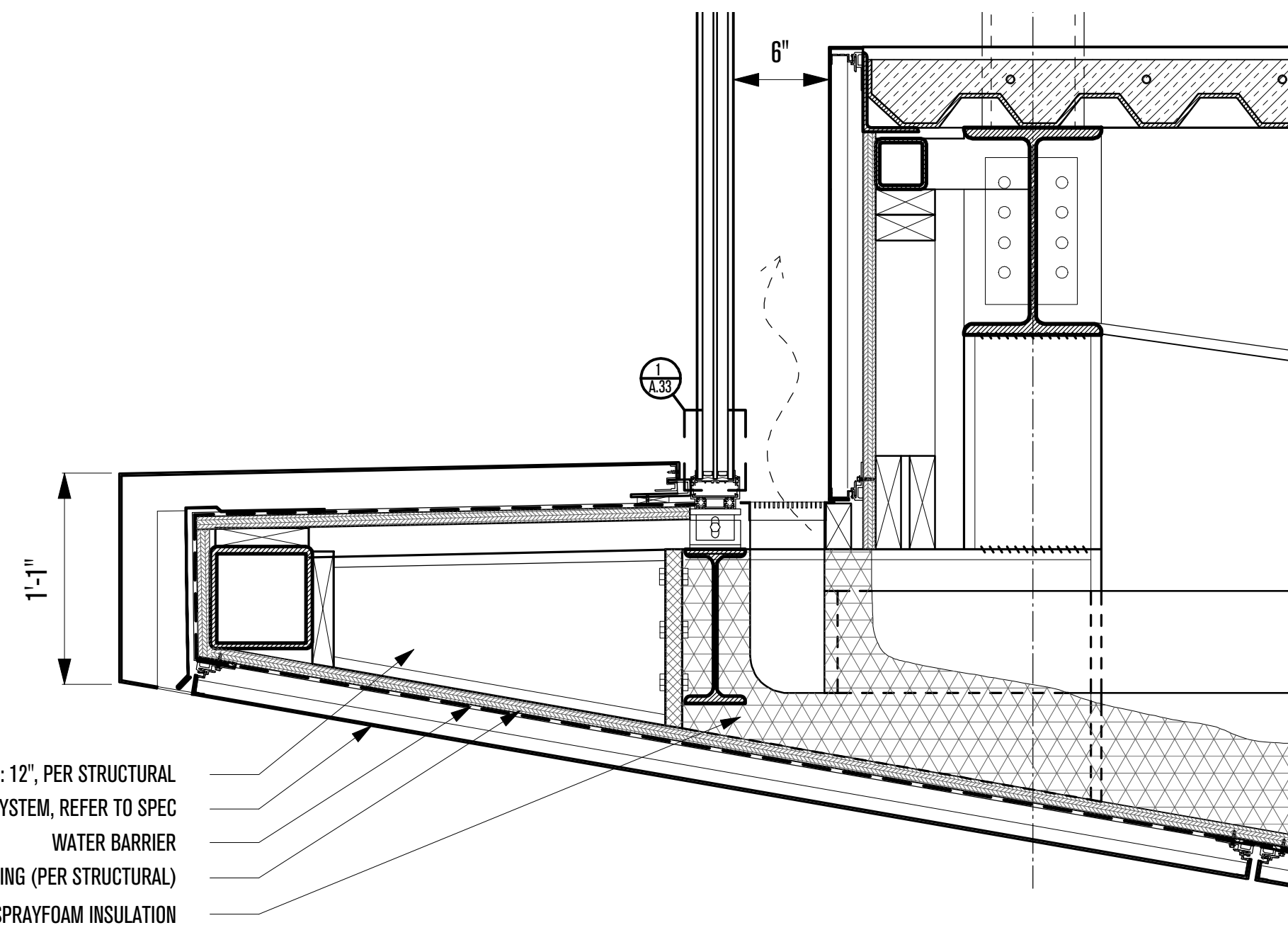
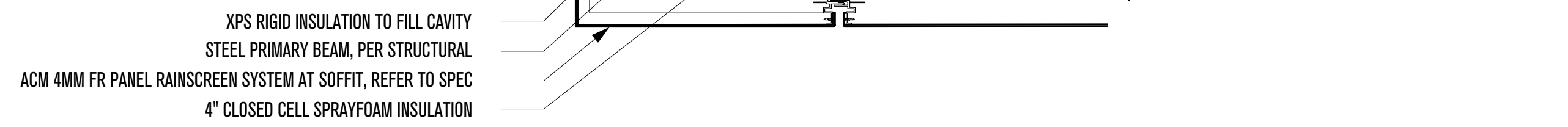
ROOF TYPES

SCALE: 1-1/2" = 1'-0"



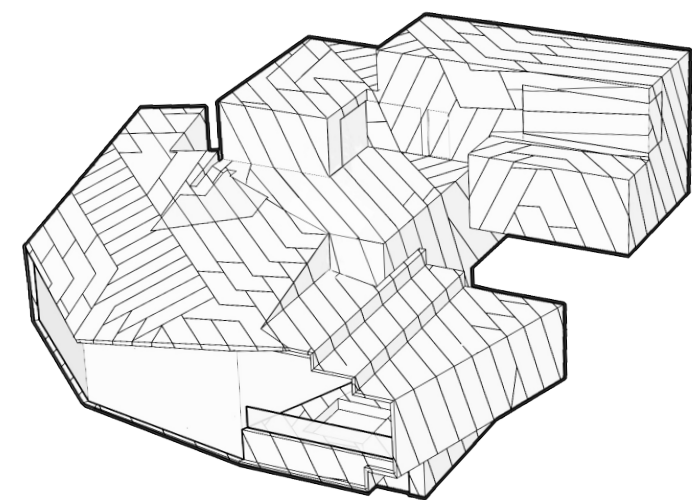
SOFFIT TYPES

SCALE: 1-1/2" = 1'-0"



