

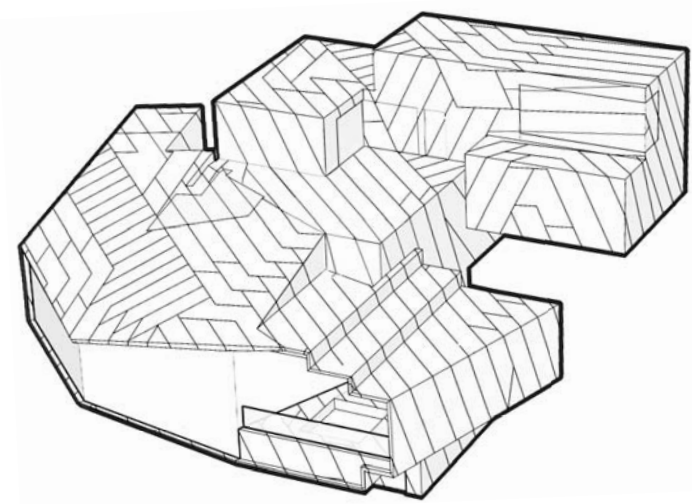


**PLAN REVIEW ACCEPTANCE**  
 FOR COMPLIANCE WITH THE APPLICABLE  
 CONSTRUCTION CODES IDENTIFIED BELOW

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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MEM 02/15/19  
 WEST COAST CODE CONSULTANTS, INC.



# POWDER MOUNTAIN HOUSE

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

**ARCHITECT:**  
**TOM WISCOMBE**  
**ARCHITECTURE**  
 2404 WILSHIRE BLVD., SUITE 40  
 LOS ANGELES, CA 90057  
 (213) 674-7238  
 WWW.TOMWISCOMBE.COM

**STRUCTURAL ENGINEER:**  
**NOUS**  
 527 W 7TH STREET  
 LOS ANGELES, CA 90014  
 (213) 627-6667  
 WWW.NOUSENGINEERING.COM

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

**MECHANICAL / PLUMBING:**  
**SHAMIM**  
 ENGINEERING CONSULTANTS INC.  
 5530 CORBIN AVE., SUITE 300  
 TARZANA, CA 91356  
 (818) 786-6776  
 WWW.SHAMIMENGINEERING.COM

**ELECTRICAL:**  
**ABRARI**  
 ENGINEERING  
 6LENDALE, CA  
 (123) 456-7894  
 (818) 786-6776  
 WWW.ABRARI.COM

**NGBS CONSULTING:**  
**ARGENTO/GRAHAM**  
 811 WEST 7TH STREET, 10TH FLOOR  
 LOS ANGELES, CA 90017  
 (213) 536-2578  
 WWW.ARGENTOGRAHAM.COM

**GEOTECHNICAL:**  
**IGES**  
 2702 SOUTH 1030 WEST SUITE 10  
 SOUTH 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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 REQUIREMENTS MUST ALSO BE REVIEWED BEFORE COMMENCEMENT OF  
 CONSTRUCTION.

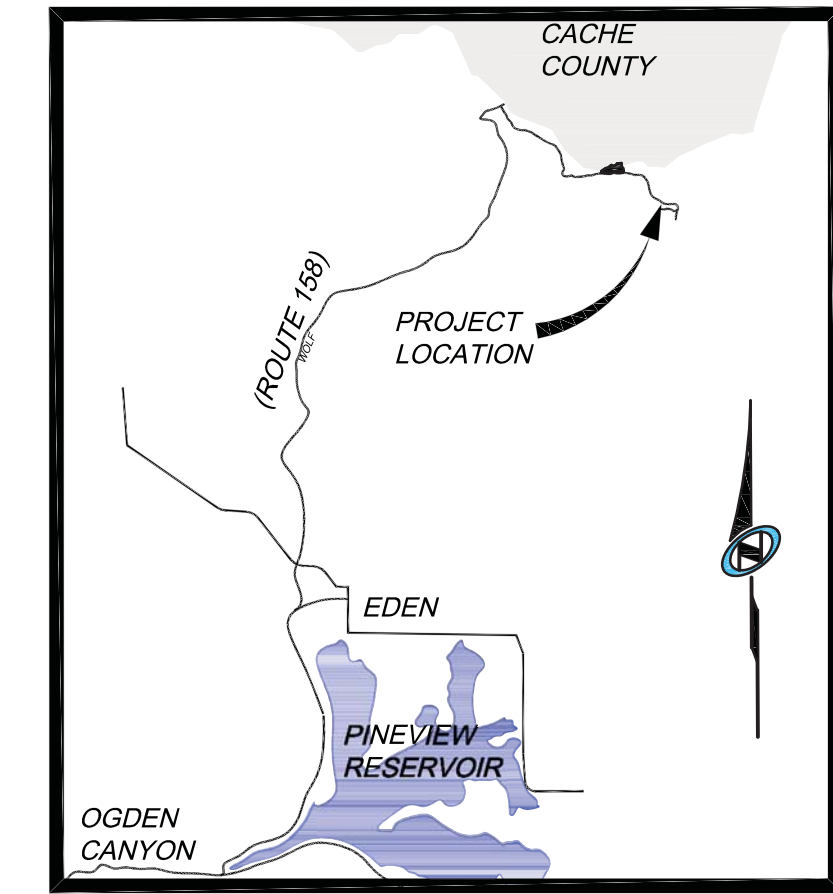
IN ADDITION, NOTHING IN THESE PLANS SHALL BE UNDERSTOOD TO  
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## CONSTRUCTION DOCUMENTS

REVISIONS:	BY:	DATE:	DATE:
1	PLAN CHECK SUBMISSION	TWA	06/04/18
2	PLAN CHECK REVISIONS	TWA	07/06/18
3	PLAN CHECK RESUBMISSION	TWA	02/15/19

SCALE: DRAWN: SHEET:



Vicinity Map

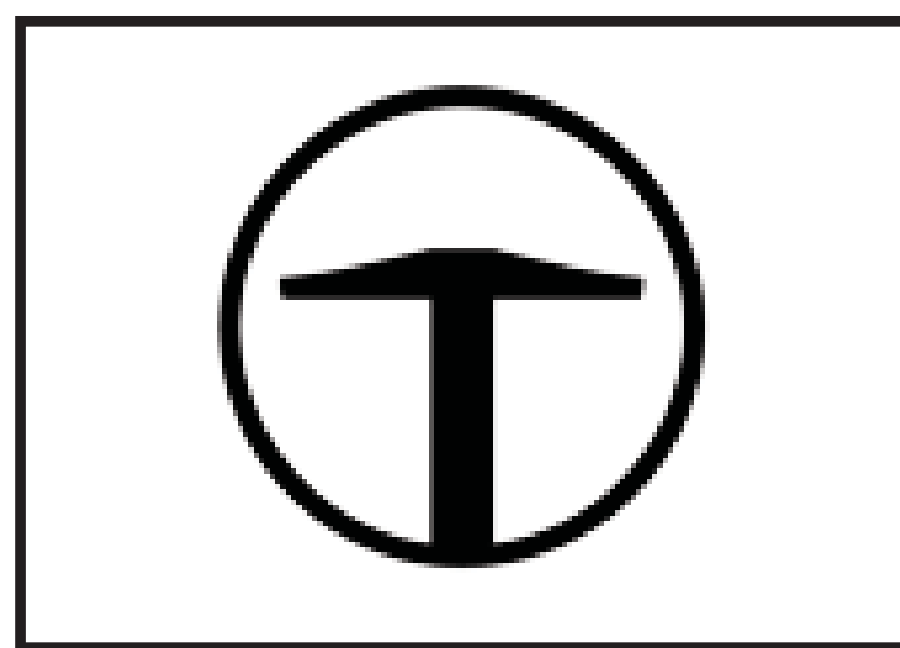
N.T.S

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

**PLAN REVIEW ACCEPTANCE**  
 FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:  
 BUILDING     STRUCTURAL  
 MECHANICAL     PLUMBING  
 ELECTRICAL     ENERGY  
 ACCESSIBILITY     FIRE  
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 BY: MEM    DATE: 02/25/19  
 WEST COAST CODE CONSULTANTS, INC.

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



**POWDER MOUNTAIN HOUSE**

**OWNER:**  
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 EDEN, UT 84310

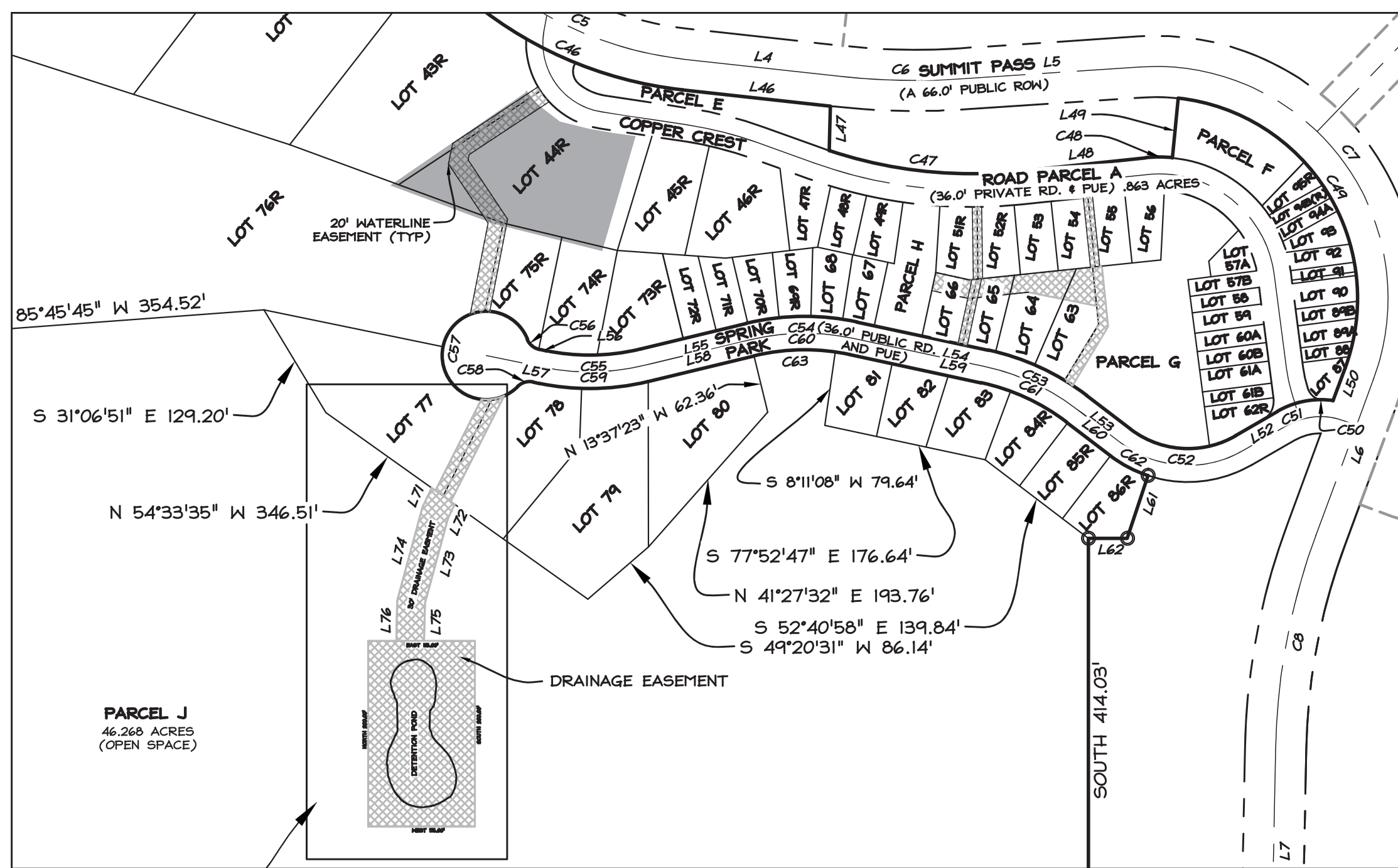
<b>ARCHITECT:</b> <b>TOM WISCOMBE ARCHITECTURE</b> 2404 WILSHIRE BLVD., SUITE 48 LOS ANGELES, CA 90057 (213) 674-7238 WWW.TOMWISCOMBE.COM	<b>STRUCTURAL ENGINEER:</b> <b>NOUS</b> 527 W 7TH STREET LOS ANGELES, CA 90014 (213) 627-6687 WWW.NOUSENGINEERING.COM	<b>CIVIL ENGINEER:</b> <b>TALISMAN</b> CIVIL CONSULTANTS 5217 SOUTH STATE STREET MURRAY, UT 84107 (801) 743-1300 WWW.TALISMANCIVIL.COM	<b>MECHANICAL / PLUMBING:</b> <b>SHAMIM</b> ENGINEERING CONSULTANTS INC. 5530 CORBIN AVE., SUITE 300 TARZANA, CA 91356 (818) 788-6778 WWW.SHAMIMENGINEERING.COM	<b>ELECTRICAL:</b> <b>ABRARI</b> ENGINEERING 811 WEST 7TH STREET, 10TH FLOOR LOS ANGELES, CA 90017 (213) 536-2578 WWW.ABRARI.COM	<b>NGBS CONSULTING:</b> <b>ARGENTO/GRAHAM</b> 2702 SOUTH 1030 WEST SUITE 10 SOUTH SALT LAKE, UT 84020 (801) 270-9400 WWW.ARGENTOGRAHAM.COM	<b>GEO TECHNICAL:</b> <b>IGES</b> 3208 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1295 WWW.IGESINC.COM	<b>LANDSCAPE ARCHITECT:</b> <b>LDG</b> 3208 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1295	<b>LIGHTING DESIGNER:</b> <b>KGM</b> 3208 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1295 WWW.KGMLIGHTING.COM
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TCC PROJECT NUMBER: 18-009

REVISIONS:				BY:	DATE:	DATE:
1	PLAN CHECK SUBMISSION	TWA	06/04/18			02/15/2019
2	PLAN CHECK REVISIONS	TWA	07/06/18			
3	PLAN CHECK RESUBMISSION	TWA	02/15/19			

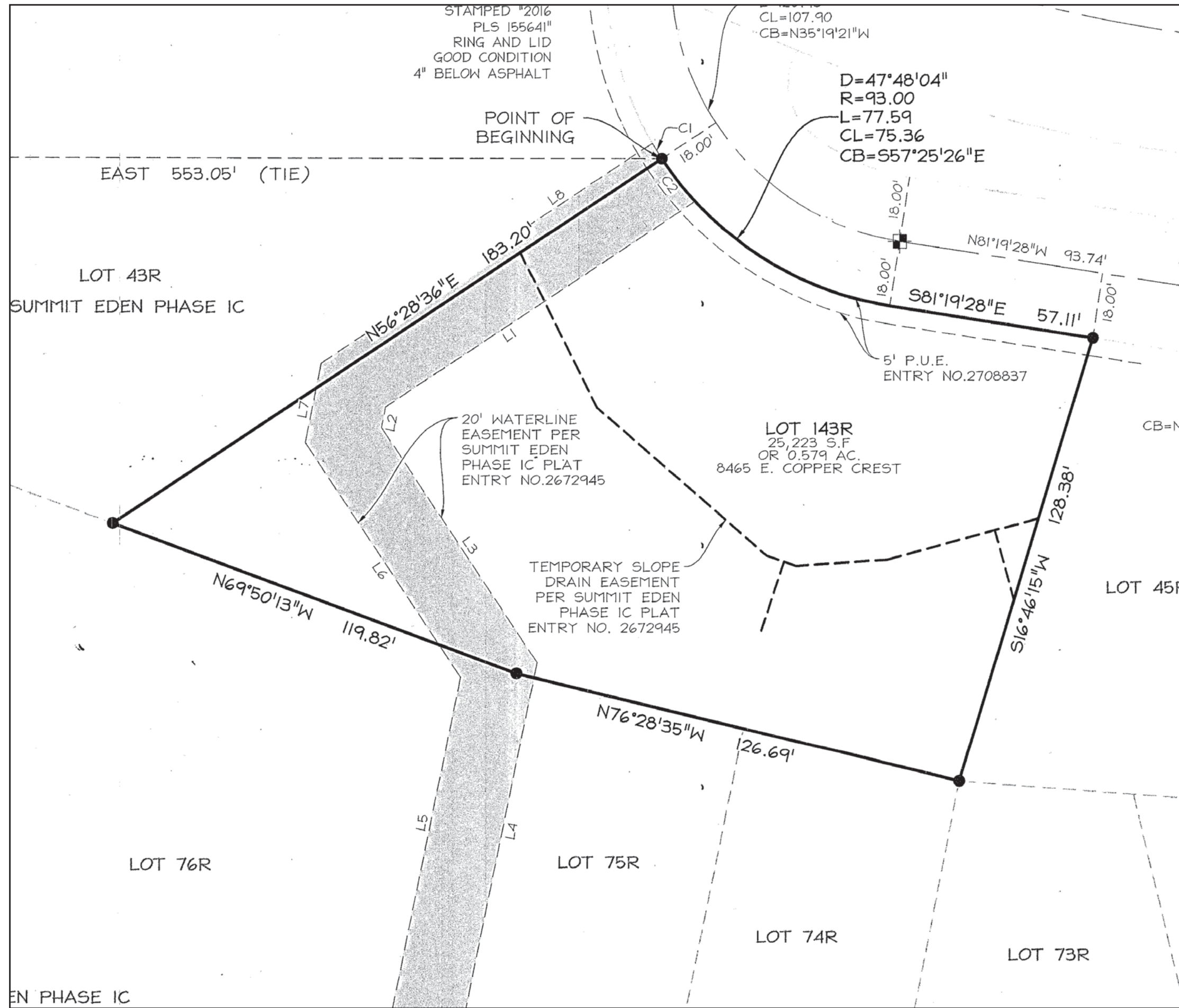
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 DRAWN: NC  
 SHEET: **ET 01**

VICINITY MAP



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

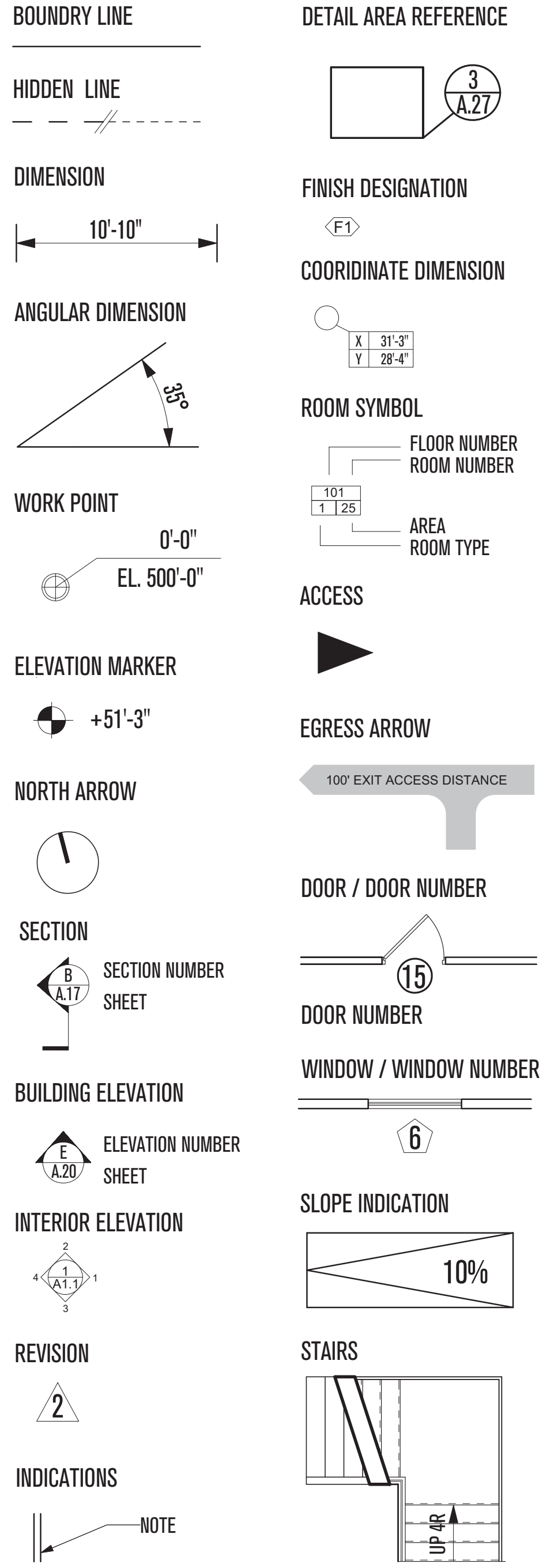
SITE PLAN



ABBREVIATIONS

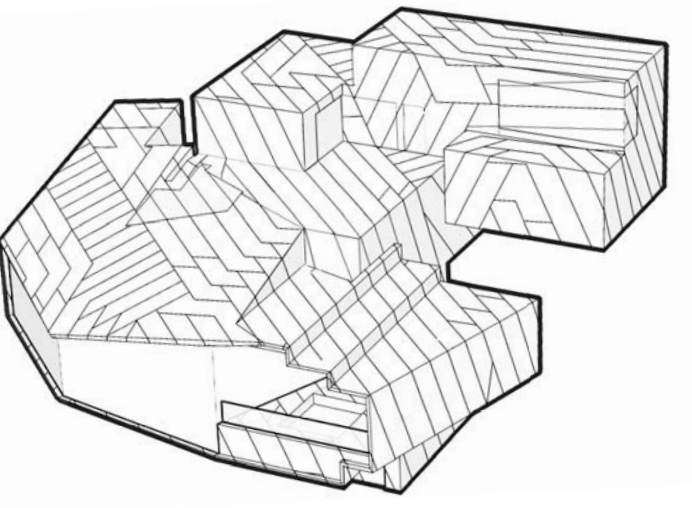
- |                   |     |                        |       |                     |
|-------------------|-----|------------------------|-------|---------------------|
| ANGLE             | CP  | CHECKERED PLATE        | GA    | GAUGE               |
| DEGREES           | CPT | CARPET                 | GB    | GYPSON BOARD        |
| CENTERLINE        | CR  | COLD ROLLLED (STEEL)   | GBP   | GYPSON 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                |
|                   |     |                        | HC    | HANDICAP            |
|                   |     |                        | HD    | HEAD                |
|                   |     |                        | HDR   | HEADER              |
|                   |     |                        | HWWD  | HARDWOOD            |
|                   |     |                        | HDWR  | HARDWARE            |
|                   |     |                        | HORIZ | HORIZONTAL          |
|                   |     |                        | HTG   | HEATING             |
|                   |     |                        | HTR   | HEATER              |
|                   |     |                        | HVAC  | HEATING / A/C       |
|                   |     |                        | ID    | INSIDE DIAMETER     |
|                   |     |                        | IE    | INVERT ELEVATION    |
|                   |     |                        | IN    | INCH                |
|                   |     |                        | INCL  | INCLUDE(D) (ING)    |
|                   |     |                        | INSUL | INSULATION          |
|                   |     |                        | INT   | INTERIOR            |
|                   |     |                        | OTB   | OPEN TO BELOW       |
|                   |     |                        | NSF   | NET AREA            |
- 
- |      |                         |      |                      |
|------|-------------------------|------|----------------------|
| A    | ANCHOR                  | E    | EXISTING             |
| AC   | AIR CONDITIONING        | EC   | EXPOSED CONSTRUCTION |
| ACP  | ACOUSTIC PANELS         | EFC  | EXPOXY FLOOR COATING |
| ACT  | ACOUSTIC CEILING TILE   | EJ   | EXPANSION JOINT      |
| ACWP | ACOUSTICAL WALL PANEL   | EL   | ELEVATION            |
| AD   | AREA DRAIN              | ELEV | ELEVATOR             |
| AESS | ARCHITECTURALLY EXPOSED | EQPT | EQUIPMENT            |
| AF   | ACOUSTIC FINISH         | ESC  | ESCALATOR            |
| AFL  | ACCESS FLOORING         | EXH  | EXHAUST              |
| AFF  | ABOVE FINISH FLOOR      | EXP  | EXPANSION            |
| ALUM | ALUMINUM                | EXT  | EXTERIOR             |
| AP   | ACCESS PANEL            |      |                      |
- 
- |       |            |      |                   |
|-------|------------|------|-------------------|
| BD    | BOARD      | FA   | FIRE ALARM        |
| BITUM | BITUMINOUS | FD   | FLOOR DRAIN       |
| BLDG  | BUILDING   | FDN  | FOUNDATION        |
| BLK   | BLOCK      | FE   | FIRE EXTINGUISHER |
| BM    | BEAM       | FEC  | FE CABINET        |
| BOT   | BOTTOM     | FF   | FINISH FLOOR      |
|       |            | FHC  | FIRE HOSE CABINET |
|       |            | FIN  | FINISH            |
|       |            | FIXT | FIXTURE           |
|       |            | FLR  | FLOOR             |
|       |            | FOC  | FACE OF CONCRETE  |
|       |            | FOF  | FACE OF FINISH    |
|       |            | FT   | FOOT OR FEET      |
|       |            | GFS  | GROSS AREA        |
- 
- |       |                         |  |  |
|-------|-------------------------|--|--|
| CB    | CATCH BASIN             |  |  |
| CBP   | CABLE PASS              |  |  |
| CC    | CENTER TO CENTER        |  |  |
| CEM   | CEMENT                  |  |  |
| CF    | CUBIC FOOT              |  |  |
| CFF   | CONCRETE FLOATING FLOOR |  |  |
| CIPAC | CAST-IN PLACE           |  |  |
| C.L.  | CENTER LINE             |  |  |
| CLG   | CEILING                 |  |  |
| CLR   | CLEAR                   |  |  |
| CMU   | CONCRETE MASONRY UNITS  |  |  |
| COL   | COLUMN                  |  |  |
| CONC  | CONCRETE                |  |  |
| CONT  | CONTINUOUS              |  |  |
| CORR  | CORRIDOR/CORRUGATED     |  |  |
- 
- |               |                  |
|---------------|------------------|
| CONCRETE      | ALUMINUM         |
| WOOD FRAMING  | PLYWOOD          |
| FIRE PROOFING | RIGID INSULATION |

SYMBOLS



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A.43	FIREPLACE PLANS
A.44	FIREPLACE SECTIONS
A.45	FIREPLACE MECH. SYSTEM / DETAILS
A.46	FIREPLACE MECH. SYSTEM / DETAILS
A.47	FIREPLACE DETAILS



# POWDER MOUNTAIN HOUSE

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LOS ANGELES, CA 90057  
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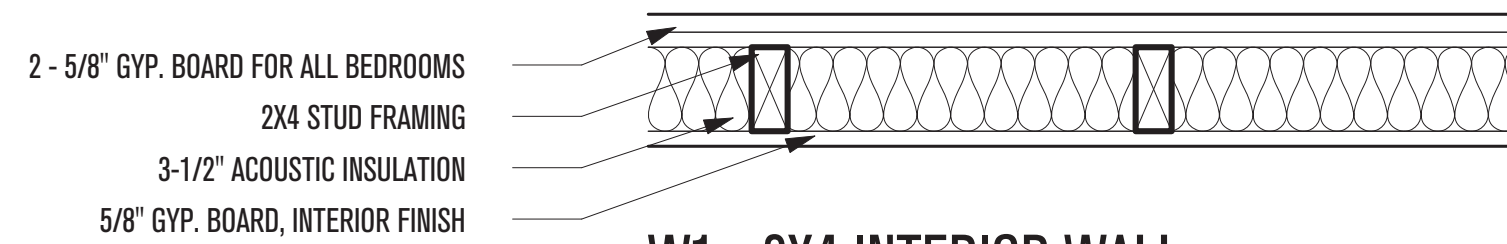
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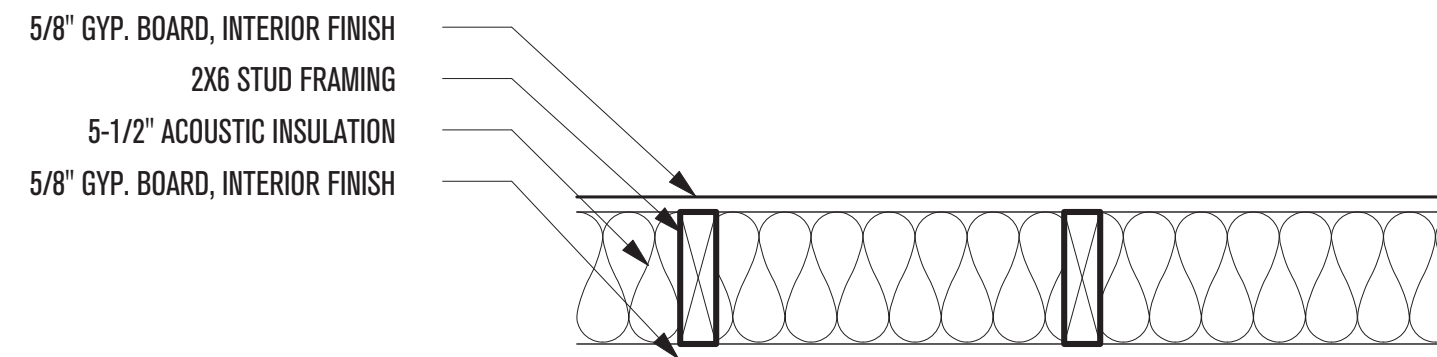
PROJECT INFORMATION

REVISIONS:	BY:	DATE:	DATE:
1	PLAN CHECK SUBMISSION	TWA	06/04/18
2	PLAN CHECK REVISIONS	TWA	07/06/18
3	PLAN CHECK RESUBMISSION	TWA	02/15/19
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			SHEET:
			<b>A.1</b>

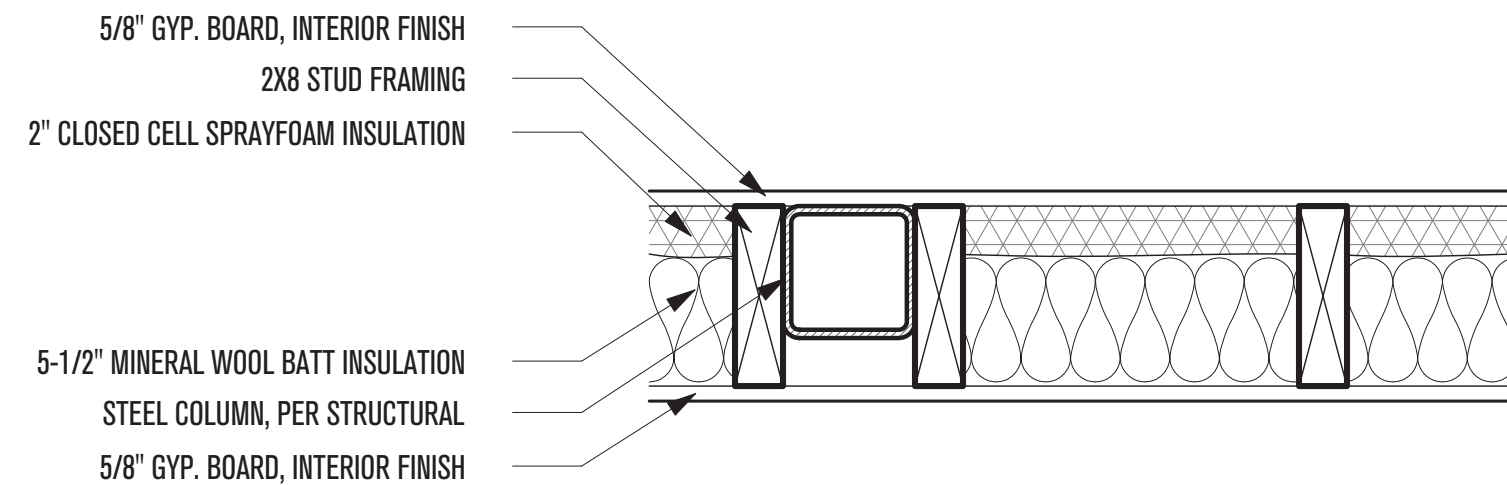
**WALL TYPES**  
SCALE: 1-1/2"=1'-0"



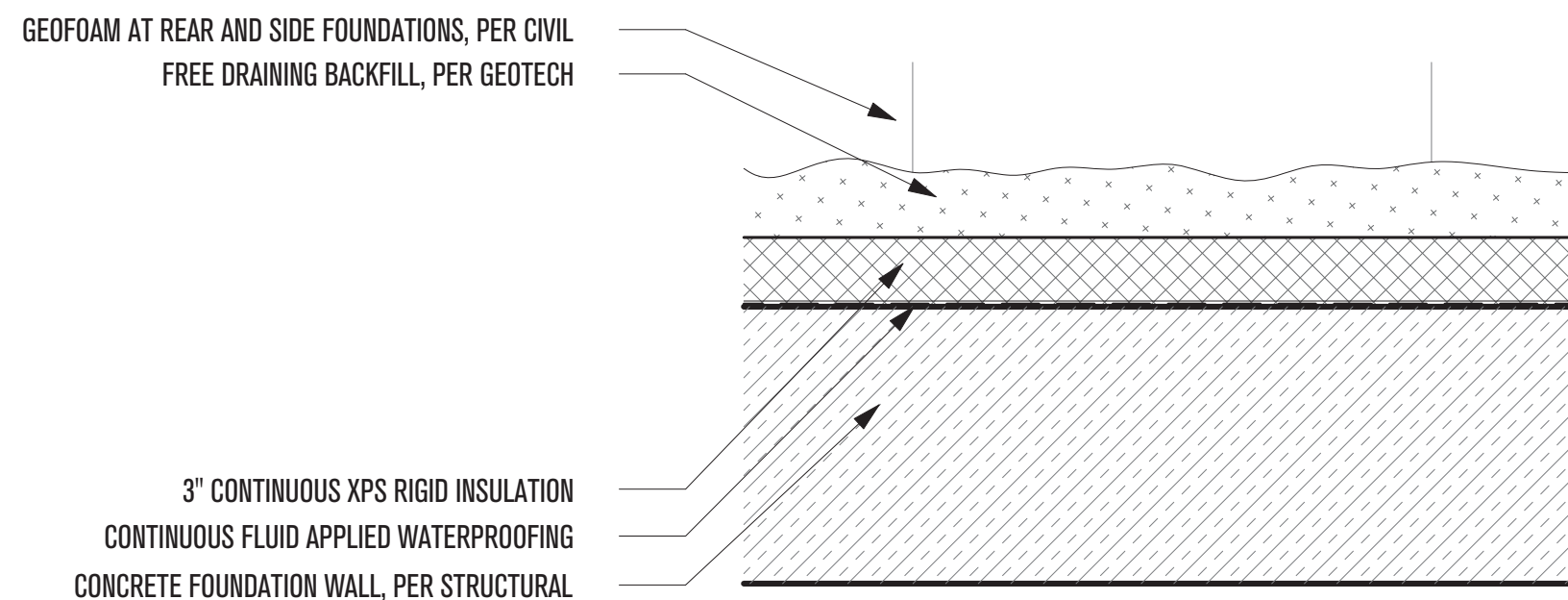
**W1 - 2X4 INTERIOR WALL**



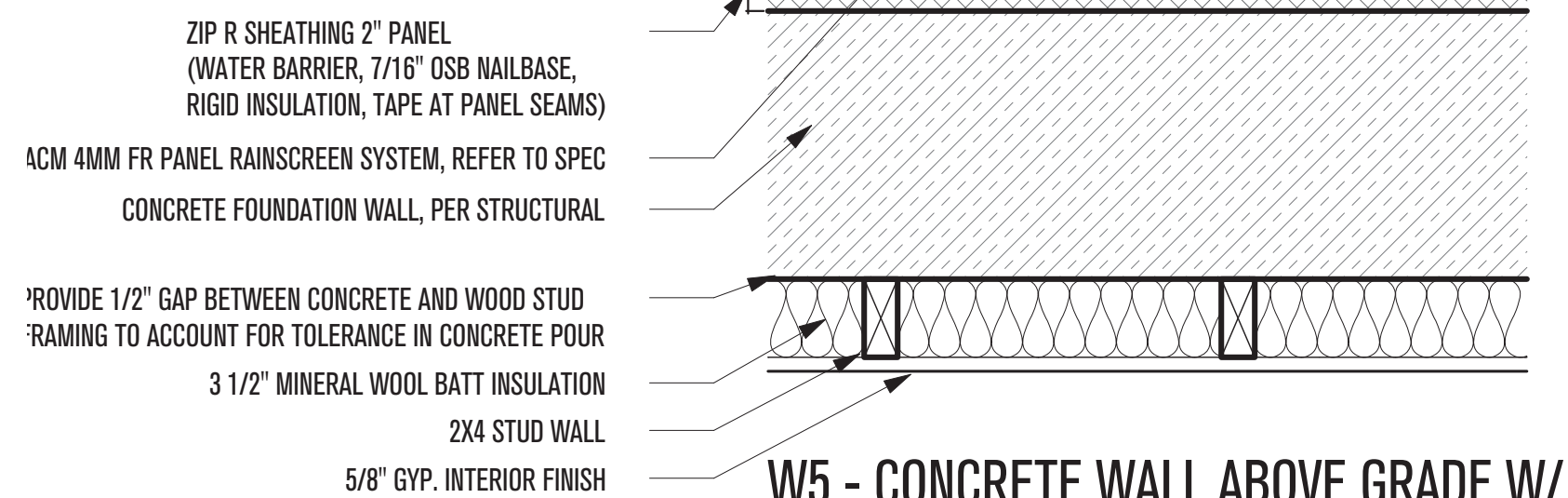
**W2 - 2X6 INTERIOR WALL**



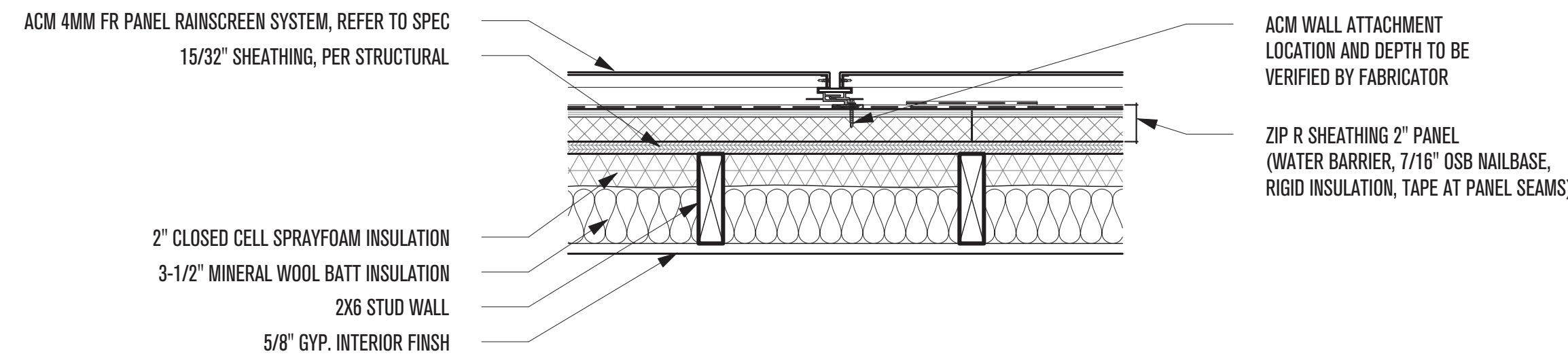
**W3 - 2X8 INTERIOR WALL, OVER-FRAMED (AS SHOWN R-32)**



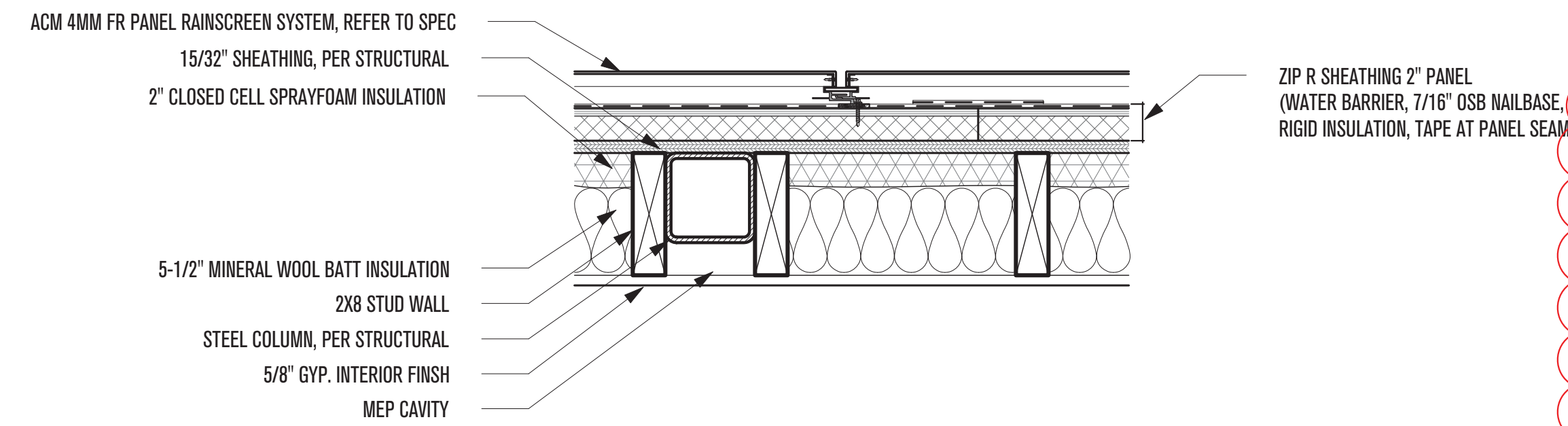
**W4 - CONCRETE WALL BELOW GRADE (MIN. R-13, AS SHOWN R-15)**



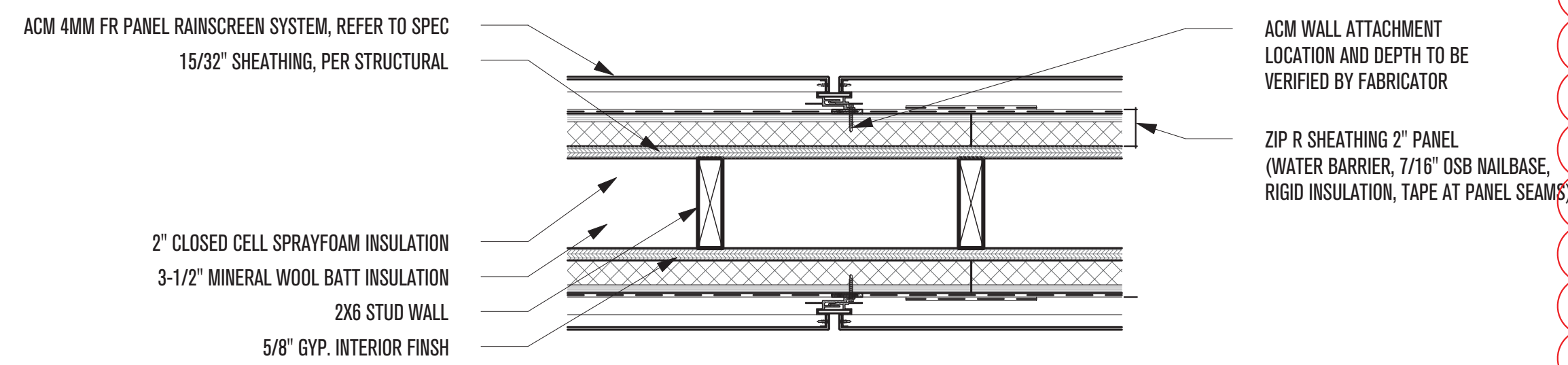
**W5 - CONCRETE WALL ABOVE GRADE W/ FINISHED INTERIOR (MIN. R-17 EXTERIOR, AS SHOWN R-13 + 9)**



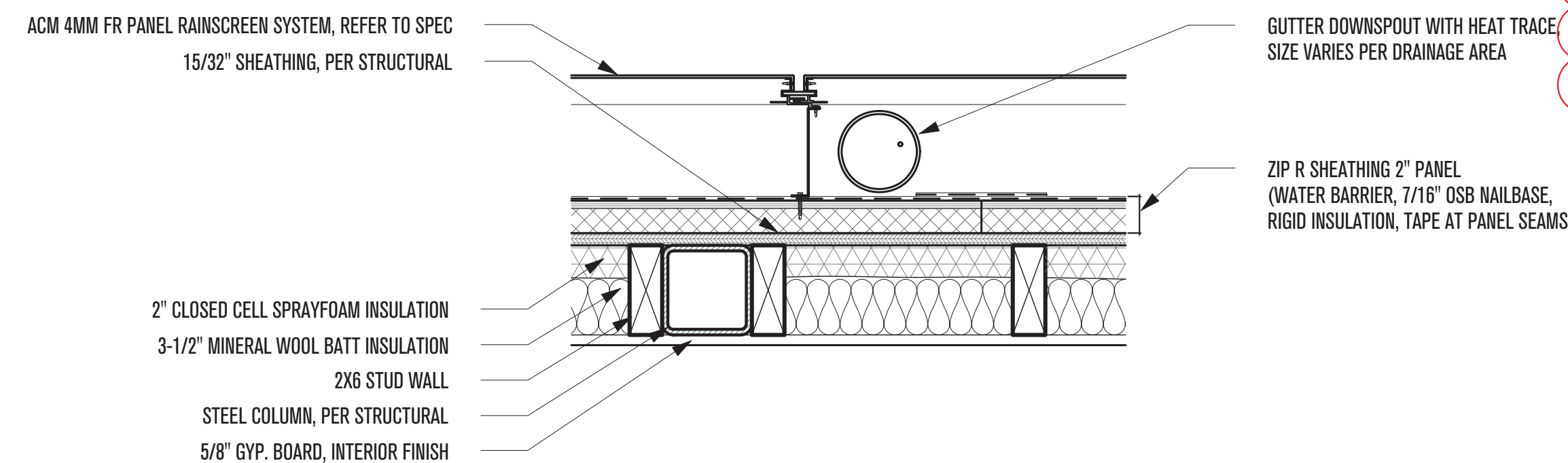
**W6 - STUD FRAME EXTERIOR 2X6 WALL (MIN. R-20, AS SHOWN R-26 + 9)**



**W7 - STUD 2X8 WALL, OVER-FRAMED (MIN. R-19 + 7.8, AS SHOWN R-32 + 9)**

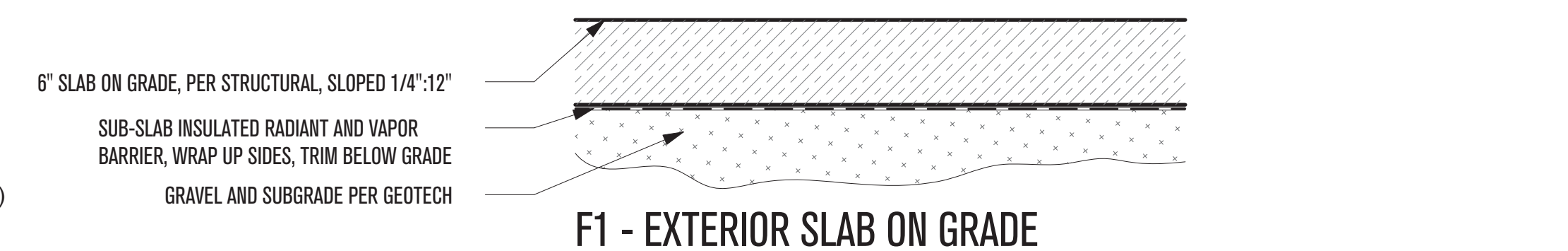


**W8 - STUD FRAME 2X6 WALL, NON-INSULATED**

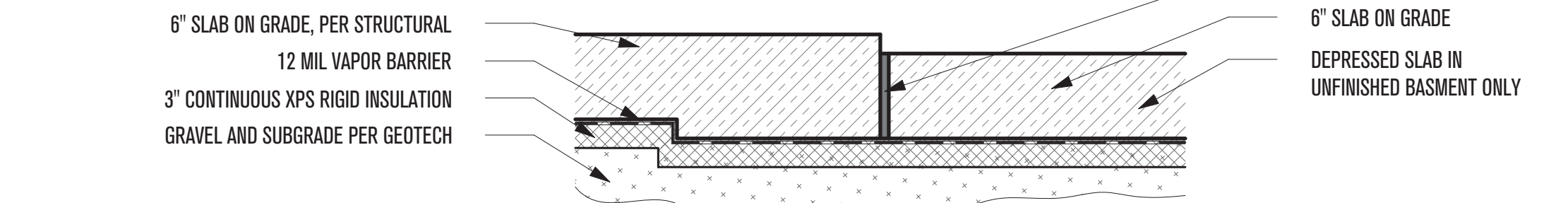


**W9 - STUD FRAME 2X6 WALL WITH DOWNSPOUT (MIN. R-19 + 7.8, AS SHOWN R-26 + 9)**

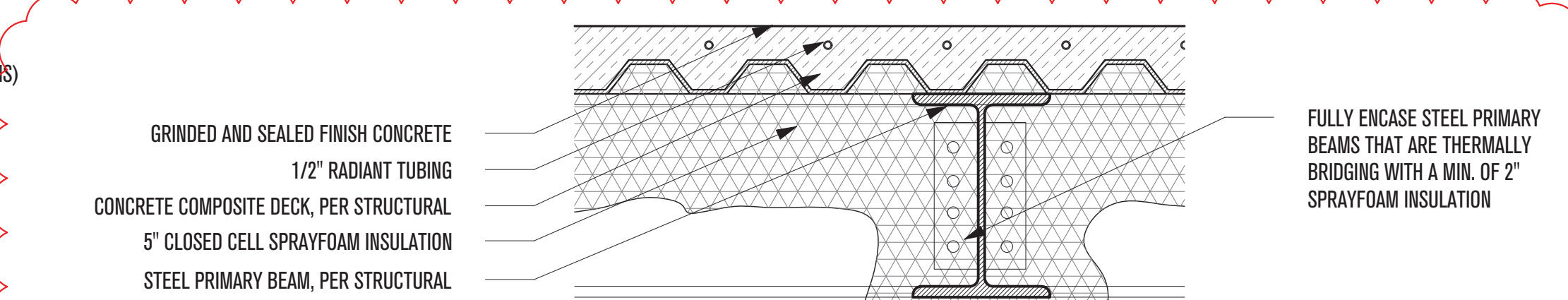
**FLOOR TYPES**  
SCALE: 1-1/2"=1'-0"



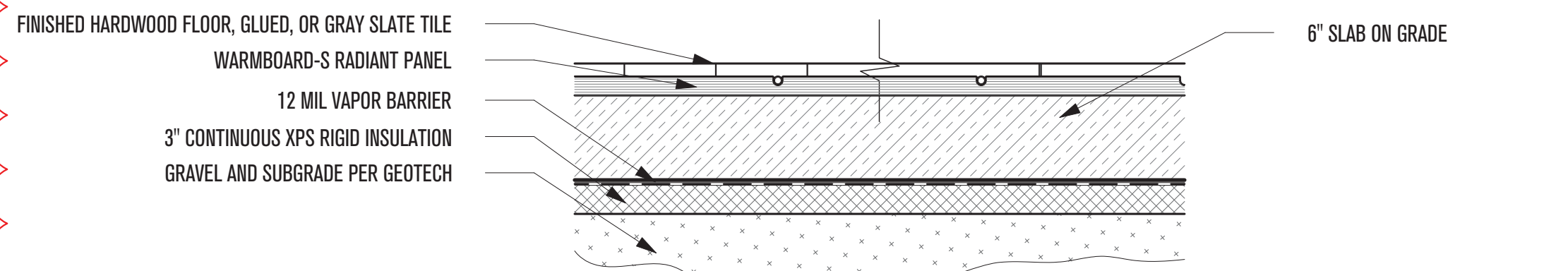
**F1 - EXTERIOR SLAB ON GRADE**



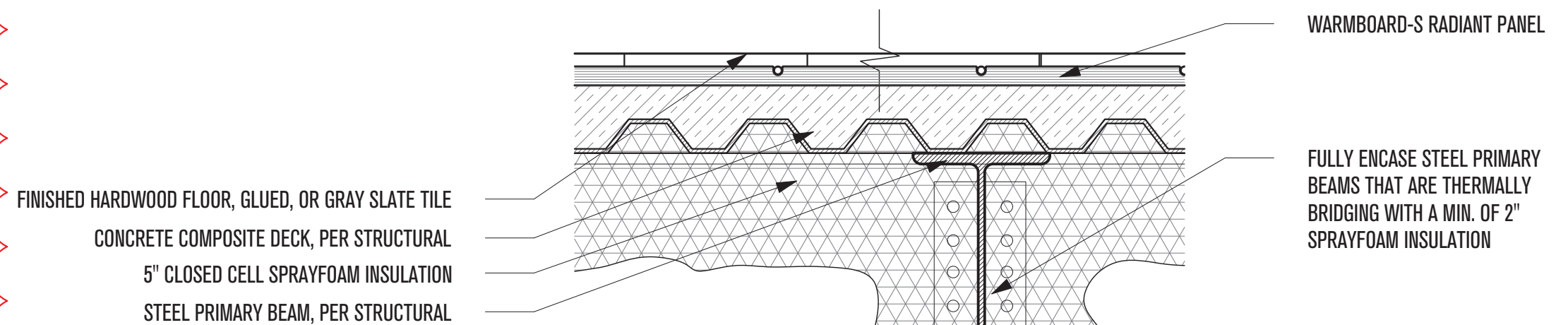
**F2 - INTERIOR SLAB ON GRADE (MIN. R-10, AS SHOWN R-15)**



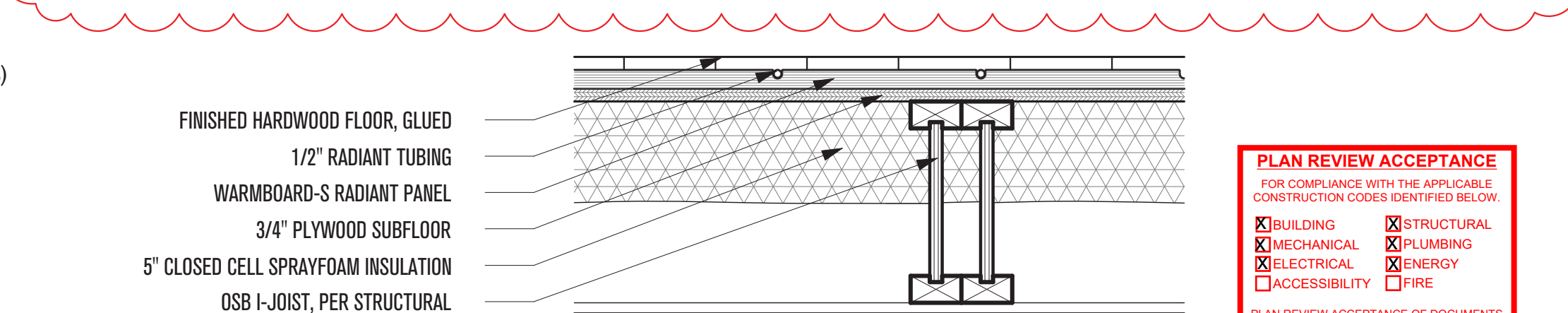
**F3 - COMPOSITE DECK ON STEEL - RADIANT / CONCRETE (MIN. R-30 EXTERIOR, AS SHOWN R-35)**



**F4 - INTERIOR SLAB ON GRADE - RADIANT (MIN. R-10, AS SHOWN R-15)**



**F5 - COMPOSITE DECK ON STEEL - RADIANT/ WOOD (MIN. R-30 EXTERIOR, AS SHOWN R-35)**



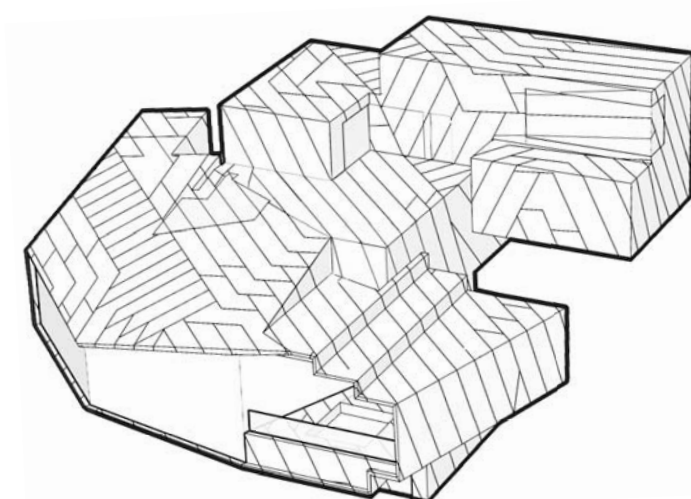
**F6 - TYPICAL WOOD JOIST - RADIANT (MIN. R-30 EXTERIOR, AS SHOWN R-35)**

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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
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8645 EAST COPPER CREST  
EDEN, UT 84310

**ARCHITECT:**  
**TOM WISCOMBE ARCHITECTURE**  
2404 WILSHIRE BLVD., SUITE 48  
LOS ANGELES, CA 90057  
(213) 674-7238  
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**IGES**  
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(801) 270-9400  
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SALT LAKE CITY, UT 84101  
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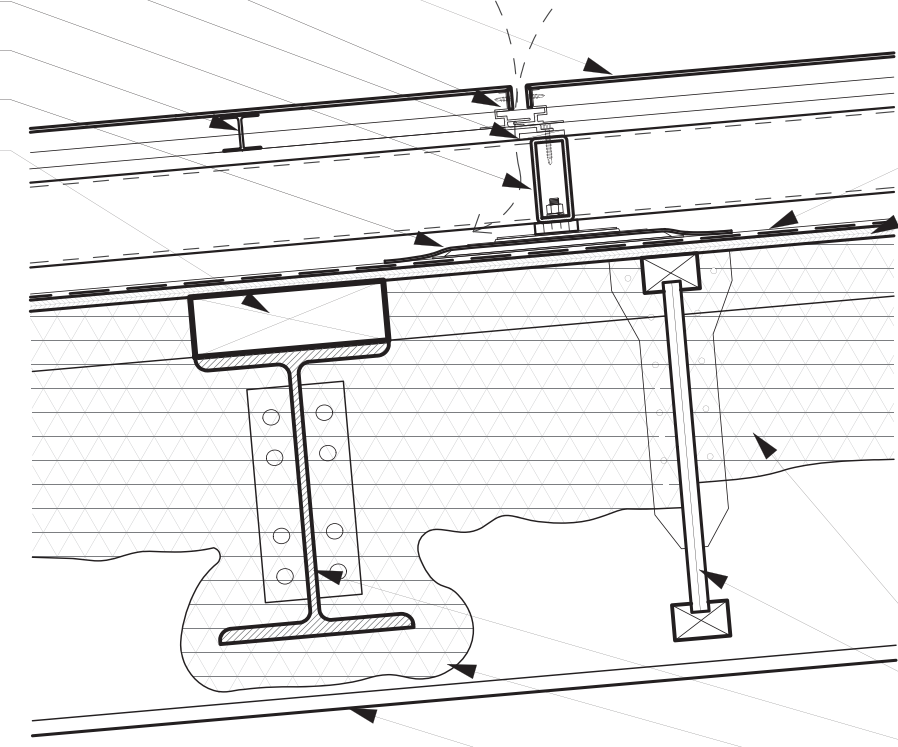
**ASSEMBLY TYPES**

REVISIONS:	BY:	DATE:	DATE:
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3	PLAN CHECK RESUBMISSION	TWA	02/15/19

SCALE:   
 DRAWN:   
 SHEET: **A. 2**

4MM ALUMINUM PLATE RAINSCREEN SYSTEM, REFER TO SPEC  
 SHOP APPLIED EXTRUSIONS  
 SHIM AS REQUIRED  
 STANDOFF PER MANUFACTURER  
 STIFFENERS AS REQUIRED FOR LOAD  
 DMG POWER GRIP PLUS  
 TOP BLOCKING NAILER, PER STRUCTURAL

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

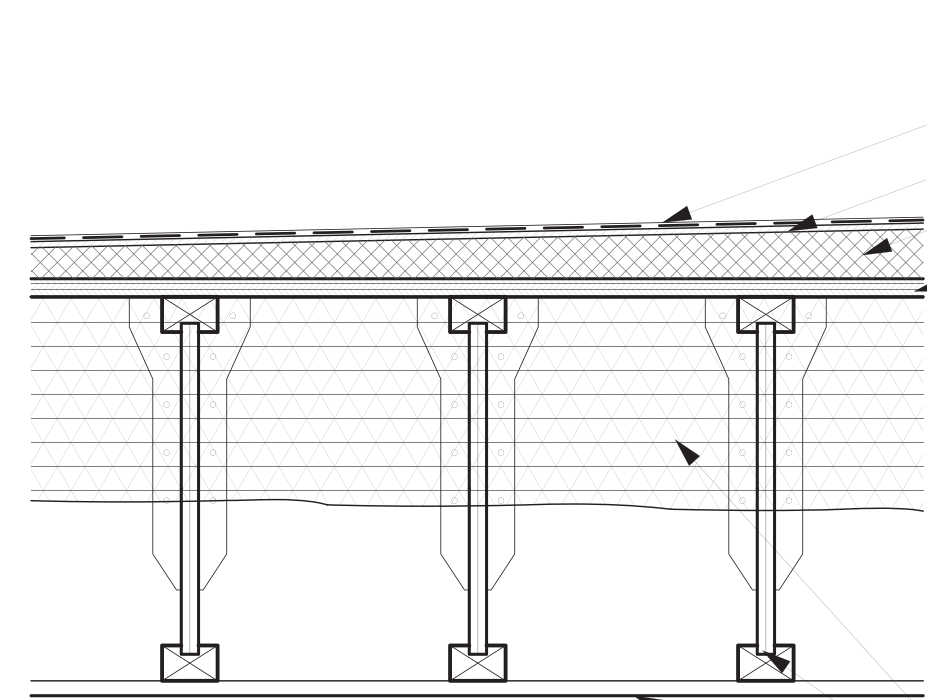


**R1 - PLATE ALUMINUM METAL ROOF**  
 (MIN. R-49, AS SHOWN R-52)

EPDM ROOF MEMBRANE (CLASS A FIRE-RATED)  
 15/32" SHEATHING, PER STRUCTURAL

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

STEEL PRIMARY BEAM, PER STRUCTURAL  
 FULLY ENCASE STEEL PRIMARY BEAMS THAT ARE THERMALLY BRIDGING WITH A MIN. OF 2" SPRAYFOAM INSULATION  
 5/8" GYP. BOARD, INTERIOR FINISH

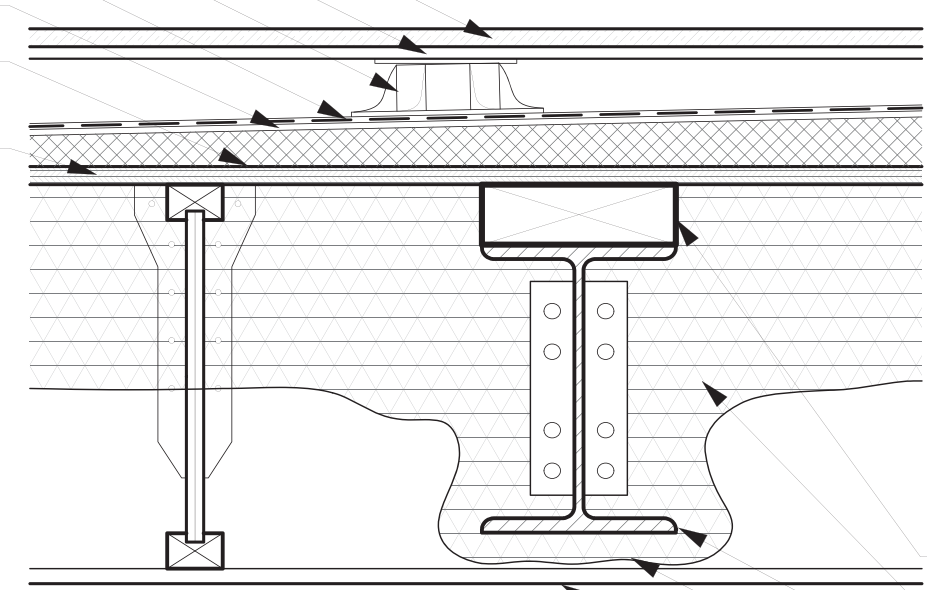


**R2 - SLOPED MEMBRANE ROOF**  
 (MIN. R-49, AS SHOWN R-54)

EPDM ROOF MEMBRANE (CLASS A FIRE-RATED)  
 1/4" FIBERGLASS MAT ROOF BOARD  
 1/4":12" SLOPED INSULATION (SLOPE DOWN TO 3/4" OR 1-1/2" AND TERMINATE WITH A TREATED 1X4 OR 2X4)  
 15/32" SHEATHING, PER STRUCTURAL

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

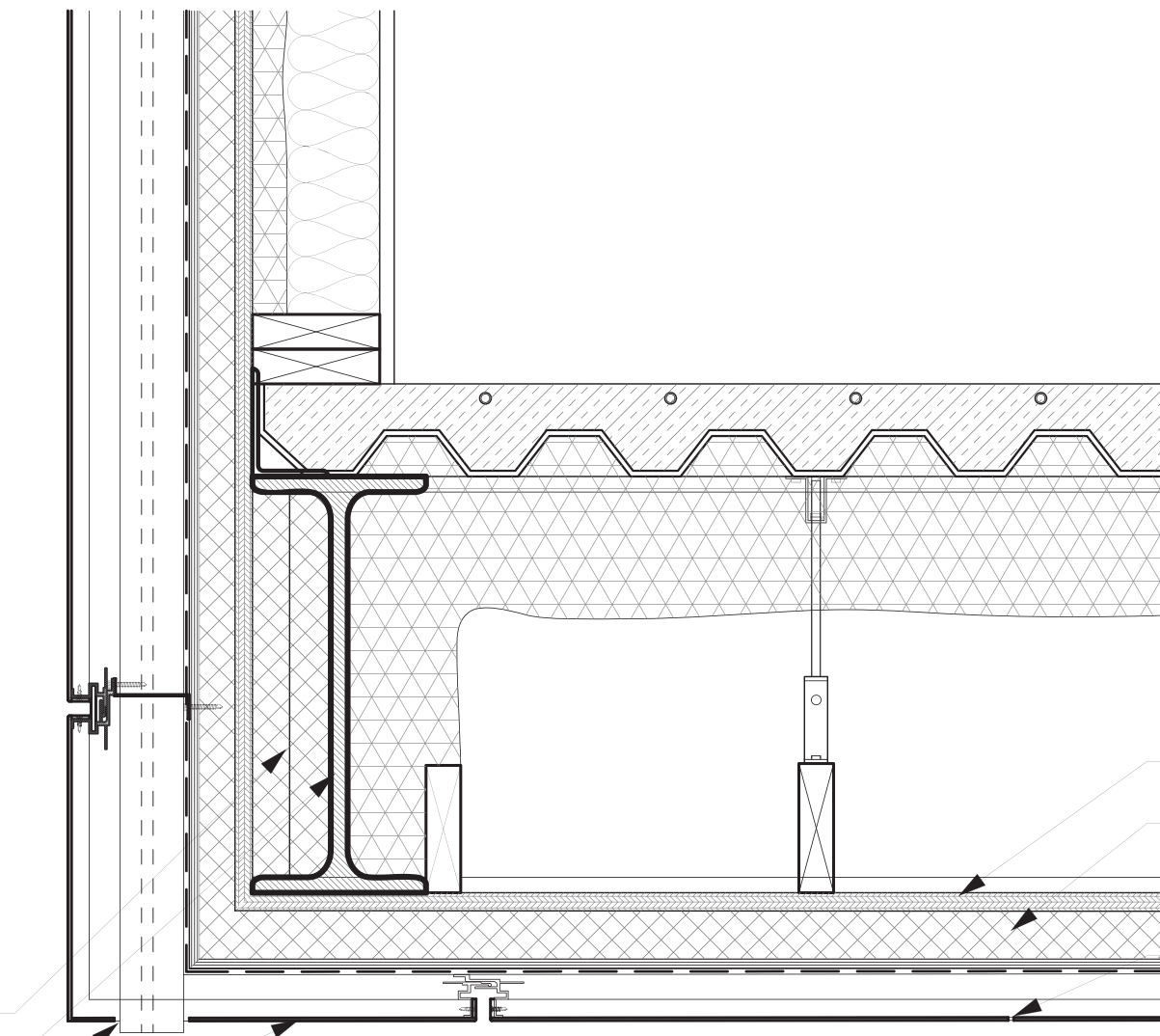
ARCHITREX PORCELAIN PAVER, REFER TO SPEC  
 ARCHITREX RADIANT HEAT SYSTEM  
 ARCHITREX PEDESTAL SYSTEM  
 EPDM ROOF MEMBRANE (CLASS A FIRE-RATED)  
 1/4" FIBERGLASS MAT ROOF BOARD  
 2" XPS RIGID INSULATION, SLOPED 1/4":12" (SLOPE DOWN TO 3/4" OR 1-1/2" AND TERMINATE WITH A TREATED 1X4 OR 2X4)  
 15/32" SHEATHING, PER STRUCTURAL



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

TOP BLOCKING NAILER, PER STRUCTURAL  
 7" CLOSED CELL SPRAYFOAM INSULATION  
 STEEL PRIMARY BEAM, PER STRUCTURAL  
 FULLY ENCASE STEEL PRIMARY BEAMS THAT ARE THERMALLY BRIDGING WITH A MIN. OF 2" SPRAYFOAM INSULATION  
 5/8" GYP. BOARD, INTERIOR FINISH

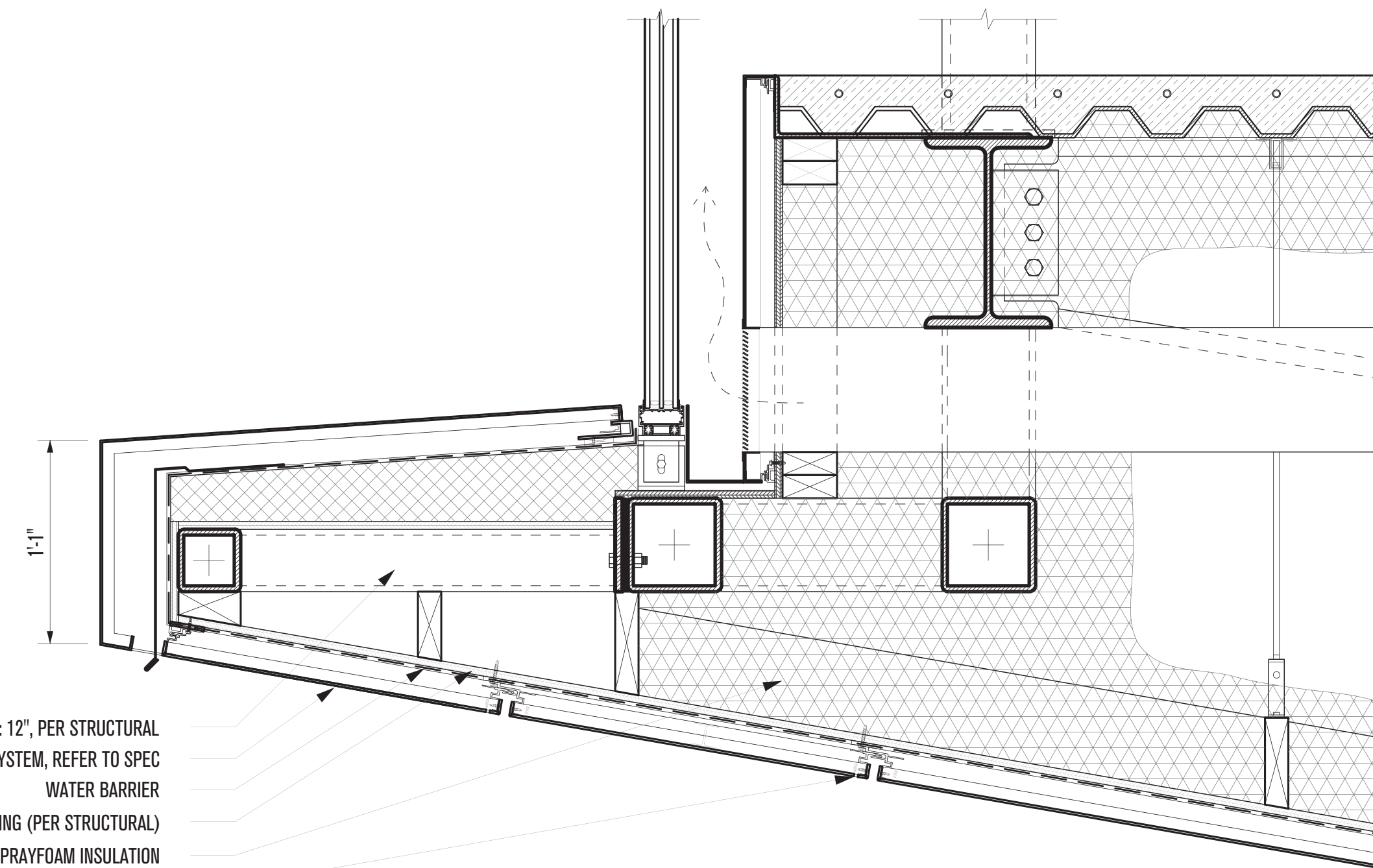
**SOFFIT TYPES**  
 SCALE: 1-1/2"=1'-0"



