

# July 13, 2018 Issued for Permit

## MackKay-Lyons Sweetapple Architects Limited

2188 Gottingen Street  
Halifax, Nova Scotia, Canada B3K 3B4  
ph: (902) 429-1867 fax: (902) 429-6276

## Blackwell Structural Engineers

19 Duncan Street, Suite 405  
Toronto, Ontario, Canada M5H 3H1  
ph: (416) 593-5300 fax: (416) 593-4840

## Talisman Civil Engineers Civil Engineers

5217 South State Street #200  
Murray, Utah, United States 84107  
ph: (801) 743-1300

## IGES Geotechnical Engineers

12429 South Street 300 East, Suite 100  
Draper, Utah, United States 84020-8770  
ph: (801) 748-4045

## BMA Consulting Electrical Engineers

635 South State Street  
Salt Lake City, Utah, United States 84111  
ph: (801) 532-2196

## Harris-Dudley Co. Mechical Engineers

3039 Specialty Circle  
Salt Lake City, Utah, United States 84115  
ph: (801) 363-3883

## Edge Builders LLC. Construction Management

P.O. Box 17404,  
Salt Lake City, Utah, United States 84117  
ph: (801) 381-9003

### CIVIL

C101	General Notes & Legend
C201	Site & Utility Plan
C202	Horizontal Control Plan
C301	Grading & Drainage Plan
C302	Cut/Fill Analysis
C601	Erosion Control Plan
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S101	Lower Fl. Framing Plan
S102	Main Fl. Framing Plan
S103	Garage Fl. Framing Plan
S104	Roof Framing Plan
S201	Framing Elevations
S301	Foundation Sections
S401	Framing Sections
S501	Connection Details

### ELECTRICAL

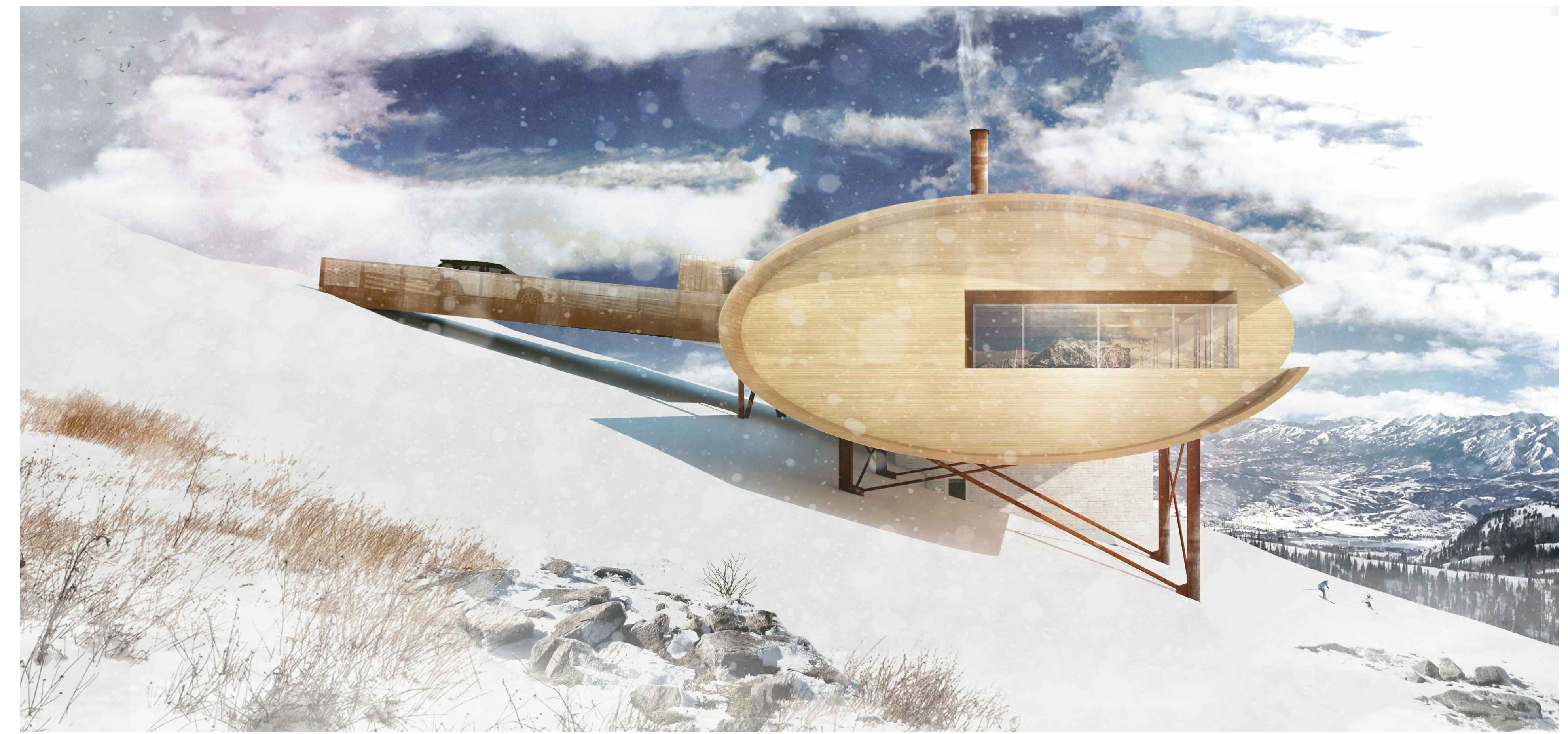
E000	Schedule & Notes
E100	Electrical Site Plan
E200	Lighting Plan - Ground Floor
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E400	One-line Diagram & Panelboard Schedule

### MECHANICAL

M200	Duct Design
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### ARCHITECTURAL

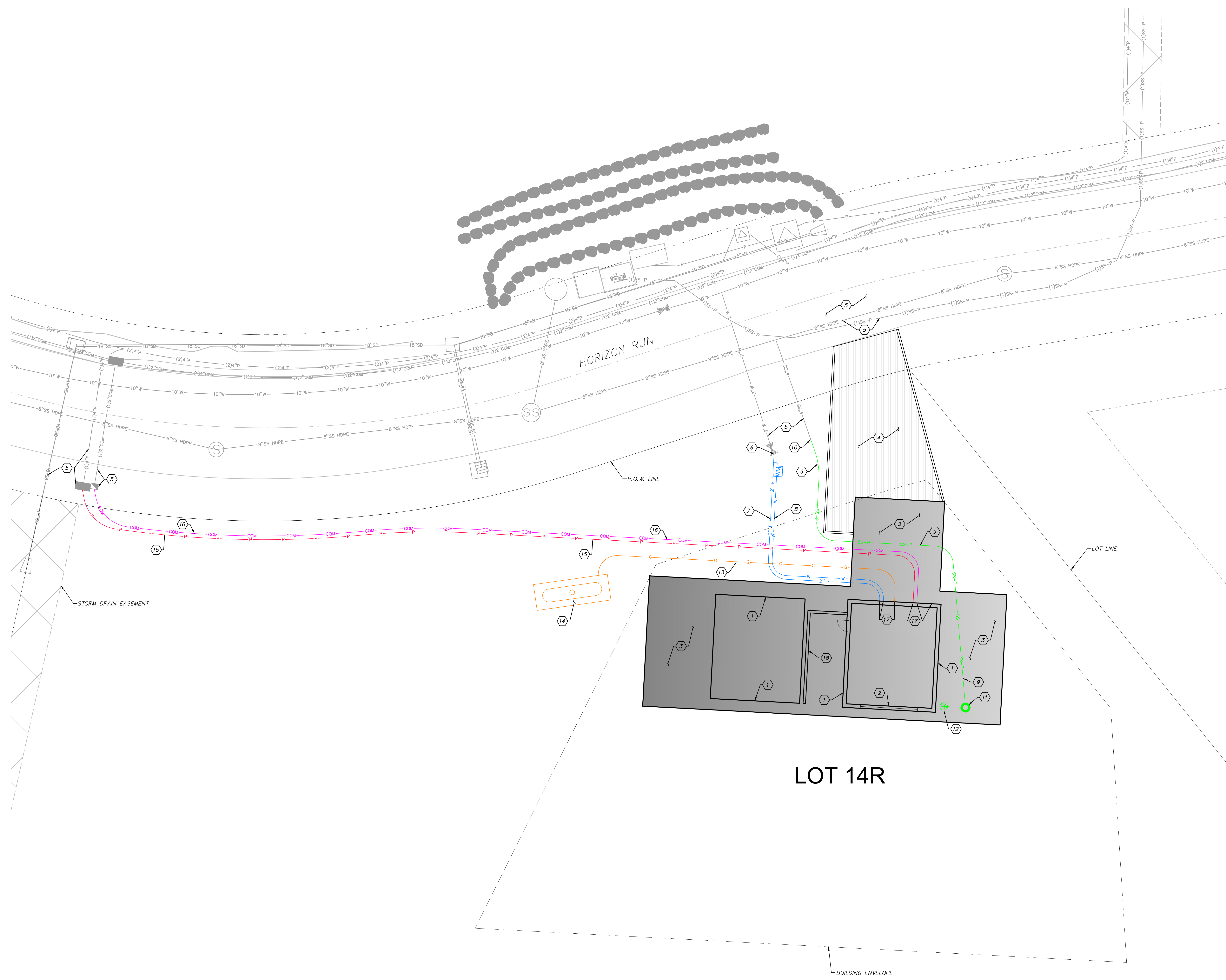
A001	Abbreviations, Key Plan & Partition Types	A500	Wall Sections
A002	Building Assemblies	A501	Wall Sections
A003	Concrete Slab Depressions	A502	Wall Sections
A100	Site Plan	A503	Wall Sections
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A204	Upper Floor Plan	A602	Millwork - Master Suite
A210	Rfl'd Clg. Plan - Ground Fl.	A603	Millwork - Foyer & Media
A211	Rfl'd Clg. Plan - Lower Fl.	A604	Millwork - Lower Floor
A212	Rfl'd Clg. Plan - Main Fl.	A605	Millwork - Ground Floor
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A300	Exterior Elevations	A607	Millwork - Living & Dining
A301	Exterior Elevations	A610	Misc. Metals - Stairs
A400	Building Sections	A611	Misc. Metals - Screens
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A403	Building Sections	A900	Window & Door Schedule
A404	Building Sections		



# Lot 14R Mountain House

Summit Powder Mountain, Eden, Utah





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

DUST MUST BE KEPT TO A MINIMUM. CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTACT POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER.

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

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

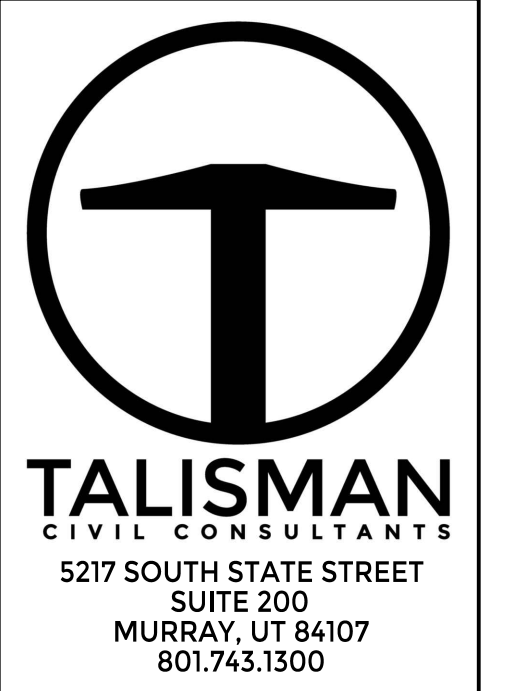
THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER QUALITY.

ENSURE ALL GRADING SLOPES AWAY FROM STRUCTURE AT 5% FOR A MINIMUM OF 10' PER IRC R401.3

**UTILITIES:**  
 ENSURE MINIMUM BURIED DEPTH PER BUILDING CODE FOR ALL BURIED UTILITIES. IMPROVEMENTS, INCLUDING LANDSCAPING, SHALL NOT INTERFERE WITH ANY DRAINAGE CULVERT, RIP RAP, AND DRAINAGE PATTERN ASSOCIATED WITH ANY DRAINAGE EASEMENT.

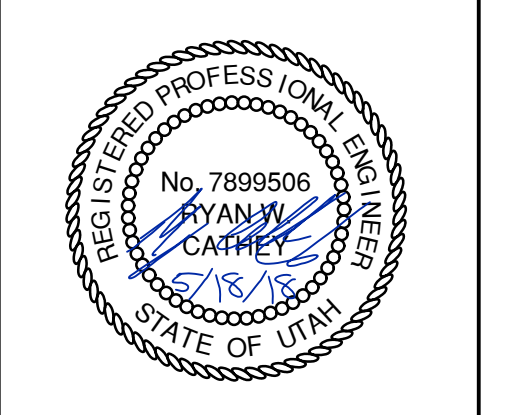
**KEY NOTES:**

- BUILDING FOOTPRINT. SEE ARCHITECTURAL PLANS.
- EGRESS WINDOW. SEE ARCHITECTURAL PLANS.
- BUILDING PORTION ABOVE. SEE ARCHITECTURAL PLANS.
- INSTALL PREFABRICATED STEEL BRIDGE. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
- PROTECT IN PLACE EXISTING IMPROVEMENTS/UTILITIES IN PLACE. IF DAMAGED, REPLACE AT CONTRACTOR'S EXPENSE.
- CONNECT TO EXISTING 2" WATER LATERAL PER DETAIL B/SHEET C601.
- INSTALL 2" PVC FIRE LINE, MINIMUM COVER OF 60" DEEP.
- INSTALL 3/4" PVC WATER LATERAL, MINIMUM COVER OF 60" DEEP.
- INSTALL 1 1/2" DR-11 IPS PRESSURE SEWER PIPE, MINIMUM COVER OF 60". SEWER PRESSURE LINE TO CROSS UNDER WATER LATERAL WITH A MINIMUM OF 18" CLEAR BETWEEN PIPES AT CROSSING.
- CONNECT 1 1/2" PRESSURE SEWER PIPE TO EXISTING 4" SEWER LATERAL.
- INSTALL E/ONE GRINDER PUMP STATION MODEL DHD71 WITH E/ONE ENTRY ALARM PANEL INCLUDING GENERATOR RECEPTACLE WITH AUTO TRANSFER AND GFCI RECEPTACLE. ALARM PANELS SHALL BE INSTALLED WITHIN LINE OF SIGHT OF ENTRY TO UNIT. SEE DETAIL SHEET C602.
- INSTALL 4" SEWER LATERAL AND CLEANOUT PER APWA STANDARD PLAN NO. 431.
- GAS PIPES, AND STORAGE TANKS (1,000 GAL) TO BE EXCAVATED AND TRENCHED BY CONTRACTOR. INSTALLATION BY OTHERS. GAS PIPE MINIMUM COVER OF 24".
- PROPANE TANK PIT PER DETAIL C/SHEET 601.
- INSTALL 2" ELECTRICAL CONDUIT WITH MULE TAPE, MINIMUM COVER OF 24". CONTRACTOR TO COORDINATE ELECTRICAL INSTALLATION WITH ROCKY MOUNTAIN POWER.
- INSTALL 2" COMMUNICATIONS CONDUIT WITH MULE TAPE, MINIMUM COVER OF 24". CONTRACTOR TO COORDINATE WITH SUMMIT FOR COMMUNICATIONS SERVICE AND INSTALLATION.
- SEE MECHANICAL PLANS FOR CONTINUATION OF UTILITY WITHIN BUILDING.
- CONCRETE RETAINING WALL. SEE ARCHITECTURAL AND STRUCTURAL PLANS.