POWDER MOUNTAIN HOUSE

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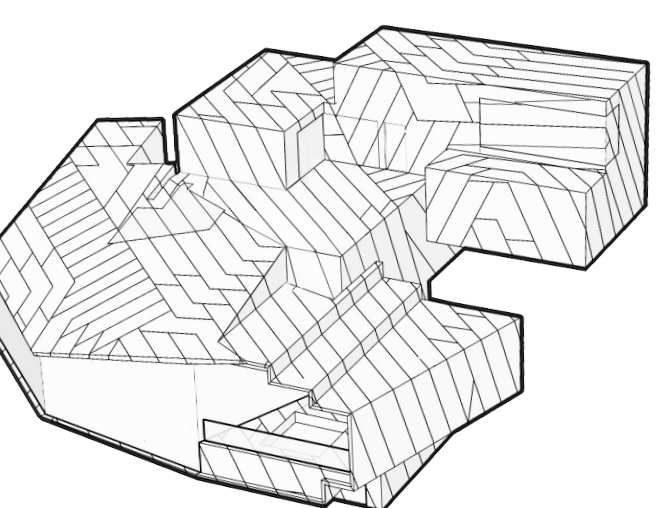
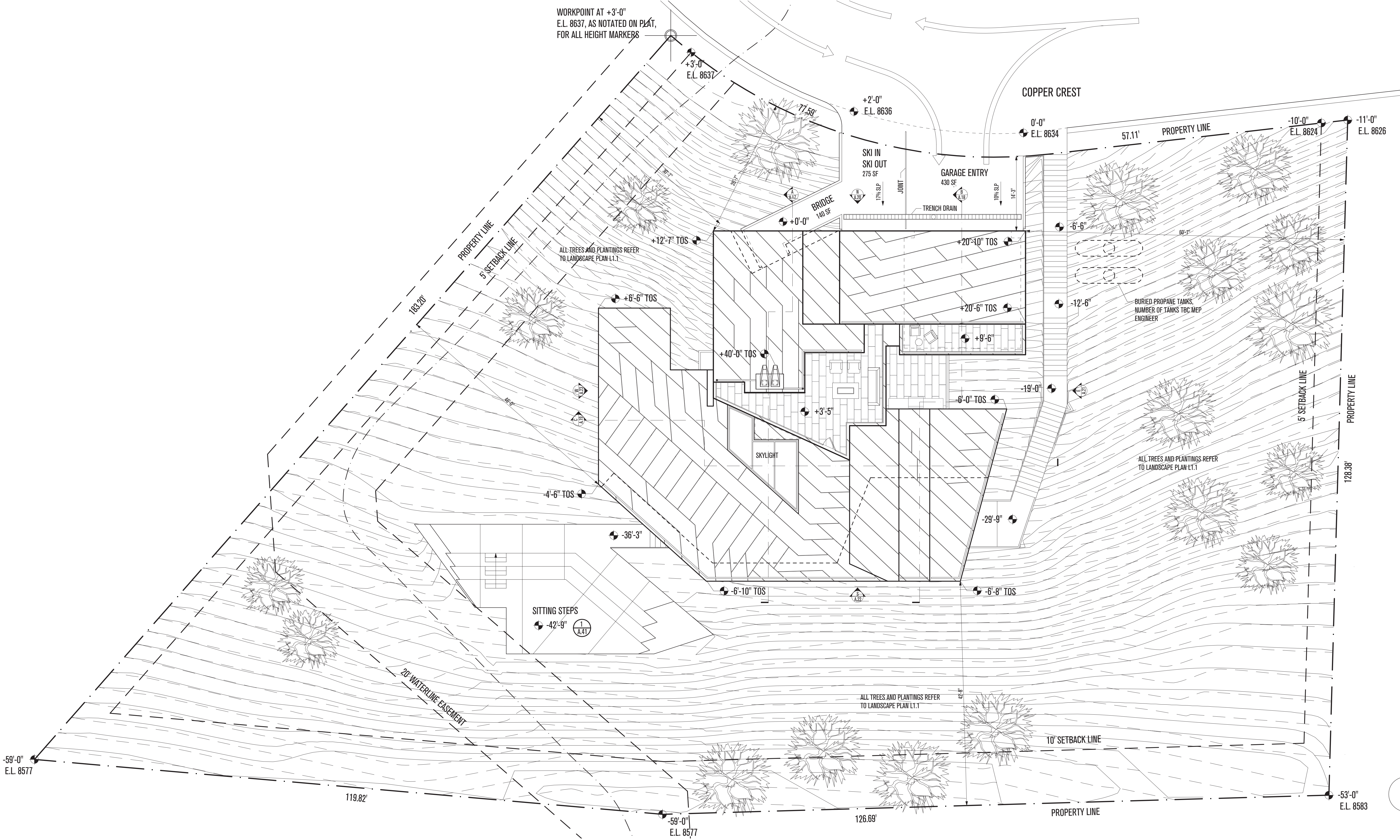
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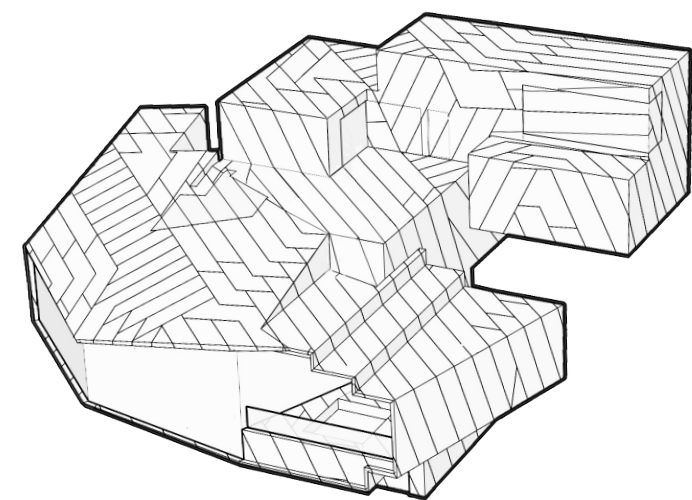
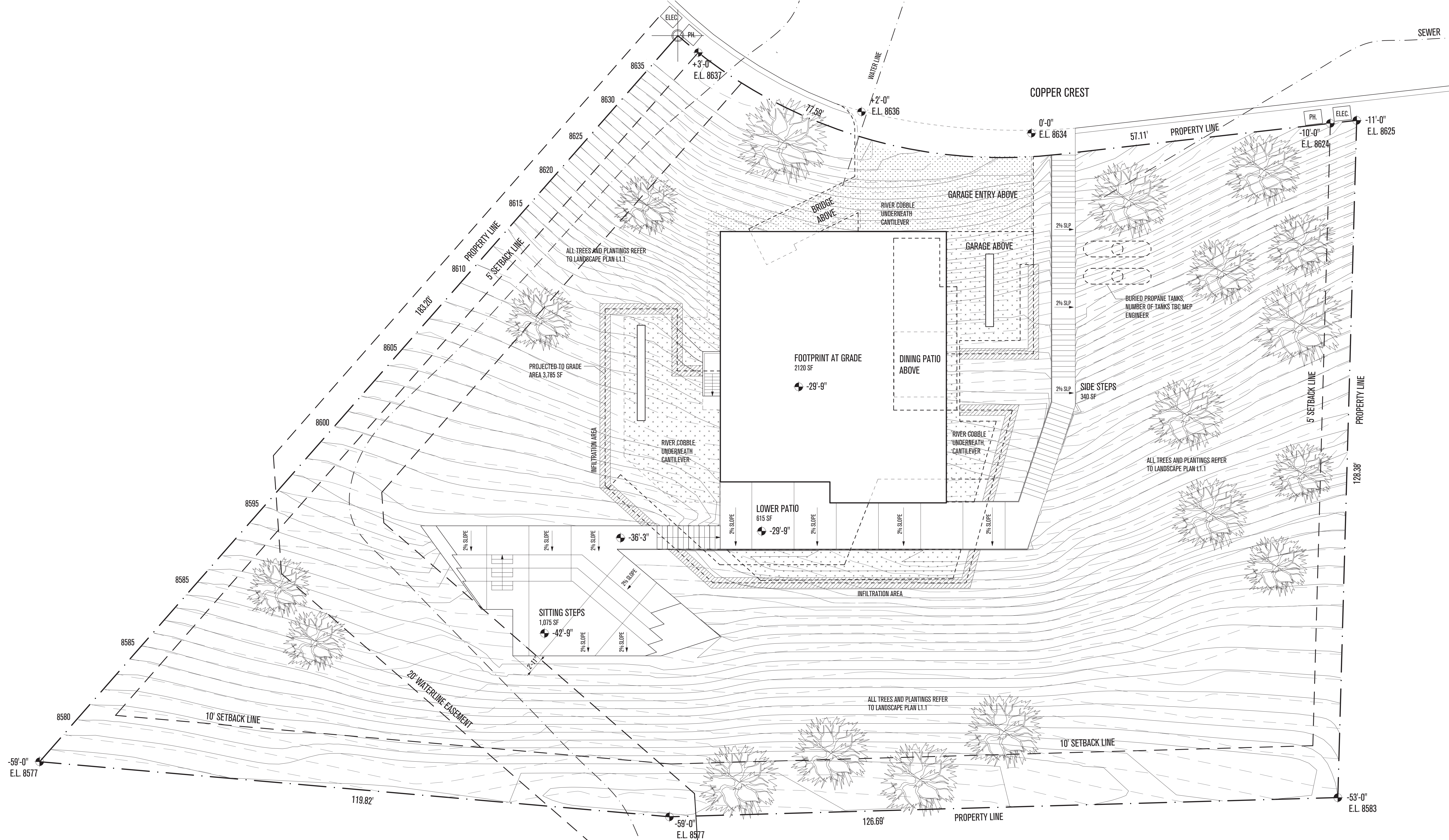
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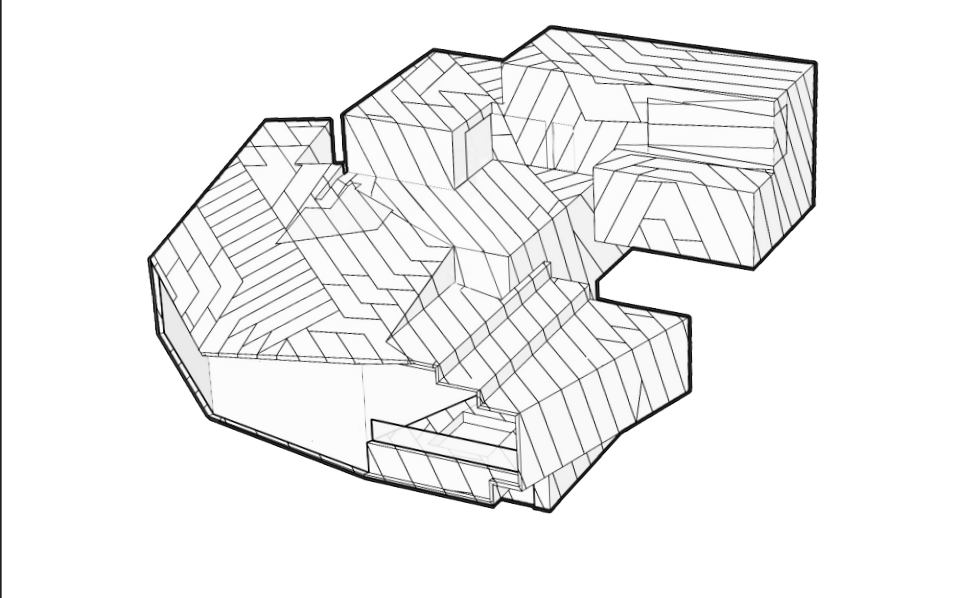
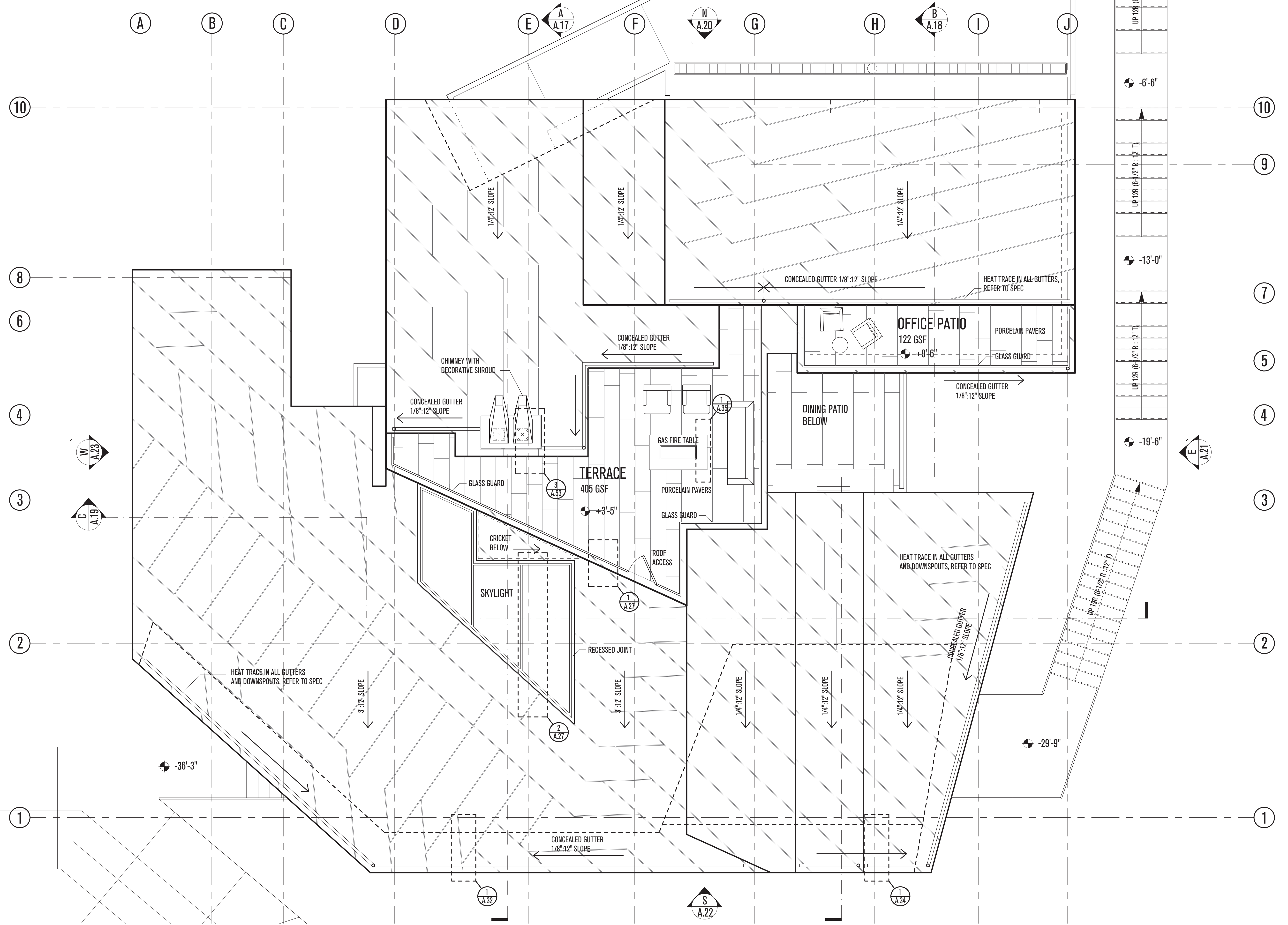
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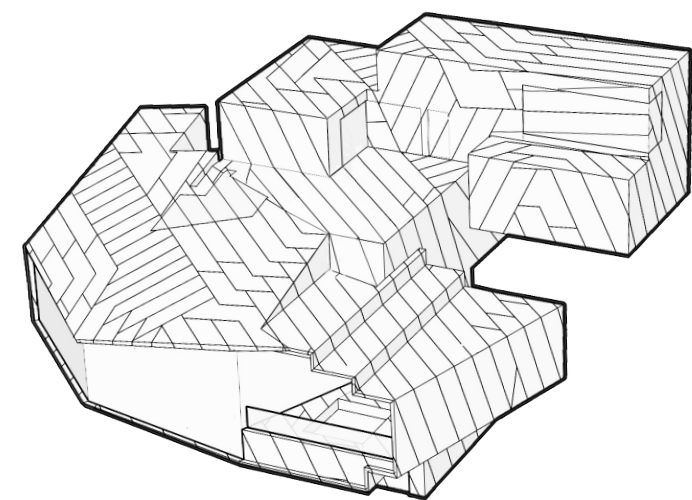
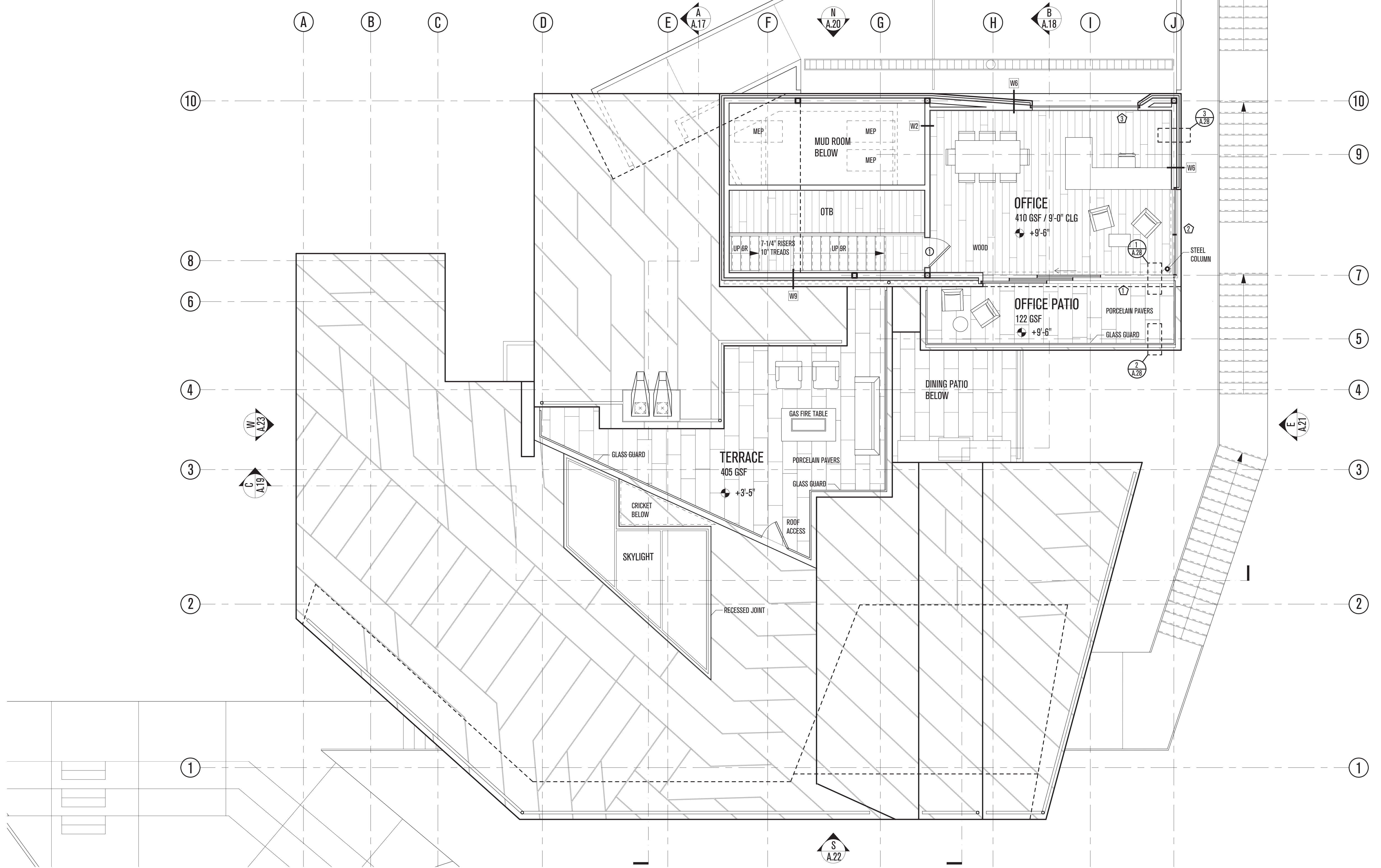
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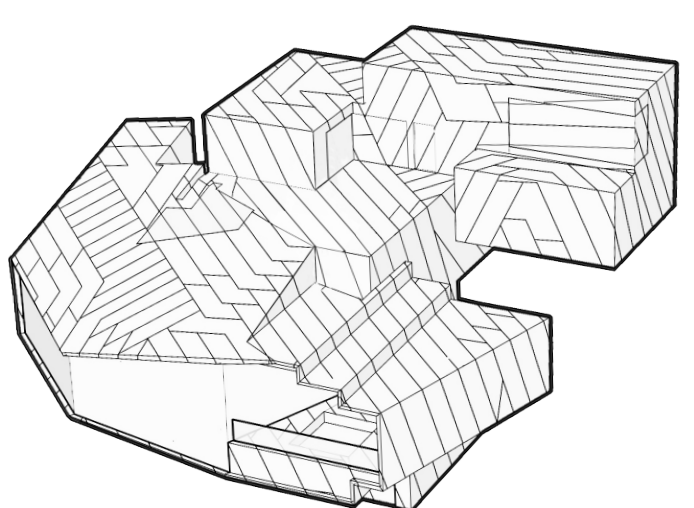
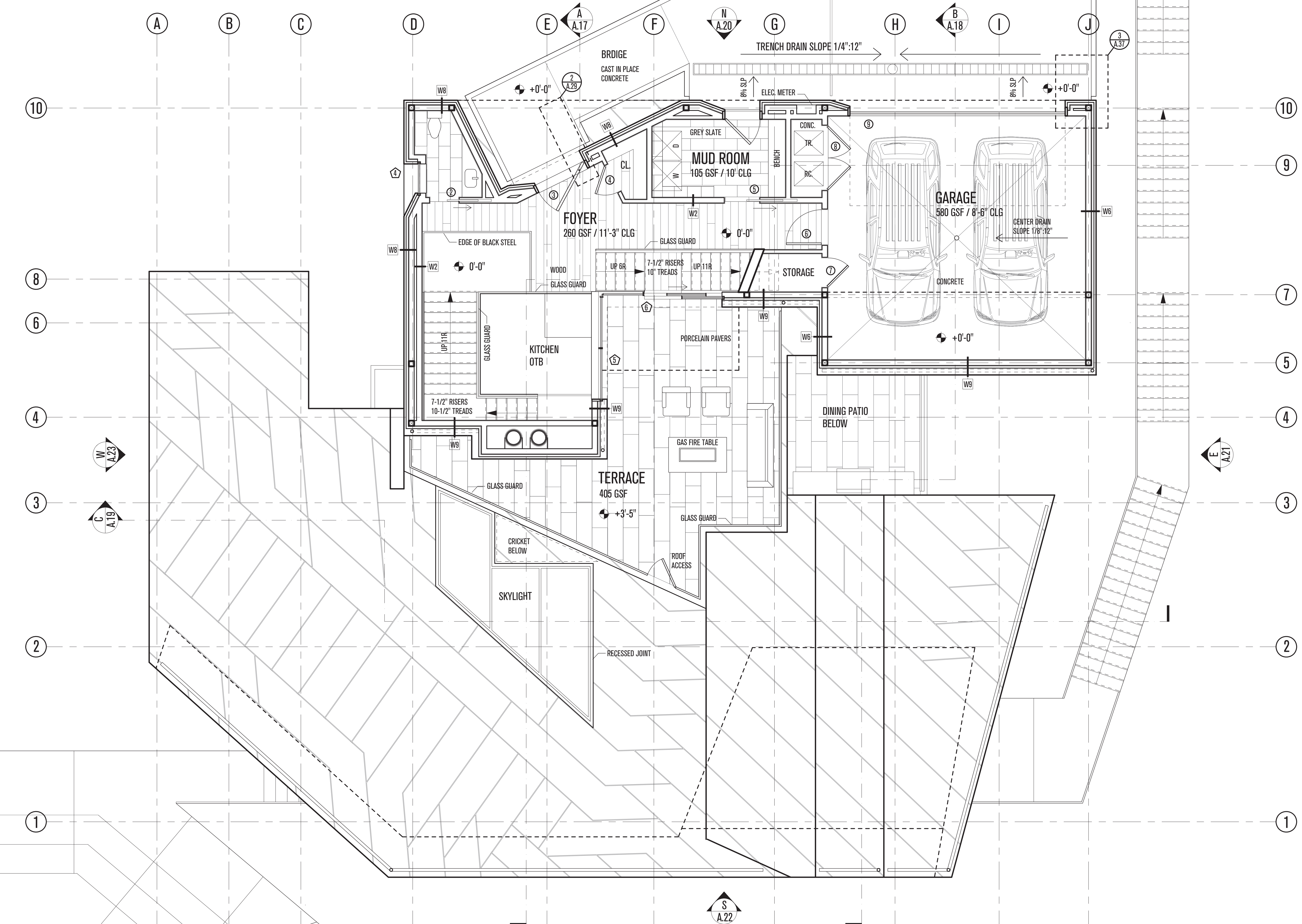
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PENTHOUSE LEVEL

