

LEGEND	
E	ELECTRICAL BOX
TL	COMMUNICATION BOX
	IRRIGATION VALVE
S	SEWER MANHOLE
	CENTERLINE MOUMENT
•	REBAR AND CAP
SS	SEWER LINE
——— W ———	WATER LINE
UGE	UNDERGROUND ELECTRIC
COM	COMMUNICATION LINE
	PROPERTY LINE
	EASEMENT
	ADJACENT LOT LINE



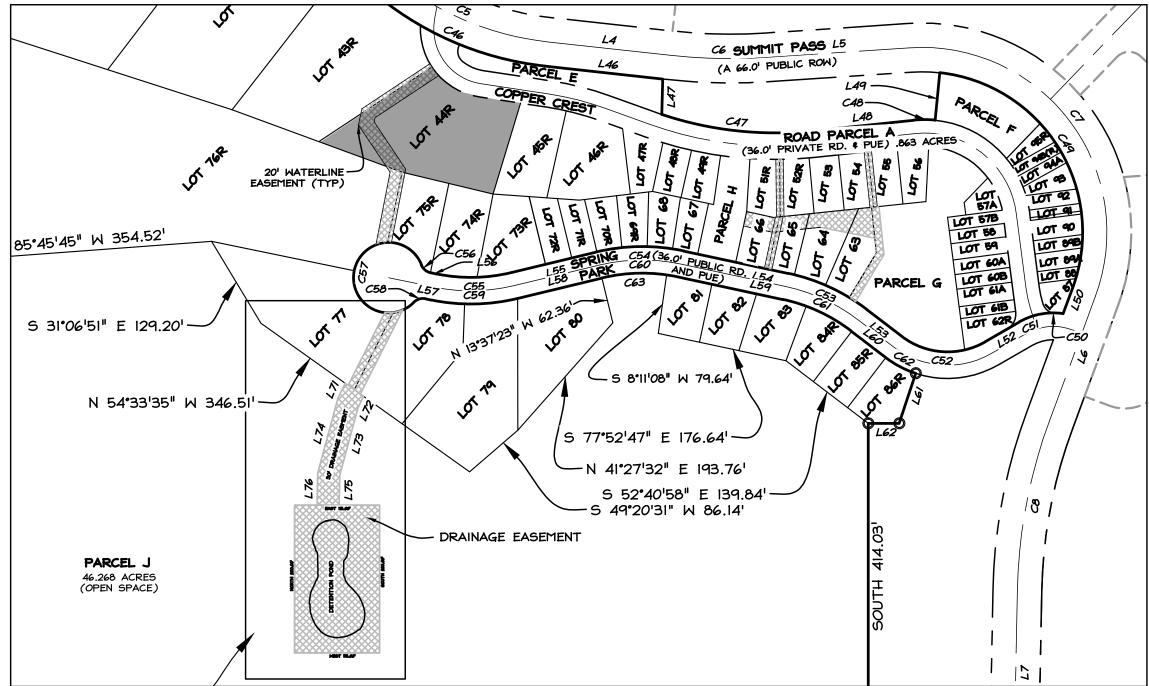
LOT 143R, SUMMIT EDEN PHASE 1C **EXISTING CONDITIONS SURVEY**

PART OF THE NE 1/4 SECTION 8, T.7N., R.2E., SLM&B

SCALE	
HORIZONTAL: $1'' = 20'$ 0 5' 10' 20' 30'	

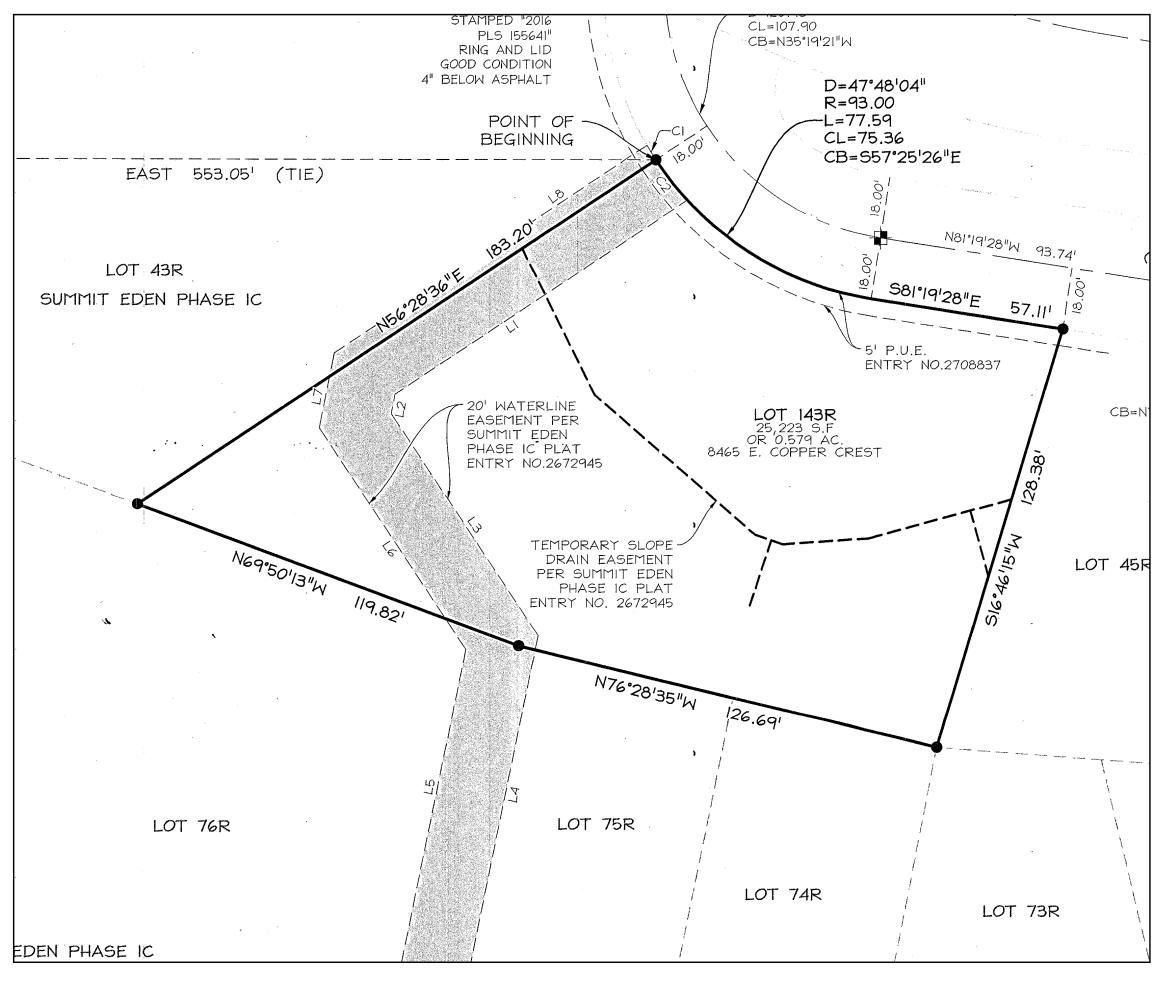
EXIST	ING	CON	DITI	ONS
REVISIONS:	BY:	DATE:	date: 06/19	/2018
Plan Check Corrections	TWA	07/06/2018	SCALE: 1"=20'	
			SHEET:	
			ET	01

VICINITY MAP



SITE PLAN

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





ABBREVIATIONS

SYMBOLS

BOUNDRY LINE

HIDDEN LINE

DIMENSION

10'-10"

ANGULAR DIMENSION

C.P.-1

 \bigcirc

/	ANGLE	СР	CHECKERED PLATE
<u> </u>	DEGREES	CPT	CARPET
c		CR	COLD ROLLLED (STEEL
	CENTERLINE	CSP	COMBINATION STAND
0	DIAMETER OR ROUND	CT	CERAMIC TILE
	SFSqure Foot	CW	COLD WATER
Ø	SI S	CY	CUBIC YARD
	CHANNEL		
þ	PLATE/PROPERTY LINE	DBL	DOUBLE
		DET	DETAIL
Α	ANCHOR	DIA	DIAMETER
AC	AIR CONDITIONING	DIAG	DIAGONAL
ACP	ACOUSTIC PANELS	DIF	DIFFUSER
ACT	ACOUSTIC CEILING TILE	DN	DOWN
ACWP	ACOUSTICAL WALL PANEL	DR	DOOR
AD	AREA DRAIN	DS	DOWNSPOUT
AESS	ARCHITECTURALLY EXPOSED	DSP	DRY STANDPIPE
AF	ACOUSTIC FINISH		
AFL	ACCESS FLOORING		
AFF	ABOVE FINISH FLOOR	E	EXISTING
ALUM	ALUMINUM	EC	EXPOSED CONSTRUCT
AP	ACCESS PANEL	EFC	EXPOXY FLOOR COATI
		EJ	EXPANSION JOINT
BD	BOARD	EL	ELEVATION
BITUM	BITUMINOUS	ELEV	ELEVATOR
BLDG	BUILDING	EQPT	EQUIPMENT
BLK	BLOCK	ESC	ESCALATOR
BM	BEAM	EXH	EXHAUST
BOT	BOTTOM	EXP	EXPANSION
		EXT	EXTERIOR
CB	CATCH BASIN		
CBP	CABLE PASS	FA	FIRE ALARM
CC	CENTER TO CENTER	FD	FLOOR DRAIN
CEM	CEMENT	FDN	FOUNDATION
CF	CUBIC FOOT	FE	FIRE EXTINGUISHER
CFF	CONCRETE FLOATING FLOOR	FEC	FE CABINET
CIPAC	CAST-IN PLACE	FF	FINISH FLOOR
C.L.	CENTER LINE	FHC	FIRE HOSE CABINET
CLG	CEILING	FIN	FINISH
CLR	CLEAR	FIXT	FIXTURE
CMU	CONCRETE MASONRY UNITS	FLR	FLOOR
COL	COLUMN	FOC	FACE OF CONCRETE
CONC	CONCRETE	FOF	FACE OF FINISH
CONT	CONTINUOUS	FT	FOOT OR FEET
CORR	CORRIDOR/CORRUGATED	GSF	GROSS SQUARE FEET

) PLATE GAUGE GA GB **GYPSUM BOARD** LED (STEEL) GBP **GYPSUM BOARD PLAQUE** ON STAND PIPE GLASS GL GROUND GND GR GRILLE HIGH HANDICAP HC HEAD HD HDR HEADER HARDWOOD HDWD HDWR HARDWARE HORIZ HORIZONTAL HEATING HTG HEATER HTR HVAC PIPE INCH CONSTRUCTION OOR COATING INCL INSUL INSULATION JOINT INTERIOR INT OTB NET SQUARE FEET NSF MATERIAL SYMBOLS EXISTING CONSTRUCTION STEEL MASONRY GUISHER)R GROUND **CABINET** GRAVEL DNCRETE IISH



HEATING/VENT./AIR CONDIT. **INSIDE DIAMETER** INVERT ELEVATION INCLUDE(D)(ING) **OPEN TO BELOW**

CONCRETE

ALUMINUM

WOOD FRAMING

NEW GROUND

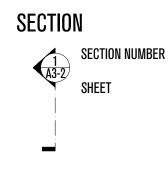
FIRE PROOFING

<u>~~</u>

INSULATION

rigid

WORK POINT EL. 500'-0" (\square) **ELEVATION MARKER** +51'-3"



NORTH ARROW

BUILDING ELEVATION

1 A3-2

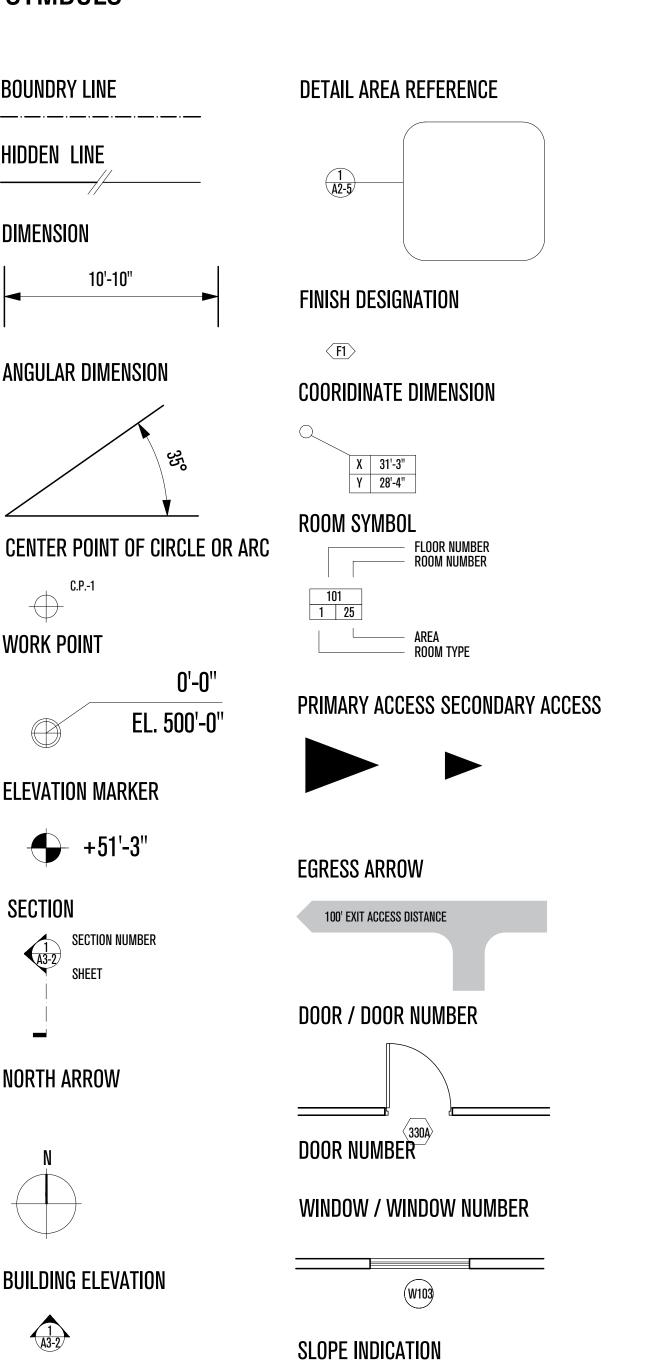
INTERIOR ELEVATION

4 1 1 A1.1 1

REVISION

∕2∖ **INDICATIONS**

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STAIRS

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PLAN REVIEW ACCEPTANC FOR COMPLIANCE WITH THE APPLICAB

PROJECT INFORMATION

DATE:

TWA 07/06/20

BY:

SCHEDULES

A.40

REVISIONS:

Plan Check

Corrections

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MEM VEST COAST CODE CONSULTANTS, II

06/19/2018

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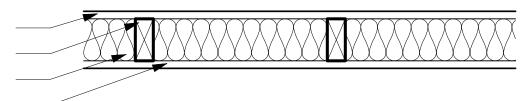
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DRAWN:

ATTENTION OF TWA IN WRITING PRIOR TO COMMENCING WORK, ALLOWING MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE/LIFE SAFETY REQUIREMENTS MUST ALSO BE REVIEWED BEFORE COMMENCEMENT O

IN ADDITION, NOTHING IN THESE PLANS SHALL BE UNDERSTOOD TO IMPLY MEANS AND METHODS OF THE CONTRACTOR, WHICH ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ALSO



W1 - 2X4 INTERIOR WALL

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

5/8" GYP. BOARD, INTERIOR FINISH

5/8" GYP. BOARD, INTERIOR FINISH

5-1/2" ACOUSTIC INSULATION

2X6 STUD FRAMING

W2 - 2X6 INTERIOR WALL

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

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

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

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

> **3" CONTINUOUS XPS RIGID INSULATION** CONTINUOUS FLUID APPLIED WATERPROOFING CONCRETE FOUNDATION WALL. PER STRUCTURAL

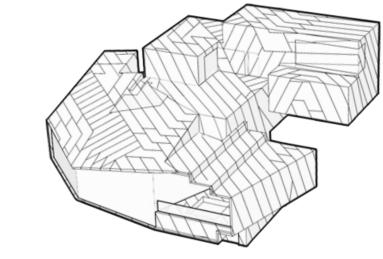
> > W4 - CONCRETE WALL BELOW GRADE (MIN. R-13, AS SHOWN R-15)

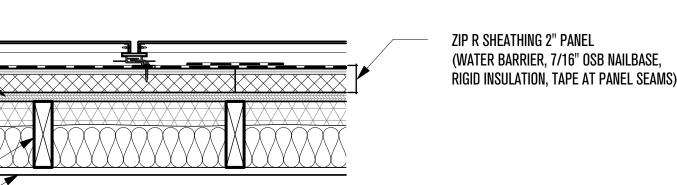
W5 - CONCRETE WALL ABOVE GRADE W/ FINISHED INTERIOR (MIN. R-17 EXTERIOR, AS SHOWN R-13 + 9)

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

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







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

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

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

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

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

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

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

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

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

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

W8 - STUD FRAME 2X6 WALL WITH STEEL

(MIN. R-19 + 7.8, AS SHOWN R-26 + 9)

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

ZIP R SHEATHING 2" PANEL

(WATER BARRIER, 7/16" OSB NAILBASE,

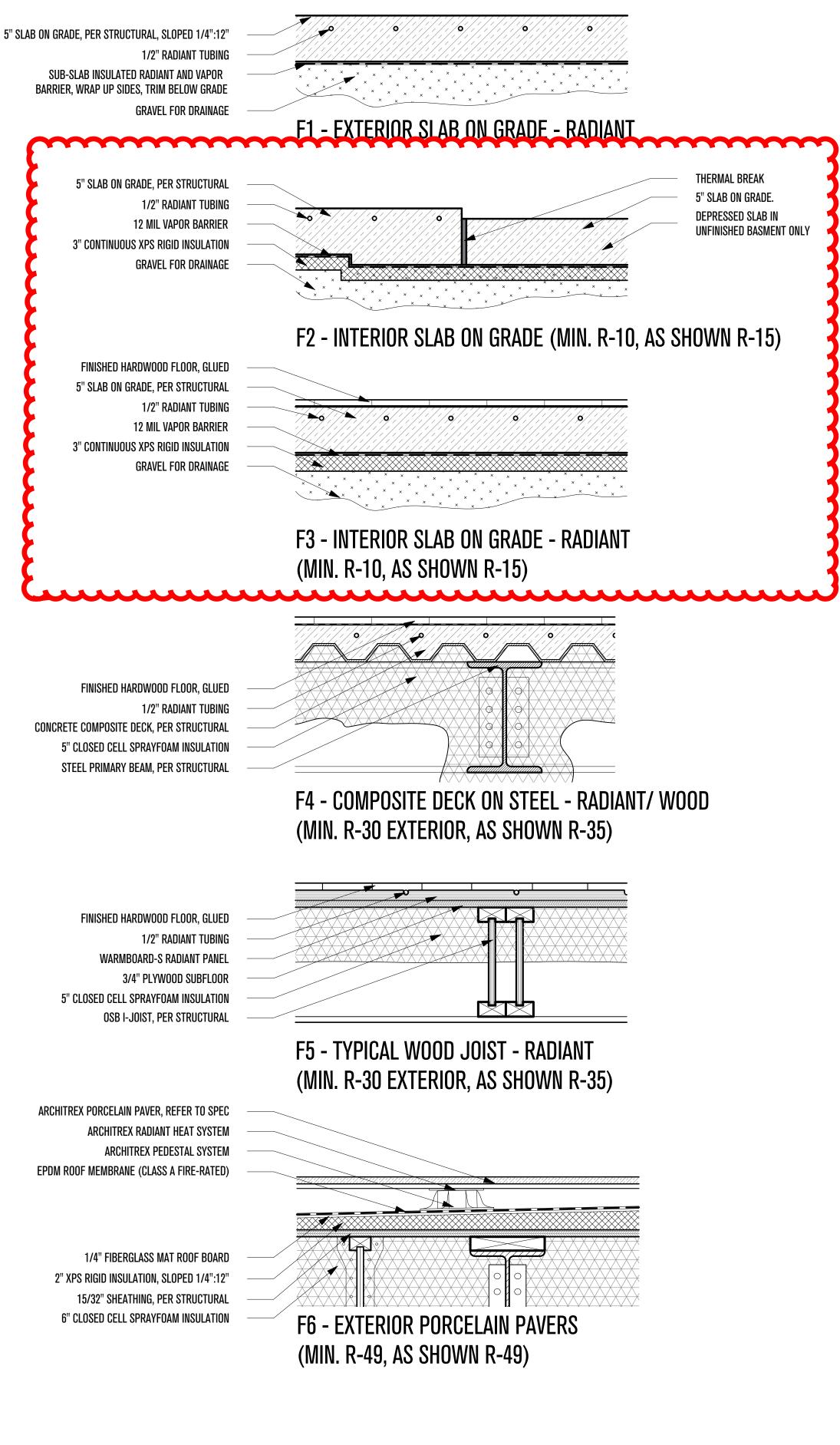
RIGID INSULATION, TAPE AT PANEL SEAMS)

GUTTER DOWNSPOUT WITH HEAT TRACE, SIZE AS REQUIRED

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

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

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an Check	TWA	07/06/2018	06/19/	2018
orrections			SCALE:	DRAWN:
			SHEET:	
			Α	5

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

ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC

SHOP APPLIED EXTRUSIONS

STIFFENERS AS REQUIRED FOR LOAD

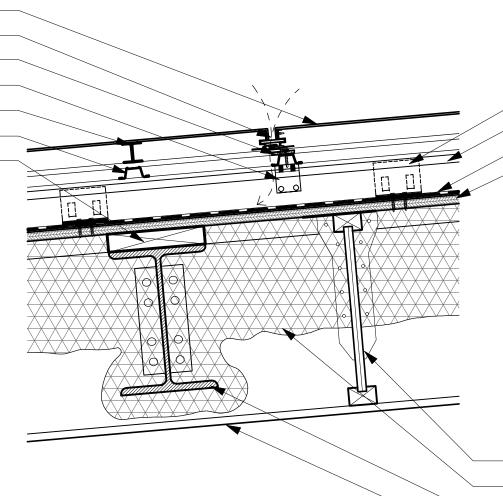
SHIM AS REQUIRED

S-5-Q CLAMP

HAT CHANNEL

TOP BLOCKING NAILER

MORZIP ONE PIECE FIXED CLIP MORZIP STRUCTURAL STANDING SEAM EPDM ROOF MEMBRANE (CLASS A FIRE-RATED) 15/32" SHEATHING, PER STRUCTURAL



R1 - SLOPED ROOF

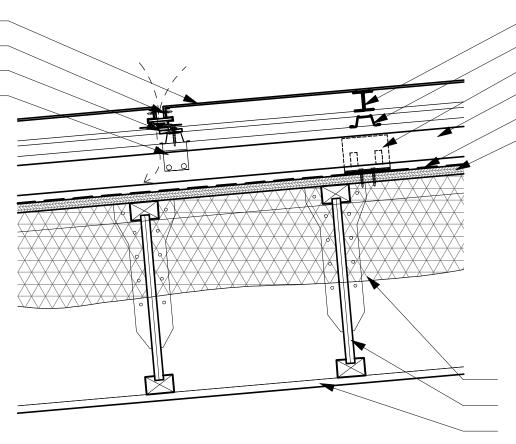
OSB I-JOIST, PER STRUCTURAL 8" CLOSED CELL SPRAYFOAM INSULATION STEEL PRIMARY BEAM, PER STRUCTURAL 5/8" GYP. BOARD, INTERIOR FINISH

> STIFFENERS AS REQUIRED FOR LOAD HAT CHANNEL

(MIN. R-49, AS SHOWN R-52)

ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC SHOP APPLIED EXTRUSIONS SHIM AS REQUIRED S-5-Q CLAMP

MORZIP ONE PIECE FIXED CLIP MORZIP STRUCTURAL STANDING SEAM 15/32" SHEATHING, PER STRUCTURAL



B" CLOSED CELL SPRAYFOAM INSULATION **OSB I-JOIST, PER STRUCTURAL**

R2 - SLOPED ROOF (MIN. R-49, AS SHOWN R-52) 5/8" GYP. BOARD, INTERIOR FINISH

ARCHITREX PORCELAIN PAVER, REFER TO SPEC ARCHITREX RADIANT HEAT SYSTEM ARCHITREX PEDESTAL SYSTEM EPDM ROOF MEMBRANE (CLASS A FIRE-RATED) 1/4" FIBERGLASS MAT ROOF BOARD 2" XPS RIGID INSULATION, SLOPED 1/4":12

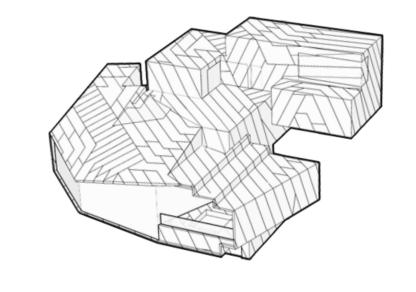
15/32" SHEATHING, PER STRUCTURAL

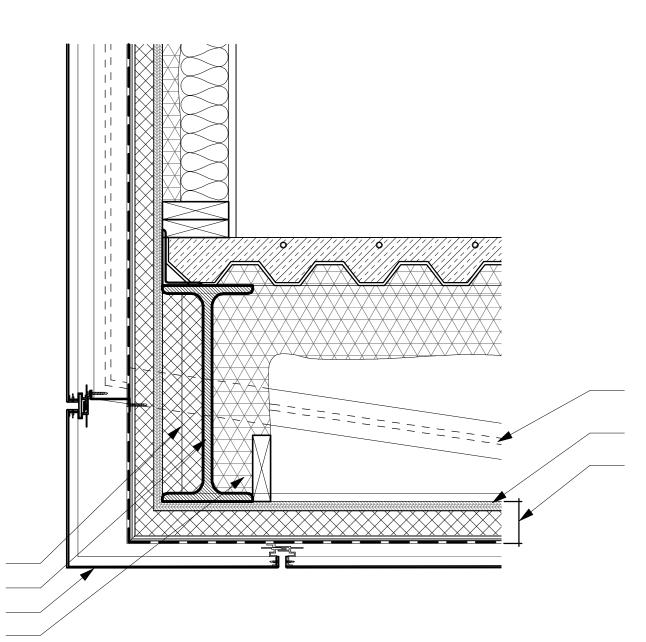
 $\times \times \times \times$ \times \times \times \times \times \times

TOP BLOCKING NAILER 7" CLOSED CELL SPRAYFOAM INSULATION STEEL PRIMARY BEAM, PER STRUCTURAL 5/8" GYP. BOARD, INTERIOR FINISH

R3 - ROOF TERRACE WITH PAVERS (MIN. R-49, AS SHOWN R-54)







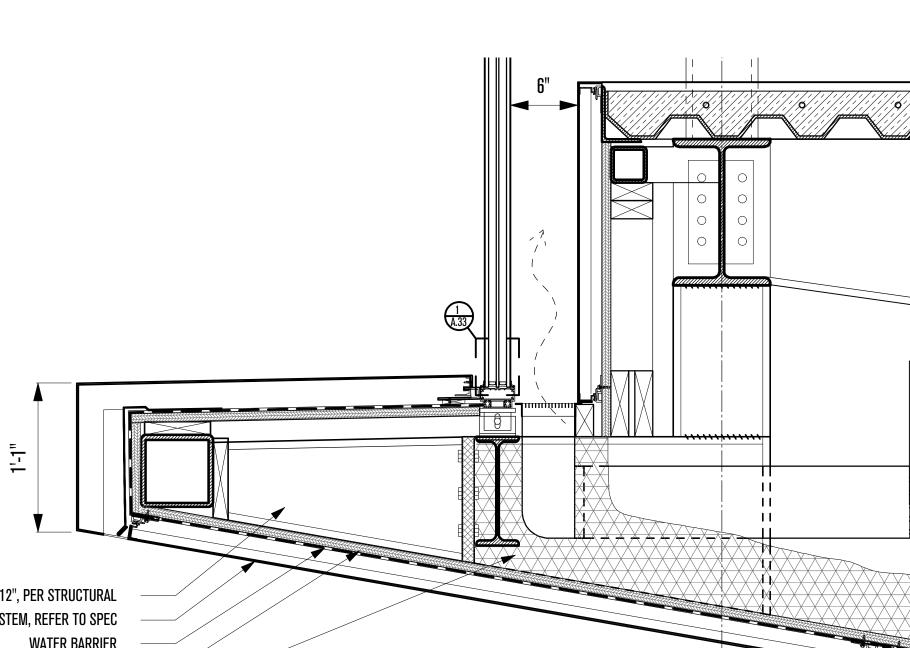
S1 - GARAGE SOFFIT

(MIN. R-30, AS SHOWN R-35)

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

XPS RIGID INSULATION TO FILL CAVITY STEEL PRIMARY BEAM, PER STRUCTURAL ACM 4MM FR PANEL RAINSCREEN SYSTEM AT SOFFIT, REFER TO SPEC 4" CLOSED CELL SPRAYFOAM INSULATION

EPDM ROOF MEMBRANE (CLASS A FIRE-RATED)



STEEL "LADDER" SUPPORT SLOPED AT 1/4" : 12", PER STRUCTURAL ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC WATER BARRIER 15/32" SHEATHING (PER STRUCTURAL **5" CLOSED CELL SPRAYFOAM INSULATION**

> S2 - LIVING ROOM SOFFIT (MIN. R-30, AS SHOWN R-32)

