



October 10, 2017

Issued for Construction

Revisions 1

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CIVIL

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ARCHITECTURAL

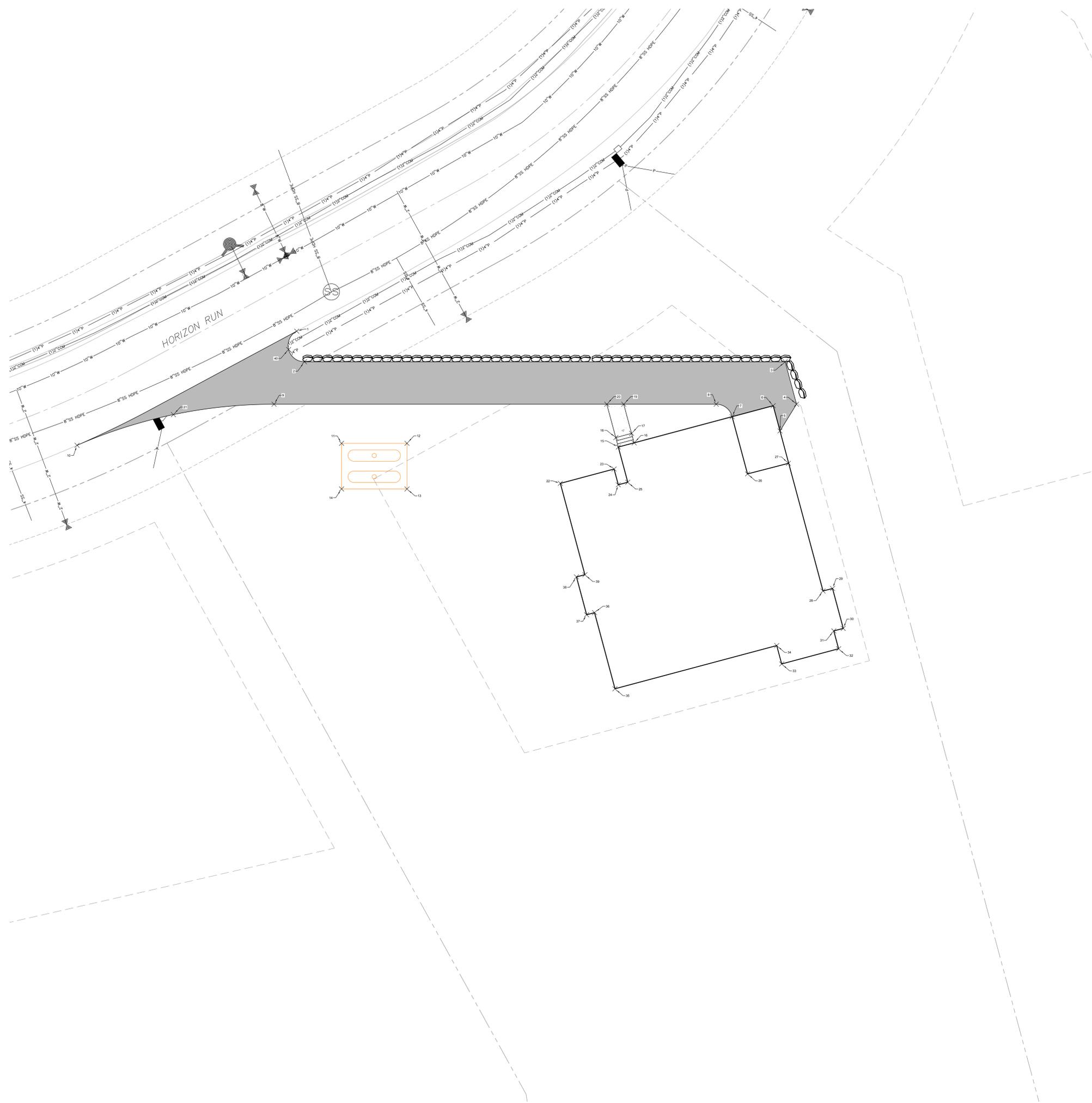
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STRUCTURAL

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Kimmelman May Mountain House

Summit Powder Mountain, Eden UT



Point #	Northing	Easting
1	3657551.36	1568368.14
2	3657541.96	1568370.51
3	3657541.96	1568517.39
4	3657528.96	1568520.87
5	3657520.76	1568515.82
6	3657528.49	1568513.75
7	3657525.13	1568501.19
8	3657528.96	1568496.33
9	3657528.96	1568361.21
10	3657516.34	1568301.01
11	3657516.96	1568391.84
12	3657516.96	1568401.84
13	3657502.96	1568401.84
14	3657502.96	1568391.84
15	3657515.81	1568466.42
16	3657517.10	1568471.25
17	3657520.00	1568470.47
18	3657518.71	1568465.64
19	3657528.96	1568468.07
20	3657528.96	1568462.90

Point #	Northing	Easting
21	3657525.77	1568330.46
22	3657504.68	1568448.70
23	3657509.09	1568465.12
24	3657504.25	1568466.41
25	3657505.02	1568469.31
26	3657507.58	1568505.89
27	3657510.82	1568518.38
28	3657471.66	1568528.98
29	3657472.44	1568531.87
30	3657460.20	1568535.15
31	3657459.43	1568532.25
32	3657453.95	1568533.72
33	3657449.30	1568516.33
34	3657454.93	1568514.83
35	3657441.69	1568465.40
36	3657465.03	1568459.15
37	3657464.38	1568456.73
38	3657475.97	1568453.63
39	3657476.66	1568456.20

Kimbleman Residence
 Submit Plans Review
 Date: _____

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 MURRAY, UT 84107
 801.743.1300

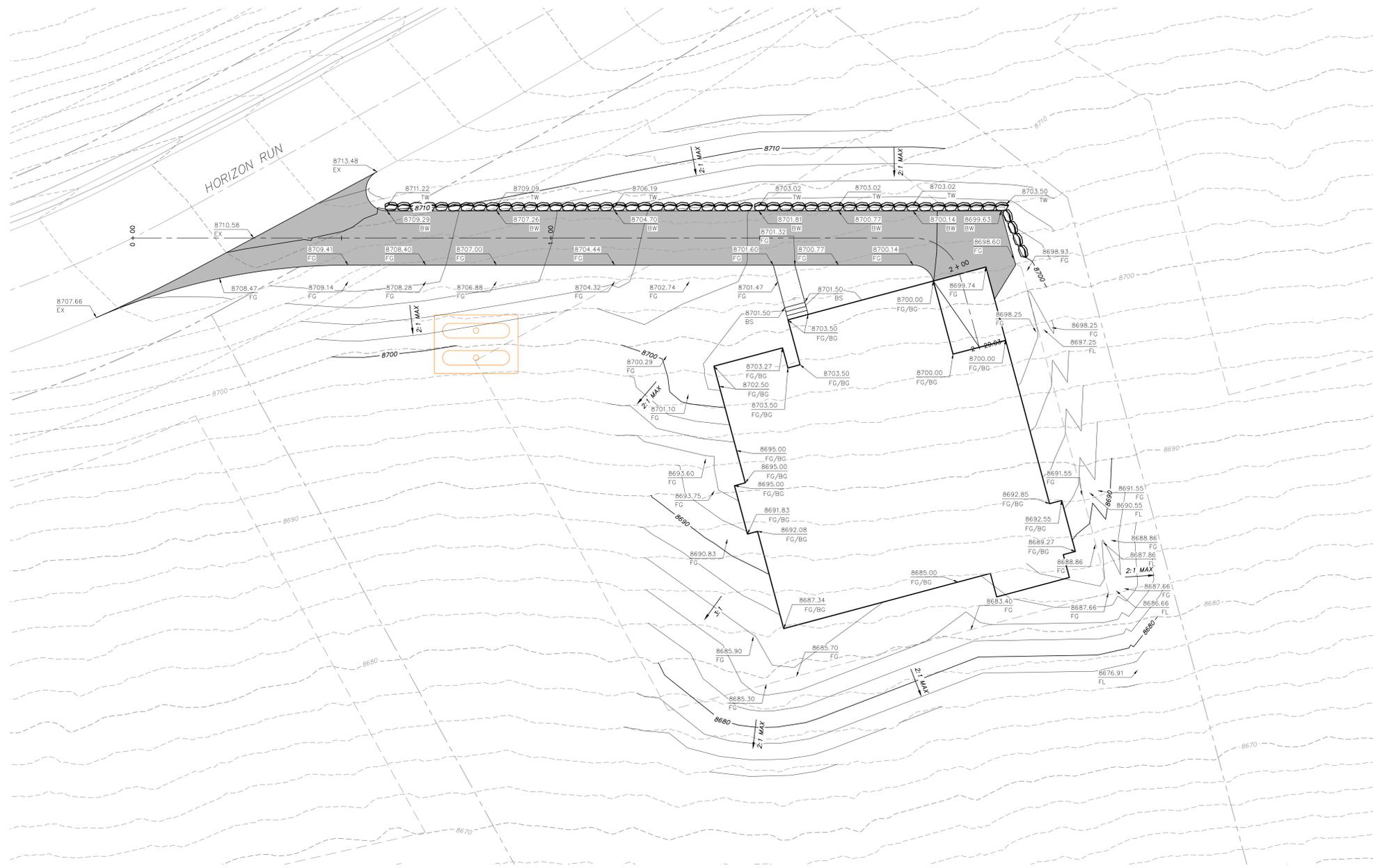


No.	Description	Date

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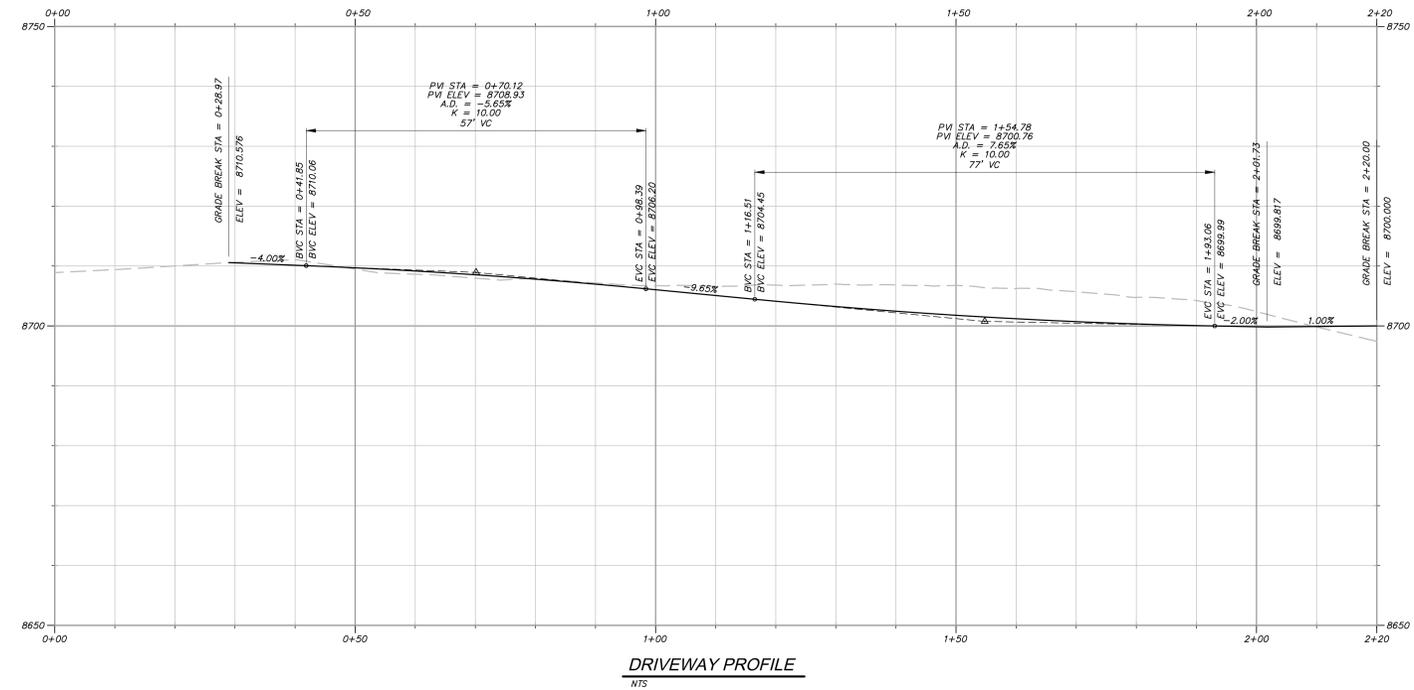


Horizontal
 Control Plan
 scale: 1" = 100'
 date: 11-28-26
 drawn: JB
 checked: RC
C202

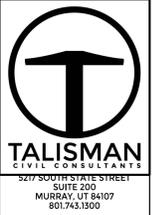


ABBREVIATIONS:

BG	BUILDING
BS	BOTTOM OF STAIRS
BW	BOTTOM OF WALL
EX	EXISTING
FG	FINISHED GRADE
FL	FLOWLINE
TS	TOP OF STAIRS
TW	TOP OF WALL



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Grading and Drainage Plan and Driveway Profile
 scale: 1" = 10'
 date: 11-28-26
 drawn: JB
 checked: RC
C201



5217 SOUTH STATE STREET
SUITE 200
MURRAY, UT 84107
801.743.1300

EROSION CONTROL GENERAL NOTES:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO WEBER COUNTY ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTY. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.

THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE UTAH DIVISION OF WATER QUALITY.

MAINTENANCE:
ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL VEGETATION IS RE-ESTABLISHED.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. RE-SEED AREA IS APPROXIMATE. CONTRACTOR IS TO REVEGETATE ALL DISTURBED AREAS.

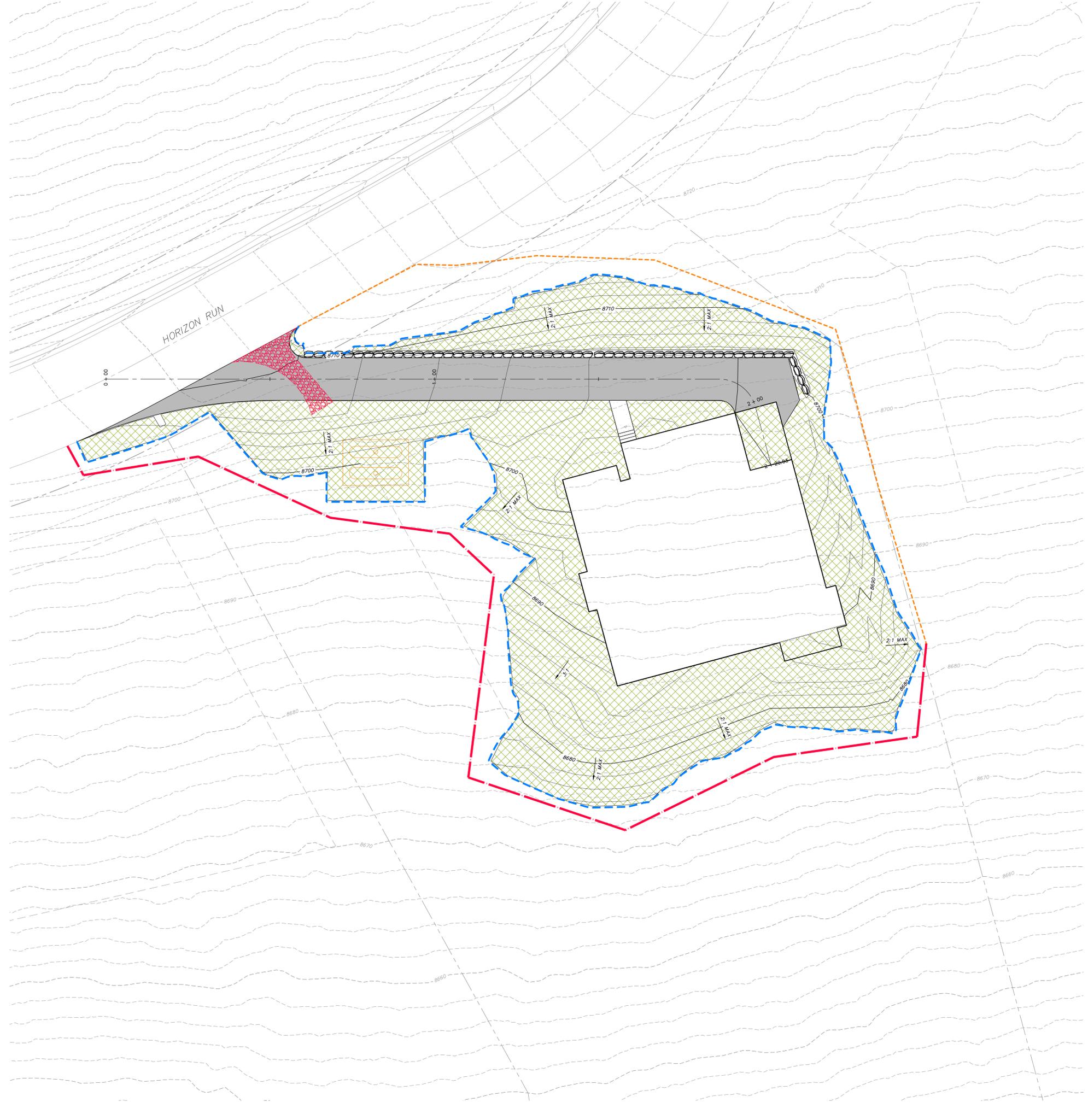
STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED.

INSTALL SILT FENCE ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.

INSTALL ORANGE SAFETY FENCING AROUND OUTER LIMITS OF PROJECT PRIOR TO GRADING.

GRADING LIMIT LINE.

*** SEED MIXTURE FOR REVEGETATION**
a. MEADOW BROME (RICOR) 14lb/oc
b. ORCHARD GRASS 10lb/oc
c. ALFALFA (ADAK) 4lb/oc



No.	Description	Date

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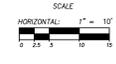
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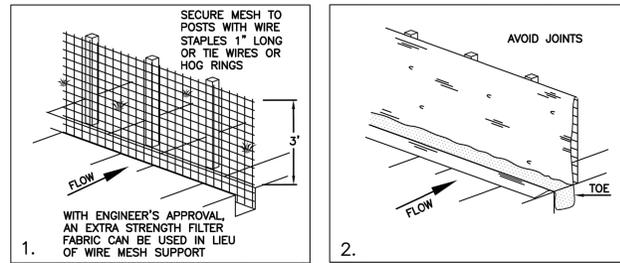
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Erosion Control Plan
Scale: 1" = 100'
Date: 11-28-26
Drawn: JR
Checked: RC

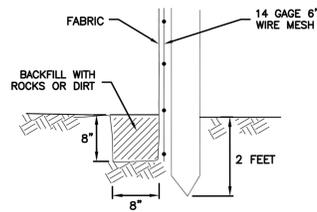
C401



NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

Silt fence

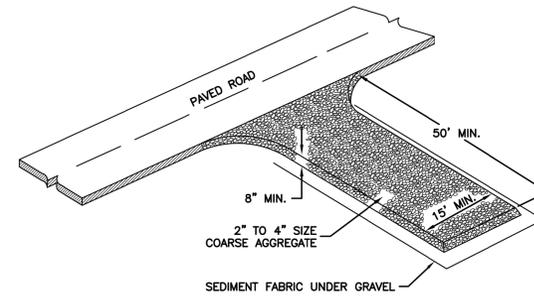
7

Plan
122

February 2006

1 SILT FENCE DETAIL
NTS

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

19

Plan
126

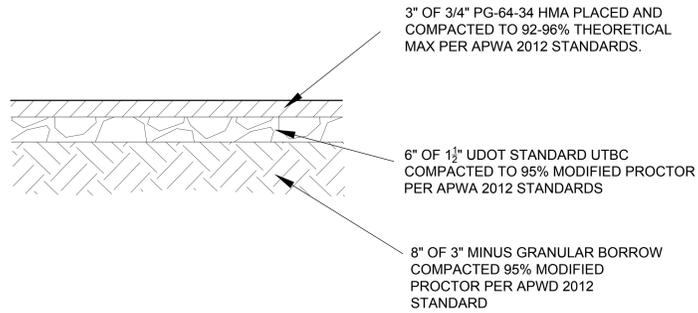
February 2006

2 STABILIZED ROADWAY ENTRANCE DETAIL
NTS

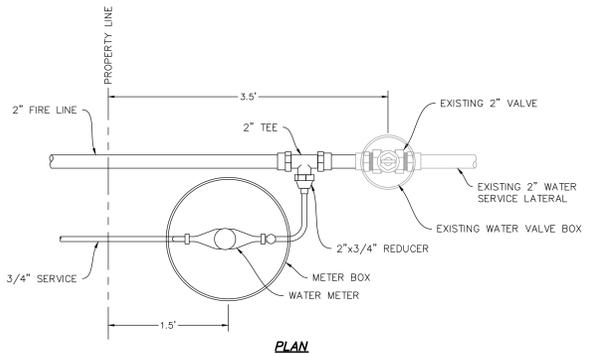


No.	Description	Date

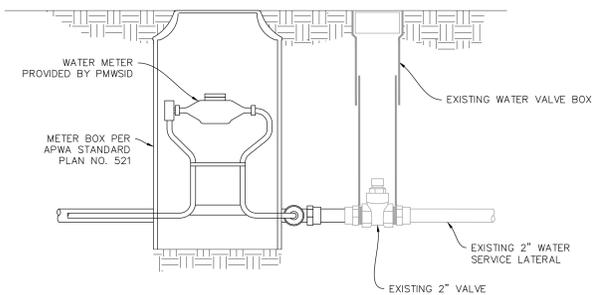
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PARKING ASPHALT SECTION

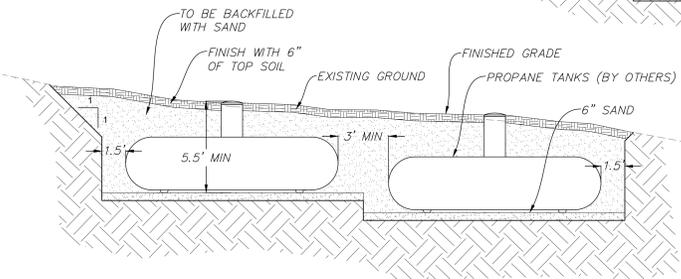
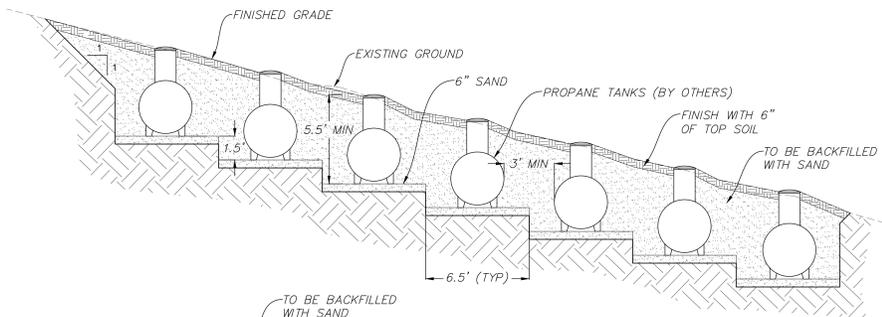


PLAN



SECTION

PROPANE TANK PIT TYPICAL DETAIL

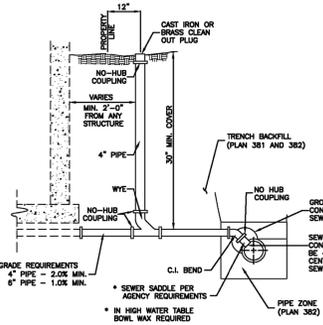


PROPANE TANK PIT TYPICAL DETAIL

Sewer lateral connection

- GENERAL**
 - Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
 - Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
 - Verify if CONTRACTOR or agency is to install the wye.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Provide agency approved wye or tee with appropriate donut.
 - Stainless steel straps required.
- EXECUTION**
 - Tape wrap pipe as required by soil conditions.
 - Remove core plug from sewer main. Do not break into sewer main to make connection.
 - Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

218



Sewer lateral connection

219

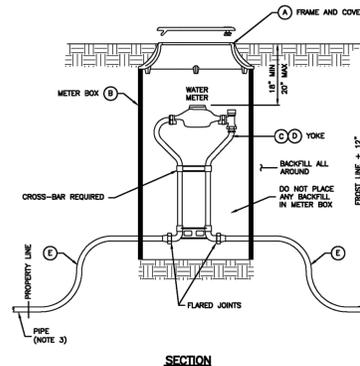
January 2011

Plan 431

3/4" and 1" meter

- GENERAL**
 - In street surfaces or other vehicular traffic areas (like driveway approaches), install the same type of meter box as required for 1 1/2" and 2" service meters. See Plan 522.
 - Before backfilling, secure inspection of installation by ENGINEER.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Casings: Gray iron class 35 minimum per ASTM A 48, coated with asphalt based paint or better.
- EXECUTION**
 - Meter Placement:
 - All meters are to be installed in the park strip or within 7 feet of the property line (street side).
 - Do not install meters under driveway approaches, sidewalks, or curb and gutter.
 - Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
 - Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
 - Inspection: Before backfilling around meter box, secure inspection of installation by ENGINEER.
 - Base Course and Backfill Placement: Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Maximum lift thickness before compaction is 8-inches.

238



SECTION

No.	ITEM	DESCRIPTION
(A)	FRAME AND COVER	CAST IRON COVER (grass) DUCTILE IRON COVER (driveway)
(B)	METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED P.E. PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
(C)	3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(D)	1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(E)	COPPER PIPE	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

3/4" and 1" meter

239

August 2001

Plan 521



No.	Description	Date

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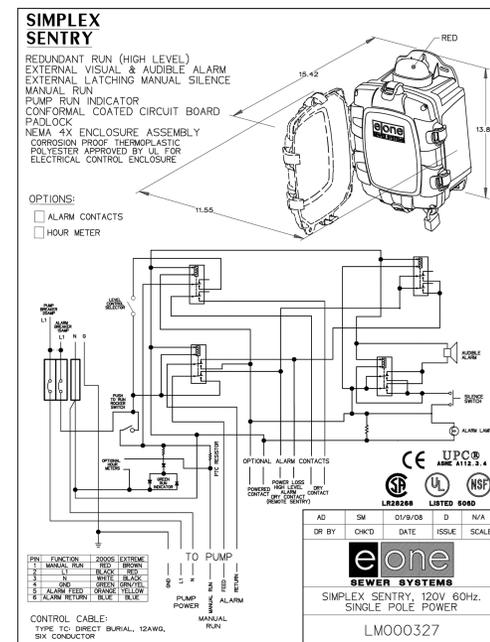
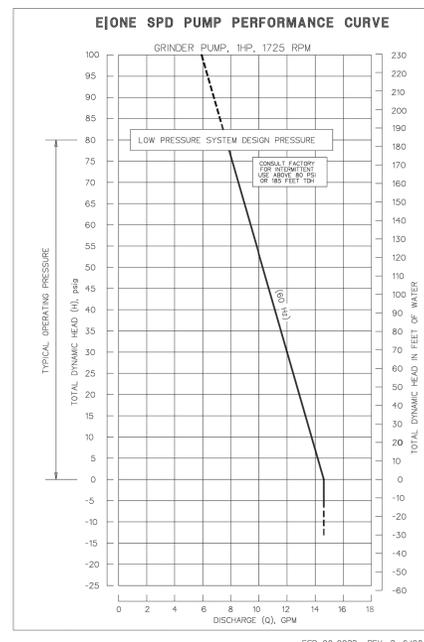
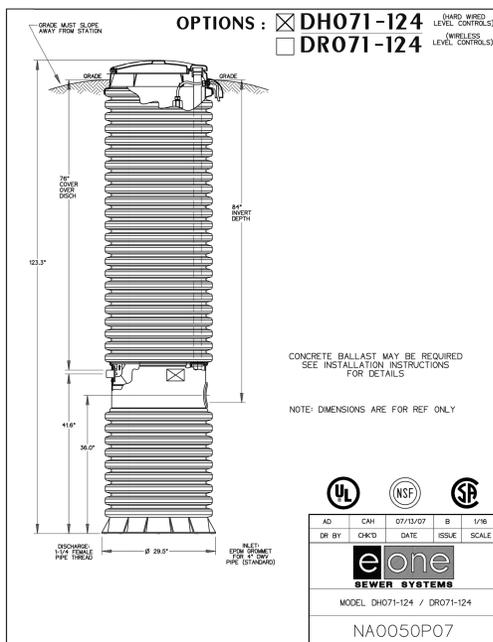
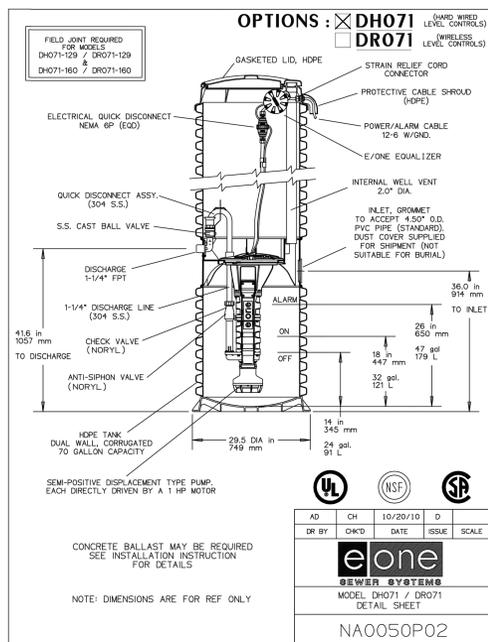
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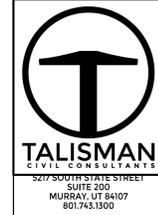


Kimmeiman Residence

MacKay-Lyon
Sewerage
Architects
Limited

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Canada B3K 3B4

ph: (902) 429-1867
fax: (902) 429-6276



Professional Engineer
No. 7899506
RYAN W. CAMPBELL
STATE OF UTAH

No. Description Date

Revision:

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Details

scale: NA
date: 11-20-08
draw: JB
chk'd: RC

C602

EXTERIOR ROOF AND SOFFIT TYPE DESCRIPTION

Roof Assembly 1

System Components

- weathering steel standing seam metal cladding (air space), Class A Roof Covering
- 3/4" wood strapping perpendicular to metal cladding (airspace)
- 3/4" wood strapping
- vapor permeable roof underlayment
- 2" continuous XPS rigid insulation (R10)
- 3/4" plywood sheathing as per structural
- wood joists as per structural
- 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
- interior sprinkler system
- wood blocking as required
- 1x4 shiplap wood cladding - type 1 - see profile below

Roof Assembly 2

System Components

- weathering steel standing seam metal cladding (air space), Class A Roof Covering
- 3/4" wood strapping perpendicular to metal cladding (airspace)
- 3/4" wood strapping
- vapor permeable roof underlayment
- 2" continuous XPS rigid insulation (R10)
- 3/4" plywood sheathing as per structural
- wood joists as per structural
- 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
- interior sprinkler system
- 5/8" gypsum wallboard, PTD.

Roof Assembly 3

System Components

- 2" stone paver and radiant heating panel on adjustable pedestal
- liquid-applied roofing membrane
- sloped continuous XPS rigid insulation (minimum 1" minimum 2% slope to drain)
- plywood sheathing as per structural
- wood floor joists as per structural
- 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
- interior sprinkler system
- 5/8" GWB
- refer to room finish schedule for interior finish

Roof Assembly 4

Roof Assembly 4

- Class A EPDM low slope roof membrane
- sloped continuous XPS rigid insulation (minimum 2" - minimum 2% slope to drain)
- plywood sheathing as per structural
- wood joists as per structural
- 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)

Roof Assembly 5 (Uninsulated Garage Roof)

System Components

- weathering steel standing seam metal cladding (air space), Class A Roof Covering
- 3/4" wood strapping perpendicular to metal cladding (airspace)
- 3/4" wood strapping
- vapor permeable roof underlayment
- 2" continuous XPS rigid insulation (R10)
- 3/4" plywood sheathing as per structural
- wood joists as per structural
- interior sprinkler system
- 5/8" gypsum wallboard, PTD.

EXTERIOR WALL TYPE DESCRIPTION

Exterior Wall Assembly 1A

System Components

- 1x4 shiplap wood cladding - type 1 - see profile below
- rainscreen grid
- vapor permeable weather barrier
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 2" 2lb. closed cell sprayfoam insulation (R12 - air barrier / vapor retarder Class 2)
- 5 1/2" insulation bats (R24)
- 2x8 wood studs as per structural
- wood framing as required
- refer to room finish schedule for interior finish

Exterior Wall Assembly 1B

System Components

- 1x4 shiplap wood cladding - type 1 - see profile below
- rainscreen grid
- vapor permeable weather barrier
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 2" 2lb. closed cell sprayfoam insulation (R12 - air barrier / vapor retarder Class 2)
- 5 1/2" insulation bats (R24)
- 2x8 wood studs as per structural
- wood framing as required
- refer to room finish schedule for interior finish

Exterior Wall Assembly 1C (un-insulated garage wall)

System Components

- 1x4 shiplap wood cladding - type 1 - see profile below
- rainscreen grid
- vapor permeable weather barrier
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 2x8 wood studs as per structural
- refer to room finish schedule for interior finish

Exterior Wall Assembly 1D (insulated garage wall)

System Components

- refer to room finish schedule for interior finish
- 1/2" plywood sheathing as per structural
- 2" 2lb. closed cell sprayfoam insulation (R12 - air barrier / vapor retarder Class 2)
- 5 1/2" insulation bats (R24)
- 2x8 wood studs as per structural
- refer to room finish schedule for interior finish

Exterior Wall Assembly 2

Exterior Wall Assembly 2

- 1x4 shiplap wood cladding - type 1 - see profile below
- vapor permeable weather barrier
- 1" horizontal pressure treated wood strapping as required
- 3 1/2" continuous XPS rigid insul (R17.5)
- reinforced concrete wall as per structural
- 1 1/2" wood strapping as required
- 5mil poly - air barrier / vapor retarder Class 1 (seal all joints)
- refer to room finish schedule for interior finish

Exterior Wall Assembly 3

Exterior Wall Assembly 3

- 3 1/2" continuous XPS rigid insul (R17.5)
- waterproofing membrane below grade
- reinforced concrete wall as per structural
- 1 1/2" wood strapping as required
- 5mil poly - air barrier / vapor retarder Class 1 (seal all joints)
- refer to room finish schedule for interior finish

4 A001 Exterior Assemblies
Scale 1-1/2" = 1'-0"

WALKOUT LEVEL	Base		North Wall		East Wall		South Wall		West Wall		Floors		Ceiling		Remarks
	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	
Hallway	WD	PTC2	GWB	PTC1	N/A		GWB	PTC1	GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Bath 3	GWB-W	PTC2	GWB-W	PTC2	GWB-W	TILE1	GWB-W	PTC2	GWB-W	PTC2	CONC.	SEALED	GWB-W	PTC3	TILE1 at bath surround
Bedroom 3	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	PTC1	GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Bedroom 2	WD	PTC2	GWB	PTC1	GWB	PTC1	GLZ		GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Laundry	WD	PTC2	GWB	PTC1	GWB	PTC1	GLZ		GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Bunk Room	WD	PTC2	GWB	PTC1	WD1	WD1/GLZ			GWB	PTC1	CONC.	SEALED	GWB	PTC3	WD1 at built-in bunk surround
Bath 2	GWB-W	PTC2	GWB-W	PTC2	GWB-W	TILE1	GWB-W	PTC2	CONC.	SEALED	GWB-W	PTC3	TILE1 at shower surround		
Mudroom	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	CONC.	SEALED	GWB	PTC3			
Walk-in Closet	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	WD2	PREFIN	GWB	PTC3			
Bath 1	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	TILE2	SEALED	GWB-W	PTC3			
Bedroom 1	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	WD2	PREFIN	GWB	PTC3		WD1 at built-in bunk surround	
Mechanical	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	CONC.	SEALED	GWB	PTC3			

PLAZA LEVEL	Base		North Wall		East Wall		South Wall		West Wall		Floors		Ceiling		Remarks
	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	
Playroom	WD	PTC2	GWB	PTC1	GWB	PTC1	GLZ		GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Powder Room 2	GWB-W	PTC2	GWB-W	PTC2	GWB-W	PTC2	GWB-W	PTC2	GWB-W	PTC2	TILE1	SEALED	GWB-W	PTC3	
Pantry	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	WD2	PREFIN	GWB	PTC3	
Kitchen	WD	PTC2	WD1		GWB	PTC1	N/A		GWB/GLZ	PTC1	WD2	PREFIN	WD1	PREFIN	
Living Area	WD	PTC2	N/A		GWB	PTC1	GWB/GLZ	PTC1	GWB/GLZ	PTC1	WD2	PREFIN	WD1	PREFIN	
Master Closet	WD	PTC2	GWB	PTC1	GWB	PTC1	N/A		GWB	PTC1	WD2	PREFIN	GWB	PTC3	
Master Bath	GWB-W	TILE2	GWB-W	PTC2	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	TILE2	SEALED	GWB-W	PTC3	
Master Bedroom	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	PTC1	GWB/GLZ	PTC1	WD2	PREFIN	GWB	PTC3	

ENTRY LEVEL	Base		North Wall		East Wall		South Wall		West Wall		Floors		Ceiling		Remarks
	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	
Library	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	PTC1	GWB/GLZ	PTC1	WD2	PREFIN	GWB	PTC3	
Foyer	WD	PTC2	WD1		GWB	PTC1	N/A		GWB	PTC1	WD2	PREFIN	WD1	PREFIN	
Music Room	WD	PTC2	WD1		GWB	PTC1	GWB	PTC1	GWB	PTC1	WD2	PREFIN	WD1	PREFIN	
Garage	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Study	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	WD2	PREFIN	GWB	PTC3	
Nanny Suite	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	WD2	PREFIN	GWB	PTC3	
Bath 4	WD	PTC2	GWB-W	PTC1	GWB-W	PTC1	GWB-W	PTC1	GWB-W	TILE1	WD2	PREFIN	GWB	PTC3	TILE1 in shower

Legend	Notes
N/A	not applicable
GWB	gypsum wall board per spec.
GWB-W	waterproof sheathing as per spec.
CONC.	concrete
STONE	stone paver
TILE	ceramic tile
WD	wood
WD2	wood
GLZ	glazing
Finish Types	Paint
	PTC1 - Benjamin Moore Decorators White - Egg Shell Finish
	PTC2 - Benjamin Moore Decorators White - Semi Gloss Finish
	PTC3 - Benjamin Moore Decorators White - Flat Finish (Ceilings Only)
	Concrete
	CONC. - sealed concrete
	STONE
	mountain valley quartzitic sandstone
	TILE
	TILE1 - white subway tile 4x16
	TILE2 - white marble tile 12x24
	Wood Cladding
	WD1 - 1x4 cedar shiplap, untreated
	Engineered Wood
	WD3 - reclaimed white oak 1X4, engineered, prefinished, natural satin
	Notes
	1. "North" is top of drawing page for wall designations
	2. Wood wall cladding shall extend from finished floor to u/s ceiling.
	3. All wood surface cladding in bathrooms + mudroom to receive clear sealant, low sheen.