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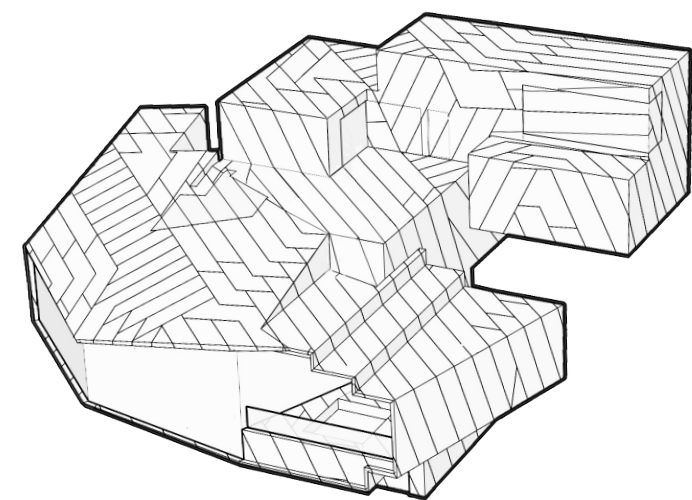
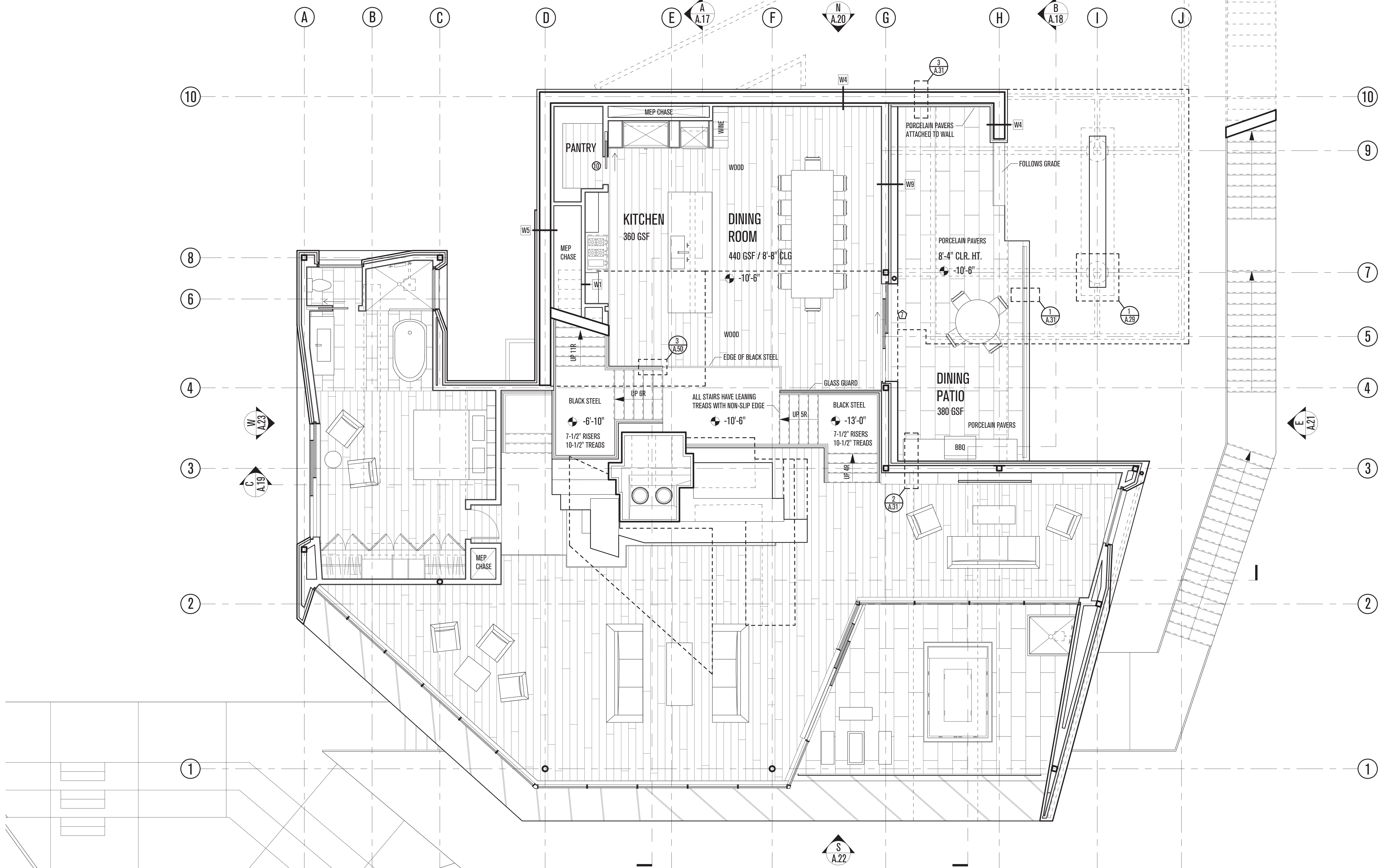
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ENTRY LEVEL

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		DRAWN:	
		SHEET:	A. 9



POWDER MOUNTAIN HOUSE

OWNER:
TOM BUTTGENBACH
 8645 EASET COPPER CREST
 EDEN, UT 84310

ARCHITECT:
TOM WISCOMBE
ARCHITECTURE

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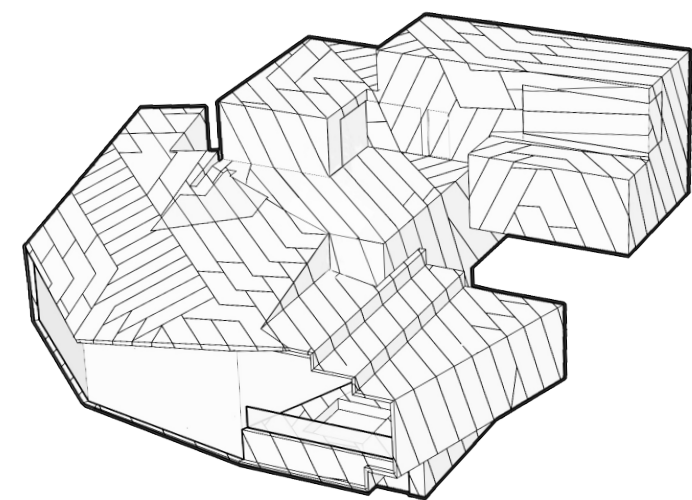
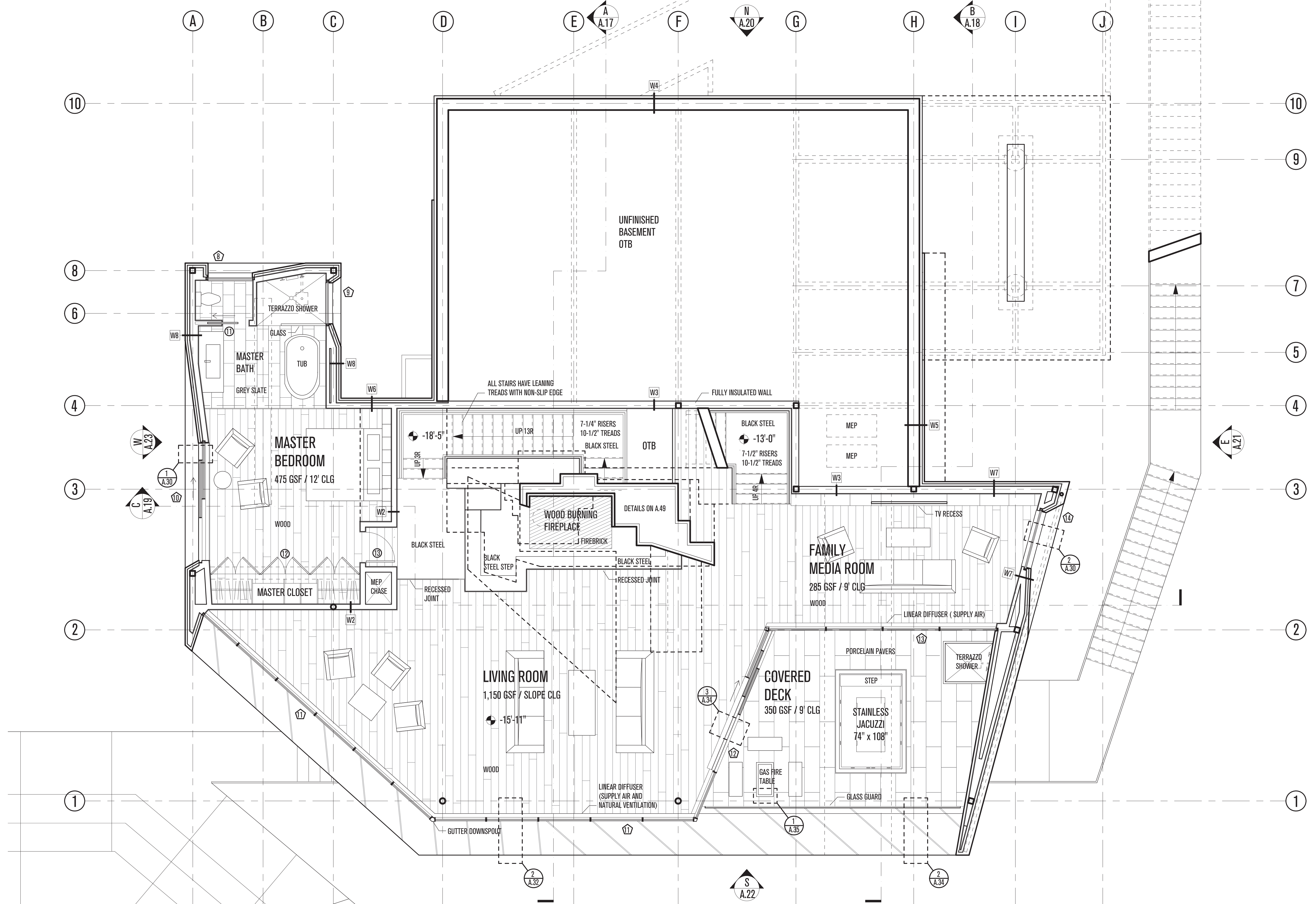
MEZZANINE LEVEL