GUTTER LEADER, SIZE AS NEEDED. CONTROLLED DISCHARGE 15/32" SHEATHING, PER STRUCTURAL

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



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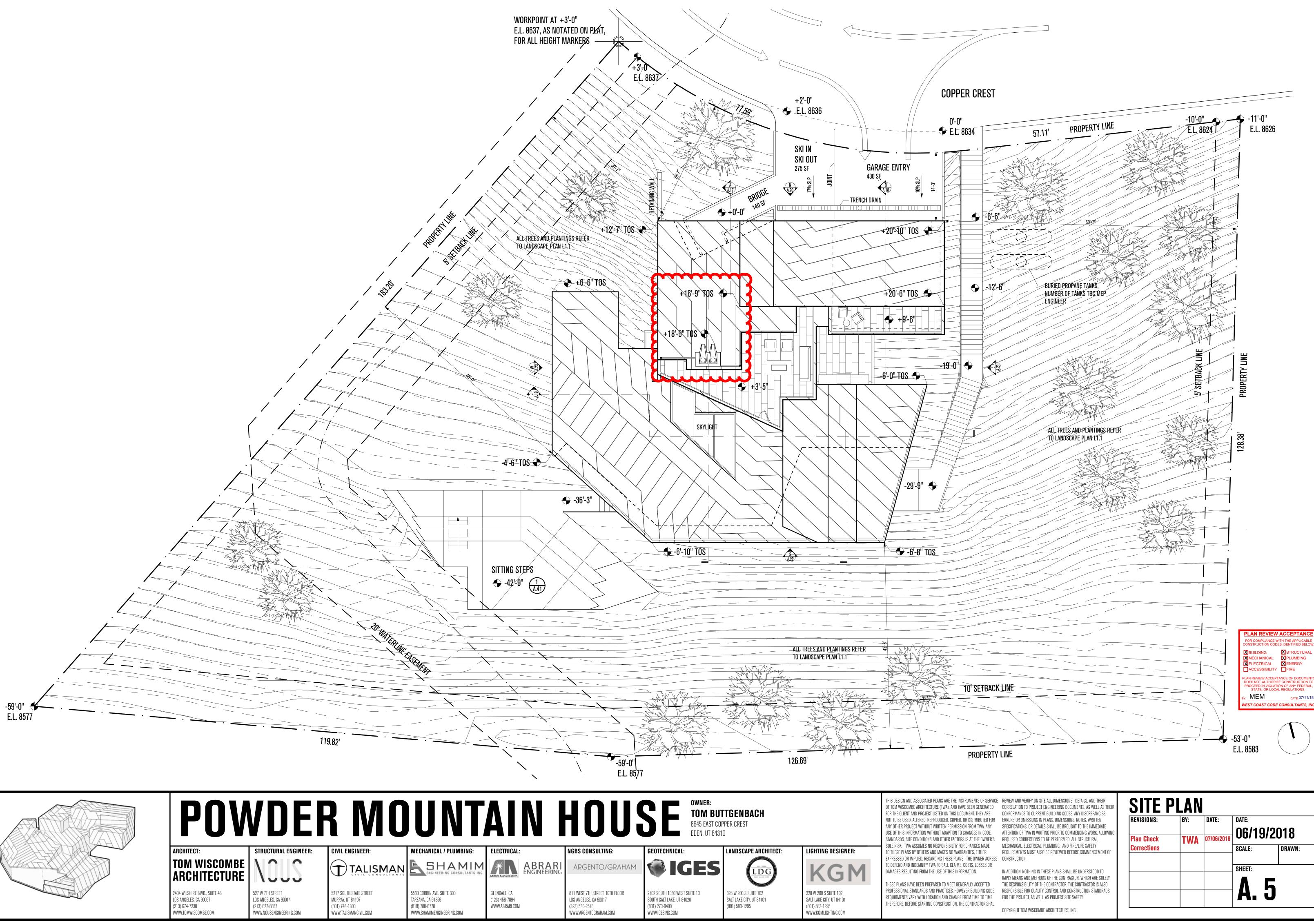
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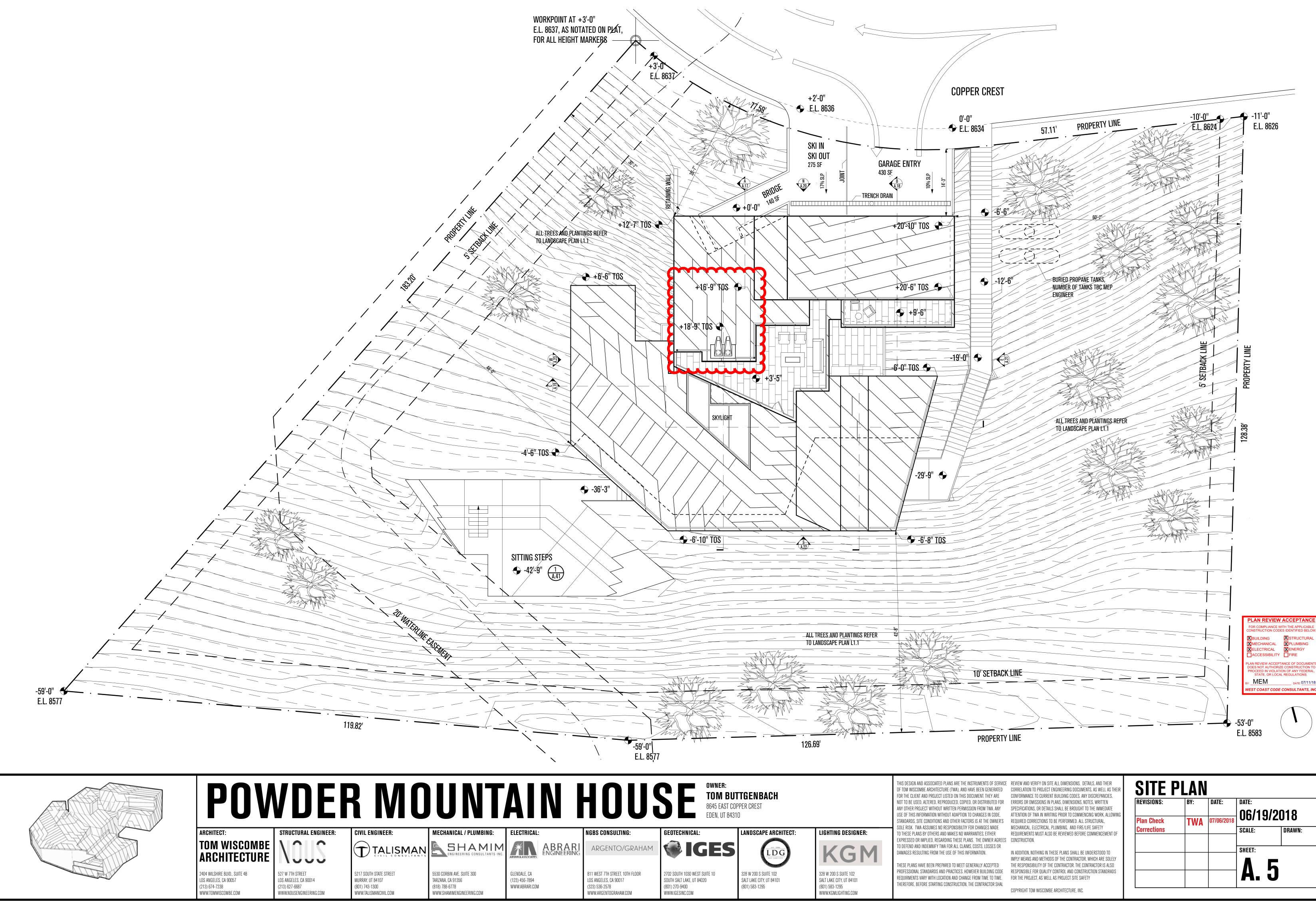
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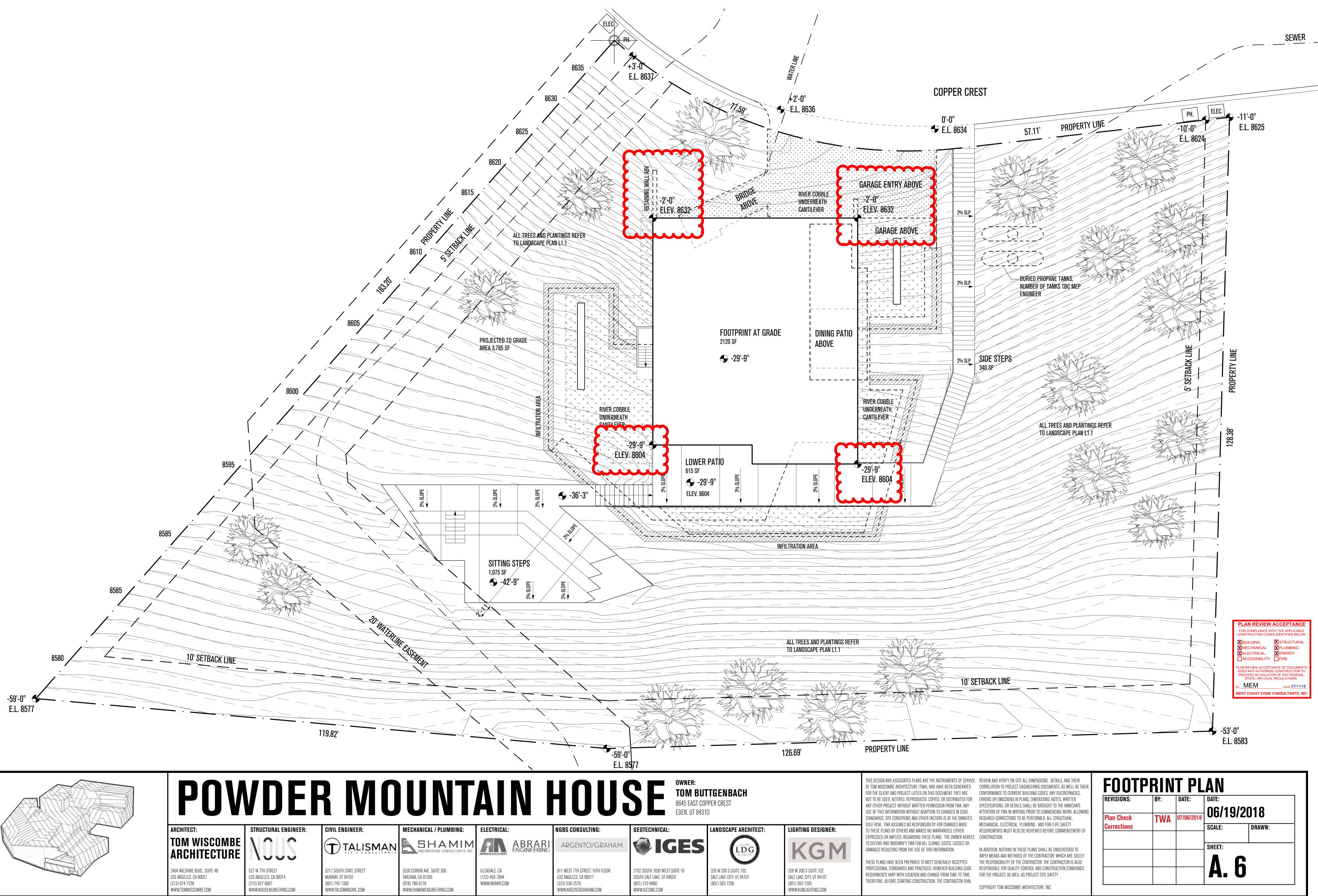
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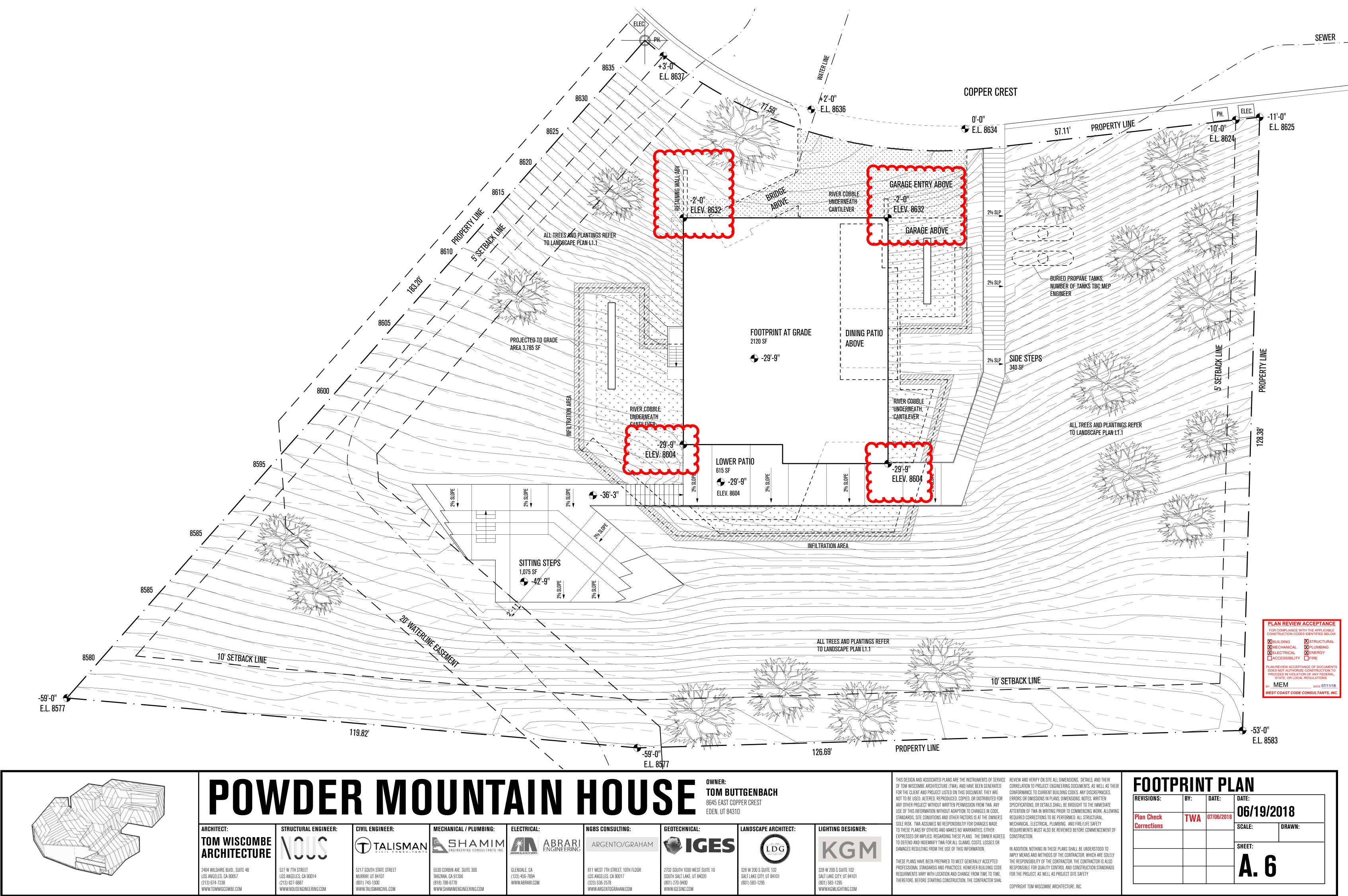
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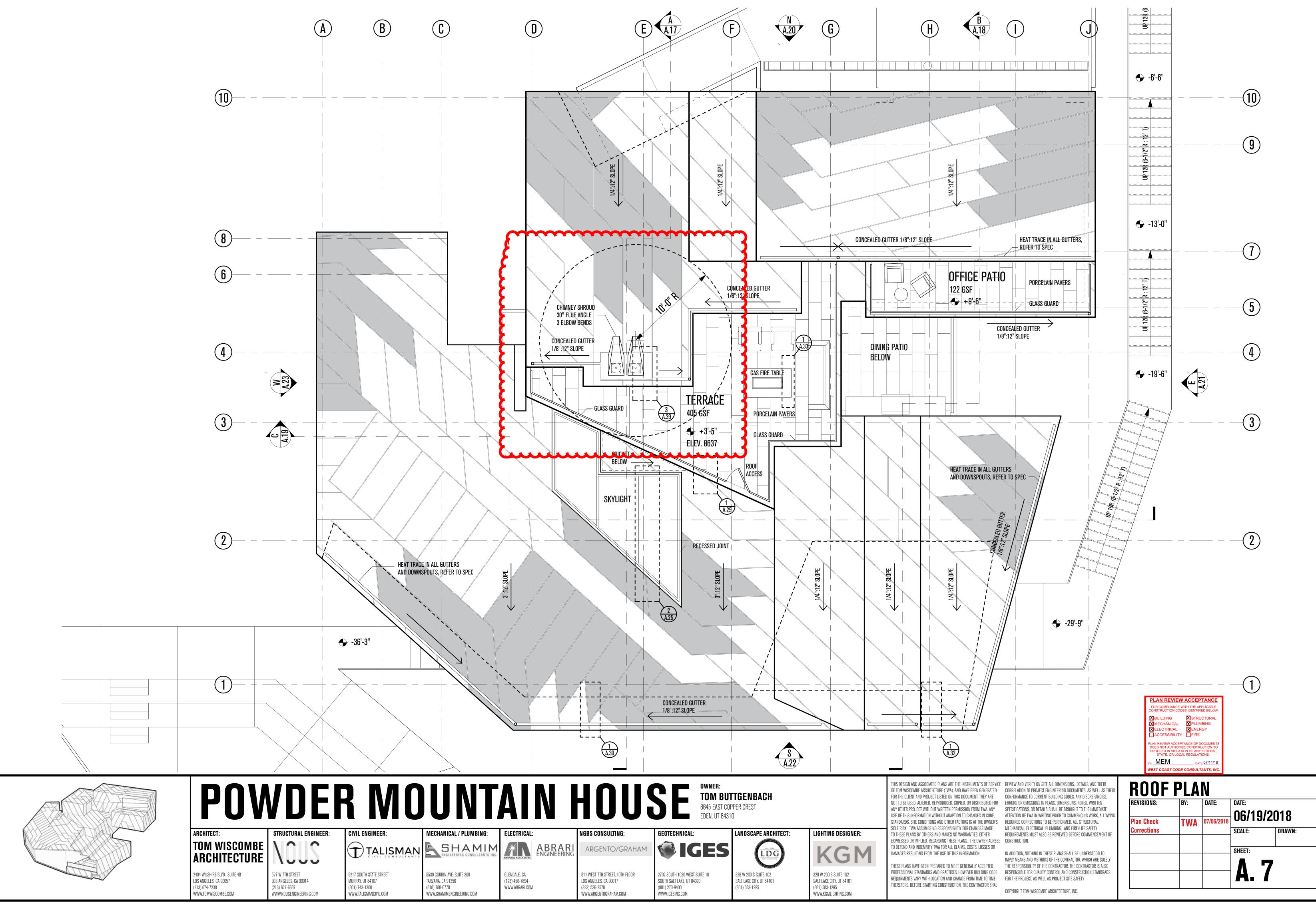
ASSEMBLY TYPES REVISIONS: DATE 06/19/2018 TWA 07/06/20 **Plan Check** Corrections SCALE: DRAWN: SHEET: А.

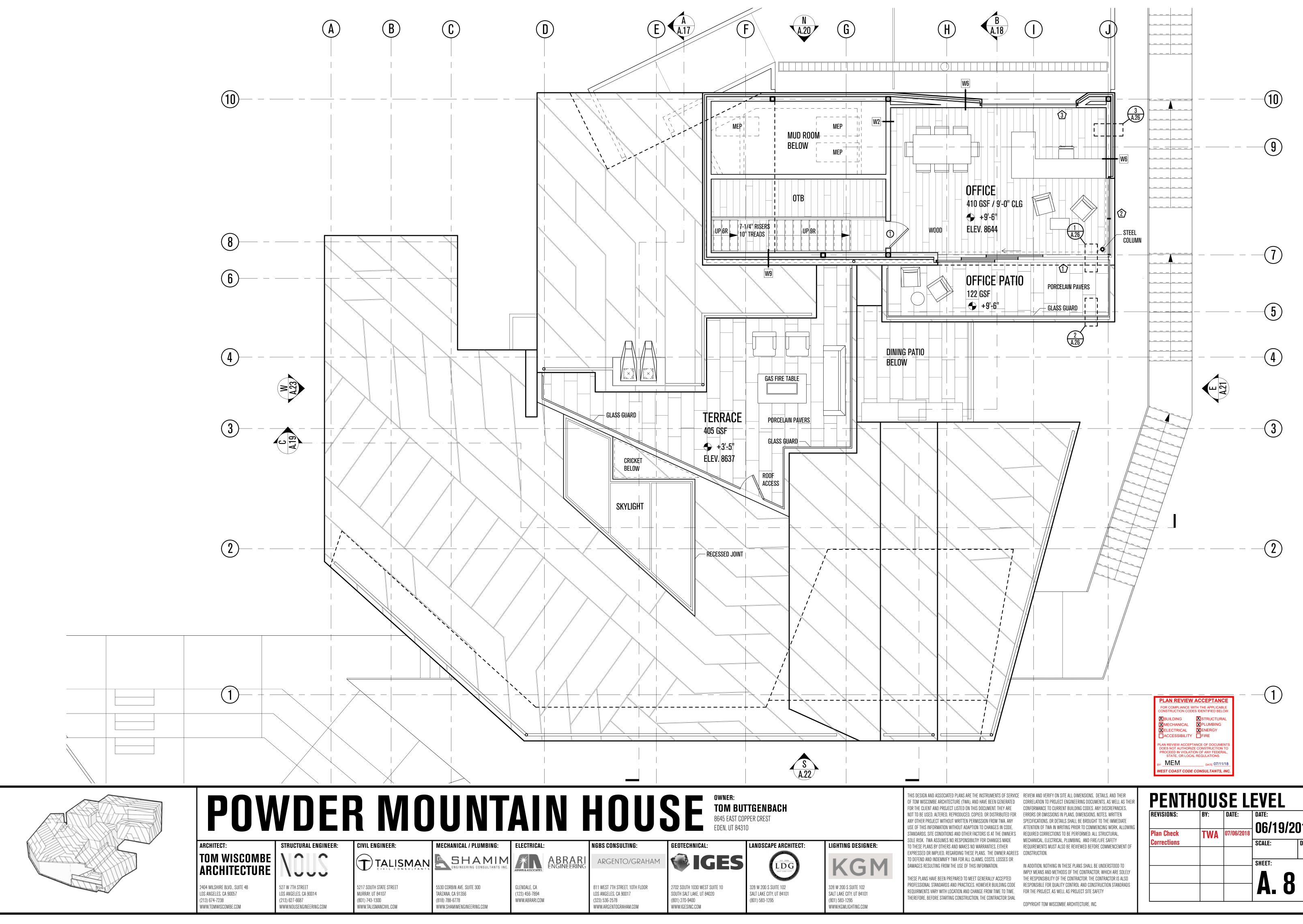




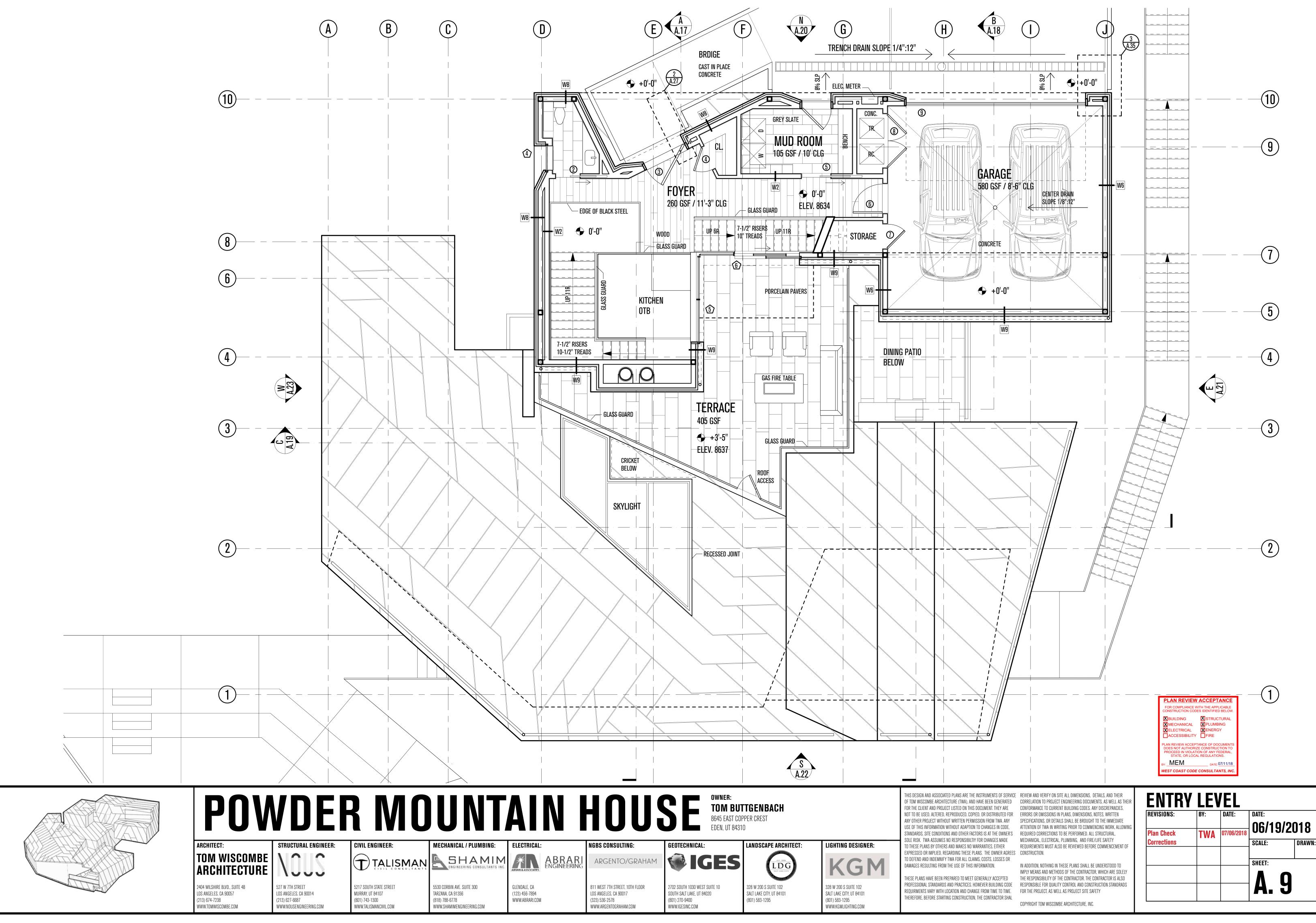




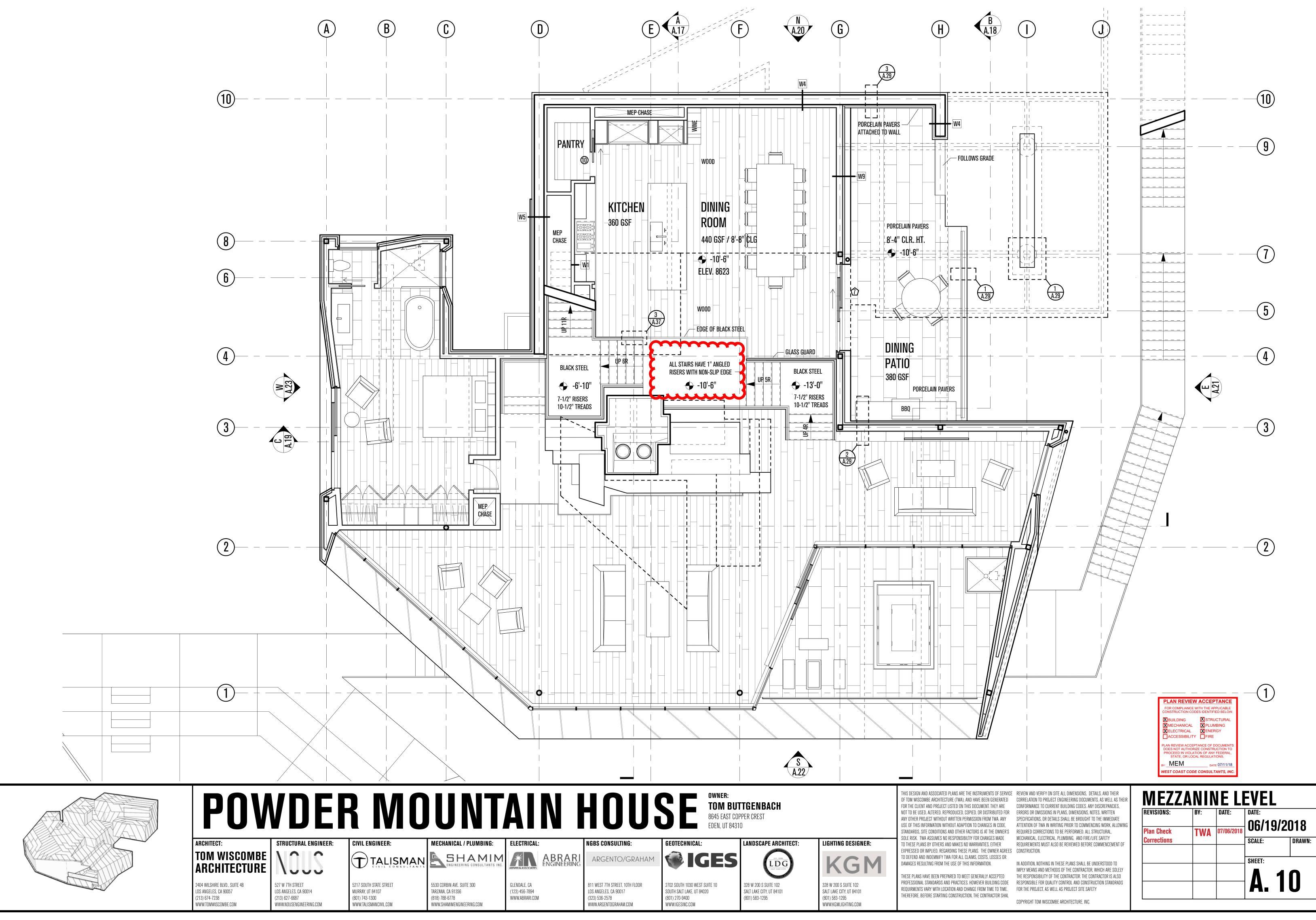




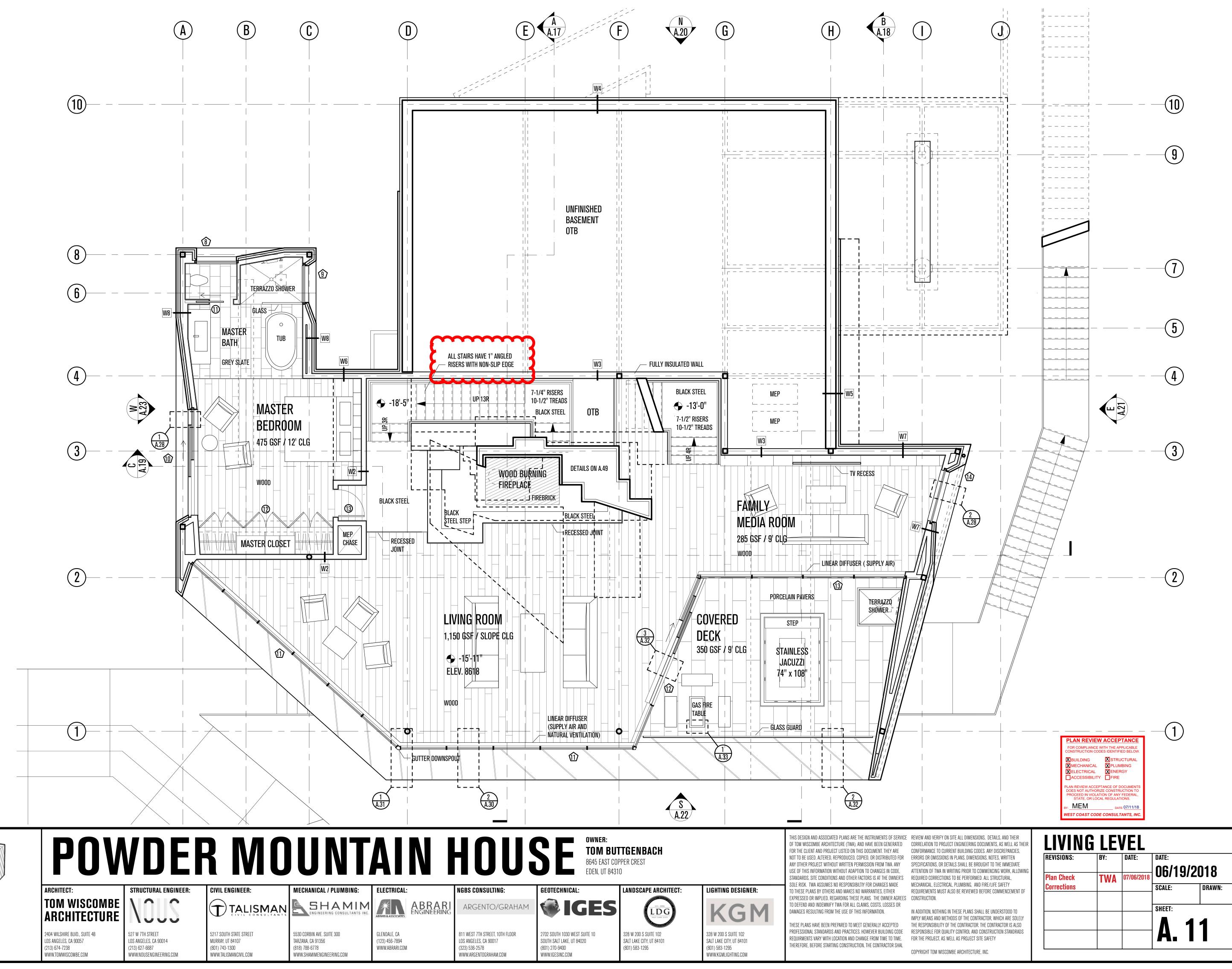
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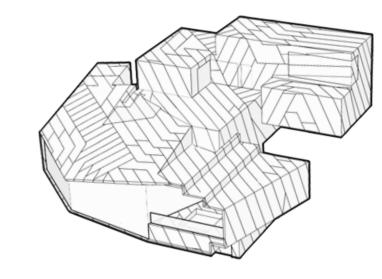