**S1 - SOFFIT AT STRUCTURAL DEPTH CAVITY**  
 (MIN. R-30, AS SHOWN R-35)

XPS RIGID INSULATION TO FILL CAVITY  
 STEEL PRIMARY BEAM, PER STRUCTURAL  
 DOWNSPOUT EXIT THROUGH SOFFIT  
 ACM 4MM FR PANEL RAINSCREEN SYSTEM AT SOFFIT, REFER TO SPEC

15/32" SHEATHING, PER STRUCTURAL  
 ZIP R SHEATHING 2" PANEL (WATER BARRIER, 7/16" OSB NAILBASE, RIGID INSULATION, TAPE AT PANEL SEAMS)  
 WEEP HOLES IN SOFFITS



**S2 - SOFFIT AT MEP DEPTH CAVITY**  
 (MIN. R-30, AS SHOWN R-32)

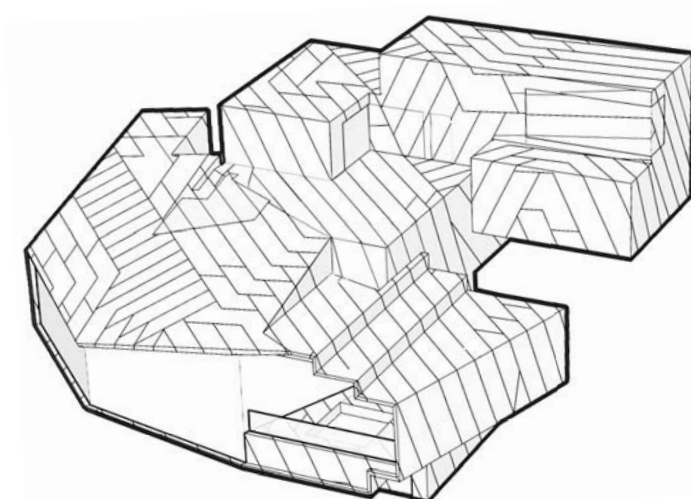
STEEL "LADDER" SUPPORT SLOPED AT 1/4" : 12", PER STRUCTURAL  
 ACM 4MM FR PANEL RAINSCREEN SYSTEM, REFER TO SPEC  
 WATER BARRIER  
 15/32" SHEATHING (PER STRUCTURAL)  
 5" CLOSED CELL SPRAYFOAM INSULATION  
 WEEP HOLES AT SOFFITS

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 LOS ANGELES, CA 90057  
 (213) 674-7238  
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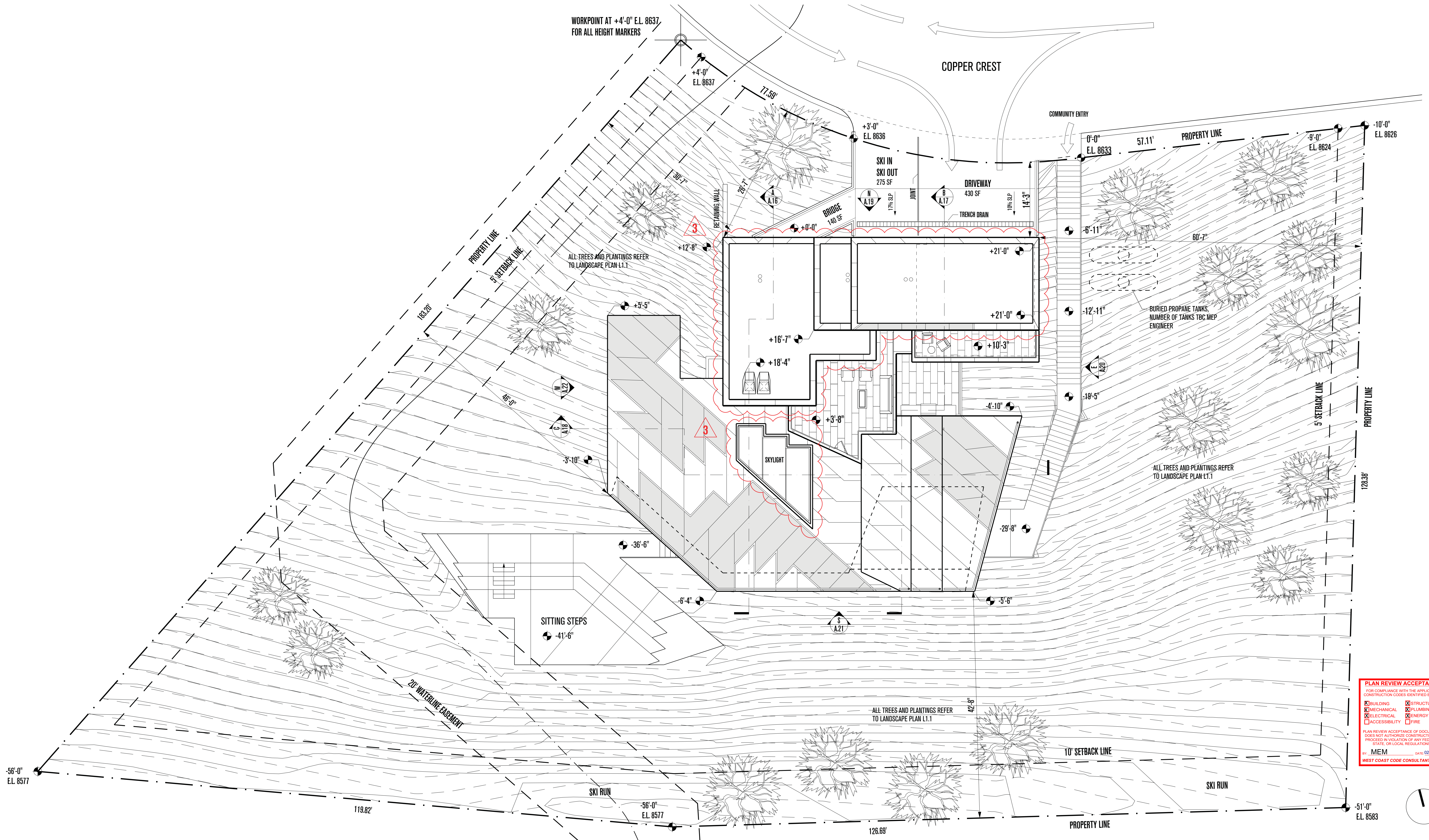
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SHEET: **A. 3**

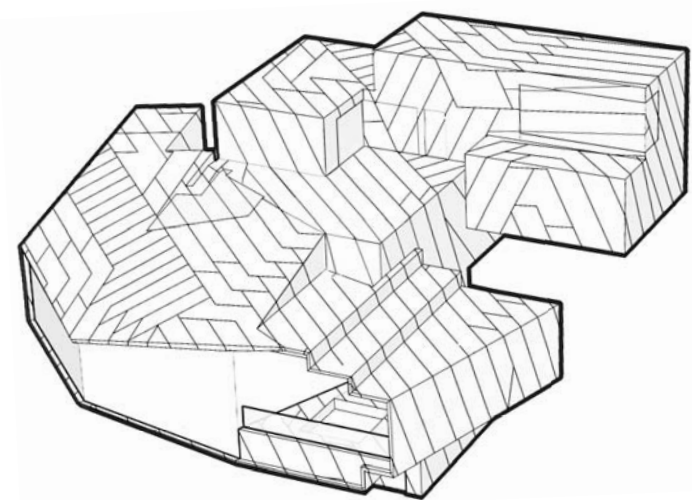
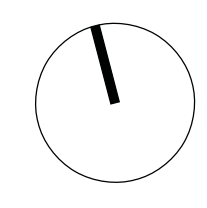


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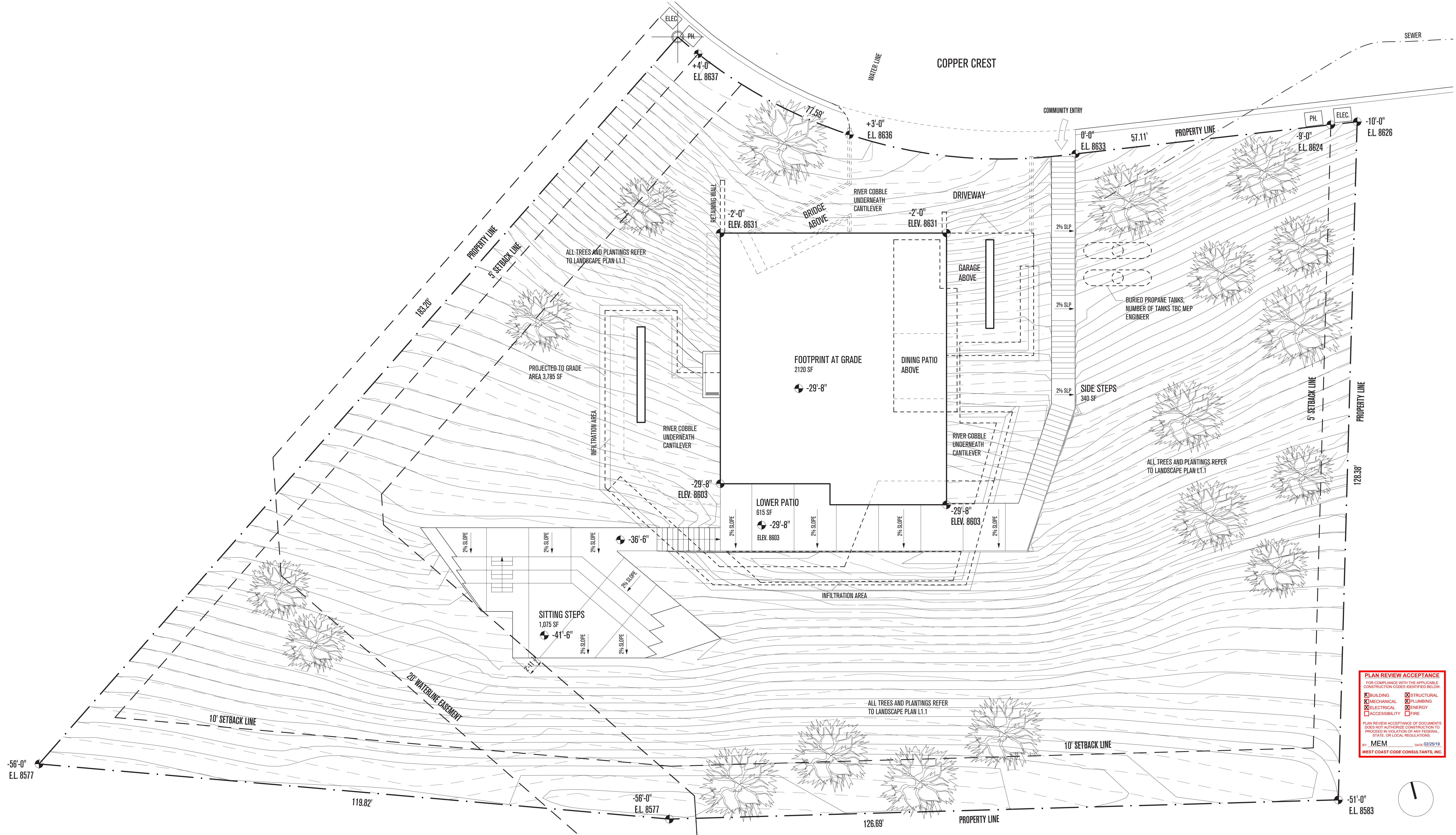
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3	PLAN CHECK RESUBMISSION	TWA	02/15/19	DRAWN: SHEET: <b>A.4</b>

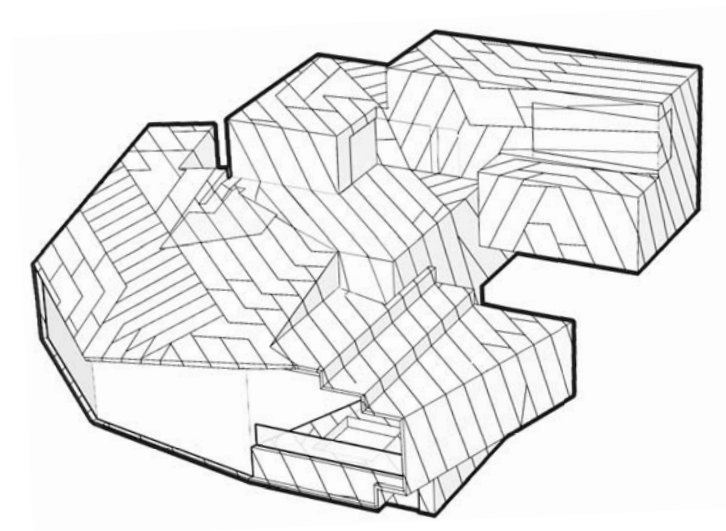


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 MURRAY, UT 84107  
 (801) 743-1300  
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**MECHANICAL / PLUMBING:**  
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 ENGINEERING CONSULTANTS INC.  
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**ARGENTO/GRAHAM**  
 811 WEST 7TH STREET, 10TH FLOOR  
 LOS ANGELES, CA 90017  
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**GEO TECHNICAL:**  
**IGES**  
 2702 SOUTH 1030 WEST SUITE 112  
 SALT LAKE CITY, UT 84200  
 (801) 270-9400  
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**LANDSCAPE ARCHITECT:**  
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 328 W 200 S SUITE 112  
 SALT LAKE CITY, UT 84101  
 (801) 583-1255

**LIGHTING DESIGNER:**  
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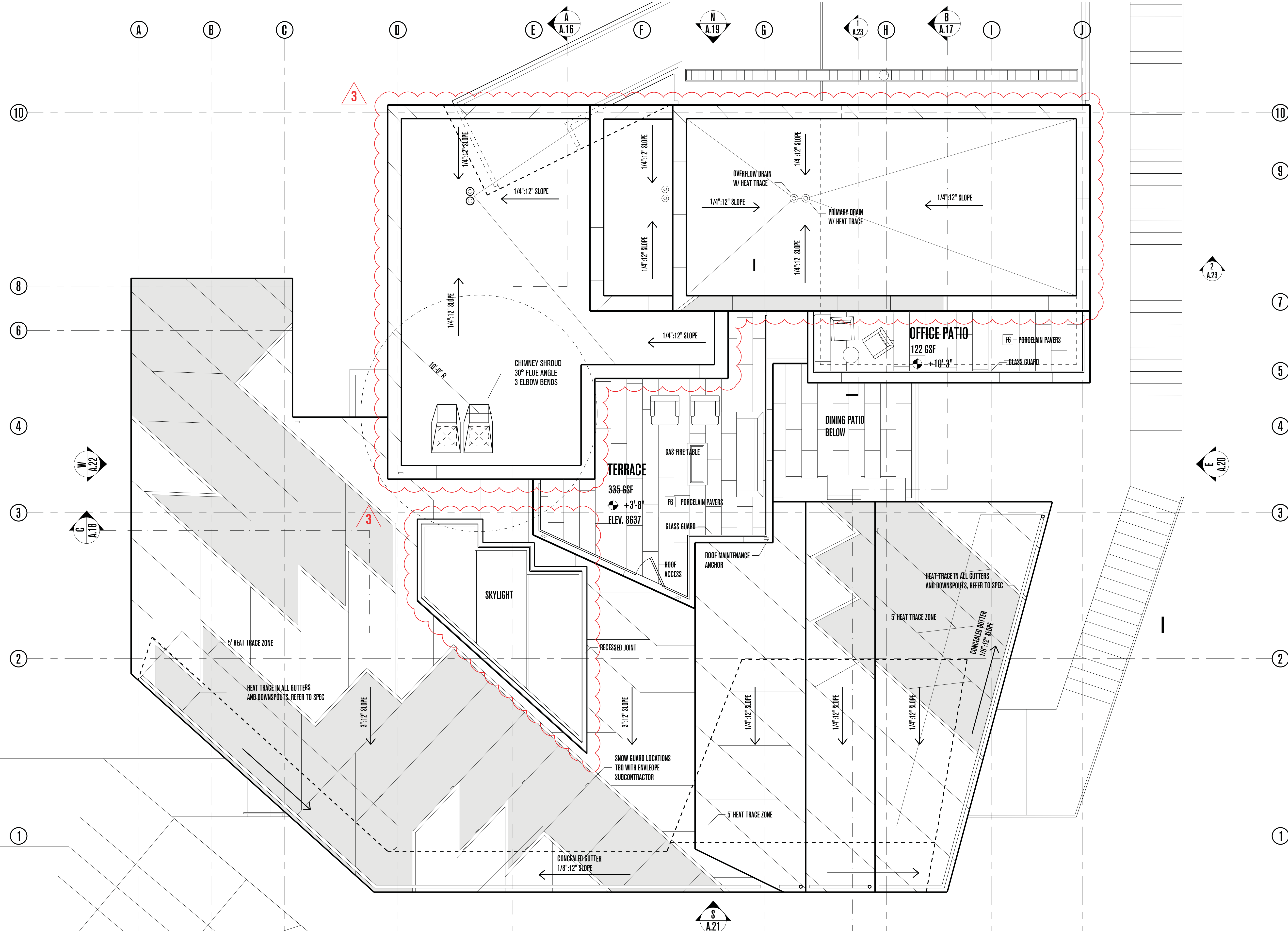
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2	PLAN CHECK REVISIONS	TWA	07/06/18
3	PLAN CHECK RESUBMISSION	TWA	02/15/19

SCALE: 1/8" = 1'-0"  
 SHEET: **A. 5**

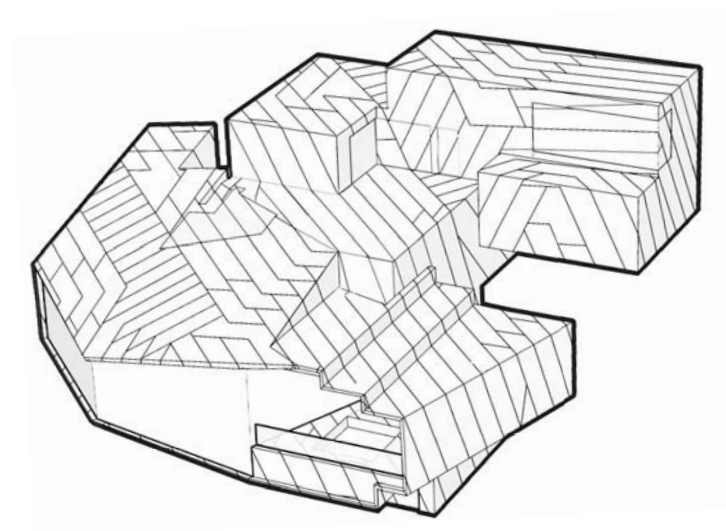


**PLAN REVIEW ACCEPTANCE**  
 FOR COMPLIANCE WITH THE APPLICABLE  
 CONSTRUCTION CODES IDENTIFIED BELOW.

BUILDING     STRUCTURAL  
 MECHANICAL     PLUMBING  
 ELECTRICAL     ENERGY  
 ACCESSIBILITY     FIRE

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BY: **MEM**    DATE: 02/25/19  
 WEST COAST CODE CONSULTANTS, INC.



# POWDER MOUNTAIN HOUSE

**OWNER:**  
**TOM BUTTENBACH**  
 8645 EAST COPPER CREST  
 EDEN, UT 84310

**ARCHITECT:**  
**TOM WISCOMBE**  
**ARCHITECTURE**  
 2404 WILSHIRE BLVD., SUITE 40  
 LOS ANGELES, CA 90057  
 (213) 674-7238  
 WWW.TOMWISCOMBE.COM

**STRUCTURAL ENGINEER:**  
**NOUS**  
 527 W 7TH STREET  
 LOS ANGELES, CA 90014  
 (213) 627-6667  
 WWW.NOUSENGINEERING.COM

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

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

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**ABRARI**  
 ENGINEERING  
 GLENDALE, CA  
 (123) 456-7894  
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**NGBS CONSULTING:**  
**ARGENTO/GRAHAM**  
 811 WEST 7TH STREET, 10TH FLOOR  
 LOS ANGELES, CA 90017  
 (232) 536-2578  
 WWW.ARGENTOGRAHAM.COM

**GEOTECHNICAL:**  
**IGES**  
 2702 SOUTH 1030 WEST SUITE 10  
 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

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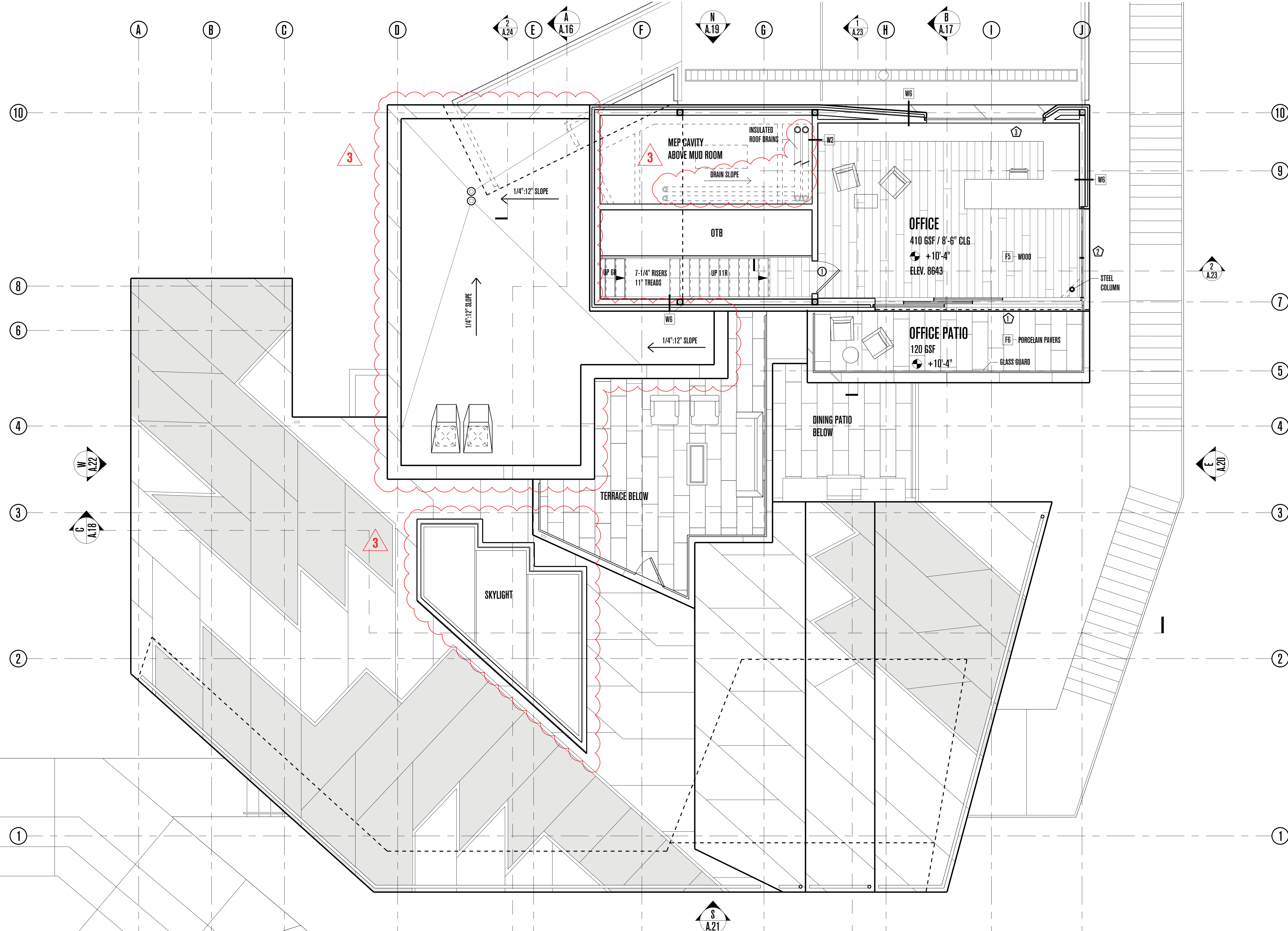
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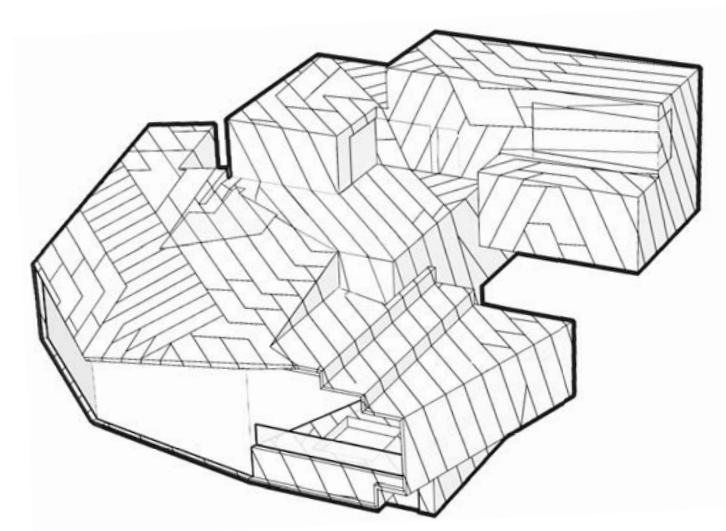


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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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BY: MEM DATE: 02/25/19  
 WEST COAST CODE CONSULTANTS, INC.



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**TOM BUTTGENBACH**  
 8645 EAST COPPER CREST  
 EDEN, UT 84310

**ARCHITECT:**  
**TOM WISCOMBE ARCHITECTURE**  
 2404 WILSHIRE BLVD., SUITE 40  
 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

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**TALISMAN**  
 CIVIL CONSULTANTS  
 5217 SOUTH STATE STREET  
 MURRAY, UT 84107  
 (801) 743-1300  
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 ENGINEERING CONSULTANTS INC.  
 5530 CORBIN AVE., SUITE 300  
 TARZANA, CA 91356  
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**ARGENTO/GRAHAM**  
 811 WEST 7TH STREET, 10TH FLOOR  
 LOS ANGELES, CA 90017  
 (213) 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

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THESE PLANS HAVE BEEN PREPARED TO MEET GENERALLY ACCEPTED PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER BUILDING CODE REQUIREMENTS VARY WITH LOCAL AND CHANGE FROM TIME TO TIME. THEREFORE, BEFORE STARTING CONSTRUCTION, THE CONTRACTOR SHALL 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.

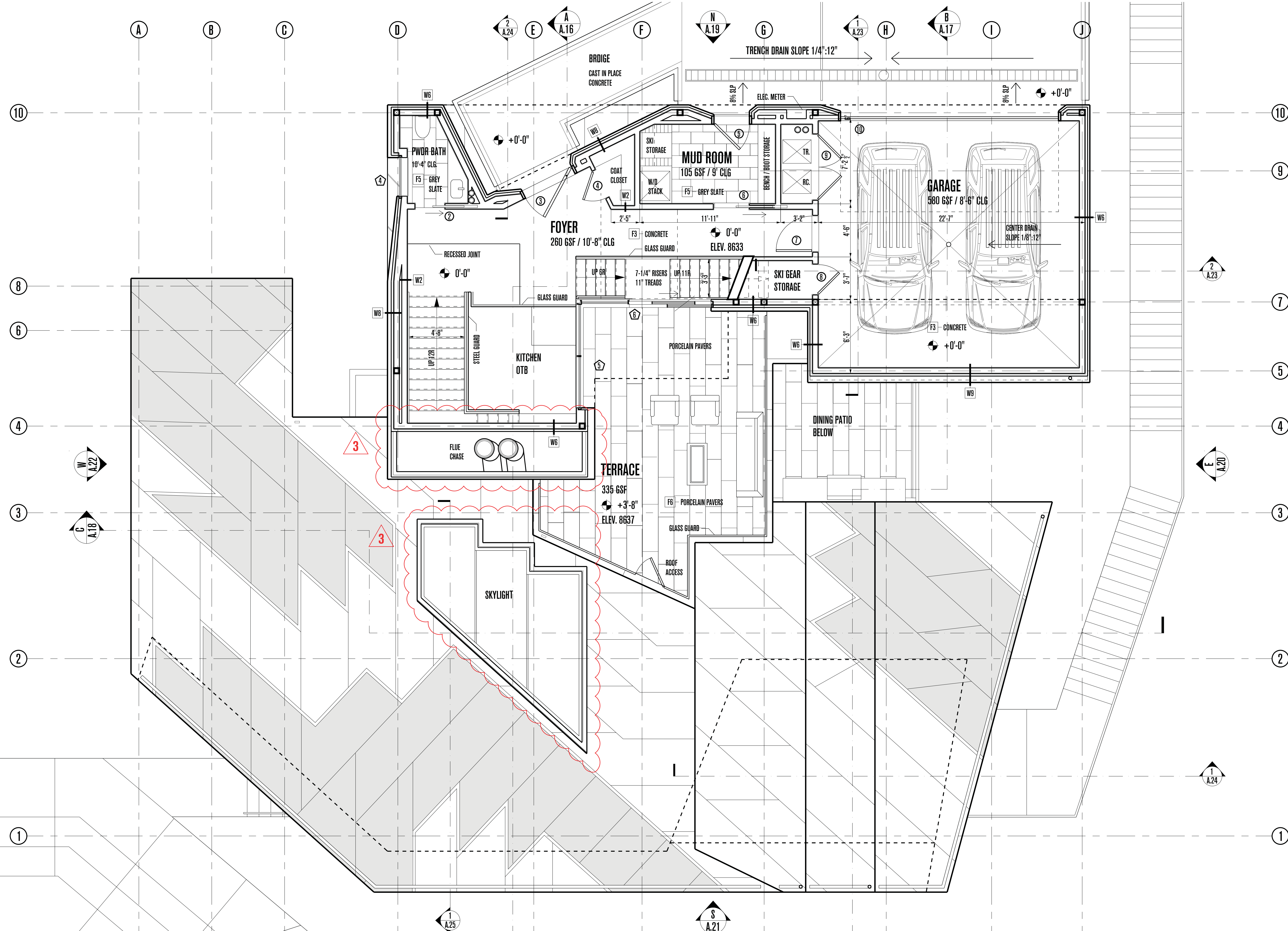
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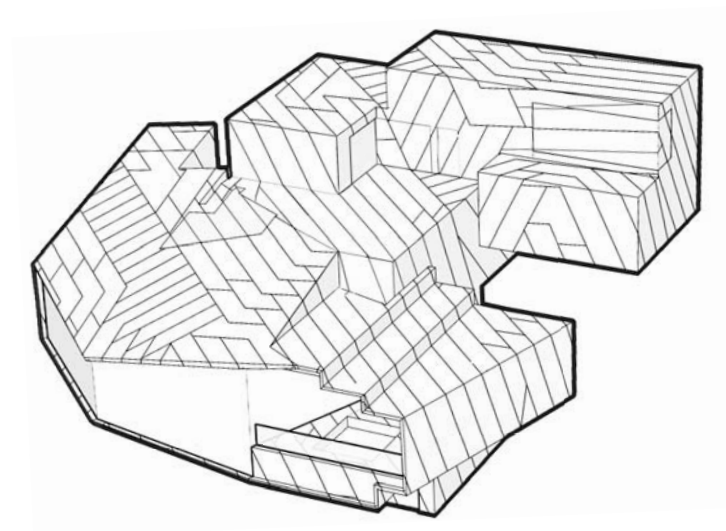


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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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# POWDER MOUNTAIN HOUSE

**OWNER:**  
**TOM BUTTENBACH**  
 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  
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**TALISMAN**  
 CIVIL CONSULTANTS  
 5217 SOUTH STATE STREET  
 MURRAY, UT 84107  
 (801) 743-1300  
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**MECHANICAL / PLUMBING:**  
**SHAMIM**  
 ENGINEERING CONSULTANTS INC.  
 5530 CORBIN AVE., SUITE 300  
 TARZANA, CA 91356  
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**ELECTRICAL:**  
**ABRARI**  
 ENGINEERING  
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 (714) 456-7894  
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**ARGENTO/GRAHAM**  
 811 WEST 7TH STREET, 10TH FLOOR  
 LOS ANGELES, CA 90017  
 (213) 536-2578  
 WWW.ARGENTOGRAHAM.COM

**GEOTECHNICAL:**  
**IGES**  
 2702 SOUTH 1030 WEST SUITE 102  
 SALT LAKE CITY, UT 84101  
 (801) 270-9400  
 WWW.IGESINC.COM

**LANDSCAPE ARCHITECT:**  
**LDG**  
 3208 W 200 S SUITE 102  
 SALT LAKE CITY, UT 84101  
 (801) 583-1255

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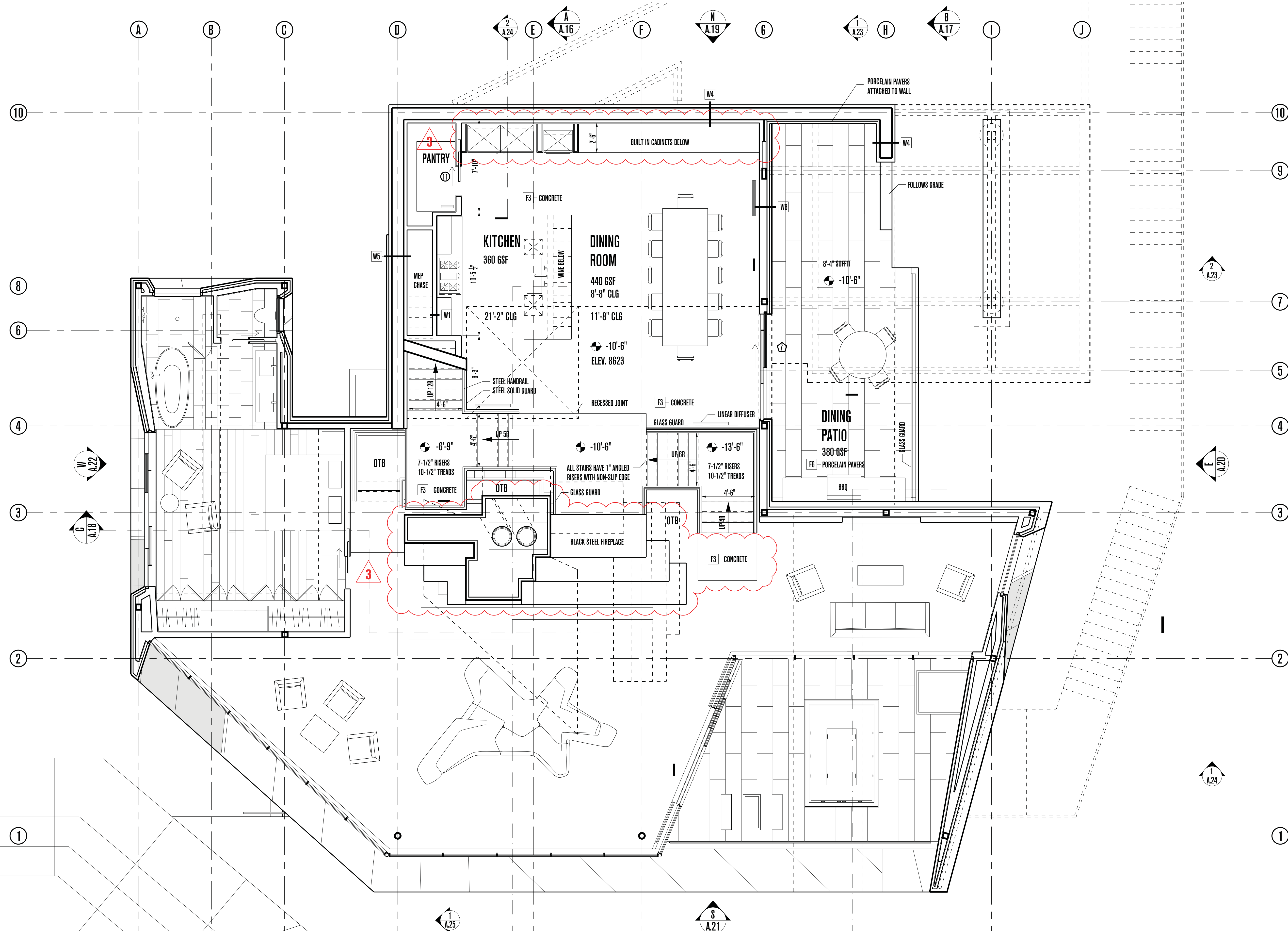
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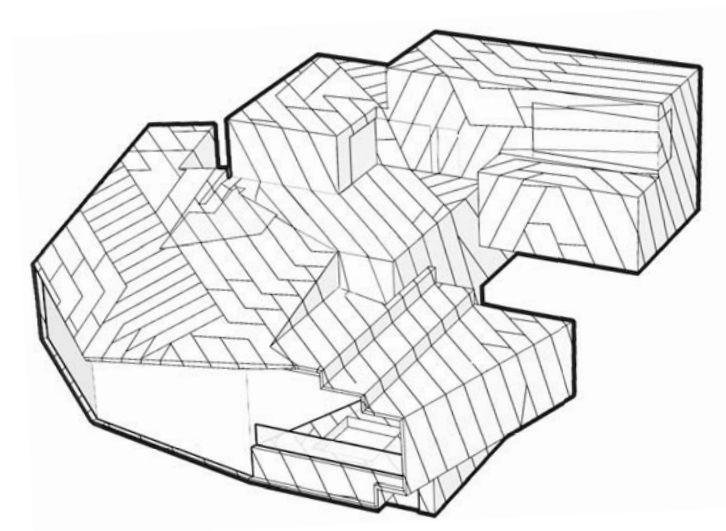


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## MEZZANINE PLAN

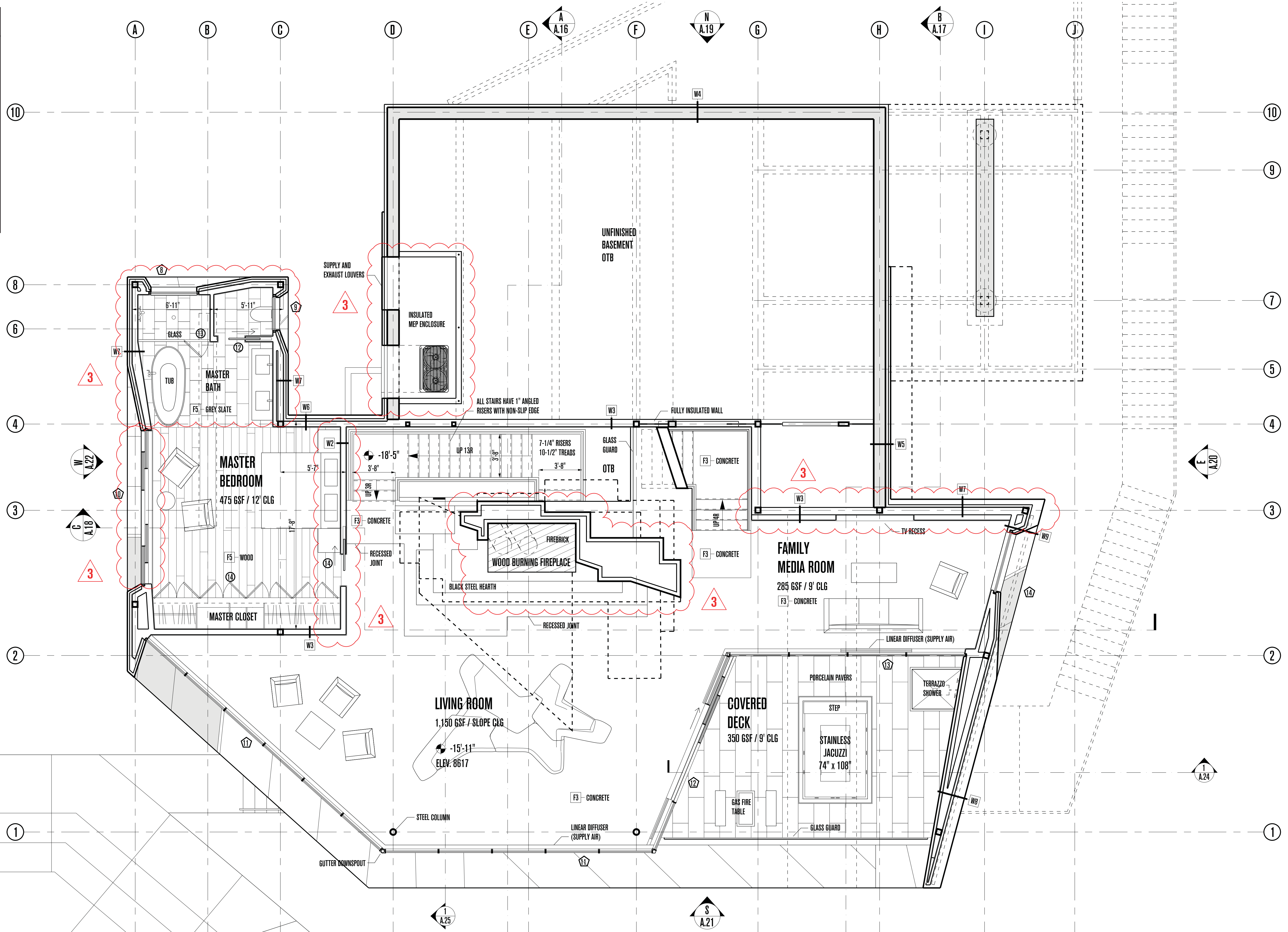
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1	PLAN CHECK SUBMISSION	TWA	06/04/18
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3	PLAN CHECK RESUBMISSION	TWA	02/15/19

SCALE: 1/4" = 1'-0"  
 SHEET: **A. 9**

# 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
<b>BELOW GRADE LIVABLE TOTAL</b>	<b>904 GSF</b>
<b>ABOVE GRADE LIVABLE TOTAL</b>	<b>4,591 GSF</b>
<b>TOTAL</b>	<b>5,495 GSF</b>
<b>UNFINISHED BASEMENT</b>	<b>1,155 GSF</b>

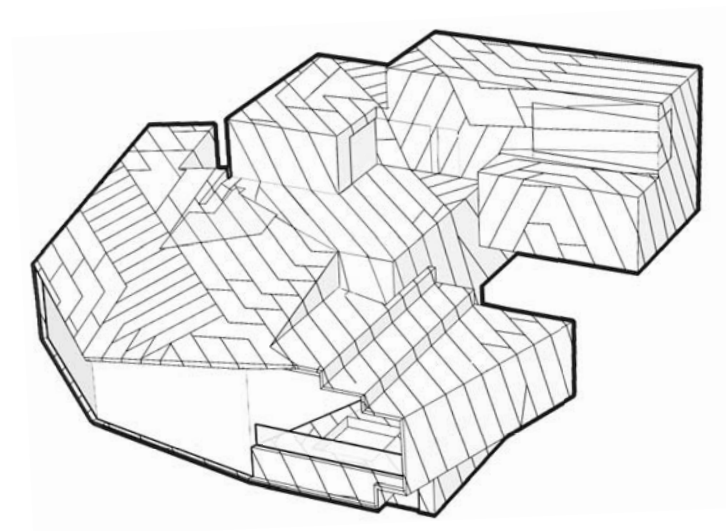


**PLAN REVIEW ACCEPTANCE**  
 FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input checked="" type="checkbox"/> ACCESSIBILITY	<input checked="" type="checkbox"/> FIRE

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BY: MEM DATE: 02/25/19  
 WEST COAST CODE CONSULTANTS, INC.



# POWDER MOUNTAIN HOUSE

**OWNER:**  
**TOM BUTTENBACH**  
 8645 EAST COPPER CREST  
 EDEN, UT 84310

<b>ARCHITECT:</b> <b>TOM WISCOMBE ARCHITECTURE</b> 2404 WILSHIRE BLVD., SUITE 48 LOS ANGELES, CA 90057 (213) 674-7238 WWW.TOMWISCOMBE.COM	<b>STRUCTURAL ENGINEER:</b> <b>NOUS</b> 527 W 7TH STREET LOS ANGELES, CA 90014 (213) 627-6667 WWW.NOUSENGINEERING.COM	<b>CIVIL ENGINEER:</b> <b>TALISMAN</b> CIVIL CONSULTANTS 5217 SOUTH STATE STREET MURRAY, UT 84107 (801) 743-1300 WWW.TALISMANCIVIL.COM	<b>MECHANICAL / PLUMBING:</b> <b>SHAMIM</b> ENGINEERING CONSULTANTS INC. 5530 CORBIN AVE, SUITE 300 TARZANA, CA 91356 (818) 786-6778 WWW.SHAMIMENGINEERING.COM	<b>ELECTRICAL:</b> <b>ABRARI</b> ENGINEERING GLENDALE, CA (714) 456-7894 WWW.ABRARI.COM	<b>NGBS CONSULTING:</b> ARGENTO/GRAHAM 811 WEST 7TH STREET, 10TH FLOOR LOS ANGELES, CA 90017 (213) 536-2578 WWW.ARGENTOGRAHAM.COM	<b>GEOTECHNICAL:</b> <b>IGES</b> 2702 SOUTH 1030 WEST SUITE 10 SALT LAKE CITY, UT 84200 (801) 270-9400 WWW.IGESINC.COM	<b>LANDSCAPE ARCHITECT:</b> <b>LDG</b> 328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1295	<b>LIGHTING DESIGNER:</b> <b>KGM</b> 328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1295 WWW.KGMLIGHTING.COM
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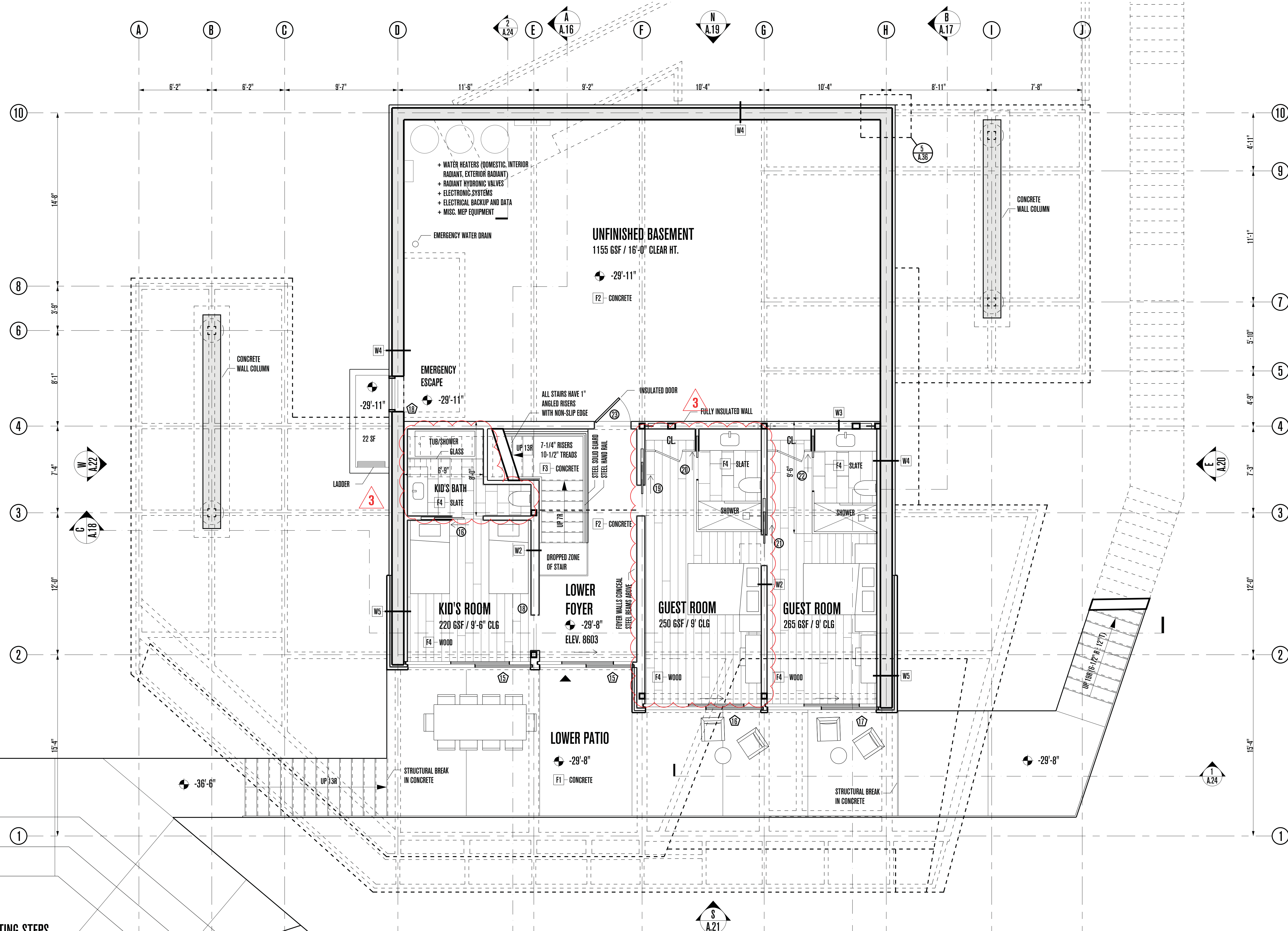
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**LIVING PLAN**

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		DRAWN:	
		SHEET:	<b>A. 10</b>

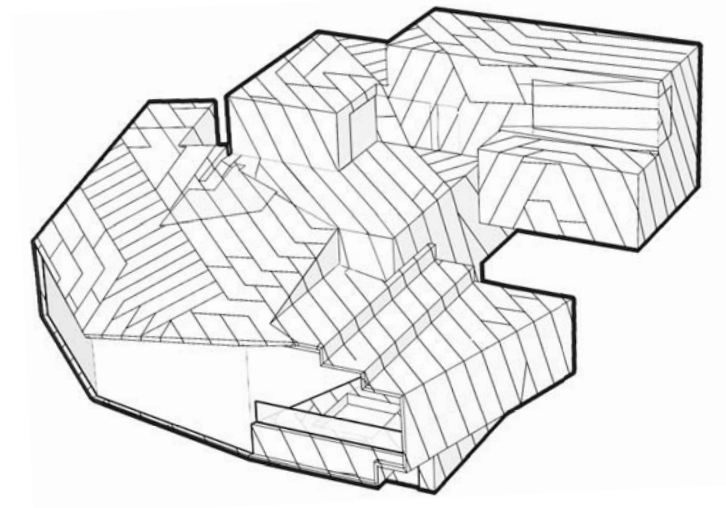


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 FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:  
 BUILDING     STRUCTURAL  
 MECHANICAL     PLUMBING  
 ELECTRICAL     ENERGY  
 ACCESSIBILITY     FIRE  
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 WEST COAST CODE CONSULTANTS, INC.

SITTING STEPS

# 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  
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**NOUS**  
 527 W 7TH STREET  
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**TALISMAN**  
 5217 SOUTH STATE STREET  
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**MECHANICAL / PLUMBING:**  
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 5530 CORBIN AVE., SUITE 300  
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**ARGENTO/GRAHAM**  
 811 WEST 7TH STREET, 10TH FLOOR  
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 WWW.ARGENTOGRAHAM.COM

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**IGES**  
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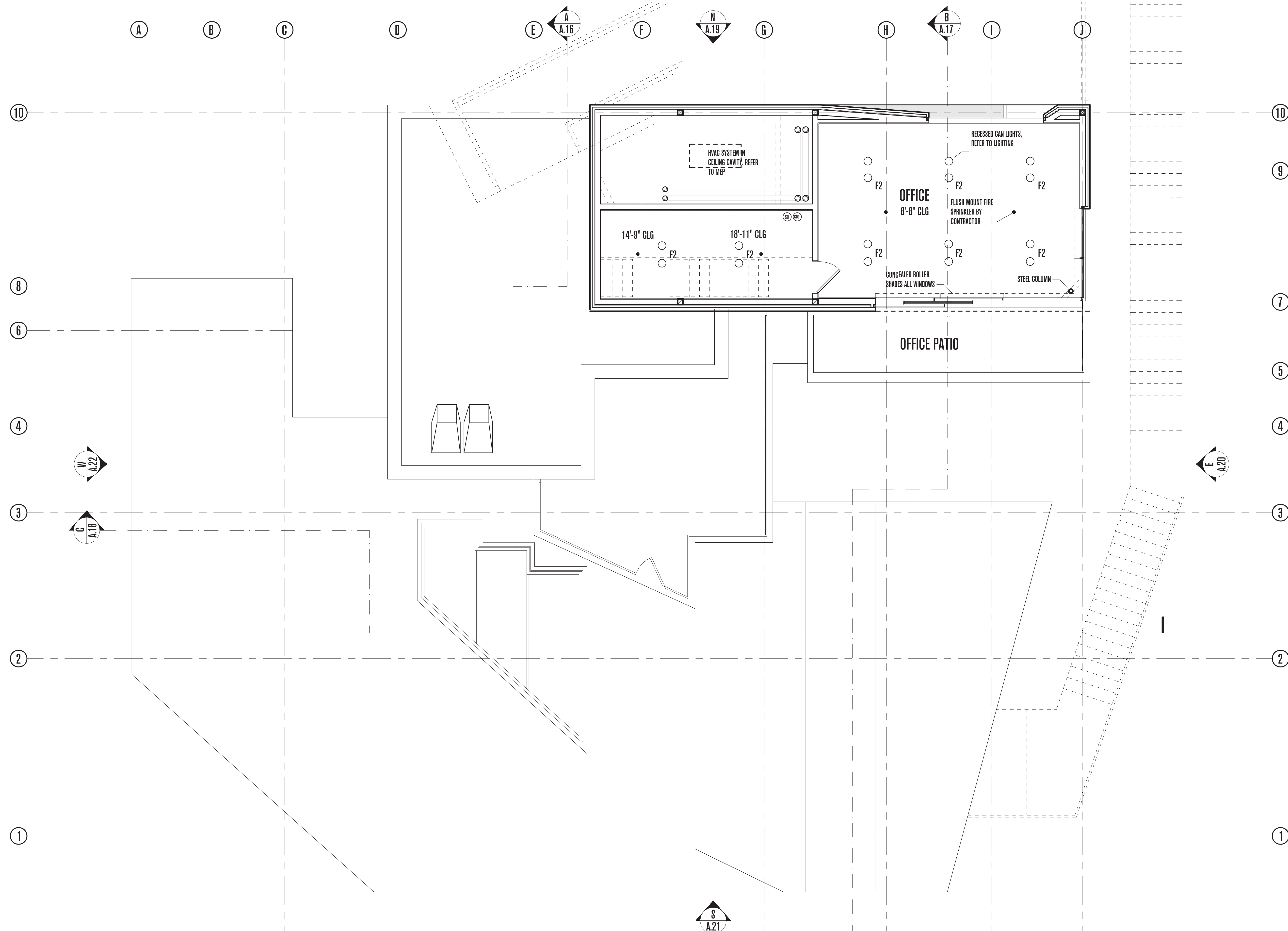
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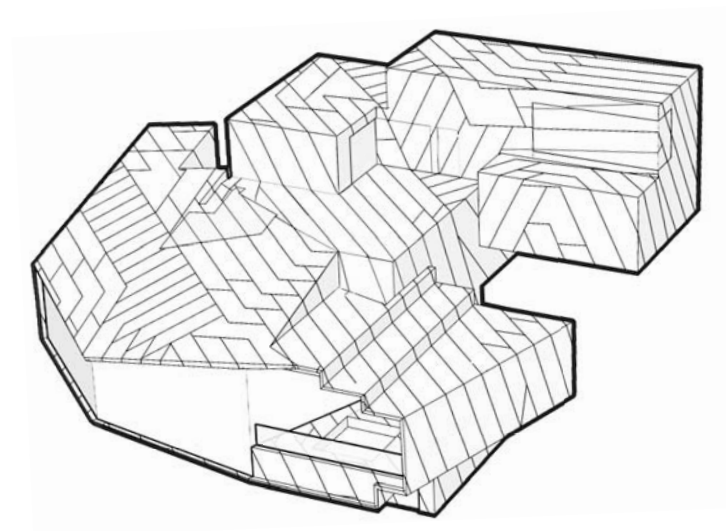


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 (213) 674-7238  
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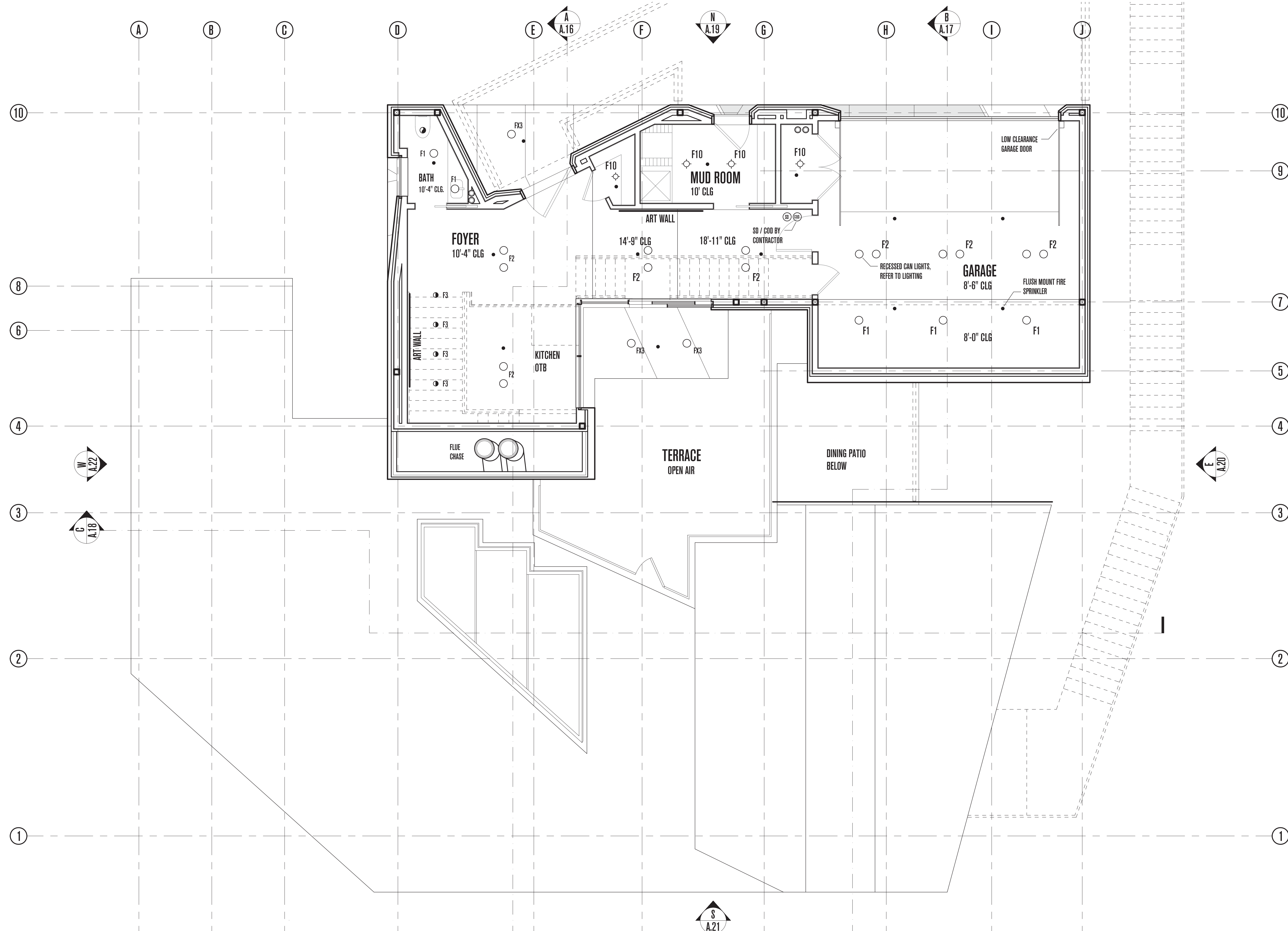
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## PENTHOUSE RCP

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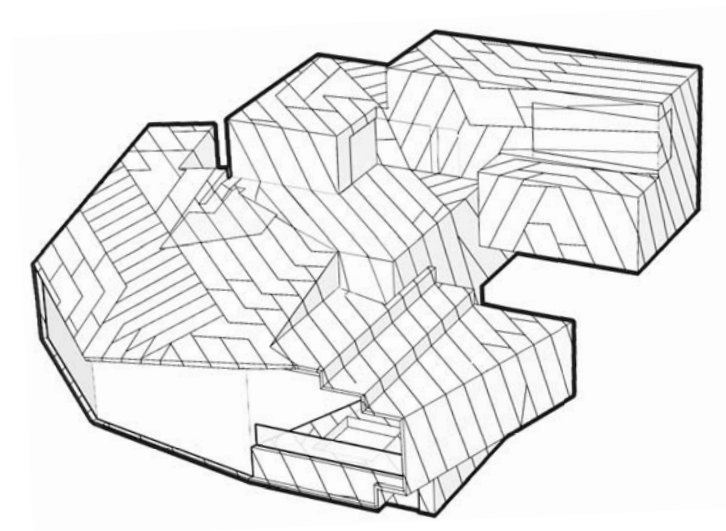


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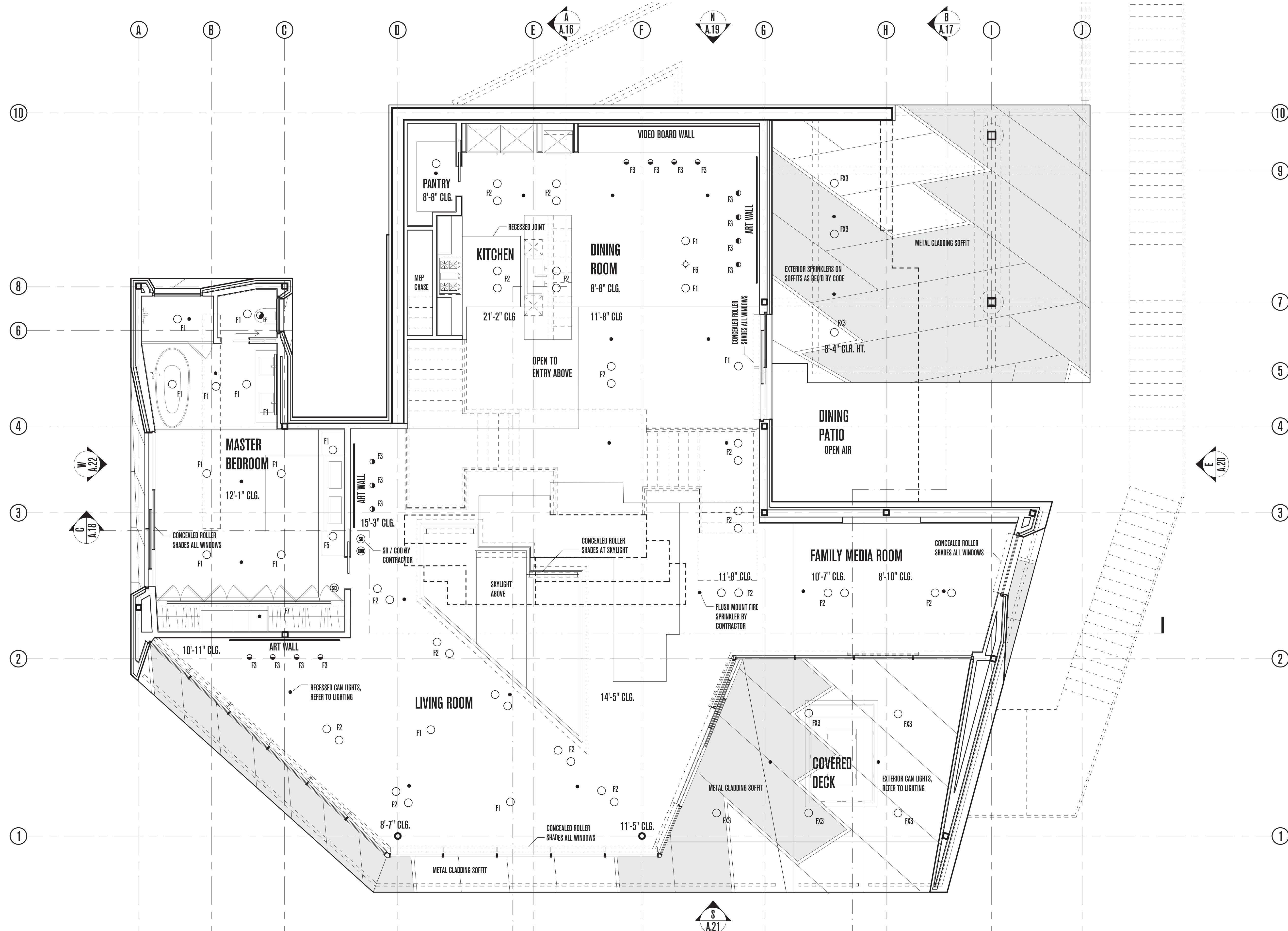
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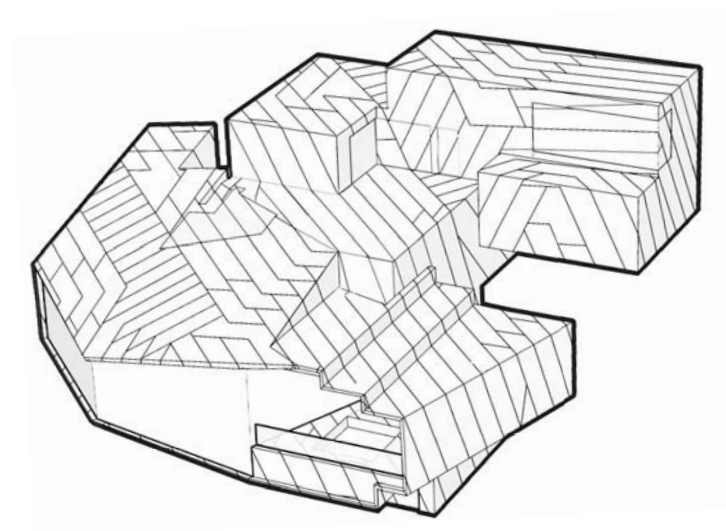


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BY: MEM DATE: 02/25/19  
 WEST COAST CODE CONSULTANTS, INC.