REVISIONS:	BY:	DATE:	DATE:
			06/04/2018
			SCALE: 1"=1/4"
			DRAWN: SHEET: A. 10

SQUARE FOOTAGES

ACTUAL BUILT AREAS MAY VARY

PENTHOUSE LEVEL	493 GSF
ENTRY LEVEL	1,115 GSF
MEZZANINE LEVEL	1,015 GSF
LIVING ROOM LEVEL	1,988 GSF
BASEMENT LEVEL	904 GSF
BELOW GRADE LIVABLE TOTAL	904 GSF
ABOVE GRADE LIVABLE TOTAL	4,591 GSF
TOTAL	5,495 GSF
UNFINISHED BASEMENT	1,155 GSF



POWDER MOUNTAIN HOUSE

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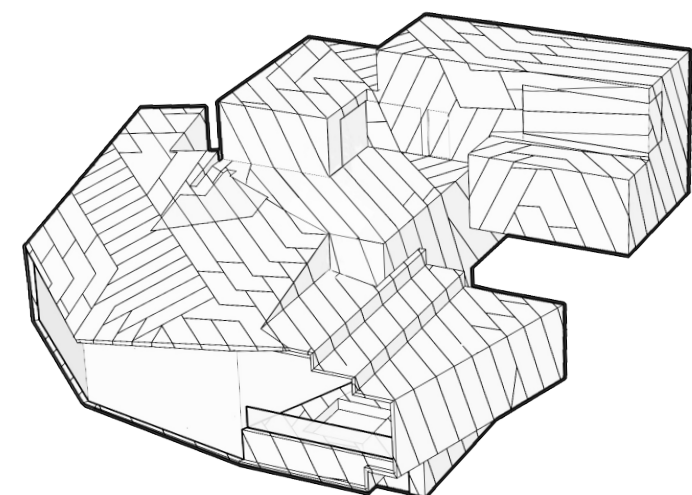
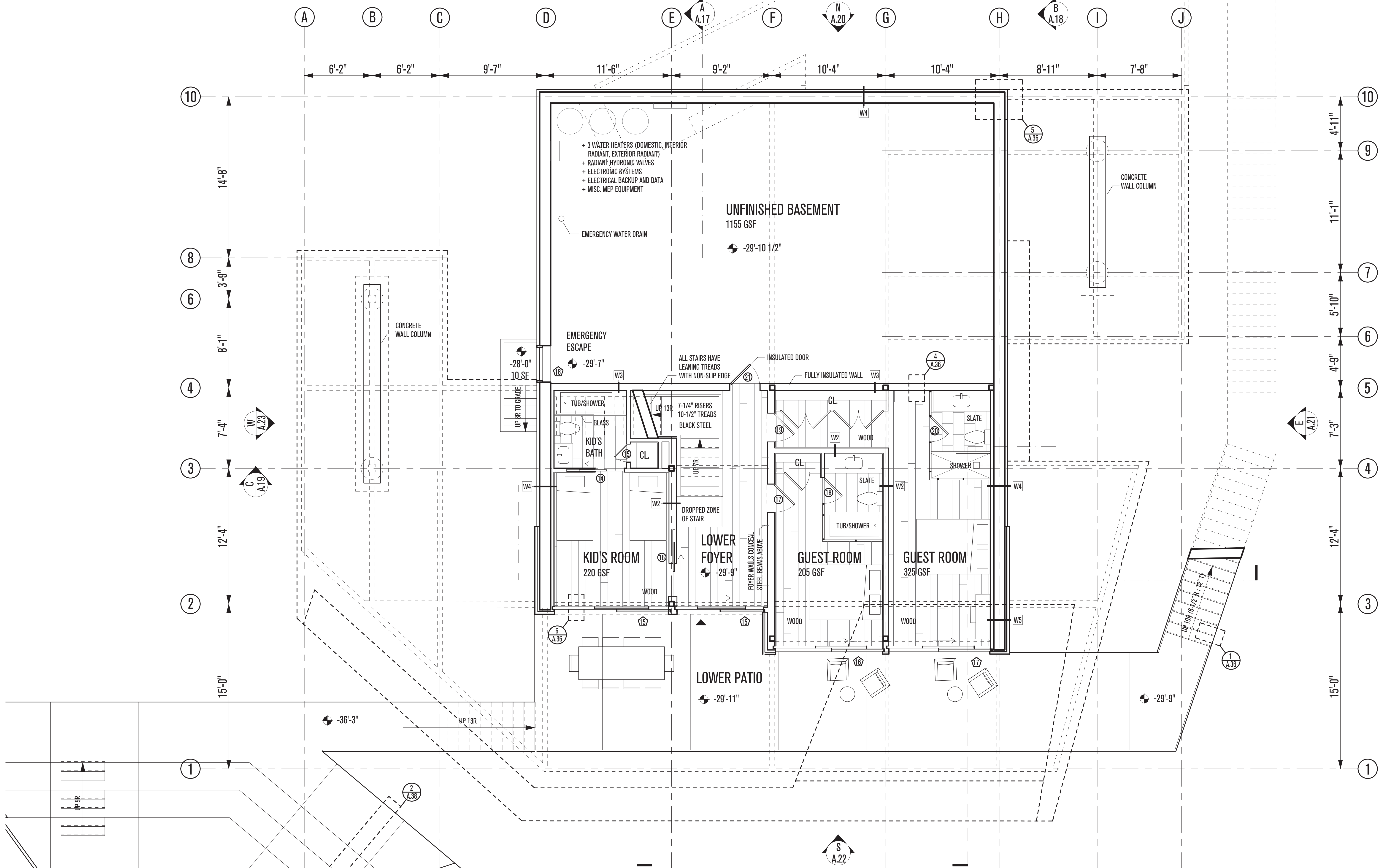
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LIVING LEVEL

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POWDER MOUNTAIN HOUSE

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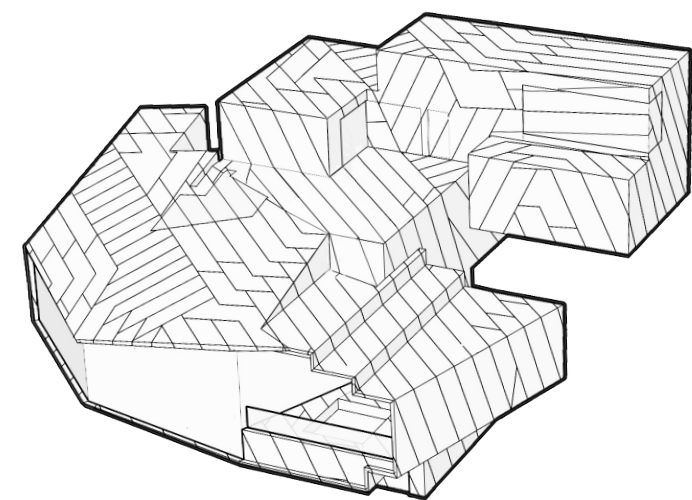
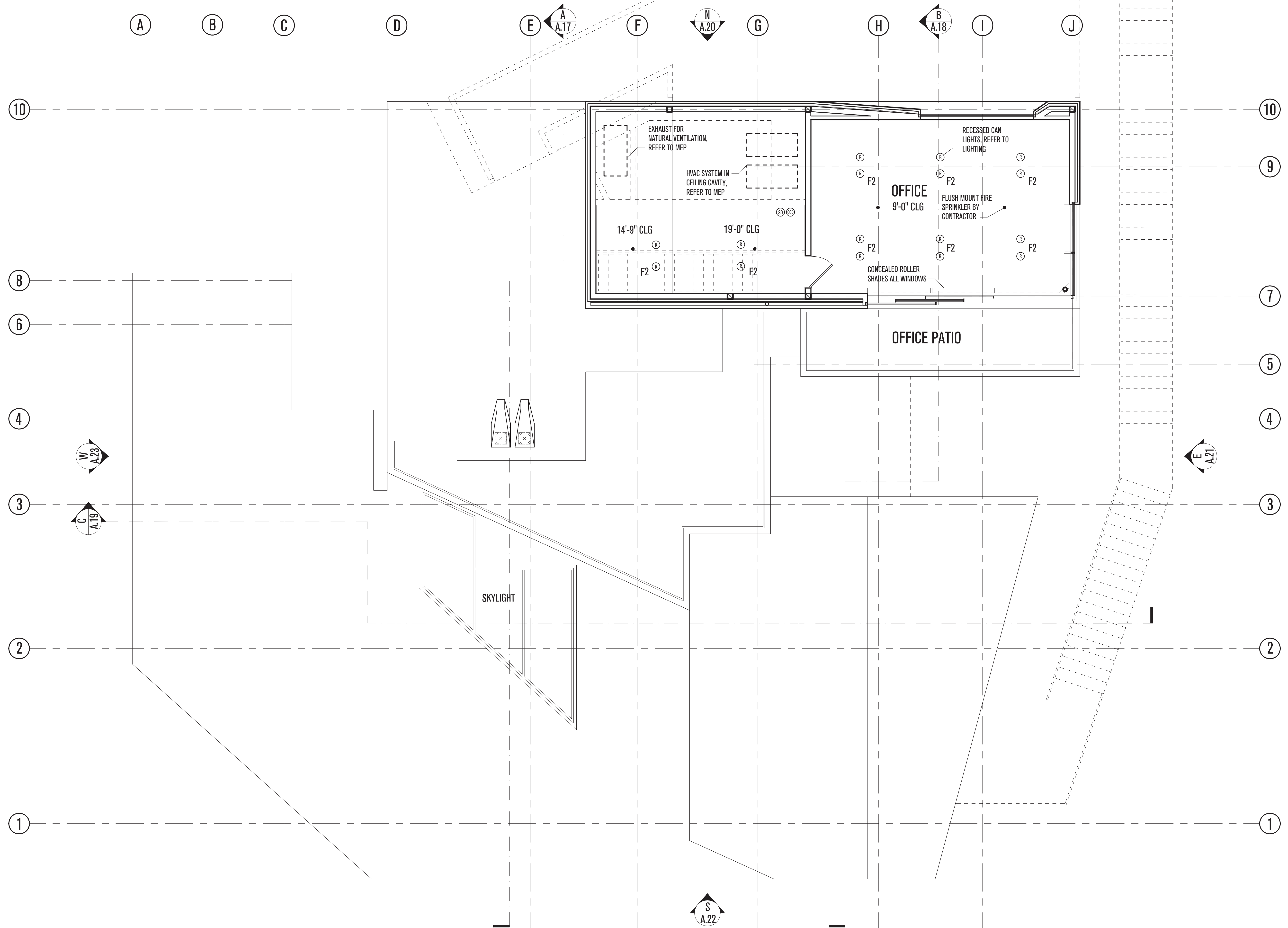
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POWDER MOUNTAIN HOUSE