5 A001 Room Finish Schedule

TYPE INTERIOR WALL TYPE DESCRIPTION

6 1/2" GWB, PTD

1/2" GWB, PTD

- 1/2" GWB, PTD
- 2x6 studs @ 16" o.c.
- 1/2" GWB, PTD

7 1/8" GWB, PTD

1/2" GWB, PTD

- 1/2" GWB, PTD
- 2x6 studs @ 16" o.c.
- 5 1/2" acoustic batt in cavity
- 1/2" GWB, PTD

7 3/4" GWB, PTD

1/2" GWB, PTD

- 1/2" GWB, PTD
- 2x6 studs @ 16" o.c.
- 5 1/2" acoustic batt in cavity
- 1/2" GWB, PTD

8 3/4" GWB, PTD

1/2" GWB, PTD

- 1/2" GWB, PTD
- 2x6 studs @ 16" o.c.
- 5 1/2" acoustic batt in cavity
- 1/2" GWB, PTD

8 3/4" GWB, PTD

1/2" GWB, PTD

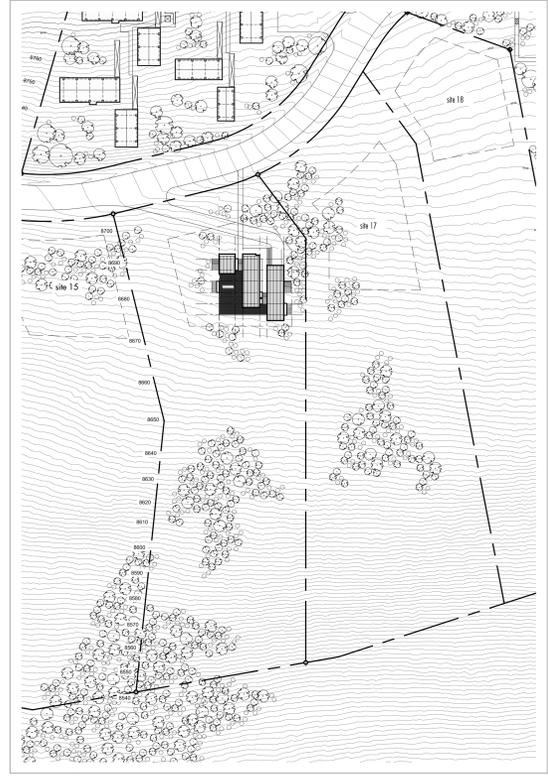
- 1/2" GWB, PTD
- 2x6 studs @ 16" o.c.
- 5 1/2" acoustic batt in cavity
- 1/2" GWB, PTD

SHIPLAP CLADDING PROFILE

Type 1

- 1x4 vertical shiplap wood cladding

3 A001 Interior Partitions
Scale 1-1/2" = 1'-0"



2 A001 Key Plan
Scale 1/8" = 1'-0"

AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BYOND	BEYOND
BOT	BOTTOM
BW	BETWEEN
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE
DIA	DIAMETER
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR / ELEVATION
EQ	EQUAL
FOC	FACE OF CONCRETE
FOF	FACE OF WOOD FRAMING
FDN	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
ILO	IN LIEU OF
INSUL	INSULATED
INT	INTERIOR
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
OC	ON CENTER
OH	OPPOSITE HAND
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLYD	PLYWOOD
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
REV	REVERSE
ROOM	ROOM
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER
ST STL	STAINLESS STEEL
STRUCT	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURAL
TELE	TELEPHONE
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TP	TOILET PAPER DISPENSER
TID	TELEPHONE/DATA
TYP	TYPICAL
UNON	UNLESS OTHERWISE NOTED
US	UNDERSIDE
VIF	VERIFY IN FIELD
VP	VISION PANEL
TYP	TYPICAL
VIF	VERIFY IN FIELD
WITH	WITH
WD	WOOD
FOC	FACE OF CONCRETE
FOF	FACE OF FRAME

1 A001 Abbreviations

Kimmelman Residence

McKay Lyons
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Limited

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STATE OF UTAH
Brian McKay-Lyons
No. 980836
LICENSED ARCHITECT

Revised	Description	Date
02	Issued for Const. Rev. 1	2017.08.16
01	Issued for Construction	2017.08.15

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SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Abbreviations,
Key Plan &
Partition Types

Scale: 1/8" = 1'-0"
Date: 17.08.15
Drawn: DPAB
Checked: BML

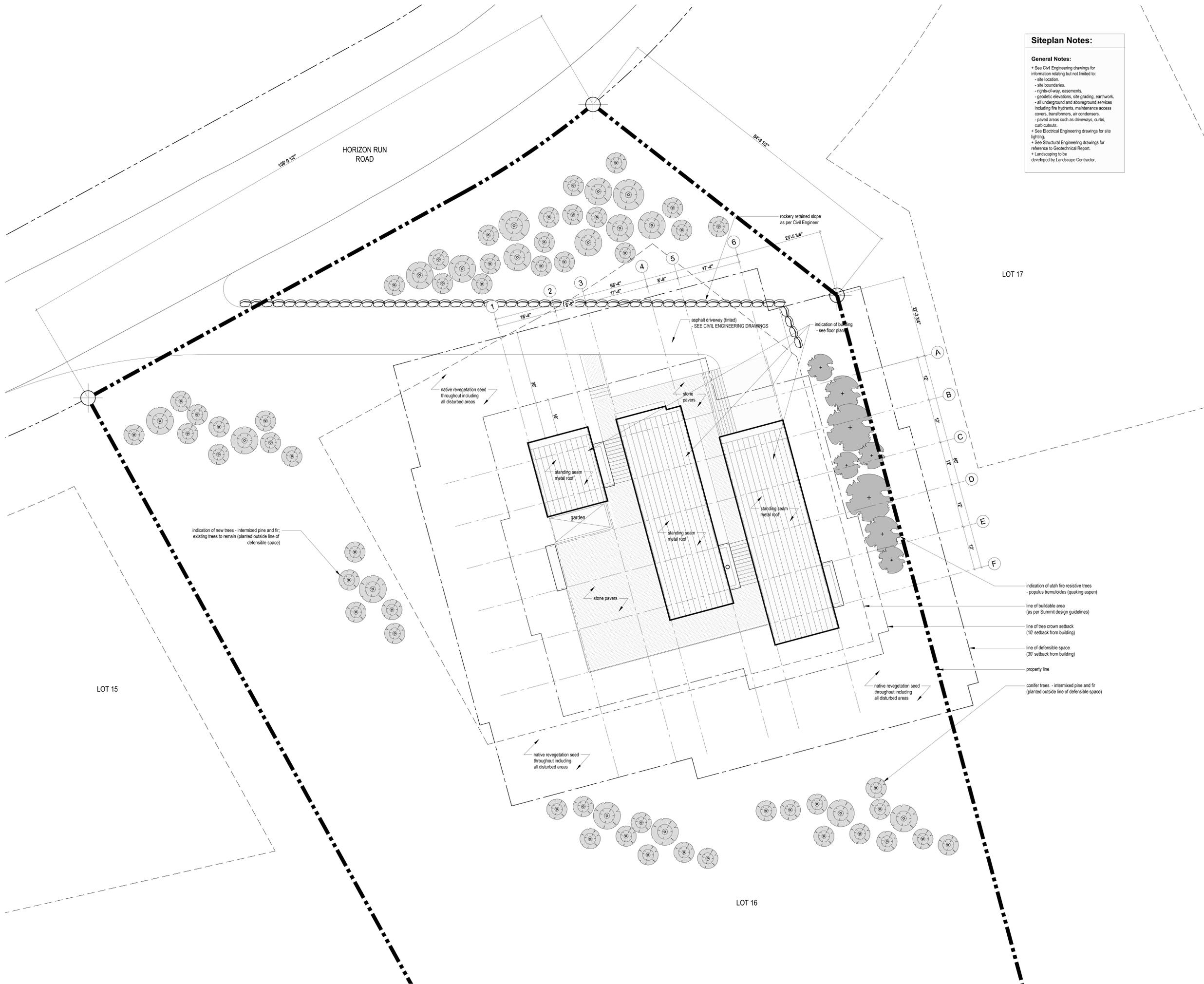
A001



Siteplan Notes:

General Notes:

- + See Civil Engineering drawings for information relating but not limited to:
 - site location,
 - site boundaries,
 - rights-of-way, easements,
 - geologic elevations, site grading, earthwork,
 - all underground and aboveground services including fire hydrants, maintenance access covers, transformers, air condensers,
 - paved areas such as driveways, curbs, curb cutouts.
- + See Electrical Engineering drawings for site lighting.
- + See Structural Engineering drawings for reference to Geotechnical Report.
- + Landscaping to be developed by Landscape Contractor.



No.	Description	Date
02	Issued for Const. Rev. 1	2017.09.19
01	Issued for Construction	2017.08.15

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SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of precast/concrete elements of the building.

Site Plan

Scale: 1/8" = 1'-0"
Date: 17.08.15
Drawn: DPAB
Checked: BML

A100



LEGEND

- Center line
- Door type
- Partition type
- Reinforced Concrete as per Structural
- Stone Pavers; Paving Pattern to be determined

SQUARE FOOTAGES

WALK OUT LEVEL FLOOR AREA:
1341 SF ANSI Z675-2003

PLAZA LEVEL FLOOR AREA:
2257 SF ANSI Z675-2003

ENTRY LEVEL FLOOR AREA:
864 SF ANSI Z675-2003

UPPER LEVEL FLOOR AREA:
237 SF ANSI Z675-2003

GARAGE FLOOR AREA:
257 SF ANSI Z675-2003

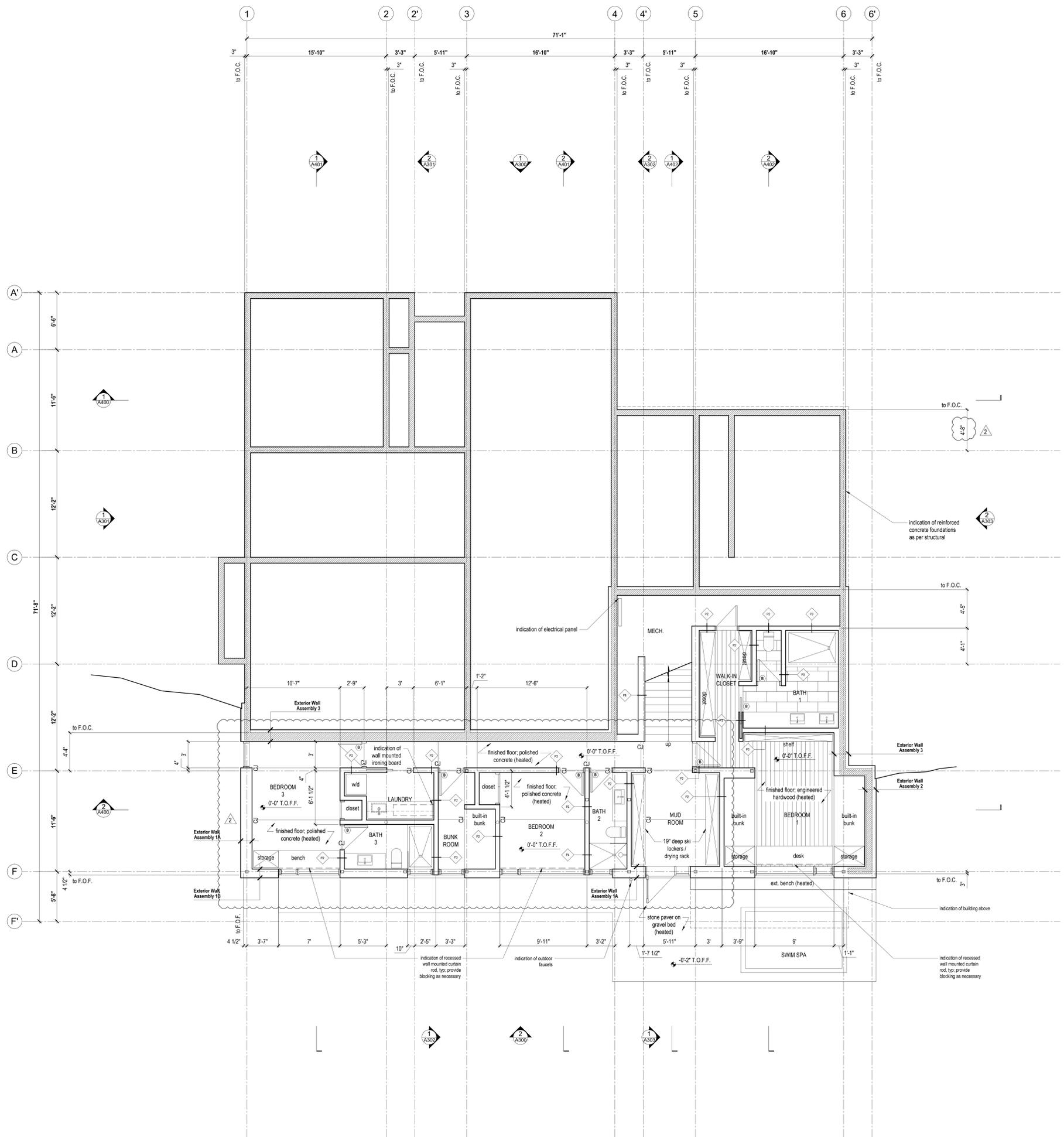
TOTAL AREA:
4664 SF ANSI Z675-2003

NOTE:

- PROJECT DATUM OF 0'-0" IS 8685' GEODETIC ELEVATION. FOR INFORMATION RELATING TO CONTOURS, GRADING AND SERVICES SEE CIVIL ENGINEERING DRAWINGS.
- FOR WINDOW TAGS REFER TO EXTERIOR ELEVATIONS
- FOR WINDOW SIZES REFER TO A900 - WINDOW DOOR SCHEDULE
- FOR DOOR SIZES REFER TO A900 - WINDOW DOOR SCHEDULE

MECHANICAL AND PLUMBING NOTES:

- All work shall be performed in accordance with 2015 International Residential Code, 2012 International Mechanical Code, 2012 International Plumbing Code, and 2012 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
- Kitchen and Bathroom appliances and fixtures will be a deferred submittal but shall conform to all applicable codes.
- For plumbing fixtures that are located below the elevation level of the nearest upstream man hole cover a backwater valve is required. Fixtures that are above the elevation level of the manhole cover shall not discharge through the backwater valve.
- Closely coordinate new mechanical and plumbing construction with all mechanical, electrical, architectural, and structural members. Provide alternate routing, offsets, and transitions as required for coordination of all work without additional cost.
- Do not shut-off / put out service any systems / services without first coordinating all downtime with the owner's personnel.
- Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in this project. Submit electronic submittal to architect for review and approval. Do not place order until reviewed and approved.
- Contractor shall provide 1 year standard warranty. Submit all all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in project electronically to architect for review and approval.
- Install all equipment in accordance with manufacturer's installation instructions.
- Project Elevation is 8700 ft for equipment selection.
- Provide all duct in accordance with SMACNA standards for 2" WC pressure class. Seal all transverse and longitudinal seams and joints except for welded or locking-type longitudinal joints.
- Disinfect new domestic water piping.
- Dryers located in closets shall be provided with make-up air, per IRC G2439.5



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DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedence over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Floor Plans

Scale: 1/4" = 1'-0"
Date: 17-08-15
Drawn: DPAB
Checked: BML

A200



LEGEND

- Center line
- Door type
- Partition type
- Reinforced Concrete as per Structural
- Stone Pavers; Paving Pattern to be determined

SQUARE FOOTAGES

WALK OUT LEVEL FLOOR AREA:	1341 SF ANSI Z675-2003
PLAZA LEVEL FLOOR AREA:	2257 SF ANSI Z675-2003
ENTRY LEVEL FLOOR AREA:	864 SF ANSI Z675-2003
UPPER LEVEL FLOOR AREA:	237 SF ANSI Z675-2003
GARAGE FLOOR AREA:	257 SF ANSI Z675-2003
TOTAL AREA:	4664 SF ANSI Z675-2003

NOTE:

- PROJECT DATUM OF 0'-0" IS 8685' GEODETIC ELEVATION. FOR INFORMATION RELATING TO CONTOURS, GRADING AND SERVICES SEE CIVIL ENGINEERING DRAWINGS.
- FOR WINDOW TAGS REFER TO EXTERIOR ELEVATIONS
- FOR WINDOW SIZES REFER TO A900 - WINDOW DOOR SCHEDULE
- FOR DOOR SIZES REFER TO A900 - WINDOW DOOR SCHEDULE

MECHANICAL AND PLUMBING NOTES:

- All work shall be performed in accordance with 2015 International Residential Code, 2012 International Mechanical Code, 2012 International Plumbing Code, and 2012 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
- Kitchen and Bathroom appliances and fixtures will be a deferred submittal but shall conform to all applicable codes.
- For plumbing fixtures that are located below the elevation level of the nearest upstream man hole cover a backwater valve is required. Fixtures that are above the elevation level of the manhole cover shall not discharge through the backwater valve.
- Closely coordinate new mechanical and plumbing construction with all mechanical, electrical, architectural, and structural members. Provide alternate routing, offsets, and transitions as required for coordination of all work without additional cost.
- Do not shut-off / put out service any systems / services without first coordinating all downtime with the owner's personnel.
- Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in this project. Submit electronic submittal to architect for review and approval. Do not place order until reviewed and approved.
- Contractor shall provide 1 year standard warranty. Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in project electronically to architect for review and approval.
- Install all equipment in accordance with manufacturer's installation instructions.
- Provide all duct in accordance with SMACNA standards for 2" WC pressure class. Seal all transverse and longitudinal seams and joints except for welded or locking-type longitudinal joints.
- Distinct new domestic water piping.
- Dryers located in closets shall be provided with make-up air, per IRC G2439.5

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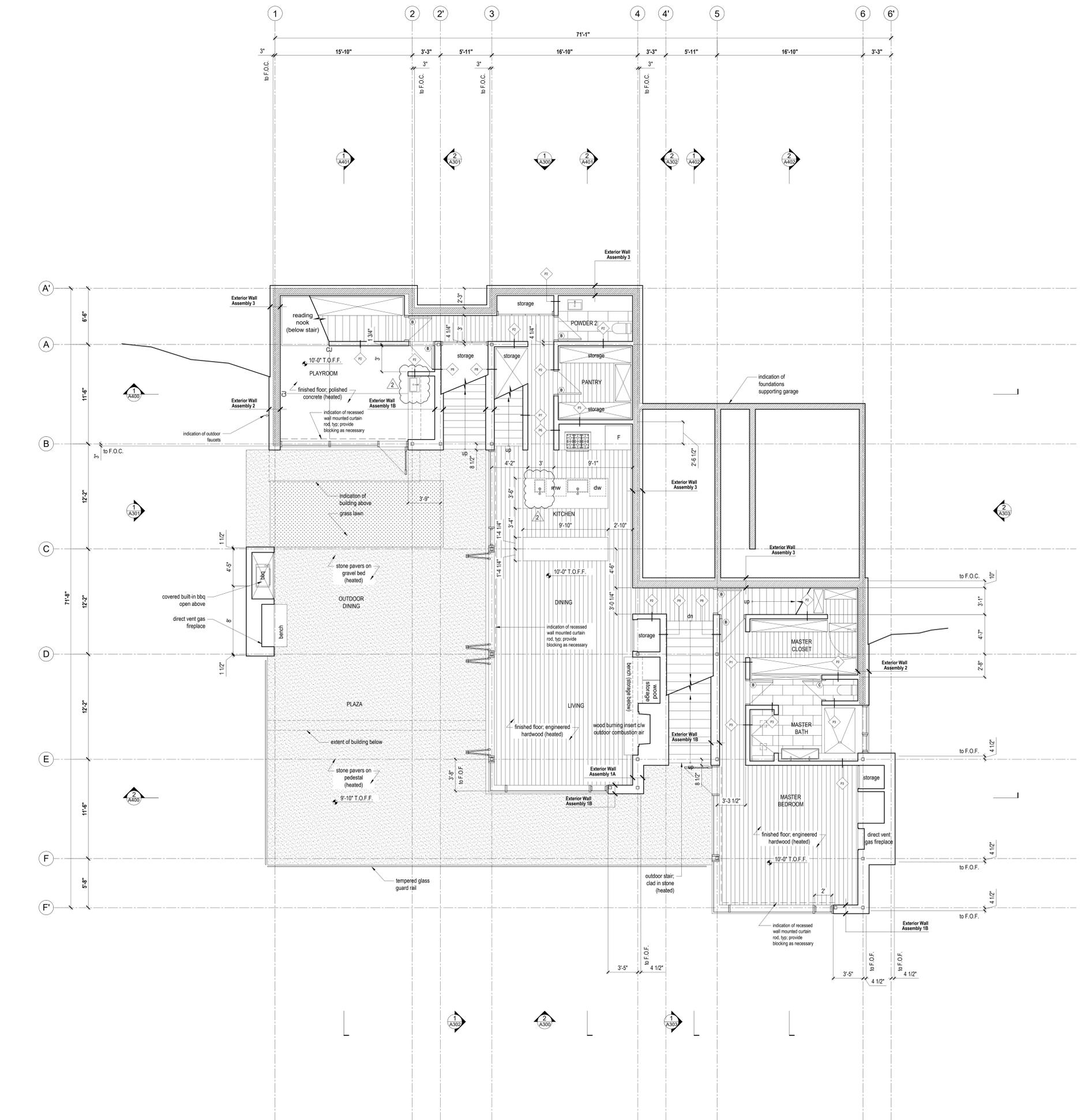
DIMENSIONS:
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SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

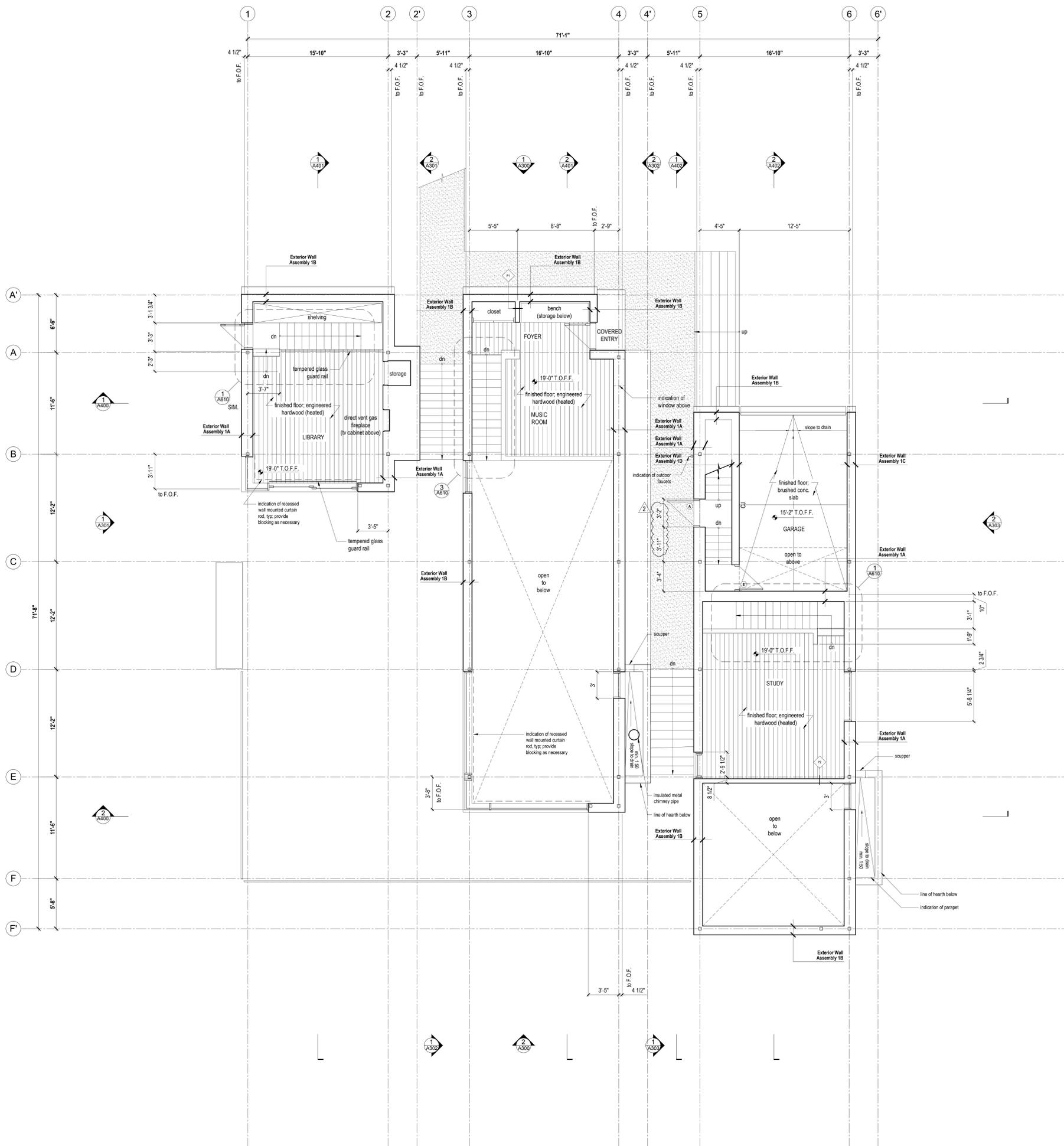
Floor Plans

Scale: 1/4" = 1'-0"
Date: 17-08-15
Drawn: DPAB
Checked: BML

A201



1 Floor Plan Plaza Level
Scale 1/4" = 1'-0"



LEGEND

- Center line
- Door type
- Partition type
- Reinforced Concrete as per Structural
- Stone Pavers; Paving Pattern to be determined

SQUARE FOOTAGES

WALK OUT LEVEL FLOOR AREA:
1341 SF ANSI 2675-2003

PLAZA LEVEL FLOOR AREA:
2257 SF ANSI 2675-2003

ENTRY LEVEL FLOOR AREA:
864 SF ANSI 2675-2003

UPPER LEVEL FLOOR AREA:
237 SF ANSI 2675-2003

GARAGE FLOOR AREA:
257 SF ANSI 2675-2003

TOTAL AREA:
4664 SF ANSI 2675-2003

NOTE:

- + PROJECT DATUM OF 0'-0" IS 8685' GEODETIC ELEVATION. FOR INFORMATION RELATING TO CONTOURS, GRADING AND SERVICES SEE CIVIL ENGINEERING DRAWINGS.
- + FOR WINDOW TAGS REFER TO EXTERIOR ELEVATIONS
- + FOR WINDOW SIZES REFER TO A900 - WINDOW DOOR SCHEDULE
- + FOR DOOR SIZES REFER TO A900 - WINDOW DOOR SCHEDULE

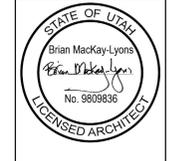
MECHANICAL AND PLUMBING NOTES:

- + All work shall be performed in accordance with 2015 International Residential Code, 2012 International Mechanical Code, 2012 International Plumbing Code, and 2012 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
- + Kitchen and Bathroom appliances and fixtures will be a deferred submittal but shall conform to all applicable codes.
- + For plumbing fixtures that are located below the elevation level of the nearest upstream man hole cover a backwater valve is required. Fixtures that are above the elevation level of the manhole cover shall not discharge through the backwater valve.
- + Closely coordinate new mechanical and plumbing construction with all mechanical, electrical, architectural, and structural members. Provide alternate routing, offsets, and transitions as required for coordination of all work without additional cost.
- + Do not shut-off / put out service any systems / services without first coordinating all downtime with the owner's personnel.
- + Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in this project. Submit electronic submittal to architect for review and approval. Do not place order until reviewed and approved.
- + Contractor shall provide 1 year standard warranty. Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in project electronically to architect for review and approval.
- + Install all equipment in accordance with manufacturer's installation instructions.
- + Project Elevation is 8700 ft for equipment selection.
- + Provide all duct in accordance with SMACNA standards for 2" WC pressure class. Seal all transverse and longitudinal seams and joints except for welded or locking-type longitudinal joints.
- + Disinfect new domestic water piping.
- + Dryers located in closets shall be provided with make-up air, per IRC G2439.5

MacKay Lyons Architects Limited

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Halifax, Nova Scotia
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ph: (902) 429-1967
fax: (902) 429-6276



No.	Description	Date
02	Issued for Const. Rev. 1	2017-10-19
01	Issued for Construction	2017-08-15

NOTES:

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ARCHITECT'S REQUIREMENTS AND APPROVALS:
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ENGINEER'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify MacKay-Lyons Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Engineer.

AUTHORITY'S REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the International Residential Code.

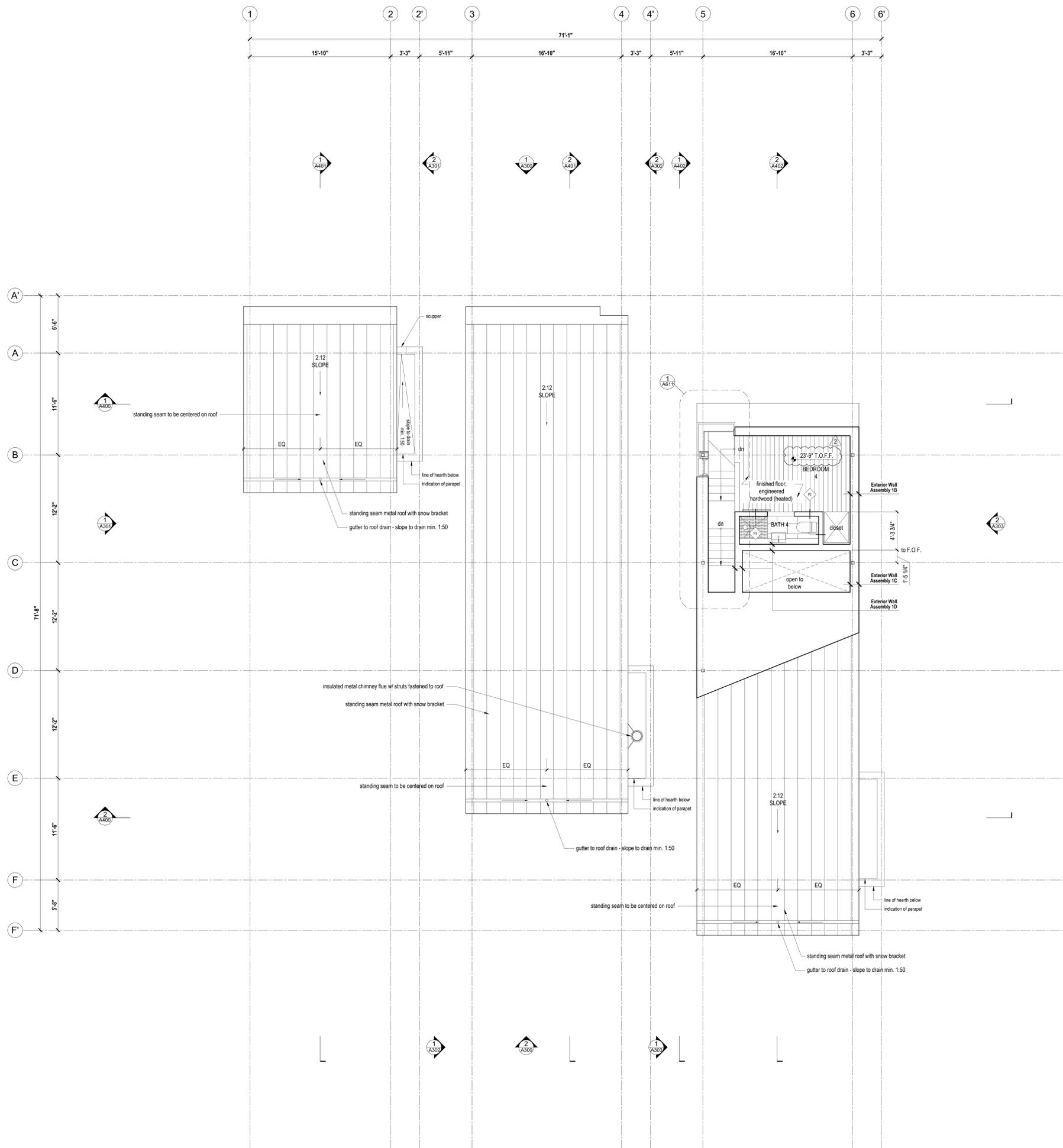
SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Floor Plans

Scale: 1/4" = 1'-0"
Date: 17-08-15
Drawn: DPAB
Checked: BML

A202

1 Floor Plan Entry Level
Scale 1/4" = 1'-0"



LEGEND

- ⊕ Center line
- (X) Door type
- ◇ Partition type
- ▨ Reinforced Concrete as per Structural
- ⊠ Stone Pavers; Paving Pattern to be determined

SQUARE FOOTAGES

WALK OUT LEVEL FLOOR AREA:
1341 SF ANSI 2675-2003

PLAZA LEVEL FLOOR AREA:
2257 SF ANSI 2675-2003

ENTRY LEVEL FLOOR AREA:
864 SF ANSI 2675-2003

UPPER LEVEL FLOOR AREA:
237 SF ANSI 2675-2003

GARAGE FLOOR AREA:
257 SF ANSI 2675-2003

TOTAL AREA:
4664 SF ANSI 2675-2003

NOTE:

- + PROJECT DATUM OF 0'-0" IS 8885' GEODETIC ELEVATION. FOR INFORMATION RELATING TO CONTOURS, GRADING AND SERVICES SEE CIVIL ENGINEERING DRAWINGS.
- + FOR WINDOW TAGS REFER TO EXTERIOR ELEVATIONS
- + FOR WINDOW SIZES REFER TO A800 - WINDOW DOOR SCHEDULE
- + FOR DOOR SIZES REFER TO A900 - WINDOW DOOR SCHEDULE

MECHANICAL AND PLUMBING NOTES:

- + All work shall be performed in accordance with, 2015 International Residential Code, 2012 International Mechanical Code, 2012 International Plumbing Code, and 2012 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
- + Kitchen and Bathroom appliances and fixtures will be a deferred submittal but shall conform to all applicable codes.
- + For plumbing fixtures that are located below the elevation level of the nearest upstream man hole cover a backwater valve is required. Fixtures that are above the elevation level of the manhole cover shall not discharge through the backwater valve.
- + Closely coordinate new mechanical and plumbing construction with all mechanical, electrical, architectural, and structural members. Provide alternate routing, offsets, and transitions as required for coordination of all work without additional cost.
- + Do not shut-off / put out service any systems / services without first coordinating all downtime with the owner's personnel.
- + Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in project electronically to architect for review and approval. Do not place order until reviewed and approved.
- + Contractor shall provide 1 year standard warranty. Submit all all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in project electronically to architect for review and approval.
- + Install all equipment in accordance with manufacturer's installation instructions.
- + Project Elevation is 8700 ft for equipment selection.
- + Provide all duct in accordance with SMACNA standards for 2" WC pressure class. Seal all transverse and longitudinal seams and joints except for welded or locking-type longitudinal joints.
- + Disinfect new domestic water piping.
- + Dryers located in closets shall be provided with make-up air, per IRC G2439.5

No.	Description	Date
02	Issued for Const. Rev. 1	2017.08.10
01	Issued for Construction	2017.08.15

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DIMENSIONS:
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SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Floor Plans

Scale: 1/4" = 1'-0"
Date: 17-08-15
Drawn: DPAB
Checked: BML

A203



LEGEND

Symbols

- Center line
- Recessed LED pot light
- Recessed LED pot light w/ square trim, in-line w/ shiplap ceiling boards
- Pendant light - TBD
- Linear LED cove light fixture

Ceiling Finishes

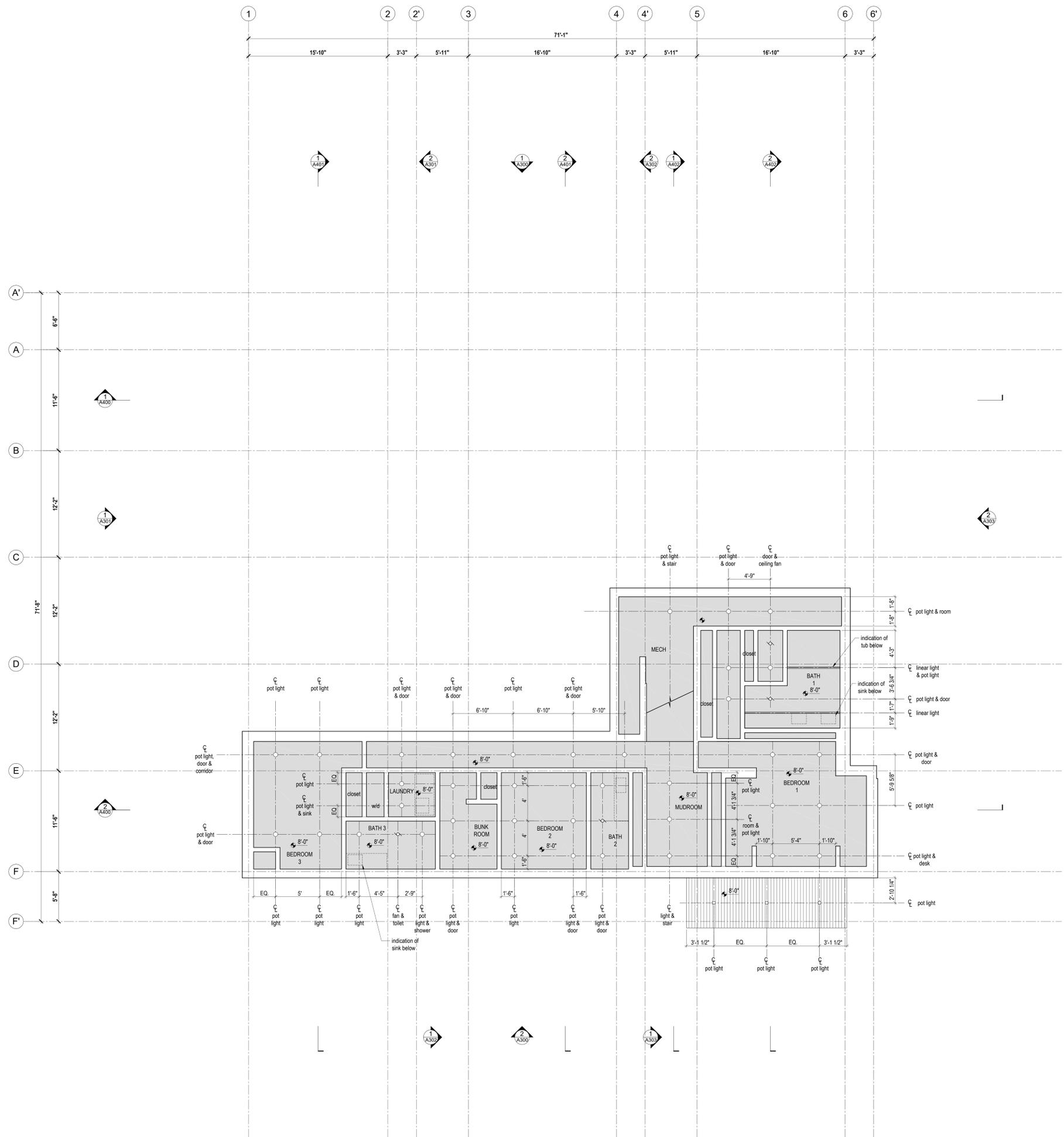
- 1x4 shiplap wood cladding - see A001
- Painted GWB

Mechanical

- bathroom fan
- ceiling fan

- ELECTRICAL NOTES:**
- All lighting to be dimmable.
 - All smoke and CO detectors shall be interconnected, hardwired to the building power supply, and provided with battery backup.
 - All work shall be performed in accordance with 2015 International Residential Code, and 2012 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
 - Architect to review location of all electrical units with electrical contractor prior to the execution of the work.
 - See typical heights and alignments diagram on A600, A601, A602 for exact location of electrical units on walls.
 - Supply and install underground service as per Civil Engineering drawings. Electrical contractor to determine proper ampacity for electrical service.
 - Rough-in pre-wiring and supply installation of electrical fixtures and equipment.
 - Provide 200v outlets for oven and mechanical equipment requiring same.
 - All wall receptacles to be mounted 10" from finished floor to bottom of plate.
 - Floor outlets to be Hubbell Flush Multi Service Metallic floor outlets, or approved equivalent by architect.
 - Provide exhaust fans bathrooms. Refer to architectural drawings for exact location of exhausts.
 - Ensure that working space around electrical panel meets the minimum dimensions required by IRC E460.1.
 - A minimum of one 125 volt, single phase, 15 or 20 amp receptacle shall be located in the garage, and shall be GFCI protected, including the garage door opener.
 - Receptacles in the mechanical room shall be GFCI protected.
 - Dishwasher branch circuit to be GFCI protected, per IRC E3002.9.
 - A dedicated 20 amp branch circuit is required for the bathroom receptacle outlets.
 - Exterior outlets to be provided per IRC E3001.7, and shall be weather resistant and GFCI protected.
 - A weather resistant, GFCI protected receptacle shall be located on the exterior of the house within 25' of the air conditioning unit.
 - Mechanical ducts will meet all the requirements of IRC M501.1 and ACCA Manual D.
 - Coordinate hood fan control location with kitchen hood installer.
 - Floor mounted receptacles must be listed for floor mounted and face up application.
- SWITCHES:**
- All switches to be dimmer switches.
 - Switches to be 4'-0" from finished floor to bottom of plate unless otherwise noted.
 - Lutron Diva Series white switches with white cover plate unless otherwise noted.
 - Install ground fault interrupter (GFI) outlets in kitchen, bathrooms, mechanical room, and where required.
- FIXTURES:**
- All fixtures to be specified by architect, supplied and installed by contractor.
 - Builder to verify location and access of all blockouts to receive light fixtures.
 - Smoke detectors to comply with local building code and to be white.
 - No less than 75% of the lamps permanently installed in lighting fixtures shall be high efficacy, per IRC N1104.1.

- LIGHTING NOTES:**
- All finished ceiling heights dimensioned from top of finished floor below.
 - Where applicable, all light fixtures mounted in wood ceiling to be in-line with shiplap boards unless otherwise noted.



No.	Description	Date
02	Issued for Const. Rev. 1	2017.09.19
01	Issued for Construction	2017.08.15
	Revision:	

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ENGINEER'S REQUIREMENTS AND APPROVALS:
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AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedence over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Reflected Ceiling Plans

SCALE: 1/4" = 1'-0"
DATE: 17.08.15
DRAWN: DPAB
CHECKED: BML

A204



LEGEND

Symbols

- Center line
- Recessed LED pot light
- Recessed LED pot light w/ square trim, inline w/ shiplap ceiling boards
- Pendant light - TBD
- Linear LED cove light fixture

Ceiling Finishes

- 1x4 shiplap wood cladding - see A001
- Painted GWS

LIGHTING

- bathroom fan
- ceiling fan

ELECTRICAL NOTES:

- All lighting to be dimmable.
- All smoke and CO detectors shall be interconnected, hardwired to the building power supply, and provided with battery backup.
- All work shall be performed in accordance with 2015 International Residential Code, and 2012 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
- Architect to review location of all electrical units with electrical contractor prior to the execution of the work.
- See typical heights and alignments diagram on A600, A601, A602 for exact location of electrical units on walls.
- Supply and install underground service as per Civil Engineering drawings. Electrical contractor to determine proper ampacity for electrical service.
- Rough-in pre-wiring and supply installation of electrical fixtures and equipment.
- Provide 20A outlets for loads and mechanical equipment requiring same.
- All wall receptacles to be mounted 10" from finished floor to bottom of plate.
- Floor duplexes to be Hubbell Flush Multi Service Metallic floor outlets, or approved equivalent by architect.
- Provide exhaust fans bathrooms. Refer to architectural drawings for exact location of exhausts.
- Ensure that working space around electrical panel meets the minimum dimensions required by IRC E400.1.
- A minimum of one 125 volt, single phase, 15 or 20-amp receptacle shall be located in the garage, and shall be GFCI protected, including the garage door opener.
- Receptacles in the mechanical room shall be GFCI protected.
- Dishwasher branch circuit to be GFCI protected, per IRC E3002.9.
- A dedicated 20-amp branch circuit is required for the bathroom receptacle outlets.
- Exterior outlets to be provided per IRC E3501.7, and shall be weather resistant and GFCI protected.
- A weather resistant, GFCI protected receptacle shall be located on the exterior of the house within 25' of the air conditioning unit.
- All outlets to be tamper resistant, in accordance with IRC E4002.14.
- Mechanical ducts will meet all the requirements of IRC M1501.1 and ACCA Manual D.
- Coordinate hood fan control location with kitchen hood installer.
- Floor mounted receptacles must be listed for floor mounted and face up application.