# POWDER MOUNTAIN HOUSE

**OWNER:**  
**TOM BUTTENBACH**  
 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**  
 CIVIL CONSULTANTS  
 5217 SOUTH STATE STREET  
 MURRAY, UT 84107  
 (801) 743-1300  
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**MECHANICAL / PLUMBING:**  
**SHAMIM**  
 ENGINEERING CONSULTANTS INC.  
 5530 CORBIN AVE., SUITE 300  
 TARZANA, CA 91356  
 (818) 788-6778  
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**ABRARI**  
 ENGINEERING  
 GLENDALE, CA  
 (123) 456-7894  
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**NGBS CONSULTING:**  
**ARGENTO/GRAHAM**  
 811 WEST 7TH STREET, 10TH FLOOR  
 LOS ANGELES, CA 90017  
 (213) 536-2578  
 WWW.ARGENTOGRAHAM.COM

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

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 SALT LAKE CITY, UT 84101  
 (801) 583-1295

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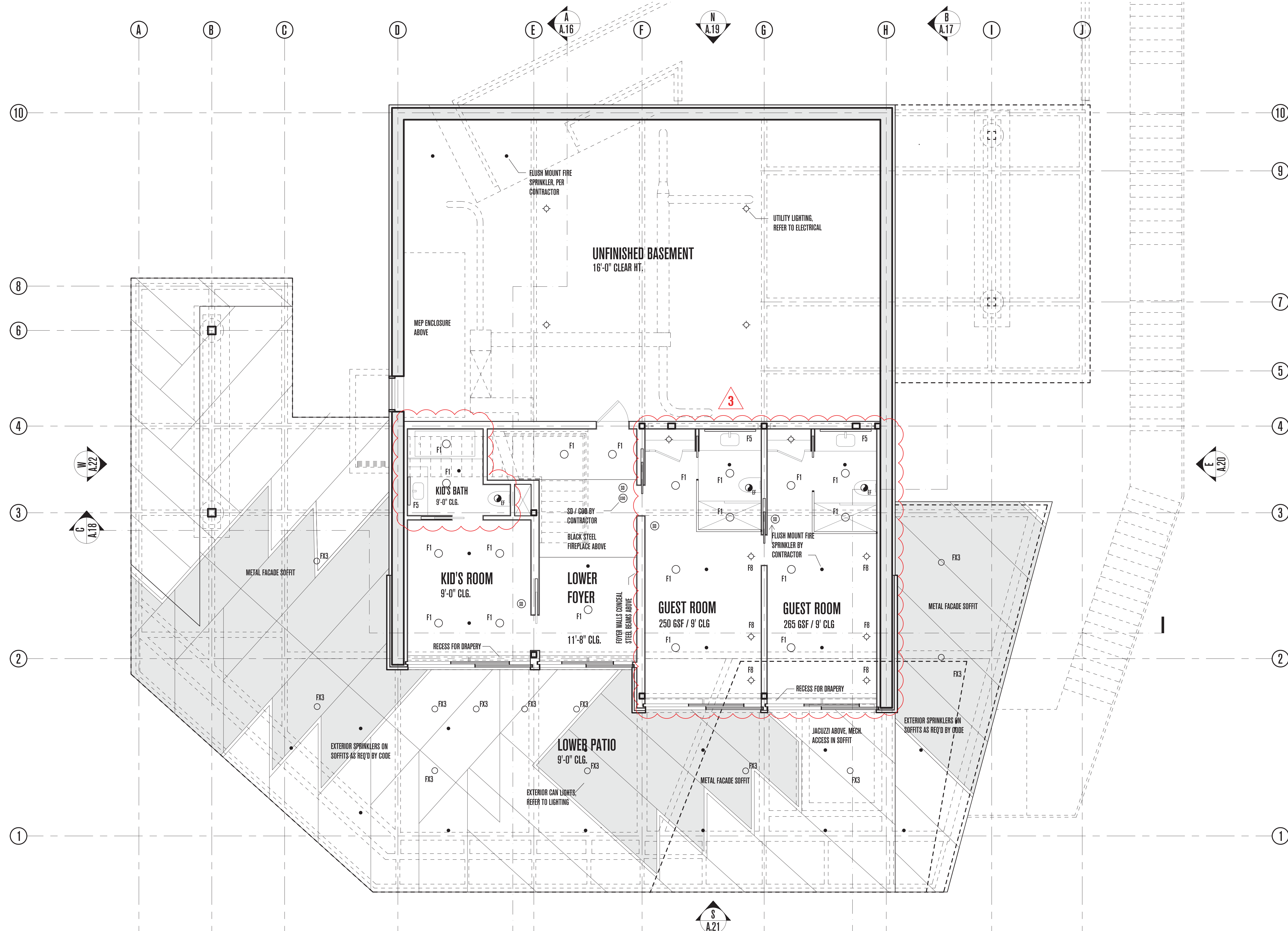
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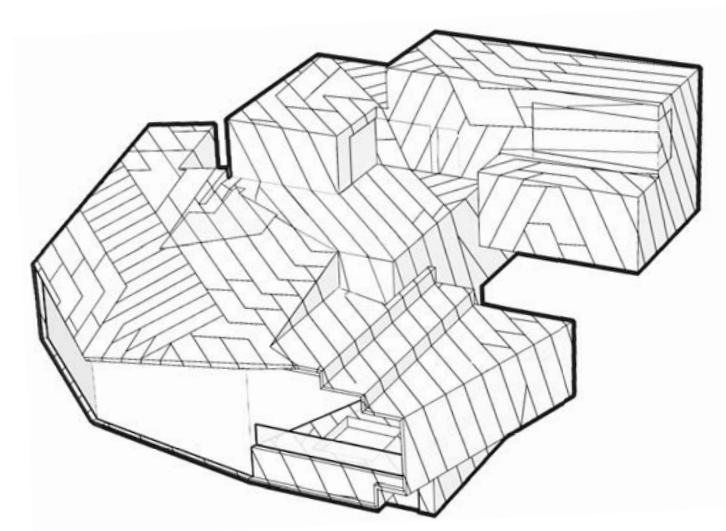


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 LOS ANGELES, CA 90057  
 (213) 674-7238  
 WWW.TOMWISCOMBE.COM

**STRUCTURAL ENGINEER:**  
**NOUS**  
 5217 W 7TH STREET  
 LOS ANGELES, CA 90014  
 (213) 627-6687  
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**TALISMAN**  
 CIVIL CONSULTANTS  
 5217 SOUTH STATE STREET  
 MURRAY, UT 84107  
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**ARGENTO/GRAHAM**  
 811 WEST 7TH STREET, 10TH FLOOR  
 LOS ANGELES, CA 90017  
 (213) 536-2578  
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**GEOTECHNICAL:**  
**IGES**  
 2702 SOUTH 103RD WEST SUITE 102  
 SALT LAKE CITY, UT 84020  
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 SALT LAKE CITY, UT 84101  
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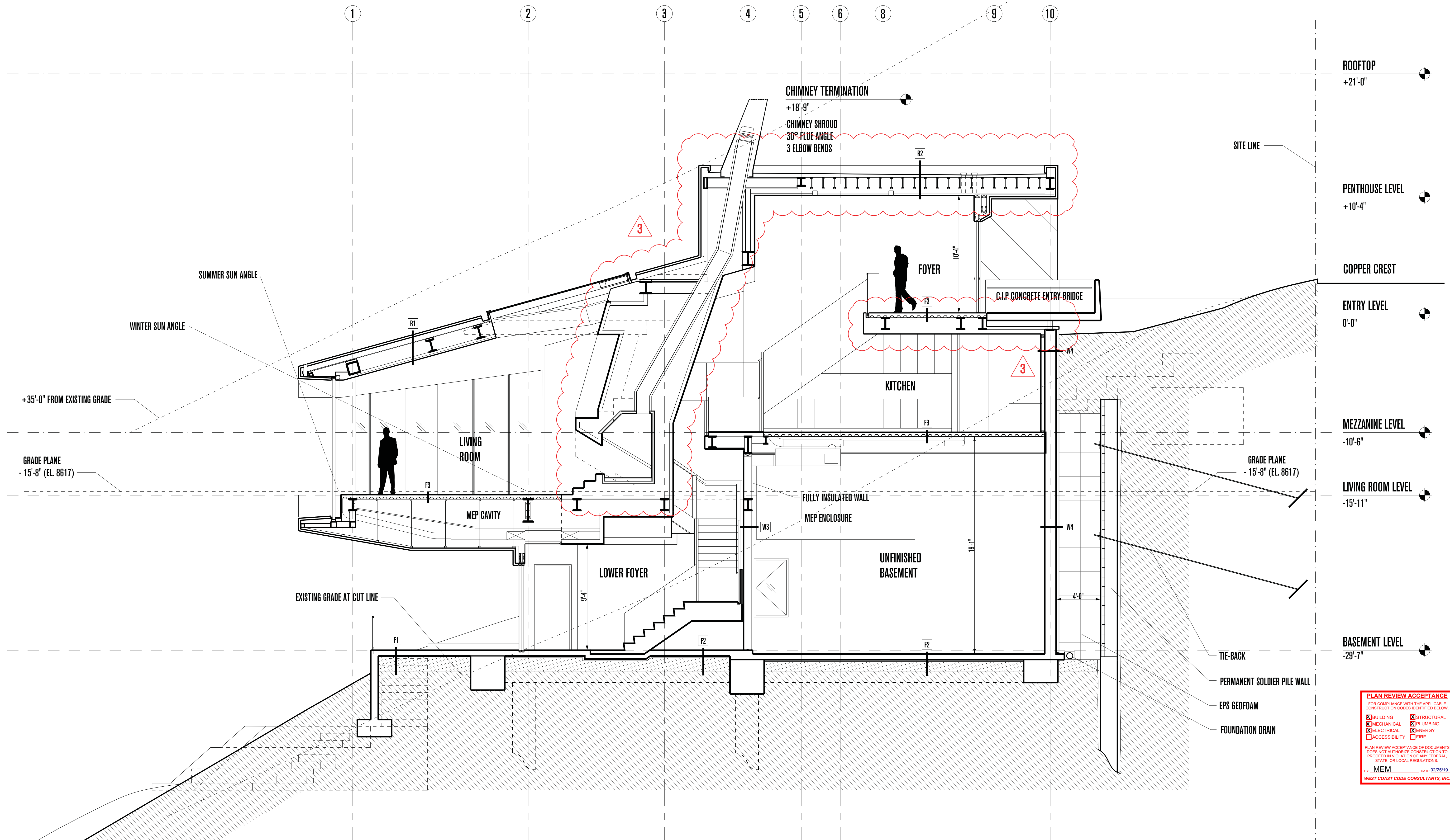
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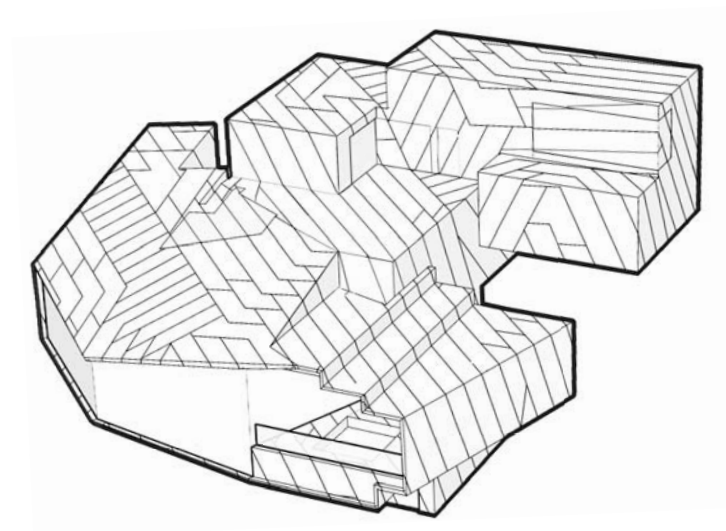
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 EDEN, UT 84310

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

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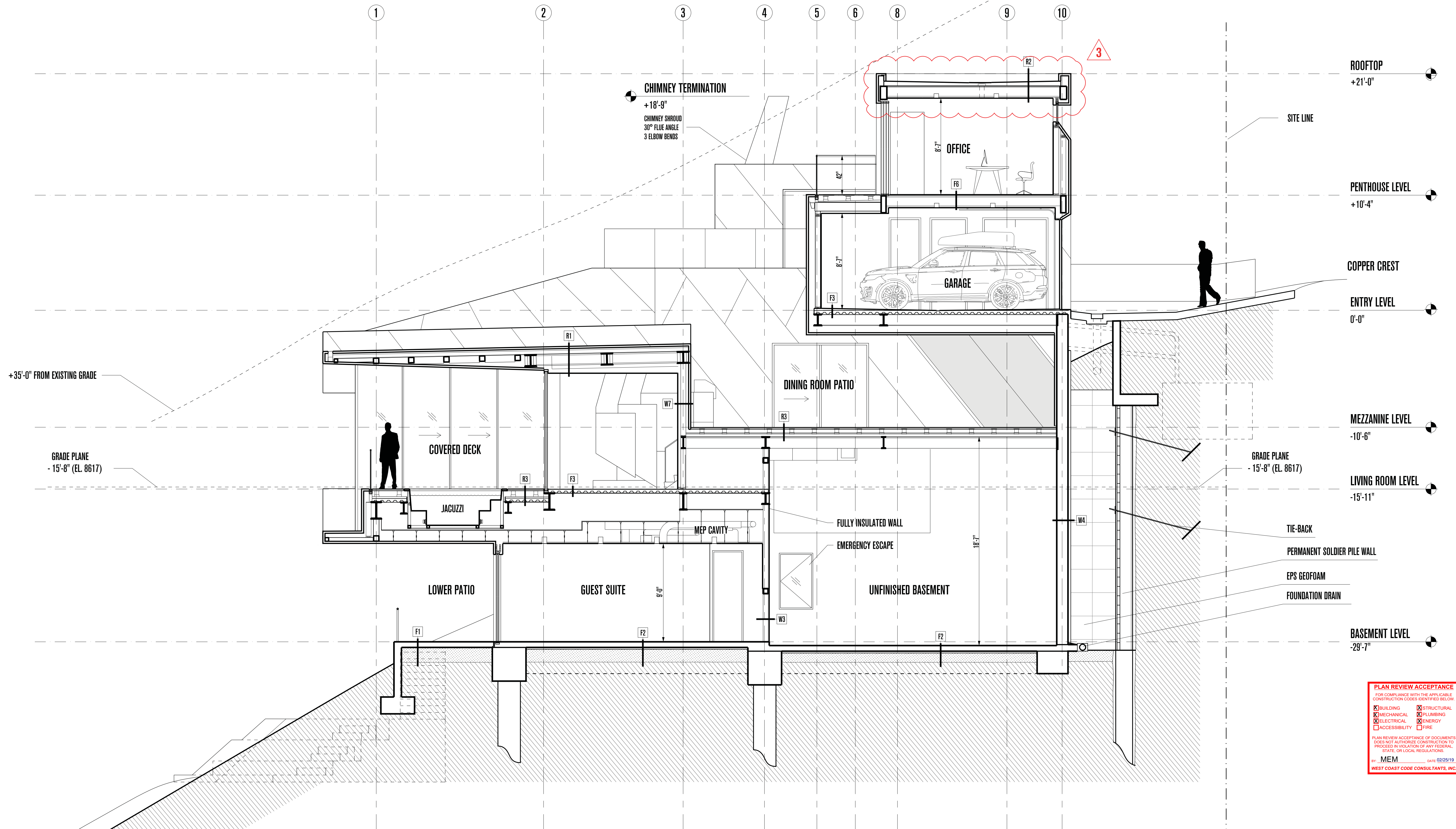
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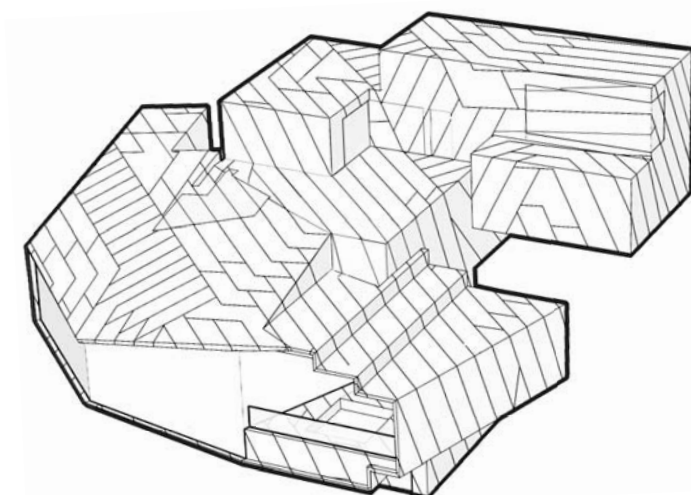


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**IGES**  
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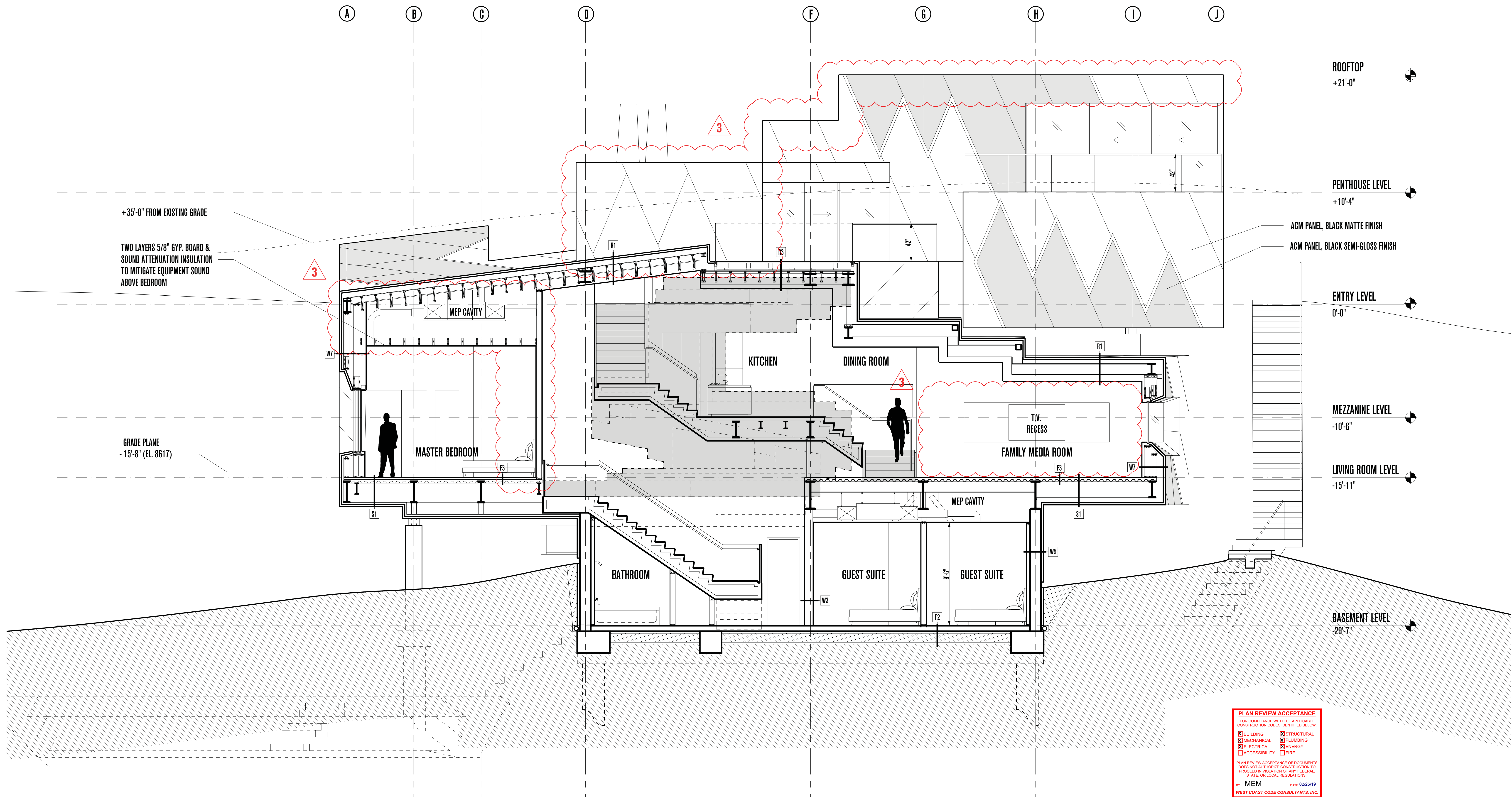
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## SECTION B-B

REVISIONS:	BY:	DATE:	DATE:
1	PLAN CHECK SUBMISSION	TWA	06/04/18
2	PLAN CHECK REVISIONS	TWA	07/06/18
3	PLAN CHECK RESUBMISSION	TWA	02/15/19

SCALE: 1/4" = 1'-0"  
 SHEET: **A. 17**

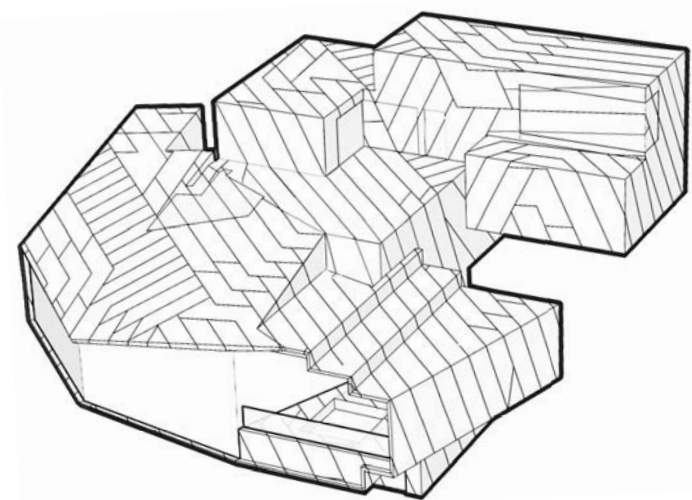


**PLAN REVIEW ACCEPTANCE**  
 FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:

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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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By: **MEM** Date: 02/25/19  
 WEST COAST CODE CONSULTANTS, INC.



# 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**  
 CIVIL CONSULTANTS  
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**NGBS CONSULTING:**  
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 811 WEST 7TH STREET, 10TH FLOOR  
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 2702 SOUTH 1030 WEST SUITE 10  
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**LANDSCAPE ARCHITECT:**  
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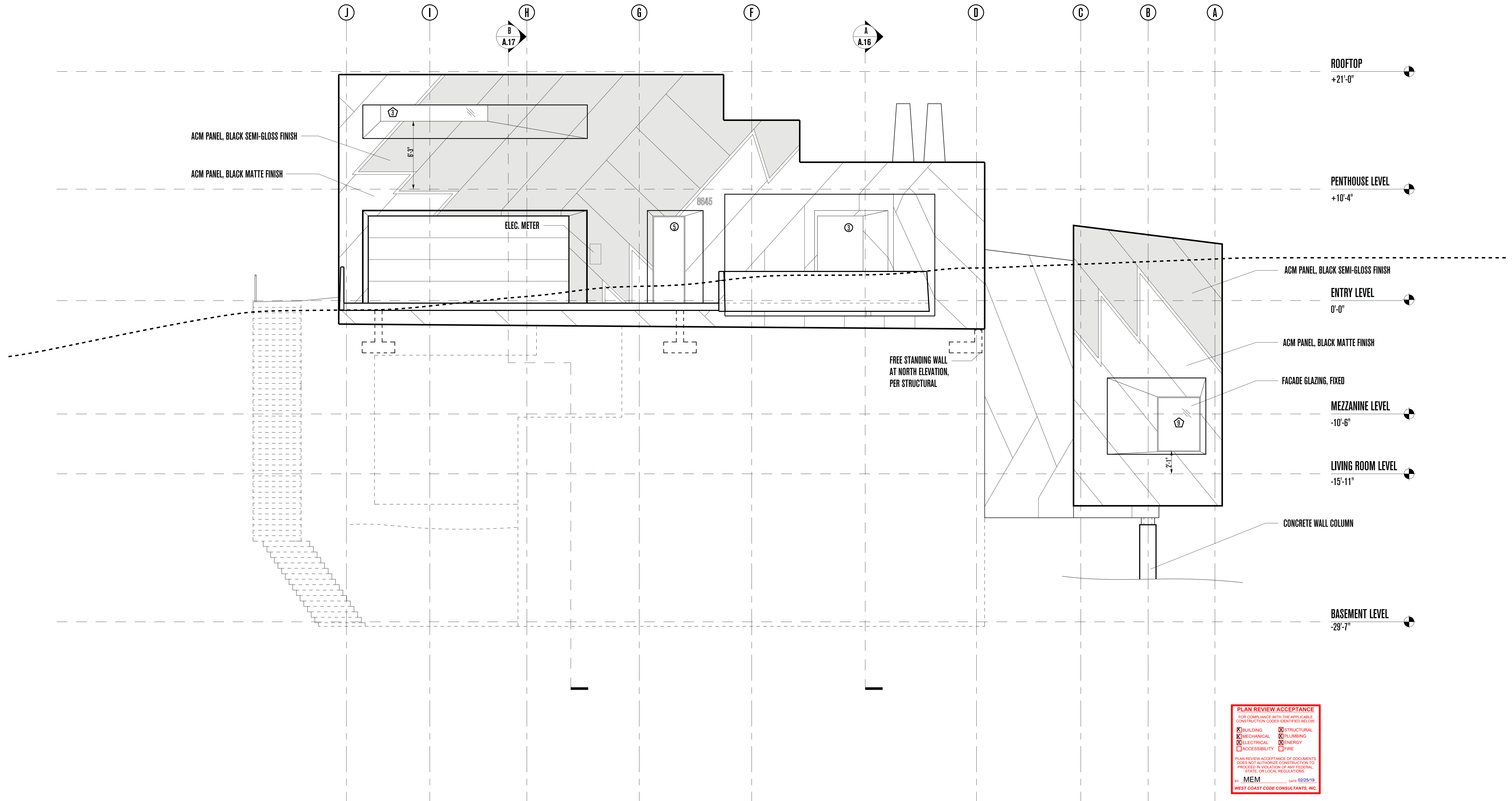
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## SECTION C-C

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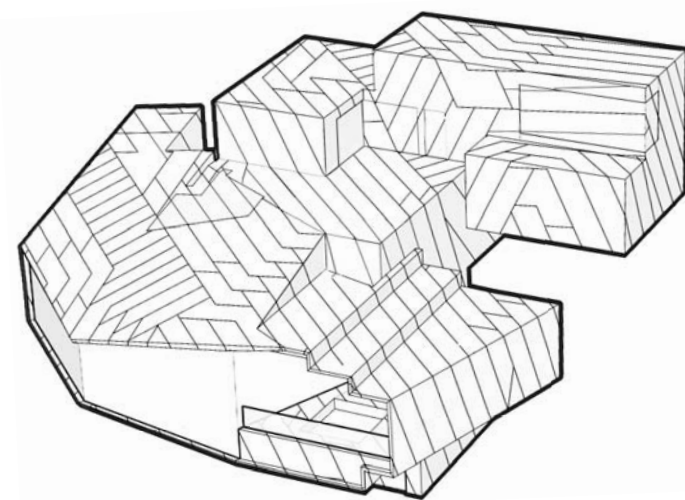


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BY: **MEM** DATE: 02/25/19  
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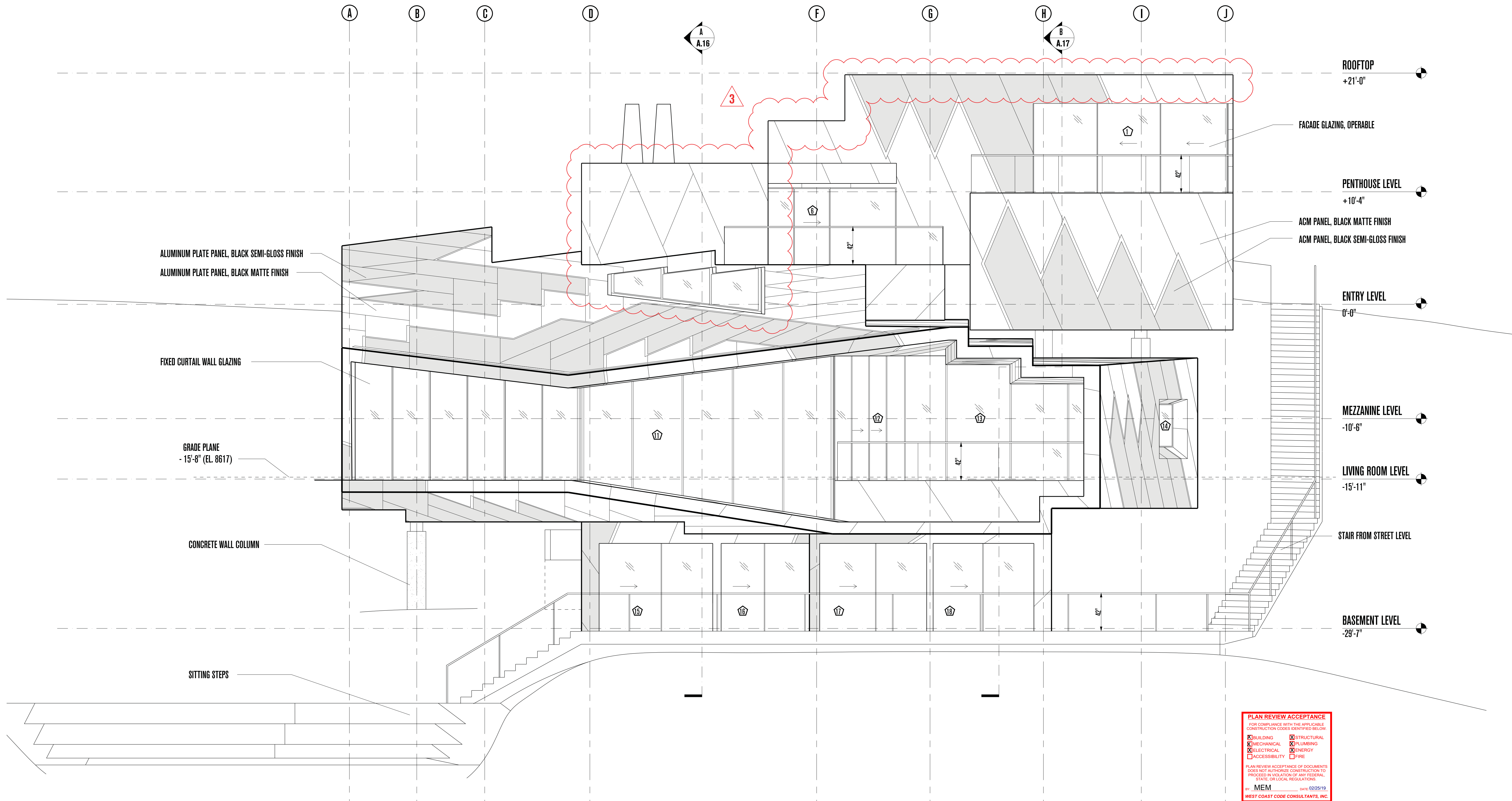
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SCALE: 1/4" = 1'-0"  
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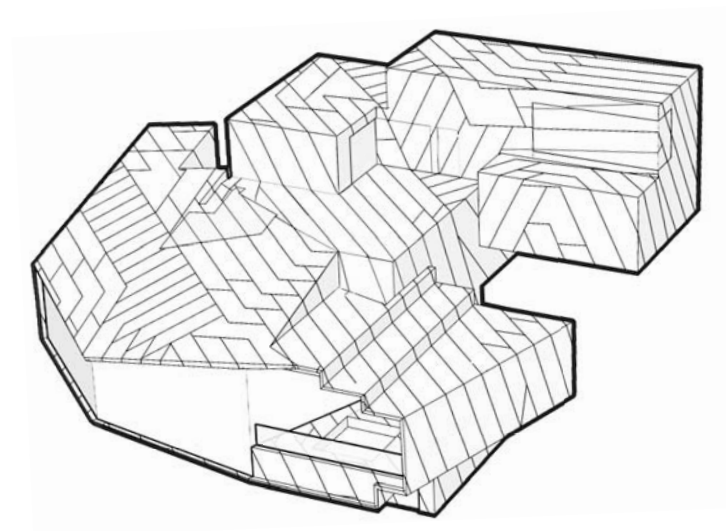


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By: **MEM** Date: 02/25/19  
 WEST COAST CODE CONSULTANTS, INC.



# POWDER MOUNTAIN HOUSE

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

<b>ARCHITECT:</b> <b>TOM WISCOMBE ARCHITECTURE</b> <small>2404 WILSHIRE BLVD., SUITE 40        LOS ANGELES, CA 90057        (213) 674-7238        WWW.TOMWISCOMBE.COM</small>	<b>STRUCTURAL ENGINEER:</b> <b>NOUS</b> <small>527 W 7TH STREET        LOS ANGELES, CA 90014        (213) 627-6667        WWW.NOUSENGINEERING.COM</small>	<b>CIVIL ENGINEER:</b> <b>TALISMAN</b> <small>5217 SOUTH STATE STREET        MURRAY, UT 84107        (801) 743-1300        WWW.TALISMANCIVIL.COM</small>	<b>MECHANICAL / PLUMBING:</b> <b>SHAMIM</b> <small>5530 CORBIN AVE., SUITE 300        TARZANA, CA 91356        (818) 786-6778        WWW.SHAMIMENGINEERING.COM</small>	<b>ELECTRICAL:</b> <b>ABRARI</b> <small>GLENDALE, CA        (123) 456-7894        WWW.ABRARI.COM</small>	<b>NGBS CONSULTING:</b> <b>ARGENTO/GRAHAM</b> <small>811 WEST 7TH STREET, 10TH FLOOR        LOS ANGELES, CA 90017        (213) 536-2578        WWW.ARGENTOGRAHAM.COM</small>	<b>GEOTECHNICAL:</b> <b>IGES</b> <small>2702 SOUTH 1030 WEST SUITE 102        SOUTH SALT LAKE, UT 84020        (801) 270-9400        WWW.IGESINC.COM</small>	<b>LANDSCAPE ARCHITECT:</b> <b>LDG</b> <small>328 W 200 S SUITE 102        SALT LAKE CITY, UT 84101        (801) 583-1295</small>	<b>LIGHTING DESIGNER:</b> <b>KGM</b> <small>328 W 200 S SUITE 102        SALT LAKE CITY, UT 84101        (801) 583-1295        WWW.KGMLIGHTING.COM</small>
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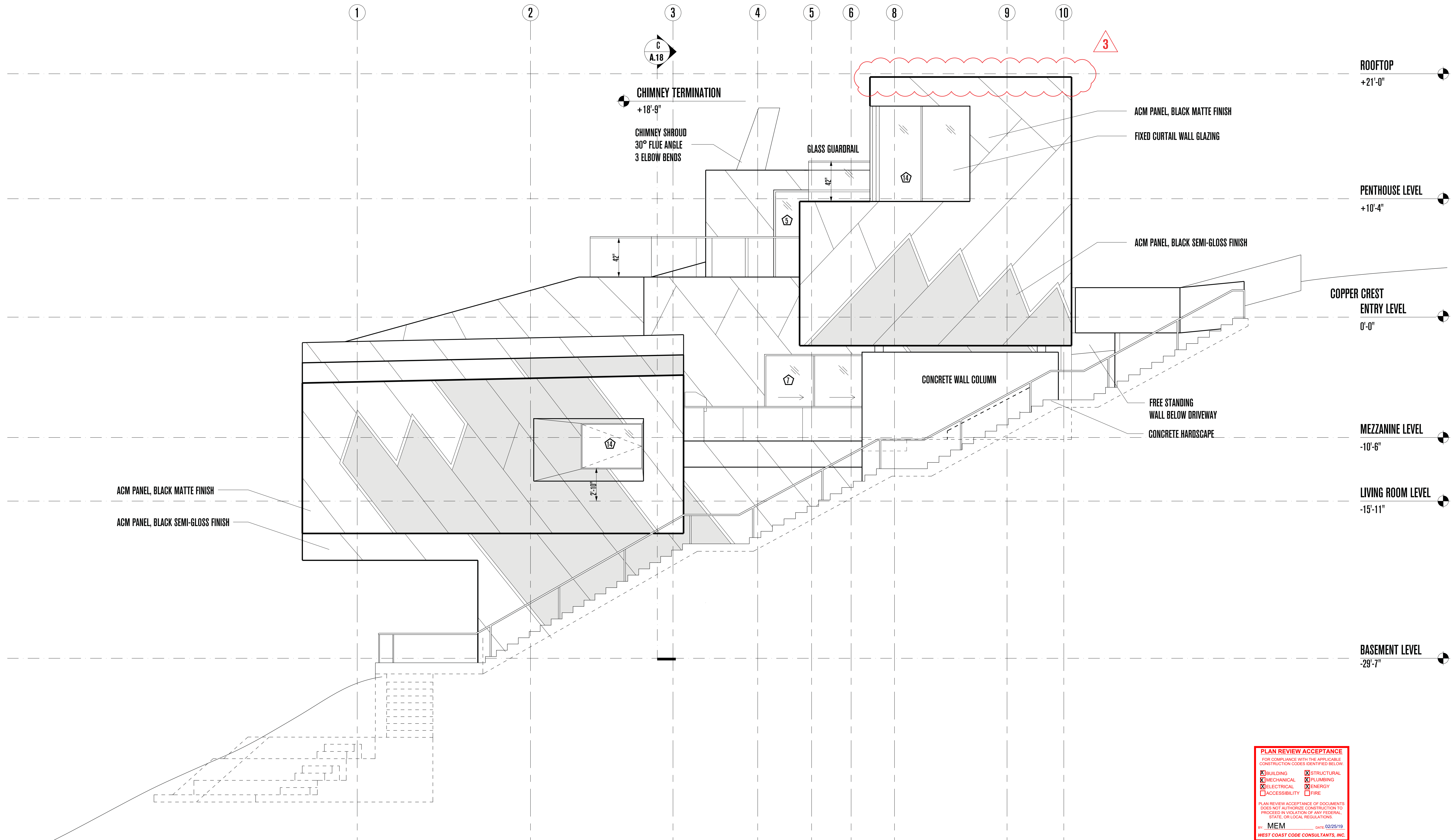
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DATE: 02/25/19  
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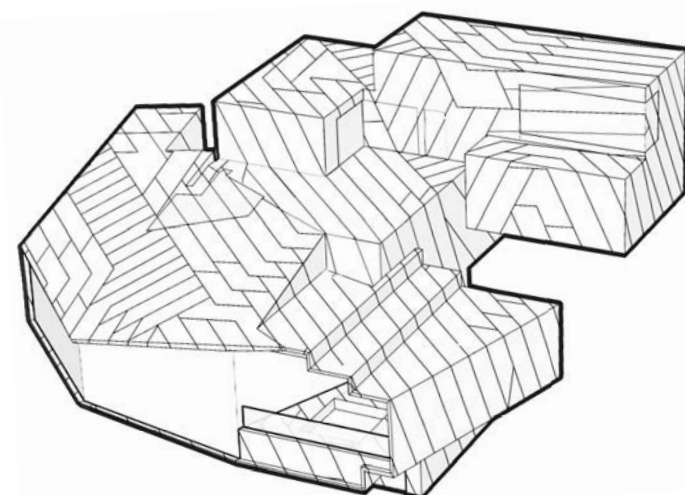


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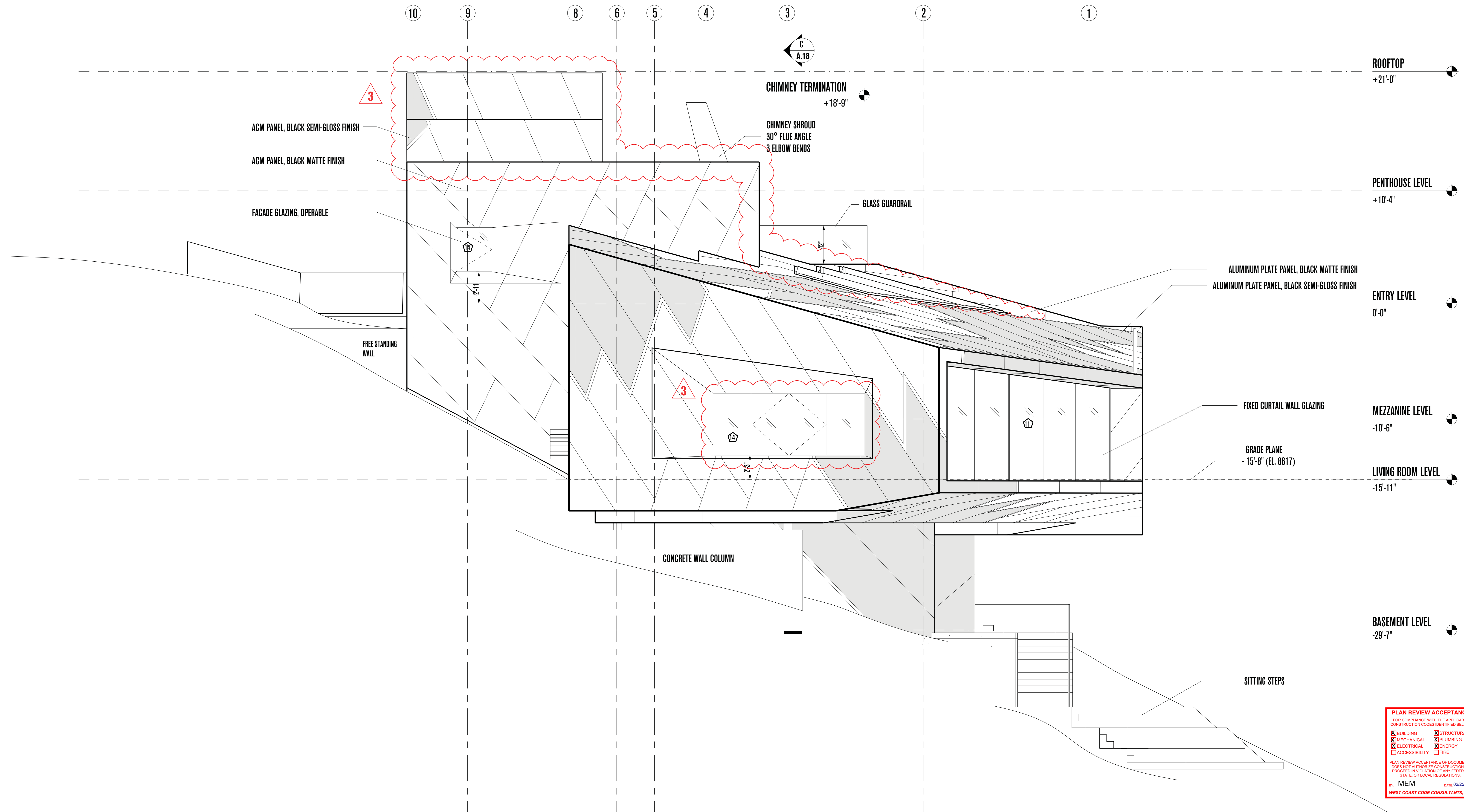
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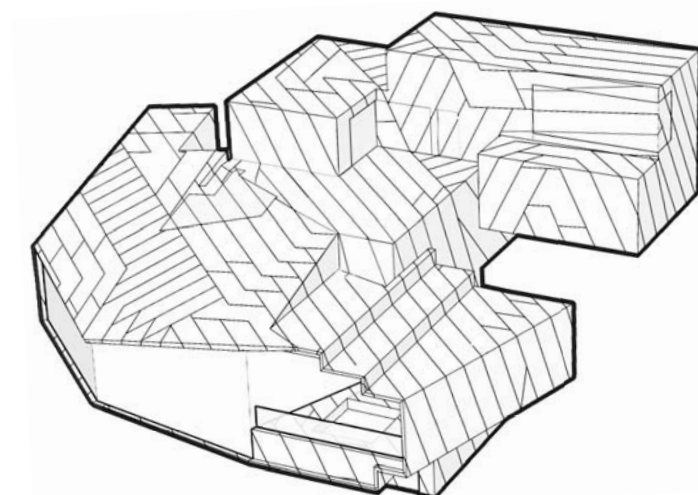
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3	PLAN CHECK RESUBMISSION	TWA	02/15/19

SCALE: 1/4" = 1'-0"  
 DRAWN: SHEET: **A. 21**



PLAN REVIEW ACCEPTANCE			
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.			
<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL	<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY	<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE
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BY: MEM		DATE: 02/25/19	
WEST COAST CODE CONSULTANTS, INC.			



# 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) 627-6667  
 WWW.NOUSENGINEERING.COM

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

**MECHANICAL / PLUMBING:**  
**SHAMIM**  
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**LANDSCAPE ARCHITECT:**  
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 (801) 583-1295

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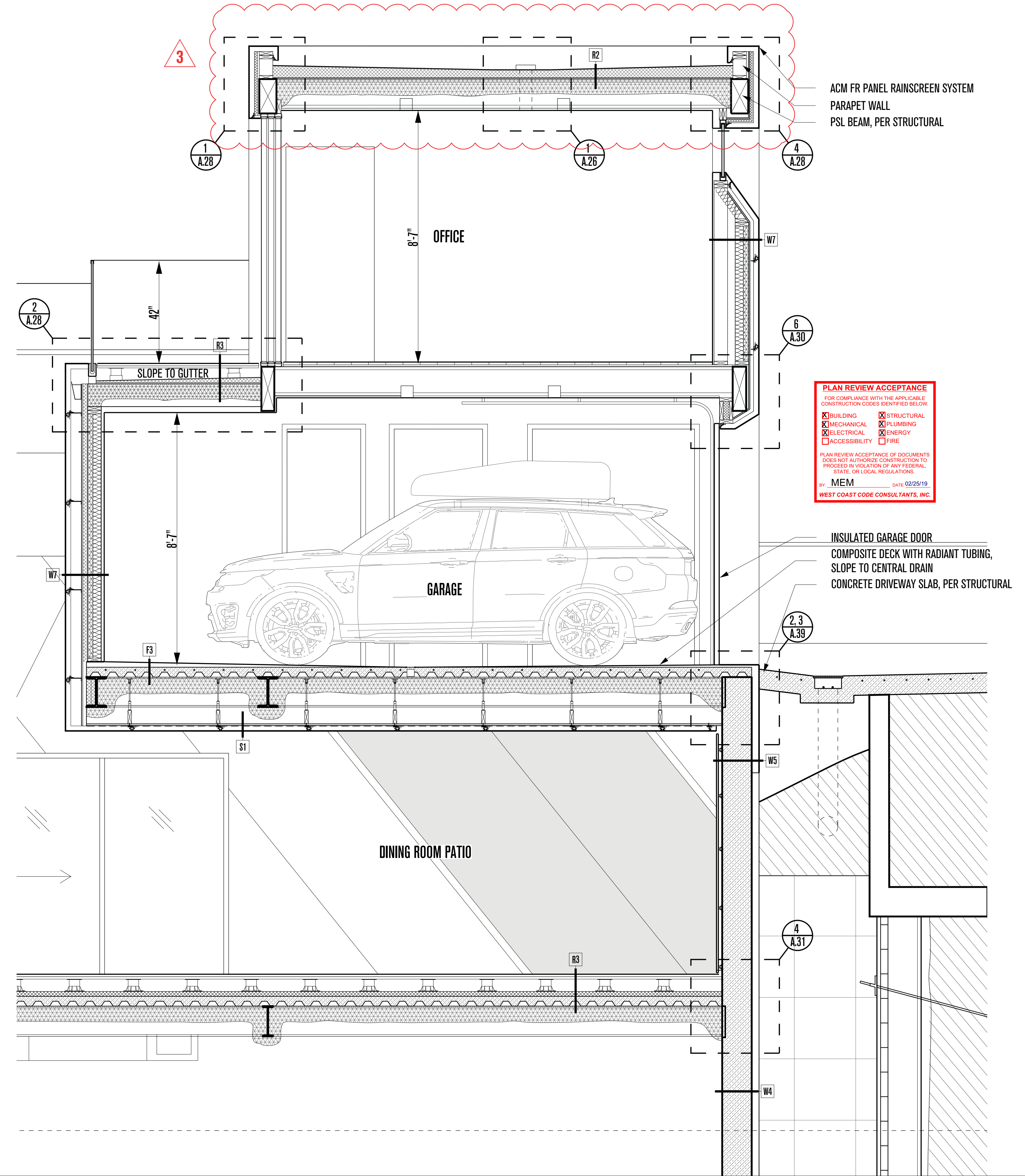
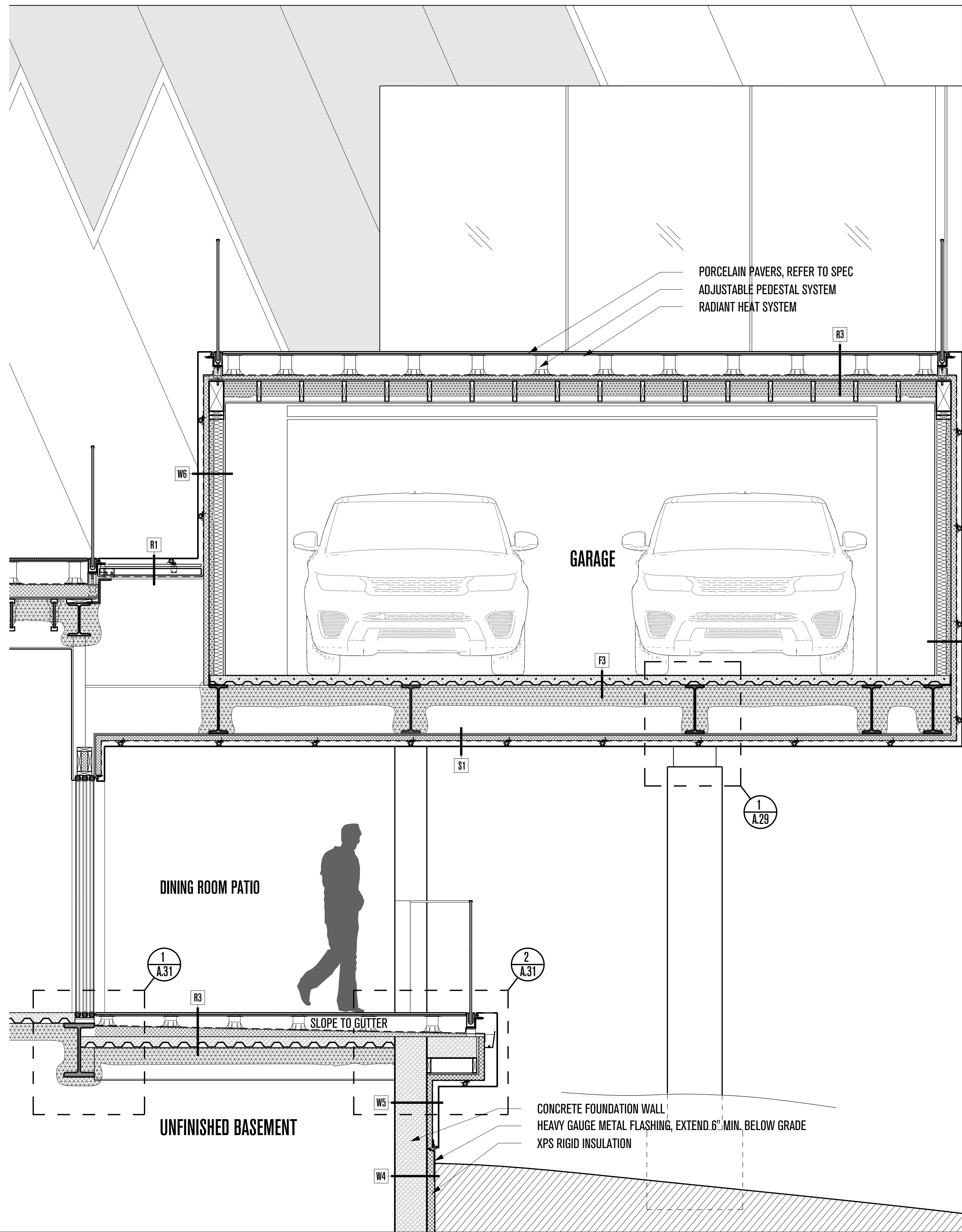
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			02/15/2019
			SCALE: 1/4" = 1'-0"
			DRAWN:
			SHEET:
			<b>A. 22</b>



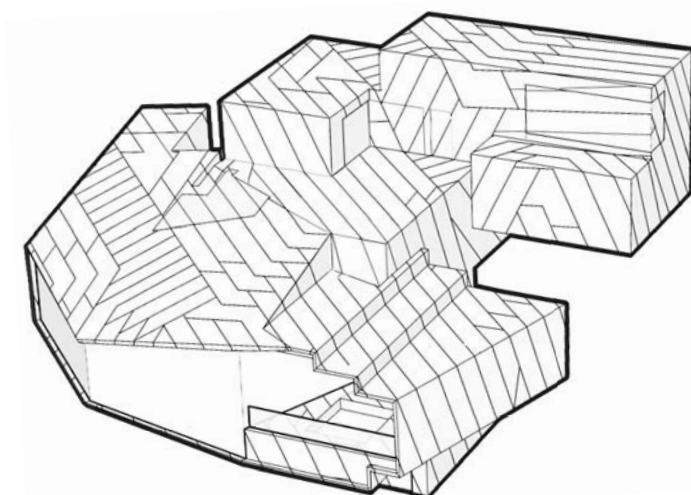


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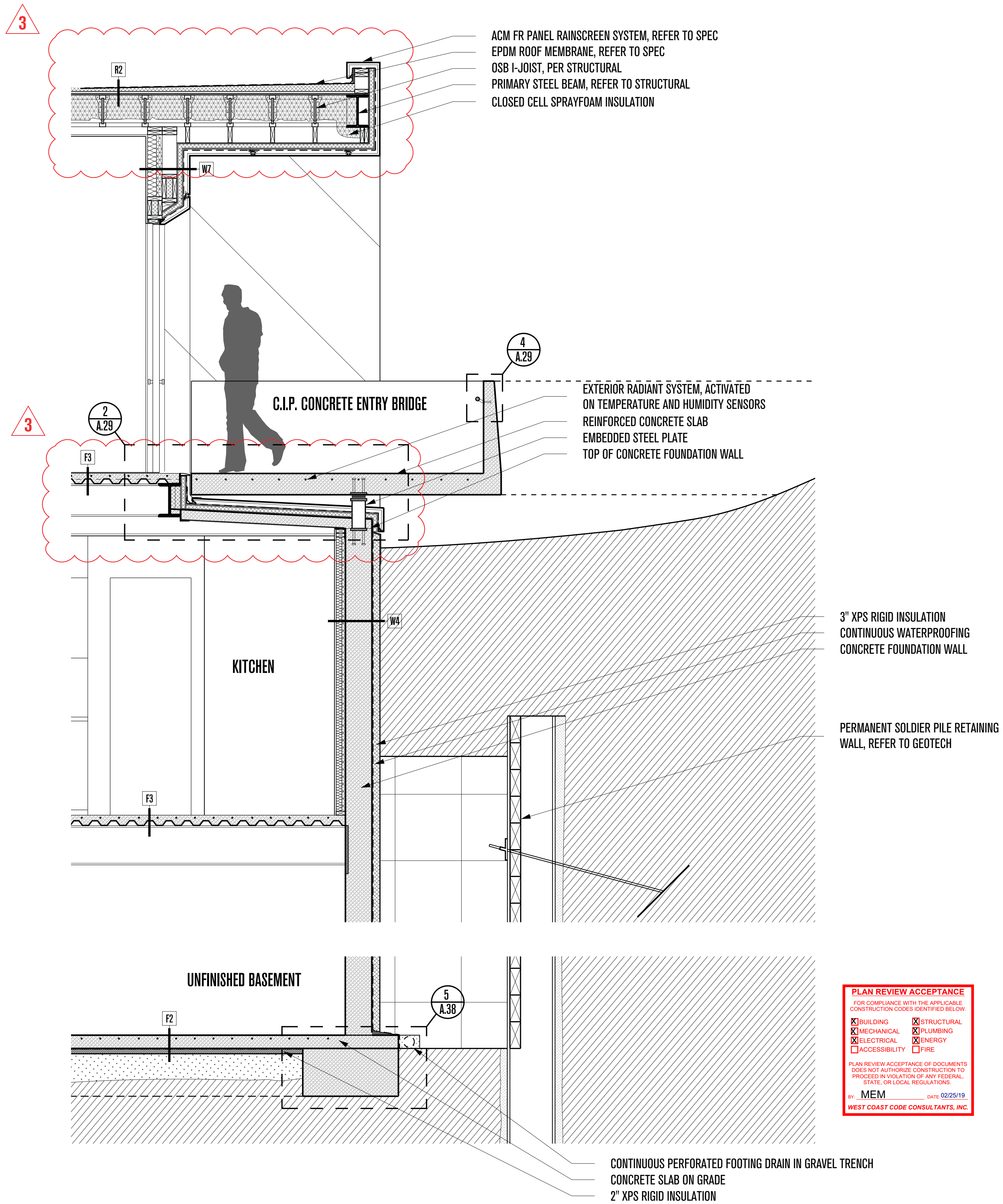
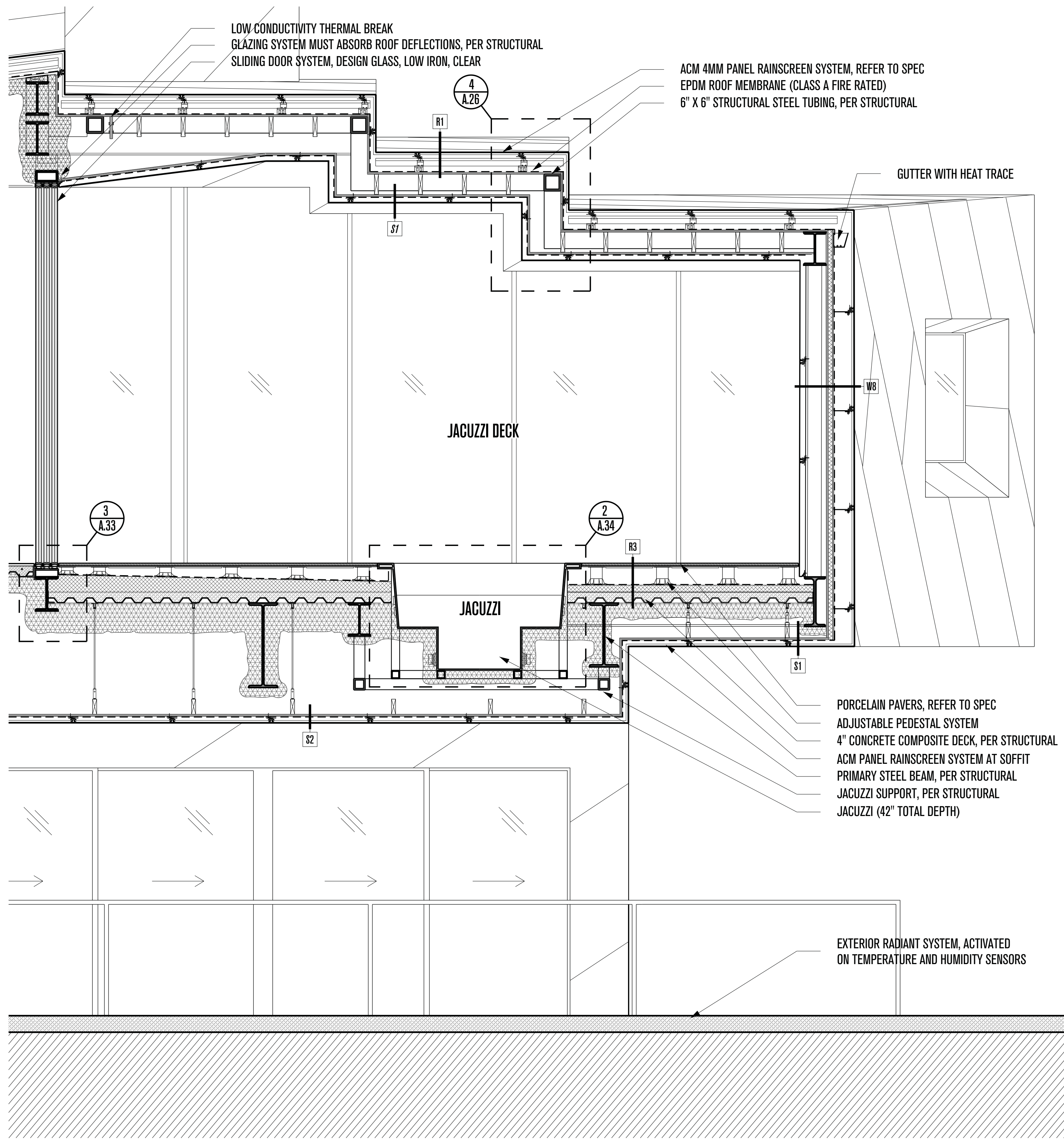
## WALL SECTIONS A

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

SHEET: **A. 23**

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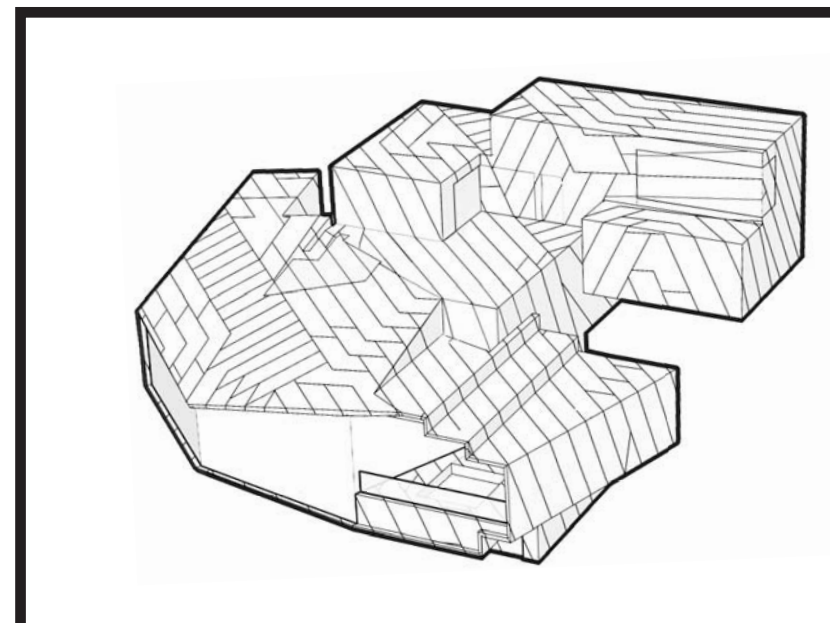


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 LOS ANGELES, CA 90057  
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**NOUS**  
 527 W 7TH STREET  
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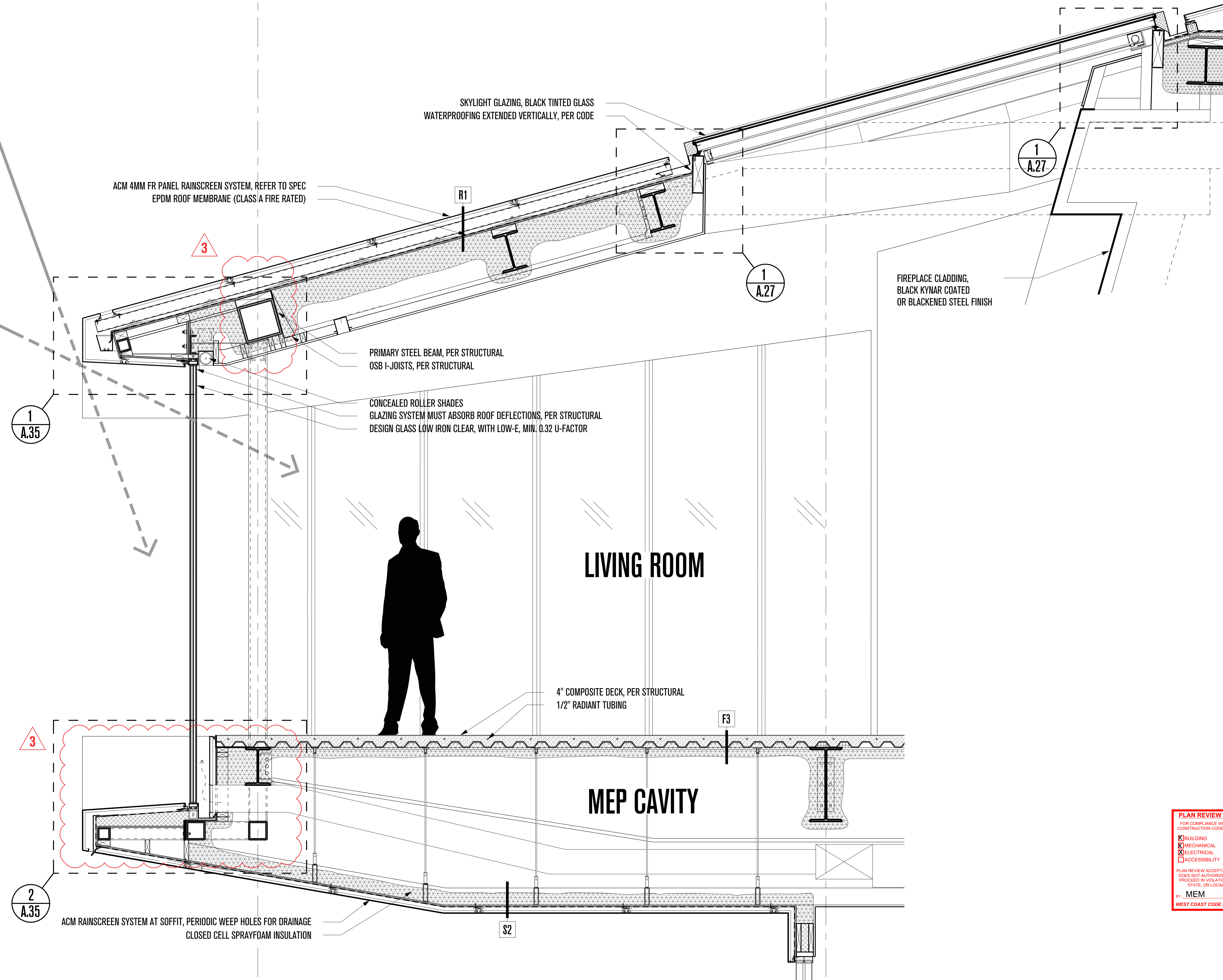
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**WALL SECTIONS B**

<b>REVISIONS:</b>	<b>BY:</b>	<b>DATE:</b>	<b>DATE:</b>
1	PLAN CHECK SUBMISSION	TWA	06/04/18
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			<b>SCALE:</b> 1/2" = 1'-0"
			<b>DRAWN:</b>
			<b>SHEET:</b>
			<b>A. 24</b>

JULY 15 2018  
12:30 PM  
SOLAR ANGLE

DEC 21 2018  
SOLAR ANGLE  
(WINTER SOLSTICE)



FIREPLACE CLADDING,  
BLACK KYMAR COATED  
OR BLACKENED STEEL FINISH

LIVING ROOM

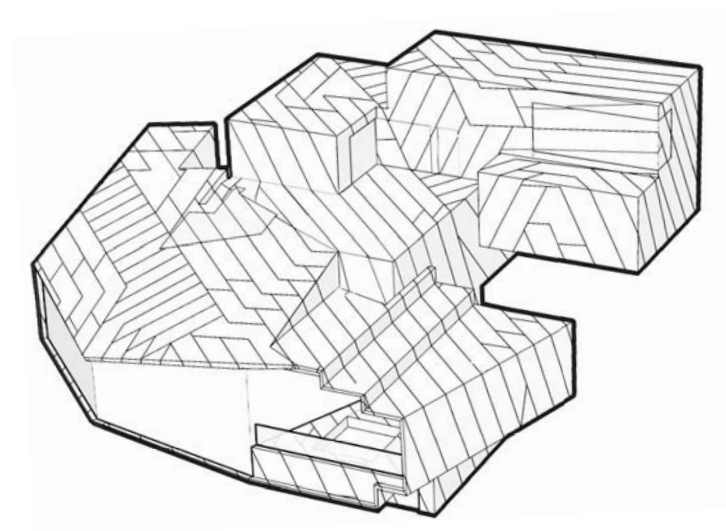
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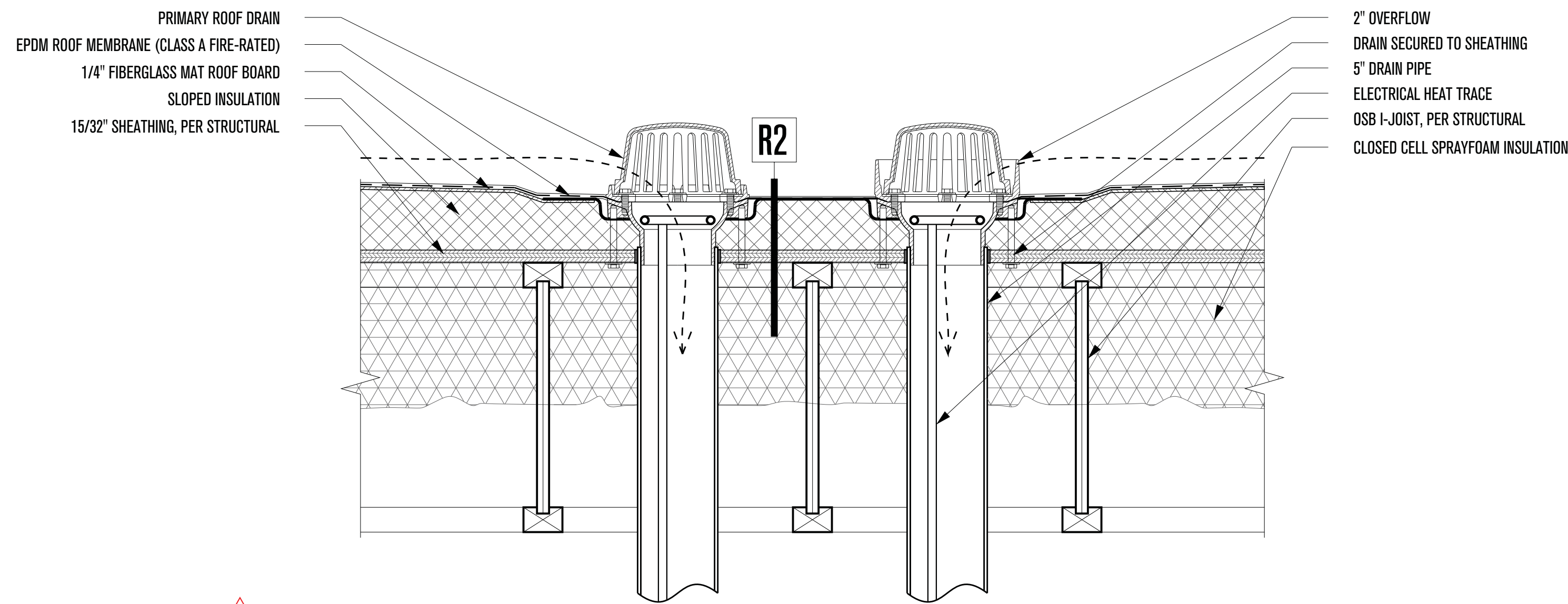
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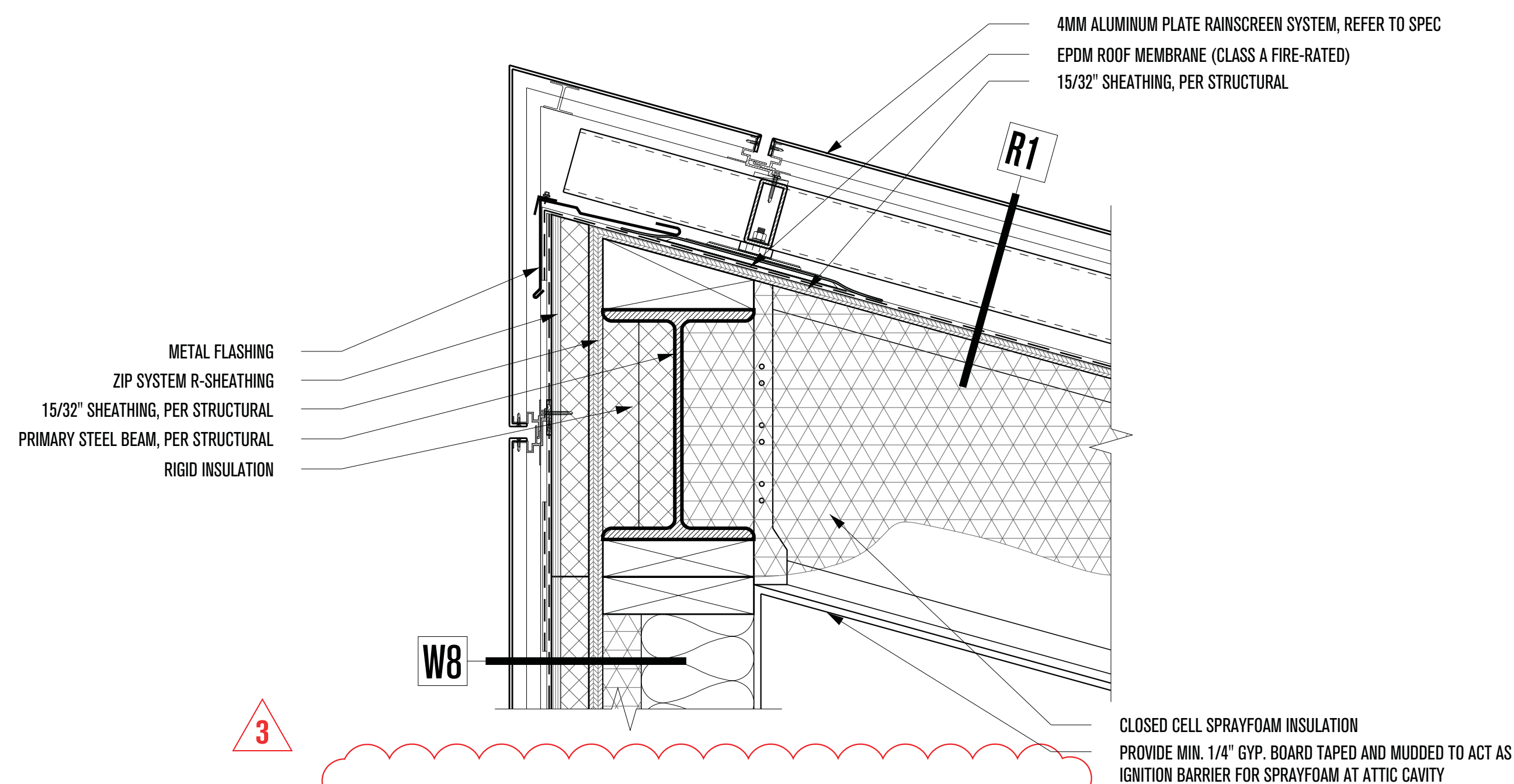
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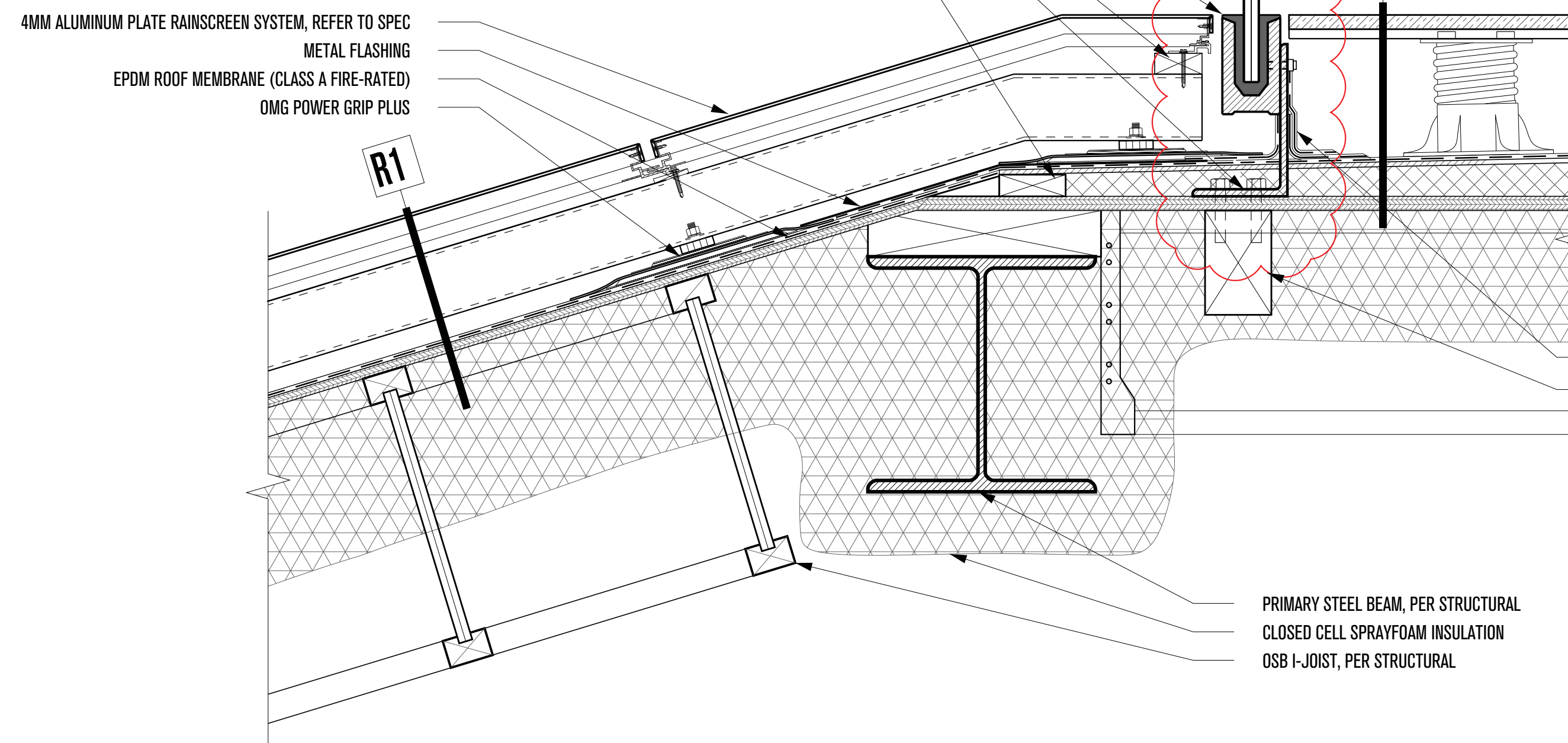
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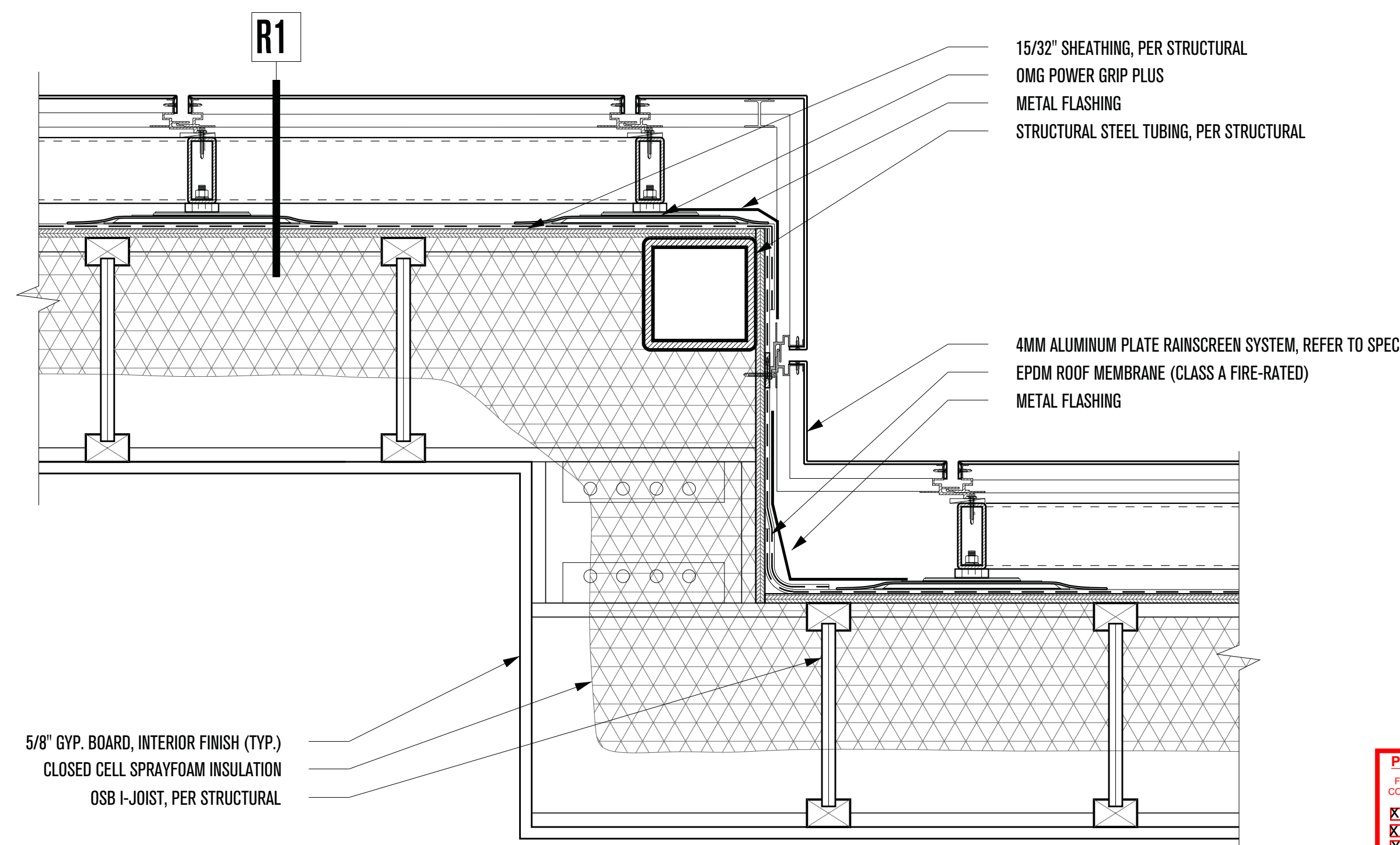
**1 - ROOF DRAIN SECTION**  
SCALE: 2"=1'-0"



**2 - CORNER DETAIL AT SLOPED ROOF EDGE**  
SCALE: 2"=1'-0"



**3 - ROOF DECK TO SLOPED ROOF DETAIL**  
SCALE: 2"=1'-0"



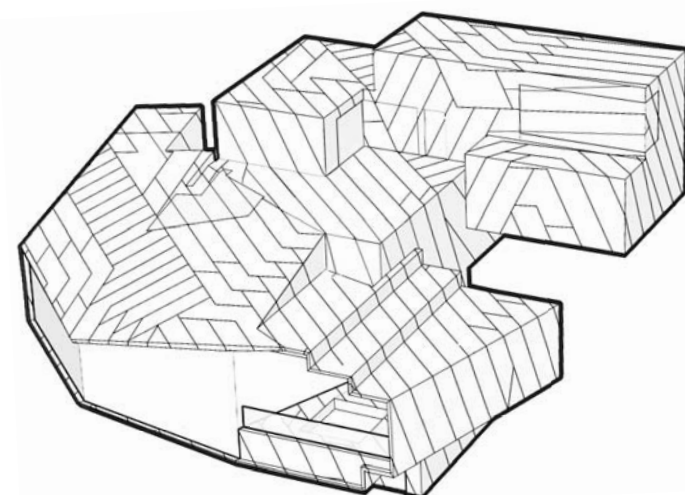
**4 - CORNER DETAIL AT STEPPED ROOF EDGE**  
SCALE: 2"=1'-0"

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

BUILDING     STRUCTURAL  
 MECHANICAL     PLUMBING  
 ELECTRICAL     ENERGY  
 ACCESSIBILITY     FIRE

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BY: MEM    DATE: 02/25/19  
WEST COAST CODE CONSULTANTS, INC.