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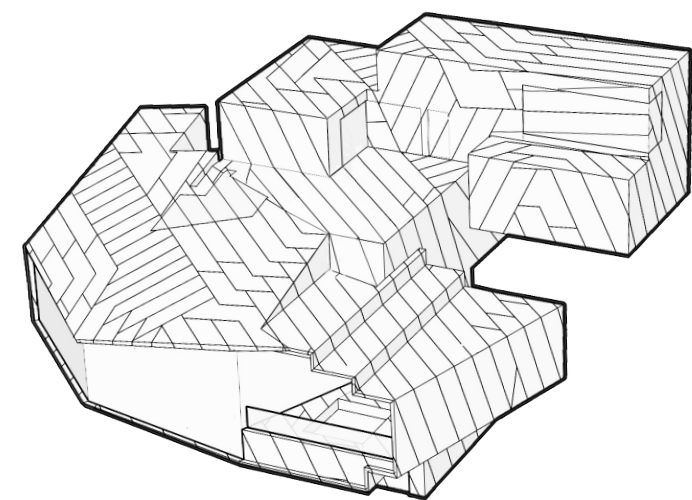
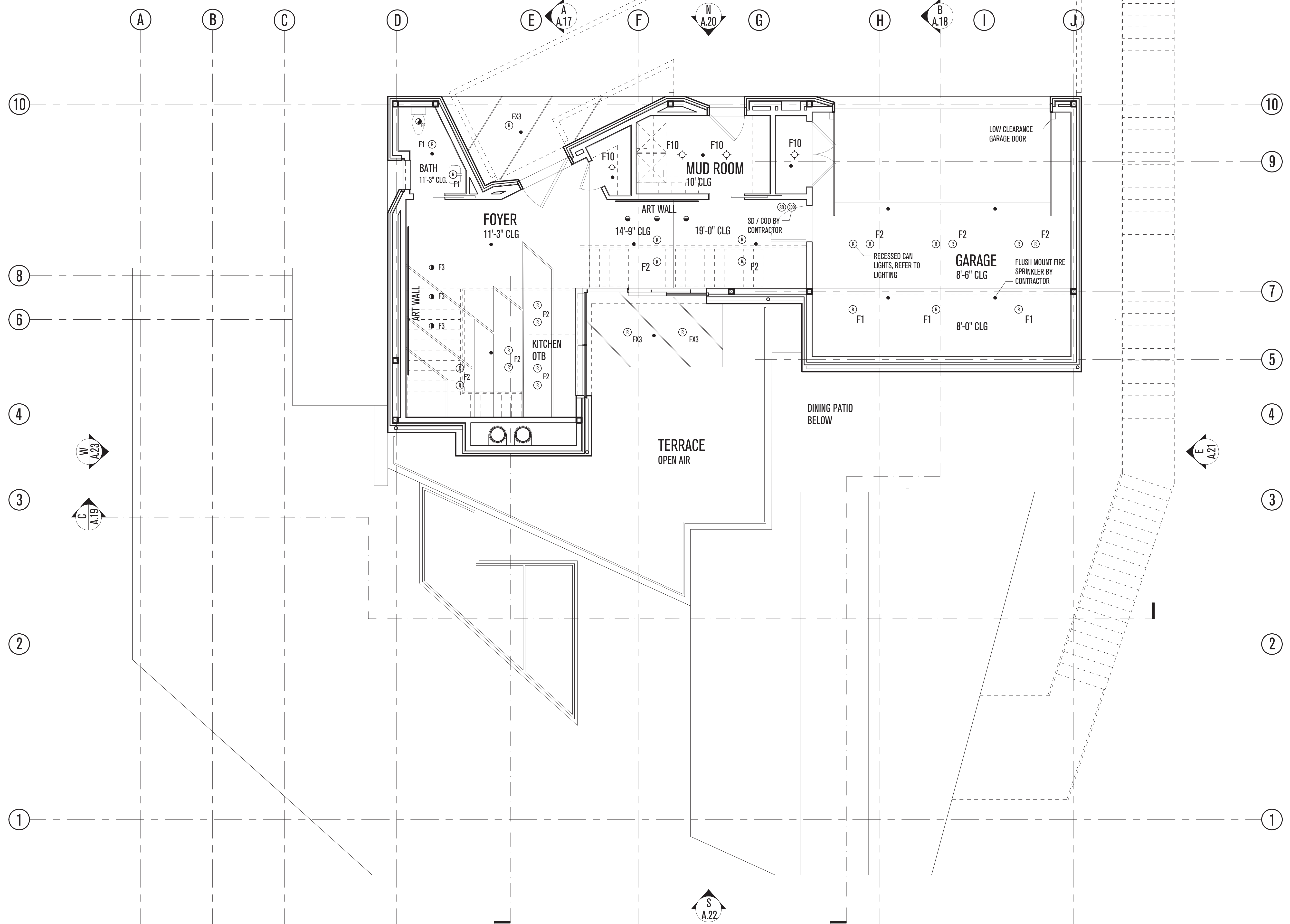
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PENTHOUSE RCP

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			SCALE: 1"=1/4"
			DRAWN:
			SHEET: A. 13



