

POWDER MOUNTAIN HOUSE

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 EDEN, UT 84310

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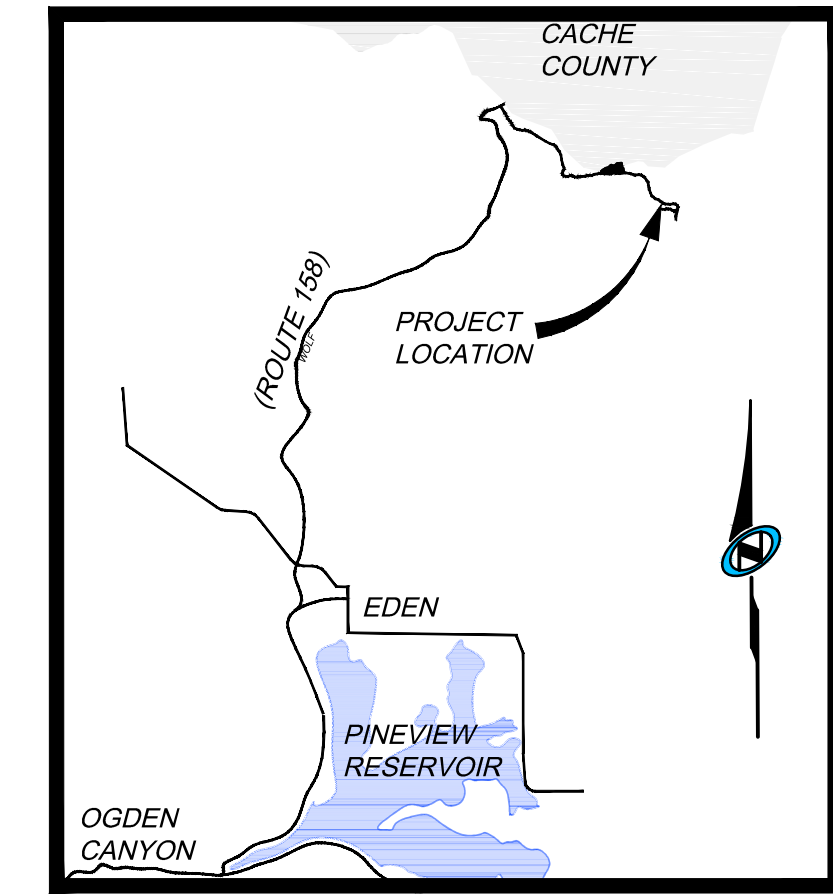
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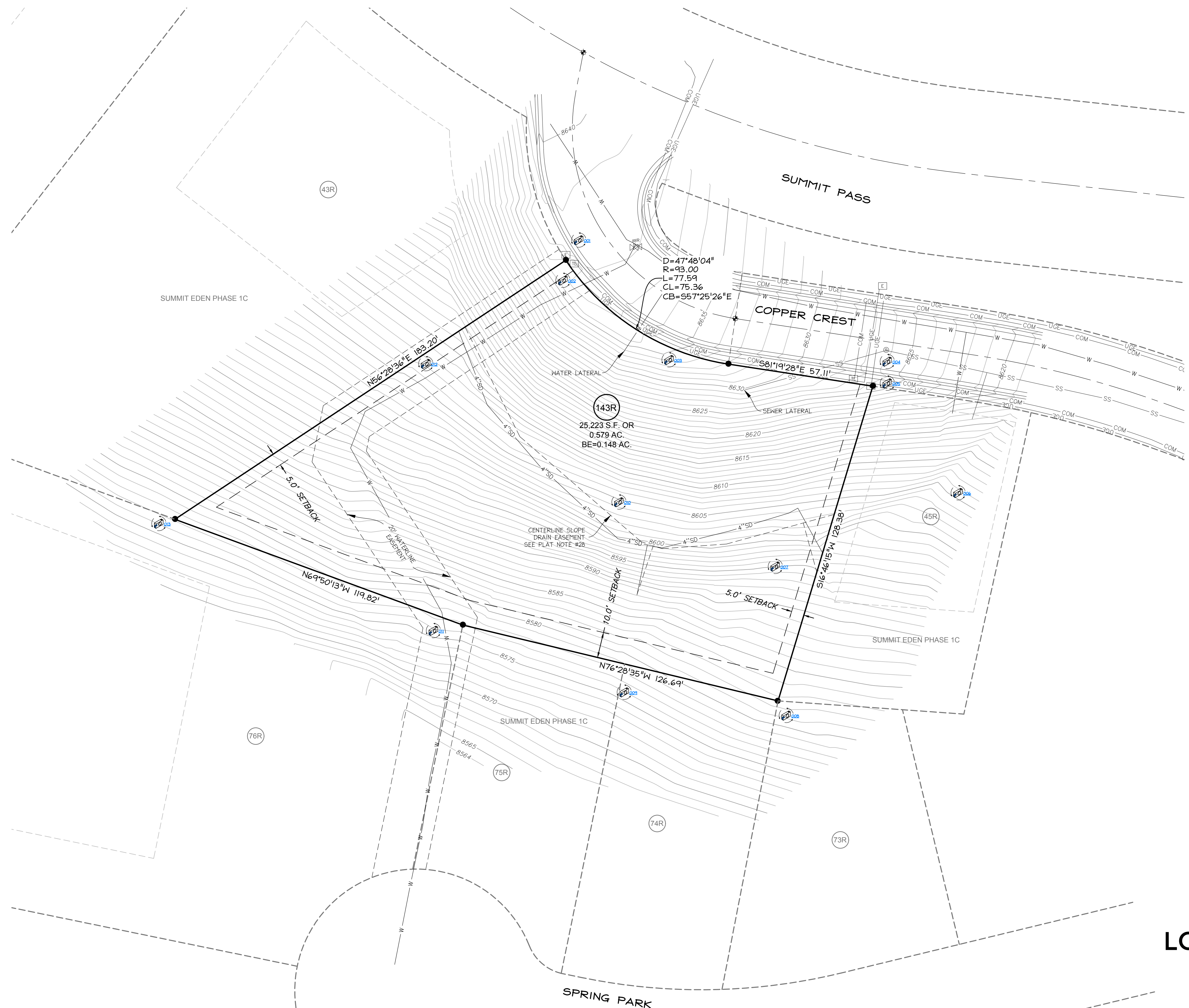
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Plan Check Corrections	TWA	07/06/2018	06/19/2018
			SCALE:
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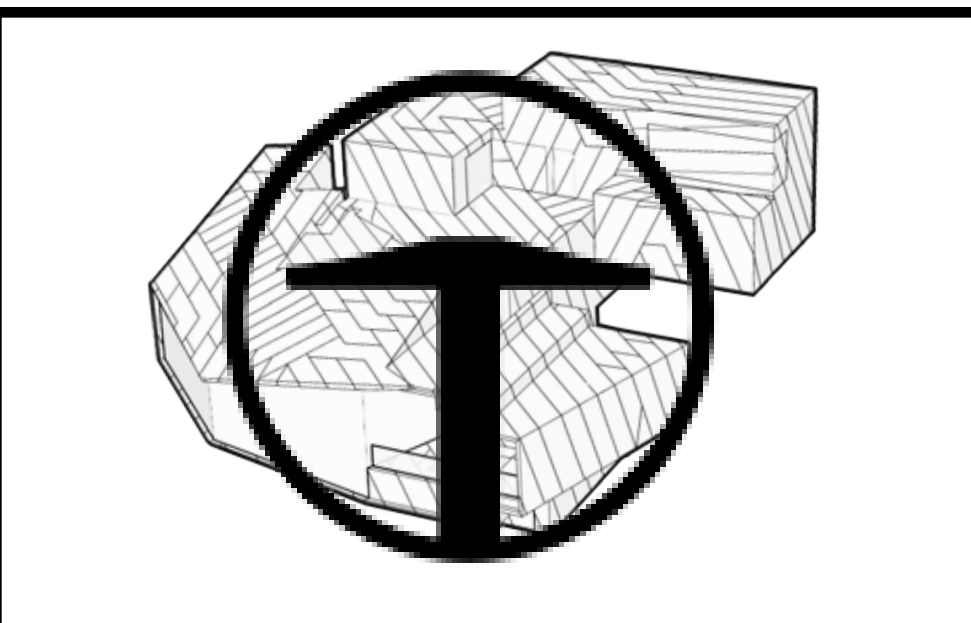
Vicinity Map
N.T.S.

LEGEND

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



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



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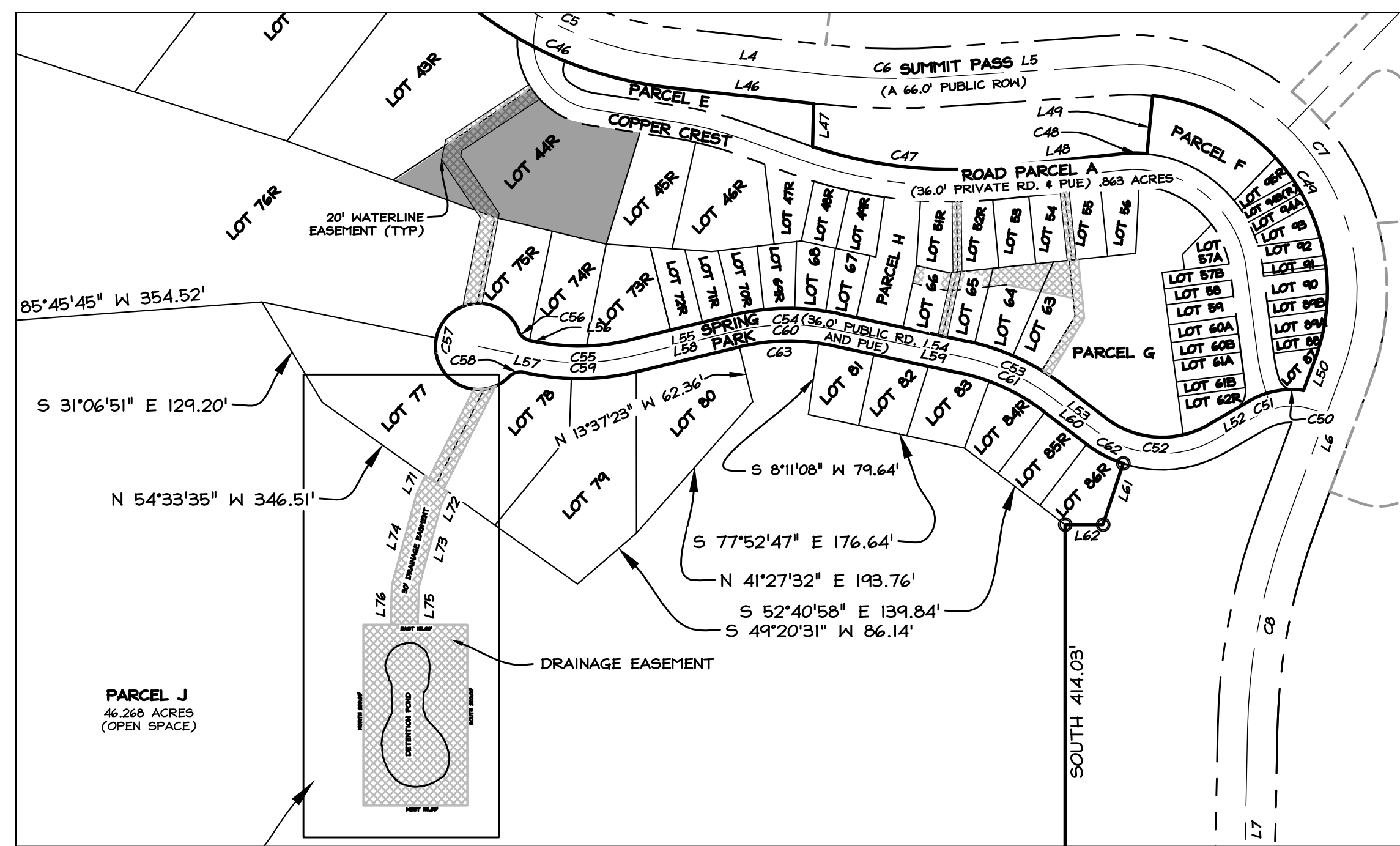
ARCHITECT: TOM WISCOMBE ARCHITECTURE <small>2404 WILSHIRE BLVD., SUITE 48 LOS ANGELES, CA 90057 (213) 674-7238 WWW.TOMWISCOMBE.COM</small>	STRUCTURAL ENGINEER: NOUS <small>5217 7TH STREET LOS ANGELES, CA 90014 (213) 627-6687 WWW.NOUSENGINEERING.COM</small>	CIVIL ENGINEER: TALISMAN <small>5217 SOUTH STATE STREET MURRAY, UT 84107 (801) 743-1300 WWW.TALISMANCIVIL.COM</small>	MECHANICAL / PLUMBING: SHAMIM <small>5530 CORBIN AVE., SUITE 300 TARZANA, CA 91356 (818) 786-6778 WWW.SHAMIMENGINEERING.COM</small>	ELECTRICAL: ABRARI ENGINEERING <small>GLENDALE, CA (123) 456-7894 WWW.ABRARI.COM</small>	NGBS CONSULTING: ARGENTO/GRAHAM <small>811 WEST 7TH STREET, 10TH FLOOR LOS ANGELES, CA 90017 (213) 536-2578 WWW.ARGENTOGRAHAM.COM</small>	GEOTECHNICAL: IGES <small>2702 SOUTH 1030 WEST SUITE 10 SALT LAKE CITY, UT 84020 (801) 270-9400 WWW.IGESINC.COM</small>	LANDSCAPE ARCHITECT: LDG <small>328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1295</small>	LIGHTING DESIGNER: KGM <small>328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1295 WWW.KGMLIGHTING.COM</small>
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TCC PROJECT NUMBER: 18-009

EXISTING CONDITIONS

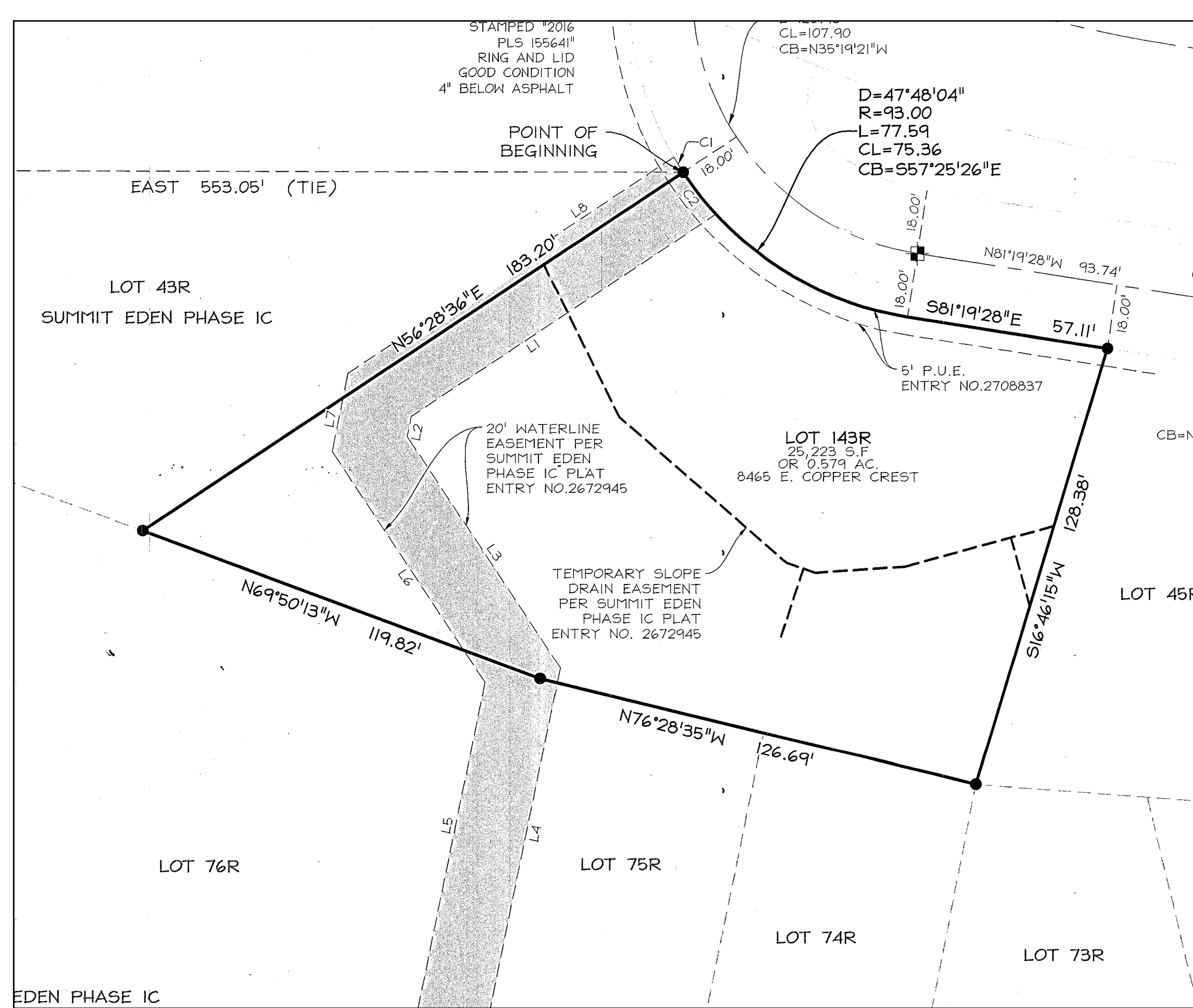
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		SCALE:	DRAWN:
		1" = 20'	NC
		SHEET:	
		ET 01	

VICINITY MAP



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

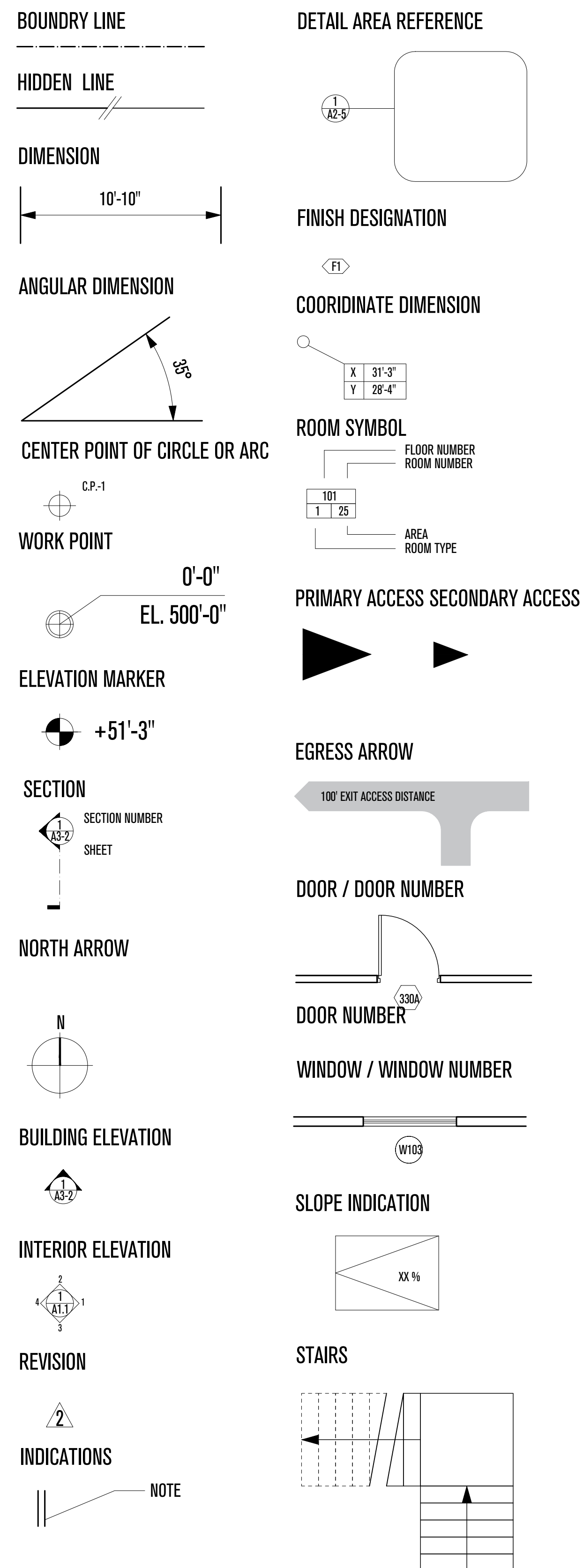
SITE PLAN



ABBREVIATIONS

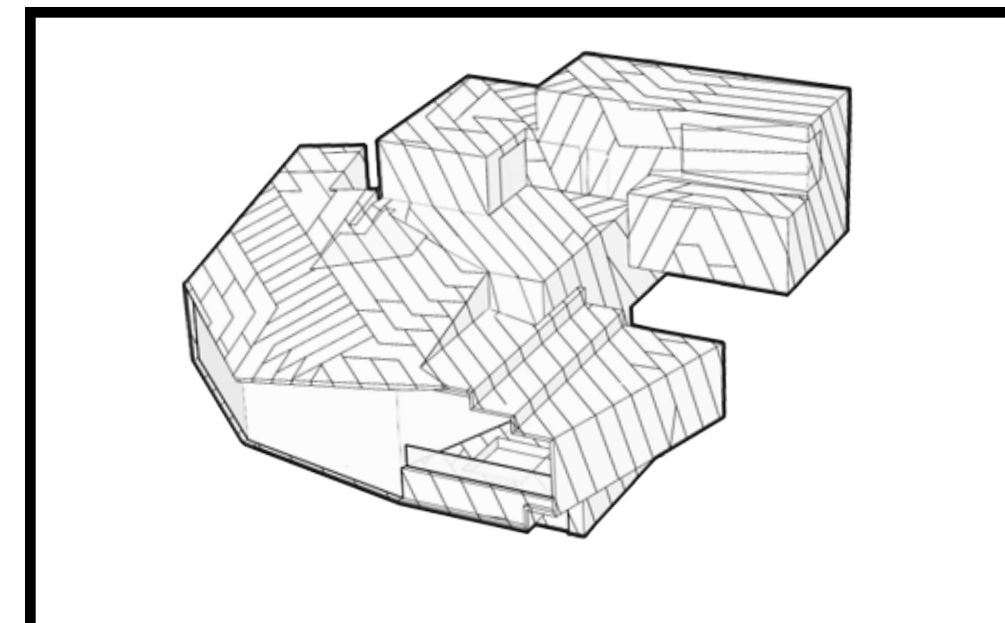
	ANGLE	CP	CHECKERED PLATE	GA	GAUGE
	DEGREES	CPT	CARPET	GB	GYPSUM BOARD
	CENTERLINE	CR	COLD ROLLED (STEEL)	GBP	GYPSUM BOARD PLAQUE
	DIAMETER OR ROUND	CSP	COMBINATION STAND PIPE	GL	GLASS
	SFSquare Foot	CT	CERAMIC TILE	GND	GROUND
	SI S...	CW	COLD WATER	GR	GRILLE
	CHANNEL	CY	CUBIC YARD	H	HIGH
	PLATE/PROPERTY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

SYMBOLS



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Plan Check	TWA	07/06/2018	06/19/2018
Corrections			
		SCALE:	DRAWN:
		SHEET:	
		A. 2	

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

W1 - 2X4 INTERIOR WALL

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

W2 - 2X6 INTERIOR WALL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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)

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

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

F1 - EXTERIOR SLAB ON GRADE - RADIANT

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

F2 - INTERIOR SLAB ON GRADE (MIN. R-10, AS SHOWN R-15)

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

F3 - INTERIOR SLAB ON GRADE - RADIANT
(MIN. R-10, AS SHOWN R-15)

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

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

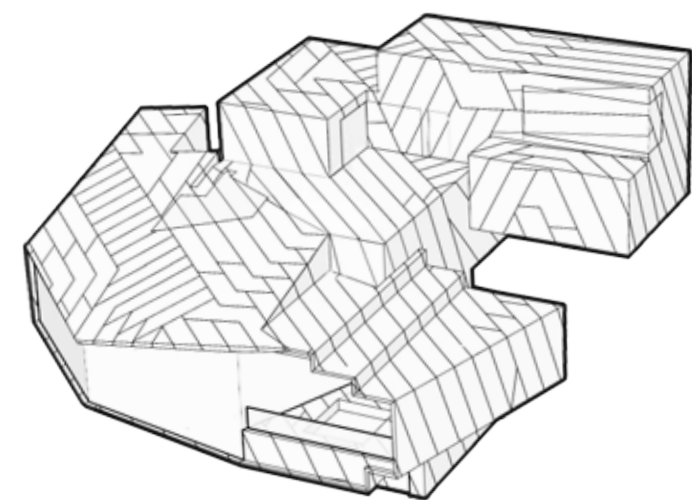
FINISHED HARDWOOD FLOOR, GLUED
1/2" RADIANT TUBING
WARMBOARD-S RADIANT PANEL
3/4" PLYWOOD SUBFLOOR
5" CLOSED CELL SPRAYFOAM INSULATION
OSB I-JOIST, PER STRUCTURAL

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

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

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

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



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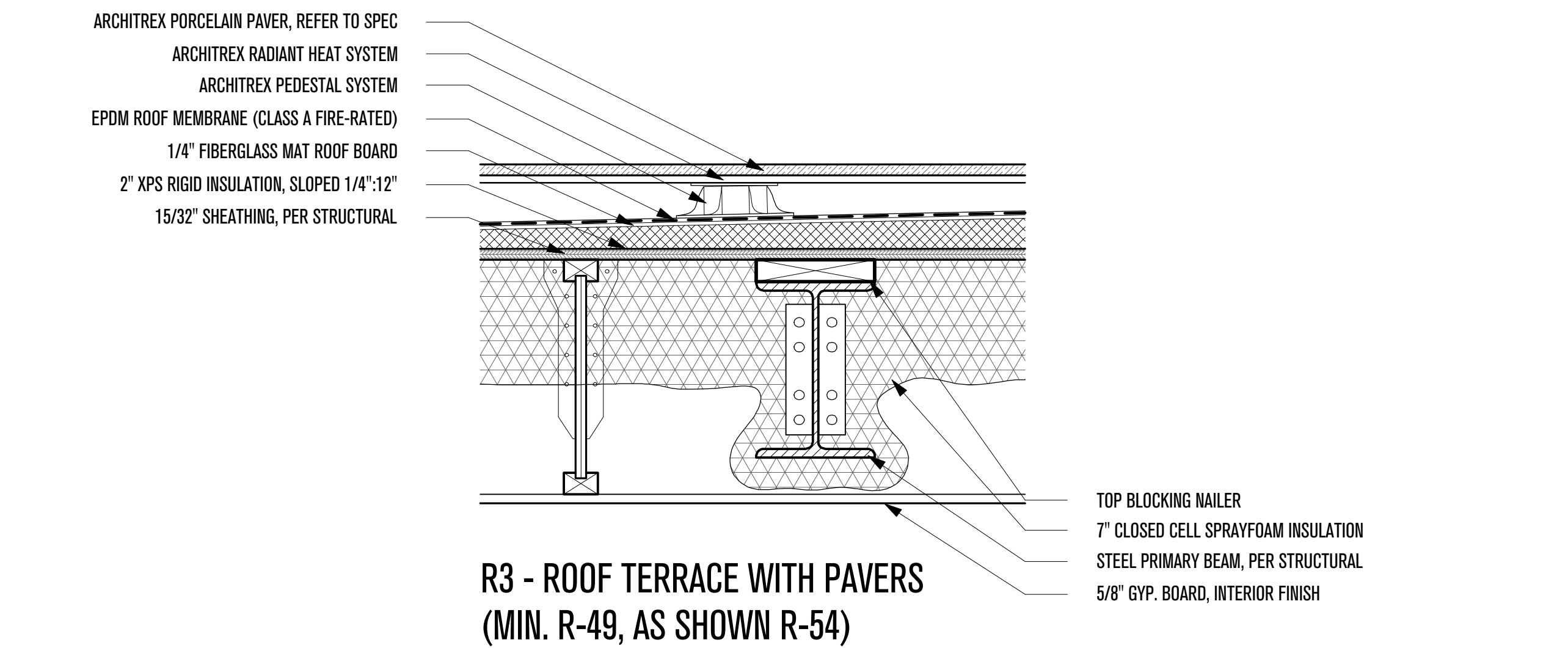
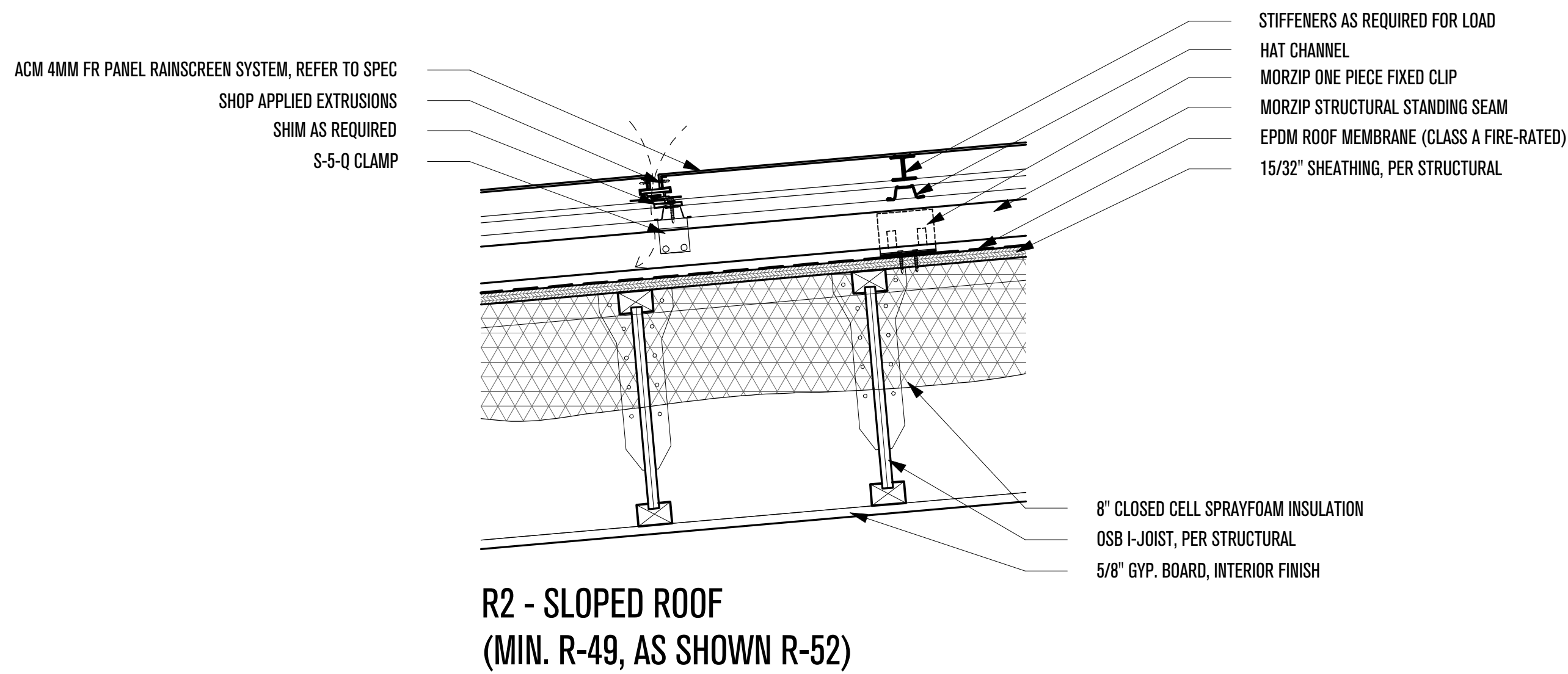
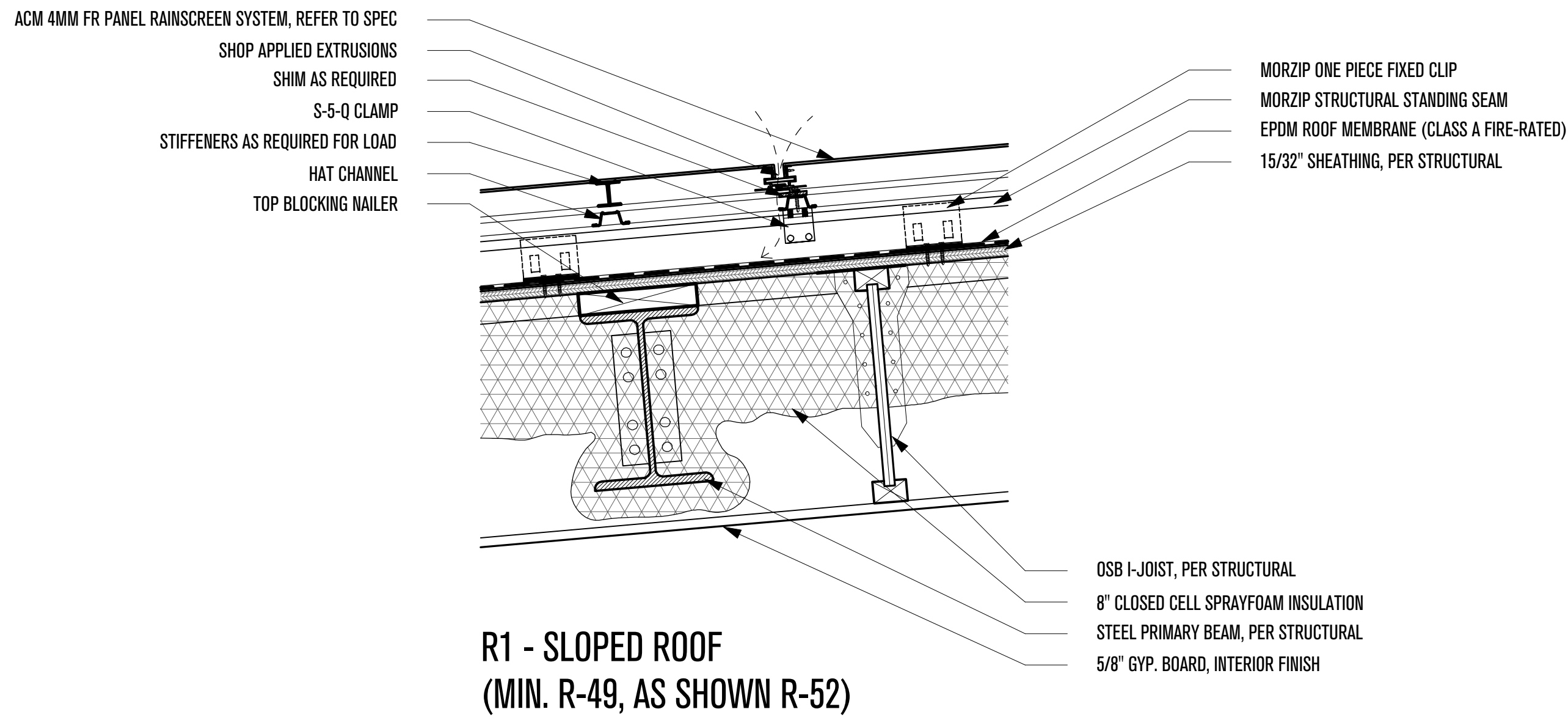
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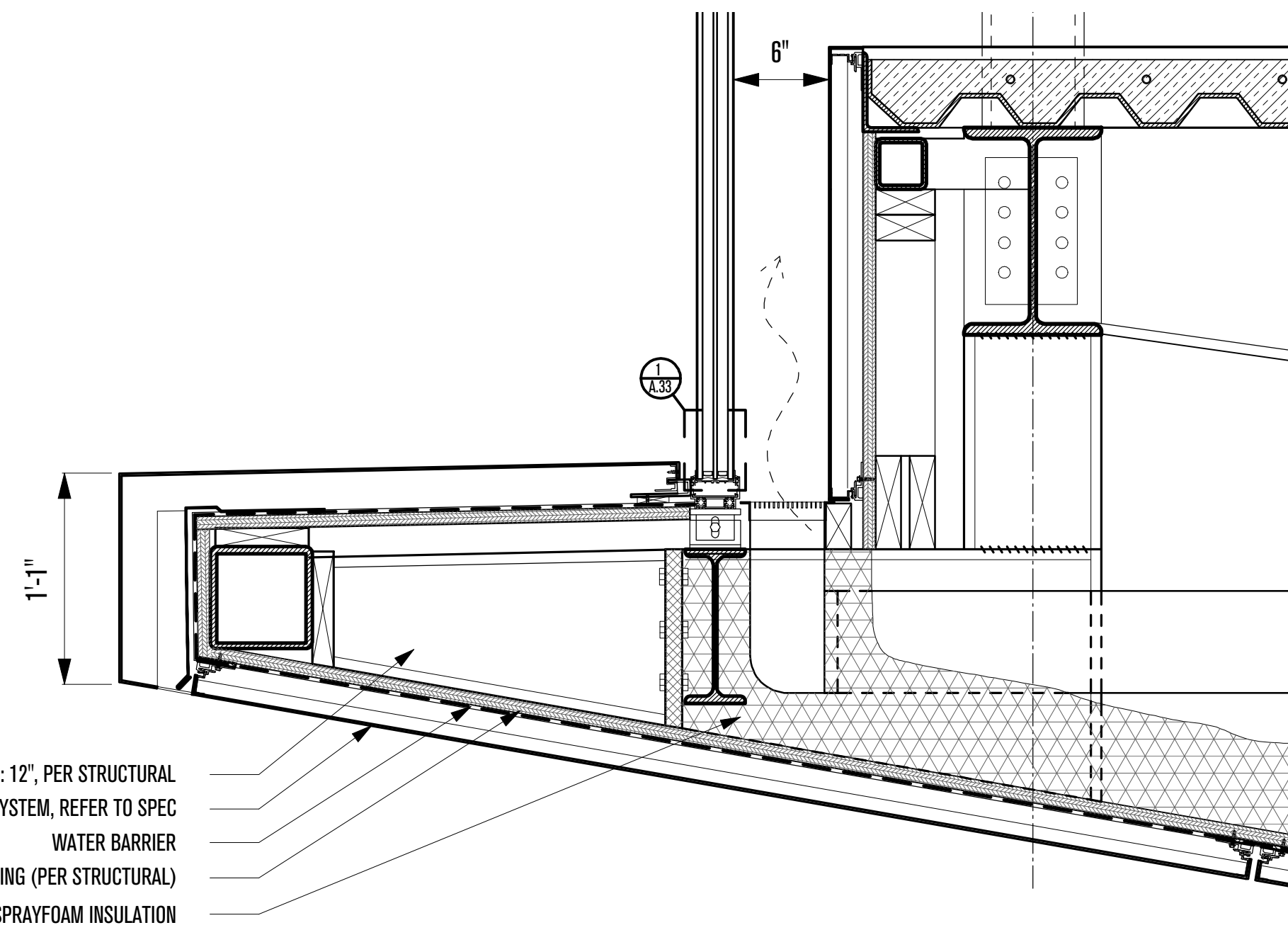
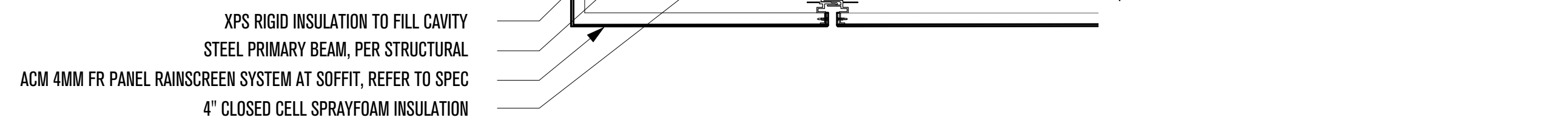
ROOF TYPES

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



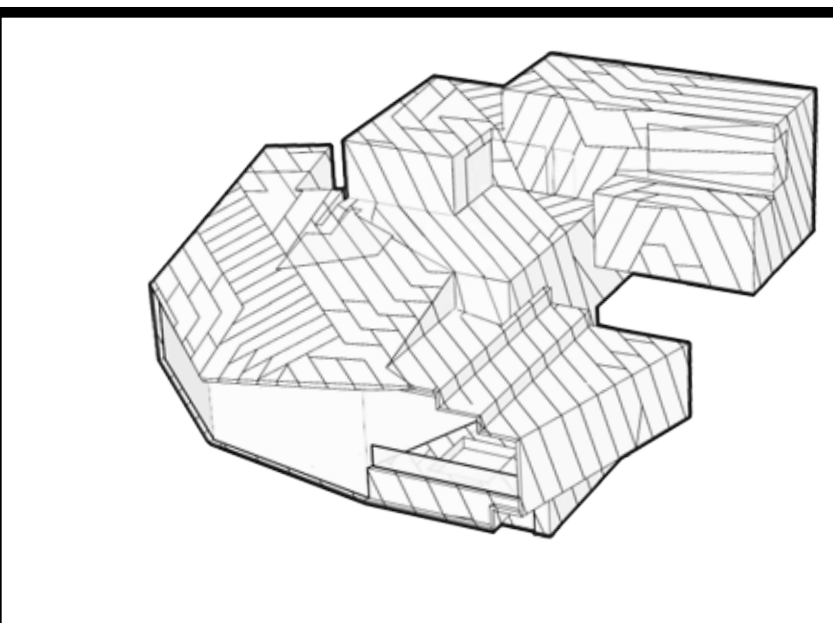
SOFFIT TYPES

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



POWDER MOUNTAIN HOUSE

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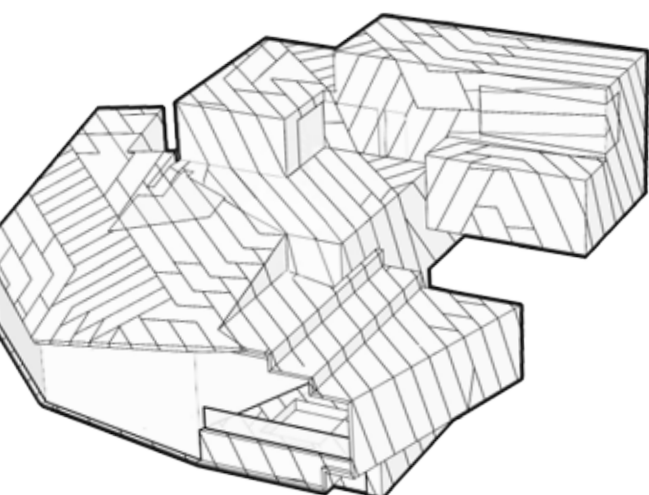
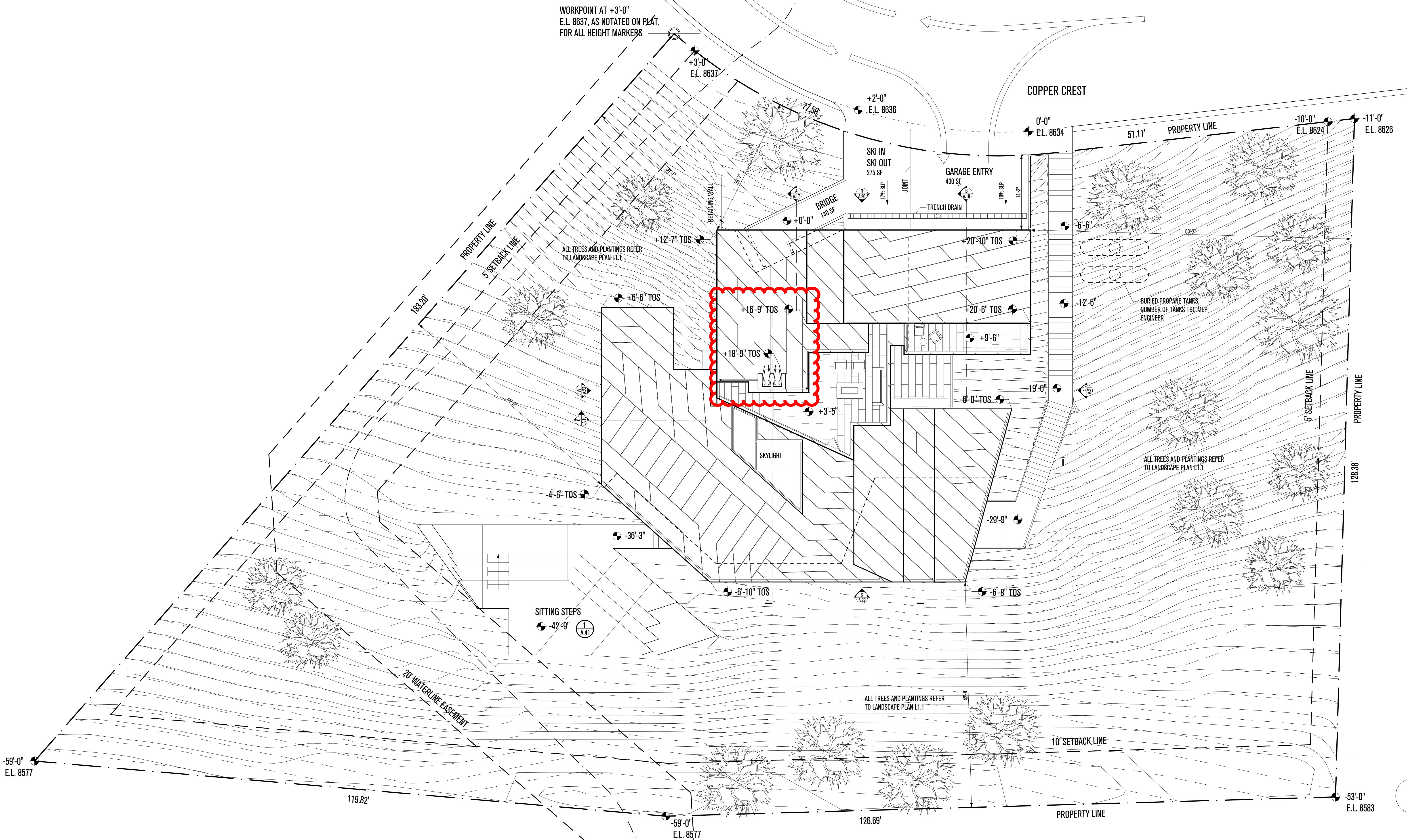
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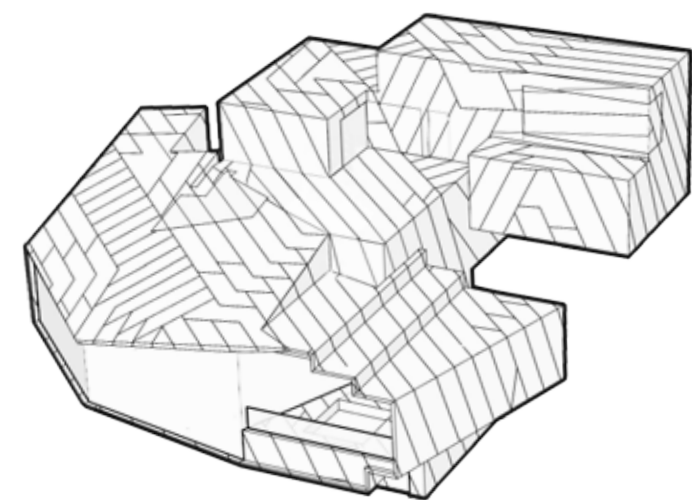
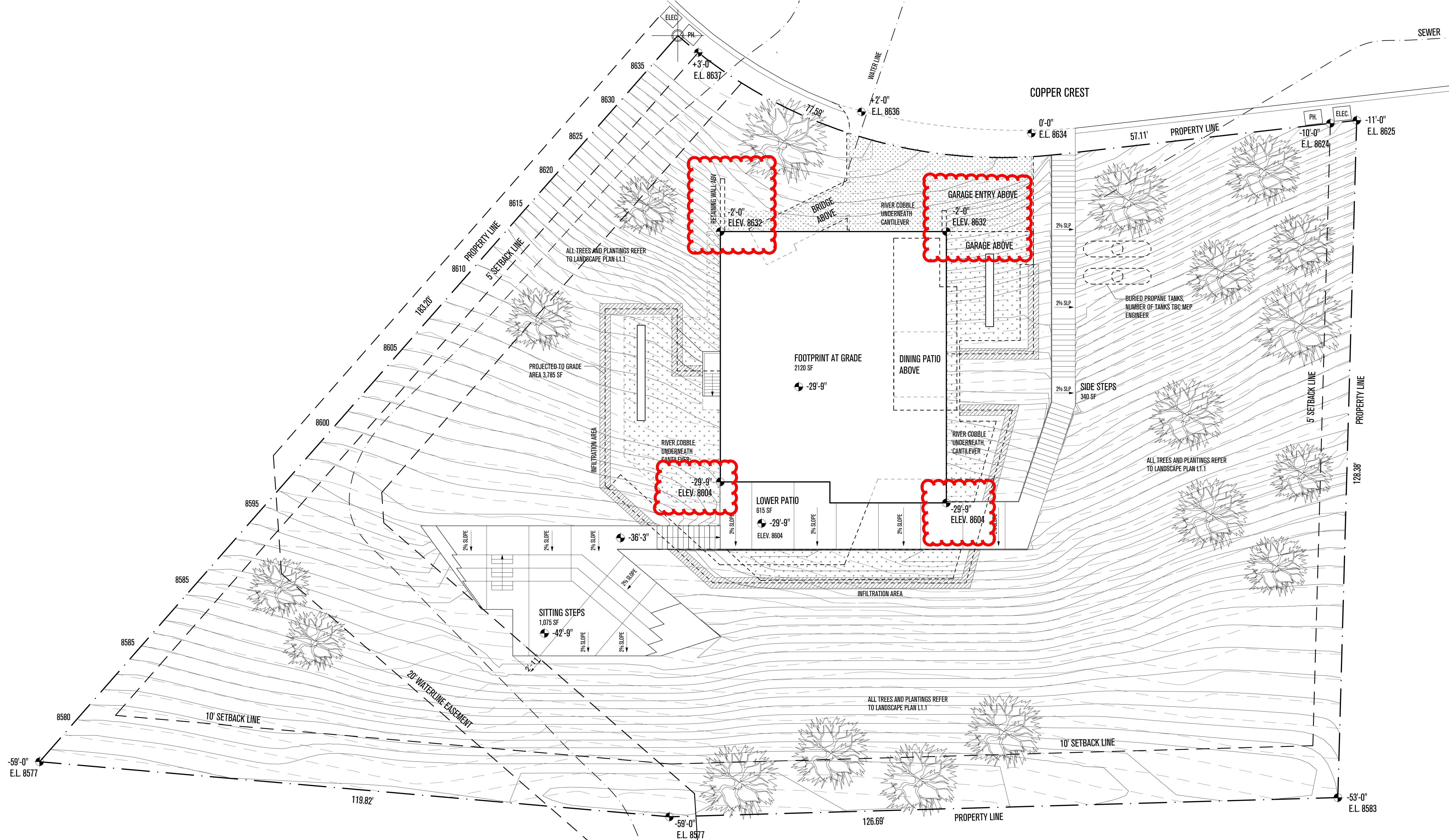
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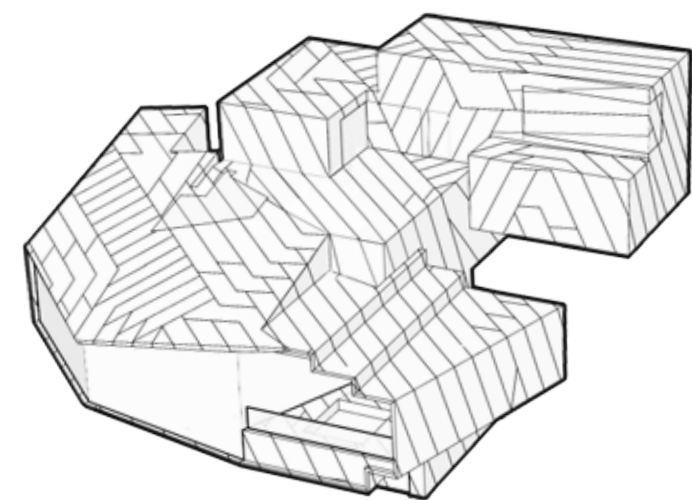
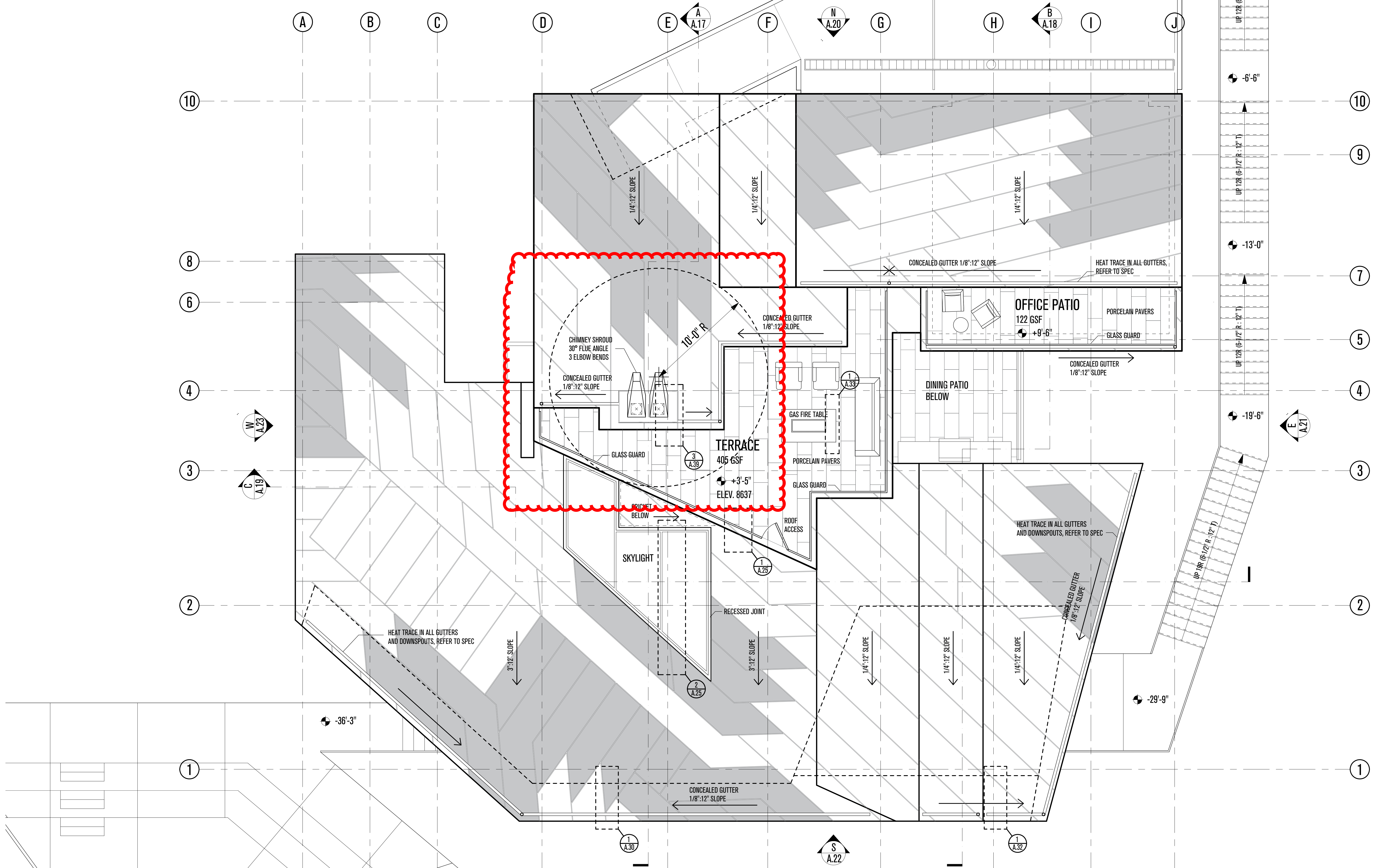
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POWDER MOUNTAIN HOUSE