# POWDER MOUNTAIN HOUSE

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

ARCHITECT:  
**TOM WISCOMBE ARCHITECTURE**  
2404 WILSHIRE BLVD., SUITE 4B  
LOS ANGELES, CA 90057  
(213) 674-7238  
WWW.TOMWISCOMBE.COM

STRUCTURAL ENGINEER:  
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**IGES**  
2702 SOUTH 1030 WEST SUITE 10  
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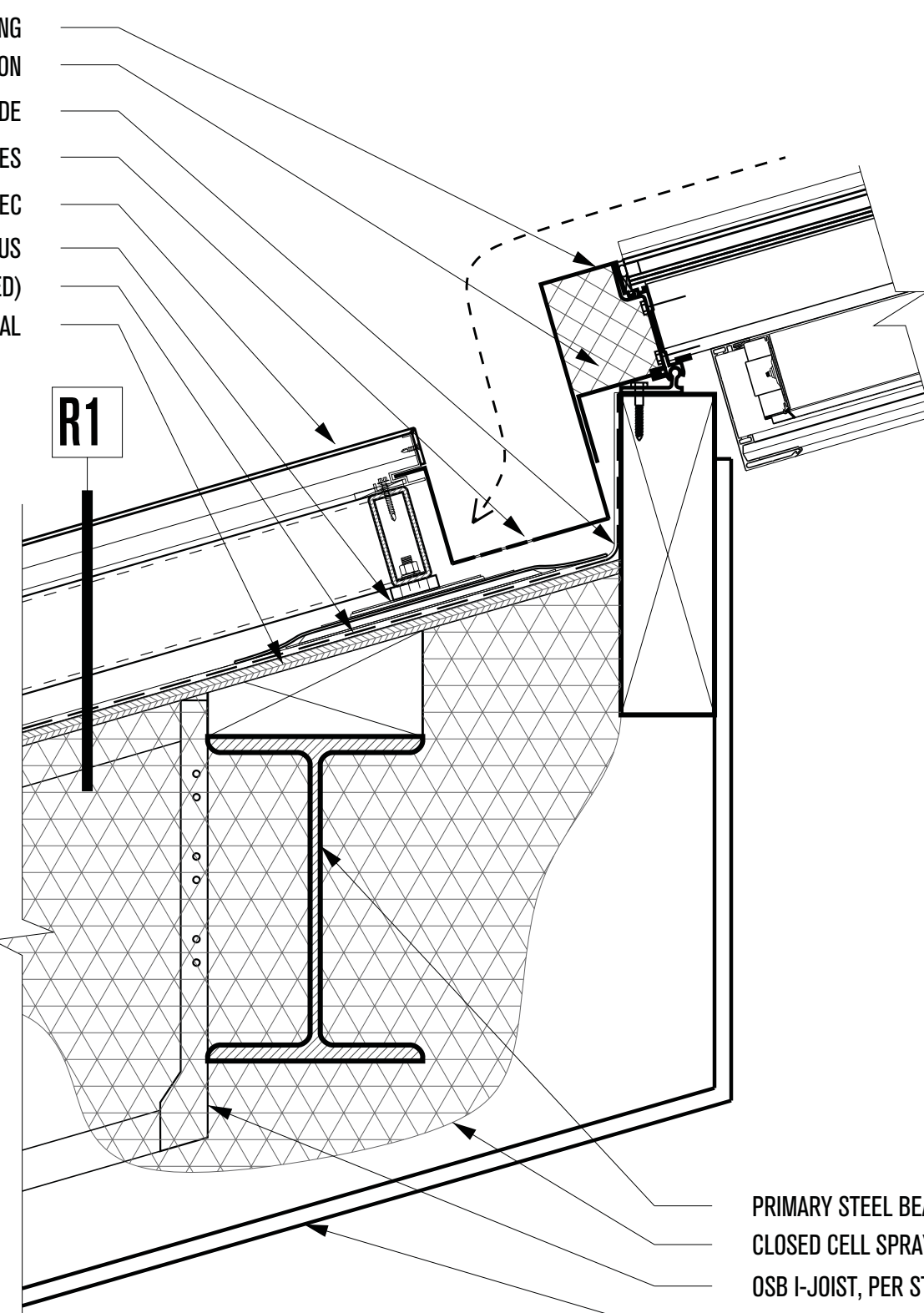
## ROOF DETAILS

REVISIONS:	BY:	DATE:	DATE:
1	PLAN CHECK SUBMISSION	TWA	06/04/18
2	PLAN CHECK REVISIONS	TWA	07/06/18
3	PLAN CHECK RESUBMISSION	TWA	02/15/19

SCALE:    DRAWN:

SHEET: **A. 26**

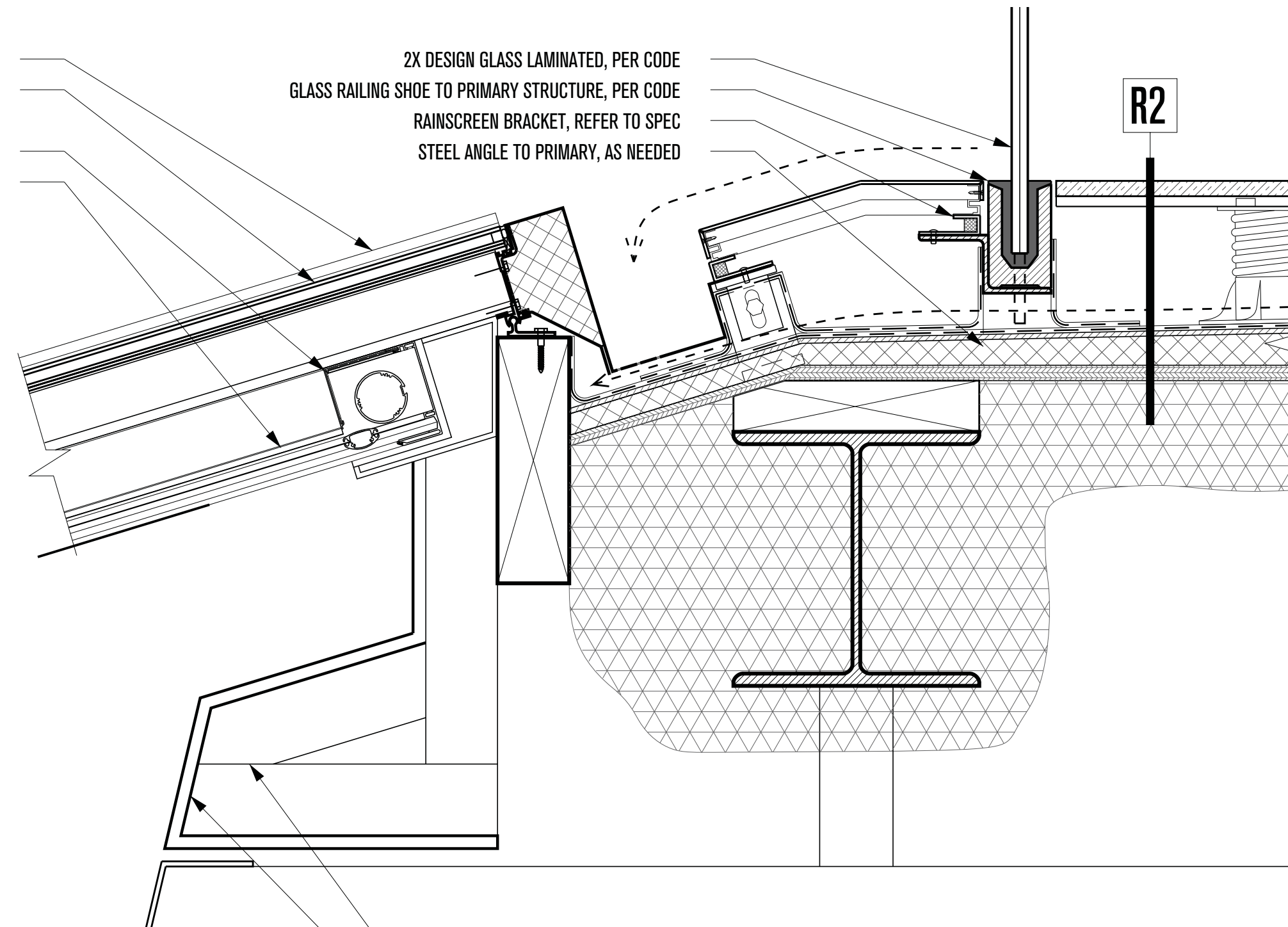
METAL FLASHING  
2" RIGID INSULATION  
WATERPROOFING EXTENDED VERTICALLY PER CODE  
WEEP HOLES  
4MM ALUMINUM PLATE RAINSCREEN SYSTEM, REFER TO SPEC  
OMG POWER GRIP PLUS  
EPDM ROOF MEMBRANE (CLASS A FIRE-RATED)  
15/32" SHEATHING, PER STRUCTURAL



**1 - SKYLIGHT SECTION 1**  
SCALE: 2"=1'-0"

MULLION CAP BEYOND  
SKYLIGHT GLAZING, BLACK TINTED, MUST ABSORB  
ROOF DEFLECTIONS PER STRUCTURAL  
MOTORIZED ROLLER SHADE, EMBEDDED IN MULLION  
ROLLER SHADE TRACK

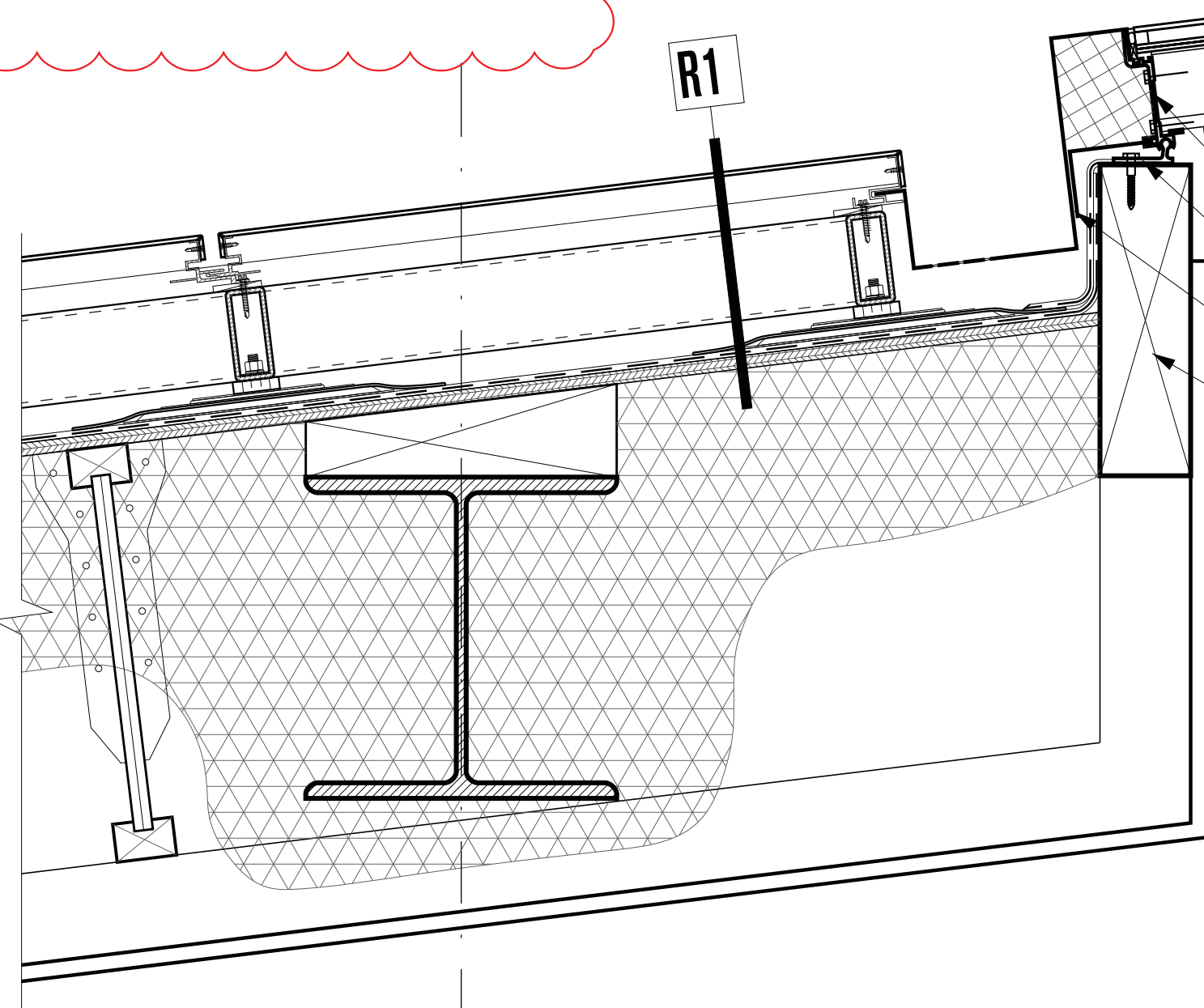
2X DESIGN GLASS LAMINATED, PER CODE  
GLASS RAILING SHOE TO PRIMARY STRUCTURE, PER CODE  
RAINSCREEN BRACKET, REFER TO SPEC  
STEEL ANGLE TO PRIMARY, AS NEEDED



WOOD FRAMING AS NEEDED  
5/8" GYP. BOARD, SKYLIGHT FINISH  
FIREPLACE SUBSTRUCTURE  
FIREPLACE STEEL PLATE, SEE FIREPLACE DETAILS

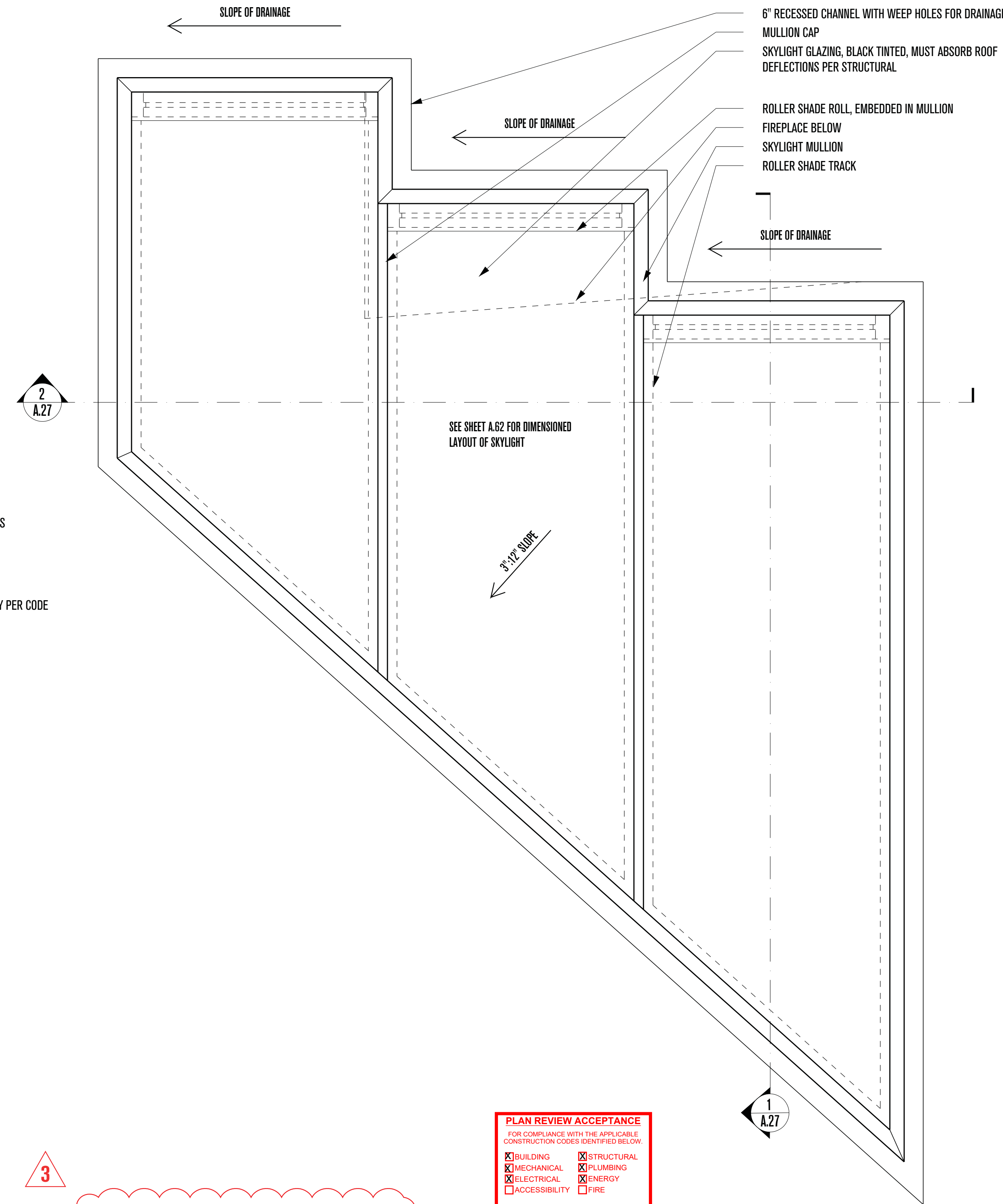
PRIMARY STEEL BEAM, PER STRUCTURAL  
CLOSED CELL SPRAYFOAM INSULATION  
OSB I-JOIST, PER STRUCTURAL  
5/8" GYP. BOARD CEILING

SKYLIGHT GLAZING, BLACK TINTED GLASS  
METAL FLASHING  
RIGID INSULATION  
WEEP HOLES  
WATERPROOFING EXTENDED VERTICALLY PER CODE



**2 - SKYLIGHT SECTION 2**  
SCALE: 2"=1'-0"

ROLLER SHADE TRACK  
EXTRUDED ALUM. SILL FRAME  
EXTRUDED ALUM. BASE FRAME  
SILL FLASHING  
SKYLIGHT PERIMETER 3" MIN CURB  
5/8" GYP. BOARD, SKYLIGHT FINISH



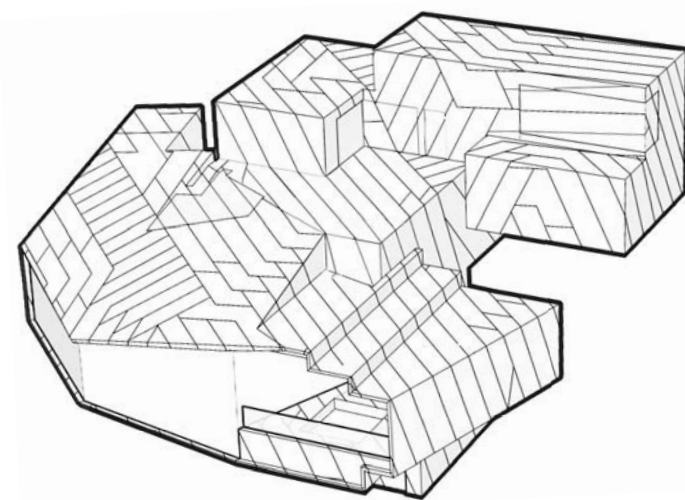
**3 - SKYLIGHT ELEVATION**  
SCALE: 3/4"=1'-0"

**PLAN REVIEW ACCEPTANCE**  
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<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
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<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
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LOS ANGELES, CA 90057  
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**STRUCTURAL ENGINEER:**  
**NOUS**  
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## SKYLIGHT DETAILS

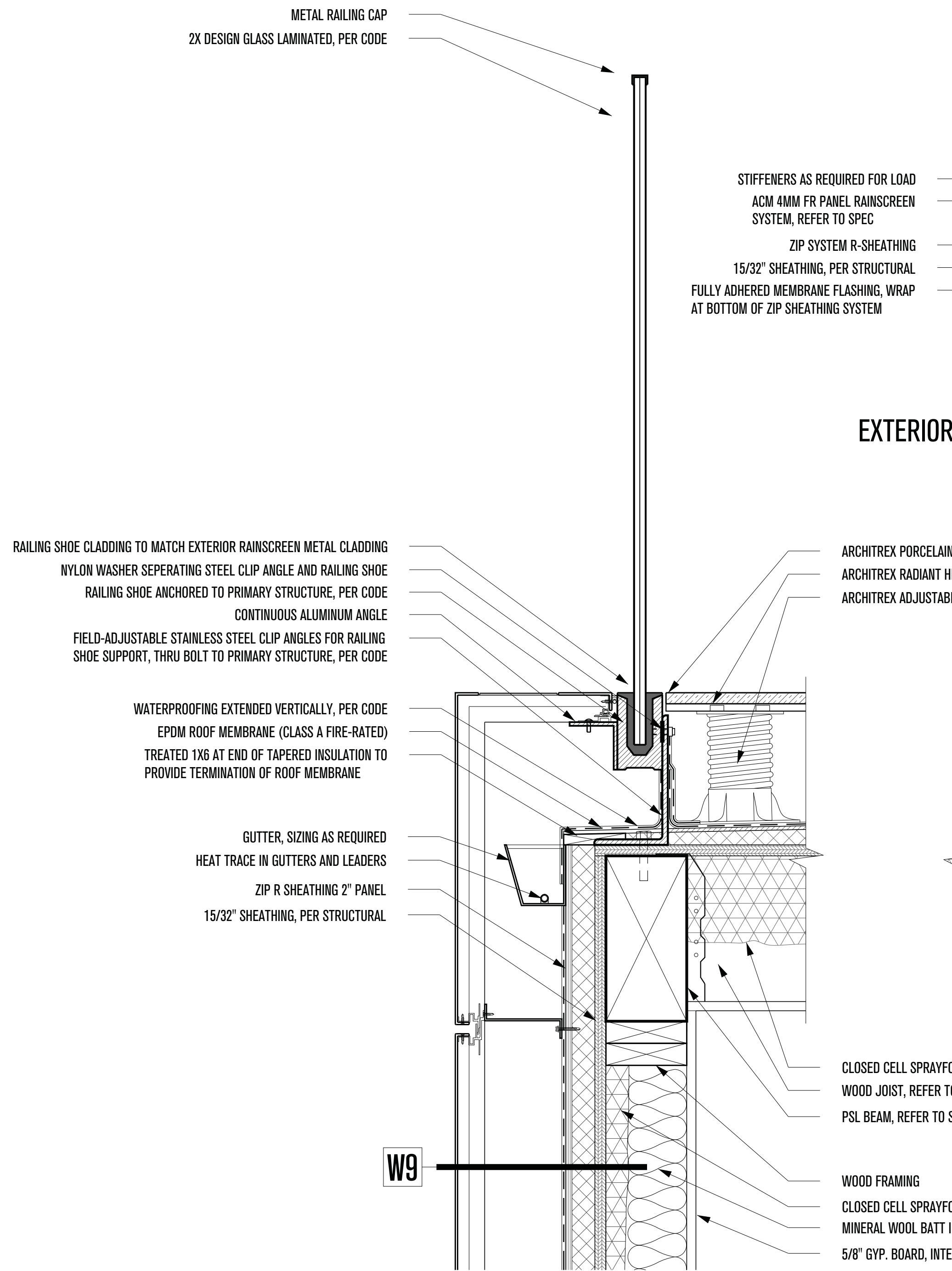
REVISIONS:	BY:	DATE:	DATE:
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SCALE: **02/15/2019**

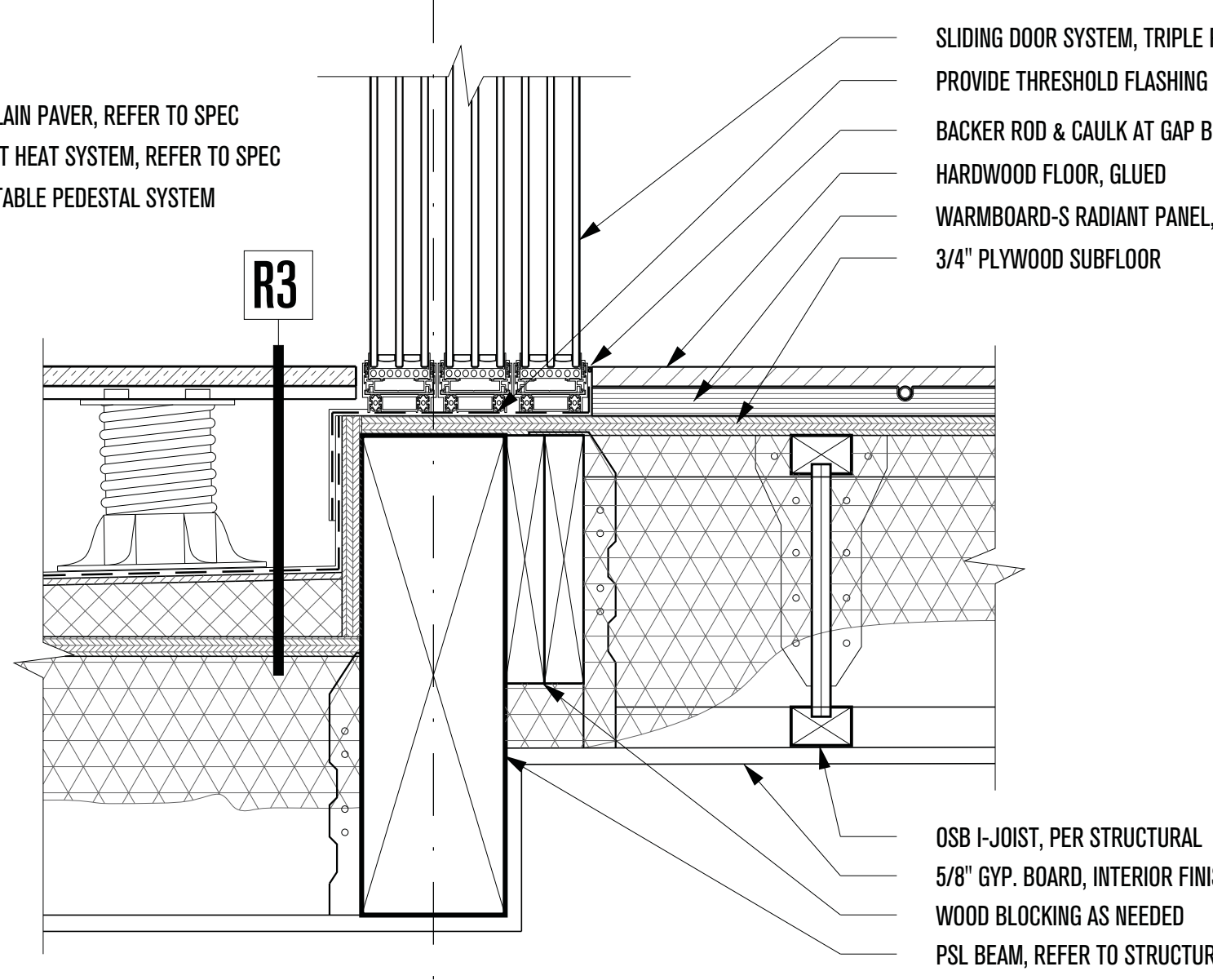
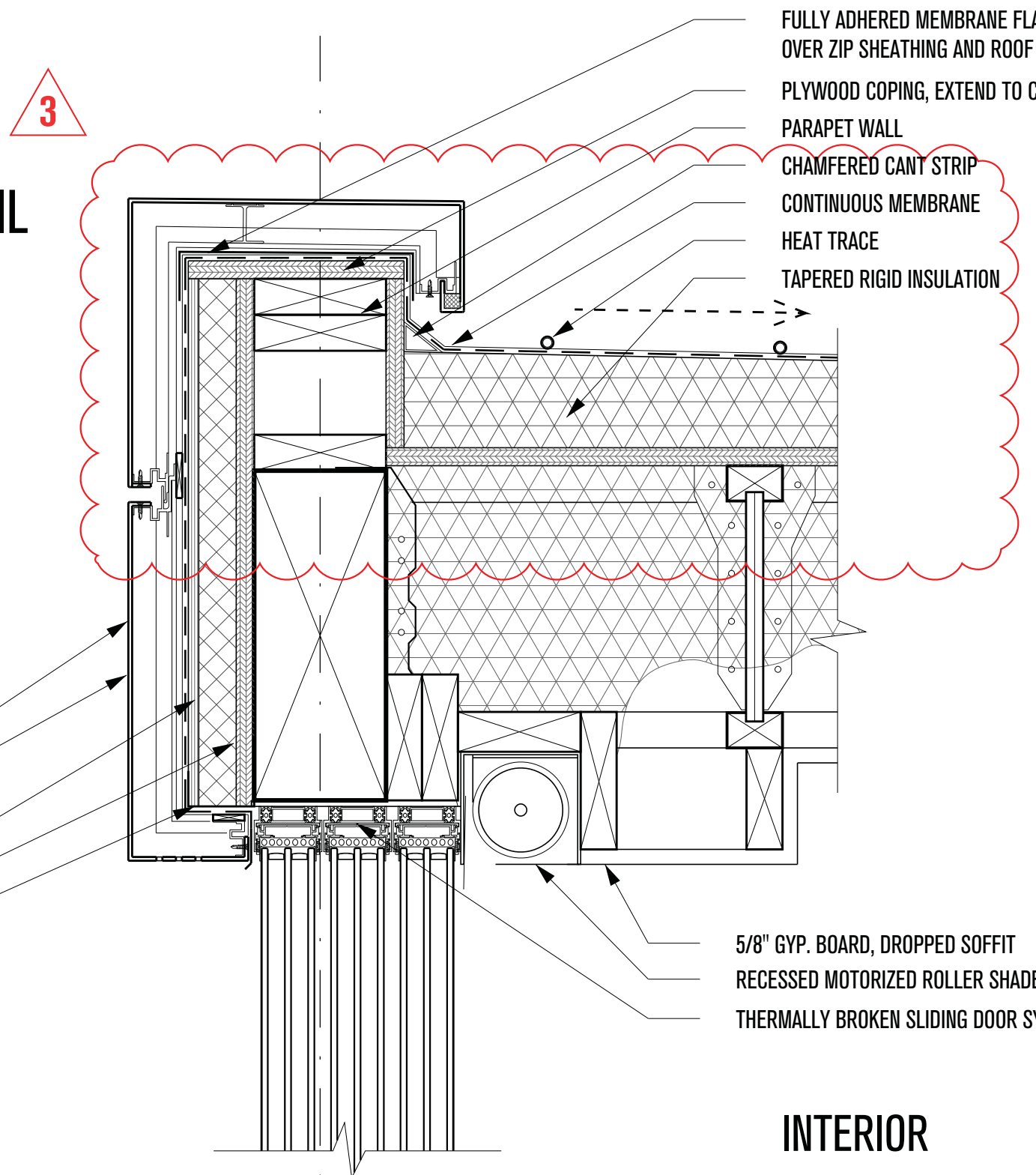
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SHEET: **A. 27**

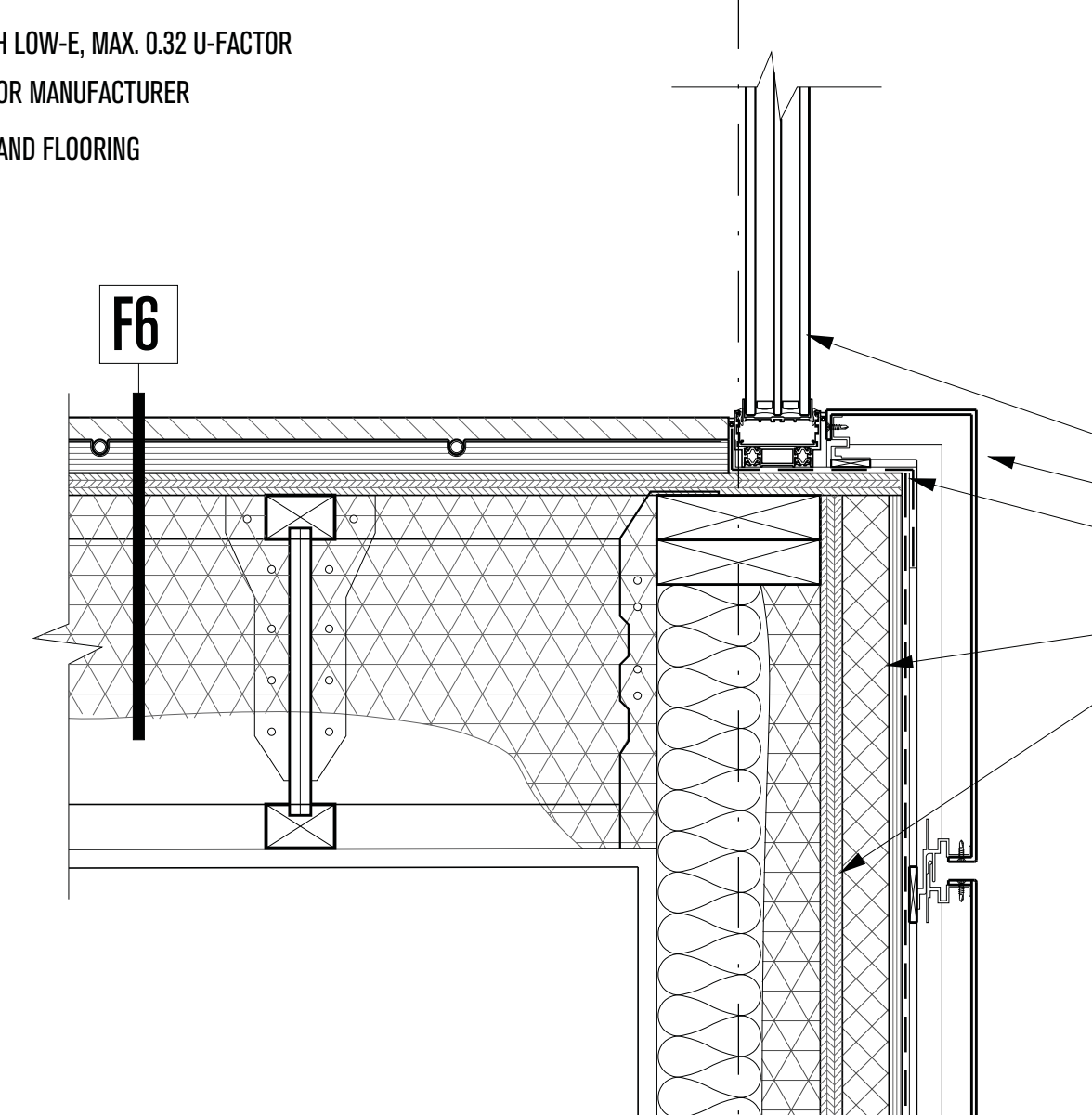
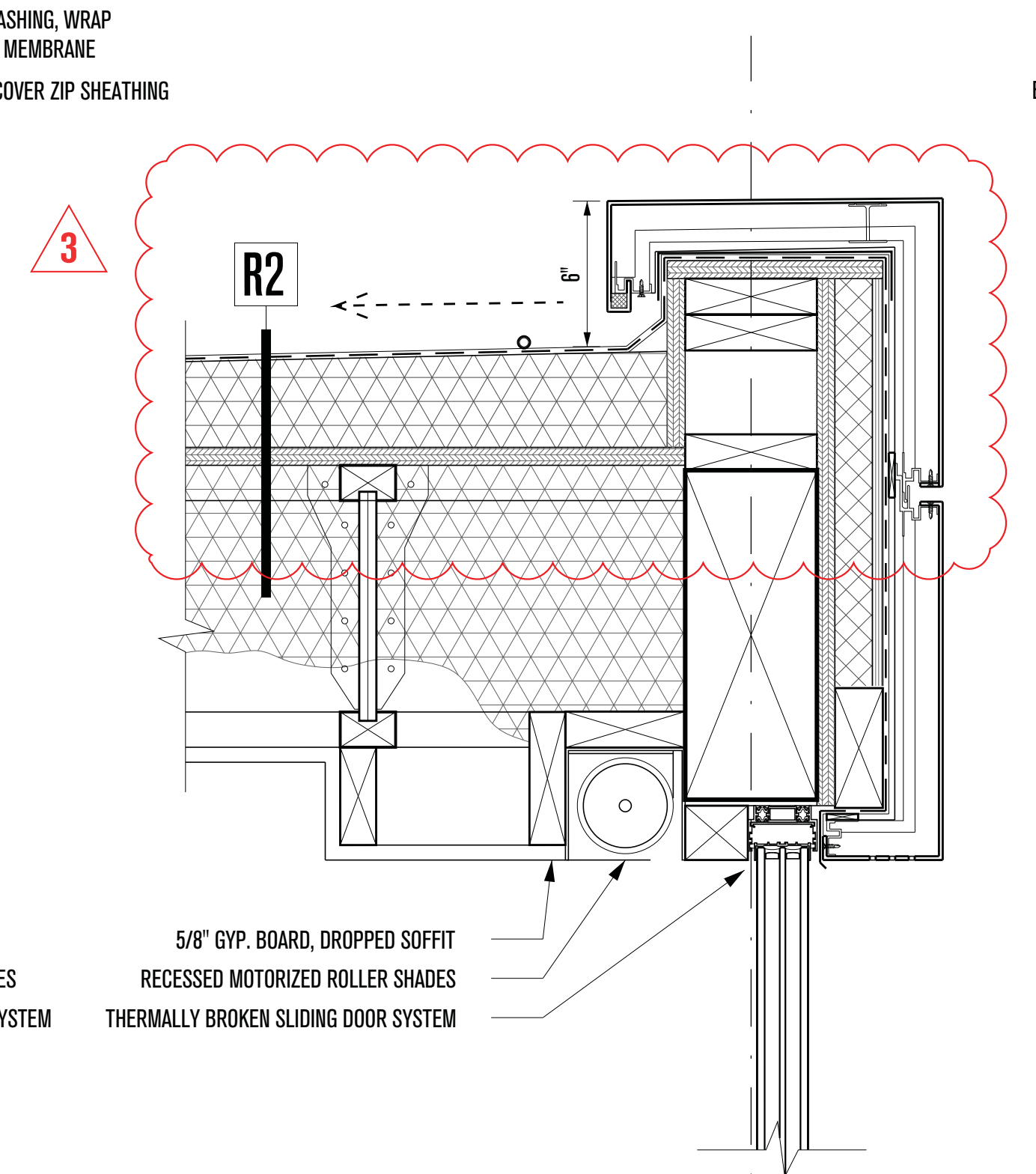
**1 - OFFICE ROOF AND GUTTER DETAIL (NORTH-SOUTH)**  
SCALE: 2"=1'-0"



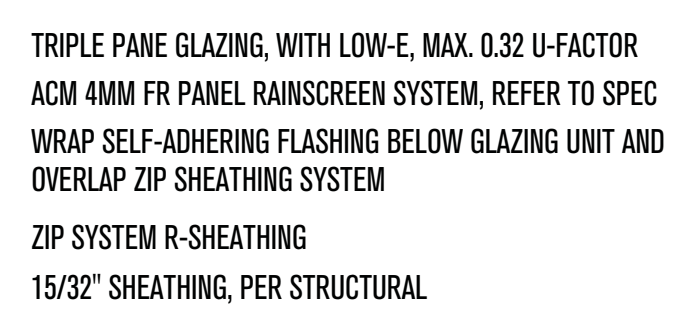
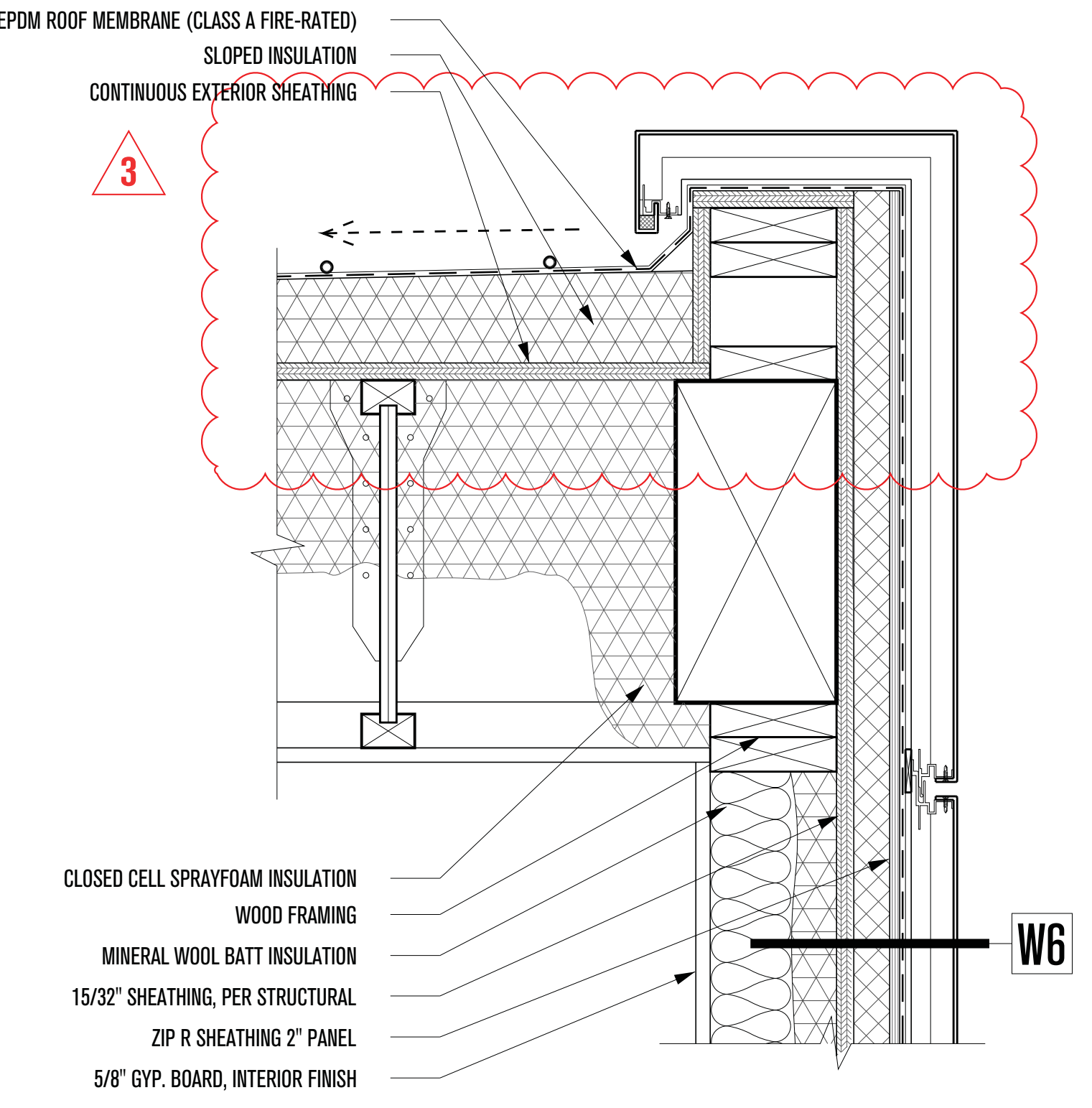
**2 - OFFICE DECK DETAILS (NORTH-SOUTH)**  
SCALE: 2"=1'-0"



**3 - OFFICE WINDOW - FIXED (NORTH-SOUTH)**  
SCALE: 2"=1'-0"



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

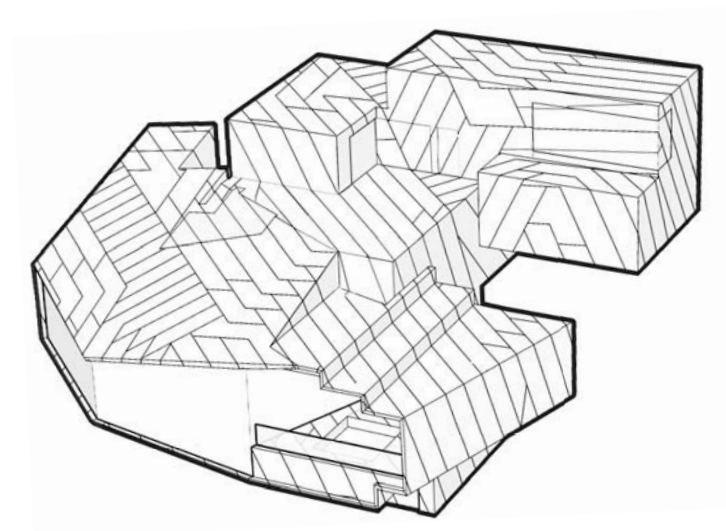


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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
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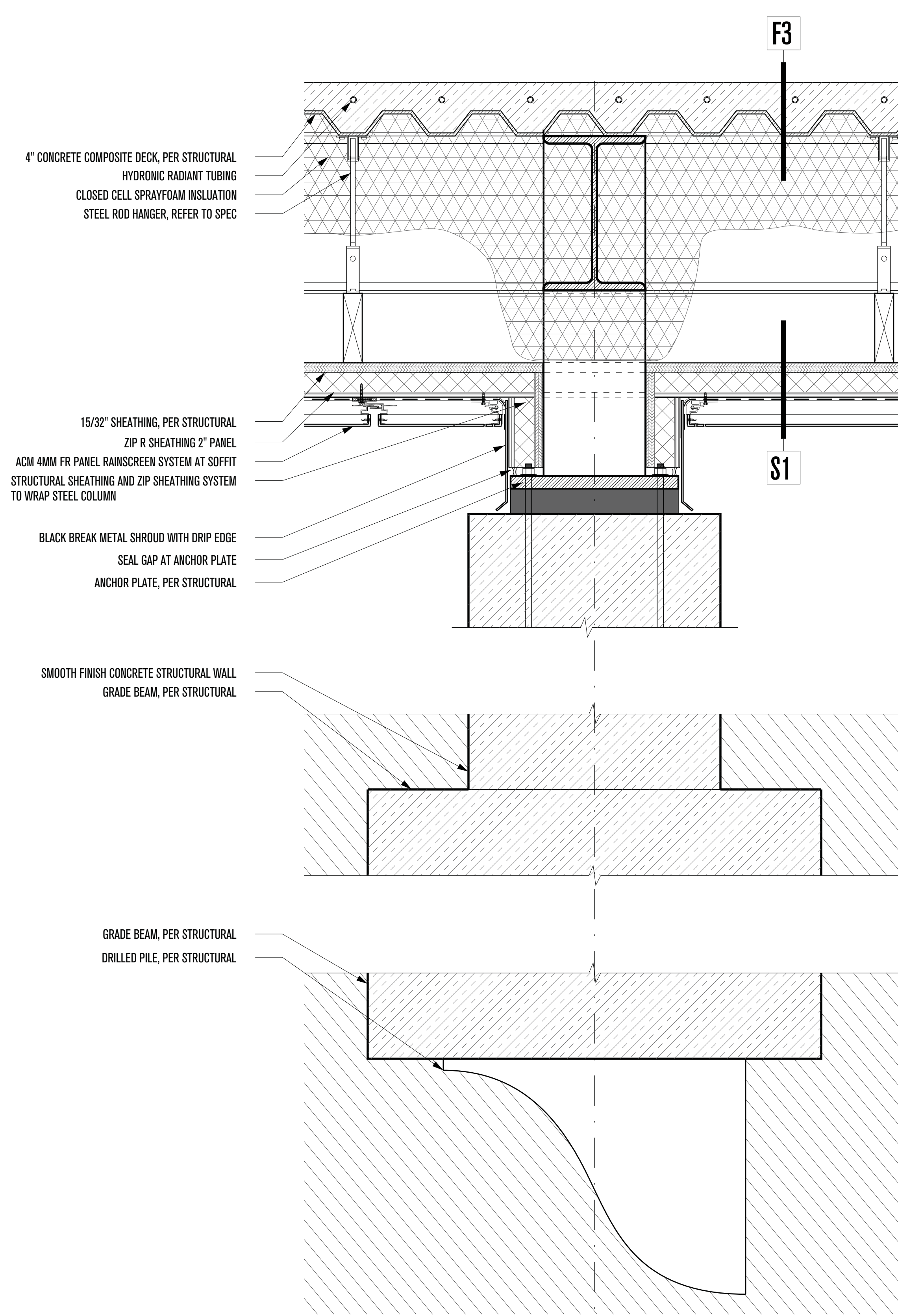
## PENTHOUSE DETAILS

REVISIONS:	BY:	DATE:	DATE:
1	PLAN CHECK SUBMISSION	TWA	06/04/18
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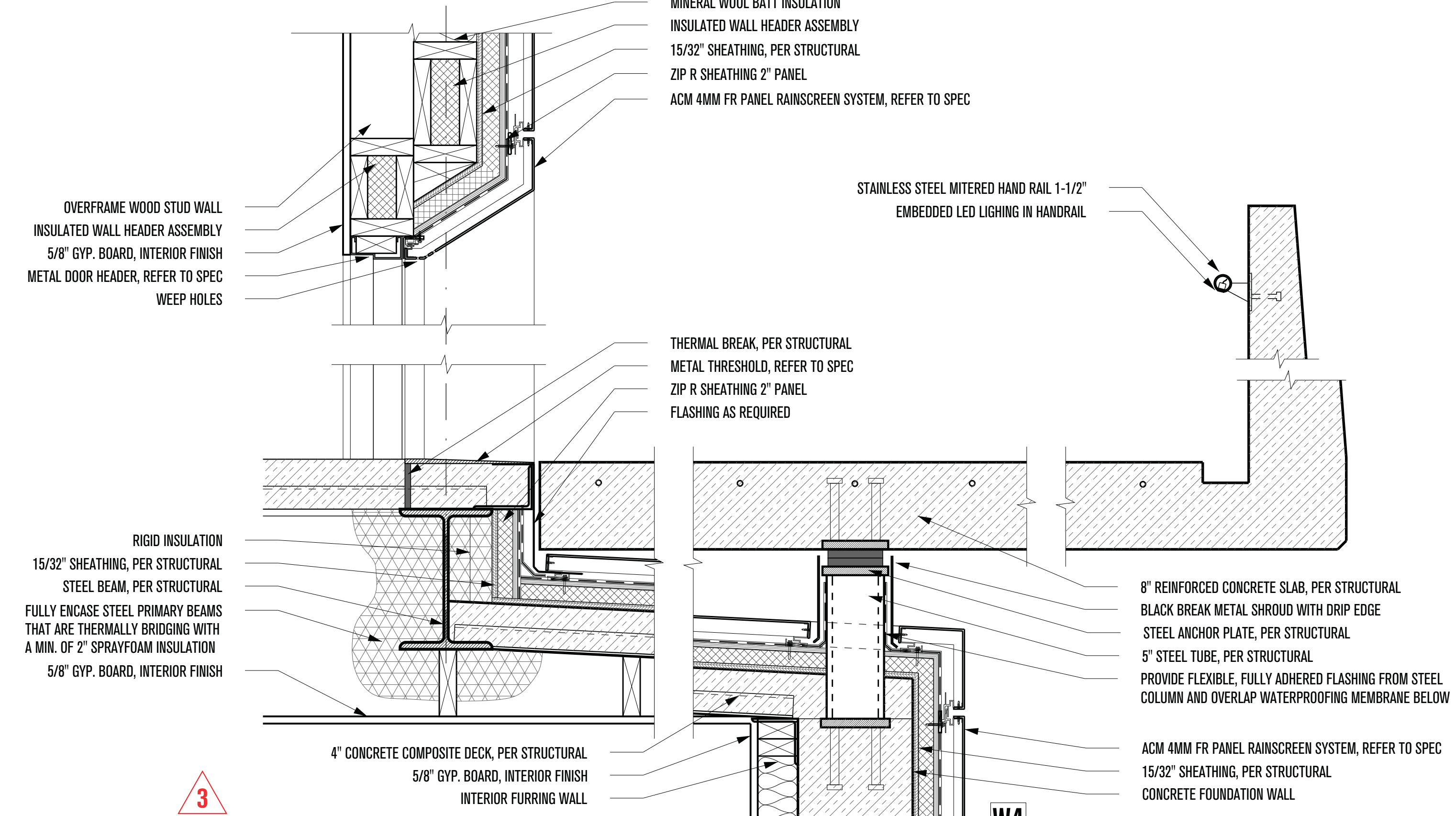
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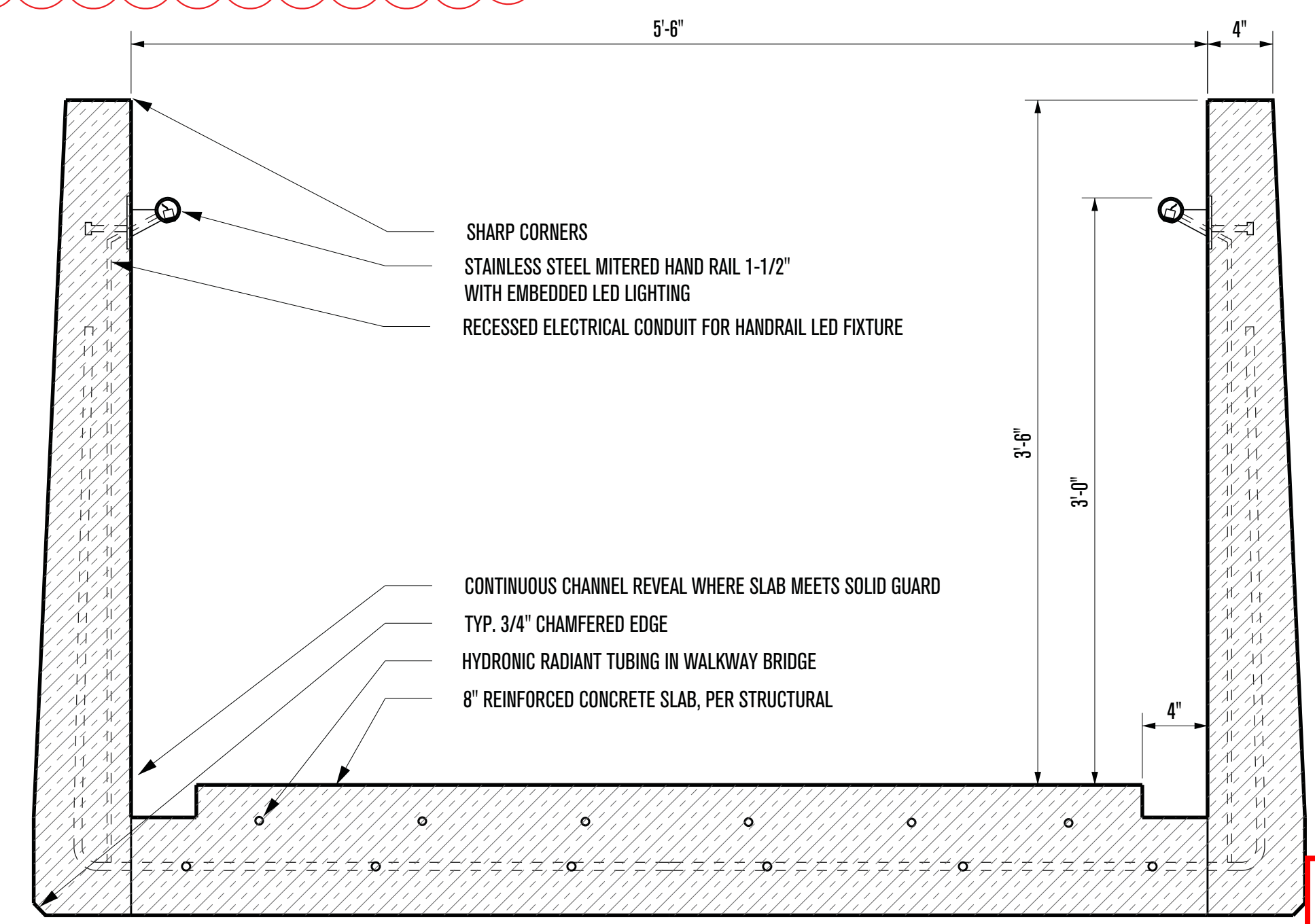
SHEET: **A. 28**



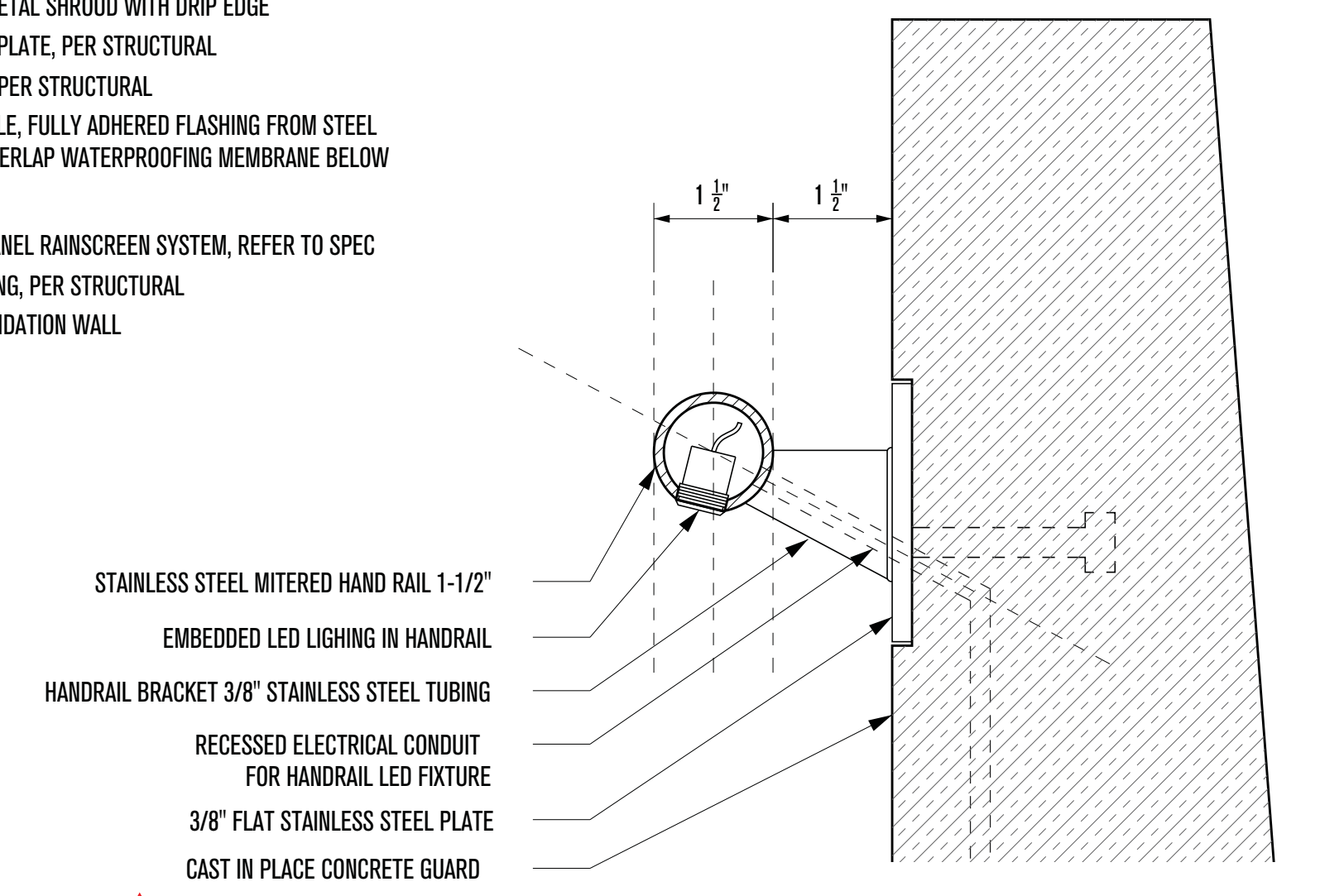
**1 - COLUMN WALL UNDER GARAGE**  
SCALE: 2"=1'-0"



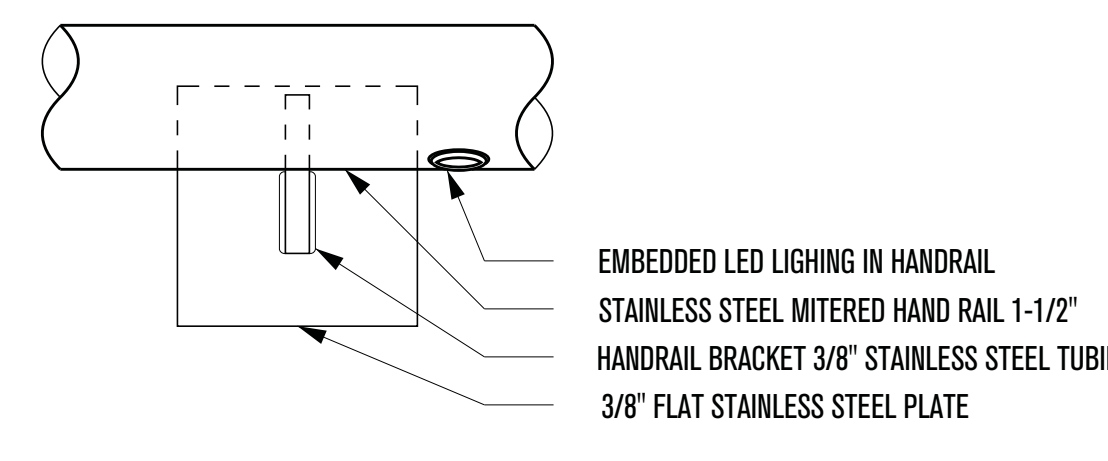
**2 - ENTRANCE SUPPORT**  
SCALE: 1-1/2"=1'-0"



**ENTRANCE WALKWAY**  
SCALE: 1-1/2"=1'-0"



**RAILING ATTACHMENT SECTION**  
SCALE: 3"=1'-0"



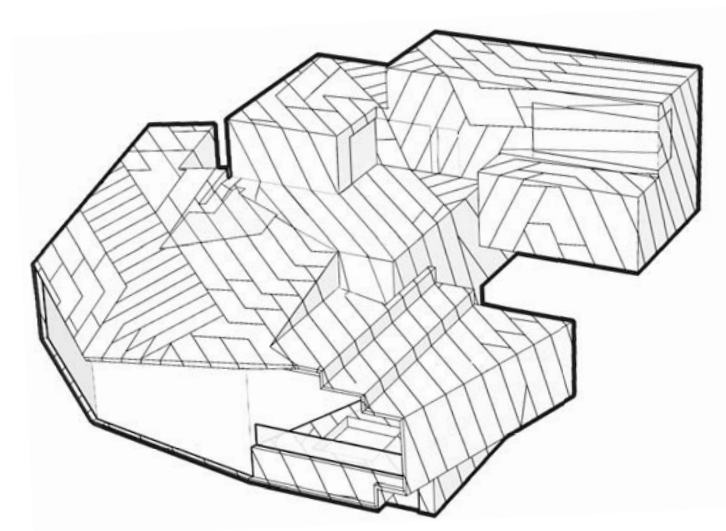
**RAILING ATTACHMENT ELEVATION**  
SCALE: 3"=1'-0"

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<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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BY: MEM DATE: 02/25/19  
WEST COAST CODE CONSULTANTS, INC.