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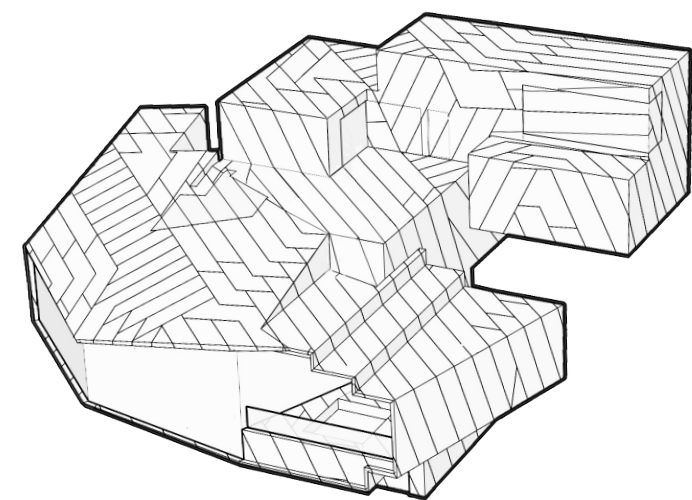
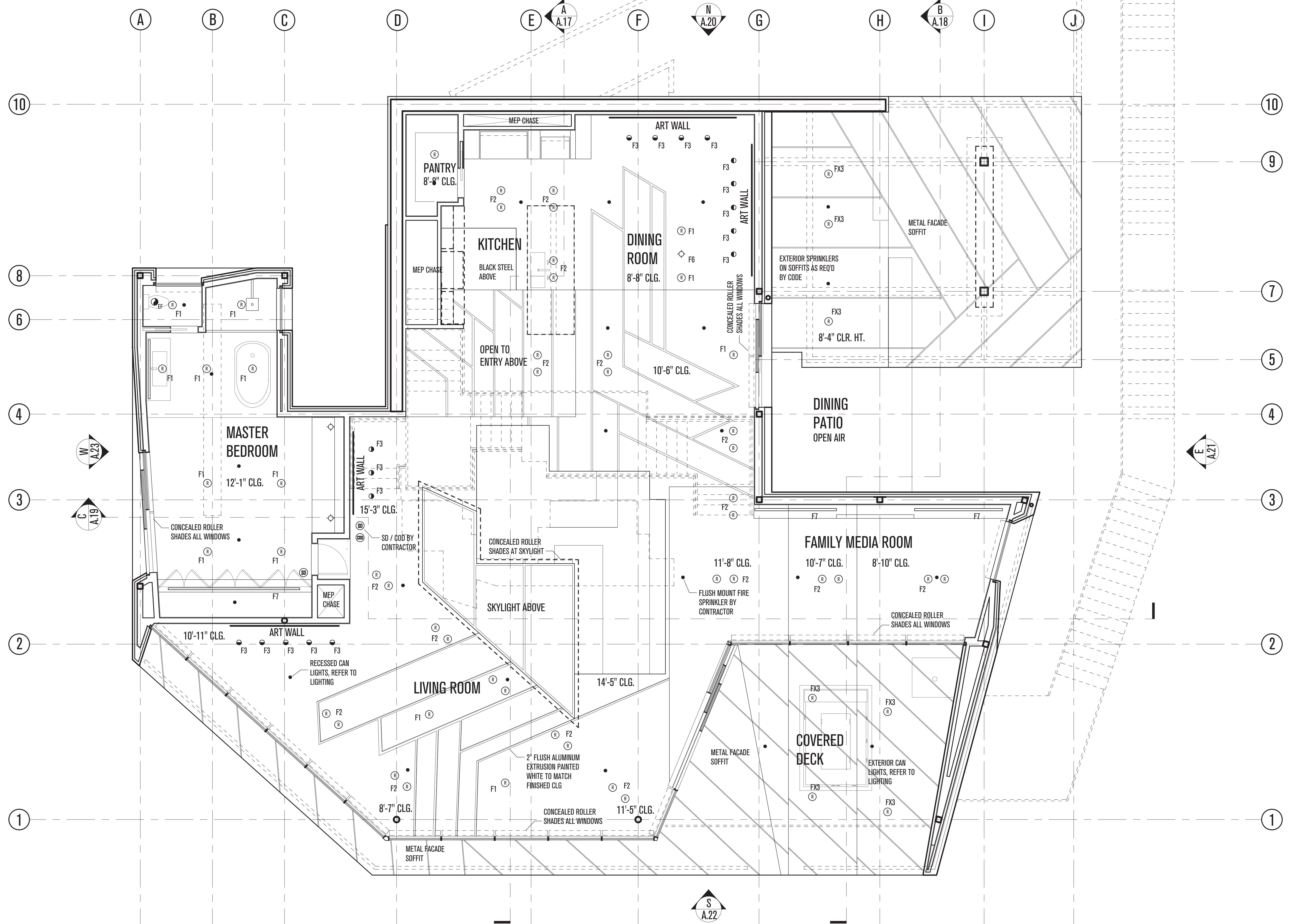
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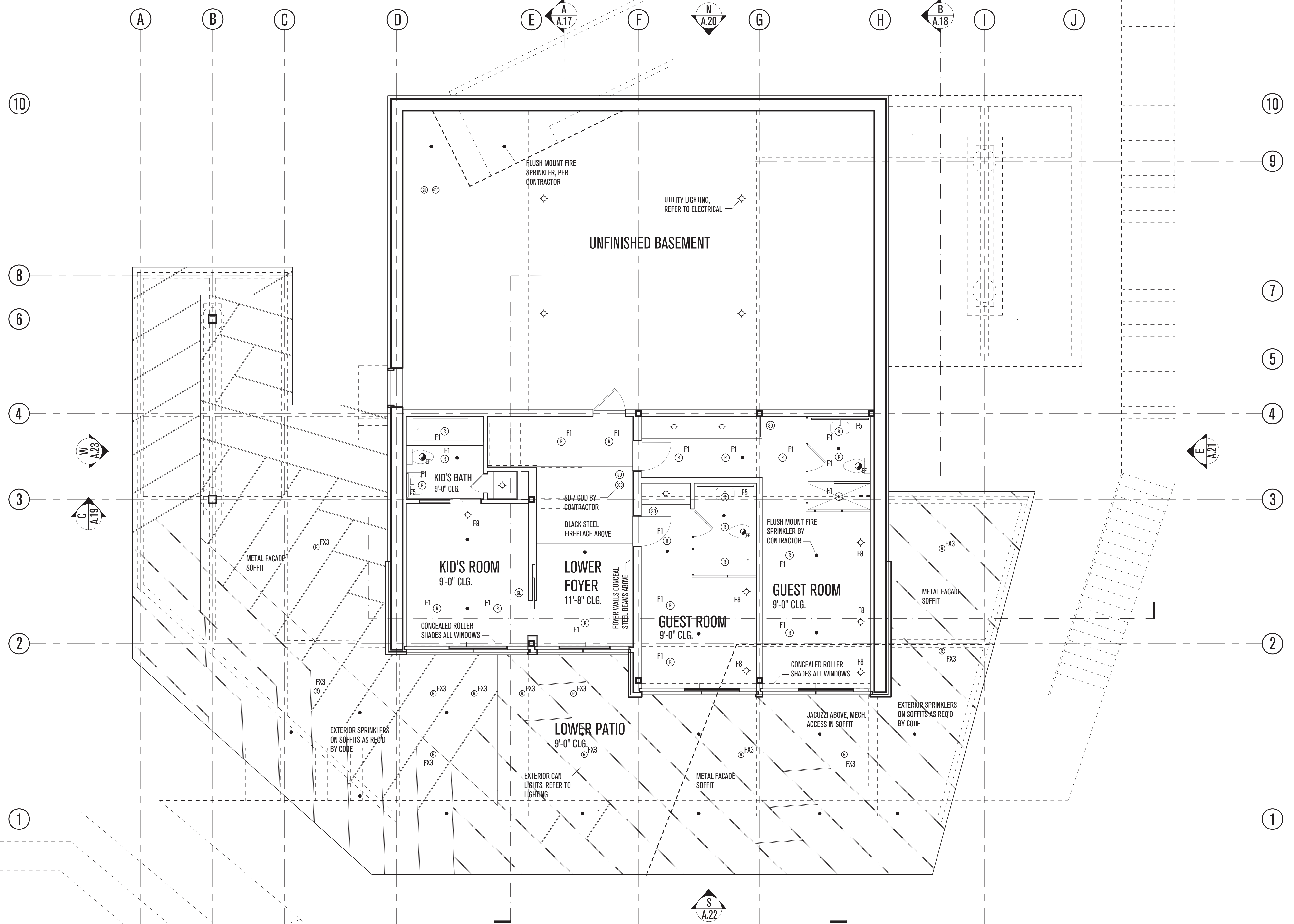
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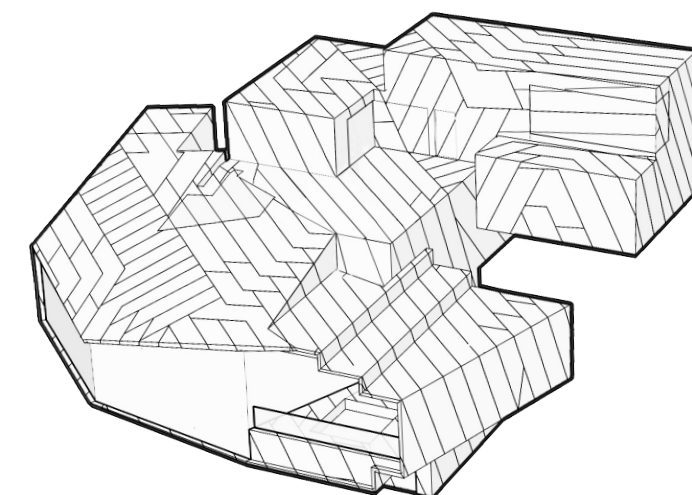
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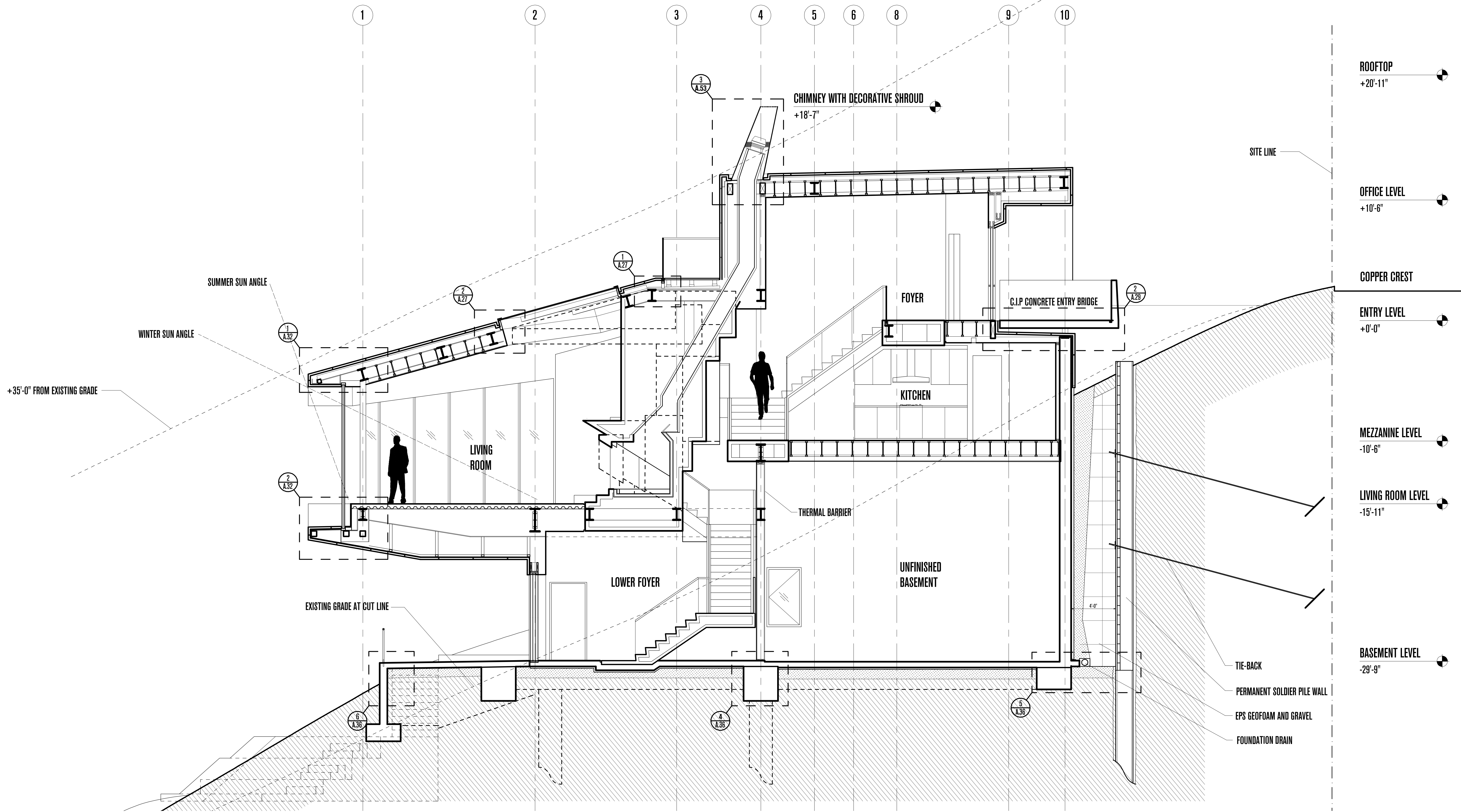
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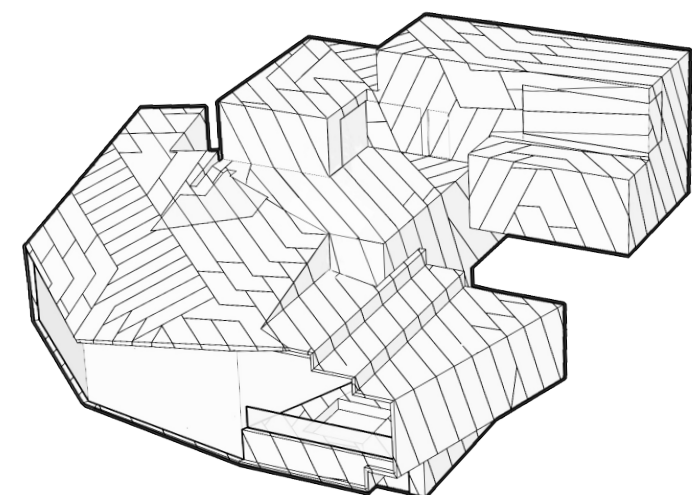
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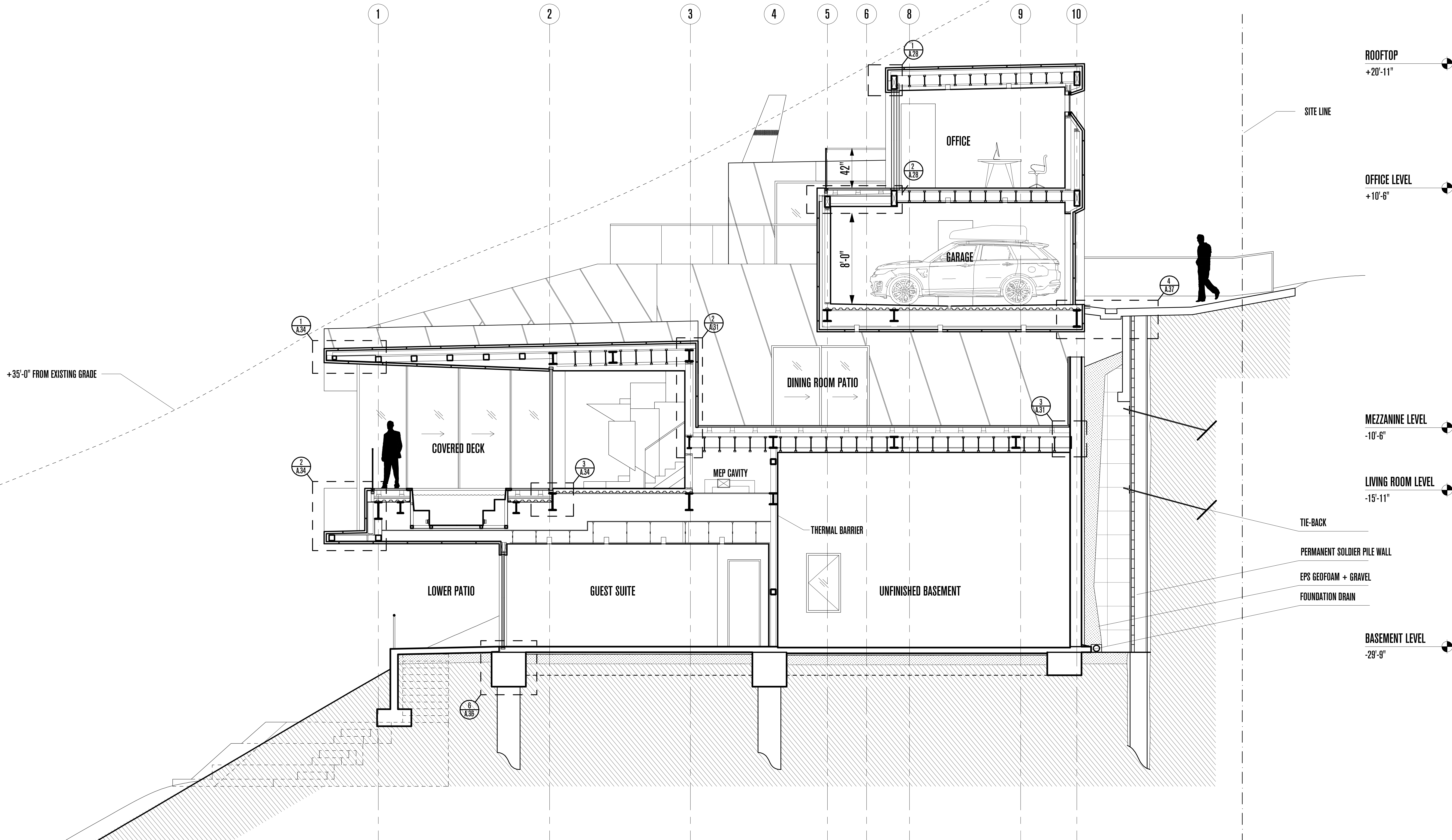
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+35'-0" FROM EXISTING GRADE

ROOFTOP
+20'-11"

OFFICE LEVEL
+10'-6"

MEZZANINE LEVEL
-10'-6"

LIVING ROOM LEVEL
-15'-11"

BASEMENT LEVEL
-29'-9"

