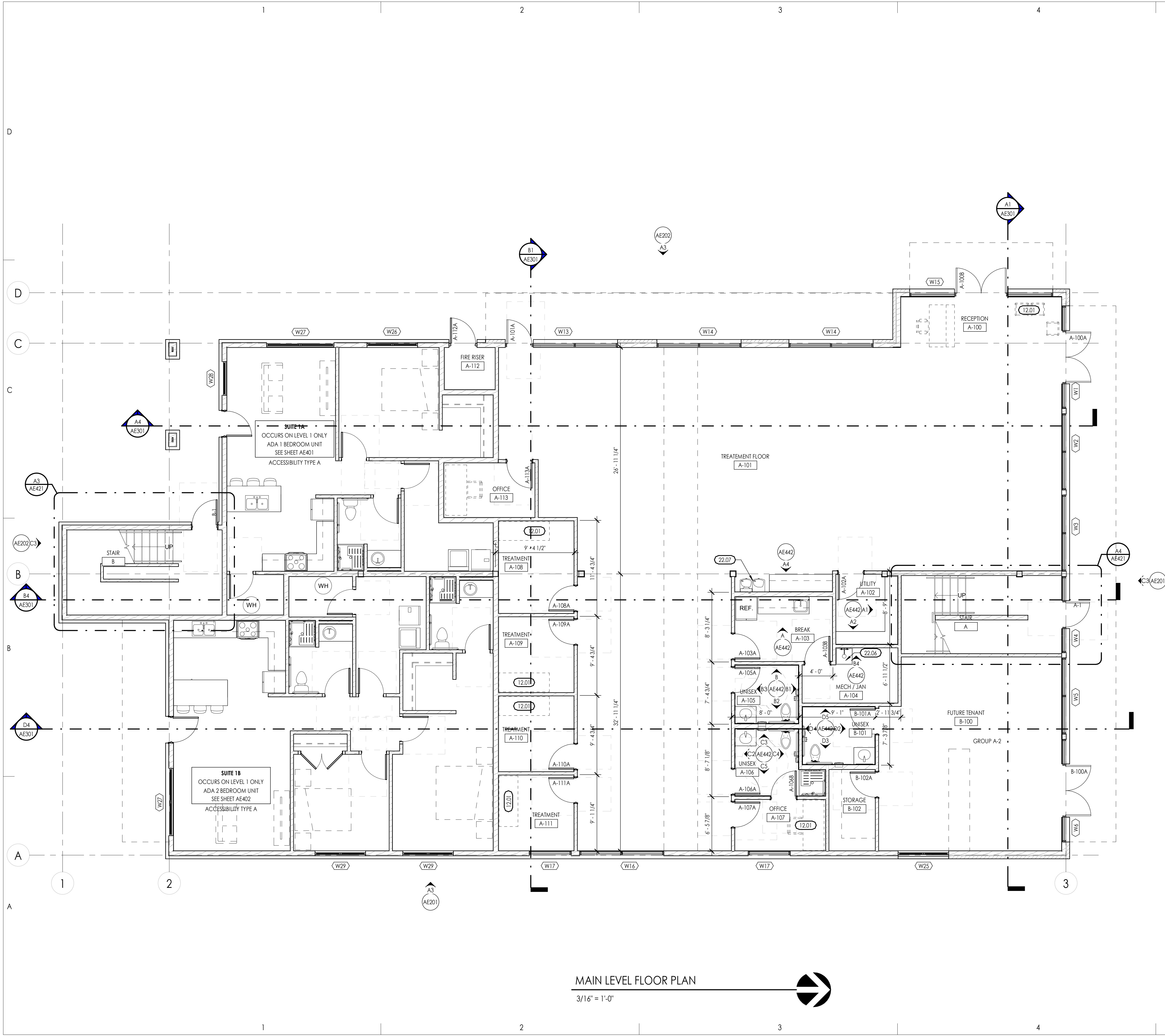


KEYED NOTES	
SEE KEYED NOTES - MASTER LIST ON SHEET G1002 IF KEYNOTE MISSING	
12.01 FURNISHINGS BY OTHERS	
22.04 MOP SINK, REFER TO PLUMBING	
22.07 HIGH-LOW DRINKING FOUNTAIN WITH BOTTLE FILLER, REFER TO PLUMBING	