# POWDER MOUNTAIN HOUSE

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

ARCHITECT:  
**TOM WISCOMBE ARCHITECTURE**  
2404 WILSHIRE BLVD., SUITE 408  
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  
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TARZANA, CA 91356  
(818) 788-6178  
WWW.SHAMIMENGINEERING.COM

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

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811 WEST 7TH STREET, 10TH FLOOR  
LOS ANGELES, CA 90017  
(213) 536-2578  
WWW.ARGENTOGRAHAM.COM

GEOTECHNICAL:  
**IGES**  
2702 SOUTH 1030 WEST SUITE 10  
SOUTH SALT LAKE, UT 84020  
(801) 270-9400  
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LANDSCAPE ARCHITECT:  
**LDG**  
328 W 200 S SUITE 102  
SALT LAKE CITY, UT 84101  
(801) 583-1295

LIGHTING DESIGNER:  
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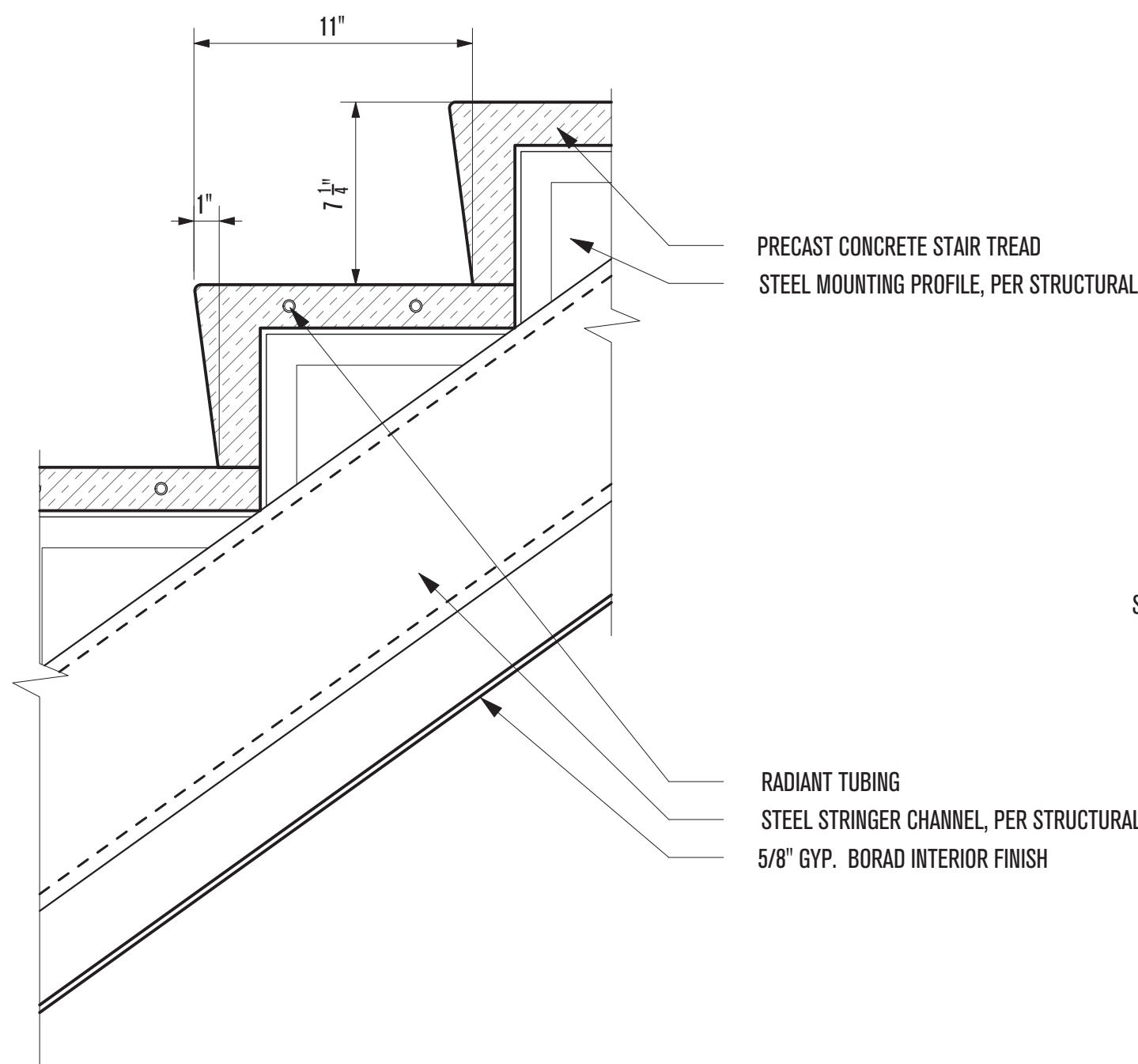
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2	PLAN CHECK REVISIONS	TWA	07/06/18
3	PLAN CHECK RESUBMISSION	TWA	02/15/19

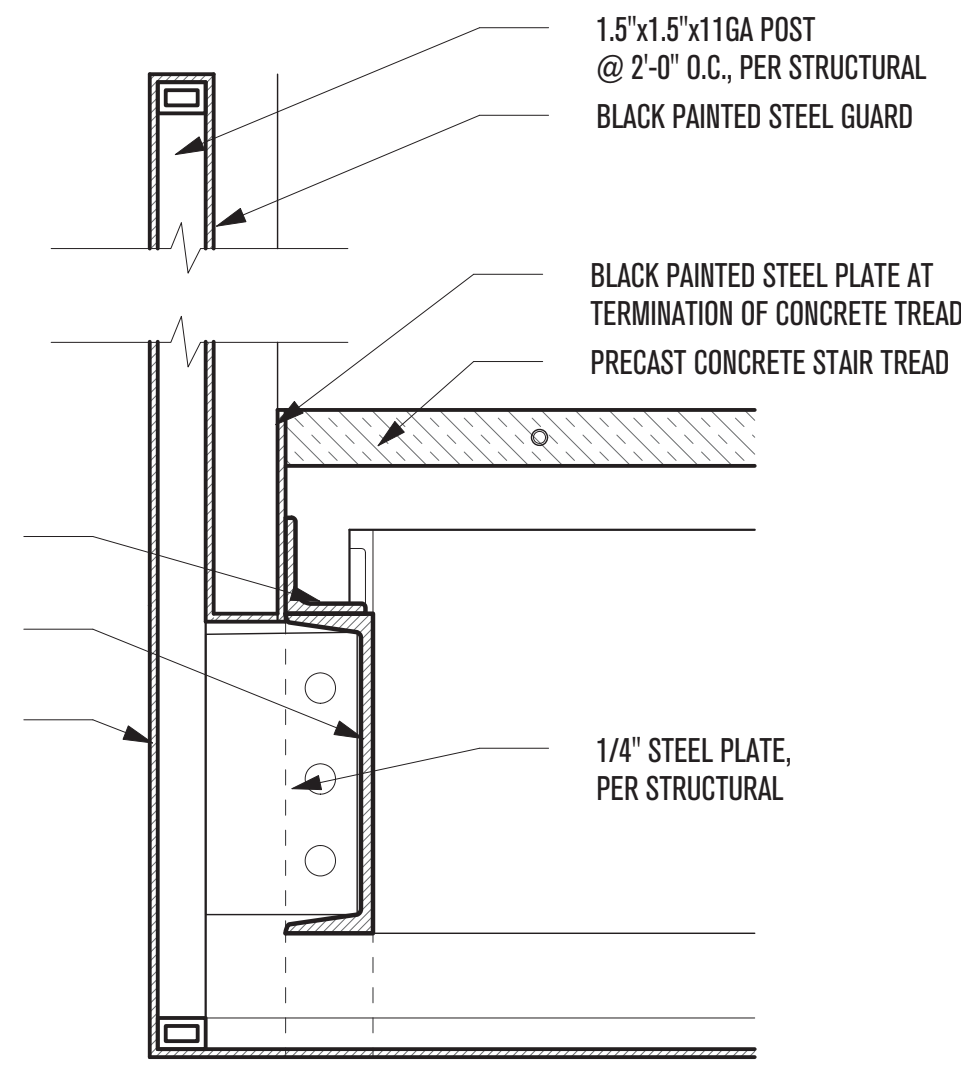
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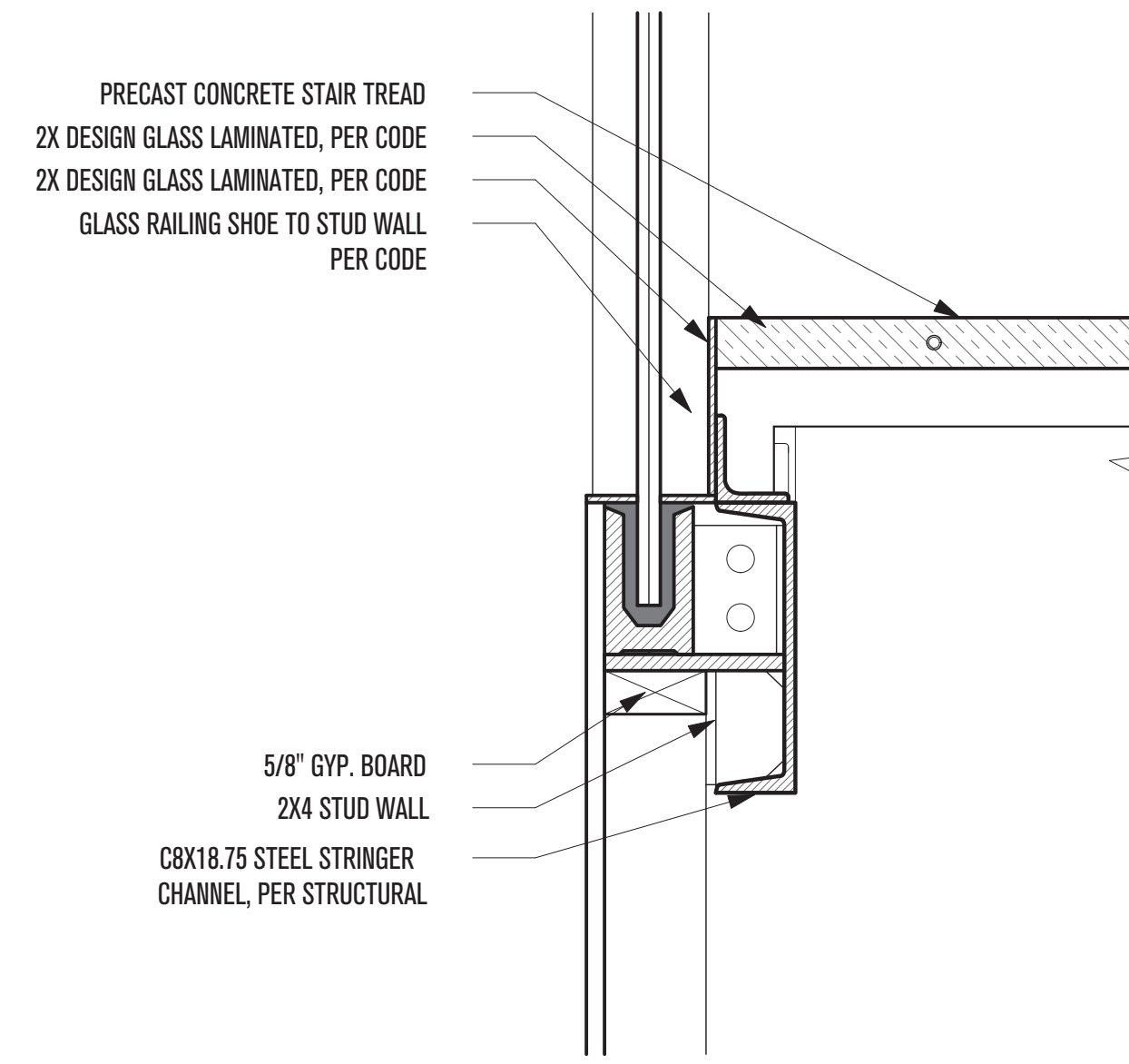
SHEET: **A. 29**



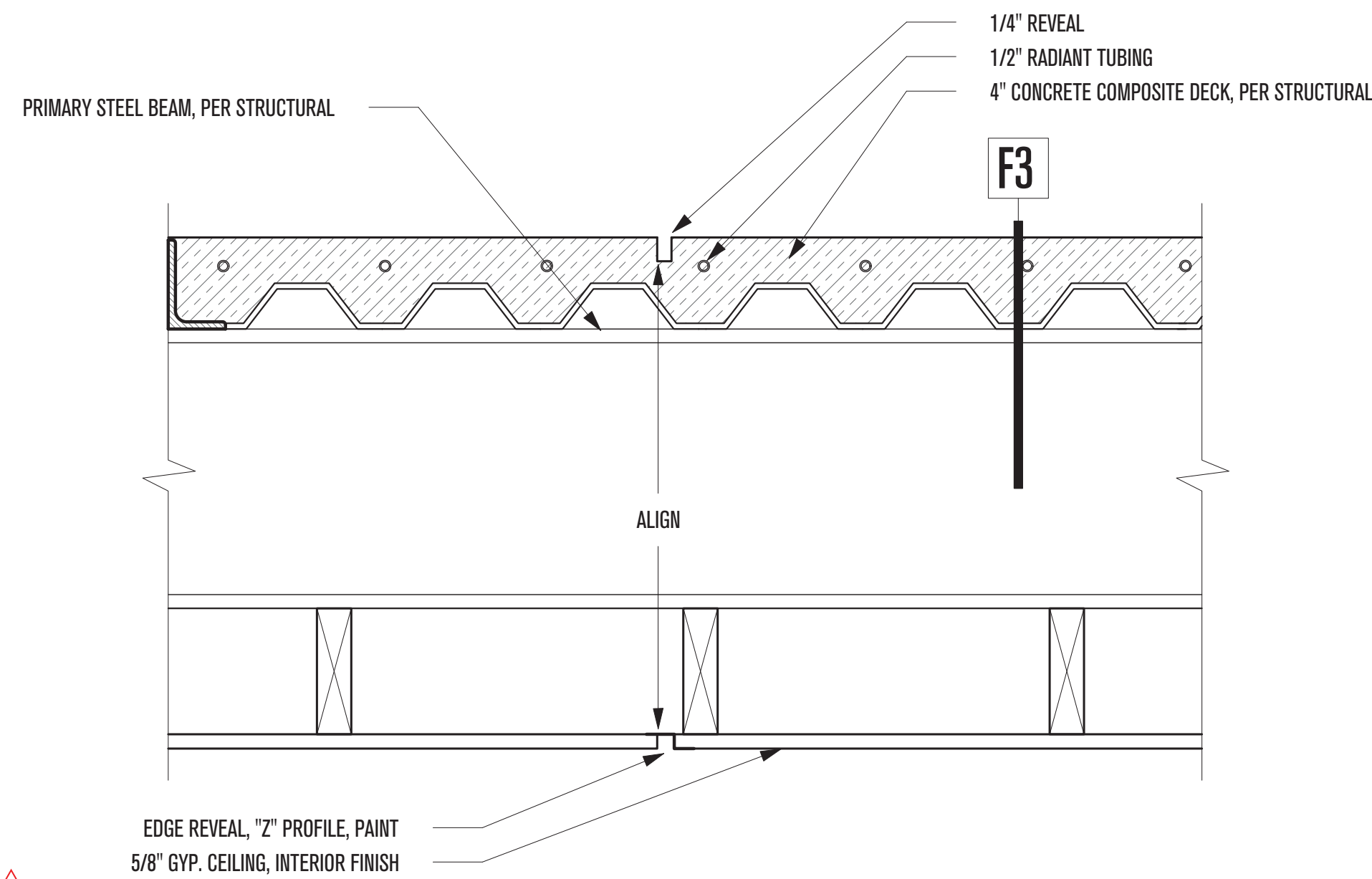
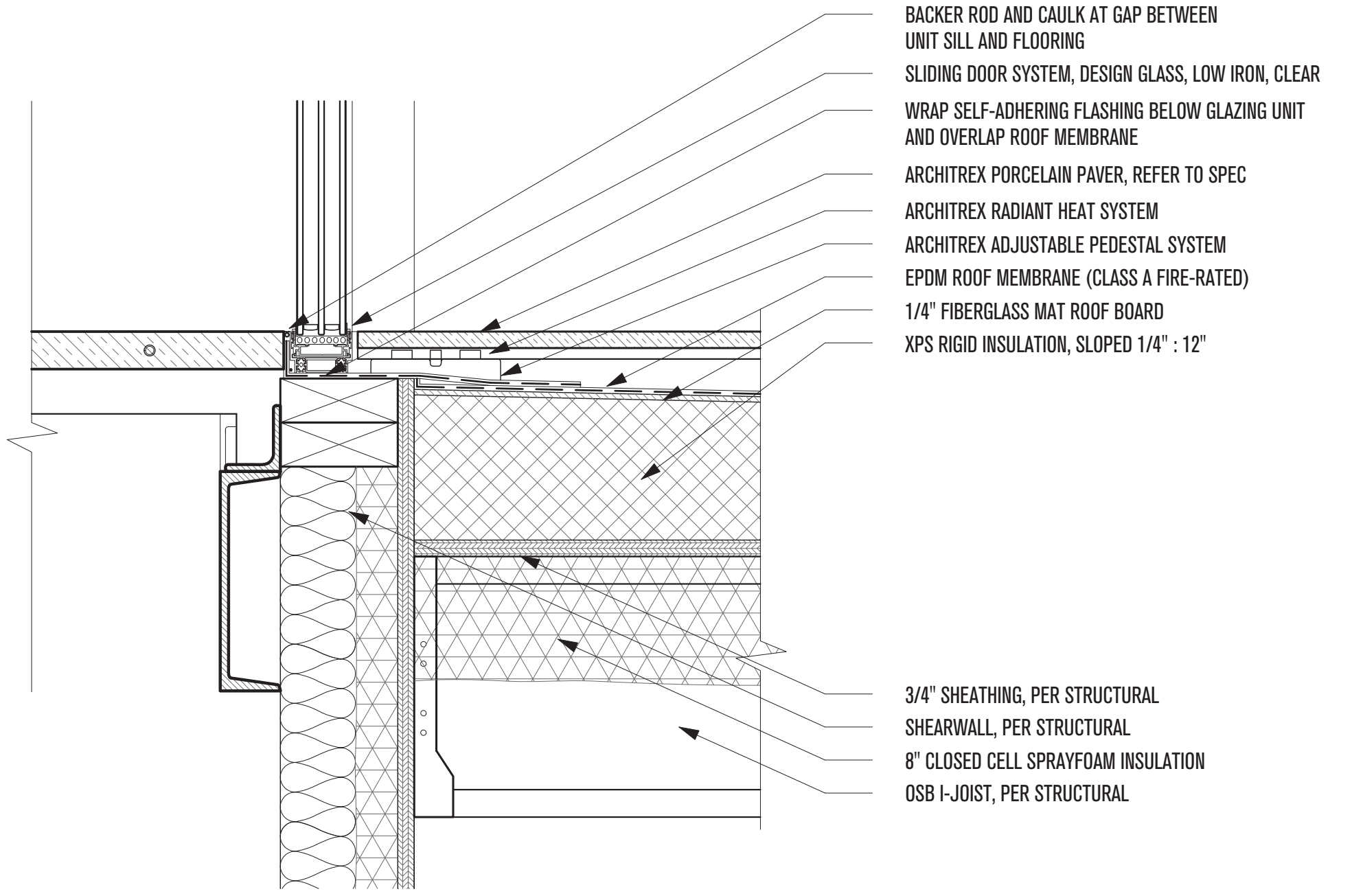
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**1 - OFFICE CONCRETE STAIR**  
 SCALE: 2"=1'-0"



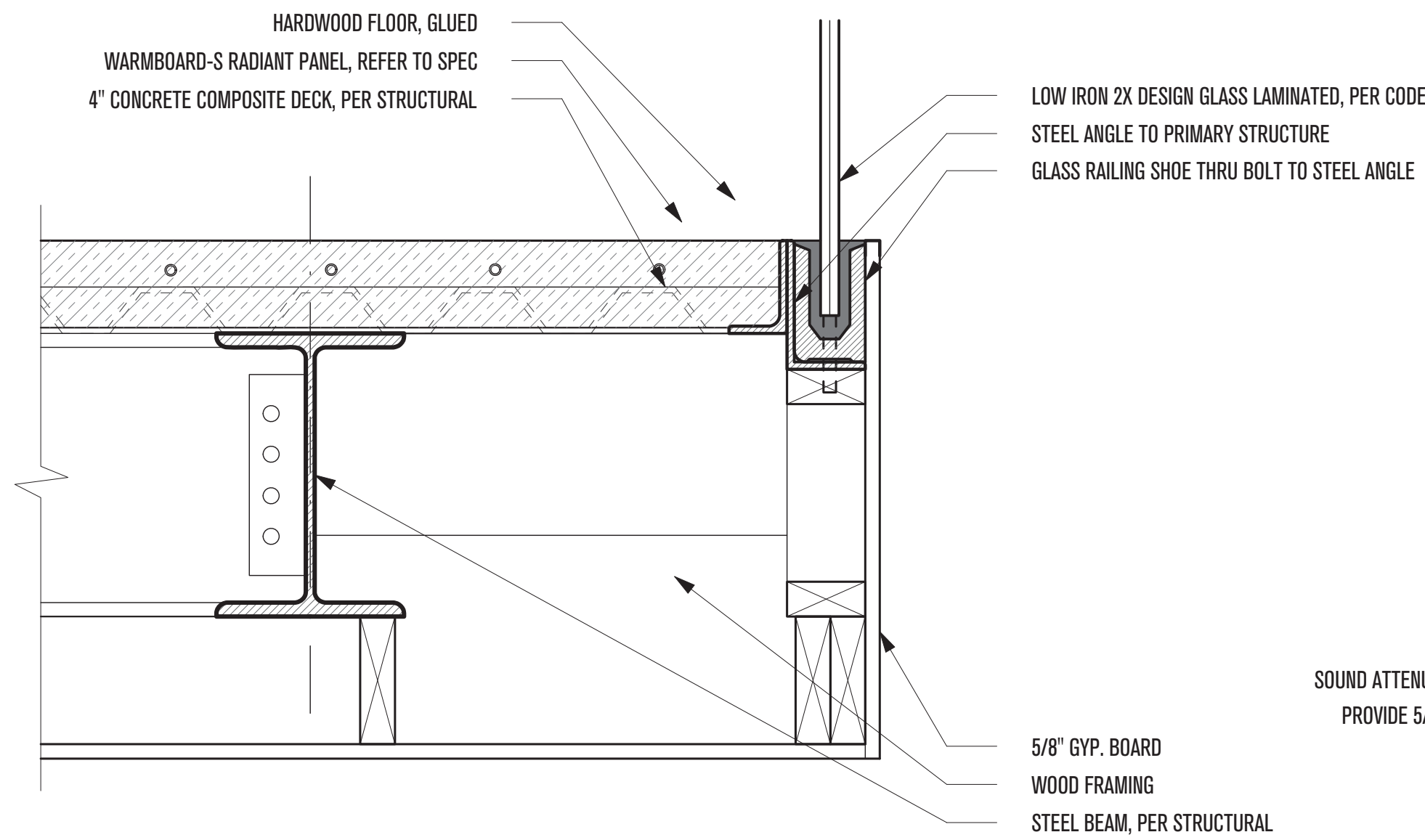
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**2 - CONCRETE STAIR - STEEL GUARD CONDITION**  
 SCALE: 2"=1'-0"



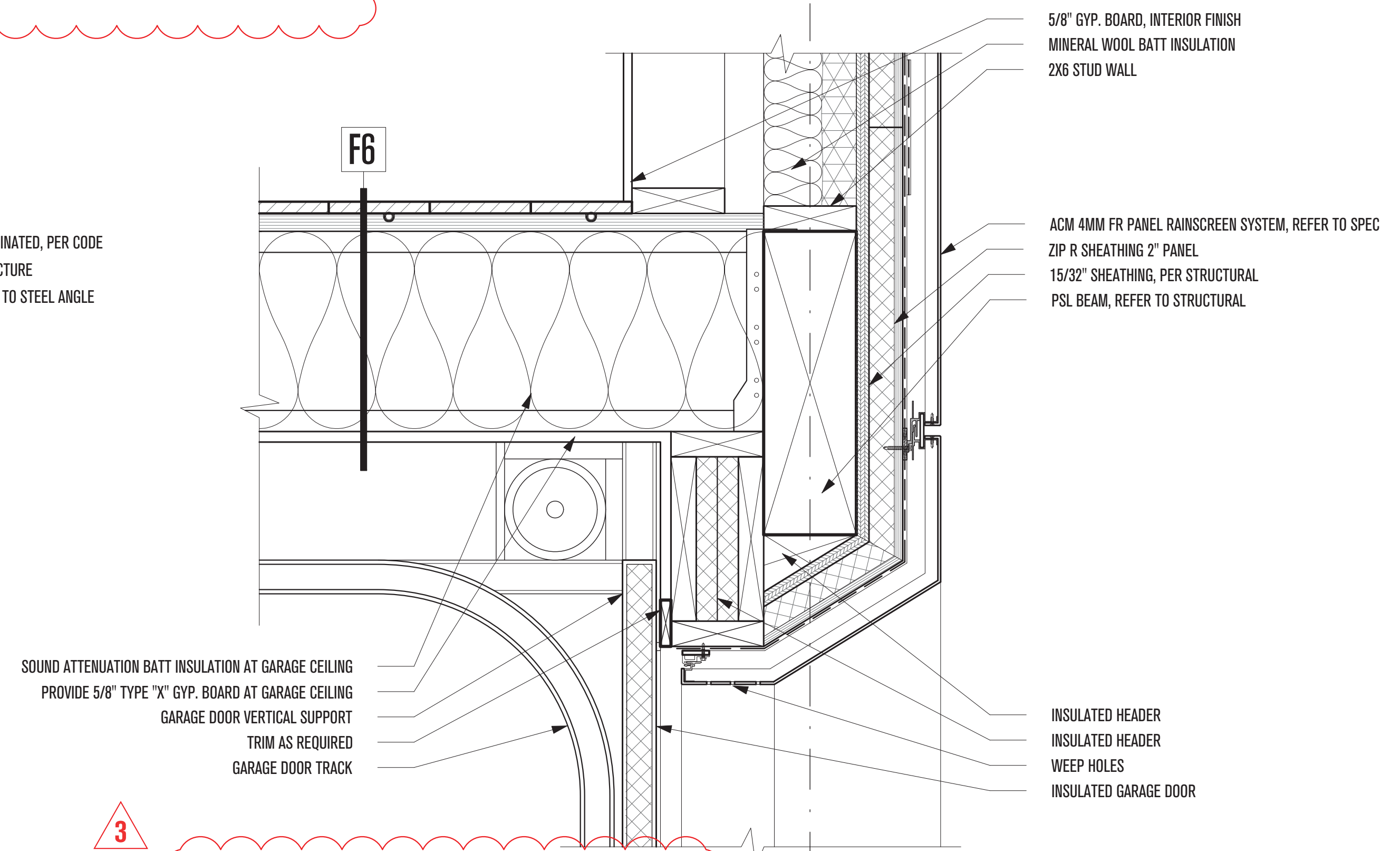
**3**  
**3 - OFFICE CONCRETE STAIR**  
 SCALE: 2"=1'-0"



**3**  
**4 - FLOOR TRANSITION DETAIL - METAL STAIR TO CONCRETE FLOOR**  
 SCALE: 2"=1'-0"

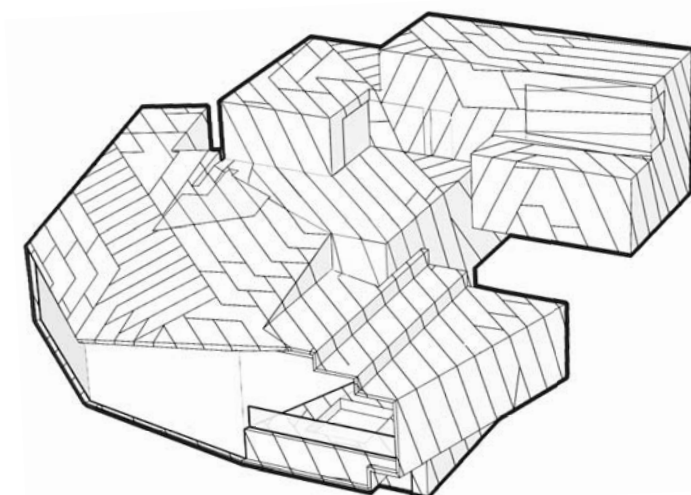


**3**  
**5 - GLASS GUARDRAIL DETAIL AT FOYER**  
 SCALE: 2"=1'-0"



**3**  
**6 - GARAGE DOOR HEADER DETAIL**  
 SCALE: 2"=1'-0"

**PLAN REVIEW ACCEPTANCE**  
 FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.  
 BUILDING  STRUCTURAL  
 MECHANICAL  PLUMBING  
 ELECTRICAL  ENERGY  
 ACCESSIBILITY  FIRE  
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 2404 WILSHIRE BLVD., SUITE 4B  
 LOS ANGELES, CA 90057  
 (213) 674-7238  
 WWW.TOMWISCOMBE.COM

**STRUCTURAL ENGINEER:**  
**NOUS**  
 527 W 7TH STREET  
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 5217 SOUTH STATE STREET  
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**IGES**  
 2702 SOUTH 1030 WEST SUITE 10  
 SOUTH SALT LAKE, UT 84200  
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**LDG**  
 328 W 200 S SUITE 102  
 SALT LAKE CITY, UT 84101  
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## ENTRY DETAILS

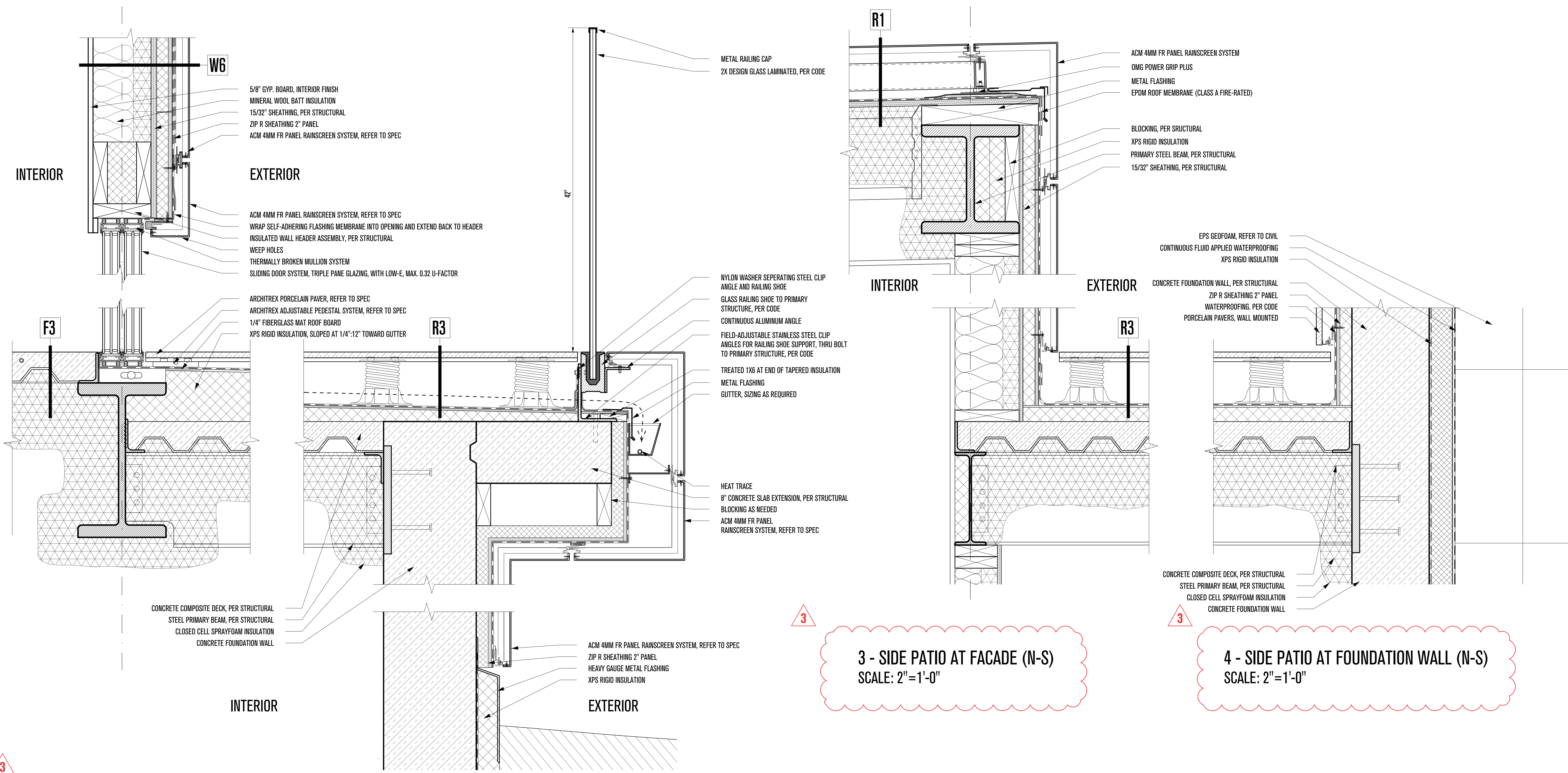
REVISIONS:	BY:	DATE:	DATE:
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2	PLAN CHECK REVISIONS	TWA	07/06/18
3	PLAN CHECK RESUBMISSION	TWA	02/15/19

SCALE: **02/15/2019**

DRAWN: \_\_\_\_\_

SHEET: **A. 30**





**3**  
**1 - FOOTER/HEADER @ KITCHEN PATIO SLIDING DOOR**  
 SCALE: 2"=1'-0"

**3**  
**2 - SIDE PATIO CANTILEVER (N-S)**  
 SCALE: 2"=1'-0"

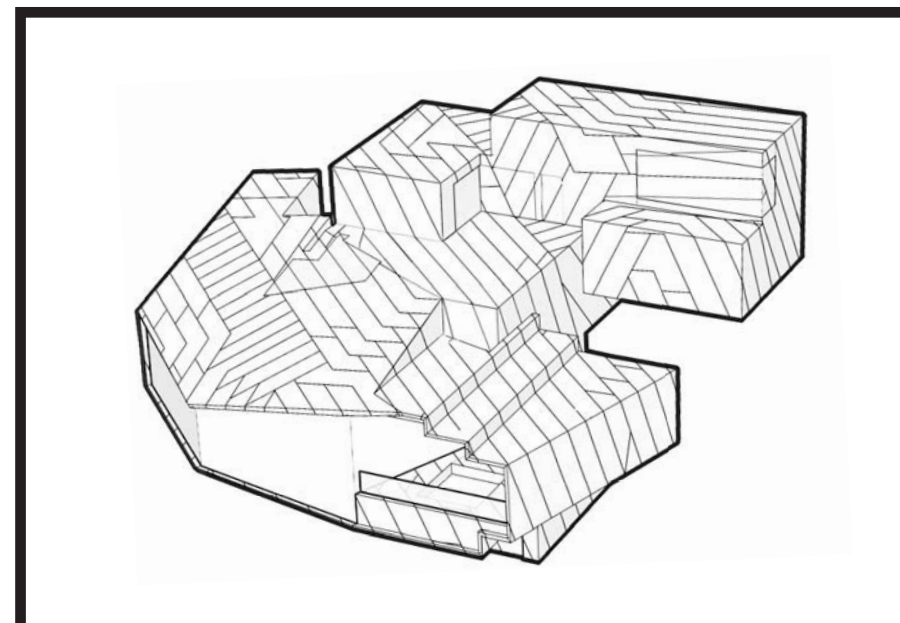
**3**  
**3 - SIDE PATIO AT FACADE (N-S)**  
 SCALE: 2"=1'-0"

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

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<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
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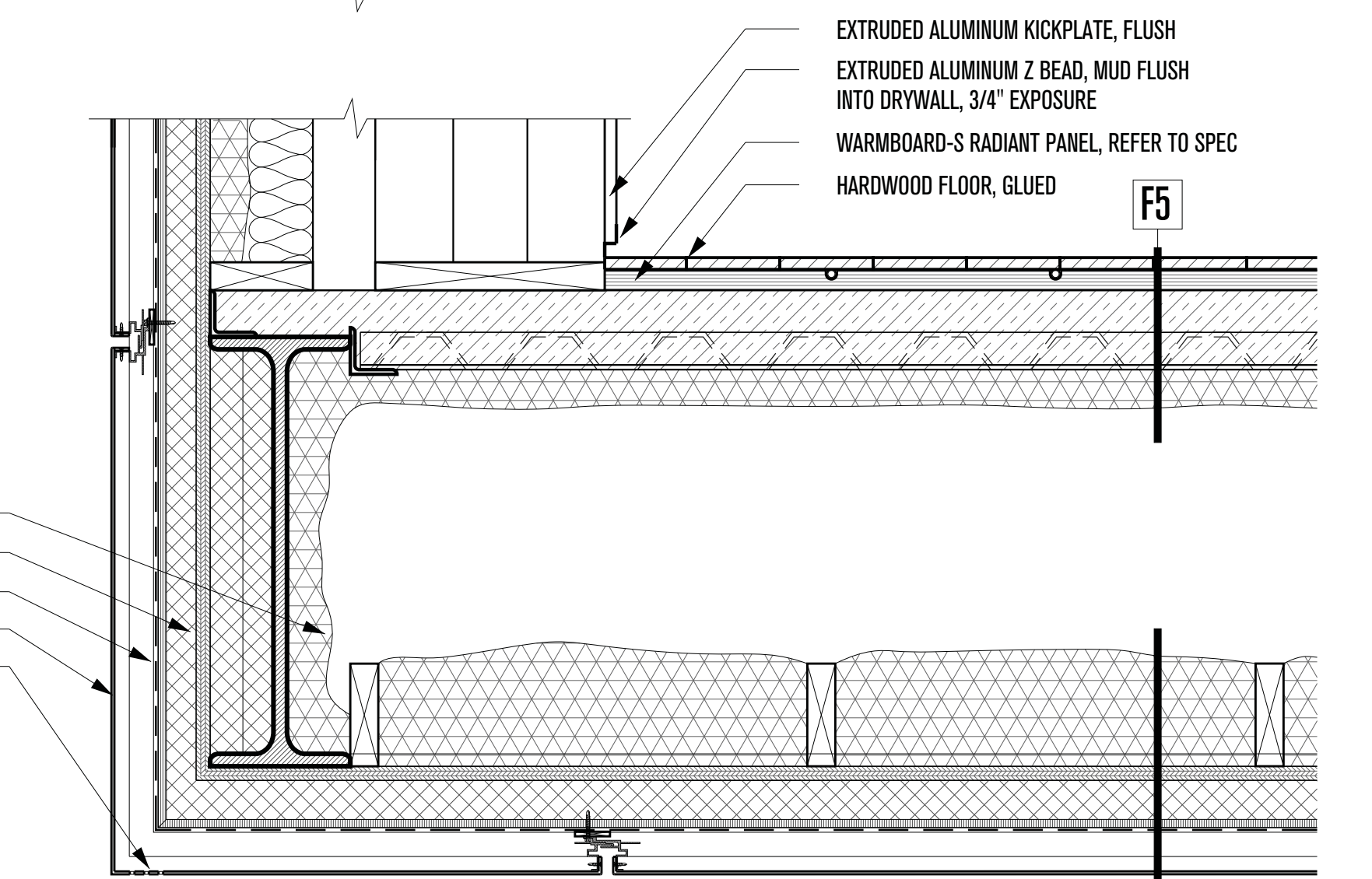
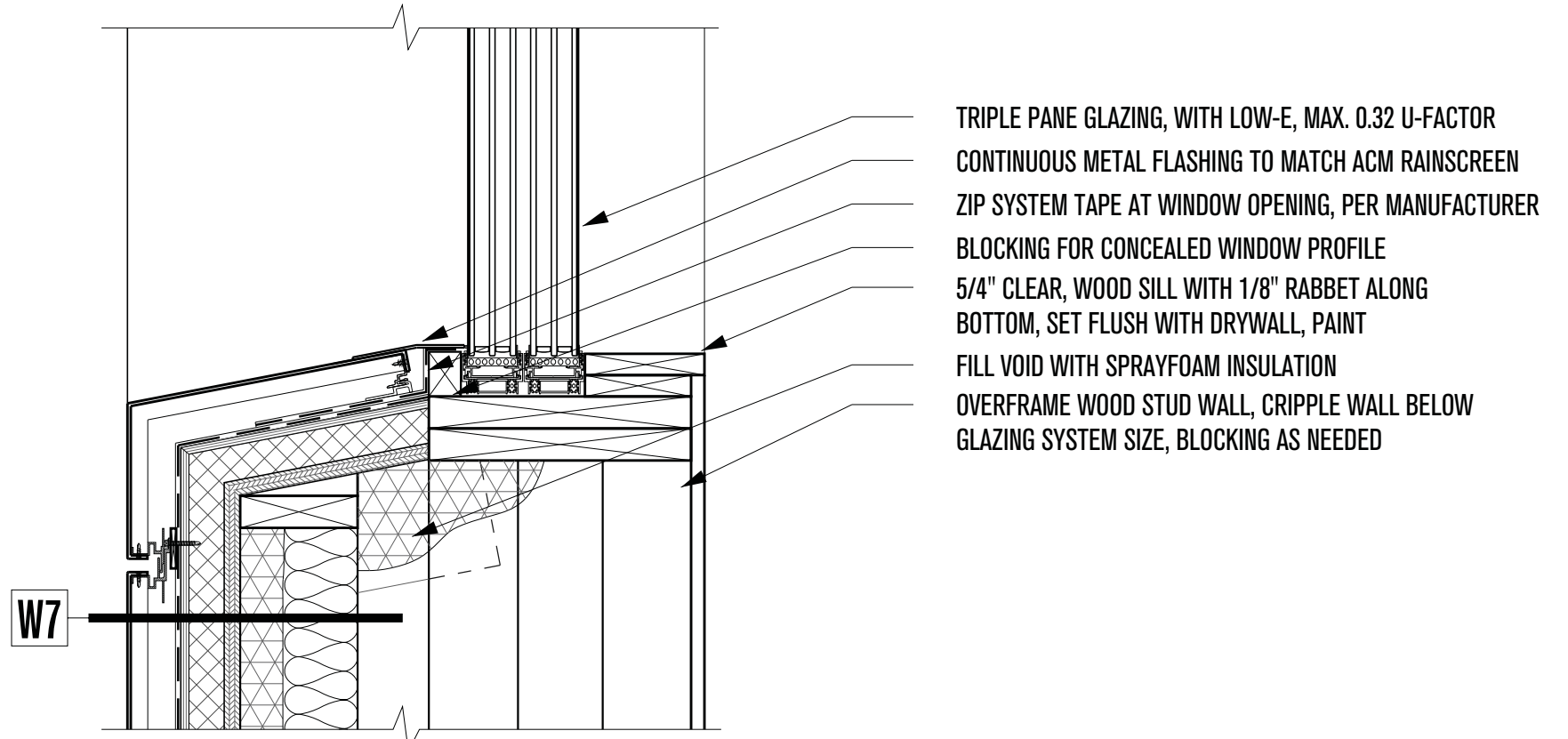
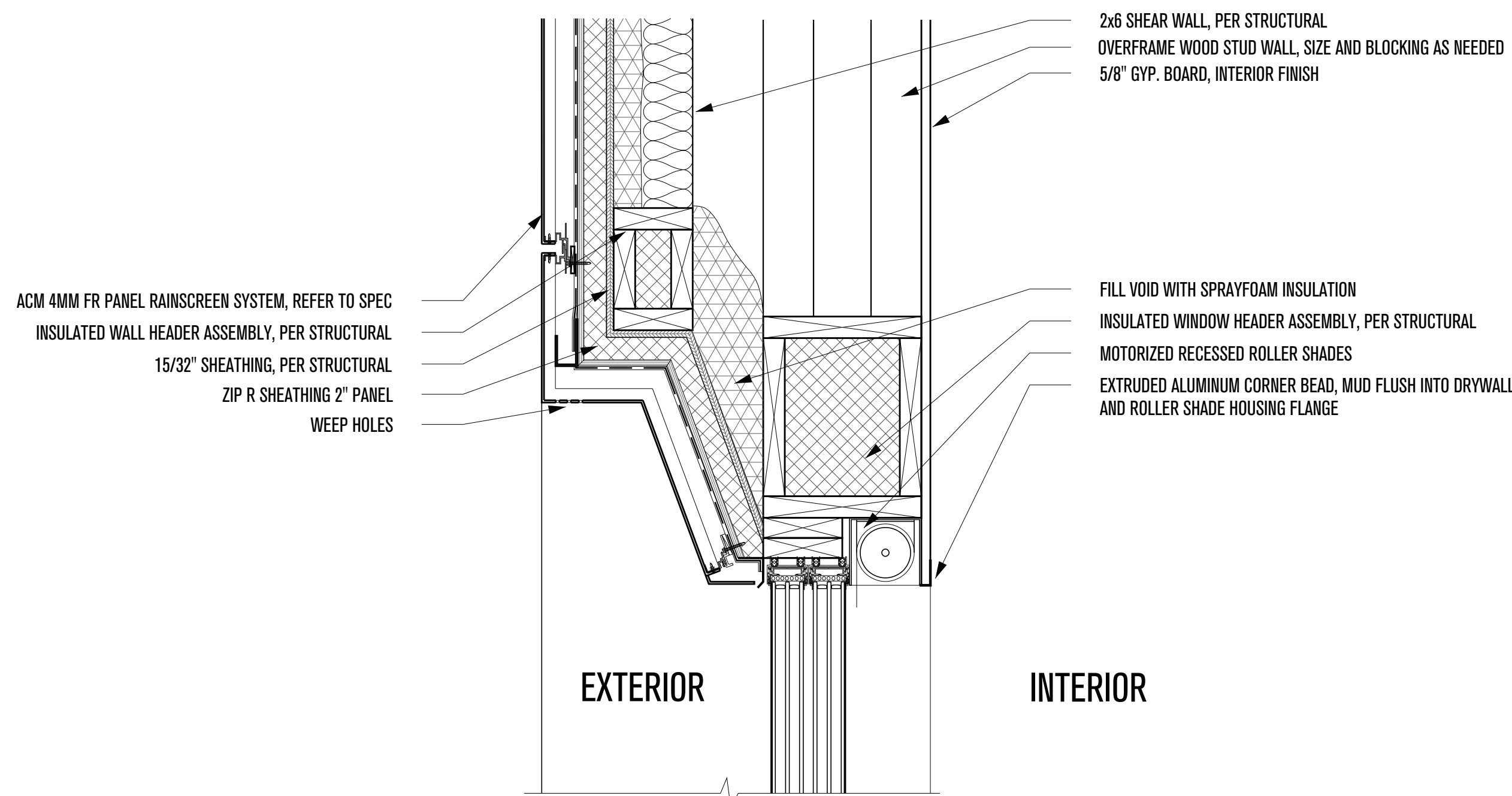
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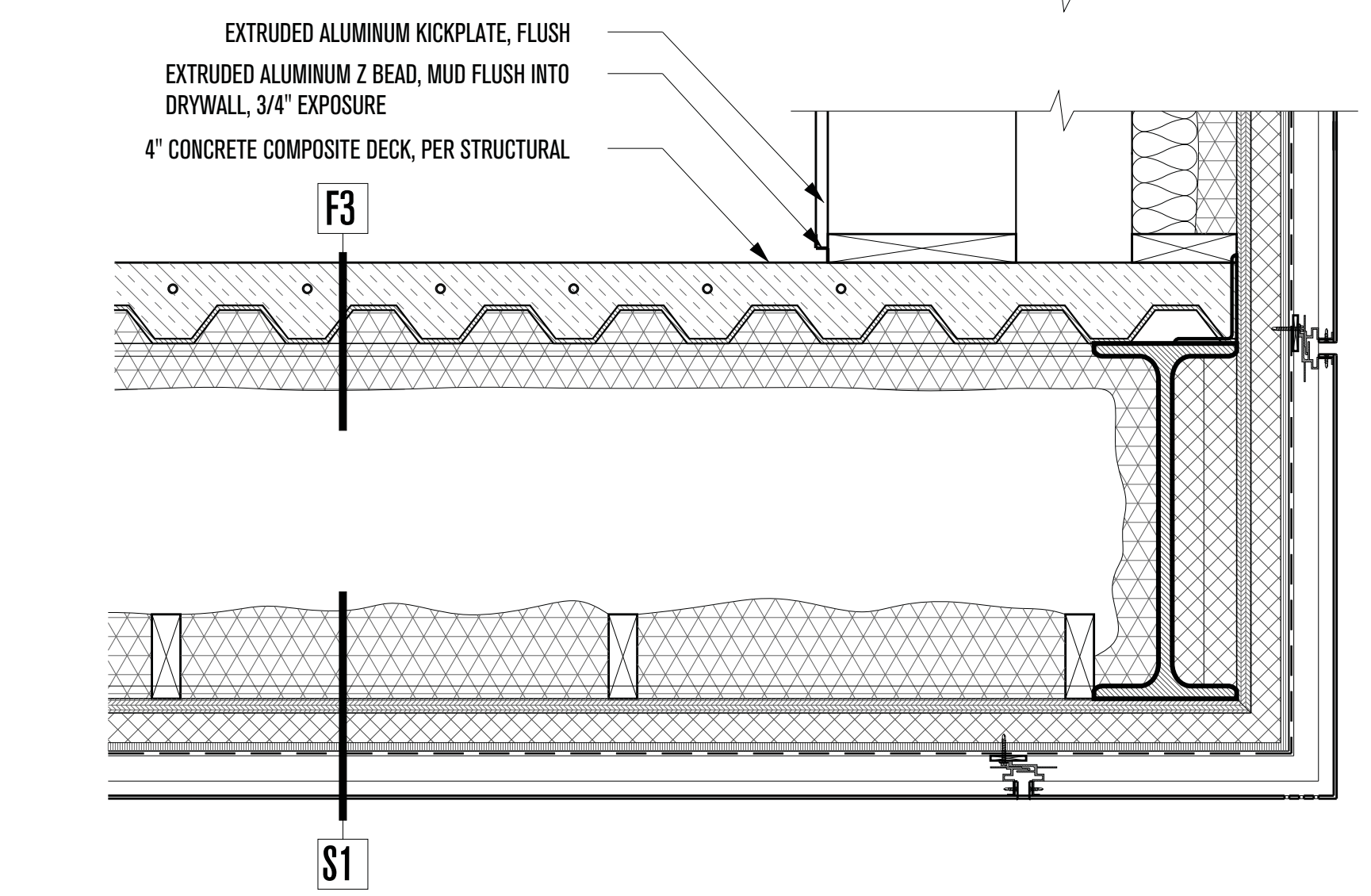
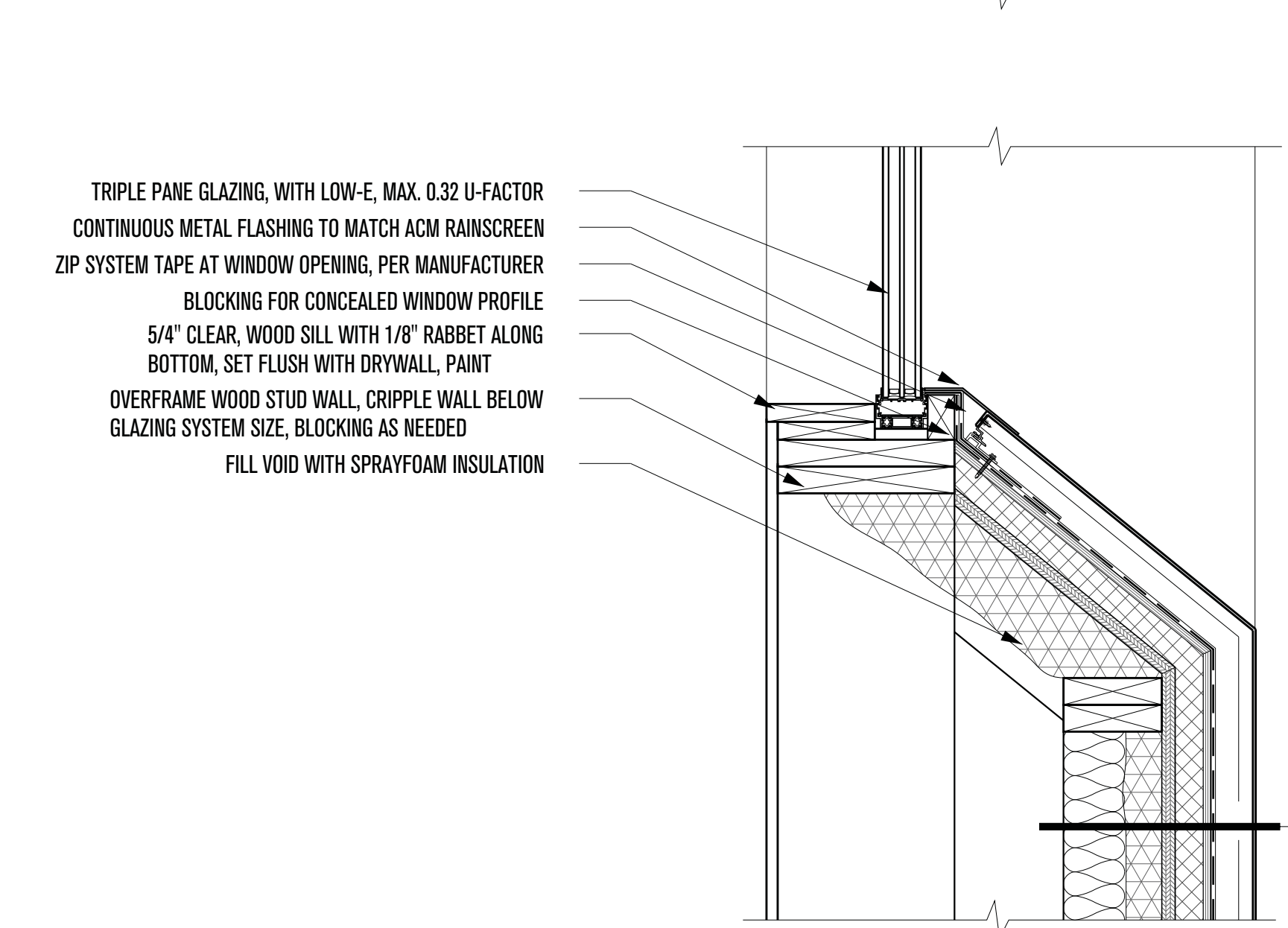
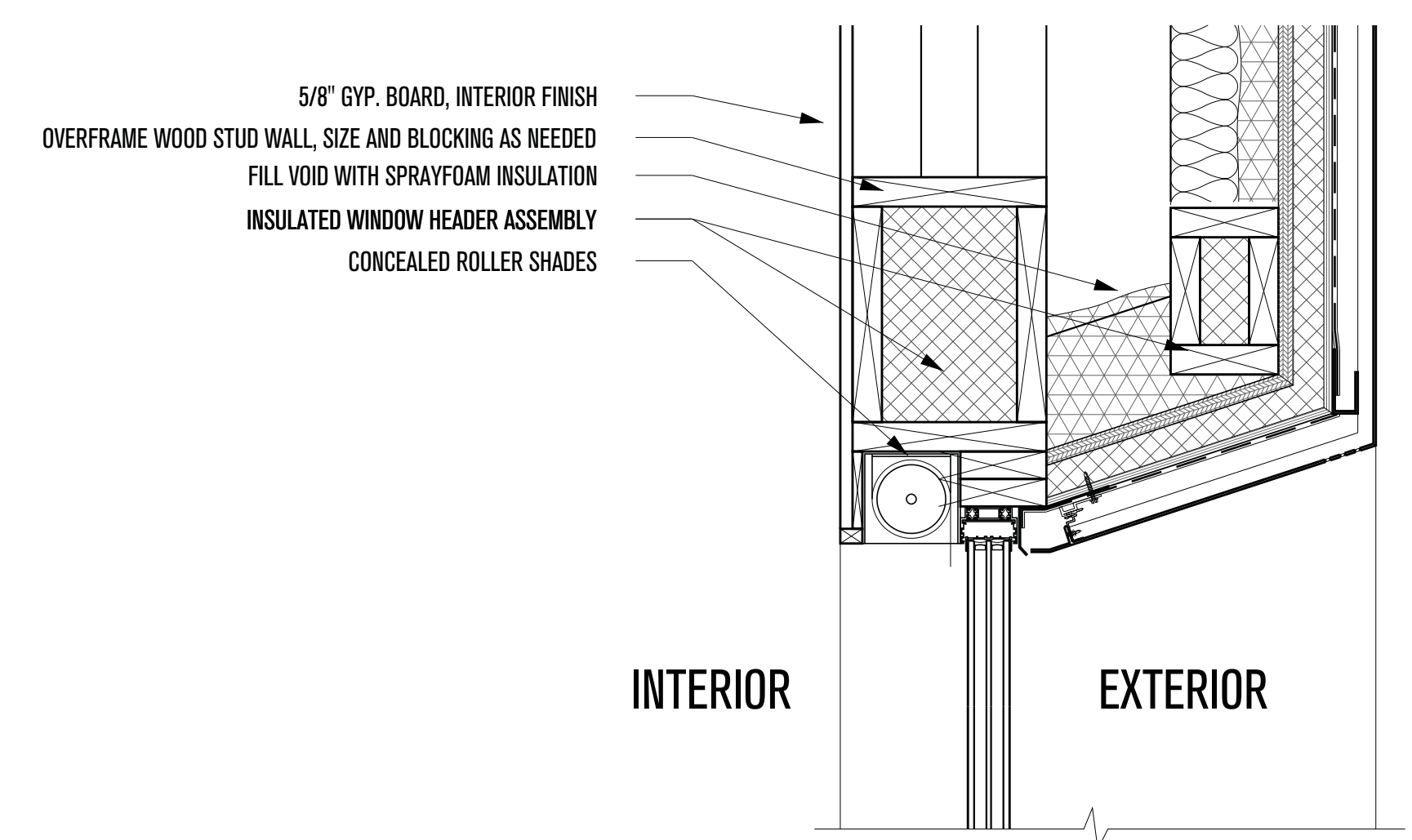
**MEZZANINE DETAILS**

<b>REVISIONS:</b>	<b>BY:</b>	<b>DATE:</b>	<b>DATE:</b>
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2	PLAN CHECK REVISIONS	TWA	07/06/18
3	PLAN CHECK RESUBMISSION	TWA	02/15/19

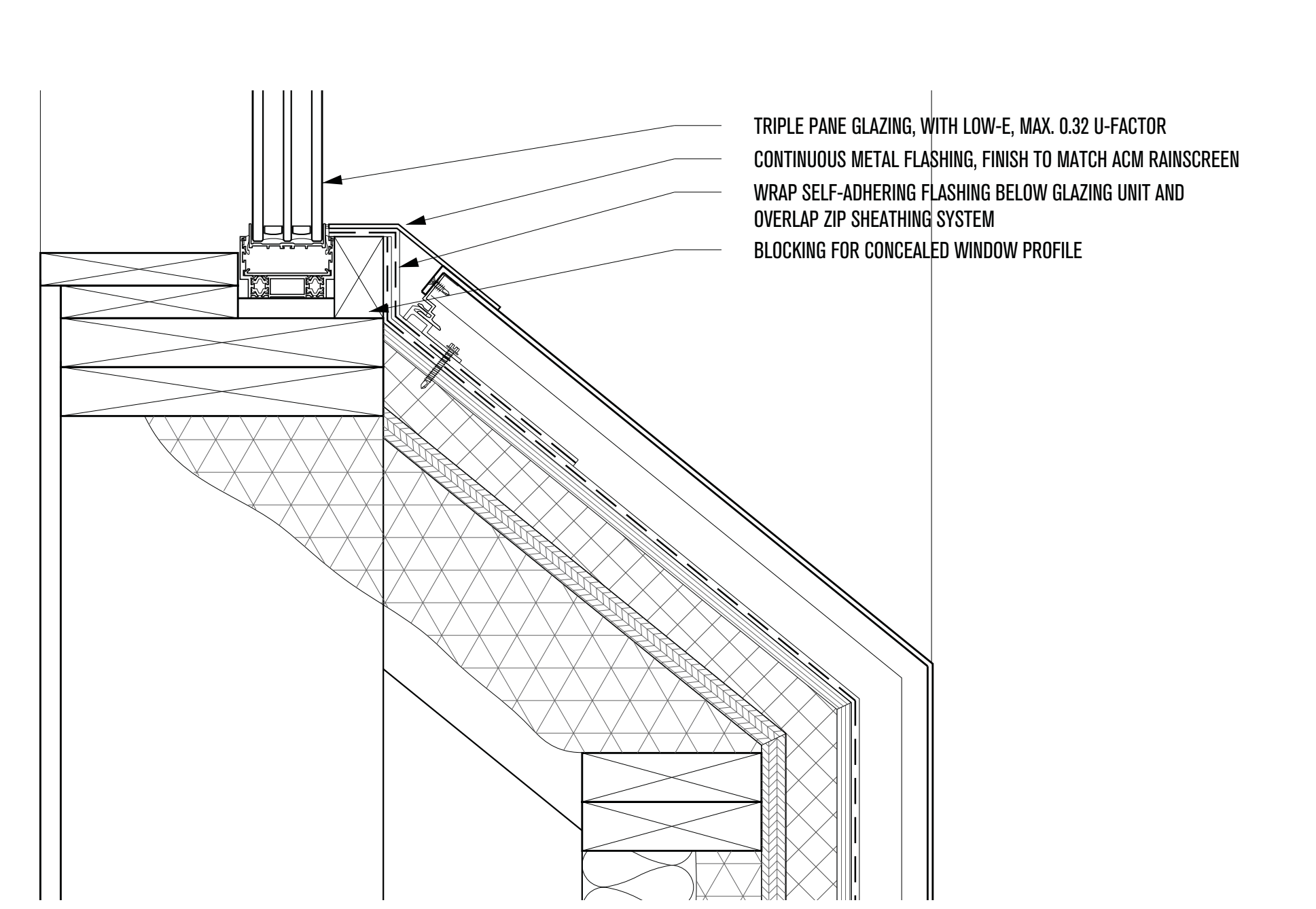
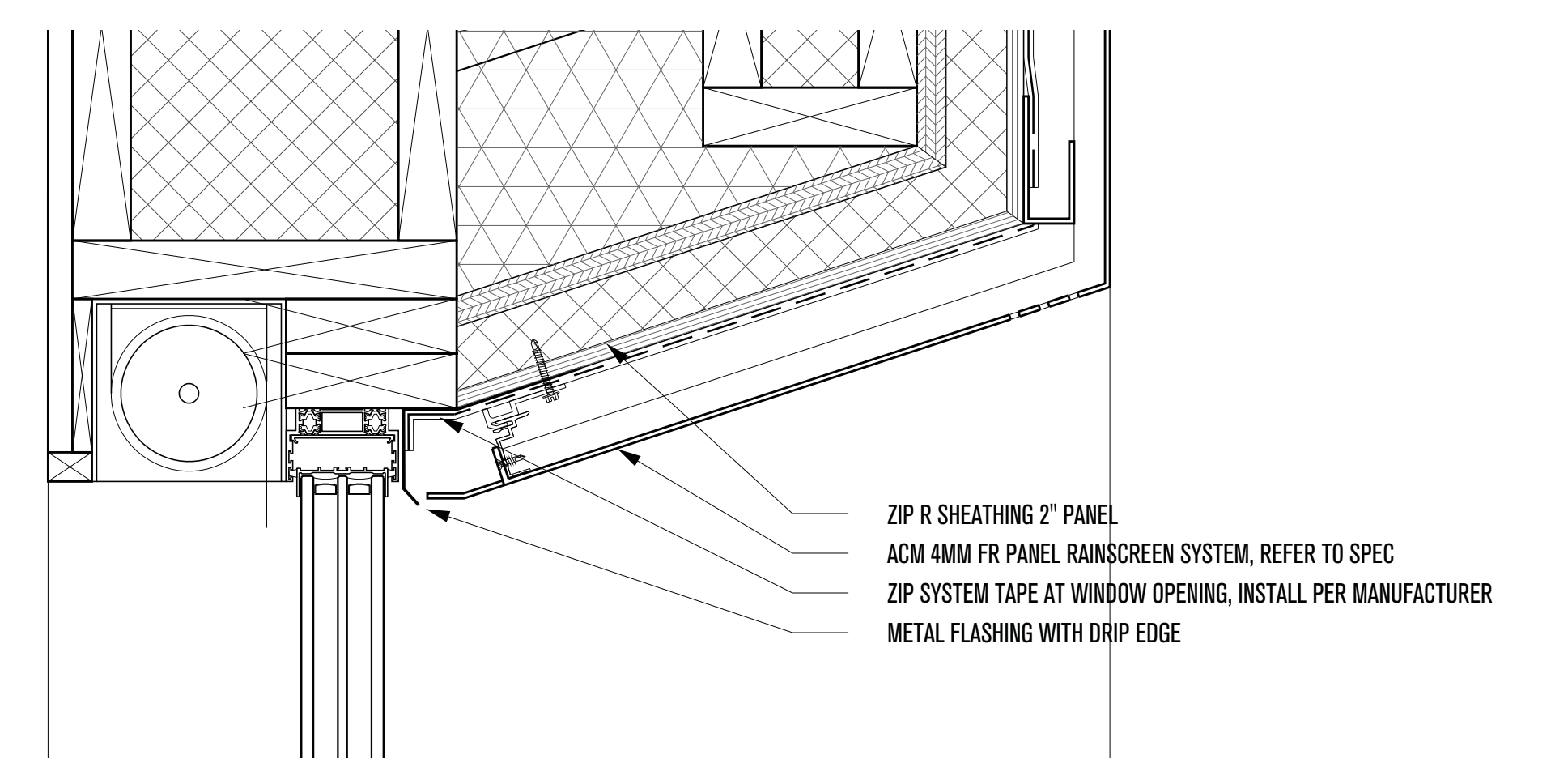
SCALE: \_\_\_\_\_ DRAWN: \_\_\_\_\_ SHEET: **A. 31**



**3** 1 - MASTER BEDROOM SLIDING WINDOW  
SCALE: 1-1/2"=1'-0"



**3** 2 - FAMILY ROOM PUNCH WINDOW  
SCALE: 1-1/2"=1'-0"



**3** 3 - TYPICAL PUNCH WINDOW HEAD + SILL DETAIL  
SCALE: 3"=1'-0"

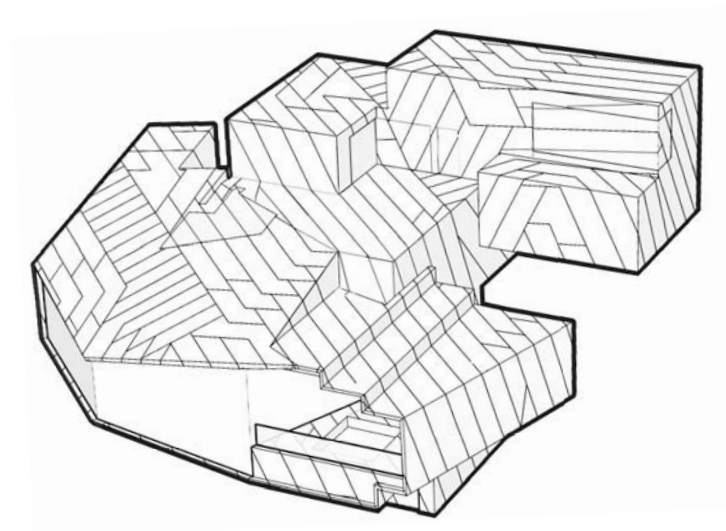
**PLAN REVIEW ACCEPTANCE**  
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BUILDING  STRUCTURAL  
 MECHANICAL  PLUMBING  
 ELECTRICAL  ENERGY  
 ACCESSIBILITY  FIRE

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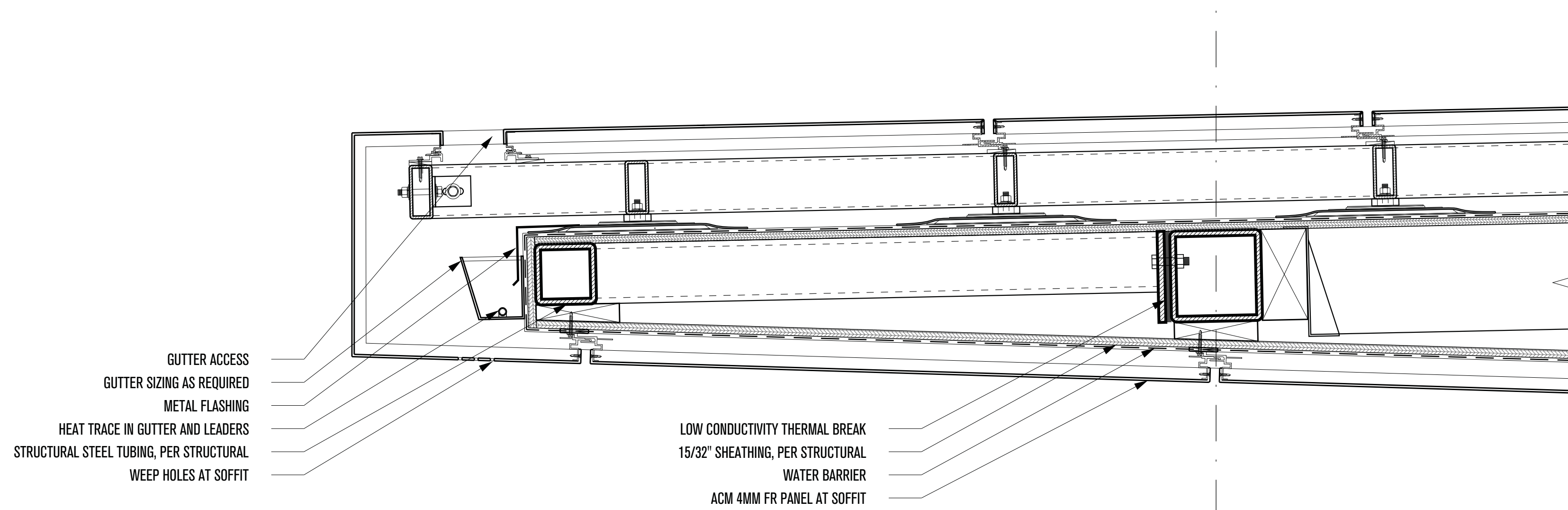
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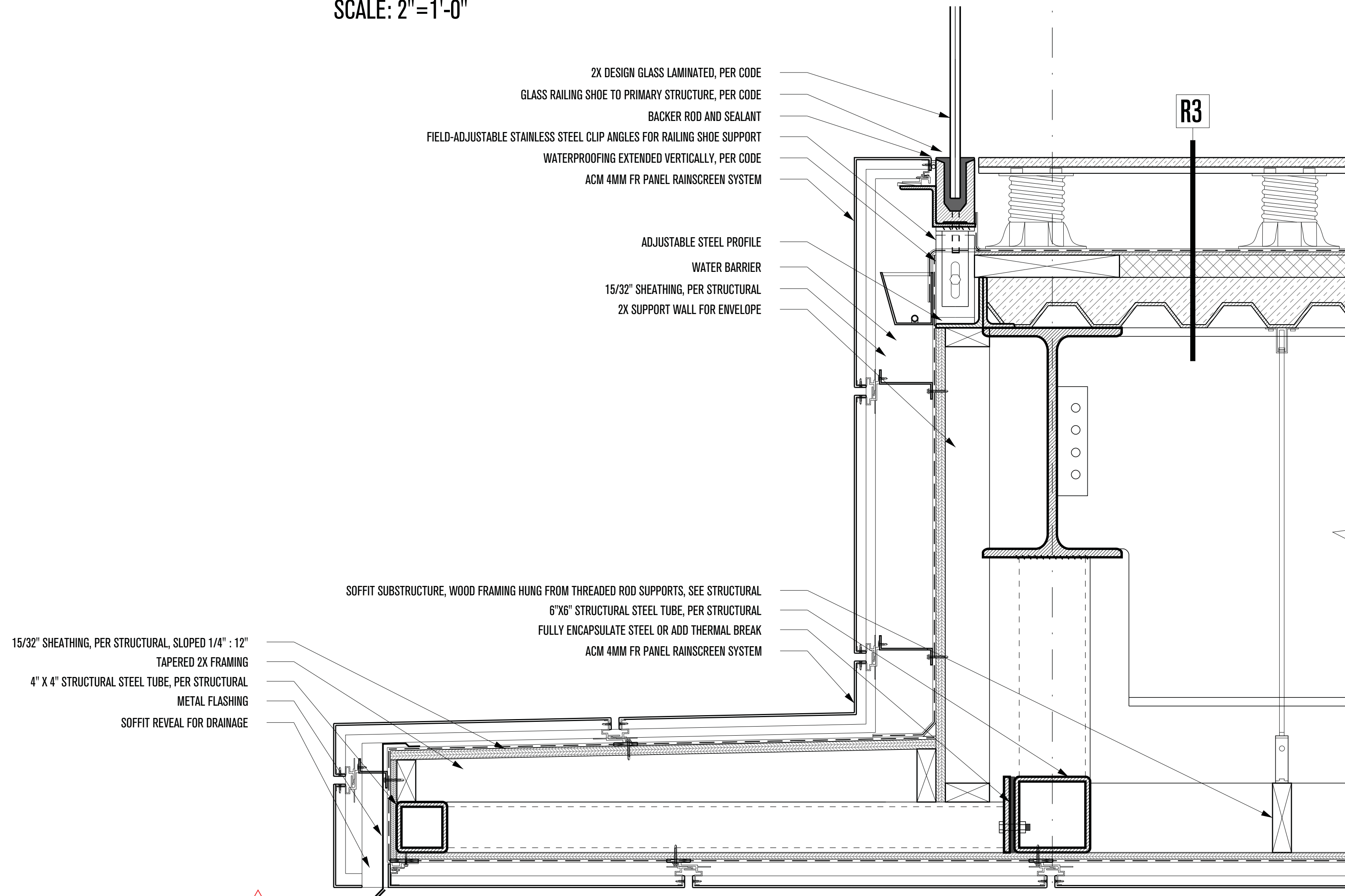
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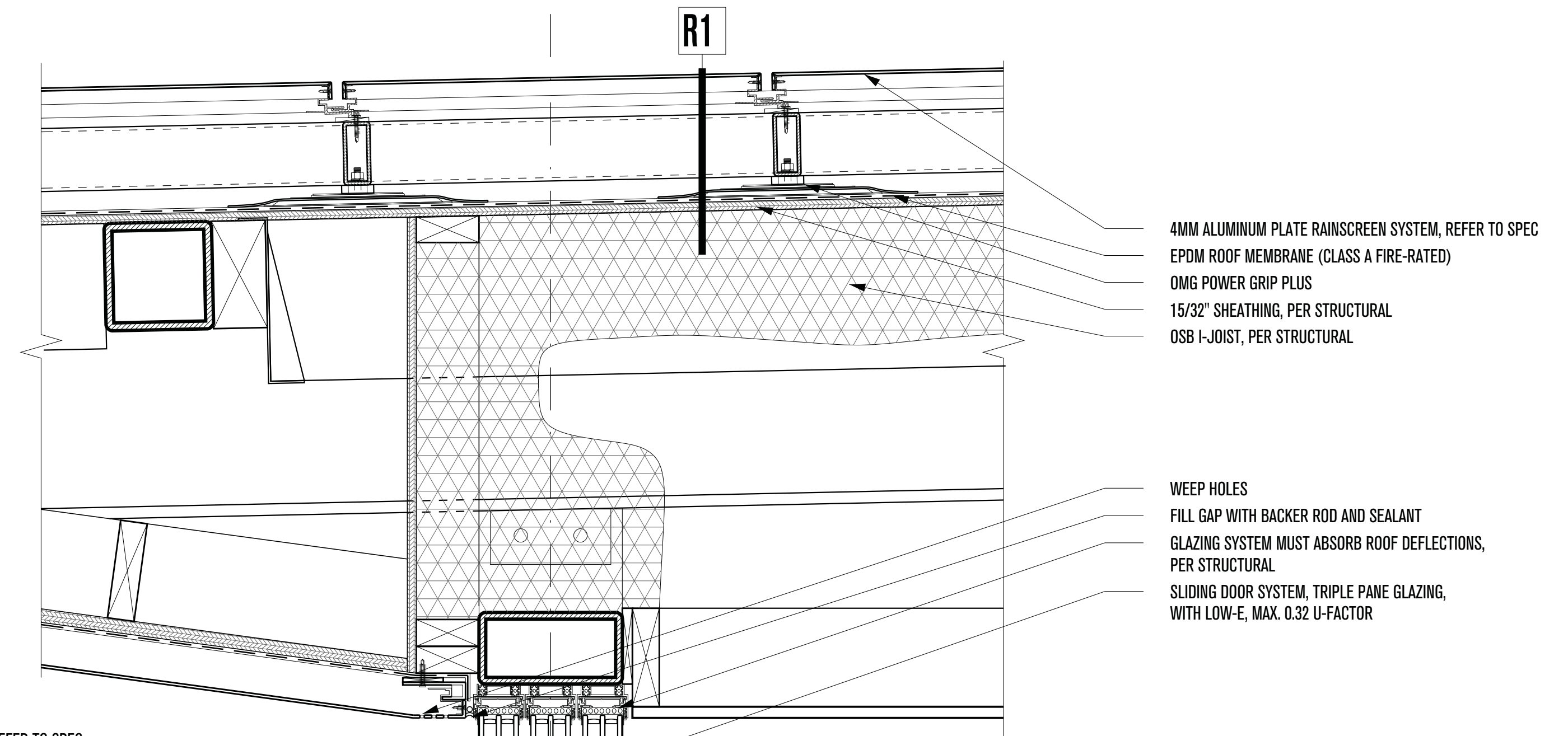
PUNCHED WINDOWS			
REVISIONS:	BY:	DATE:	DATE:
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3	PLAN CHECK RESUBMISSION	TWA	02/15/19
		SCALE:	DRAWN:
		SHEET: <b>A. 32</b>	



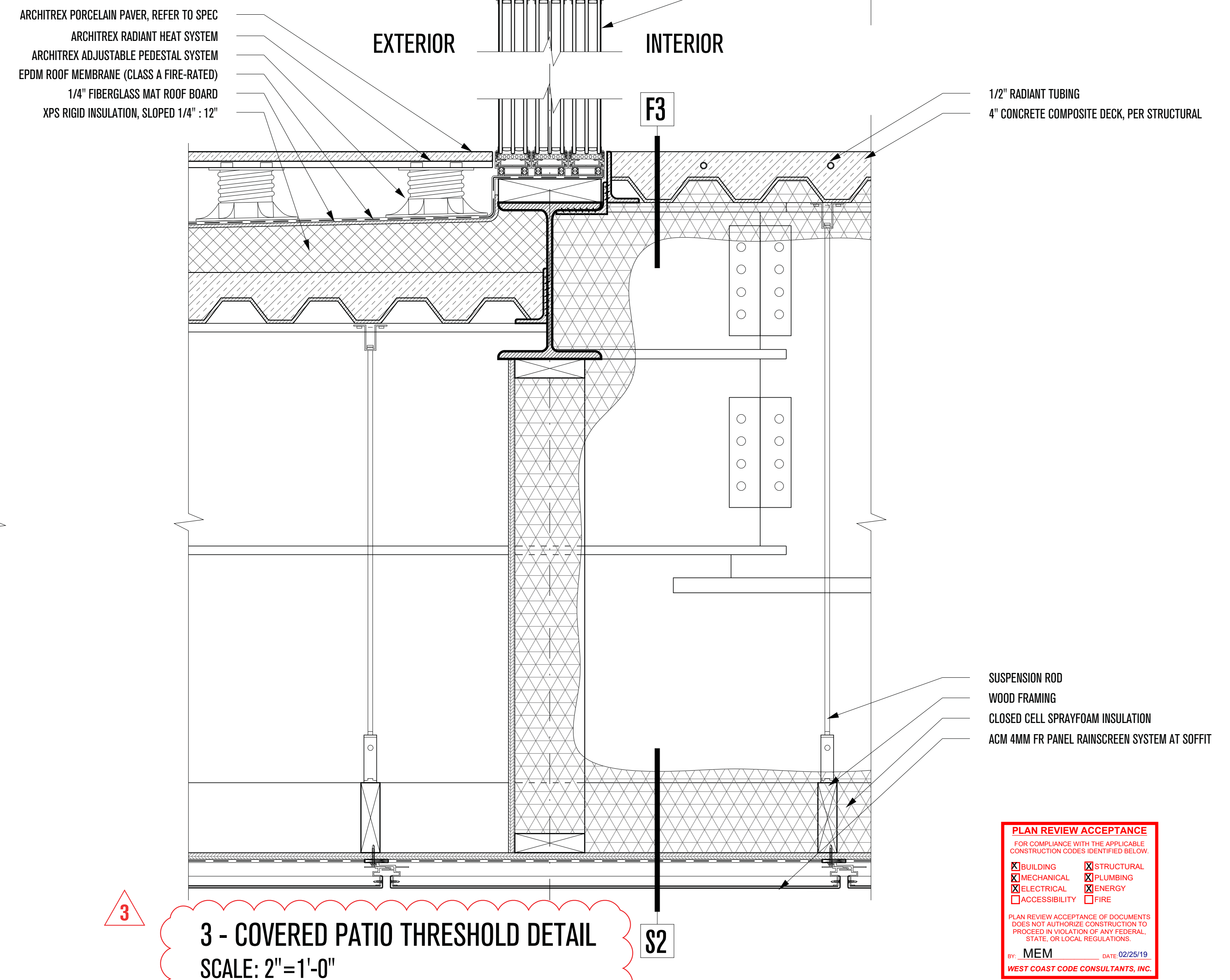
**1- NOSE ABOVE COVERED PATIO DETAIL**  
SCALE: 2"=1'-0"



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



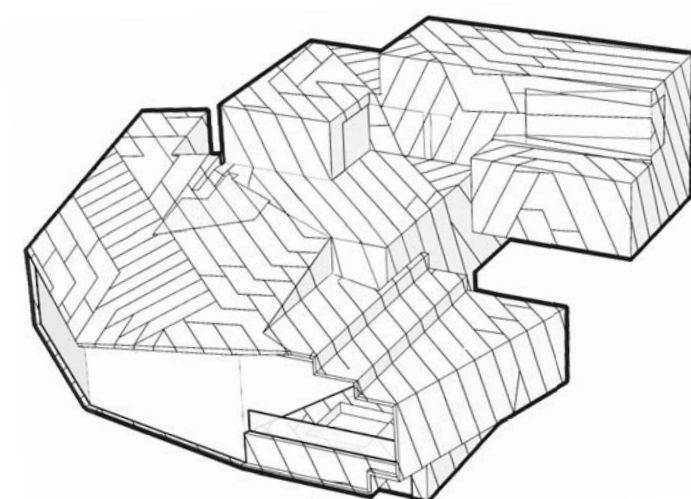
**3 - COVERED PATIO THRESHOLD DETAIL**  
SCALE: 2"=1'-0"



**PLAN REVIEW ACCEPTANCE**  
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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input checked="" type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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BY: MEM DATE: 02/25/19  
WEST COAST CODE CONSULTANTS, INC.