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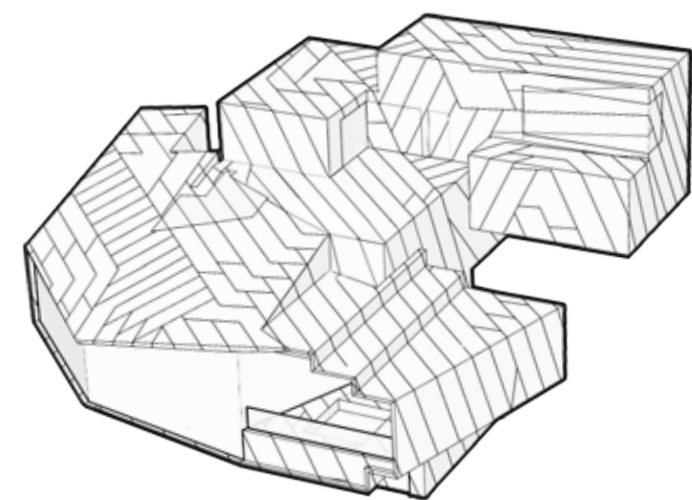
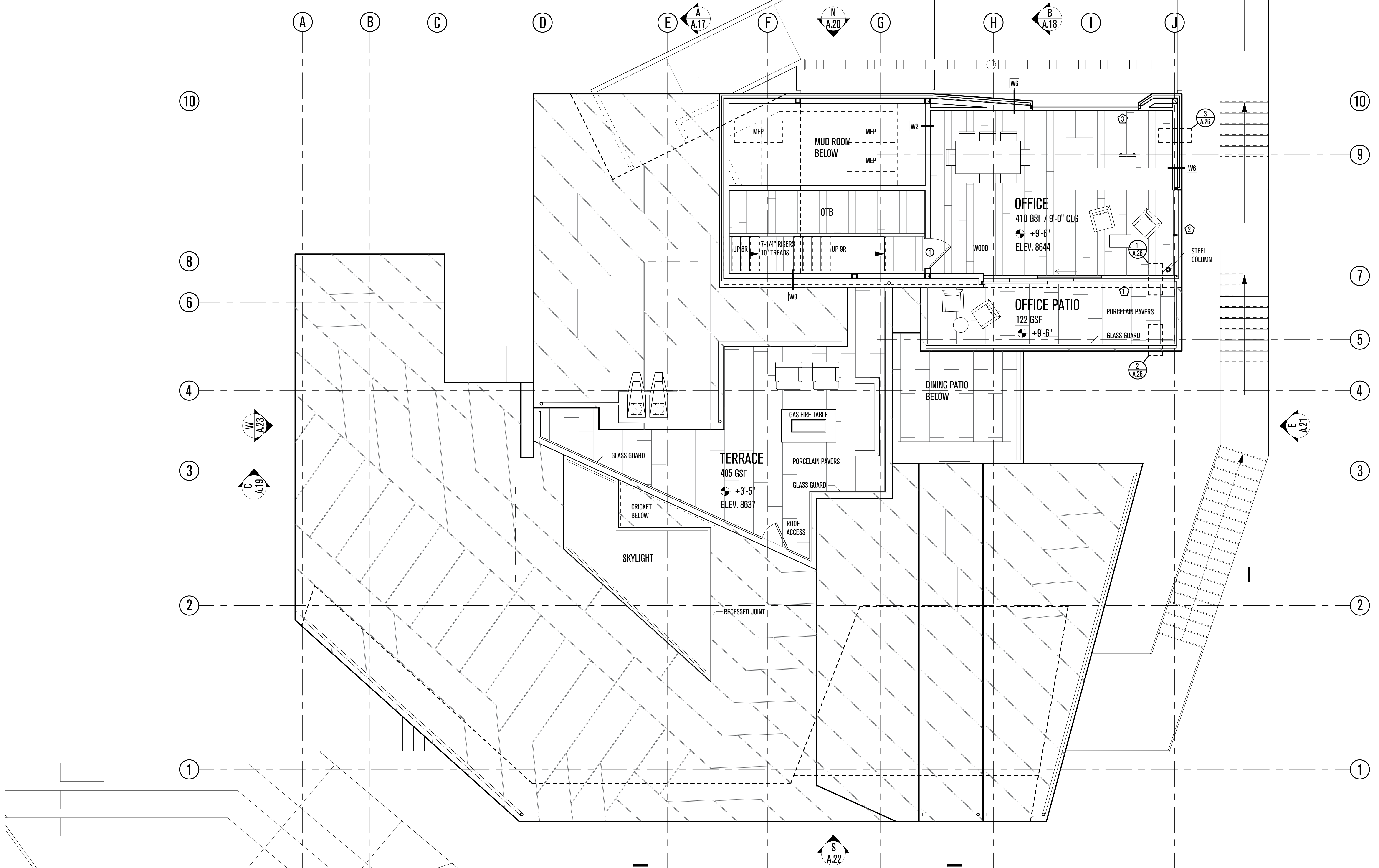
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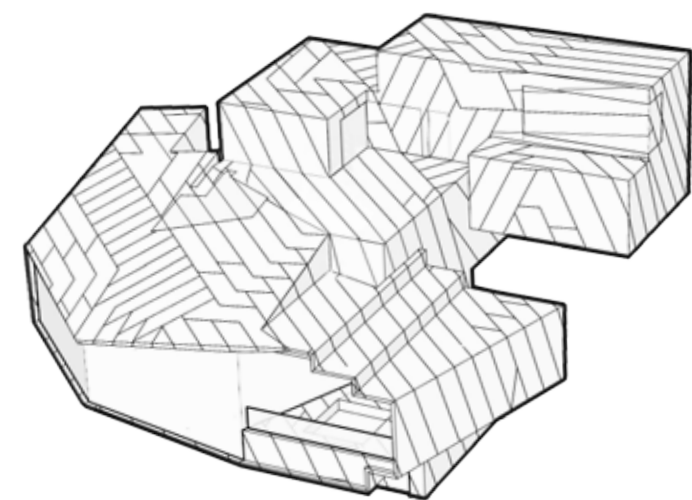
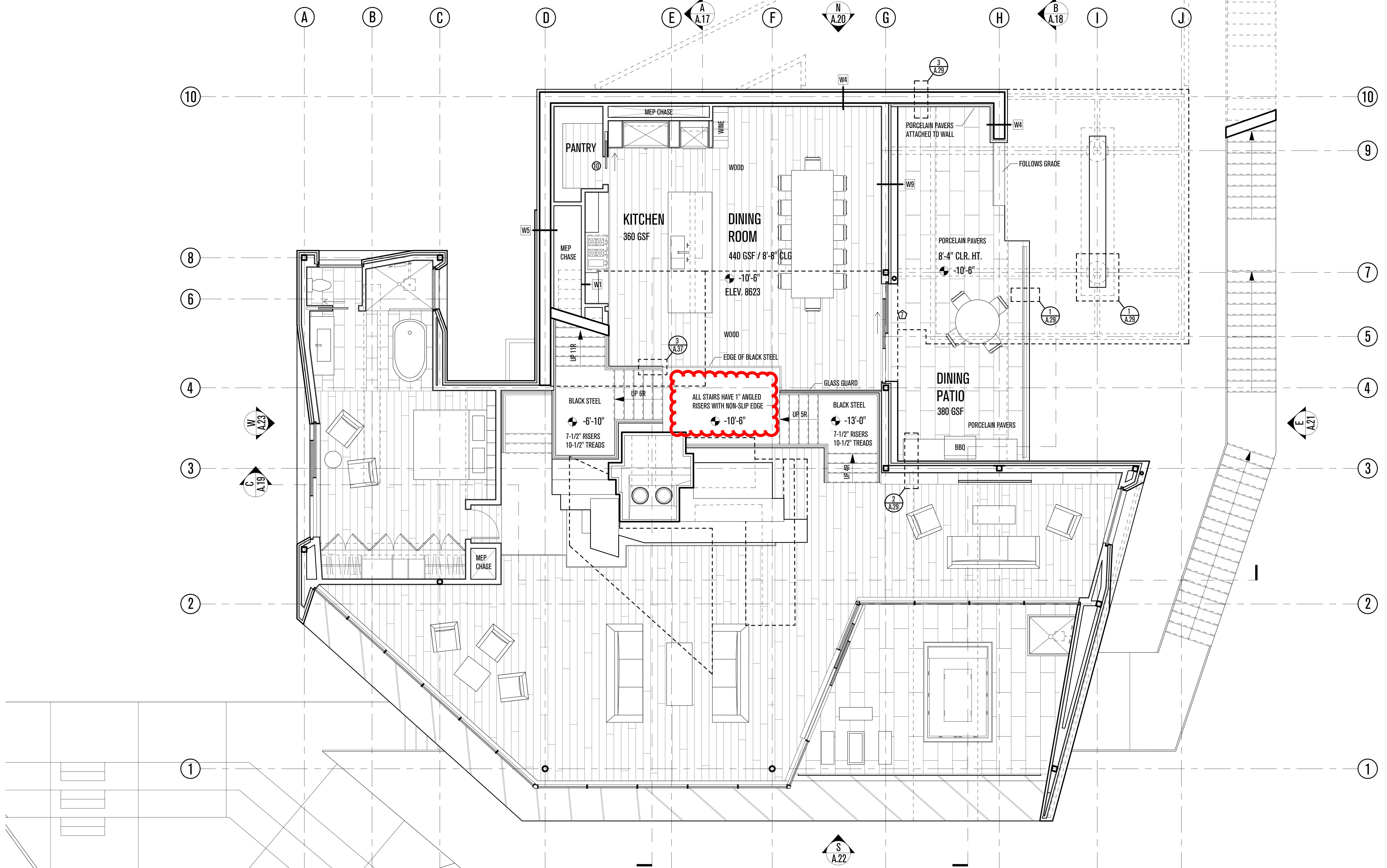
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PENTHOUSE LEVEL

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POWDER MOUNTAIN HOUSE

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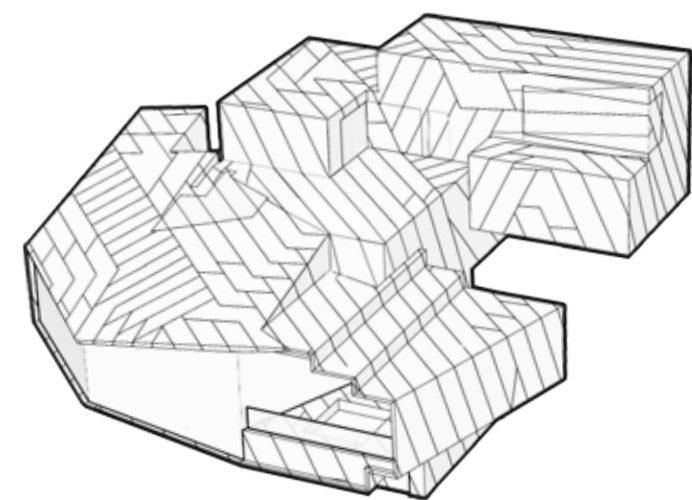
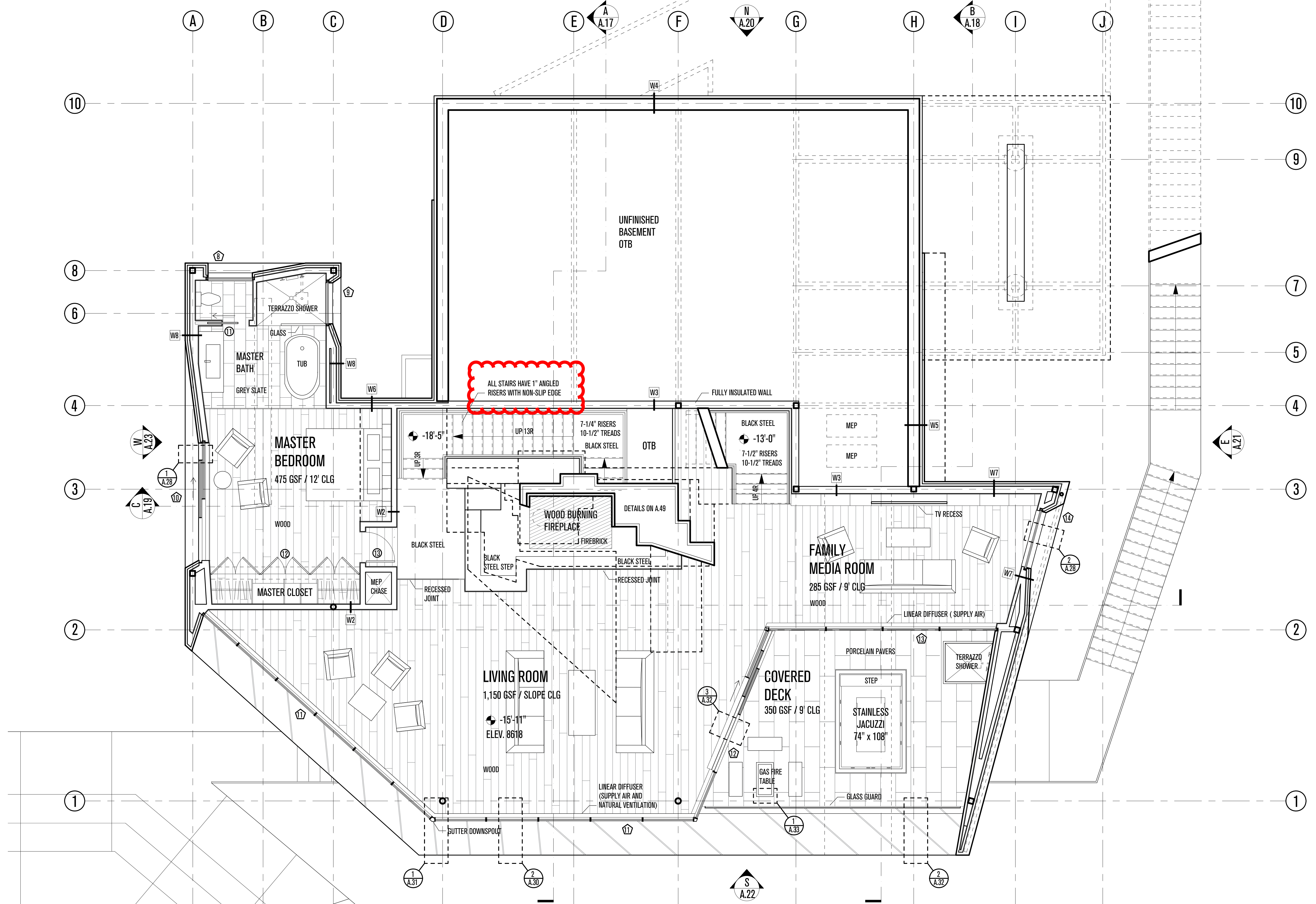
MEZZANINE LEVEL

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SQUARE FOOTAGES

ACTUAL BUILT AREAS MAY VARY

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



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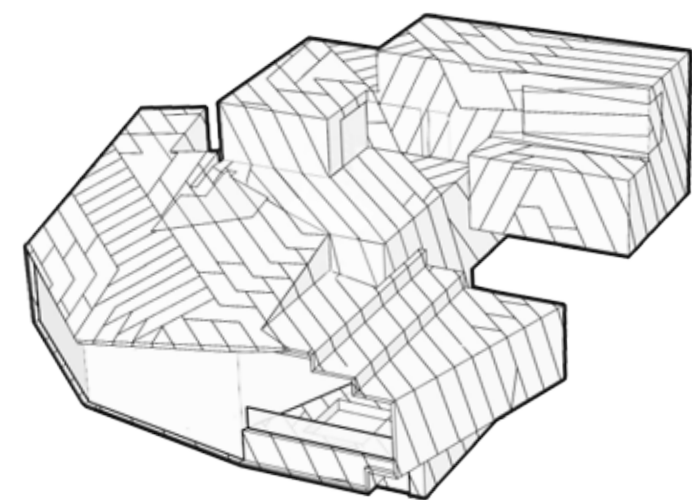
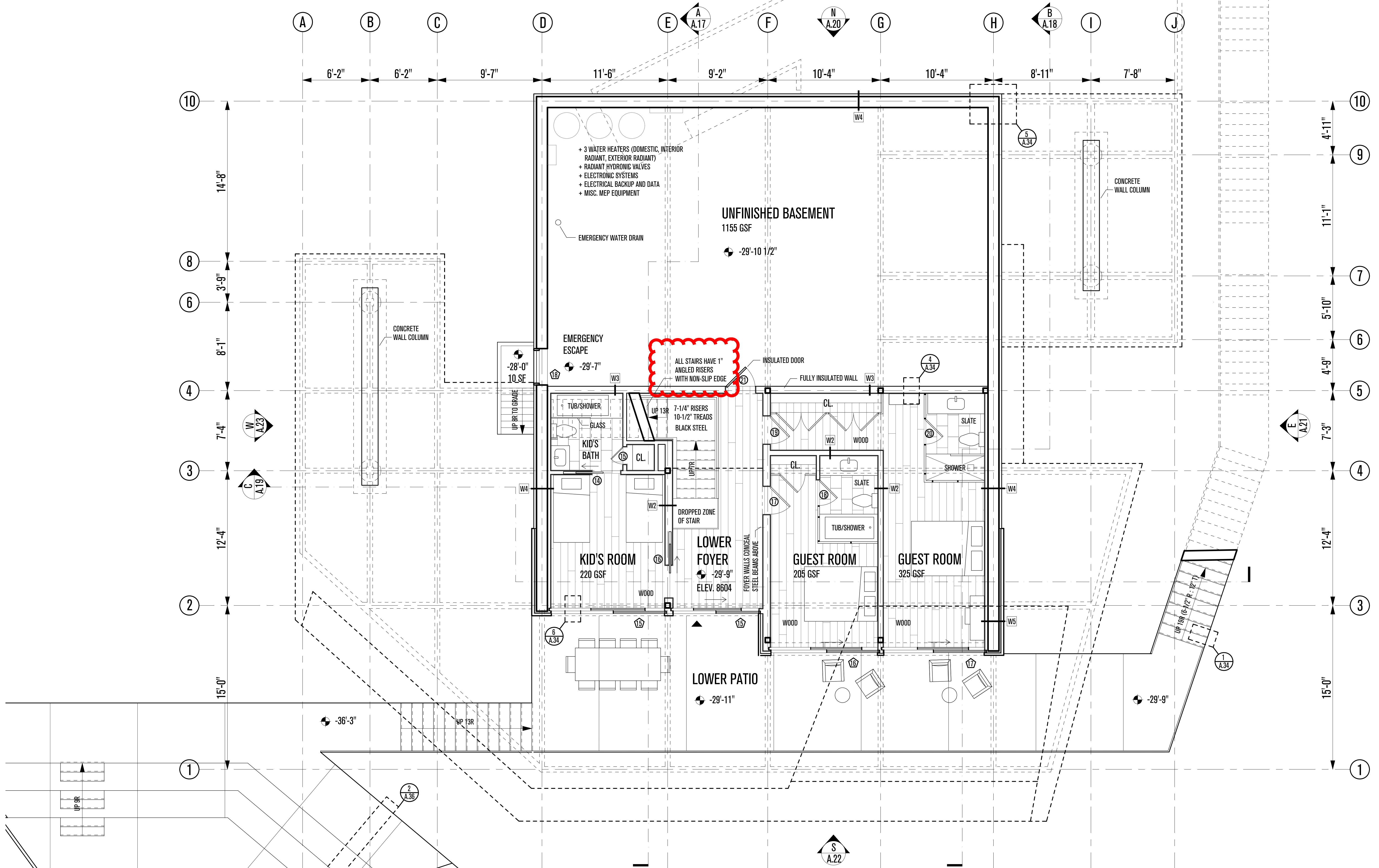
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LIVING LEVEL

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POWDER MOUNTAIN HOUSE

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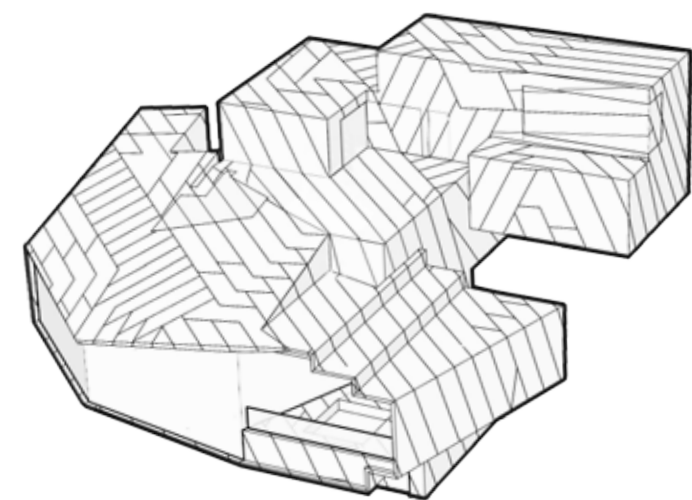
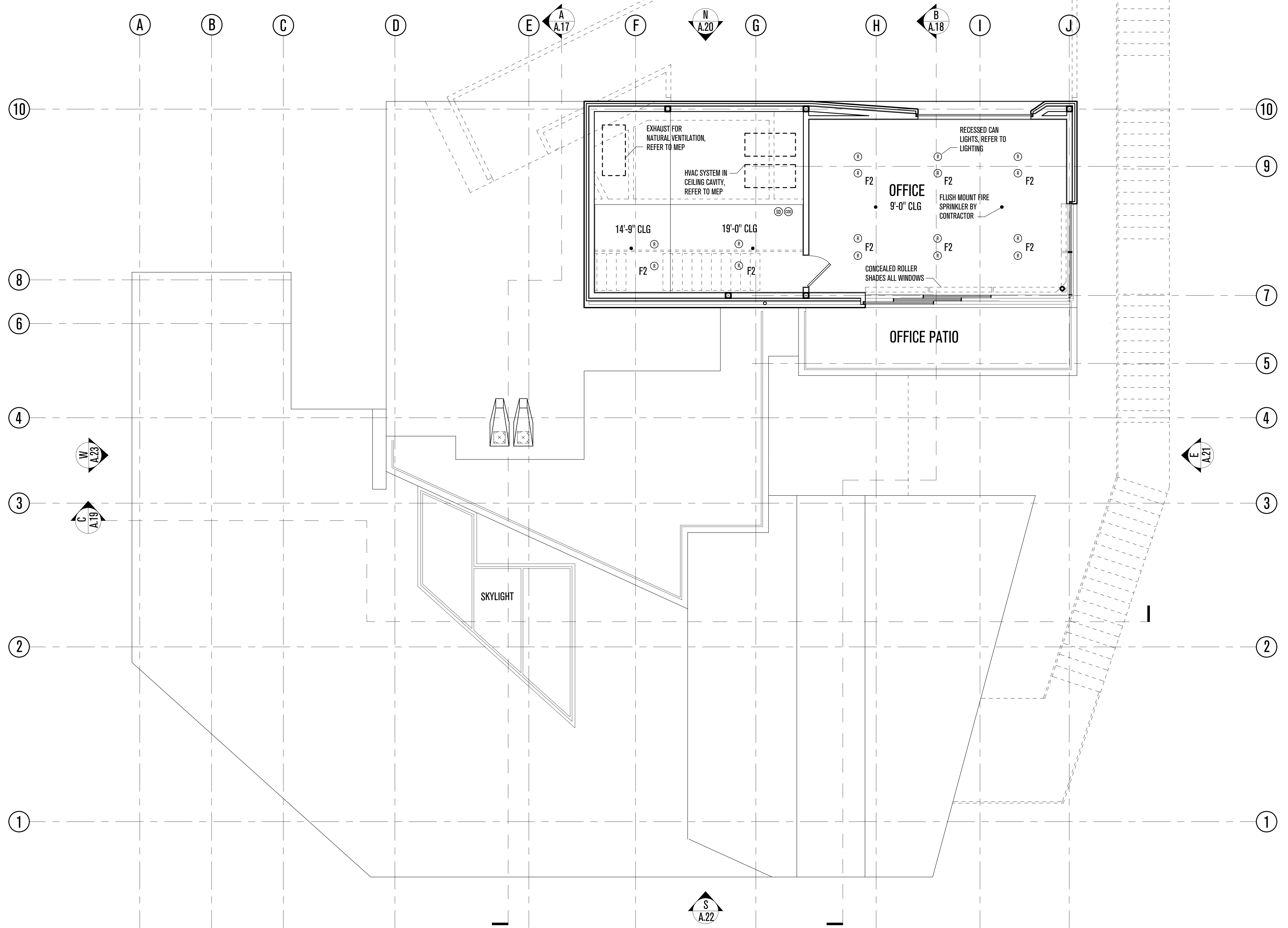
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BASEMENT LEVEL

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POWDER MOUNTAIN HOUSE

OWNER:
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PENTHOUSE RCP

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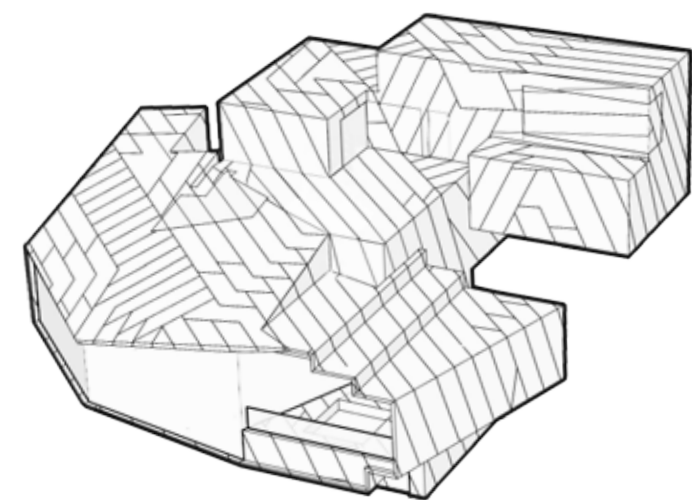
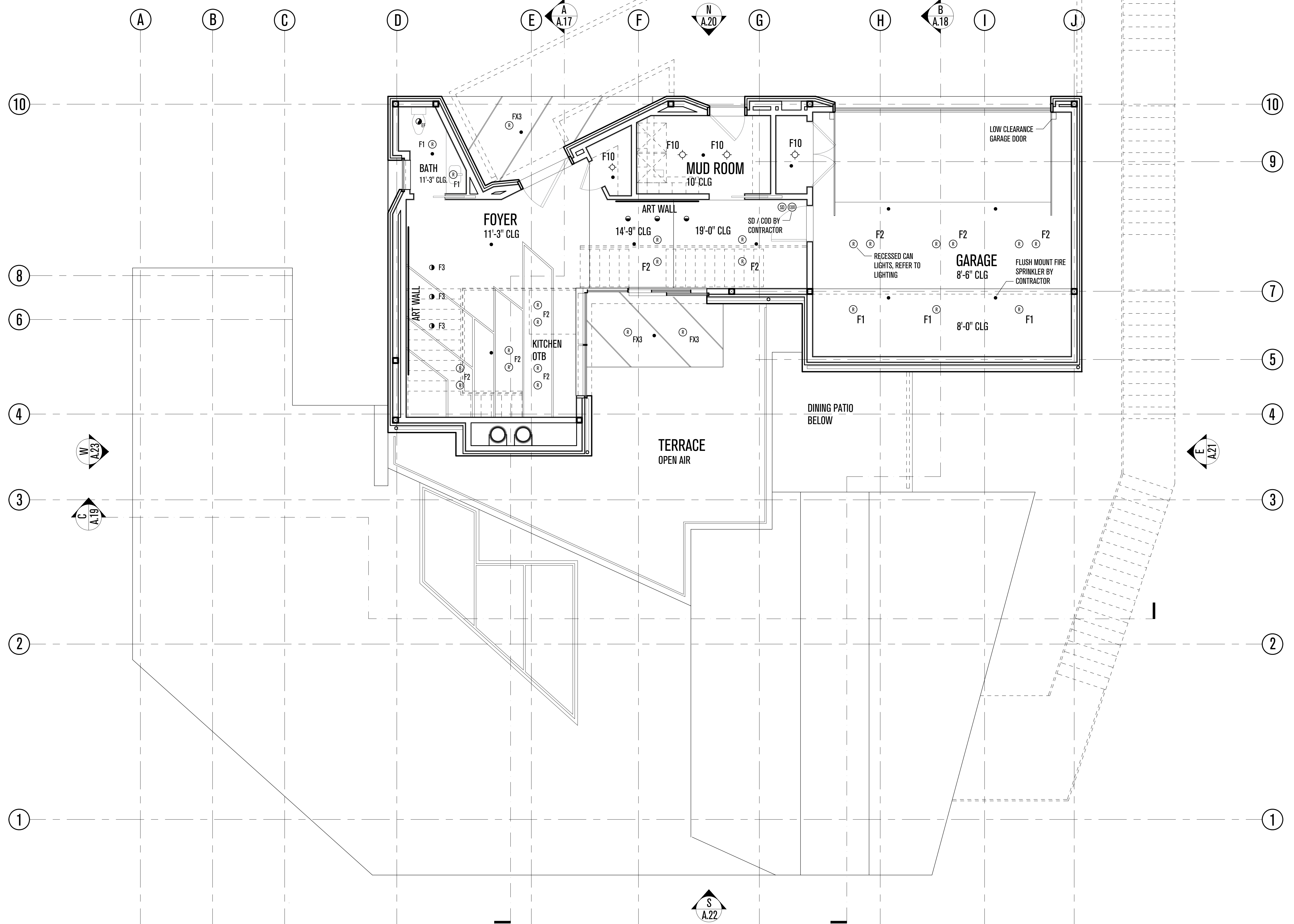
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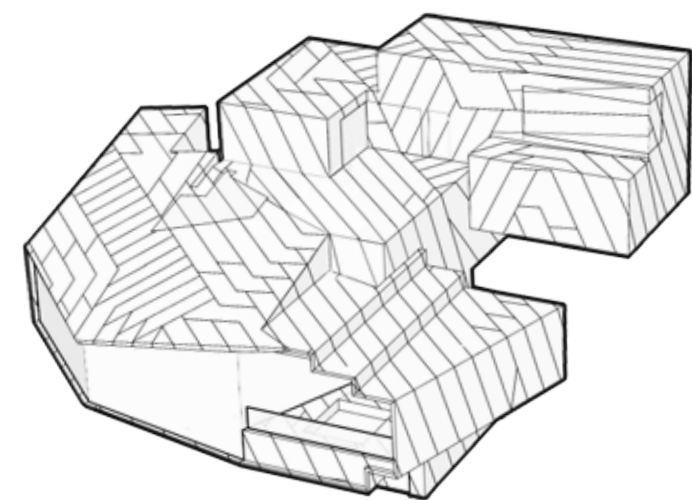
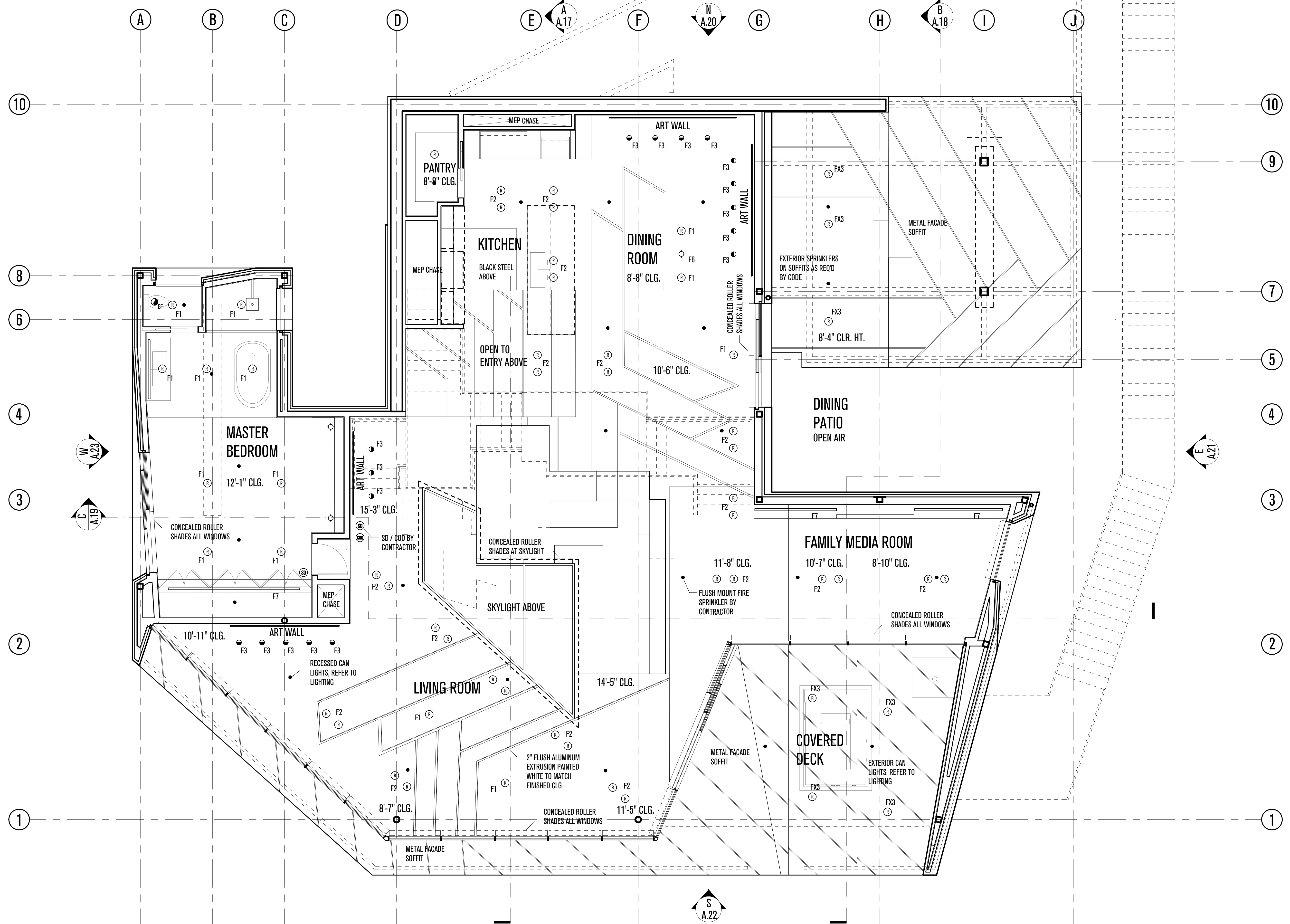
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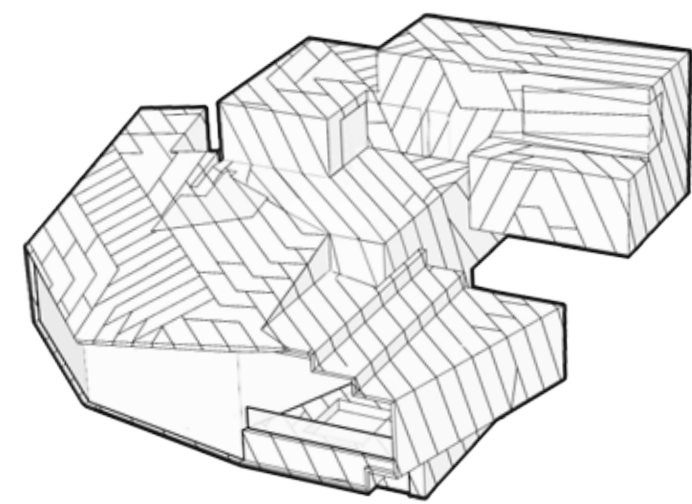
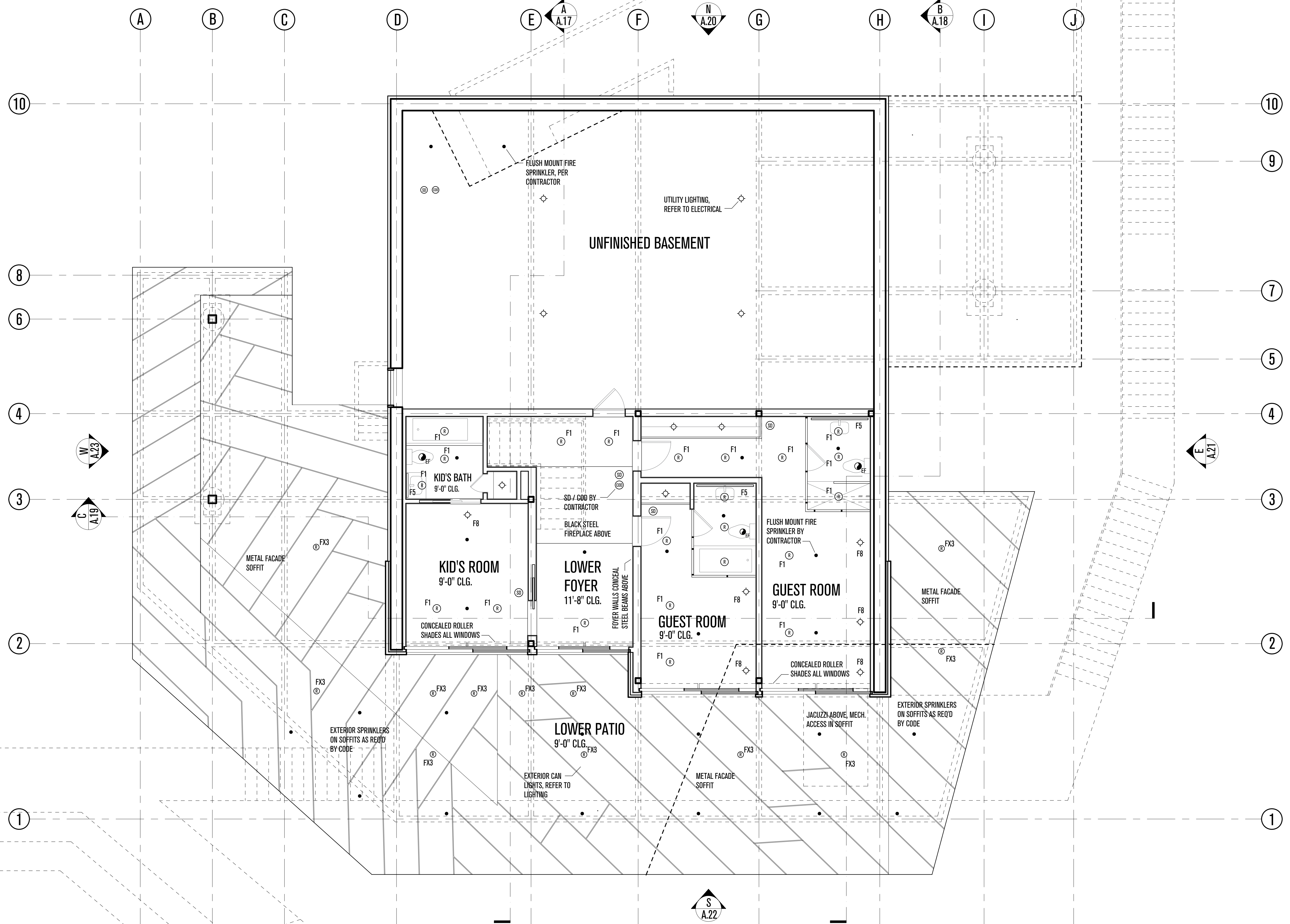
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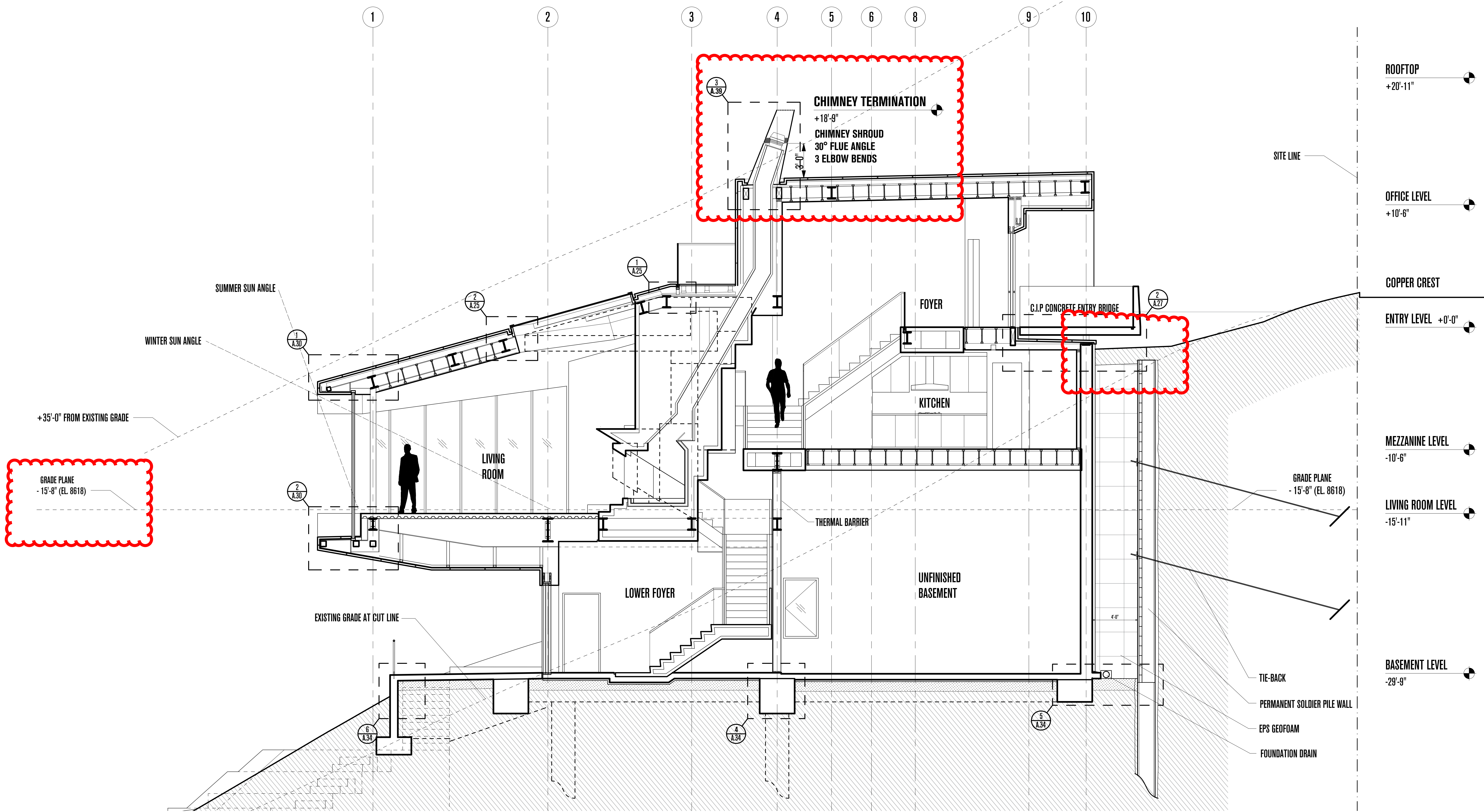
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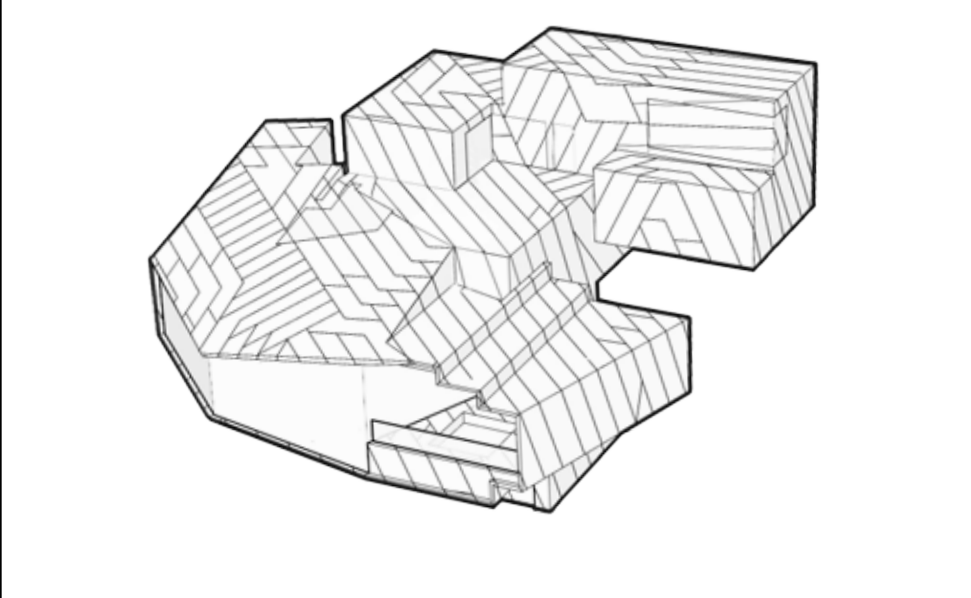
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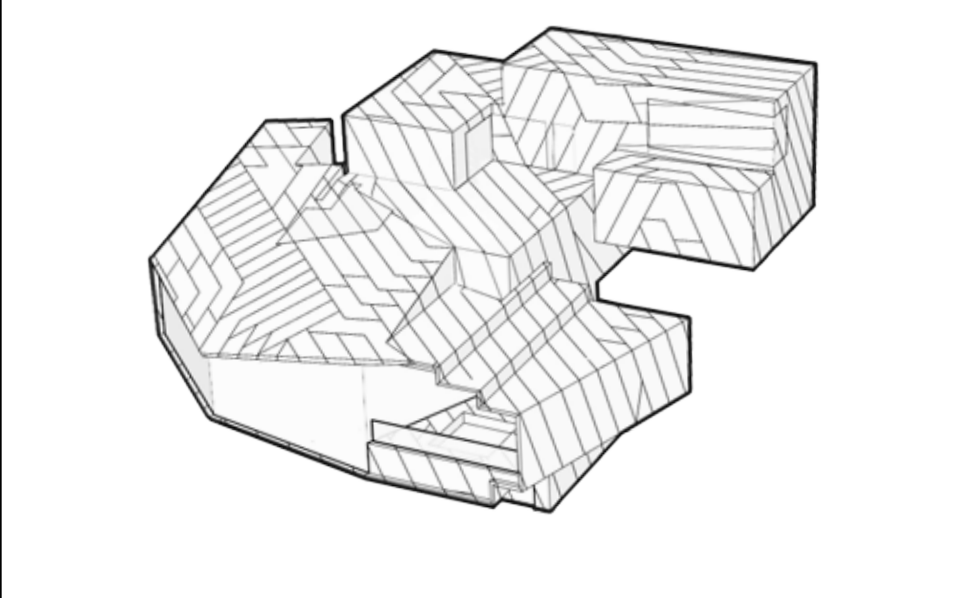
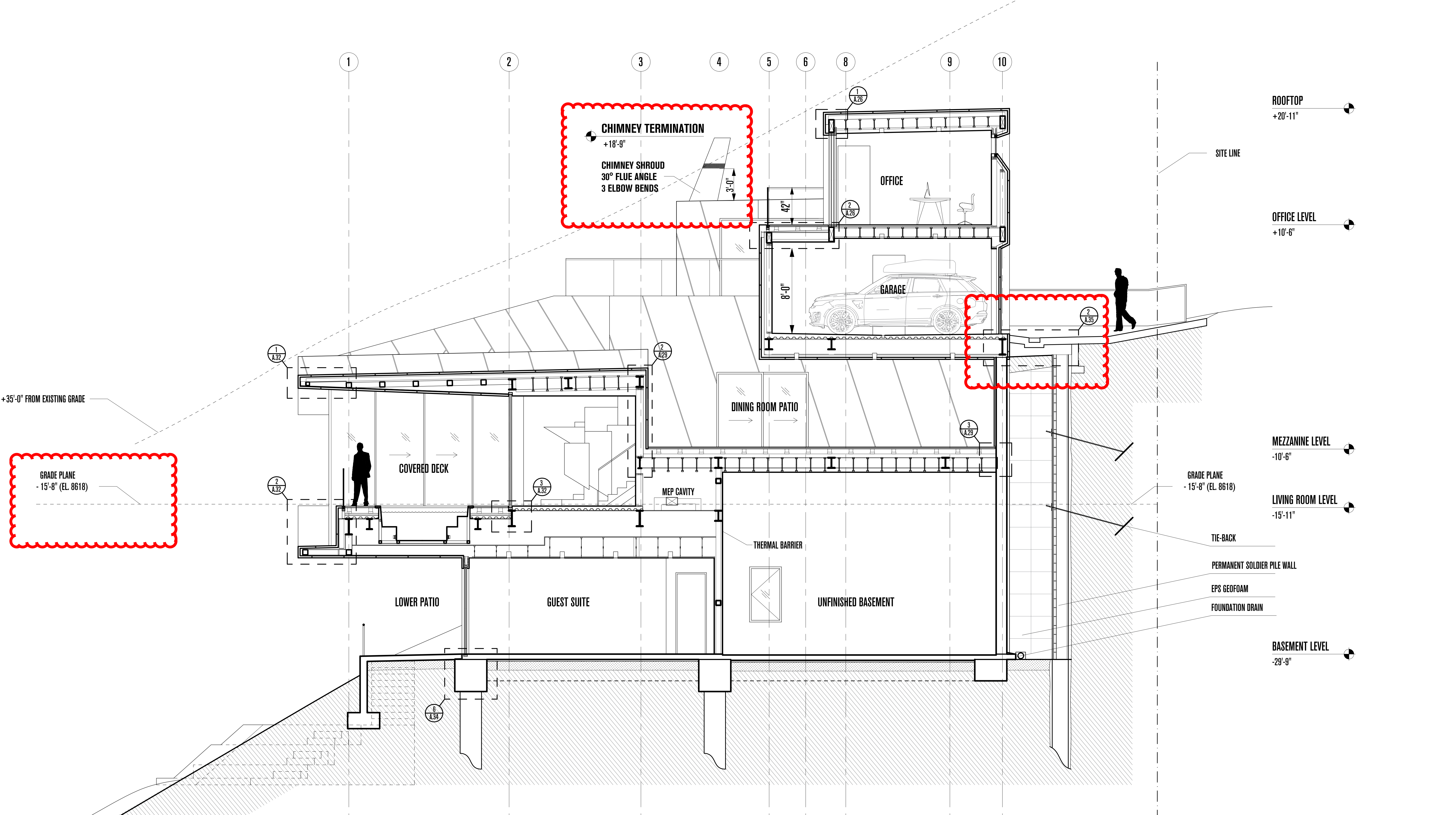
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POWDER MOUNTAIN HOUSE