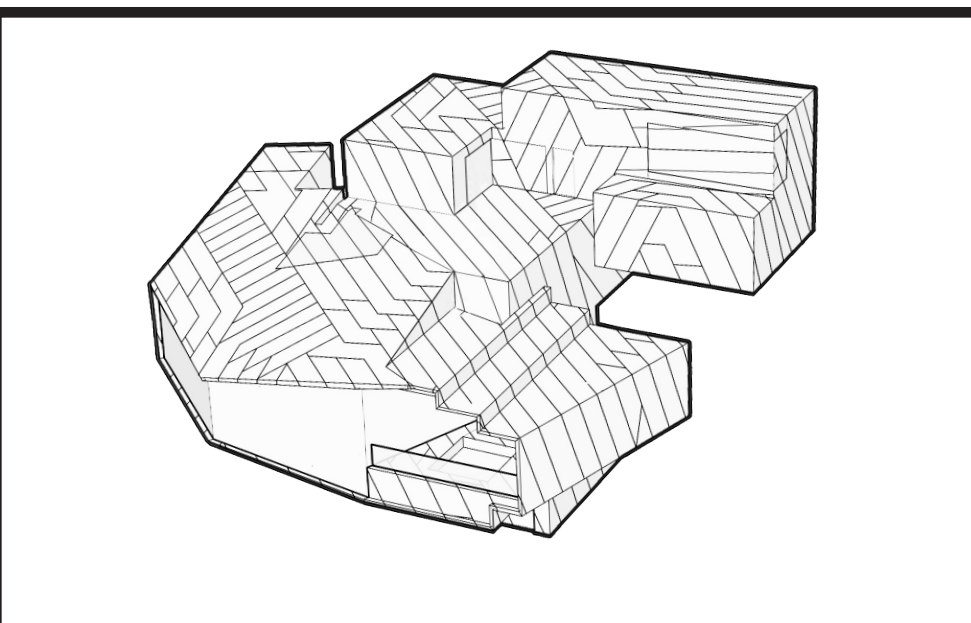
SITE LINE

TIE-BACK

PERMANENT SOLDIER PILE WALL

EPS GEOFOAM + GRAVEL

FOUNDATION DRAIN



POWDER MOUNTAIN HOUSE

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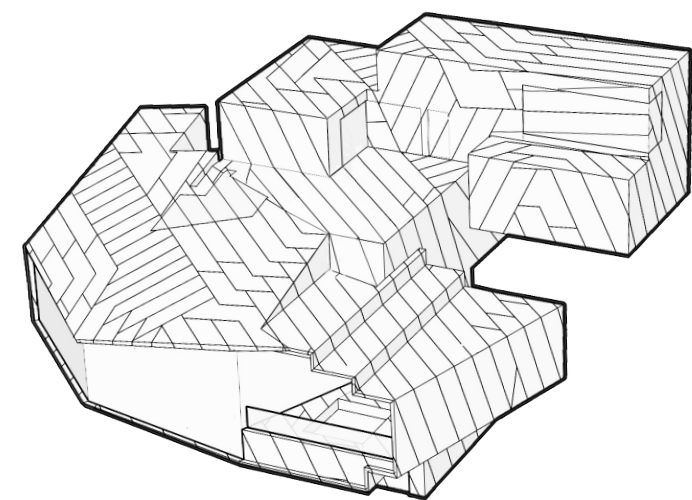
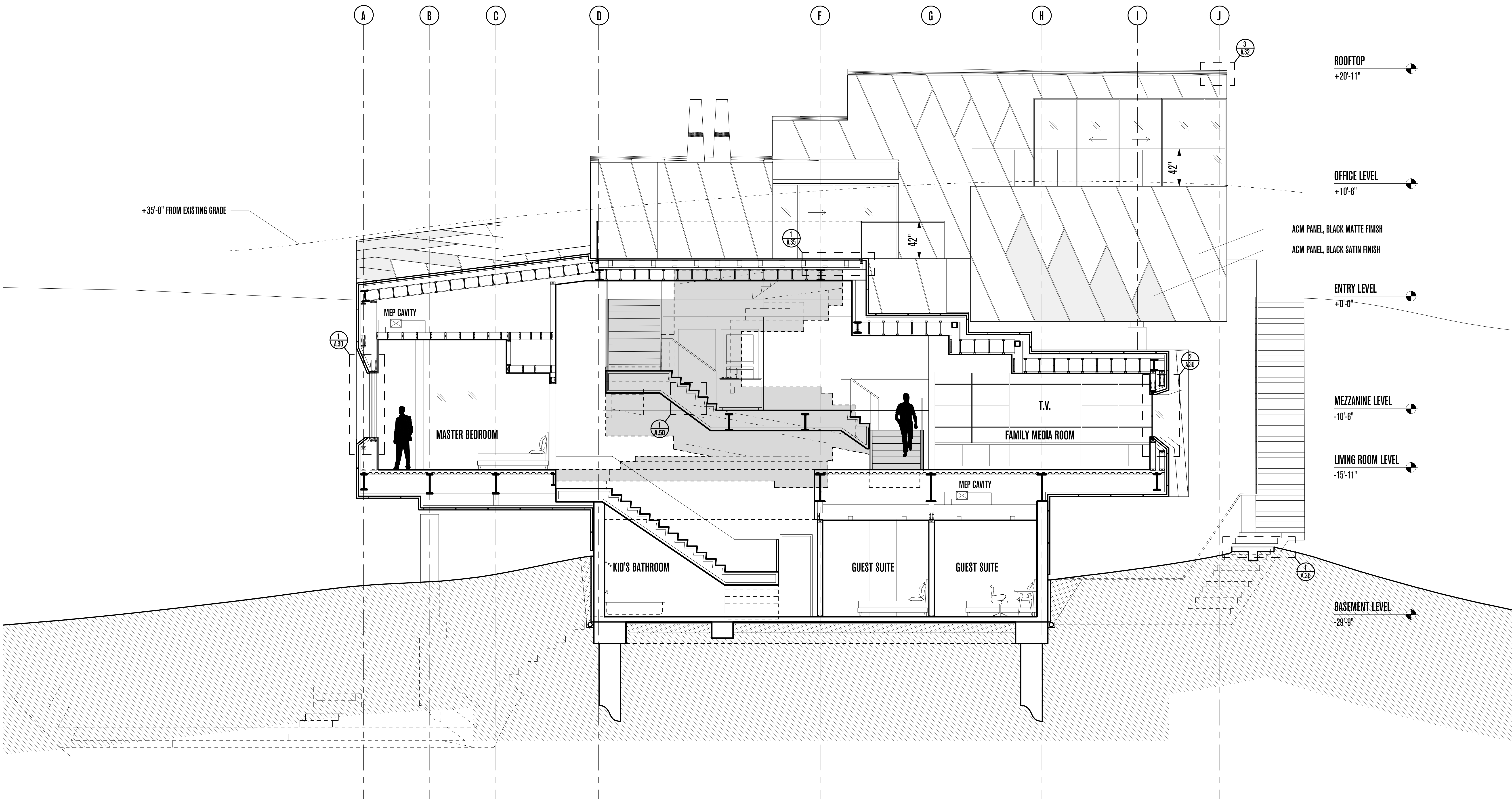
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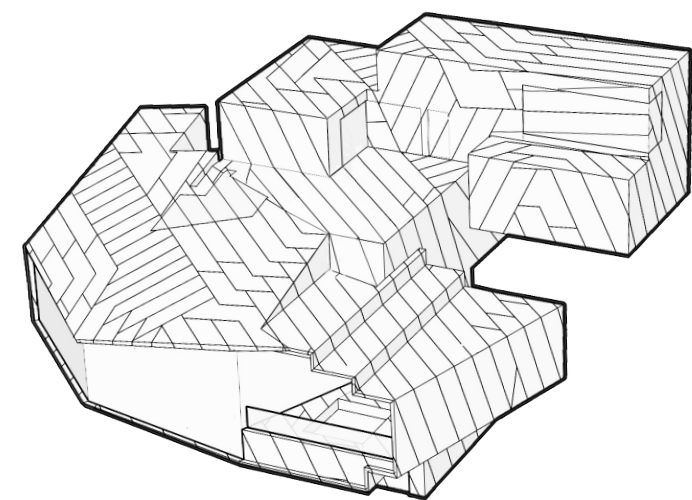
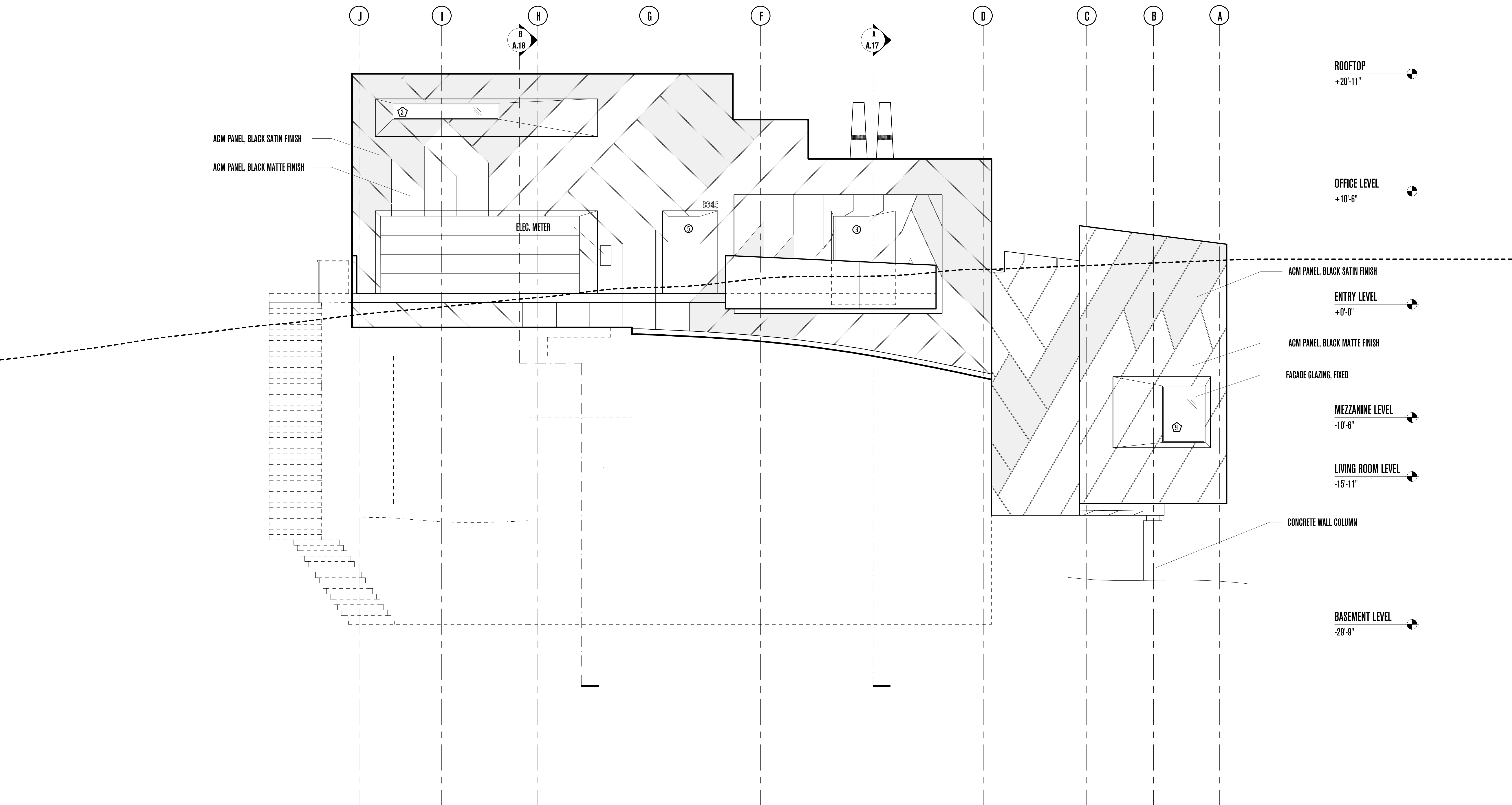
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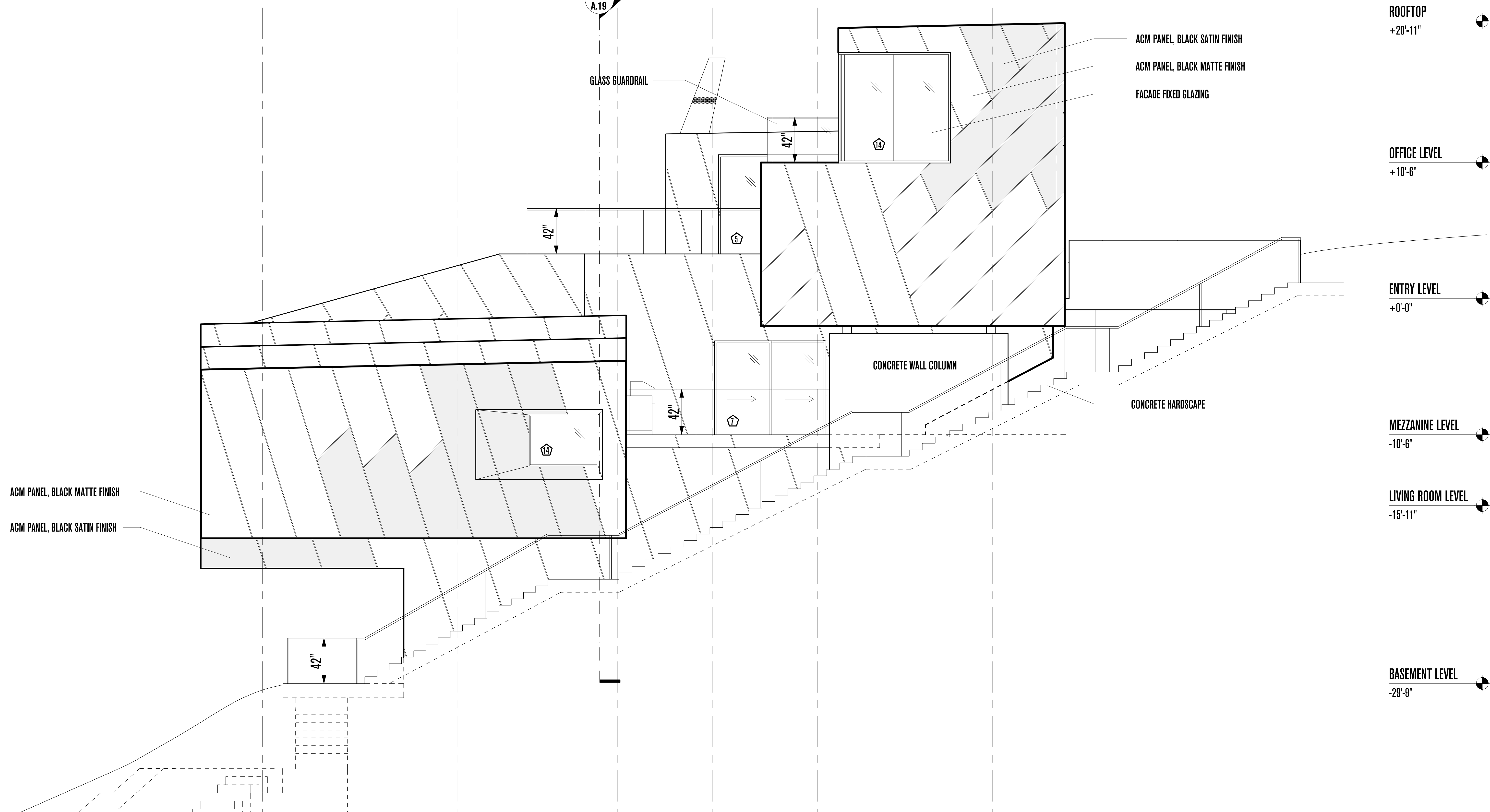
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NORTH ELEVATION