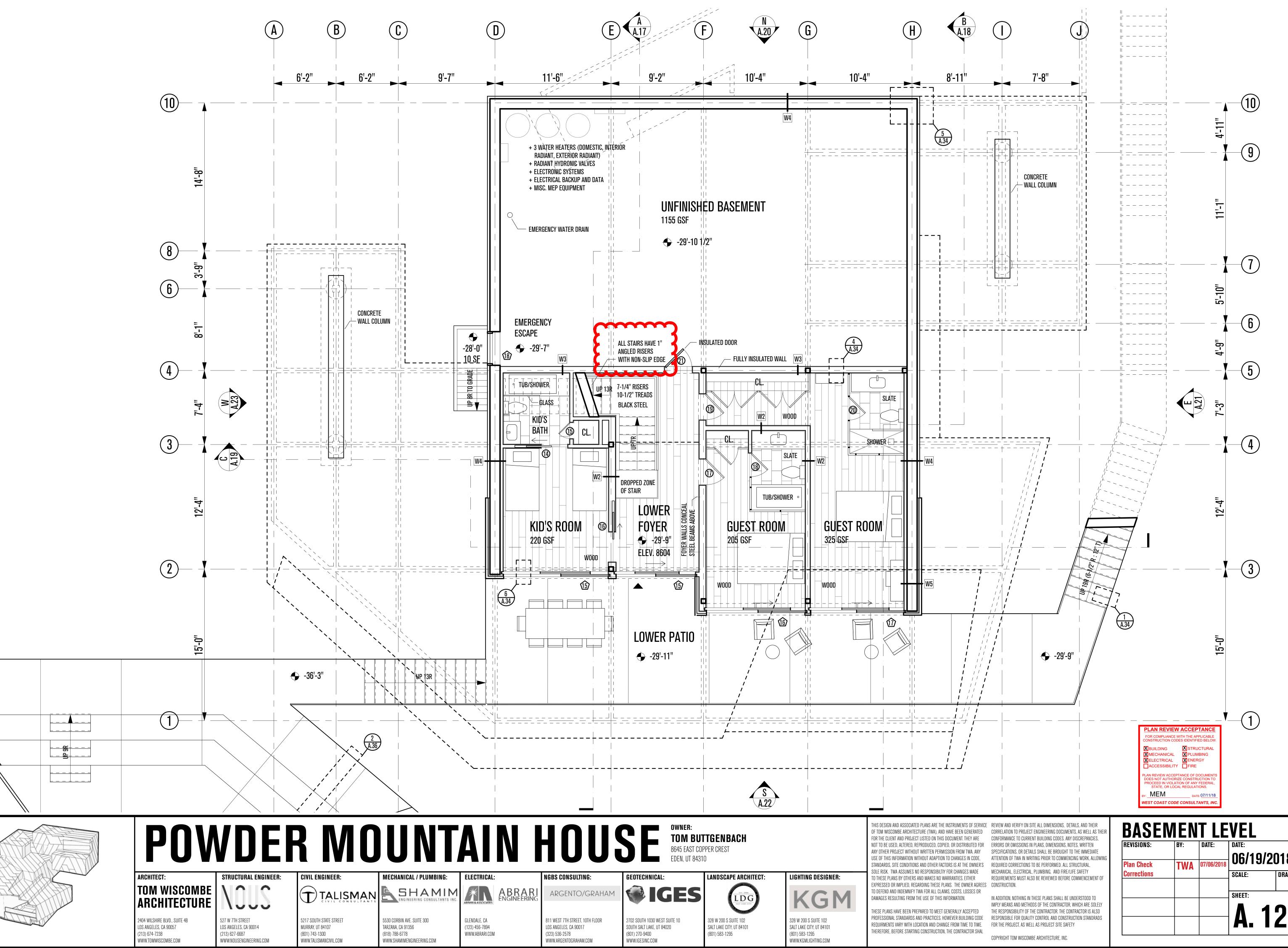
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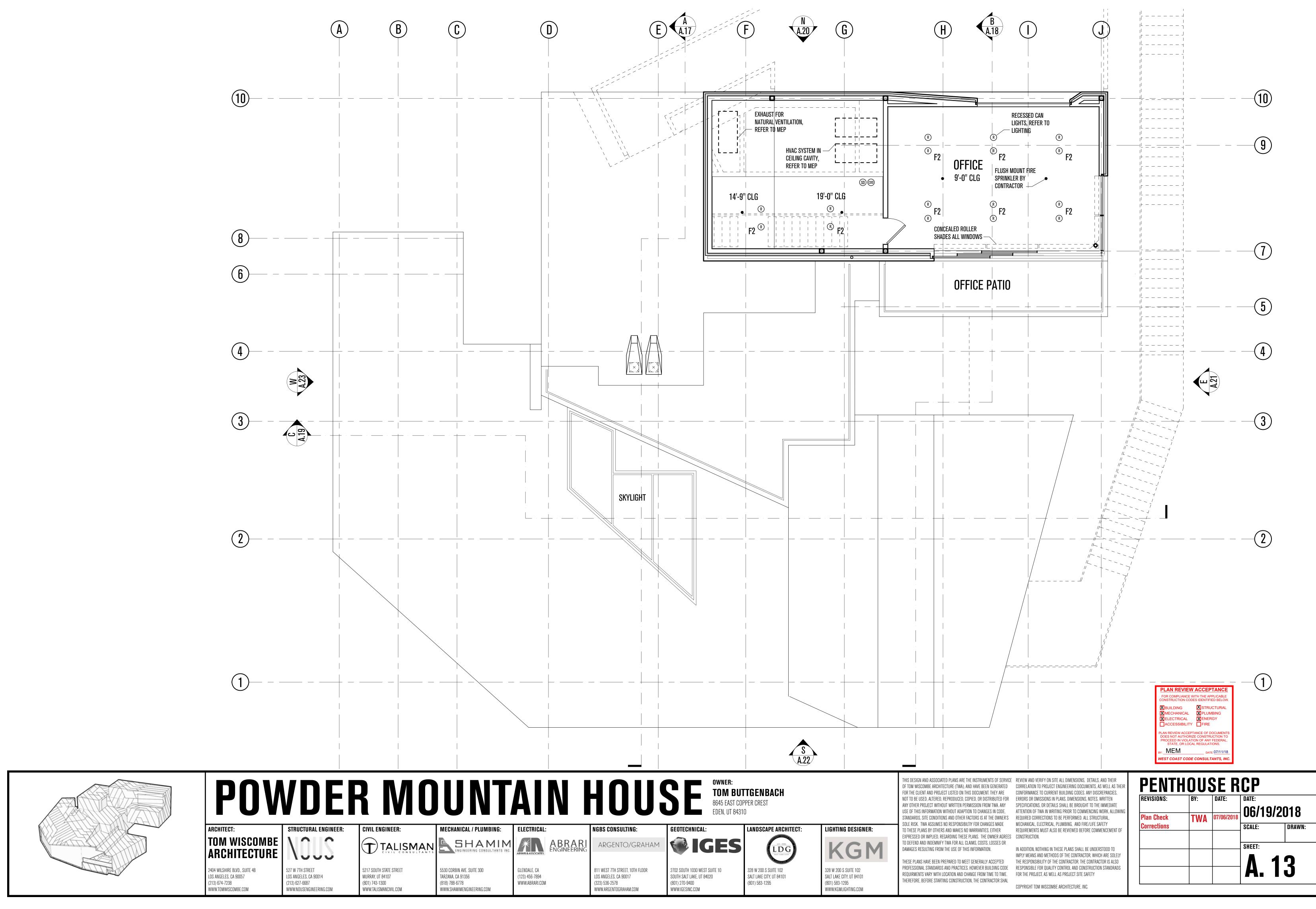
SQUARE FO	DTAGES
ACTUAL BUILT AREAS MAY VARY	
PENTHOUSE LEVEL	493 GSF
ENTRY LEVEL	1,115 GSF
MEZZANINE LEVEL	1,015 GSF
LIVING ROOM LEVEL	1,968 GSF
BASEMENT LEVEL	904 GSF
BELOW GRADE LIVABLE TOTAL	904 GSF
ABOVE GRADE LIVABLE TOTAL	4,591 GSF
TOTAL	5,495 GSF
UNFINISHED BASEMENT	1,155 GSF

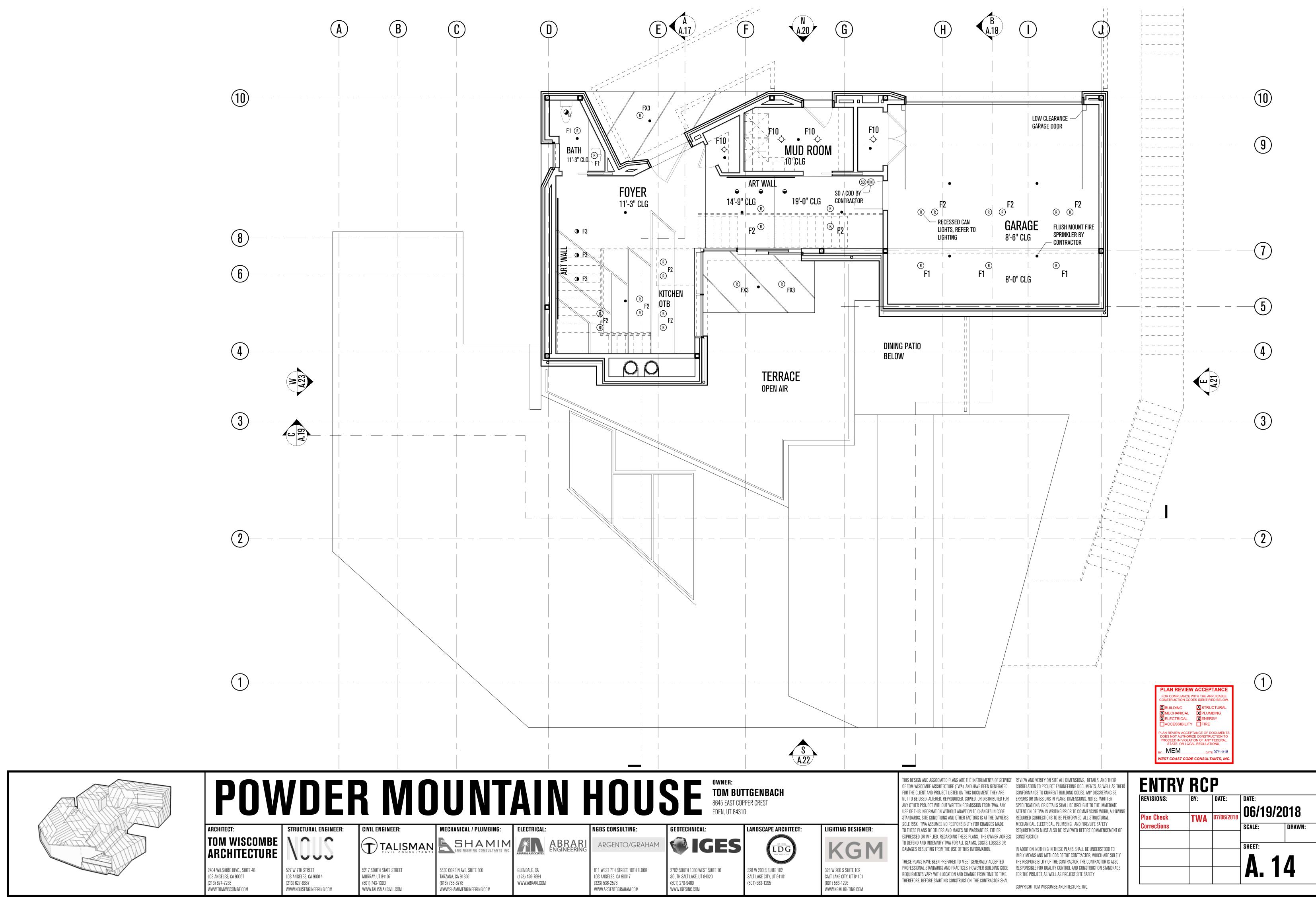


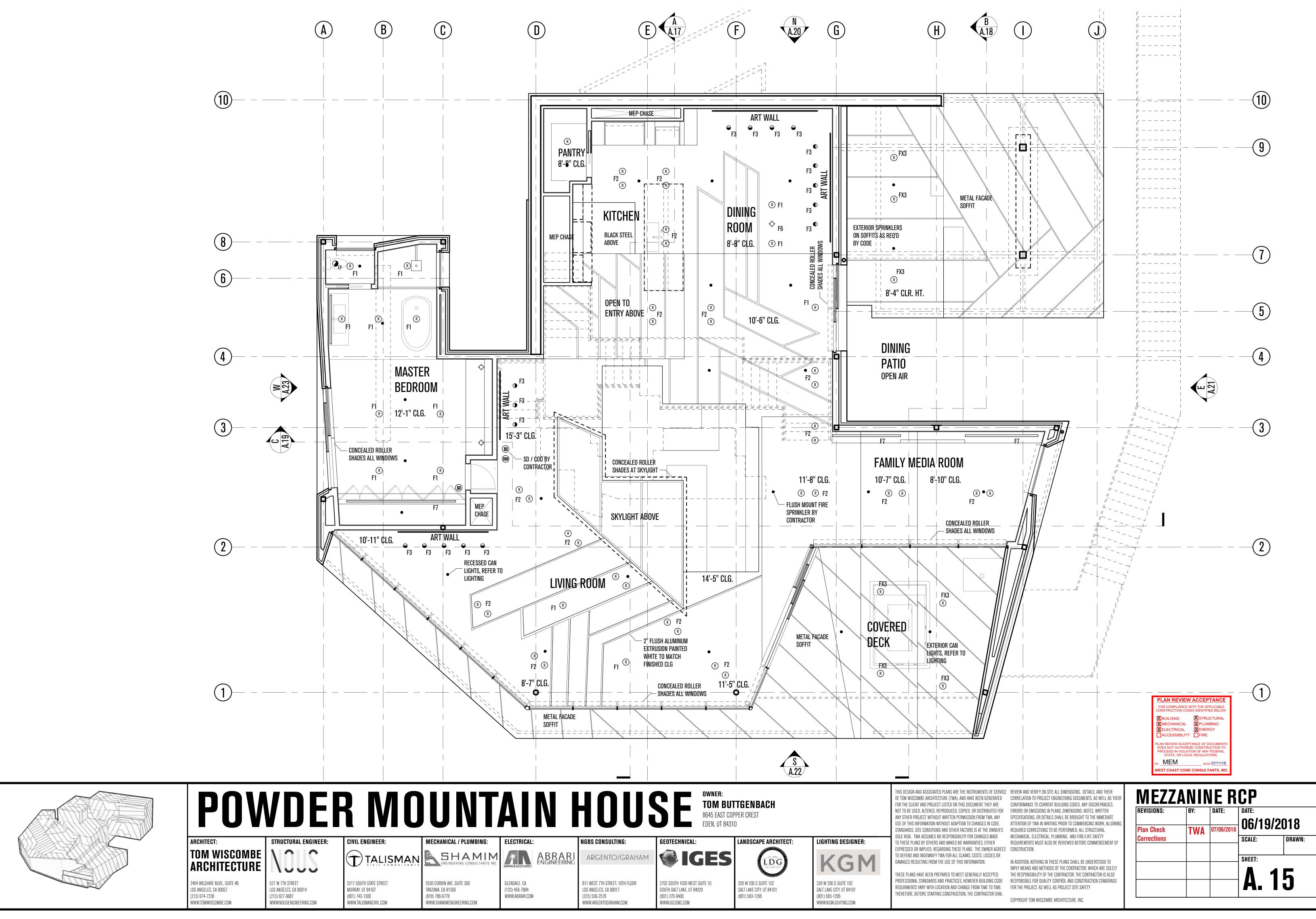


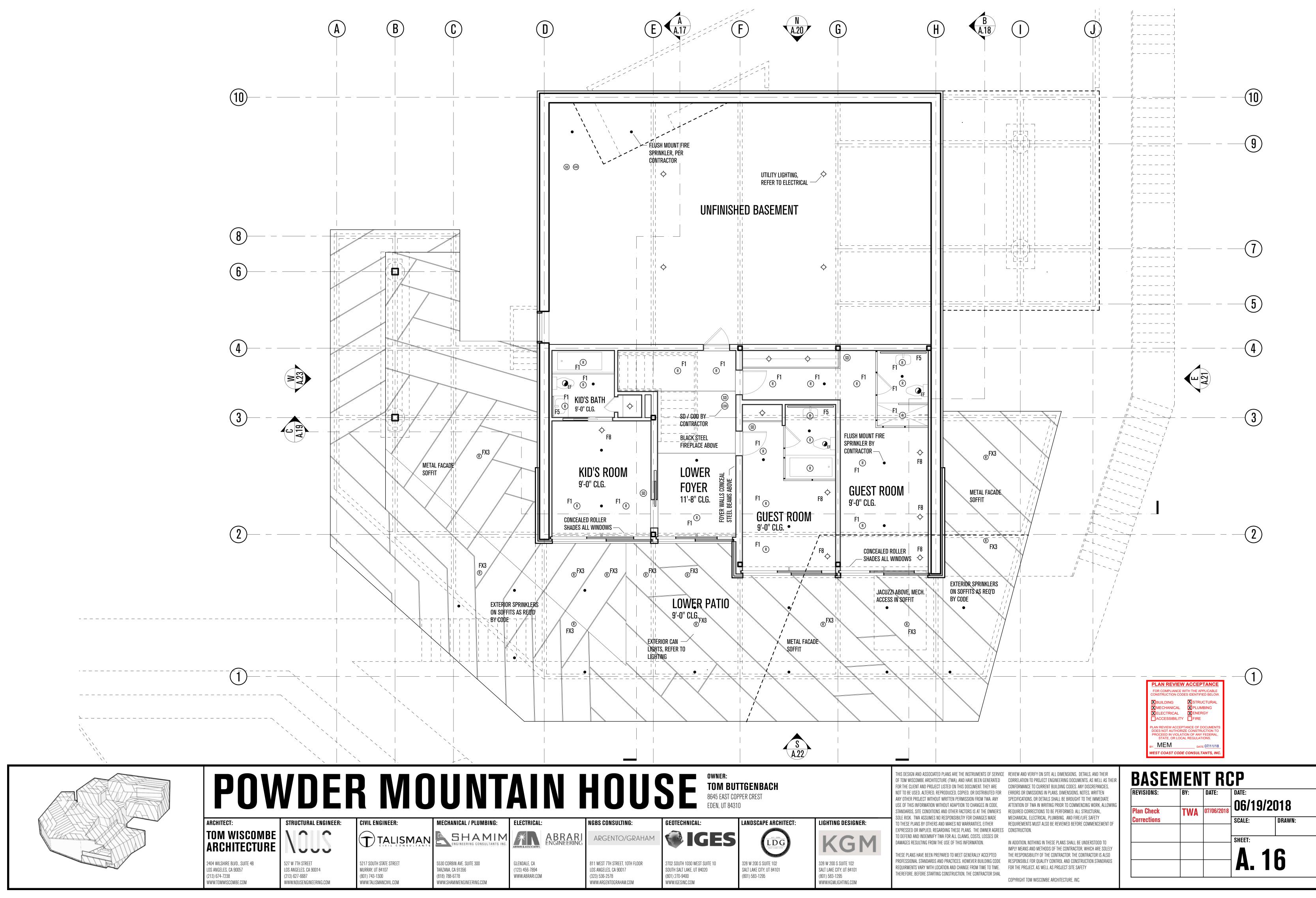


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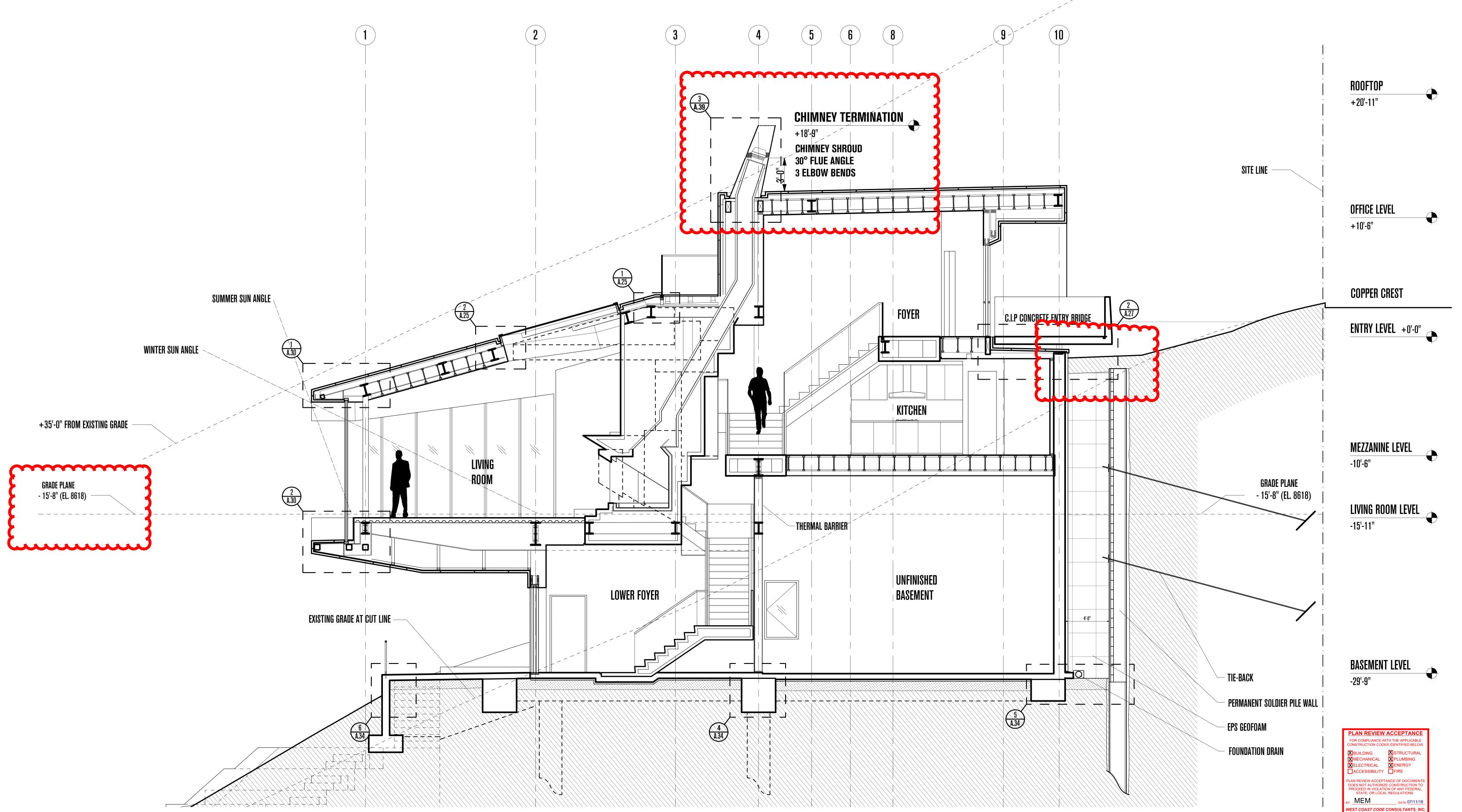












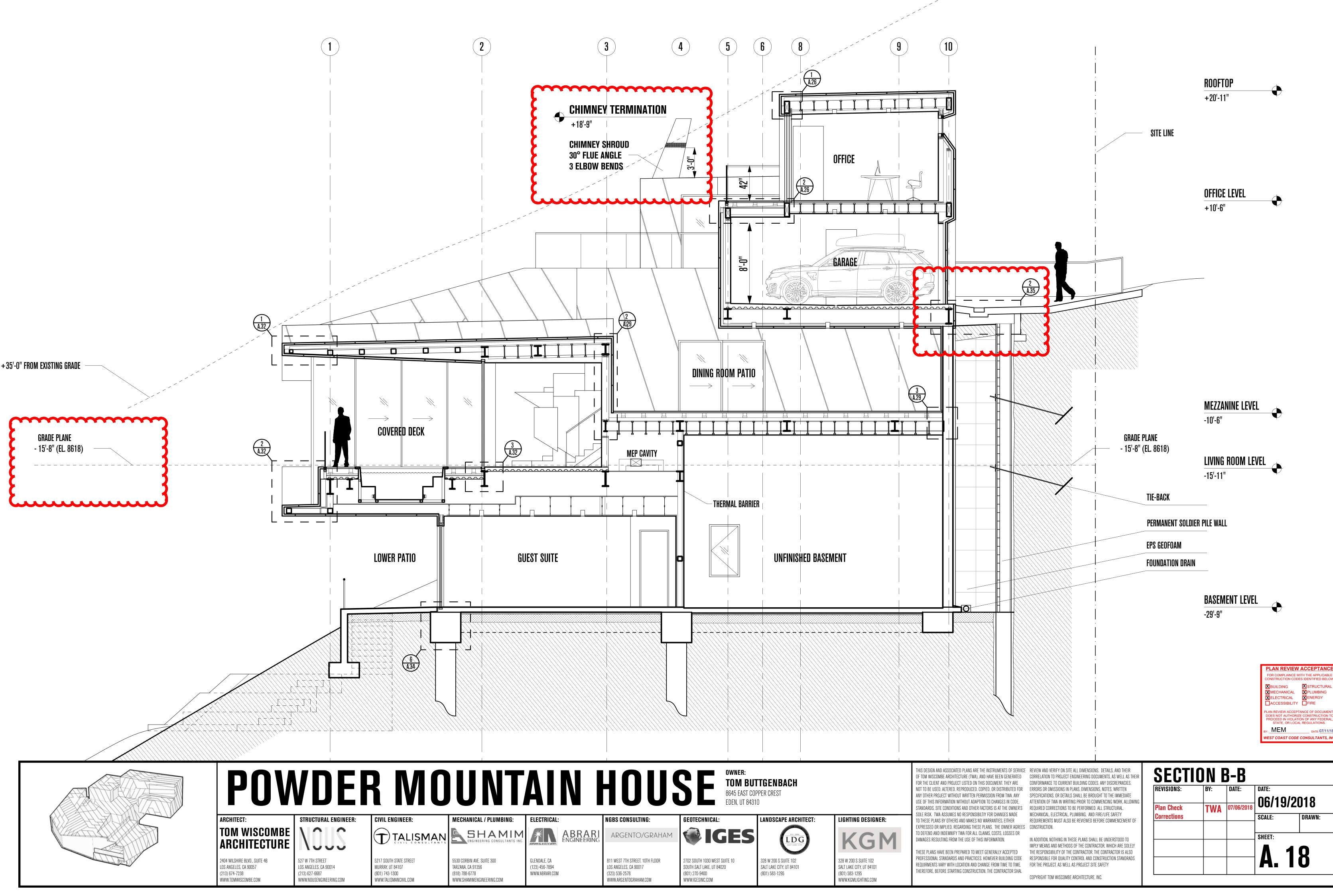
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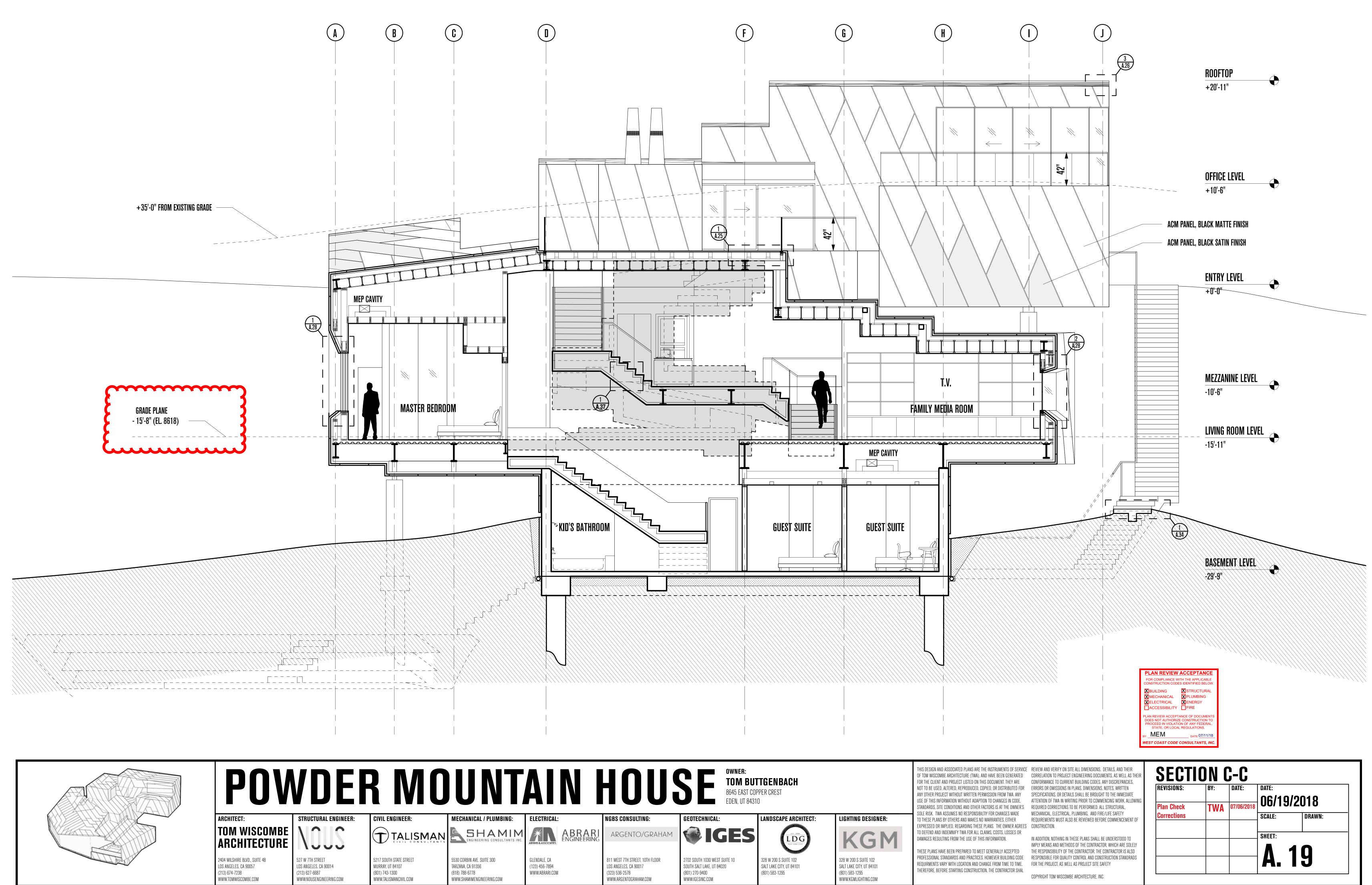
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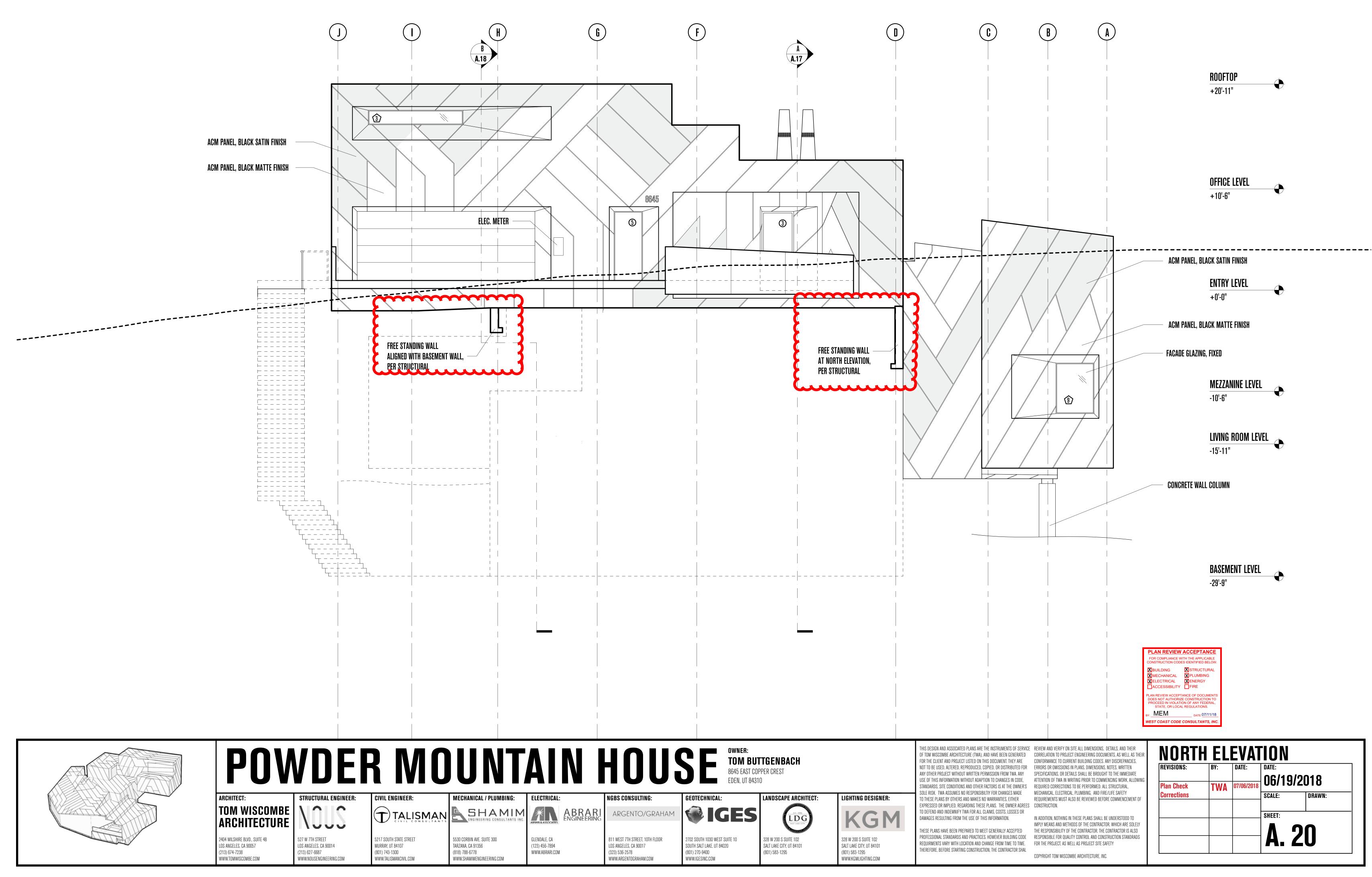
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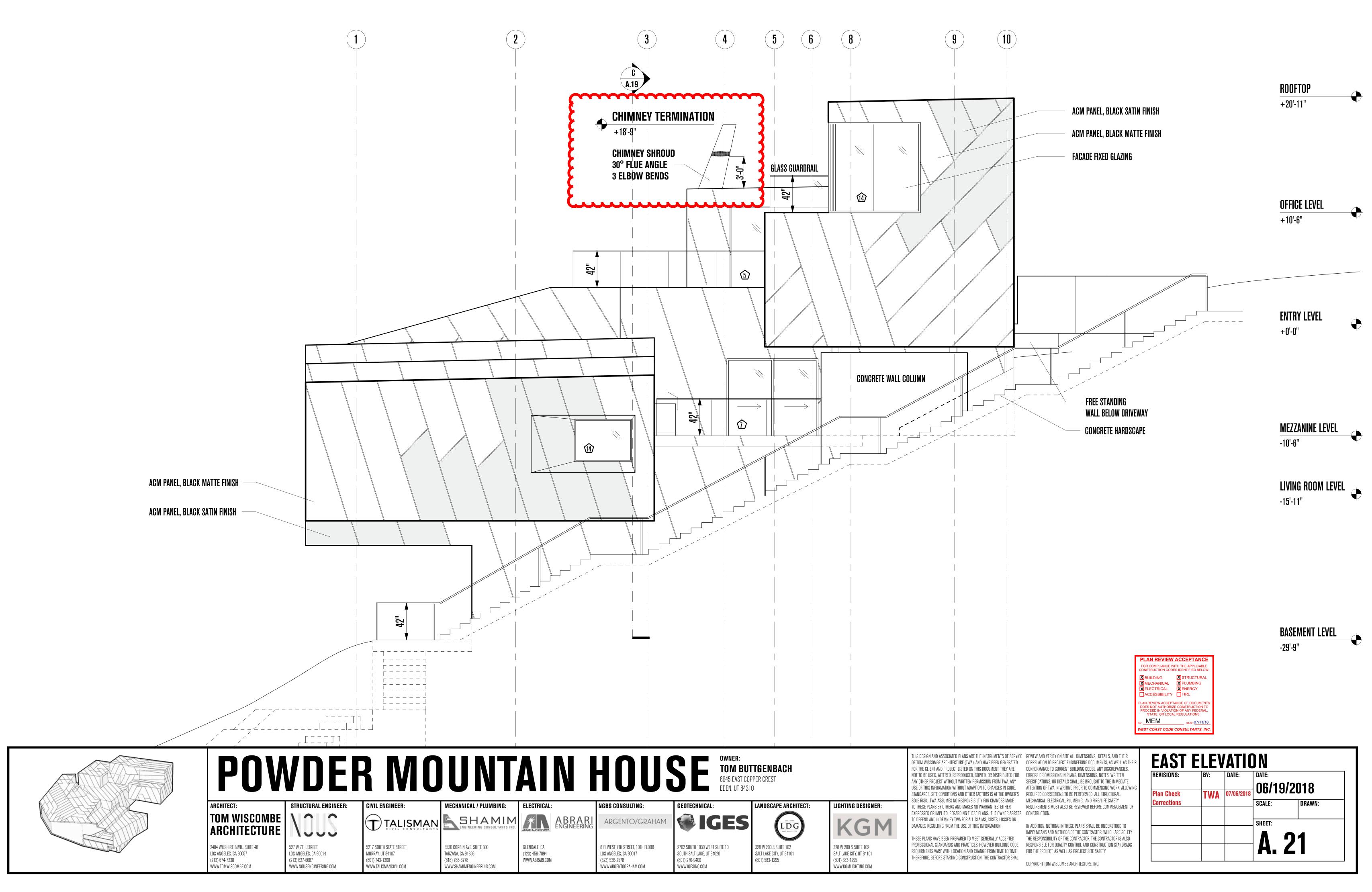