# 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:**  
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5217 SOUTH STATE STREET  
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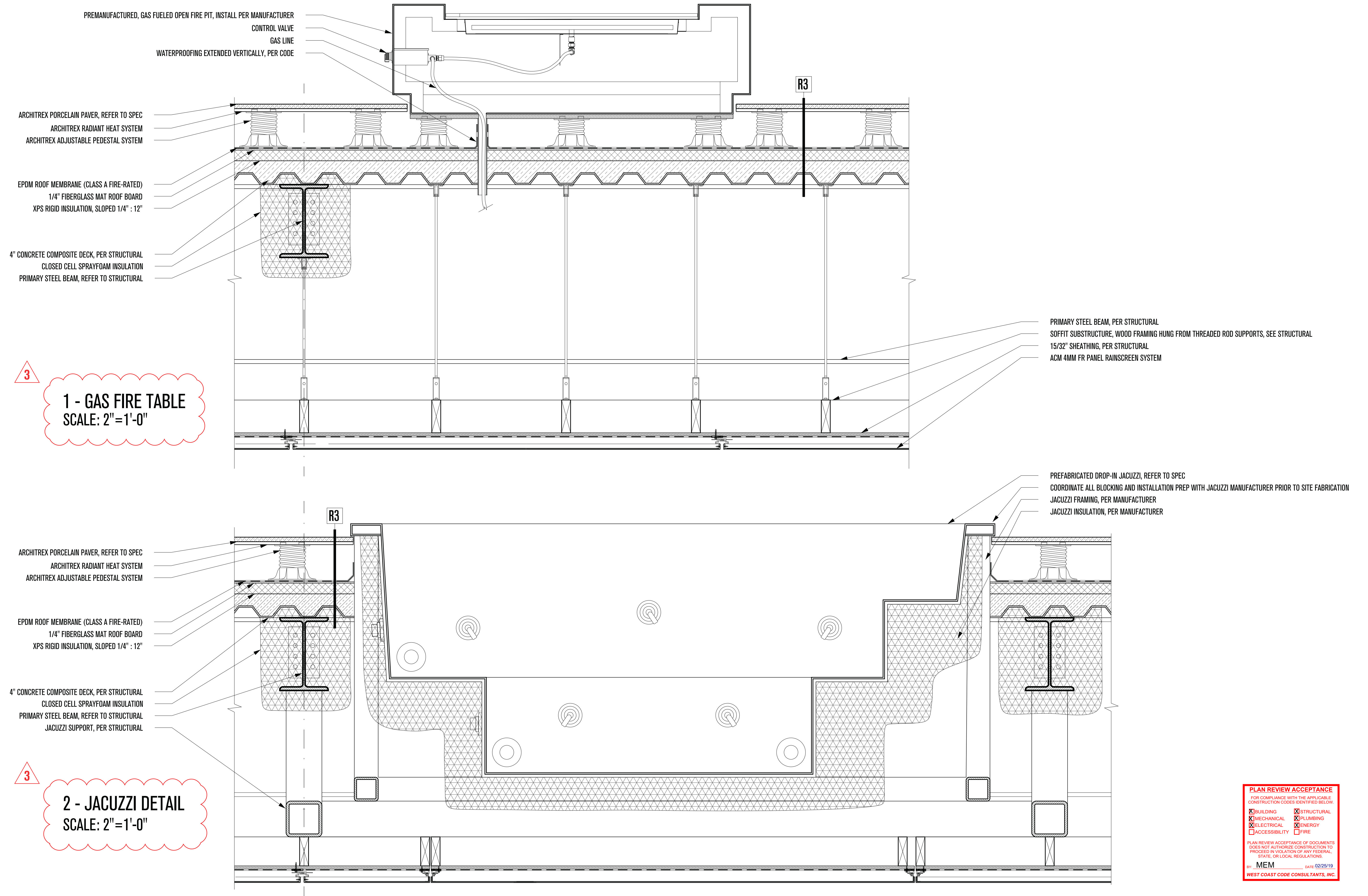
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SCALE: **02/15/2019**

DRAWN: \_\_\_\_\_

SHEET: **A. 33**

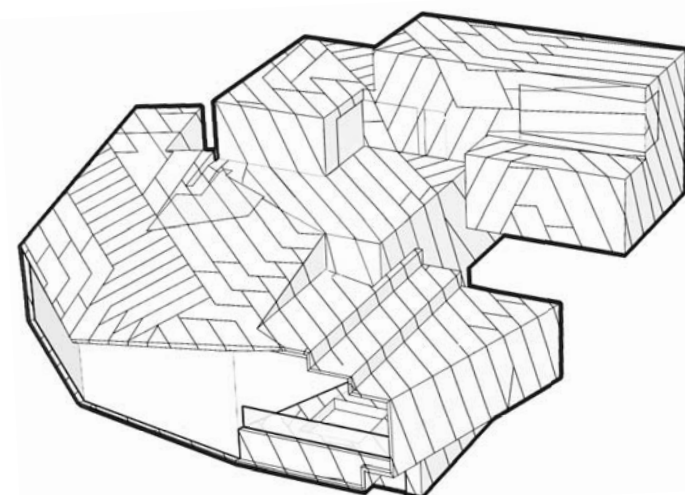


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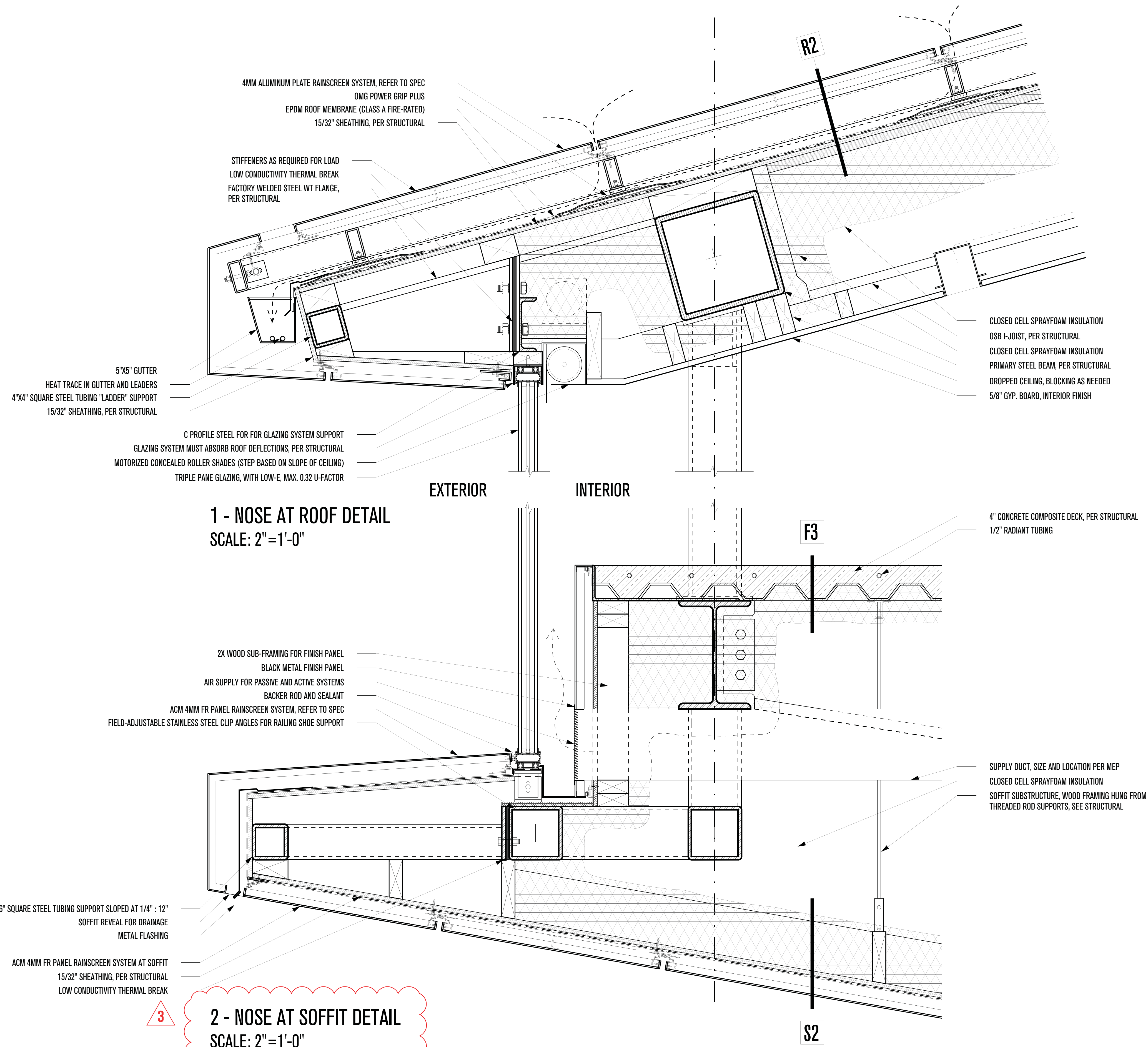
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SCALE: **02/15/2019**

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SHEET: **A. 34**

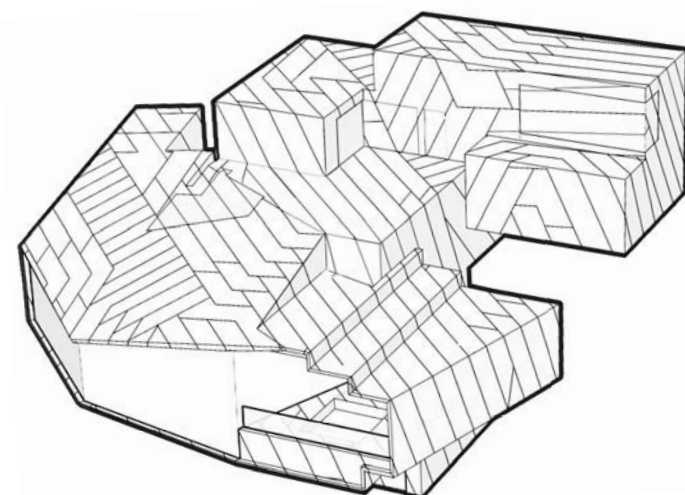


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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
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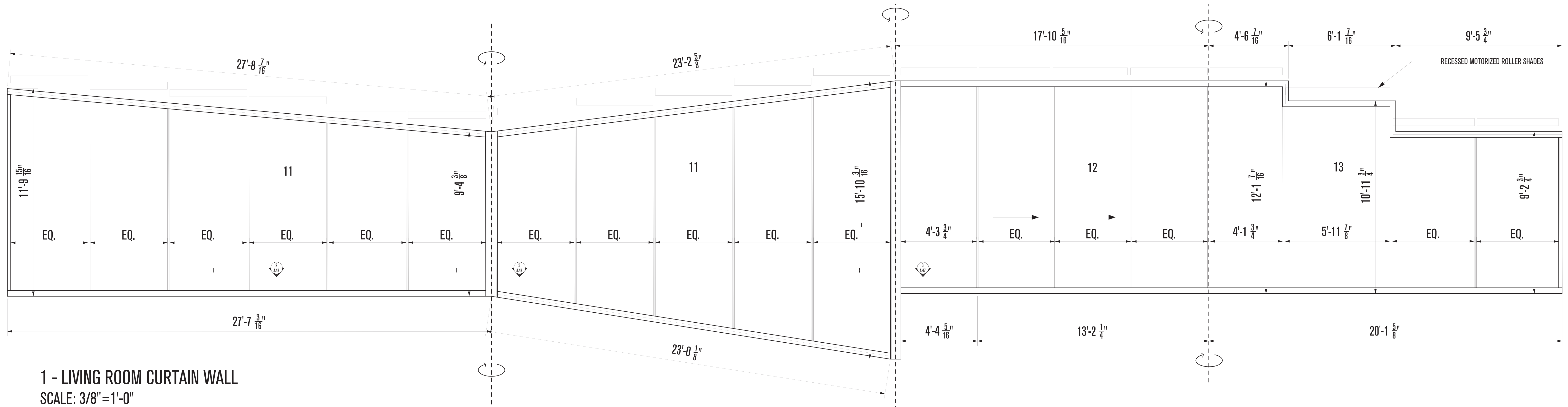
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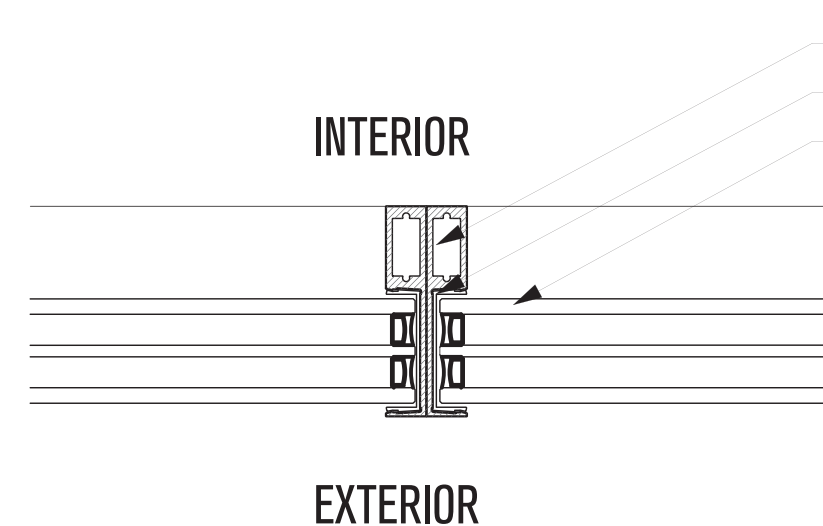
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SHEET: **A. 35**

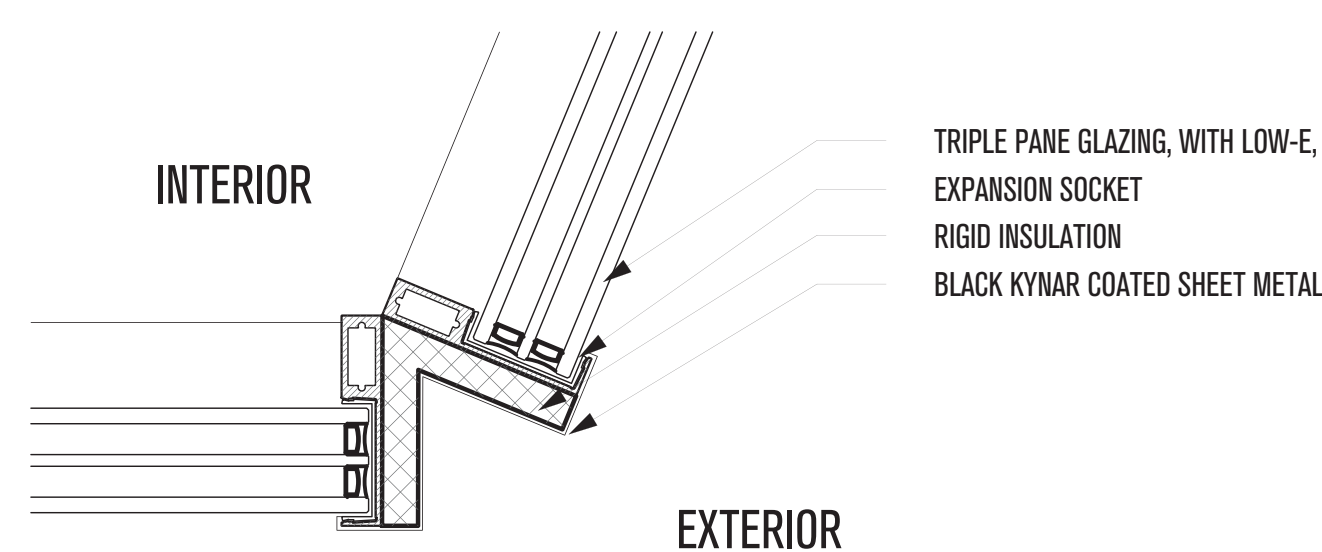


**1 - LIVING ROOM CURTAIN WALL**  
SCALE: 3/8"=1'-0"



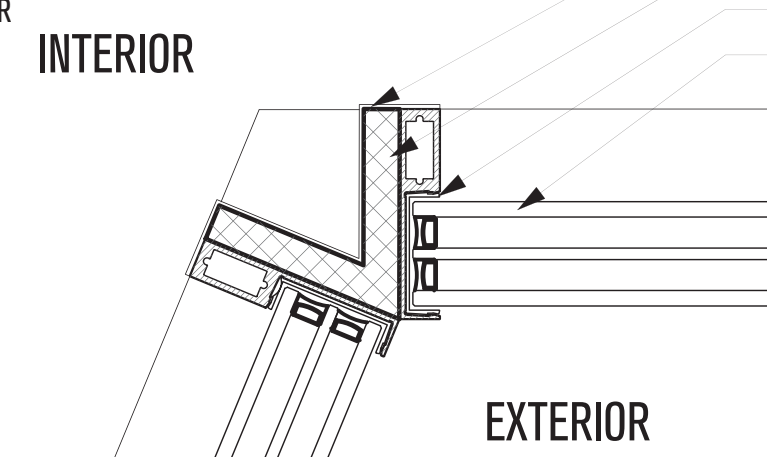
**2 - FLAT CONNECTION, TYP.**  
(ENGINEERING BY CONTRACTOR)  
SCALE: 3"=1'-0"

OTIIMA INSULATED MULLION  
EXPANSION SOCKET  
TRIPLE PANE GLAZING, WITH LOW-E, MAX. 0.32 U-FACTOR



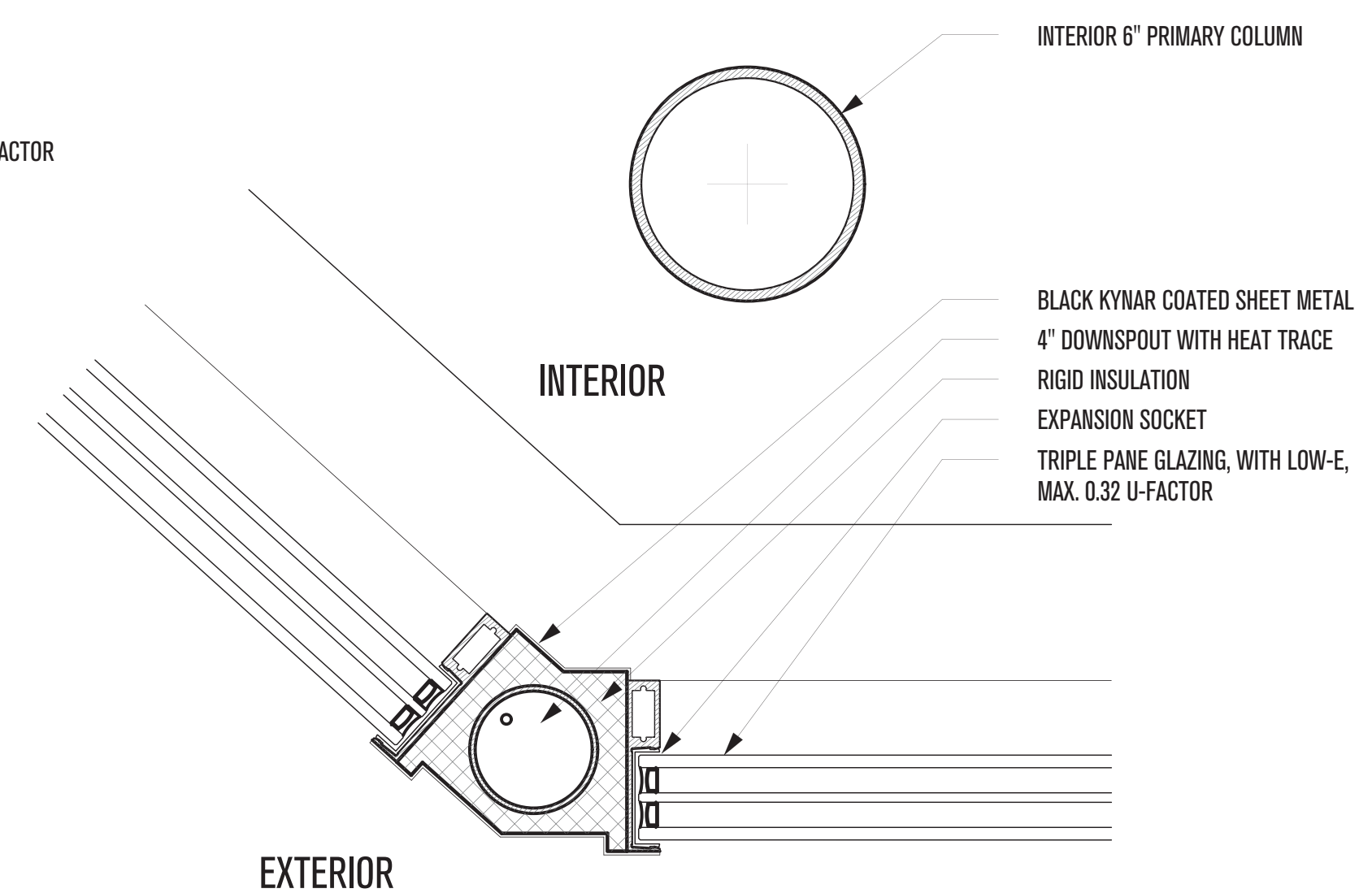
**3 - OUTSIDE CORNER MULLION**  
(ENGINEERING BY CONTRACTOR)  
SCALE: 3"=1'-0"

TRIPLE PANE GLAZING, WITH LOW-E, MAX. 0.32 U-FACTOR  
EXPANSION SOCKET  
RIGID INSULATION  
BLACK KYNAR COATED SHEET METAL



**4 - INSIDE CORNER MULLION**  
(ENGINEERING BY CONTRACTOR)  
SCALE: 3"=1'-0"

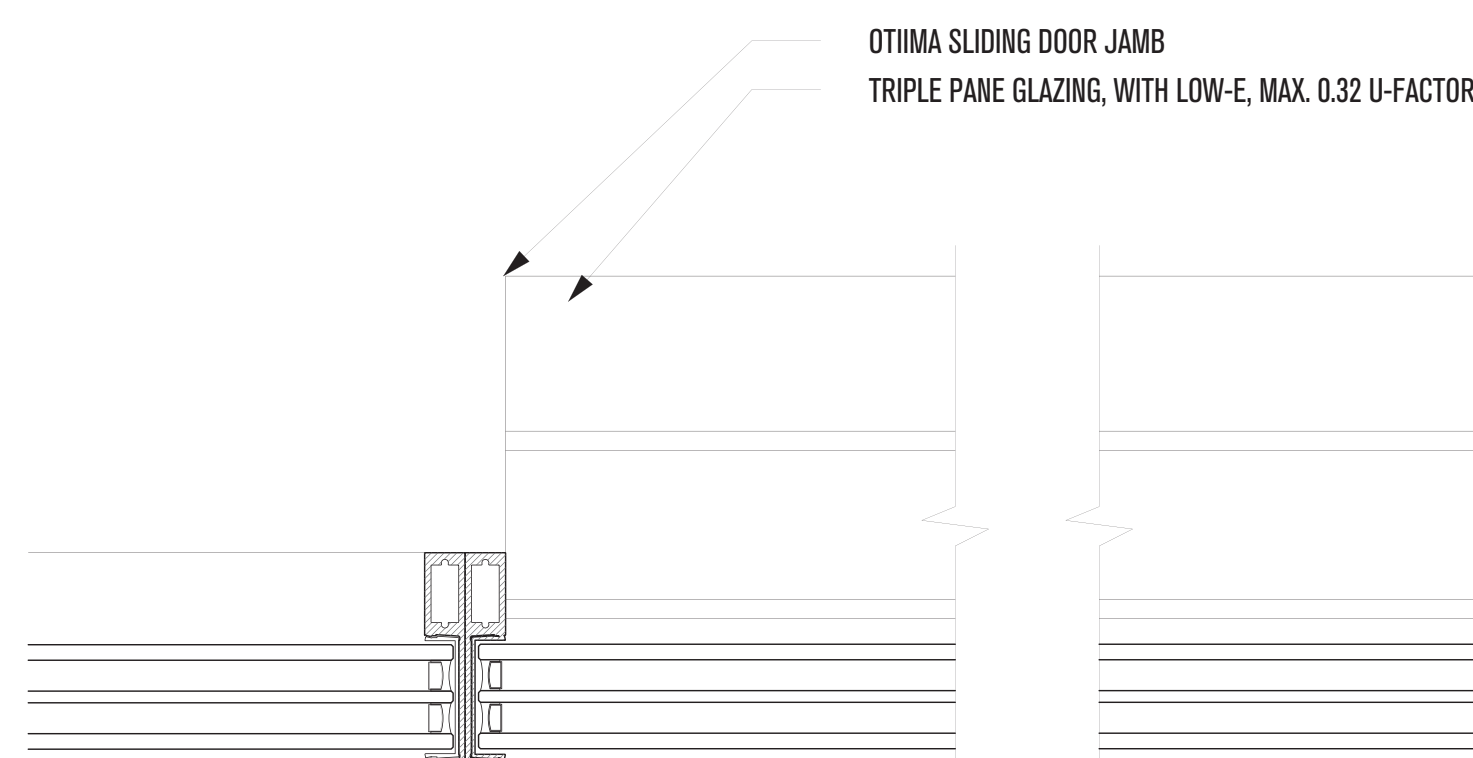
BLACK KYNAR COATED SHEET METAL  
RIGID INSULATION  
EXPANSION SOCKET  
TRIPLE PANE GLAZING, WITH LOW-E, MAX. 0.32 U-FACTOR



**5 - CORNER WITH DOWNSPOUT**  
(ENGINEERING BY CONTRACTOR)  
SCALE: 3"=1'-0"

INTERIOR 6" PRIMARY COLUMN

BLACK KYNAR COATED SHEET METAL  
4" DOWNSPOUT WITH HEAT TRACE  
RIGID INSULATION  
EXPANSION SOCKET  
TRIPLE PANE GLAZING, WITH LOW-E,  
MAX. 0.32 U-FACTOR



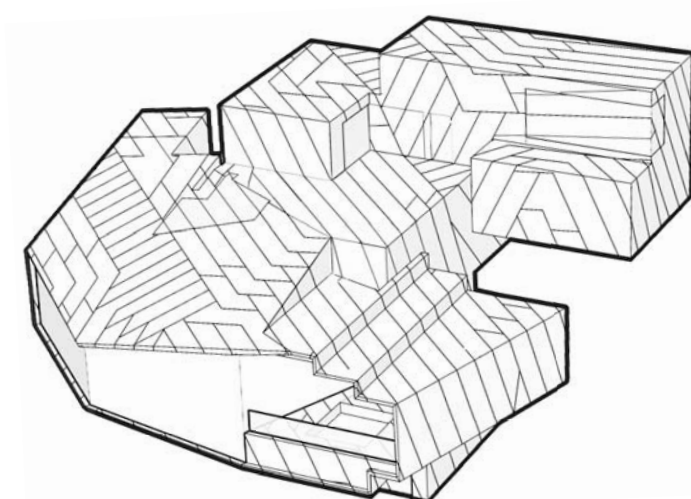
**6 - TRIPLE GLAZED SLIDING DOOR SYSTEM**  
(OTIIMA SERIES 54)  
SCALE: 3"=1'-0"

OTIIMA SLIDING DOOR JAMB  
TRIPLE PANE GLAZING, WITH LOW-E, MAX. 0.32 U-FACTOR

TRIPLE PANE GLAZING, WITH LOW-E, MAX. 0.32 U-FACTOR  
OTIIMA INSULATED MULLION WITH CONNECTION GASKET

OTIIMA SLIDING DOOR JAMB  
MOUNTING BRACKET FOR SLIDING DOOR JAMB  
BLACK KYNAR COATED SHEET METAL  
RIGID INSULATION

PLAN REVIEW ACCEPTANCE	
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.	
<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE
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BY: MEM	DATE: 02/25/19
WEST COAST CODE CONSULTANTS, INC.	



# POWDER MOUNTAIN HOUSE

**OWNER:**  
**TOM BUTTGEBACH**  
8645 EAST COPPER CREST  
EDEN, UT 84310

**ARCHITECT:**  
**TOM WISCOMBE  
ARCHITECTURE**

2404 WILSHIRE BLVD., SUITE 4B  
LOS ANGELES, CA 90057  
(213) 674-7238  
WWW.TOMWISCOMBE.COM

**STRUCTURAL ENGINEER:**  
**NOUS**

527 W 7TH STREET  
LOS ANGELES, CA 90014  
(213) 627-6667  
WWW.NOUSENGINEERING.COM

**CIVIL ENGINEER:**  
**TALISMAN**

5217 SOUTH STATE STREET  
MURRAY, UT 84107  
(801) 749-1300  
WWW.TALISMANCIVIL.COM

**MECHANICAL / PLUMBING:**  
**SHAMIM**

5530 CORBIN AVE., SUITE 300  
TARZANA, CA 91356  
(801) 786-6178  
WWW.SHAMIMENGINEERING.COM

**ELECTRICAL:**  
**ABRARI**

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(123) 456-7894  
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**NGBS CONSULTING:**  
**ARGENTO/GRAHAM**

811 WEST 7TH STREET, 10TH FLOOR  
LOS ANGELES, CA 90017  
(213) 536-2578  
WWW.ARGENTOGRAHAM.COM

**GEOTECHNICAL:**  
**IGES**

2702 SOUTH 1030 WEST SUITE 10  
SOUTH SALT LAKE, UT 84200  
(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**

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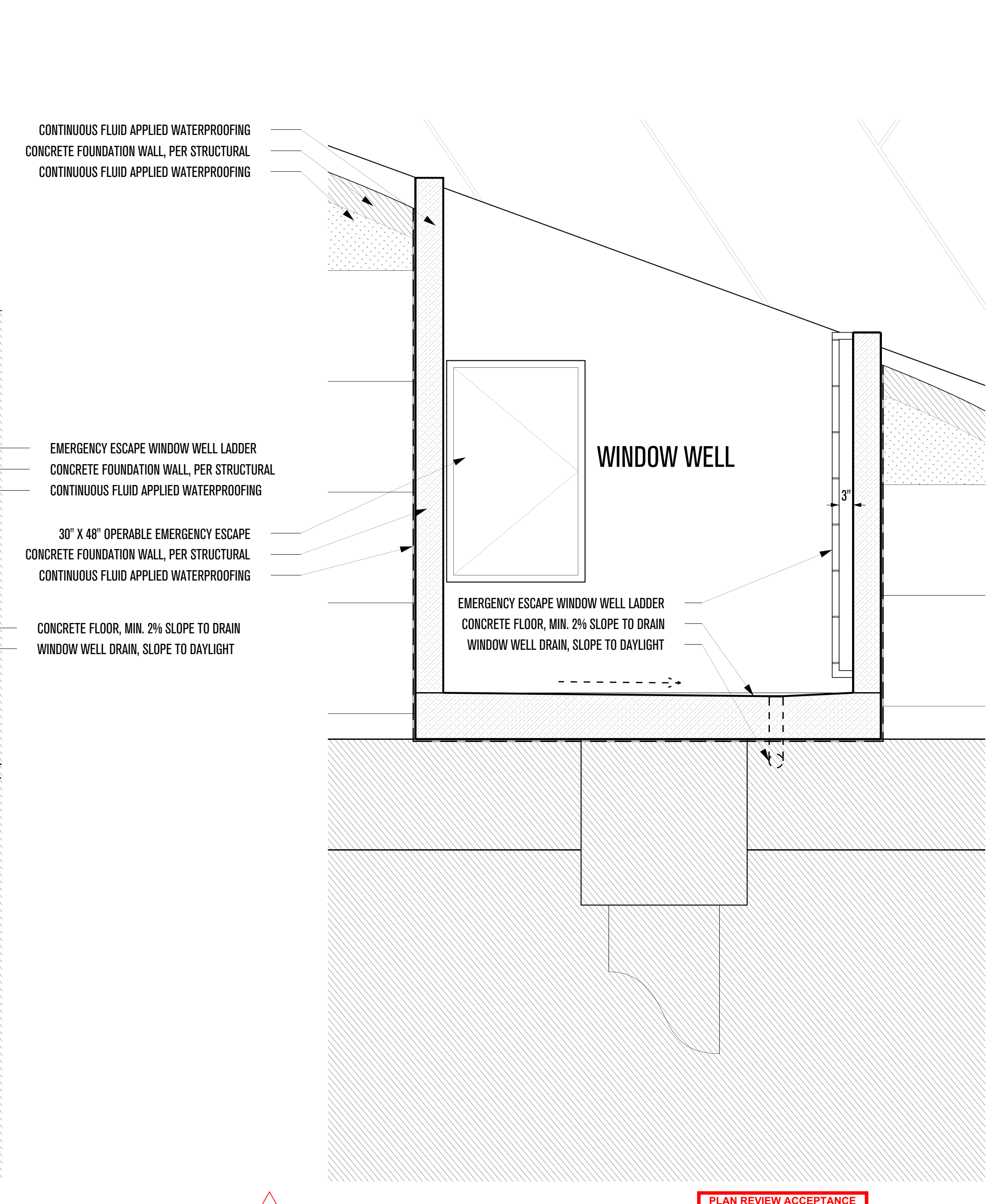
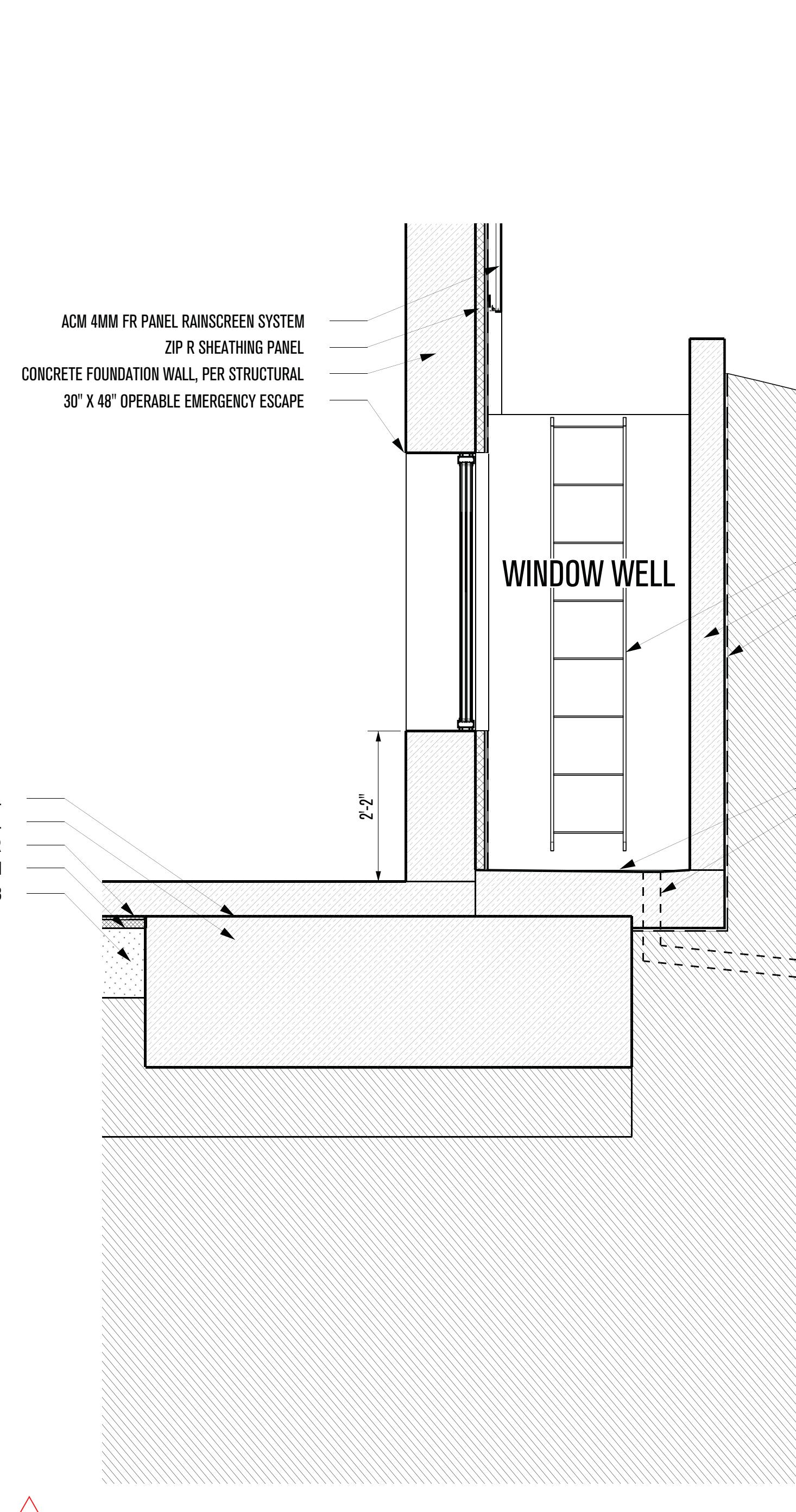
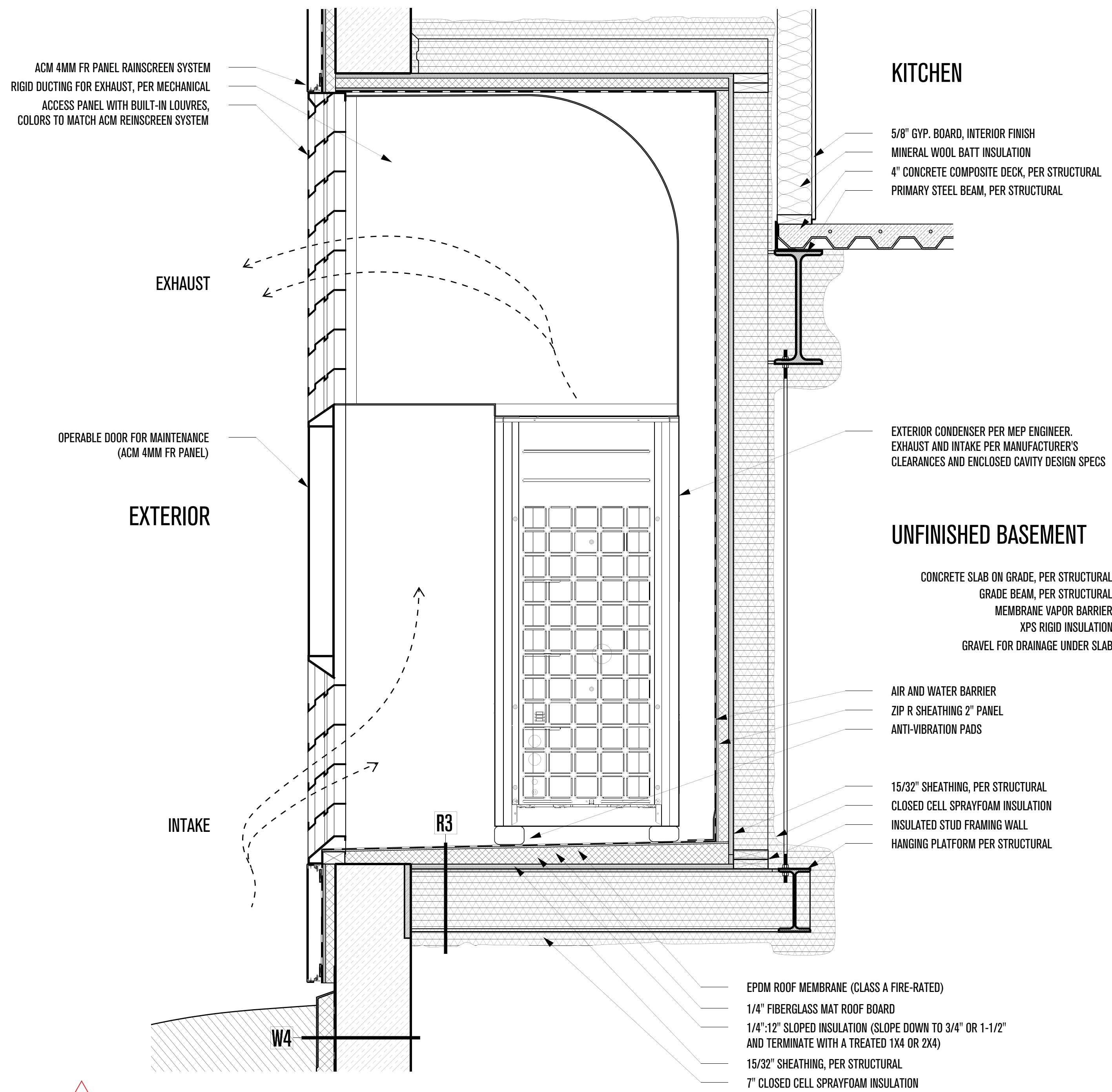
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## NOSE GLAZING DETAILS

REVISIONS:	BY:	DATE:	DATE:
			<b>02/15/2019</b>
1	PLAN CHECK SUBMISSION	TWA	06/04/18
2	PLAN CHECK REVISIONS	TWA	07/06/18
3	PLAN CHECK RESUBMISSION	TWA	02/15/19

SCALE:  DRAWN:

SHEET: **A. 36**



**3**  
1 - INSULATED MEP ENCLOSURE  
SCALE: 1" = 1'-0"

**3**  
1 - EMERGENCY EXIT (E-W)  
SCALE: 1" = 1'-0"

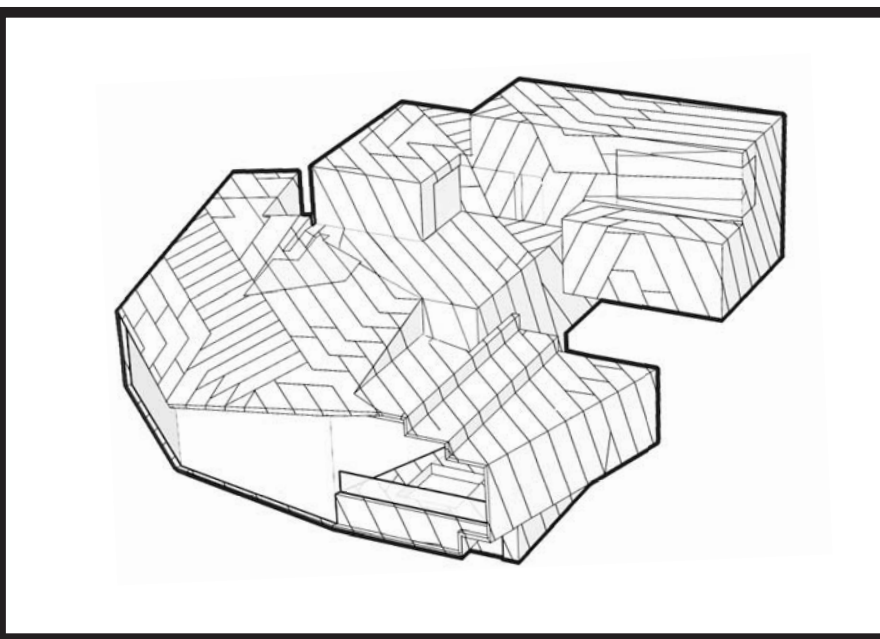
**3**  
2 - EMERGENCY EXIT (N-S)  
SCALE: 1" = 1'-0"

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<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
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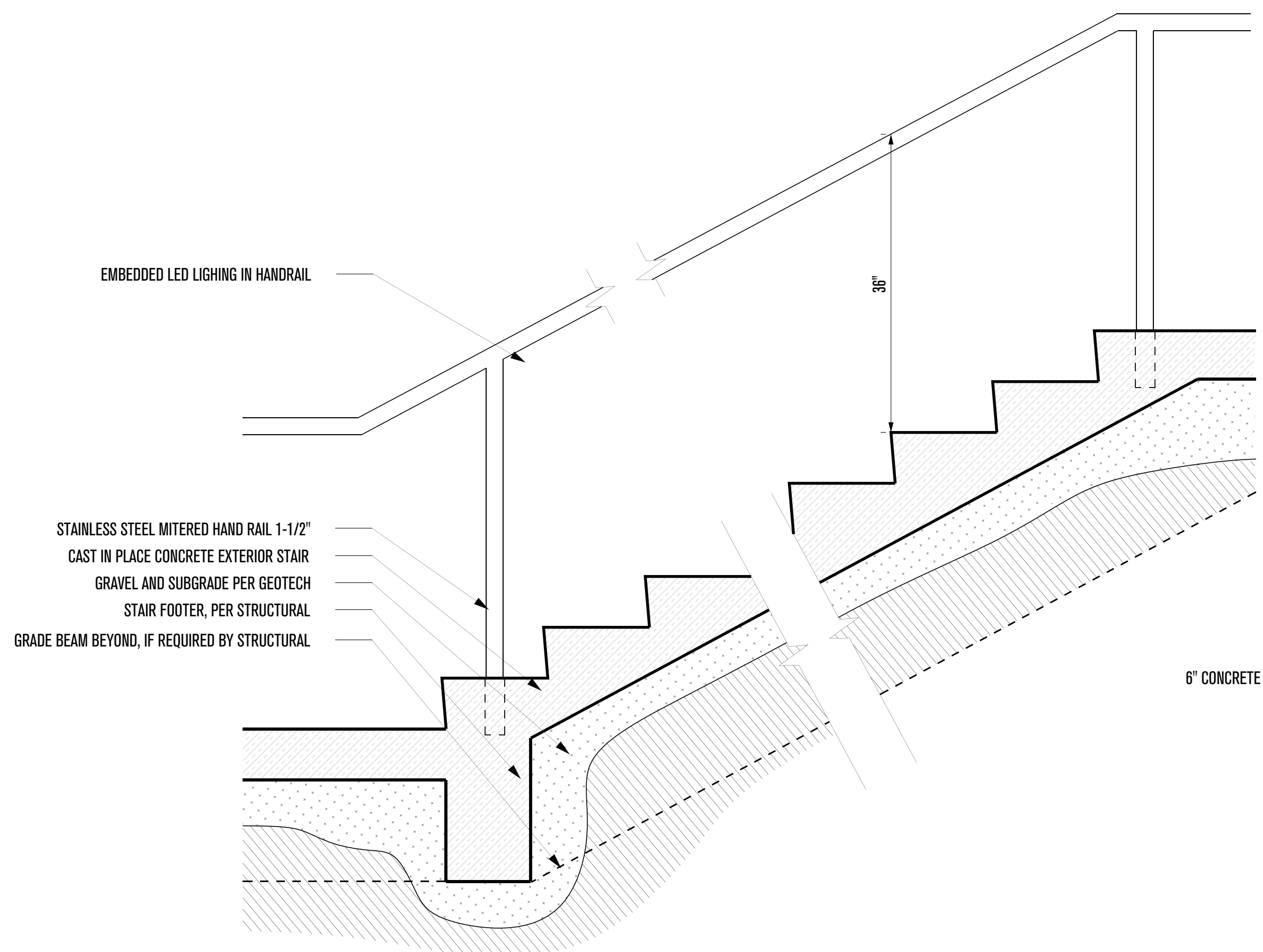
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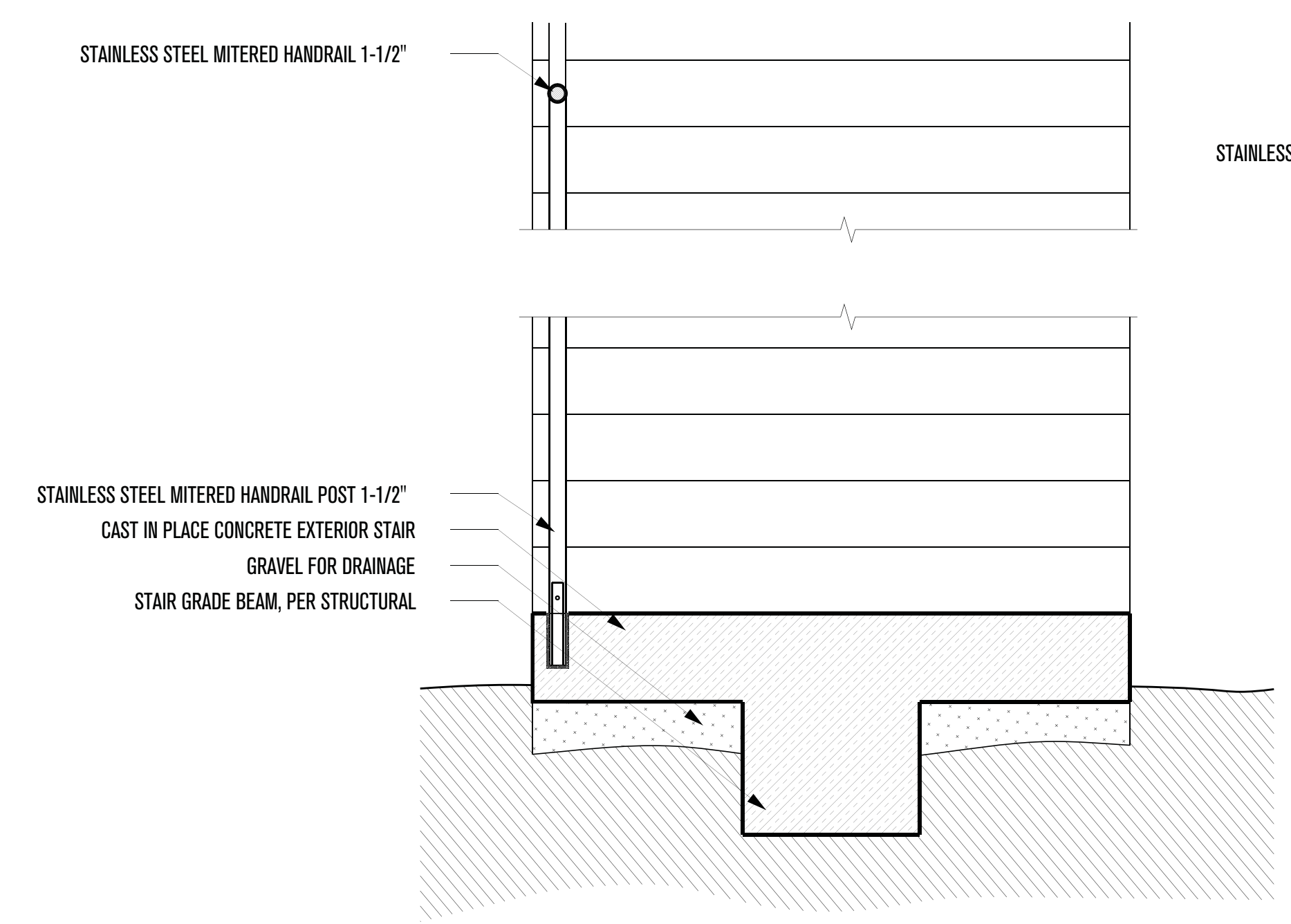
**BASEMENT DETAILS**

REVISIONS:	BY:	DATE:	DATE:
1	PLAN CHECK SUBMISSION	TWA	06/04/18
2	PLAN CHECK REVISIONS	TWA	07/06/18
3	PLAN CHECK RESUBMISSION	TWA	02/15/19

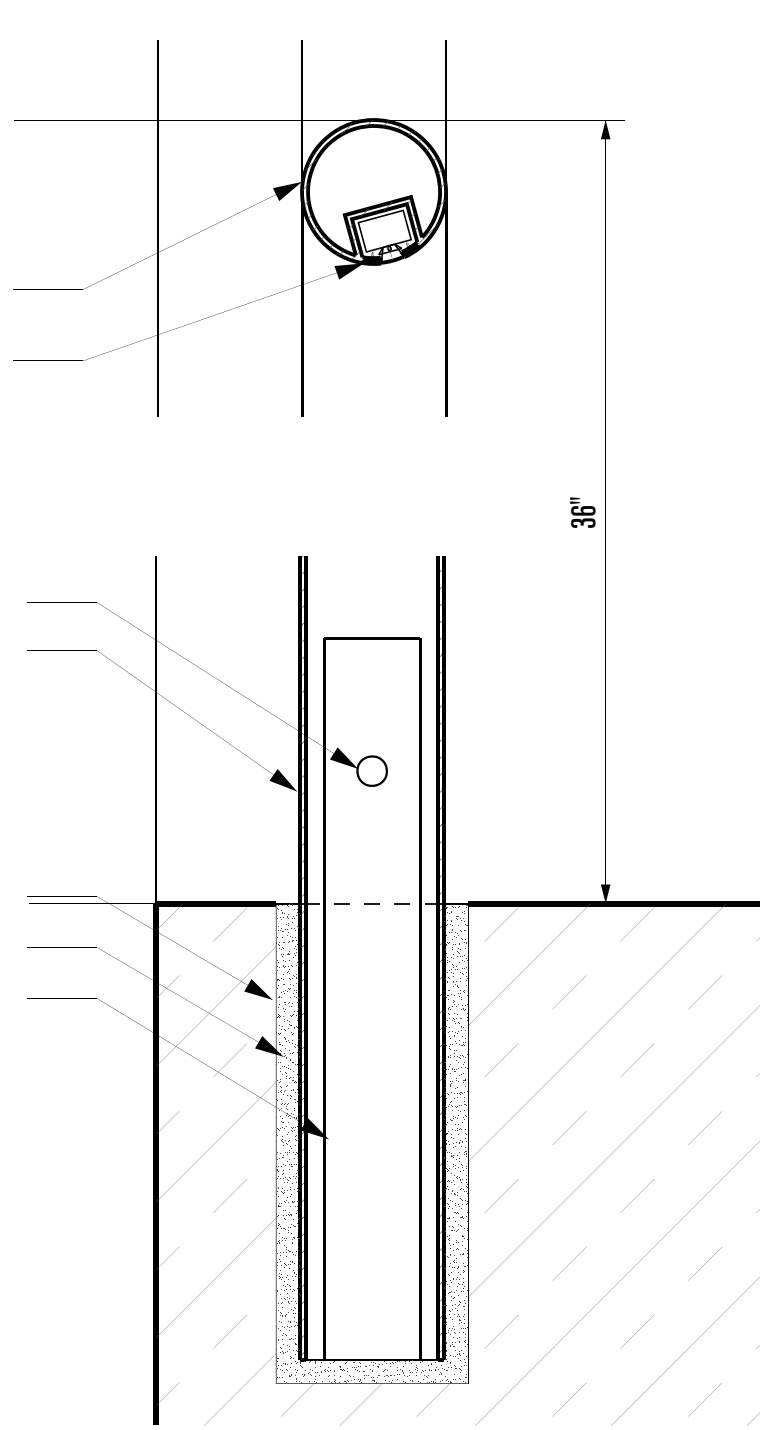
SCALE: \_\_\_\_\_ DRAWN: \_\_\_\_\_ SHEET: **A. 37**



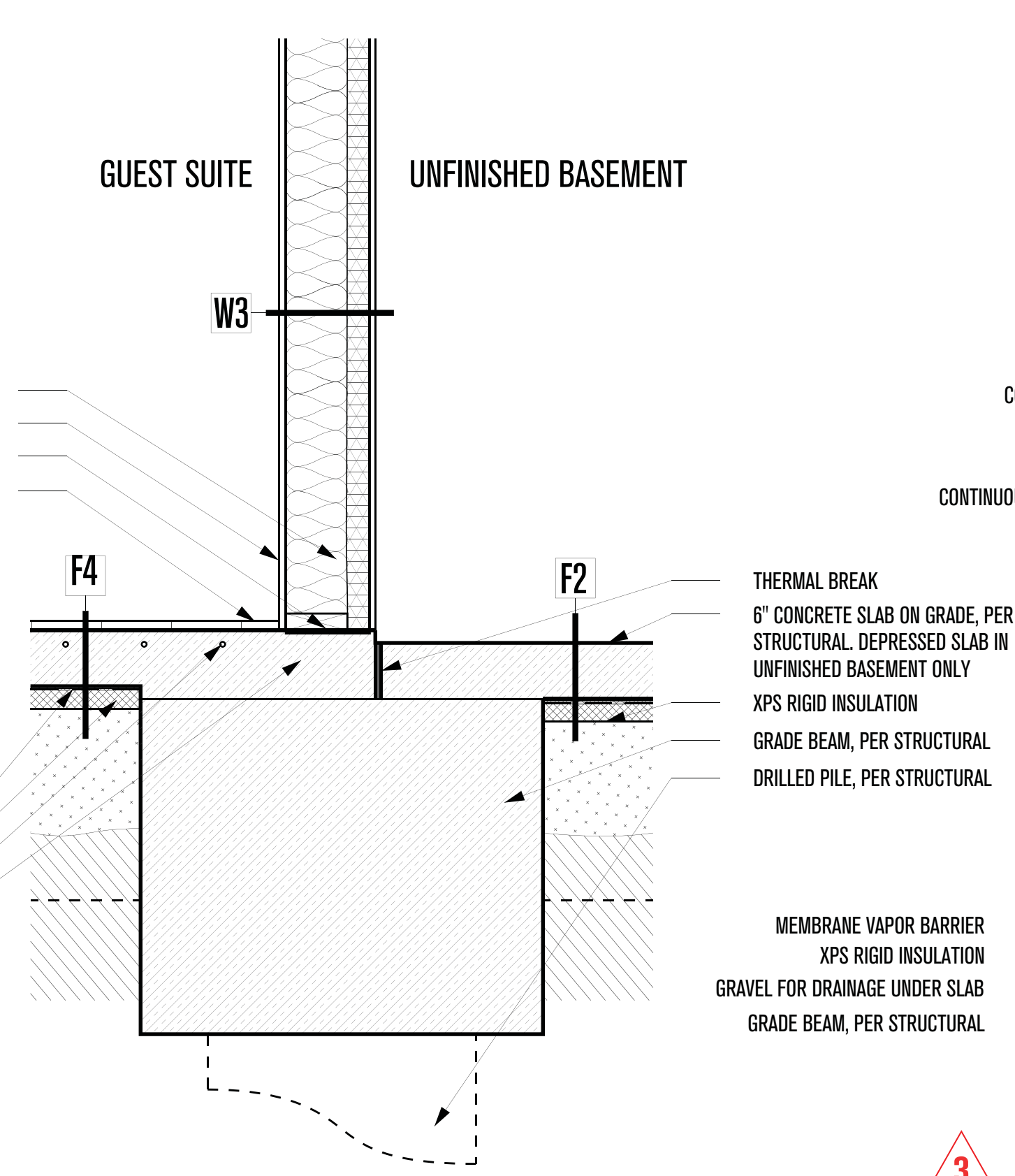
1 - EXTERIOR STAIRS LONGITUDINAL SECTION  
SCALE: 1"=1'-0"



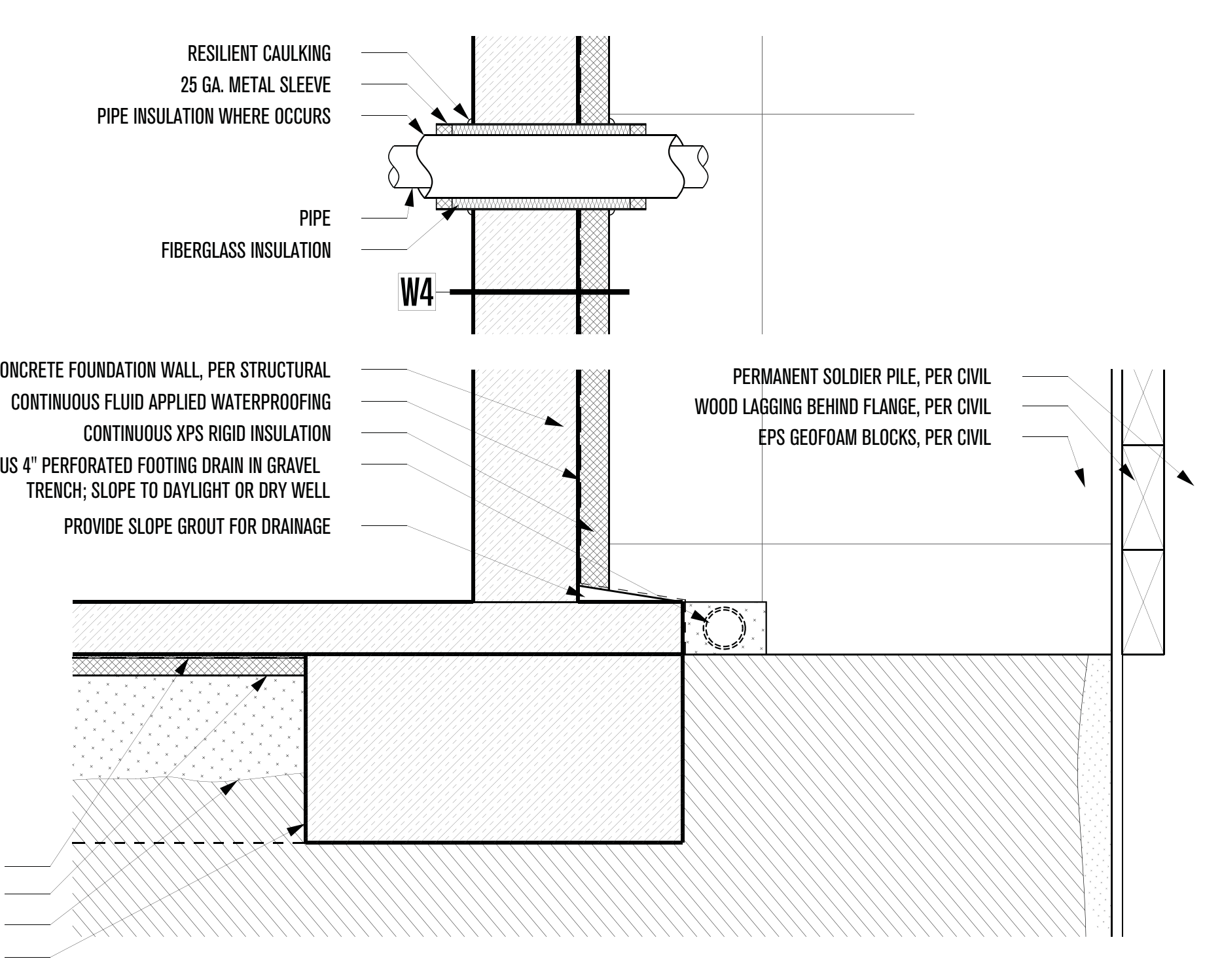
2 - EXTERIOR STAIR CROSS SECTION  
SCALE: 1"=1'-0"



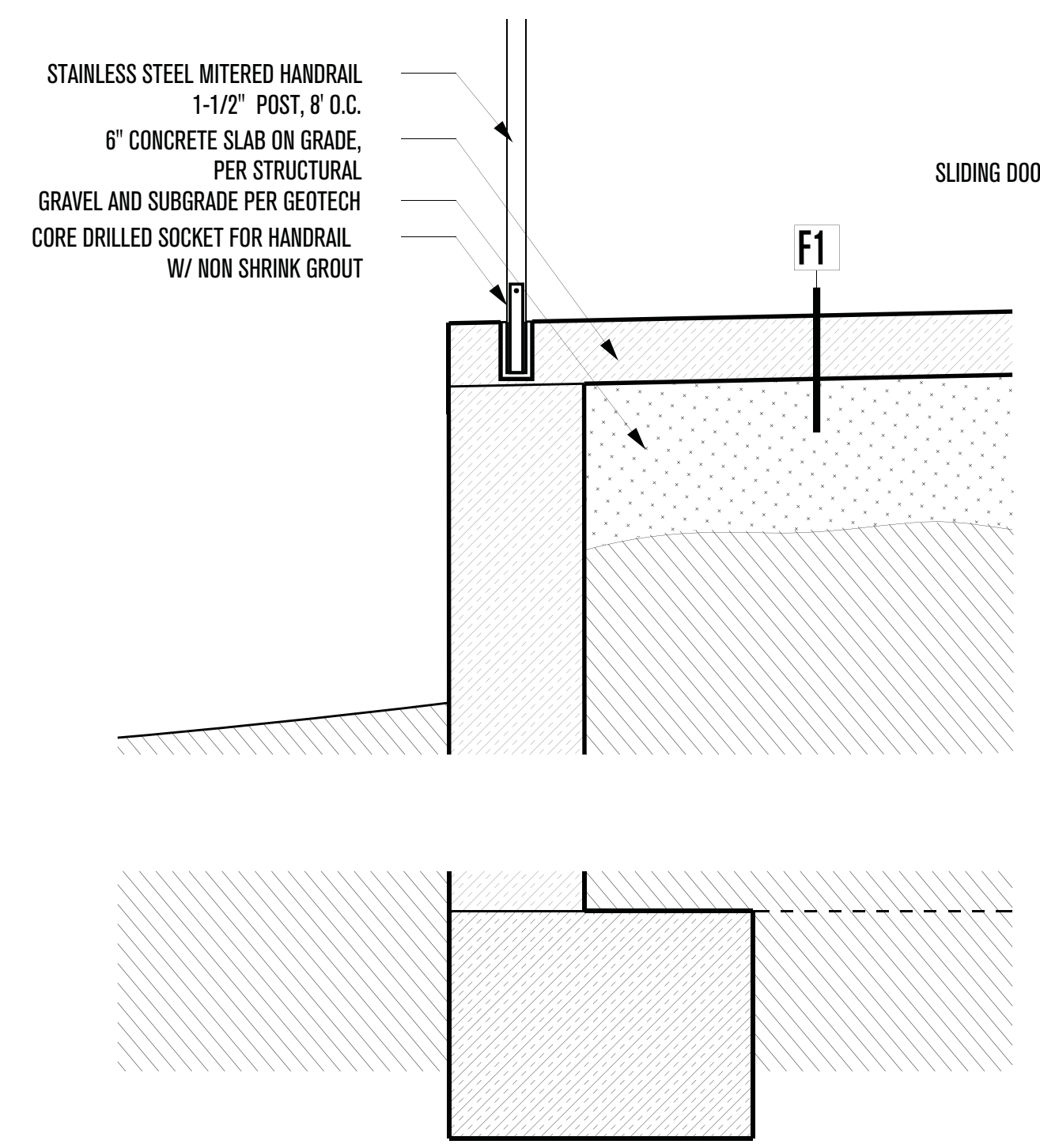
3 - HANDRAIL DETAILS  
SCALE: 6"=1'-0"



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



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



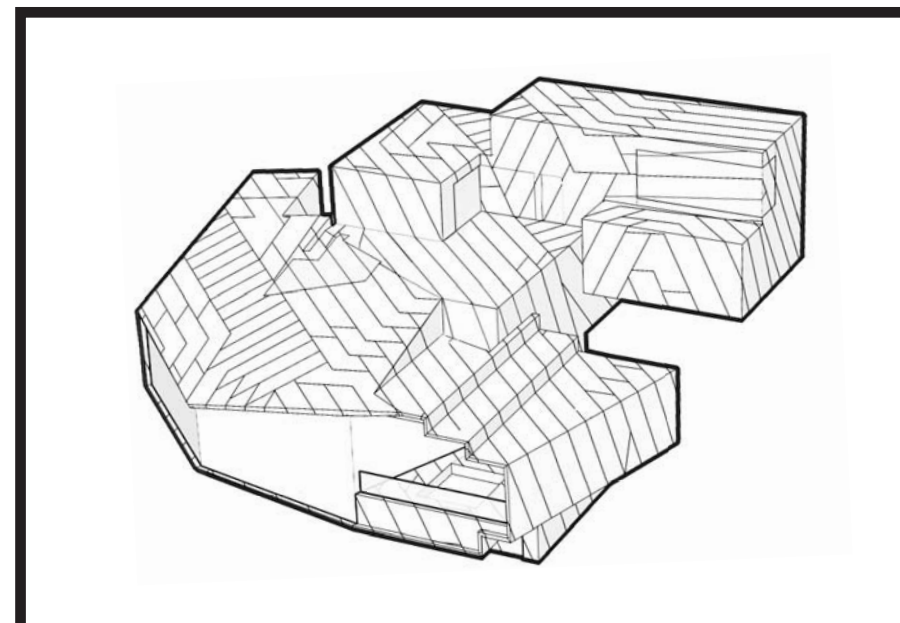
6 - SLIDING DOOR AT GRADE BEAM  
SCALE: 1"=1'-0"