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No.	Description	Date

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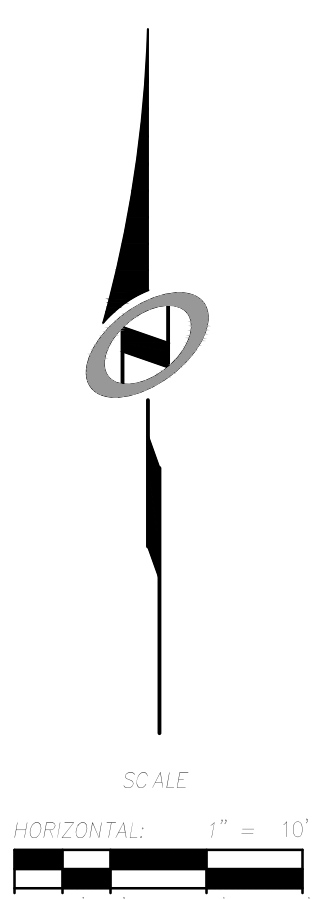
**ARCHITECT'S REQUIREMENTS AND APPROVALS:**  
 It is the Builder's responsibility to notify Mackay-Lyon Sweattage Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect.

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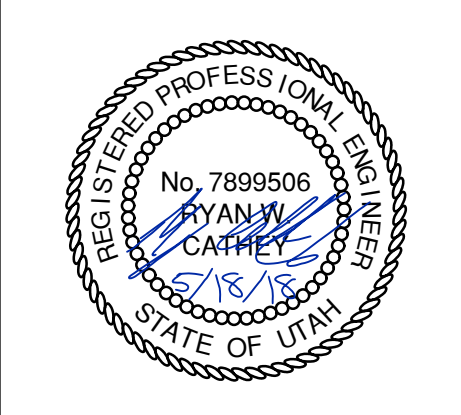
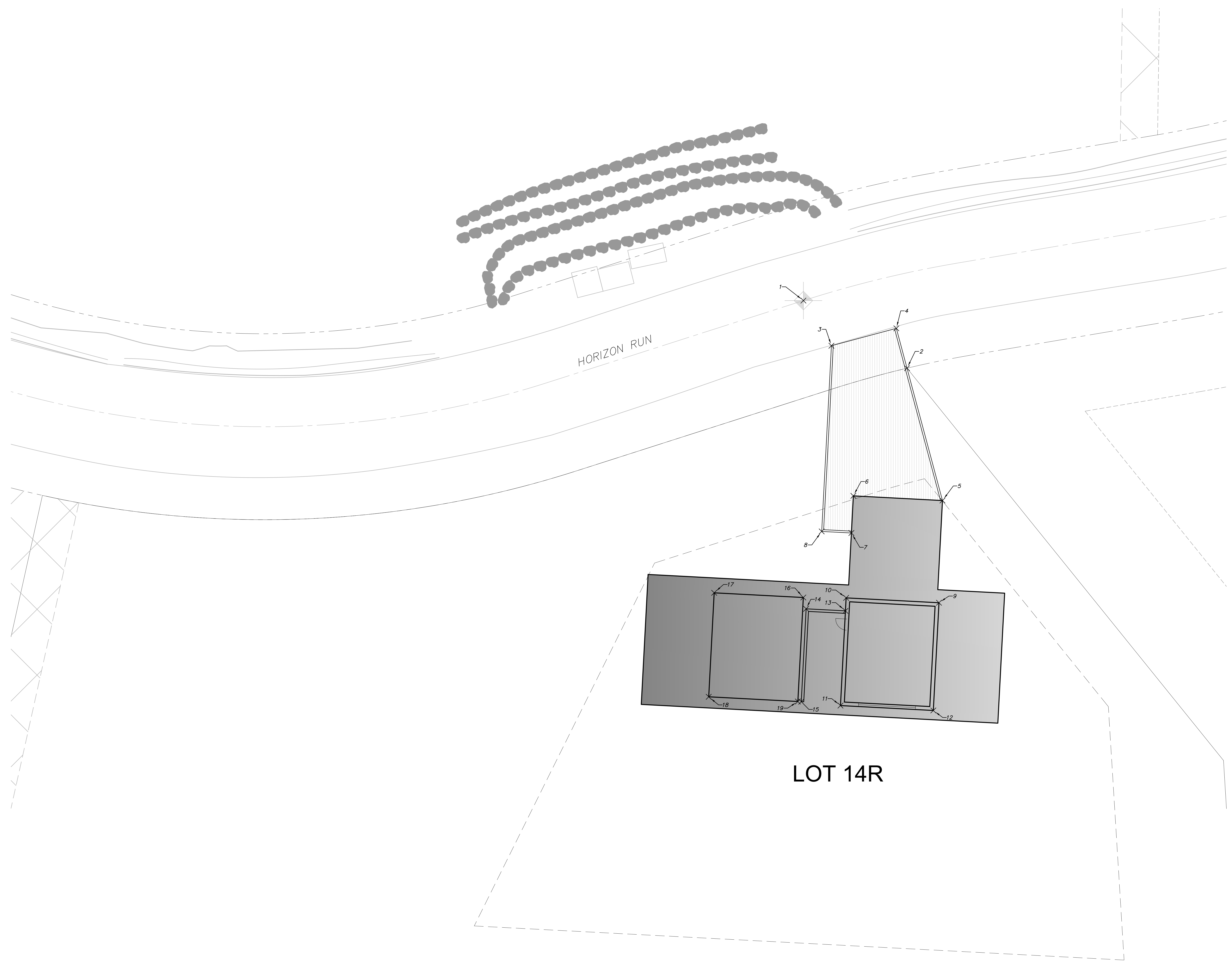
**AUTHORITY'S REQUIREMENTS AND APPROVALS:**  
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**DIMENSIONS:**  
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**SHOP DRAWINGS:**  
 Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements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



Point #	Northing	Easting
1	3657468.79	1568127.71
2	3657470.62	1568135.56
3	3657476.65	1568135.24
4	3657481.33	1568152.69
5	3657435.03	1568165.10
6	3657436.29	1568141.13
7	3657426.50	1568140.61
8	3657426.72	1568132.62
9	3657407.54	1568164.16
10	3657408.85	1568139.19
11	3657379.89	1568137.67
12	3657378.58	1568162.64
13	3657405.36	1568139.01
14	3657405.91	1568128.44
15	3657380.94	1568127.13
16	3657408.95	1568127.68
17	3657410.21	1568103.71
18	3657382.25	1568102.25
19	3657380.99	1568126.21



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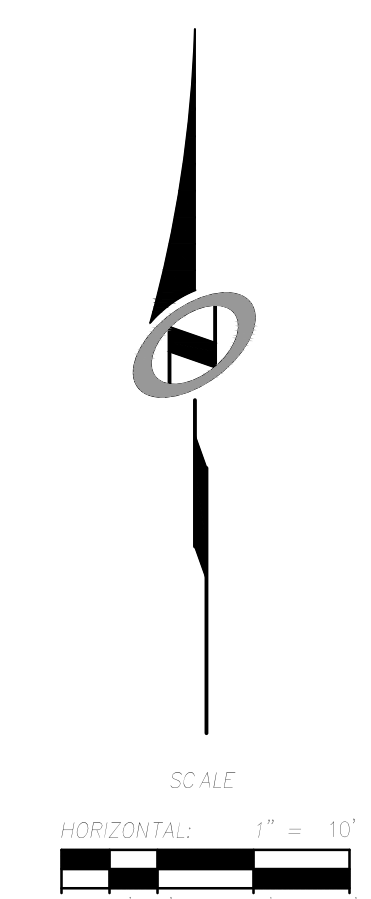
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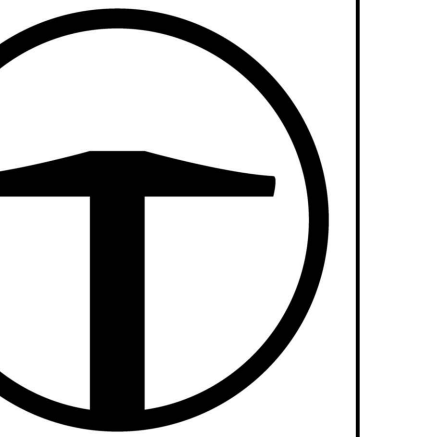
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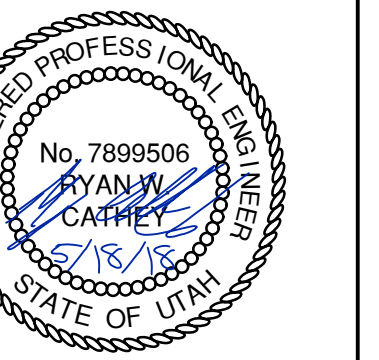
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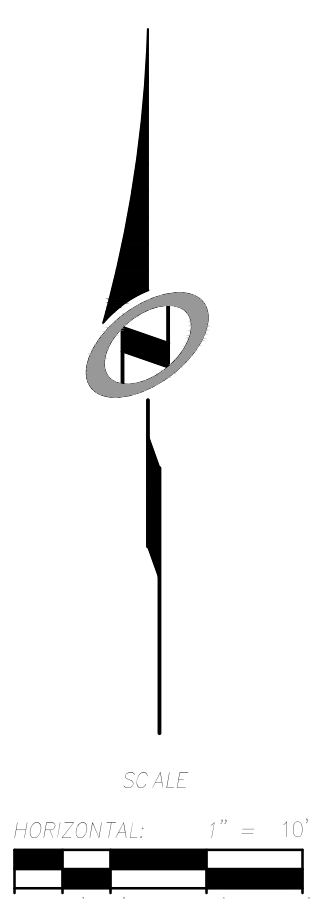
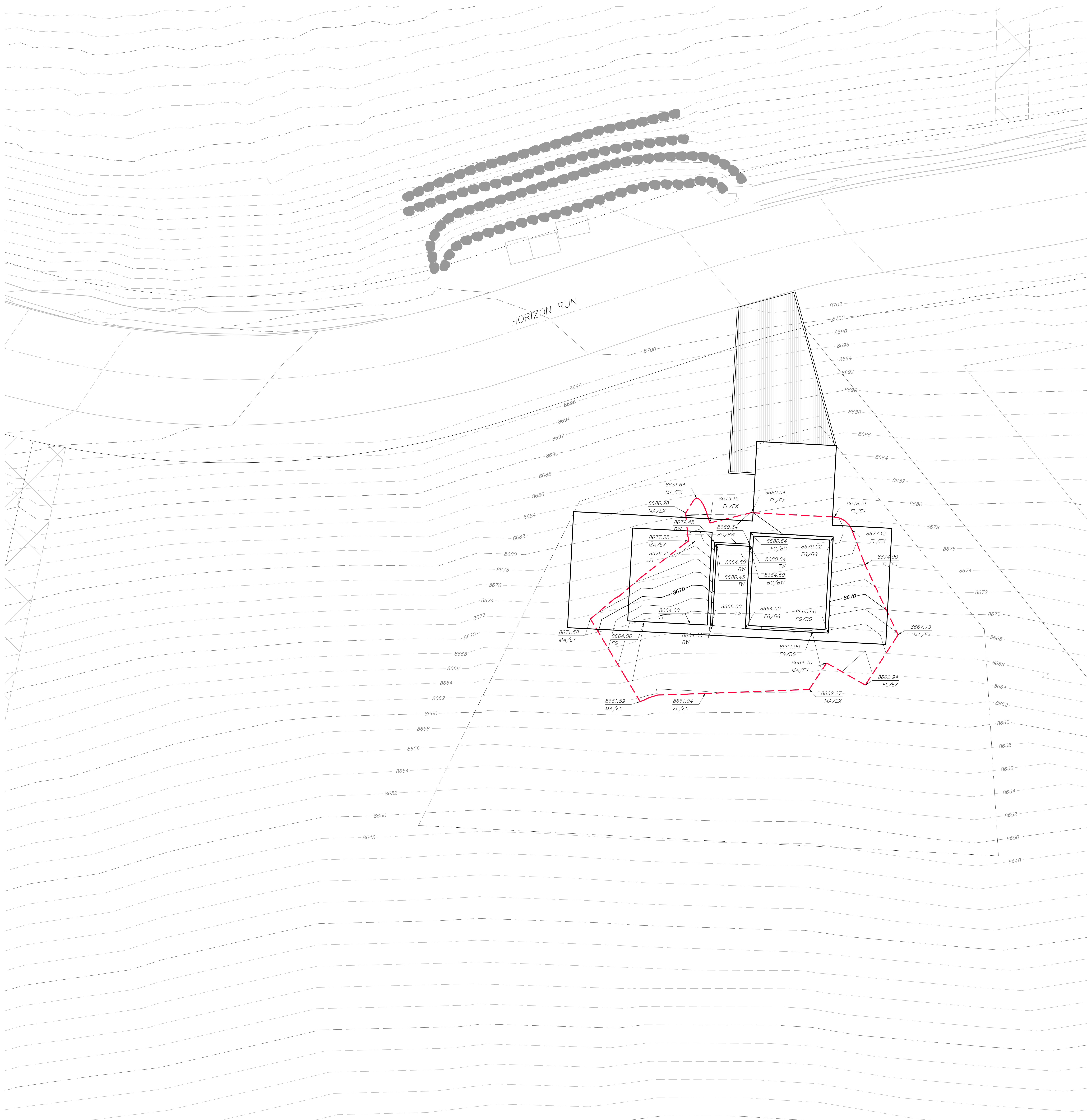
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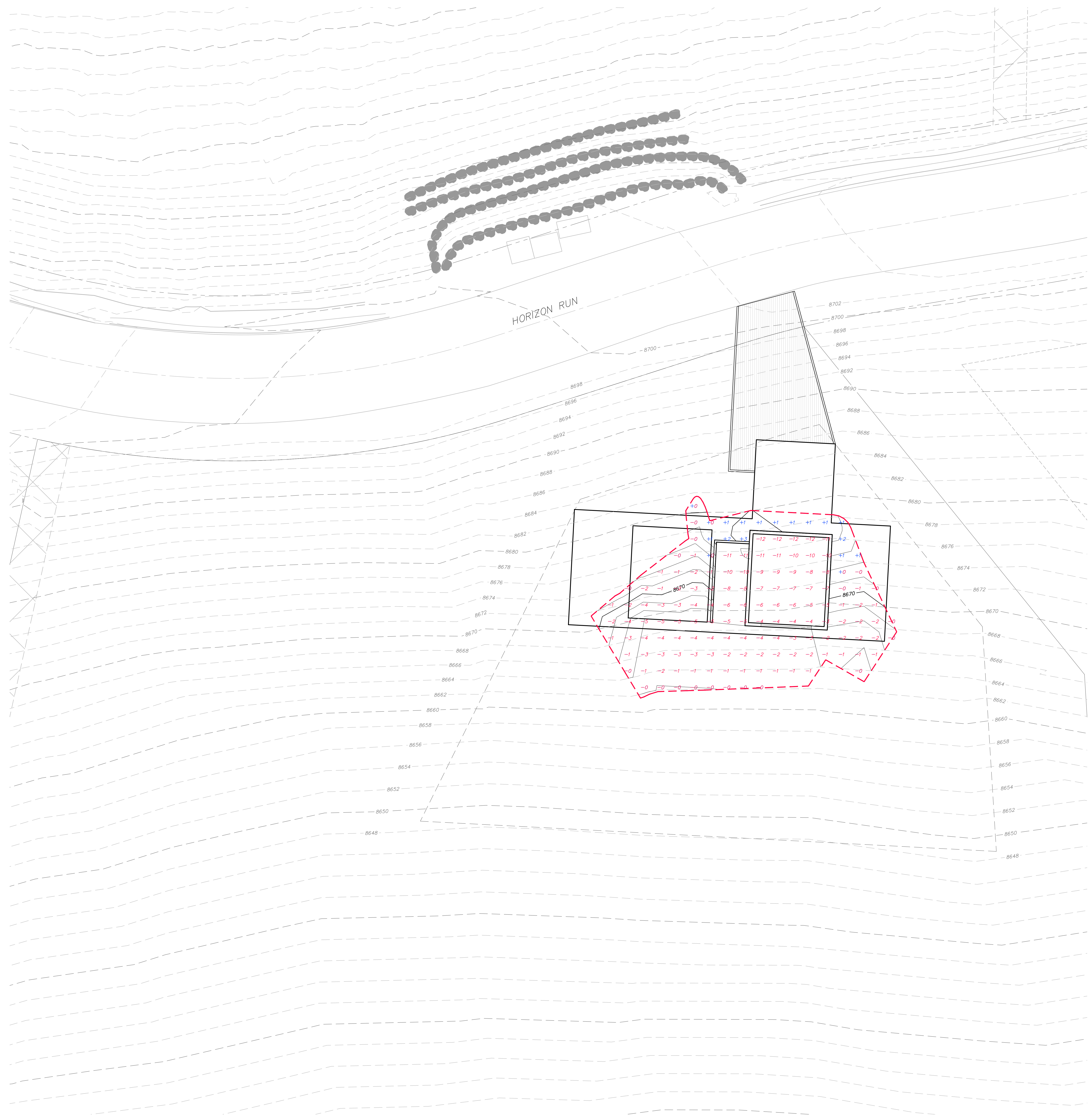
**Grading & Drainage Plan**

scale: 1"=10'  
date: 05.15.2018  
drawn: JLB  
checked: RWC

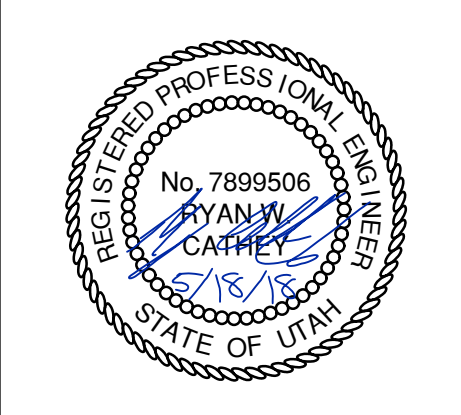
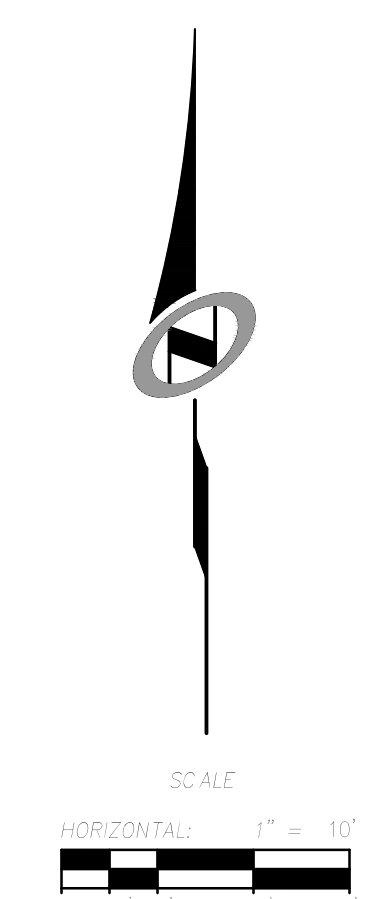
C301