- ENVELOPE GENERAL NOTES**
- PRE-CONSTRUCTION CONFERENCE: PRIOR TO THE START OF SUBMITTALS, AN ENVELOPE PRE-CONSTRUCTION CONFERENCE IS TO BE CONDUCTED TO REVIEW INSTALLATION METHODS AND MATERIAL COMPATIBILITY WITH ALL ASSOCIATED ENVELOPE CONTRACTORS. WORK OF THE SPECIFICATION SECTIONS DEALING WITH THE ENVELOPE ARE TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING: 072500 - WEATHER BARRIERS, 072210 - NAILBASE ROOF INSULATION PANELS, 072726 - FLUID-APPLIED MEMBRANE AIR BARRIERS, 072101 - CONTINUOUS THERMAL INSULATION, 075423 SF - THERMOPLASTIC POLYOLEFIN (TPO) ROOFING, 084413 FL - GLAZED ALUMINUM CURTAIN WALLS.
 - PROVIDE ICC-ES EVALUATION REPORTS FOR ALL MATERIAL INSTALLATIONS.
 - PROVIDE A LETTER OF MATERIAL COMPATIBILITY TO OTHER ENVELOPE SYSTEM MATERIALS.
 - THE INSTALLED AIR BARRIER ON THE BUILDING IS REQUIRED TO BE CONTINUOUS. SEAL ALL PENETRATIONS, JOINTS AND FLASHING AS REQUIRED BY MATERIAL MANUFACTURERS INSTRUCTIONS.
 - CONTRACTORS ARE RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE INFORMATION ON THE DOCUMENTS.
 - INSTALL SEALANT, GASKETS, WEATHER STRIPPING OR WRAPPING WITH PERMEABLE FLASHING AT EXTERIOR SIDE OF ALL JOINTS, SEAMS, CONNECTIONS OR OPENINGS WHICH WOULD ALLOW WATER OR AIR INFILTRATION EXCEPT AS NOTED OTHERWISE. COLORS TO MATCH ADJACENT SURFACE. COLOR REQUIRES ARCHITECTS APPROVAL.
 - THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING A WEATHER TIGHT BUILDING. DETAILS AND OMISSIONS TO DRAWINGS NOTWITHSTANDING, ALL DRAWINGS CONFLICTS WHICH MAY NOT ALLOW A WEATHER TIGHT CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 - THE DRAWINGS AND SPECIFICATIONS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. CONTRACTS SHALL BE LET ON THE BASIS OF SUCH DOCUMENTS, WITH THE UNDERSTANDING THAT THE CONTRACTOR IS TO FURNISH ALL ITEMS REQUIRED FOR PROPER COMPLETION OF THE WORK WITH OUT ADJUSTMENT TO CONTRACT PRICE. IT IS INTENDED THAT THE WORK TO BE OF SOUND AND QUALITY CONSTRUCTION AND THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE AMOUNTS TO COVER INSTALLATION OF ALL ITEMS INDICATED, DESCRIBED OR REASONABLY IMPLIED.