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<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
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<b>ARCHITECT:</b> <b>TOM WISCOMBE ARCHITECTURE</b> 2404 WILSHIRE BLVD., SUITE 40 LOS ANGELES, CA 90057 (213) 674-7238 WWW.TOMWISCOMBE.COM	<b>STRUCTURAL ENGINEER:</b> <b>NOUS</b> 527 W 7TH STREET LOS ANGELES, CA 90014 (213) 627-6687 WWW.NOUSENGINEERING.COM	<b>CIVIL ENGINEER:</b> <b>TALISMAN</b> 5217 SOUTH STATE STREET MURRAY, UT 84107 (801) 743-1300 WWW.TALISMANCIVIL.COM	<b>MECHANICAL / PLUMBING:</b> <b>SHAMIM</b> 5530 CORBIN AVE., SUITE 300 TARZANA, CA 91356 (818) 788-6178 WWW.SHAMIMENGINEERING.COM	<b>ELECTRICAL:</b> <b>ABRARI ENGINEERING</b> GLENDALE, CA (123) 456-7894 WWW.ABRARI.COM	<b>NGBS CONSULTING:</b> <b>ARGENTO/GRAHAM</b> 811 WEST 7TH STREET, 10TH FLOOR LOS ANGELES, CA 90017 (213) 536-2578 WWW.ARGENTOGRAHAM.COM	<b>GEOTECHNICAL:</b> <b>IGES</b> 2702 SOUTH 1030 WEST SUITE 10 SOUTH SALT LAKE, UT 84200 (801) 270-9400 WWW.IGESINC.COM	<b>LANDSCAPE ARCHITECT:</b> <b>LDG</b> 328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1295	<b>LIGHTING DESIGNER:</b> <b>KGM</b> 328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1295 WWW.KGMLIGHTING.COM
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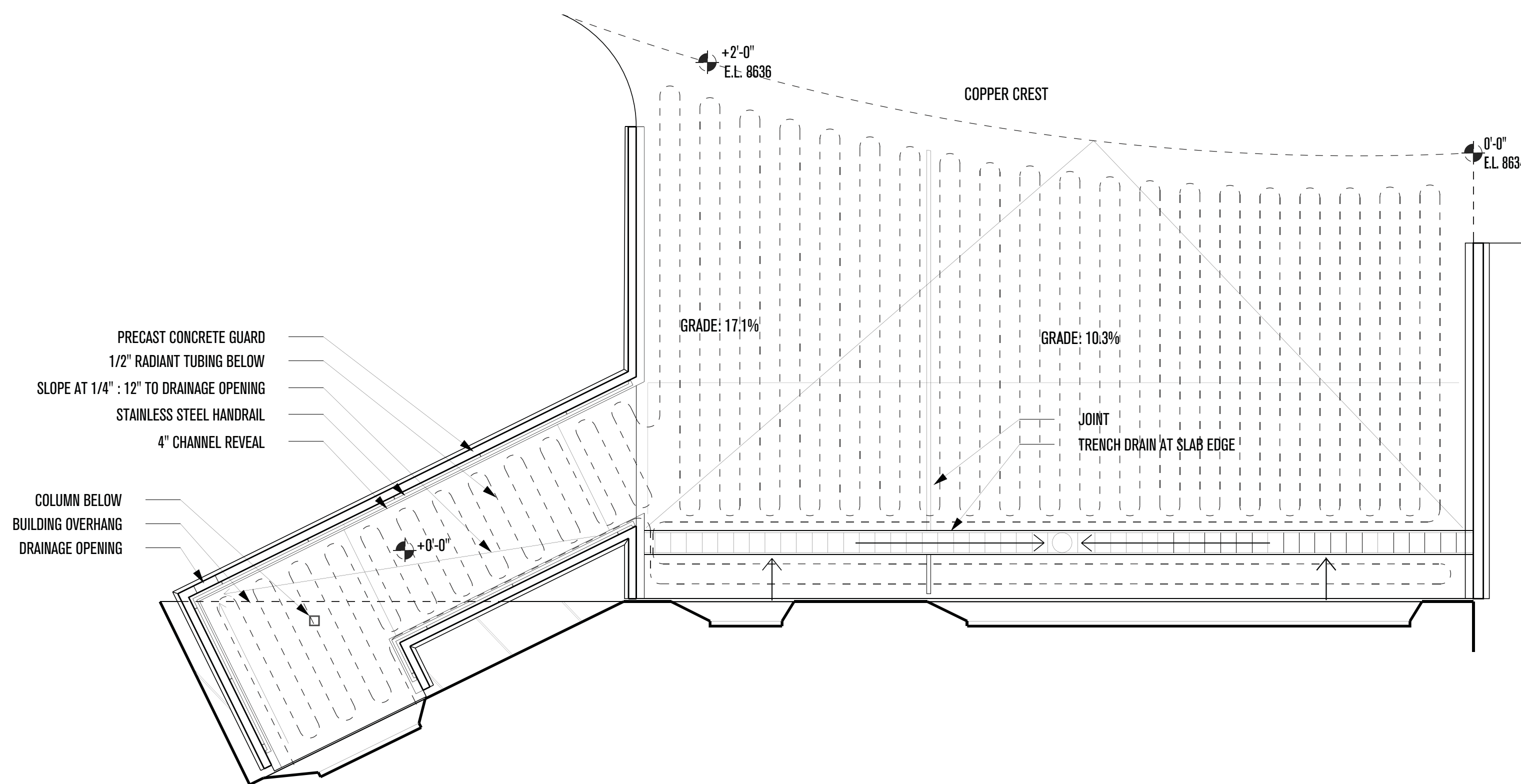
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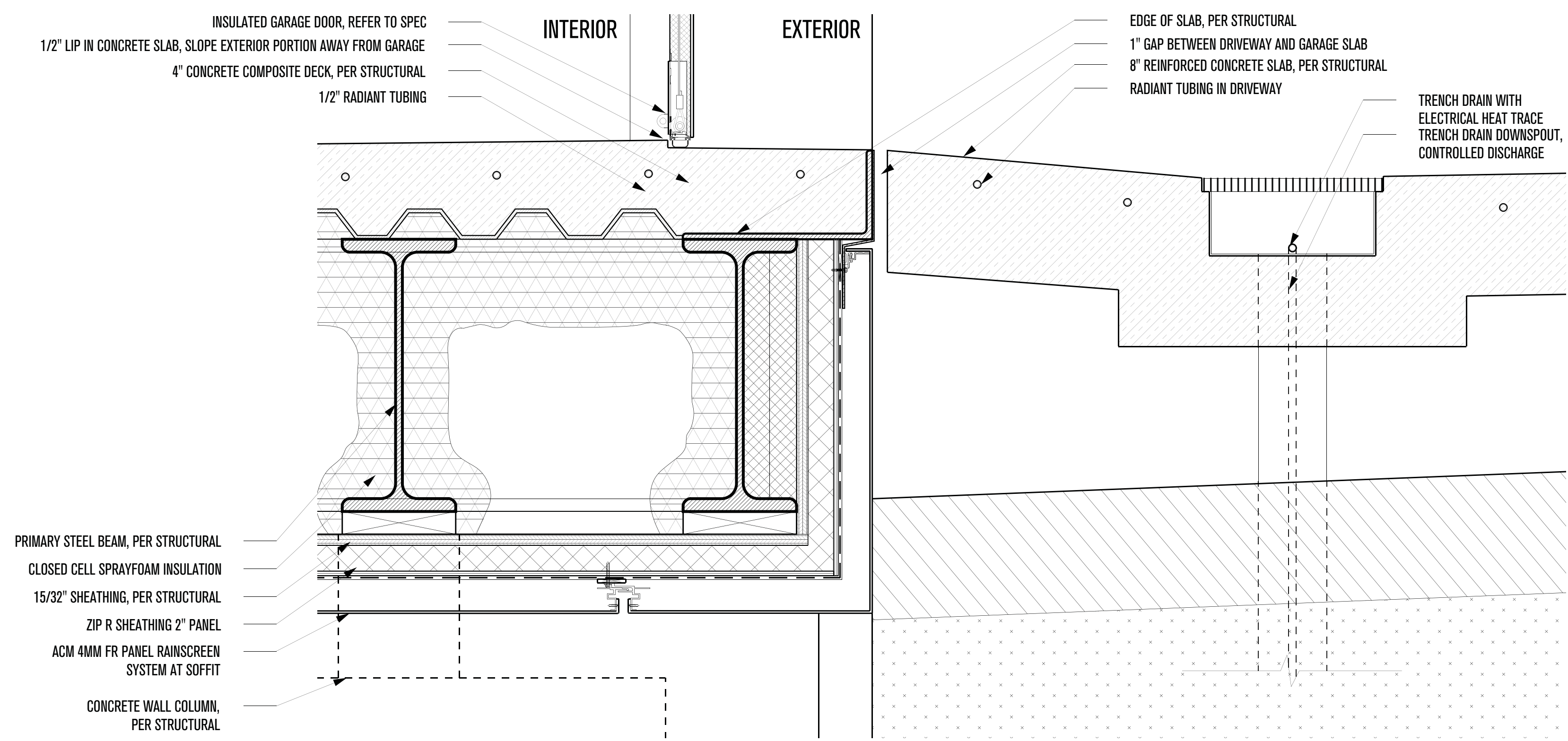
**FOUNDATION DETAILS**

<b>REVISIONS:</b>	<b>BY:</b>	<b>DATE:</b>	<b>DATE:</b>
1 PLAN CHECK SUBMISSION	TWA	06/04/18	02/15/2019
2 PLAN CHECK REVISIONS	TWA	07/06/18	SCALE: DRAWN:
3 PLAN CHECK RESUBMISSION	TWA	02/15/19	SHEET: <b>A. 38</b>

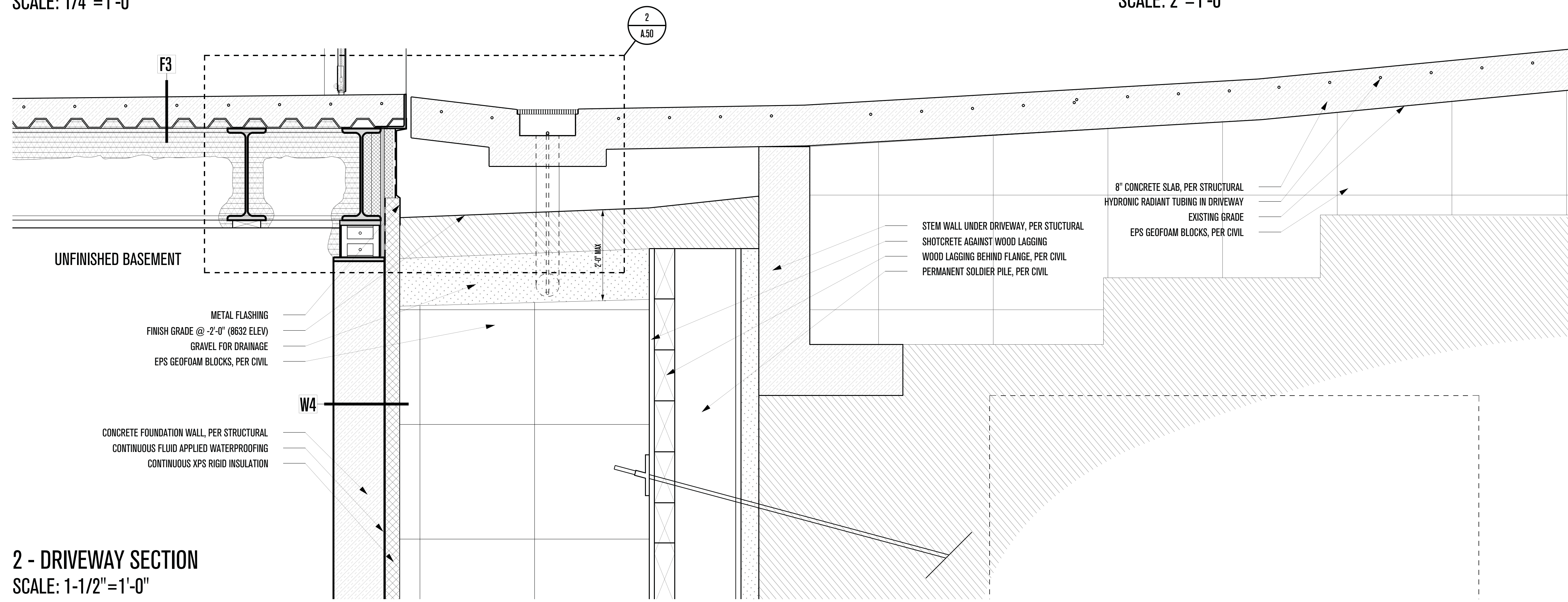




1 - DRIVEWAY & FRONT ENTRANCE DRAINAGE PLAN  
SCALE: 1/4"=1'-0"



3 - GARAGE TO DRIVEWAY DETAIL  
SCALE: 2"=1'-0"



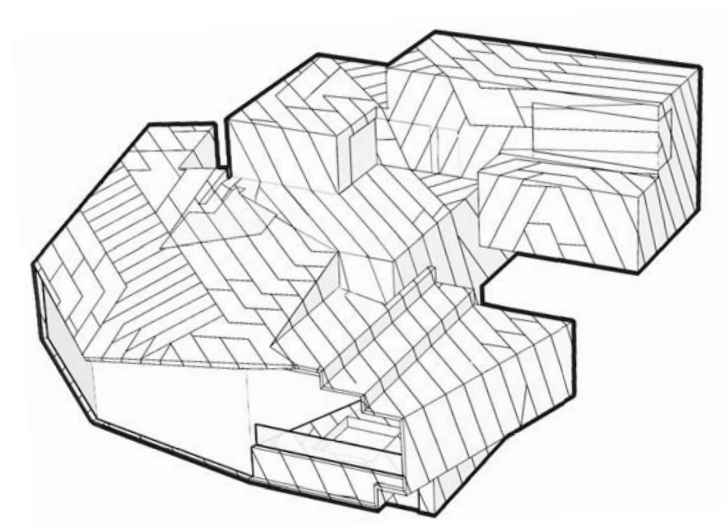
2 - DRIVEWAY SECTION  
SCALE: 1-1/2"=1'-0"

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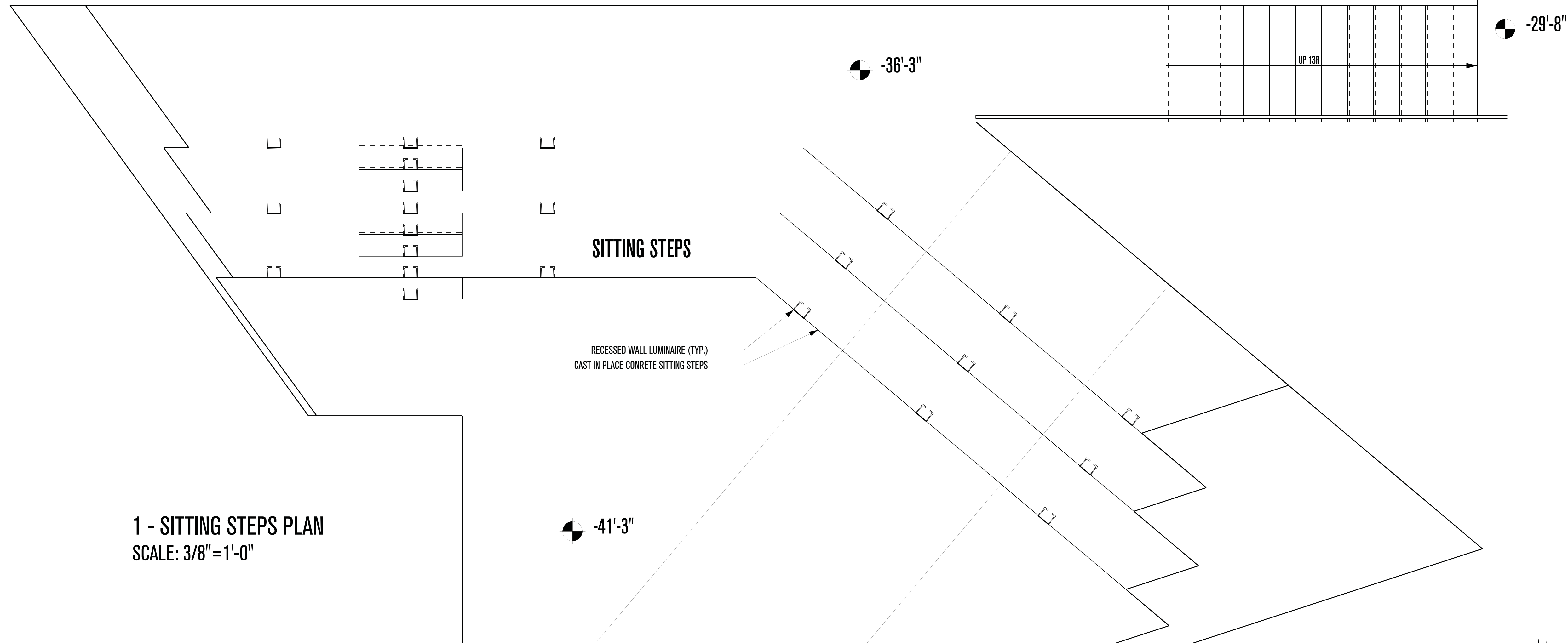
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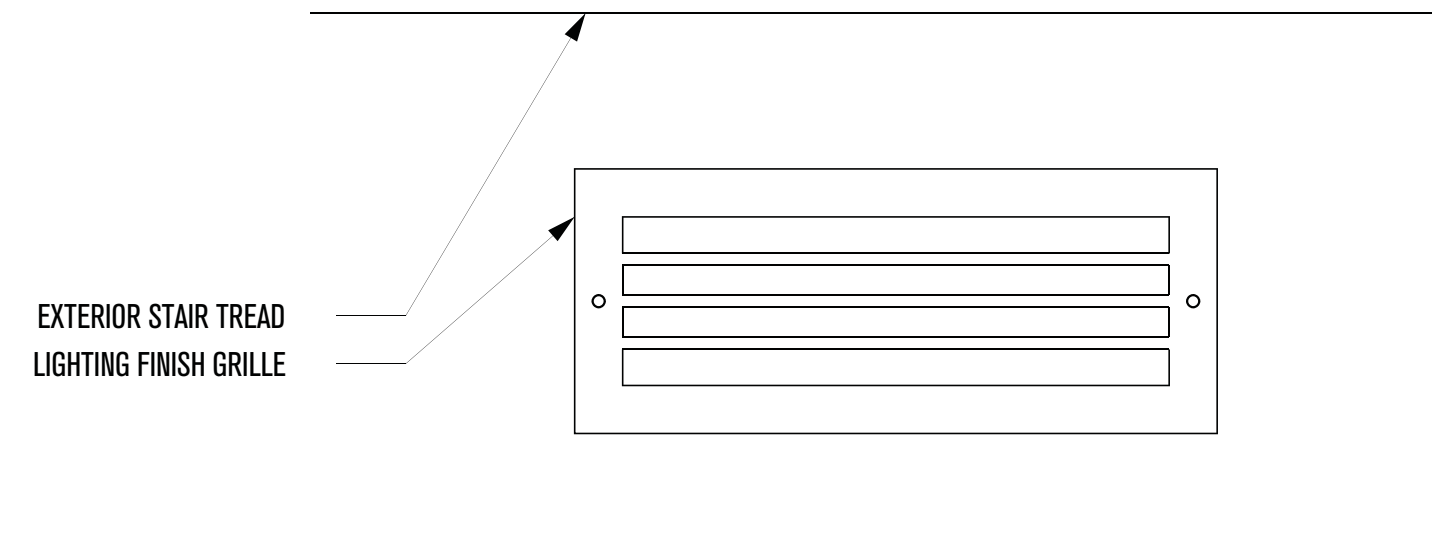
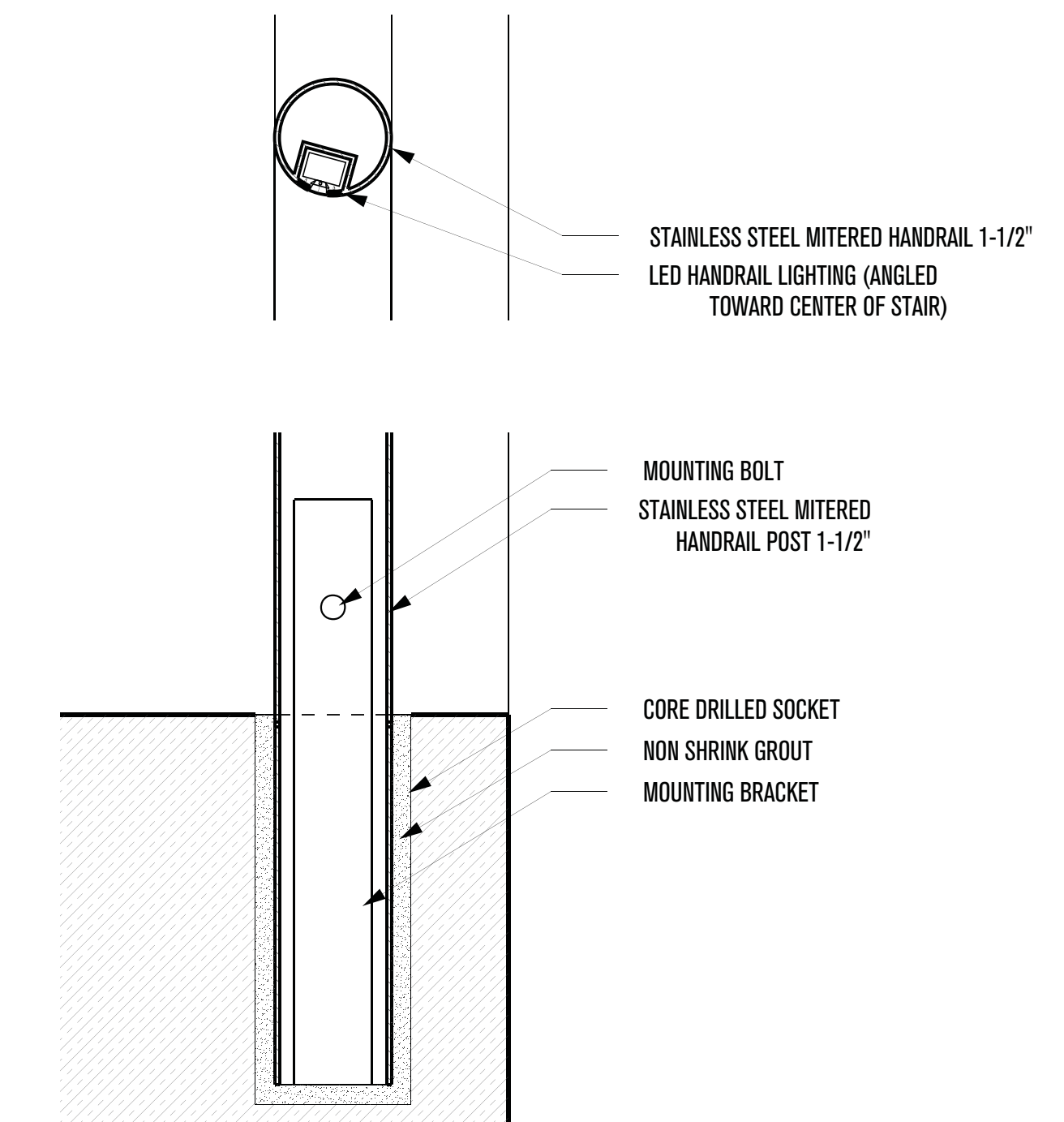
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2	PLAN CHECK REVISIONS	TWA	07/06/18
3	PLAN CHECK RESUBMISSION	TWA	02/15/19

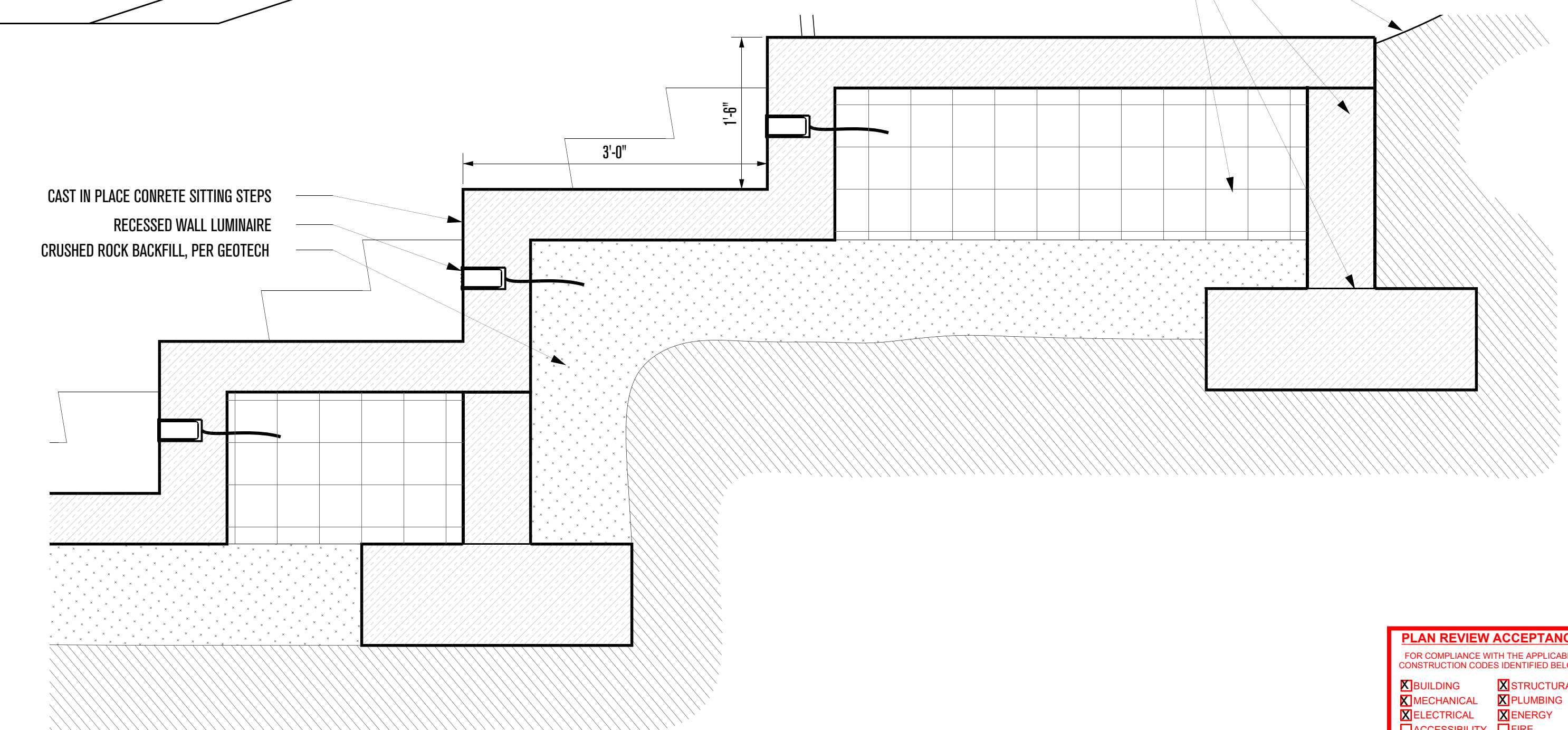
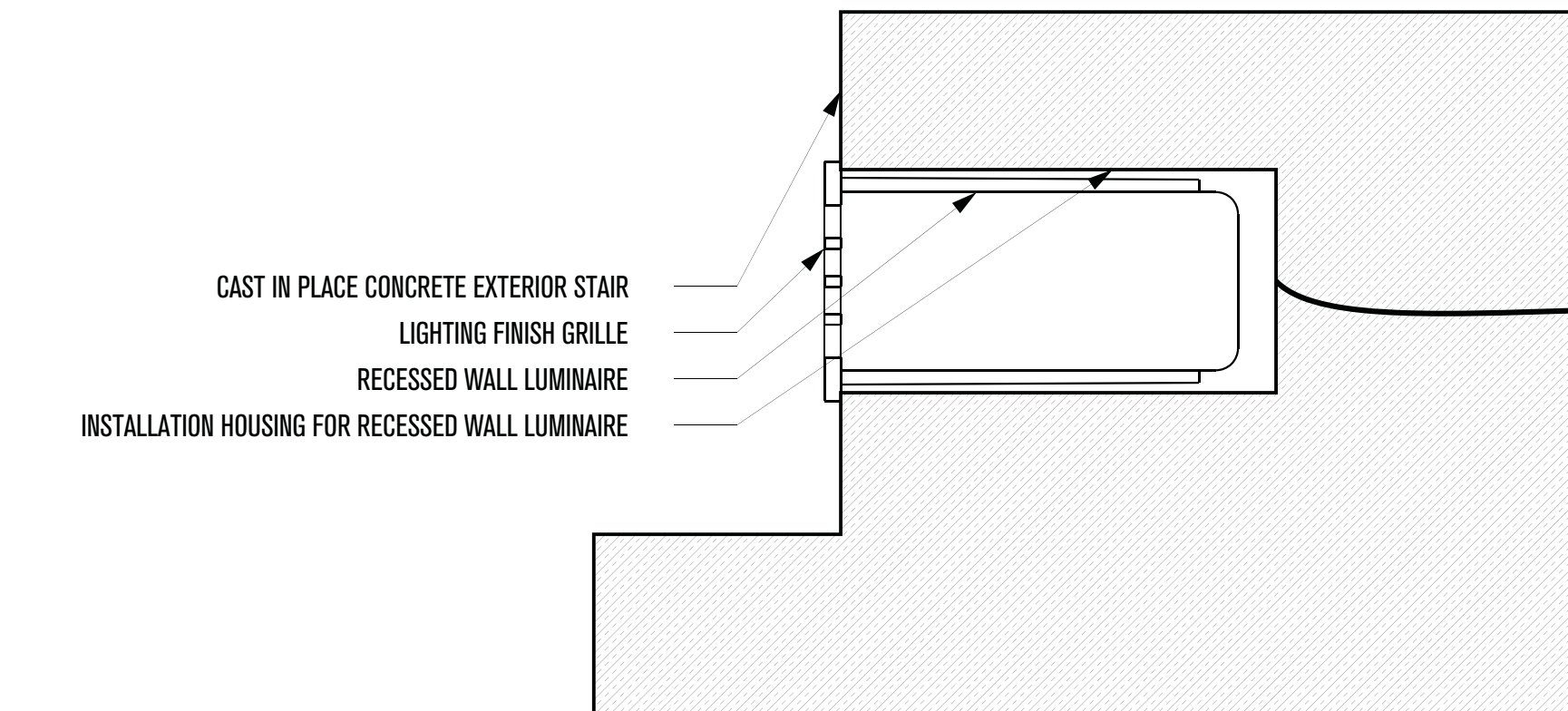
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SHEET:  
**A. 39**



**2 - HANDRAIL DETAILS**  
SCALE: 6"=1'-0"



**3 - EMBEDDED STEP LIGHTING**  
SCALE: 6"=1'-0"



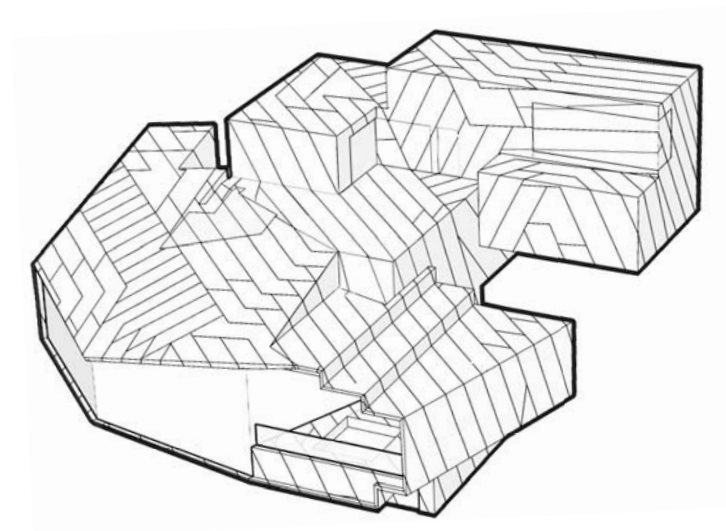
**4 - SITTING STEPS**  
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**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input checked="" type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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BY: **MEM** DATE: 02/25/19  
WEST COAST CODE CONSULTANTS, INC.



# POWDER MOUNTAIN HOUSE

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

**ARCHITECT:**  
**TOM WISCOMBE ARCHITECTURE**  
2404 WILSHIRE BLVD., SUITE 40  
LOS ANGELES, CA 90057  
(213) 674-7238  
WWW.TOMWISCOMBE.COM

**STRUCTURAL ENGINEER:**  
**NOUS**  
527 W 7TH STREET  
LOS ANGELES, CA 90014  
(213) 627-6667  
WWW.NOUSENGINEERING.COM

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

**MECHANICAL / PLUMBING:**  
**SHAMIM**  
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TARZANA, CA 91356  
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**ELECTRICAL:**  
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**NGBS CONSULTING:**  
**ARGENTO/GRAHAM**  
811 WEST 7TH STREET, 10TH FLOOR  
LOS ANGELES, CA 90017  
(213) 536-2578  
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**GEOTECHNICAL:**  
**IGES**  
2702 SOUTH 1030 WEST SUITE 10  
SOUTH SALT LAKE, 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**  
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SALT LAKE CITY, UT 84101  
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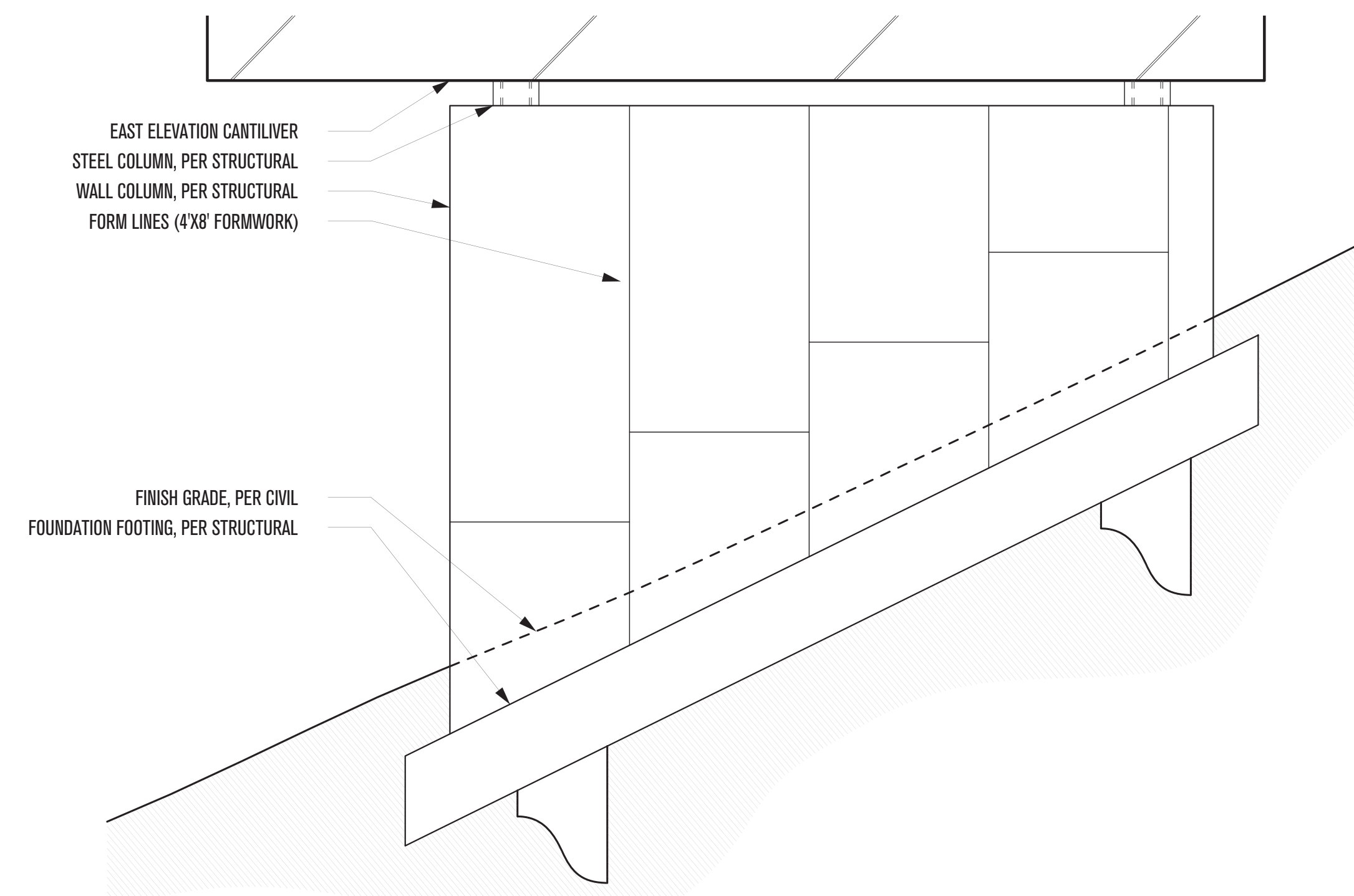
## AMPHITHEATER DETAILS

REVISIONS:	BY:	DATE:	DATE:
1	PLAN CHECK SUBMISSION	TWA	06/04/18
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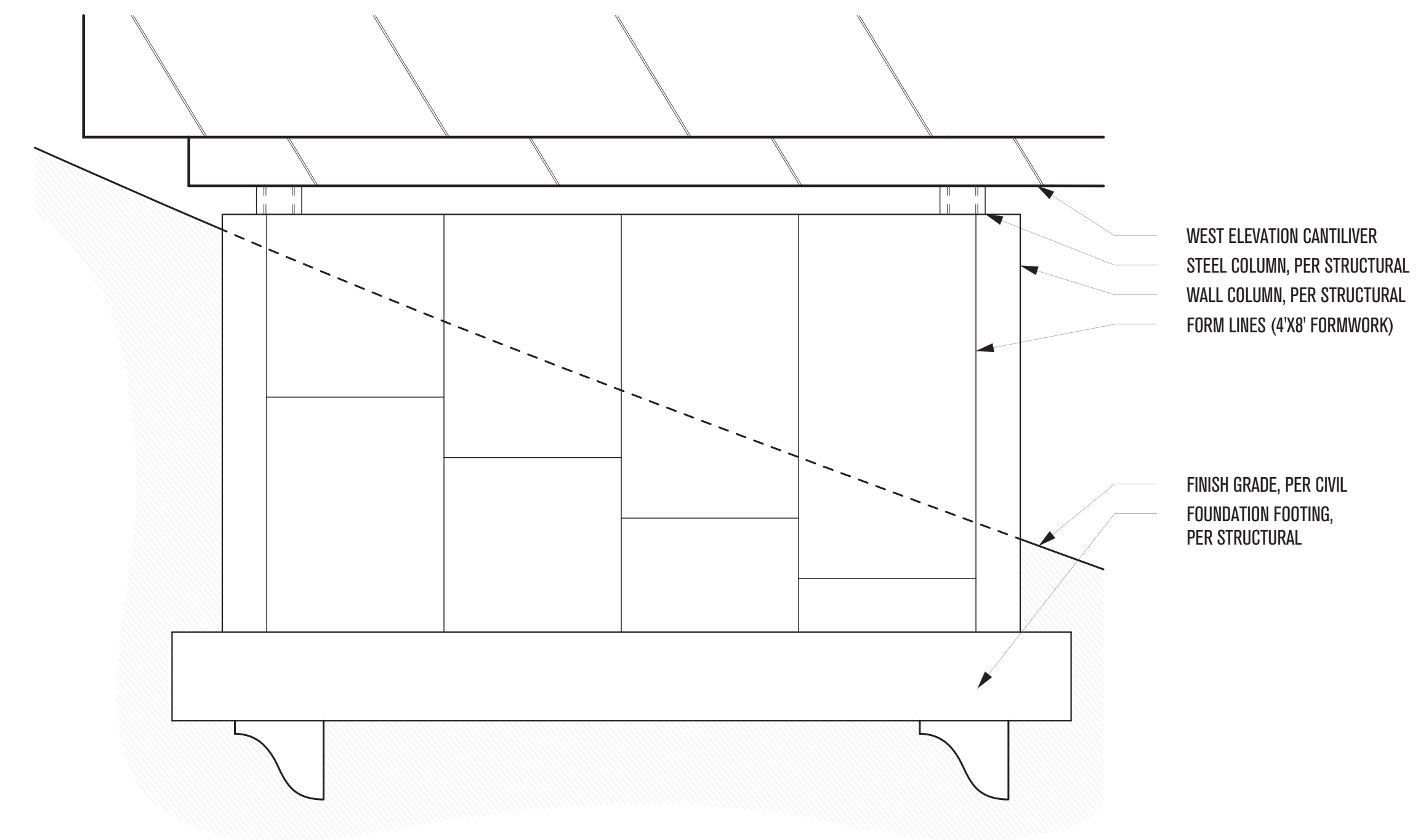
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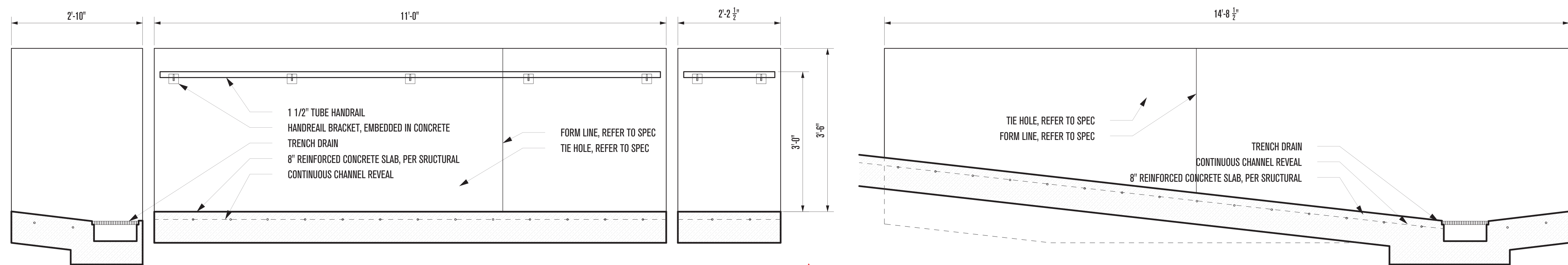
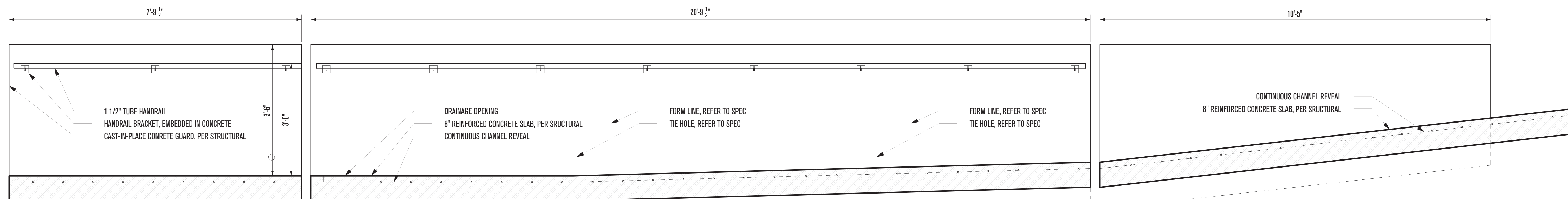
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**3**  
**1 - EAST CONCRETE WALL COLUMN (BELOW GARAGE)**  
 SCALE: 3/8"=1'-0"



**3**  
**2 - WEST CONCRETE WALL COLUMN (BELOW MASTER BEDROOM)**  
 SCALE: 3/8"=1'-0"



**3**  
**3 - ENTRY BRIDGE CONCRETE GUARD**  
 SCALE: 3/4"=1'-0"

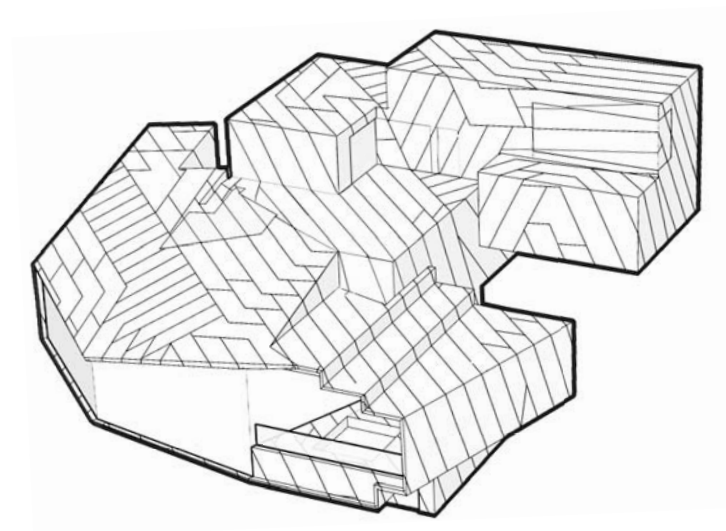
**3**  
**4 - GARAGE SIDE CONCRETE GUARD**  
 SCALE: 3/4"=1'-0"

**PLAN REVIEW ACCEPTANCE**  
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<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
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BY: MEM DATE: 02/25/19  
 WEST COAST CODE CONSULTANTS, INC.



# POWDER MOUNTAIN HOUSE

**OWNER:**  
**TOM BUTTGEBACH**  
 8645 EAST COPPER CREST  
 EDEN, UT 84310

<b>ARCHITECT:</b> <b>TOM WISCOMBE ARCHITECTURE</b> 2404 WILSHIRE BLVD., SUITE 40 LOS ANGELES, CA 90057 (213) 674-7238 WWW.TOMWISCOMBE.COM	<b>STRUCTURAL ENGINEER:</b> <b>NOUS</b> 527 W 7TH STREET LOS ANGELES, CA 90014 (213) 627-6687 WWW.NOUSENGINEERING.COM	<b>CIVIL ENGINEER:</b> <b>TALISMAN</b> 5217 SOUTH STATE STREET MURRAY, UT 84107 (801) 743-1300 WWW.TALISMANCIVIL.COM	<b>MECHANICAL / PLUMBING:</b> <b>SHAMIM</b> 5530 CORBIN AVE., SUITE 300 TARZANA, CA 91356 (818) 788-6778 WWW.SHAMIMENGINEERING.COM	<b>ELECTRICAL:</b> <b>ABRARI ENGINEERING</b> GLENDALE, CA (123) 456-7894 WWW.ABRARI.COM	<b>NGBS CONSULTING:</b> <b>ARGENTO/GRAHAM</b> 811 WEST 7TH STREET, 10TH FLOOR LOS ANGELES, CA 90017 (232) 536-2578 WWW.ARGENTOGRAHAM.COM	<b>GEOTECHNICAL:</b> <b>IGES</b> 2702 SOUTH 1030 WEST SUITE 102 SALT LAKE CITY, UT 84200 (801) 270-9400 WWW.IGESINC.COM	<b>LANDSCAPE ARCHITECT:</b> <b>LDG</b> 328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1295	<b>LIGHTING DESIGNER:</b> <b>KGM</b> 328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1295 WWW.KGMLIGHTING.COM
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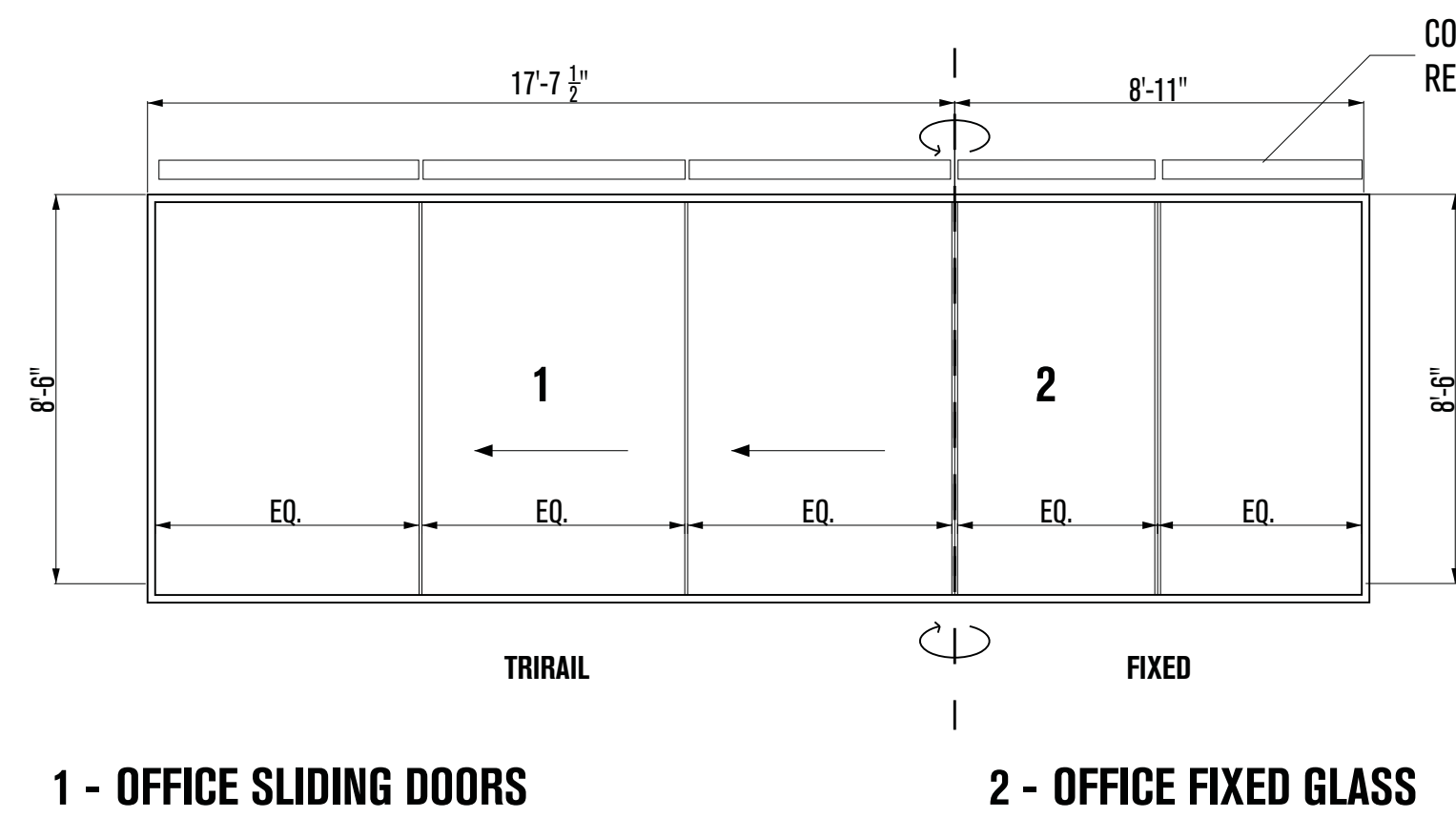
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**SITE DETAILS**

<b>REVISIONS:</b>	<b>BY:</b>	<b>DATE:</b>	<b>DATE:</b>
1	PLAN CHECK SUBMISSION	TWA	06/04/18
2	PLAN CHECK REVISIONS	TWA	07/06/18
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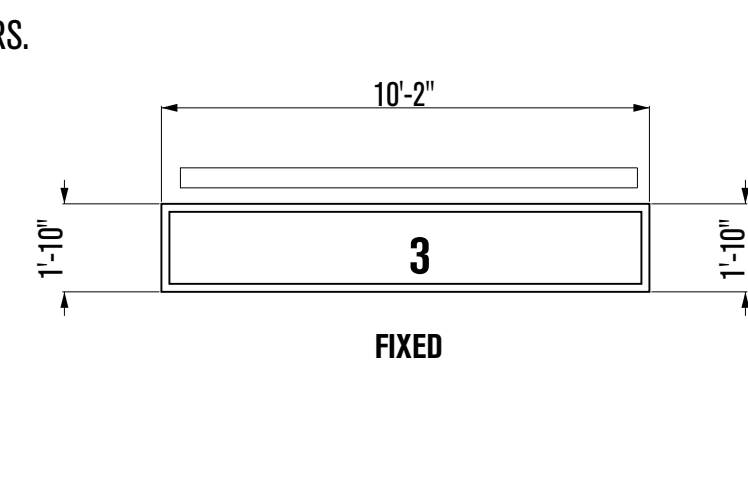
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SHEET: **A. 41**

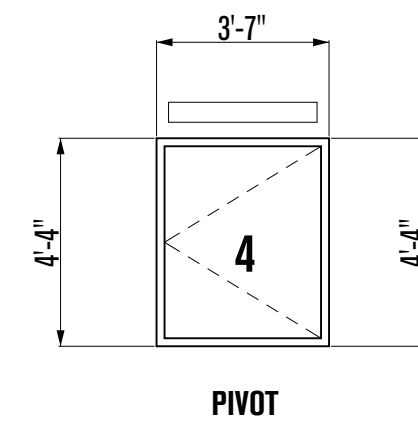


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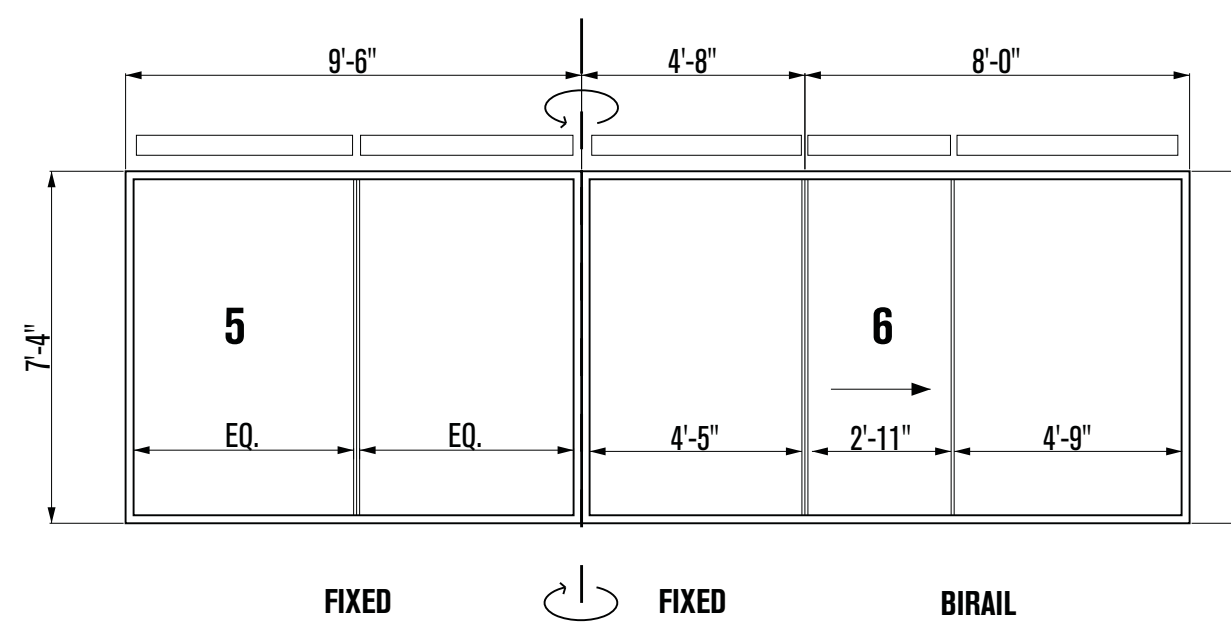
2 - OFFICE FIXED GLASS



3 - OFFICE FIXED WINDOW

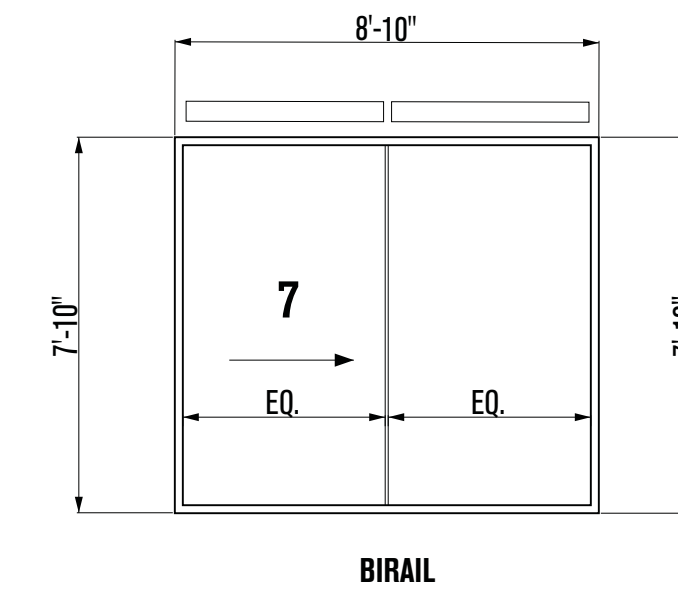


4 - FOYER BATHROOM WINDOW

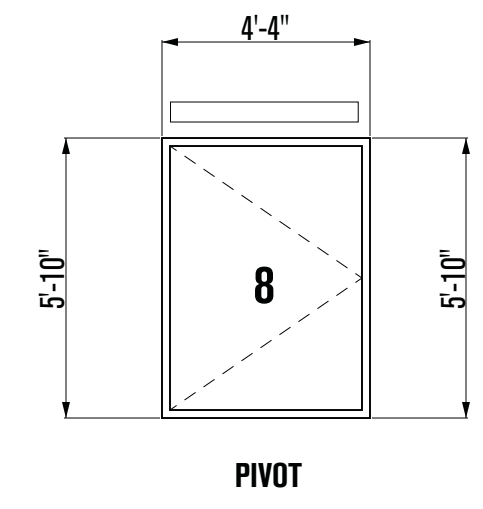


5 - TERRACE FIXED GLASS

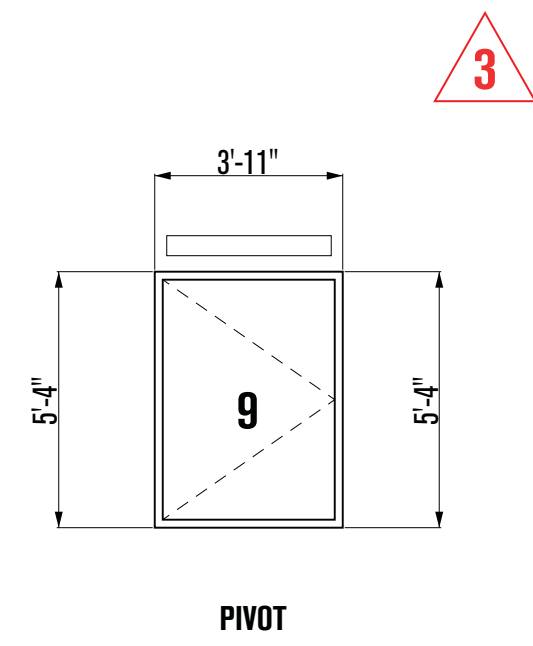
6 - TERRACE SLIDING DOORS



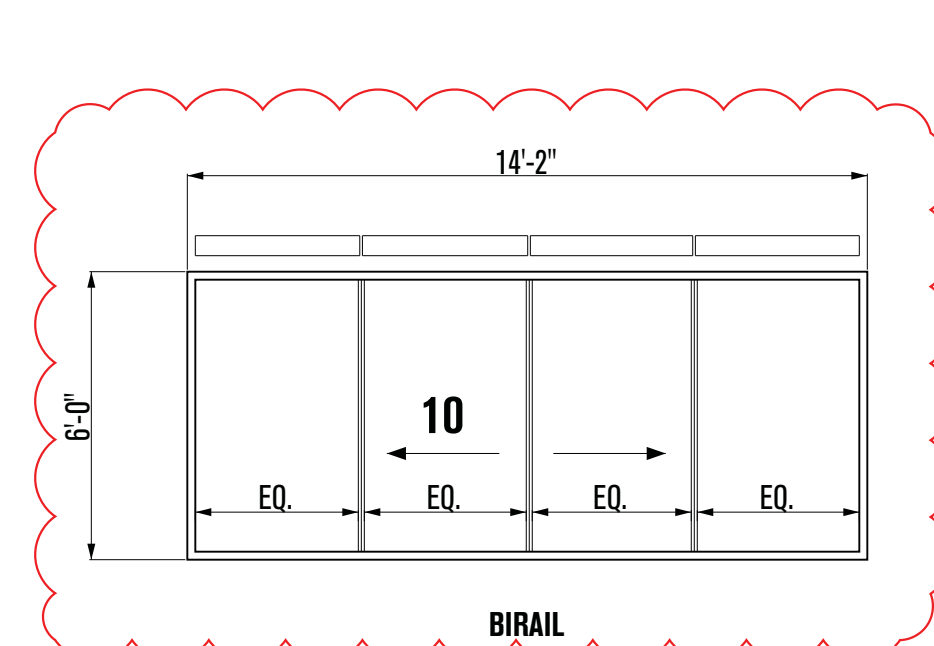
7 - DINING PATIO SLIDING DOORS



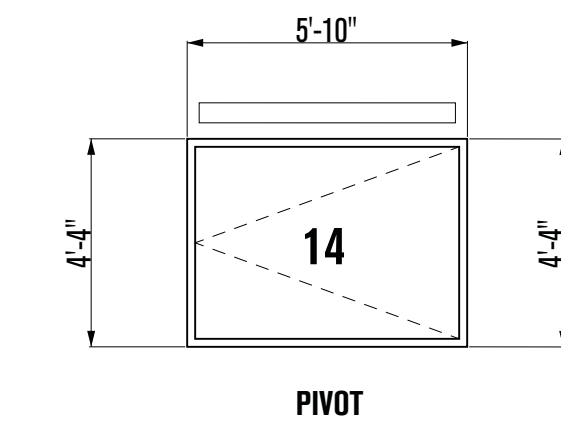
8 - MASTER BATHROOM SHOWER WINDOW



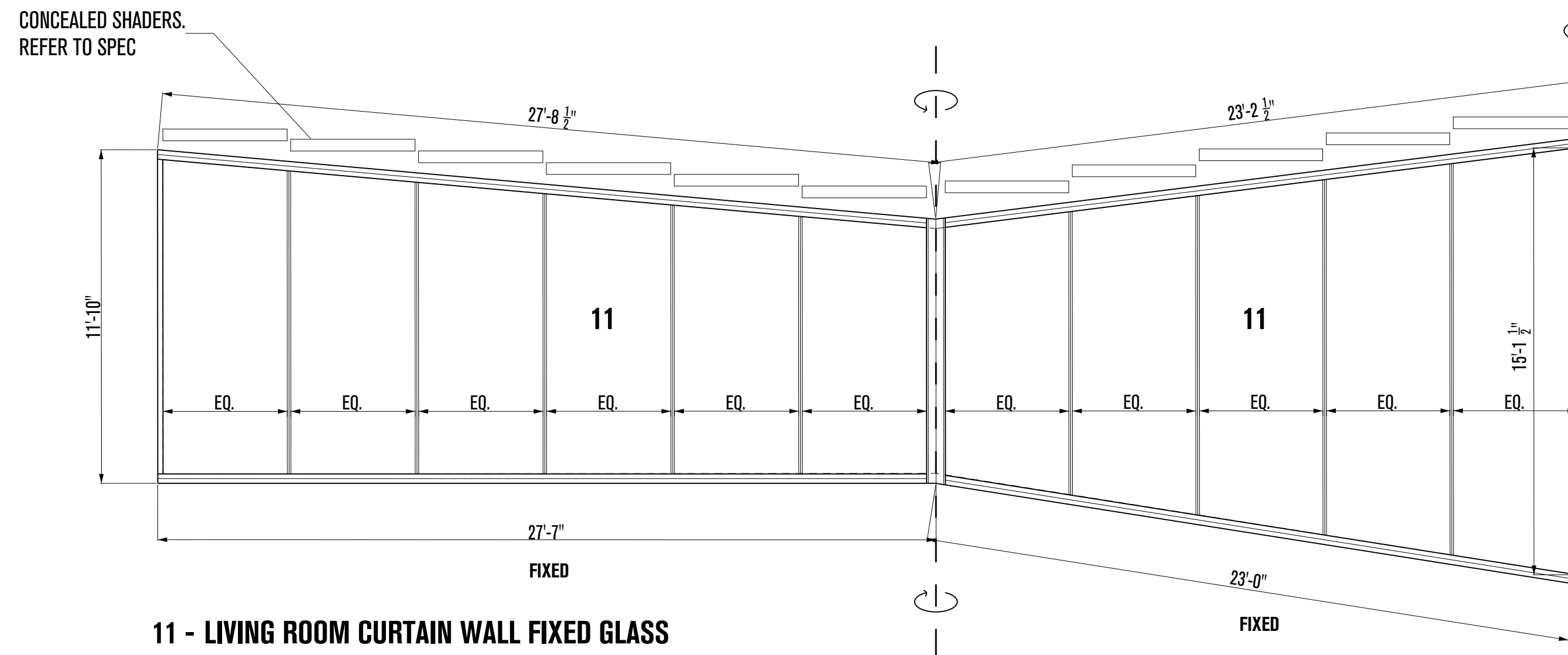
9 - MASTER BATHROOM TOILET WINDOW



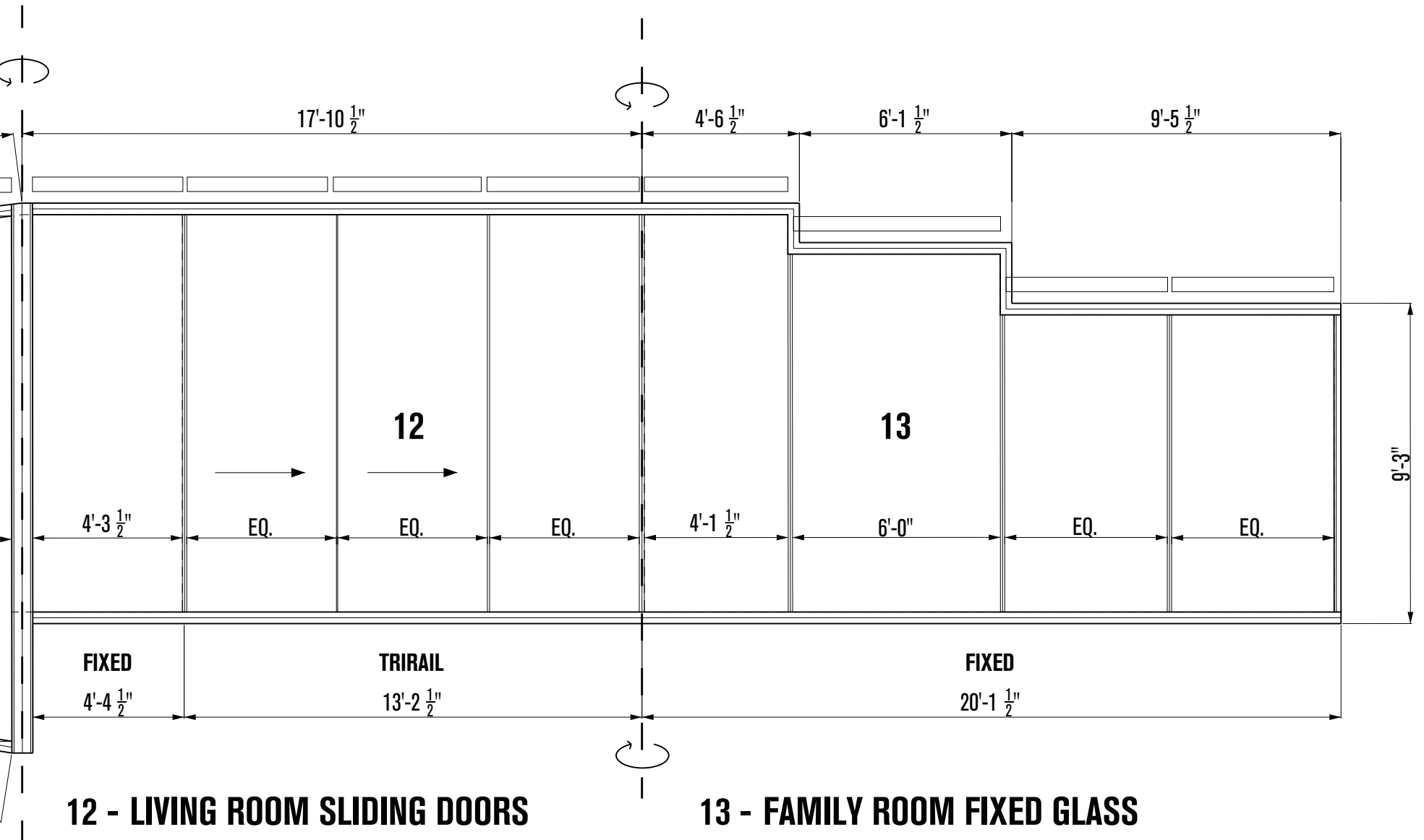
10 - MASTER BEDROOM WINDOW



14 - FAMILY ROOM WINDOW



11 - LIVING ROOM CURTAIN WALL FIXED GLASS



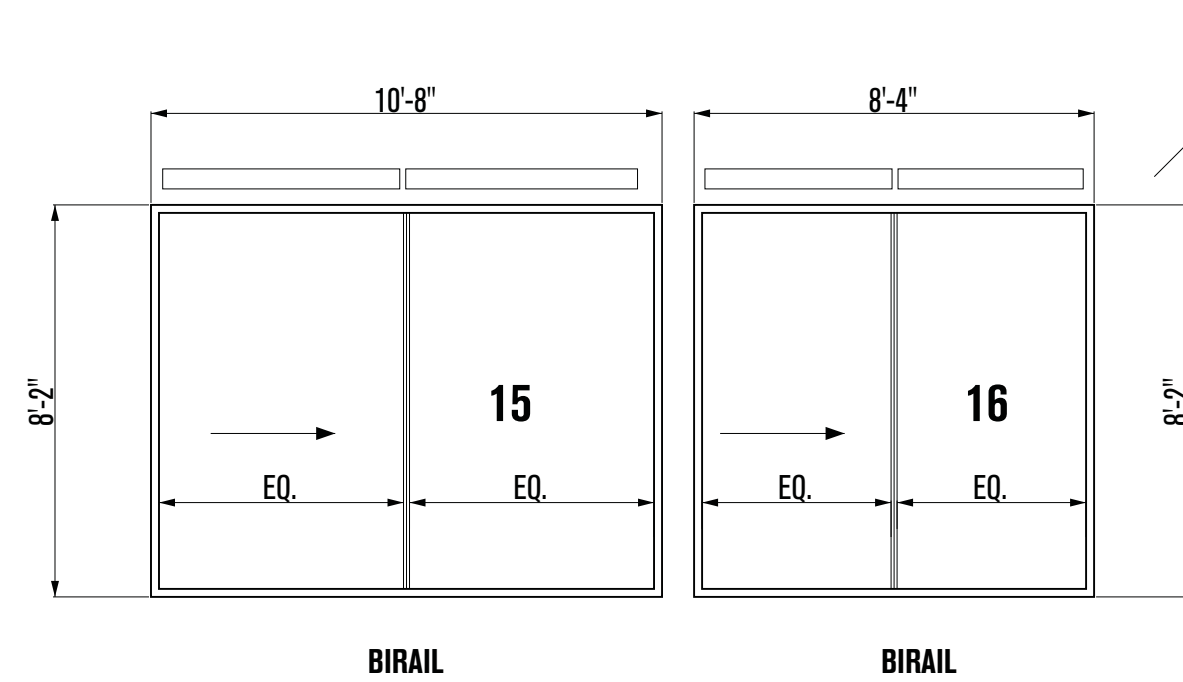
12 - LIVING ROOM SLIDING DOORS

13 - FAMILY ROOM FIXED GLASS

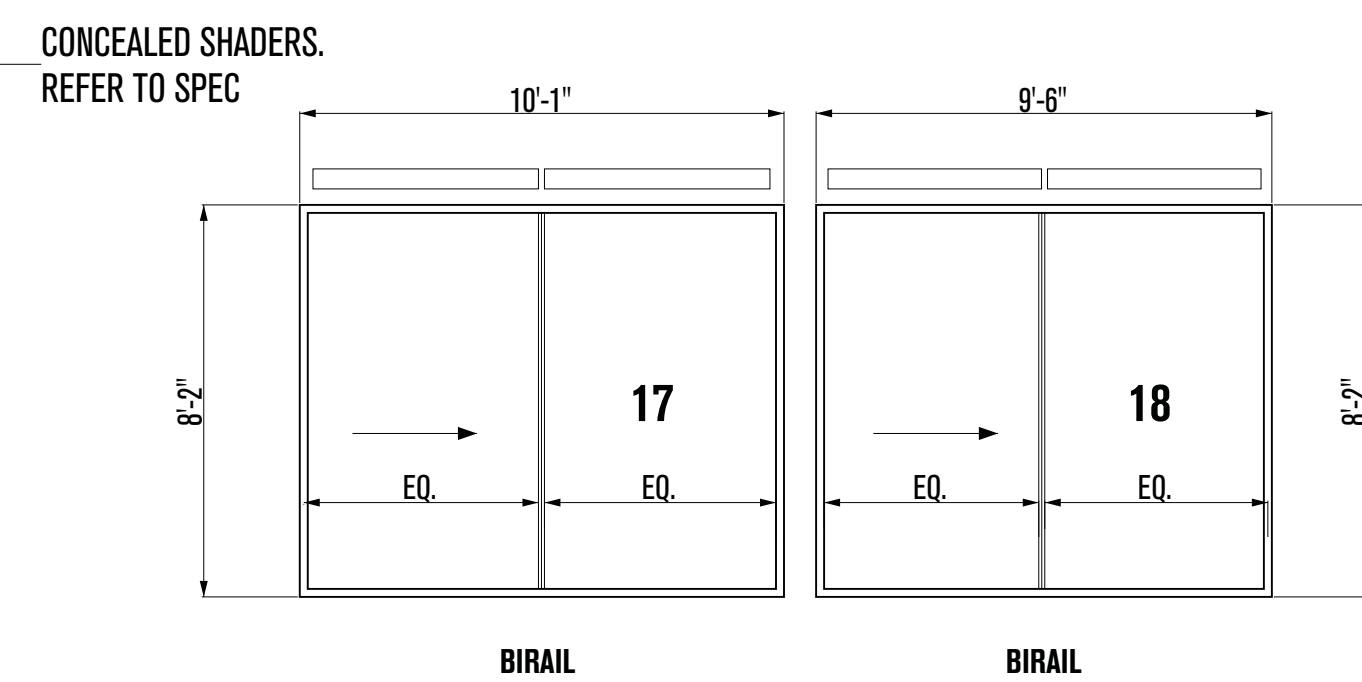
METAL FRAME THERMALLY BROKEN,  
TRIPLE PANE WITH LOW-E GLAZING SYSTEM

AREAS	AREAS
A.1 FACADE CURTAIN WALL GLAZING - FIXED GLASS	792 SF
A.2 SKYLIGHT GLAZING - SLOPED GLASS	136 SF
A.3 VERTICAL GLAZING - FIXED GLASS	188 SF
A.4 VERTICAL GLAZING - SLIDING DOORS	787 SF
A.5 VERTICAL GLAZING - PIVOT WINDOWS	85 SF

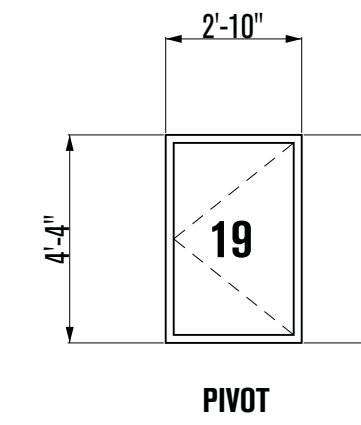
TOTAL GLAZING AREA 1,988 SF



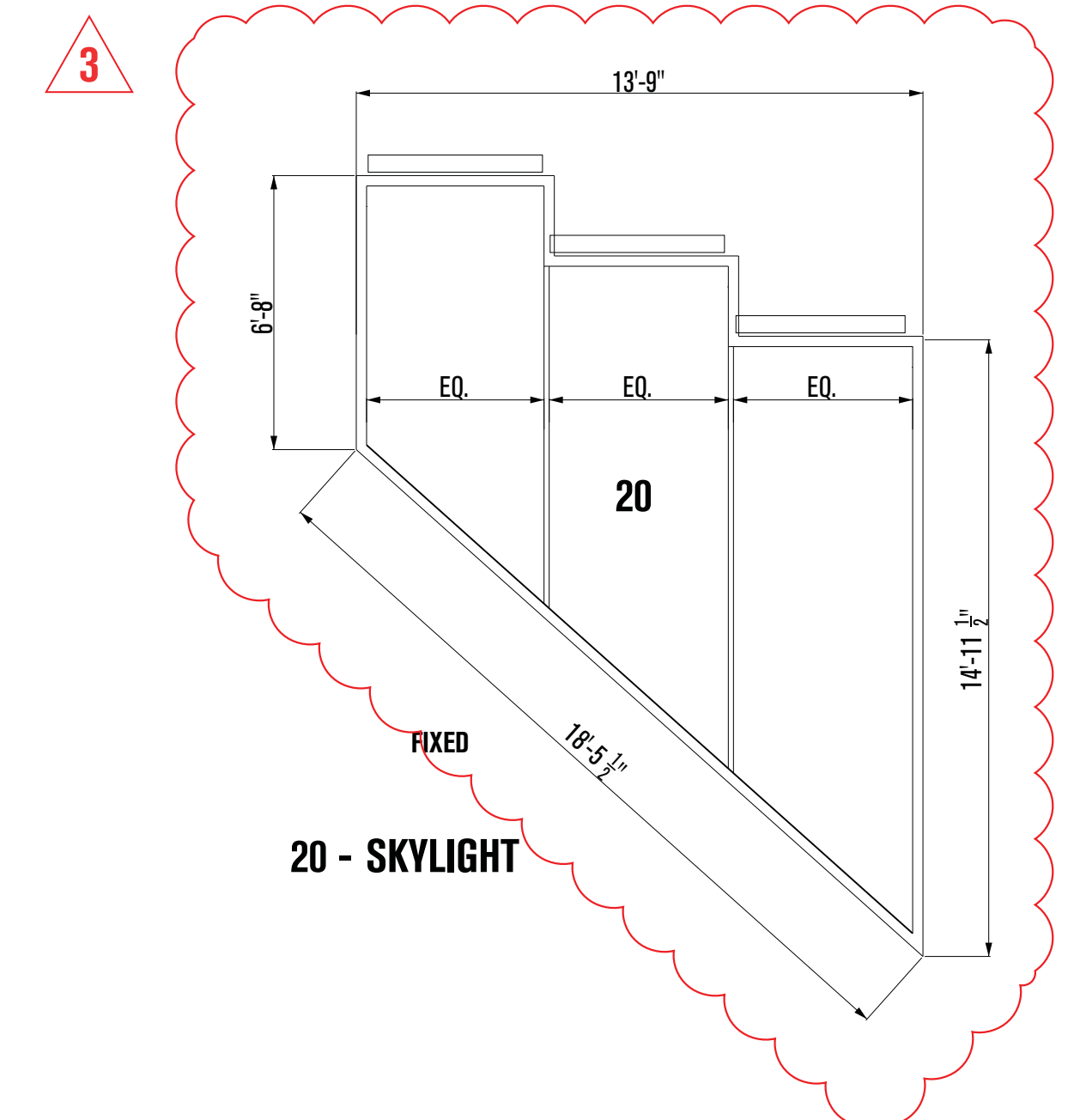
15-16 - KIDS ROOM / LOWER FOYER SLIDING DOORS



17-18 - GUEST ROOM SLIDING DOORS



19 - BASEMENT EMERGENCY ESCAPE



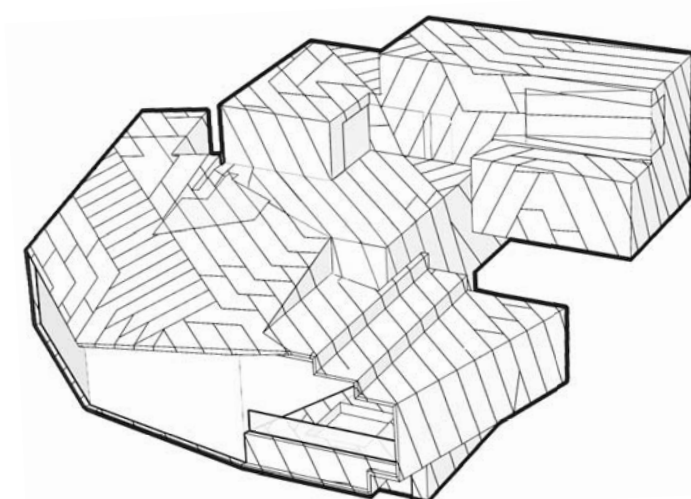
20 - SKYLIGHT

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LOS ANGELES, CA 90014  
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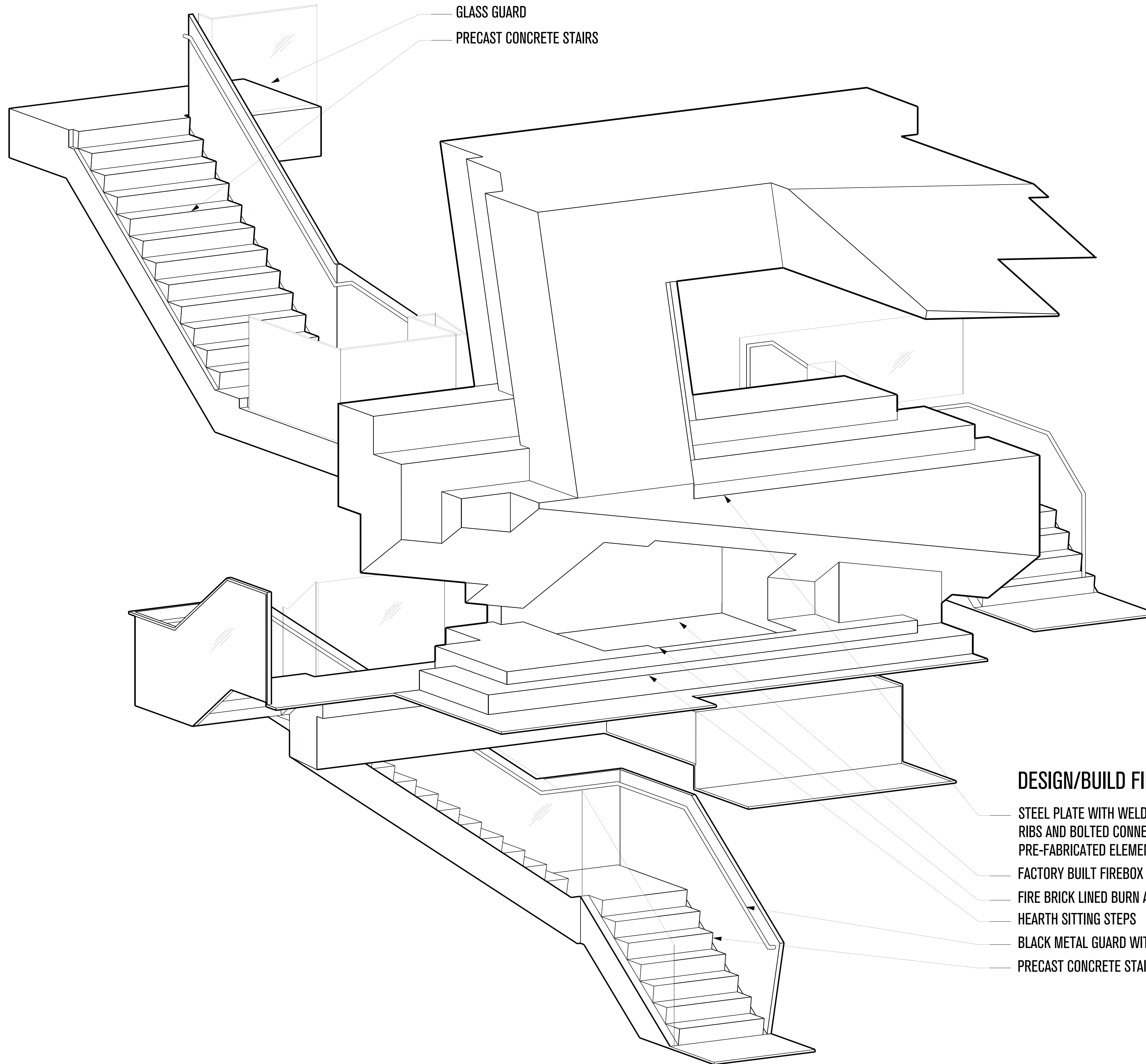
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## GLAZING SCHEDULE

REVISIONS:	BY:	DATE:	DATE:
1	PLAN CHECK SUBMISSION	TWA	06/04/18
2	PLAN CHECK REVISIONS	TWA	07/06/18
3	PLAN CHECK RESUBMISSION	TWA	02/15/19

SCALE: DRAWN: SHEET: **A. 42**



**DESIGN/BUILD FIREPLACE & STAIRCASE**

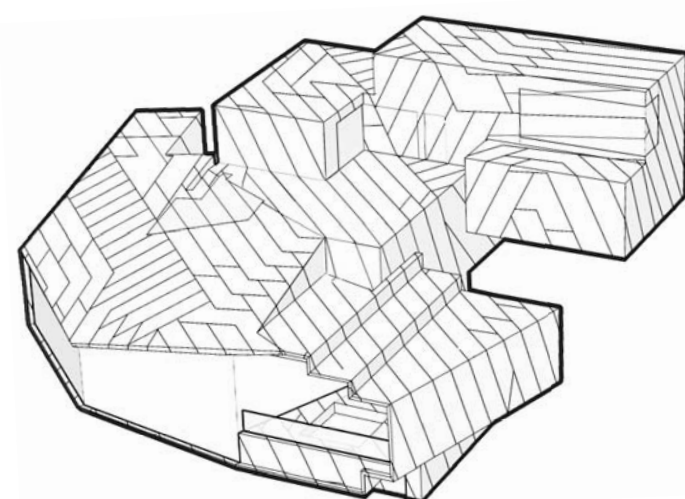
- STEEL PLATE WITH WELDED STIFFENING RIBS AND BOLTED CONNECTIONS BETWEEN PRE-FABRICATED ELEMENTS
- FACTORY BUILT FIREBOX
- FIRE BRICK LINED BURN AREA
- HEARTH SITTING STEPS
- BLACK METAL GUARD WITH HANDRAIL
- PRECAST CONCRETE STAIRS

**PLAN REVIEW ACCEPTANCE**  
 FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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BY: MEM DATE: 02/25/19  
 WEST COAST CODE CONSULTANTS, INC.