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EARTHWORK QUANTITIES	
CUT	459 CY
FILL	19 CY
NET CUT	440 CY



No.	Description	Date

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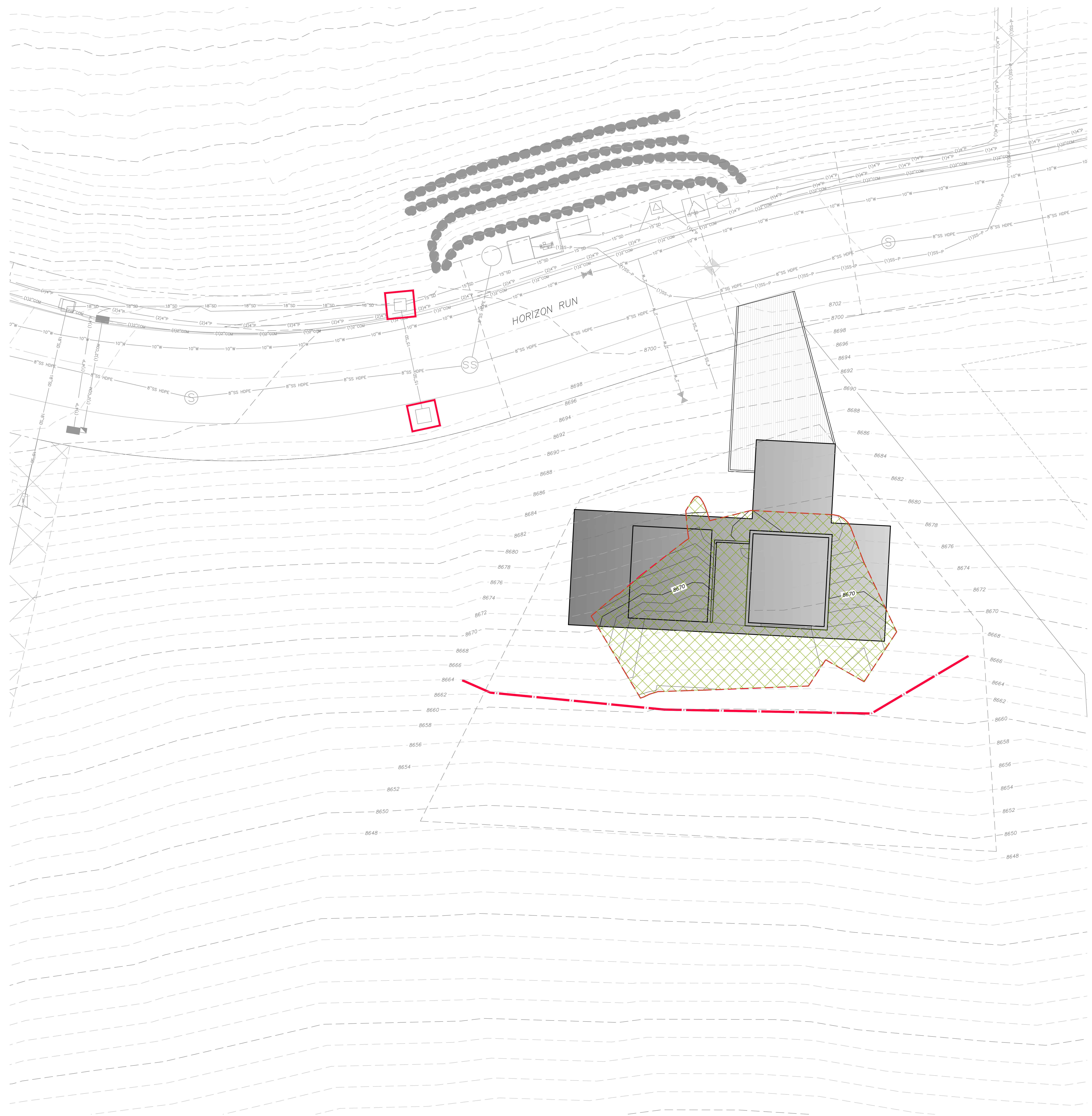
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 Submit shop drawings to the Architect and Engineer for approval prior to installation of prefabricated elements of the building.

Cut/Fill Analysis

scale: 1"=10'  
 date: 06.18.2018  
 drawn: J.B.  
 checked: R.W.C.

**C302**



**EROSION CONTROL GENERAL NOTES:**

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

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

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

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

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

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

ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES OUTSIDE OF DESIGNATED SITE GRADING SHALL BE RETURNED TO NATURAL GRADE AND SEEDED PER SEEDING INSTRUCTIONS UNDER SCOPE OF WORK.

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

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

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

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

**EXPOSED SLOPES:**  
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

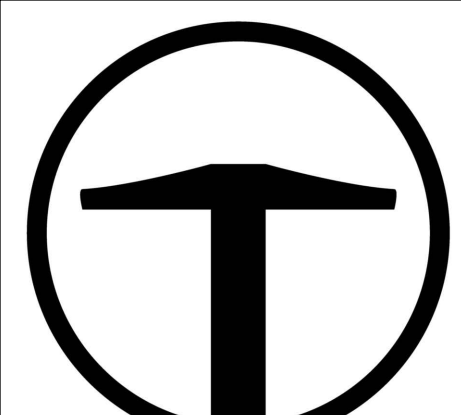
- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

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

HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION ON SLOPES OF 3:1 OR STEEPER MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS.

- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE EROSION CONTROL DETAILS ON SHEET C701.
- INSTALL SILT FENCE ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE EROSION CONTROL DETAILS ON SHEET C701.
- INSTALL ORANGE SAFETY FENCING AROUND OUTER LIMITS OF PROJECT PRIOR TO GRADING.

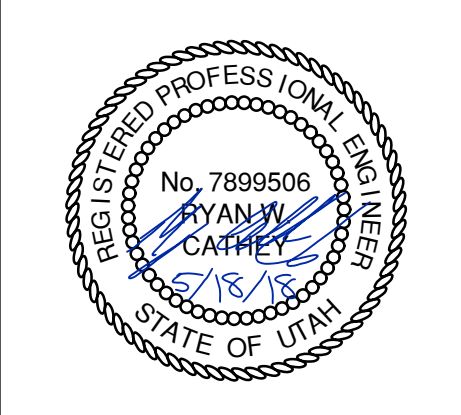
**SEED MIXTURE FOR REVEGETATION:**  
40% MOUNTAIN BROOME (BROMUS MARGINATUS)  
25% SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SPP. TRACHYCAULUS)  
5% SHEEP FESCUE (FESTUCA OVINA SPP. DURUSCULA)  
5% ALPINE BLUEGRASS (POA ALPINE)  
25% THICKSPIKE WHEATGRASS (ELYMUS LANCEOLATUS SPP. LANCEOLATUS)  
  
SEEDING RATE IS 40 POUNDS PER ACRE.



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**Erosion Control Plan**

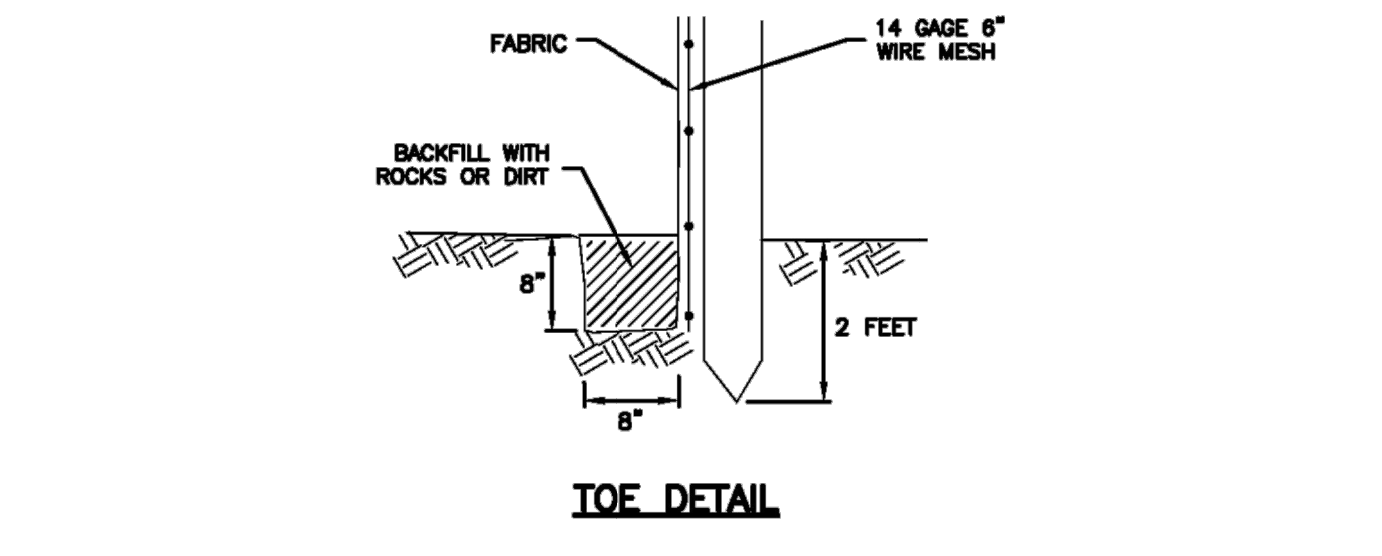
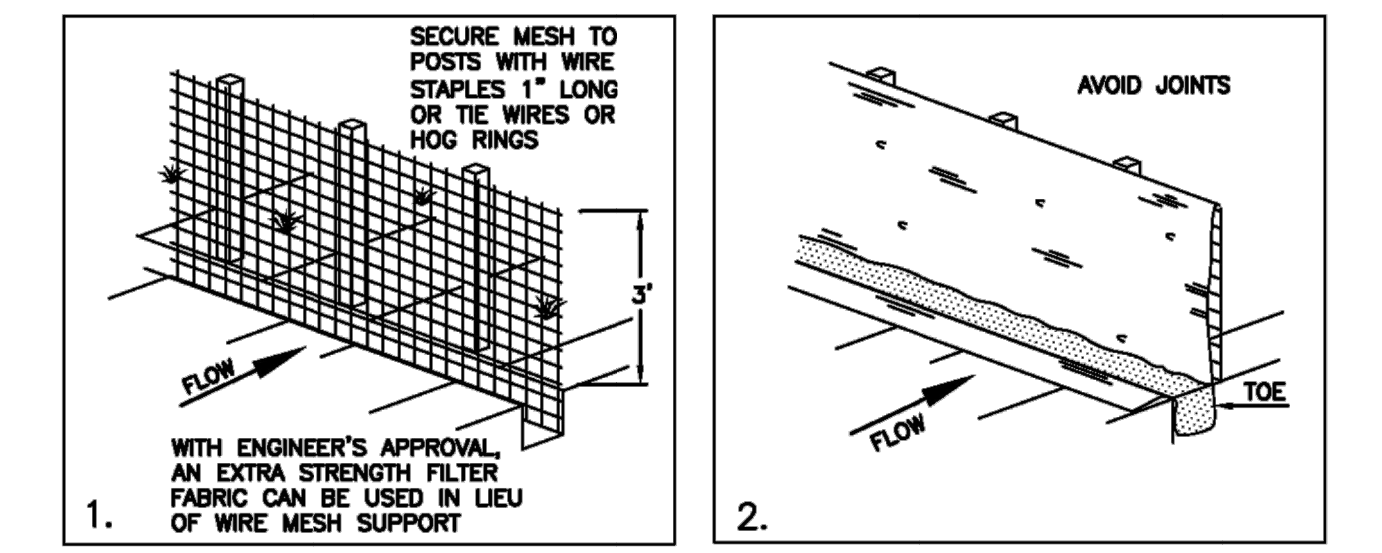
scale: 1"=10'  
date: 05/12/2018  
drawn: JLB  
chk'd: RWC

C601

**Silt fence**

1. **GENERAL**
  - A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
  - B. Application. To intercept sediment from disturbed areas of limited extent.
  - C. Perimeter Control. Place barrier at down gradient limits of disturbance.
  - D. Sediment Barrier. Place barrier at toe of slope or soil stockpile.
  - E. Protection of Existing Waterways. Place barrier at top of stream bank.
  - F. Inlet Protection.
2. **PRODUCTS**
  - A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
  - B. Burlap. 10 ounces per square yard of fabric.
  - C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.
3. **EXECUTION**
  - A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
  - B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
  - C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
  - D. Maintenance.
    - 1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
    - 2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
    - 3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
    - 4) Re-anchor fence as necessary to prevent shortcutting.
    - 5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