 - EXTERIOR FENESTRATION CALCULATIONS:
 - NORTH WALL: 2114 SF, FENESTRATION 765 SF
 - EAST WALL: 3455 SF, FENESTRATION 459 SF
 - SOUTH WALL: 1925 SF, FENESTRATION 170 SF
 - WEST WALL: 3461 SF, FENESTRATION 730 SF
 - PERCENTAGE OF FENESTRATION ON EXTERIOR WALLS: 2124 / 10955 X 100 = 19.4%
 - STOREFRONT GLAZING: SOLARBAN 70 (2) + CLEAR: 0.28 U-FACTOR, 0.27 SHGC.
 - STOREFRONT ASSEMBLY: KAWNEER TRIFAB 451UT: 0.36 U-FACTOR, 0.25 SHGC. PRODUCTS TO BE RATED AS REQUIRED BY NFRC AND LABELED / SUCH BY THE MANUFACTURER.
 - EXTERIOR STOREFRONT DOORS: KAWNEER 500-PAIR: 0.75 U-FACTOR, 0.36 SHGC. KAWNEER 560 INSULCLAD SINGLE DOOR: 0.68 U-FACTOR, 0.18 SHGC. PRODUCT TO BE RATED AS REQUIRED BY NFRC AND LABELED / SUCH BY THE MANUFACTURER.
 - WINDOWS: PLY GEM LOW-E 1100 SERIES: 0.34 U-FACTOR, 0.24 SHGC. PRODUCT TO BE RATED AS REQUIRED BY NFRC AND LABELED AS SUCH THE MANUFACTURER.
 - EXTERIOR WALLS:
 - BRICK WALL AREA: 3 5/8" BRICK VENER WITH 1" AIR GAP OVER PLYWOOD SHEATHING WITH FLUID-APPLIED WRB OVER 6" WOOD STUD FRAMING AND R-20 BATT INSULATION.
 - FIBER CEMENT LAP SIDING WALL AREA: FIBER CEMENT LAP SIDING OVER FLUID-APPLIED WRB OVER 6" WOOD STUD FRAMING AND R-20 BATT INSULATION.
 - ROOF INSULATION: CLOSED CELL POLYISOCYANURATE FOAM BOARD INSULATION WITH TAPERED EPS BOARD CRICKETS ABOVE STEEL DECK. WATER-AIR BARRIER: LOCATED ABOVE STEEL ROOF DECK, TAPED AND FLASHED TO WALL: VERSICO VAPAIR SEAL MD, 0.03 PERMS, OR APPROX. EQUAL.
 - PERIMETER FOUNDATION INSULATION: 2" EPS BOARD, R-10
 - FLUID APPLIED MEMBRANE AIR BARRIER: PROVIDE SEALED FLUID APPLIED MEMBRANE AIR BARRIER THAT HAS PERMEABILITY ≤ 0.004 DFM/SF