# 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**  
 CIVIL CONSULTANTS  
 5217 SOUTH STATE STREET  
 MURRAY, UT 84107  
 (801) 743-1300  
 WWW.TALISMANCIVIL.COM

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 ENGINEERING CONSULTANTS INC.  
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 TARZANA, CA 91356  
 (818) 786-6778  
 WWW.SHAMIMENGINEERING.COM

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 (123) 456-7894  
 WWW.ABRARI.COM

**NGBS CONSULTING:**  
**ARGENTO/GRAHAM**  
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 (323) 536-2578  
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**GEOTECHNICAL:**  
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 SOUTH SALT LAKE, UT 84020  
 (801) 270-9400  
 WWW.IGESINC.COM

**LANDSCAPE ARCHITECT:**  
**LDG**  
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 SALT LAKE CITY, UT 84101  
 (801) 583-1295

**LIGHTING DESIGNER:**  
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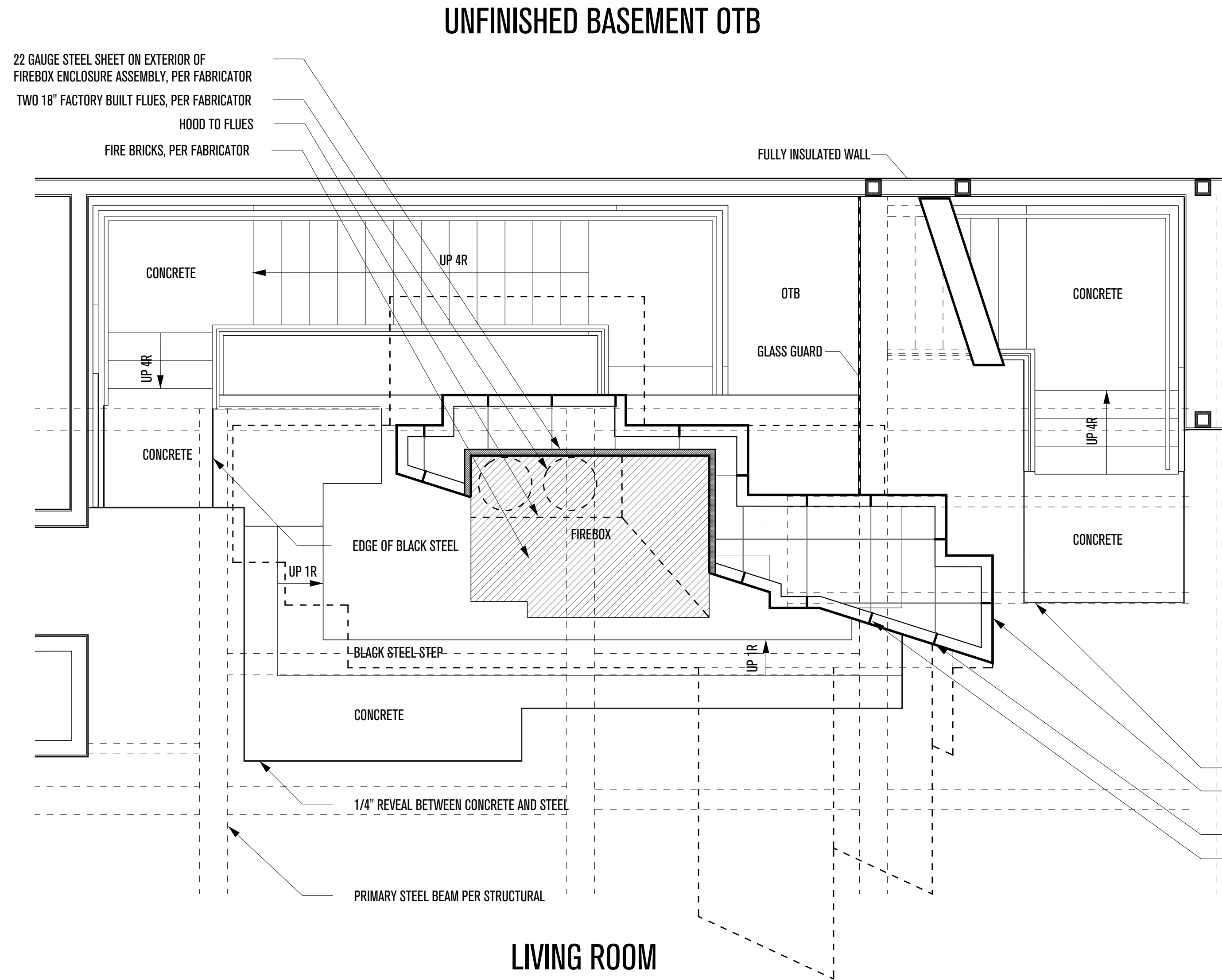
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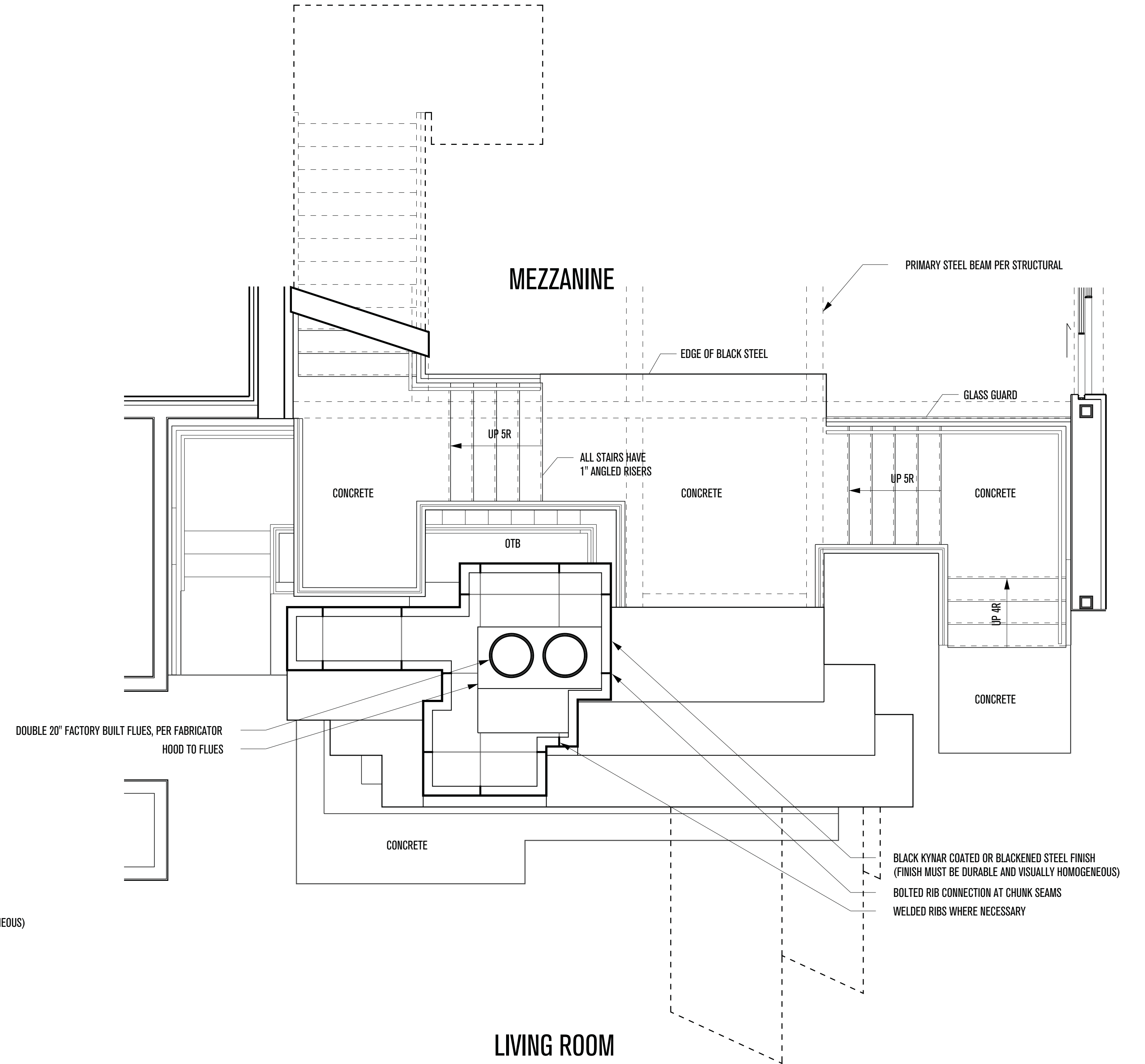
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## FIREPLACE AXO

REVISIONS:	BY:	DATE:	DATE:
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SCALE:			DRAWN:
SHEET:			<b>A. 43</b>



1/4" REVEAL BETWEEN CONCRETE AND STEEL  
 BLACK KYMAR COATED OR BLACKENED STEEL FINISH  
 (FINISH MUST BE DURABLE AND VISUALLY HOMOGENEOUS)  
 BOLTED RIB CONNECTION AT CHUNK SEAMS  
 WELDED RIBS WHERE NECESSARY



BLACK KYMAR COATED OR BLACKENED STEEL FINISH  
 (FINISH MUST BE DURABLE AND VISUALLY HOMOGENEOUS)  
 BOLTED RIB CONNECTION AT CHUNK SEAMS  
 WELDED RIBS WHERE NECESSARY

3

**FACTORY BUILT FIREPLACE PLAN - FIREBOX**  
 SCALE: 3/8" = 1'-0"

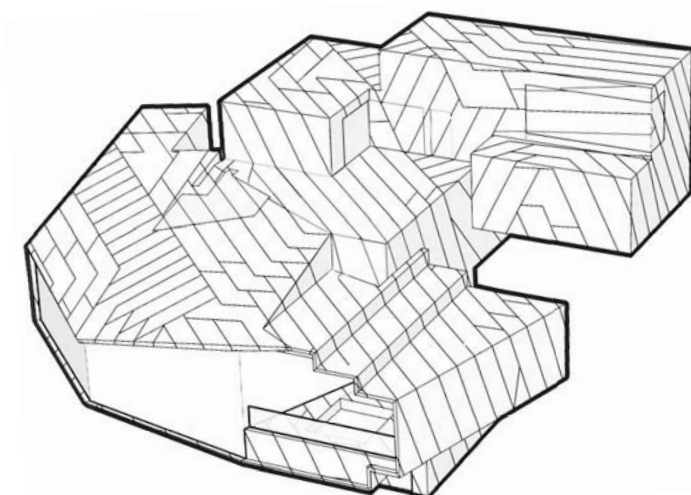
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**FACTORY BUILT FIREPLACE PLAN - FLUES**  
 SCALE: 3/8" = 1'-0"

**PLAN REVIEW ACCEPTANCE**  
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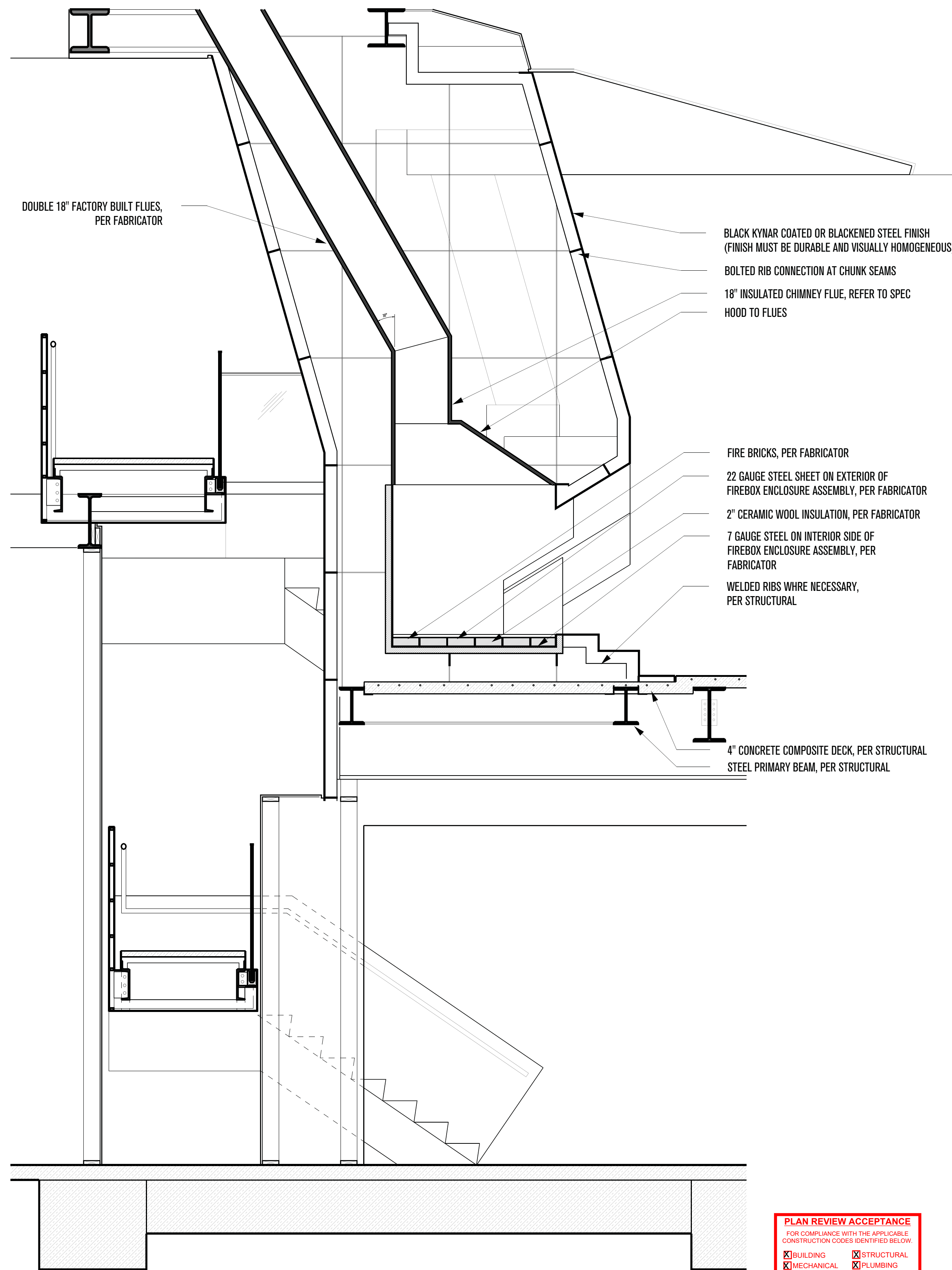
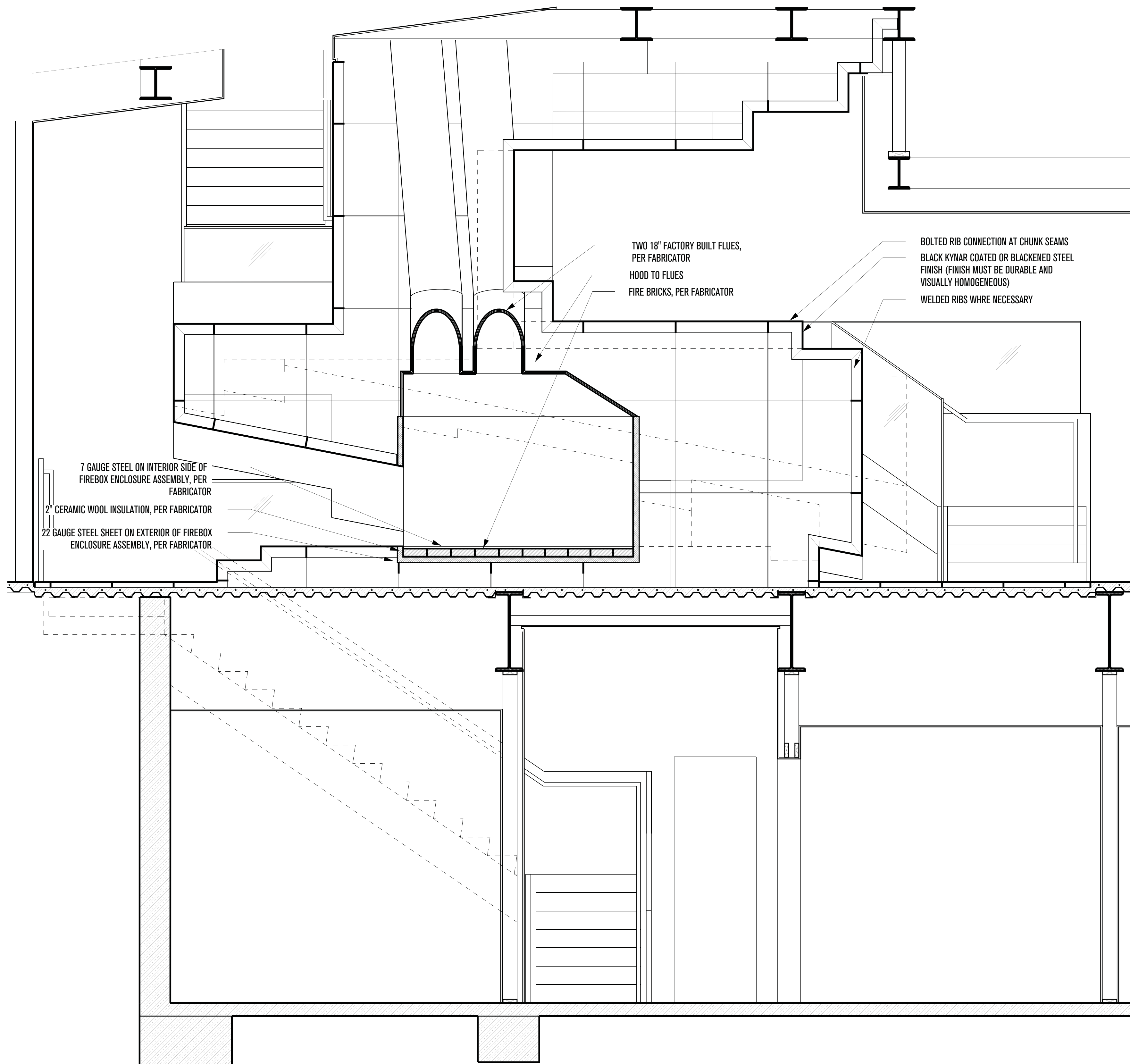
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## FIREPLACE PLANS

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SCALE: \_\_\_\_\_ DRAWN: \_\_\_\_\_

SHEET: **A. 44**



3

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

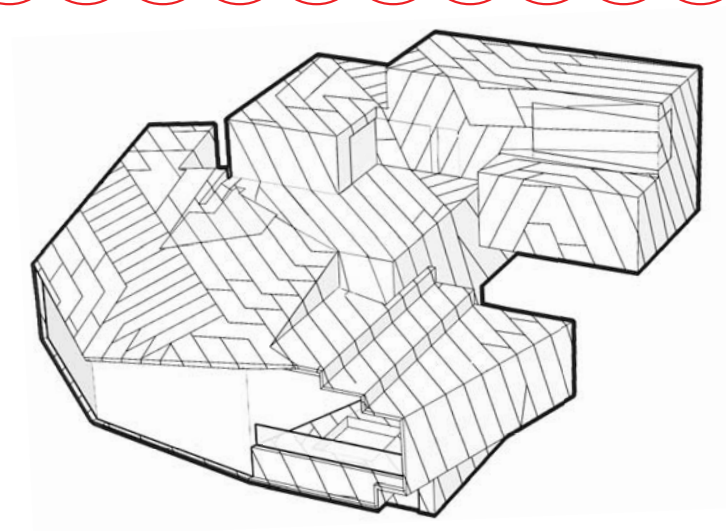
3

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

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:

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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
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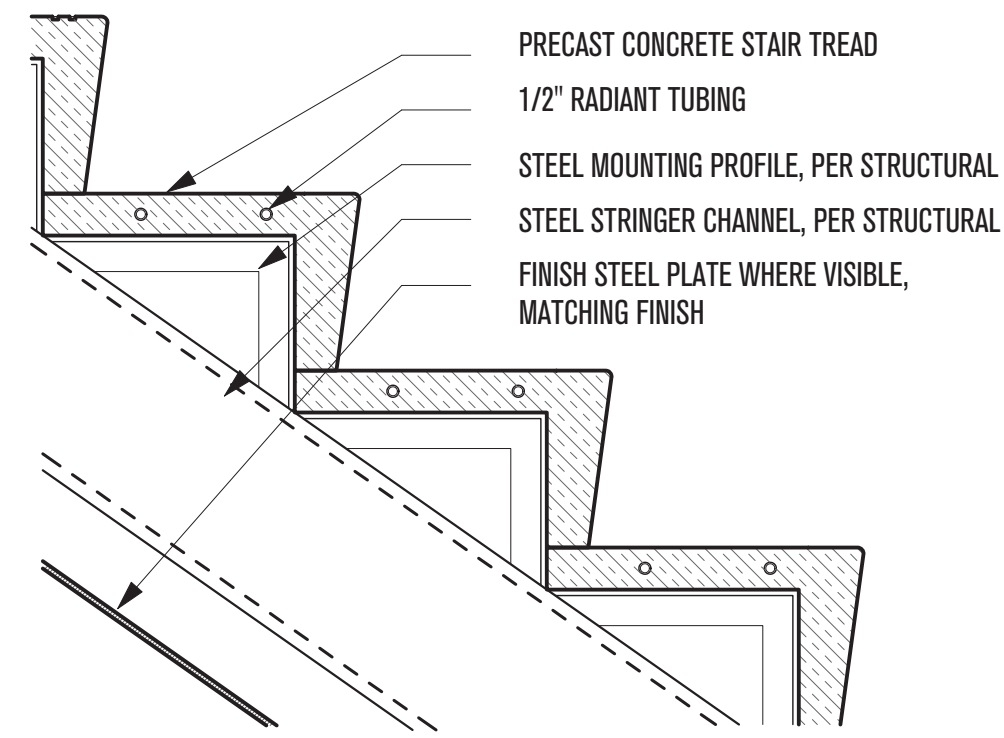
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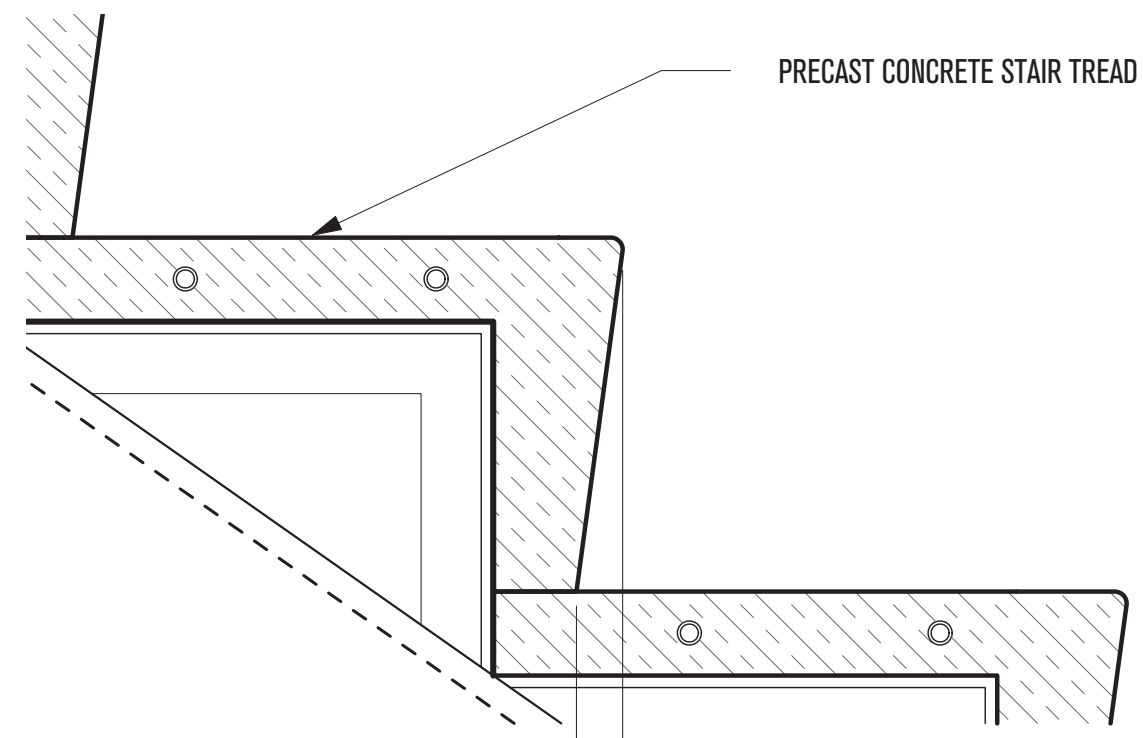
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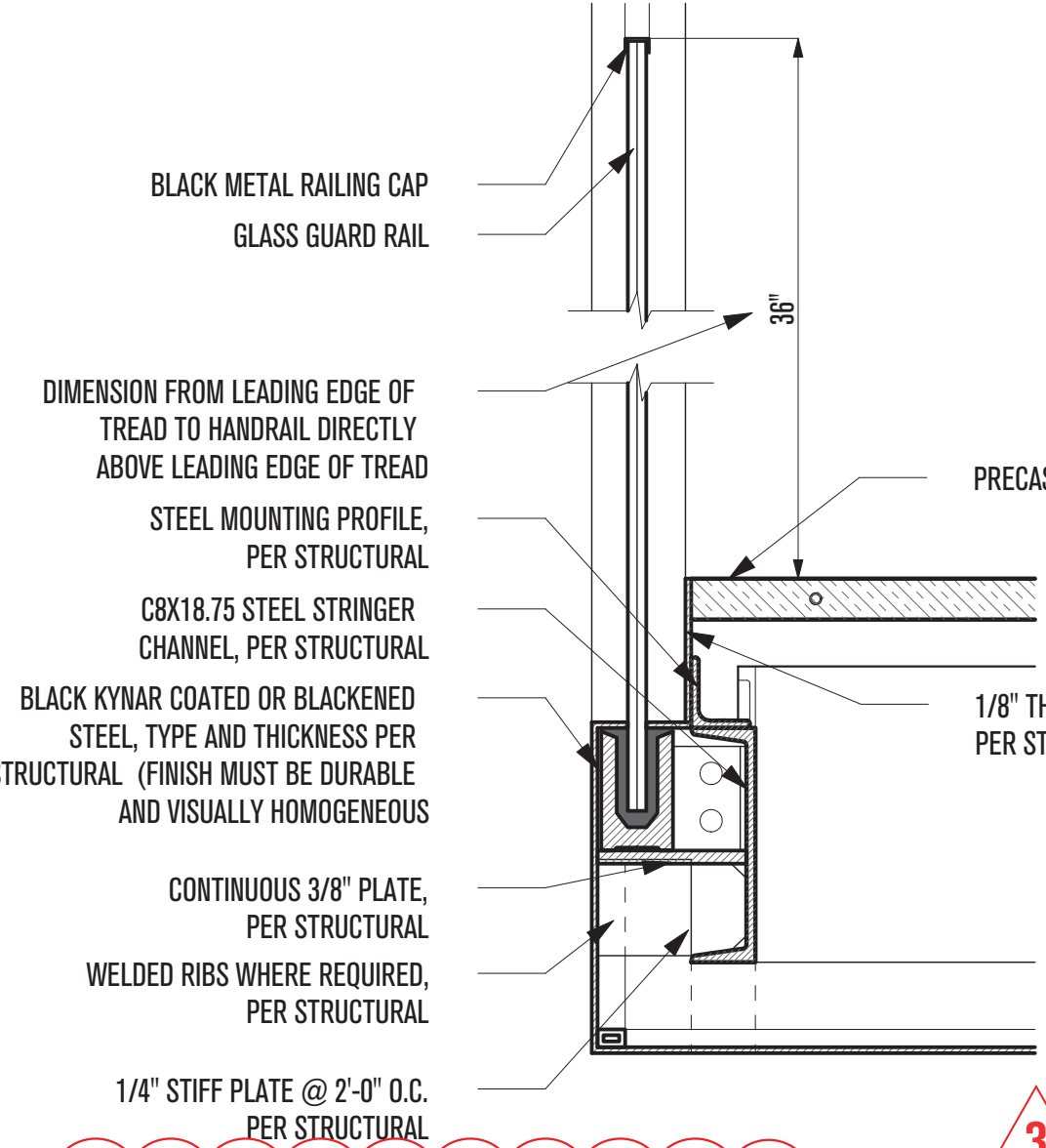
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						SCALE:
						DRAWN:
						SHEET:
						<b>A. 45</b>



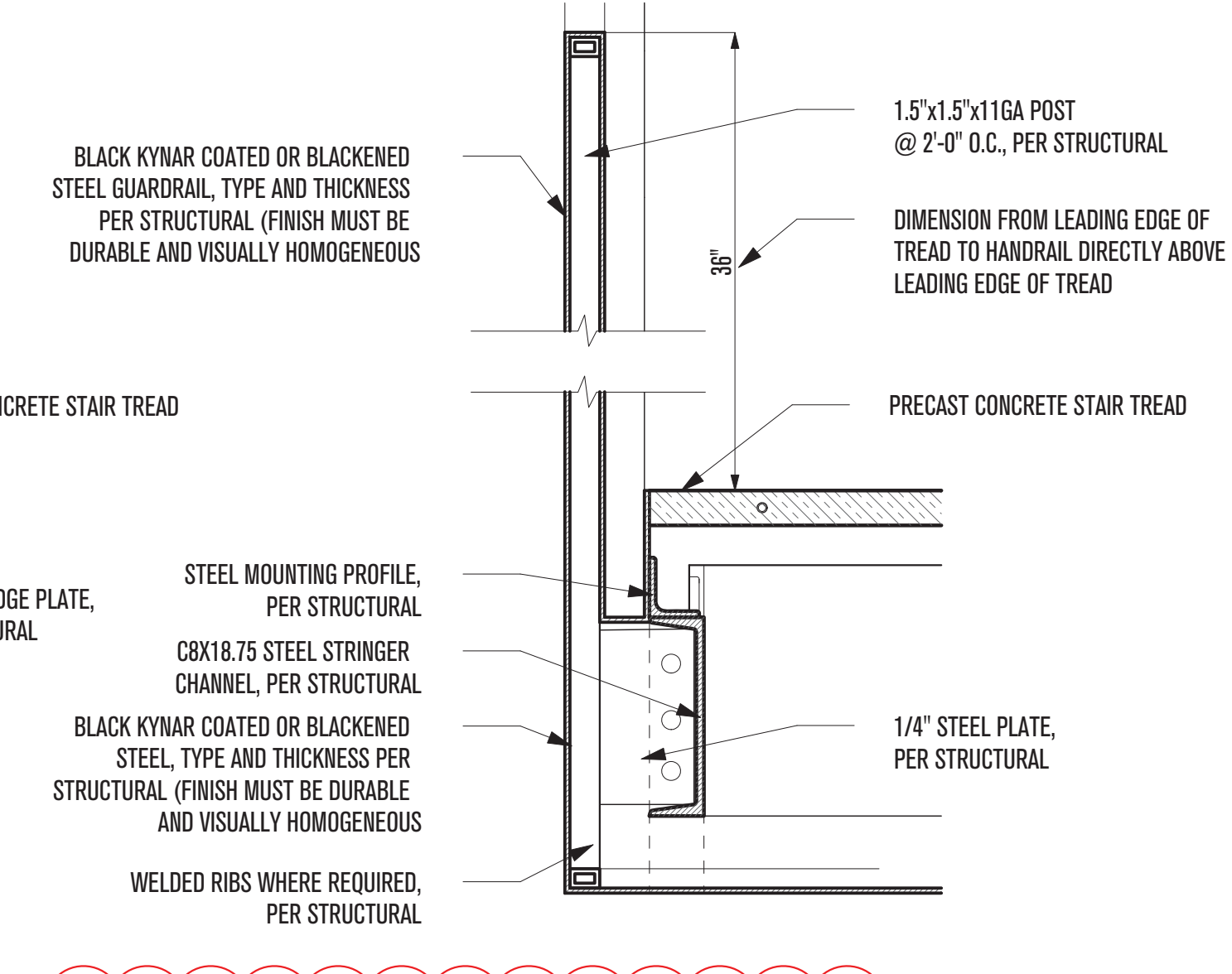
**3**  
**1 - INTERIOR STAIR (TYP.)**  
 SCALE: 1-1/2"=1'-0"



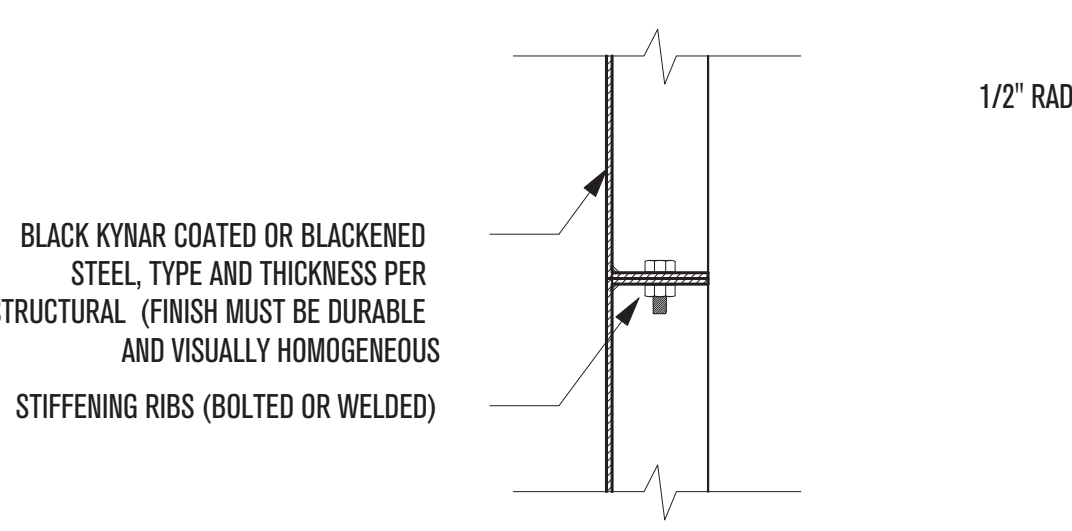
**3**  
**2 - STAIR NOSING (TYP.)**  
 SCALE: 3"=1'-0"



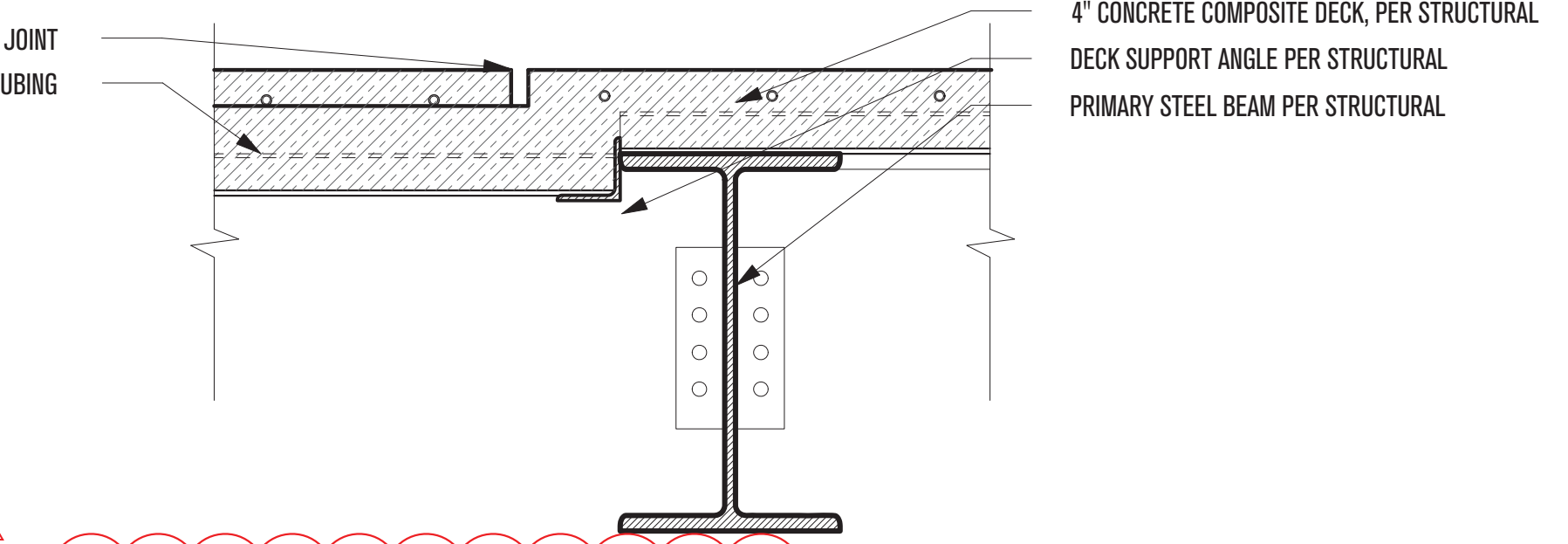
**3**  
**3 - GLASS GUARD CONDITION**  
 SCALE: 1-1/2"=1'-0"



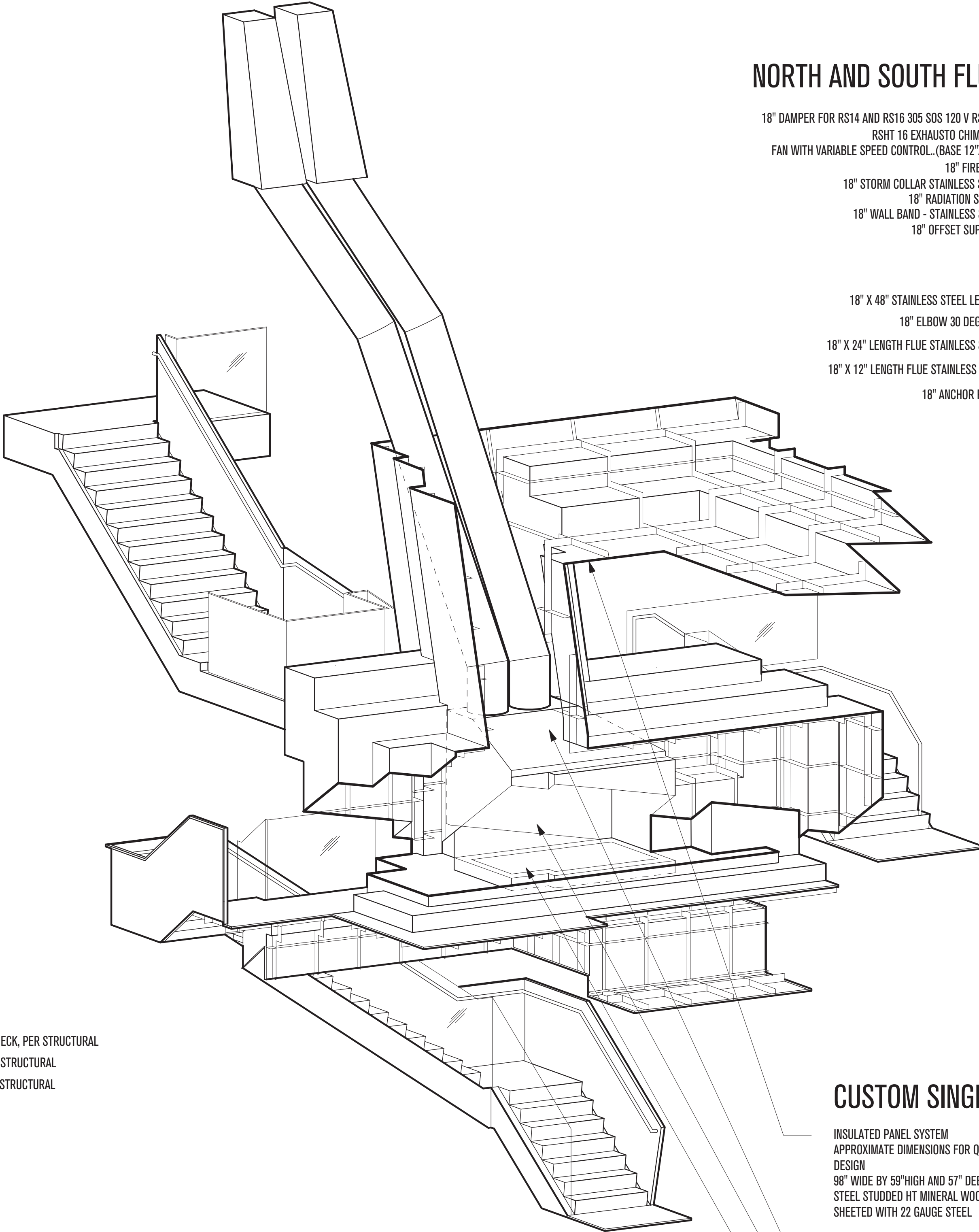
**3**  
**4 - OPAQUE STEEL GUARD CONDITION**  
 SCALE: 1-1/2"=1'-0"



**3**  
**5 - FIREPLACE BOLTED CONNECTION**  
 SCALE: 1-1/2"=1'-0"



**3**  
**6 - FIREPLACE FLOOR TRANSITION**  
 SCALE: 1-1/2"=1'-0"



**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

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**CUSTOM SINGLE SIDED FIREPLACE**

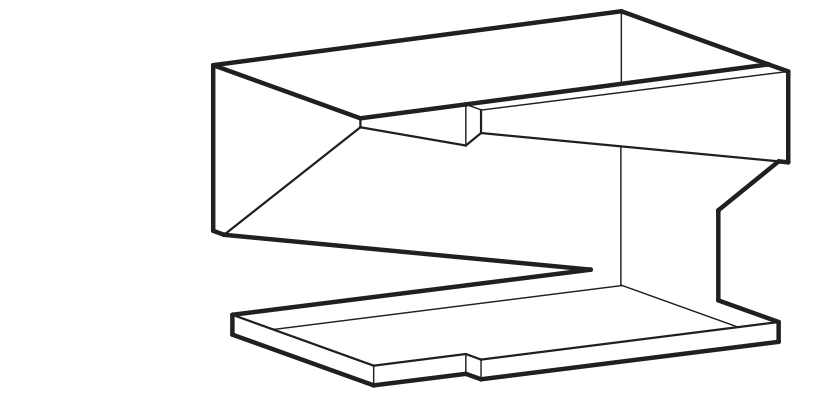
INSULATED PANEL SYSTEM  
 APPROXIMATE DIMENSIONS FOR QUOTING PURPOSES—EXACT DIMENSIONS TBD IN DESIGN  
 98" WIDE BY 59" HIGH AND 57" DEEP  
 STEEL STUDDED HT MINERAL WOOL PACKED SHEETED WITH 22 GAUGE STEEL

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

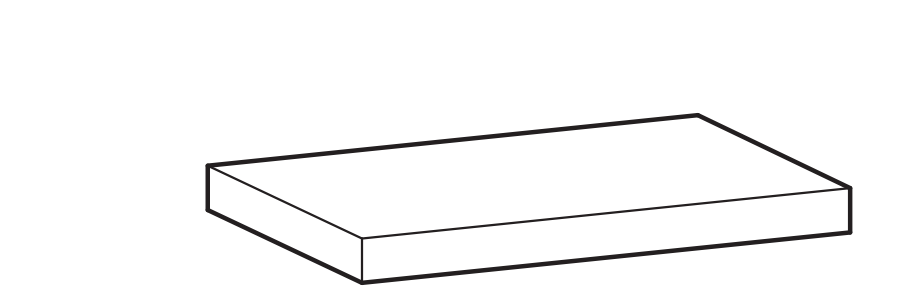
90" WIDE BY 55" DEEP BY 47" HIGH FRONT OPENING (NO DOORS) PARTIAL OPEN SIDES THIS WILL BE AN OPEN FRONT WOOD FIREPLACE WITH NO GLASS.

BOTTOM LINED WITH REAL FIREBRICK PAINTED HIGH TEMP MATTE BLACK.

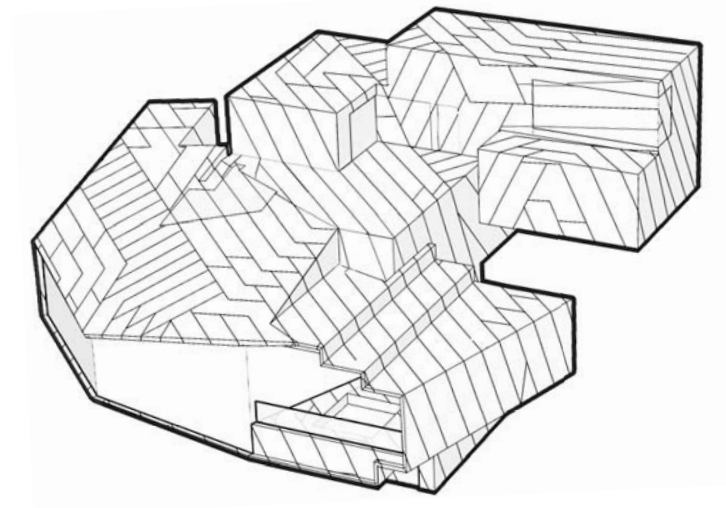
10" COMBUSTION AIR INTAKE - EXACT SIZE TBD IN FINAL DESIGN COMBUSTION AIR AND FLUE DAMPER CONTROLS FIREBOX MADE OF 7 GAUGE STEEL



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**



**POWDER MOUNTAIN HOUSE**

**OWNER:**  
**TOM BUTTGEBACH**  
 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) 627-6667  
 WWW.NOUSENGINEERING.COM

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

**MECHANICAL / PLUMBING:**  
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 ENGINEERING CONSULTANTS INC.  
 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  
 (213) 536-2578  
 WWW.ARGENTOGRAHAM.COM

**GEOTECHNICAL:**  
**IGES**  
 2702 SOUTH 1030 WEST SUITE 10  
 SALT LAKE CITY, UT 84120  
 (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  
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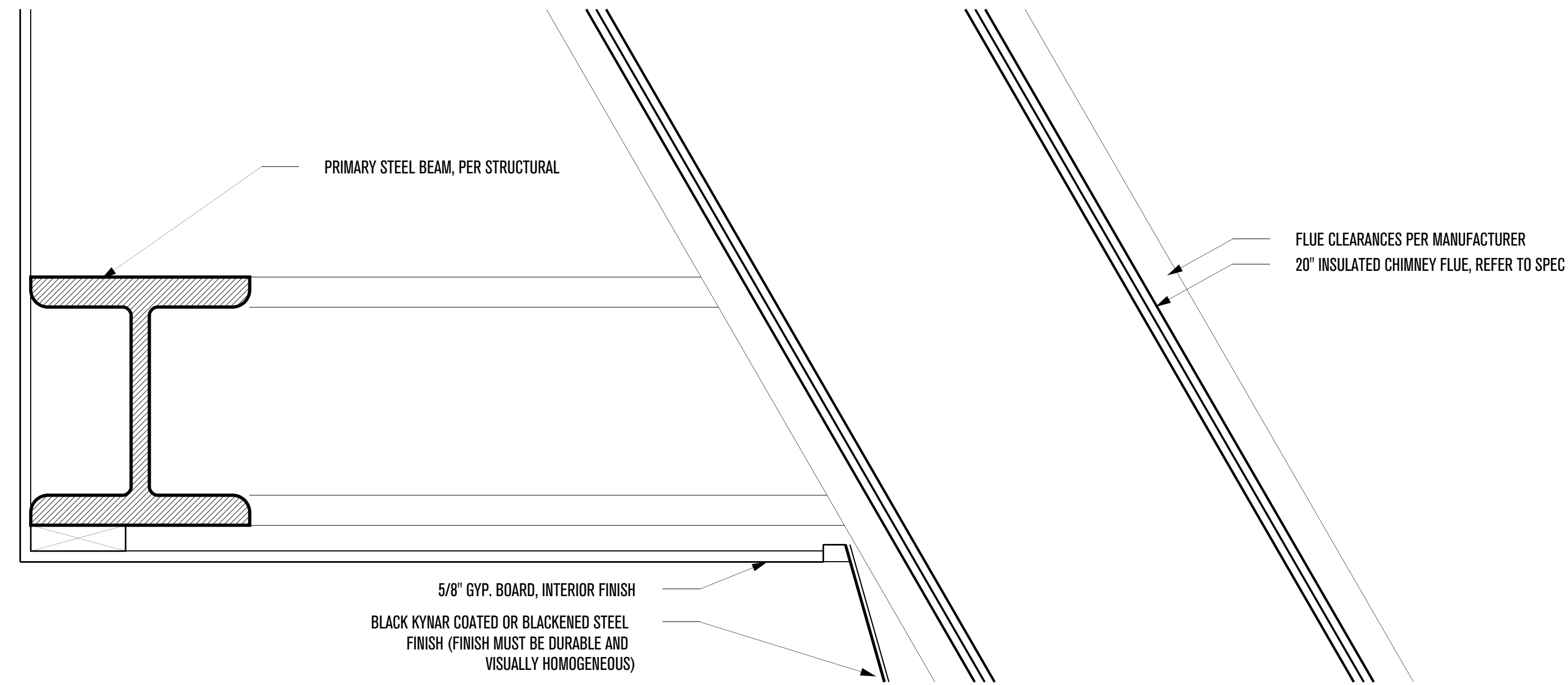
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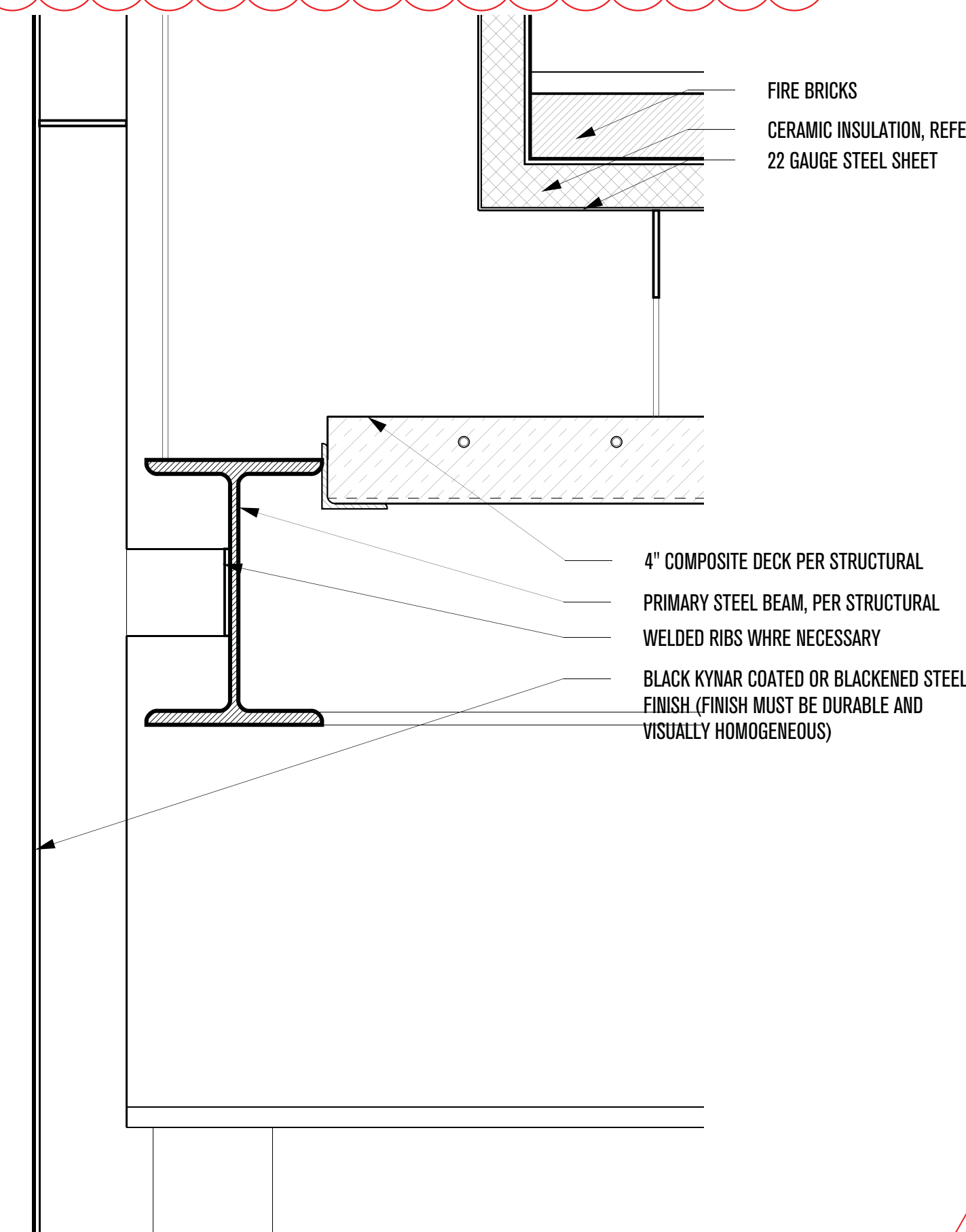
**MECHANICAL SYSTEM / STAIRS**

<b>REVISIONS:</b>	<b>BY:</b>	<b>DATE:</b>	<b>DATE:</b>
1	PLAN CHECK SUBMISSION	TWA	06/04/18
2	PLAN CHECK REVISIONS	TWA	07/06/18
3	PLAN CHECK RESUBMISSION	TWA	02/15/19
			<b>SCALE:</b>
			<b>DRAWN:</b>
			<b>SHEET:</b>
			<b>A. 46</b>

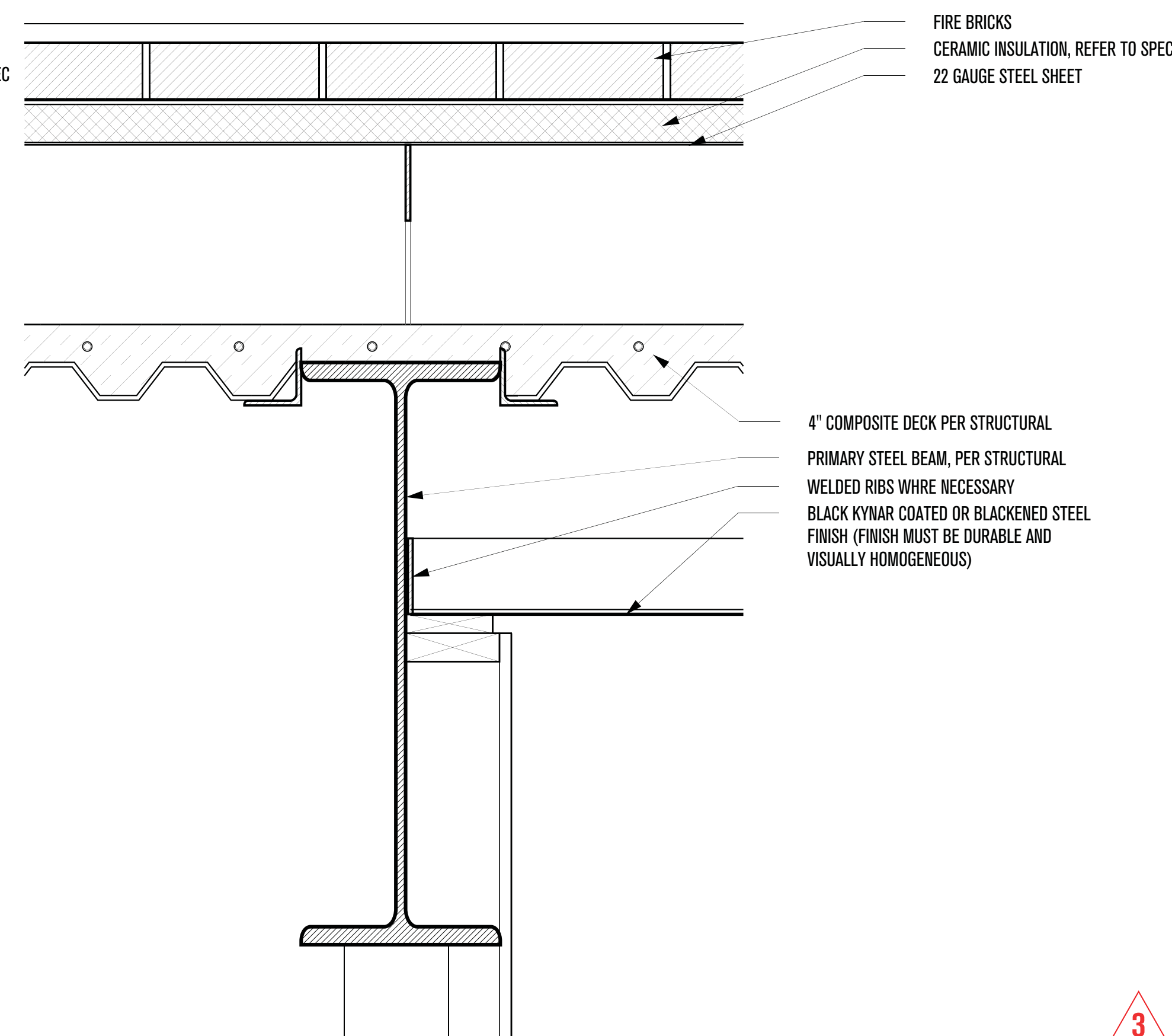




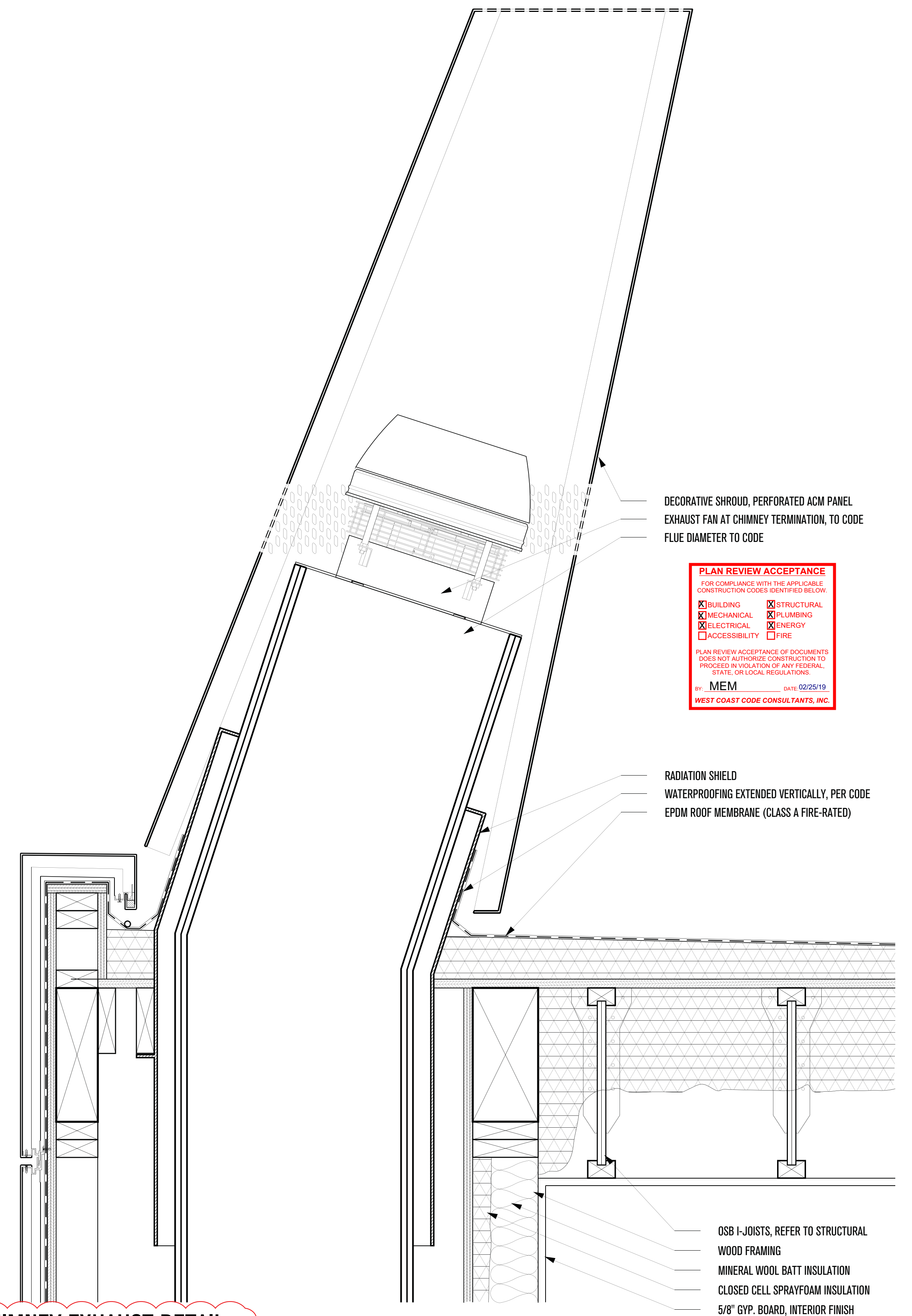
**INSULATED CHIMNEY FLUE TO PRIMARY STEEL**  
SCALE: 2"=1'-0"



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

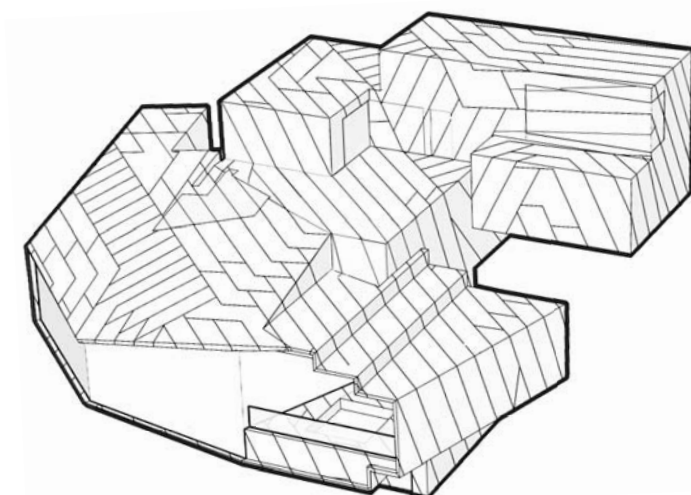


**FIRE PLACE TO PRIMARY STEEL 2**  
SCALE: 2"=1'-0"



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

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:  
 BUILDING     STRUCTURAL  
 MECHANICAL     PLUMBING  
 ELECTRICAL     ENERGY  
 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: 02/25/19  
 WEST COAST CODE CONSULTANTS, INC.



# POWDER MOUNTAIN HOUSE

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**GEOTECHNICAL:**  
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2702 SOUTH 1030 WEST SUITE 102  
SOUTH SALT LAKE, UT 84020  
(801) 270-9400  
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328 W 200 S SUITE 102  
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## FIREPLACE DETAILS

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SCALE:    DRAWN:    SHEET: **A. 47**