SWITCHES:

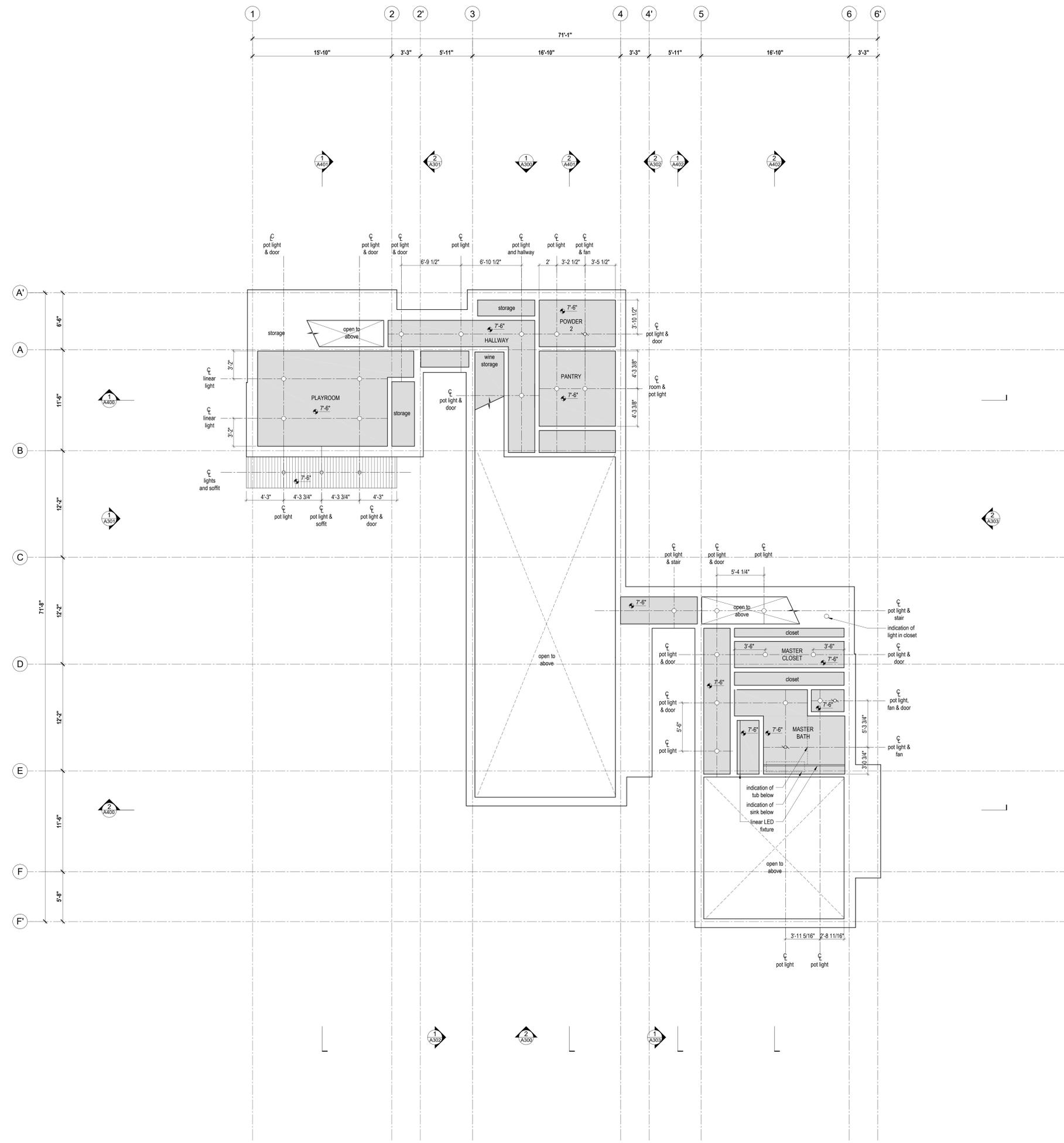
- All switches to be dimmer switches.
- Switches to be 4" from finished floor to bottom of plate unless otherwise noted.
- Lutron Diva Series white switches with white cover plates unless otherwise noted.
- Install ground fault interrupter (GFI) outlets in kitchen, bathrooms, mechanical room, and where required.

FIXTURES:

- All fixtures to be specified by architect, supplied and installed by contractor.
- Builder to verify location and sizes of all blockouts to receive light fixtures.
- Smoke detectors to comply with local building code and to be white.
- No less than 75% of the lamps permanently installed in lighting fixtures shall be high efficiency, per IRC N1504.1.

LIGHTING NOTES:

- All finished ceiling heights dimensioned from top of finished floor below.
- Where applicable, all light fixtures mounted in wood ceiling to be in-line with shiplap boards unless otherwise noted.



No.	Description	Date
02	Issued for Const. Rev. 1	2017.09.19
01	Issued for Construction	2017.08.15
Revision:		

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ENGINEER'S REQUIREMENTS AND APPROVALS:
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AUTHORITY'S REQUIREMENTS AND APPROVALS:
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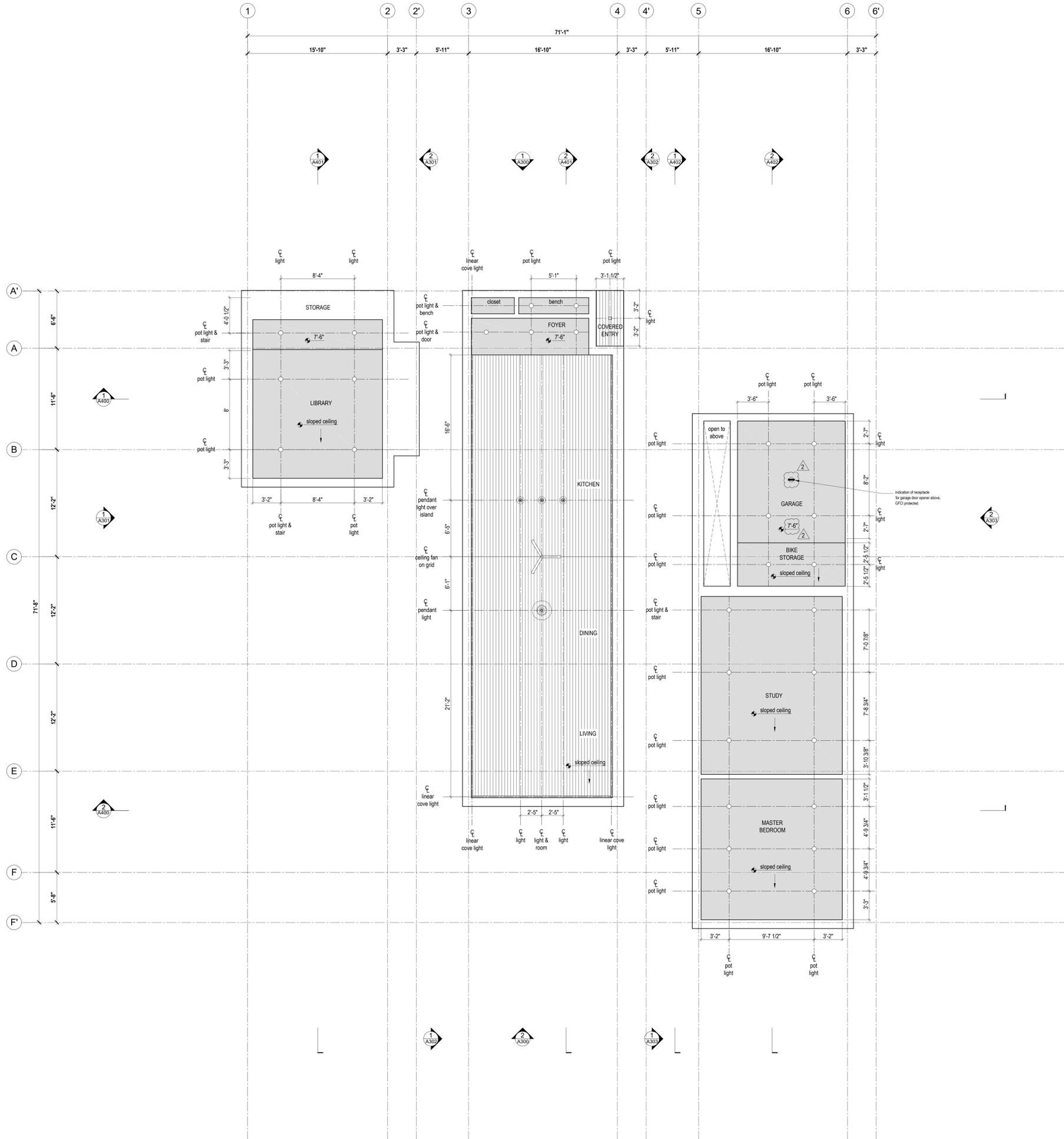
DIMENSIONS:
 All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
 Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Reflected Ceiling Plans

Scale: 1/4" = 1'-0"
 Date: 17-08-15
 Drawn: DPAB
 Check: BML

A205



LEGEND

Symbols

- Center line
- Recessed LED pot light
- Recessed LED pot light w/ square trim, inline w/ shiplap ceiling boards
- Pendant light - TBD
- Linear LED cove light fixture

Ceiling Finishes

- 1x4 shiplap wood cladding - see A001
- Painted GWB

Mechanical

- bathroom fan
- ceiling fan

ELECTRICAL NOTES:

- All lighting to be dimmable.
- All smoke and CO detectors shall be interconnected, hardwired to the building power supply, and provided with battery backup.
- All work shall be performed in accordance with 2015 International Residential Code, and 2012 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
- Architect to review location of all electrical units with electrical contractor prior to the execution of the work.
- See typical heights and alignments diagram on A600, A601, A602 for exact location of electrical units on walls.
- Supply and install underground service as per Civil Engineering drawings. Electrical contractor to determine proper amperage for electrical service.
- Rough-in pre-wiring and supply installation of electrical fixtures and equipment.
- Provide 240V outlets for oven and mechanical equipment requiring same.
- All wall receptacles to be mounted 10" from finished floor to bottom of plate.
- Floor duplexes to be Hubbell Flush Mount Service Metallic floor outlets, or approved equivalent by architect.
- Provide exhaust fans bathrooms. Refer to architectural drawings for exact location of exhausts.
- Ensure that working space around electrical panel meets the minimum dimensions required by IRC E600.1.
- A minimum of one 125 volt, single phase, 15 or 20-amp receptacle shall be located in the garage, and shall be GFCI protected, including the garage door opener.
- Receptacles in the mechanical room shall be GFCI protected.
- Dishwasher branch circuit to be GFCI protected, see IRC E3502.3.
- A dedicated 20-amp branch circuit is required for the bathroom receptacle outlets.
- Exterior outlets to be provided per IRC E3501.7, and shall be weather resistant and GFCI protected.
- A weather resistant, GFCI protected receptacle shall be located on the exterior of the house within 2' of the air conditioning unit.
- All outlets to be tamper resistant, in accordance with IRC E4002.14.
- Mechanical ducts will meet all the requirements of IRC M1601.1 and ACCA Manual D.
- Coordinate hood fan control location with kitchen hood installer.
- Floor mounted receptacles must be listed for floor mounted and face up application.

SWITCHES:

- All switches to be dimmer switches.
- Switches to be 4" from finished floor to bottom of plate unless otherwise noted.
- Lutron Dim. Series white switches with white cover plate unless otherwise noted.
- Install ground fault interrupter (GFI) outlets in kitchen, bathrooms, mechanical room, and where required.

FIXTURES:

- All fixtures to be specified by architect, supplied and installed by contractor.
- Builder to verify location and sizes of all blockouts to receive light fixtures.
- Smoke detectors to comply with local building code and to be white.
- No less than 75% of the lamps permanently installed in lighting fixtures shall be high efficacy, per IRC N1104.1.

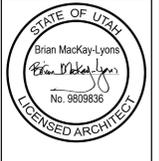
LIGHTING NOTES:

- All finished ceiling heights dimensioned from top of finished floor below.
- Where applicable, all light fixtures mounted in wood ceiling to be in-line with shiplap boards unless otherwise noted.

MacKay Lyons
Architects
Limited

2188 Galtway St.
Halifax, Nova Scotia
Canada B3K 2B4

ph: (902) 429-1967
fax: (902) 429-6276



No.	Description	Date
02	Issued for Const. Rev. 1	2017.08.10
01	Issued for Construction	2017.08.15

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AUTHORITY'S REQUIREMENTS AND APPROVALS:
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DIMENSIONS:
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SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

No.	Description	Date
02	Issued for Const. Rev. 1	2017.08.10
01	Issued for Construction	2017.08.15

Reflected Ceiling Plans

Scale: 1/4" = 1'-0"
Date: 17-08-15
Drawn: DPAB
Checked: BML

A206

LEGEND

Symbols

- Center line
- Recessed LED pot light
- Recessed LED pot light w/ square trim; inline w/ shiplap ceiling boards
- Pendant light - TBD
- Linear LED cove light fixture

Ceiling Finishes

- 1x4 shiplap wood cladding - see A001
- Painted GWB

LIGHTING

- Recessed LED pot light
- Recessed LED pot light w/ square trim; inline w/ shiplap ceiling boards
- Pendant light - TBD
- Linear LED cove light fixture

MECHANICAL

- bathroom fan
- ceiling fan

ELECTRICAL NOTES:

- All lighting to be dimmable.
- All smoke and CO detectors shall be interconnected, hardwired to the building power supply, and provided with battery backup.
- All work shall be performed in accordance with 2015 International Residential Code, and 2012 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
- Architect to review location of all electrical units with electrical contractor prior to the execution of the work.
- See typical heights and alignments diagram on A600, A601, A602 for exact location of electrical units on walls.
- Supply and install underground service as per Civil Engineering drawings. Electrical contractor to determine proper ampacity for electrical service.
- Rough-in pre-wiring and supply installation of electrical fixtures and equipment.
- Provide 250v outlets for oven and mechanical equipment requiring same.
- All wall receptacles to be mounted 12" from finished floor to bottom of plate.
- Floor duplexes to be Hubbell Flush Mute Service Metallic floor outlets, or approved equivalent by architect.
- Provide exhaust fans bathrooms. Refer to architectural drawings for exact location of exhausts.
- Ensure that working space around electrical panel meets the minimum dimensions required by IRC E408.1.
- A minimum of one 125 volt, single phase, 15 or 20-amp receptacle shall be located in the garage, and shall be GFCI protected, including the garage door opener.
- Receptacles in the mechanical room shall be GFCI protected.
- Disinfectant branch circuit to be GFCI protected, per IRC E3902.9.
- A dedicated 20-amp branch circuit is required for the bathroom receptacle outlets.
- Exterior outlets to be provided per IRC E301.7, and shall be weather resistant and GFCI protected.
- A weather resistant, GFCI protected receptacle shall be located on the exterior of the house within 2' of the air conditioning unit.
- All outlets to be tamper resistant, in accordance with IRC E4002.14.
- Mechanical ducts will meet all the requirements of IRC M601.1 and ACCA Manual D.
- Coordinate hood fan control location with kitchen hood installer.
- Floor mounted receptacles must be listed for floor mounted and face up application.

SWITCHES:

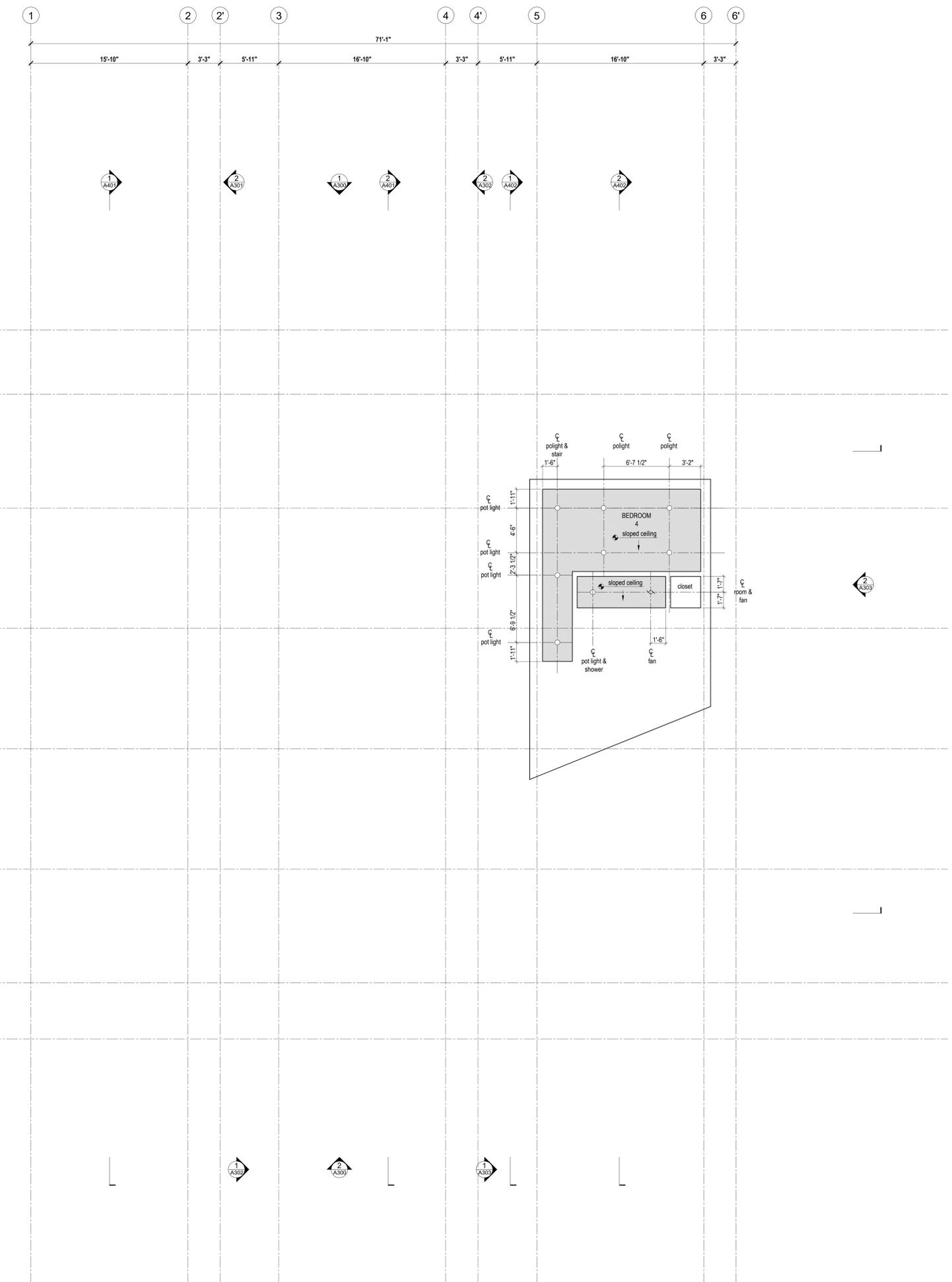
- All switches to be dimmer switches.
- Switches to be 4'-0" from finished floor to bottom of plate unless otherwise noted.
- Lutron Diva Series white switches with white cover plate unless otherwise noted.
- Install ground fault interrupter (GFI) outlets in kitchen, bathrooms, mechanical room, and where required.

FIXTURES:

- All fixtures to be specified by architect, supplied and installed by contractor.
- Builder to verify location and scale of all chandeliers to recessed light fixtures.
- Smoke detectors to comply with local building code and to be white.
- No less than 75% of the lamps permanently installed in lighting fixtures shall be high efficacy, per IRC N1104.1.

LIGHTING NOTES:

- All finished ceiling heights dimensioned from top of finished floor below.
- Where applicable, all light fixtures mounted in wood ceiling to be in-line with shiplap boards unless otherwise noted.



No.	Description	Date
02	Issued for Const. Rev. 1	2017.05.10
01	Issued for Construction	2017.04.15

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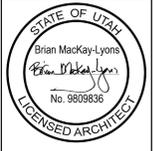
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DIMENSIONS:
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SHOP DRAWINGS:
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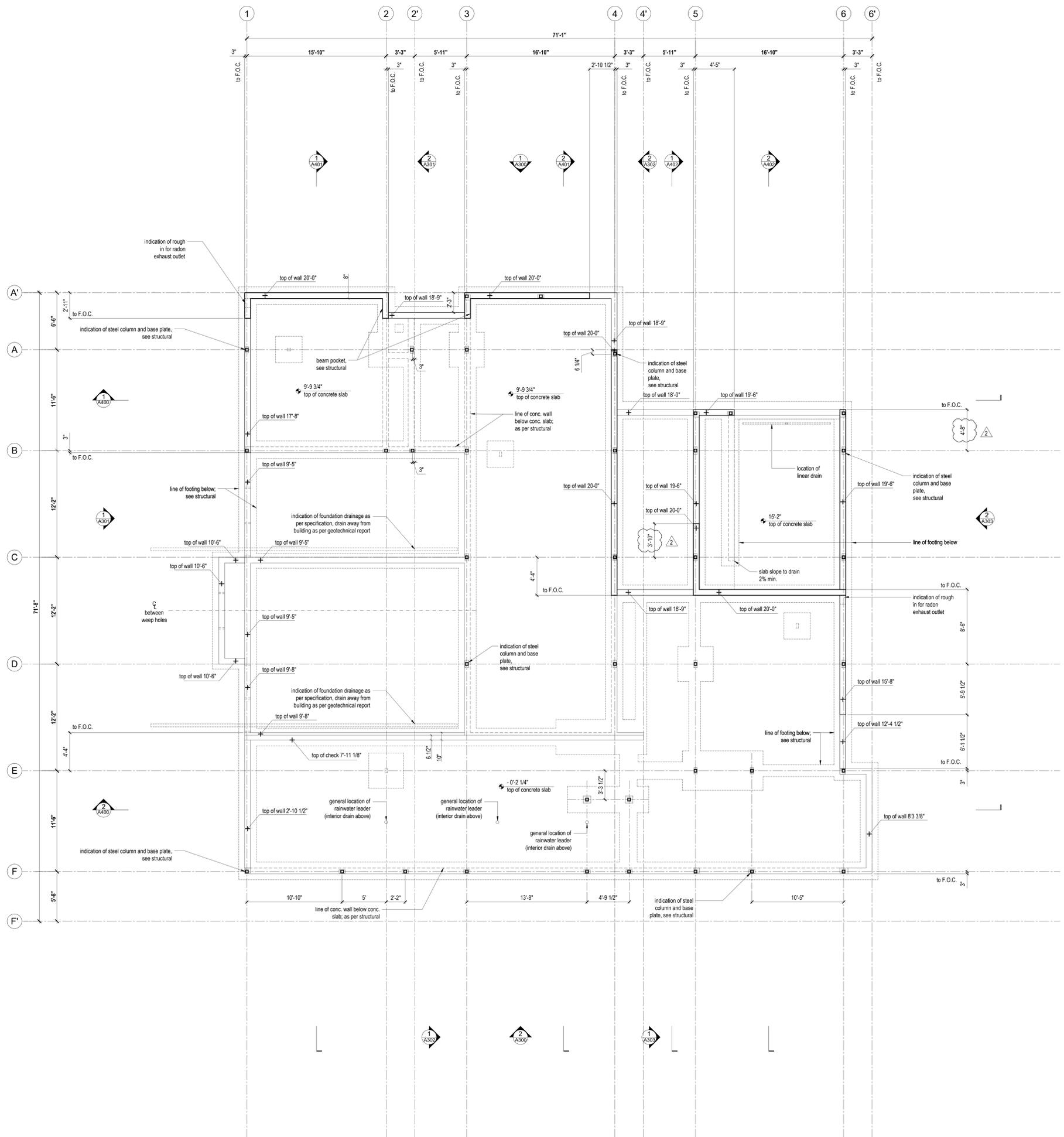


- LEGEND**
- Center line
 - Door type
 - Partition type

Note:

- + Project Datum of 0'-0" is 8665' geodetic elevation. For information relating to contours, grading and services see Civil Engineering Drawings.
- + See structural drawings for concrete footing and foundation wall layout and specifications.
- + The Contractor shall examine all drawings, check all dimensions, and report any discrepancies prior to proceeding with the work.
- + The Contractor shall verify that all top of concrete levels are at the appropriate height in relation to the existing topography prior to proceeding with the work.

REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.



1 Foundation Plan
Scale 1/4" = 1'-0"

No.	Description	Date
02	Issued for Const. Rev. 1	2017.10.19
01	Issued for Construction	2017.08.15

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ENGINEER'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Mackay-Lyons Sweedegge Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Engineer.

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SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Foundation Plan

SCALE: 1/4" = 1'-0"
DATE: 17-08-15
DRAWN: DPAB
CHECKED: BML

A208



- LEGEND**
- 1 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
 - 2 glazing system - see window/door schedule
 - 3 sliding glazing system - see window/door schedule
 - 4 anodized aluminum flashing
 - 5 cement board
 - 6 chimney, finish t.b.d.
 - 7 outdoor gas fireplace
 - 8 bi-fold garage door; 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
 - 9 standing seam metal roof with snow bracket
 - 10 tempered glass guard
 - 11 stone clad stair
 - 12 stone clad bench
 - 13 flush mount ext. door; 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
 - 14 snow bracket
 - 15 wall terminal for direct vent gas fireplace
 - 16 roof scupper
 - 17 aluminum cladding; finish to match adjacent window frames

- NOTES:**
- Refer to A900 Window Door Schedule for Window Door Dimensions
 - Vent openings through exterior walls or roof cannot exceed 144 sq in.
 - Vent openings must be covered with a mesh that meets the requirements of IWJUC 504.10.

HEIGHT RESTRICTION CHART

Northwest corner natural grade elevation:	8698.51'
Roof height at northwest corner elevation:	8721.1'
Southeast corner natural grade elevation:	8683.51'
Roof height at southeast corner:	8709'
Average building height:	24.3'

No.	Description	Date
02	Issued for Const. Rev. 1	2017.09.19
01	Issued for Construction	2017.08.15

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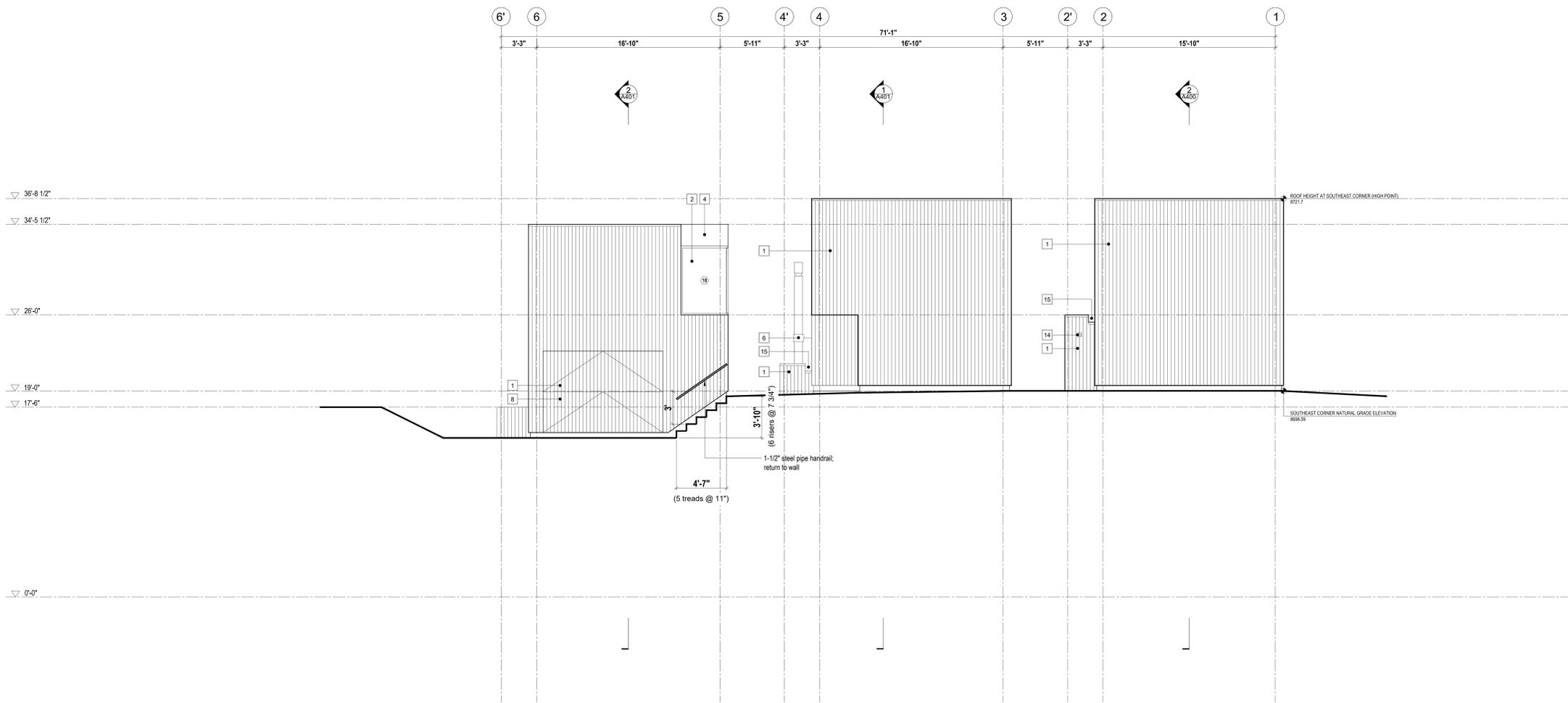
ARCHITECT'S REQUIREMENTS AND APPROVALS:
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ENGINEER'S REQUIREMENTS AND APPROVALS:
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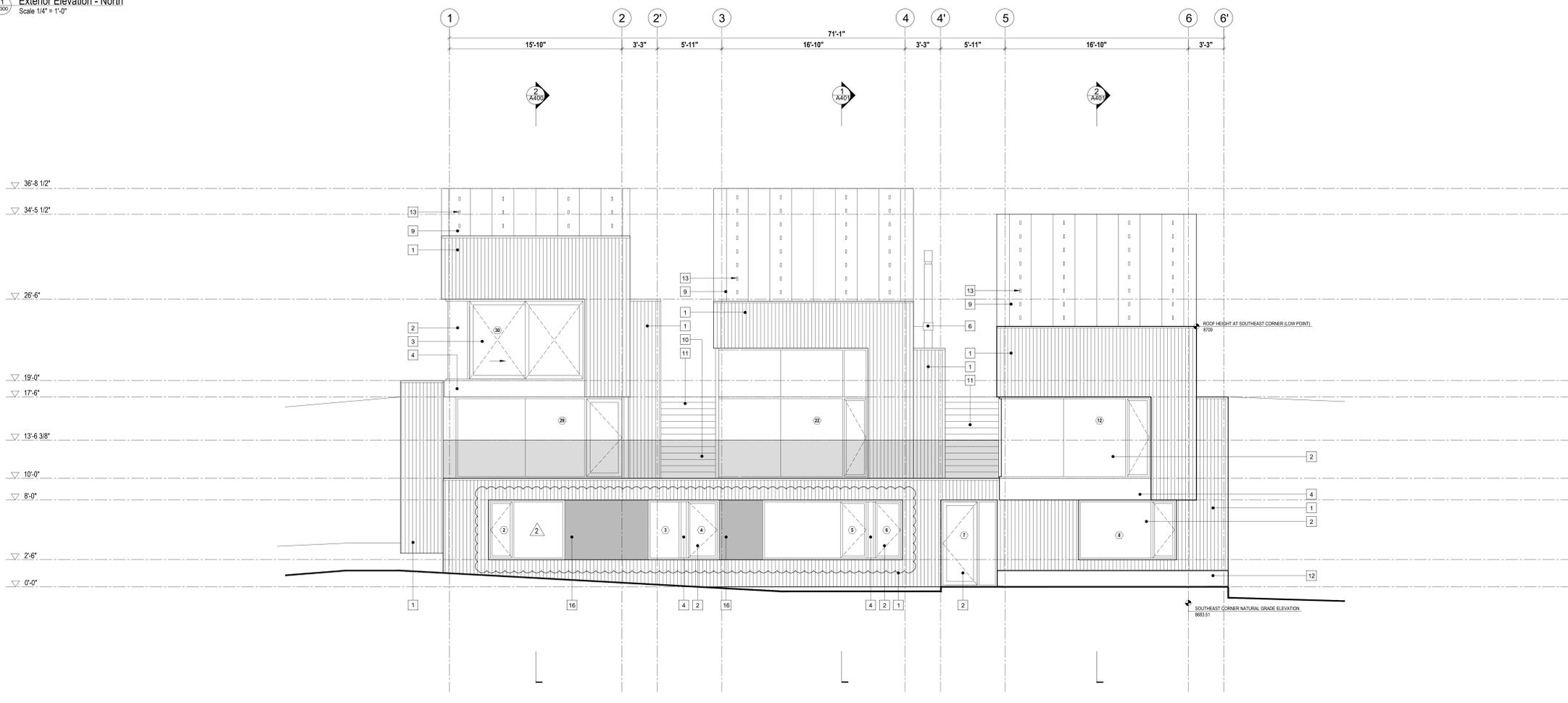
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SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.



1 A300 Exterior Elevation - North
Scale 1/4" = 1'-0"



1 A300 Exterior Elevation - South
Scale 1/4" = 1'-0"



- LEGEND**
- 1 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
 - 2 glazing system - see window/door schedule
 - 3 sliding glazing system - see window/door schedule
 - 4 anodized aluminum flashing
 - 5 reinforced concrete
 - 6 chimney, finish t.b.d.
 - 7 outdoor gas fireplace
 - 8 bi-fold garage door; 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
 - 9 standing seam metal roof with snow bracket
 - 10 tempered glass guard
 - 11 stone clad stair with stone
 - 12 stone clad bench
 - 13 flush mount ext. door; 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
 - 14 snow bracket
 - 15 wall terminal for direct vent gas fireplace
 - 16 roof scupper
 - 17 aluminum cladding; finish to match adjacent window frames

- NOTES:**
- + Refer to A900 Window Door Schedule for Window Door Dimensions
 - + Vent openings through exterior walls or roof cannot exceed 144 sq. in.
 - + Vent openings must be covered with a mesh that meets the requirements of IWUIC 504.10.

HEIGHT RESTRICTION CHART

Northwest corner natural grade elevation:	8698.51'
Roof height at northwest corner elevation:	8721.1'
Southeast corner natural grade elevation:	8683.51'
Roof height at southeast corner:	8709'
Average building height:	24.3'

No.	Description	Date
02	Issued for Const. Rev. 1	2017.08.10
01	Issued for Construction	2017.08.10

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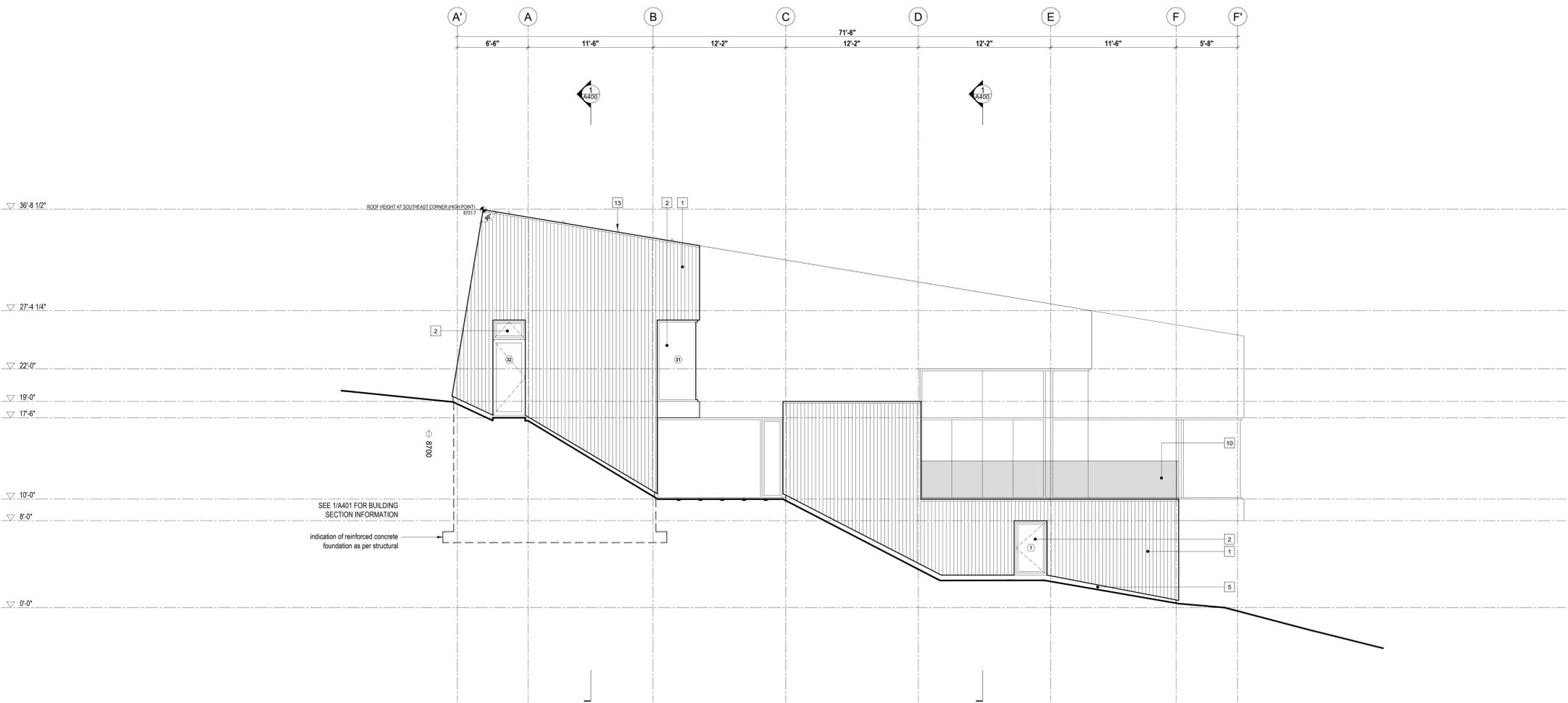
ARCHITECT'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Mackay-Lyons Sustainable Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect.

ENGINEER'S REQUIREMENTS AND APPROVALS:
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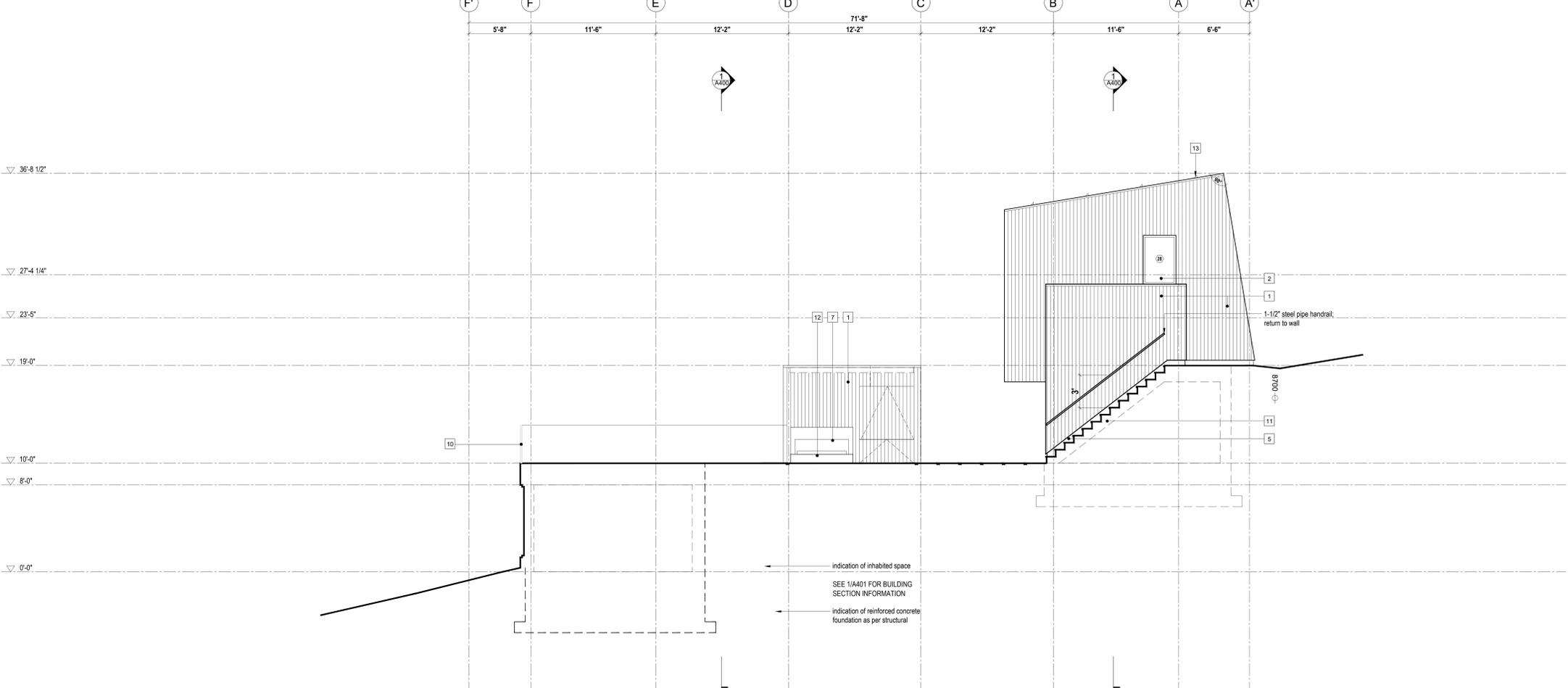
AUTHORITY'S REQUIREMENTS AND APPROVALS:
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DIMENSIONS:
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SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.



1 Exterior Elevation - Library West
Scale 1/4" = 1'-0"



2 Exterior Elevation - Library East
Scale 1/4" = 1'-0"



- LEGEND
- 1 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
 - 2 glazing system - see window/door schedule
 - 3 sliding glazing system - see window/door schedule
 - 4 anodized aluminum flashing
 - 5 cement board
 - 6 chimney, finish t.b.d.
 - 7 outdoor gas fireplace
 - 8 bi-fold garage door: 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
 - 9 standing seam metal roof with snow bracket
 - 10 tempered glass guard
 - 11 stone clad stair
 - 12 stone clad bench
 - 13 flush mount ext. door: 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
 - 14 snow bracket
 - 15 wall terminal for direct vent gas fireplace
 - 16 roof scupper
 - 17 aluminum cladding, finish to match adjacent window frames

- NOTES:
- + Refer to A300 Window Door Schedule for Window Door Dimensions
 - + Vent openings through exterior walls or roof cannot exceed 144 sq in.
 - + Vent openings must be covered with a mesh that meets the requirements of IWJUC 504.10.