MAIN LEVEL FLOOR PLAN
3/16" = 1'-0"

Consultant

FROERER EDEN - MIXED USE

5461 E. 2300 N.
EDEN, UT

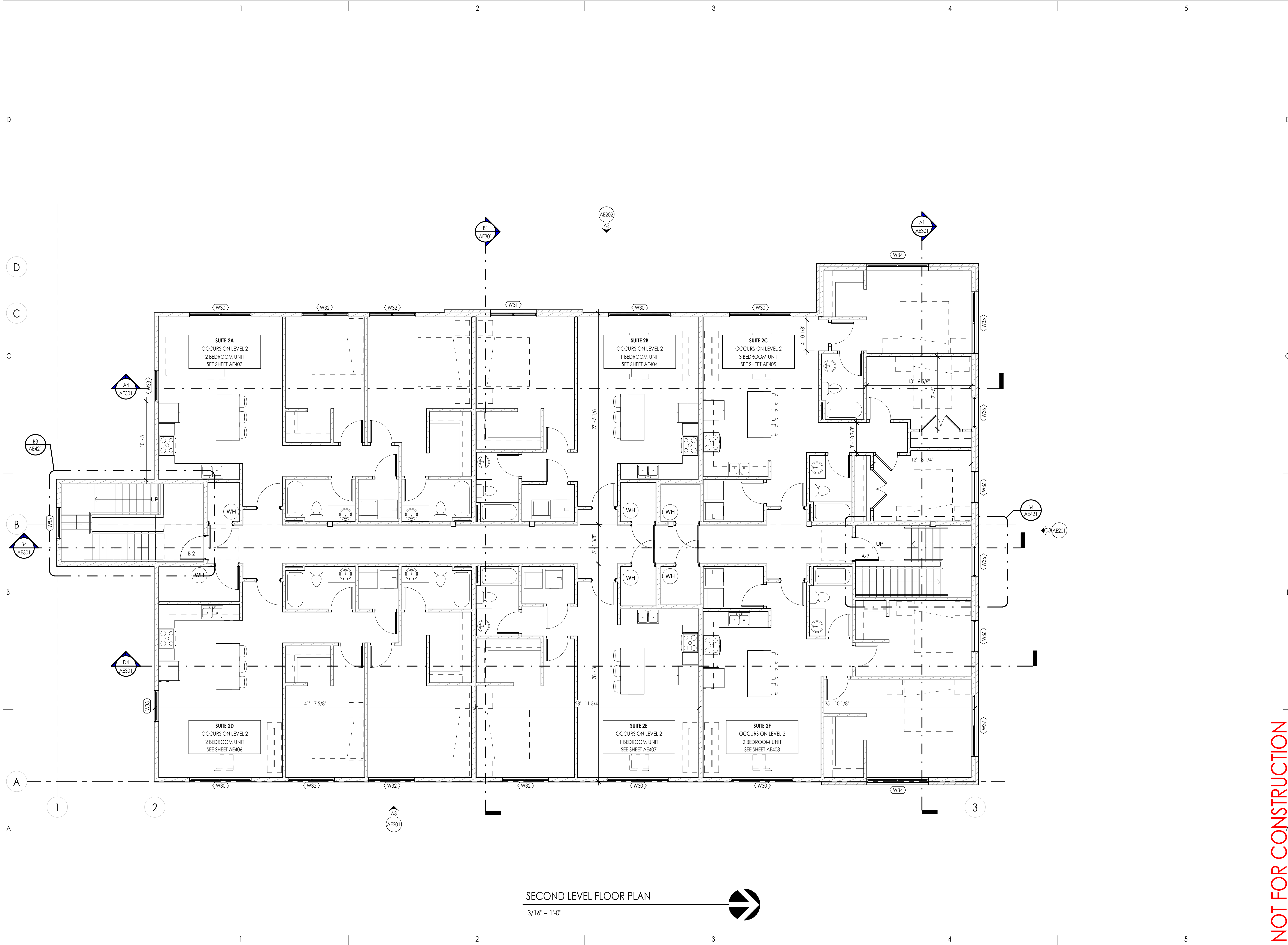
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MAIN LEVEL FLOOR PLAN

Sheet Number
AE102

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SECOND LEVEL FLOOR PLAN
 3/16" = 1'-0"

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Revision No.	Date	Description

SAA Project No. 2021-64
 Drawing Title

SECOND LEVEL FLOOR PLAN

Sheet Number
AE103

EXTERIOR MATERIAL SCHEDULE			
MARK	MANUF.	PRODUCT	COLOR / FINISH
MASONRY			
M-1	INTERSTATE BRICK	BRICK VENEER	RED
M-2	INTERSTATE BRICK	BRICK VENEER SOLDIER COURSE	RED
METAL			
MC-1		ALUM. METAL COPING	PREFINISHED TO MATCH LAP SIDING
MT-1		ALUM. BREAK METAL	BLACK
SIDING			
S-1	JAMES HARDIE	9.25" FIBER CEMENT LAP SIDING	SHERWIN WILLIAMS IRON ORE



C3 NORTH ELEVATION
3/16" = 1'-0"



A3 EAST ELEVATION
3/16" = 1'-0"

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Revision No.	Date	Description