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

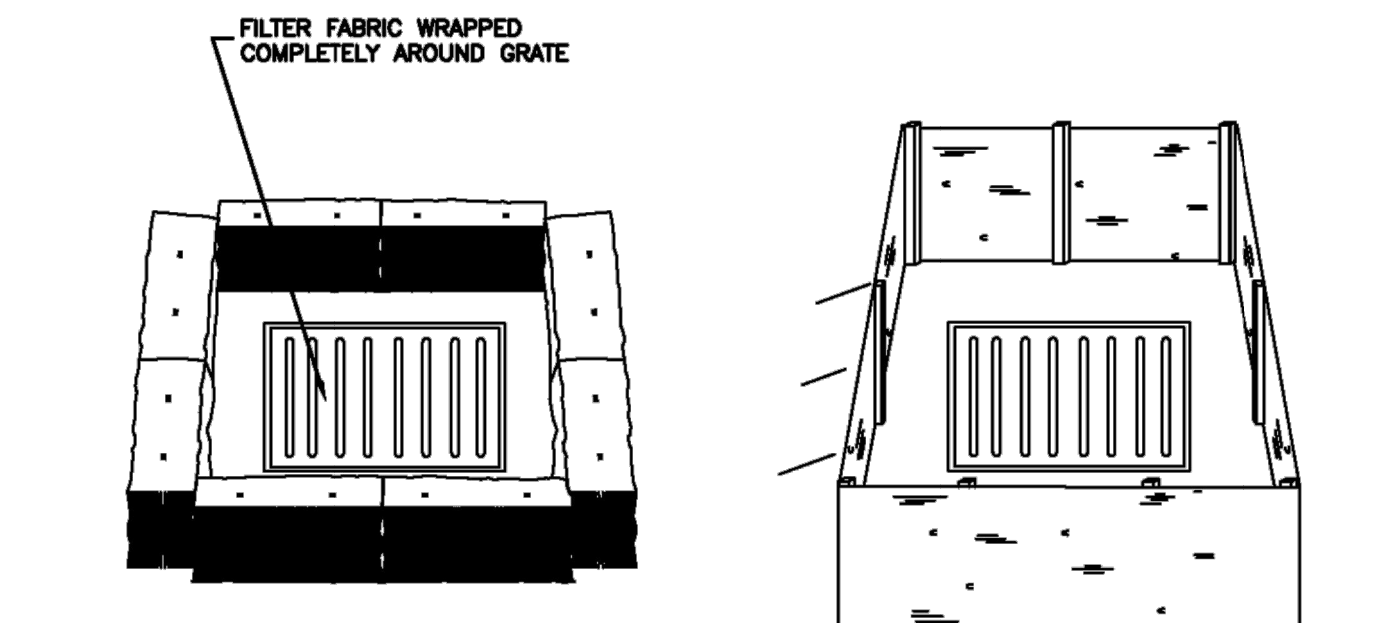


Plan **122**  
**Silt fence**  
February 2008  
7

**Inlet protection - fence or straw bale**

1. **GENERAL**
  - A. Description. A temporary sediment barrier around storm drain inlet.
  - B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. **PRODUCT** (Not used)
3. **EXECUTION**
  - A. Installation and application criteria.
    - 1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
    - 2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
    - 3) Install filter fabric completely around grate.
  - B. Maintenance.
    - 1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
    - 2) Remove sediment accumulated when it reaches 4-inches in depth.
    - 3) Repair or re-align barrier or fence as needed.
    - 4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

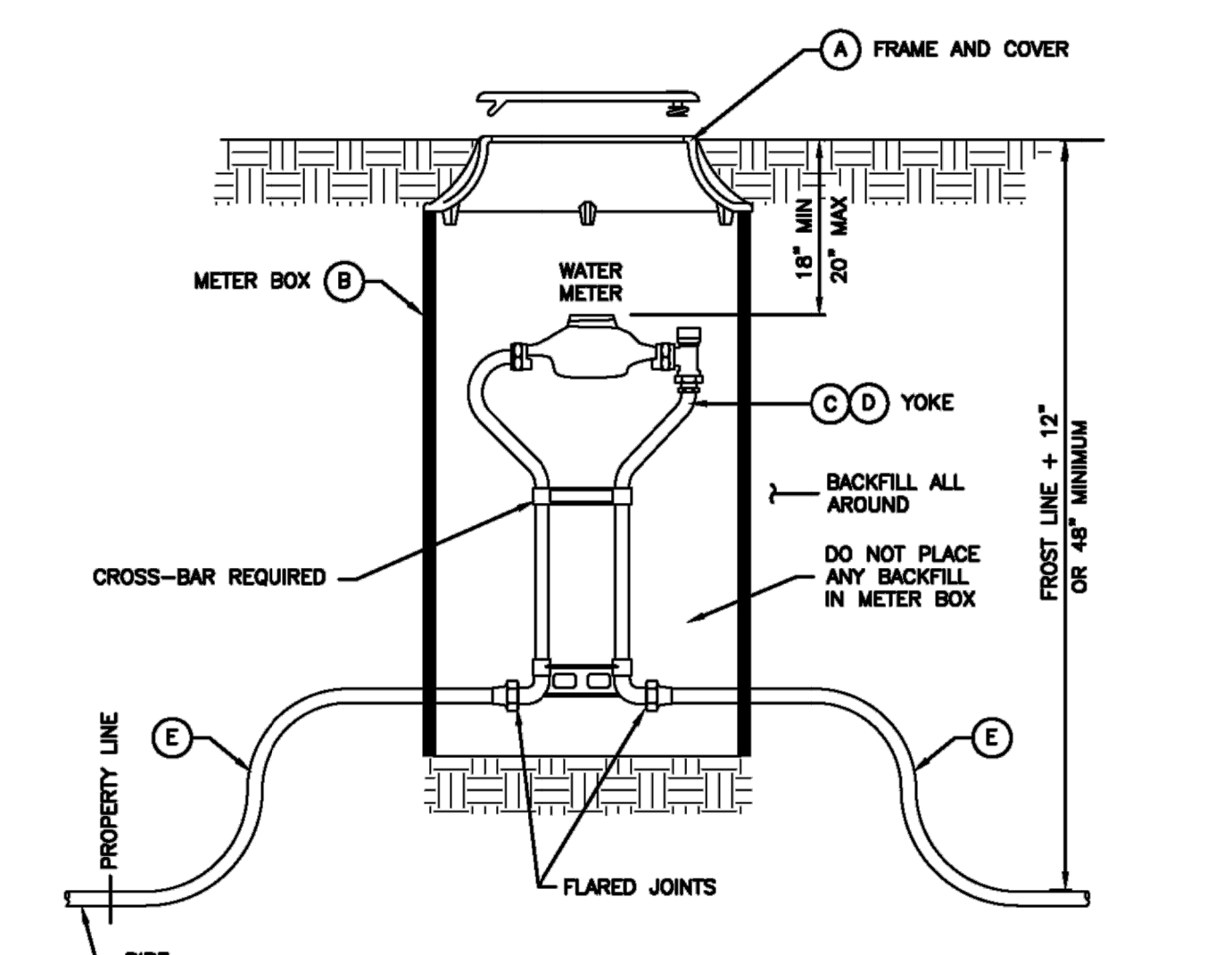
**NARRATIVE:** THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY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



Plan **124**  
**Inlet protection - fence or straw bale**  
February 2008  
15

**3/4" and 1" meter**

1. **GENERAL**
  - A. In street surfaces or other vehicular traffic areas (like driveway approaches), install the same type of meter box as required for 1 1/2" and 2" service meters. See Plan 522.
  - B. Before backfilling, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
  - A. Base Course. Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
  - B. Backfill. Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
  - C. Castings. Grey iron class 35 minimum per ASTM A 48, coated with asphalt based paint or better.
3. **EXECUTION**
  - A. Meter Placement:
    - 1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
    - 2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
  - B. Meter Box. Set box so grade of the frame and cover matches the grade of the surrounding surface.
  - C. Pipe Outside of Right-of-Way. Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
  - D. Inspection. Before backfilling around meter box, secure inspection of installation by ENGINEER.
  - E. Base Course and Backfill Placement. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Maximum lift thickness before compaction is 9-inches.



**LEGEND**

No.	ITEM	DESCRIPTION
(A)	FRAME AND COVER	CAST IRON COVER (green) DUCTILE IRON COVER (driveway)
(B)	METER BOX (18" TO 21" DIAMETER) (20" TO 30" DEEP)	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
(C)	3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(D)	1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(E)	COPPER PIPE	TYPE K (SOFT)

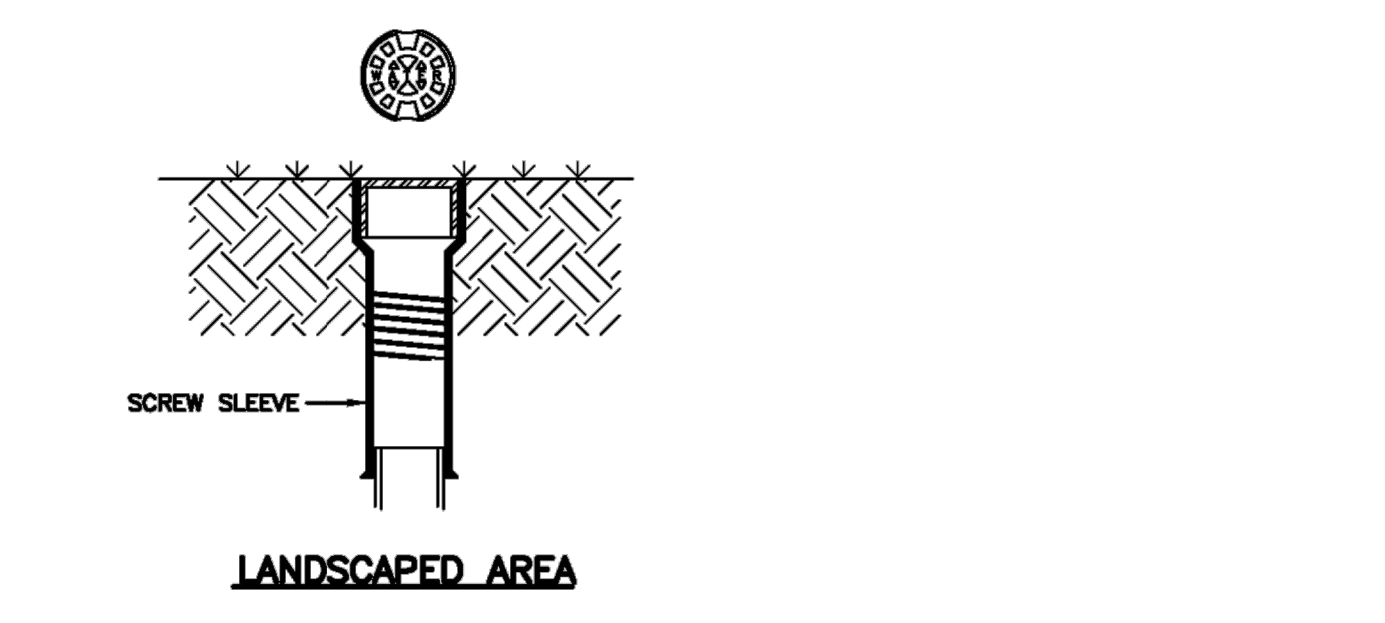
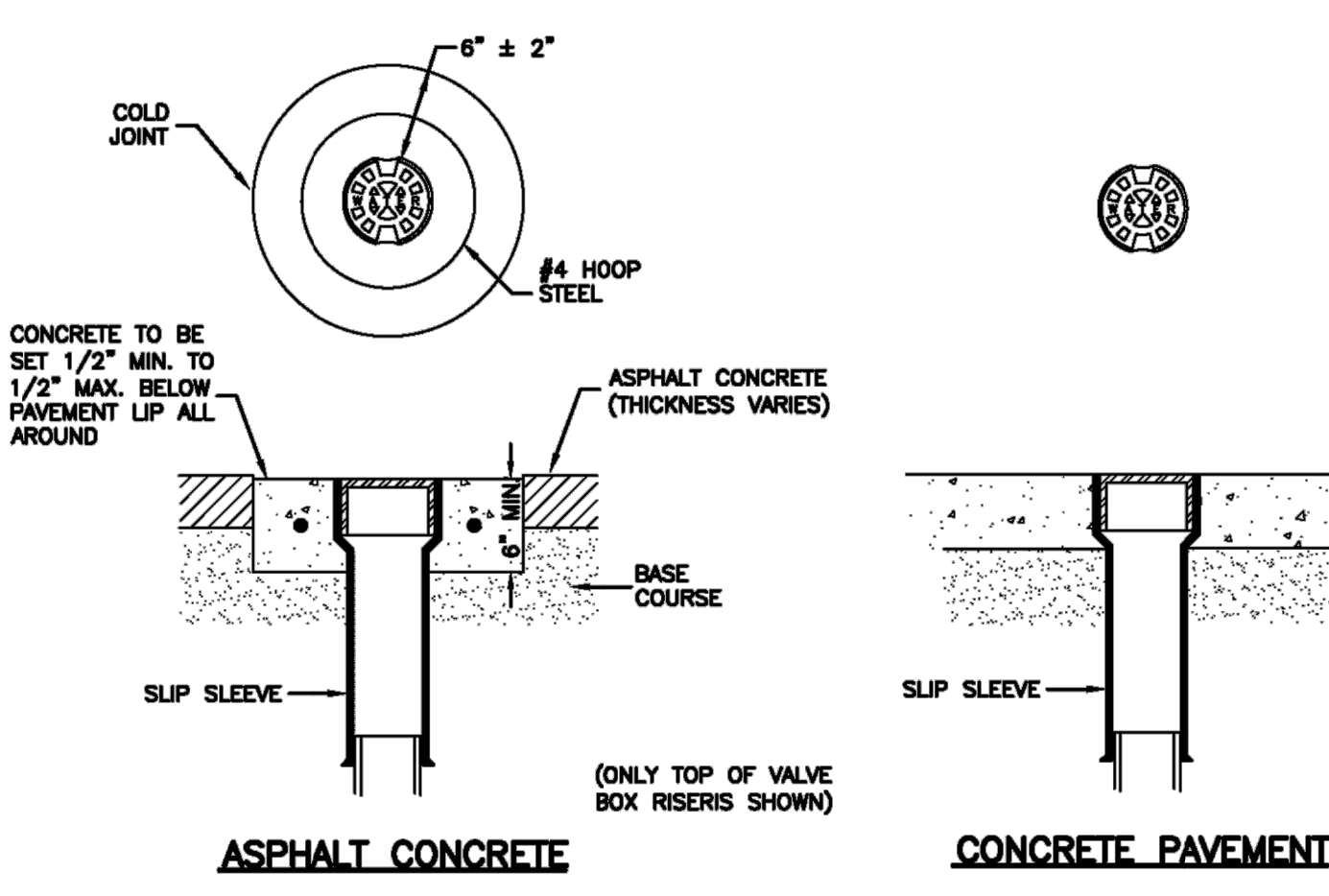
\* FURNISHED BY UTILITY AGENCY