HEIGHT RESTRICTION CHART

Northwest corner natural grade elevation:	6696.51'
Roof height at northwest corner elevation:	8721.1'
Southeast corner natural grade elevation:	6683.51'
Roof height at southeast corner:	8709'
Average building height:	24.3'

02	Issued for Const. Rev. 1	2017.05.19
01	Issued for Construction	2017.05.15
No.	Description	Date
Revision:		

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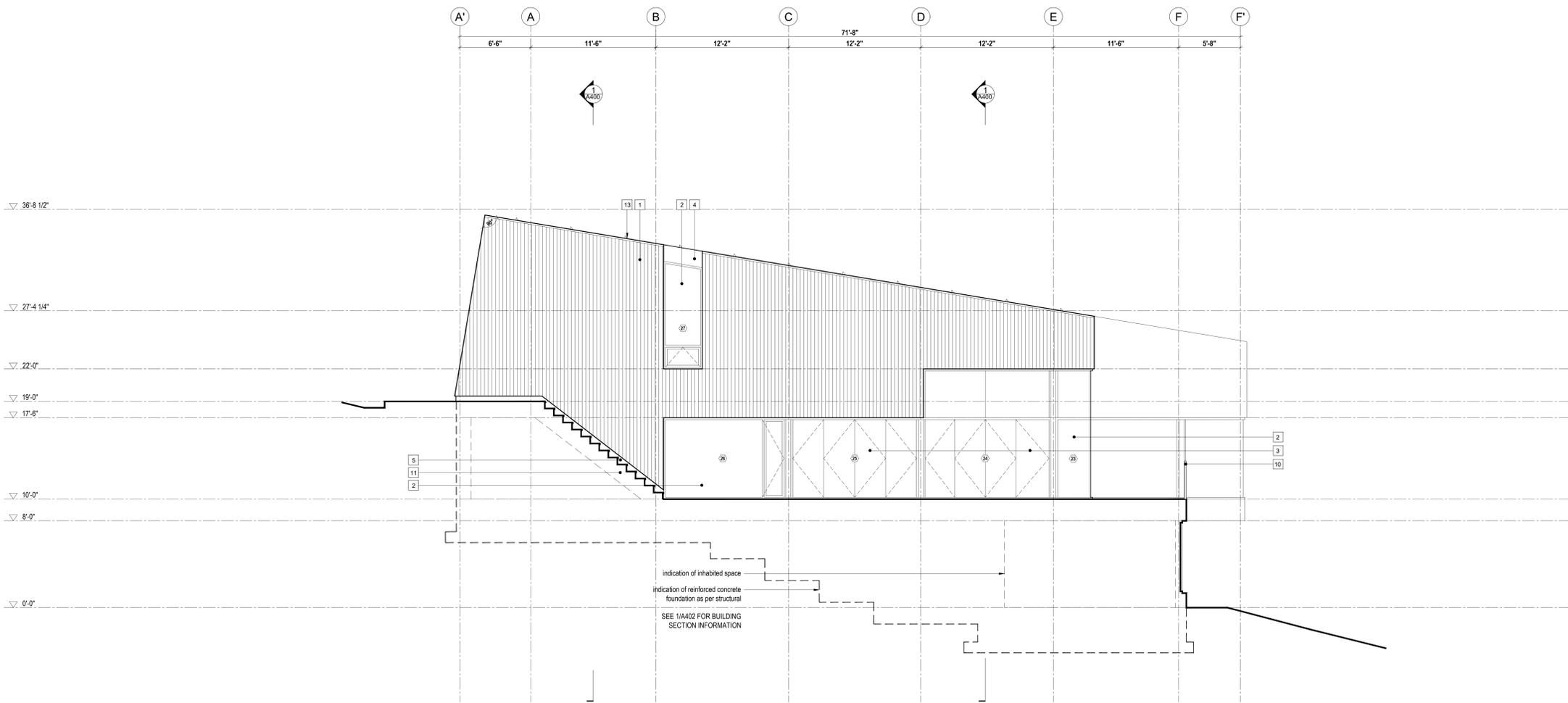
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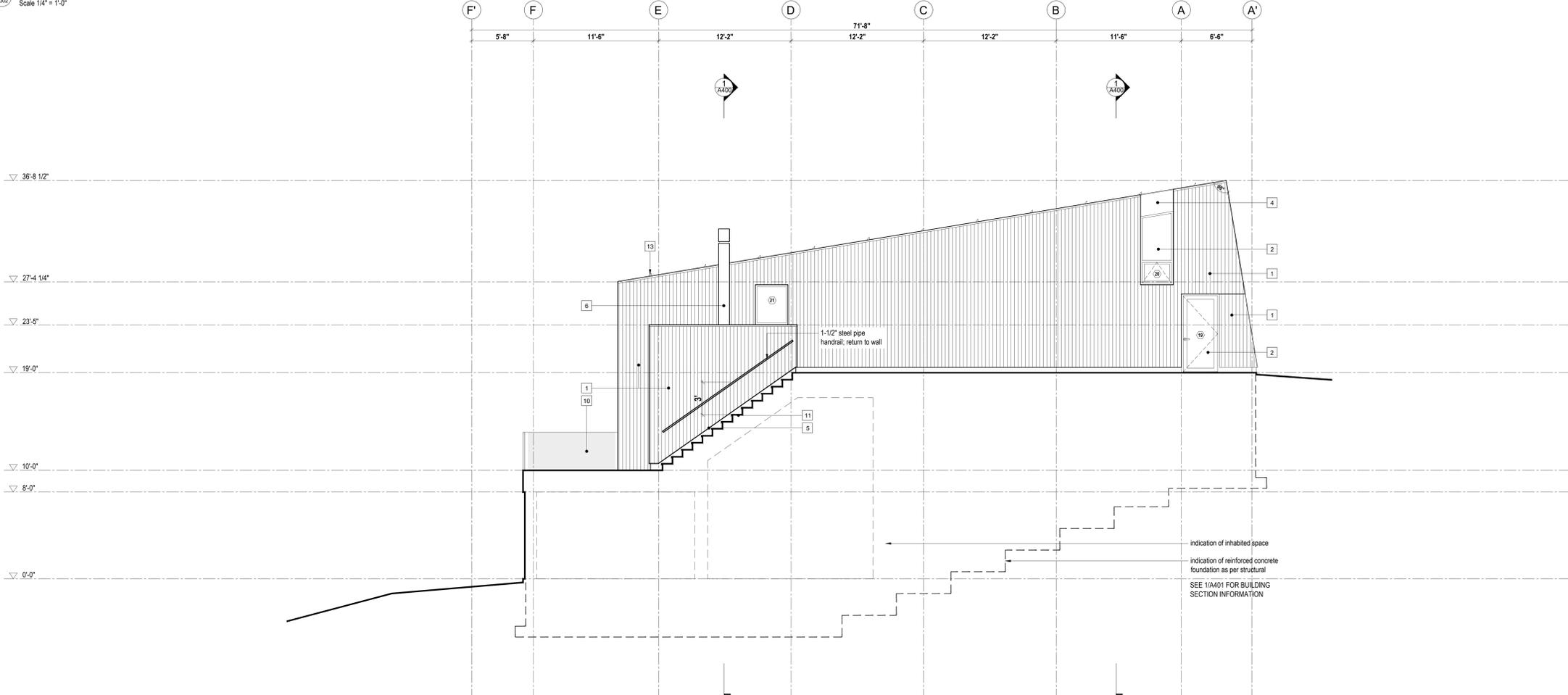
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DIMENSIONS:
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SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of precast/concrete elements of the building.



1 Exterior Elevation - Living West
Scale 1/4" = 1'-0"



2 Exterior Elevation - Living East
Scale 1/4" = 1'-0"



LEGEND

- 1 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
- 2 glazing system - see window/door schedule
- 3 sliding glazing system - see window/door schedule
- 4 anodized aluminum flashing
- 5 cement board
- 6 chimney, finish t.b.d.
- 7 outdoor gas fireplace
- 8 bi-fold garage door: 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
- 9 standing seam metal roof with snow bracket
- 10 tempered glass guard
- 11 stone clad stair
- 12 stone clad bench
- 13 flush mount ext. door: 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
- 13 snow bracket
- 14 wall terminal for direct vent gas fireplace
- 15 roof scupper
- 16 aluminum cladding finish to match adjacent window frames

NOTES:

- + Refer to A900 Window Door Schedule for Window Door Dimensions
- + Vent openings through exterior walls or roof cannot exceed 144 sq in.
- + Vent openings must be covered with a mesh that meets the requirements of IWUIC 504.10.

HEIGHT RESTRICTION CHART

Northwest corner natural grade elevation:	8696.51'
Roof height at northwest corner elevation:	8721.1'
Southeast corner natural grade elevation:	8683.51'
Roof height at southeast corner:	8709'
Average building height:	24.3'

02	Issued for Const. Rev. 1	2017.08.19
01	Issued for Construction	2017.08.15
No.	Description	Date

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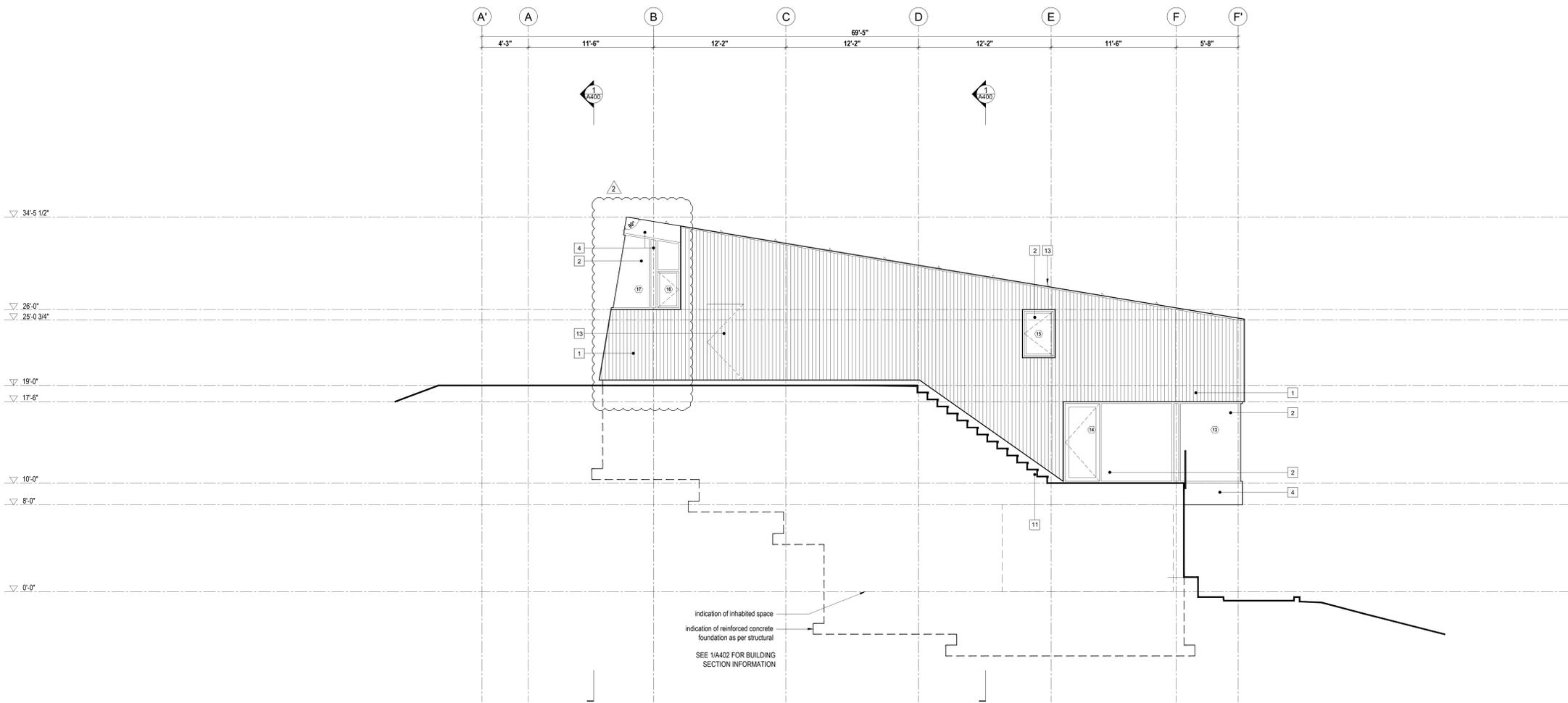
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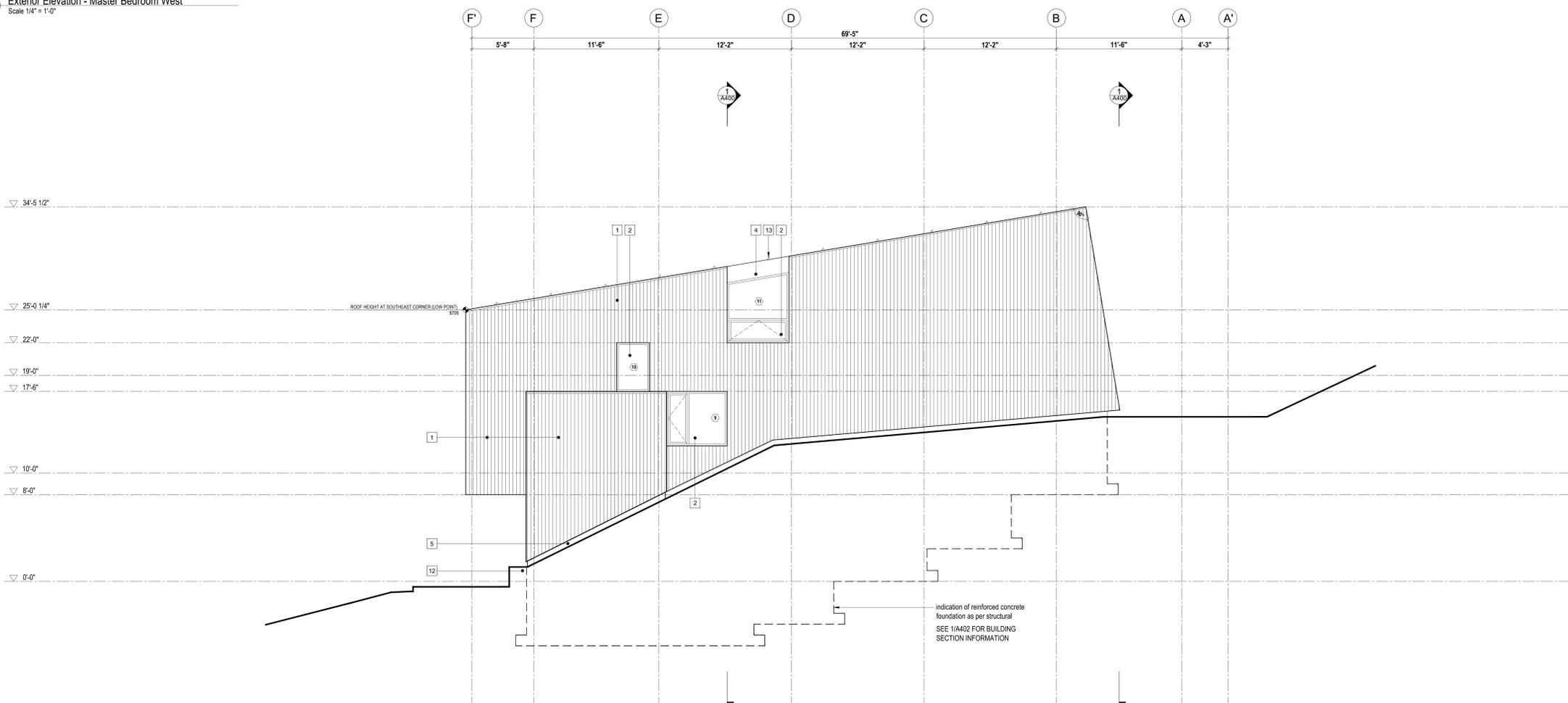
Exterior Elevations

Scale: 1/4" = 1'-0"
 Date: 17/08/15
 Drawn: AB
 C.M.E.: BML

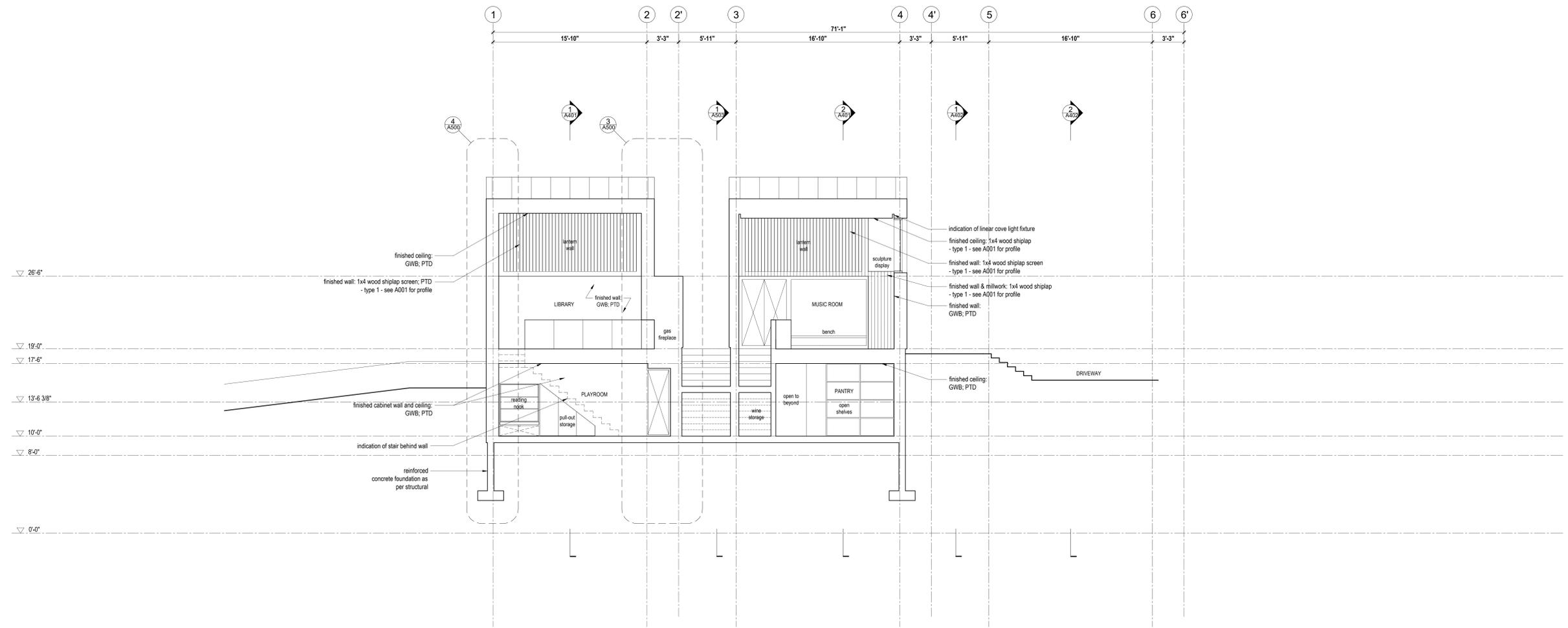
A303



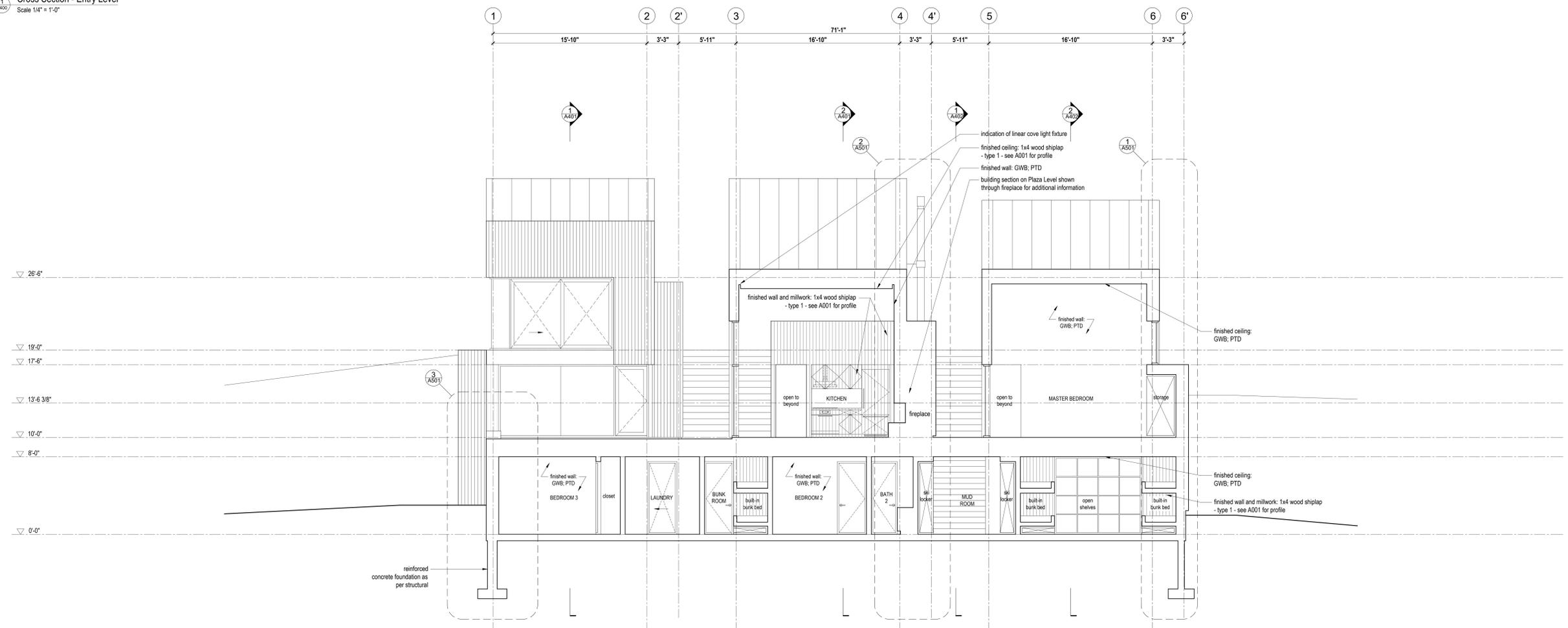
1 Exterior Elevation - Master Bedroom West
Scale 1/4" = 1'-0"



2 Exterior Elevation - Master Bedroom East
Scale 1/4" = 1'-0"



1 Cross Section - Entry Level
Scale 1/4" = 1'-0"



2 Cross Section - Walkout Level
Scale 1/4" = 1'-0"

No.	Description	Date
02	Issued for Const. Rev. 1	2017.09.19
01	Issued for Construction	2017.08.15

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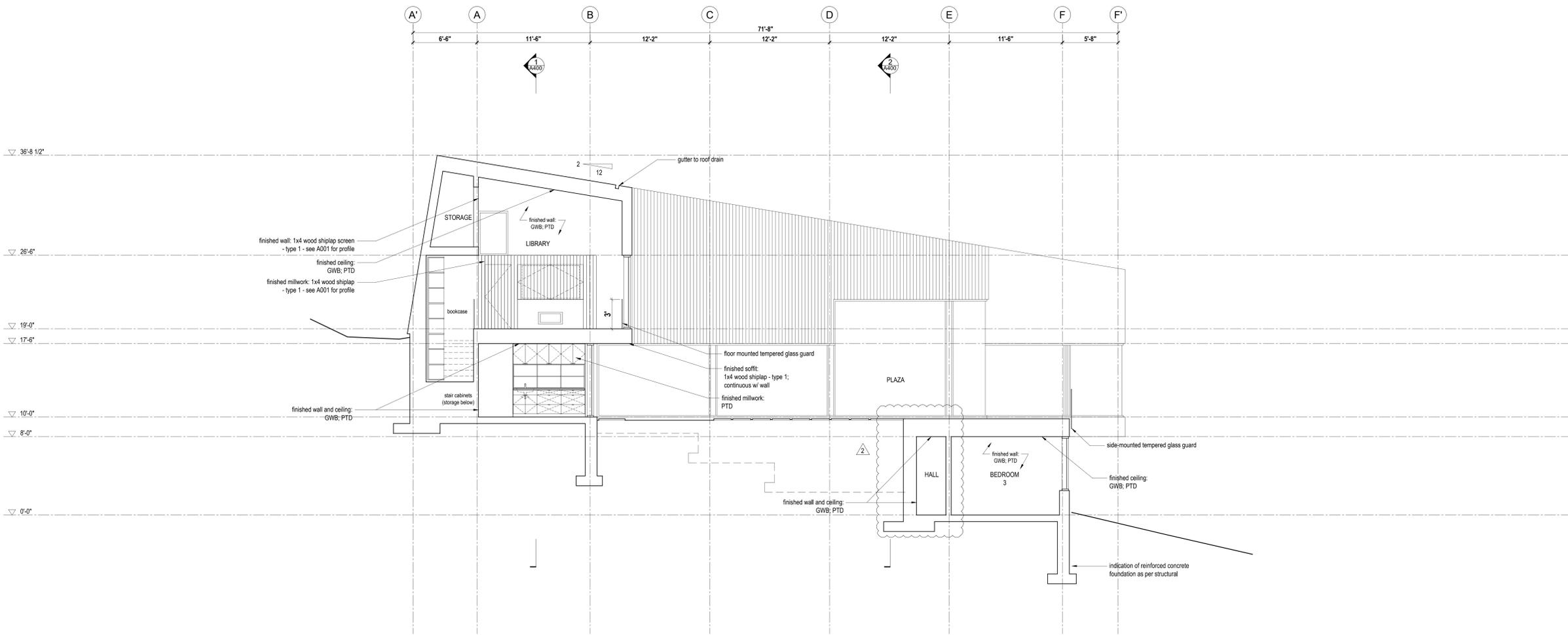
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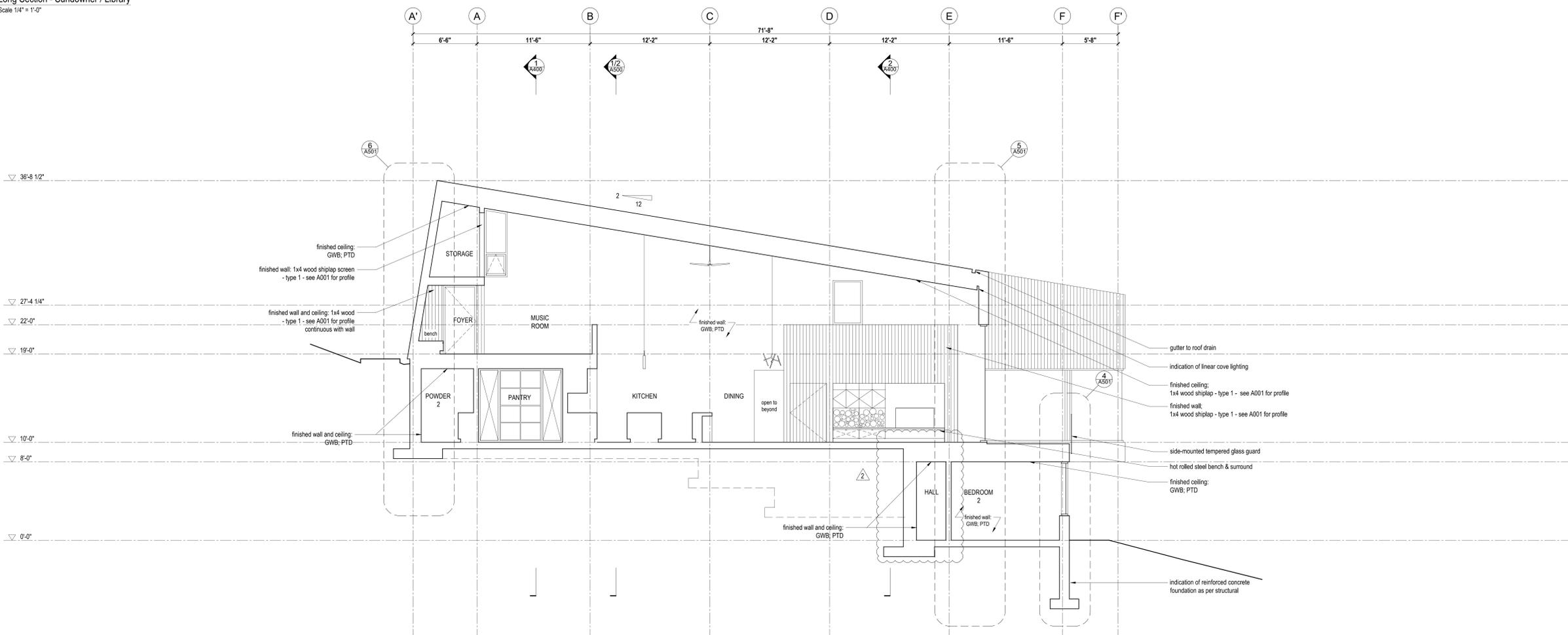
Building Sections

Scale: 1/4" = 1'-0"
Date: 17.09.15
Drawn: AB
Checked: BML

A400



1 Long Section - Sundowner / Library
Scale 1/4" = 1'-0"



2 Long Section - Living Pavilion
Scale 1/4" = 1'-0"

No.	Description	Date
02	Issued for Const. Rev. 1	2017.08.19
01	Issued for Construction	2017.08.15

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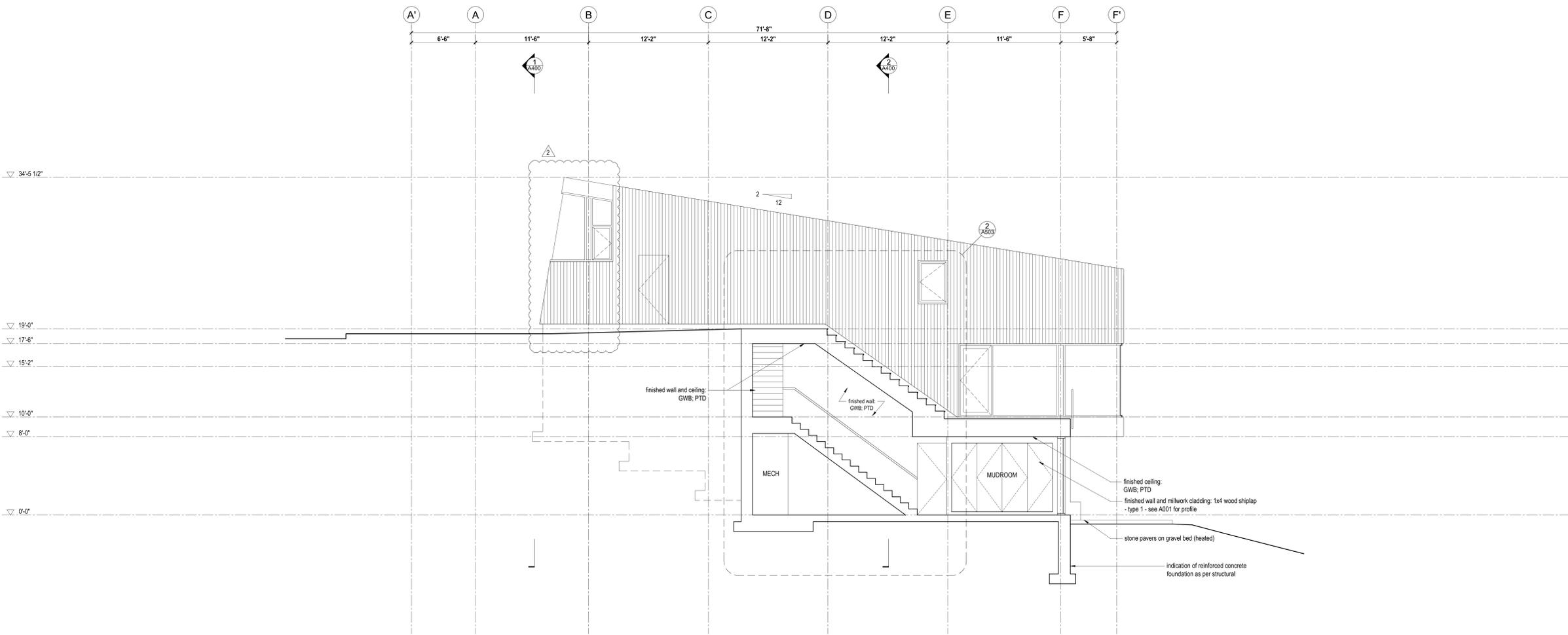
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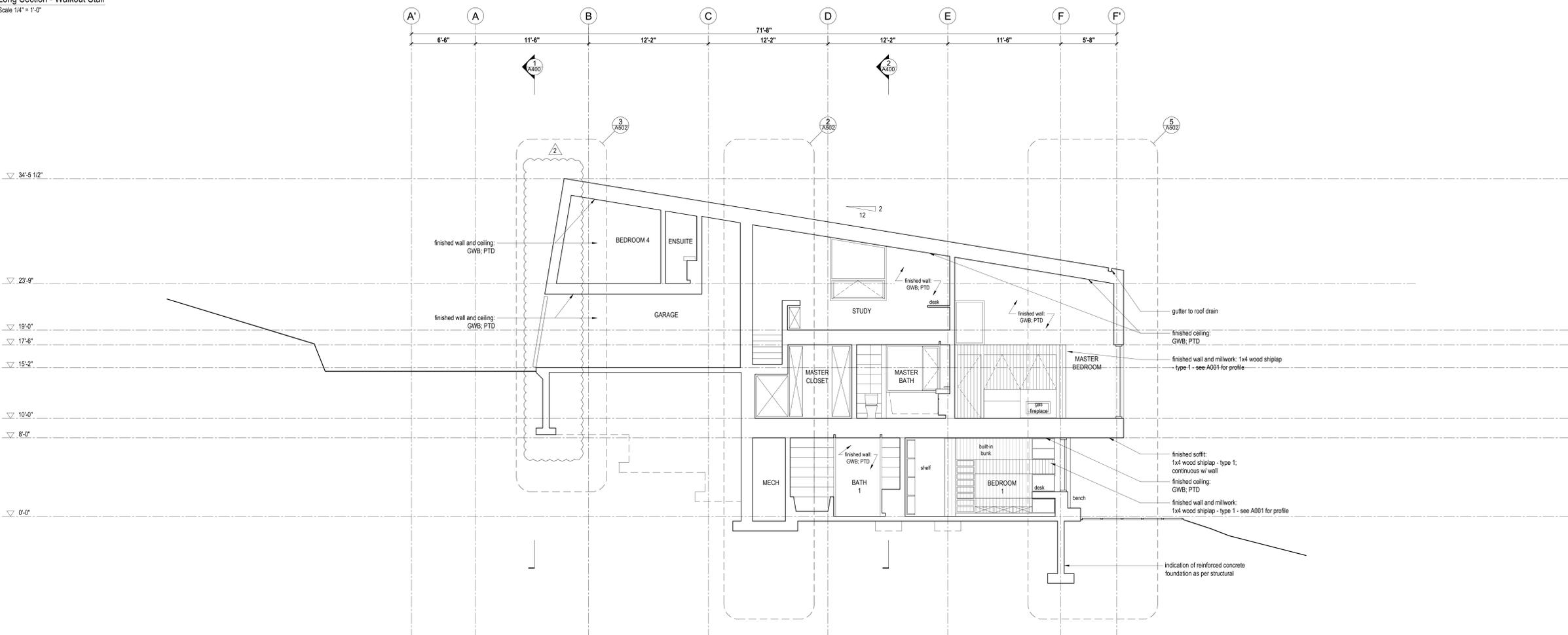
Building Sections

Scale: 1/4" = 1'-0"
Date: 17/08/15
Drawn: AB
Checked: BML

A401



1
A500
Long Section - Walkout Stair
Scale 1/4" = 1'-0"



2
A502
Long Section - Master Bedroom
Scale 1/4" = 1'-0"

No.	Description	Date
02	Issued for Const. Rev. 1	2017.08.16
01	Issued for Construction	2017.08.15

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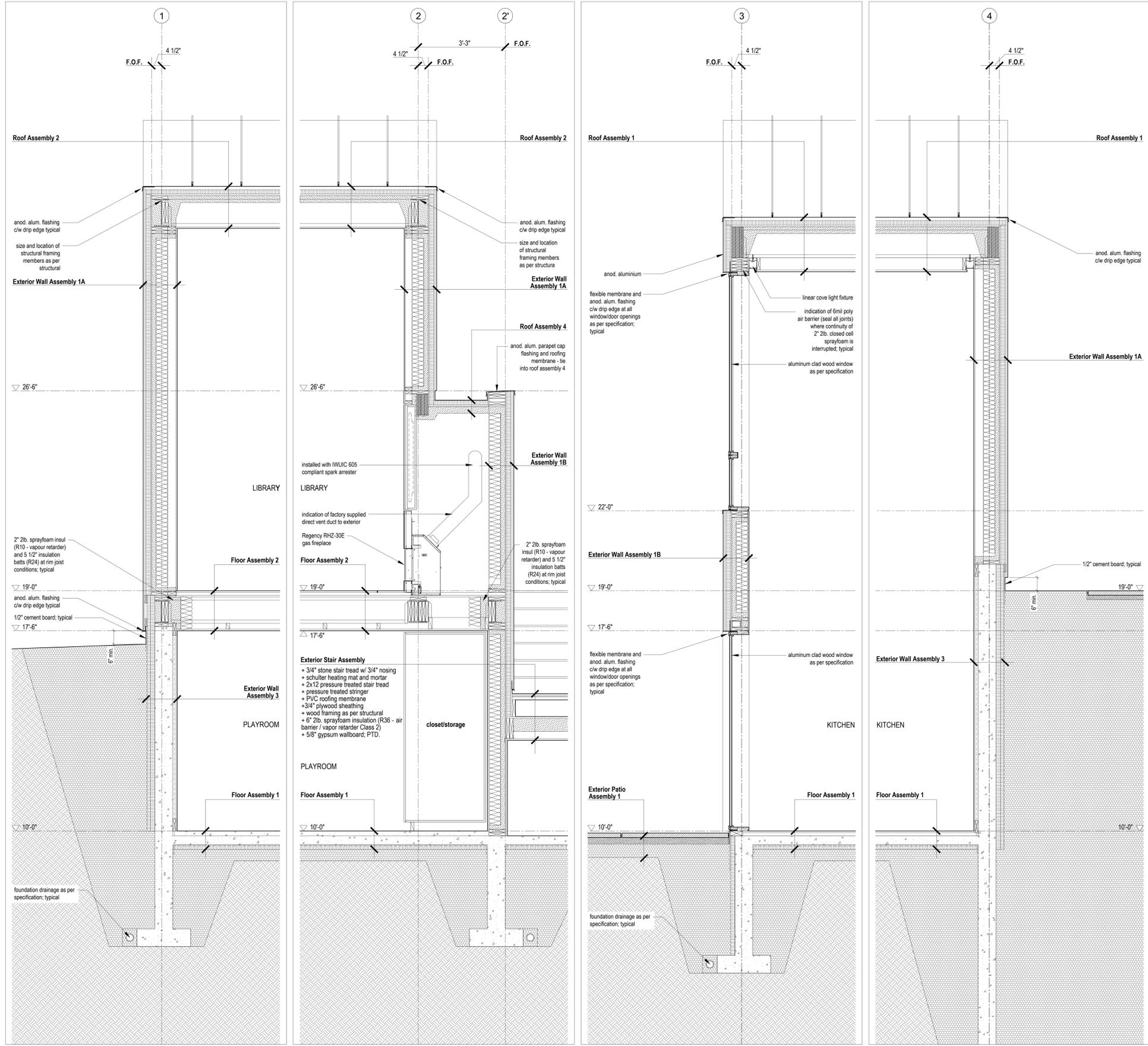
Building Sections