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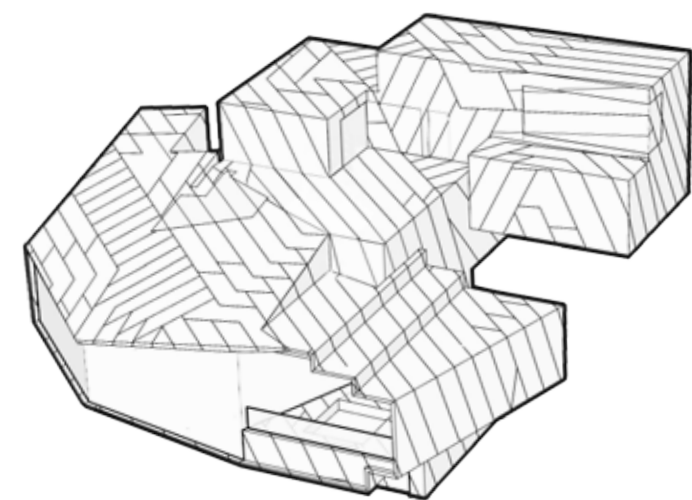
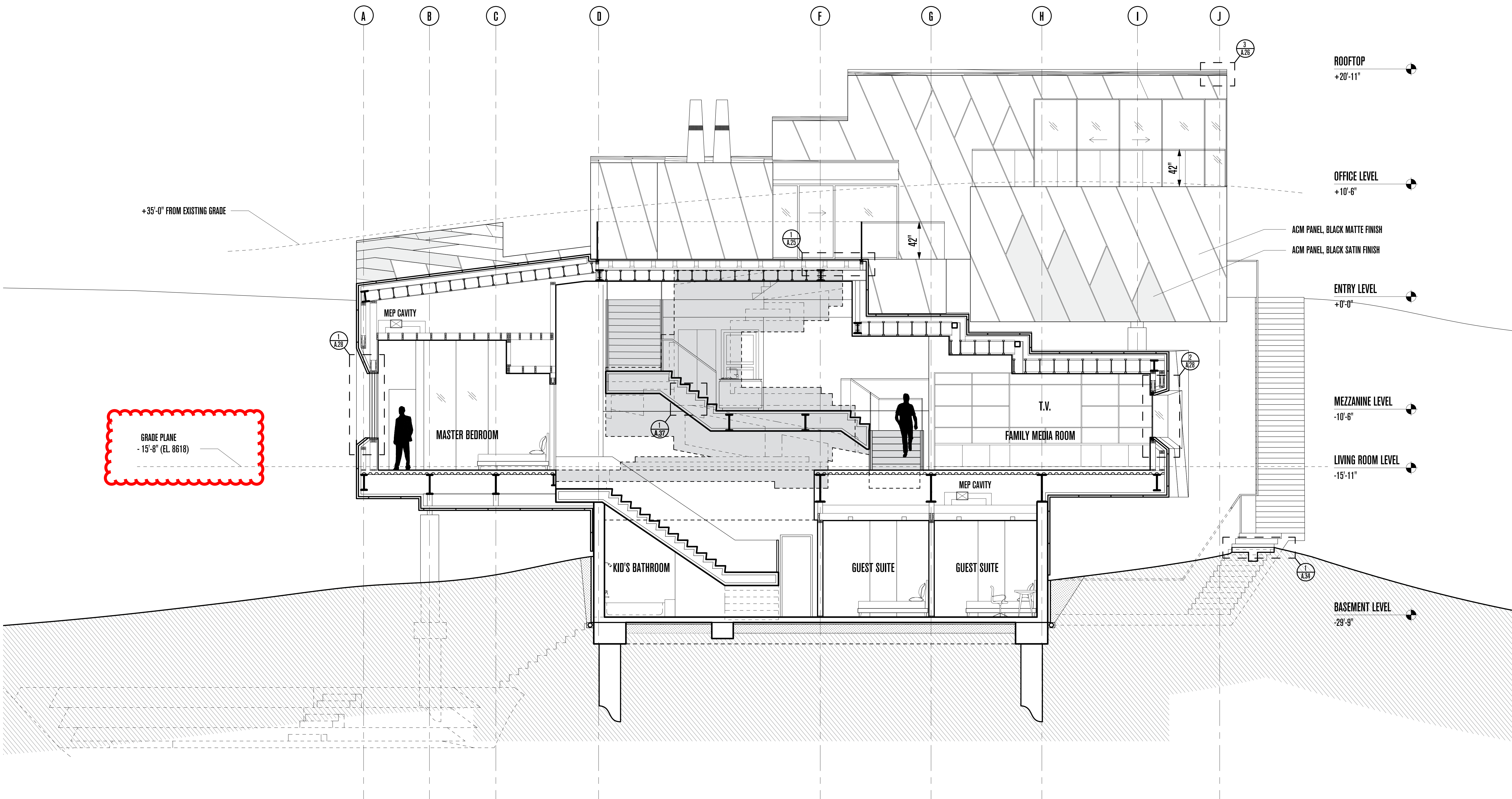
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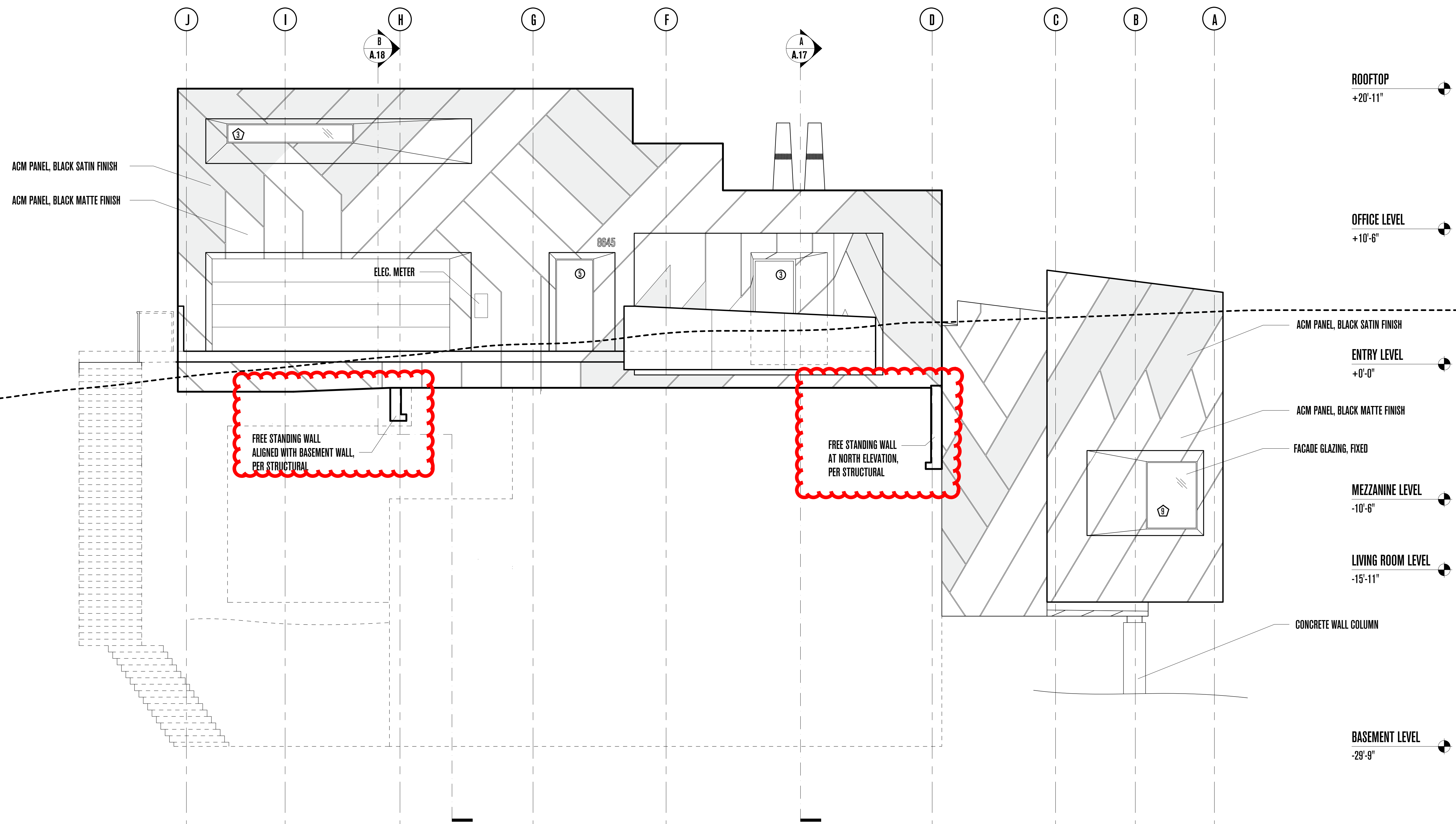
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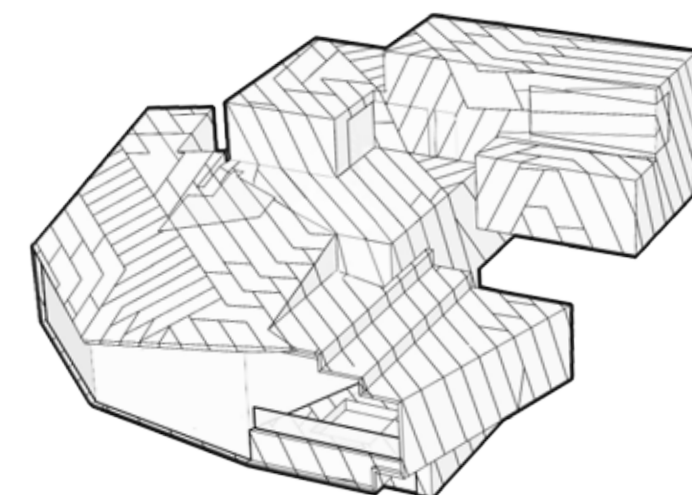
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POWDER MOUNTAIN HOUSE

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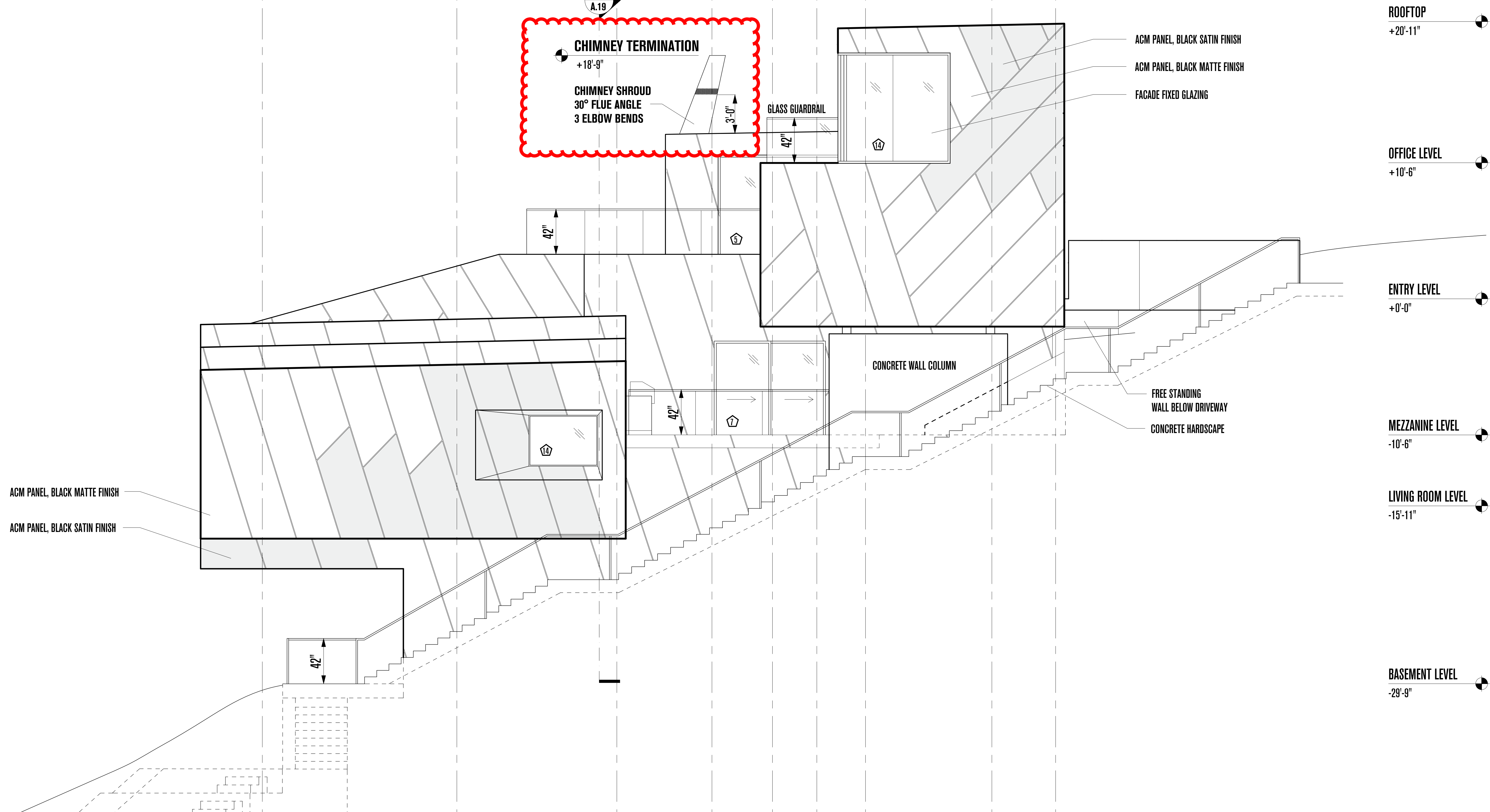
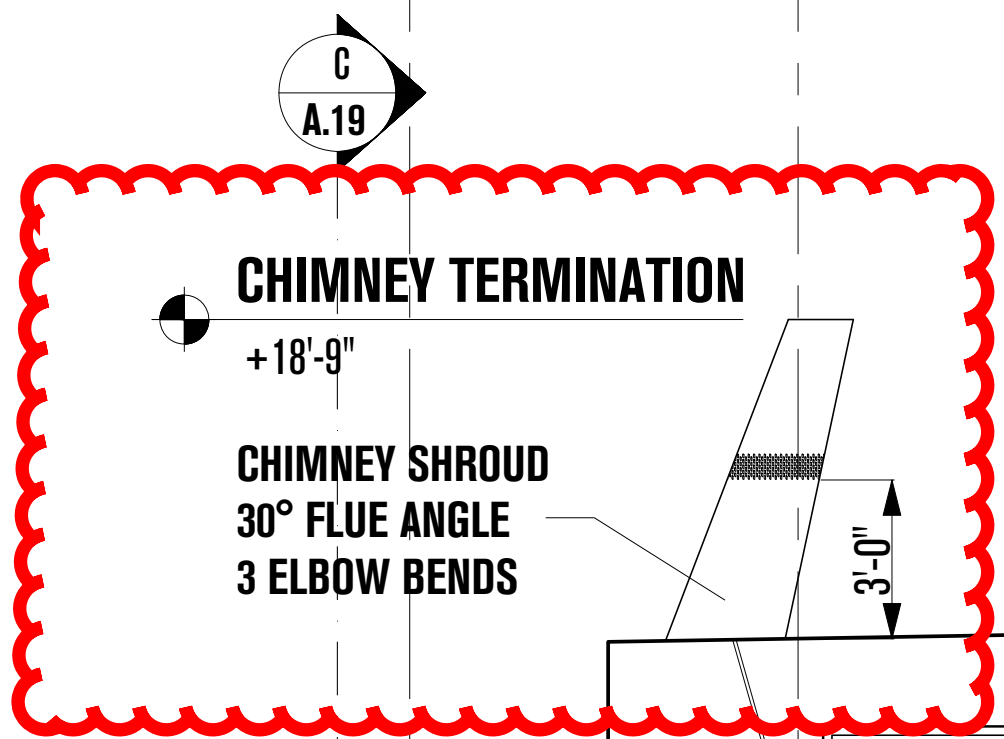
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1 2 3 4 5 6 8 9 10



ROOFTOP
+20'-11"

OFFICE LEVEL
+10'-6"

ENTRY LEVEL
+0'-0"

MEZZANINE LEVEL
-10'-6"

LIVING ROOM LEVEL
-15'-11"

BASEMENT LEVEL
-29'-9"

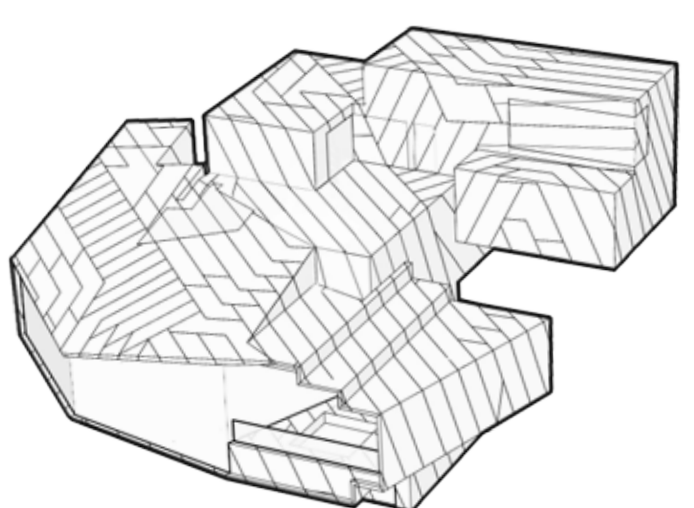
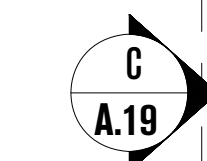
ACM PANEL, BLACK MATTE FINISH
ACM PANEL, BLACK SATIN FINISH

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

FREE STANDING
WALL BELOW DRIVEWAY
CONCRETE HARDSCAPE

CONCRETE WALL COLUMN

GLASS GUARDRAIL



POWDER MOUNTAIN HOUSE

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

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EAST ELEVATION

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		SHEET: A. 21	

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(818) 786-6778
WWW.SHAMIMENGINEERING.COM

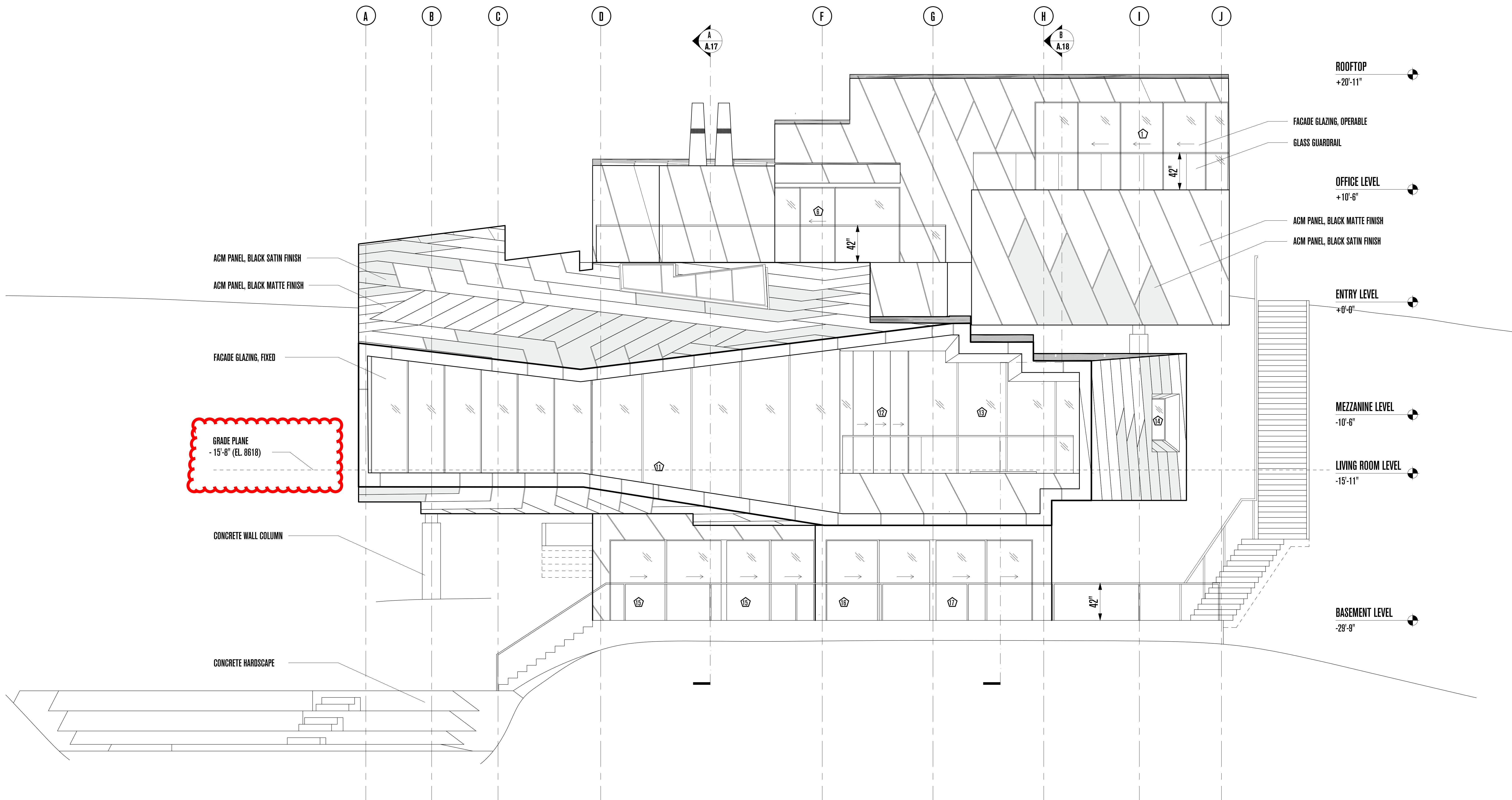
ELECTRICAL:
ABRARI ENGINEERING
GLENDALE, CA
(123) 456-7894
WWW.ABRARI.COM

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ARGENTO/GRAHAM
811 WEST 7TH STREET, 10TH FLOOR
LOS ANGELES, CA 90017
(323) 536-2578
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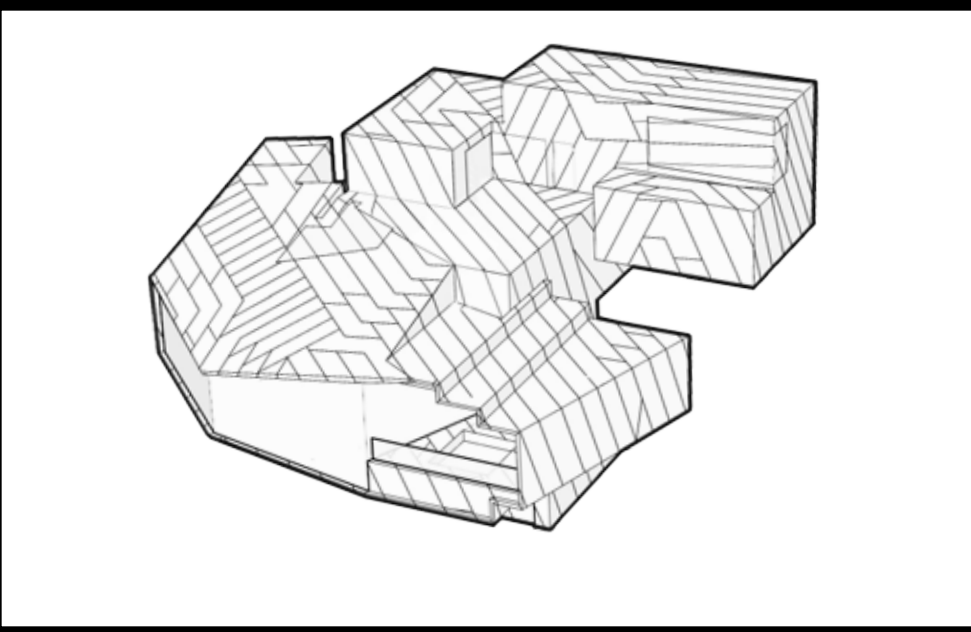
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(801) 270-9400
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LANDSCAPE ARCHITECT:
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(801) 583-1295

LIGHTING DESIGNER:
KGM
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GRADE PLANE
 -15'-8" (EL. 8618)



POWDER MOUNTAIN HOUSE

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 EDEN, UT 84310

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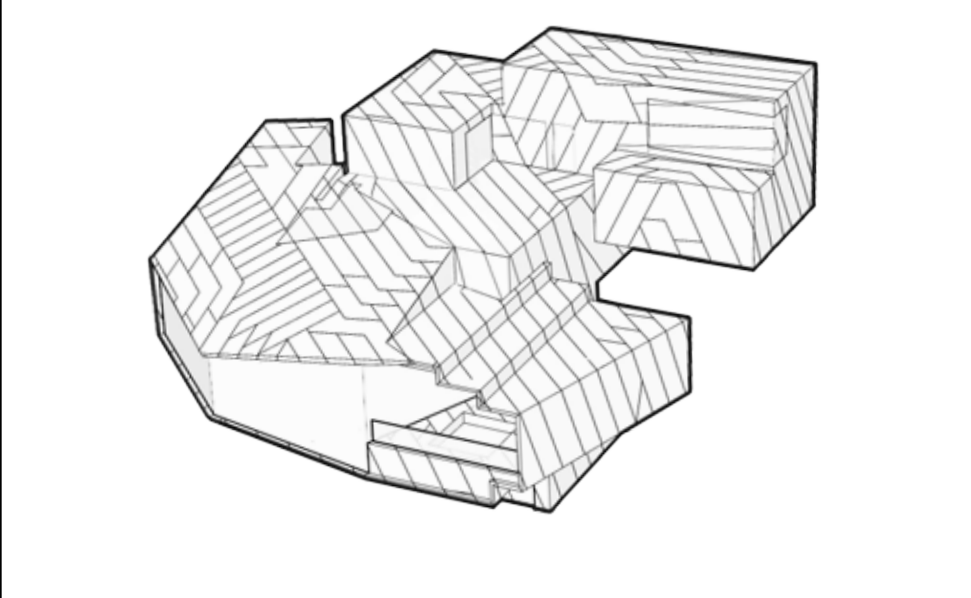
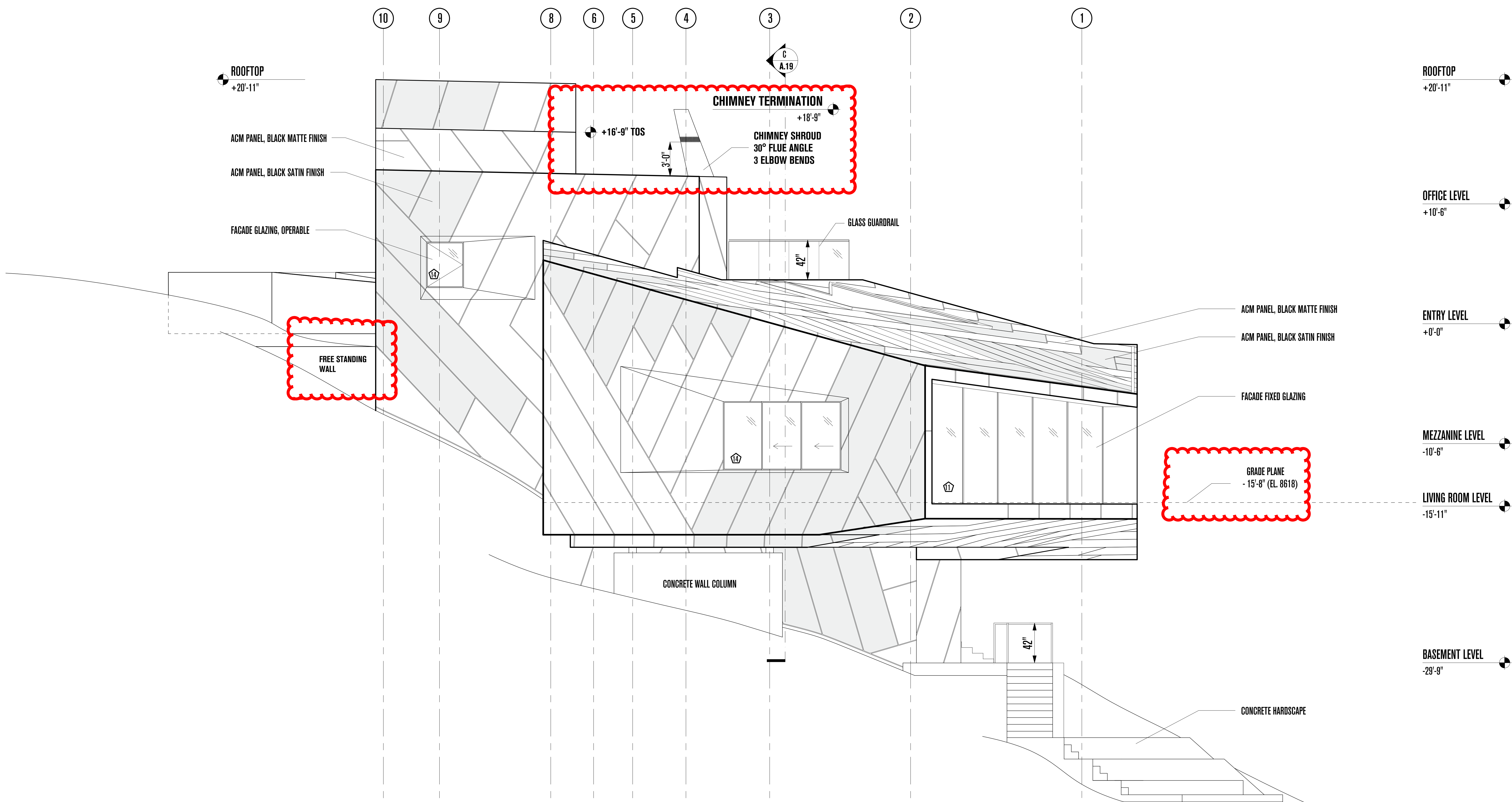
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SOUTH ELEVATION

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POWDER MOUNTAIN HOUSE

OWNER:
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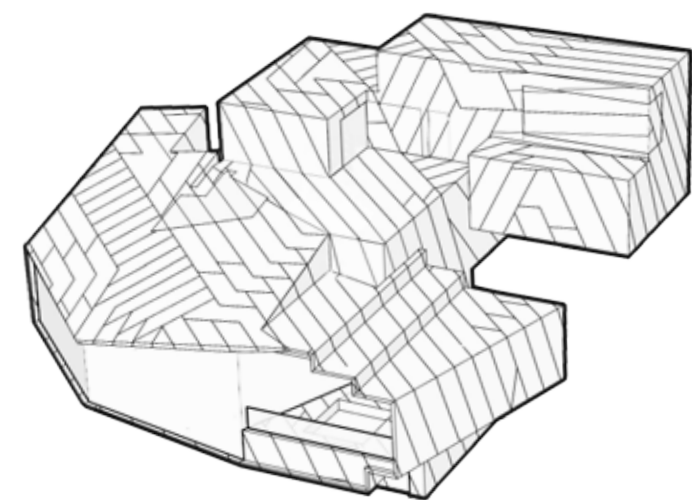
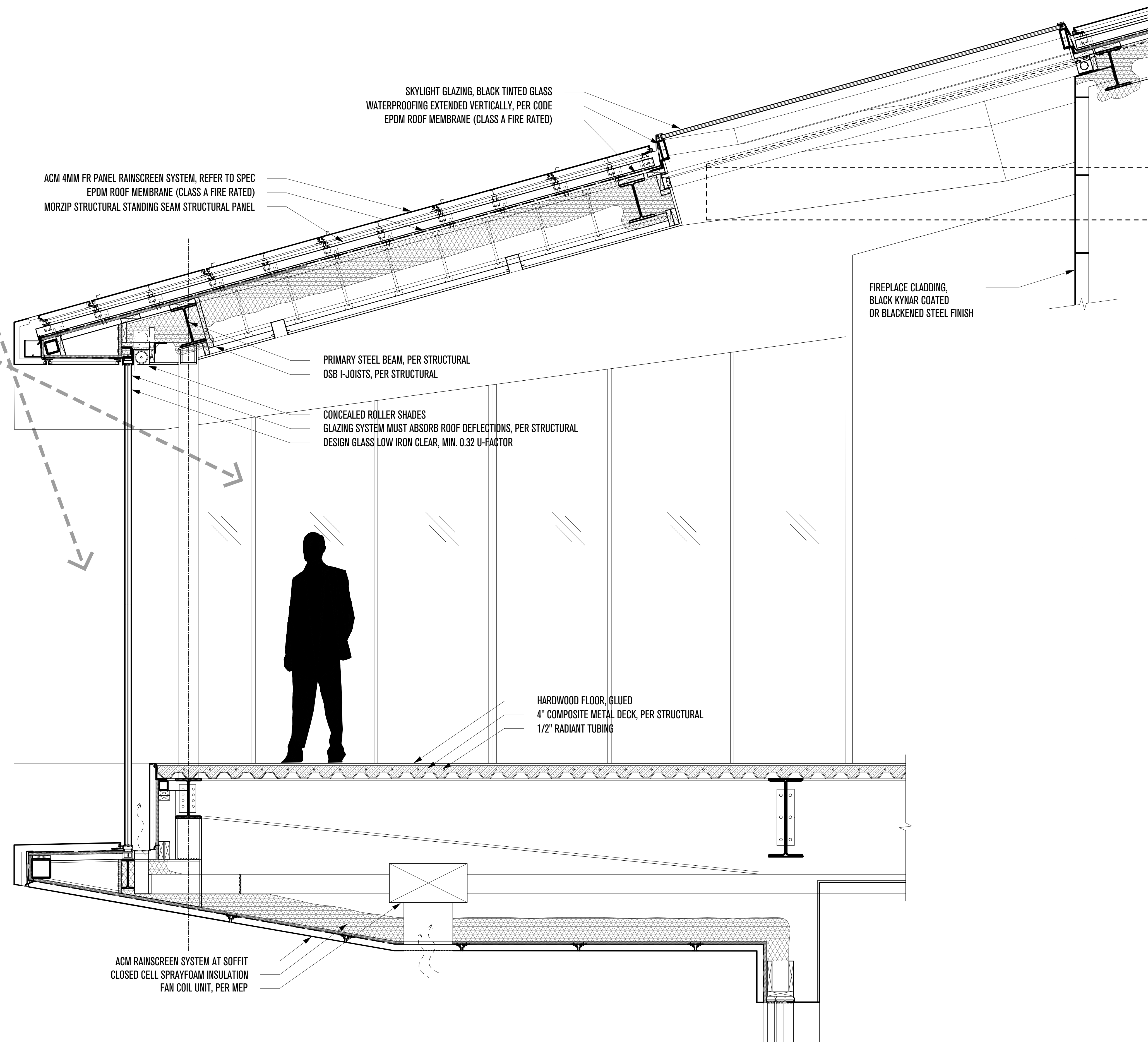
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			SHEET:
			A. 23

JULY 15 2018
12:30 PM
SOLAR ANGLE

DEC 21 2018
SOLAR ANGLE
(WINTER SOLSTICE)



POWDER MOUNTAIN HOUSE

OWNER:
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8645 EAST COPPER CREST
EDEN, UT 84310

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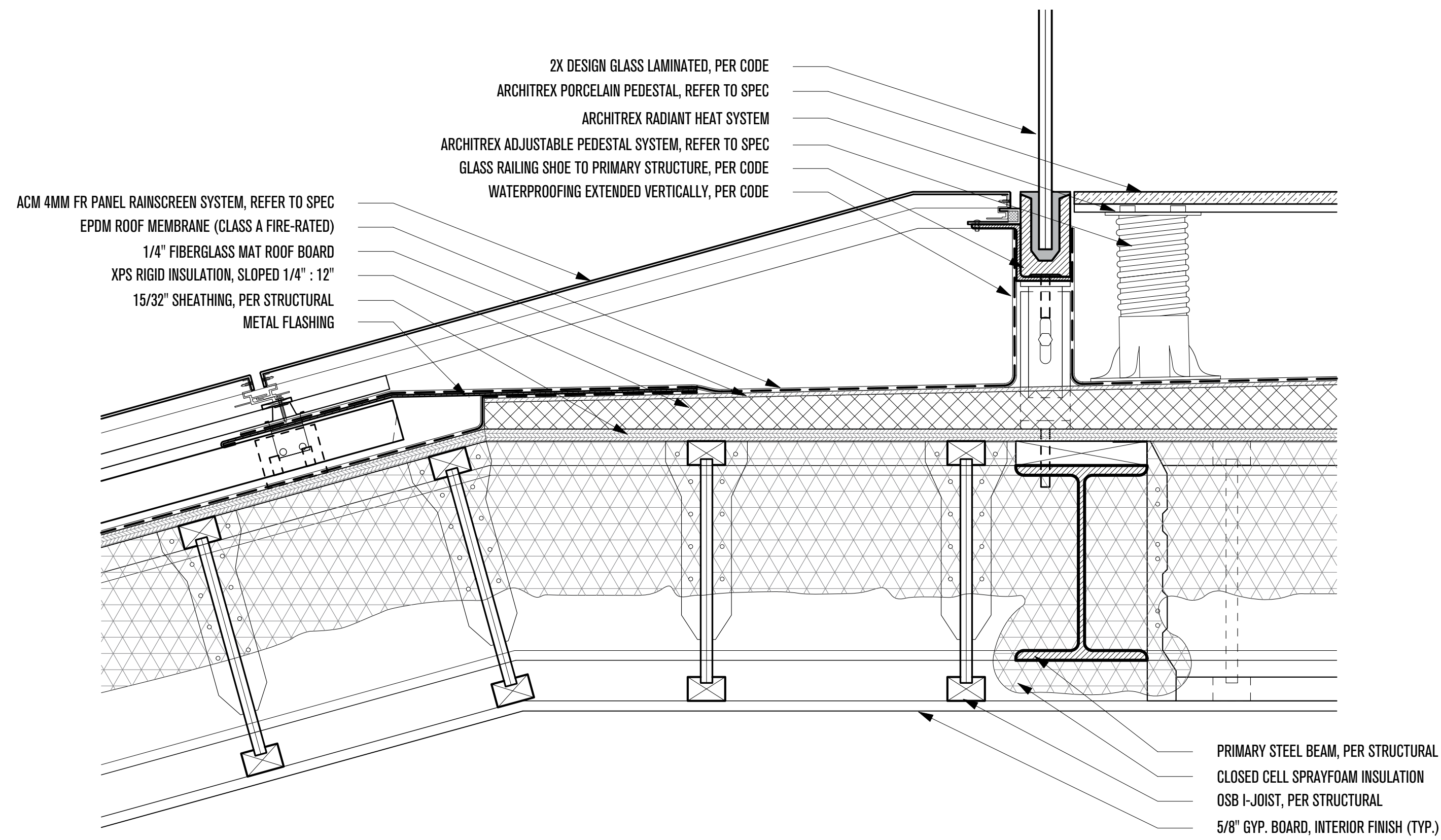
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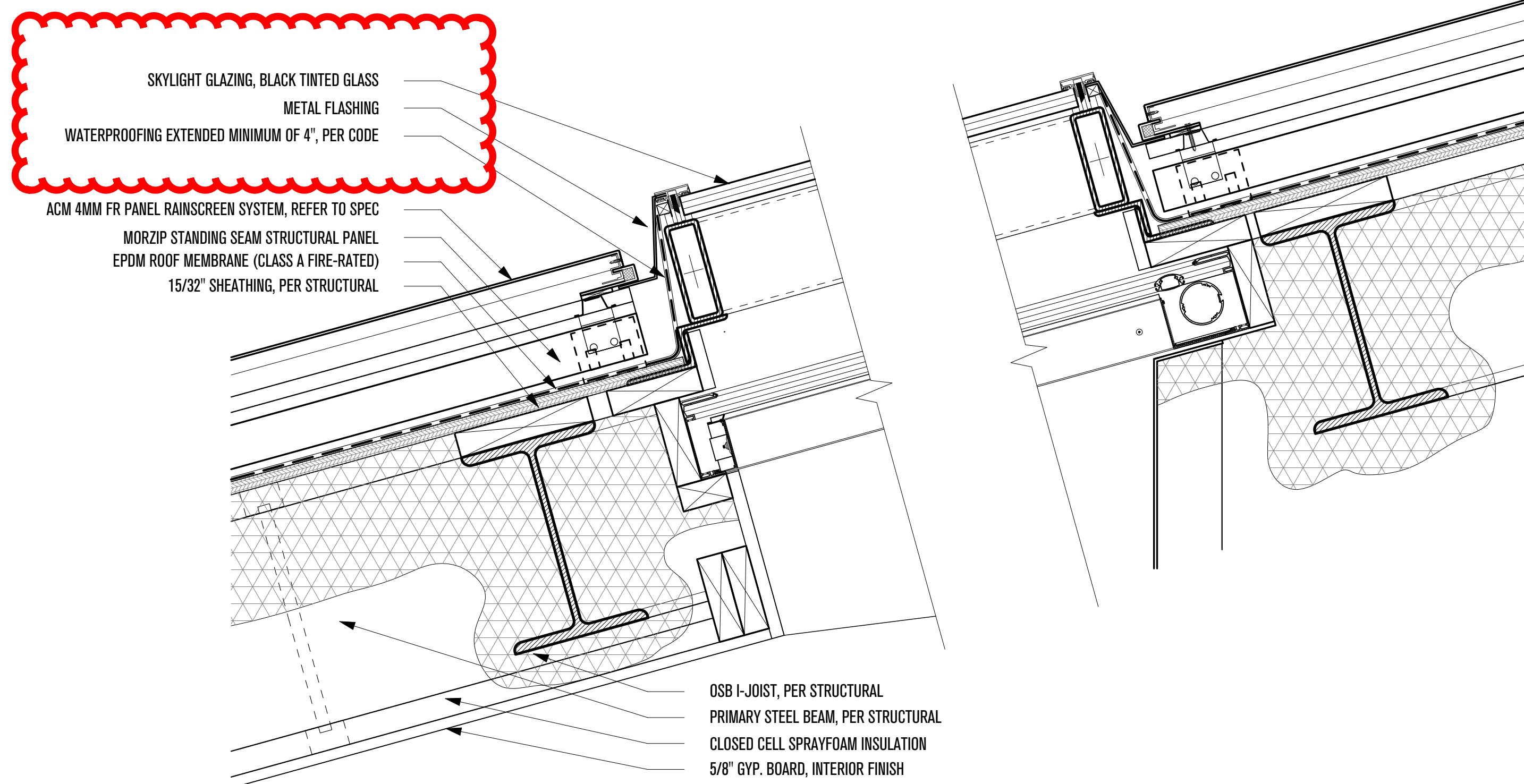
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NOSE WALL SECTION