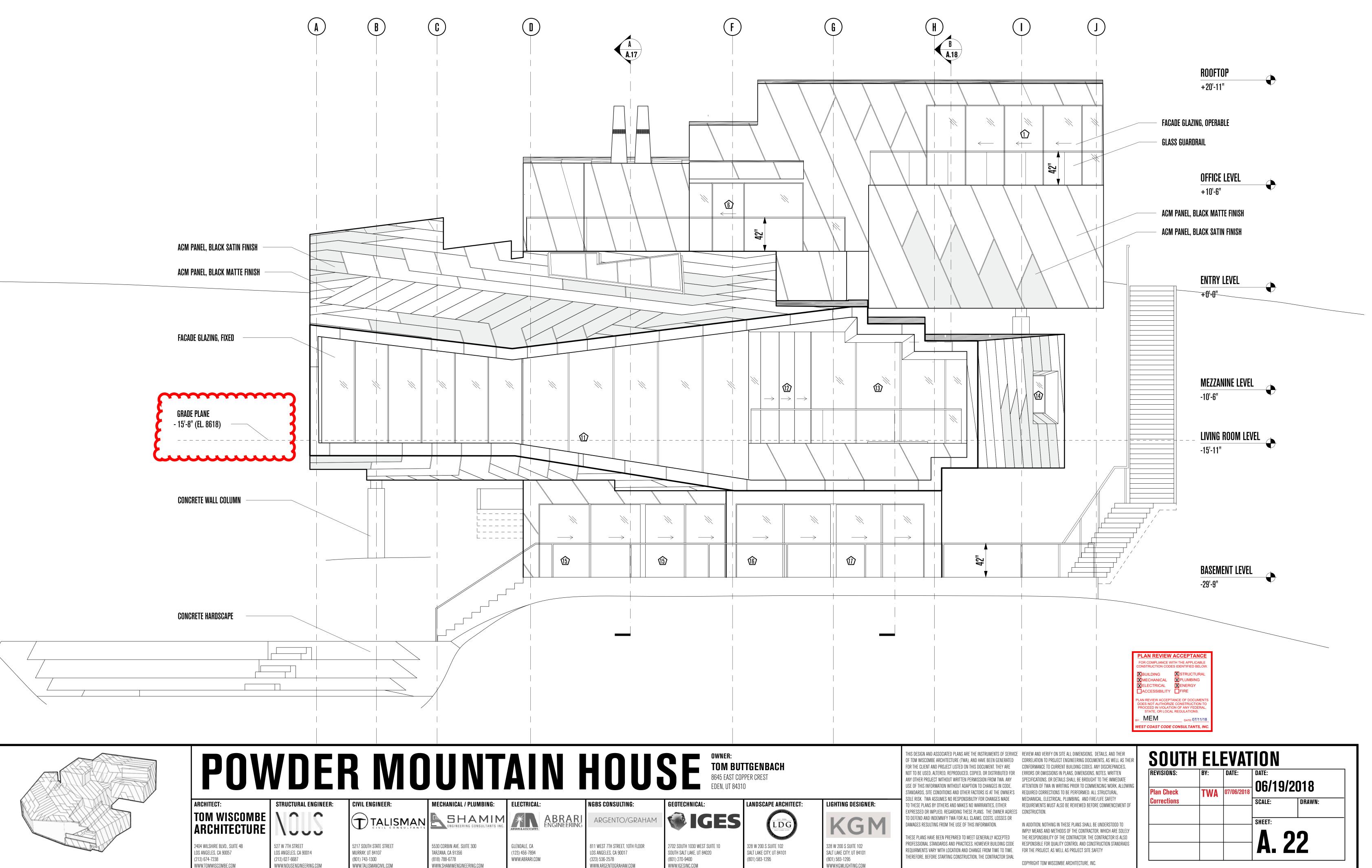
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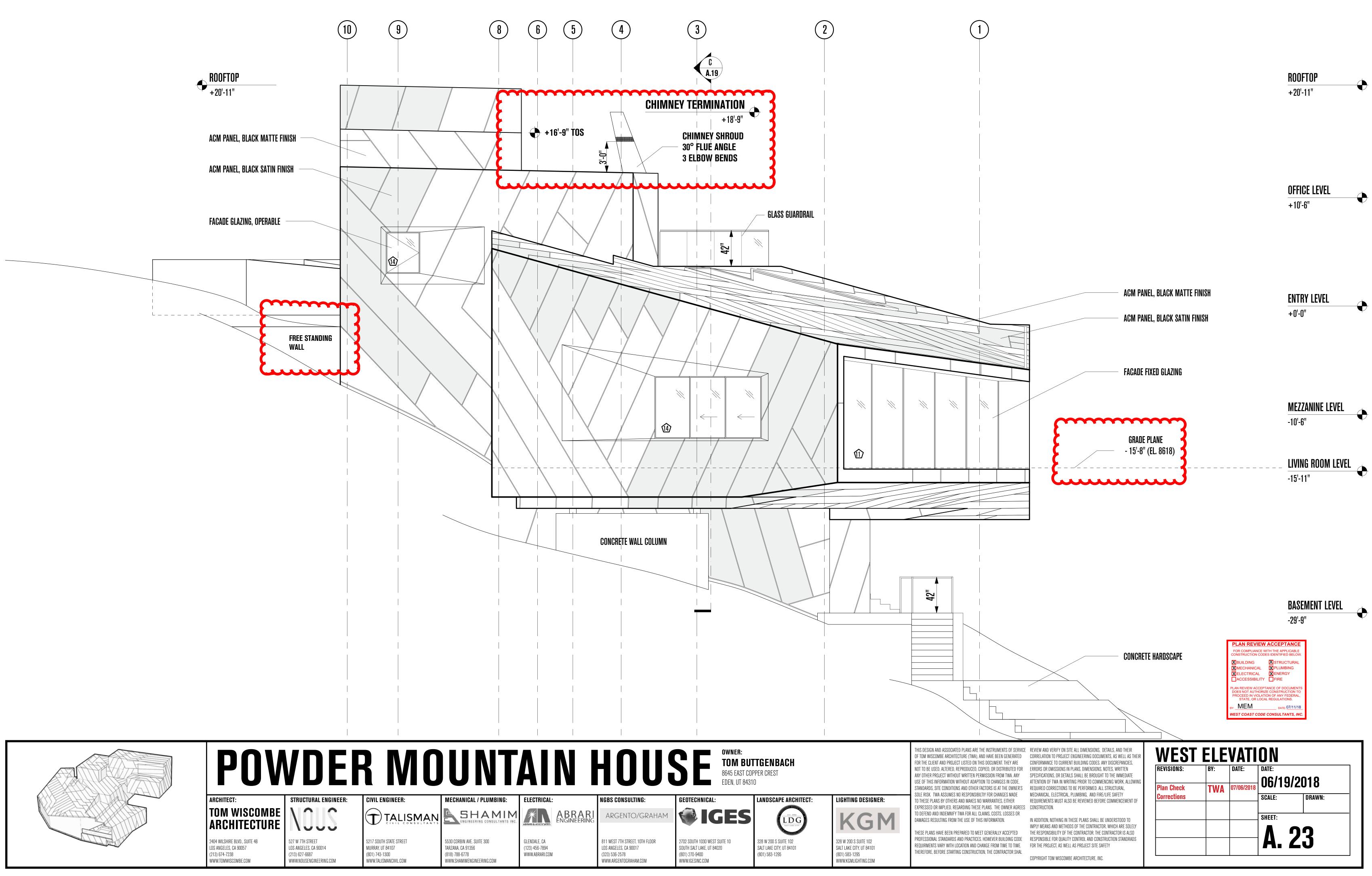


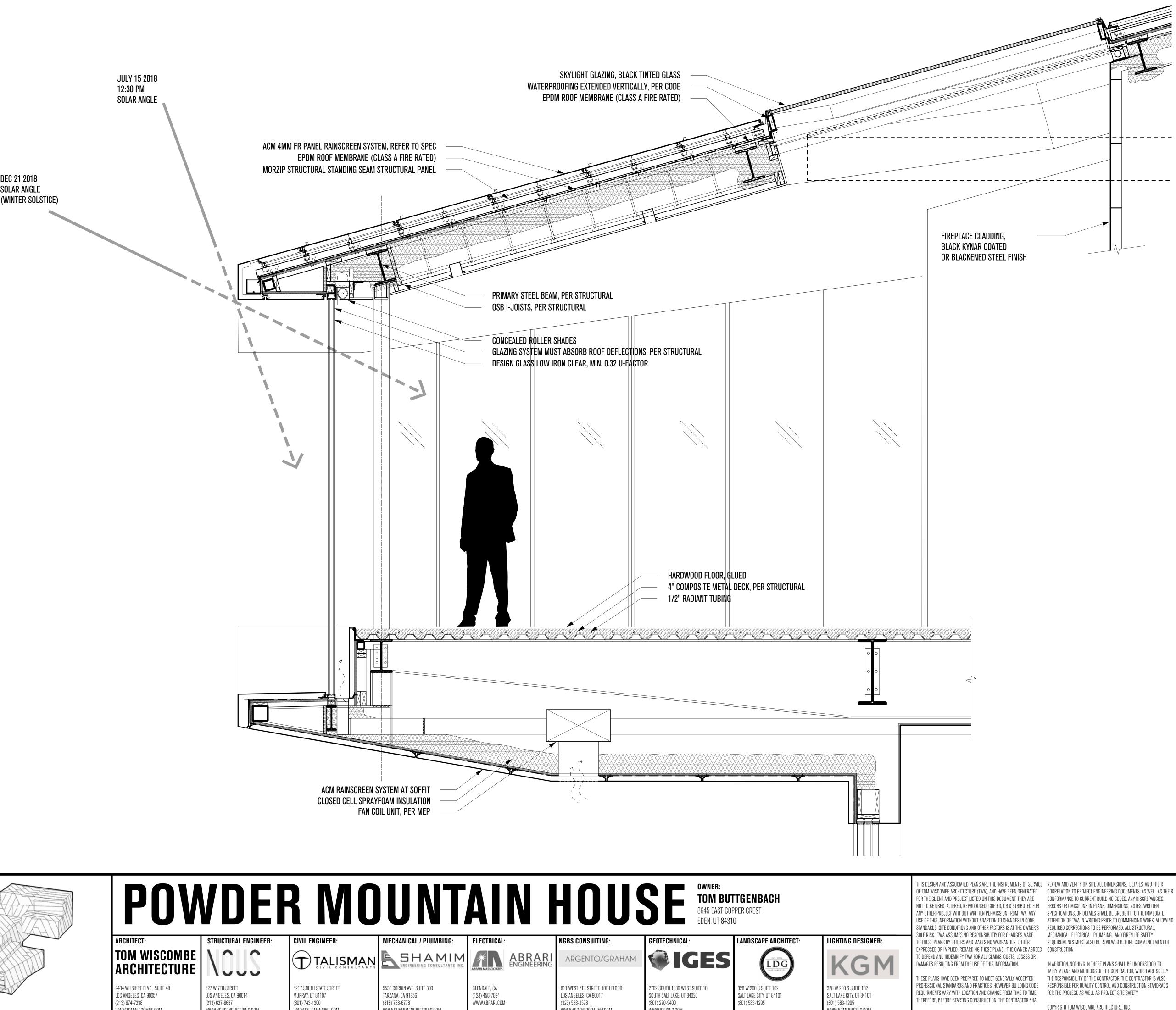
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(213) 674-7238
WWW.TOMWISCOMBE.COM

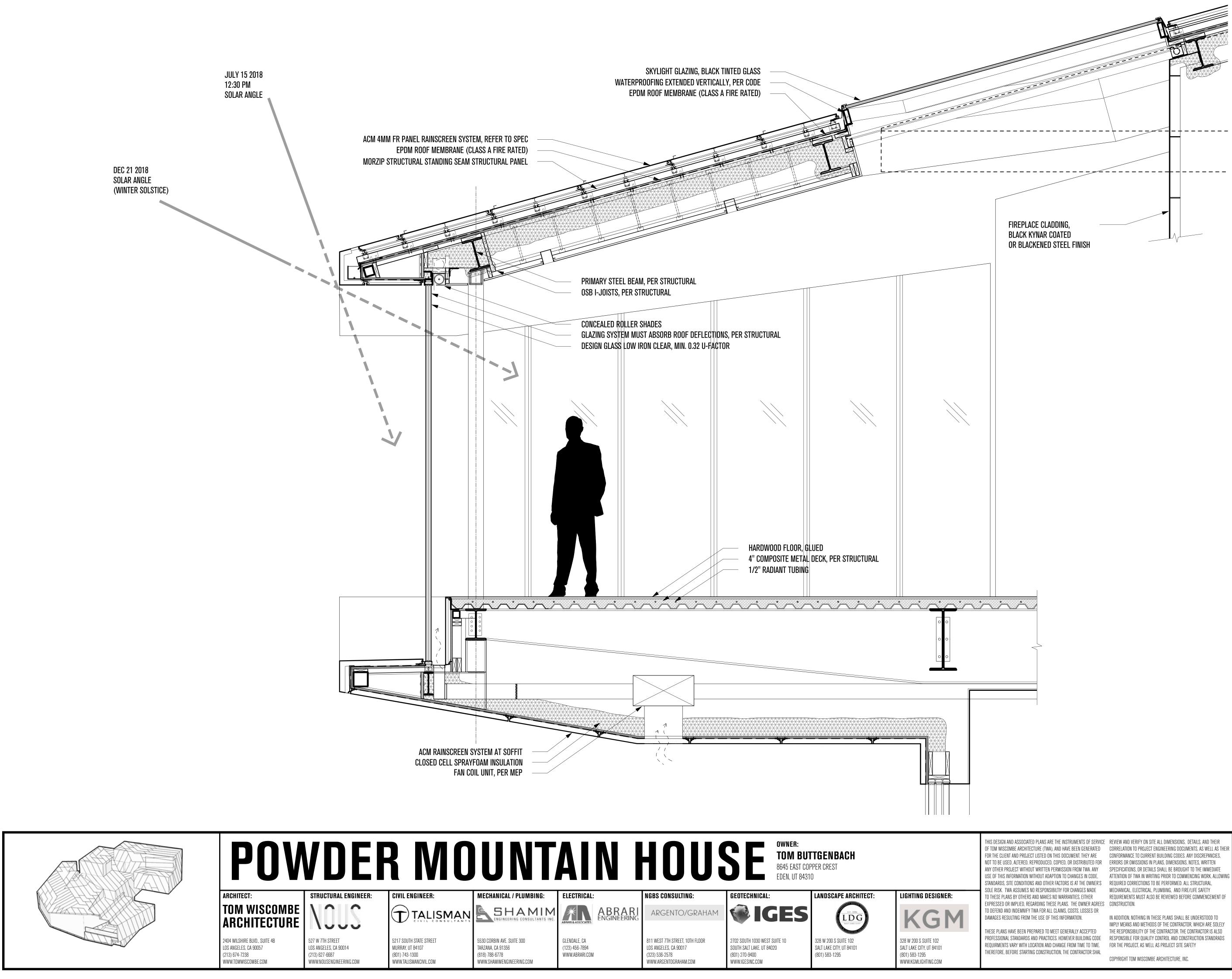






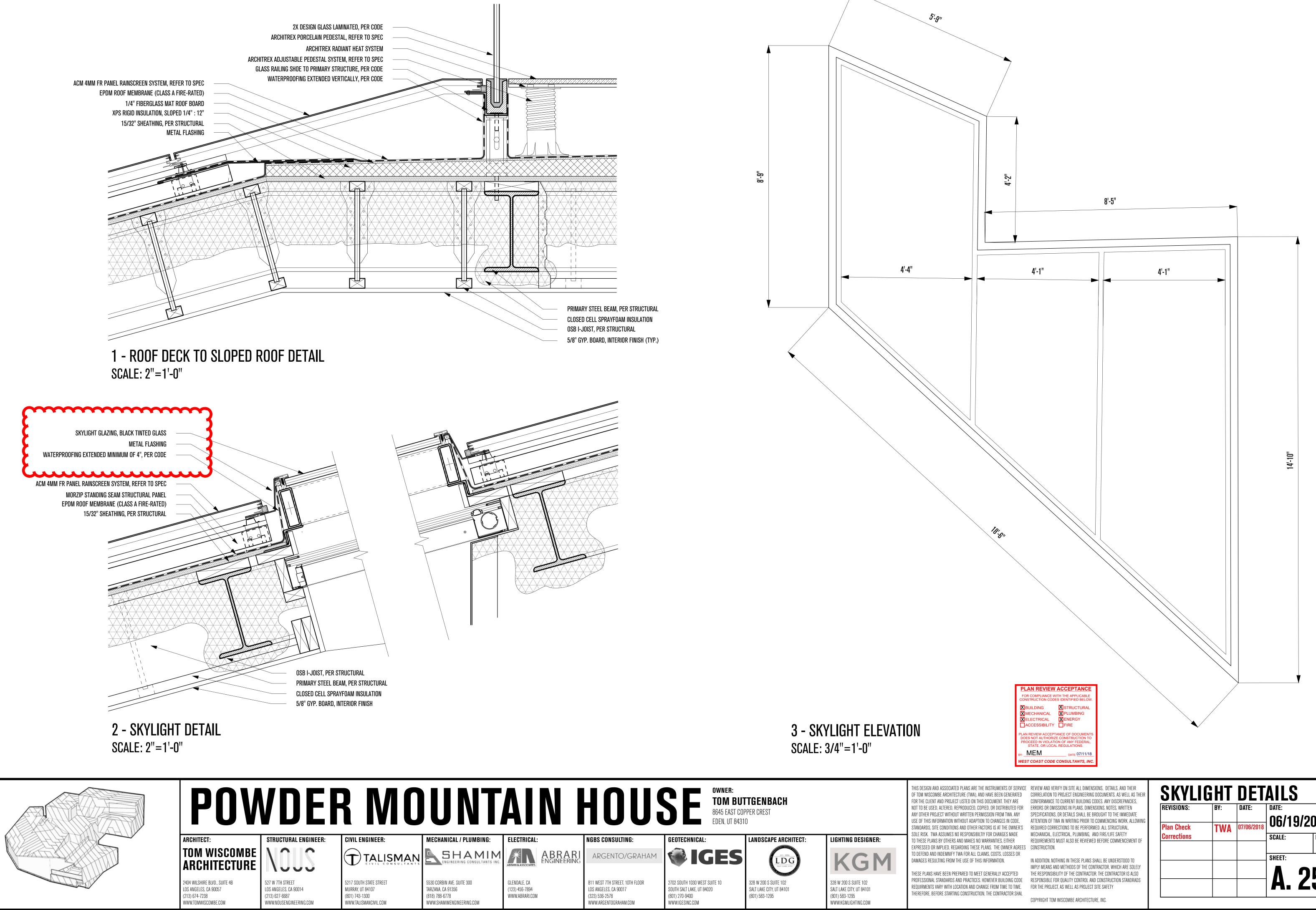


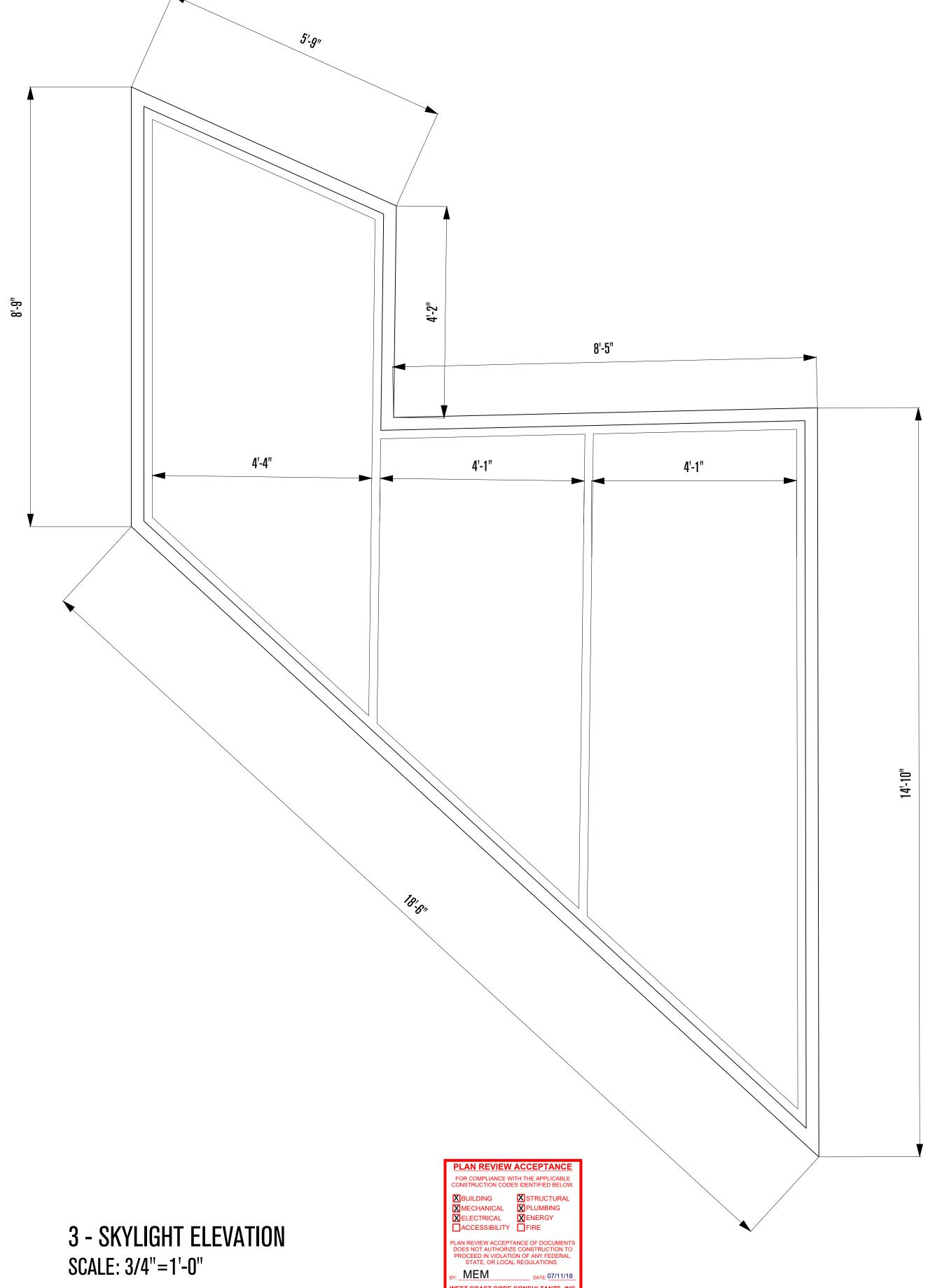




PLAN REVIEW ACCEPTANCE	
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.	
MECHANICAL PLUMBING	
ELECTRICAL ENERGY	
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.	3
BY: MEM DATE: 07/11/18	
WEST COAST CODE CONSULTANTS, INC	2

NOSE WALL SECTION REVISIONS: DATE: 06/19/2018 TWA 07/06/20 Plan Check Corrections DRAWN: SCALE: SHEET: **A.** 24

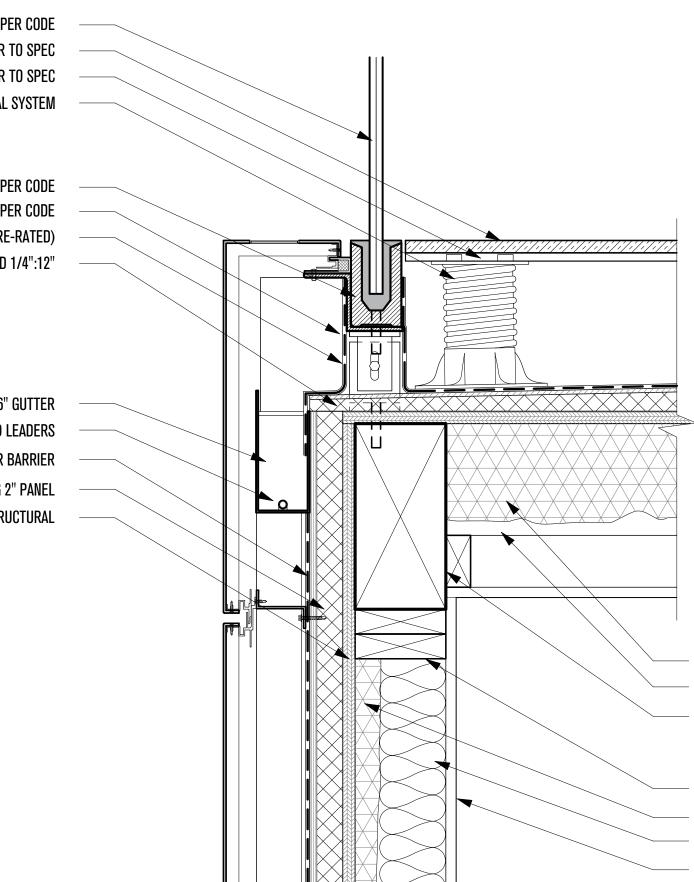




06/19/2018 DRAWN: **A.** 25

 METAL FLASHING
 3" X 6" GUTTER
 HEAT TRACE SYSTEM IN GUTTERS AND LEADERS
 WATER BARRIER
 15/32" SHEATHING, PER STRUCTURAL
 CONCEALED ROLLER SHADES

(NORTH-SOUTH) SCALE: 2"=1'-0"



2X DESIGN GLASS LAMINATED, PER CODE ARCHITREX PORCELAIN PAVER, REFER TO SPEC ARCHITREX RADIANT HEAT SYSTEM, REFER TO SPEC ARCHITREX ADJUSTABLE PEDESTAL SYSTEM

GLASS RAILING SHOE TO PRIMARY STRUCTURE, PER CODE WATERPROOFING EXTENDED VERTICALLY, PER CODE EPDM ROOF MEMBRANE (CLASS A FIRE-RATED) XPS RIGID INSULATION, SLOPED 1/4":12"

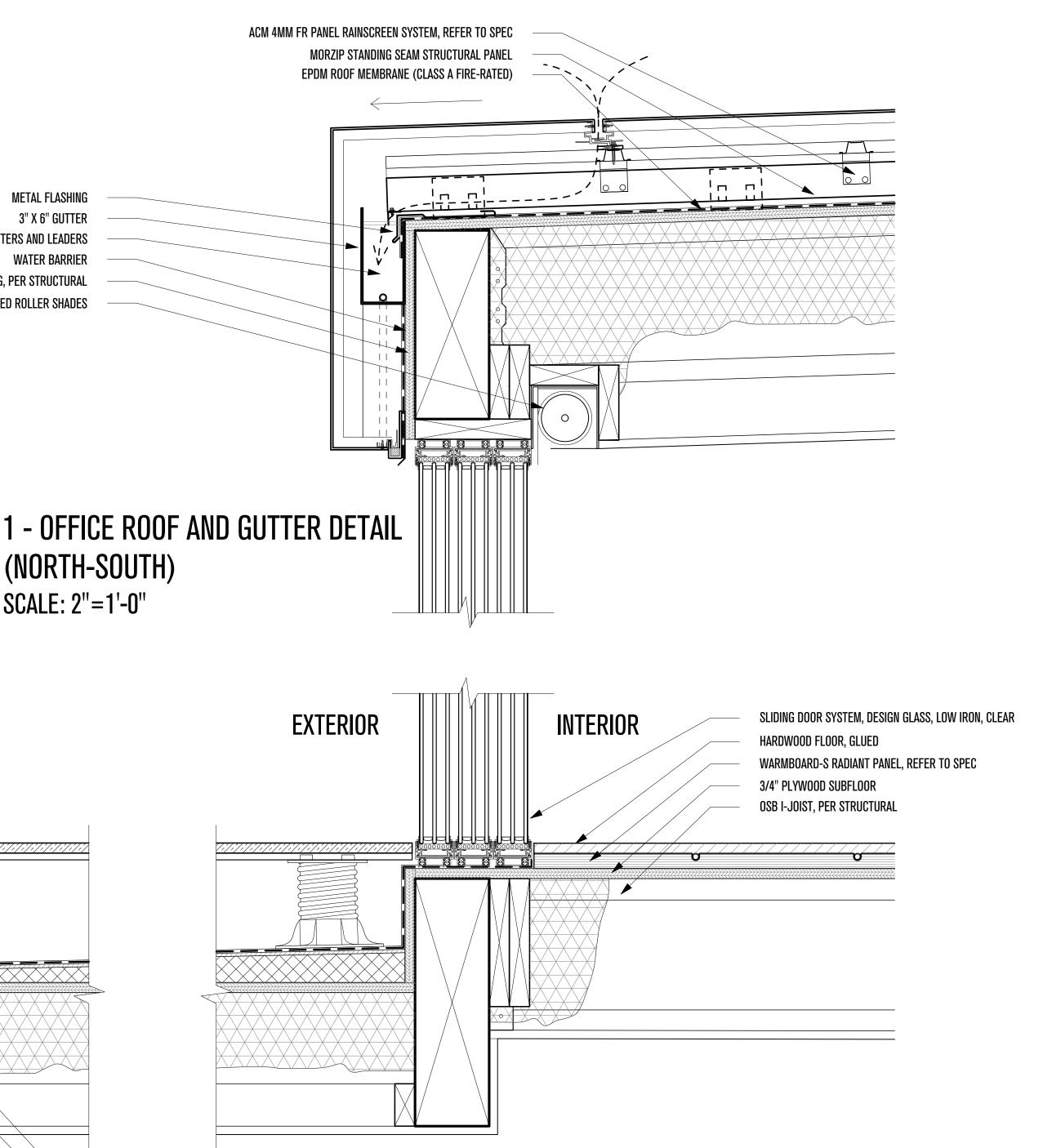
> 3" X 6" GUTTER HEAT TRACE IN GUTTERS AND LEADERS **AIR AND WATER BARRIER** ZIP R SHEATHING 2" PANEL 15/32" SHEATHING, PER STRUCTURAL