Scale: 1/4" = 1'-0"
Date: 17.08.15
Drawn: AB
Checked: BML

A402

Roof Assembly 1 + weathering steel standing seam metal cladding (air space), Class A Roof Covering + 3/4" wood strapping perpendicular to metal cladding (airspace) + 3/4" wood sheathing as per structural + vapor permeable roof underlayment + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + wood joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R16 - air barrier / vapor retarder Class 2) + interior sprinkler system + wood blocking as required + 1x4 shiplap wood cladding - type 1 - see profile below	Roof Assembly 2 + weathering steel standing seam metal cladding (air space), Class A Roof Covering + 3/4" wood strapping perpendicular to metal cladding (airspace) + 3/4" wood sheathing as per structural + vapor permeable roof underlayment + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + wood joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R16 - air barrier / vapor retarder Class 2) + interior sprinkler system + 5/8" gypsum wallboard, PTD.	Roof Assembly 3 + 2" stone paver and radiant heating panel on adjustable pedestal + liquid-applied roofing membrane + sloped XPS continuous rigid insulation (minimum 1 1/2") - minimum 2% slope to drain + plywood sheathing as per structural + wood floor joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R16 - air barrier / vapor retarder Class 2) + interior sprinkler system + 5/8" gypsum wallboard, PTD.	Roof Assembly 4 + Class A EPDM low slope roof membrane on adjustable pedestal + liquid-applied roofing membrane + sloped XPS continuous rigid insulation (minimum 2") - minimum 2% slope to drain + plywood sheathing as per structural + wood floor joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R16 - air barrier / vapor retarder Class 2) + interior sprinkler system + 5/8" gypsum wallboard, PTD.	Roof Assembly 5 + weathering steel standing seam metal cladding (air space), Class A Roof Covering + 3/4" wood strapping perpendicular to metal cladding (airspace) + 3/4" wood sheathing as per structural + vapor permeable roof underlayment + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + wood joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R16 - air barrier / vapor retarder Class 2) + interior sprinkler system + 5/8" gypsum wallboard, PTD.	Exterior Wall Assembly 1A + 1x4 shiplap wood cladding - type 1 - see profile below + rainscreen grid + vapor permeable weather barrier + 2" continuous XPS rigid insulation (R10) + 1/2" plywood sheathing as per structural + 2" 2lb. closed cell sprayfoam insulation (R12 - vapor retarder Class 2) + 5 1/2" insulation batts (R24) + 2x6 wood studs as per structural + wood furring as required + refer to room finish schedule for interior finish	Exterior Wall Assembly 1B + 1x4 shiplap wood cladding - type 1 - see profile below + rainscreen grid + vapor permeable weather barrier + 2" continuous XPS rigid insulation (R10) + 1/2" plywood sheathing as per structural + 2" 2lb. closed cell sprayfoam insulation (R12 - vapor retarder Class 2) + 5 1/2" insulation batts (R24) + 2x6 wood studs as per structural + wood furring as required + refer to room finish schedule for interior finish	Exterior Wall Assembly 2 + 1x4 shiplap wood cladding - type 1 - see profile below + vapor permeable weather barrier + 7" horizontal pressure treated wood strapping as required + 1 1/2" continuous XPS rigid insul (R17.5) + reinforced concrete wall as per structural + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints) + refer to room finish schedule for interior finish	Exterior Wall Assembly 3 + 3/4" continuous XPS rigid insul (R17.5) + waterproofing membrane below grade + reinforced concrete wall as per structural + 1 1/2" wood strapping as required + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints) + refer to room finish schedule for interior finish	Floor Assembly 1 + refer to room finish schedule for finished floor + 4" reinforced concrete slab as per structural + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints) + 2" continuous XPS rigid insulation + 6" compacted gravel base	Floor Assembly 2 + 3/4" engineered hardwood flooring + 1 1/2" gypcrete w/ radiant in-floor heat + wood furring/strapping as required + 6" compacted gravel base	Floor Assembly 3 + 3/4" engineered hardwood flooring + 1 1/2" gypcrete w/ radiant in-floor heat + 3/4" plywood sheathing + wood floor joists as per structural + 6" 2lb. closed cell sprayfoam insulation (R36 - air barrier / vapor retarder Class 2) + vapor permeable weather barrier + rainscreen grid + 1x4 shiplap wood cladding - type 1 - see profile below	Floor Assembly 4 + 3/4" engineered hardwood flooring + 1 1/2" gypcrete w/ radiant in-floor heat + 3/4" plywood sheathing + wood floor joists as per structural + 6" 2lb. closed cell sprayfoam insulation (R36 - air barrier / vapor retarder Class 2) + vapor permeable weather barrier + rainscreen grid + 1x4 shiplap wood cladding - type 1 - see profile below	Exterior Patio Assembly 1 + 2" stone paver + 2" sand bed - AASHTO No. 9 grading + crushed stone - AASHTO No. 57 grading + depth as per geotech + geotextile fabric
--	--	--	--	--	---	---	---	--	--	--	--	--	--

Assemblies
ms



4 Wall Section @ Library / Playroom Scale 3/4" = 1'-0"
 3 Wall Section @ Library / Playroom Scale 3/4" = 1'-0"
 2 Wall Section @ Kitchen Scale 3/4" = 1'-0"
 1 Wall Section @ Kitchen Scale 3/4" = 1'-0"

Kimmelman Residence
 MacKay-Lyons Sweetapple Architects Limited
 2180 Colquhoun St.
 Halifax, Nova Scotia
 Canada B3K 3B4
 Tel: (902) 429-1867
 Fax: (902) 429-6276



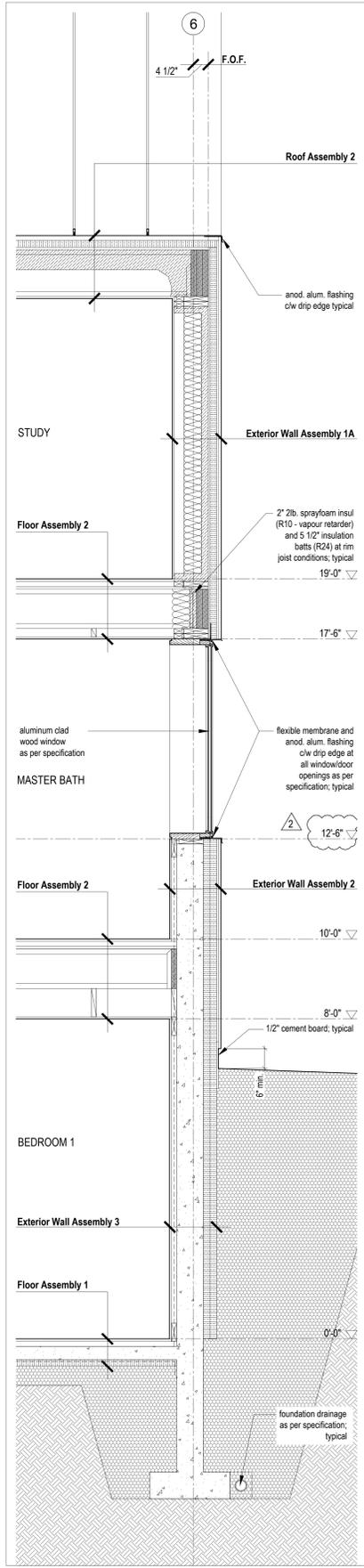
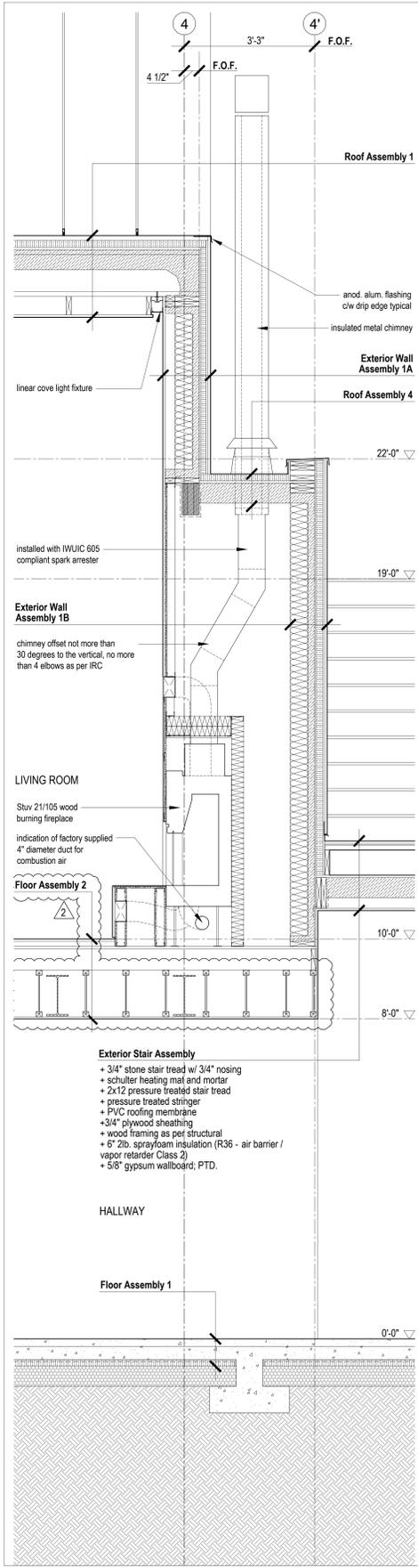
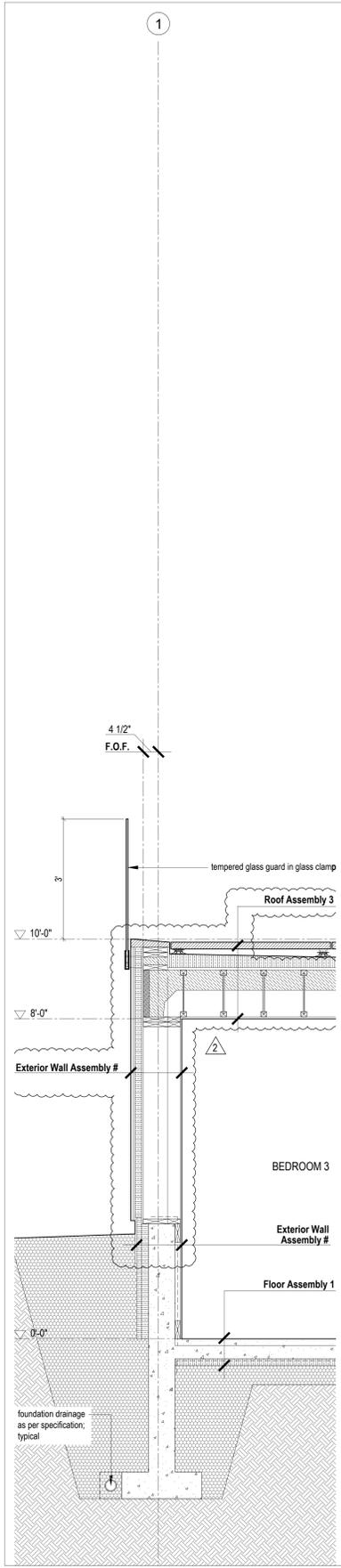
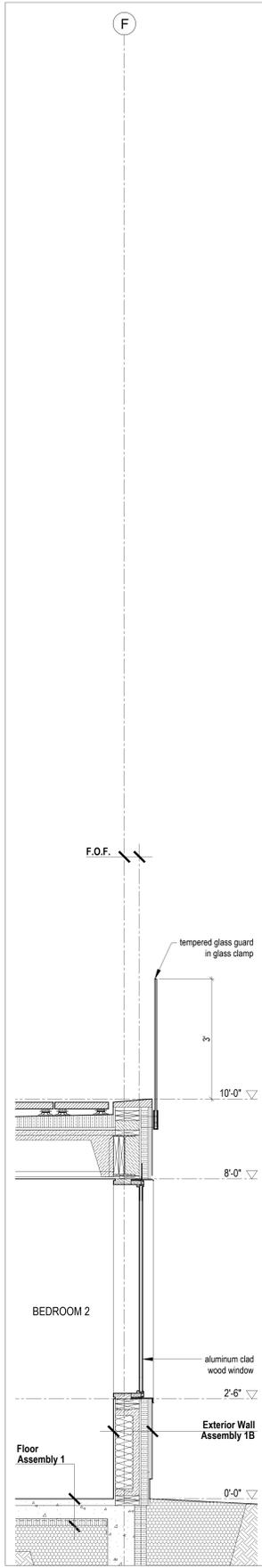
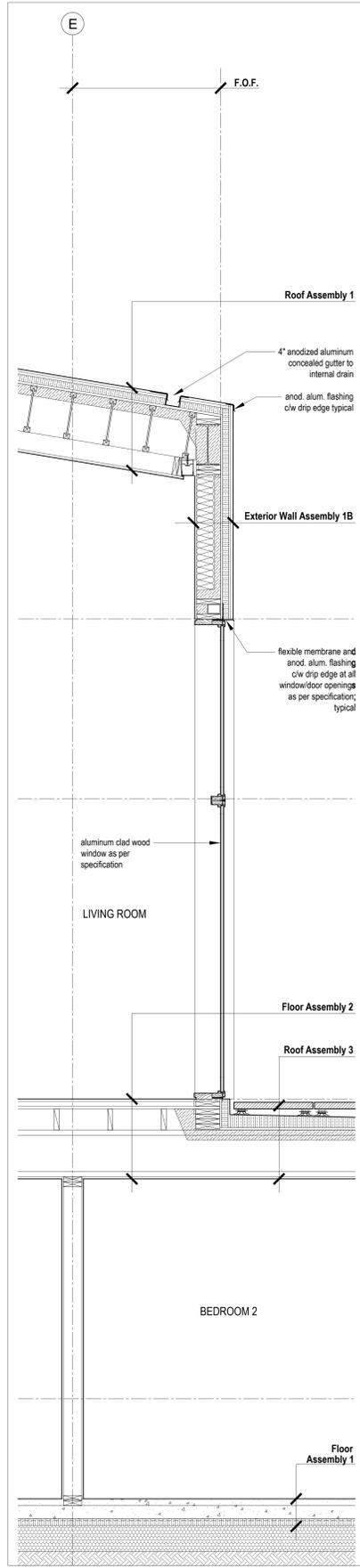
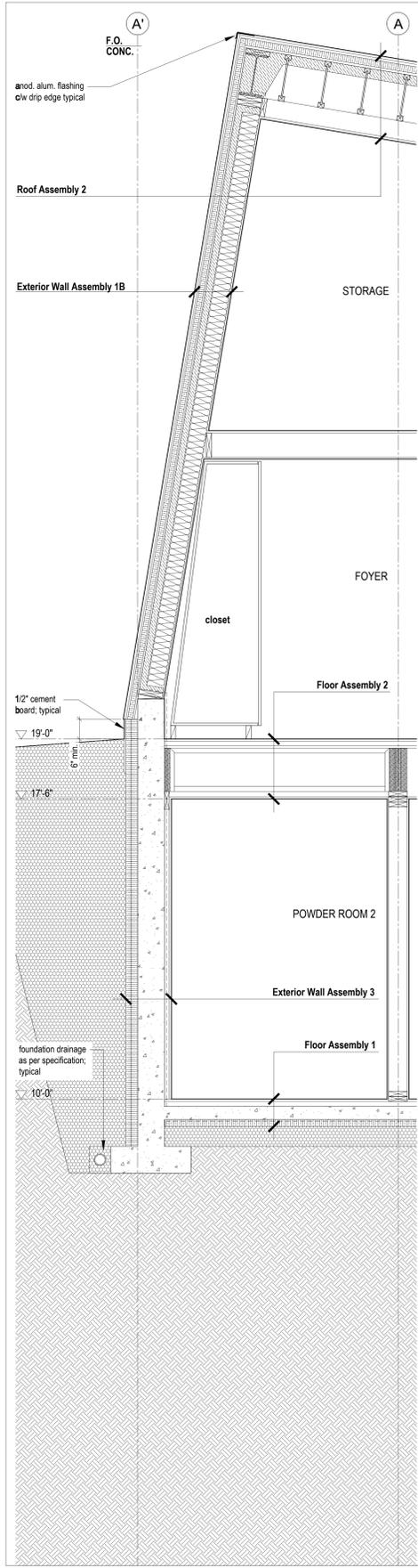
No.	Description	Date
02	Issued for Const. Rev. 1	2017-10-10
01	Issued for Construction	2017-08-15
00	Revision:	

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SHOP DRAWINGS:
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Detail Wall Sections
 scale: 1/32" = 1"
 date: 02-08-15
 drawn: DP
 checked: BML
A500

- Roof Assembly 1**
 - + weathering steel standing seam metal cladding (air space), Class A Roof Covering
 - + 3/4" wood strapping perpendicular to metal cladding (air space)
 - + vapor permeable roof underlayment
 - + 2" continuous XPS rigid insulation (R10)
 - + 3/4" plywood sheathing as per structural
 - + wood joists as per structural
 - + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
 - + interior sprinkler system
 - + wood blocking as required
 - + 1x4 shiplap wood cladding - type 1 - see profile below
- Roof Assembly 2**
 - + weathering steel standing seam metal cladding (air space), Class A Roof Covering
 - + 3/4" wood strapping perpendicular to metal cladding (air space)
 - + vapor permeable roof underlayment
 - + 2" continuous XPS rigid insulation (R10)
 - + 3/4" plywood sheathing as per structural
 - + wood joists as per structural
 - + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
 - + interior sprinkler system
 - + 5/8" gypsum wallboard, PTD.
- Roof Assembly 3**
 - + 2" stone paver and radiant heating panel on adjustable pedestal
 - + liquid-applied roofing membrane
 - + sloped XPS continuous rigid insulation (minimum 1 1/2") - minimum 2% slope to drain
 - + plywood sheathing as per structural
 - + wood floor joists as per structural
 - + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
 - + interior sprinkler system
 - + refer to room finish schedule for interior finish
- Roof Assembly 4**
 - + Class A' EPDM low slope roof membrane
 - + sloped XPS continuous rigid insulation (minimum 2") - minimum 2% slope to drain
 - + plywood sheathing as per structural
 - + wood floor joists as per structural
 - + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
 - + interior sprinkler system
 - + refer to room finish schedule for interior finish
- Roof Assembly 5**
 - + weathering steel standing seam metal cladding (air space), Class A Roof Covering
 - + 3/4" wood strapping perpendicular to metal cladding (air space)
 - + vapor permeable roof underlayment
 - + 2" continuous XPS rigid insulation (R10)
 - + 3/4" plywood sheathing as per structural
 - + wood joists as per structural
 - + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
 - + interior sprinkler system
 - + 5/8" gypsum wallboard, PTD.
- Exterior Wall Assembly 1A**
 - + 1x4 shiplap wood cladding - type 1 - see profile below
 - + rainscreen grid
 - + vapor permeable weather barrier
 - + 2" continuous XPS rigid insulation (R10)
 - + 1/2" plywood sheathing as per structural
 - + 2" 2lb. closed cell sprayfoam insulation (R12 - vapor retarder Class 2)
 - + 5/8" gypsum wallboard, PTD.
 - + wood furring as required
 - + refer to room finish schedule for interior finish
- Exterior Wall Assembly 1B**
 - + 1x4 shiplap wood cladding - type 1 - see profile below
 - + rainscreen grid
 - + vapor permeable weather barrier
 - + 2" continuous XPS rigid insulation (R10)
 - + 1/2" plywood sheathing as per structural
 - + 2" 2lb. closed cell sprayfoam insulation (R12 - vapor retarder Class 2)
 - + 5/8" gypsum wallboard, PTD.
 - + wood furring as required
 - + refer to room finish schedule for interior finish
- Exterior Wall Assembly 2**
 - + 1x4 shiplap wood cladding - type 1 - see profile below
 - + vapor permeable weather barrier
 - + 7" horizontal pressure treated wood strapping as required
 - + reinforced concrete wall as per structural
 - + 1 1/2" wood strapping as required
 - + 8mil poly - air barrier / vapor retarder Class 1 (seal all joints)
 - + refer to room finish schedule for interior finish
- Exterior Wall Assembly 3**
 - + 3 1/2" continuous XPS rigid insul (R17.5)
 - + waterproofing membrane below grade
 - + reinforced concrete wall as per structural
 - + 1 1/2" wood strapping as required
 - + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints)
 - + refer to room finish schedule for interior finish
- Floor Assembly 1**
 - + refer to room finish schedule for finished floor
 - + 4" reinforced concrete slab as per structural
 - + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints)
 - + 2" continuous XPS rigid insulation
 - + 6" compacted gravel base
- Floor Assembly 2**
 - + 3/4" engineered hardwood flooring
 - + 1 1/2" gyprocite w/ radiant in-floor heat
 - + 3/4" plywood sheathing
 - + wood floor joists as per structural
 - + 2" continuous XPS rigid insulation
 - + rainscreen grid
 - + 1x4 shiplap wood cladding - type 1 - see profile below
- Floor Assembly 3**
 - + 3/4" engineered hardwood flooring
 - + 1 1/2" gyprocite w/ radiant in-floor heat
 - + 3/4" plywood sheathing
 - + wood floor joists as per structural
 - + 6" 2lb. closed cell sprayfoam insulation (R36 - air barrier / vapor retarder Class 2)
 - + wood furring/strapping as required
 - + 5/8" type X gypsum sheathing
 - + vapor permeable weather barrier
 - + rainscreen grid
 - + 1x4 shiplap wood cladding - type 1 - see profile below
- Floor Assembly 4**
 - + 3/4" engineered hardwood flooring
 - + 1 1/2" gyprocite w/ radiant in-floor heat
 - + 3/4" plywood sheathing
 - + wood floor joists as per structural
 - + 6" 2lb. closed cell sprayfoam insulation (R36 - air barrier / vapor retarder Class 2)
 - + wood furring/strapping as required
 - + 5/8" gypsum wallboard, PTD.
- Exterior Patio Assembly 1**
 - + 2" stone paver
 - + 2" sand bed - AASHTO No. 9 grading
 - + crushed stone - AASHTO No. 57 grading
 - + depth as per geotech
 - + geotextile fabric
 - + compacted gravel base

Assemblies
ms



6 Wall Section @ Foyer / Powder Room 2
Scale 3/4" = 1'-0"

5 Wall Section @ Living Room / Exercise Room
Scale 3/4" = 1'-0"

4 Wall Section @ Exercise Room
Scale 3/4" = 1'-0"

3 Wall Section @ Bedroom 3
Scale 3/4" = 1'-0"

2 Wall Section @ Living Room / Fireplace / Powder Room
Scale 3/4" = 1'-0"

1 Wall Section @ Study / Master Bath / Bedroom 1
Scale 3/4" = 1'-0"

Kimmelman Residence

MacKay-Lyons
Sweetapple
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2180 Collingwood St.
Halifax, Nova Scotia
Canada B3K 3B4

ph: (902) 429-1867
fax: (902) 429-6276

STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

Revised	Description	Date
02	Issued for Const. Rev. 1	2017-10-19
01	Issued for Construction	2017-08-15

NOTES:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedence over elevations. In the absence of dimensions, all dimensions are to be taken from the centerline of the element. All minimum dimensions are to comply with the International Residential Code.

ARCHITECT'S REQUIREMENTS AND APPROVALS:
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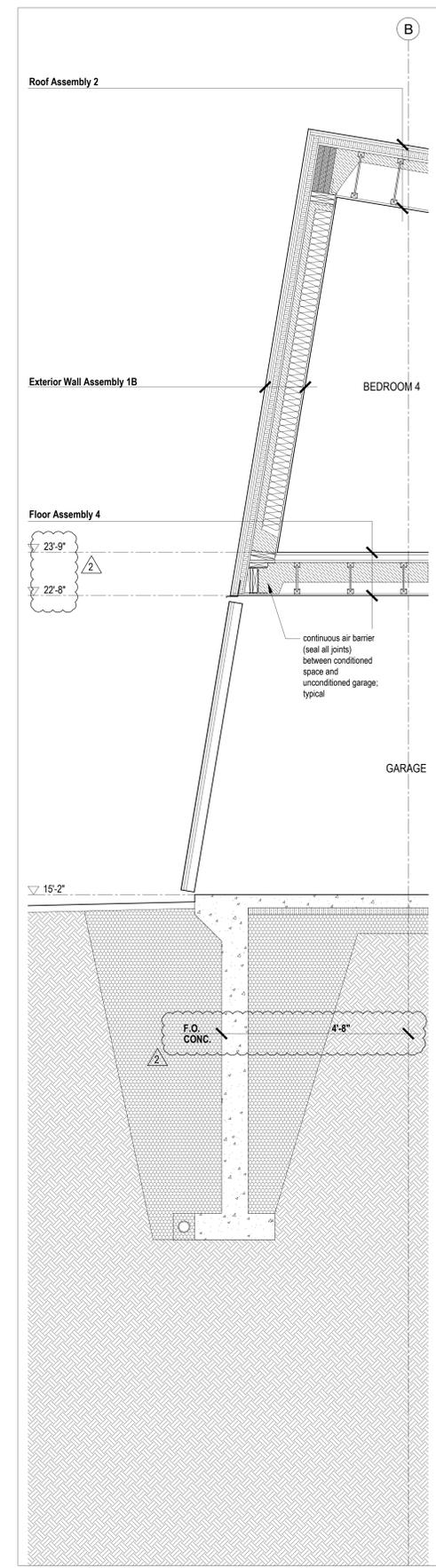
Detail Wall Sections

scale: 1/8" = 1'-0"
date: 01-04-15
drawn: DP
checked: BML

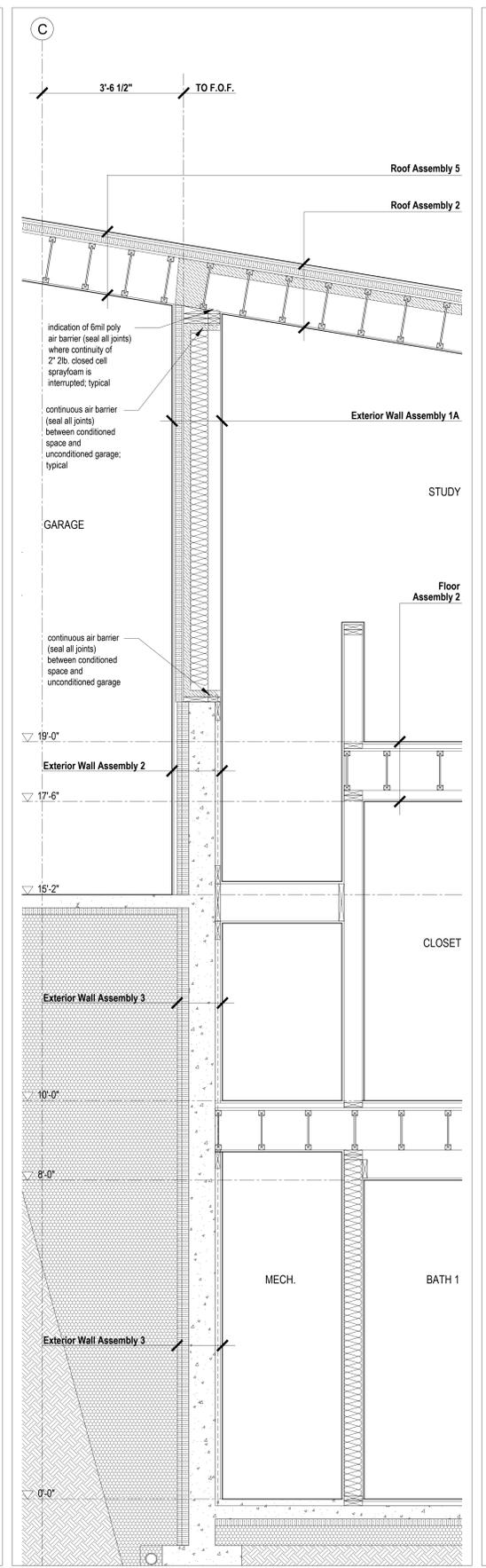
A501

Roof Assembly 1 + weathering steel standing seam metal cladding (air space), Class A Roof Covering + 3/4" wood strapping perpendicular to metal cladding (airspace) + 3/4" wood strapping + vapor permeable roof underlayment + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + wood joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R16 - air barrier / vapor retarder Class 2) + interior sprinkler system + wood blocking as required + 1x4 shiplap wood cladding - type 1 - see profile below	Roof Assembly 2 + weathering steel standing seam metal cladding (air space), Class A Roof Covering + 3/4" wood strapping perpendicular to metal cladding (airspace) + 3/4" wood strapping + vapor permeable roof underlayment + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + wood joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R16 - air barrier / vapor retarder Class 2) + interior sprinkler system + 5/8" gypsum wallboard, PTD.	Roof Assembly 3 + 2" stone paver and radiant heating panel on adjustable pedestal + liquid-applied roofing membrane + sloped XPS continuous rigid insulation (minimum 1 1/2") - minimum 2% slope to drain + plywood sheathing as per structural + wood floor joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R16 - air barrier / vapor retarder Class 2) + interior sprinkler system + 5/8" gypsum wallboard, PTD.	Roof Assembly 4 + Class A EPDM low slope roof membrane on adjustable pedestal + liquid-applied roofing membrane + sloped XPS continuous rigid insulation (minimum 2") - minimum 2% slope to drain + plywood sheathing as per structural + wood floor joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R16 - air barrier / vapor retarder Class 2) + interior sprinkler system + 5/8" gypsum wallboard, PTD.	Roof Assembly 5 + weathering steel standing seam metal cladding (air space), Class A Roof Covering + 3/4" wood strapping perpendicular to metal cladding (airspace) + 3/4" wood strapping + vapor permeable roof underlayment + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + wood joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R16 - air barrier / vapor retarder Class 2) + interior sprinkler system + 5/8" gypsum wallboard, PTD.	Exterior Wall Assembly 1A + 1x4 shiplap wood cladding - type 1 - see profile below + rainscreen grid + vapor permeable weather barrier + 2" continuous XPS rigid insulation (R10) + 1/2" plywood sheathing as per structural + 2" 2lb. closed cell sprayfoam insulation (R12 - vapor retarder Class 2) + 3/4" plywood sheathing as per structural + 2x6 wood studs as per structural + wood furring as required + refer to room finish schedule for interior finish	Exterior Wall Assembly 1B + 1x4 shiplap wood cladding - type 1 - see profile below + rainscreen grid + vapor permeable weather barrier + 2" continuous XPS rigid insulation (R10) + 1/2" plywood sheathing as per structural + 2" 2lb. closed cell sprayfoam insulation (R12 - vapor retarder Class 2) + 3/4" plywood sheathing as per structural + 2x6 wood studs as per structural + wood furring as required + refer to room finish schedule for interior finish	Exterior Wall Assembly 2 + 1x4 shiplap wood cladding - type 1 - see profile below + vapor permeable weather barrier + 7" horizontal pressure treated wood strapping as required + 3 1/2" continuous XPS rigid insul (R17.5) + reinforced concrete wall as per structural + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints) + refer to room finish schedule for interior finish	Exterior Wall Assembly 3 + 3 1/2" continuous XPS rigid insul (R17.5) + waterproofing membrane below grade + reinforced concrete wall as per structural + 1 1/2" wood strapping as required + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints) + reinforced concrete wall as per structural + refer to room finish schedule for interior finish	Floor Assembly 1 + refer to room finish schedule for finished floor + 4" reinforced concrete slab as per structural + 1 1/2" wood strapping as required + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints) + 2" continuous XPS rigid insulation + 6" compacted gravel base	Floor Assembly 3 + 3/4" engineered hardwood flooring + 1 1/2" gyprocrete w/ radiant in-floor heat + 3/4" plywood sheathing + wood floor joists as per structural + 6" 2lb. closed cell sprayfoam insulation (R36 - air barrier / vapor retarder Class 2) + wood furring/strapping as required + 5/8" type X gypsum sheathing + vapor permeable weather barrier + rainscreen grid + 1x4 shiplap wood cladding - type 1 - see profile below	Floor Assembly 4 + 3/4" engineered hardwood flooring + 1 1/2" gyprocrete w/ radiant in-floor heat + 3/4" plywood sheathing + wood floor joists as per structural + 6" 2lb. closed cell sprayfoam insulation (R36 - air barrier / vapor retarder Class 2) + 5/8" gypsum wallboard, PTD.	Exterior Patio Assembly 1 + 2" stone paver + 2" sand bed - AASHTO No. 9 grading + w/ radiant in-floor heat + crushed stone - AASHTO No. 57 grading + depth as per geotech + geotextile fabric
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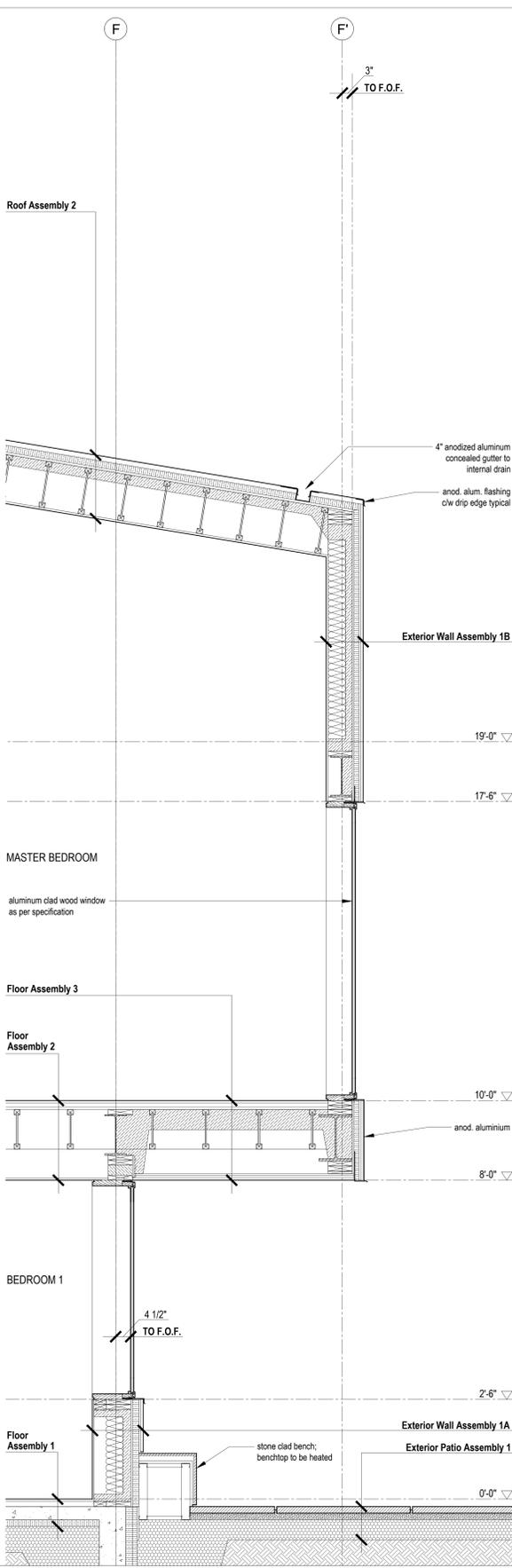
Assemblies
ms



3 Wall Section @ Nanny Suite / Garage
Scale 3/4" = 1'-0"



2 Wall Section @ Study / Closet Mechanical
Scale 3/4" = 1'-0"



1 Wall Section @ Master Bedroom / Bedroom 1
Scale 3/4" = 1'-0"

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No.	Description	Date
01	Issued for Construction	2017.05.15
02	Issued for Const. Rev. 1	2017.05.15
03	Revision:	

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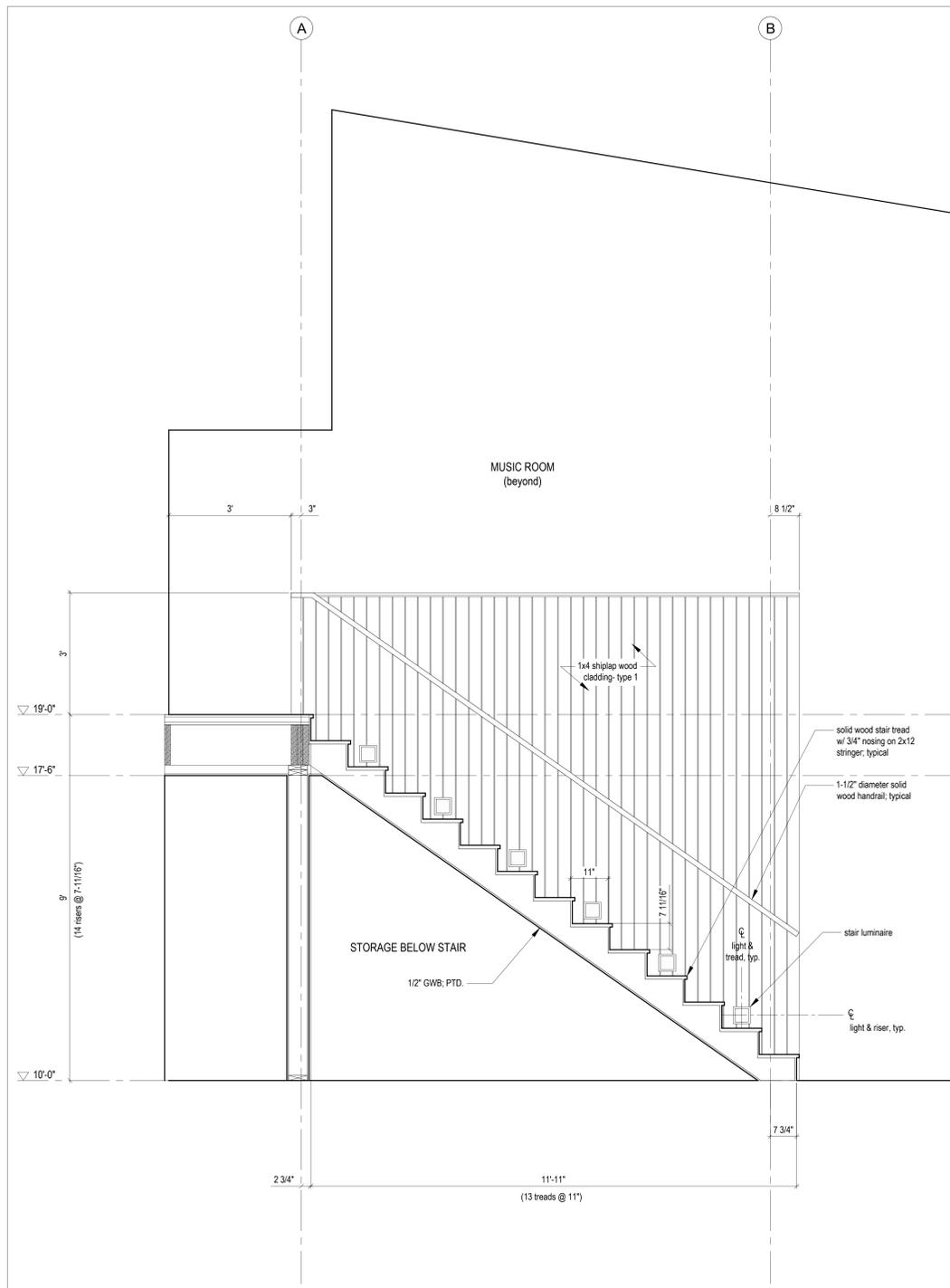
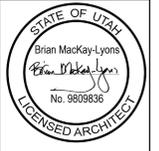
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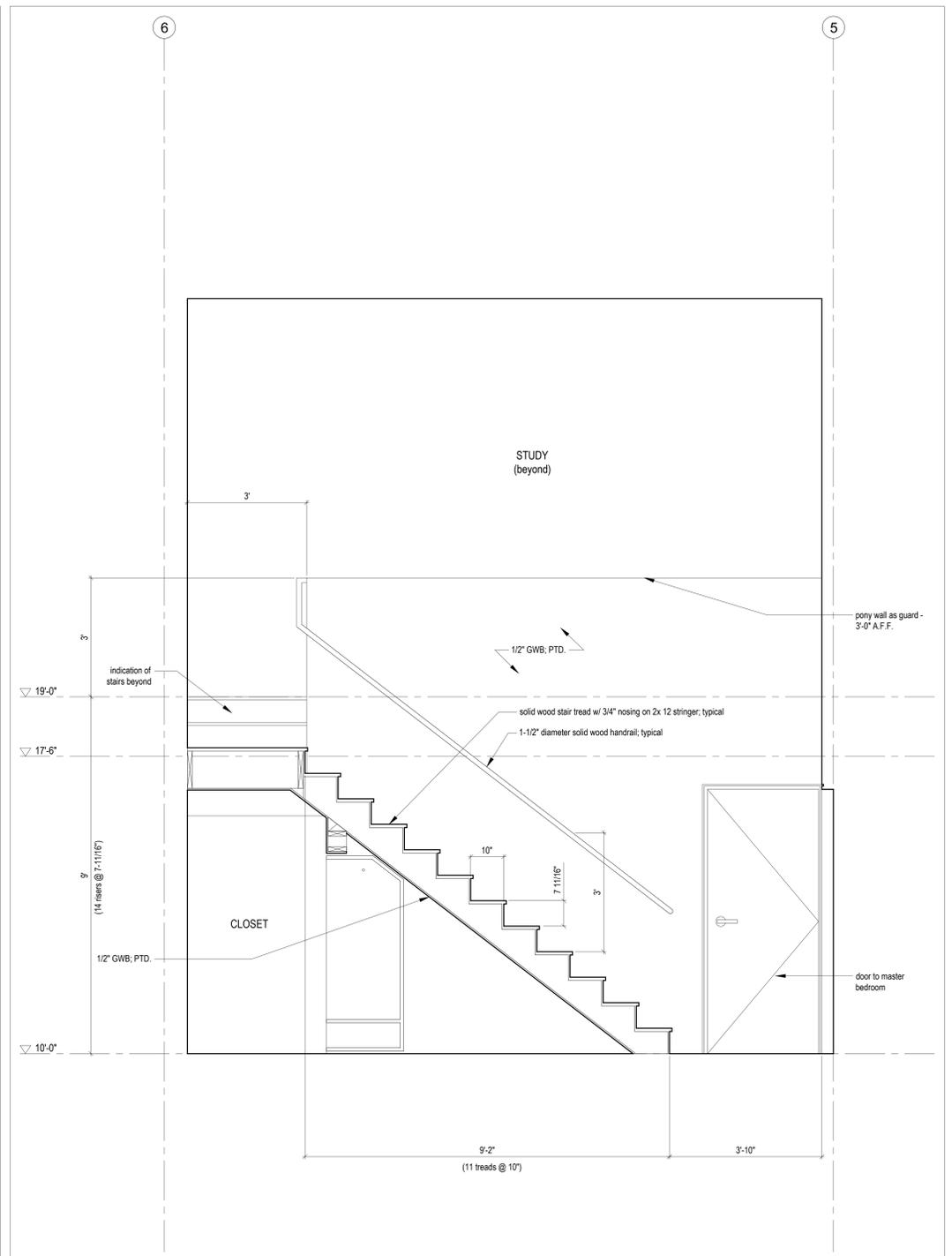
Detail Wall Sections

scale: 1/32" = 1'-0"
date: 05-15-15
draw: DP
csh/c: BML

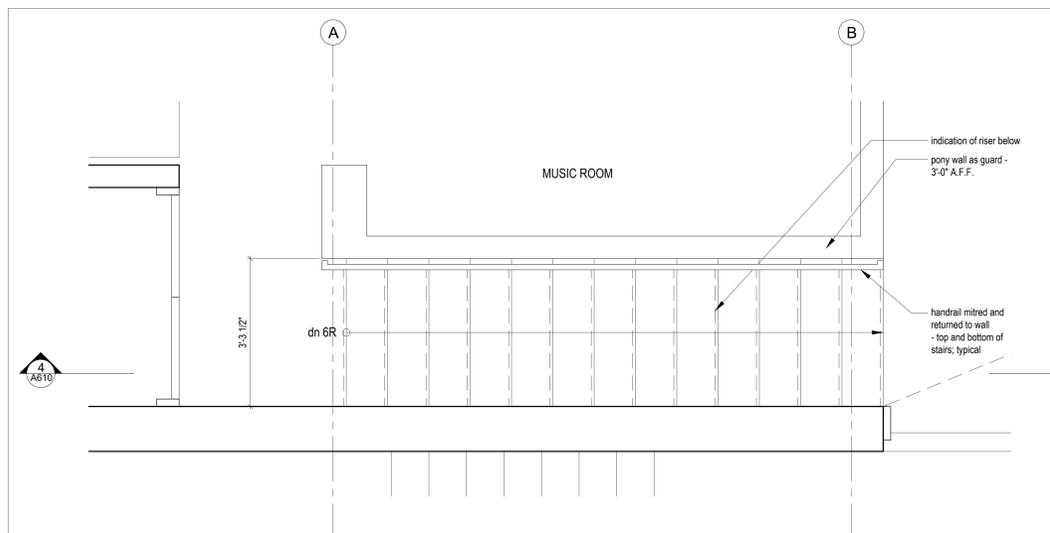
A502



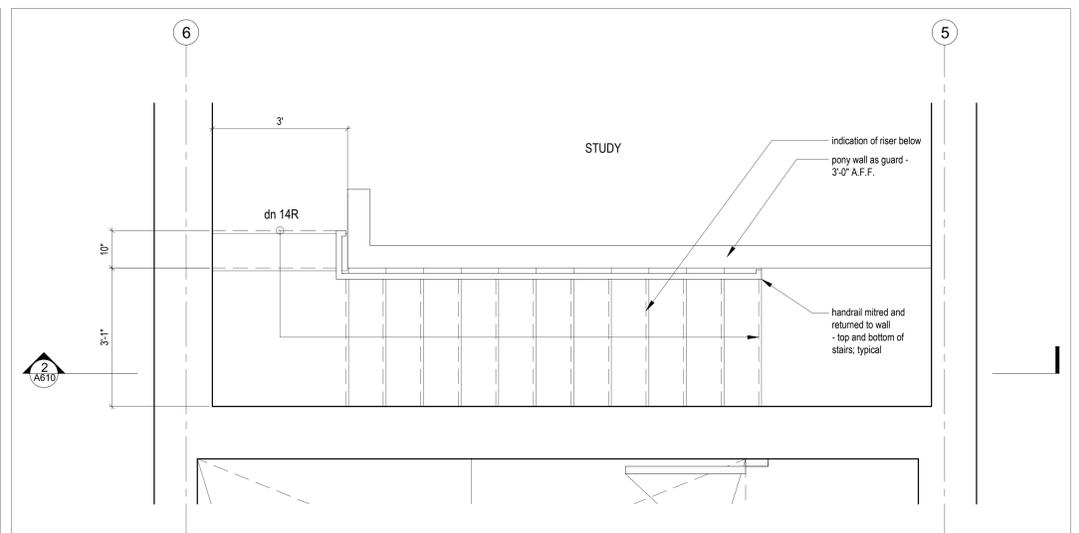
4
 1/4" = 1'-0"
 Stair Section
 Scale 3/4" = 1'-0"