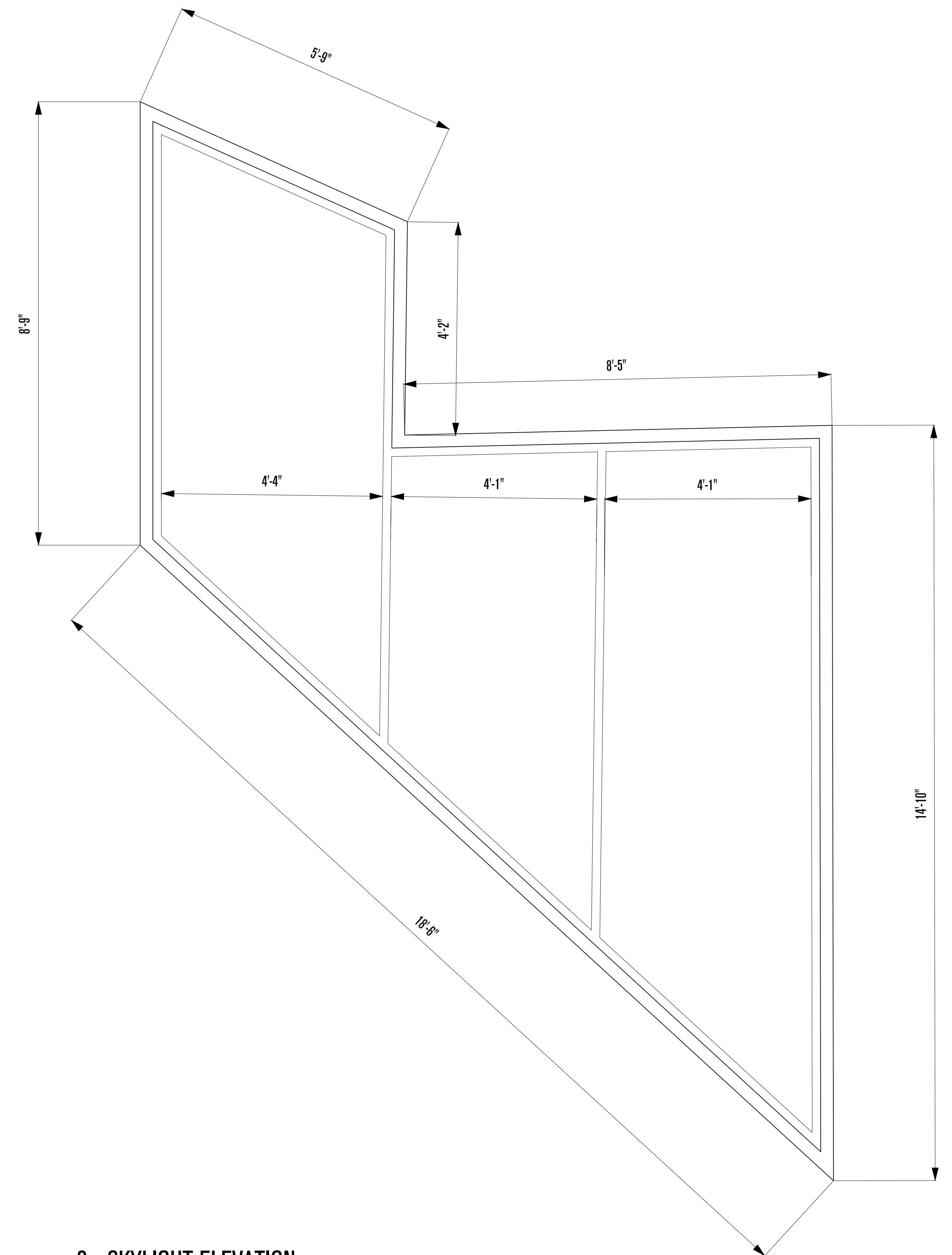
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Plan Check Corrections	TWA	07/06/2018	06/19/2018
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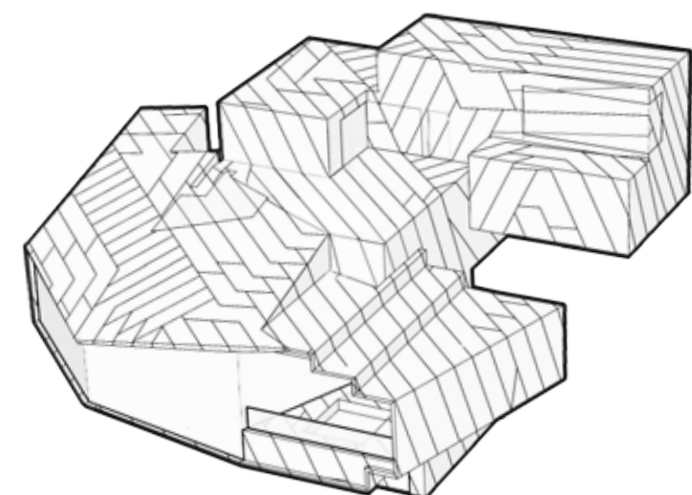
1 - ROOF DECK TO SLOPED ROOF DETAIL
 SCALE: 2" = 1'-0"



2 - SKYLIGHT DETAIL
 SCALE: 2" = 1'-0"



3 - SKYLIGHT ELEVATION
 SCALE: 3/4" = 1'-0"



POWDER MOUNTAIN HOUSE

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

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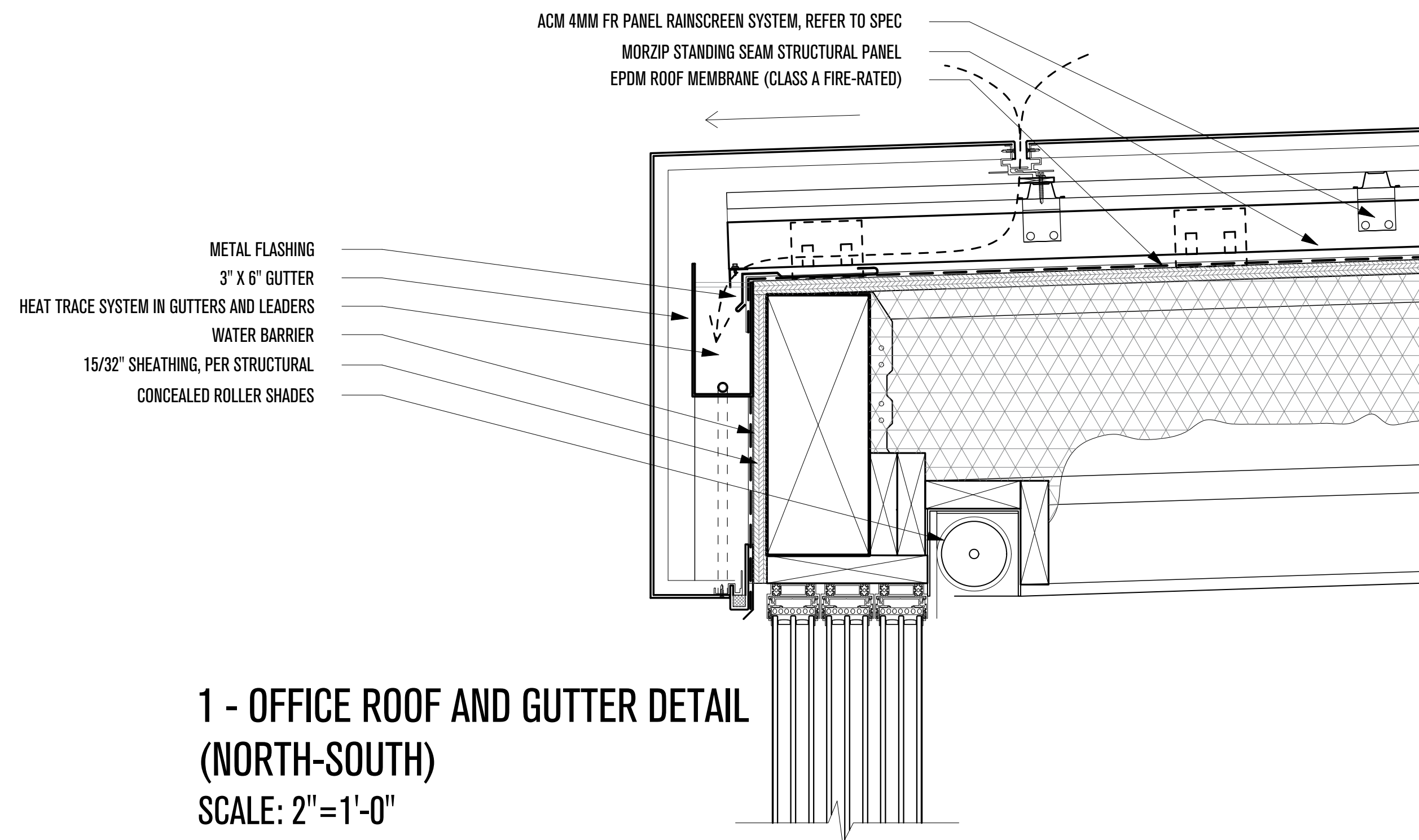
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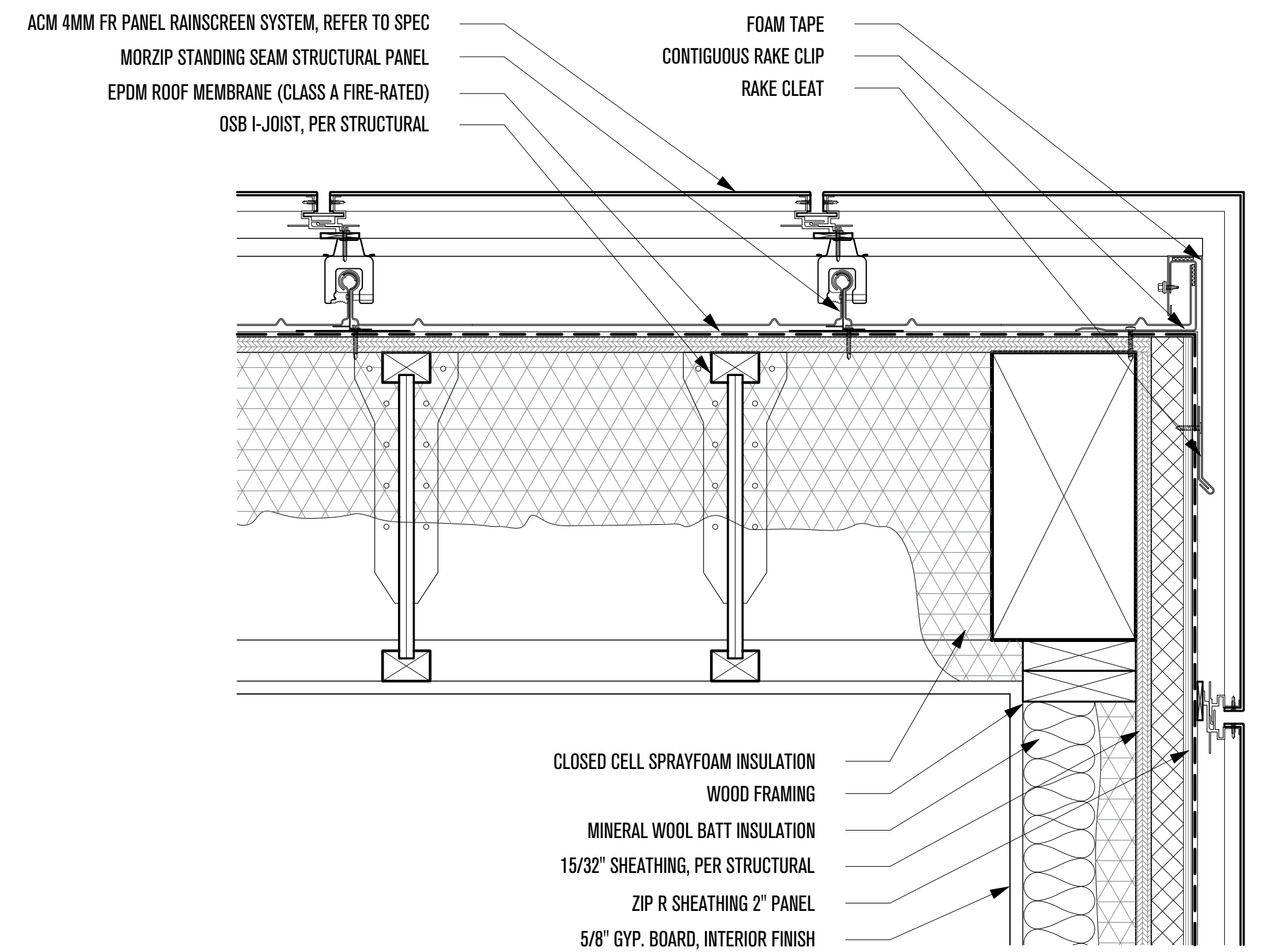
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SKYLIGHT DETAILS

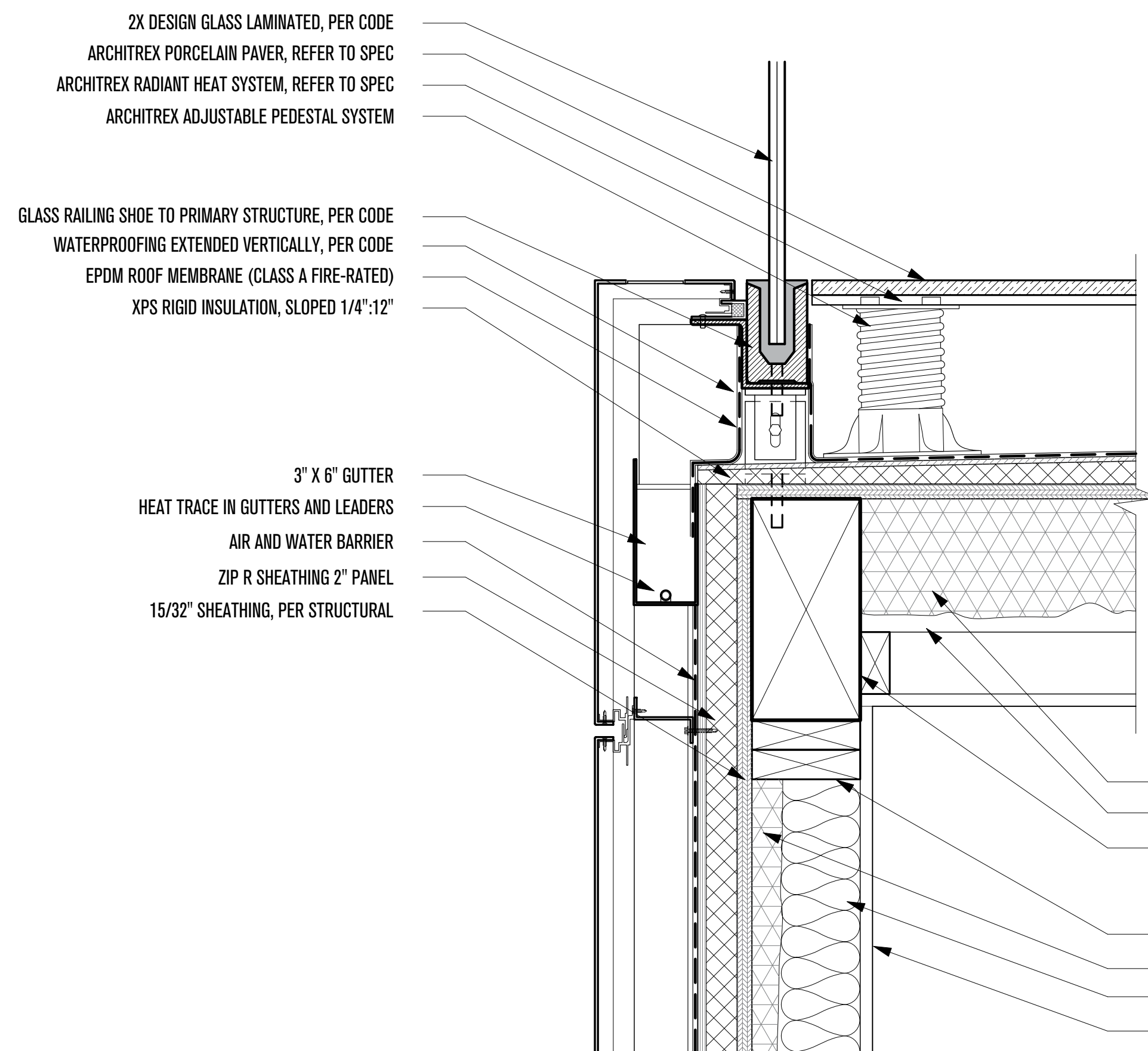
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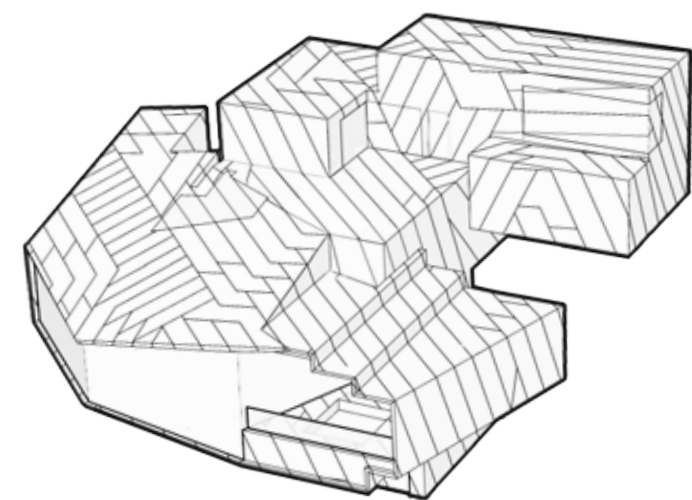
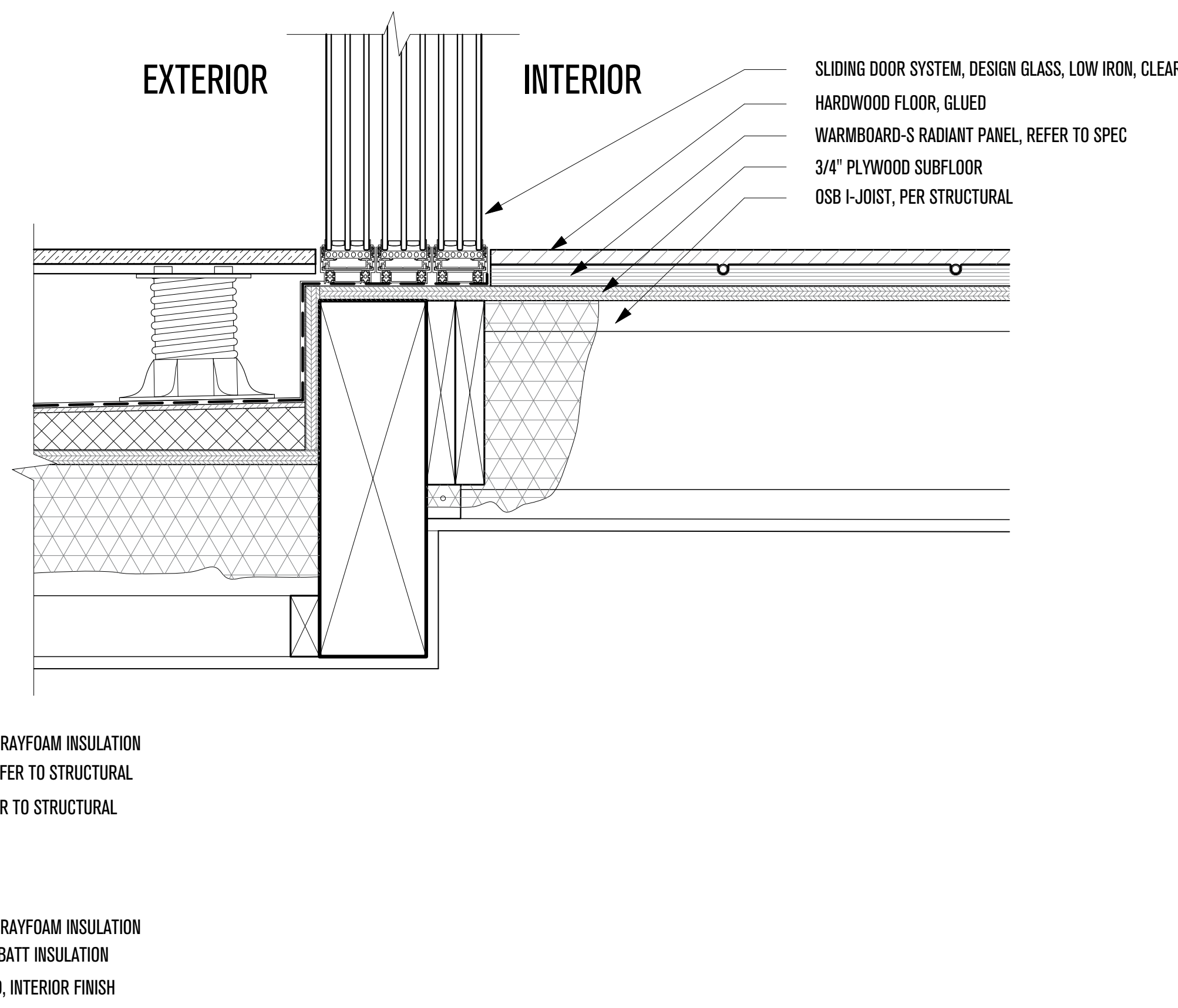
**1 - OFFICE ROOF AND GUTTER DETAIL
 (NORTH-SOUTH)
 SCALE: 2"=1'-0"**



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



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



POWDER MOUNTAIN HOUSE

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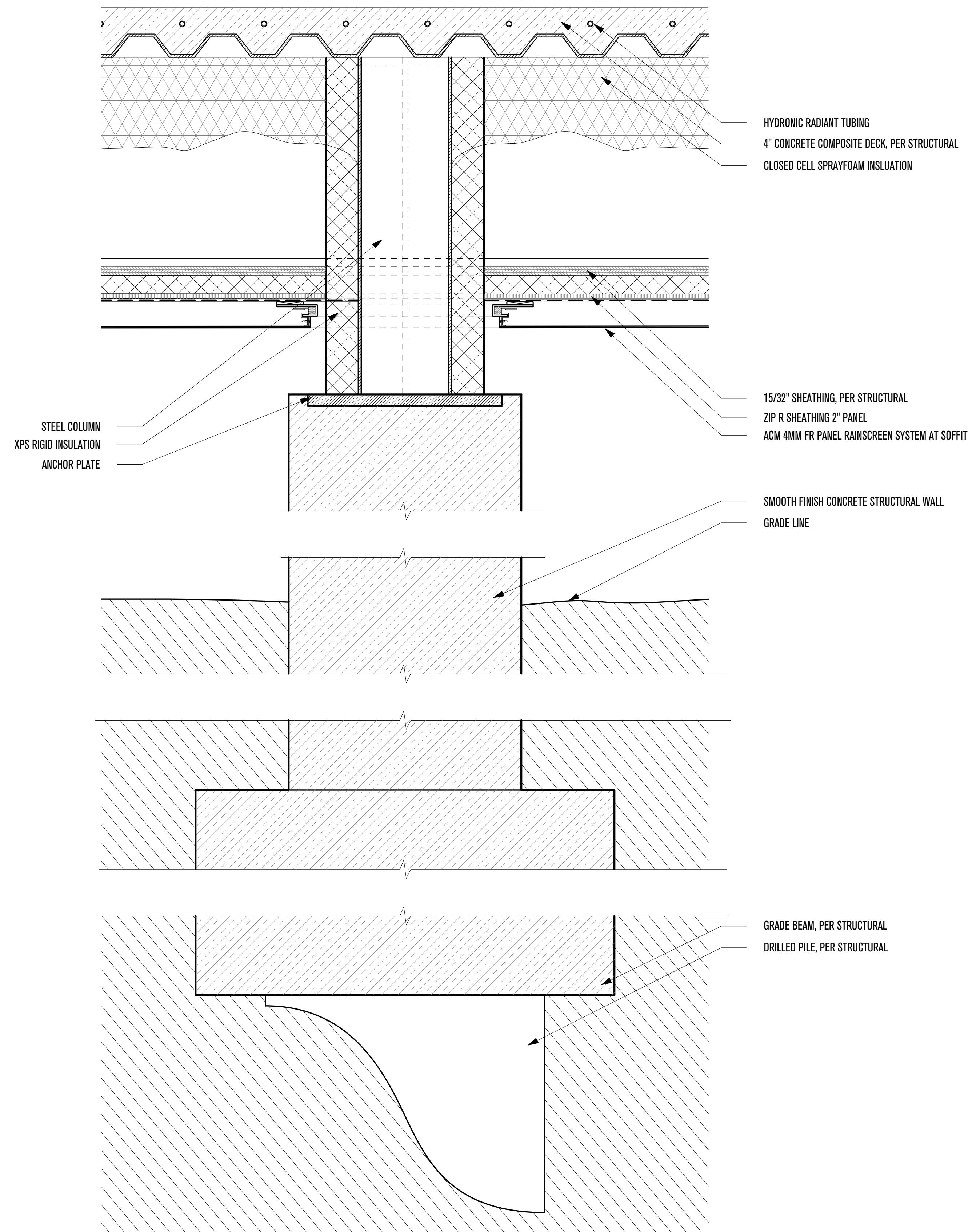
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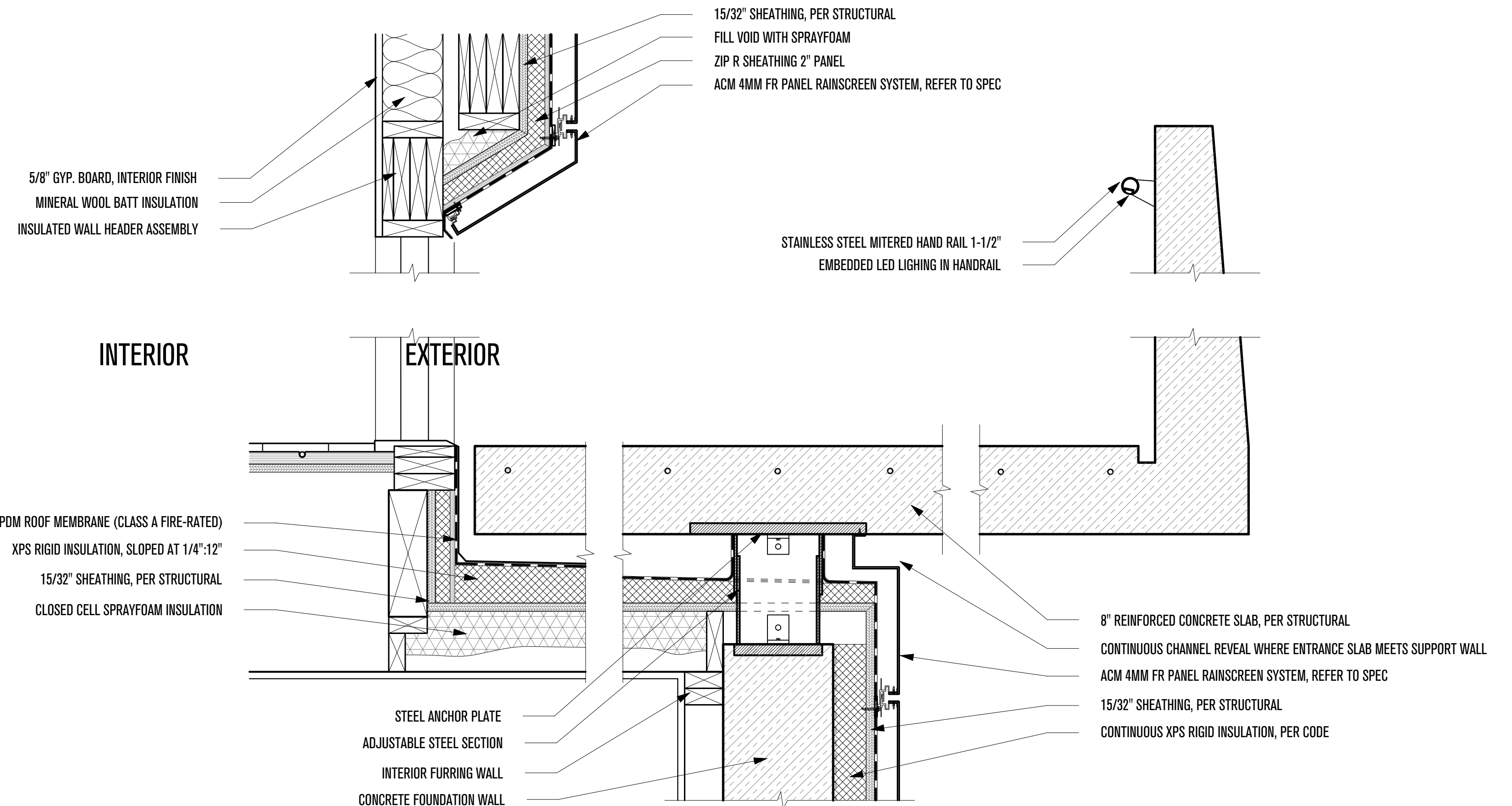
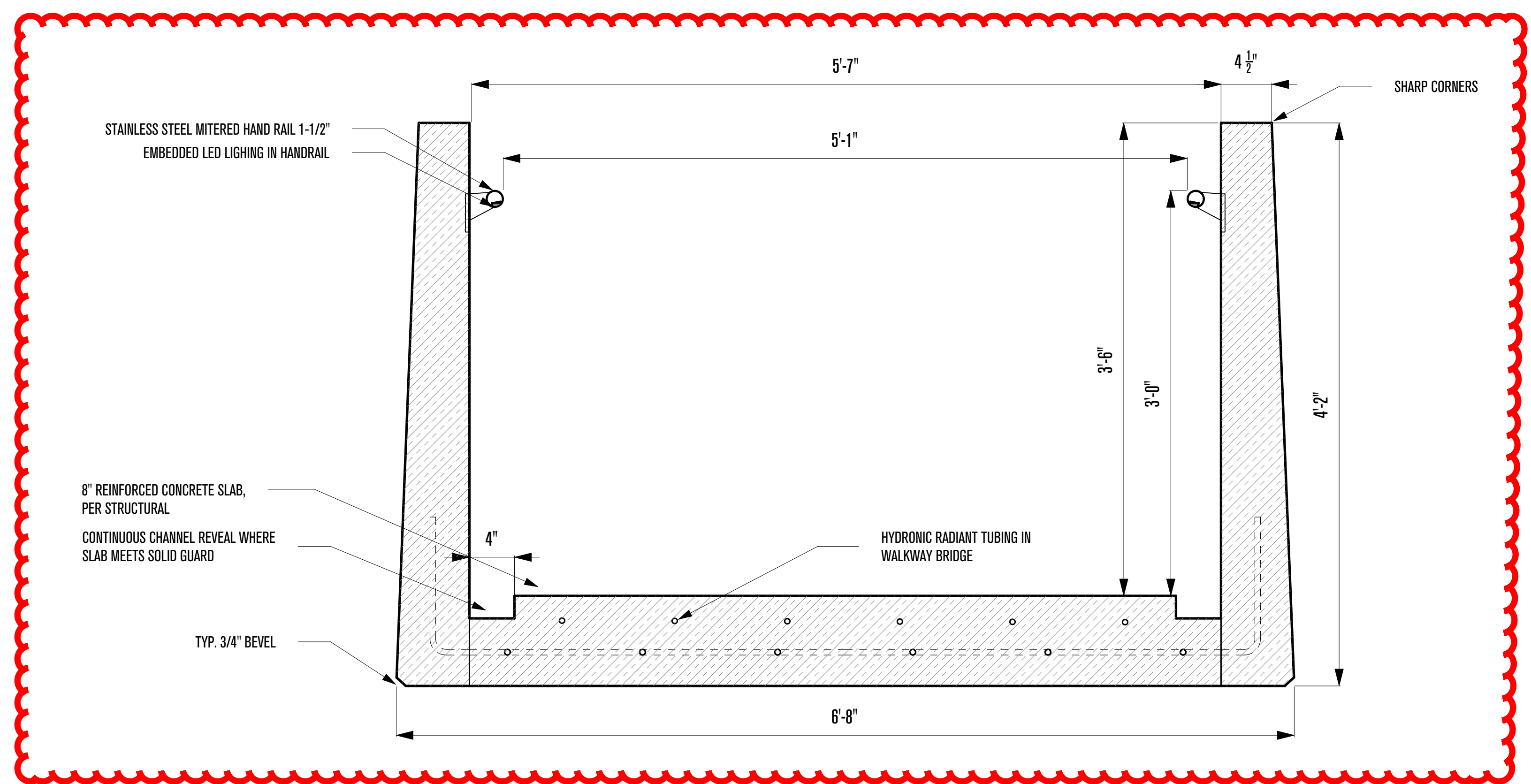
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PENTHOUSE DETAILS

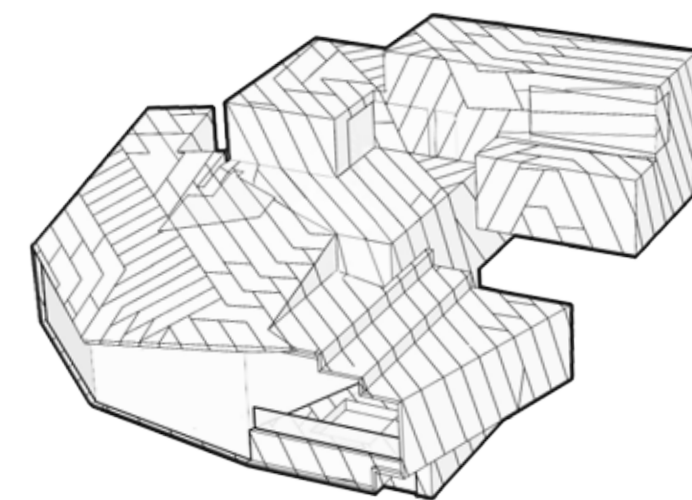
REVISIONS:	BY:	DATE:	DATE:
Plan Check Corrections	TWA	07/06/2018	06/19/2018
		SCALE:	DRAWN:
		SHEET: A. 26	



1 - COLUMN WALL UNDER GARAGE
SCALE: 2" = 1'-0"



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



POWDER MOUNTAIN HOUSE

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

ARCHITECT:
**TOM WISCOMBE
ARCHITECTURE**

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(213) 674-7238
WWW.TOMWISCOMBE.COM

STRUCTURAL ENGINEER:
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WWW.NOUSENGINEERING.COM

CIVIL ENGINEER:
TALISMAN
CIVIL CONSULTANTS

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WWW.TALISMANCIVIL.COM

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WWW.SHAMIMENGINEERING.COM

ELECTRICAL:
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ENGINEERING

GLENDALE, CA
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NGBS CONSULTING:
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(801) 270-9400
WWW.IGESINC.COM

LANDSCAPE ARCHITECT:
LDG

328 W 200 S SUITE 102
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(801) 583-1295

LIGHTING DESIGNER:
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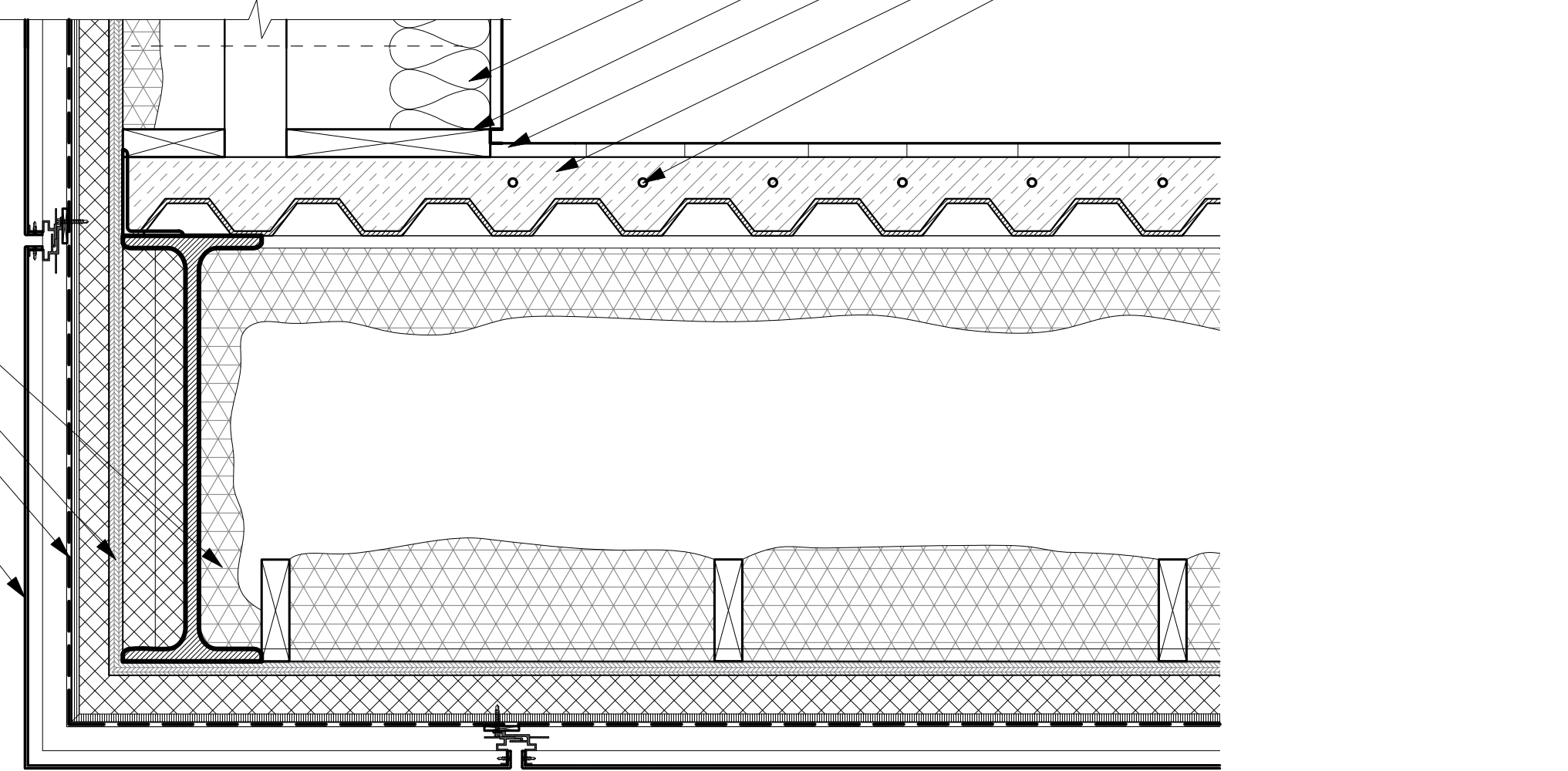
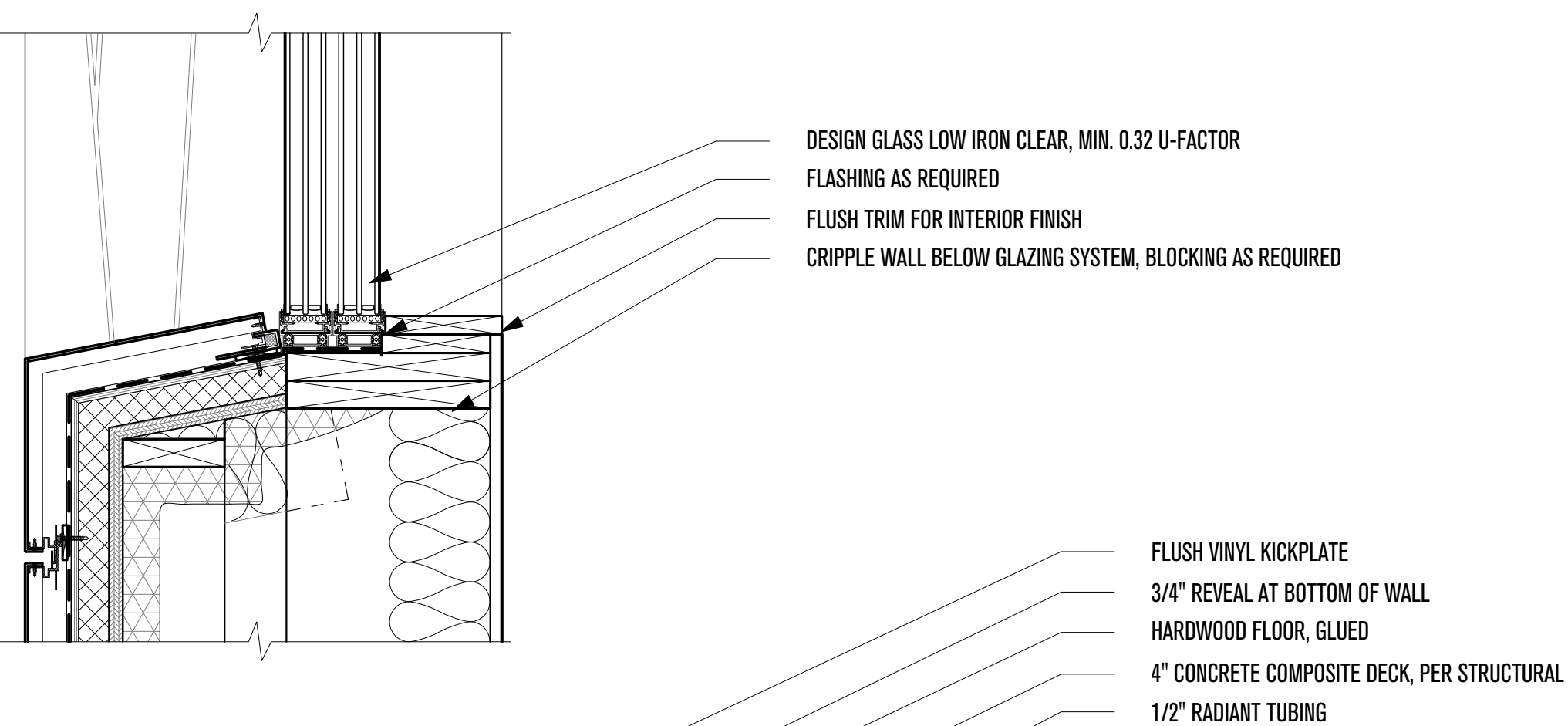
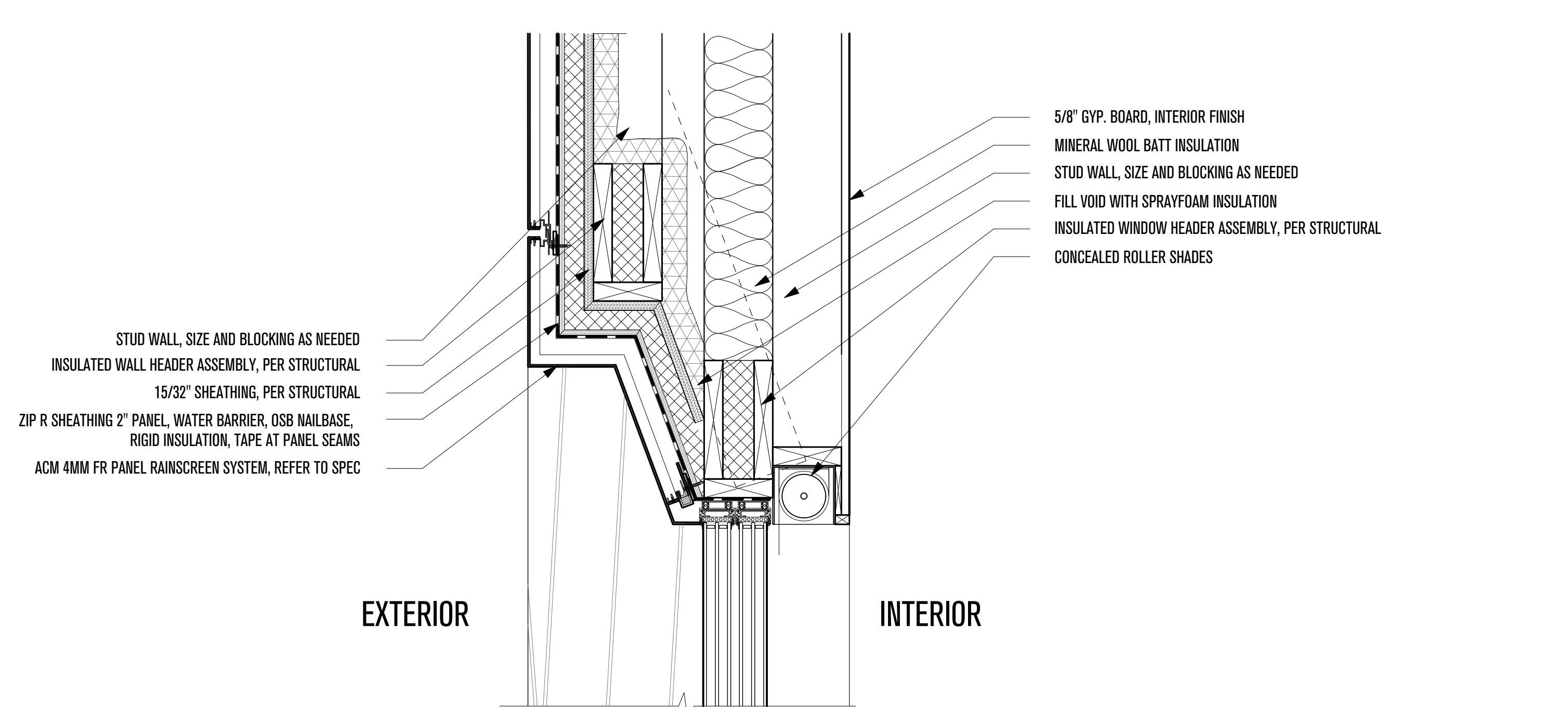
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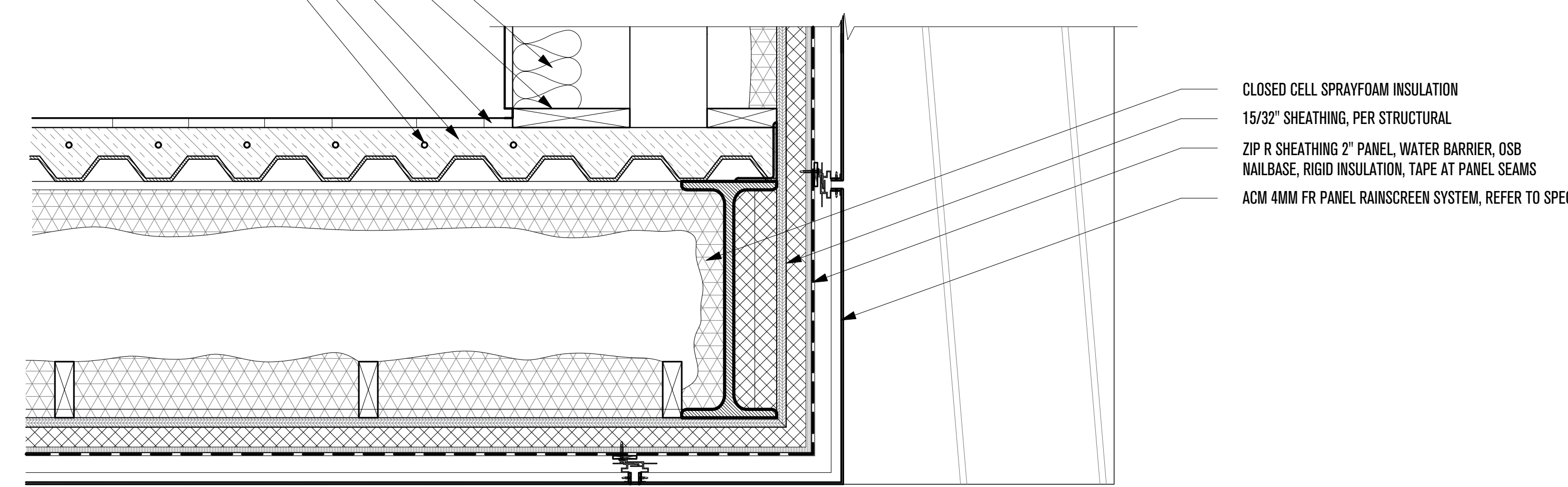
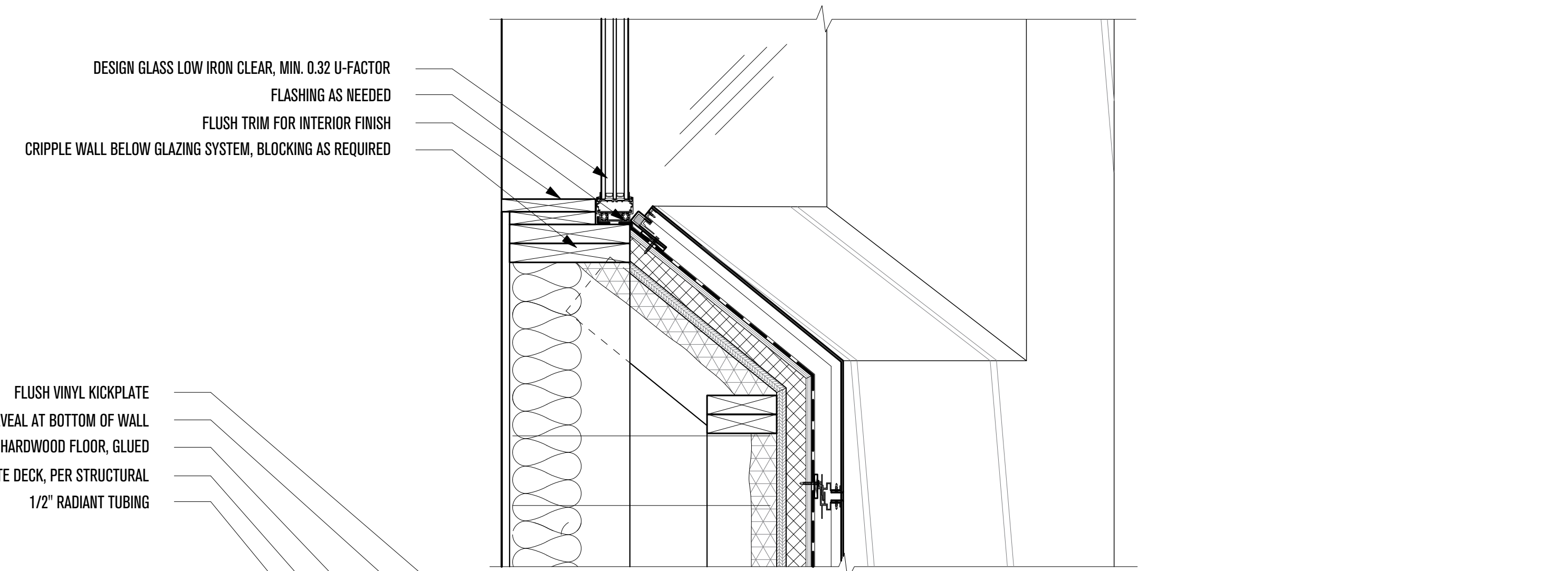
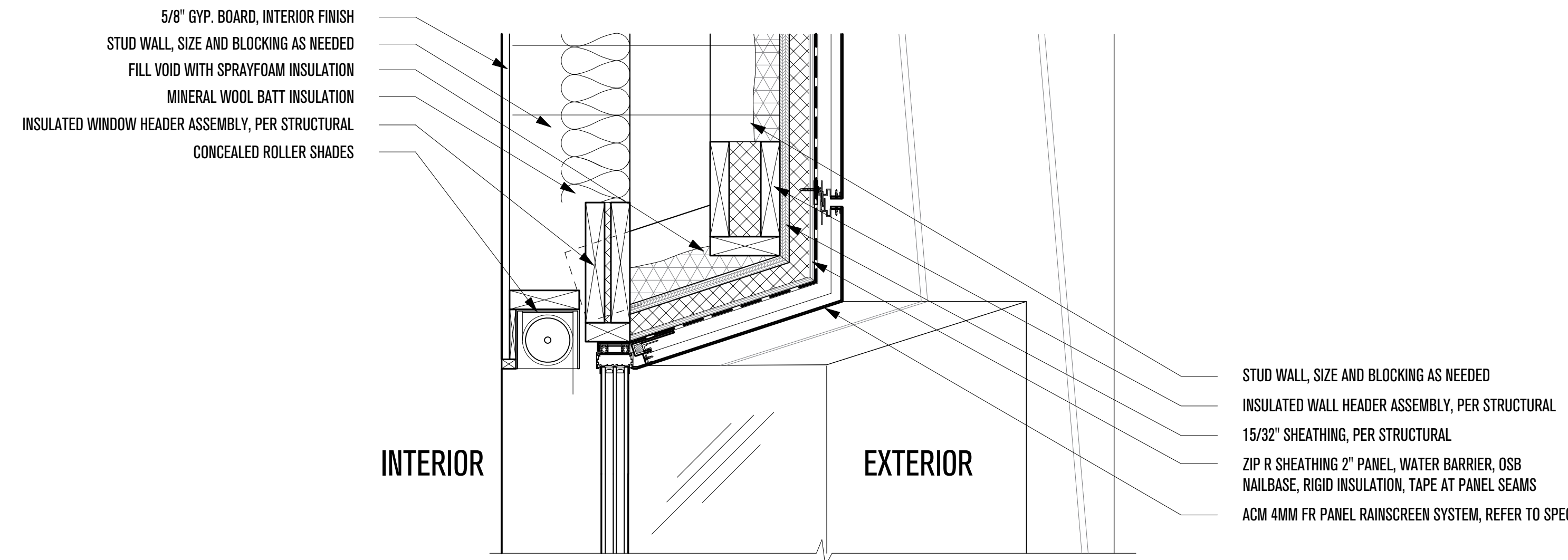
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ENTRY DETAILS