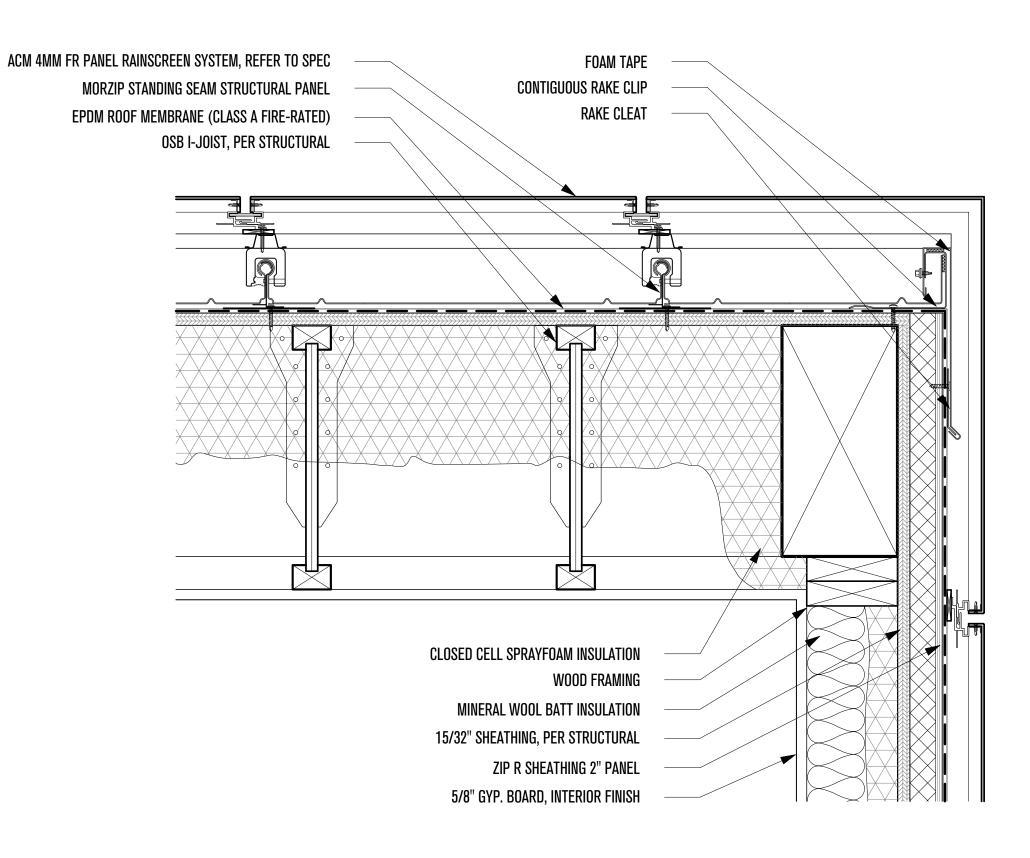
> > **CLOSED CELL SPRAYFOAM INSULATION** WOOD JOIST, REFER TO STRUCTURAL PSL BEAM, REFER TO STRUCTURAL

> > WOOD FRAMING CLOSED CELL SPRAYFOAM INSULATION MINERAL WOOL BATT INSULATION 5/8" GYP. BOARD, INTERIOR FINISH

2 - OFFICE DECK DETAILS (NORTH-SOUTH) SCALE: 2"=1'-0"

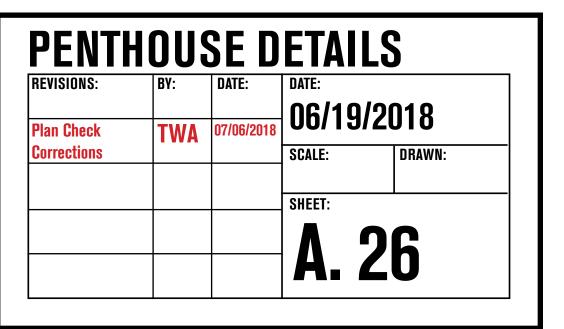






3 - OFFICE ROOF DETAIL (EAST-WEST) SCALE: 2"=1'-0"



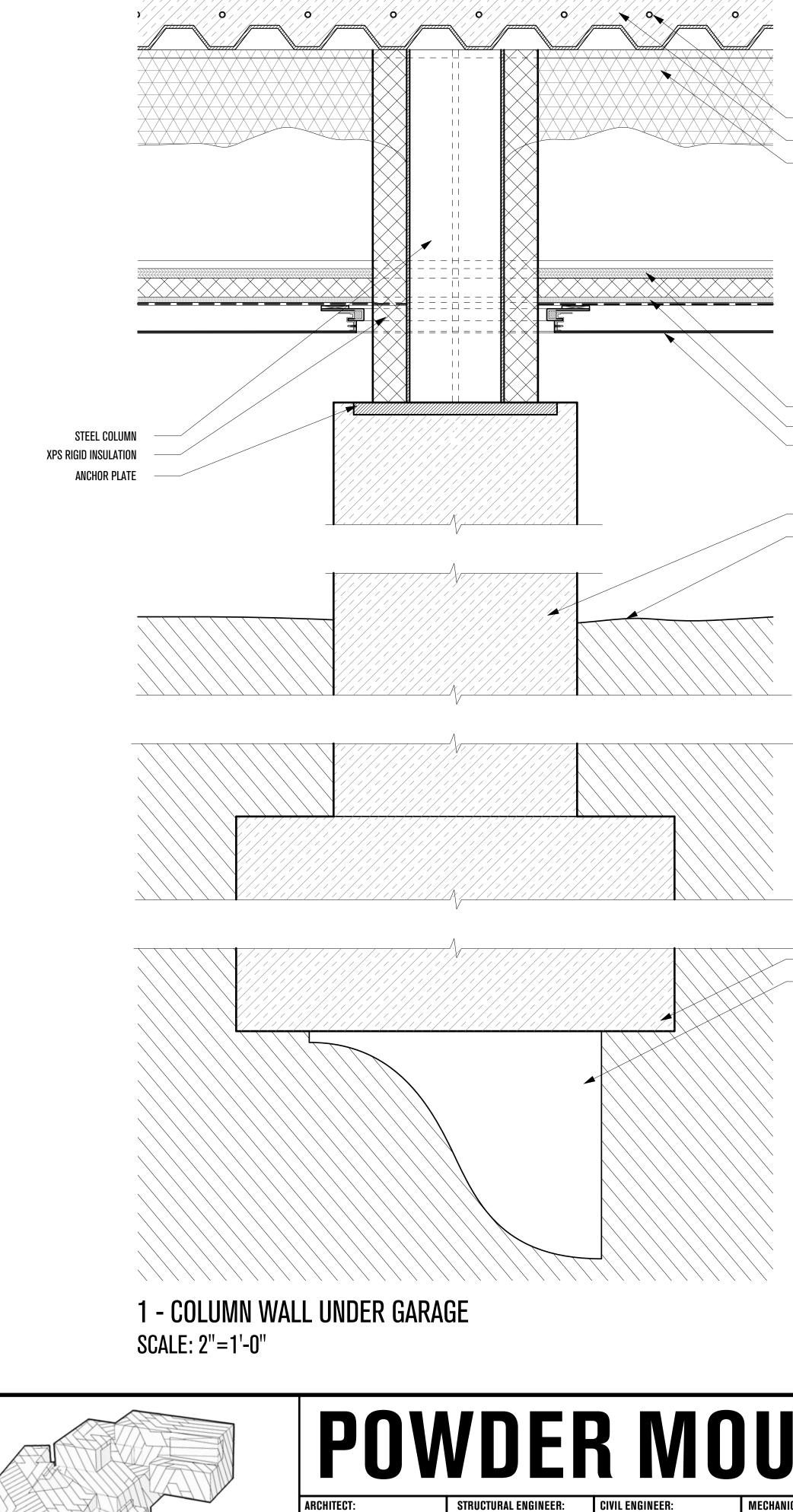


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LOS ANGELES, CA 90014

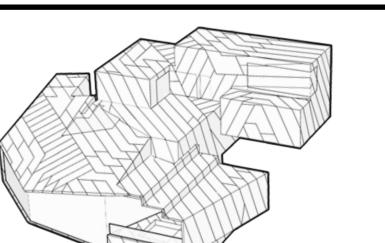
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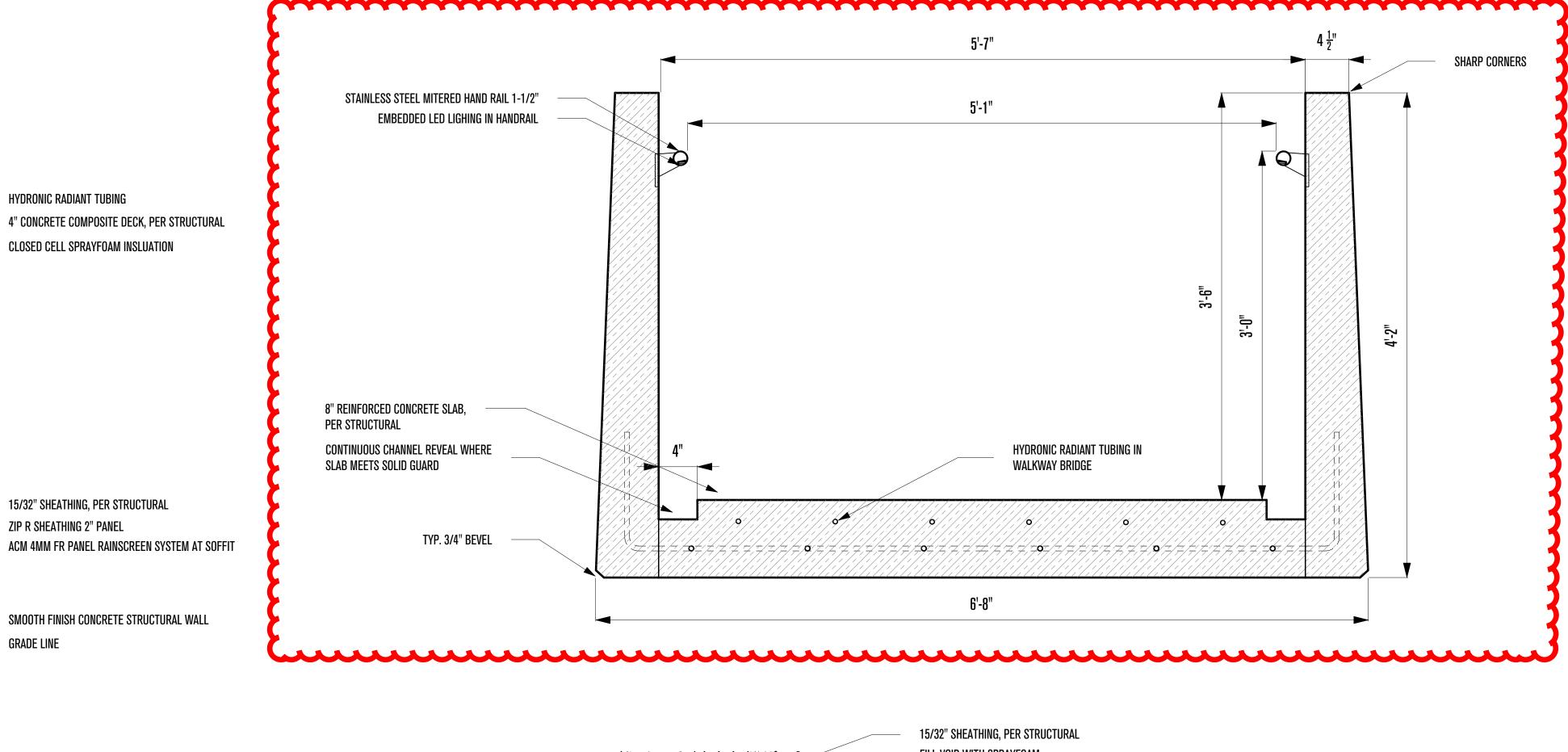
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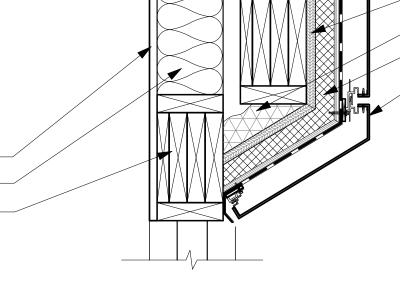
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EXTERIOR

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5/8" GYP. BOARD. INTERIOR FINISH MINERAL WOOL BATT INSULATION INSULATED WALL HEADER ASSEMBLY

INTERIOR

GRADE BEAM, PER STRUCTURAL DRILLED PILE, PER STRUCTURAL

> EPDM ROOF MEMBRANE (CLASS A FIRE-RATED) XPS RIGID INSULATION, SLOPED AT 1/4":12" 15/32" SHEATHING, PER STRUCTURAL CLOSED CELL SPRAYFOAM INSULATION

STEEL ANCHOR PLATE ADJUSTABLE STEEL SECTION

INTERIOR FURRING WAL **CONCRETE FOUNDATION WALL**

2 - ENTRANCE SUPPORT SCALE: 2"=1'-0"

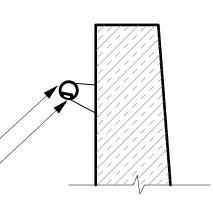


FILL VOID WITH SPRAYFOAM

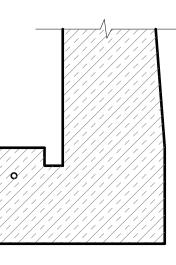
ZIP R SHEATHING 2" PANEL

ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC

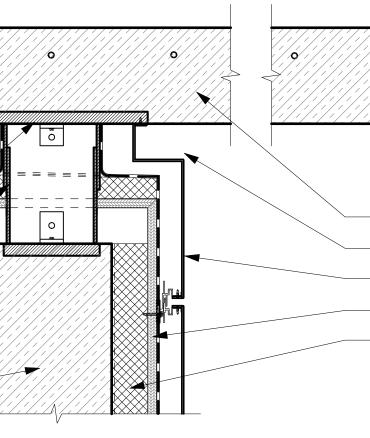
STAINLESS STEEL MITERED HAND RAIL 1-1/2"



EMBEDDED LED LIGHING IN HANDRAIL







8" REINFORCED CONCRETE SLAB, PER STRUCTURAL

CONTINUOUS CHANNEL REVEAL WHERE ENTRANCE SLAB MEETS SUPPORT WALL

ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC

15/32" SHEATHING, PER STRUCTURAL

CONTINUOUS XPS RIGID INSULATION, PER CODE



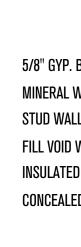
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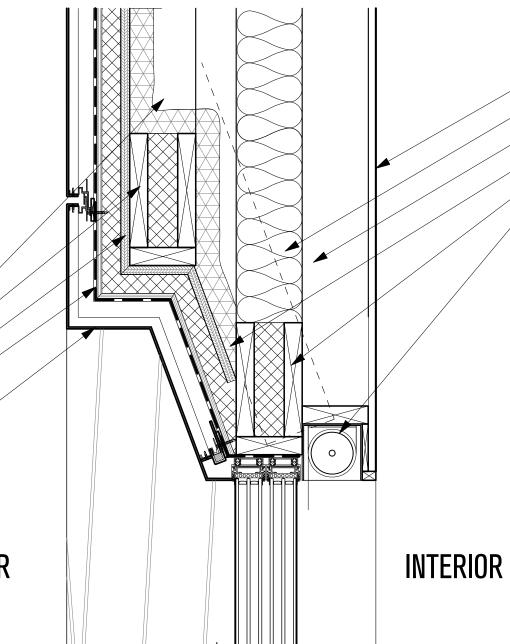
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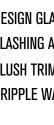
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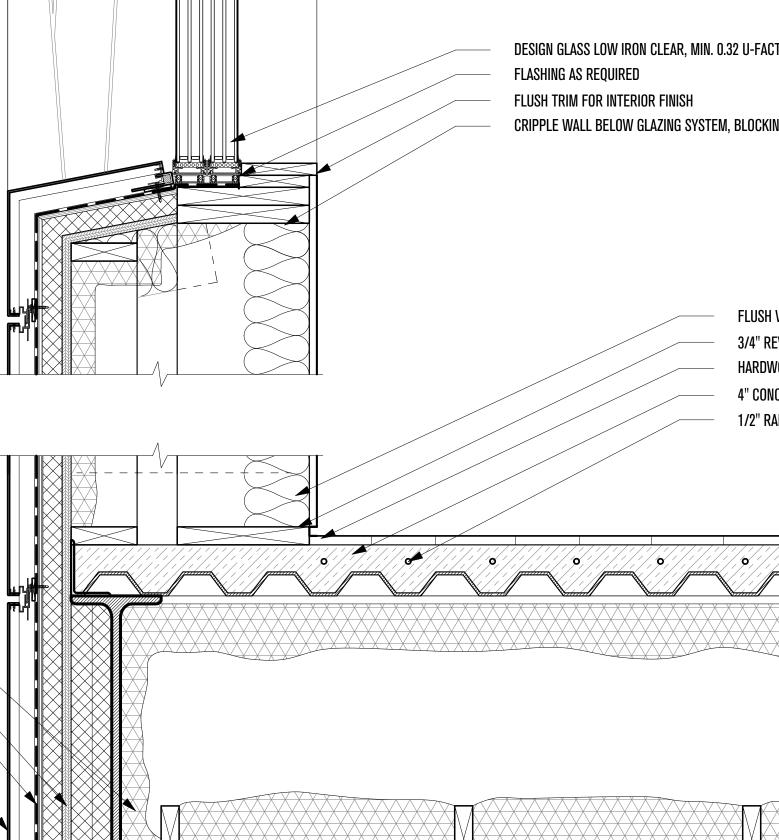




STUD WALL, SIZE AND BLOCKING AS NEEDED INSULATED WALL HEADER ASSEMBLY, PER STRUCTURAL 15/32" SHEATHING, PER STRUCTURAL ZIP R SHEATHING 2" PANEL, WATER BARRIER, OSB NAILBASE, **RIGID INSULATION, TAPE AT PANEL SEAMS** ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC

EXTERIOR

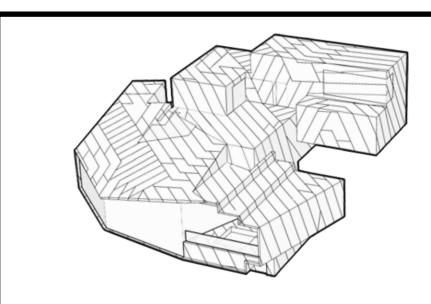




CLOSED CELL SPRAY INSULATION 15/32" SHEATHING, PER STRUCTURAL ZIP R SHEATHING 2" PANEL, WATER BARRIER, OSB NAILBASE, RIGID INSULATION, TAPE AT PANEL SEAMS ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC

> 1 - MASTER BEDROOM SLIDING WINDOW DETAIL SCALE: 1"=1'-0"





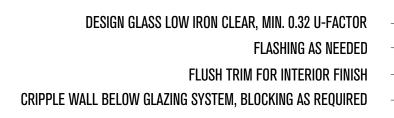
5/8" GYP. BOARD, INTERIOR FINISH STUD WALL, SIZE AND BLOCKING AS NEEDED FILL VOID WITH SPRAYFOAM INSULATION MINERAL WOOL BATT INSULATION INSULATED WINDOW HEADER ASSEMBLY, PER STRUCTURAL CONCEALED ROLLER SHADES

5/8" GYP. BOARD. INTERIOR FINISH MINERAL WOOL BATT INSULATION STUD WALL, SIZE AND BLOCKING AS NEEDED FILL VOID WITH SPRAYFOAM INSULATION INSULATED WINDOW HEADER ASSEMBLY, PER STRUCTURAL CONCEALED ROLLER SHADES

INTERIOR

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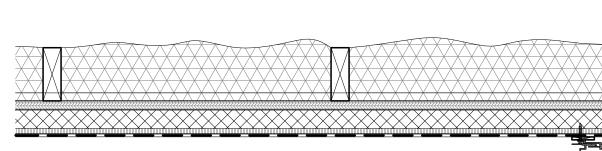


DESIGN GLASS LOW IRON CLEAR, MIN. 0.32 U-FACTOR FLASHING AS REQUIRED FLUSH TRIM FOR INTERIOR FINISH CRIPPLE WALL BELOW GLAZING SYSTEM, BLOCKING AS REQUIRED

> FLUSH VINYL KICKPLATE 3/4" REVEAL AT BOTTOM OF WALL HARDWOOD FLOOR, GLUED 4" CONCRETE COMPOSITE DECK, PER STRUCTURAL 1/2" RADIANT TUBING

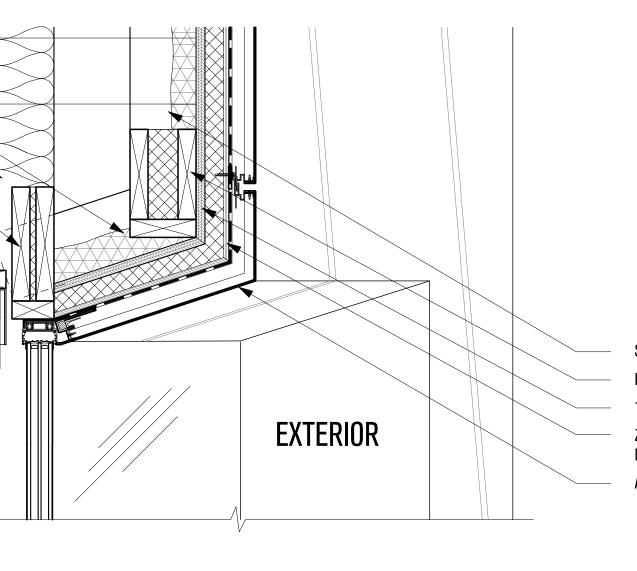
FLUSH VINYL KICKPLATE 3/4" REVEAL AT BOTTOM OF WALL HARDWOOD FLOOR, GLUED 4" CONCRETE COMPOSITE DECK, PER STRUCTURAL 1/2" RADIANT TUBING

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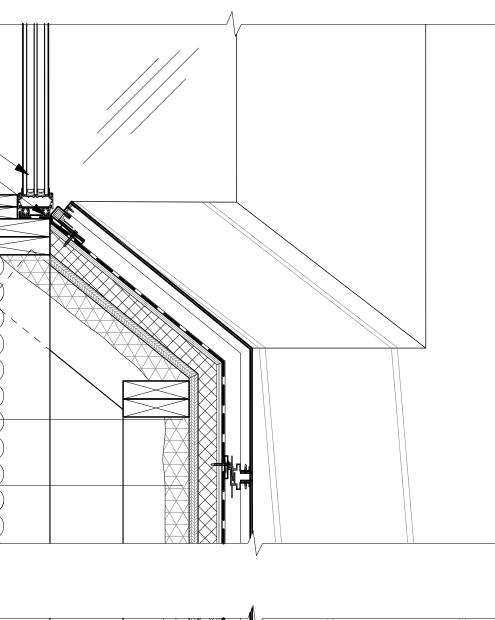
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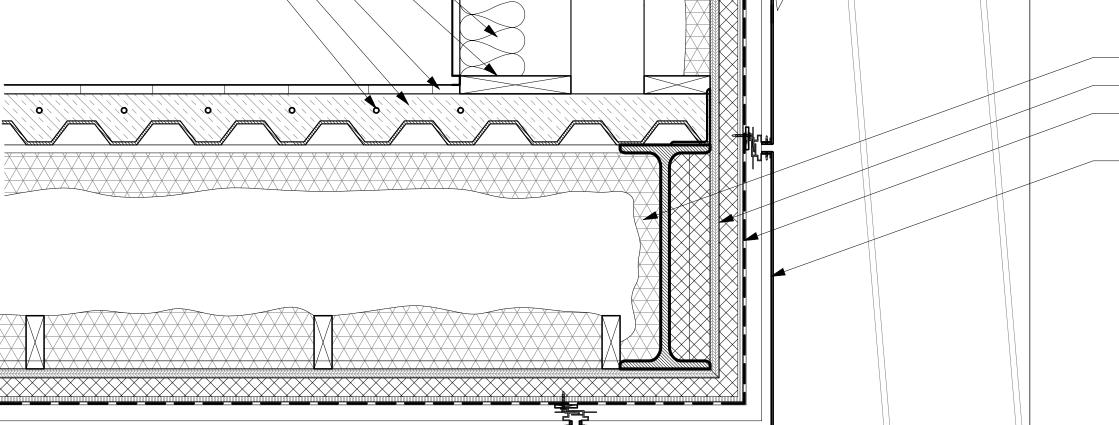
2 - TYPICAL PUNCH WINDOW DETAIL SCALE: 1"=1'-0"



STUD WALL, SIZE AND BLOCKING AS NEEDED INSULATED WALL HEADER ASSEMBLY, PER STRUCTURAL 15/32" SHEATHING, PER STRUCTURAL

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





CLOSED CELL SPRAYFOAM INSULATION 15/32" SHEATHING, PER STRUCTURAL ZIP R SHEATHING 2" PANEL, WATER BARRIER, OSB NAILBASE, RIGID INSULATION, TAPE AT PANEL SEAMS ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC



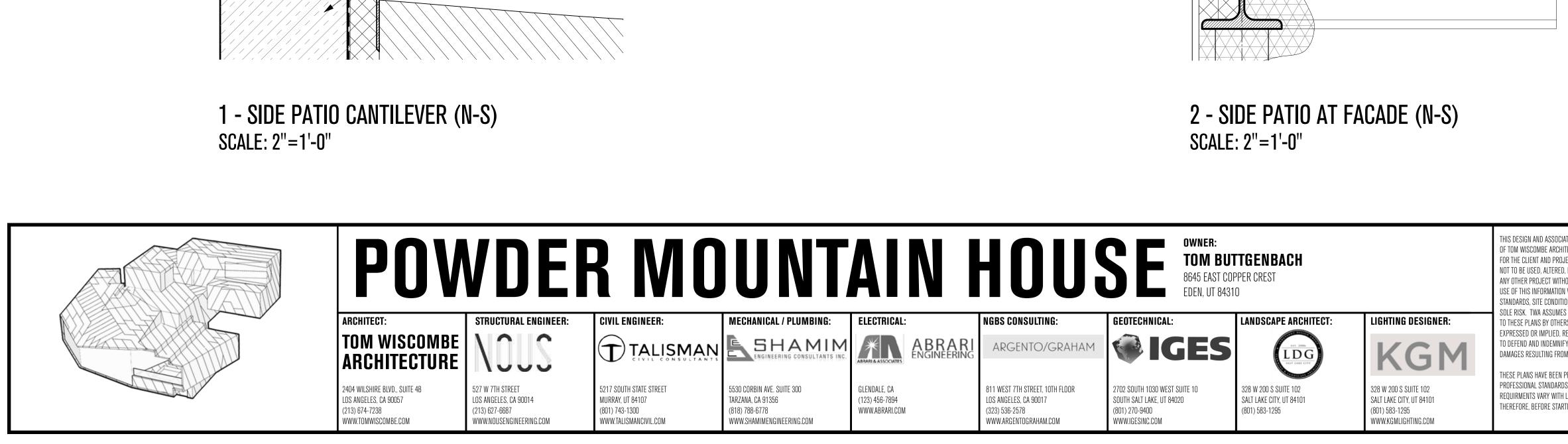
WINDOW DETAILS **REVISIONS**: BY: DATE: 06/19/2018 TWA 07/06/20 **Plan Check** Corrections DRAWN: SCALE: SHEET: **A.** 28

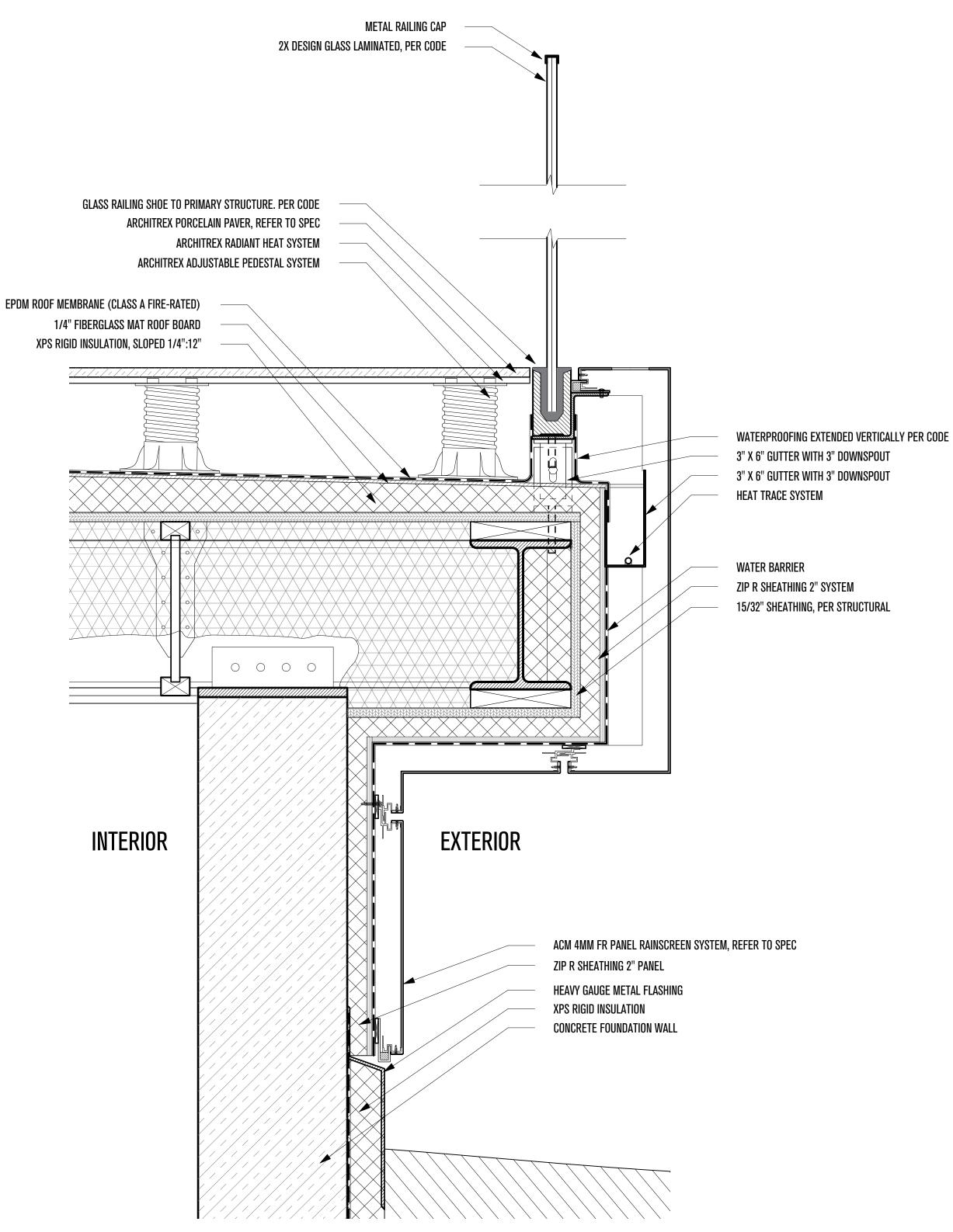
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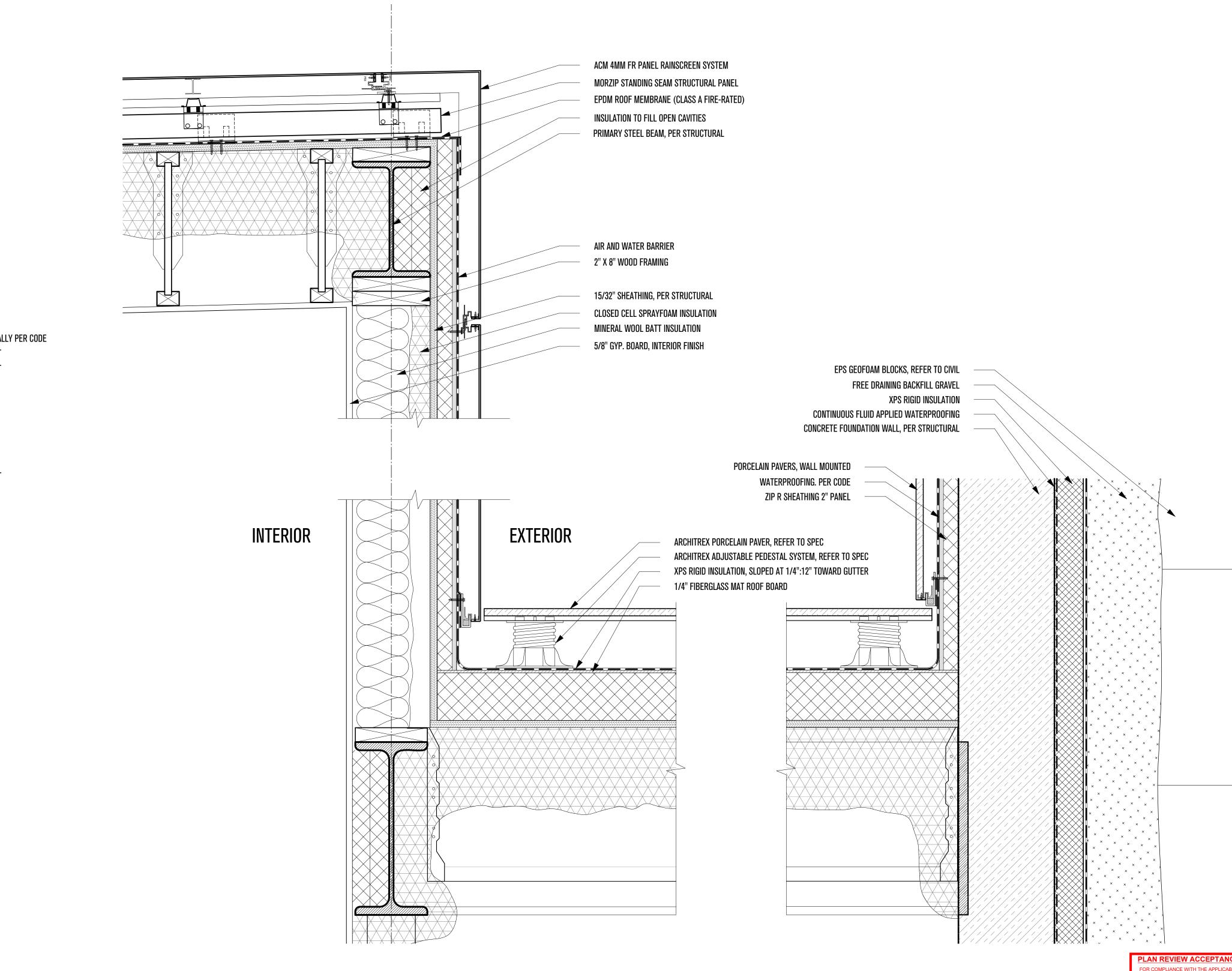
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3 - SIDE PATIO AT FOUNDATION WALL (N-S) SCALE: 2"=1'-0"