2
 1/4" = 1'-0"
 Stair Section
 Scale 3/4" = 1'-0"



3
 1/4" = 1'-0"
 Partial Plan @ Stair to Music Room
 Scale 3/4" = 1'-0"



2
 1/4" = 1'-0"
 Partial Plan @ Stair to Study
 Scale 3/4" = 1'-0"

No.	Description	Date
02	Issued for Const. Rev. 1	2017-10-19
01	Issued for Construction	2017-08-15

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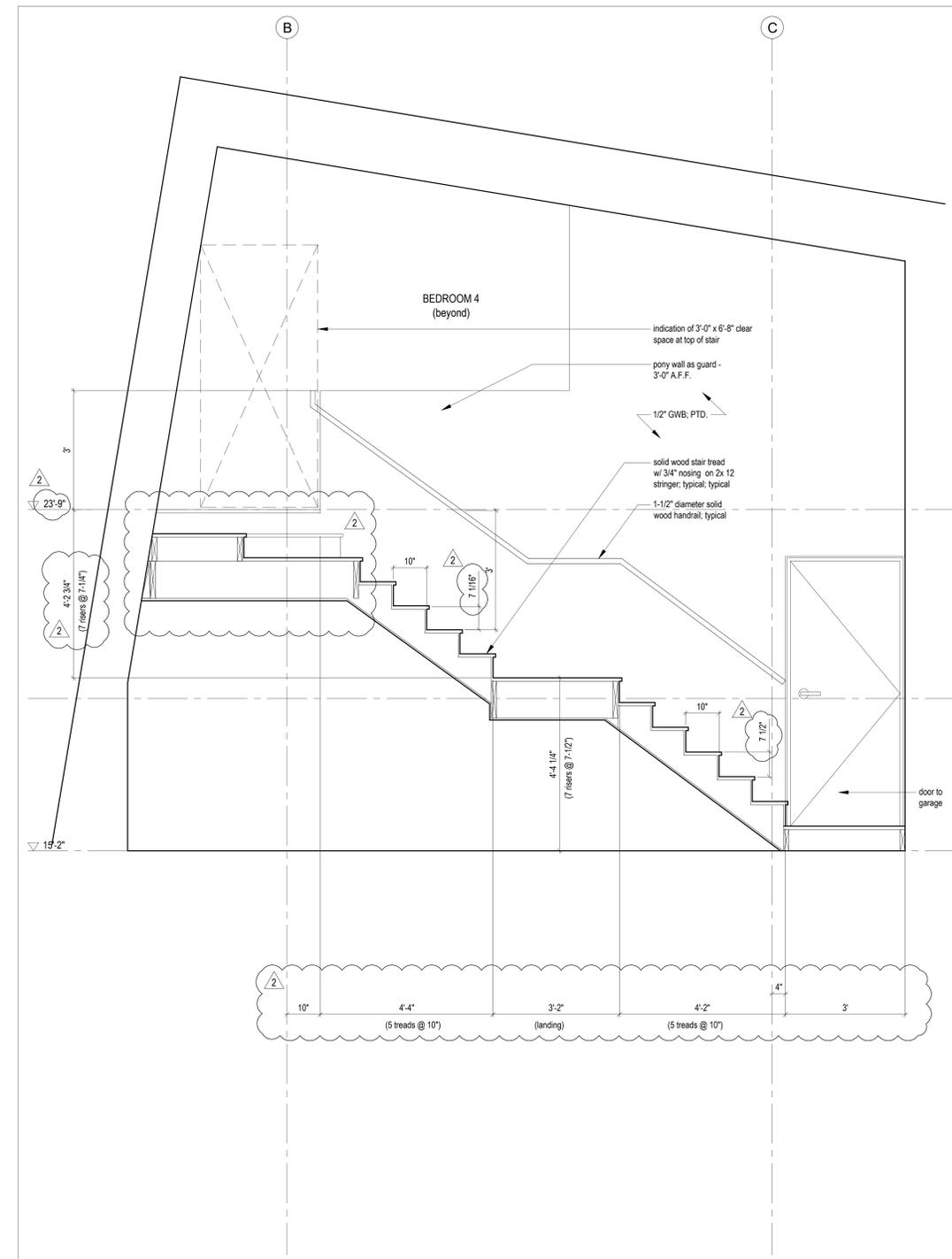
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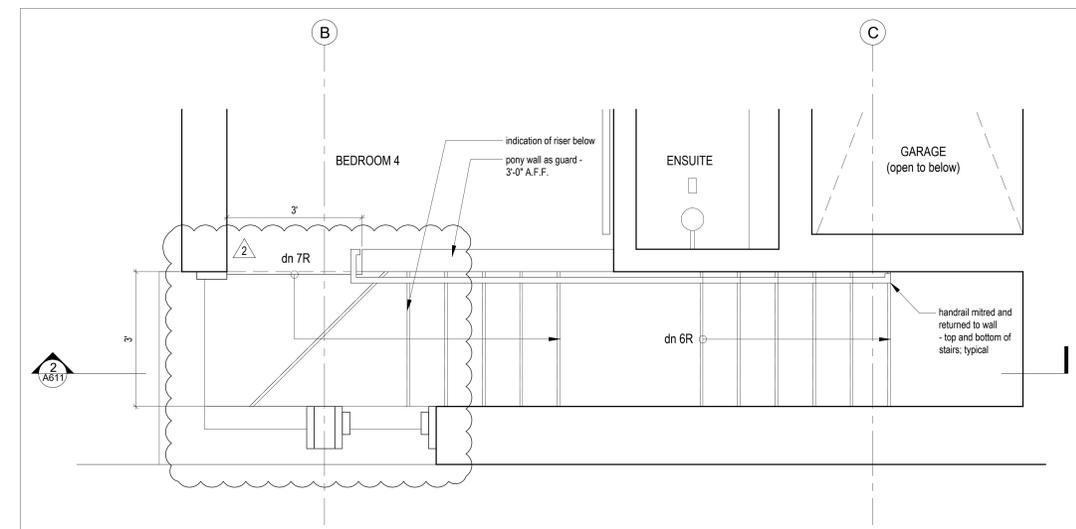
Stairs

scale: 3/4" = 1'-0"
 date: 10-08-19
 drawn: DP
 checked: BML

A610



2
 4611 Stair Section
 Scale 3/4" = 1'-0"



1
 4611 Partial Plan @ Stair to Study
 Scale 3/4" = 1'-0"

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Revision:

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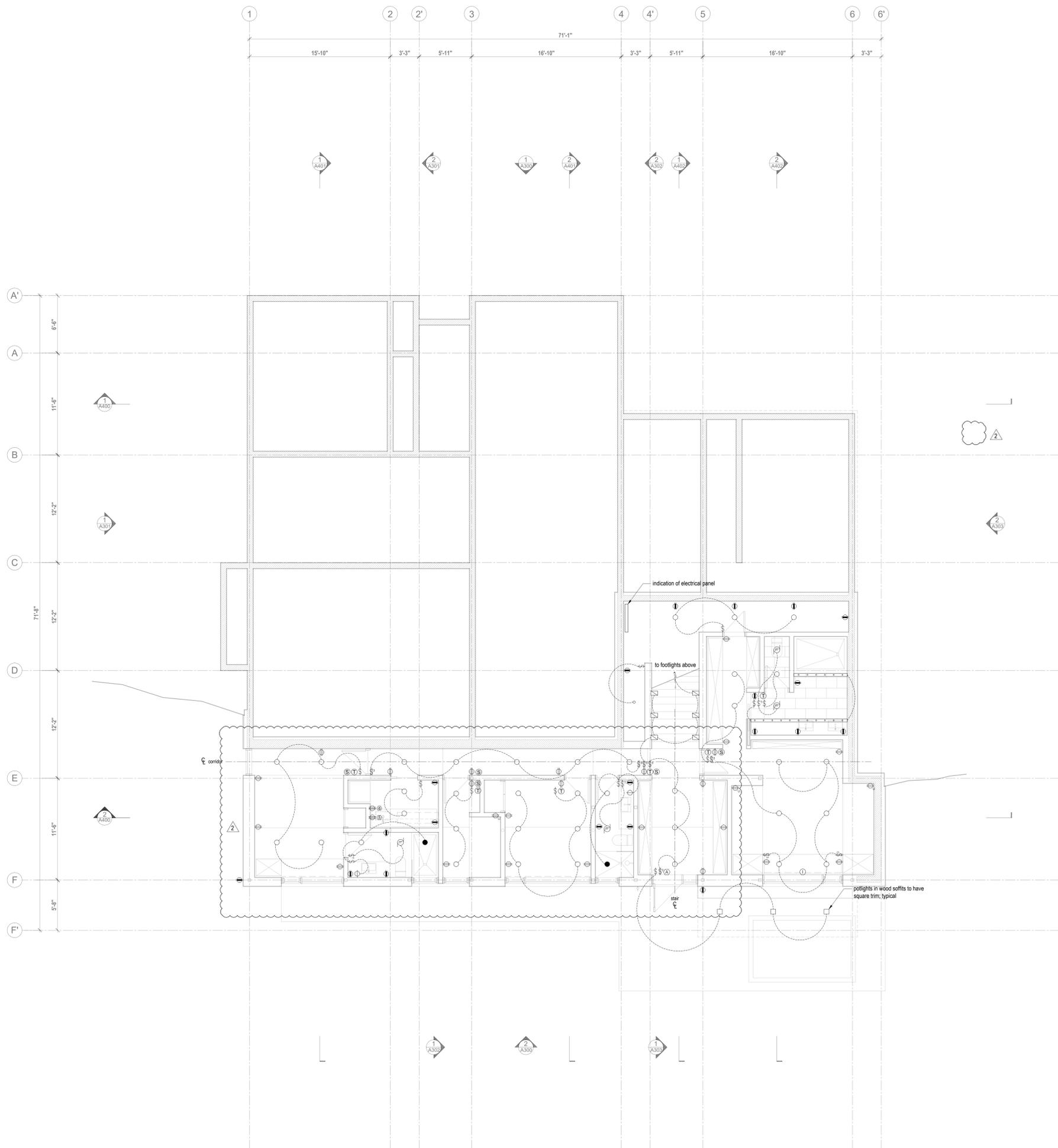
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- ELECTRIC LEGEND:**
- ⊖ 120v duplex
 - ⊖ duplex with USB charger
 - ⊖ gfi duplex
 - ⊖ 240v duplex
 - ⊖ floor duplex
 - ⊖ exterior duplex
 - shower luminaire
 - wall mounted luminaire
 - shower luminaire
 - ceiling mounted luminaire
 - ceiling mounted pendant
 - exterior wall mounted light
 - adjustable recessed luminaire
 - ceiling mounted utility luminaire (keyless)
 - puck light
 - wall switch
 - multi way switch
 - timer switch
 - exhaust fan
 - HRV supply/return
 - telephone jack
 - cable tv jack
 - internet jack
 - smoke alarm / CO detector (wall mounted)
 - thermostat
 - electric wall heater
 - alarm control pad
 - recessed linear lighting
 - recessed footlights
 - wall light
 - LED tape light
 - square trim LED potlight
- APPLIANCE LEGEND**
(refer to appliance specs for electrical requirements)
- ⊖ dishwasher
 - ⊖ grill
 - ⊖ range
 - ⊖ refrigerator
 - ⊖ washer
 - ⊖ dryer
 - ⊖ ventilation hood
 - ⊖ undercounter microwave
 - ⊖ undercounter fridge
 - ⊖ stand-mixer

- ELECTRICAL NOTES:**
- Supply and install underground service from designated electric pole. Electrical contractor to determine proper amperage for electrical service.
 - Where applicable, all ceiling mounted light fixtures to be in-line with shiplap boards unless otherwise noted.
 - Where alignment of light fixtures as noted and 'note 1' are contradictory note 1 takes precedent.
 - See spec for location of electrical units on walls.
 - All finished ceiling heights dimensioned from top of finished floor below.
 - All lighting to be dimmable.
 - All work shall be performed in accordance with 2015 International Residential Code, and 2012 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
 - Architect to review location of all electrical units with electrical contractor prior to the execution of the work.
 - See typical heights and alignments diagram on A600, A601, A602 for exact location of electrical units on walls.
 - Supply and install underground service as per Civil Engineering drawings. Electrical contractor to determine proper amperage for electrical service.
 - Rough-in pre-wiring and supply installation of electrical fixtures and equipment.
 - Provide 240v outlets for oven and mechanical equipment requiring same.
 - All wall receptacles to be mounted 10" from finished floor to bottom of plate.
 - Floor duplexes to be Hubbell Flush Multi Service Metallic floor outlets, or approved equivalent by architect.
 - Provide exhaust fans bathrooms. Refer to architectural drawings for exact location of exhausts.
 - All smoke detectors shall be combination CO detectors interconnected, hardwired to the building power supply, and provided with battery backup.
 - Ensure that working space around electrical panel meets the minimum dimensions required by IRC E3405.1.
 - A minimum of one 125 volt, single phase, 15 or 20 amp receptacle shall be located in the garage, and shall be GFCI protected, including the garage door opener.
 - Receptacles in the mechanical room shall be GFCI protected.
 - All receptacles located outside must be GFCI protected and weather resistant.
 - Dishwasher branch circuit to be GFCI protected, per IRC E3902.9.
 - A dedicated 20-amp branch circuit is required for the bathroom receptacle outlets.
 - Exterior outlets to be provided per IRC E3901.7, and shall be weather resistant and GFCI protected.
 - A weather resistant, GFCI protected receptacle shall be located on the exterior of the house within 25' of the air conditioning unit.
 - All outlets to be tamper resistant, in accordance with IRC E4002.14.
 - Mechanical ducts will meet all the requirements of IRC M1601.1 and ACCA Manual D.
 - Coordinate hood fan control location with kitchen hood installer.
 - Floor mounted receptacles must be listed for floor mounted and face up application.
 - security, internet and cable tv source to be located in data control center indicated; wiring and connections to main floor, upper floors, and basement as required.
 - locate all large mechanical and electrical equipment in basement mechanical room.
- SWITCHES**
- All switches to be dimmer switches.
 - Switches to be 4'-0" from finished floor to bottom of plate unless otherwise noted.
 - Lutron Diva Series white switches with white cover plate unless otherwise noted.
 - Install ground fault interrupter (GFI) outlets in kitchen, bathrooms, mechanical room, and where required.
- FIXTURES**
- All fixtures to be specified by architect, supplied and installed by contractor.
 - Builder to verify location and sizes of all blockouts to receive light fixtures.
 - Smoke detectors to comply with local building code and to be white.
 - No less than 75% of the lamps permanently installed in lighting fixtures shall be high efficacy, per IRC N1104.1.

Kimmelman Residence

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Halifax, Nova Scotia
Canada B3K 2B4

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fax: (902) 429 6276



No.	Description	Date
02	Issued for Const. Rev. 1	2017.10.10
01	Issued for Construction	2017.08.15
01	Revision	

NOTES:

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Electrical Plans

Scale: 1/4" = 1'-0"
Date: 17.08.15
Drawn: AB
Checked: BML

A800



- ELECTRIC LEGEND:**
- ⊕ 120v duplex
 - ⊕ duplex with USB charger
 - ⊕ gfci duplex
 - ⊕ 240v duplex
 - ⊕ floor duplex
 - ⊕ exterior duplex
 - ⊕ wall mounted luminaire
 - ⊕ shower luminaire
 - ⊕ ceiling mounted luminaire
 - ⊕ ceiling mounted pendant
 - ⊕ exterior wall mounted light
 - ⊕ adjustable recessed luminaire
 - ⊕ ceiling mounted utility luminaire (keyless)
 - ⊕ puck light
 - ⊕ wall switch
 - ⊕ multi way switch
 - ⊕ timer switch
 - ⊕ exhaust fan
 - ⊕ HRV supply/return
 - ⊕ telephone jack
 - ⊕ cable tv jack
 - ⊕ internet jack
 - ⊕ smoke alarm / CO detector (wall mounted)
 - ⊕ thermostat
 - ⊕ electric wall heater
 - ⊕ alarm control pad
 - ⊕ recessed linear lighting
 - ⊕ recessed footlights
 - ⊕ wall light
 - ⊕ LED tape light
 - ⊕ square trim LED potlight

- APPLIANCE LEGEND**
(refer to appliance specs for electrical requirements)
- ⊕ dishwasher
 - ⊕ grill
 - ⊕ range
 - ⊕ refrigerator
 - ⊕ washer
 - ⊕ dryer
 - ⊕ ventilation hood
 - ⊕ undercounter microwave
 - ⊕ undercounter fridge
 - ⊕ stand-mixer

ELECTRICAL NOTES:

- Supply and install underground service from designated electric pole. Electrical contractor to determine proper amperage for electrical service.
- Where applicable, all ceiling mounted light fixtures to be in-line with stud/joist boards unless otherwise noted.
- Where alignment of light fixtures as noted and "note 1" are contradictory note 1 takes precedent.
- See spec for location of electrical units on walls.
- All finished ceiling heights dimensioned from top of finished floor below.
- All lighting to be dimmable.
- All work shall be performed in accordance with 2015 International Residential Code, and 2012 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
- Architect to review location of all electrical units with electrical contractor prior to the execution of the work.
- See typical heights and alignments diagram on A600, A601, A602 for exact location of electrical units on walls.
- Supply and install underground service as per Civil Engineering drawings. Electrical contractor to determine proper amperage for electrical service.
- Rough-in pre-wiring and supply installation of electrical fixtures and equipment.
- Provide 240v outlets for oven and mechanical equipment requiring same.
- All wall receptacles to be mounted 10" from finished floor to bottom of plate.
- Floor duplexes to be Hubbell Flush Multi Service Metallic floor outlets, or approved equivalent by architect.
- Provide exhaust fans bathrooms. Refer to architectural drawings for exact location of exhausts.
- All smoke detectors shall be combination CO detectors interconnected, hardwired to the building power supply, and provided with battery backup.
- Ensure that working space around electrical panel meets the minimum dimensions required by IRC E3405.1
- A minimum of one 125 volt, single phase, 15 or 20-amp receptacle shall be located in the garage, and shall be GFCI protected, including the garage door opener.
- Receptacles in the mechanical room shall be GFCI protected.
- All receptacles located outside must be GFCI protected and weather resistant.
- Dishwasher branch circuit to be GFCI protected, per IRC E3902.9.
- A dedicated 20-amp branch circuit is required for the bathroom receptacle outlets.
- Exterior outlets to be provided per IRC E3901.7, and shall be weather resistant and GFCI protected.
- A weather resistant, GFCI protected receptacle shall be located on the exterior of the house within 20' of the air conditioning unit.
- All outlets to be tamper resistant, in accordance with IRC E4002.14.
- Mechanical ducts will meet all the requirements of IRC M1601.1 and ACCA Manual D.
- Coordinate hood fan control location with kitchen hood installer.
- Floor mounted receptacles must be listed for floor mounted and face up application.
- securely, internet and cable tv source to be located in data control center indicated; wiring and connections to main floor, upper floors, and basement as required.
- locate all large mechanical and electrical equipment in basement mechanical room.

SWITCHES

- All switches to be dimmer switches.
- Switches to be 4"-0" from finished floor to bottom of plate unless otherwise noted.
- Lutron Diva Series white switches with white cover plate unless otherwise noted.
- Install ground fault interceptor (GFI) outlets in kitchen, bathrooms, mechanical room, and where required.

FIXTURES

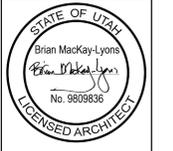
- All fixtures to be specified by architect, supplied and installed by contractor.
- Builder to verify location and sizes of all blockouts to receive light fixtures.
- Smoke detectors to comply with local building code and to be white.
- No less than 75% of the lamps permanently installed in lighting fixtures shall be high efficacy, per IRC N1104.1.

Kimmelman Residence

Brian Mackay-Lyons
Sawestaple
Architects
Limited

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fax: (902) 429-6278



No.	Description	Date
02	Issued for Const. Rev. 1	2017-10-19
01	Issued for Construction	2017-08-15
Revision:		

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ENGINEER'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Mackay-Lyons Sawestaple Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Engineer.

AUTHORITY'S REQUIREMENTS AND APPROVALS:
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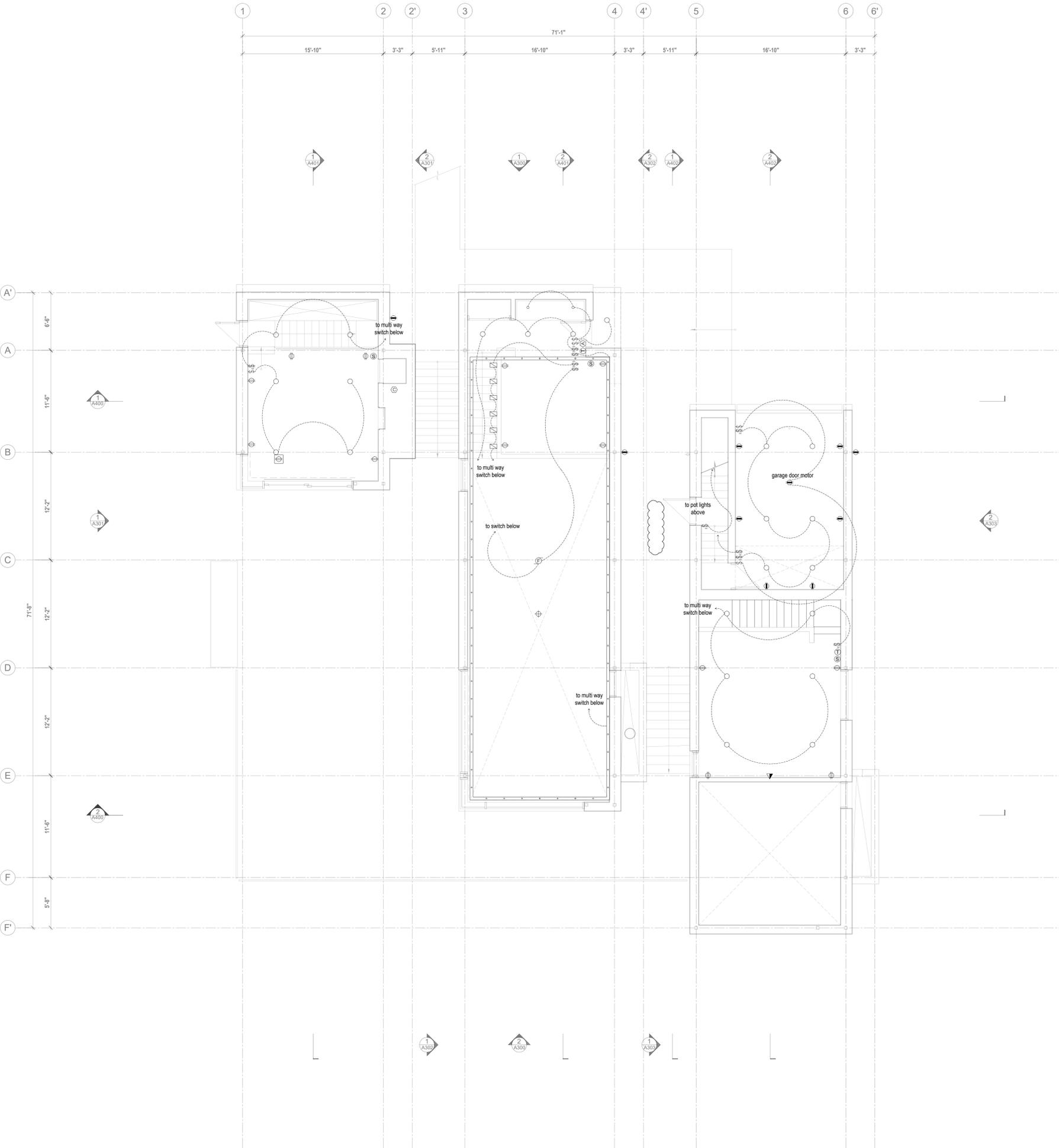
DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancy exist, consult Architect. All minimum dimensions are to comply with the National Building Code of Canada.

SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Electrical
Plans

Scale: 1/4" = 1'-0"
Date: 17-08-15
Drawn: AB
Checked: BML

A801



- ELECTRIC LEGEND:**
- ⊕ 120v duplex
 - ⊕ 120v duplex with USB charger
 - ⊕ gfci duplex
 - ⊕ 240v duplex
 - ⊕ floor duplex
 - ⊕ exterior duplex
 - ⊕ wall mounted luminaire
 - ⊕ shower luminaire
 - ⊕ ceiling mounted luminaire
 - ⊕ ceiling mounted pendant
 - ⊕ exterior wall mounted light
 - ⊕ adjustable recessed luminaire
 - ⊕ ceiling mounted utility luminaire (keyless)
 - ⊕ puck light
 - ⊕ wall switch
 - ⊕ multi way switch
 - ⊕ timer switch
 - ⊕ exhaust fan
 - ⊕ HRV supply/return
 - ⊕ telephone jack
 - ⊕ cable tv jack
 - ⊕ internet jack
 - ⊕ smoke alarm / CO detector (wall mounted)
 - ⊕ thermostat
 - ⊕ electric wall heater
 - ⊕ alarm control pad
 - ⊕ recessed linear lighting
 - ⊕ recessed footlights
 - ⊕ wall light
 - ⊕ LED tape light
 - ⊕ square trim LED spotlight
- APPLIANCE LEGEND**
(refer to appliance specs for electrical requirements)
- ⊕ dishwasher
 - ⊕ grill
 - ⊕ range
 - ⊕ refrigerator
 - ⊕ washer
 - ⊕ dryer
 - ⊕ ventilation hood
 - ⊕ undercounter microwave
 - ⊕ undercounter fridge
 - ⊕ stand-mixer

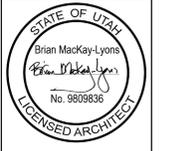
- ELECTRICAL NOTES:**
- Supply and install underground service from designated electric pole. Electrical contractor to determine proper amperage for electrical service.
 - Where applicable, all ceiling mounted light fixtures to be in-line with chipboard unless otherwise noted.
 - Where alignment of light fixtures as noted and 'note 1' are contradictory note 1 takes precedent.
 - See spec for location of electrical units on walls.
 - All finished ceiling heights dimensioned from top of finished floor below.
 - All lighting to be dimmable.
 - All work shall be performed in accordance with 2015 International Residential Code, and 2012 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
 - Architect to review location of all electrical units with electrical contractor prior to the execution of the work.
 - See typical heights and alignments diagram on A600, A601, A602 for exact location of electrical units on walls.
 - Supply and install underground service as per Civil Engineering drawings. Electrical contractor to determine proper amperage for electrical service.
 - Rough-in pre-wiring and supply installation of electrical fixtures and equipment.
 - Provide 240v outlets for oven and mechanical equipment requiring same.
 - All wall receptacles to be mounted 10" from finished floor to bottom of plate.
 - Floor duplexes to be Hubbell Flush Multi Service Metallic floor outlets, or approved equivalent by architect.
 - Provide exhaust fans bathrooms. Refer to architectural drawings for exact location of exhausts.
 - All smoke detectors shall be combination CO detectors interconnected, hardwired to the building power supply, and provided with battery backup.
 - Ensure that working space around electrical panel meets the minimum dimensions required by IRC E3405.1.
 - A minimum of one 125 volt, single phase, 15 or 20-amp receptacle shall be located in the garage, and shall be GFCI protected, including the garage door opener.
 - Receptacles in the mechanical room shall be GFCI protected.
 - All receptacles located outside must be GFCI protected and weather resistant.
 - Dishwasher branch circuit to be GFCI protected, per IRC E3902.9.
 - A dedicated 20-amp branch circuit is required for the bathroom receptacle outlets.
 - Exterior outlets to be provided per IRC E3901.7, and shall be weather resistant and GFCI protected.
 - A weather resistant, GFCI protected receptacle shall be located on the exterior of the house within 20' of the air conditioning unit.
 - All outlets to be tamper resistant, in accordance with IRC E4002.14.
 - Mechanical ducts will meet all the requirements of IRC M1001.1 and ACCA Manual D.
 - Coordinate hood fan control location with kitchen hood installer.
 - Floor mounted receptacles must be listed for floor mounted and face up application.
 - security, internet and cable tv source to be located in data control center indicated; wiring and connectors to main floor, upper floors, and basement as required.
 - locate all large mechanical and electrical equipment in basement mechanical room.
- SWITCHES**
- All switches to be dimmer switches.
 - Switches to be 4" from finished floor to bottom of plate unless otherwise noted.
 - Lutron Diva Series white switches with white cover plate unless otherwise noted.
 - Install ground fault interrupter (GFI) outlets in kitchen, bathrooms, mechanical room, and where required.
- FIXTURES**
- All fixtures to be specified by architect, supplied and installed by contractor.
 - Builder to verify location and sizes of all blockouts to receive light fixtures.
 - Smoke detectors to comply with local building code and to be white.
 - No less than 75% of the lamps permanently installed in lighting fixtures shall be high efficacy, per IRC N1104.1.

Kimmelman Residence

MacKay Lyons
Sawdust
Architects
Limited

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No.	Description	Date
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AUTHORITY'S REQUIREMENTS AND APPROVALS:
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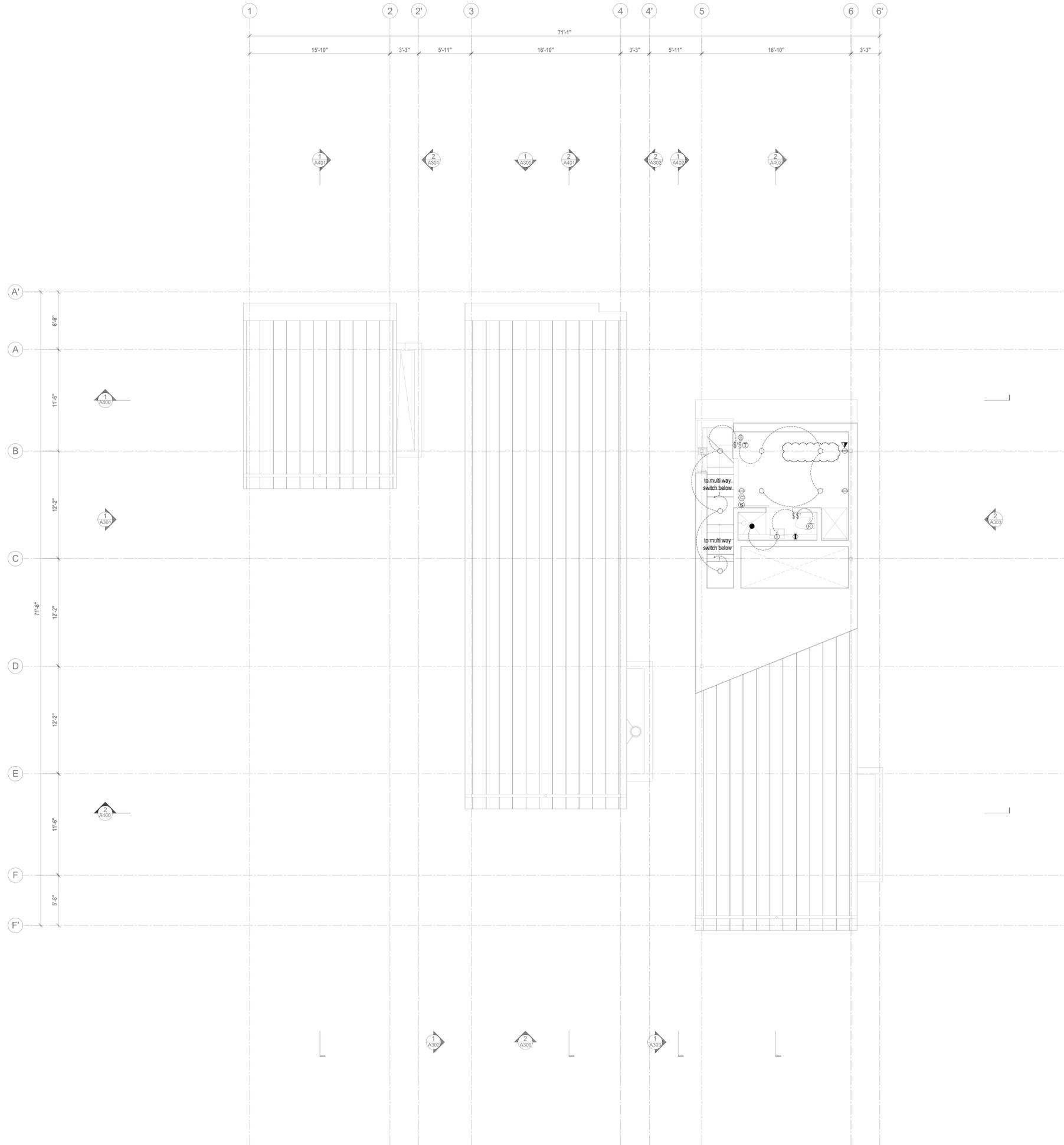
DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancy exist, consult Architect. All minimum dimensions are to comply with the National Building Code of Canada.

SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Electrical
Plans

Scale: 1/4" = 1'-0"
date: 17-08-15
drawn: AB
c/m/e: BML

A802



- ELECTRIC LEGEND:**
- ⊕ 120v duplex
 - ⊕ duplex with USB charger
 - ⊕ gfci duplex
 - ⊕ 240v duplex
 - ⊕ floor duplex
 - ⊕ exterior duplex
 - ⊕ wall mounted luminaire
 - ⊕ shower luminaire
 - ⊕ ceiling mounted luminaire
 - ⊕ ceiling mounted pendant
 - ⊕ exterior wall mounted light
 - ⊕ adjustable recessed luminaire
 - ⊕ ceiling mounted utility luminaire (keyless)
 - ⊕ puck light
 - ⊕ wall switch
 - ⊕ multi way switch
 - ⊕ timer switch
 - ⊕ exhaust fan
 - ⊕ HRV supply/return
 - ⊕ telephone jack
 - ⊕ cable tv jack
 - ⊕ internet jack
 - ⊕ smoke alarm / CO detector (wall mounted)
 - ⊕ thermostat
 - ⊕ electric wall heater
 - ⊕ alarm control pad
 - ⊕ recessed linear lighting
 - ⊕ recessed footlights
 - ⊕ wall light
 - ⊕ LED tape light
 - ⊕ square trim LED potlight
- APPLIANCE LEGEND**
(refer to appliance specs for electrical requirements)
- ⊕ dishwasher
 - ⊕ grill
 - ⊕ range
 - ⊕ refrigerator
 - ⊕ washer
 - ⊕ dryer
 - ⊕ ventilation hood
 - ⊕ undercounter microwave
 - ⊕ undercounter fridge
 - ⊕ stand-mixer

ELECTRICAL NOTES:

- + Supply and install underground service from designated electric pole. Electrical contractor to determine proper amperage for electrical service.
- + Where applicable, all ceiling mounted light fixtures to be in-line with ceiling joists unless otherwise noted.
- + Where alignment of light fixtures as noted and 'note 1' are contradictory note 1 takes precedent.
- + See spec for location of electrical units on walls.
- + All finished ceiling heights dimensioned from top of finished floor below.
- + All lighting to be dimmable.
- + All work shall be performed in accordance with 2015 International Residential Code, and 2017 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
- + Architect to review location of all electrical units with electrical contractor prior to the execution of the work.
- + See typical heights and alignments diagram on A600, A601, A602 for exact location of electrical units on walls.
- + Supply and install underground service as per Civil Engineering drawings. Electrical contractor to determine proper amperage for electrical service.
- + Rough-in pre-wiring and supply installation of electrical fixtures and equipment.
- + Provide 240v outlets for oven and mechanical equipment requiring same.
- + All wall receptacles to be mounted 12" from finished floor to bottom of plate.
- + Floor duplexes to be Hubbell Flush Multi Service Metallic floor outlets, or approved equivalent by architect.
- + Provide exhaust fans bathrooms. Refer to architectural drawings for exact location of exhausts.
- + All smoke detectors shall be combination CO detectors interconnected, hardwired to the building power supply, and provided with battery backup.
- + Ensure that working space around electrical panel meets the minimum dimensions required by IRC E3405.1.
- + A minimum of one 125 volt, single phase, 15 or 20-amp receptacle shall be located in the garage, and shall be GFCI protected, including the garage door opener.
- + Receptacles in the mechanical room shall be GFCI protected.
- + All receptacles located outside must be GFCI protected and weather resistant.
- + Dishwasher branch circuit to be GFCI protected, per IRC E3902.9.
- + A dedicated 20-amp branch circuit is required for the bathroom receptacle outlets.
- + Exterior outlets to be provided per IRC E3901.7, and shall be weather resistant and GFCI protected.
- + A weather resistant, GFCI protected receptacle shall be located on the exterior of the house within 25' of the air conditioning unit.
- + All outlets to be tamper resistant, in accordance with IRC E4002.14.
- + Mechanical ducts will meet all the requirements of IRC M1601.1 and ACCA Manual D.
- + Coordinate hood fan control location with kitchen hood installer.
- + Floor mounted receptacles must be listed for floor mounted and face up application.
- + security, internet and cable tv source to be located in data control center indicated, wiring and connections to main floor, upper floors, and basement as required.
- + locate all large mechanical and electrical equipment in basement mechanical room.

SWITCHES

- + All switches to be dimmer switches.
- + Switches to be 4" from finished floor to bottom of plate unless otherwise noted.
- + Lutron Diva Series white switches with white cover plate unless otherwise noted.
- + Install ground fault interrupter (GFI) outlets in kitchen, bathrooms, mechanical room, and where required.

FIXTURES

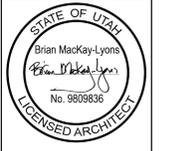
- + All fixtures to be specified by architect, supplied and installed by contractor.
- + Builder to verify location and sizes of all blockouts to receive light fixtures.
- + Smoke detectors to comply with local building code and to be white
- + No less than 75% of the lamps permanently installed in lighting fixtures shall be high efficiency, per IRC N1104.1.