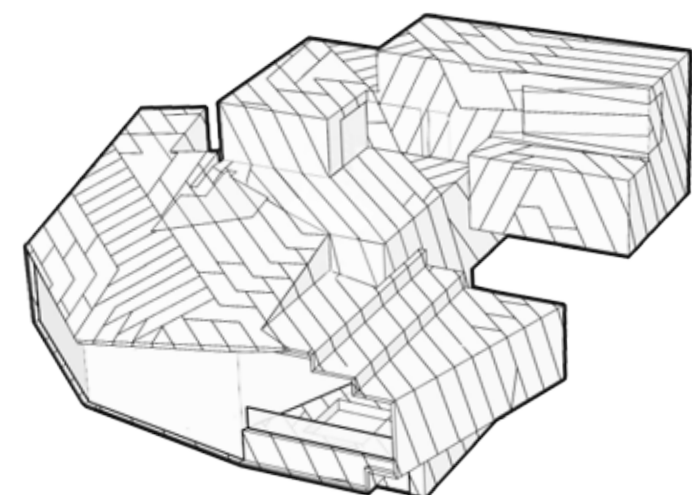
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Plan Check Corrections	TWA	07/06/2018	06/19/2018
		SCALE:	DRAWN:
		SHEET: A. 27	



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



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



POWDER MOUNTAIN HOUSE

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EDEN, UT 84310

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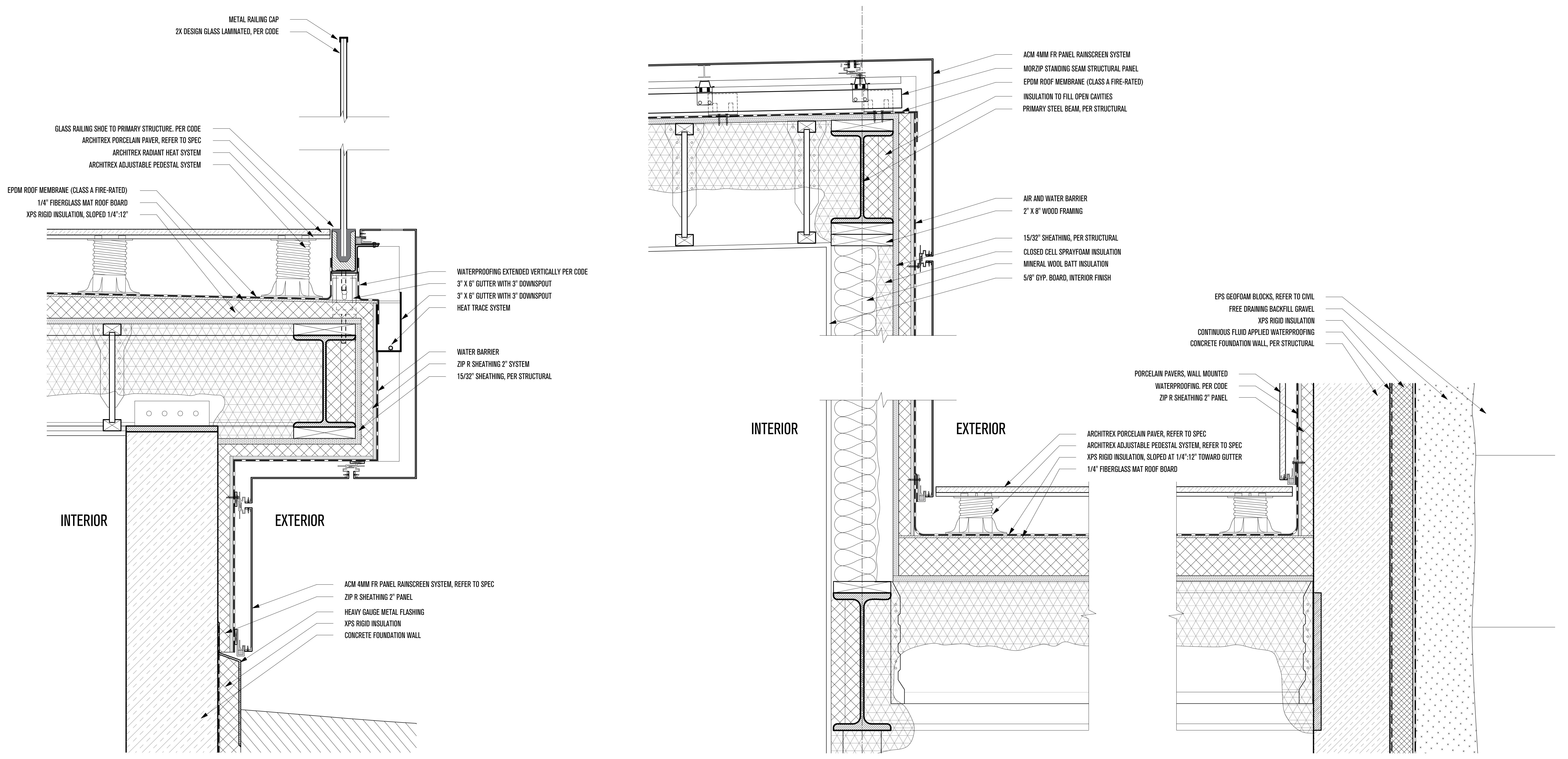
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WINDOW DETAILS

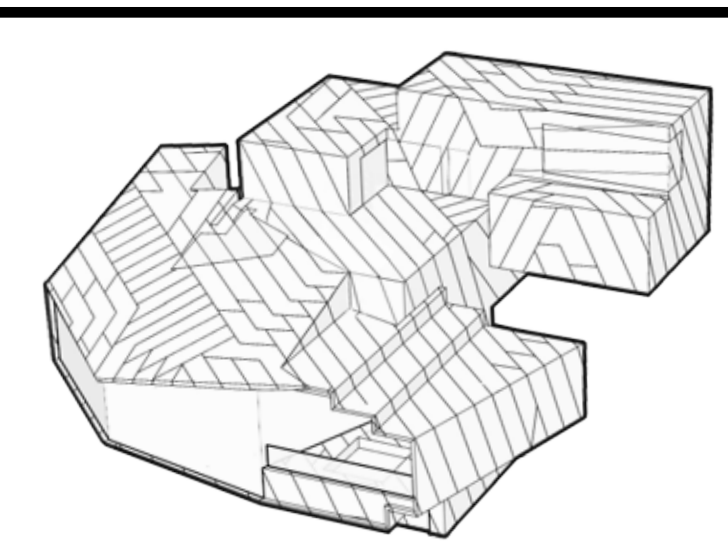
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Plan Check Corrections	TWA	07/06/2018	06/19/2018
		SCALE:	DRAWN:
		SHEET: A. 28	



1 - SIDE PATIO CANTILEVER (N-S)
SCALE: 2"=1'-0"

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

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



POWDER MOUNTAIN HOUSE

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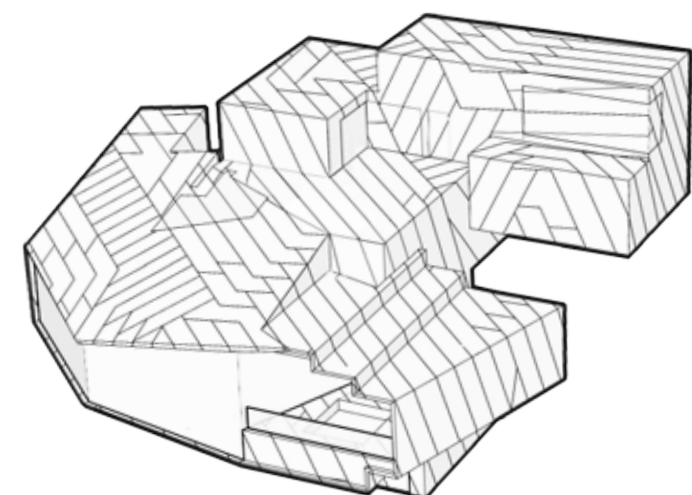
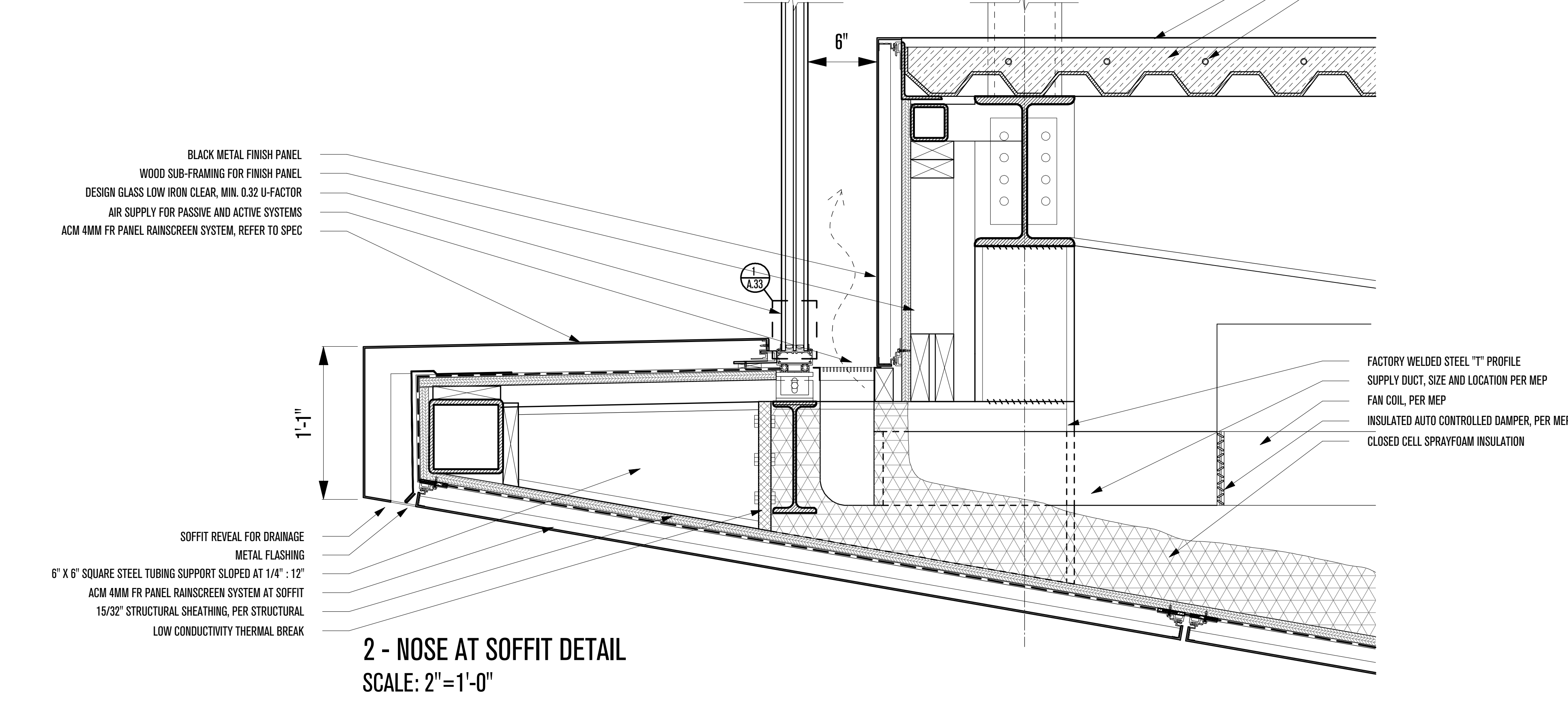
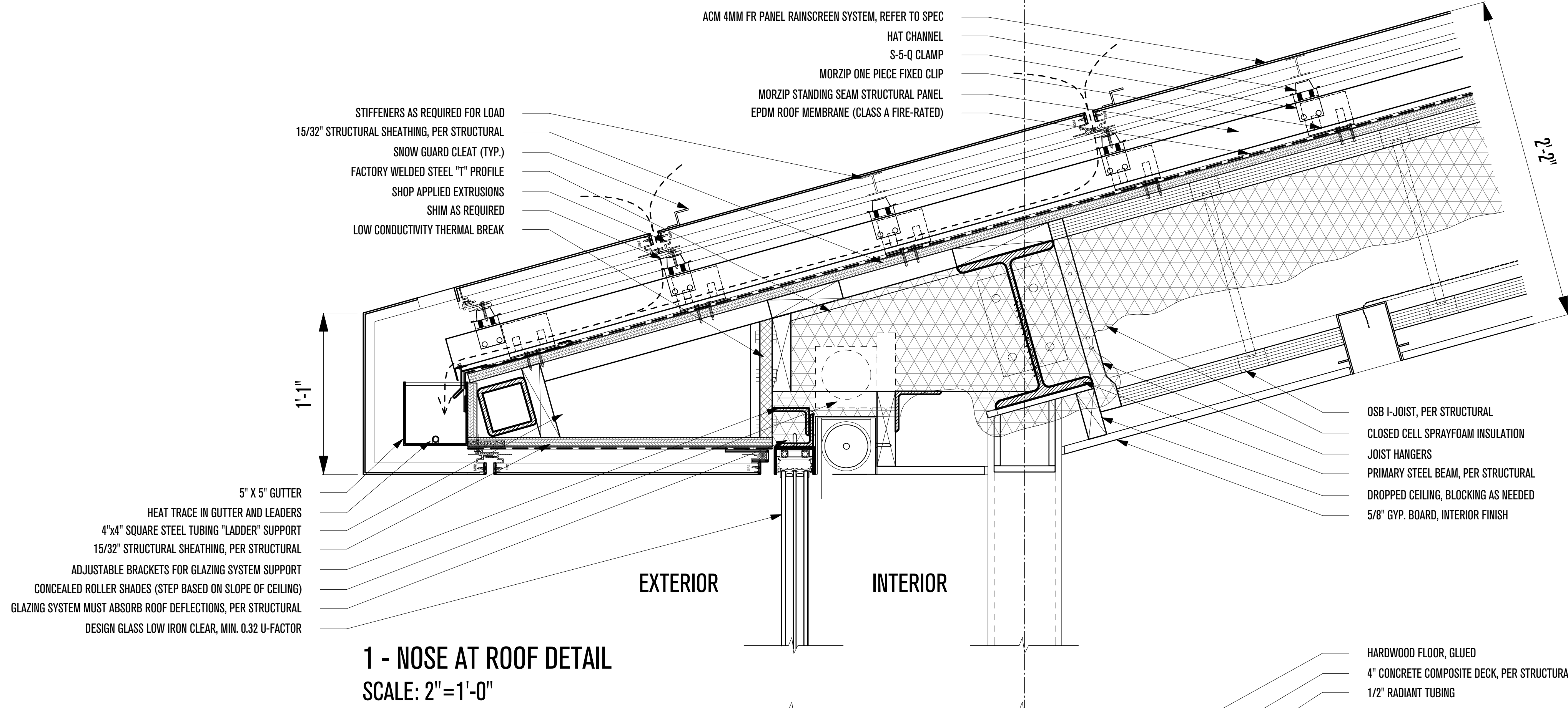
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KITCHEN PATIO DETAILS			
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Corrections			
		SCALE:	DRAWN:
		SHEET:	
		A. 29	



POWDER MOUNTAIN HOUSE

OWNER:
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8645 EAST COPPER CREST
EDEN, UT 84310

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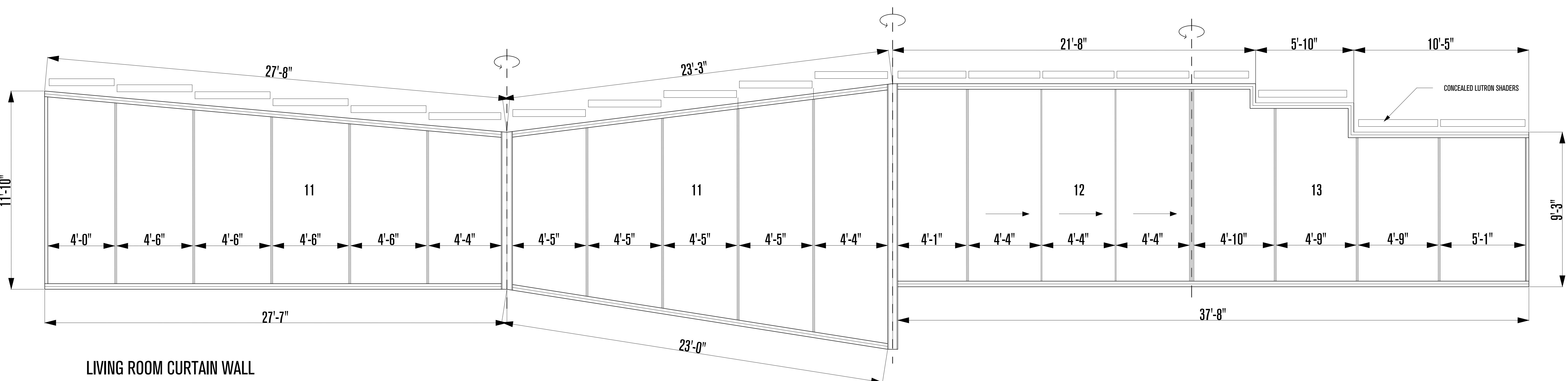
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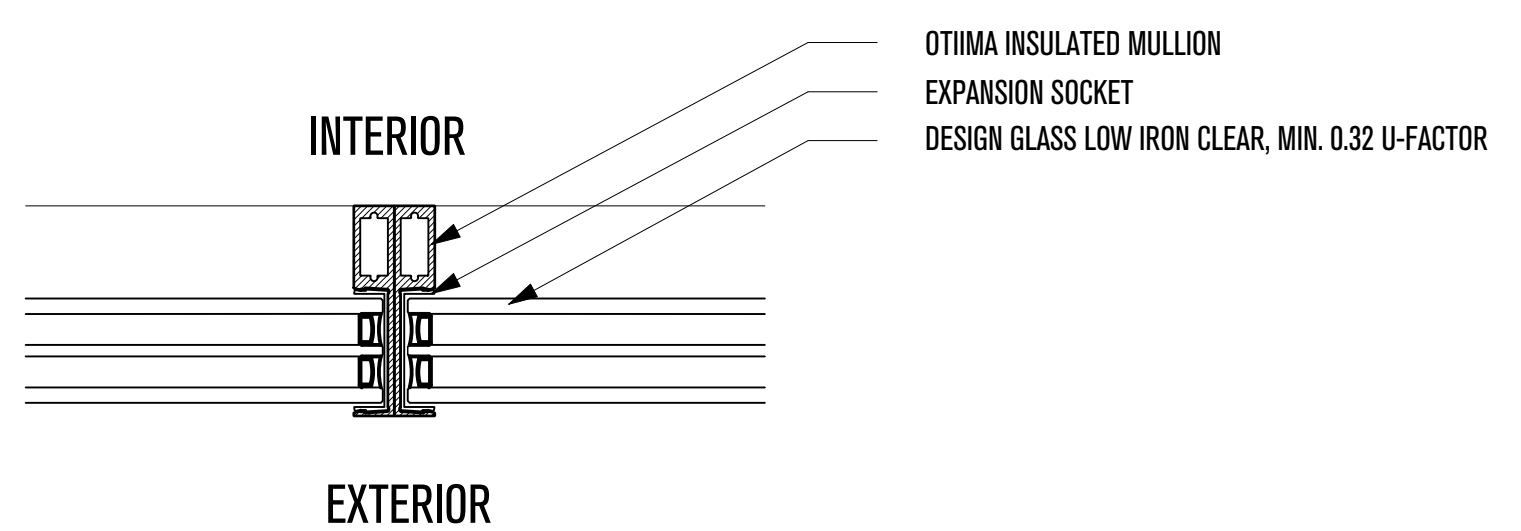
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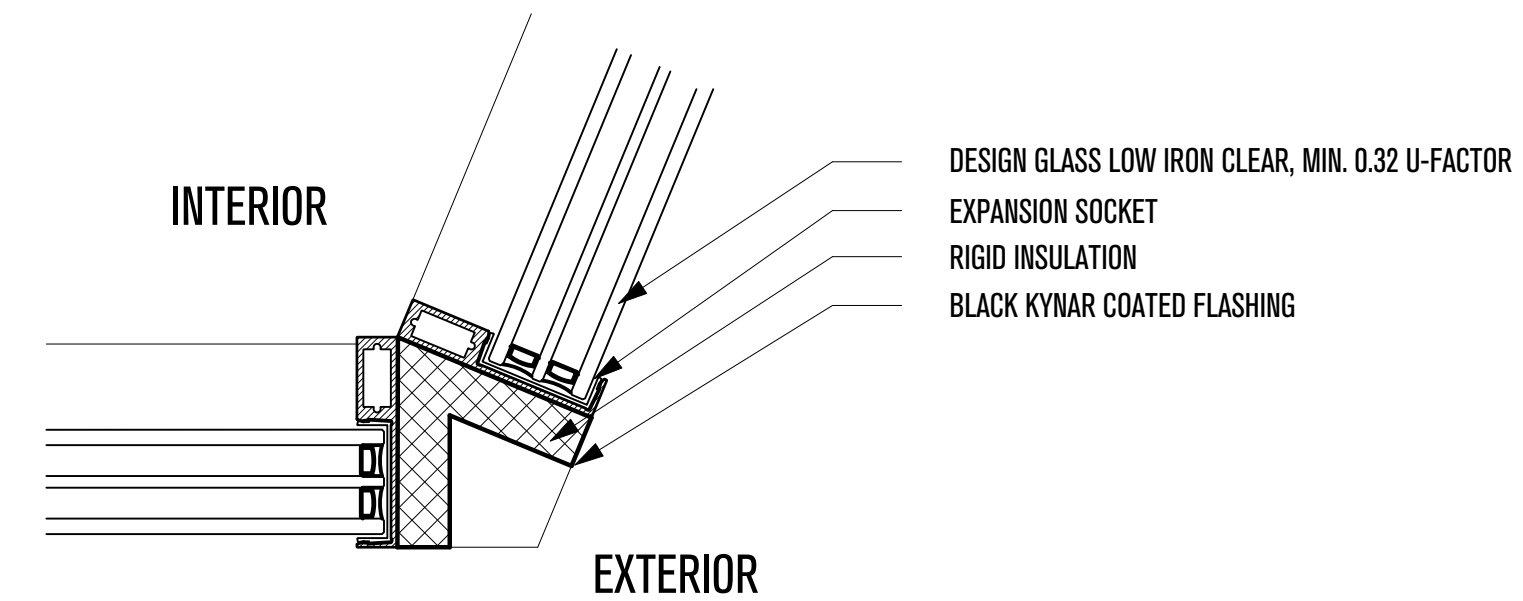
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Plan Check Corrections	TWA	07/06/2018	06/19/2018
			SCALE:
			DRAWN:
			SHEET:
			A. 30



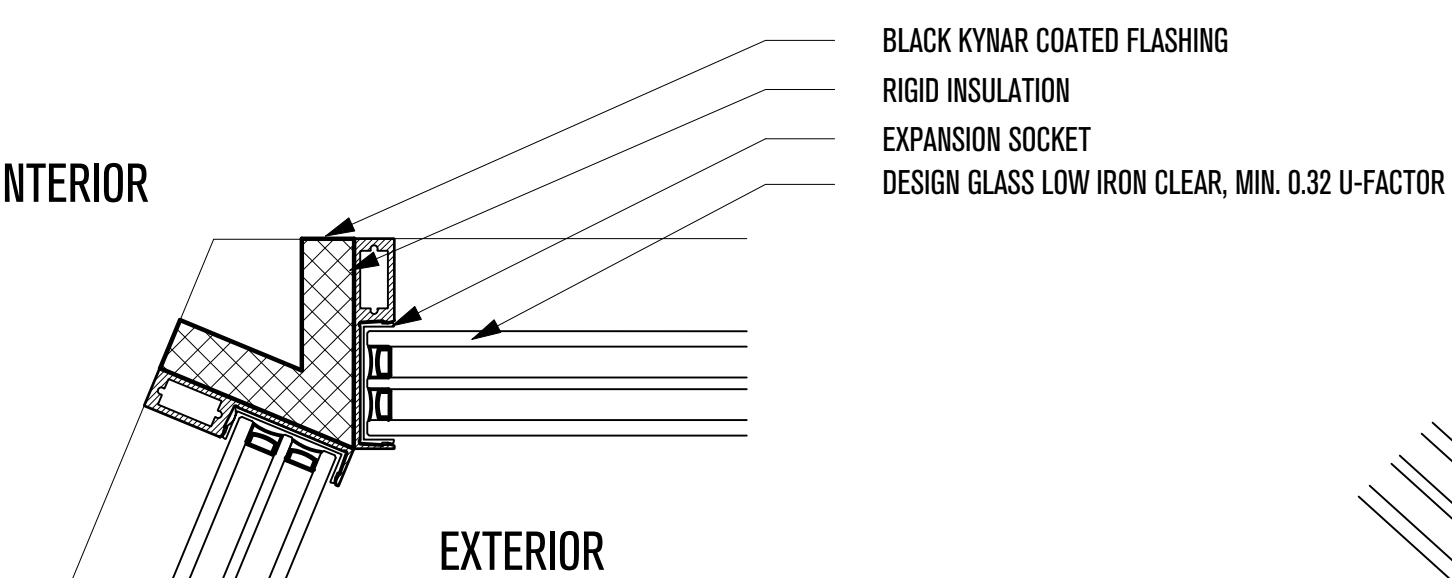
LIVING ROOM CURTAIN WALL
SCALE: 3/8"=1'-0"



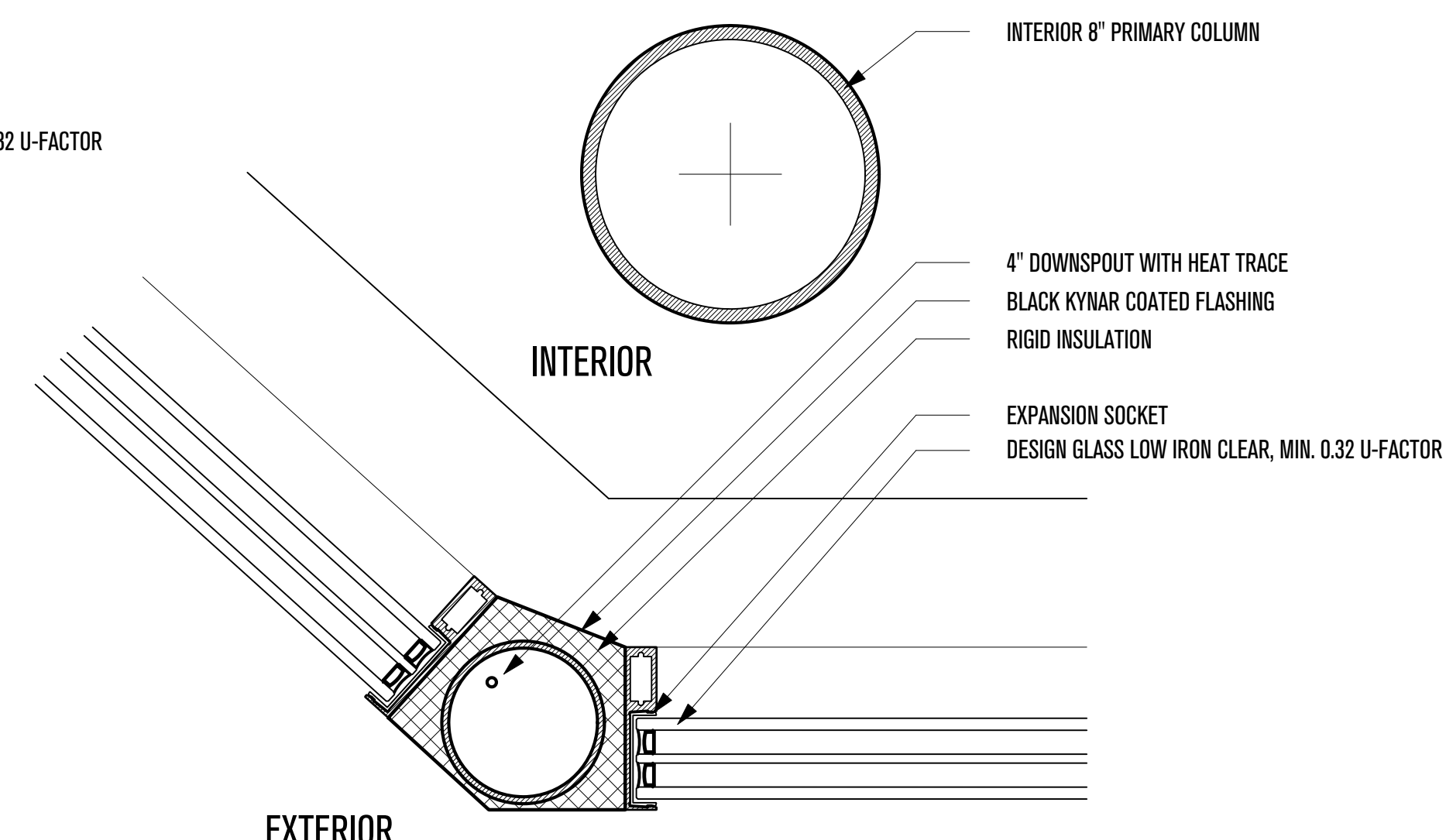
FLAT CONNECTION (TYP.)
(TO BE ENGINEERED BY OTIIMA)
SCALE: 3"=1'-0"



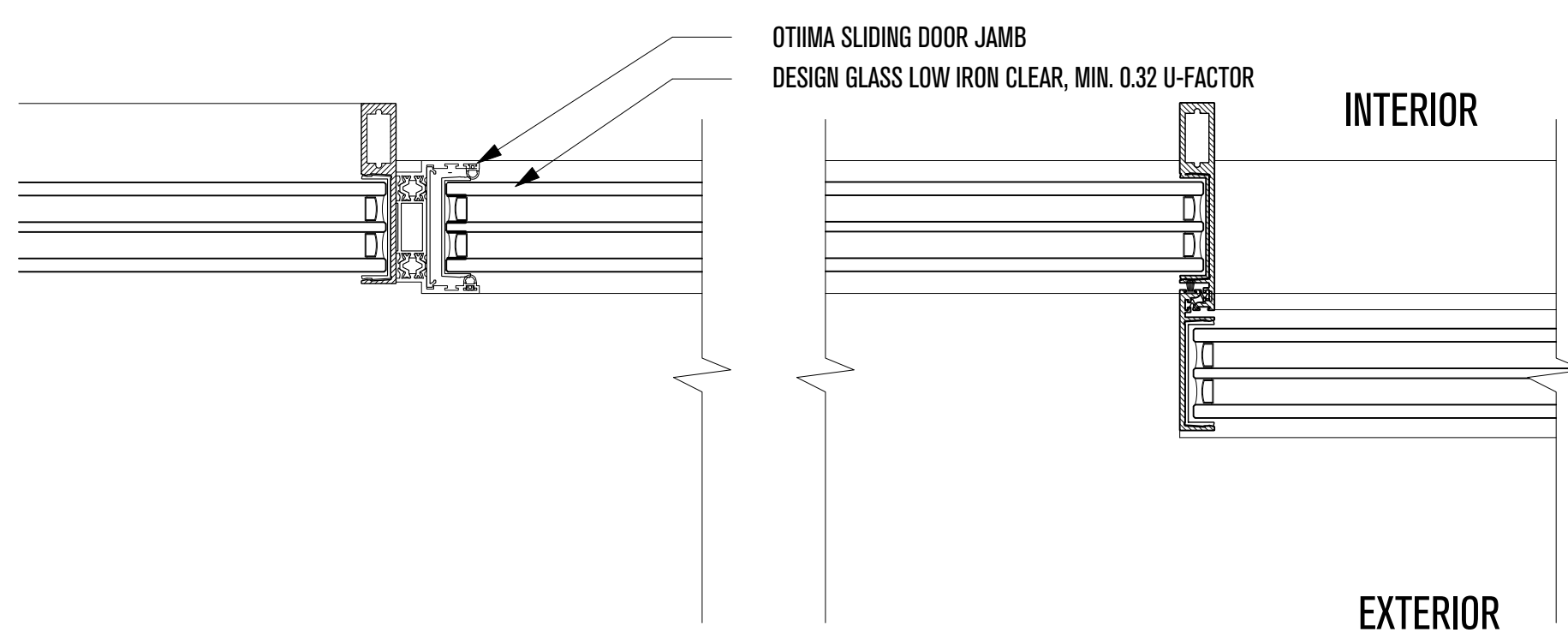
OUTSIDE CORNER MULLION
(TO BE ENGINEERED BY OTIIMA)
SCALE: 3"=1'-0"



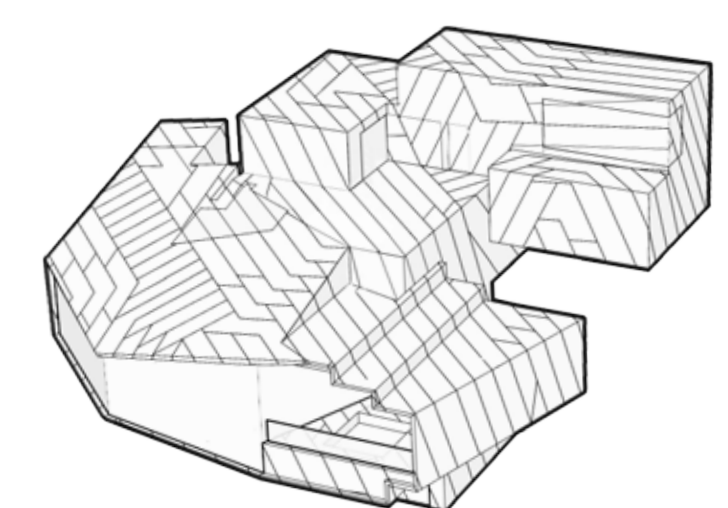
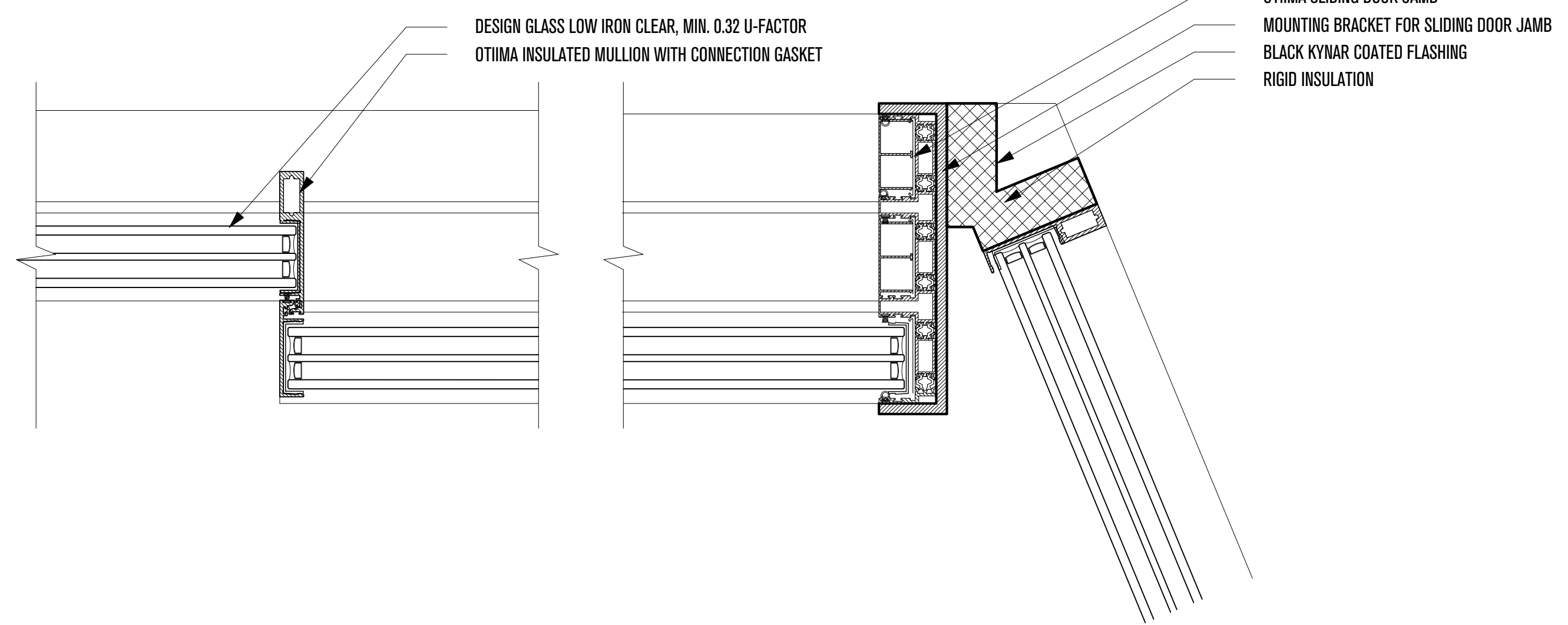
INSIDE CORNER MULLION
(TO BE ENGINEERED BY OTIIMA)
SCALE: 3"=1'-0"



CORNER WITH DOWNSPOUT
(TO BE ENGINEERED BY OTIIMA)
SCALE: 3"=1'-0"



12 - TRIPLE GLAZED SLIDING DOOR SYSTEM
(OTIIMA SERIES 54)
SCALE: 3"=1'-0"



POWDER MOUNTAIN HOUSE

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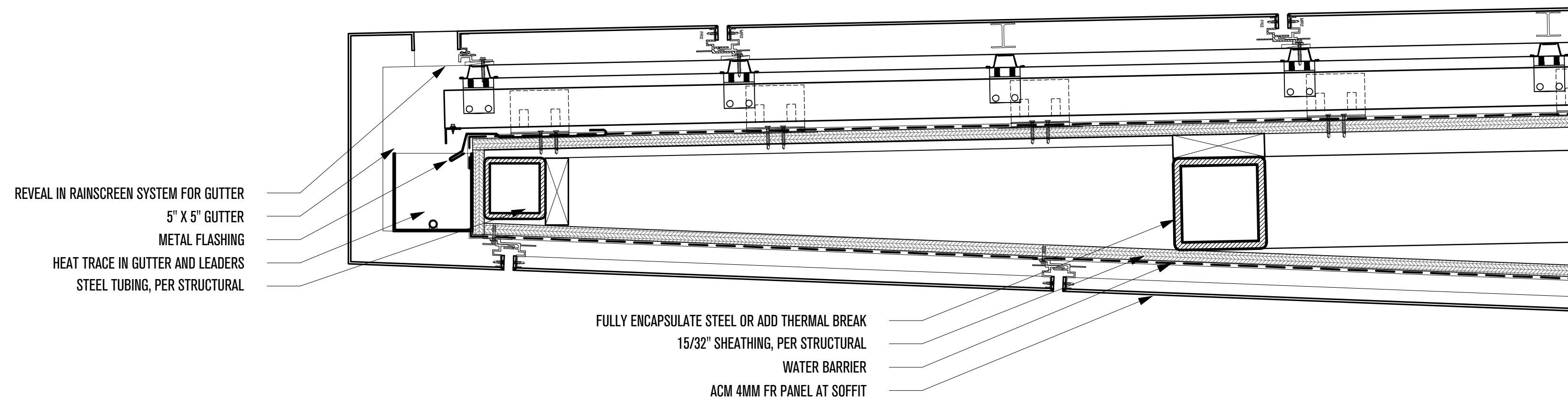
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NOSE GLAZING DETAILS

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Plan Check Corrections	TWA	07/06/2018	06/19/2018
		SCALE:	DRAWN:
		SHEET: A. 31	



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

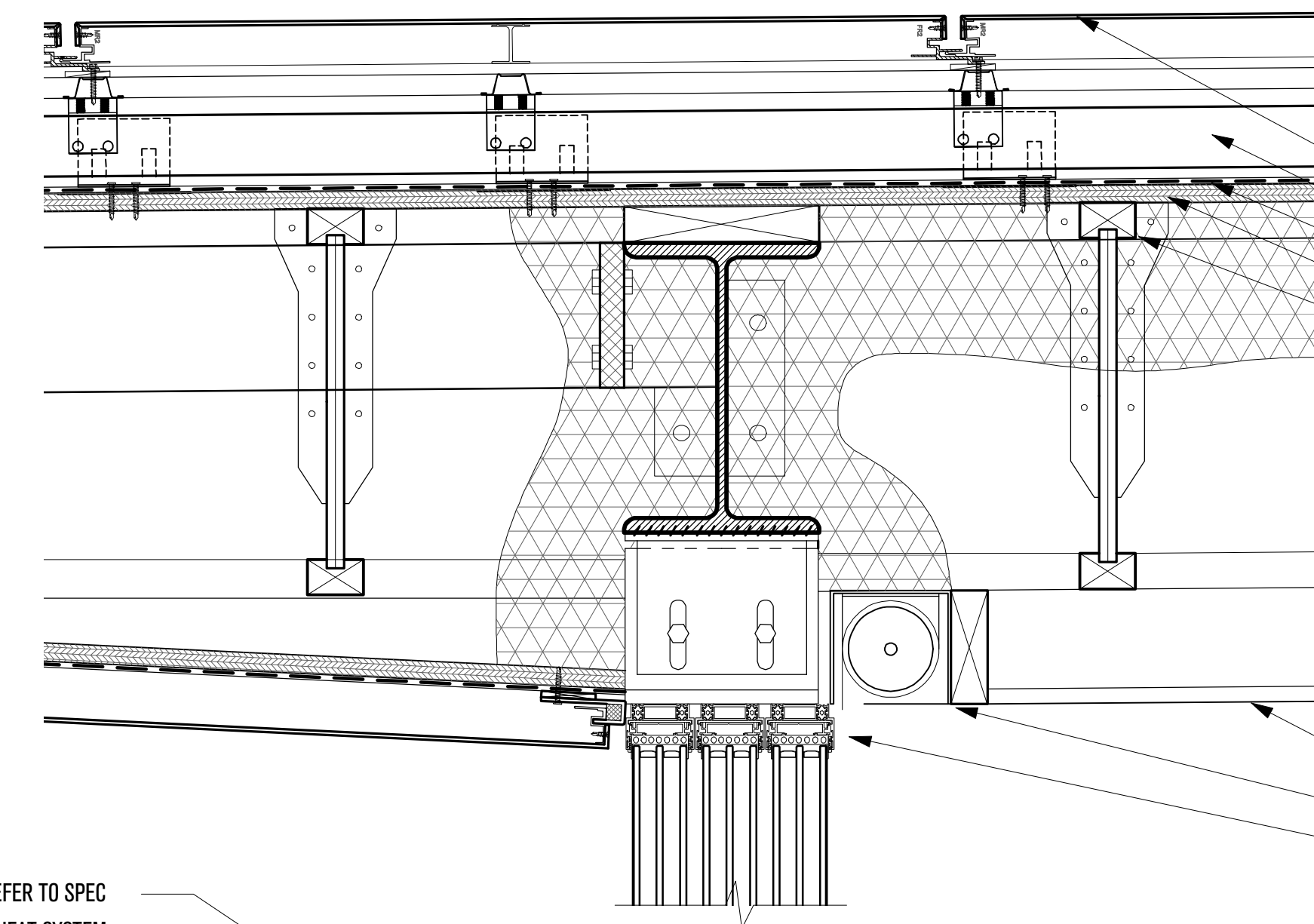
2X DESIGN GLASS LAMINATED, PER CODE
GLASS RAILING SHOE TO PRIMARY STRUCTURE, PER CODE
WATERPROOFING EXTENDED VERTICALLY, PER CODE

ADJUSTABLE STEEL PROFILE
WATER BARRIER
15/32" SHEATHING, PER STRUCTURAL
WOOD SUB FRAMING

ACM 4MM FR PANEL RAINSCREEN SYSTEM
15/32" SHEATHING, PER STRUCTURAL
STEEL TUBING SLOPED AT 1/4" : 12", PER STRUCTURAL
METAL FLASHING
SOFFIT REVEAL FOR DRAINAGE

1'-1"