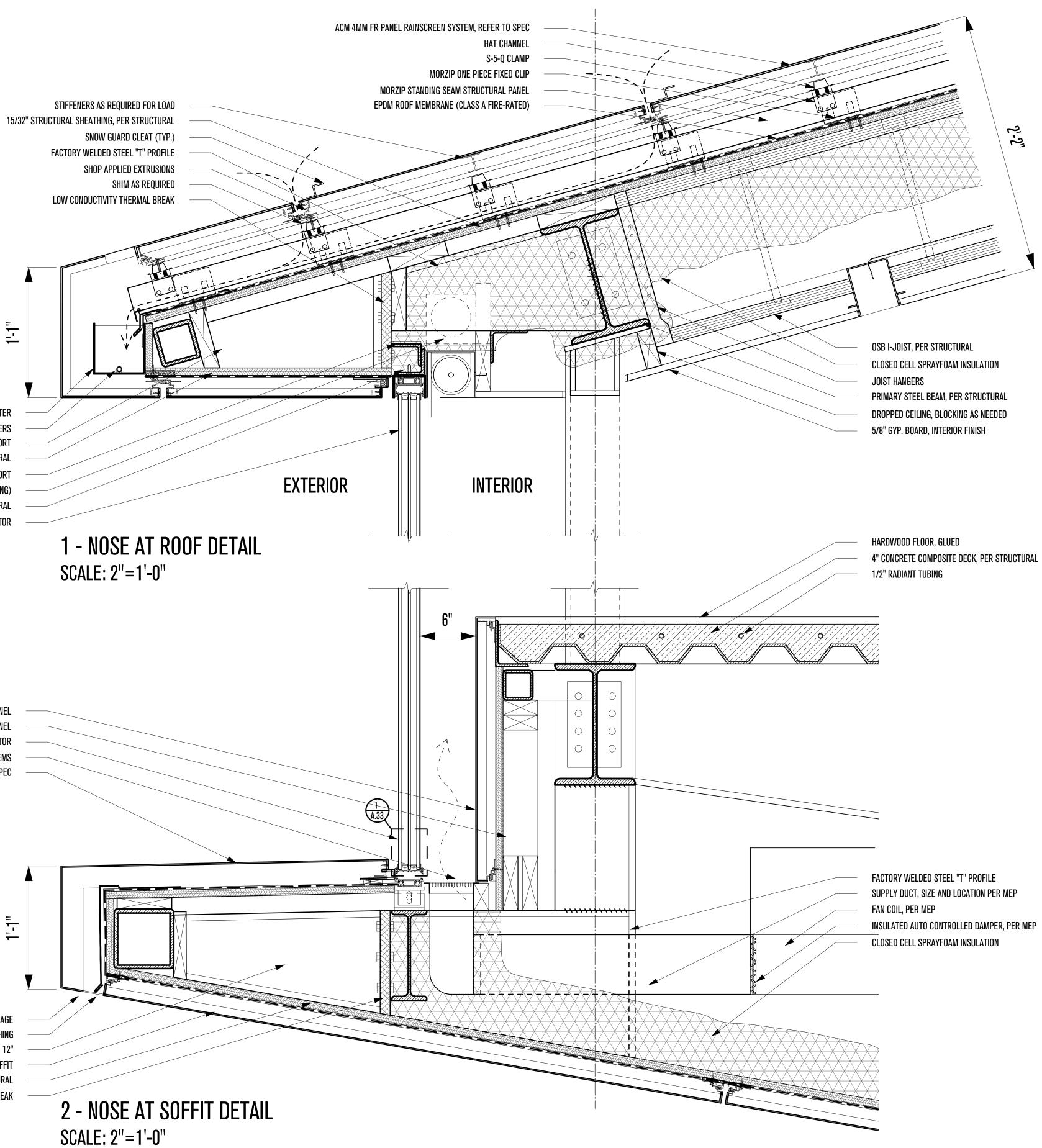
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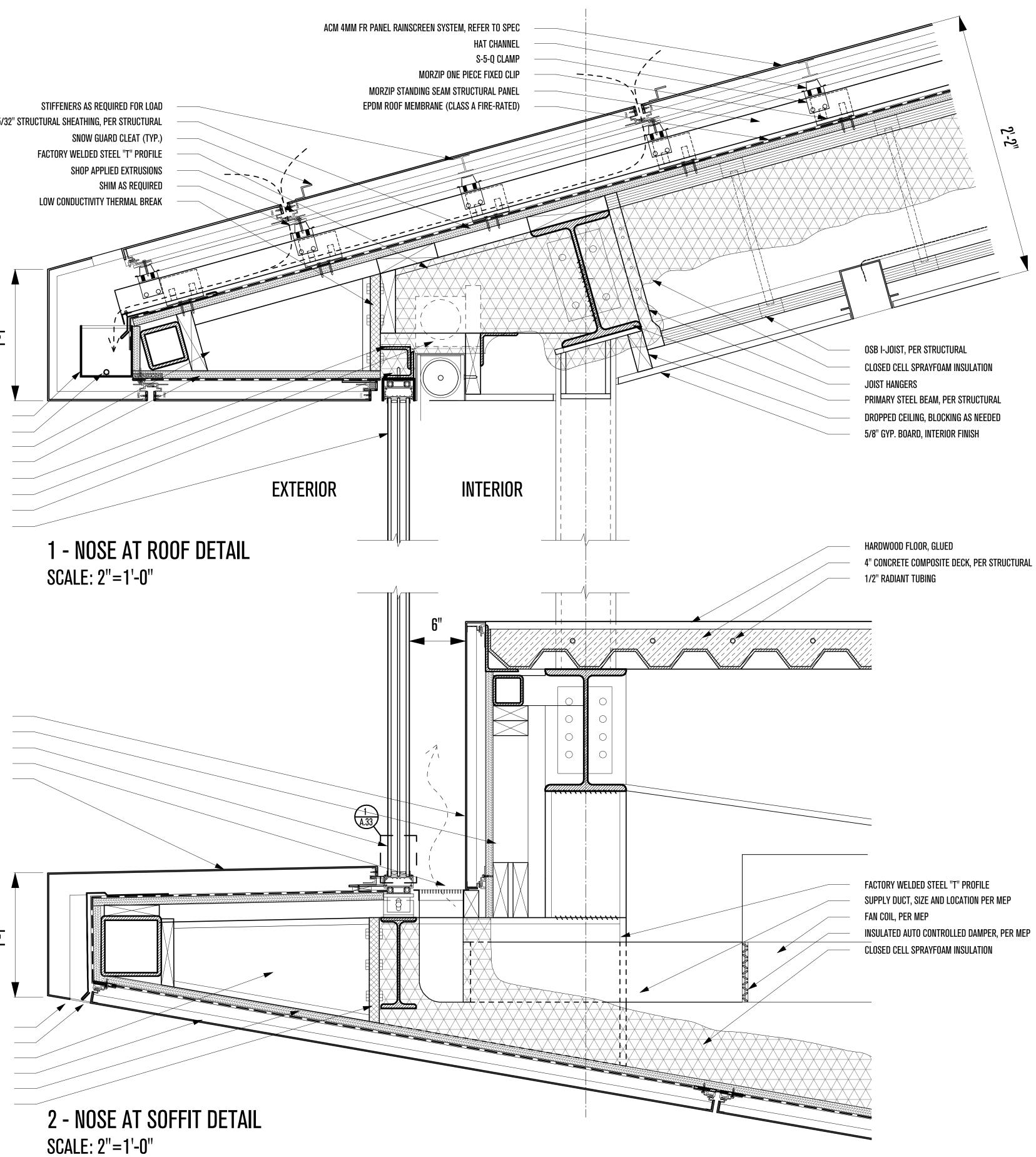
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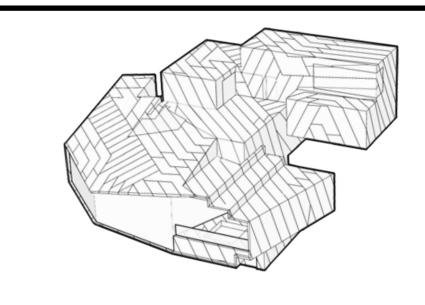
5" X 5" GUTTER HEAT TRACE IN GUTTER AND LEADERS 4"x4" SQUARE STEEL TUBING "LADDER" SUPPORT 15/32" STRUCTURAL SHEATHING, PER STRUCTURAL ADJUSTABLE BRACKETS FOR GLAZING SYSTEM SUPPORT CONCEALED ROLLER SHADES (STEP BASED ON SLOPE OF CEILING) GLAZING SYSTEM MUST ABSORB ROOF DEFLECTIONS, PER STRUCTURAL DESIGN GLASS LOW IRON CLEAR, MIN. 0.32 U-FACTOR

BLACK METAL FINISH PANEL WOOD SUB-FRAMING FOR FINISH PANEL DESIGN GLASS LOW IRON CLEAR, MIN. 0.32 U-FACTOR AIR SUPPLY FOR PASSIVE AND ACTIVE SYSTEMS ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC



SOFFIT REVEAL FOR DRAINAGE METAL FLASHING 6" X 6" SQUARE STEEL TUBING SUPPORT SLOPED AT 1/4" : 12" ACM 4MM FR PANEL RAINSCREEN SYSTEM AT SOFFIT 15/32" STRUCTURAL SHEATHING, PER STRUCTURAL LOW CONDUCTIVITY THERMAL BREAK

CIVIL ENGINEER: STRUCTURAL ENGINEER: ARCHITECT: TOM WISCOMBE \land TALISMAN SHAMIM ARCHITECTURE 1000 2404 WILSHIRE BLVD., SUITE 4B 5217 SOUTH STATE STREET 5530 CORBIN AVE. SUITE 300 527 W 7TH STREET LOS ANGELES, CA 90057 MURRAY, UT 84107 TARZANA, CA 91356 LOS ANGELES, CA 90014 (213) 674-7238 (213) 627-6687 (801) 743-1300 (818) 788-6778 WWW.TOMWISCOMBE.COM WWW.NOUSENGINEERING.COM WWW.TALISMANCIVIL.COM WWW.SHAMIMENGINEERING.COM





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FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.
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BY: MEM DATE: 07/11/18 WEST COAST CODE CONSULTANTS, INC.

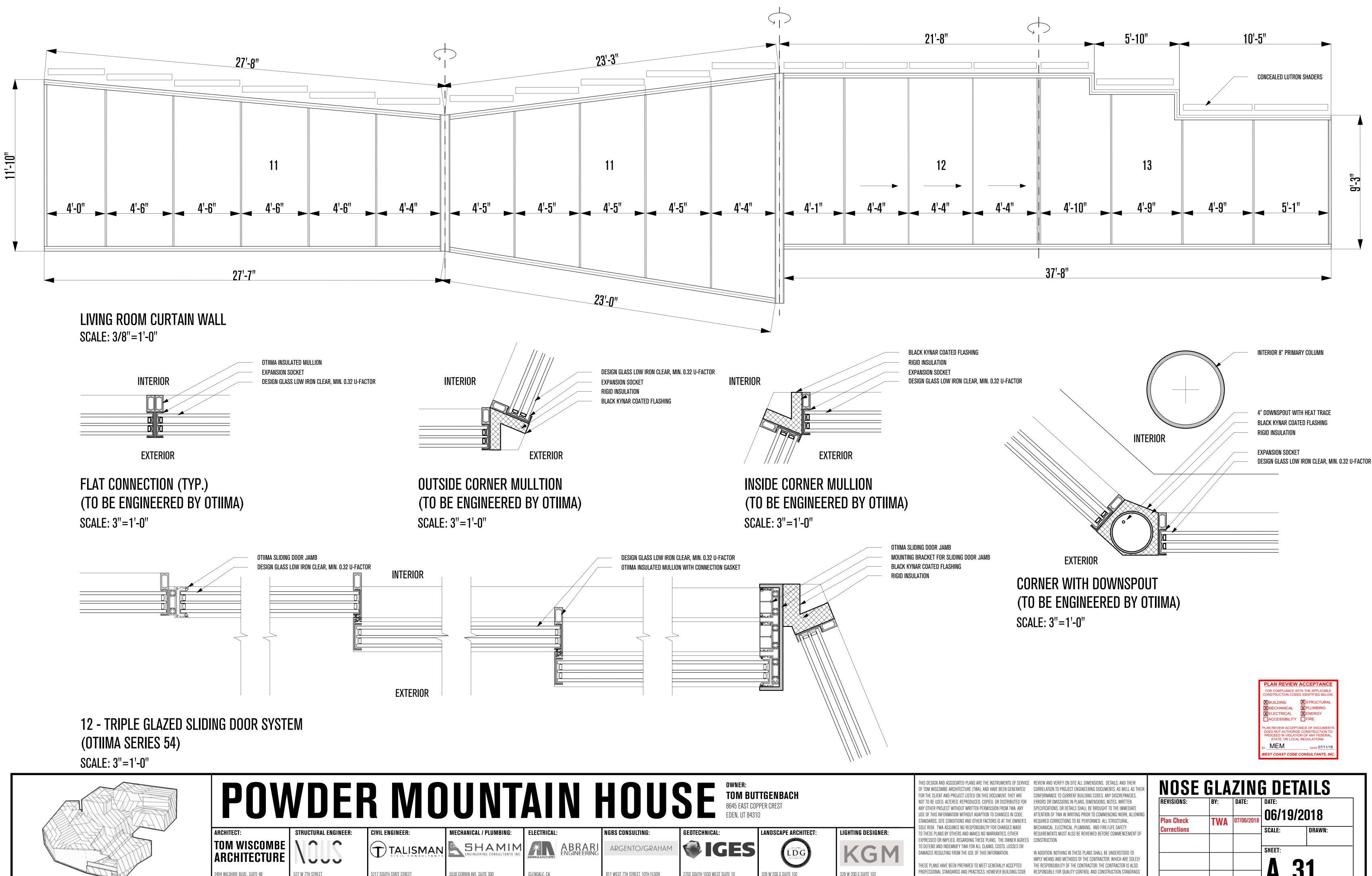
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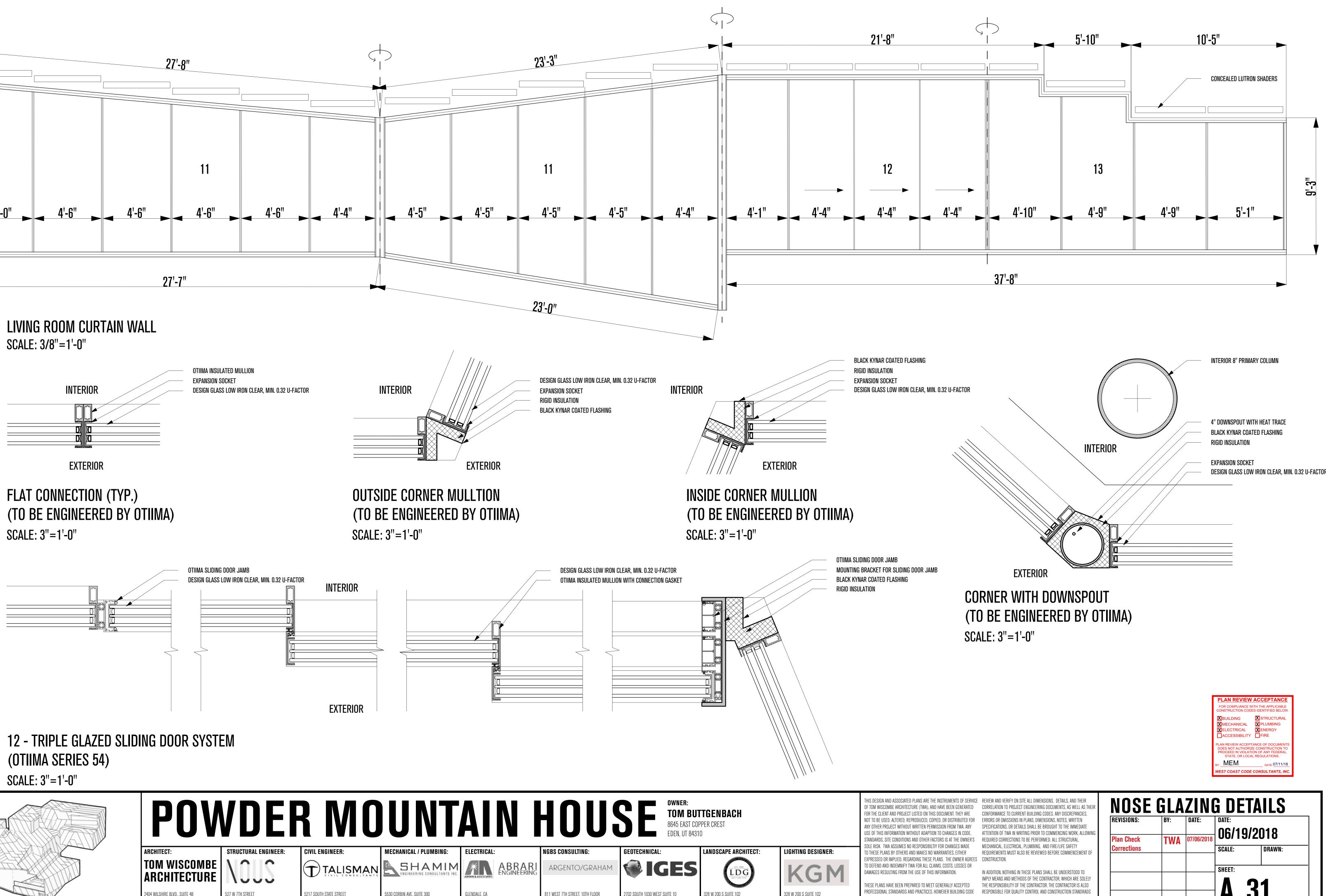
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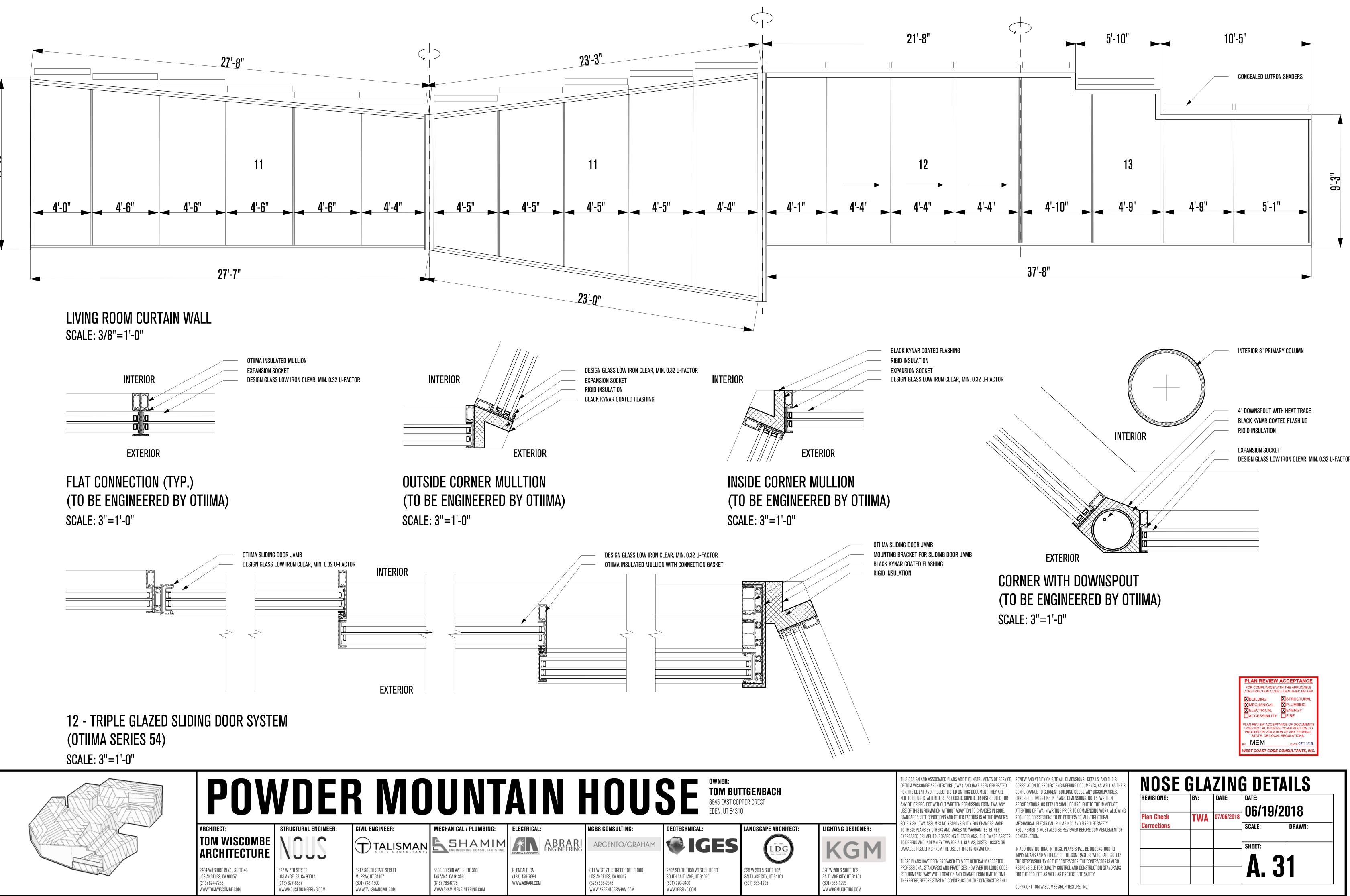
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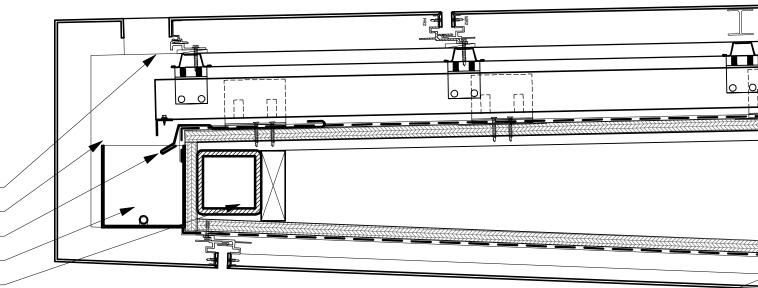
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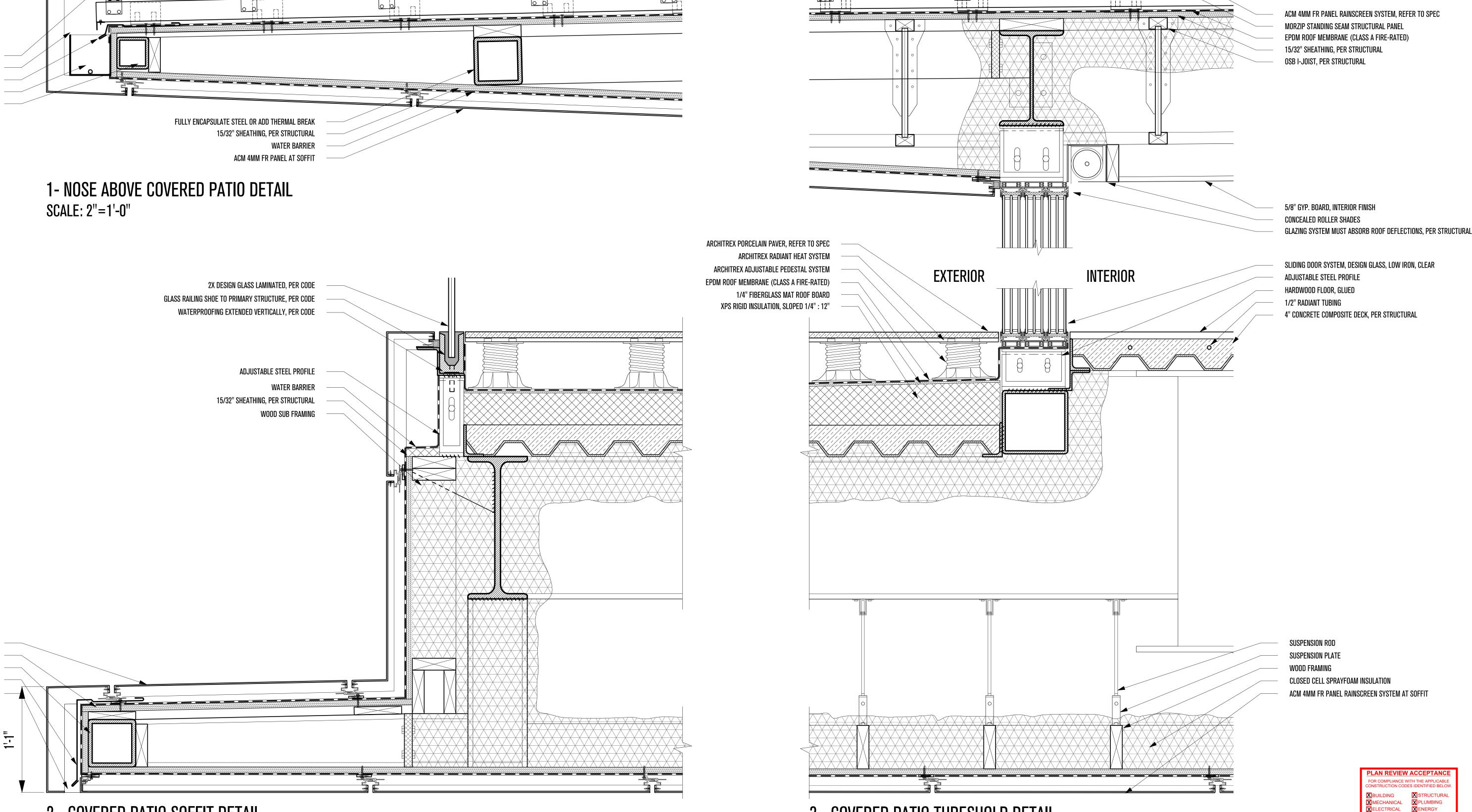






REVEAL IN RAINSCREEN SYSTEM FOR GUTTER 5" X 5" GUTTER METAL FLASHING HEAT TRACE IN GUTTER AND LEADERS STEEL TUBING, PER STRUCTURAL

> 15/32" SHEATHING, PER STRUCTURAL WATER BARRIER

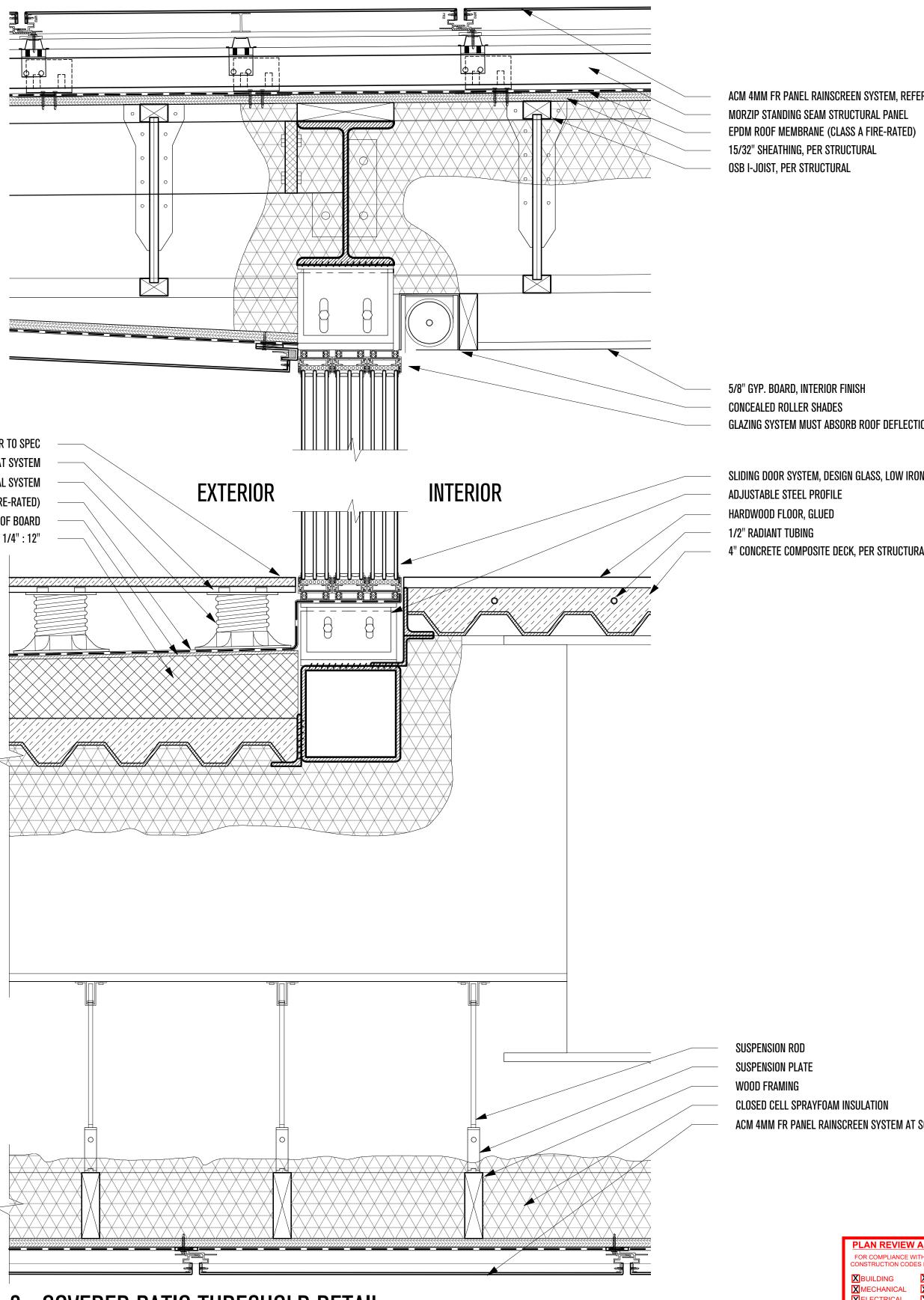


15/32" SHEATHING, PER STRUCTURAL STEEL TUBING SLOPED AT 1/4" : 12", PER STRUCTURAL METAL FLASHING SOFFIT REVEAL FOR DRAINAGE