Plan **521**  
**3/4" and 1" meter**  
August 2001  
239

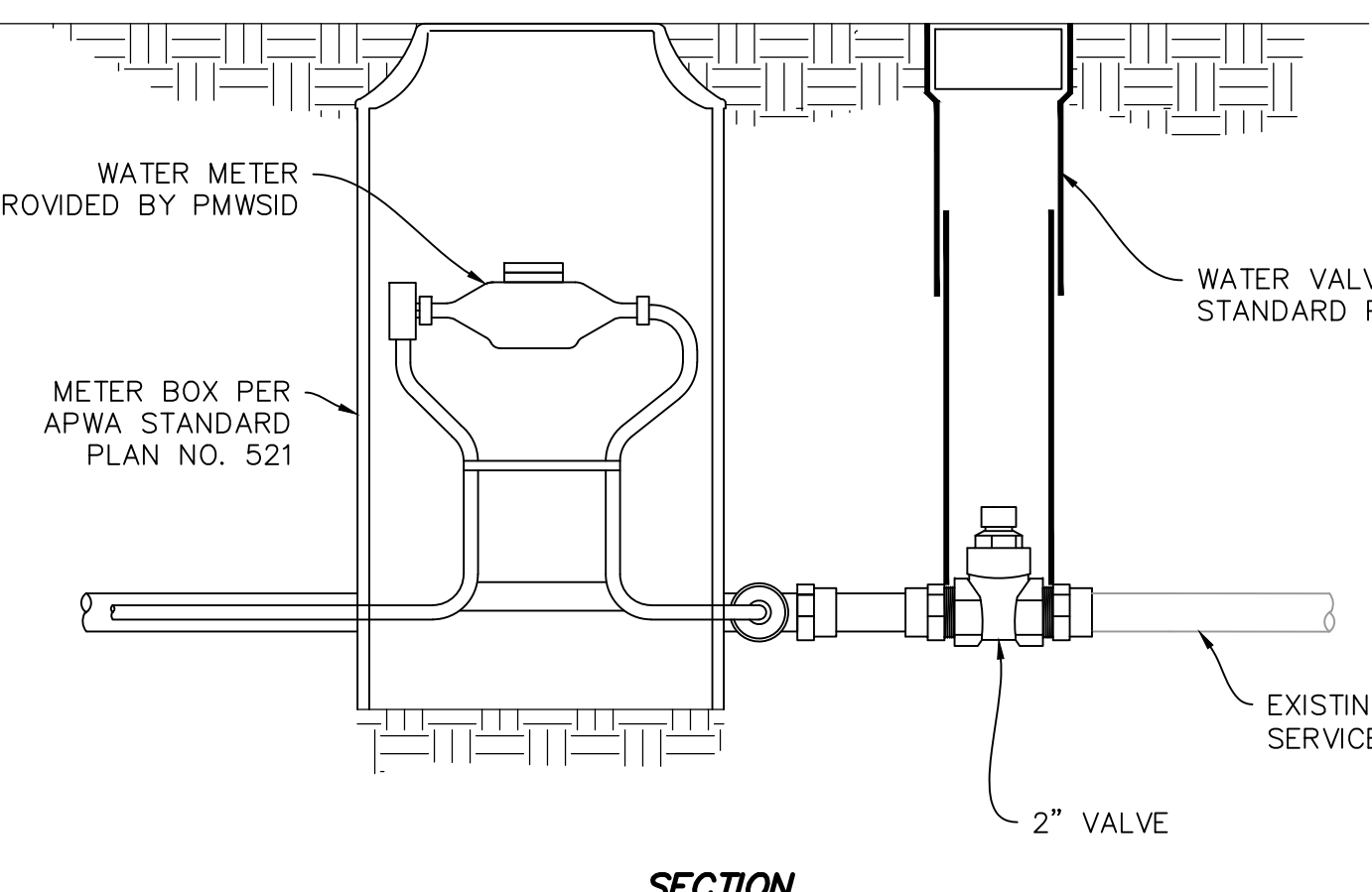
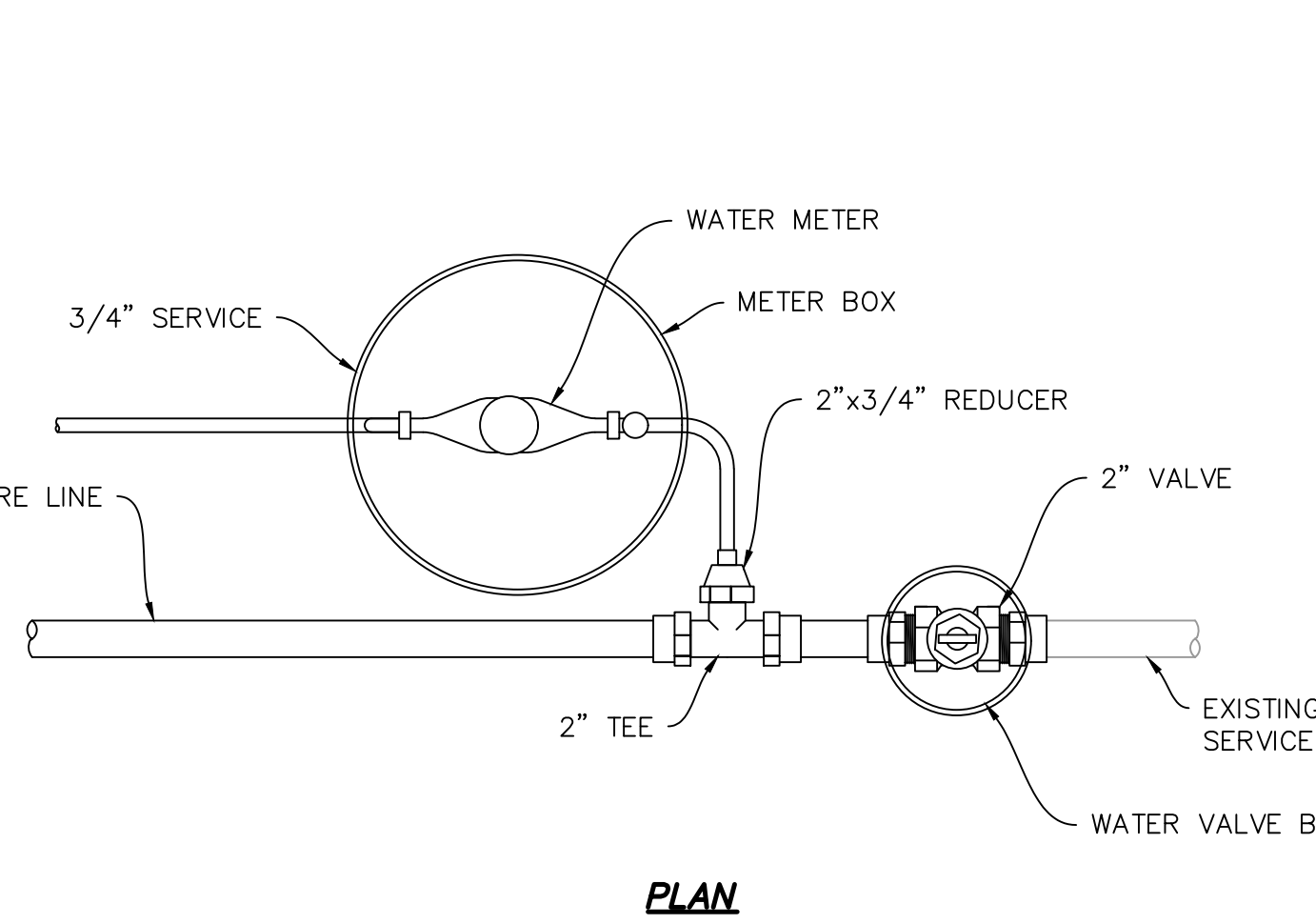
**Cover collar for water valve box**

1. **GENERAL**
  - A. In a pavement surface, fill an annular space around a frame and cover casting with concrete. The concrete will support the casting under traffic loadings.
2. **PRODUCTS**
  - A. Base Course. Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
  - B. Concrete. Class 4000, APWA Section 03 30 04.
  - C. Concrete Curing Agent. Type ID Class A (clear with fugitive dye), membrane forming compound, APWA Section 03 30 00.

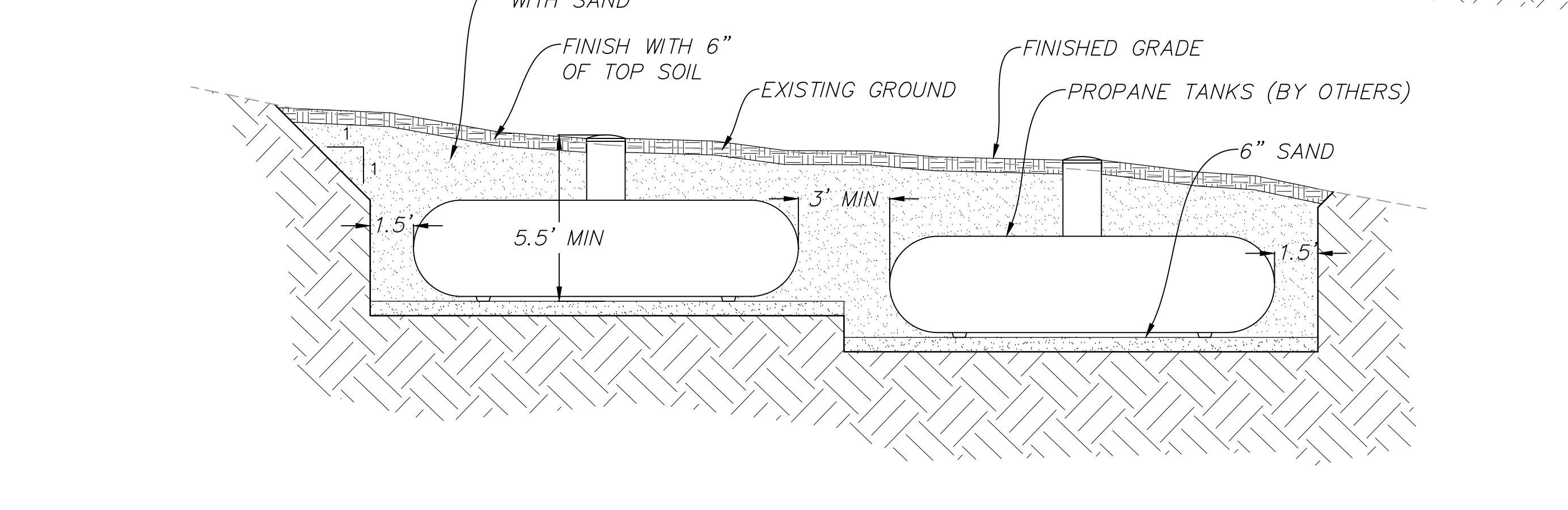
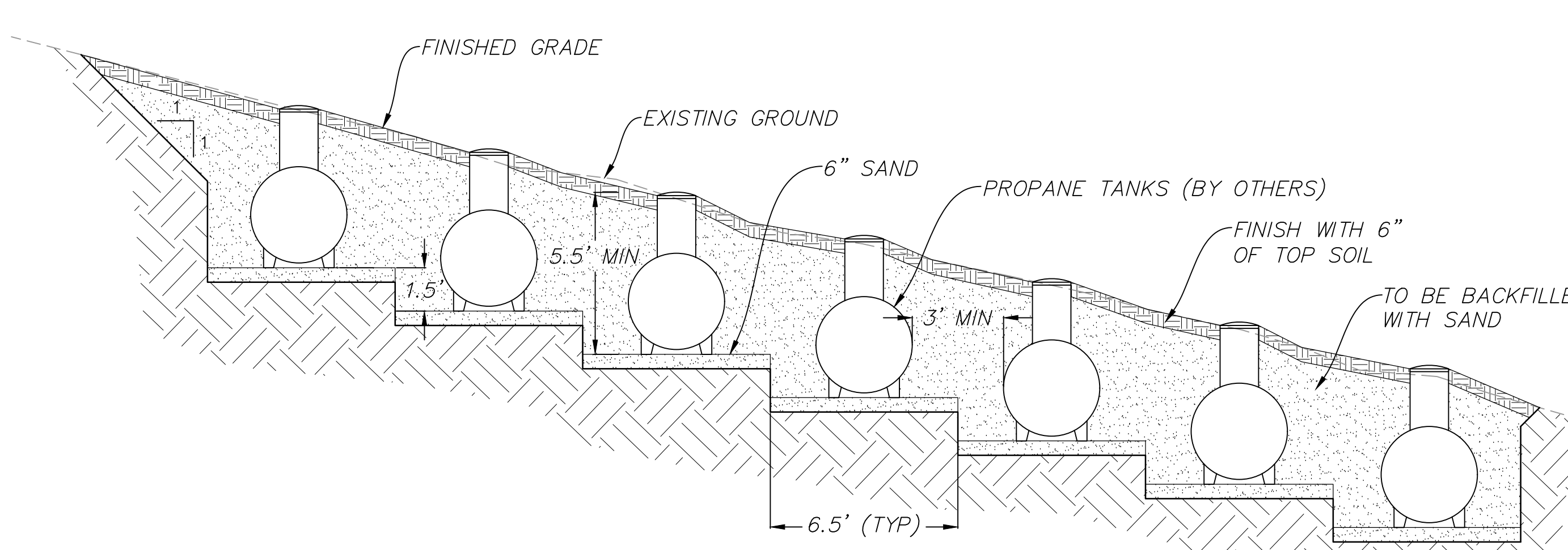
3. **EXECUTION**
  - A. Base Course. Maximum lift thickness is 9-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
  - B. Pavement Preparation. Provide a neat vertical and concentric joint between concrete collar and existing asphalt concrete surface. Clean edges of all dirt, oil, and loose debris.



Plan **574**  
**Cover collar for water valve box**  
August 2010  
277

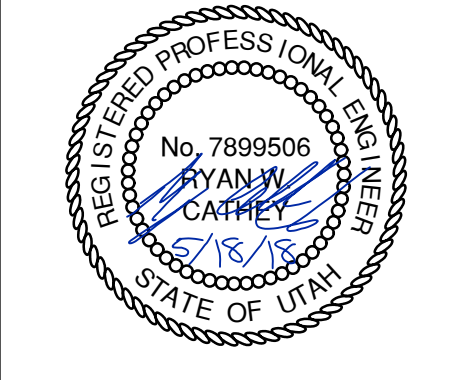


Plan **521**  
**FIRE LINE AND WATER METER DETAIL**  
February 2008  
7



Plan **521**  
**PROPANE TANK PIT TYPICAL DETAIL**  
August 2001  
239

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Halifax, Nova Scotia  
Canada B3K 3B4  
ph: (902) 429-1867  
fax: (902) 429-6276