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



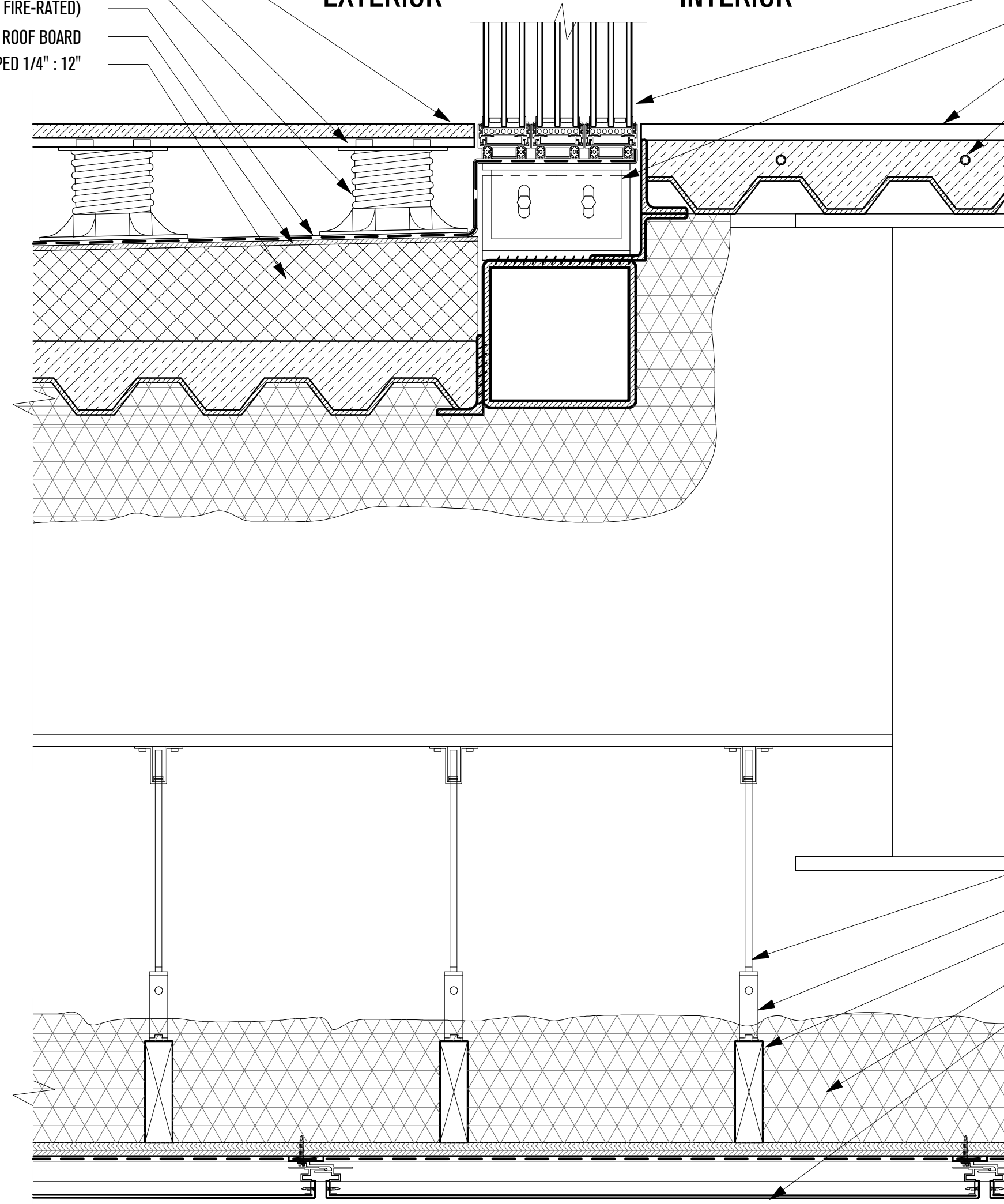
ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC
MORZIP STANDING SEAM STRUCTURAL PANEL
EPDM ROOF MEMBRANE (CLASS A FIRE-RATED)
15/32" SHEATHING, PER STRUCTURAL
OSB I-JOIST, PER STRUCTURAL

5/8" GYP. BOARD, INTERIOR FINISH
CONCEALED ROLLER SHADES
GLAZING SYSTEM MUST ABSORB ROOF DEFLECTIONS, PER STRUCTURAL

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

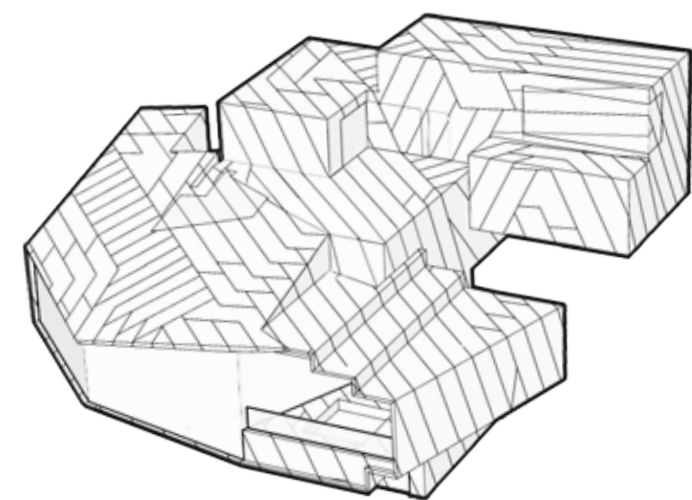
EXTERIOR INTERIOR

SLIDING DOOR SYSTEM, DESIGN GLASS, LOW IRON, CLEAR
ADJUSTABLE STEEL PROFILE
HARDWOOD FLOOR, GLUED
1/2" RADIANT TUBING
4" CONCRETE COMPOSITE DECK, PER STRUCTURAL



SUSPENSION ROD
SUSPENSION PLATE
WOOD FRAMING
CLOSED CELL SPRAYFOAM INSULATION
ACM 4MM FR PANEL RAINSCREEN SYSTEM AT SOFFIT

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



POWDER MOUNTAIN HOUSE

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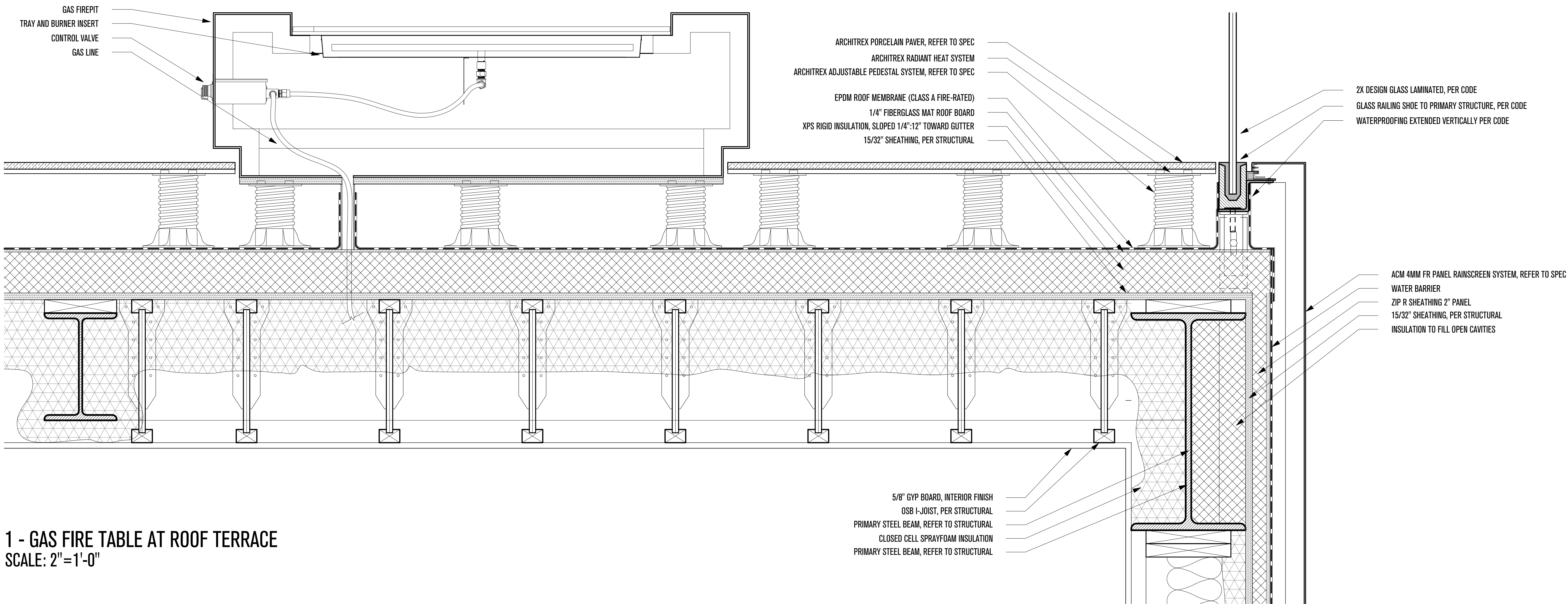
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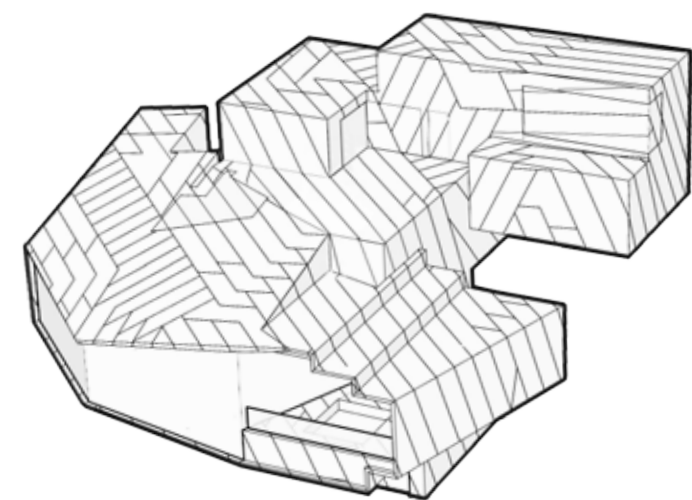
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		SHEET: A. 32	



1 - GAS FIRE TABLE AT ROOF TERRACE
SCALE: 2"=1'-0"



POWDER MOUNTAIN HOUSE

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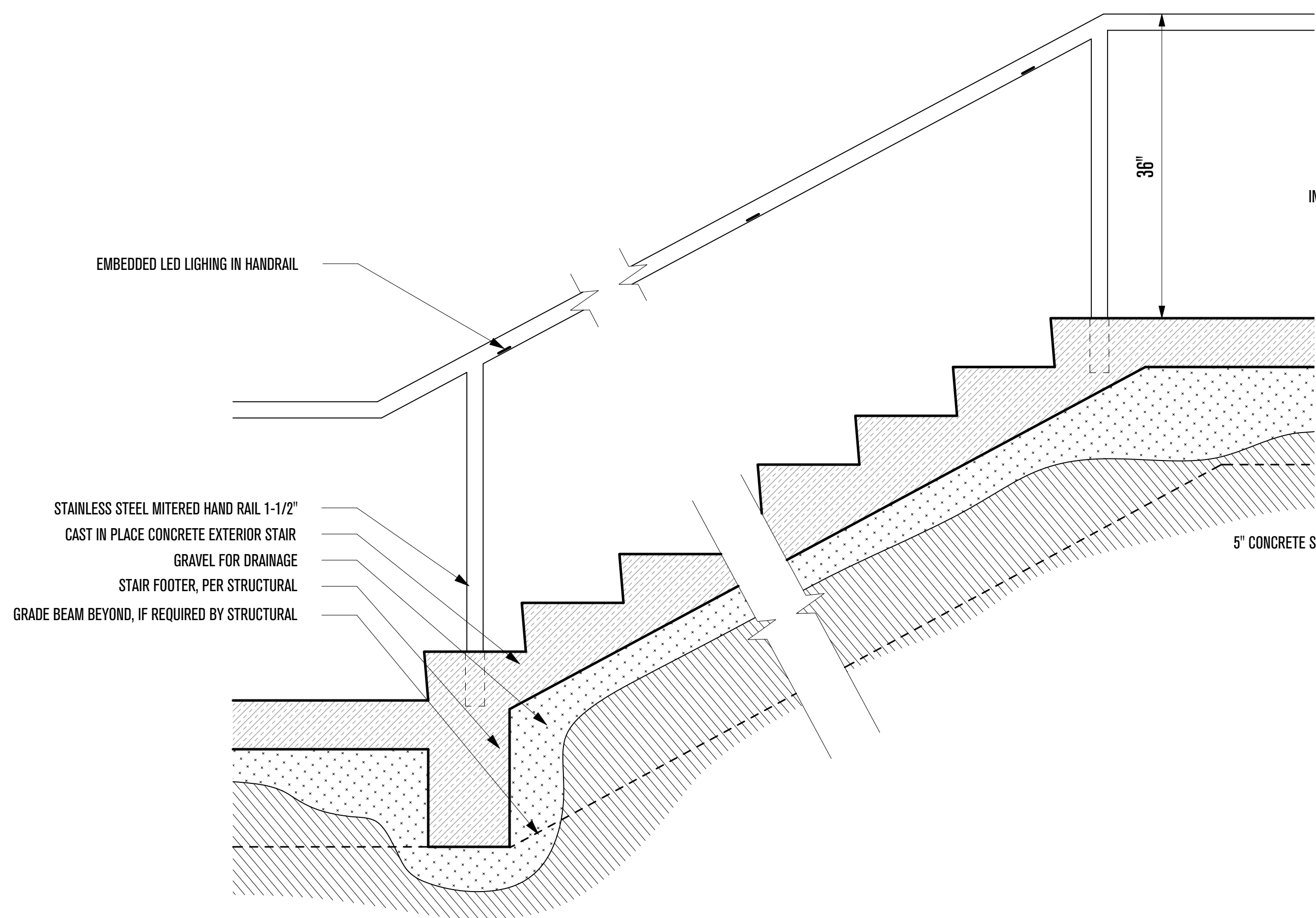
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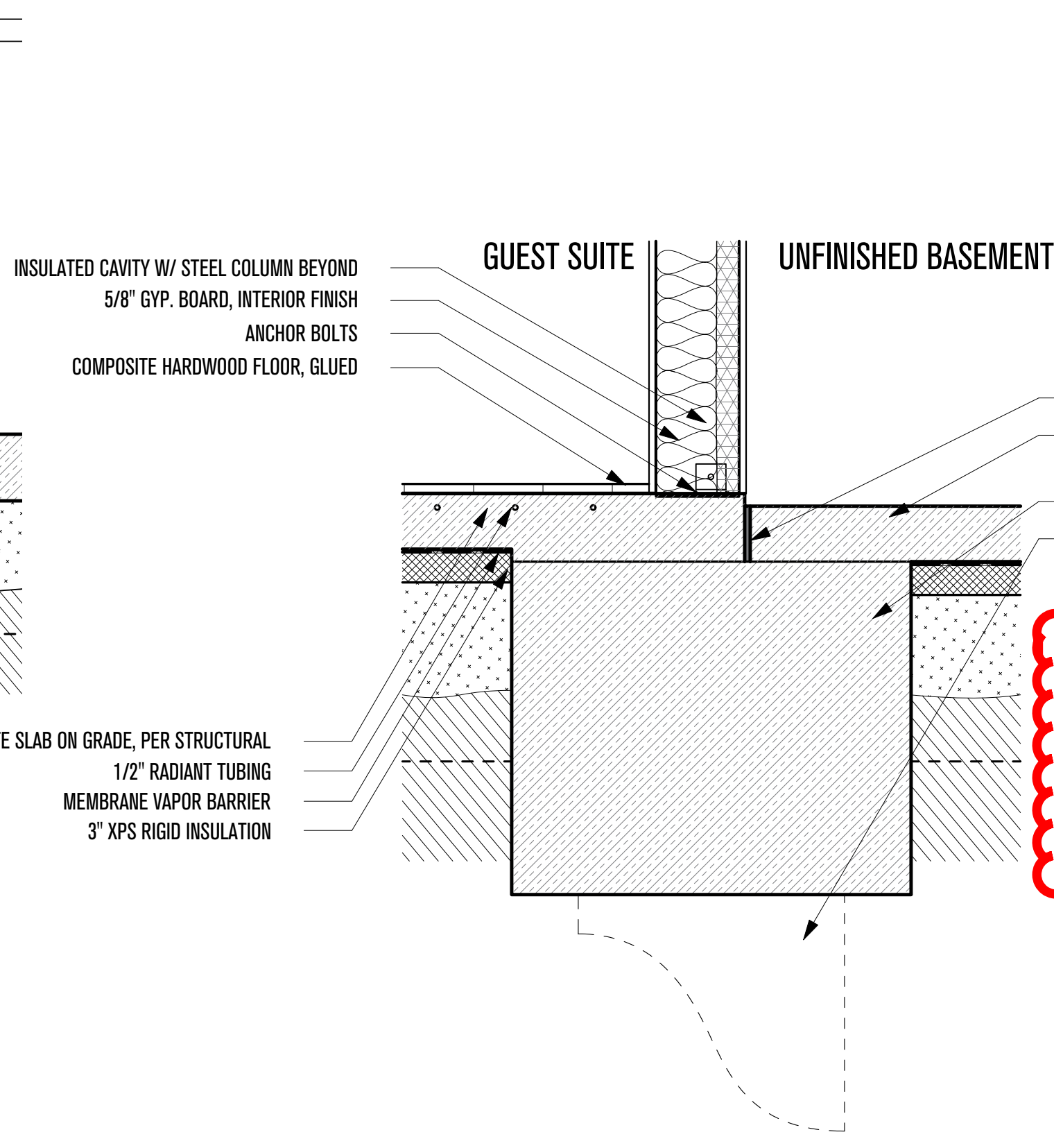
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GAS FIRETABLE DETAILS

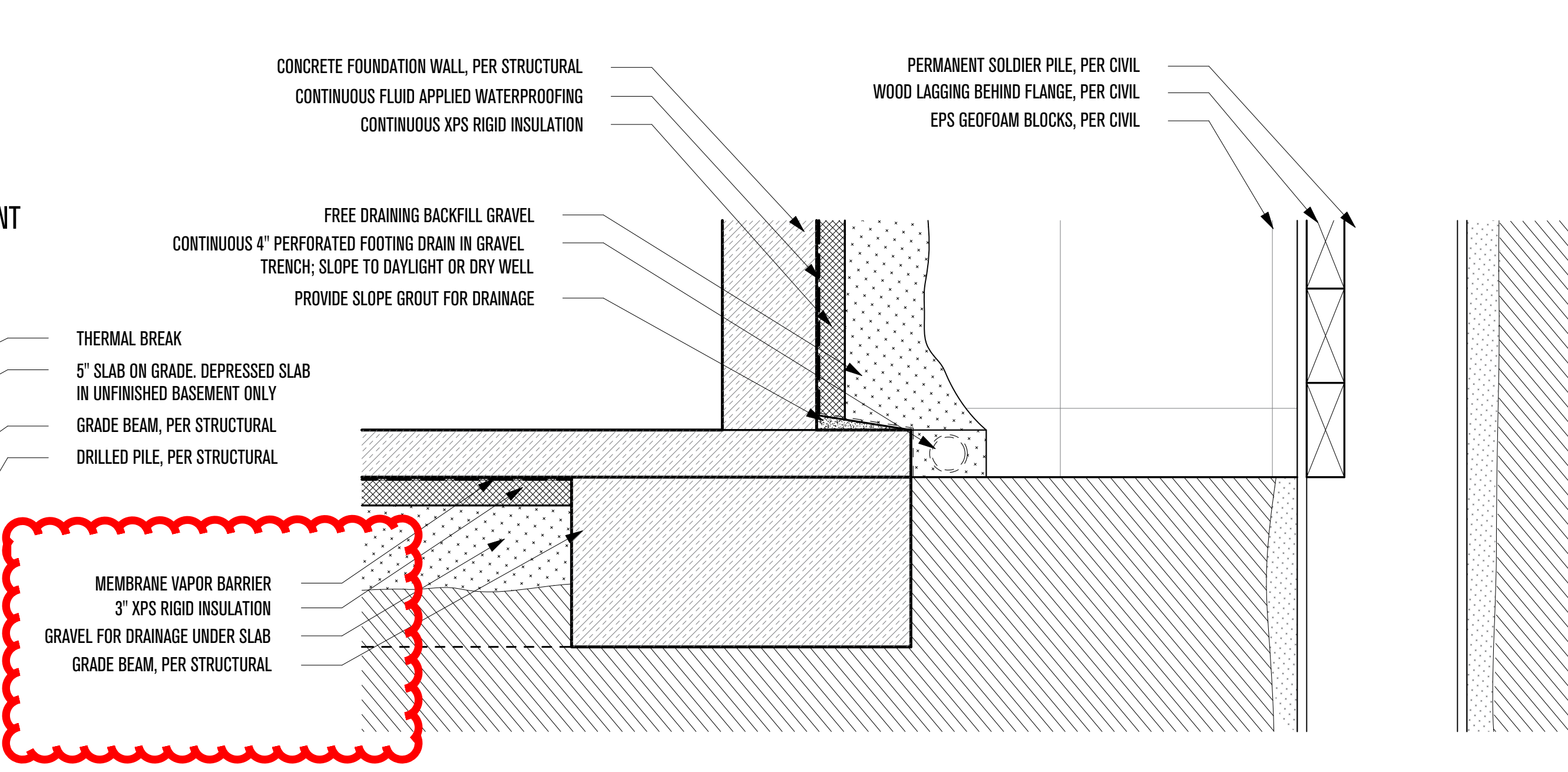
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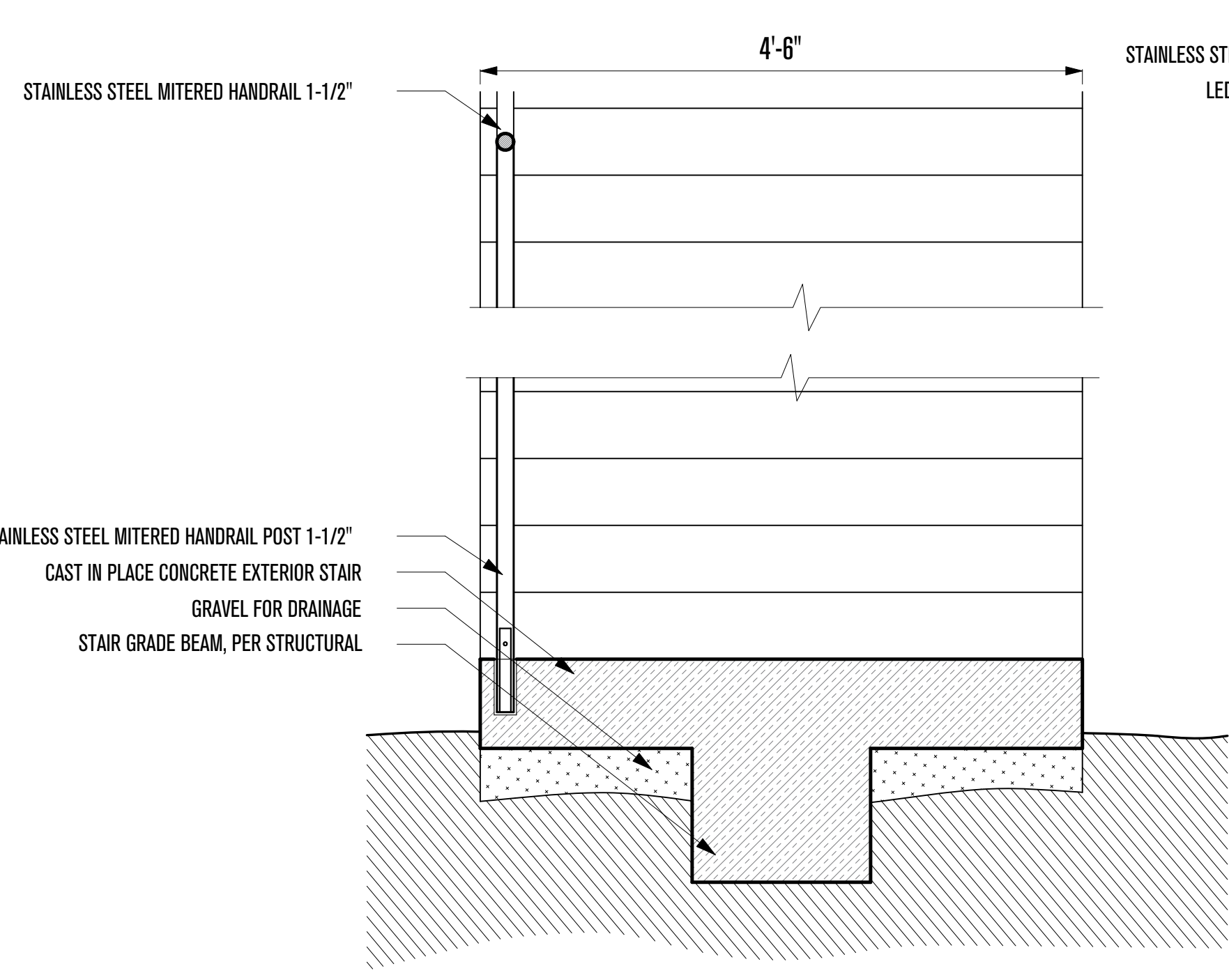
1 - EXTERIOR STAIRS LONGITUDINAL SECTION
SCALE: 1"=1'-0"



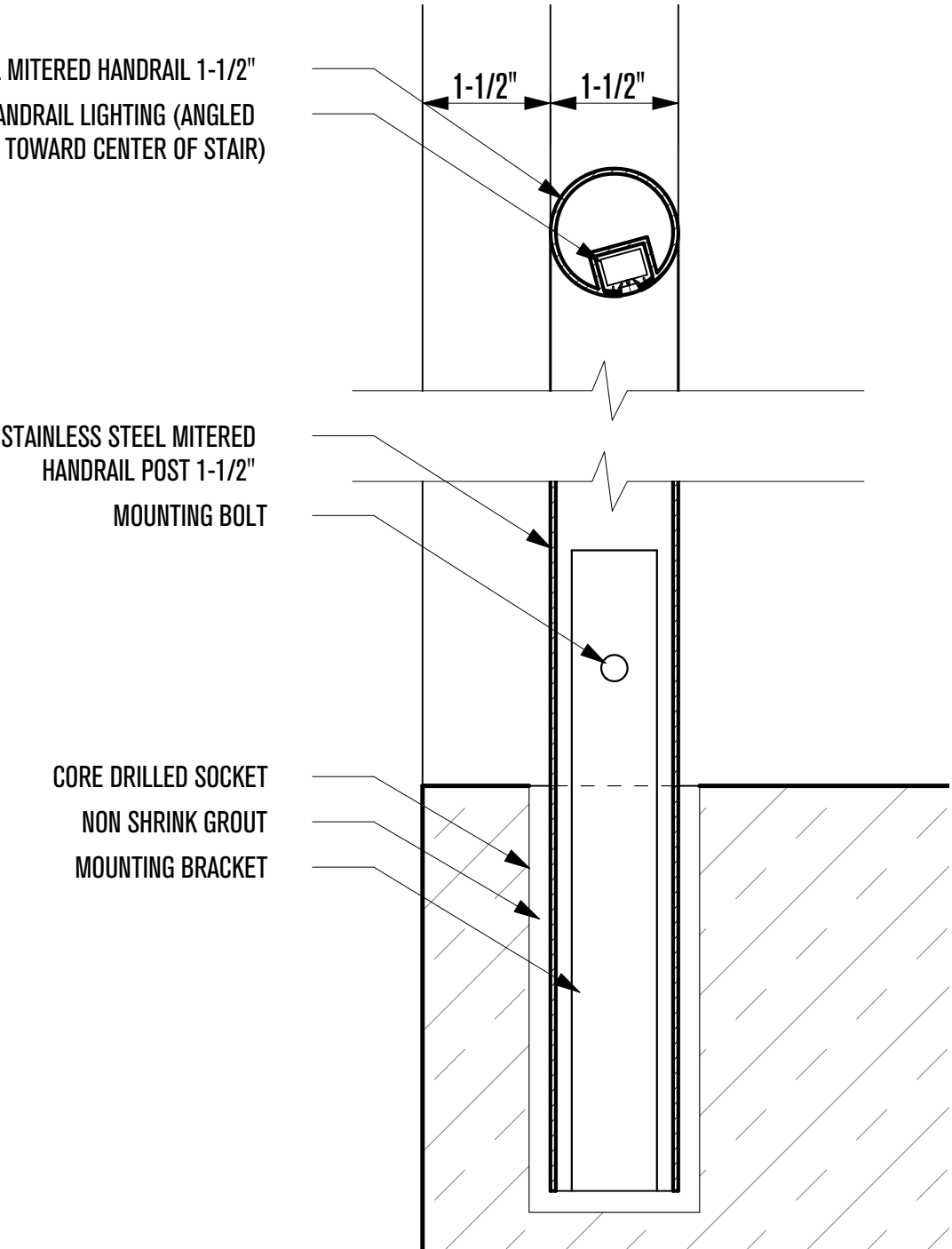
4 - GRADE BEAM UNDER SLAB
SCALE: 1"=1'-0"



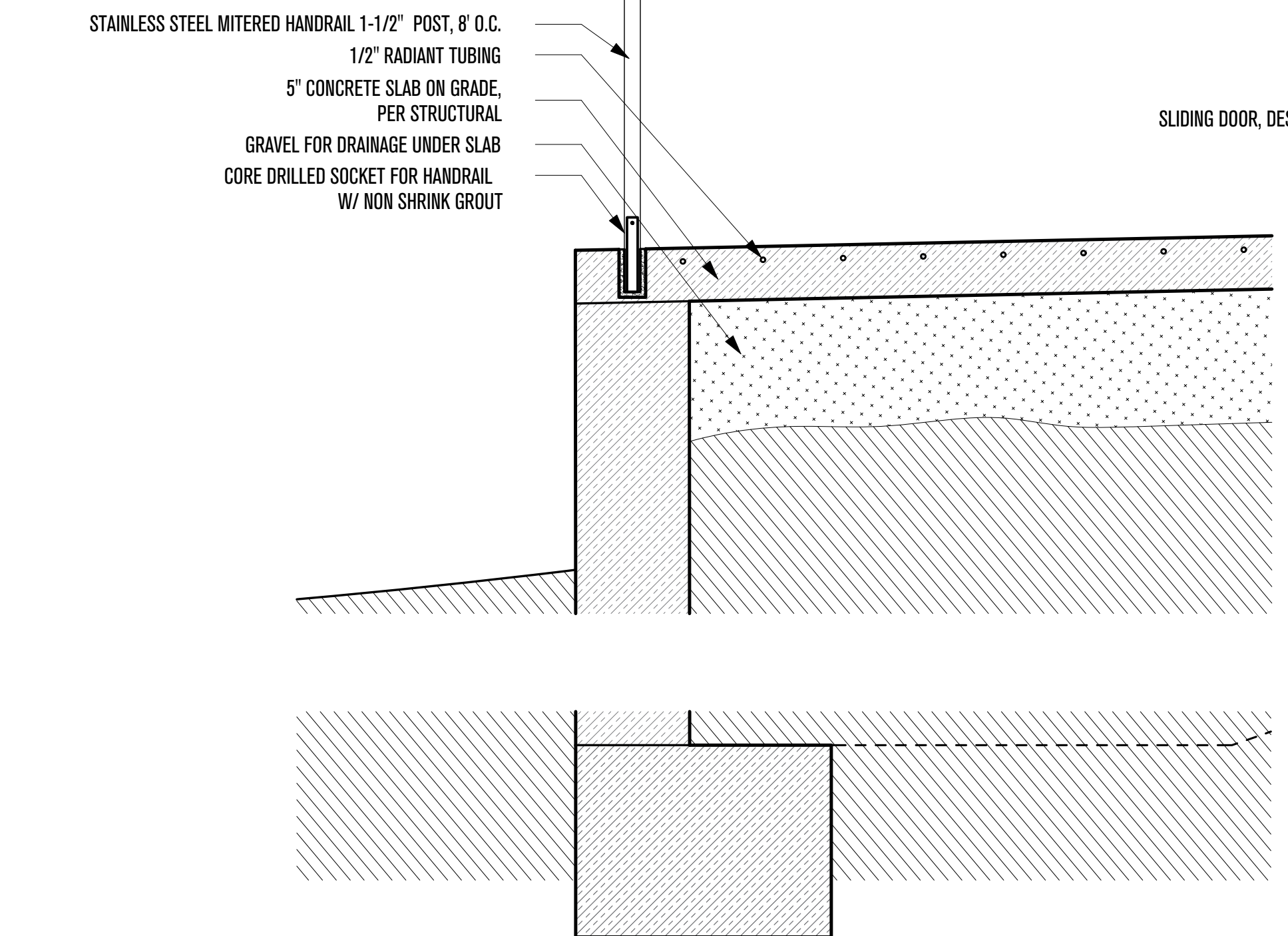
5 - FOUNDATION AT SOLDIER PILE WALL
SCALE: 1"=1'-0"



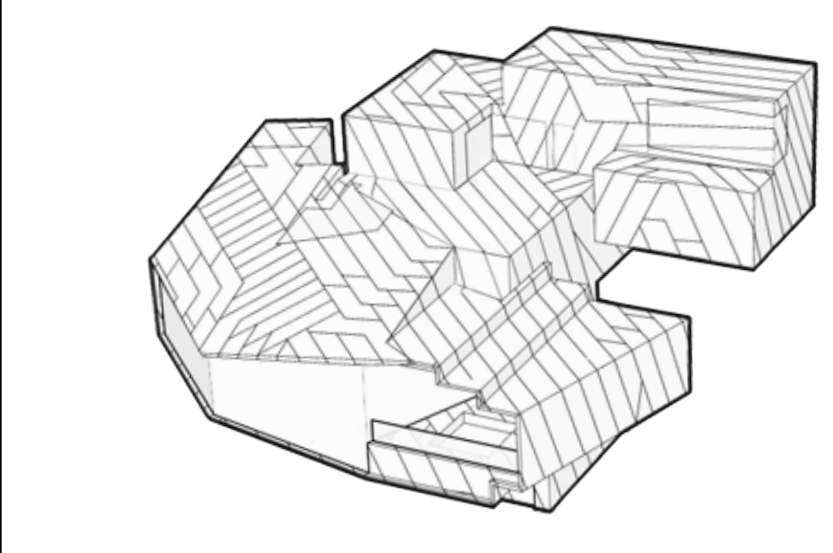
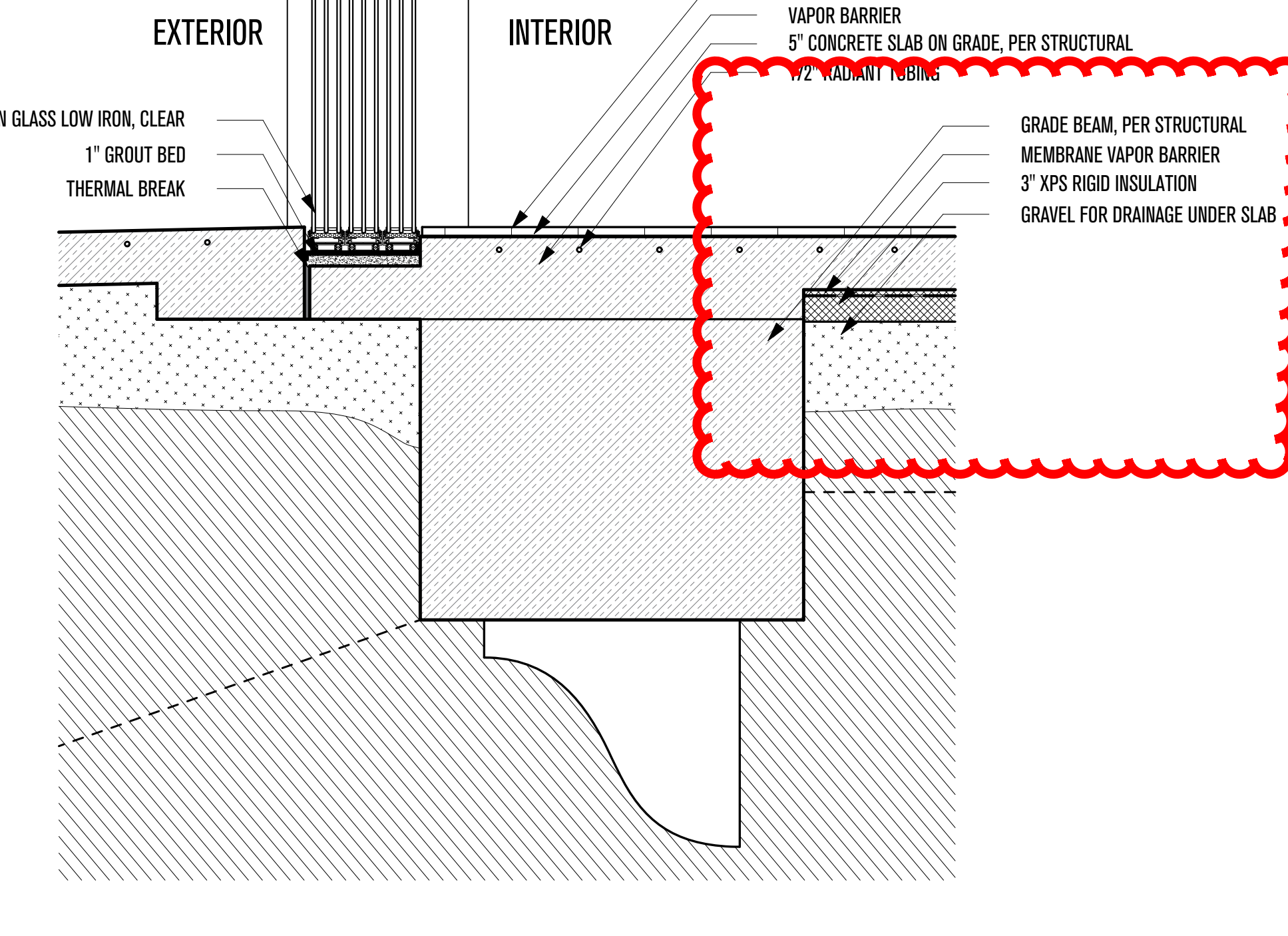
2 - EXTERIOR STAIR CROSS SECTION
SCALE: 1"=1'-0"



3 - HANDRAIL DETAILS
SCALE: 6"=1'-0"



6 - SLIDING DOOR AT GRADE BEAM
SCALE: 1"=1'-0"



POWDER MOUNTAIN HOUSE

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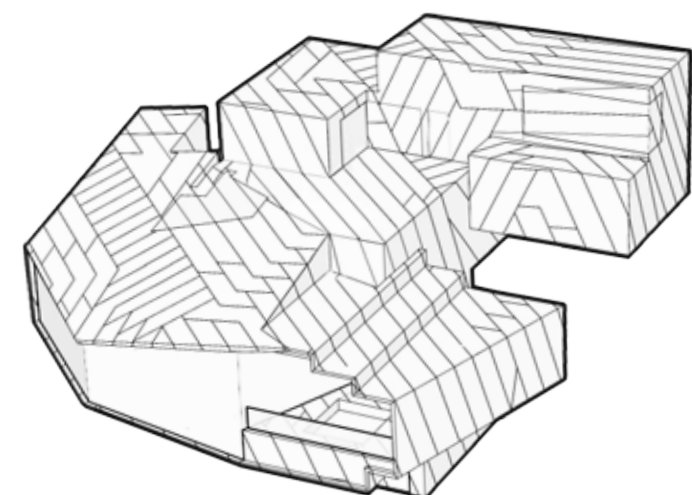
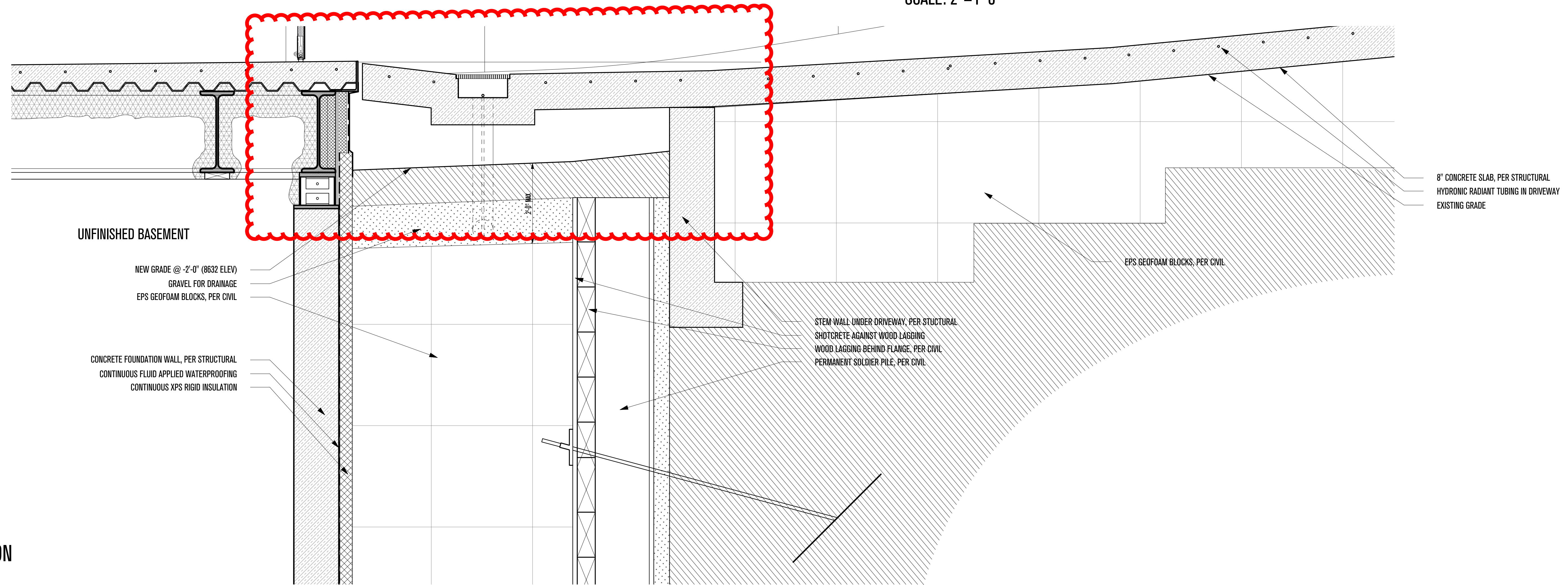
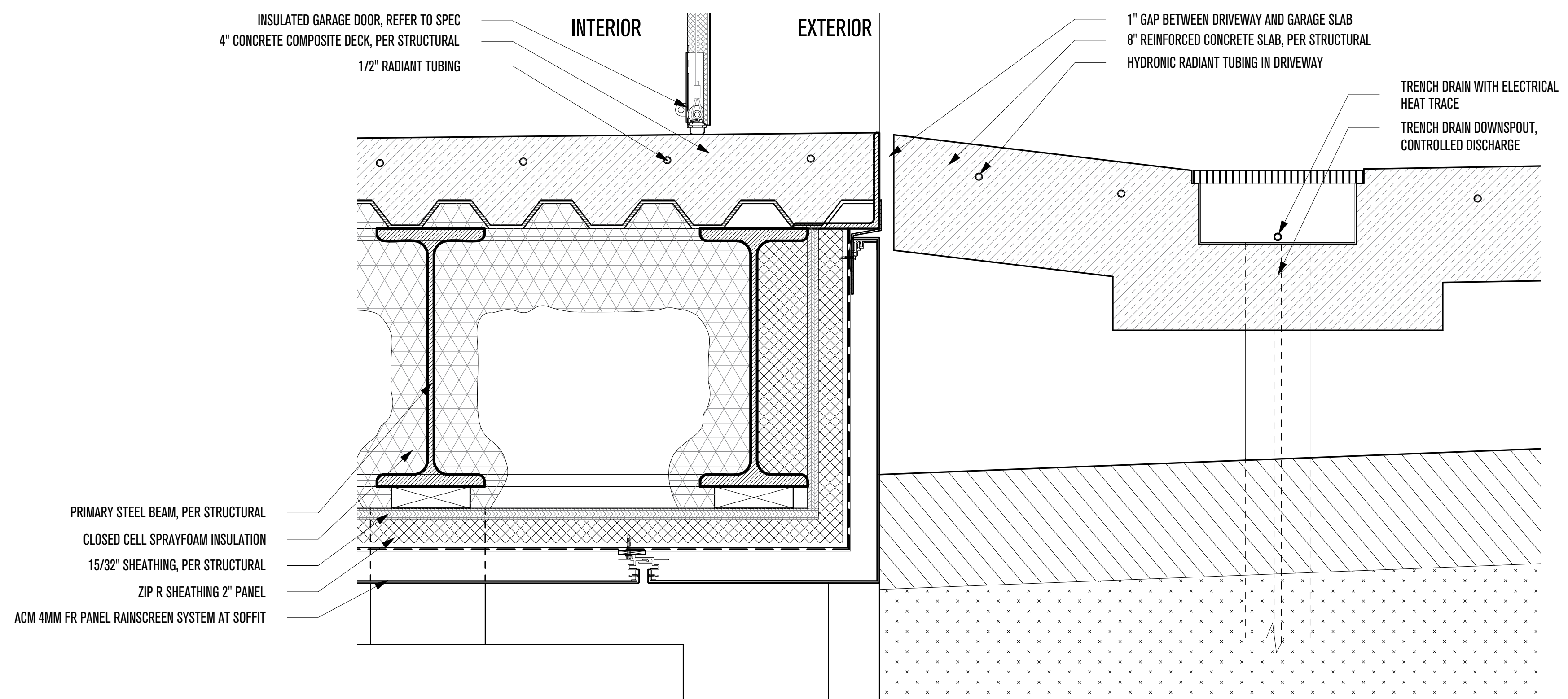
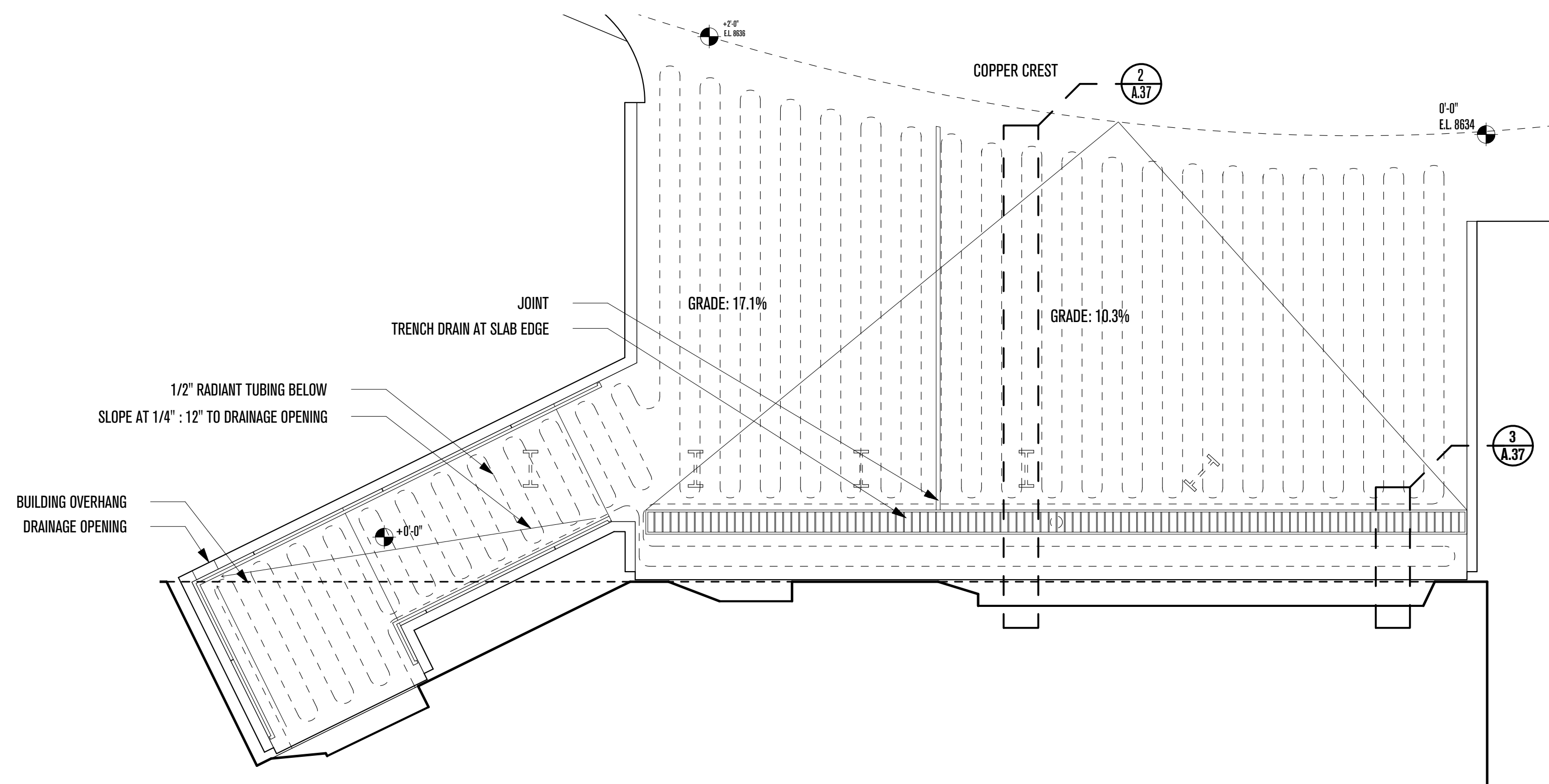
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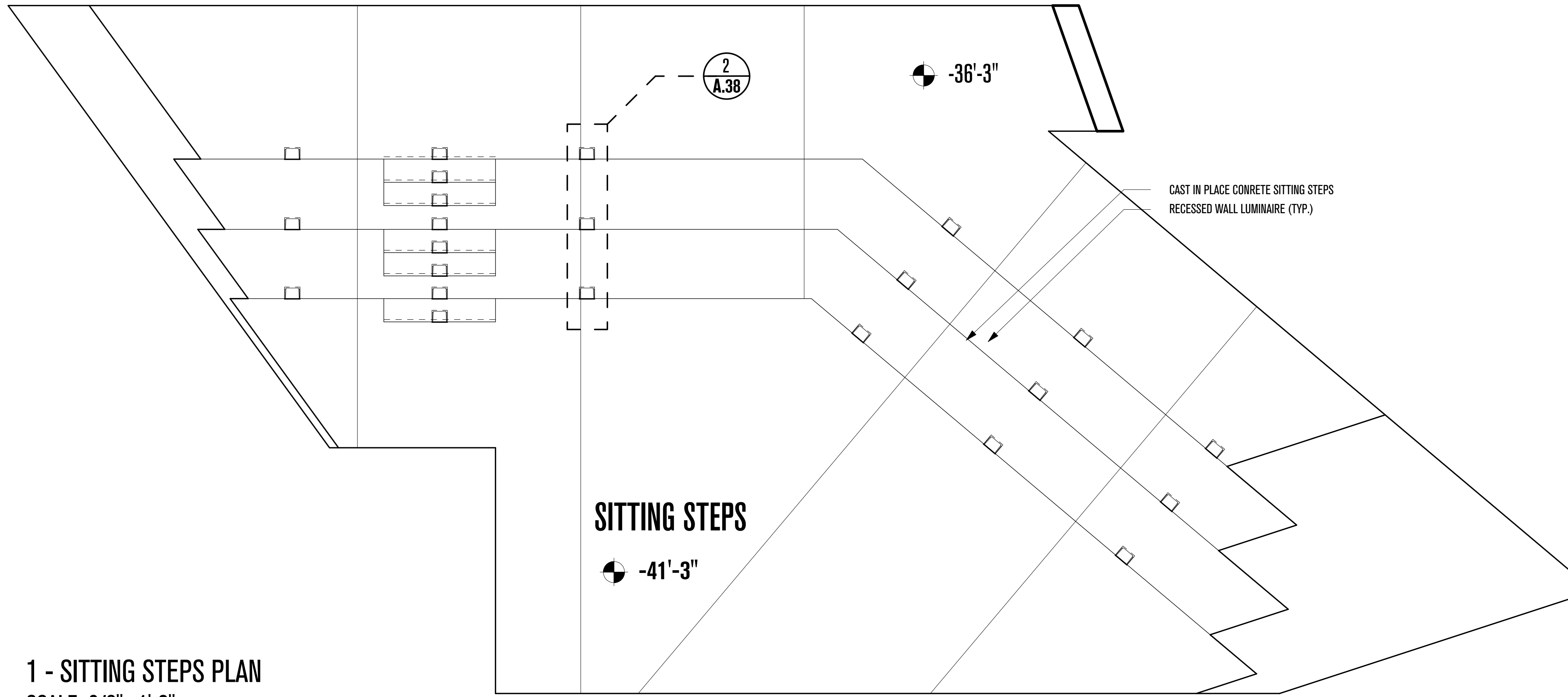
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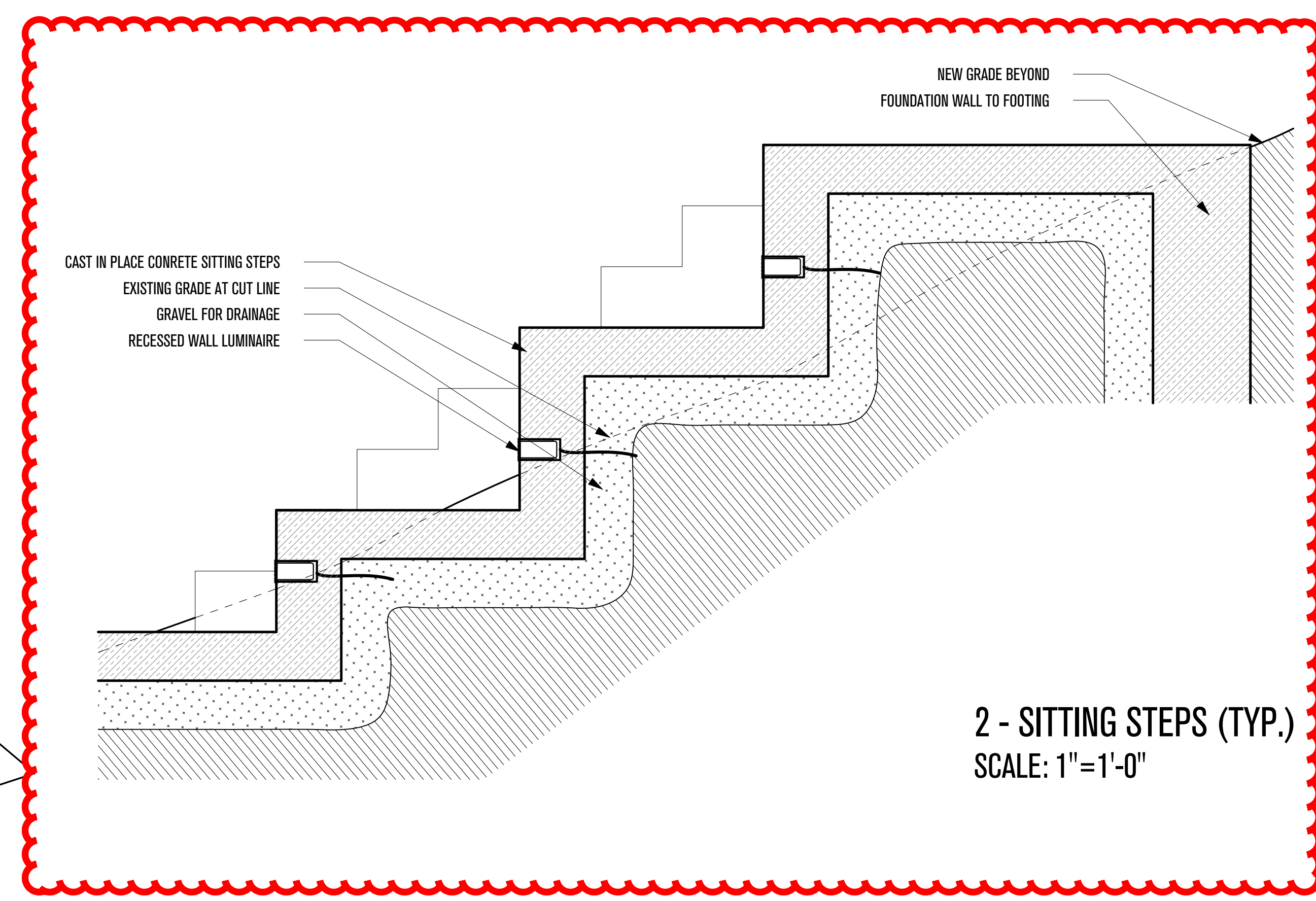
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DRIVEWAY DETAILS