ACM 4MM FR PANEL RAINSCREEN SYSTEM

2 - COVERED PATIO SOFFIT DETAIL SCALE: 2"=1'-0"





3 - COVERED PATIO THRESHOLD DETAIL SCALE: 2"=1'-0"

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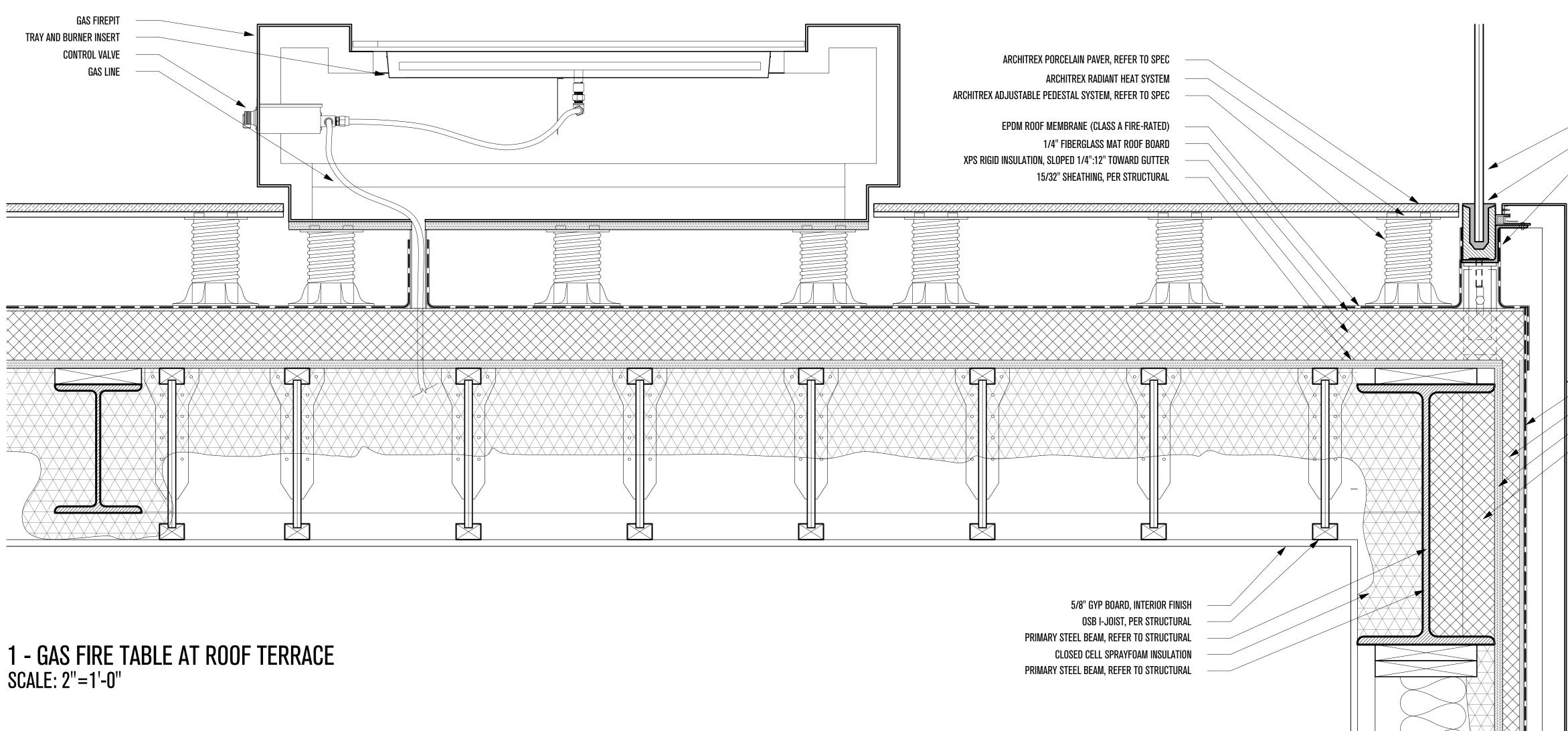
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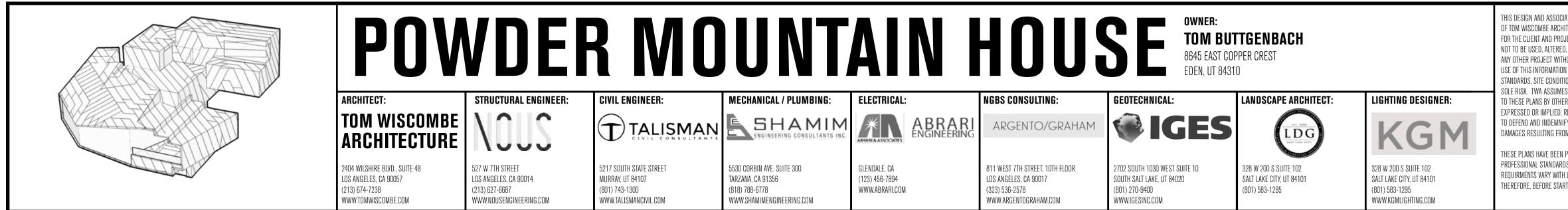
N REVIEW ACCEPTANCE OF DOCUME

STATE, OR LOCAL REGULATIONS.

ST COAST CODE CONSULTANTS, IN

DATE-07/11/





2X DESIGN GLASS LAMINATED, PER CODE GLASS RAILING SHOE TO PRIMARY STRUCTURE, PER CODE WATERPROOFING EXTENDED VERTICALLY PER CODE

> ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC WATER BARRIER ZIP R SHEATHING 2" PANEL 15/32" SHEATHING, PER STRUCTURAL INSULATION TO FILL OPEN CAVITIES

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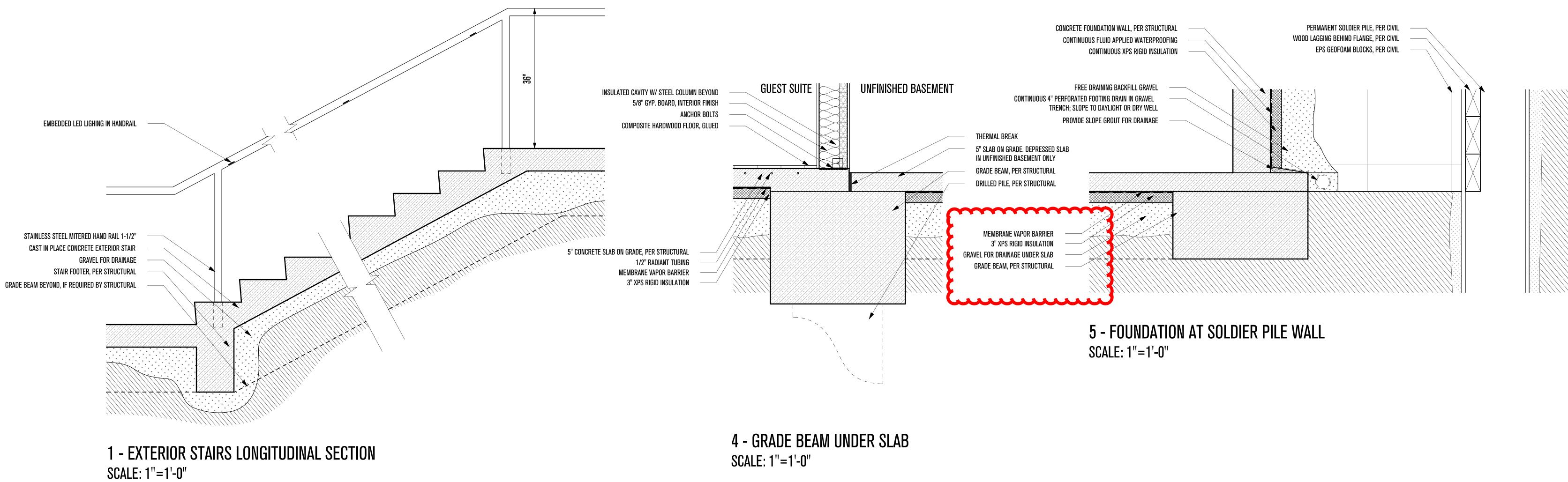
GAS FIRETABLE DETAILS REVISIONS: DATE: DATE: BY: 06/19/2018 TWA 07/06/20 Plan Check Corrections DRAWN: SCALE: SHEET: **A.** 33

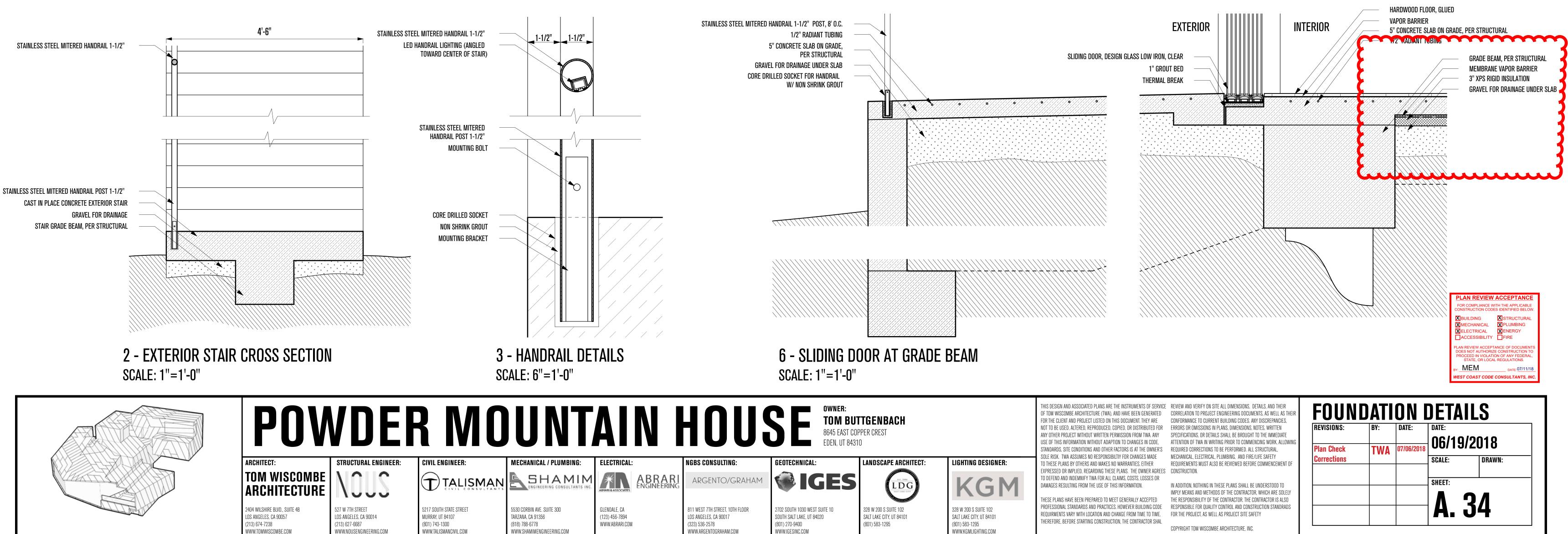
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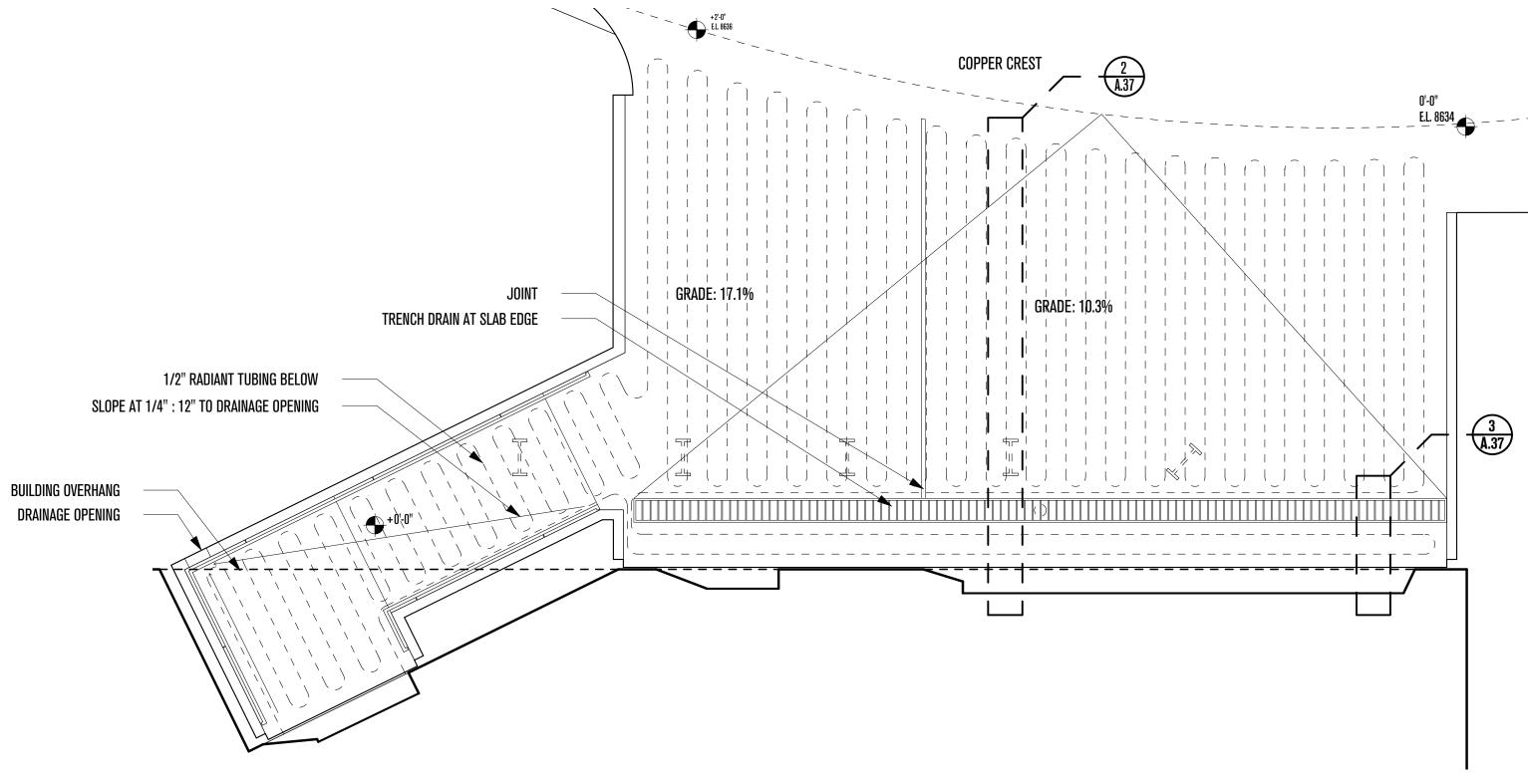
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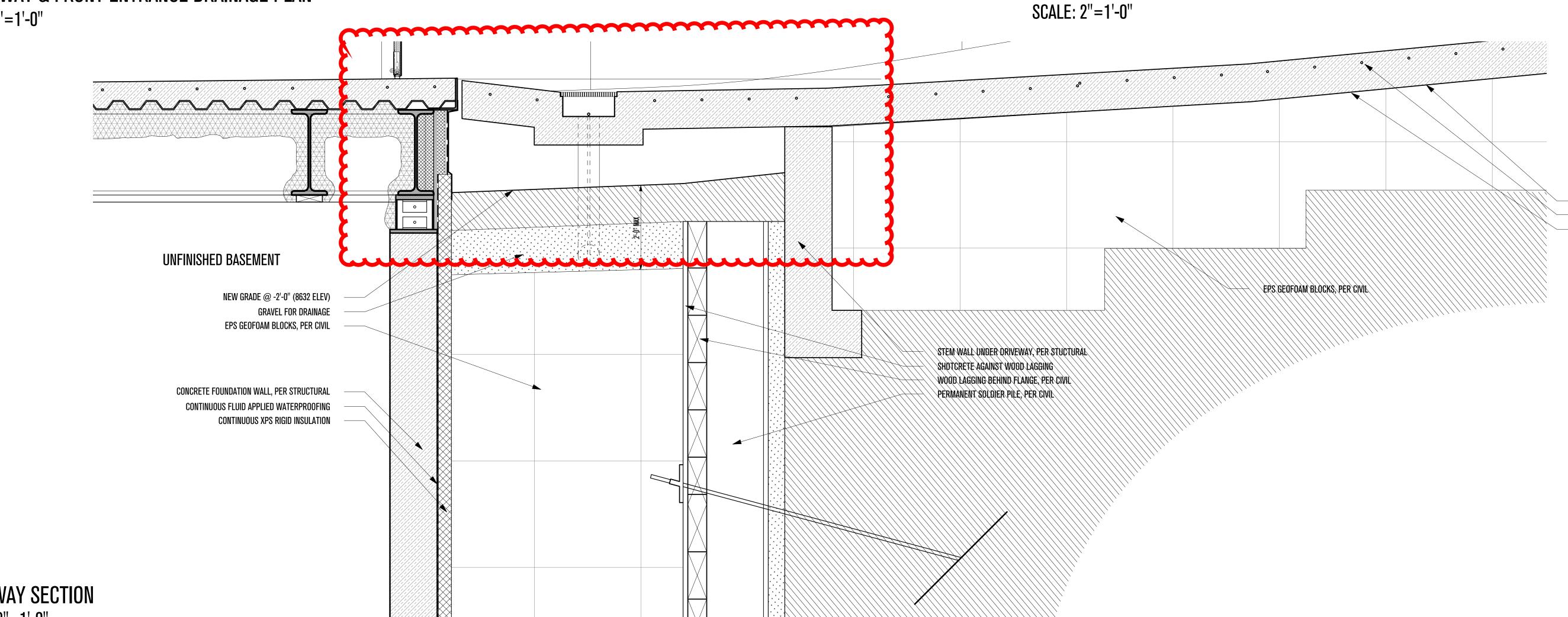
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1 - DRIVEWAY & FRONT ENTRANCE DRAINAGE PLAN SCALE: 1/4"=1'-0"



0'-0"

A.37

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





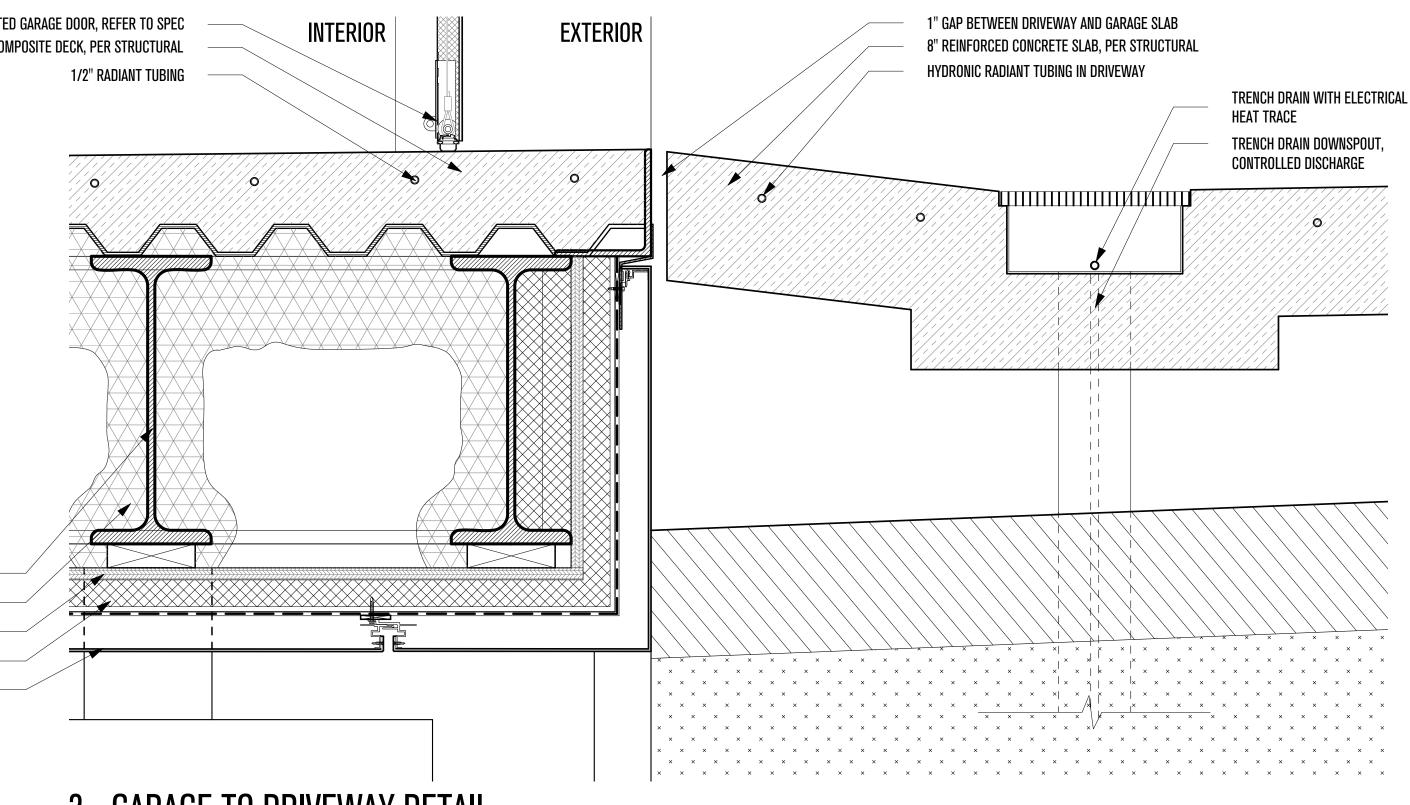
PRIMARY STEEL BEAM, PER STRUCTURAL

CLOSED CELL SPRAYFOAM INSULATION

15/32" SHEATHING, PER STRUCTURAL

ACM 4MM FR PANEL RAINSCREEN SYSTEM AT SOFFIT

ZIP R SHEATHING 2" PANEL



3 - GARAGE TO DRIVEWAY DETAIL



8" CONCRETE SLAB, PER STRUCTURAL HYDRONIC RADIANT TUBING IN DRIVEWAY EXISTING GRADE

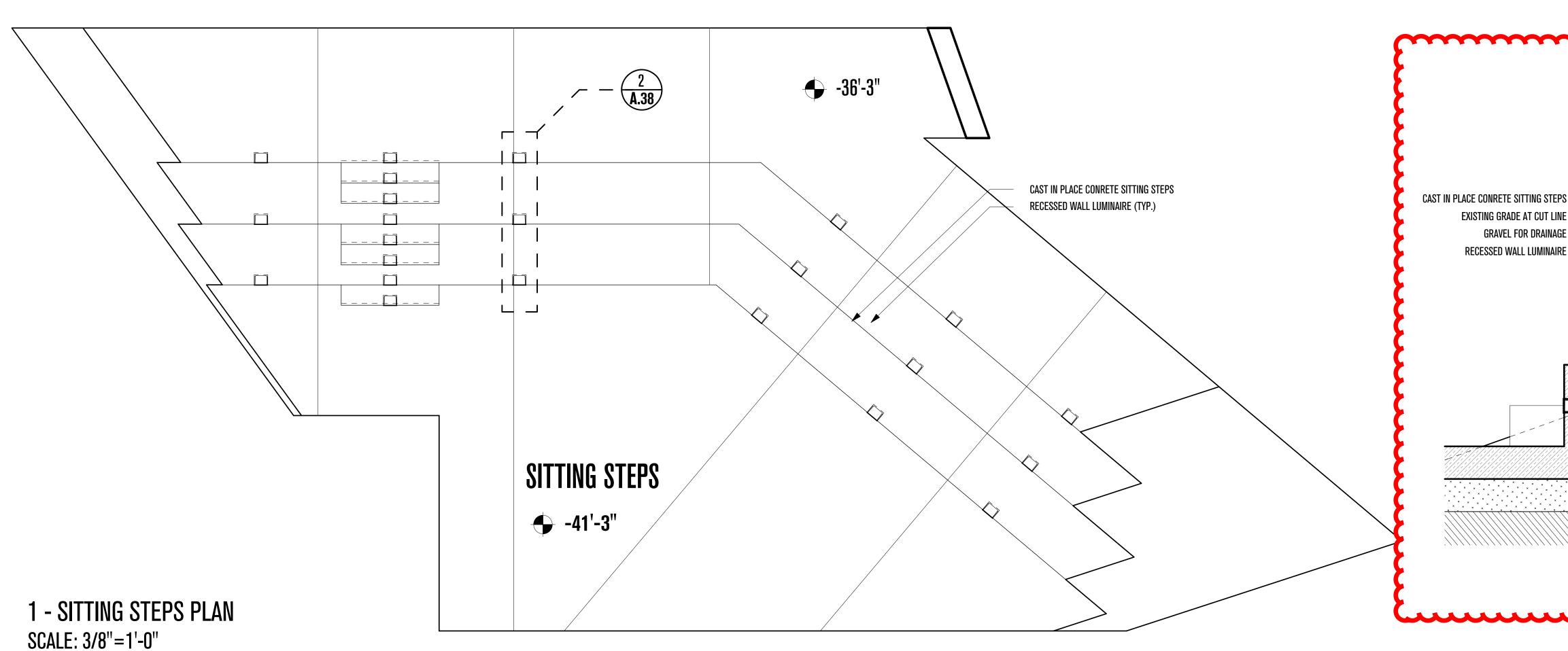
> PLAN REVIEW ACCEPTANC OR COMPLIANCE WITH THE APPLICABI **NSTRUCTION CODES IDENTIFIED BE** STRUCTURA BUILDING MECHANICAL DLUMBING ACCESSIBILITY N REVIEW ACCEPTANCE OF DOCUM OES NOT AUTHORIZE CONSTRUCTION ROCEED IN VIOLATION OF ANY FEDER STATE, OR LOCAL REGULATIONS. MEM WEST COAST CODE CONSULTANTS, IN

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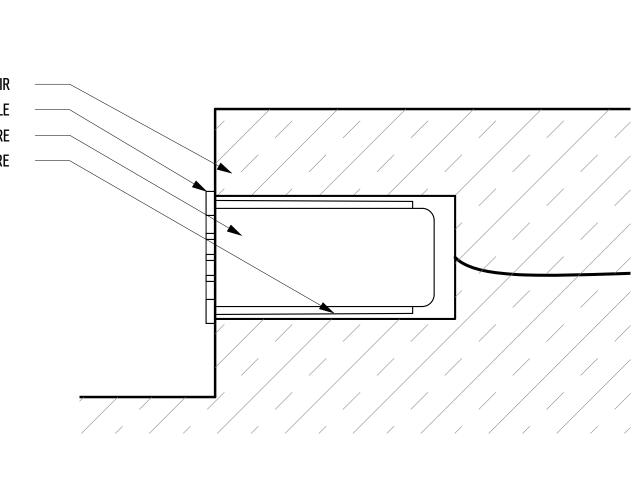
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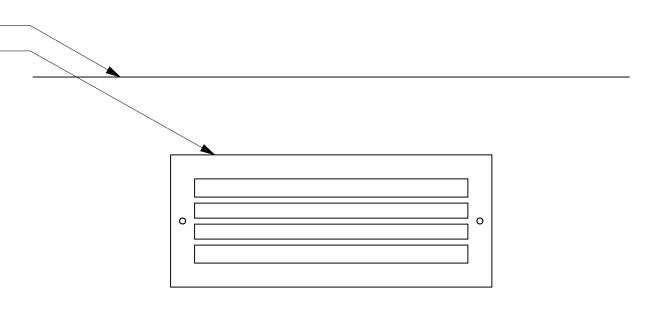
EXTERIOR STAIR TREAD LIGHTING FINISH GRILLE

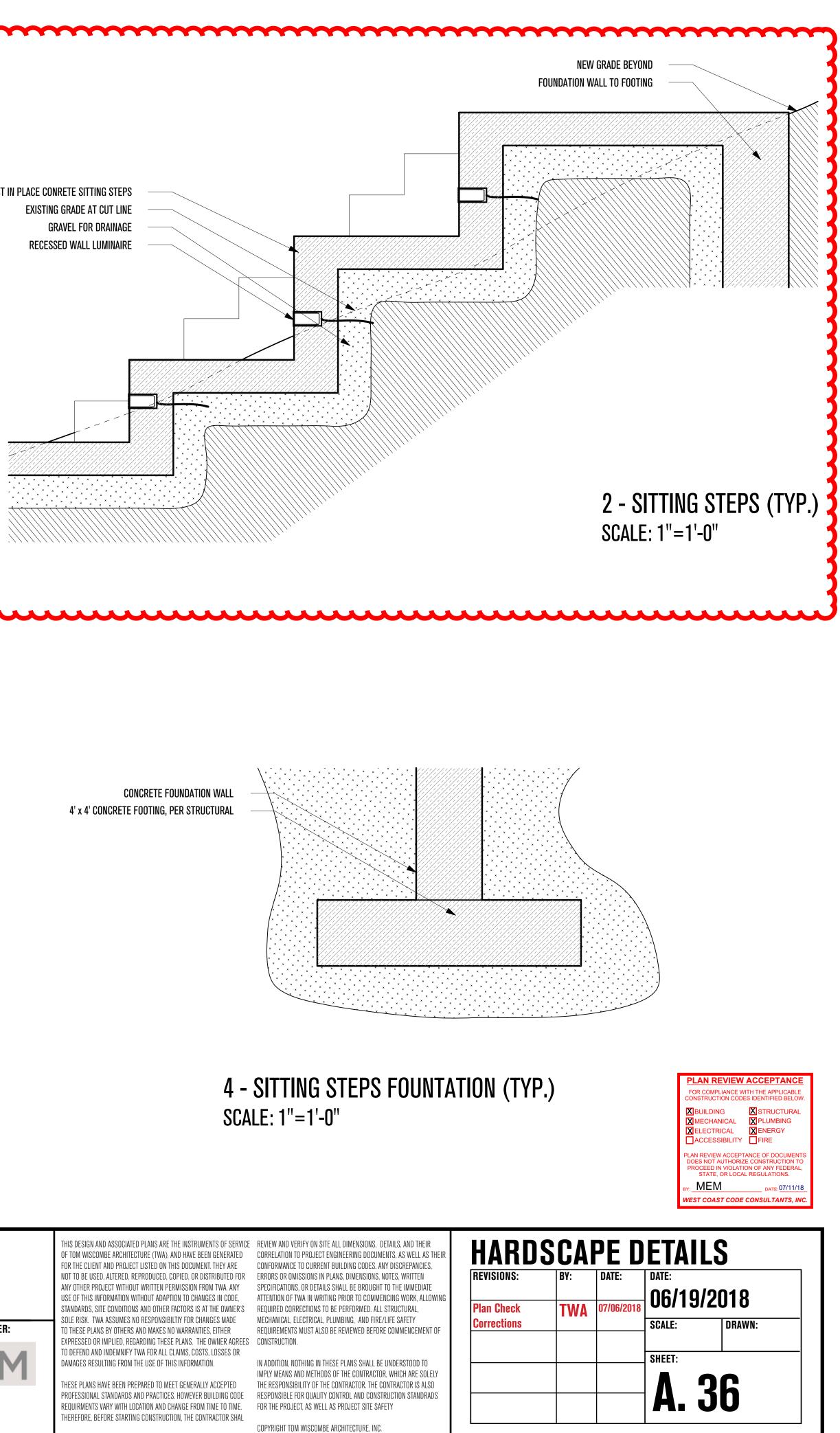


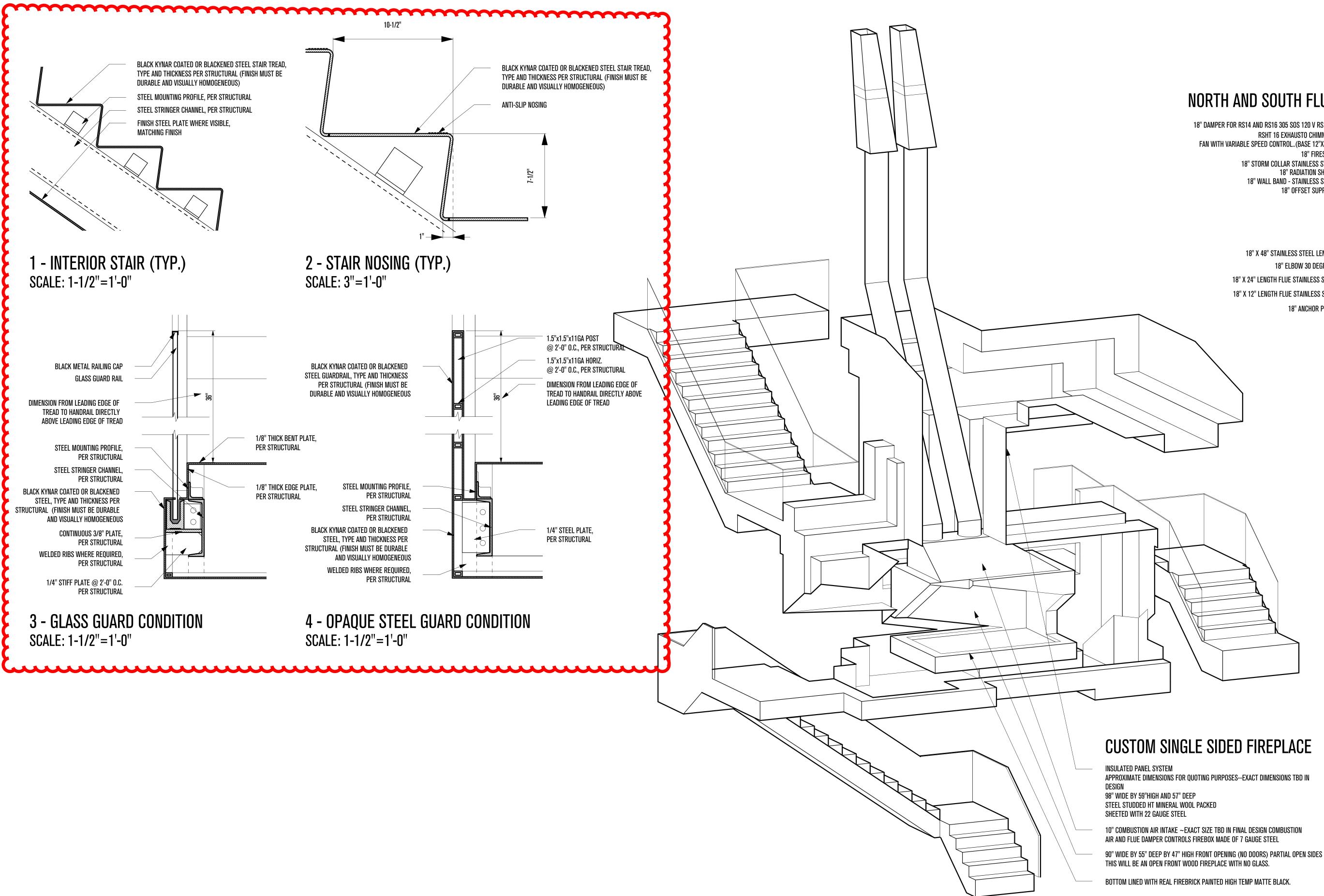
CAST IN PLACE CONCRETE EXTERIOR STAIR LIGHTING FINISH GRILLE RECESSED WALL LUMINAIRE INSTALLATION HOUSING FOR RECESSED WALL LUMINAIRE