No.	Description	Date

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Details

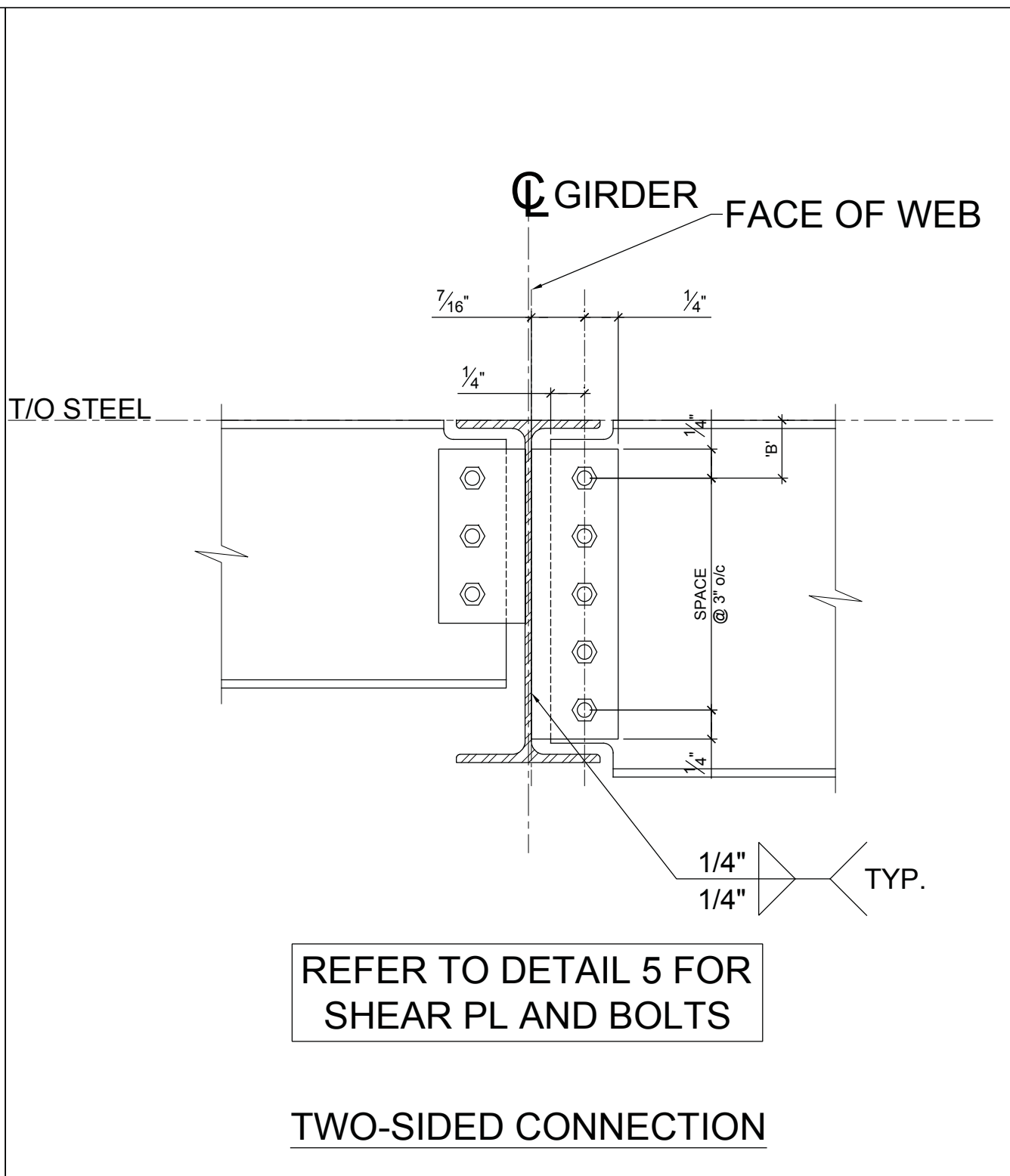
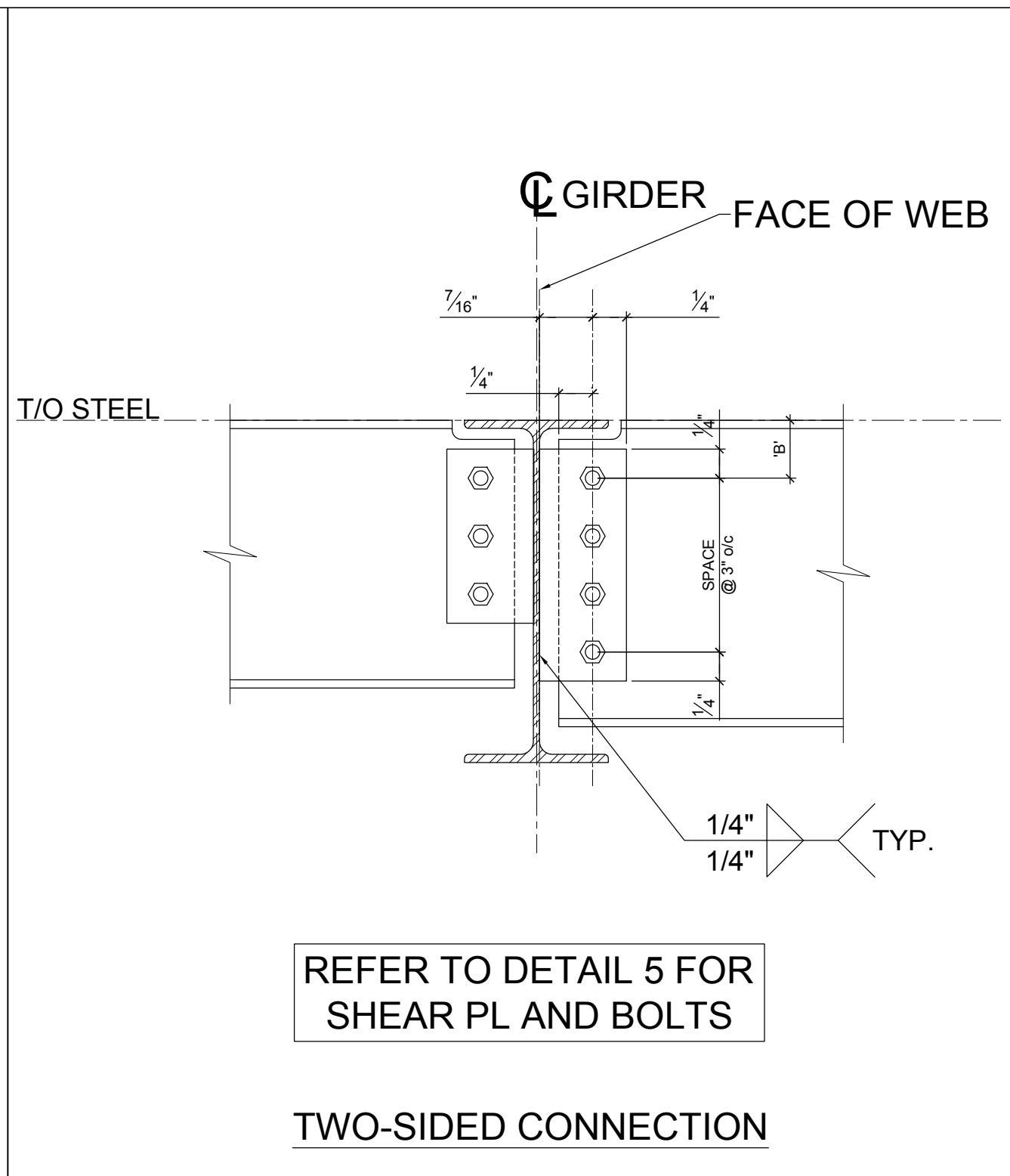
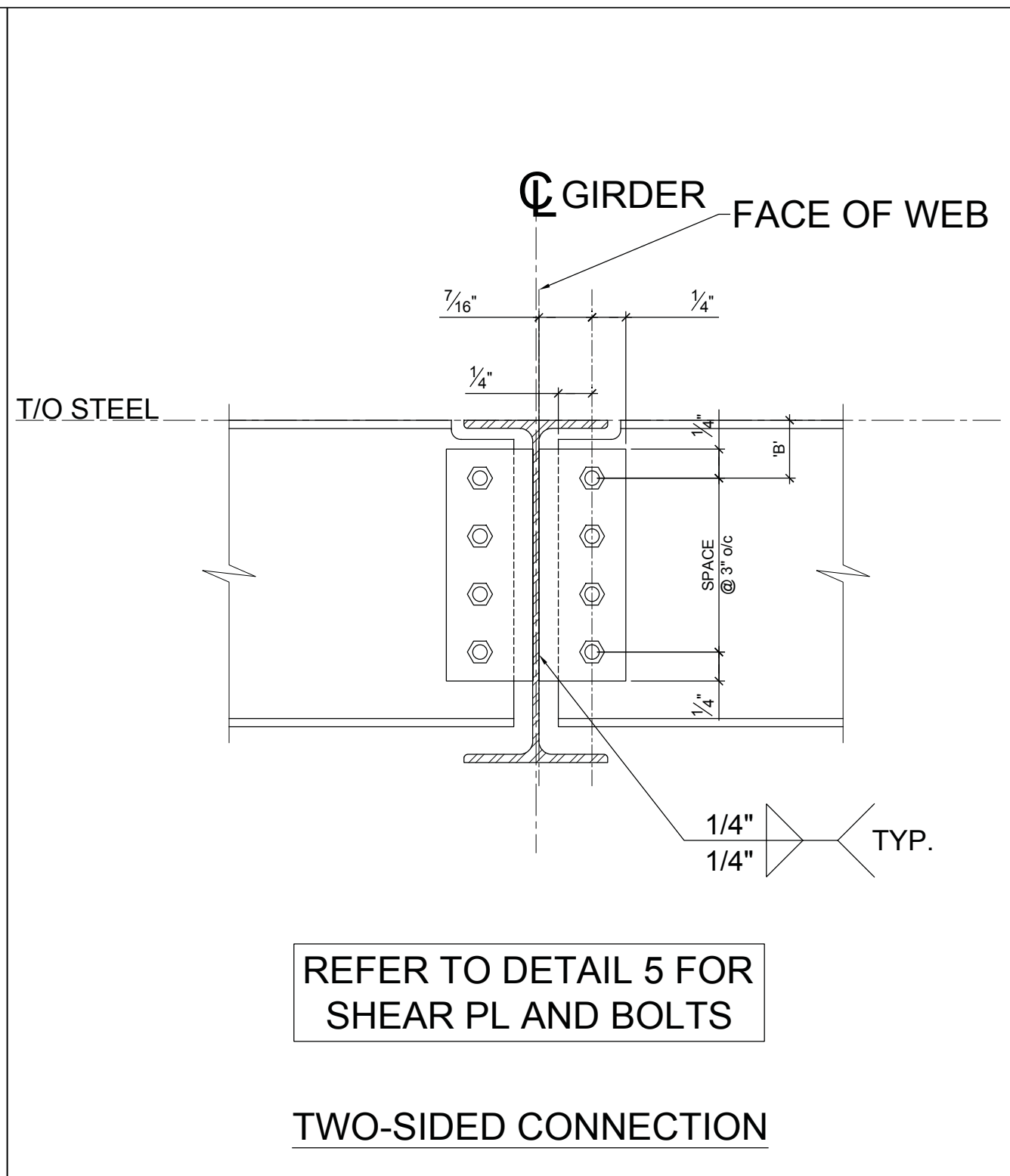
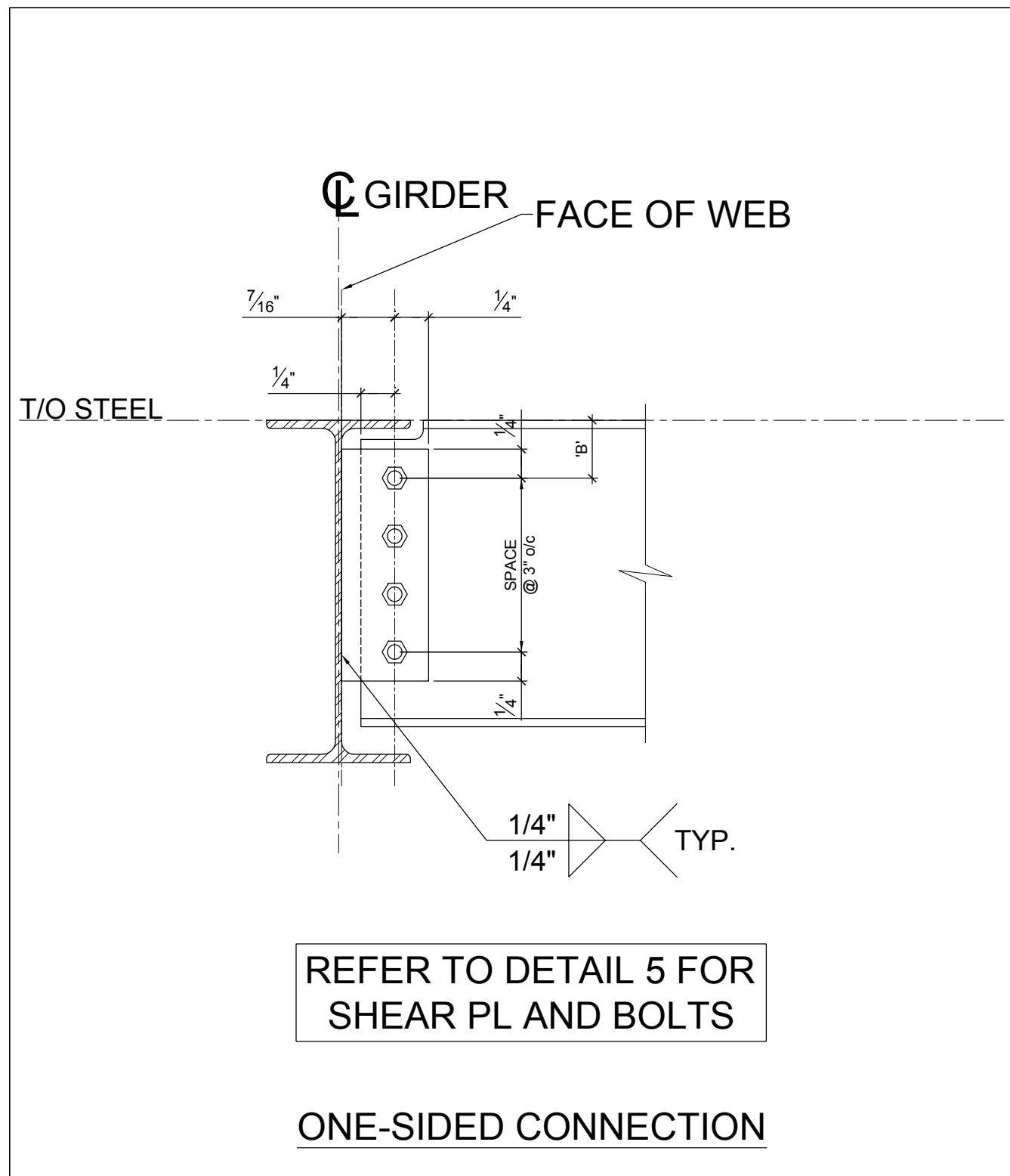
scale: N/A  
date: 08.02.2018  
drawn: JLB  
checked: RWC

**C701**









CONNECTION SCHEDULE					
BEAM SIZE	PLATE THICKNESS	BOLTS		DIM. 'B' (MAX)	Vr [kip]
		DIA.	QTY.		
W8	5/16	3/4	2	2 1/2	24
W10	5/16	3/4	2	2 1/2	24
W12	5/16	3/4	3	2 1/2	41
W14	5/16	3/4	3	2 1/2	43
W16	5/16	3/4	4	2 1/2	62
W18	5/16	3/4	5	2 1/2	81

- CONNECTION SCHEDULE NOTES**
- ALL HOLE SIZES ARE 1/16" UNLESS NOTED
  - BOLTS TO BE ASTM A325N OR A325X
  - ALL WELDS TO BE E70XX
  - SHEAR PLATES SHALL BE MINIMUM GRADE A36
  - REFER TO BEAM SCHEDULE FOR FACTORED DESIGN REACTIONS. THE REACTION FORCES NOTED IN THE RESPECTIVE BEAM SCHEDULES SHALL NOT EXCEED THE CONNECTION CAPACITY NOTED IN THIS TABLE.