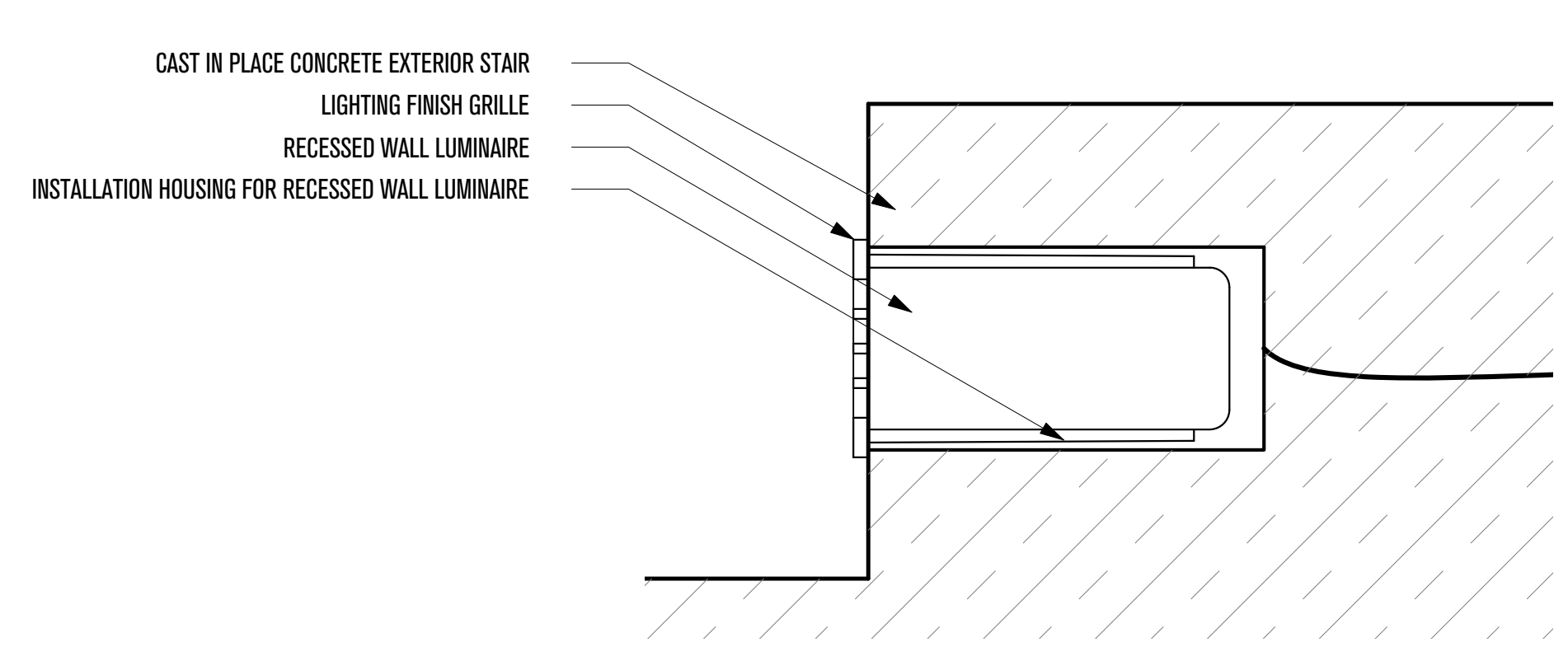
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		SHEET: A. 35	



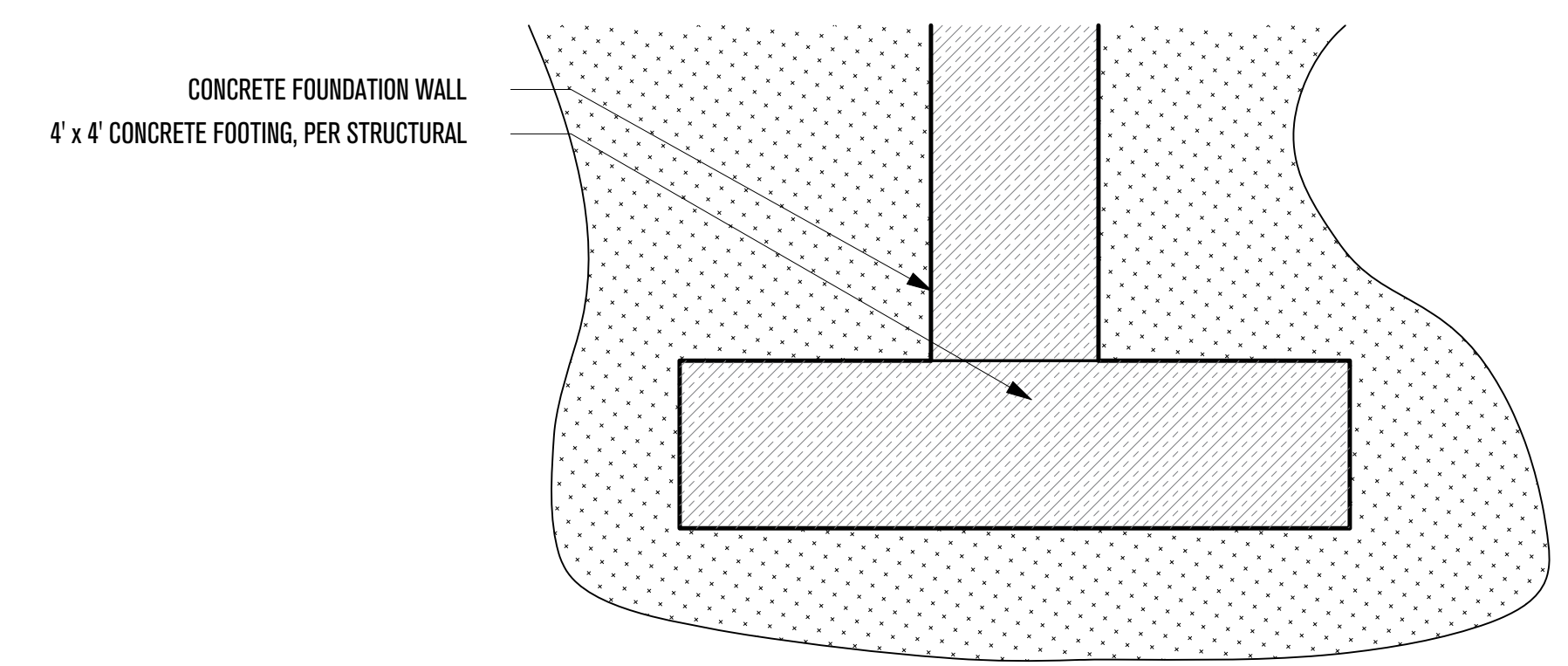
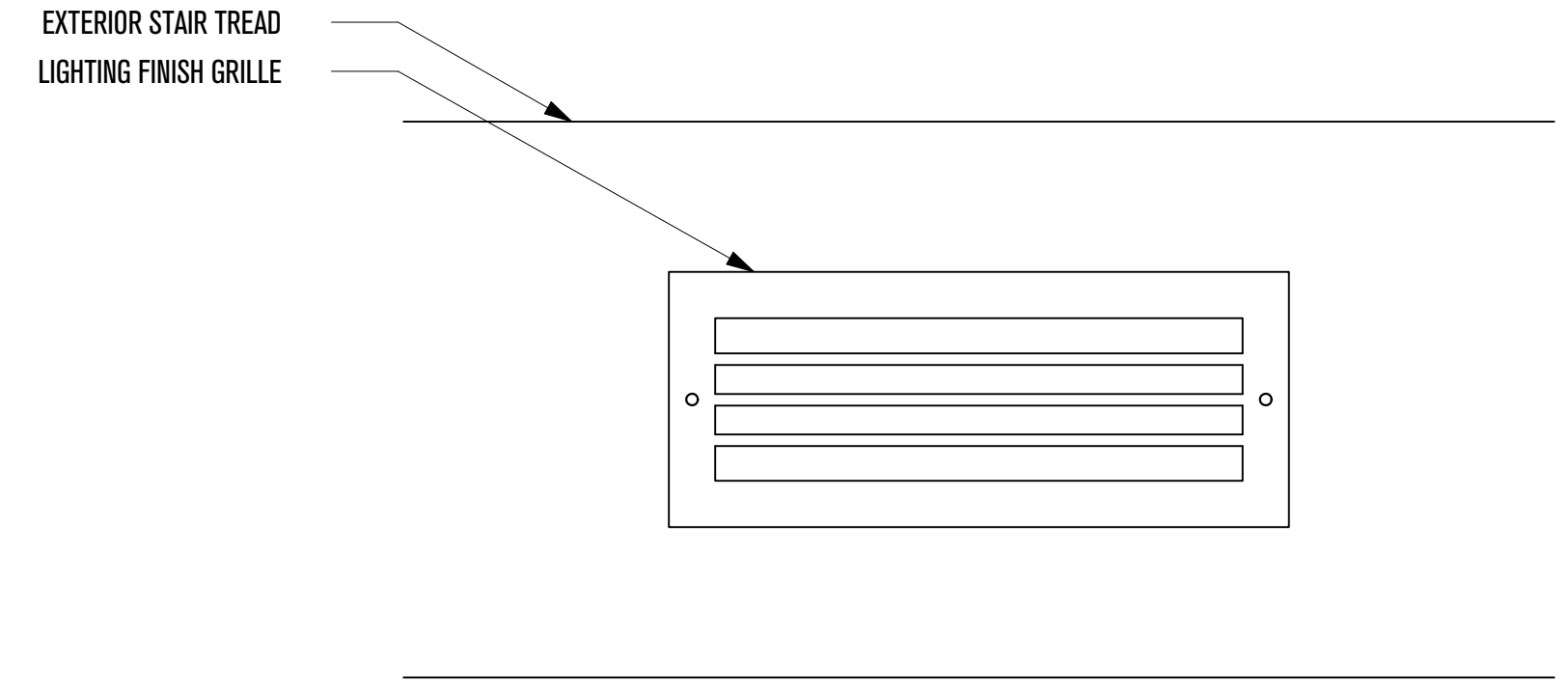
1 - SITTING STEPS PLAN
SCALE: 3/8"=1'-0"



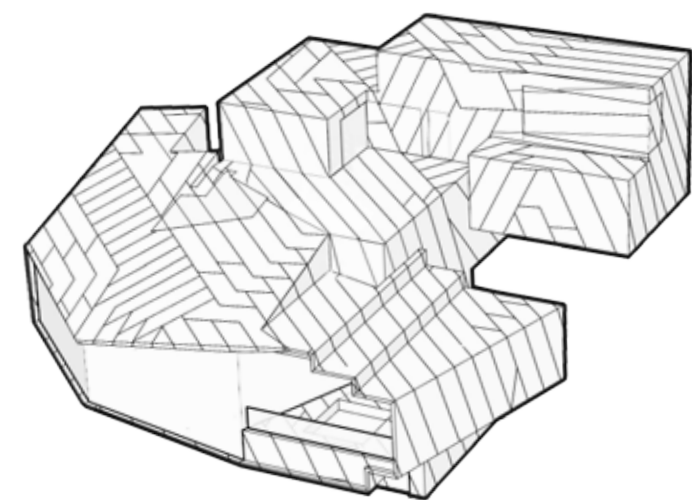
2 - SITTING STEPS (TYP.)
SCALE: 1"=1'-0"



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



4 - SITTING STEPS FOUNDATION (TYP.)
SCALE: 1"=1'-0"



POWDER MOUNTAIN HOUSE

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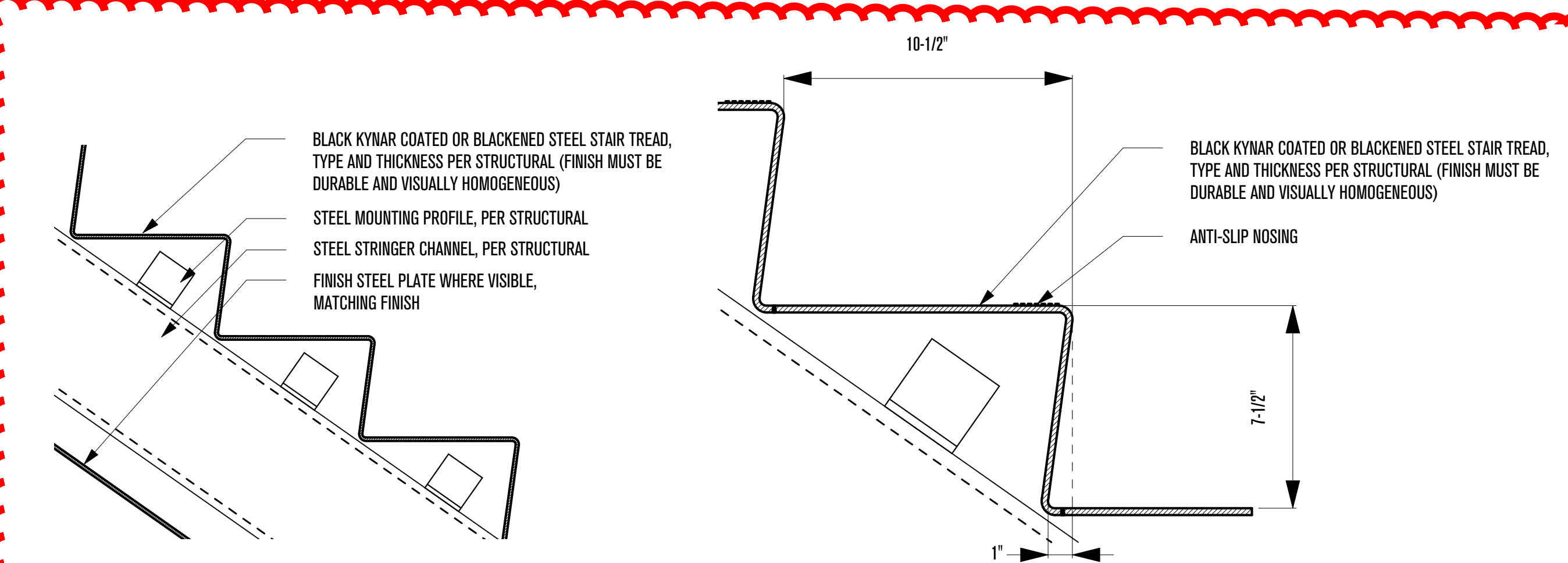
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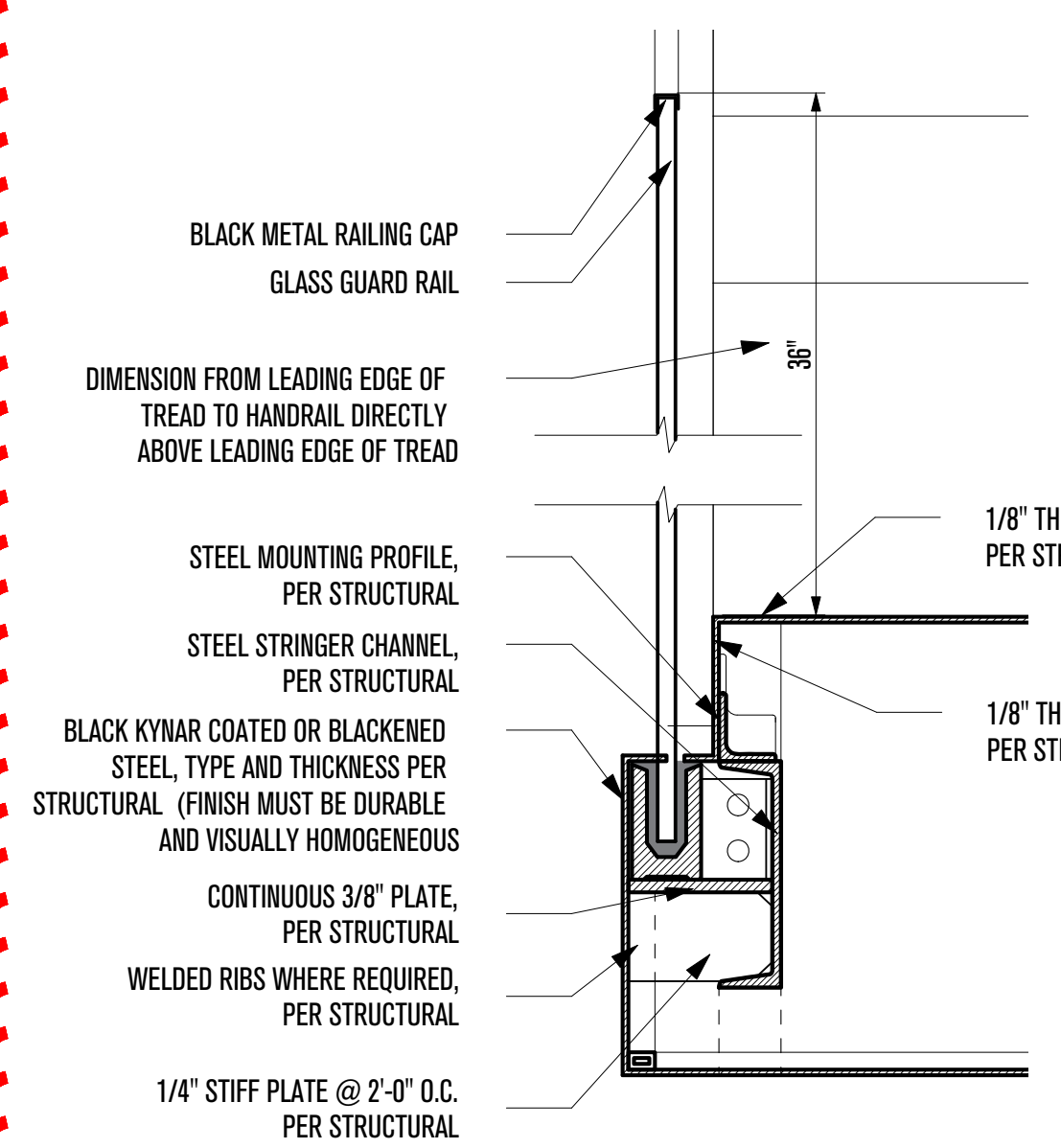
HARDSCAPE DETAILS

REVISIONS:	BY:	DATE:	DATE:
Plan Check	TWA	07/06/2018	06/19/2018
Corrections			
		SCALE:	DRAWN:
		SHEET:	
		A. 36	

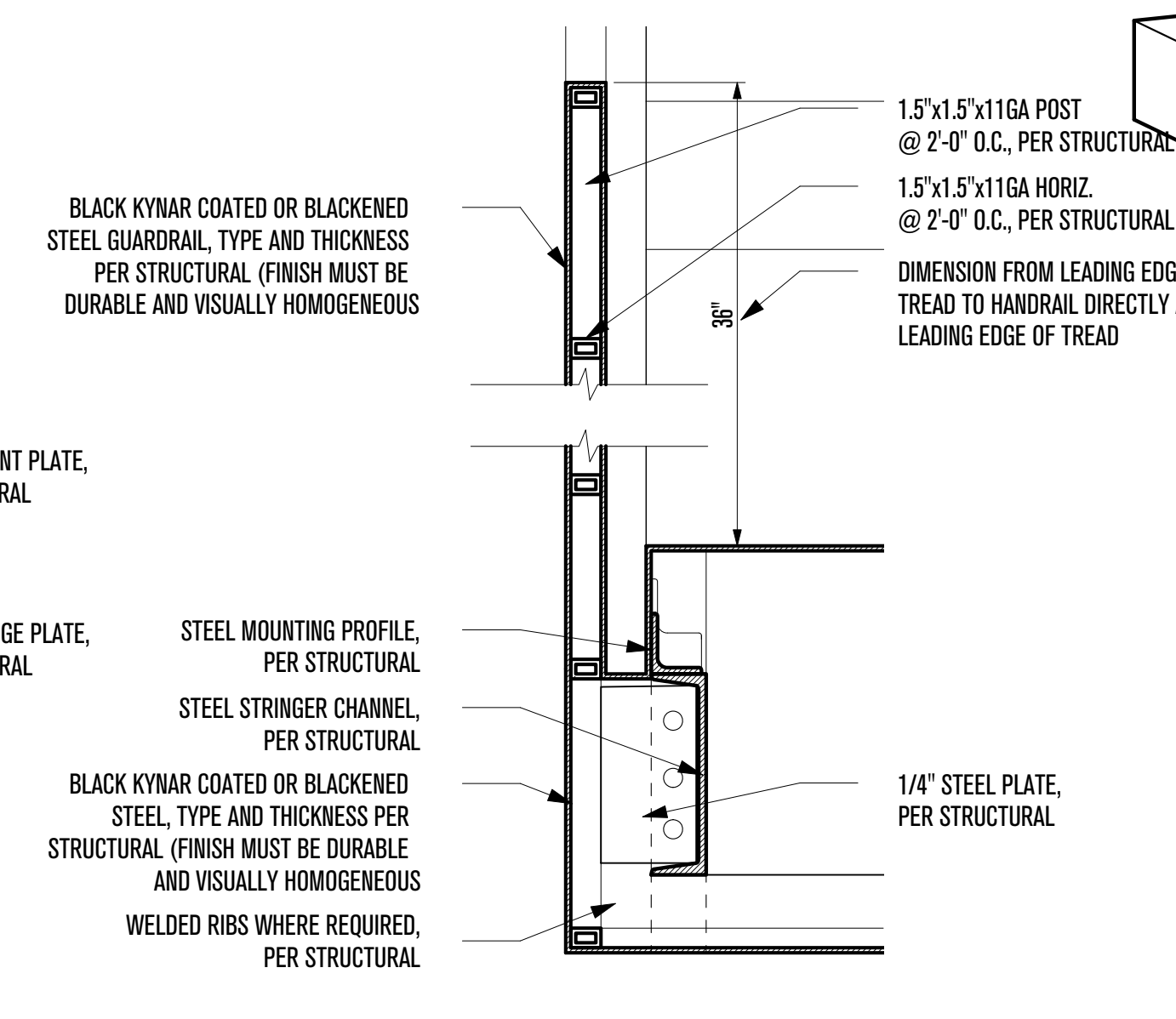


1 - INTERIOR STAIR (TYP.)
SCALE: 1-1/2"=1'-0"

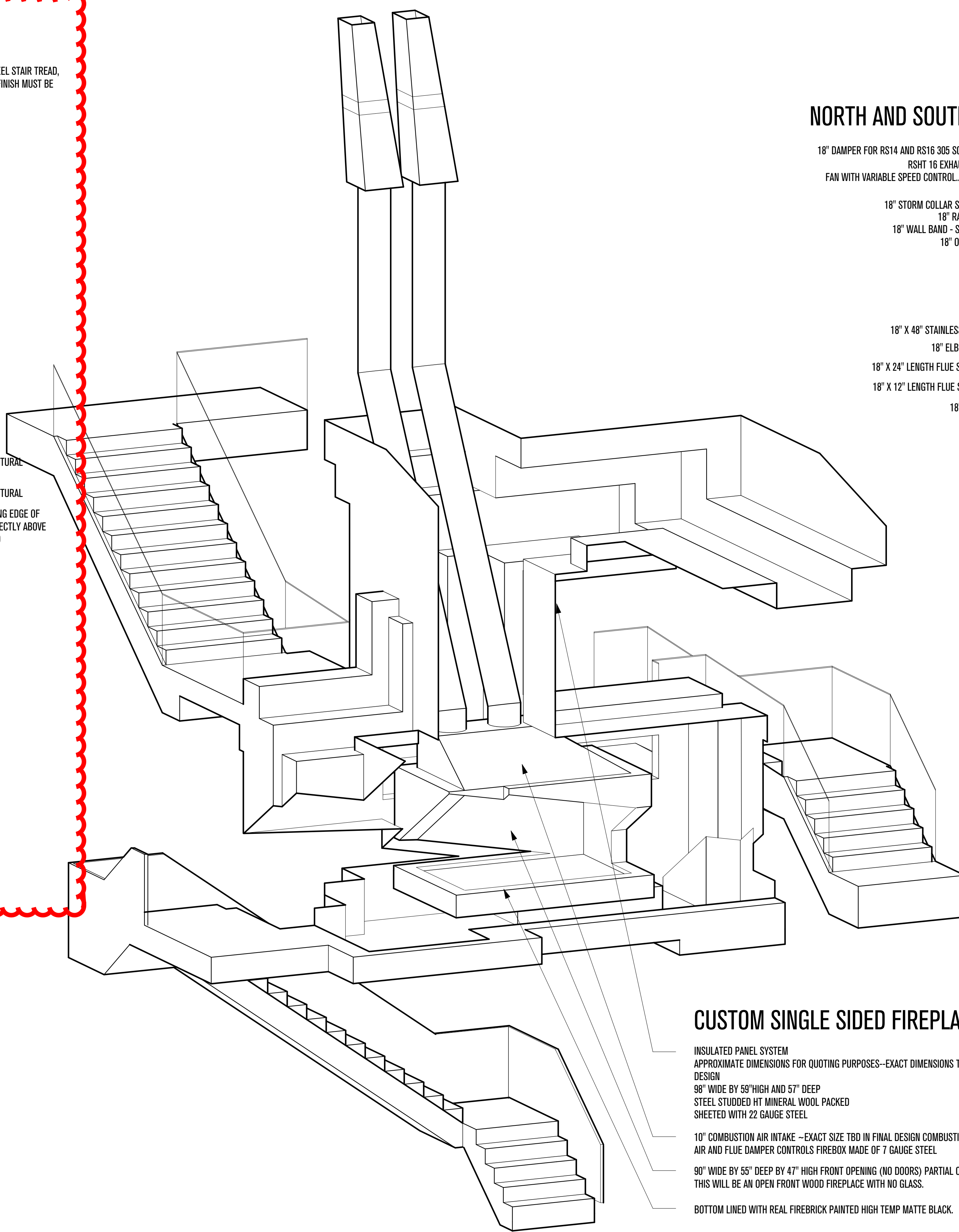
2 - STAIR NOSING (TYP.)
SCALE: 3"=1'-0"



3 - GLASS GUARD CONDITION
SCALE: 1-1/2"=1'-0"



4 - OPAQUE STEEL GUARD CONDITION
SCALE: 1-1/2"=1'-0"

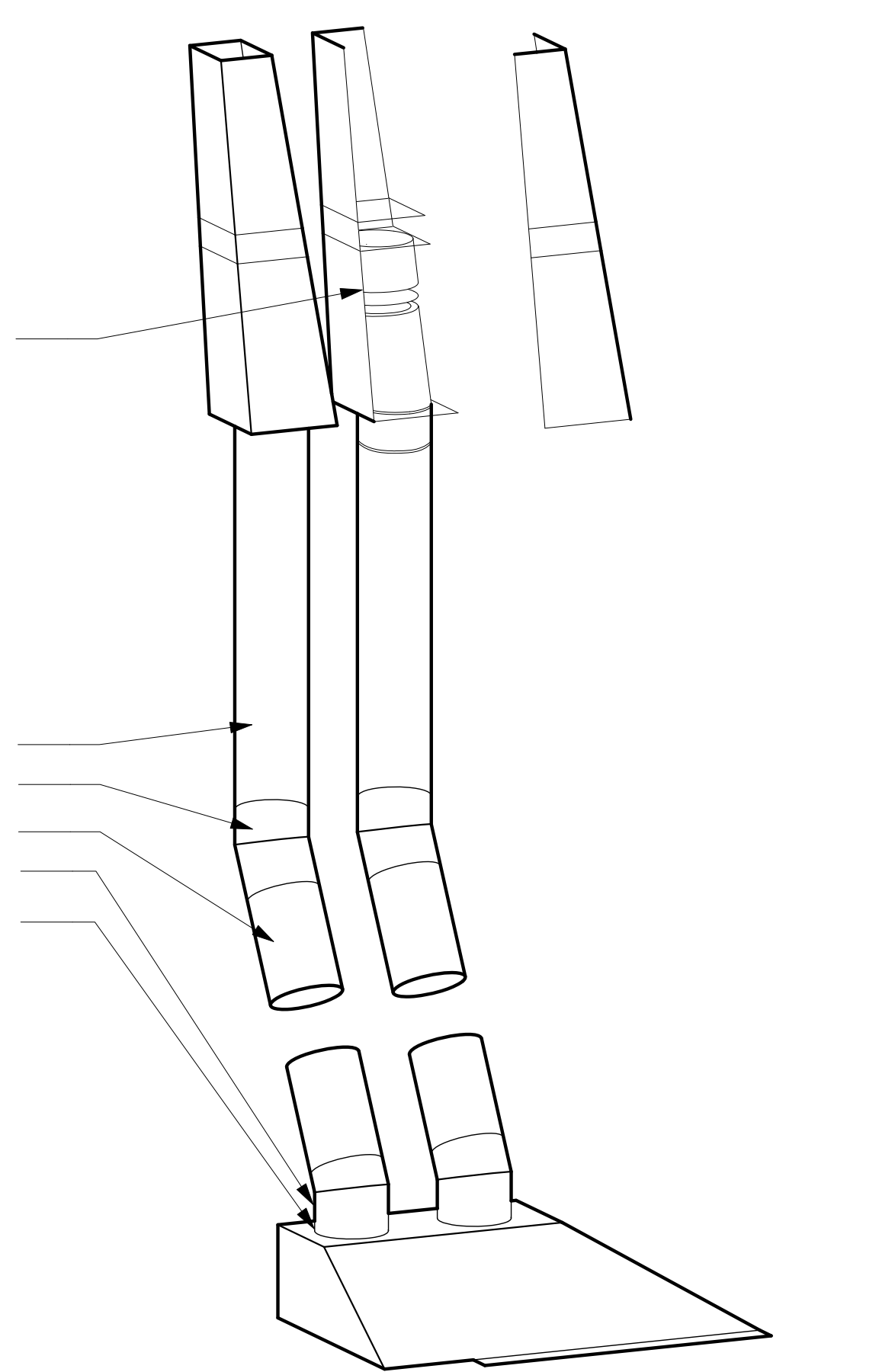


CUSTOM SINGLE SIDED FIREPLACE

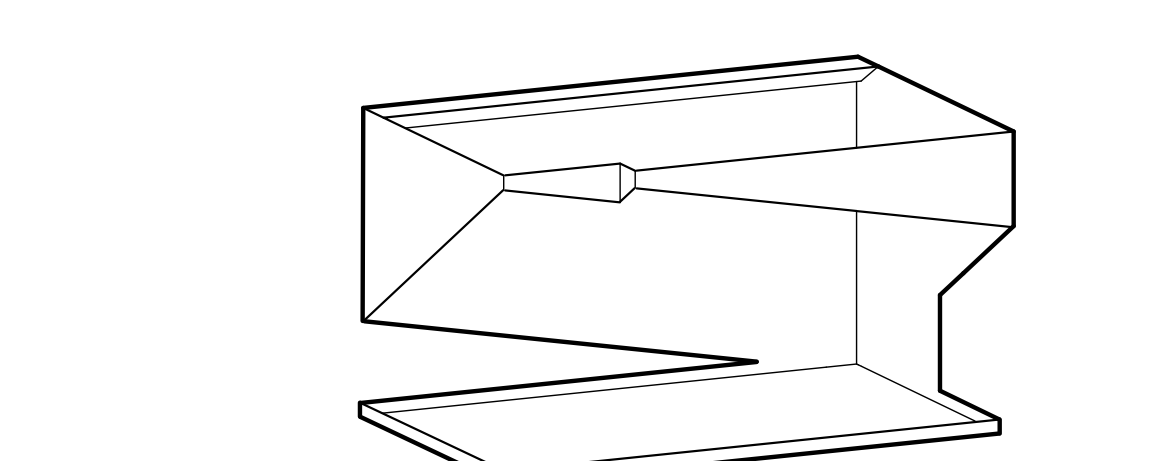
INSULATED PANEL SYSTEM
APPROXIMATE DIMENSIONS FOR QUOTING PURPOSES--EXACT DIMENSIONS TBD IN DESIGN
98" WIDE BY 50" HIGH AND 57" DEEP
STEEL STUDDED HT MINERAL WOOL PACKED SHEETED WITH 22 GAUGE STEEL
10" COMBUSTION AIR INTAKE - EXACT SIZE TBD IN FINAL DESIGN COMBUSTION AIR AND FLUE DAMPER CONTROLS FIREBOX 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.

NORTH AND SOUTH FLUE

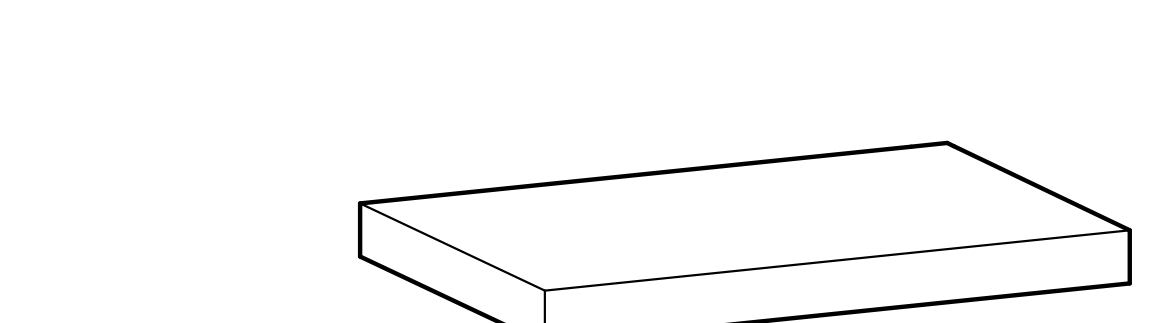
18" DAMPER FOR RS14 AND RS16 305 SDS 120 V RS FAN
RSHT 16 EXHAUSTO CHIMNEY FAN WITH VARIABLE SPEED CONTROL (BASE 12"x12")
18" FIRESTOP
18" STORM COLLAR STAINLESS STEEL
18" RADIATION SHIELD
18" WALL BAND - STAINLESS STEEL
18" OFFSET SUPPORT
18" X 48" STAINLESS STEEL LENGTH
18" ELBOW 30 DEGREES
18" X 24" LENGTH FLUE STAINLESS STEEL
18" X 12" LENGTH FLUE STAINLESS STEEL
18" ANCHOR PLATE



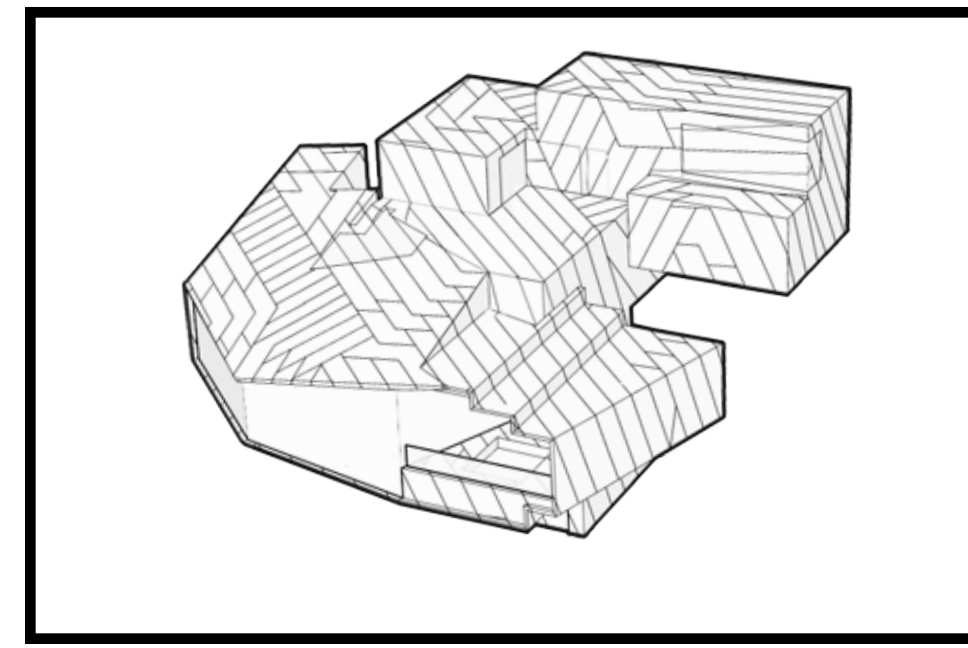
10" COMBUSTION AIR INTAKE - EXACT SIZE TBD IN FINAL DESIGN COMBUSTION AIR AND FLUE DAMPER CONTROLS FIREBOX MADE OF 7 GAUGE STEEL



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.



FIREBOX ASSEMBLY



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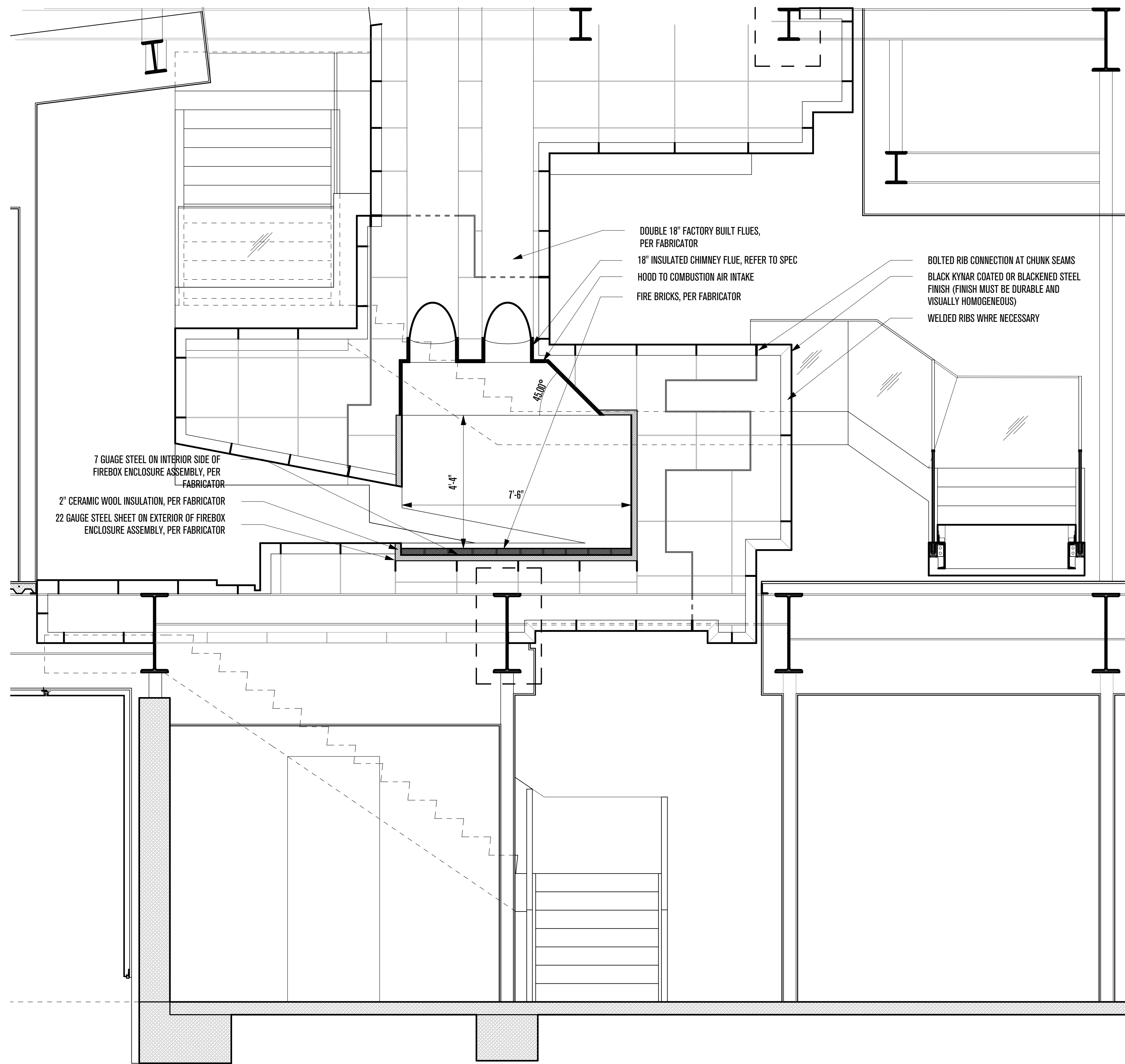
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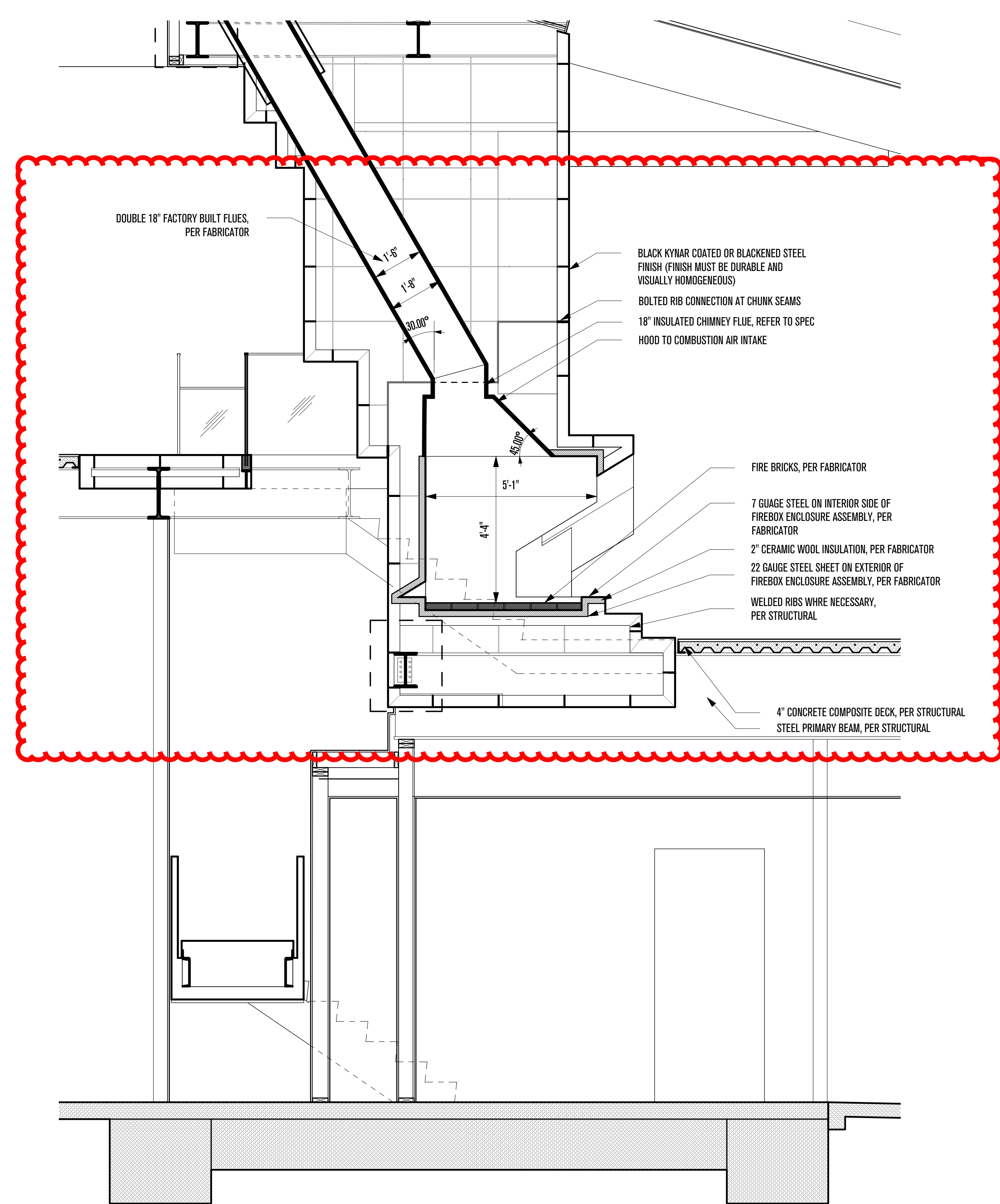
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FIREPLACE / STAIRS

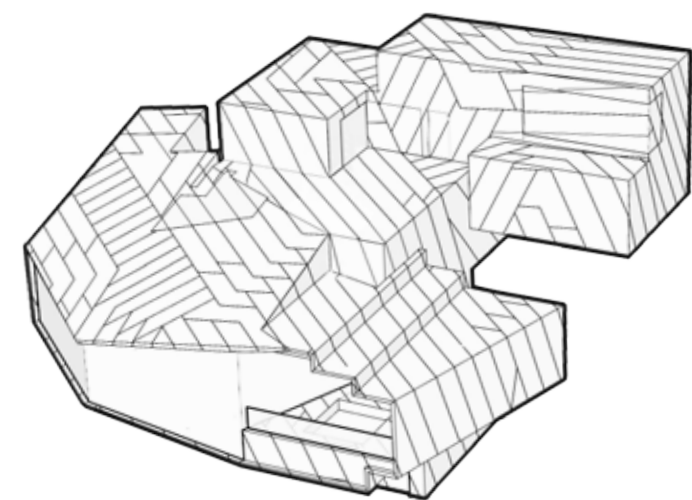
REVISIONS:	BY:	DATE:	DATE:
			06/04/2018
			SCALE: DRAWN:
			SHEET: A. 37