> 3 - EMBEDDED STEP LIGHTING (TYP.) SCALE: 6"=1'-0"













NORTH AND SOUTH FLUE

18" DAMPER FOR RS14 AND RS16 305 SOS 120 V RS FAM **RSHT 16 EXHAUSTO CHIMNEY** FAN WITH VARIABLE SPEED CONTROL..(BASE 12"X12") 18" FIRESTOP 18" STORM COLLAR STAINLESS STEEL **18" RADIATION SHIELD**

18" WALL BAND - STAINLESS STEEL 18" OFFSET SUPPORT

18" X 48" STAINLESS STEEL LENGTH 18" ELBOW 30 DEGREES 18" X 24" LENGTH FLUE STAINLESS STEEL 18" X 12" LENGTH FLUE STAINLESS STEEL **18" ANCHOR PLATE**

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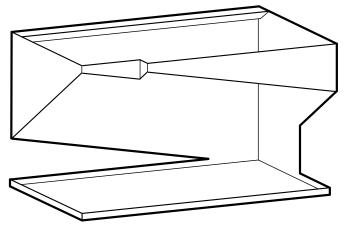
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10" COMBUSTION AIR INTAKE ~EXACT SIZE TBD IN FINAL DESIGN COMBUSTION AIR AND FLUE DAMPER CONTROLS FIREBOX MADE OF 7 GAUGE STEEL



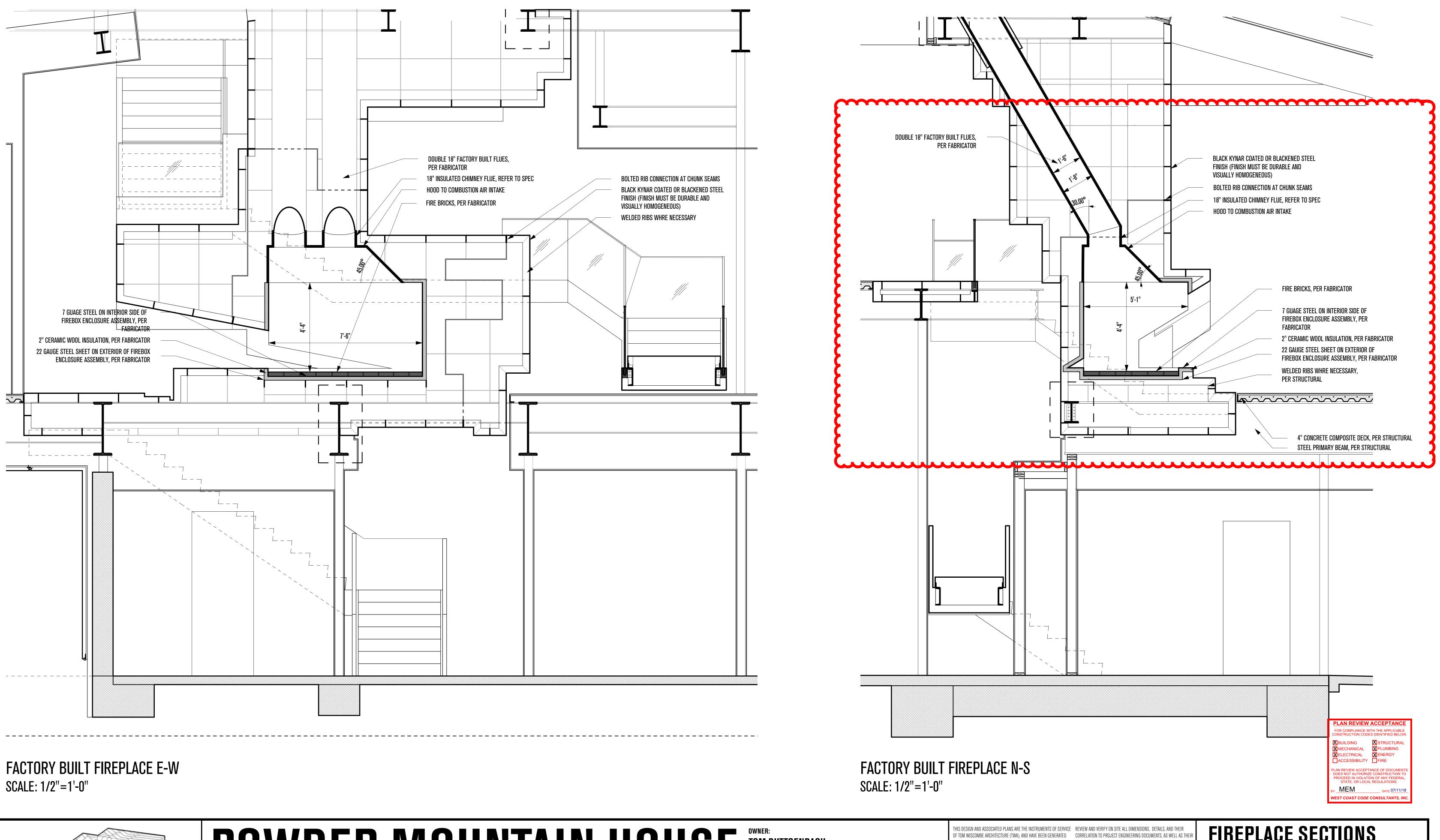
90" WIDE BY 55" DEEP BY 47" HIGH FRONT OPENING (NO DOORS) PARTIAL OPEN SIDES THIS WILL BE AN OPEN FRONT WOOD FIREPLACE WITH NO GLASS.

BOTTOM LINED WITH REAL FIREBRICK PAINTED HIGH TEMP MATTE BLACK.

FIREBOX ASSEMBLY



FIREPLACE / STAIRS					
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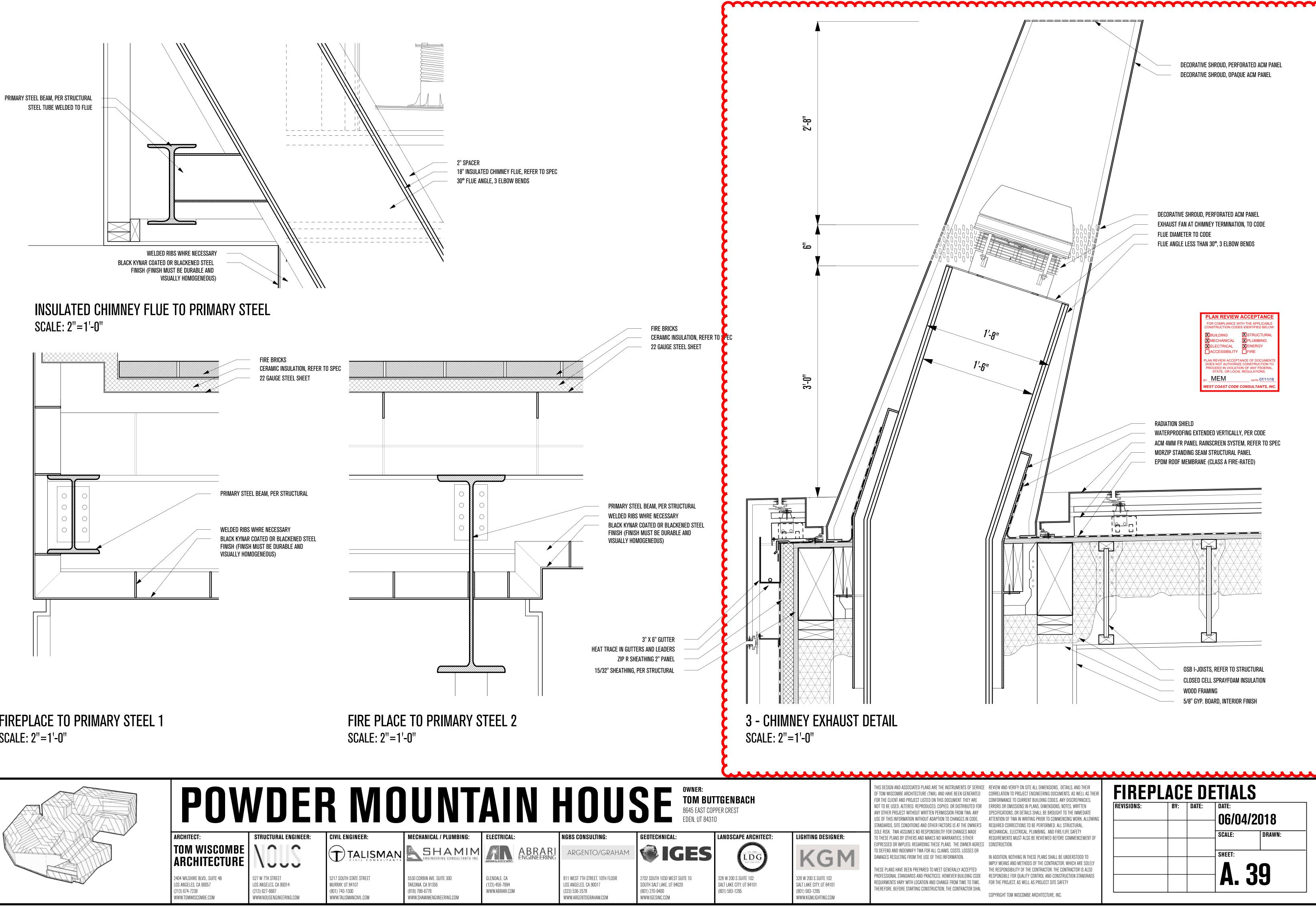


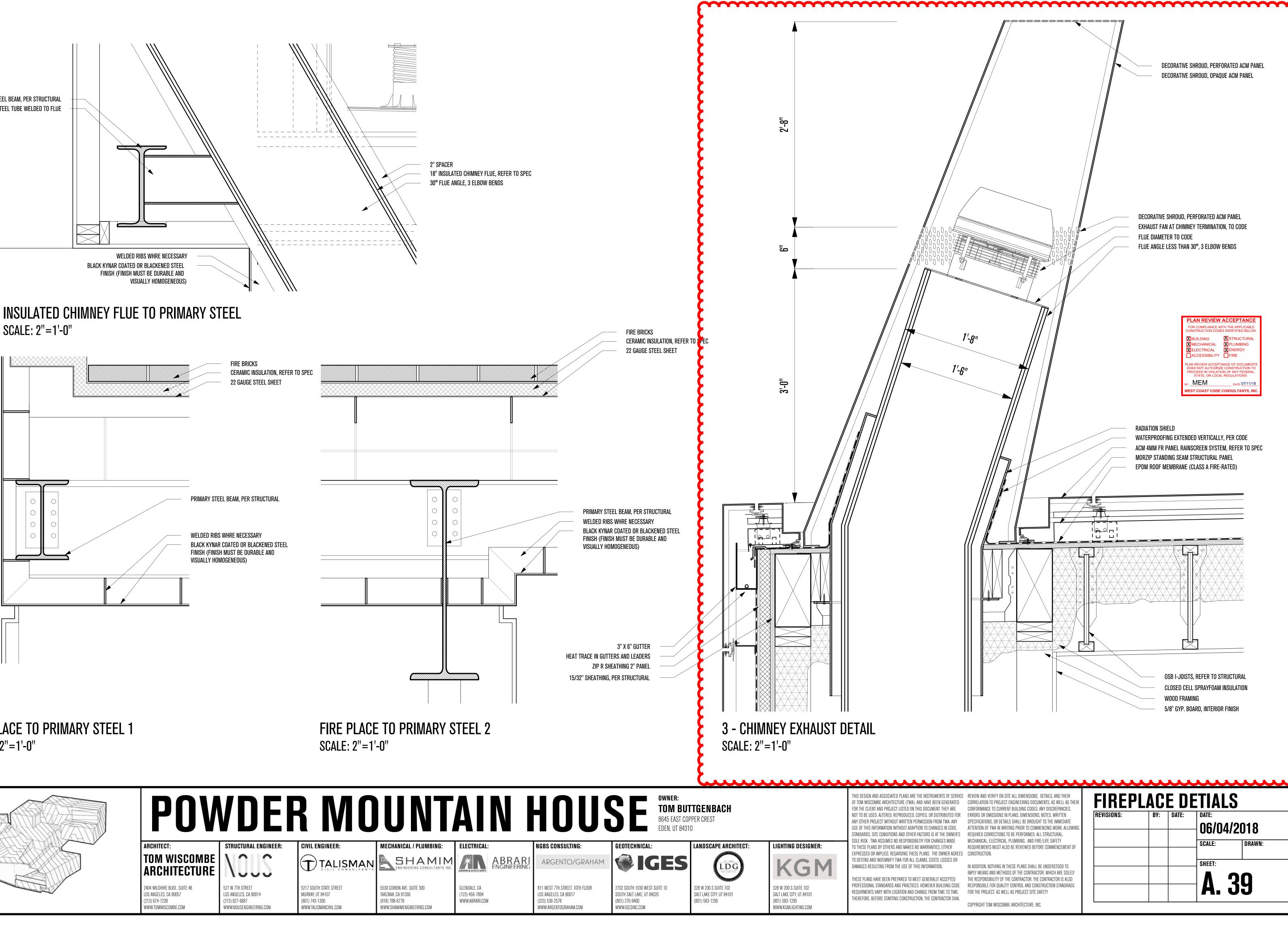
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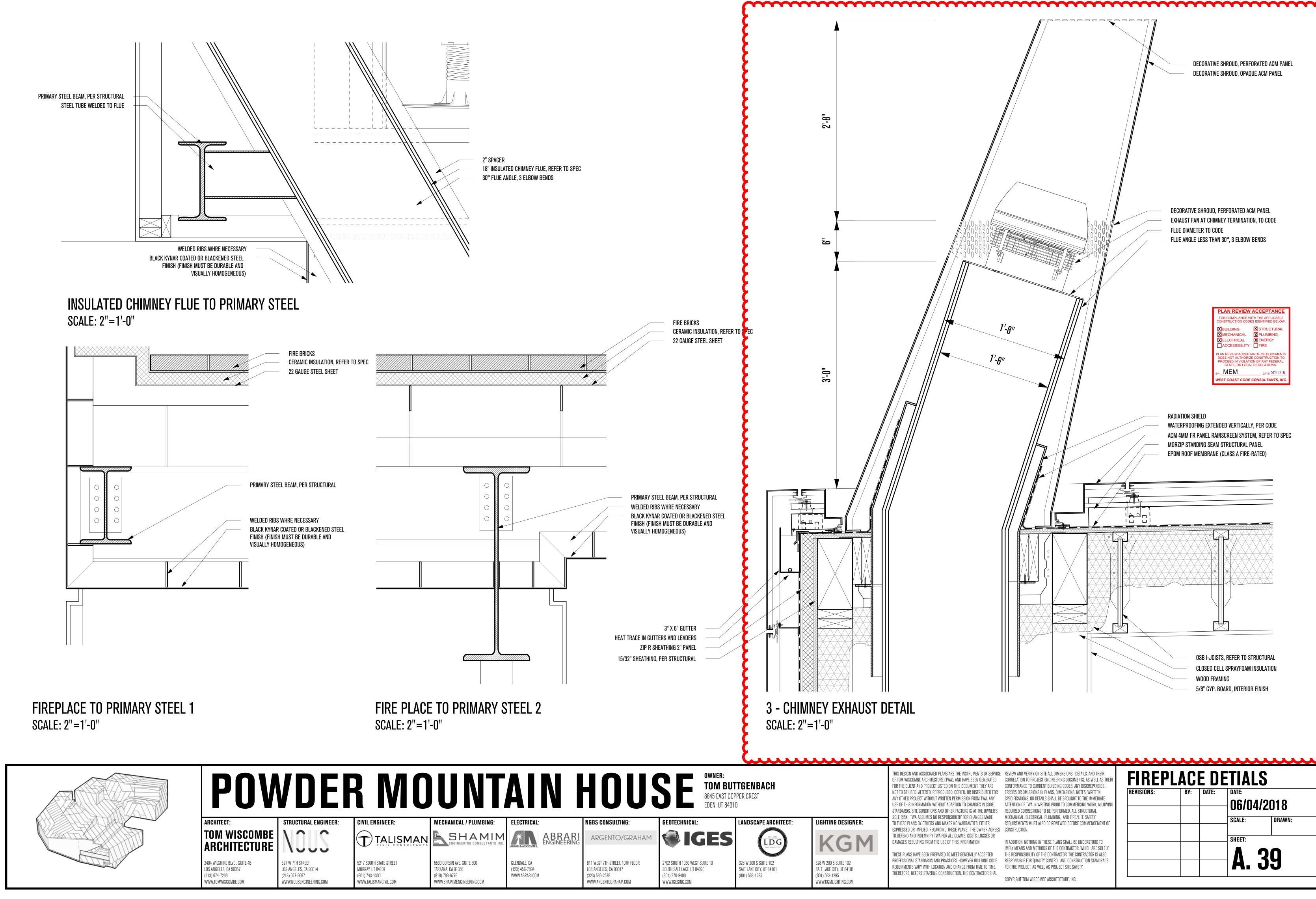
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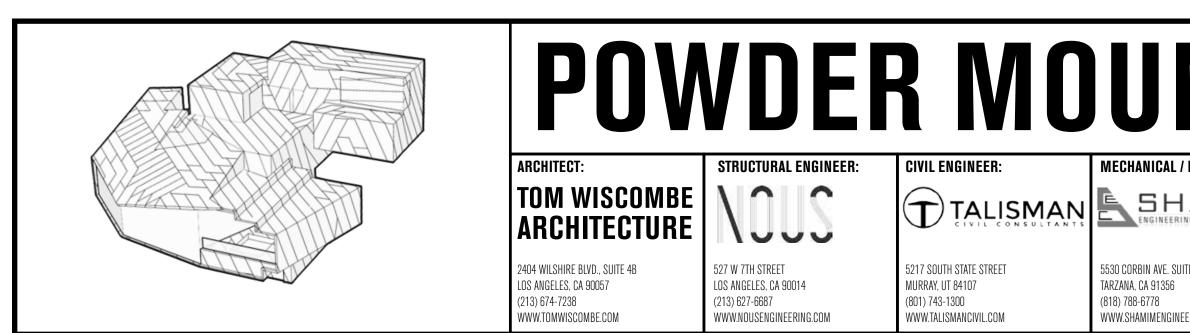
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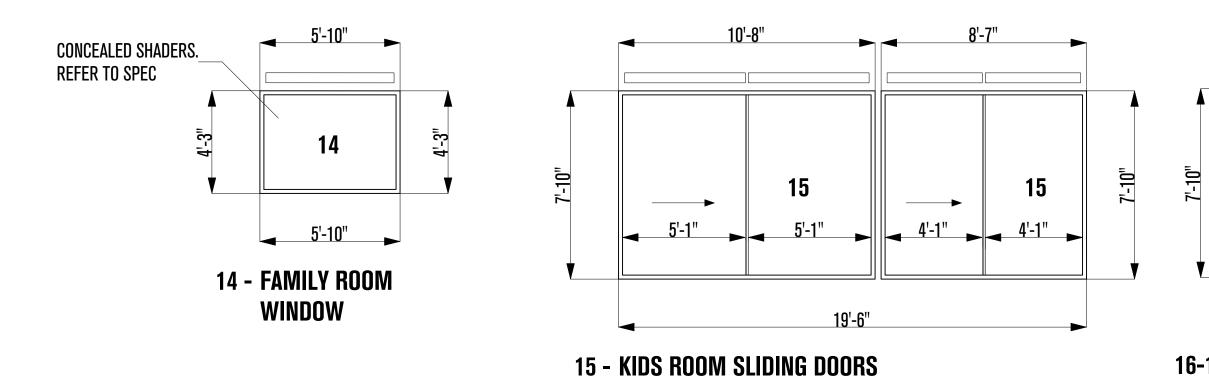


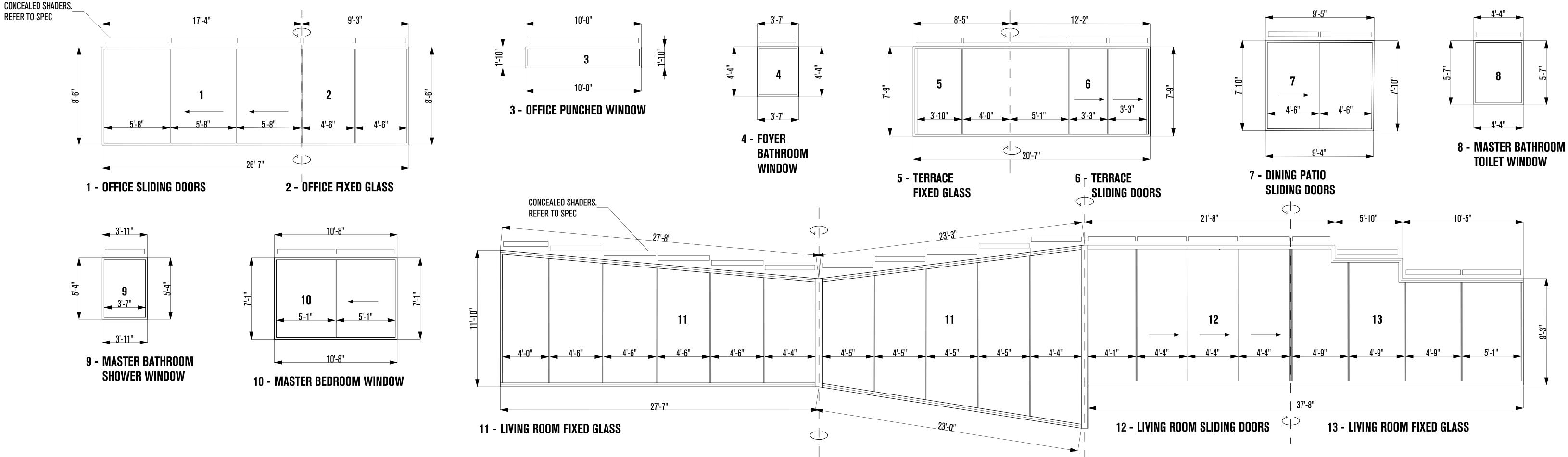
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- NOTE: ALL GLAZING SYSTEMS MUST ABSORB ROOF DEFLECTIONS, REFER TO STRUCTURAL
- VERTICAL GLAZING (DESIGN GLASS LOW IRON CLEAR, MIN. 0.32 U-FACTOR) SLIDING DOORS A.4
- VERTICAL GLAZING (DESIGN GLASS LOW IRON CLEAR, MIN. 0.32 U-FACTOR) PUNCHED WINDOV A.3
- SKYLIGHT GLAZING (MIN. 0.55 U-FACTOR) SLOPED GLASS A.2
- A.1 FACADE GLAZING (DESIGN GLASS LOW IRON CLEAR, MIN. 0.32 U-FACTOR) FIXED GLASS

GLAZING TYPE, OTIIMA SERIES 53



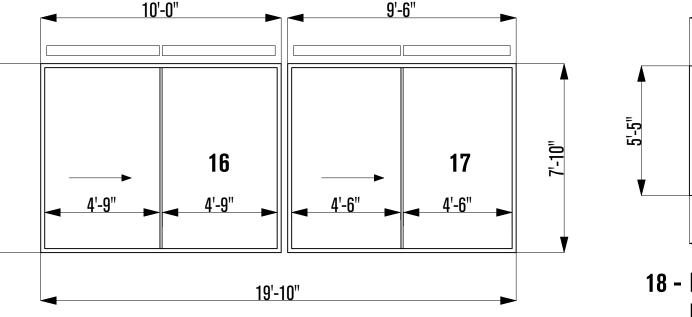


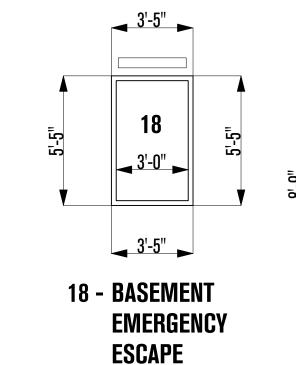
					ACCESSIBILITY FIRE PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS. BY: MEM DATE: 07/11/18 WEST COAST CODE CONSULTANTS, INC.	
		HOUS	OWNER: TOM BU1 8645 EAST COF EDEN, UT 8431			THIS DESIGN AND ASSOCIATE OF TOM WISCOMBE ARCHITE FOR THE CLIENT AND PROJEC NOT TO BE USED, ALTERED, R ANY OTHER PROJECT WITHOU USE OF THIS INFORMATION W STANDARDS, SITE CONDITION
L / PLUMBING:	ELECTRICAL:	NGBS CONSULTING:	GEOTECHNICAL:	LANDSCAPE ARCHITECT:	LIGHTING DESIGNER:	SOLE RISK. TWA ASSUMES N TO THESE PLANS BY OTHERS
HAMIM ERING CONSULTANTS INC.	ABRARI & ASSOCIATES	ARGENTO/GRAHAM			KGM	EXPRESSED OR IMPLIED, REC TO DEFEND AND INDEMNIFY DAMAGES RESULTING FROM THESE PLANS HAVE BEEN PR
SUITE 300 16 GINEERING.COM	GLENDALE, CA (123) 456-7894 WWW.ABRARI.COM	811 WEST 7TH STREET, 10TH FLOOR LOS ANGELES, CA 90017 (323) 536-2578 WWW.ARGENTOGRAHAM.COM	2702 SOUTH 1030 WEST SUITE 10 SOUTH SALT LAKE, UT 84020 (801) 270-9400 WWW.IGESINC.COM	328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1295	328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1295 WWW.KGMLIGHTING.COM	PROFESSIONAL STANDARDS A REQUIRMENTS VARY WITH LC THEREFORE, BEFORE STARTIN

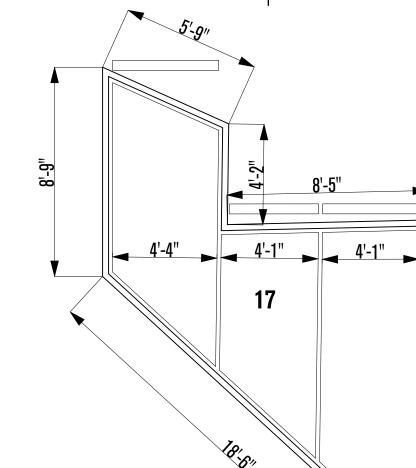
	1010 SF	
	128 SF	
W	166 SF	
	700 SF	











19 - SKYLIGHT

LAN REVIEW ACCEPTANC FOR COMPLIANCE WITH THE APPLICABLI CONSTRUCTION CODES IDENTIFIED BELO

BuildingStructuralMechanicalPlumbingElectricalEnergy

DO	DOOR SCHEDULE					
#	Title	Description	Size			
1	Office Door	Flush swinging door, TBD owner	2880			
2	Foyer Restroom	Flush pocket door, TBD owner	2680			
3	Front Entry	Insulated, fire rated pivot door	4880			
4	Closet Door	Flush swinging door, TBD owner	2680			
5	Mudroom Door	Flush pocket door, TBD owner	3080			
6	Garage Interior Door	Flush swinging door, TBD owner	3080			
7	Garage Storage Door	Flush swinging door, TBD owner	2680			
8	Rycycle + Trash Door	Flush swinging door, TBD owner	2-2880			
9	Car Garage Door	Low clearance	18070			
10	Pantry Door	Flush pocket door, TBD owner	2880			
11	Master Bedroom Toilet	Flush pocket door, TBD owner	2380			
12	Master Bedroom Closet	Flush swinging door, TBD owner	6-2180			
13	Master Bedroom Entry	Flush swinging door, TBD owner	2880			
14	Kid's Bathroom Door	Sliding door, TBD owner	2668			
15	Kid's Bathroom Closet	Flush swinging door, TBD owner	1668			
16	Kid's Room Door	Flush pocket door, TBD owner	3068			
17	Guest Room Door	Flush swinging door, TBD owner	2668			
18	Guest Room Bath	Flush swinging door, TBD owner	2668			
19	Guest Room Door	Flush swinging door, TBD owner	2868			
20	Guest Room Bath	Flush swinging door, TBD owner	2668			
21	Unfinished Basement	Flush swinging door, TBD owner	3068			



PREPARED TO MEET GENERALLY ACCEPTED ARTING CONSTRUCTION, THE CONTRACTOR SHAL

IITECTURE (TWA), AND HAVE BEEN GENERATED CORRELATION TO PROJECT ENGINEERING DOCUMENTS, AS WELL AS TH CONFORMANCE TO CURRENT BUILDING CODES, ANY DISCREPANCIES ERRORS OR OMISSIONS IN PLANS, DIMENSIONS, NOTES, WRITTEN SPECIFICATIONS. OR DETAILS SHALL BE BROUGHT TO THE IMMEDIAT ATTENTION OF TWA IN WRITING PRIOR TO COMMENCING WORK, ALLOW REQUIRED CORRECTIONS TO BE PERFORMED. ALL STRUCTURAL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE/LIFE SAFETY REQUIREMENTS MUST ALSO BE REVIEWED BEFORE COMMENCEMEN

IN ADDITION, NOTHING IN THESE PLANS SHALL BE UNDERSTOOD TO IMPLY MEANS AND METHODS OF THE CONTRACTOR, WHICH ARE SOLEL THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ALSO RDS AND PRACTICES. HOWEVER BUILDING CODE RESPONSIBLE FOR QUALITY CONTROL AND CONSTRUCTION STANDRADS H LOCATION AND CHANGE FROM TIME TO TIME. FOR THE PROJECT, AS WELL AS PROJECT SITE SAFETY