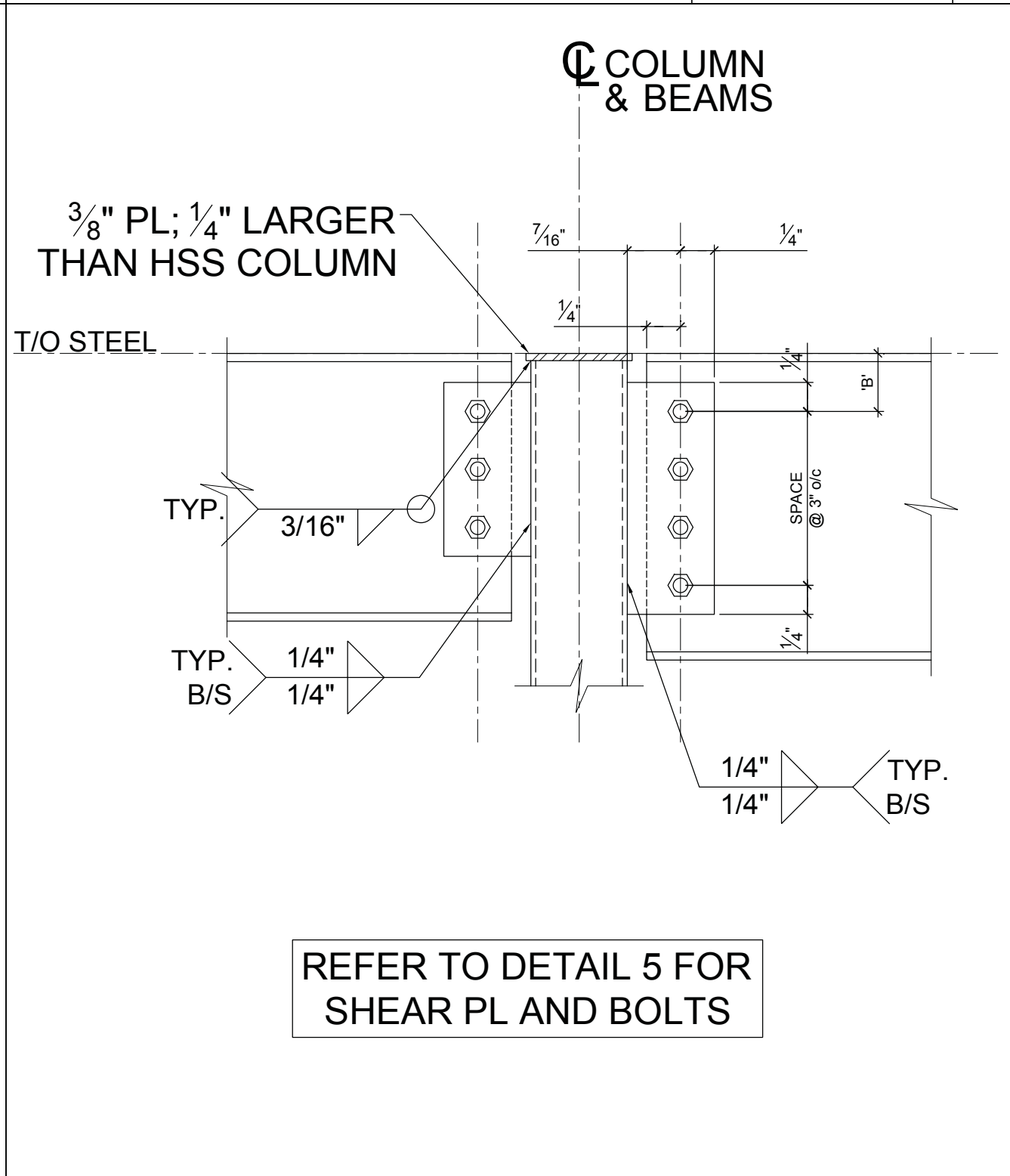
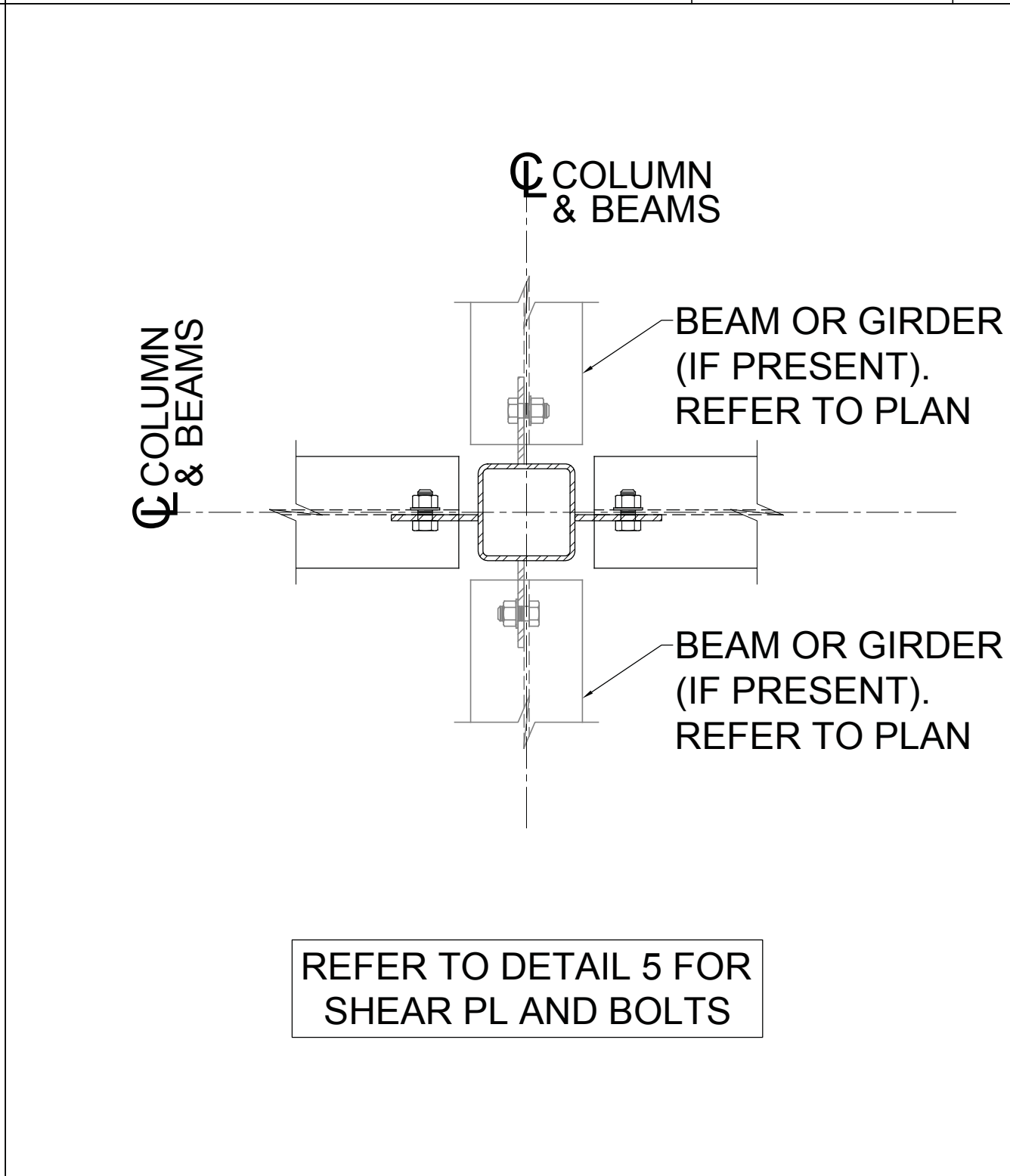
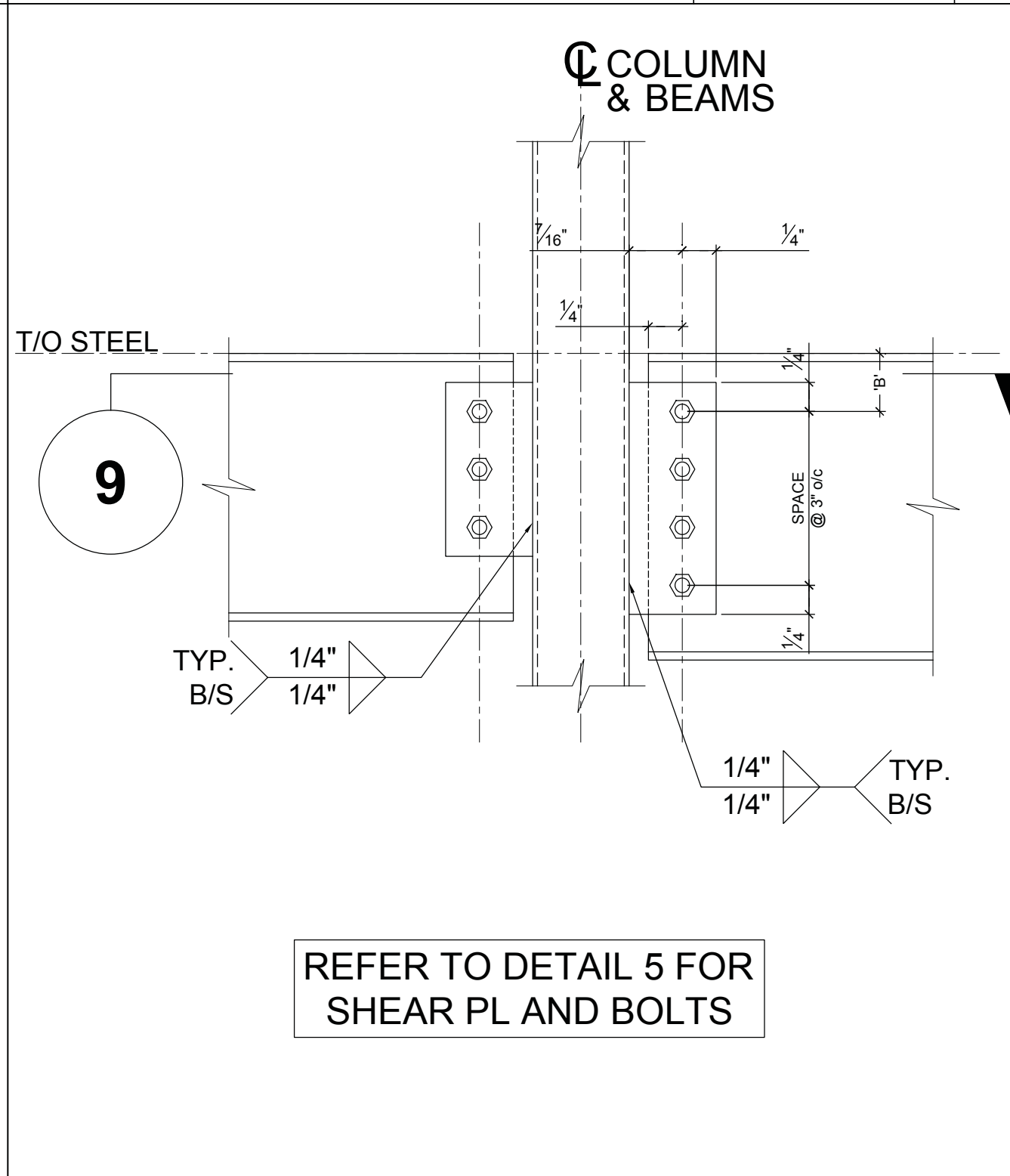
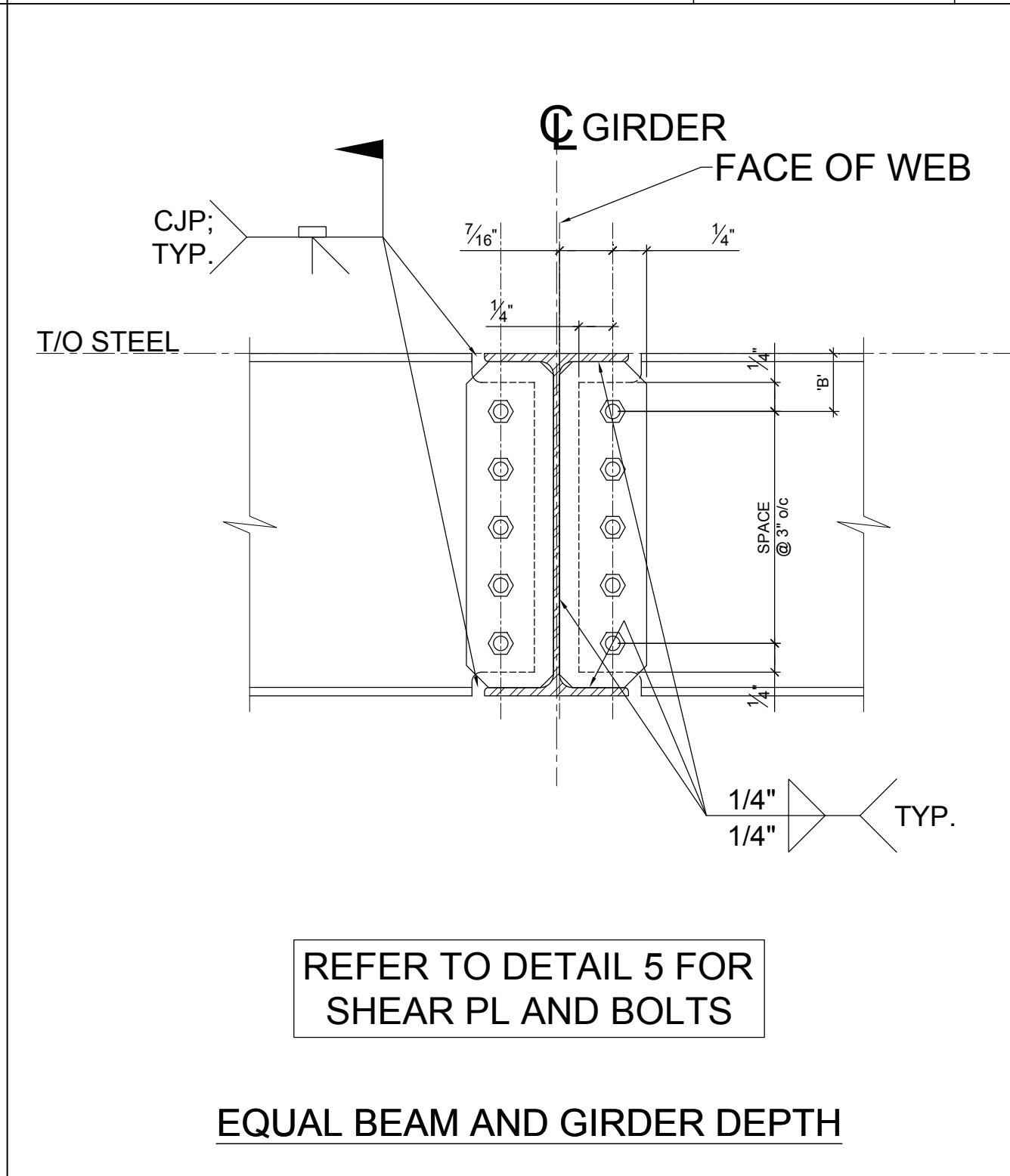
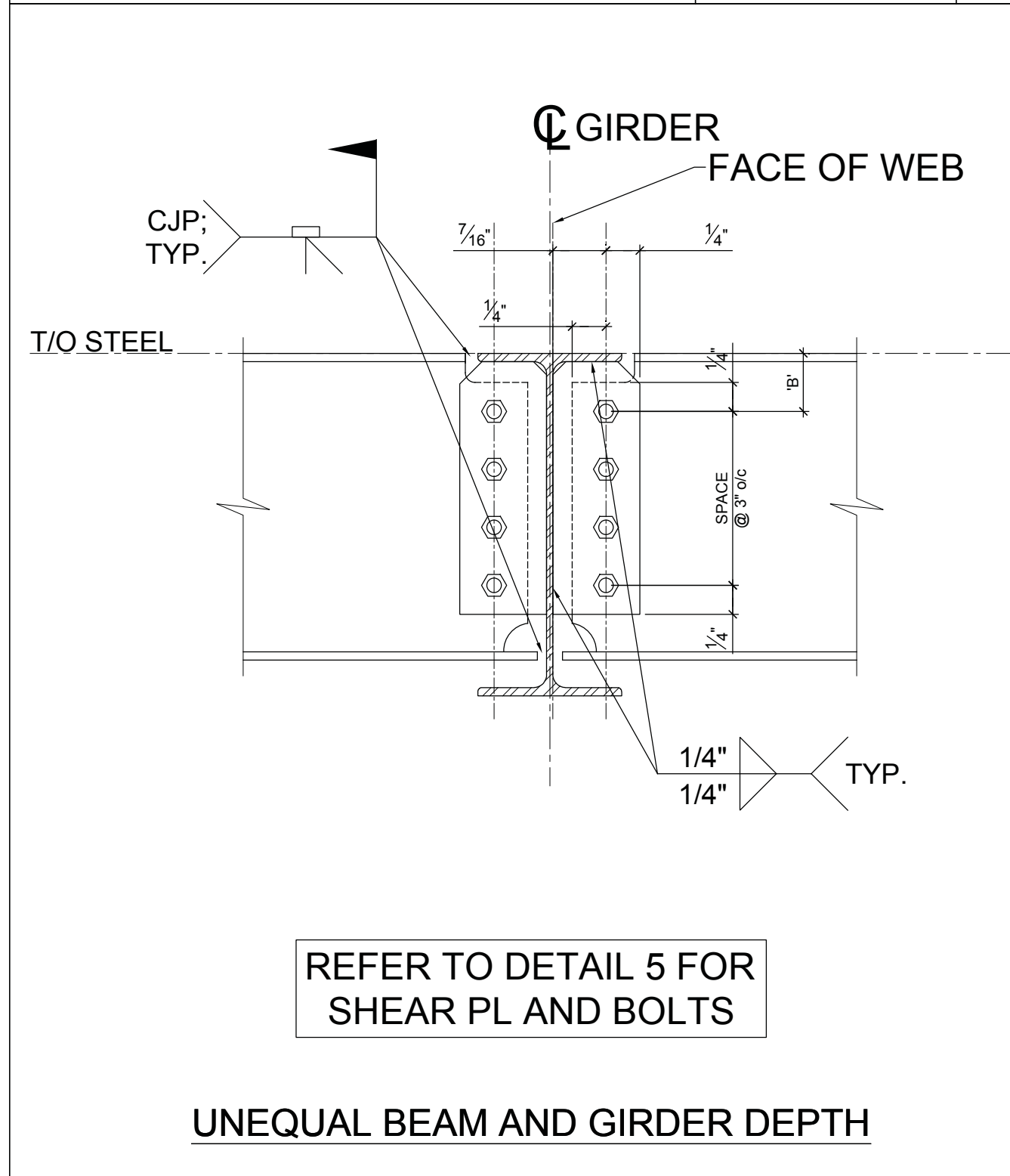
BEAM TO GIRDER 3/4" = 1'-0" 1