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			SHEET: A. 20

1 2 3 4 5 6 8 9 10

C
A.19



ROOFTOP
+20'-11"

OFFICE LEVEL
+10'-6"

ENTRY LEVEL
+0'-0"

MEZZANINE LEVEL
-10'-6"

LIVING ROOM LEVEL
-15'-11"

BASEMENT LEVEL
-29'-9"

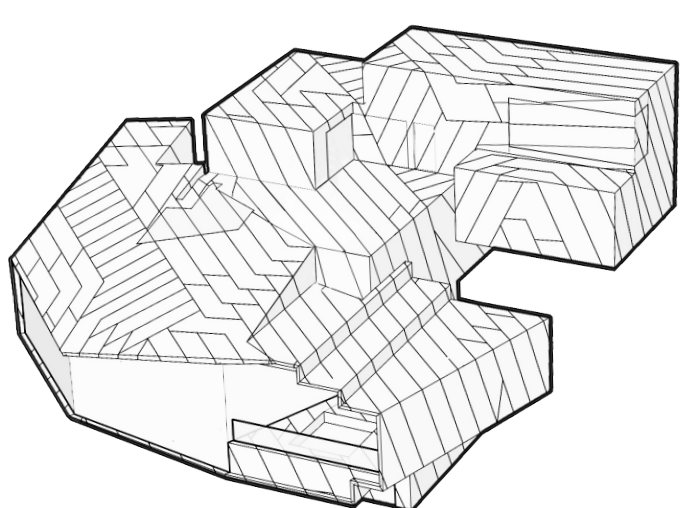
ACM PANEL, BLACK MATTE FINISH
ACM PANEL, BLACK SATIN FINISH

ACM PANEL, BLACK SATIN FINISH
ACM PANEL, BLACK MATTE FINISH
FACADE FIXED GLAZING

GLASS GUARDRAIL

CONCRETE WALL COLUMN

CONCRETE HARDSCAPE



POWDER MOUNTAIN HOUSE

OWNER:
TOM BUTTGENBACH
8645 EASET COPPER CREST
EDEN, UT 84310

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EAST ELEVATION

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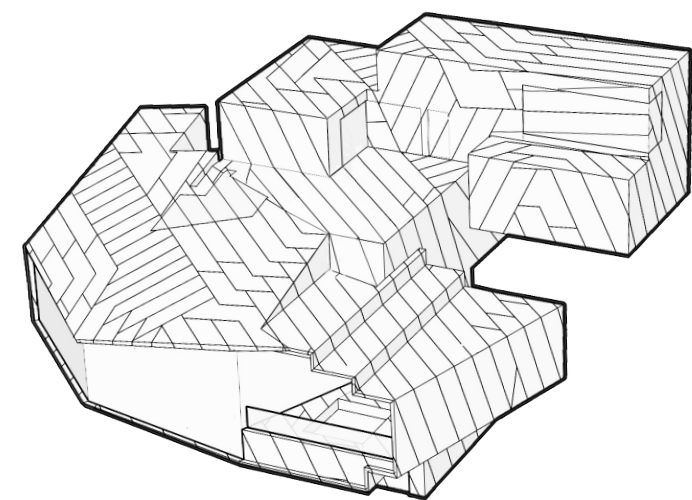
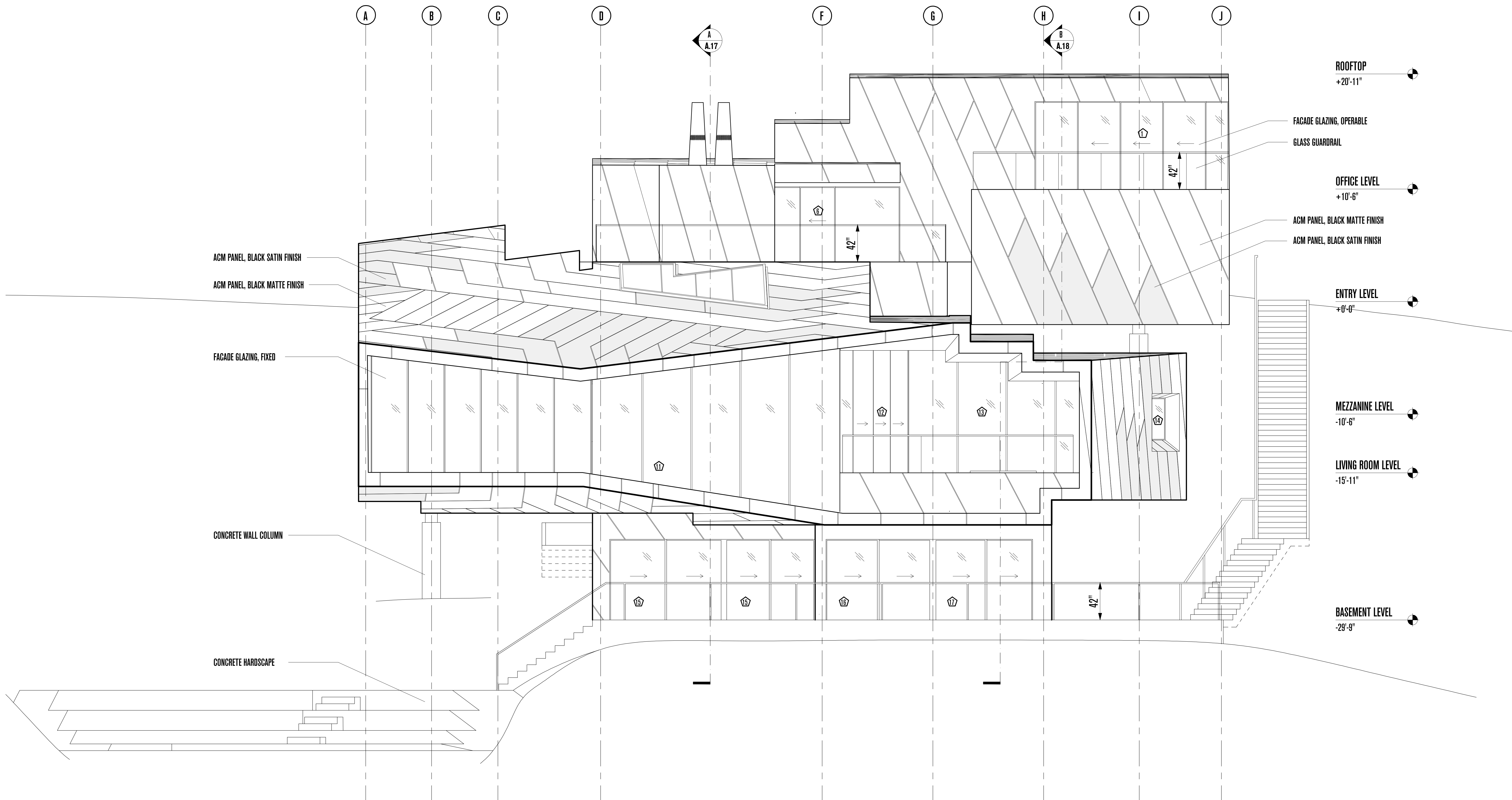
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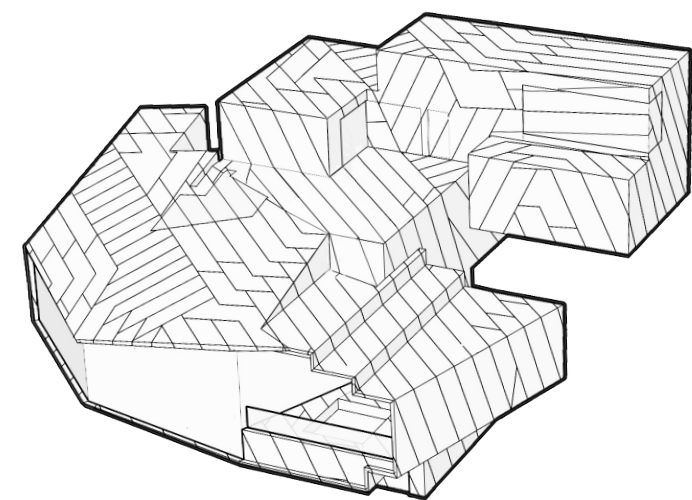
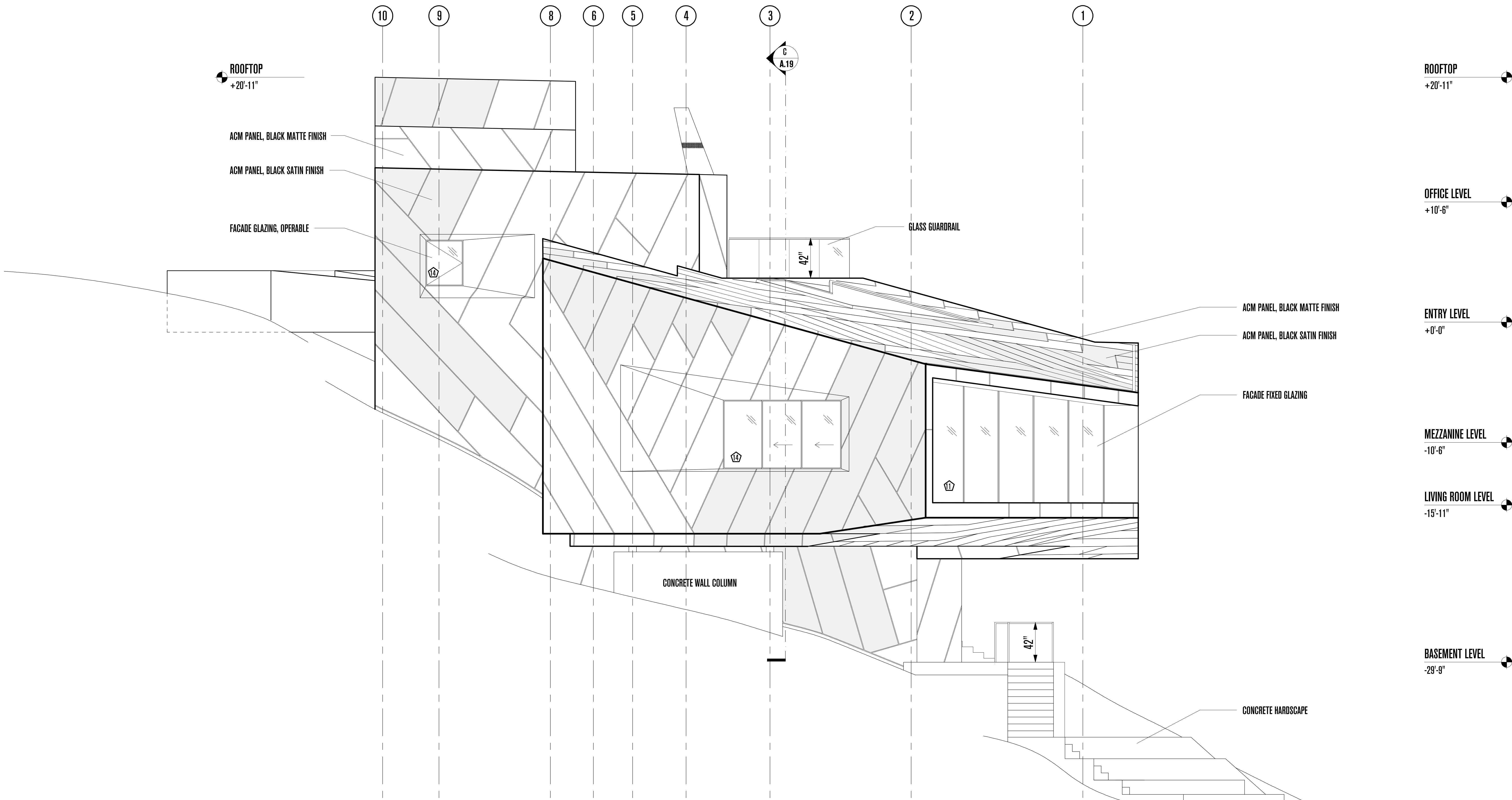
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