Kimmelman Residence

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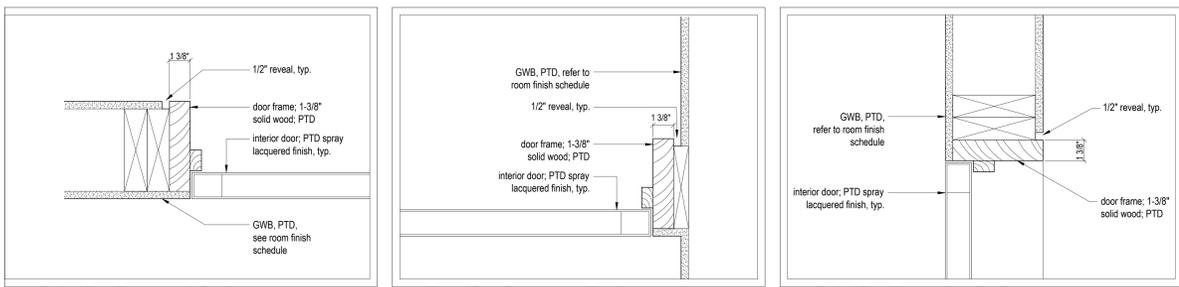
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SHOP DRAWINGS:
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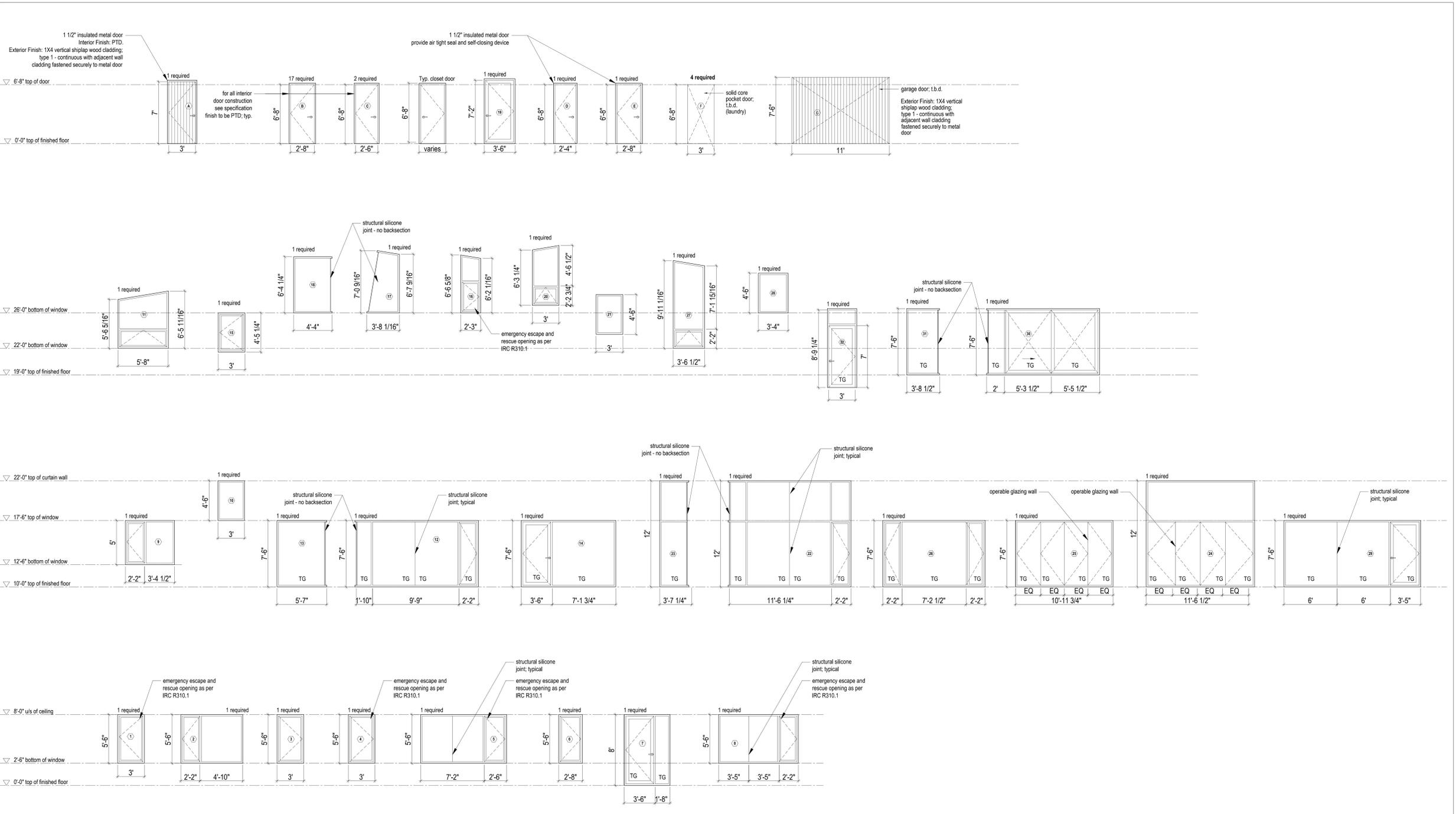


3
A300
Typical Door Frame - Jamb Detail
Scale 3" = 1'-0"

2
A300
Typical Door Frame - Jamb Detail
Scale 3" = 1'-0"

2
A300
Typical Door Frame - Head Detail
Scale 3" = 1'-0"

- NOTES:
- Aluminum clad wood windows to be WEATHERSHIELD Contemporary Collection (8306), see specification for finish information. 0.32 U-factor. See Specification for more information.
 - Casement Operators in aluminum clad wood window frames to be WEATHERSHIELD Premium Casement (8211), see specification for finish information. 0.32 U-factor. Outswing operation typical. See Specification for more information.
 - Awning Operators in aluminum clad wood window frames to be WEATHERSHIELD Premium Awning (8211), see specification for finish information. 0.33 U-factor. Outswing operation typical. See Specification for more information.
 - Sliding Operators in aluminum clad wood window frames to be WEATHERSHIELD Sliding Doors (8717), see specification for finish information. 0.34 U-factor. Outswing operation typical. See Specification for more information.
 - All glazed exterior doors to be WEATHERSHIELD 1 Panel Patio Door (8617), see specification for finish information. 0.34 U-factor. Outswing operation typical. See Specification for more information.
 - Operable Glazing Walls to be NanoWall W467, see specification for finish information. 0.37 U-factor. Bi-fold to open out typical. See Specification for more information.
 - All entry doors are to have keyed entry lever and deadbolt. Information to be provided as part of glazing shop drawings and reviewed by architect.
 - The sizes are rough openings. It is the contractor's responsibility to determine finished frames.
 - All operable windows to have screens. Review screen type with architect prior to installation.
 - All window head / sill / jamb flashing to be anodized aluminum to match windows.
 - All window head / sill / jamb assembly details to be designed by window manufacturer and approved by the architect.
 - All operable windows to be outswing.
 - All joints of door cladding to align with joints of wall cladding when doors are in closed position.
 - All window dimensions in this drawing to be verified in field prior to fabrication.
 - Provide shop drawings for all windows and doors for review by architect prior to fabrication and installation.
 - All glazing 16" or less from the finished floor to be tempered, unless otherwise noted.
 - Refer to floor plans for door swing directions.
 - TG indicates tempered glazing.
 - All U-factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer, per IECC R402.3.



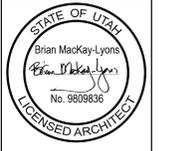
1
A300
Window and Door Schedule
Scale 1/4" = 1'-0"

Kimmelman Residence

MacKay Lyons
Architects
Limited

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Halifax, Nova Scotia
Canada B3K 2B4

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00	Revision	

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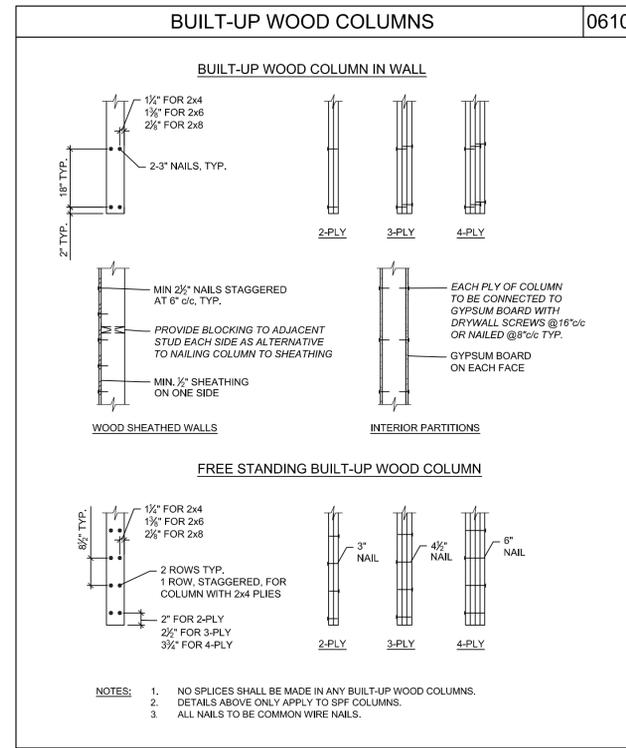
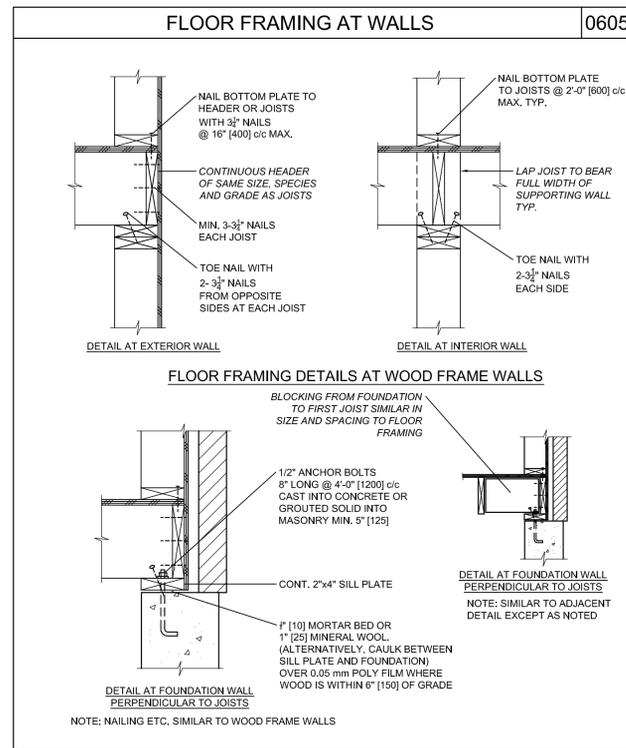
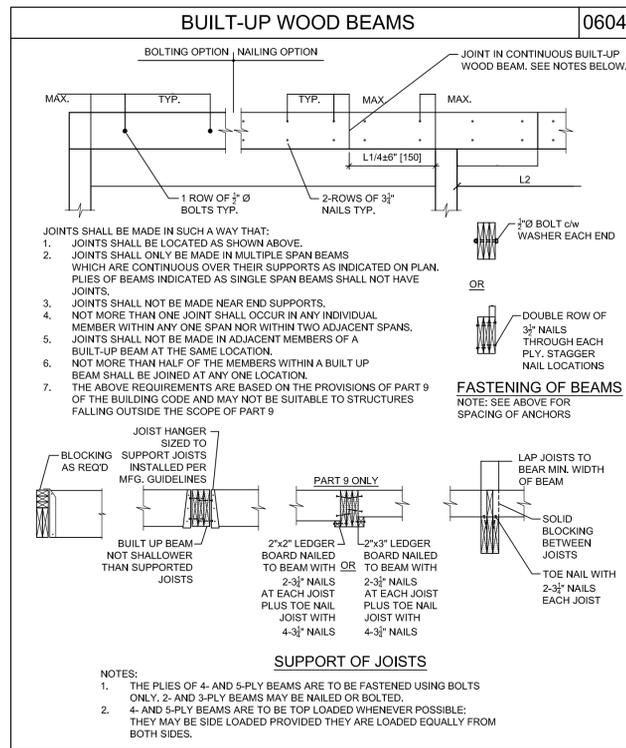
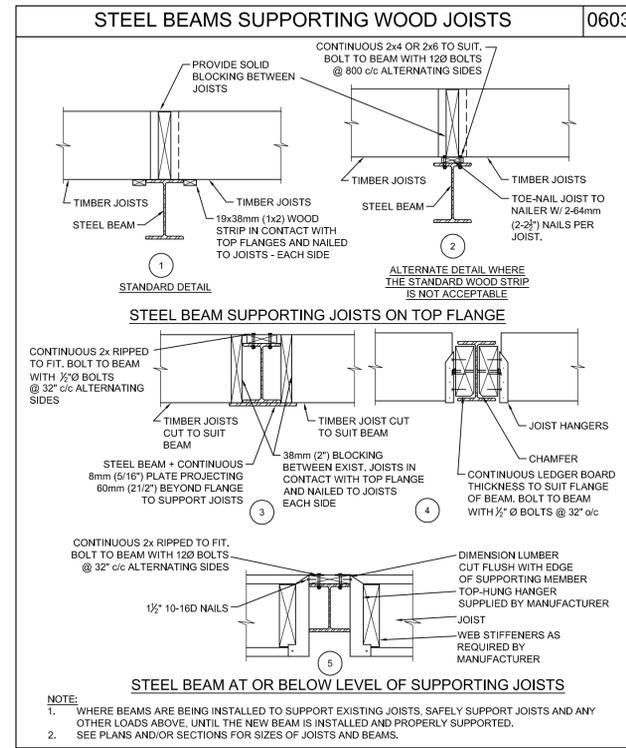
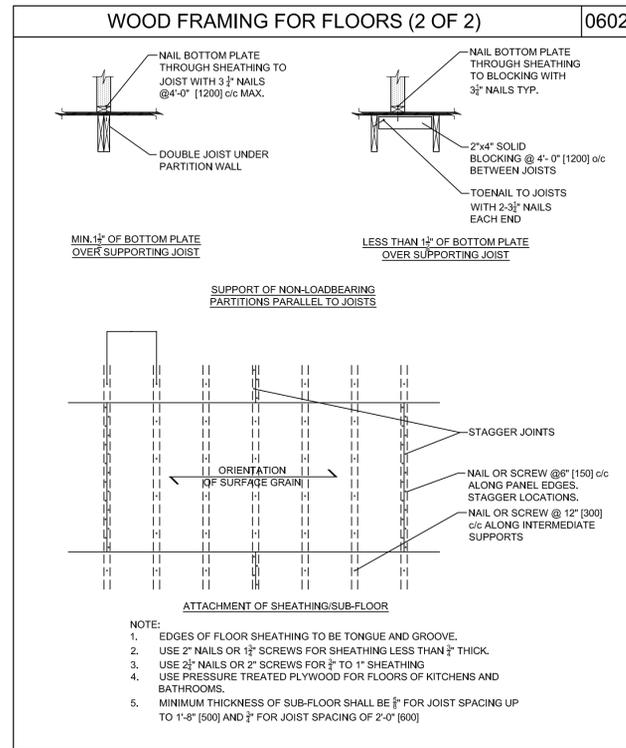
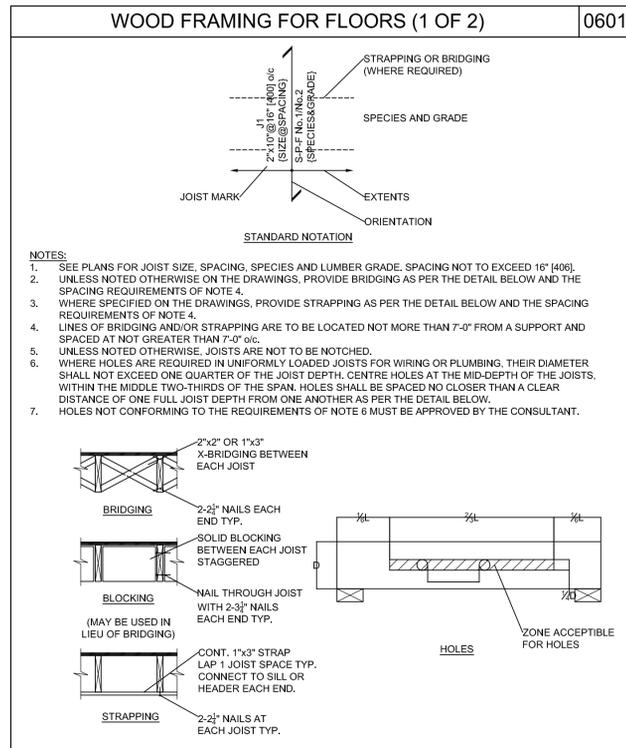
DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Parts take precedence over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Window Door
Schedule

Scale: 1/4" = 1'-0"
Date: 17/10/15
Drawn: AB
Checked: BML

A900



NOTE:
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SULLAWAY ENGINEERING
10815 RANCHO BERNARDO ROAD SUITE 210
SAN DIEGO, CA 92127
(619) 315-9192
www.sullawayeng.com

MARK	DATE	DESCRIPTION
△	17.09.29	REVISED PERMIT SET
	17.09.13	INTERNAL COORD SET
	17.07.31	ISSUED FOR PERMIT
	17.07.26	ISSUED FOR COORDINATION

Project Name
KIMMELMAN MAY RESIDENCE

Address
SUMMIT POWDER MOUNTAIN EDEN, UTAH

File Name: FILENAME.EXT
CAD/BIM Program: AUTOCAD

Drawn by: AVB
Checked by: DB

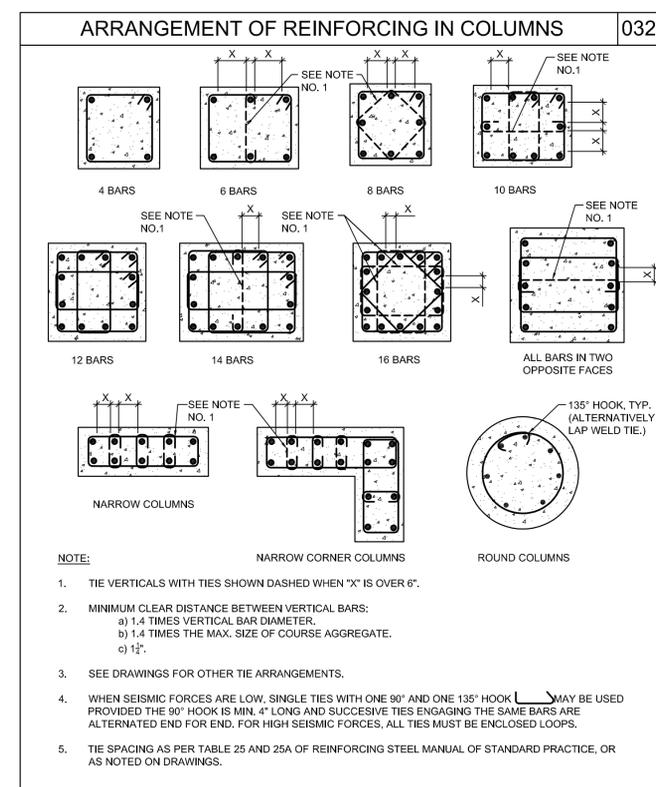
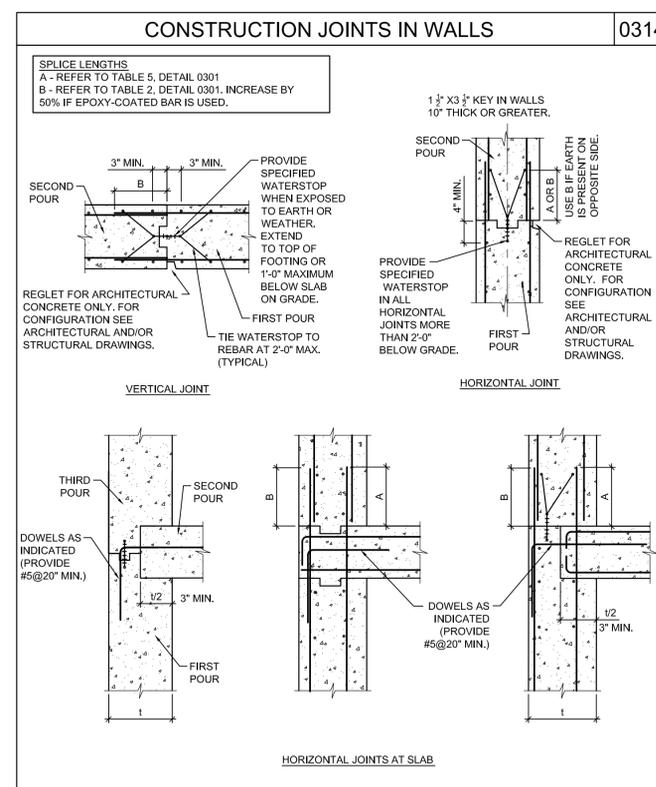
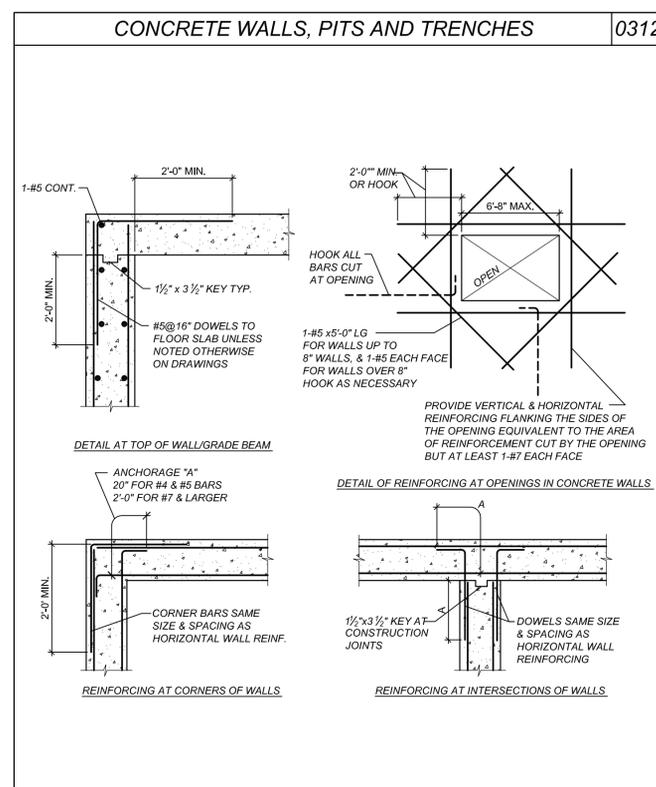
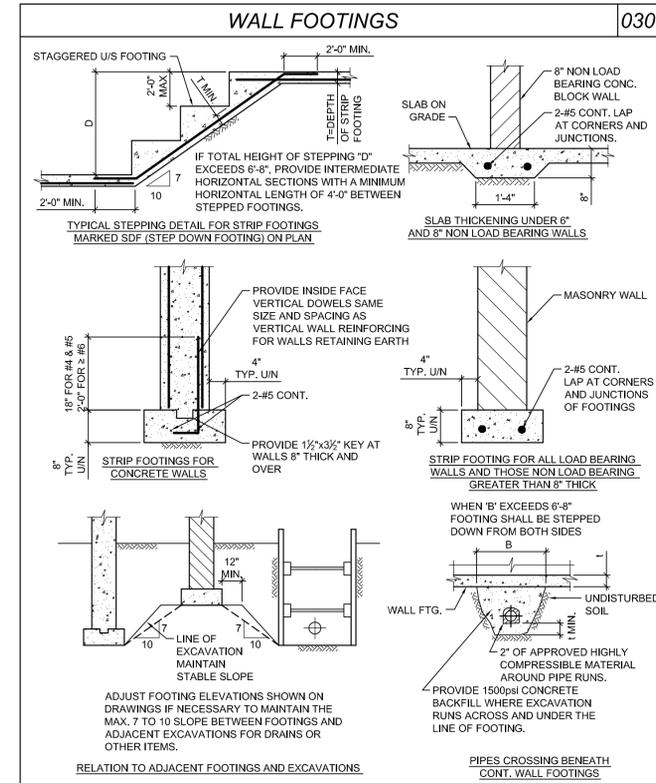
Scale: AS NOTED
Project #: 170266

Sheet Title
TYPICAL DETAILS CONTINUED



ABBREVIATIONS			0001
A.BOLT	= ANCHOR BOLT	KN	= KILONEWTON
ADJ.	= ADJUSTABLE	kg	= KILOGRAM
ALT.	= ALTERNATE	KNm	= KILONEWTON METRES
ARCH.	= ARCHITECTURAL	KNsq.m	= KILONEWTON PER SQUARE METRE
		KNm	= KILONEWTON PER METRE
B	= BOTTOM	L.L.	= LIVE LOAD
BL	= BOTTOM LOWER LAYER	LG	= LONG
BUL	= BOTTOM UPPER LAYER	LLV.	= LONG LEG VERTICAL
BUDG.	= BUILDING	LLH.	= LONG LEG HORIZONTAL
BM.	= BEAM		
BR	= BASE OR BEARING PLATE	MAX.	= MAXIMUM
BSMT.	= BASEMENT	MECH.	= MECHANICAL
		MEZZ.	= MEZZANINE
CA	= COLUMN ABOVE	MIN.	= MINIMUM
C/C	= CENTRE TO CENTRE	MISC.	= MISCELLANEOUS
C	= CENTRE LINE	ML	= MIDDLE LAYER
CANT.	= CANTILEVER	mm	= MILLIMETRE
COL.	= COLUMN	MOM.	= MOMENT
CONC.	= CONCRETE	m	= METRIC METRE
CONSTR.	= CONSTRUCTION	MPa	= MEGAPASCAL
CONT.	= CONTINUOUS	MF	= FACTORED MOMENT
cw	= COMPLETE WITH	N	= NEWTONS
		N.F.	= NEAR FACE
DET.	= DETAIL	N-S	= NORTH-SOUTH
DIAG.	= DIAGONAL	NTS.	= NOT TO SCALE
DIA.	= DIAMETER		
D	= DIAMETER, BAR DIAMETER	OWSJ	= OPEN WEB STEEL JOISTS
DIM.	= DIMENSION	OPEN	= OPENING
D.J.	= DOUBLE JOIST	PL.	= PLATE
D.O.	= OTTO	P.C.	= PRECAST
D.L.	= DEAD LOAD	PROJ.	= PROJECTION
DWG.	= DRAWING	R	= REACTION
DWL.	= DWEL	RAD	= RADIUS
EA.	= EACH	REF.	= REFERENCE
EA.F.	= EACH FACE	REINF.	= REINFORCING REINFORCEMENT
EA.W.	= EACH WAY	REQ'D	= REQUIRED
EL.	= ELEVATION	REV.	= REVISION, REVISED
ELECT.	= ELECTRICAL	r/w	= REINFORCED WITH
ELEV.	= ELEVATOR	SECT.	= SECTION
E-W	= EAST-WEST	SDF	= STEP DOWN FOOTING
EQ.	= EQUAL	SL	= SLAB
EXIST.	= EXISTING	SPEC'S.	= SPECIFICATIONS
EXP.J.	= EXPANSION JOINT	STD.	= STANDARD
EXT.	= EXTERIOR	SQ.	= SQUARE
		STRUCT.	= STRUCTURAL
F.F.	= FAR FACE	T	= TOP
FDN.	= FOUNDATION	T.J.	= TIE JOIST
FIN.	= FINISHED	TLL	= TOP LOWER LAYER
FL.	= FLOOR	TUL	= TOP UPPER LAYER
FTG.	= FOOTING	TEMP.	= TEMPERATURE
		TYP.	= TYPICAL
G.A.	= GAUGE	UN	= UNLESS OTHERWISE NOTED
GALV.	= GALVANIZED	US	= UNDERSIDE
GEN.	= GENERAL	V.F. VERT.	= FACTORED SHEAR FORCE VERTICAL
H. HOR.	= HORIZONTAL	WWF	= WELDED WIRE FABRIC
HH	= HOOKED EACH END	w	= WITH
INT.	= INTERIOR	wd, wl	= UNIFORMLY DISTRIBUTED LOADS
JT.	= JOINT		

REINFORCEMENT DEVELOPMENT LENGTHS						0301
TABLE 1 - TENSION DEVELOPMENT LENGTH (in)						
BAR SIZE	2900psi	3626psi	4352psi	5077psi	5802psi	
4	12.6	11.8	11.8	11.8	11.8	
5	18.9	16.9	15.4	14.6	13.4	
6	25.2	22.8	20.9	19.3	18.1	
8	39.8	35.4	32.3	29.9	28.0	
9	47.6	42.5	39.0	35.8	33.5	
11	55.5	49.6	45.3	41.7	39.4	
14	71.7	63.8	58.3	53.9	50.8	
18	87.4	78.0	71.3	66.1	61.8	
TABLE 2 - TENSION LAP SPLICE (CLASS B) LENGTH (in)						
BAR SIZE	2900psi	3626psi	4352psi	5077psi	5802psi	
4	16.5	15.0	13.4	12.4	11.8	
5	24.8	22.0	20.1	19.1	17.5	
6	33.1	29.7	27.2	25.2	23.6	
8	51.8	46.1	42.1	39.0	36.4	
9	54.1	55.3	50.8	46.5	43.5	
11	72.4	64.6	58.9	55.3	51.2	
14						LAP SPLICES NOT PERMITTED
18						
TABLE 3 - DEVELOPMENT LENGTH (in) FOR STANDARD HOOKS.						
BAR SIZE	2900psi	3626psi	4352psi	5077psi	5802psi	
4	6.1	5.9	5.9	5.9	5.9	
5	9.4	8.3	7.5	6.9	6.7	
6	12.4	11.0	10.2	9.4	8.9	
8	15.4	13.8	12.6	11.6	11.0	
9	18.5	16.5	15.2	14.2	13.0	
11	21.7	19.9	17.7	16.3	15.2	
14	38.5	34.4	31.4	29.1	27.2	
18	49.6	44.4	40.6	37.5	35.1	
TABLE 4 - COMPRESSION DEVELOPMENT LENGTH (in)						
BAR SIZE	f _c =2900psi	f _c =3626psi	f _c >=4352psi			
4	8.3	7.9	7.9			
5	12.6	11.4	10.2			
6	16.9	15.0	13.8			
8	21.3	18.9	17.3			
9	25.2	22.8	20.9			
11	29.5	26.4	24.4			
14	38.2	33.9	31.1			
18	46.5	41.7	38.2			
TABLE 5 - COMPRESSION LAP SPLICE LENGTH (in)						
BAR SIZE	USUAL CONFINEMENT					
4	11.8					
5	17.3					
6	22.8					
8	28.7					
9	34.6					
11	40.2					
NOTE: #14 AND #18 BARS SHALL BE SPLICED WITH MECHANICAL CONNECTORS						
TABLE 6 - STANDARD HOOK DIMENSION FOR BLACK REINFORCING.						
BAR SIZE	400R OR 500R	400W OR 500W				
90° HOOK	180° HOOK	90° HOOK	180° HOOK			
(in)	(in)	(in)	(in)			
4	7.1	5.5	7.1	5.1		
5	10.2	7.1	9.8	6.7		
6	12.2	8.7	11.8	7.9		
8	15.7	11.0	15.7	11.0		
9	20.1	15.7	19.3	13.8		
11	24.0	18.9	23.2	16.9		
14	31.1	26.8	30.3	24.4		
18	40.6	35.4	39.8	32.7		
REFER TO REINFORCING STEEL MANUAL OF STANDARD PRACTICE FOR MORE INFORMATION.						



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	17.07.26	ISSUED FOR COORDINATION

Project Name
KIMMELMAN MAY RESIDENCE

Address
SUMMIT POWDER MOUNTAIN EDEN, UTAH

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Drawn by	Checked by
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Scale	Project #
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Sheet Title
TYPICAL DETAILS

S-003



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Project Name
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RESIDENCE**

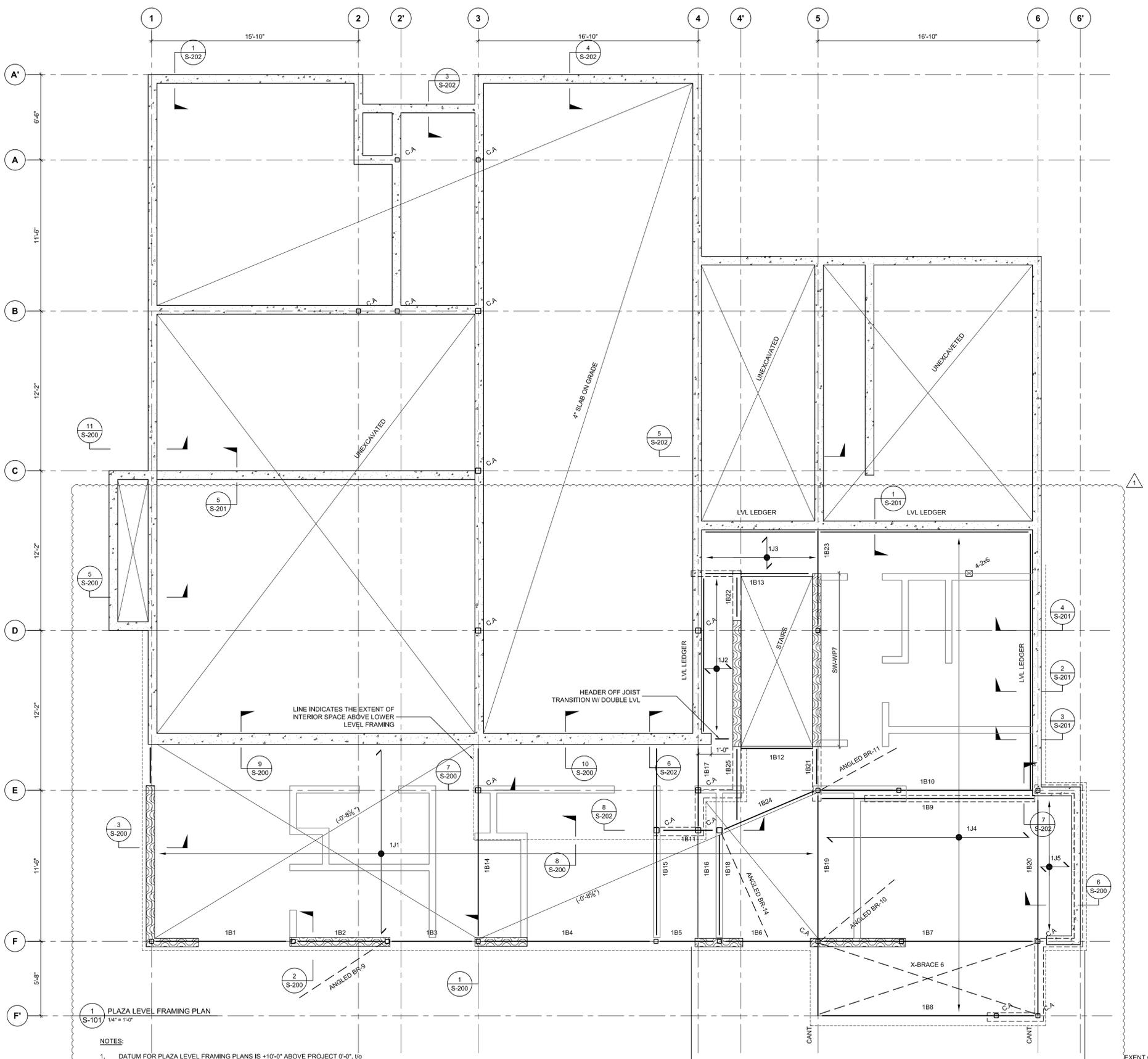
Address
**SUMMIT POWDER
MOUNTAIN**

EDEN, UTAH

File Name FILENAME.EXT	CAD/BIM Program AUTOCAD
Drawn by AVB	Checked by DB
Scale AS NOTED	Project # 170266

Sheet Title
**PLAZA LEVEL
FRAMING PLANS**

S-101

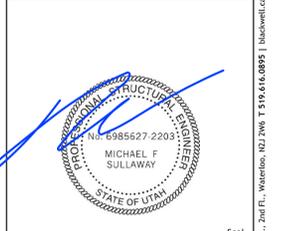


PLAZA LEVEL MEMBER SCHEDULE		
MEMBER MARK	MEMBER DESCRIPTION	REMARKS
1J1	14" REDBUILT RED I-90 @ 12" c/c	
1J2	11 1/2" REDBUILT RED I-45 @ 16" c/c	
1J3	2x10 @ 12" c/c	
1J4	11 1/2" REDBUILT RED I-45 @ 16" c/c	
1J5	2x8 @ 16"	
1B1	W12x26	
1B2	W12x26	
1B3	W12x26	
1B4	W12x26	
1B5	W12x26	
1B6	W12x26	
1B7	W12x26	
1B8	W14x68	
1B9	3 - 1 1/2" x 11 1/8" LVL	
1B10	W12x26	2-SPAN CONTINUOUS BEAM
1B11	W14x61	
1B12	2 - 1 1/2" x 14" LVL	
1B13	2 - 1 1/2" x 11 1/8" LVL	
1B14	W12x26	2-SPAN CONTINUOUS BEAM
1B15	W12x26	2-SPAN CONTINUOUS BEAM
1B16	W12x26	
1B17	W12x26	
1B18	W12x26	
1B19	W14x30	
1B20	W14x33	
1B21	2 - 1 1/2" x 11 1/8" LVL	
1B22	2 - 1 1/2" x 11 1/8" LVL	
1B23	3 - 1 1/2" x 11 1/8" LVL	EXTENDS TO STEEL COLUMN. HDU-4 DRILLED AND EPOXIED 6" TO FW3
1B24	W12x40	
1B15	2 - 1 1/2" x 14" LVL	
LVL LEDGER	1 1/2" x 11 1/8" LVL	FASTEN TO CONCRETE WALLS WITH 3/4" Ø BOLTS @ ENDS & 32" c/c WITH HILTI HIT-HY 200 EPOXY, 5" EMBEDMENT.
ANGLED BR-9	3" x 3" x 1/2" HSS	CONNECT FOR Tt = Ct = 33 KIPS INCLUDES Q=2.0 FACTOR
ANGLED BR-10	3" x 3" x 1/2" HSS	CONNECT FOR Tt = Ct = 33 KIPS INCLUDES Q=2.0 FACTOR
ANGLED BR-11	3" x 3" x 1/2" HSS	CONNECT FOR Tt = Ct = 11 KIPS INCLUDES Q=2.0 FACTOR
ANGLED BR-14	3" x 3" x 1/2" HSS	CONNECT FOR Tt = Ct = 6 KIPS INCLUDES Q=2.0 FACTOR
X-BRACE 6	3/4" Ø ROD	CONNECT FOR Tt = Ct = 6 KIPS INCLUDES Q=2.0 FACTOR X-BRACE LOCATED WITHIN FLOOR

- NOTES:
- ALL WOOD CONNECTORS ARE TO BE BY SIMPSON STRONG TIE. PROVIDE CONSULTANT WITH FULL SPEC. OF ALL ALTERNATE HANGERS FOR APPROVAL PRIOR TO USE.
 - ALL LOADS HAVE BEEN FACTORED IN ACCORDANCE WITH IBC 2018 LOAD CASES (LRFD)
 - CONNECT STEEL BEAMS FOR ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE SIMPLE SPAN BEAM FOR THE GIVEN SPAN AS INDICATED IN THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDING. ALL BOLTED CONNECTIONS TO HAVE A MINIMUM OF 2 BOLTS.
 - SEE S-105 FOR SHEARWALL SCHEDULE.
 - ALL SLABS SHALL BE REINFORCED WITH 4"x4" W2.9xW2.9 WELDED WIRE FABRIC PLACED WITHIN THE MIDDLE THIRD OF THE SLAB.

- NOTES:
- DATUM FOR PLAZA LEVEL FRAMING PLANS IS +10'-0" ABOVE PROJECT 0'-0". 1/8" SHEATHING IS AT (-0'-2 1/2") BELOW THE DATUM.
 - WHERE CROSSED AND NOTED THE 1/8" OF SHEATHING IS LOWER/RAISED.
 - LOADS USED IN DESIGN: DEAD: 25psf (ROOF AREAS)
40psf (AREAS OF 1 1/2" TOPPING)
50psf (SUPPORTING PAVERS AT WALKOUT)
SNOW: 192psf
40psf (AT GROUND LEVEL)
LIVE: 274psf (AT GROUND LEVEL)
40psf
 - ALL SHEATHING TO BE 1/2" T&G APPLIED DIRECTLY TO JOISTS.
 - REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

EXTENT OF LANDSCAPING ELEMENTS BELOW SHOWN THUS.