FACTORY BUILT FIREPLACE E-W
SCALE: 1/2"=1'-0"



FACTORY BUILT FIREPLACE N-S
SCALE: 1/2"=1'-0"



POWDER MOUNTAIN HOUSE

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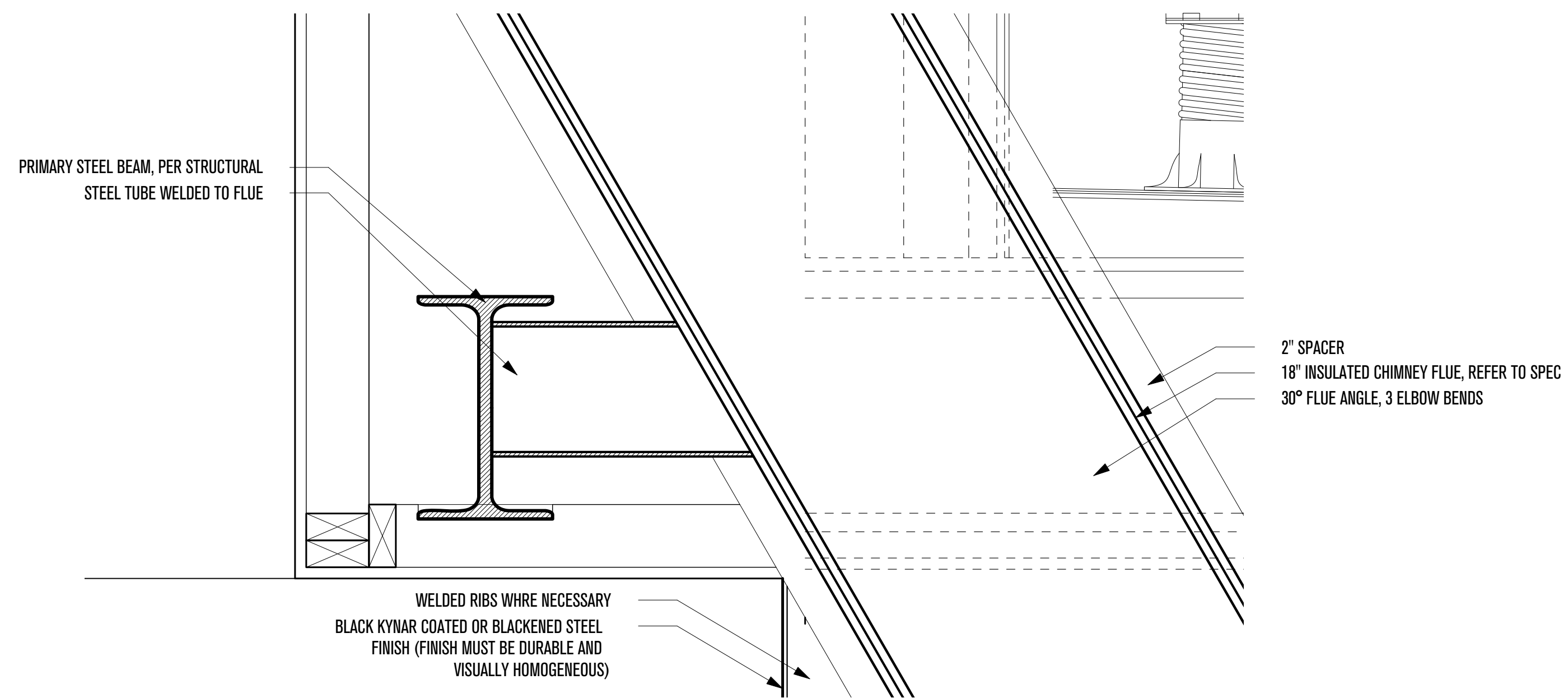
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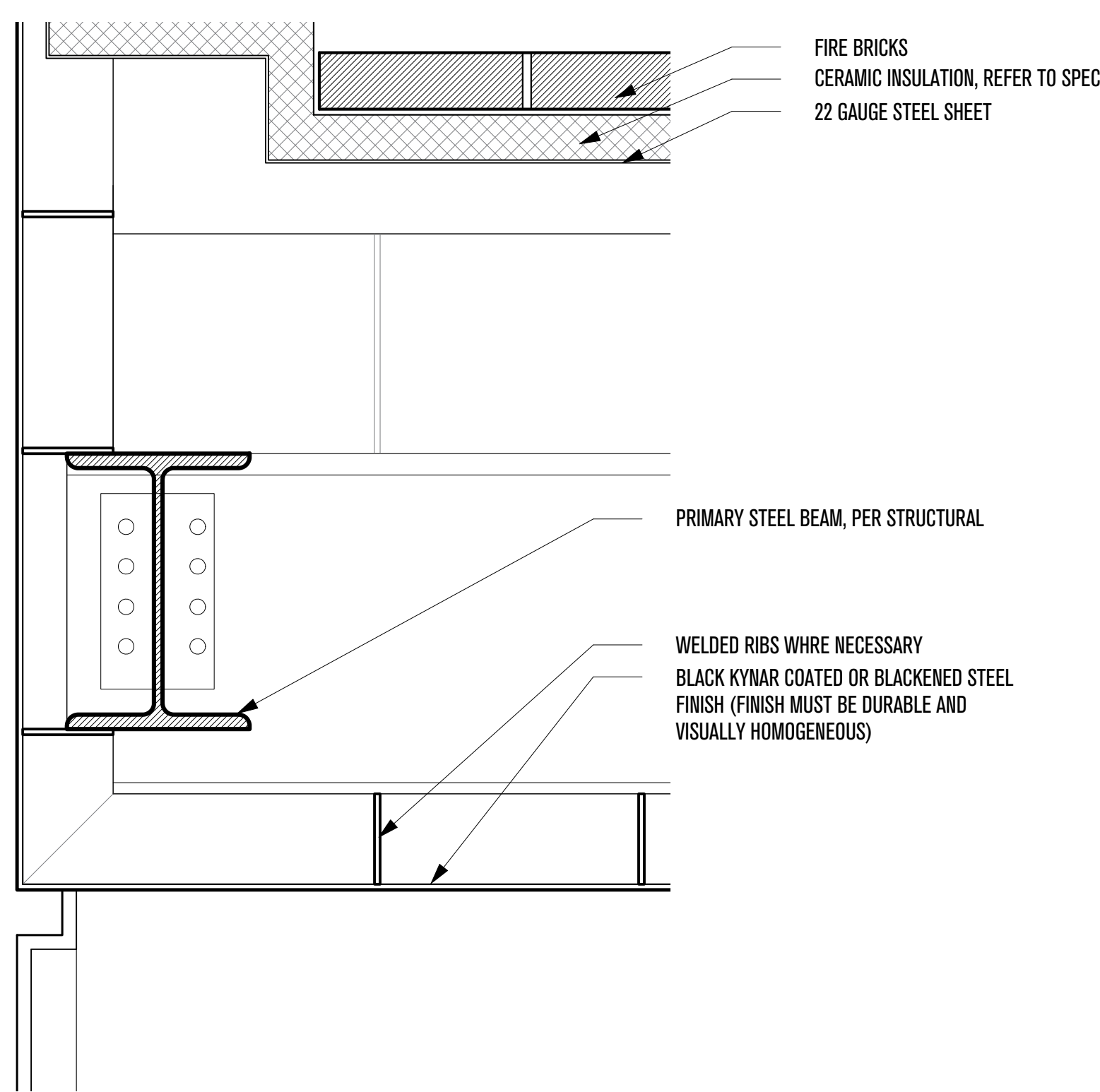
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FIREPLACE SECTIONS

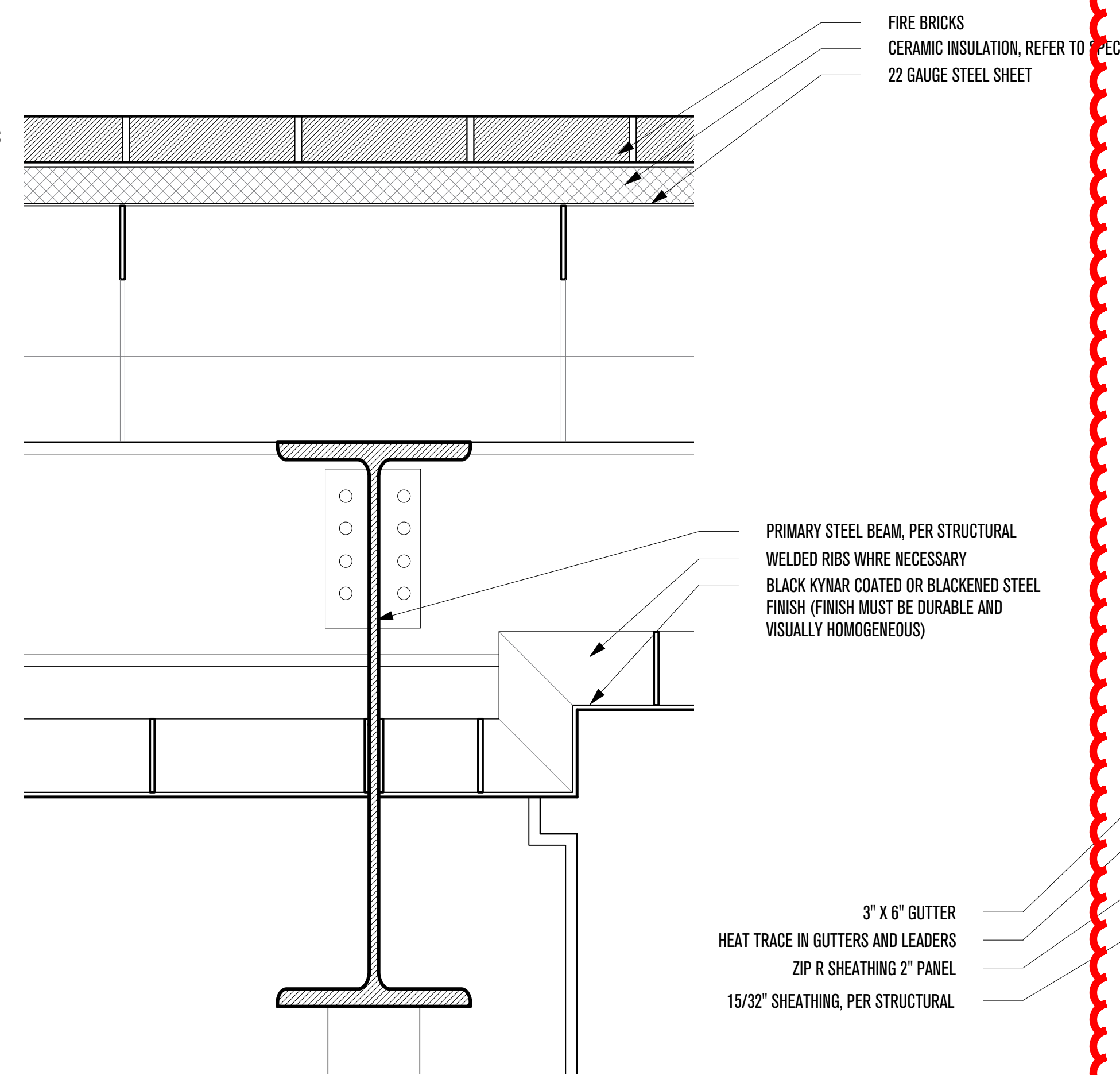
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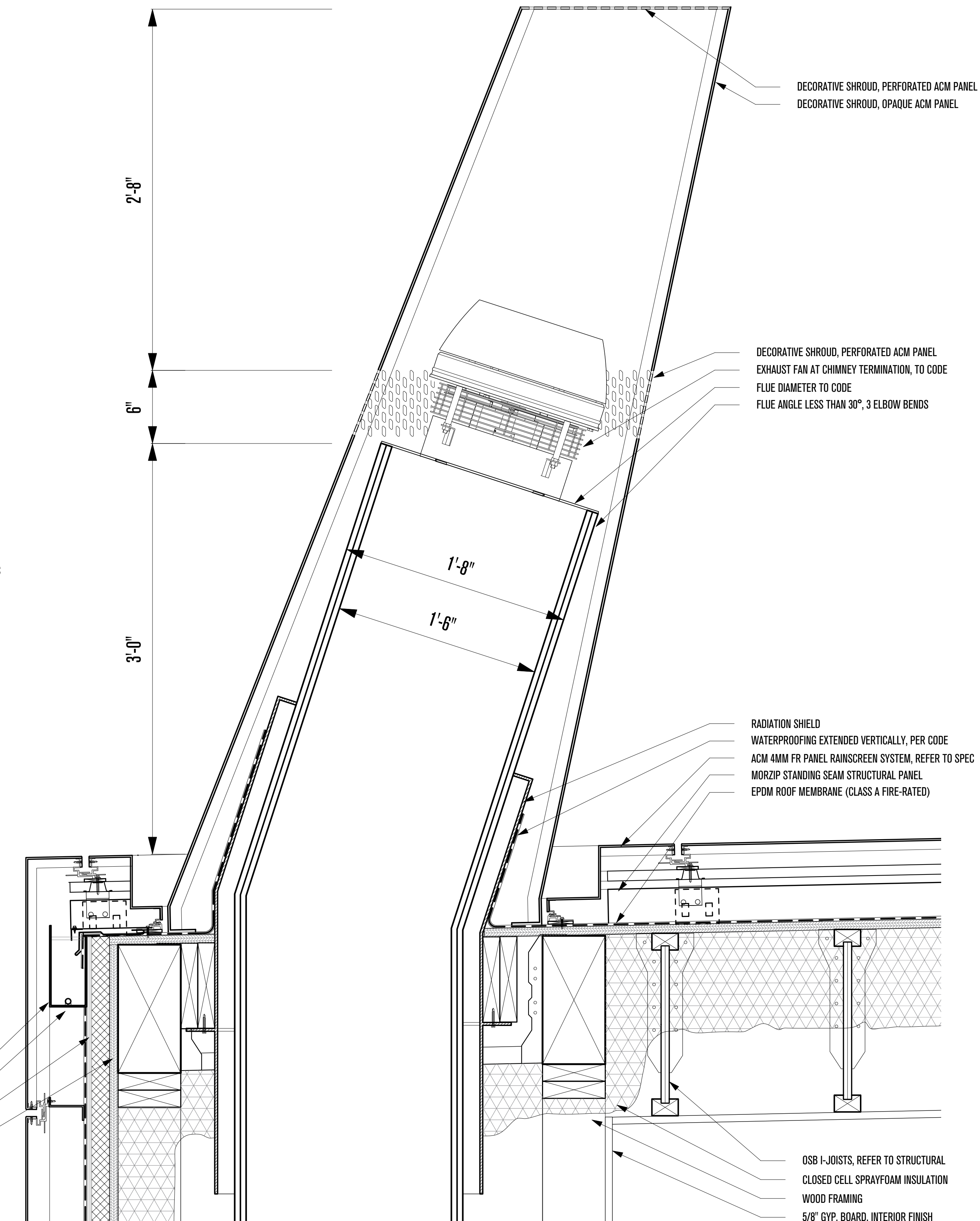
INSULATED CHIMNEY FLUE TO PRIMARY STEEL
SCALE: 2"=1'-0"



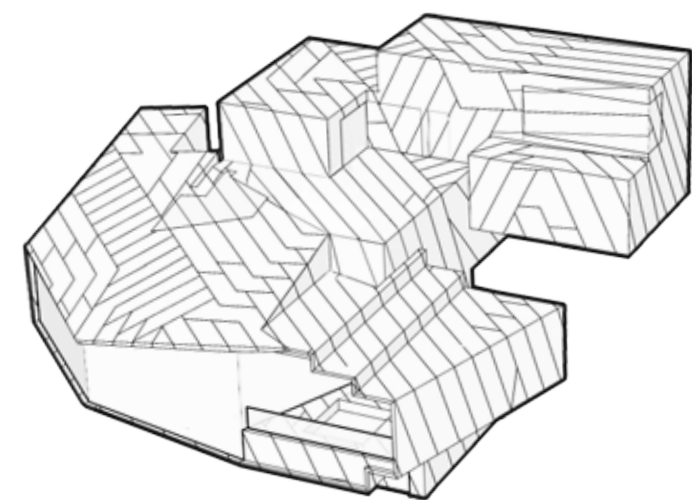
FIREPLACE TO PRIMARY STEEL 1
SCALE: 2"=1'-0"



FIRE PLACE TO PRIMARY STEEL 2
SCALE: 2"=1'-0"



3 - CHIMNEY EXHAUST DETAIL
SCALE: 2"=1'-0"



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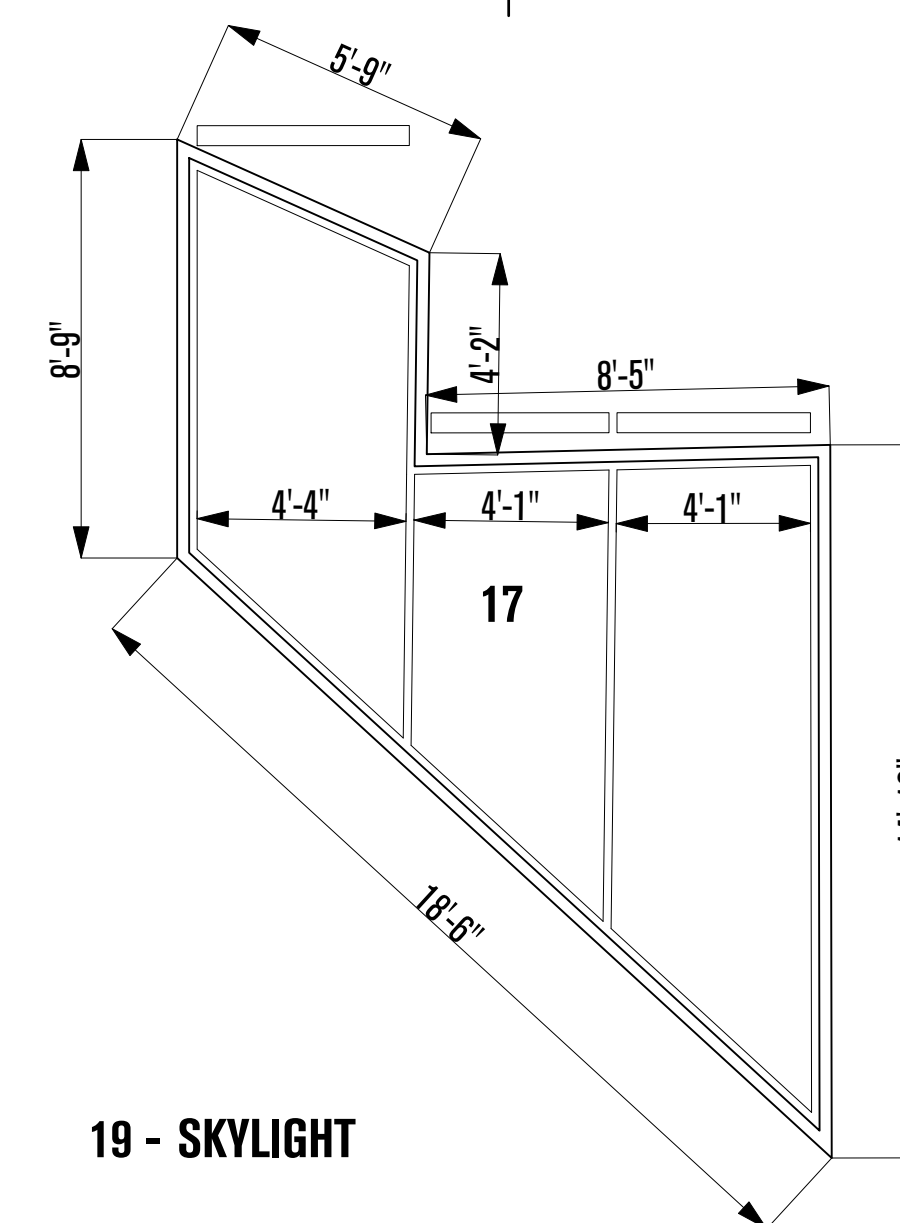
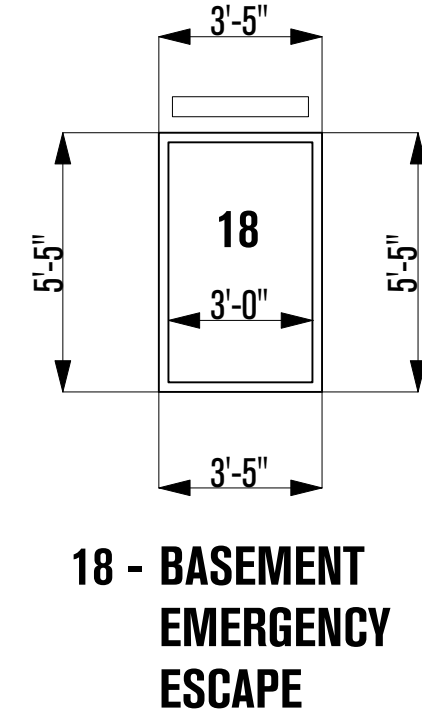
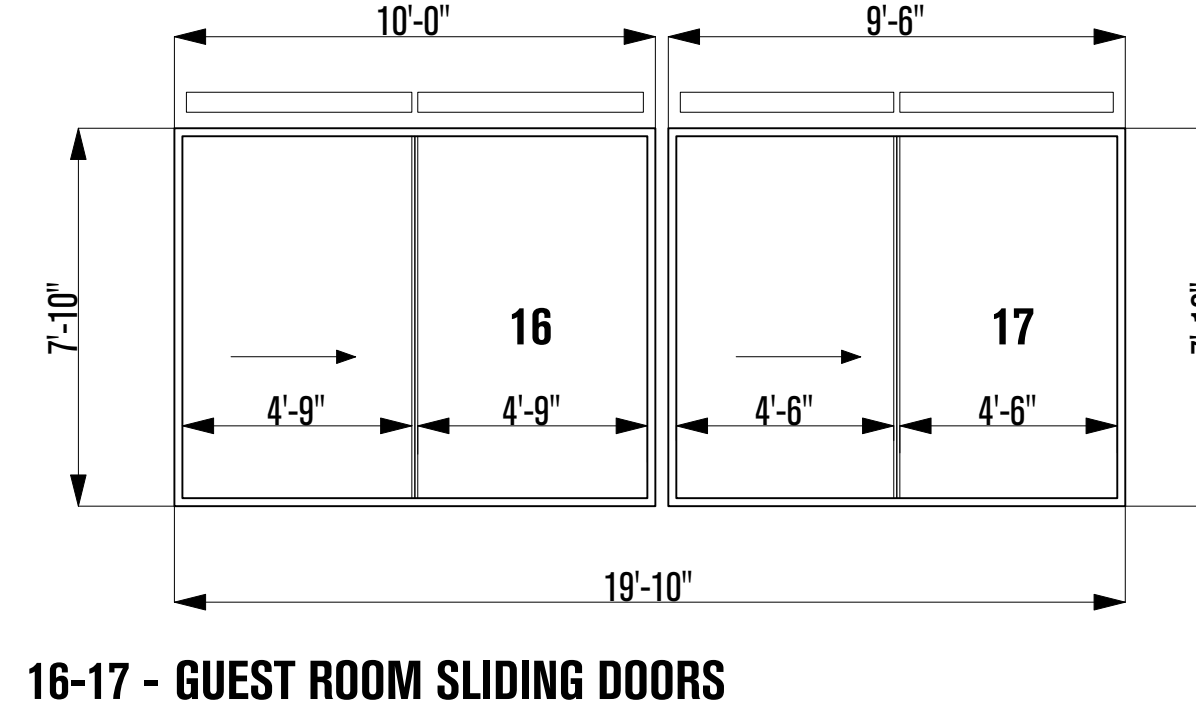
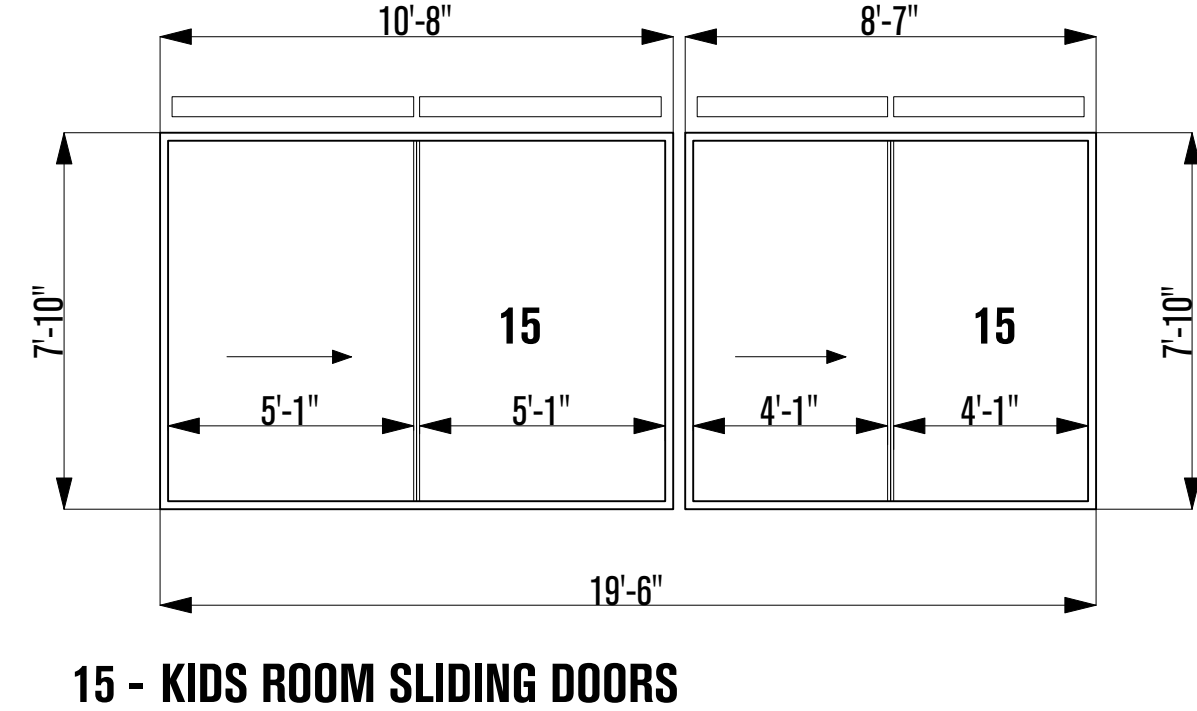
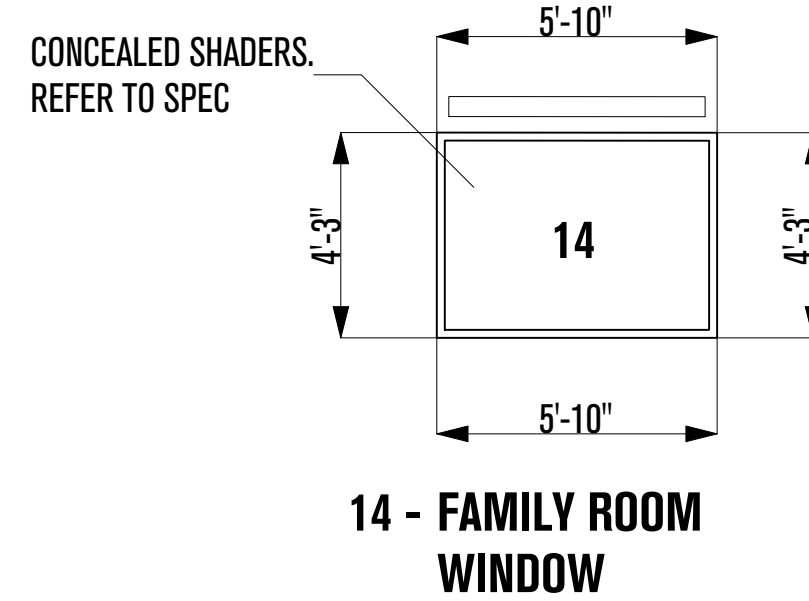
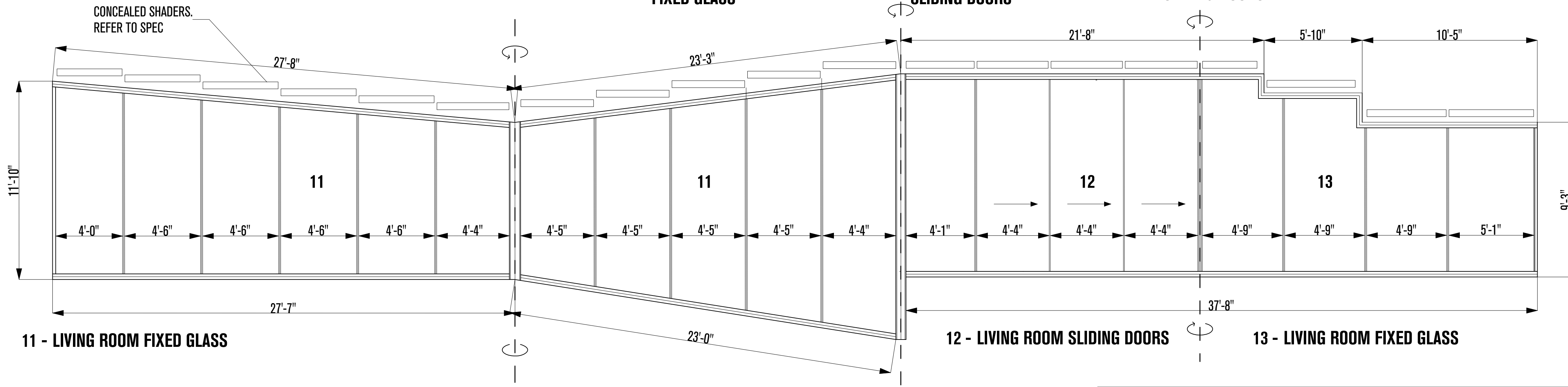
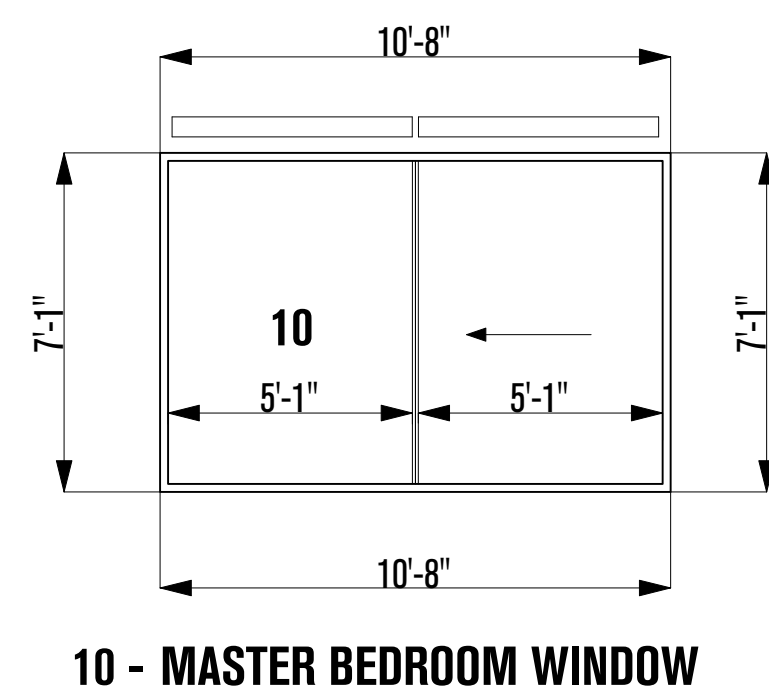
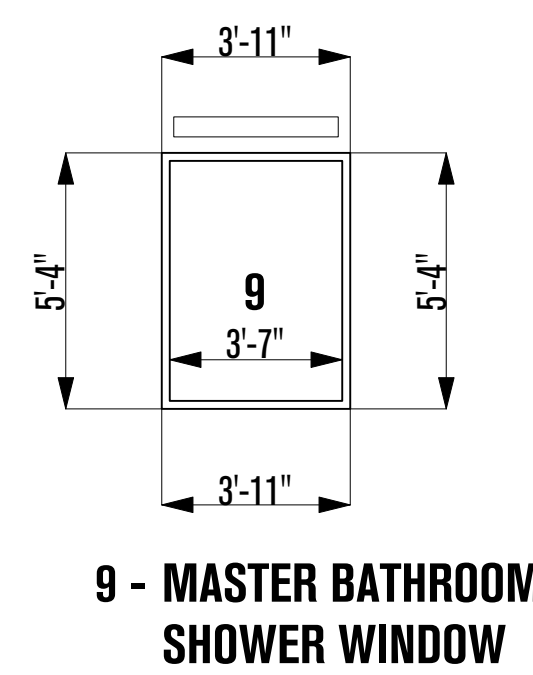
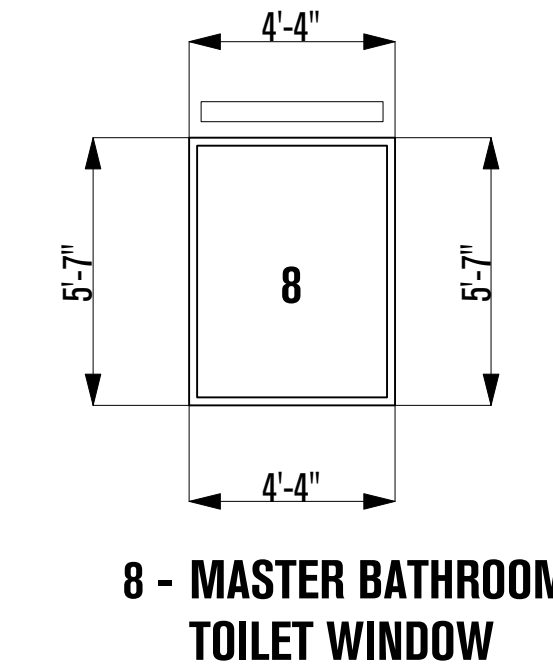
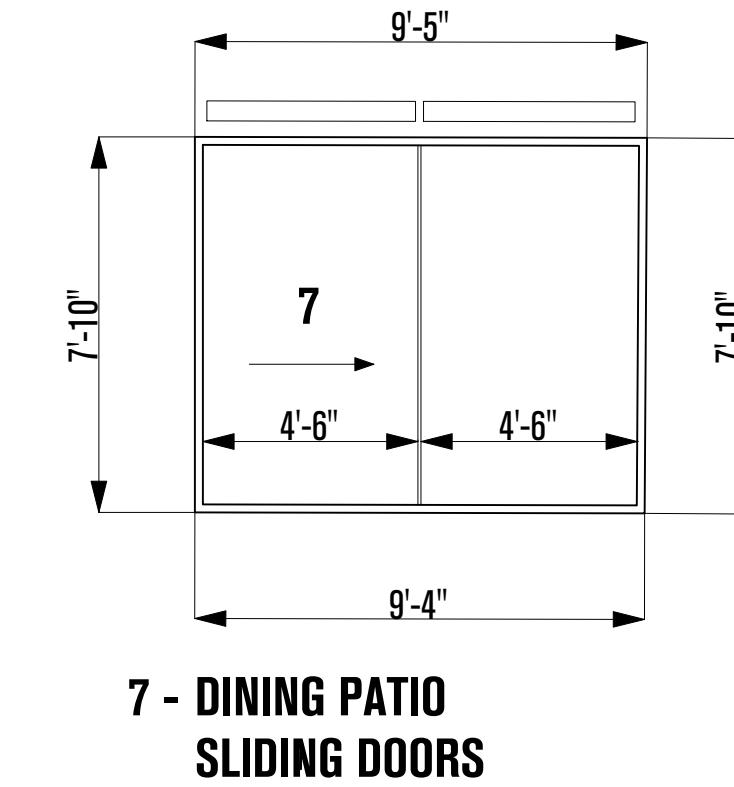
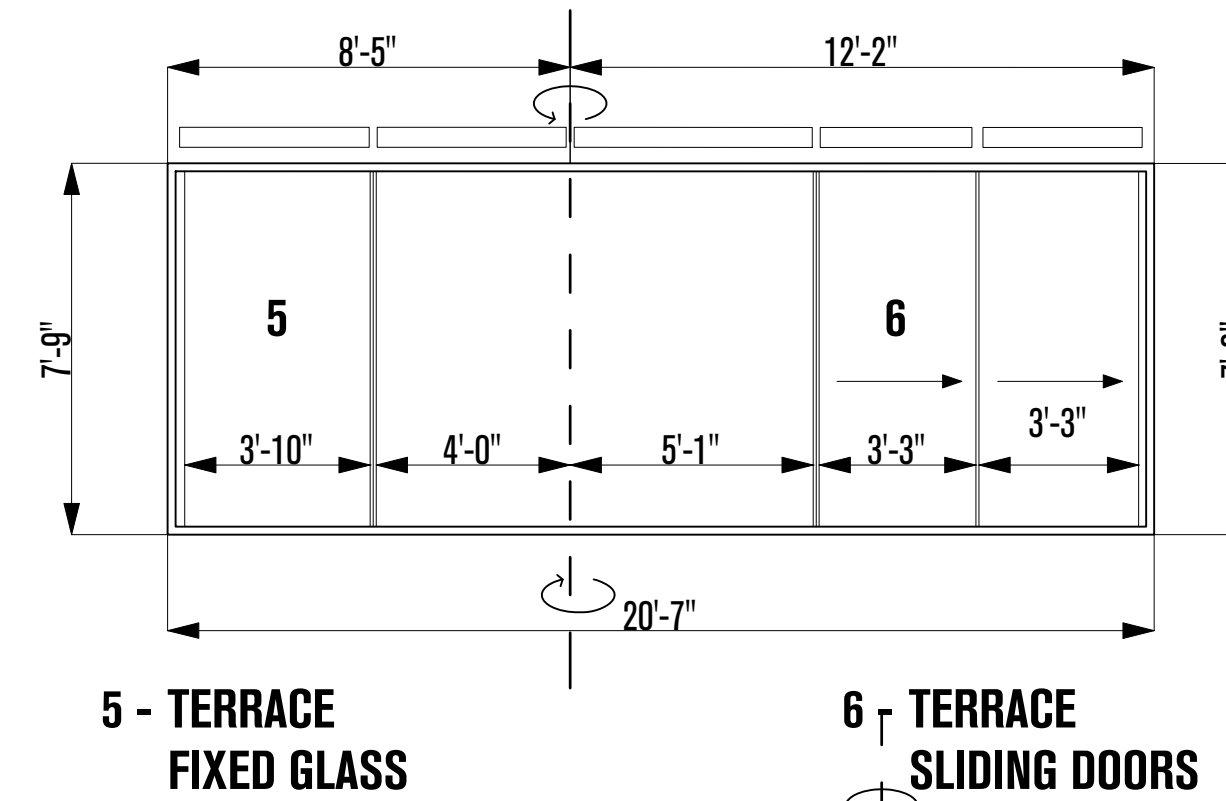
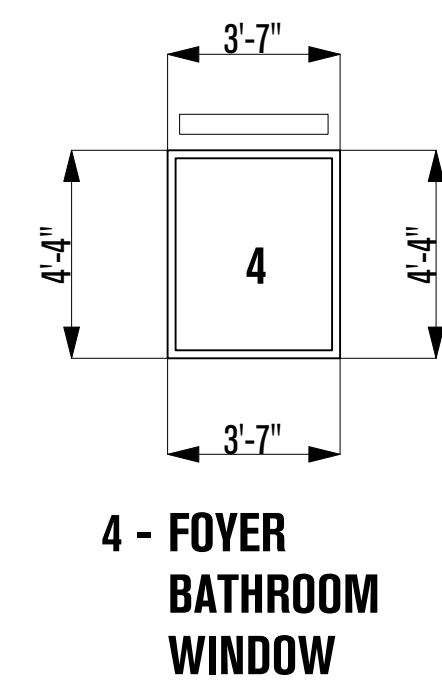
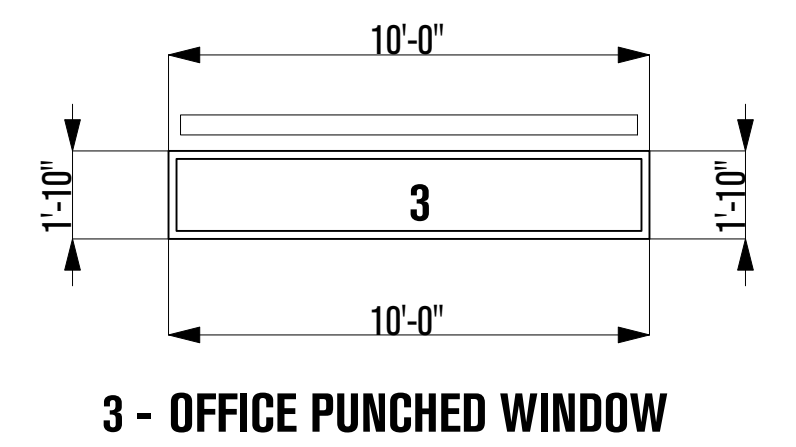
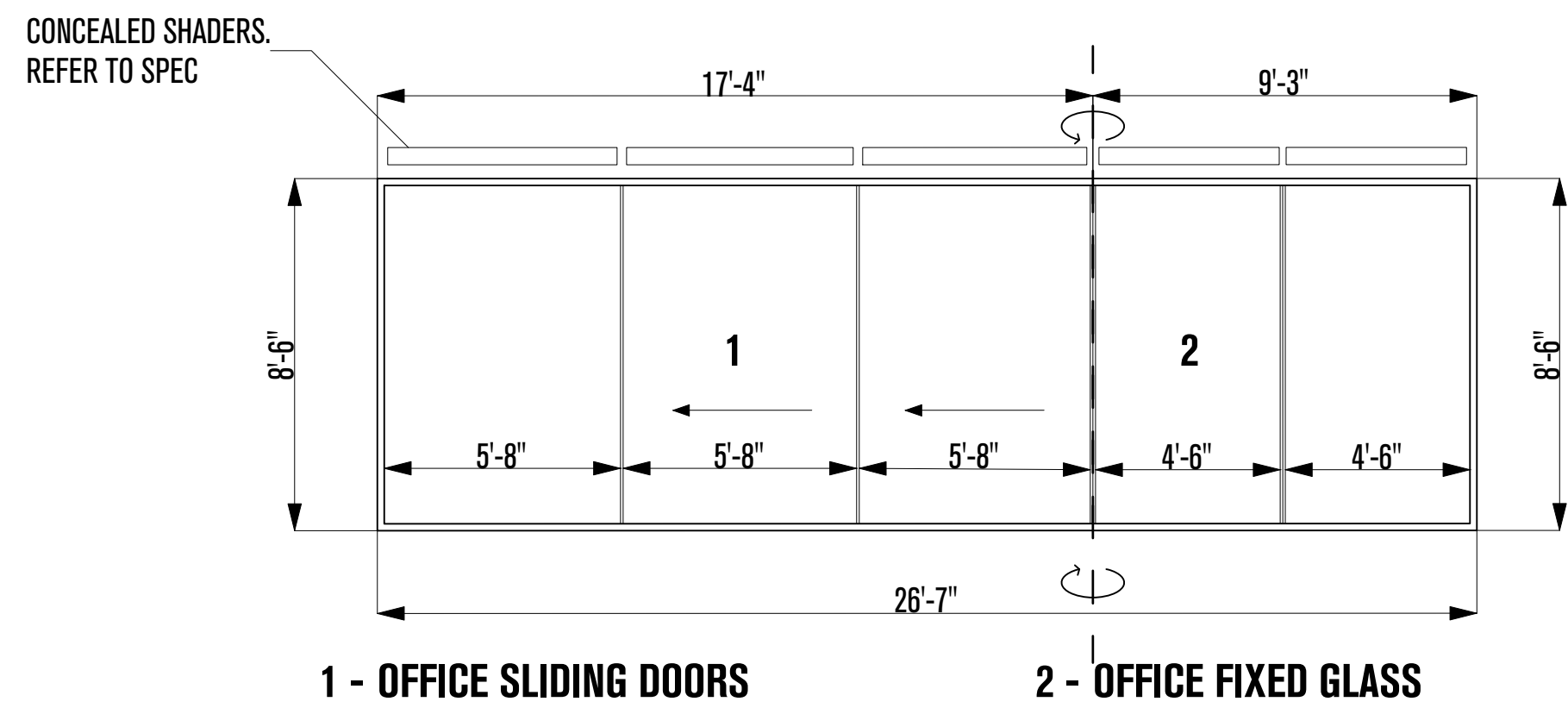
REVIEW AND VERIFY ON SITE ALL DIMENSIONS, DETAILS, AND THEIR CORRELATION TO PROJECT ENGINEERING DOCUMENTS, AS WELL AS THEIR CONFORMANCE TO CURRENT BUILDING CODES. ANY DISCREPANCIES, ERRORS OR OMISSIONS IN PLANS, DIMENSIONS, NOTES, WRITTEN SPECIFICATIONS, OR DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF TWA IN WRITING PRIOR TO COMMENCING WORK, ALLOWING REQUIRED CORRECTIONS TO BE PERFORMED. ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE/LIFE SAFETY REQUIREMENTS MUST ALSO BE REVIEWED BEFORE COMMENCEMENT OF CONSTRUCTION.

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FIREPLACE DETAILS

REVISIONS:	BY:	DATE:	DATE:
			06/04/2018
			SCALE: DRAWN:
			SHEET:
			A. 39



GLAZING TYPE, OTIIMA SERIES 53

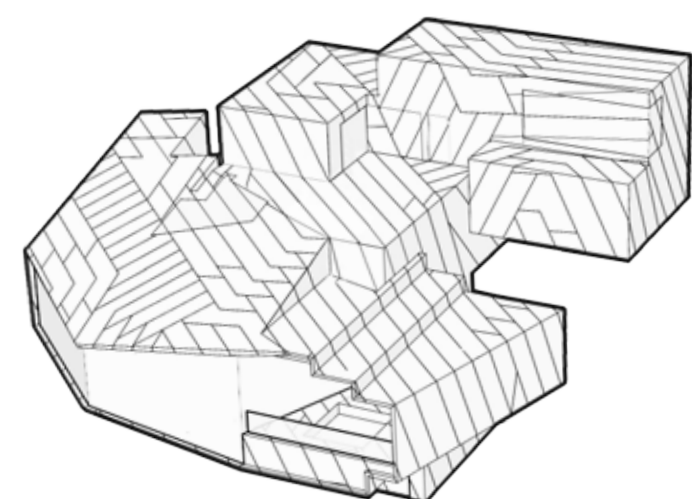
- A.1 FACADE GLAZING (DESIGN GLASS LOW IRON CLEAR, MIN. 0.32 U-FACTOR) - FIXED GLASS
- A.2 SKYLIGHT GLAZING (MIN. 0.55 U-FACTOR) - SLOPED GLASS
- A.3 VERTICAL GLAZING (DESIGN GLASS LOW IRON CLEAR, MIN. 0.32 U-FACTOR) - PUNCHED WINDOW
- A.4 VERTICAL GLAZING (DESIGN GLASS LOW IRON CLEAR, MIN. 0.32 U-FACTOR) - SLIDING DOORS

AREA

- 1010 SF
- 128 SF
- 166 SF
- 700 SF

NOTE: ALL GLAZING SYSTEMS MUST ABSORB ROOF DEFLECTIONS, REFER TO STRUCTURAL

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	Ryccycle + 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



POWDER MOUNTAIN HOUSE

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

ARCHITECT:
TOM WISCOMBE ARCHITECTURE
2404 WILSHIRE BLVD., SUITE 48
LOS ANGELES, CA 90057
(213) 674-7238
WWW.TOMWISCOMBE.COM

STRUCTURAL ENGINEER:
NOUS
527 W 7TH STREET
LOS ANGELES, CA 90014
(213) 627-6687
WWW.NOUSENGINEERING.COM

CIVIL ENGINEER:
TALISMAN
5217 SOUTH STATE STREET
MURRAY, UT 84107
(801) 743-1300
WWW.TALISMANCIVIL.COM

MECHANICAL / PLUMBING:
SHAMIM
5530 CORBIN AVE., SUITE 300
TARZANA, CA 91356
(818) 786-6778
WWW.SHAMIMENGINEERING.COM

ELECTRICAL:
ABRARI ENGINEERING
GLENDALE, CA
(123) 456-7894
WWW.ABRARI.COM

NGBS CONSULTING:
ARGENTO/GRAHAM
811 WEST 7TH STREET, 10TH FLOOR
LOS ANGELES, CA 90017
(323) 536-2578
WWW.ARGENTOGRAHAM.COM

GEOTECHNICAL:
IGES
2702 SOUTH 1030 WEST SUITE 102
SALT LAKE CITY, UT 84020
(801) 270-9400
WWW.IGESINC.COM

LANDSCAPE ARCHITECT:
LDG
328 W 200 S SUITE 102
SALT LAKE CITY, UT 84101
(801) 583-1295

LIGHTING DESIGNER:
KGM
328 W 200 S SUITE 102
SALT LAKE CITY, UT 84101
(801) 583-1295
WWW.KGMLIGHTING.COM

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SCHEDULES

REVISIONS:	BY:	DATE:	DATE:
			06/04/2018
			SCALE:
			DRAWN:
			SHEET:
			A. 40