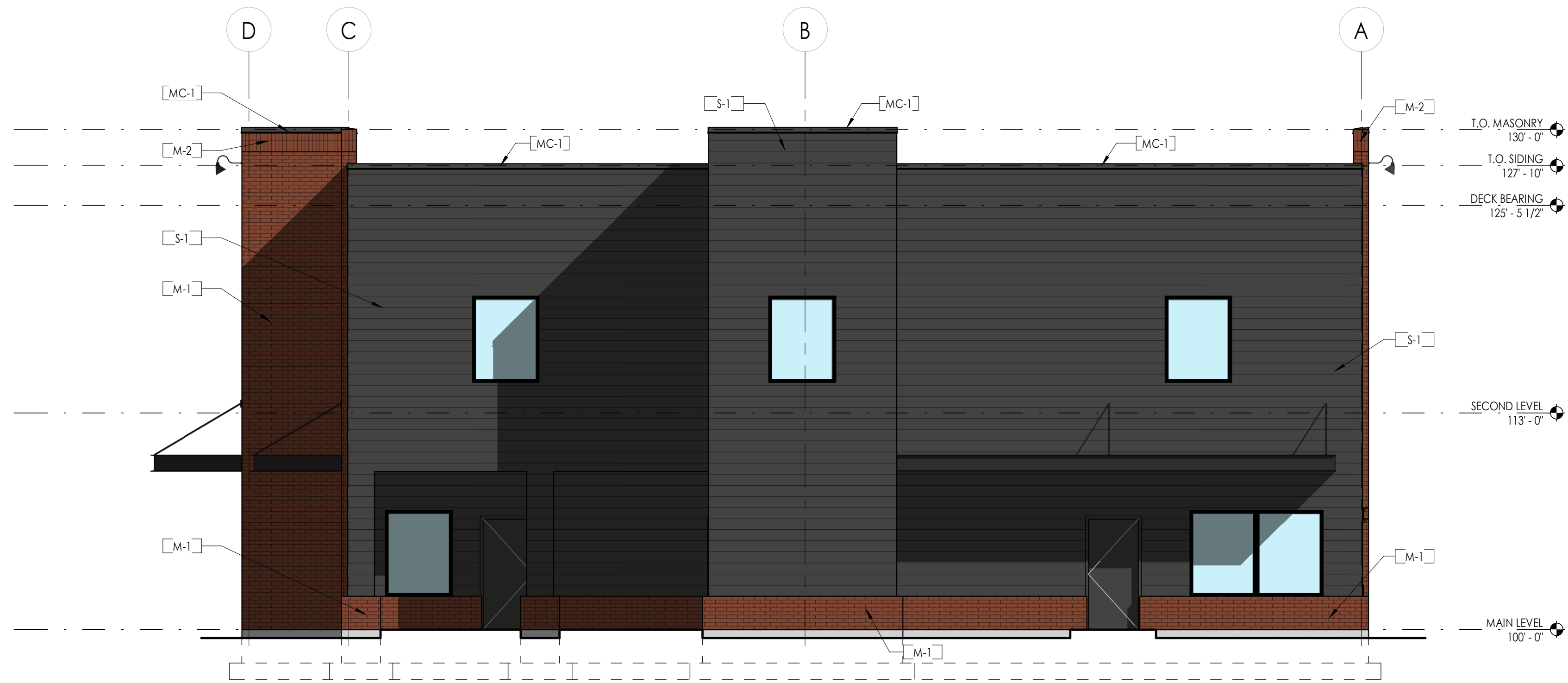
SAA Project No. 2021-64
Drawing Title

EXTERIOR ELEVATIONS

Sheet Number

AE201

EXTERIOR MATERIAL SCHEDULE			
MARK	MANUF.	PRODUCT	COLOR / FINISH
MASONRY			
M-1	INTERSTATE BRICK	BRICK VENEER	RED
M-2	INTERSTATE BRICK	BRICK VENEER SOLDIER COURSE	RED
METAL			
MC-1		ALUM. METAL COPING	PREFINISHED TO MATCH LAP SIDING
MT-1		ALUM. BREAK METAL	BLACK
SIDING			
S-1	JAMES HARDIE	9.25" FIBER CEMENT LAP SIDING	SHERWIN WILLIAMS IRON ORE



C3 SOUTH ELEVATION
3/16" = 1'-0"



A3 WEST ELEVATION
3/16" = 1'-0"

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Issued No.	Date	Description

Revision No.	Date	Description

SAA Project No. 2021-64

Drawing Title

EXTERIOR ELEVATIONS

Sheet Number

AE202