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MEMBER MARK	MEMBER DESCRIPTION	REMARKS
2J1	1 1/2" REDBUILT RED I-45 @ 16" c/c	
2J2	1 1/2" REDBUILT RED I-45 @ 16" c/c	
2J3	1 1/2" REDBUILT RED I-45 @ 16" c/c	
2J4	1 1/2" REDBUILT RED I-45 @ 16" c/c	
2J5	1 1/2" REDBUILT RED I-45 @ 16" c/c	
2J6	2x10 @ 12" c/c	
2J7	2x10 @ 12" c/c	
2B1	2 - 1 1/2" x 11 1/2" LVL	
2B2	2 - 1 1/2" x 11 1/2" LVL	
2B3	2 - 1 1/2" x 11 1/2" LVL	
2B4	2 - 1 1/2" x 11 1/2" LVL	
2B5	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
2B6	3 - 1 1/2" x 9 1/2" LVL	
2B7	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
2B8	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
2B9	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
2B10	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
2B11	2 - 1 1/2" x 11 1/2" LVL	
2B12	3 - 1 1/2" x 11 1/2" LVL	
2B13	2 - 1 1/2" x 11 1/2" LVL	
2B14	W10x39	
2B15	W10x45	
2B16	W10x26	
2B17	2 - 1 1/2" x 11 1/2" LVL	
2B18	2 - 1 1/2" x 11 1/2" LVL	
2B19	2 - 1 1/2" x 11 1/2" LVL	
2B20	W10x26	
2B21	2 - 1 1/2" x 9 1/2" LVL	
2B22	W10x22	
2B23	W10x22	
2B24	W10x22	
2B25	W8x18	
2B26	W8x18	
LVL LEDGER	1 1/2" x 11 1/2" LVL	FASTEN TO CONCRETE WALLS WITH 3/4" Ø BOLTS @ ENDS & 32" c/c WITH HILTI HIT-HY 200 EPOXY, 5" EMBEDMENT.
X-BRACE-3	REFER TO S-104	
X-BRACE-5	REFER TO S-104	
ANGLED BR-7	3" x 3" x 1/4" HSS	CONNECT FOR TF = Cf = 8.0 KIPS INCLUDES Ω=2.0 FACTOR
ANGLED BR-8	3" x 3" x 1/4" HSS	CONNECT FOR TF = Cf = 29 KIPS INCLUDES Ω=2.0 FACTOR

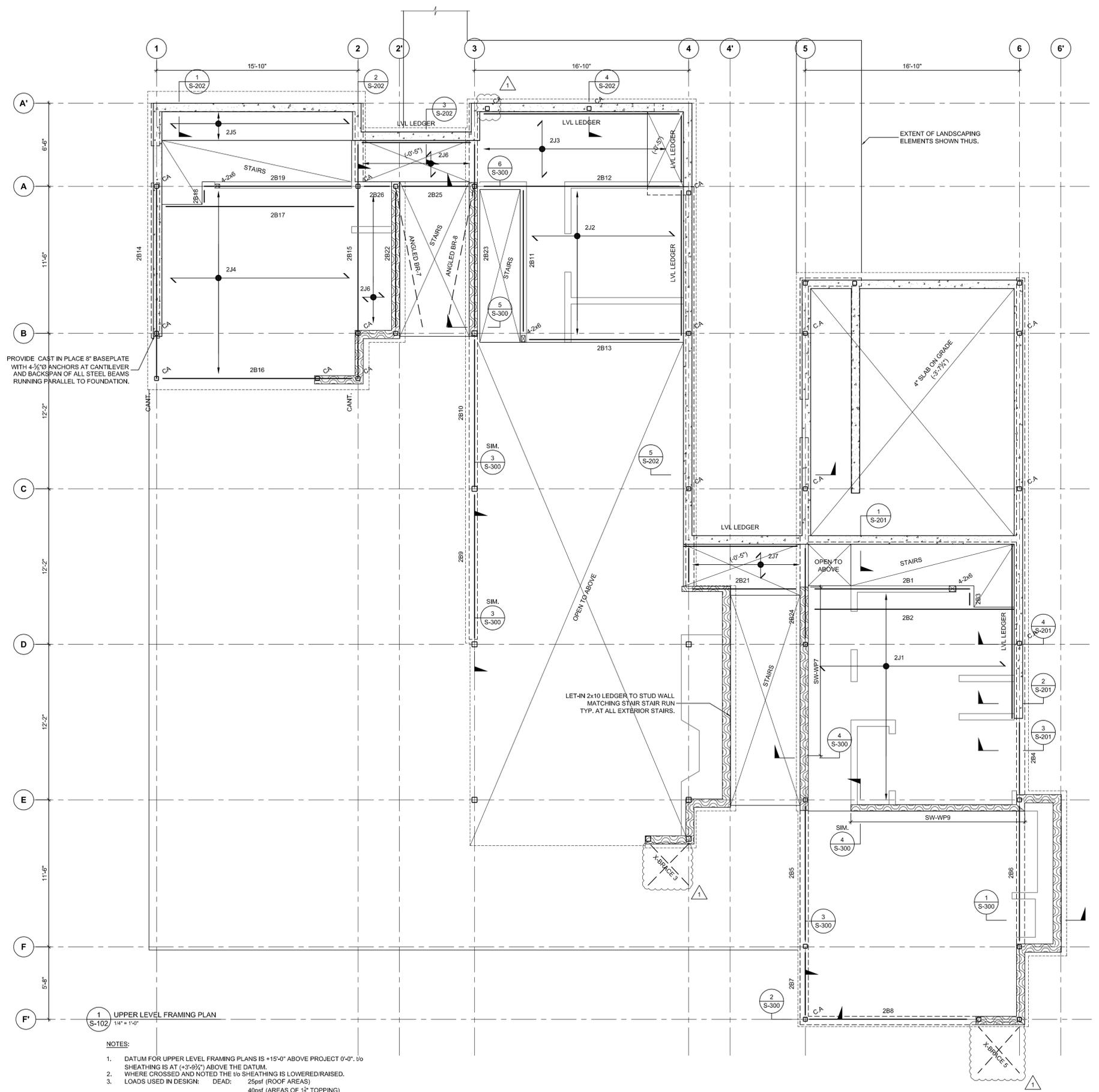
Project Name
**KIMMELMAN
MAY
RESIDENCE**

Address
**SUMMIT POWDER
MOUNTAIN
EDEN, UTAH**

File Name: FILENAME.EXT
CAD/BIM Program: AUTOCAD
Drawn by: AVB
Checked by: DB
Scale: AS NOTED
Project #: 170266

Sheet Title
**UPPER FLOOR
FRAMING PLANS**

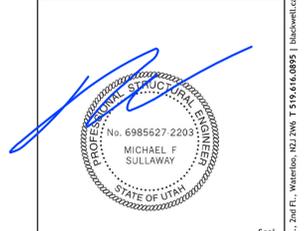
S-102



UPPER LEVEL FRAMING PLAN
1/4" = 1'-0"

NOTES:
1. DATUM FOR UPPER LEVEL FRAMING PLANS IS +15'-0" ABOVE PROJECT 0'-0". 1/2 SHEATHING IS AT (+3'-9 1/2") ABOVE THE DATUM.
2. WHERE CROSSED AND NOTED THE 1/2 SHEATHING IS LOWERED/RAISED.
3. LOADS USED IN DESIGN: DEAD: 25psf (ROOF AREAS)
40psf (AREAS OF 1 1/2" TOPPING)
SNOW: 192psf
LIVE: 40psf
4. ALL SHEATHING TO BE 1/2" T&G APPLIED DIRECTLY TO JOISTS.
5. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

NOTES:
1. ALL WOOD CONNECTORS ARE TO BE BY SIMPSON STRONG TIE. PROVIDE CONSULTANT WITH FULL SPEC. OF ALL ALTERNATE HANGERS FOR APPROVAL PRIOR TO USE.
2. ALL LOADS HAVE BEEN FACTORED IN ACCORDANCE WITH IBC 2016 LOAD CASES (LRFD)
3. CONNECT STEEL BEAMS FOR ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE SIMPLE SPAN BEAM FOR THE GIVEN SPAN AS INDICATED IN THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDING. ALL BOLTED CONNECTIONS TO HAVE A MINIMUM OF 2 BOLTS.
4. SEE S-105 FOR SHEARWALL SCHEDULE.
5. ALL SLABS SHALL BE REINFORCED WITH 4"x4" W2.3xW2.9 WELDED WIRE FABRIC PLACED WITHIN THE MIDDLE THIRD OF THE SLAB.



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NANNY SUITE LEVEL MEMBER SCHEDULE		
MEMBER MARK	MEMBER DESCRIPTION	REMARKS
3J1	9 1/2" REBUILT RED I-45 @ 16" c/c	
3J2	2x6 @ 16" c/c	
3J3	2x6 @ 16" c/c	
3B1	W8x18	
3B2	HSS 4"x3"x3/4" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
3B3	HSS 4"x3"x3/4" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
3B4	HSS 4"x3"x3/4" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
3B5	3 - 1 1/2" x 9 1/2" LVL	
3B6	W8x18	
3B7	3 - 1 1/2" x 9 1/2" LVL	
3B8	3 - 1 1/2" x 9 1/2" LVL	
3B9	HSS 4"x3"x3/4" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
3B10	HSS 4"x3"x3/4" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
3B11	3 - 1 1/2" x 9 1/2" LVL	
3B12	NOT IN USE	
X-BRACE 1	REFER TO S-104	
X-BRACE 2	REFER TO S-104	
X-BRACE 3	REFER TO S-104	
X-BRACE 4	REFER TO S-104	
X-BRACE 5	REFER TO S-104	
ANGLED BR-12	3" x 3" x 1/2" HSS	CONNECT FOR Tf = Cf = 11 KIPS INCLUDES Q=2.0 FACTOR

- NOTES:
- ALL WOOD CONNECTORS ARE TO BE BY SIMPSON STRONG TIE. PROVIDE CONSULTANT WITH FULL SPEC. OF ALL ALTERNATE HANGERS FOR APPROVAL PRIOR TO USE.
 - ALL LOADS HAVE BEEN FACTORED IN ACCORDANCE WITH IBC 2016 LOAD CASES (LRFD)
 - CONNECT STEEL BEAMS FOR ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE SIMPLE SPAN BEAM FOR THE GIVEN SPAN AS INDICATED IN THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDING. ALL BOLTED CONNECTIONS TO HAVE A MINIMUM OF 2 BOLTS.
 - SEE S-105 FOR SHEARWALL SCHEDULE.

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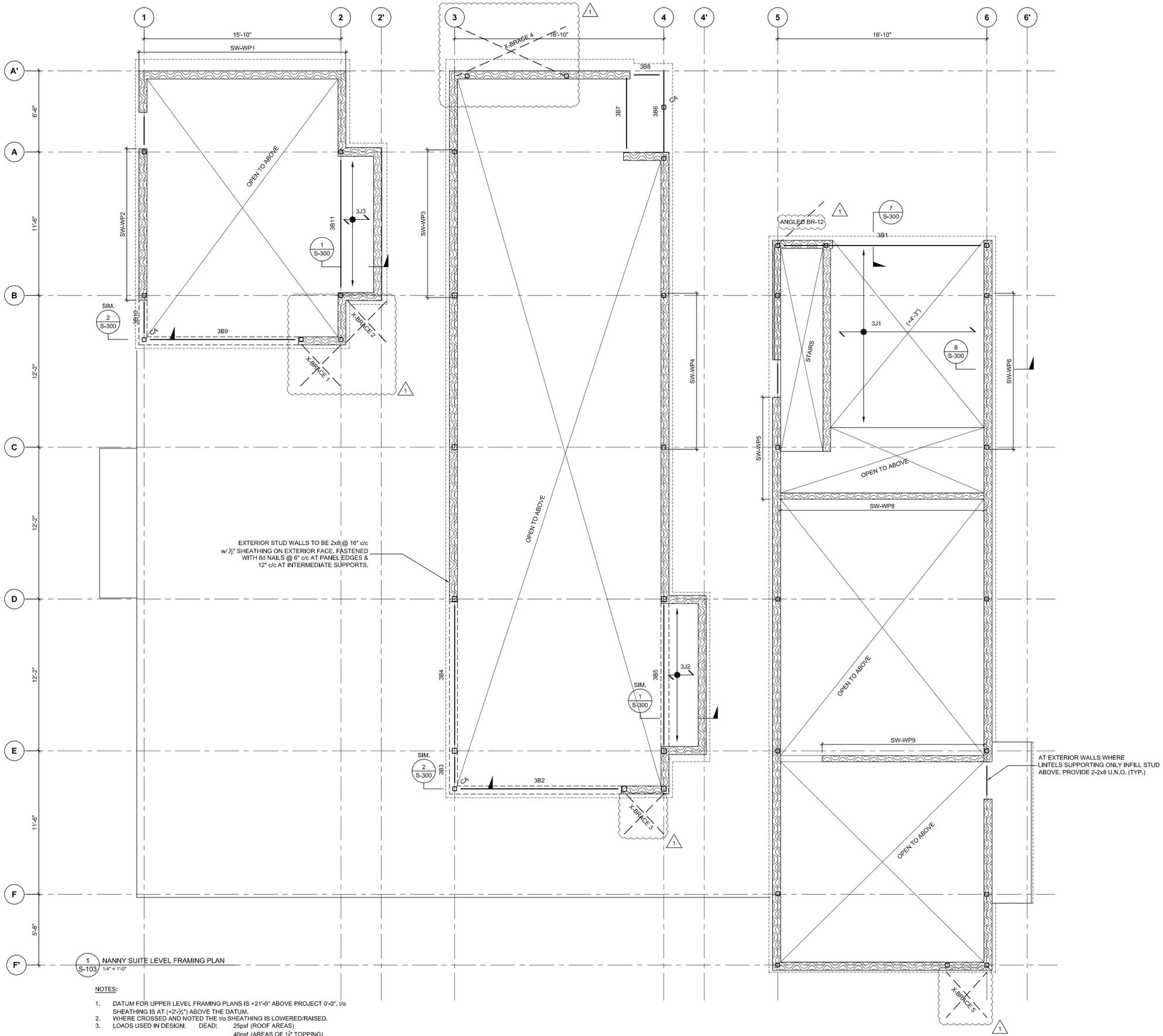
Project Name
KIMMELMAN MAY RESIDENCE

Address
SUMMIT POWDER MOUNTAIN EDEN, UTAH

File Name: FILENAME.EXT CAD/BIM Program: AUTOCAD
 Drawn by: AVB Checked by: DB
 Scale: AS NOTED Project #: 170266

Sheet Title
NANNY SUITE FRAMING PLANS

S-103



EXTERIOR STUD WALLS TO BE 2x8 @ 16" c/c w/ 1/2" SHEATHING ON EXTERIOR FACE. FASTENED WITH 8d WALLS @ 6" c/c AT PANEL EDGES & 12" c/c AT INTERMEDIATE SUPPORTS.

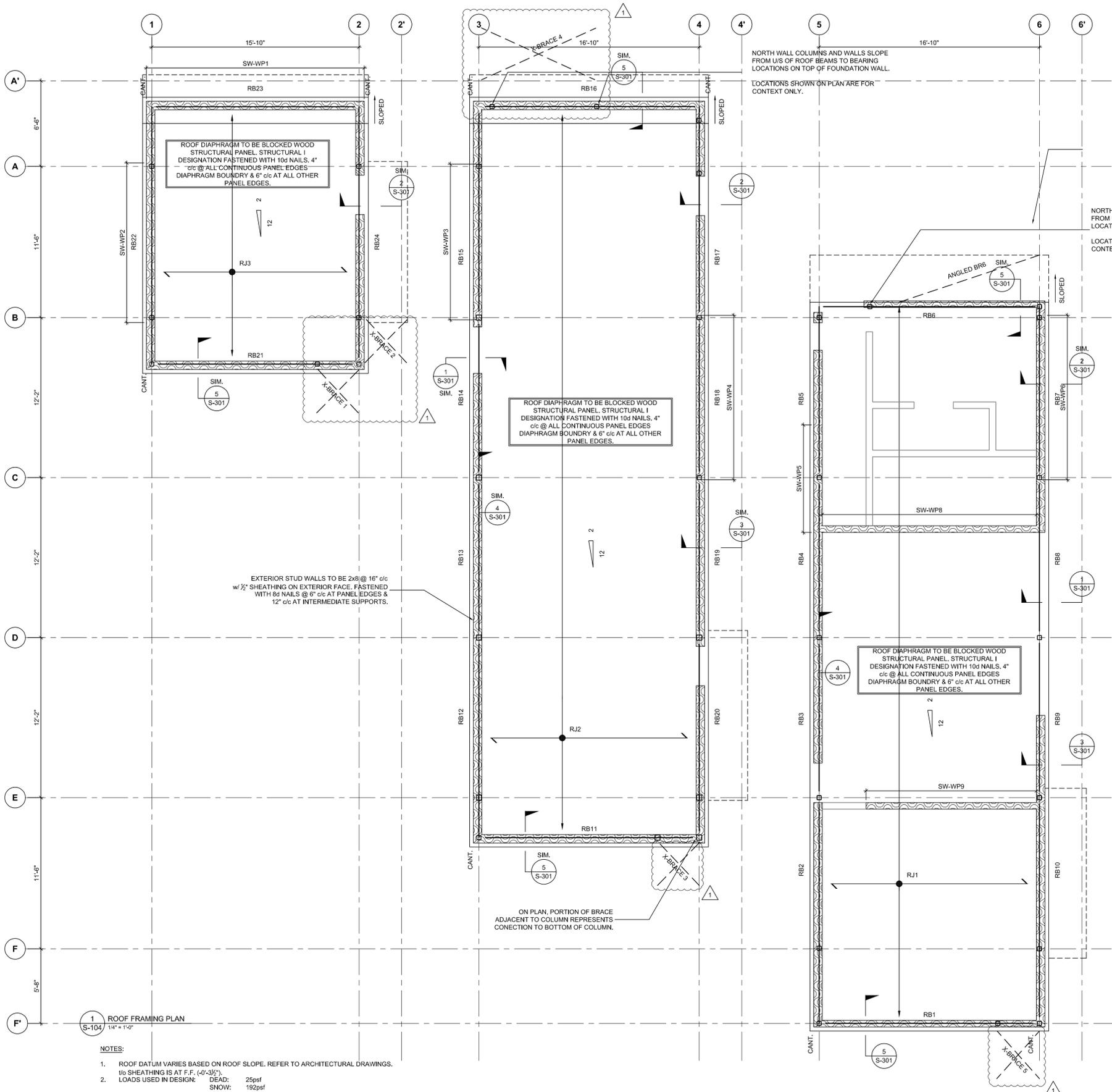
AT EXTERIOR WALLS WHERE LINTELS SUPPORTING ONLY INFILL STUD ABOVE. PROVIDE 2-2x8 U.N.O. (TYP.)

- 1 NANNY SUITE LEVEL FRAMING PLAN
S-103 1/4" = 1'-0"
- NOTES:
- DATUM FOR UPPER LEVEL FRAMING PLANS IS +21'-0" ABOVE PROJECT 0'-0". 1/2" SHEATHING IS AT (+2'-3/4") ABOVE THE DATUM.
 - WHERE CROSSED AND NOTED THE 1/2" SHEATHING IS LOWERED/RAISED.
 - LOADS USED IN DESIGN: DEAD: 25psf (ROOF AREAS)
40psf (AREAS OF 1 1/2" TOPPING)
SNOW: 192psf
LIVE: 40psf
 - ALL SHEATHING TO BE 1/2" T&G APPLIED DIRECTLY TO JOISTS.
 - REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.



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ROOF MEMBER SCHEDULE		
MEMBER MARK	MEMBER DESCRIPTION	REMARKS
RJ1	14" REDBUILT RED I-90 @12" c/c	SOLID BLOCKING @ 6'-0" c/c MAX
RJ2	14" REDBUILT RED I-90 @12" c/c	SOLID BLOCKING @ 6'-0" c/c MAX
RJ3	14" REDBUILT RED I-90 @12" c/c	SOLID BLOCKING @ 6'-0" c/c MAX
RB1	W12x22	
RB2	W12x26	
RB3	3 - 1 1/2" x 14" LVL	
RB4	3 - 1 1/2" x 14" LVL	
RB5	W12x26	
RB6	W12x22	
RB7	W12x26	
RB8	3 - 1 1/2" x 14" LVL	
RB9	3 - 1 1/2" x 14" LVL	
RB10	W12x26	
RB11	W12x26	
RB12	W12x26	
RB13	3 - 1 1/2" x 14" LVL	
RB14	3 - 1 1/2" x 14" LVL	
RB15	W12x26	
RB16	W12x26	
RB17	W12x26	
RB18	3 - 1 1/2" x 14" LVL	
RB19	3 - 1 1/2" x 14" LVL	
RB20	W12x26	
RB21	W12x26	
RB22	W12x26	
RB23	3 - 1 1/2" x 14" LVL	
RB24	W12x26	
X-BRACE 1	2" x 2" x 1/4" ANGLES	CONNECT FOR T _f = C _f = 29 KIPS INCLUDES D=2.0 FACTOR
X-BRACE 2	2" x 2" x 1/4" ANGLES	CONNECT FOR T _f = C _f = 39 KIPS INCLUDES D=2.0 FACTOR
X-BRACE 3	5" x 3 1/2" x 1/2" ANGLES	CONNECT FOR T _f = C _f = 111 KIPS INCLUDES D=2.0 FACTOR AT INTERSECTION OF X-BRACES COPE ONE LEG AND WELD EQUIVALENT STEEL AREA BACKER PLATE ACROSS COPED LENGTH TO FACILITATE PLACEMENT OF ANGLES WITHIN WALL CAVITY.
X-BRACE 4	3" x 2 1/2" x 1/2" ANGLES	CONNECT FOR T _f = C _f = 48 KIPS INCLUDES D=2.0 FACTOR
X-BRACE 5	5" x 3 1/2" x 1/2" ANGLES	CONNECT FOR T _f = C _f = 29 KIPS INCLUDES D=2.0 FACTOR AT INTERSECTION OF X-BRACES COPE ONE LEG AND WELD EQUIVALENT STEEL AREA BACKER PLATE ACROSS COPED LENGTH TO FACILITATE PLACEMENT OF ANGLES WITHIN WALL CAVITY.
ANGLED BR-6	3" x 3" x 1/4" HSS	CONNECT FOR T _f = C _f = 11 KIPS INCLUDES D=2.0 FACTOR

- NOTES:
- ALL WOOD CONNECTORS ARE TO BE BY SIMPSON STRONG TIE. PROVIDE CONSULTANT WITH FULL SPEC. OF ALL ALTERNATE HANGERS FOR APPROVAL PRIOR TO USE.
 - ALL LOADS HAVE BEEN FACTORED IN ACCORDANCE WITH IBC 2016 LOAD CASES (LRFD)
 - CONNECT STEEL BEAMS FOR ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE SIMPLE SPAN BEAM FOR THE GIVEN SPAN AS INDICATED IN THE ABC SPECIFICATION FOR STRUCTURAL STEEL BUILDING. ALL BOLTED CONNECTIONS TO HAVE A MINIMUM OF 2 BOLTS.
 - SEE S-105 FOR SHEARWALL SCHEDULE.

- 1 ROOF FRAMING PLAN
S-104
1/4" = 1'-0"
- NOTES:
- ROOF DATUM VARIES BASED ON ROOF SLOPE. REFER TO ARCHITECTURAL DRAWINGS.
 - 1/2" SHEATHING IS AT F.F. (-0'-3 1/2").
LOADS USED IN DESIGN: DEAD: 25psf
SNOW: 192psf
LIVE: N/A
 - ALL SHEATHING TO BE 3/4" T&G APPLIED DIRECTLY TO JOISTS.
 - REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

Project Name
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Sheet Title
**ROOF FRAMING
PLANS**

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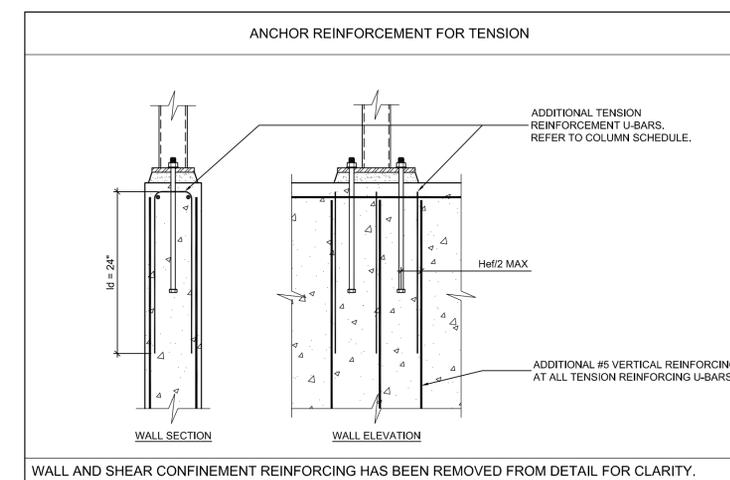
COLUMN SCHEDULE (WEST VOLUME)										
DATA	COLUMN	1 - A	2 - A	1 - B	2 - B	1 - B(+3'-6 $\frac{1}{2}$ " ¹)	2(-3'-2 $\frac{1}{2}$ " ¹) - B(+3'-6 $\frac{1}{2}$ " ¹)	2 - B(+3'-6 $\frac{1}{2}$ " ¹)	2'(-0'-3 $\frac{1}{2}$ " ¹) - A	2(+0'-3 $\frac{1}{2}$ " ¹) - B
ROOF PEAK (36'-8 $\frac{1}{2}$ " ¹)										
LOW ROOF (~33'-4 $\frac{1}{2}$ " ¹)										
1/2 GLAZING (26'-6" ¹)		HSS 4"x4"x $\frac{1}{2}$ "	WIND GIRT HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "					
1/2 FLOOR (19'-0" ¹)			TRANSFER BEAM	TRANSFER BEAM	TRANSFER BEAM		TRANSFER BEAM	TRANSFER BEAM		
WALKOUT (10'-0" ¹)									HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "
BASEPLATE		BASE PLATE B			BASE PLATE B				BASE PLATE B	BASE PLATE B
ADDITIONAL										

FRAMING PLAN LEGEND	
REPEAT FRAMING ELEMENTS (SPAN)	
REPEAT FRAMING ELEMENTS (EXTENT)	
BEAM MEMBERS	
EXTERIOR STUD & LOAD BEARING STUDS	
WALLS (NON-LOAD BEARING)	
STUD WALL ABOVE	
CONCRETE WALLS	
COLUMN (HSS)	
COLUMN (WOOD)	
COLUMN ABOVE	
CANTILEVERS	CANT.
MOMENT CONNECTIONS	
EXTENT OF FINISHES	
EXTENT OF ROOF	
EXTENT OF ELEMENTS BELOW	

SHEARWALL SCHEDULE		
MEMBER MARK	PLWOOD AND NAILING REQUIREMENTS	HOLDDOWNS AND HARDWARE
SW-WP1	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 6" o/c EDGE AND 12" o/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	DOUBLE STUD AT ENDS WITH SIMPSON HDU4-SDS2.5. DRILL AND EPOXY 1/2" HILTI HIT-Z BAR 6" WITH HILTI HIT-HY 200. 1/2" O ANCHOR BOLTS @ 32" o/c.
SW-WP2	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 6" o/c EDGE AND 12" o/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	DOUBLE STUD AT ENDS. 1/2" O ANCHOR BOLTS @ 32" o/c.
SW-WP3	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 3" o/c EDGE AND 12" o/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	TRIPLE STUD AT ENDS. 1/2" O ANCHOR BOLTS @ 16" o/c.
SW-WP4	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 4" o/c EDGE AND 12" o/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	DOUBLE STUD AT ENDS. 1/2" O ANCHOR BOLTS @ 32" o/c.
SW-WP5	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 2" o/c EDGE AND 12" o/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	DOUBLE STUD AT ENDS WITH SIMPSON HDU8-SDS2.5. CAST IN PLACE 1/2" THREADED ROD WITH 12" EMBEDMENT. 1/2" O ANCHOR BOLTS @ 32" o/c.
SW-WP6	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 3" o/c EDGE AND 12" o/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	TRIPLE STUD AT ENDS. 1/2" O ANCHOR BOLTS @ 16" o/c.
SW-WP7	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 4" o/c EDGE AND 12" o/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	TRIPLE STUD AT ENDS WITH SIMPSON HDU4-SDS2.5. DRILL AND EPOXY 1/2" HILTI HIT-Z BAR 6" WITH HILTI HIT-HY 200. 1/2" O ANCHOR BOLTS @ 32" o/c. PROVIDE SIMPSON MSTA 24 STRAPS ON END STUDS ACROSS FLOOR LEVELS. 1 PER STUD.
SW-WP8	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 6" o/c EDGE AND 12" o/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	DOUBLE STUD AT ENDS WITH SIMPSON HDU4-SDS2.5. DRILL AND EPOXY 1/2" HILTI HIT-Z BAR 6" WITH HILTI HIT-HY 200. 1/2" O ANCHOR BOLTS @ 32" o/c.
SW-WP9	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 4" o/c EDGE AND 12" o/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	TRIPLE STUD AT ENDS WITH SIMPSON HDU4-SDS2.5. PROVIDE 4"x4"x1/2" WASHER PLATE ON u/s OF 1B21. 1/2" O ANCHOR BOLTS @ 32" o/c. PROVIDE SIMPSON MSTA 24 STRAPS ON END STUDS ACROSS FLOOR LEVELS. 1 PER STUD.

COLUMN SCHEDULE (INTERIOR VOLUME)																		
DATA	COLUMN	3(+1'-0") - A(+0'-5")	3(+9'-0") - A(+0'-5")	4 - A(+3'-0")	3 - A	4 - A(+6 $\frac{1}{2}$ " ¹)	3 - B	4 - B	3 - C	4 - C	3 - D	4 - D	3 - E	4 - E	3 - E(+3'- $\frac{1}{2}$ " ¹)	4(-3'-2 $\frac{1}{2}$ " ¹) - E(+3'- $\frac{1}{2}$ " ¹)	4 - E(+3'- $\frac{1}{2}$ " ¹)	
ROOF PEAK (36'-8 $\frac{1}{2}$ " ¹)	TOP	3(+1'-0") - A(+0'-5")	3(+9'-0") - A(+0'-5")															
LOW ROOF (~27'-4 $\frac{1}{2}$ " ¹)		HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "	
1/2 UPPER GLAZING (22'-0" ¹)				HSS 4"x4"x $\frac{1}{2}$ "											WIND GIRT			
1/2 FLOOR (19'-0" ¹)																		
WALKOUT LEVEL (10'-0" ¹)															TRANSFER BEAM	TRANSFER BEAM	TRANSFER BEAM	TRANSFER BEAM
BASEMENT LEVEL (0'-0" ¹)															HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{1}{2}$ "		
BASEPLATE		BASE PLATE G	BASE PLATE G		BASE PLATE A	BASE PLATE B	BASE PLATE I	BASE PLATE K	BASE PLATE F	BASE PLATE B	BASE PLATE F	BASE PLATE F	BASE PLATE J			BASE PLATE D		
ADDITIONAL		ADD 5-#3 TENSION REINFORCEMENT U-BARS	ADD 5-#3 TENSION REINFORCEMENT U-BARS		ADD 3-#3 TENSION REINFORCEMENT U-BARS	ADD 3-#3 TENSION REINFORCEMENT U-BARS	ADD 3-#3 TENSION REINFORCEMENT U-BARS	ADD 2-#3 TENSION REINFORCEMENT U-BARS								REFER TO FDN. SECTION		

- NOTES:
- AT ALL CAST IN ANCHORAGE FOR COLUMN TO FOUNDATION WALL LOCATIONS, PROVIDE U-BARS @ 6" o/c (MIN 3). CONFINEMENT 'U' BAR DETAILING.
 - ALL COLUMNS LOCATED WITHIN STUD CAVITIES TO HAVE FIRST STUD FASTENED DIRECTLY TO FACE OF COLUMN WITH SIMPSON TB WOOD-TO-STEEL SCREW @ 10" o/c.



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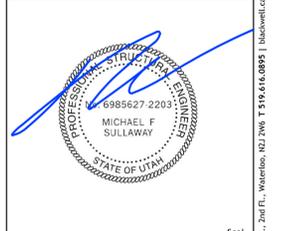
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MOUNTAIN**

EDEN, UTAH

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Sheet Title
**COLUMN
SCHEDULING &
SHEARWALL
SCHEDULE**



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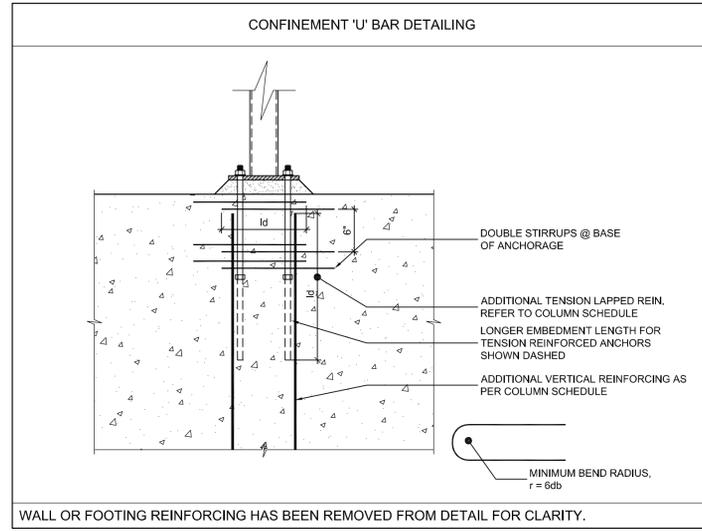
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COLUMN SCHEDULE (EAST VOLUME AND BASEMENT)		5 - B(-3'-11")	5(+3'-10 ¹ / ₂ ") - B(-3'-11")	6 - B(-3'-11")	5 - B	6 - B	5 - C	6 - C	5 - D	6 - D	5 - E	6 - E	5 - F	6 - F	5 - F'	6(-3'-2 ¹ / ₂ ") - F'	6 - F'	4(+1'-7 ¹ / ₂ ") - E(+3'- ¹ / ₂ ")	5(+6'-2 ¹ / ₂ ") - E	1 - F	2(-4'-11 ¹⁵ / ₁₆ ") - F	2(+2'-2 ⁷ / ₁₆ ") - F	3 - F	4(-3'-2 ¹ / ₂ ") - F	4(+1'-7 ¹ / ₂ ") - F	5(+6'-4 ¹ / ₂ ") - F	
DATA	COLUMN	5 - B(-3'-11")	5(+3'-10 ¹ / ₂ ") - B(-3'-11")	6 - B(-3'-11")	5 - B	6 - B	5 - C	6 - C	5 - D	6 - D	5 - E	6 - E	5 - F	6 - F	5 - F'	6(-3'-2 ¹ / ₂ ") - F'	6 - F'	4(+1'-7 ¹ / ₂ ") - E(+3'- ¹ / ₂ ")	5(+6'-2 ¹ / ₂ ") - E	1 - F	2(-4'-11 ¹⁵ / ₁₆ ") - F	2(+2'-2 ⁷ / ₁₆ ") - F	3 - F	4(-3'-2 ¹ / ₂ ") - F	4(+1'-7 ¹ / ₂ ") - F	5(+6'-4 ¹ / ₂ ") - F	
	TOP	5 - B(-3'-0")	5(+3'-10 ¹ / ₂ ") - B(-1'-4 ¹ / ₂ ")	6 - B(-1'-4 ¹ / ₂ ")																							
ROOF PEAK (34'-3 ¹ / ₂ ")																											
LOW ROOF (25'-4")																											
NANNY SUITE FLOOR (23'-0")	TRANSFER BEAM	TRANSFER BEAM																									
STUDY FLOOR (19'-0")																											
MASTER BEDROOM FLOOR (10'-0")																											
BASMENT LEVEL (0'-0")																											
BASEPLATE		BASE PLATE E	BASE PLATE B	BASE PLATE K	BASE PLATE B	BASE PLATE B	BASE PLATE B	BASE PLATE B	BASE PLATE J	BASE PLATE B	BASE PLATE J	BASE PLATE H	BASE PLATE A	BASE PLATE B					BASE PLATE D	BASE PLATE J	BASE PLATE K	BASE PLATE C	BASE PLATE A	BASE PLATE B	BASE PLATE B	BASE PLATE B	BASE PLATE C
ADDITIONAL		ADD 2-#3 TENSION REIN. U-BARS		ADD 2-#3 TENSION REINFORC. U-BARS									ADD 3-#3 TENSION REINFORC. U-BARS					REFER TO FDN. SECTION				ADD 3-#3 TENSION REINFORC. U-BARS	ADD 3-#3 TENSION REINFORC. U-BARS				ADD 3-#3 TENSION REINFORC. U-BARS

- NOTES:
- AT ALL CAST IN ANCHORAGE FOR COLUMN TO FOUNDATION WALL LOCATIONS, PROVIDE U-BARS @ 6" c/c (MIN 3). SEE CONFINEMENT 'U' BAR DETAILING.
 - ALL COLUMNS LOCATED WITHIN STUD CAVITIES TO HAVE FIRST STUD FASTENED DIRECTLY TO FACE OF COLUMN WITH SIMPSON TB WOOD-TO-STEEL SCREW @ 10" c/c.

BASEPLATE A - 5/8" THICK	BASEPLATE B - 5/8" THICK	BASEPLATE C - 5/8" THICK	BASEPLATE D - 1" THICK	BASEPLATE E - 5/8" THICK	BASEPLATE F - 5/8" THICK
2-1/4"Ø HILTI HEAVY HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 15" EMBEDMENT	2-5/8"Ø HILTI HIT-Z BARS DRILLED AND EPOXIED 6" USING HILTI HIT-HY 200	2-3/4"Ø HILTI HEAVY HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 6" EMBEDMENT	4-7/8"Ø HILTI HEAVY HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 24" EMBEDMENT	3-3/4"Ø HILTI HEAVY HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 12" EMBEDMENT	2-5/8"Ø HILTI HIT-Z BARS DRILLED AND EPOXIED 6" USING HILTI HIT-HY 200

BASE PLATE G - 5/8" THICK	BASE PLATE H - 5/8" THICK	BASE PLATE I - 5/8" THICK	BASE PLATE J - 5/8" THICK	BASE PLATE K - 5/8" THICK
4-7/8"Ø HILTI HEAVY HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 12" EMBEDMENT. TWO GROUPS OF CONFINEMENT STIRRUPS.	2-1"Ø HILTI HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 12" EMBEDMENT	2-7/8"Ø HILTI HEAVY HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 6" EMBEDMENT	4-#5 BARS DRILLED AND EPOXIED 6" USING HILTI HIT-HY 200	3-3/4"Ø HILTI HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 12" EMBEDMENT



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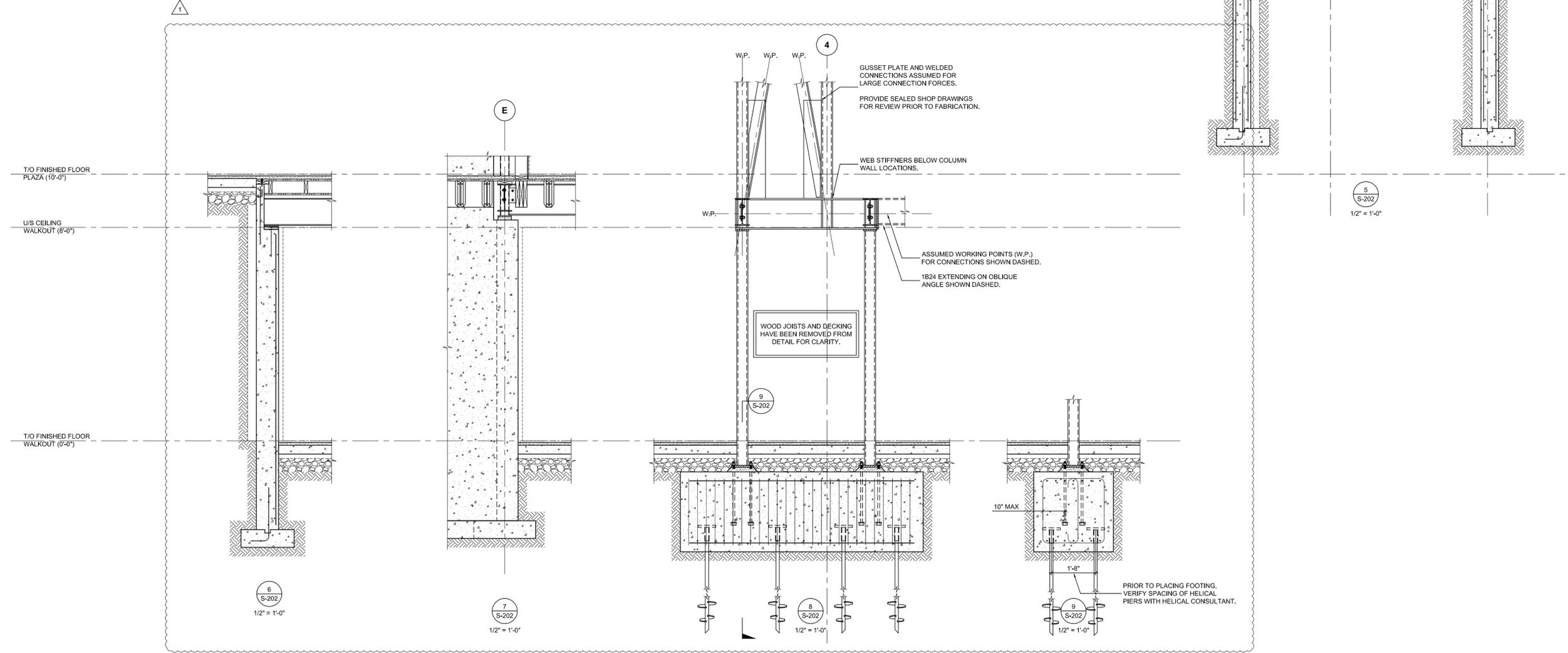
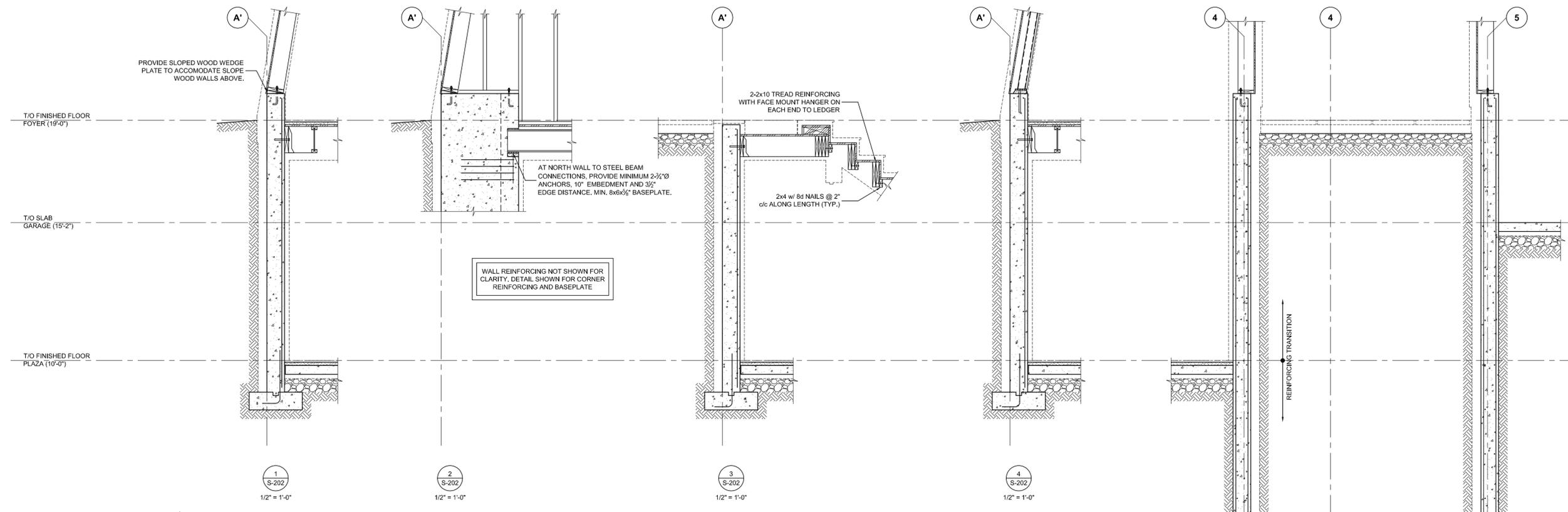
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Sheet Title
COLUMN SCHEDULING & SHEARWALL SCHEDULE CONT'D



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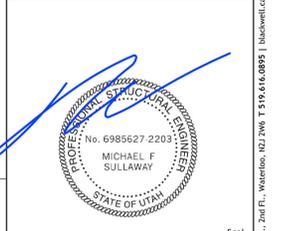
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Sheet Title
**FOUNDATION
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S-202



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Sheet Title
**FRAMING
SECTIONS**

S-300