BEAM TO GIRDER 3/4" = 1'-0" 2

BEAM TO GIRDER 3/4" = 1'-0" 3

BEAM TO GIRDER 3/4" = 1'-0" 4

CONNECTION SCHEDULE NTS 5



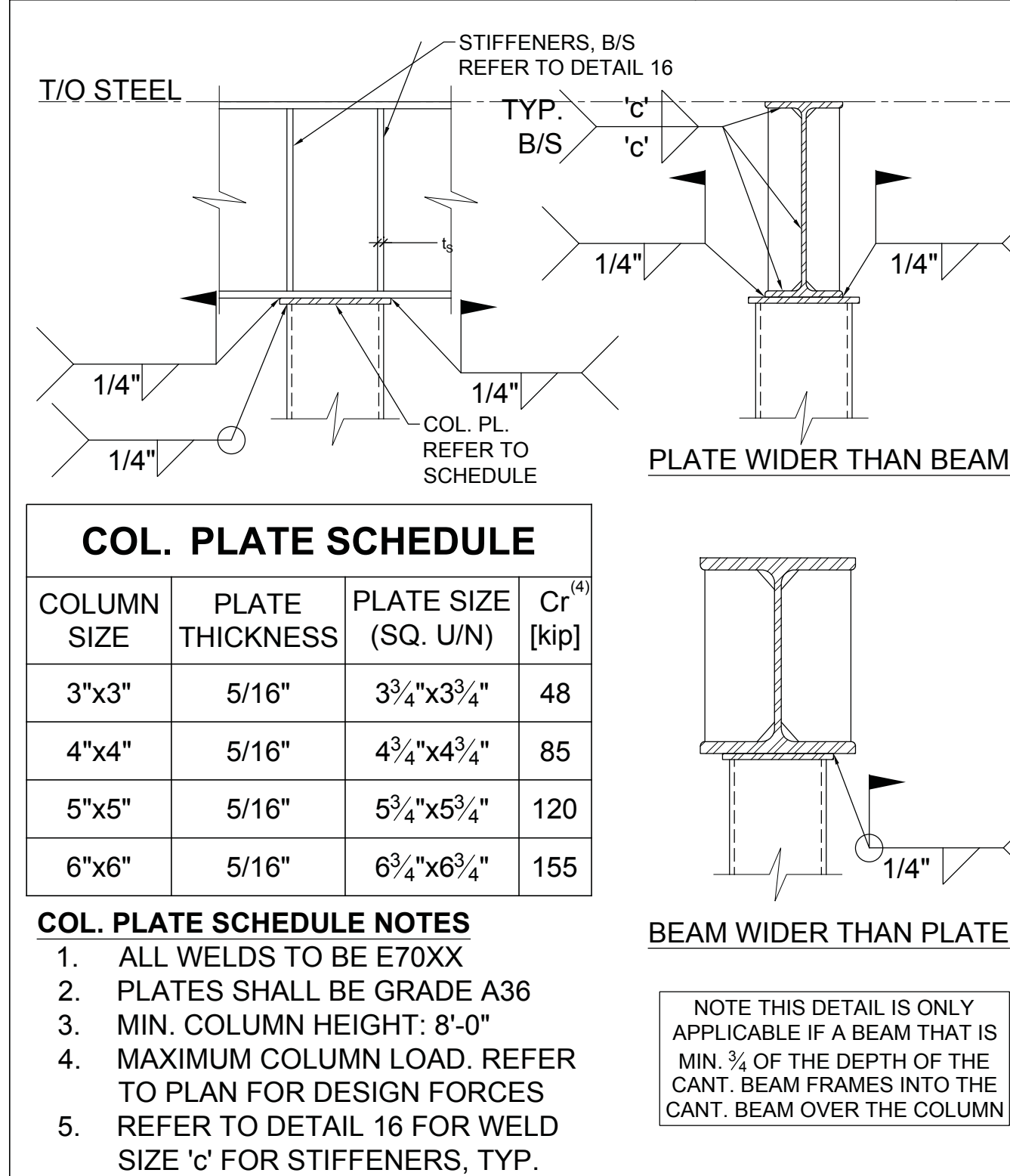
MOMENT CONNECTION 3/4" = 1'-0" 6

MOMENT CONNECTION 3/4" = 1'-0" 7

GIRDER TO COLUMN 3/4" = 1'-0" 8

GIRDER TO COLUMN 3/4" = 1'-0" 9

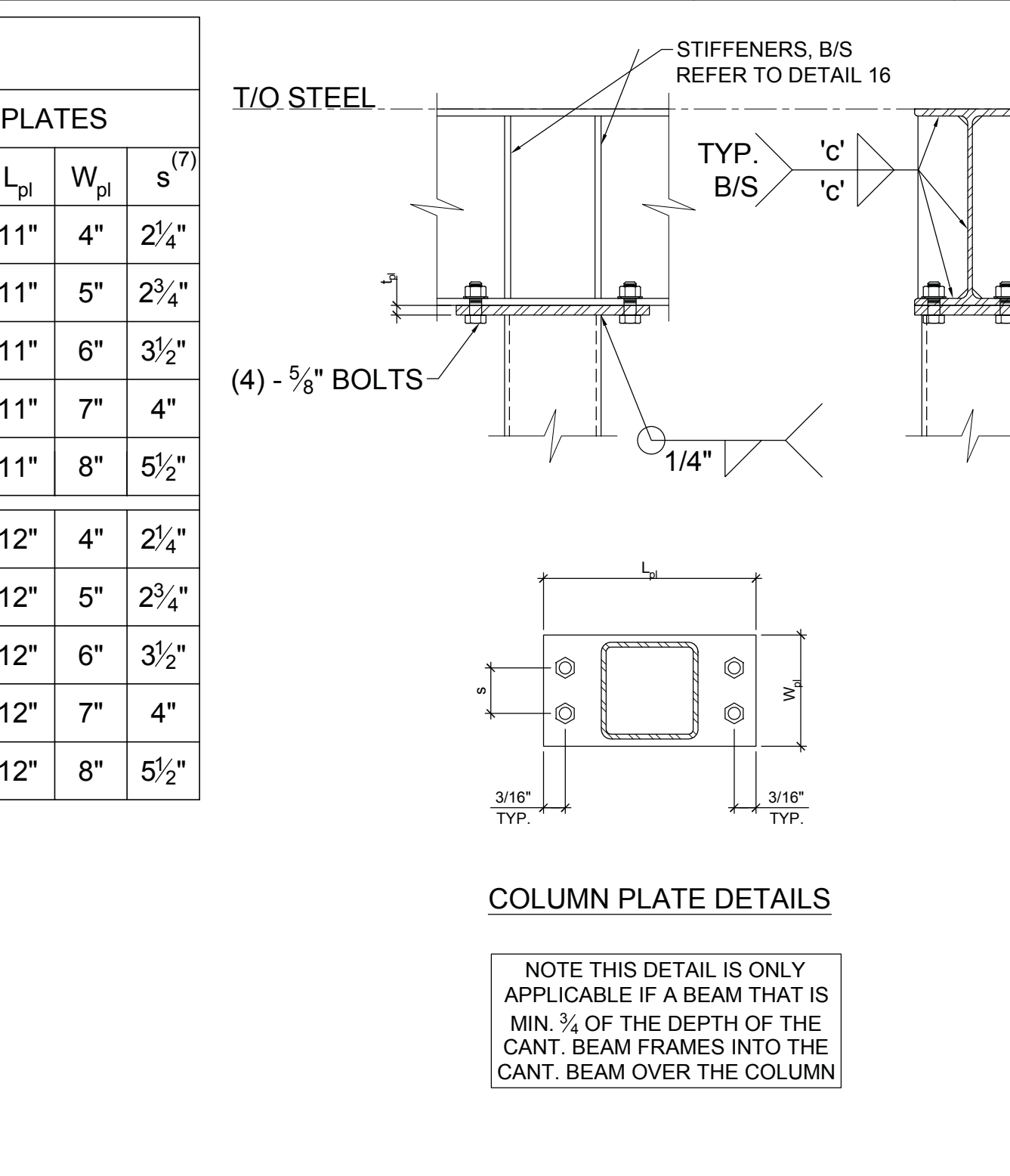
TOP OF HSS COLUMN 3/4" = 1'-0" 10



COLUMN PLATE SCHEDULE											
COLUMN SIZE	BEAM FLANGE WIDTH	PLATES				COLUMN SIZE	BEAM FLANGE WIDTH	PLATES			
		l <sub>pl</sub>	L <sub>pl</sub>	W <sub>pl</sub>	s <sup>(1)</sup>			l <sub>pl</sub>	L <sub>pl</sub>	W <sub>pl</sub>	s <sup>(1)</sup>
3"x3"	< 4 1/2"	1/2"	9"	4"	2 1/4"	5"x5"	< 4 1/2"	1/2"	11"	4"	2 1/4"
	4 1/2" - 6"	1/2"	9"	5"	2 3/4"		4 1/2" - 6"	1/2"	11"	5"	2 3/4"
	6" - 7"	1/2"	9"	6"	3 1/2"		6" - 7"	1/2"	11"	6"	3 1/2"
	7" - 8 1/4"	1/2"	9"	7"	4"		7" - 8 1/4"	1/2"	11"	7"	4"
	> 7 3/4"	1/2"	9"	8"	5 1/2"		> 7 3/4"	1/2"	11"	8"	5 1/2"
4"x4"	< 4 1/2"	1/2"	10"	4"	2 1/4"	6"x6"	< 4 1/2"	1/2"	12"	4"	2 1/4"
	4 1/2" - 6"	1/2"	10"	5"	2 3/4"		4 1/2" - 6"	1/2"	12"	5"	2 3/4"
	6" - 7"	1/2"	10"	6"	3 1/2"		6" - 7"	1/2"	12"	6"	3 1/2"
	7" - 8 1/4"	1/2"	10"	7"	4"		7" - 8 1/4"	1/2"	12"	7"	4"
	> 7 3/4"	1/2"	10"	8"	5 1/2"		> 7 3/4"	1/2"	12"	8"	5 1/2"

**COLUMN PLATE SCHEDULE NOTES**

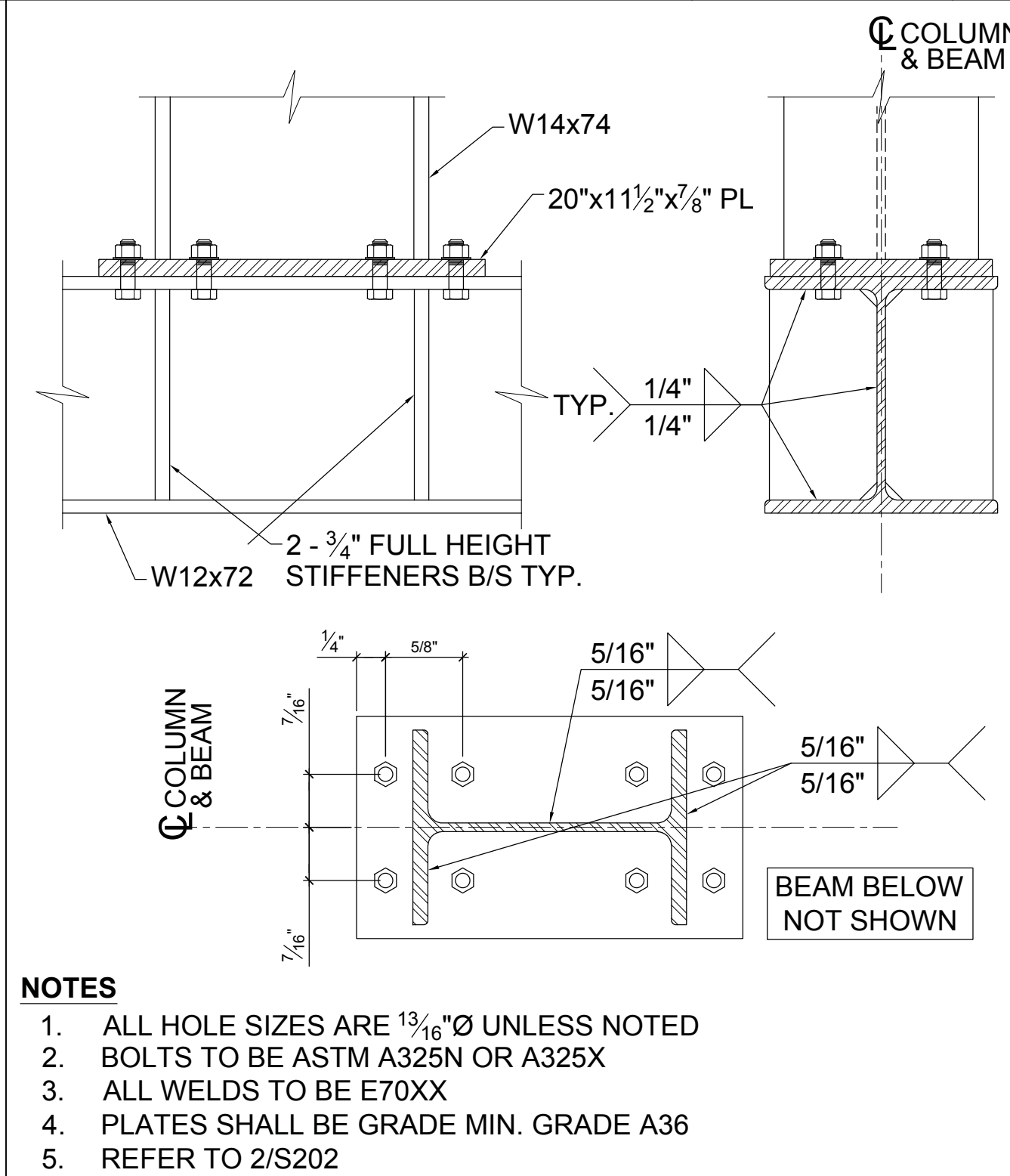
- ALL HOLE SIZES ARE 1/16" UNLESS NOTED
- BOLTS TO BE ASTM A325N OR A325X
- ALL WELDS TO BE E70XX
- PLATES SHALL BE GRADE A36
- MINIMUM COLUMN HEIGHT: 8'-0"
- MAXIMUM FACTORED COLUMN LOADS. REFER TO PLAN:  
 HSS3"x3" = 48 kip    HSS5"x5" = 120 kip  
 HSS4"x4" = 85 kip    HSS6"x6" = 155 kip
- THE GAUGE 's' FOR ALL W16 AND W18 SECTIONS SHALL BE 3 1/2"
- REFER TO DETAIL 16 FOR WELD SIZE 'c' FOR STIFFENERS, TYP.



STIFFENER SCHEDULE									
COLUMN SIZE	BEAM SIZE	PLATES <sup>(2)</sup>		COLUMN SIZE	BEAM SIZE	PLATES <sup>(2)</sup>			
		l <sub>s</sub>	c			l <sub>s</sub>	c		
3"x3"	W8	5/16"	1/4"	5"x5"	W8	5/16"	1/4"		
	W10	5/16"	1/4"		W10	3/8"	1/4"		
	W12	3/8"	1/4"		W12	1/2"	1/4"		
	W14	3/8"	1/4"		W14	1/2"	1/4"		
	W16	3/8"	1/4"		W16	1/2"	1/4"		
W18	3/8"	1/4"	W18	1/2"	1/4"				
4"x4"	W8	5/16"	1/4"	6"x6"	W8	5/16"	1/4"		
	W10	3/8"	1/4"		W10	3/8"	1/4"		
	W12	1/2"	1/4"		W12	1/2"	1/4"		
	W14	1/2"	1/4"		W14	1/2"	1/4"		
	W16	1/2"	1/4"		W16	1/2"	1/4"		
W18	1/2"	1/4"	W18	3/4"	1/4"				

**STIFFENER SCHEDULE NOTES**

- SECTIONS HEAVIER THAN WHAT IS NOTED IN THE SCHEDULE DO NOT REQUIRE STIFFENERS
- PLATE WIDTH (REFERENCE DIMENSION A) SHALL BE TAKEN AS b/2 - 2" WHERE b<sub>1</sub> IS THE WIDTH OF THE BEAM FLANGE
- ALL WELDS TO BE E70XX
- PLATES SHALL BE GRADE A36



BEAM OVER COL. - WELD 3/4" = 1'-0" 12

BEAM OVER COLUMN - BOLTS 3/4" = 1'-0" 13

STIFFENER SCHEDULE NTS 16

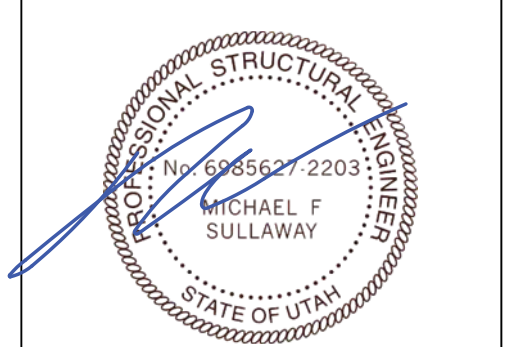
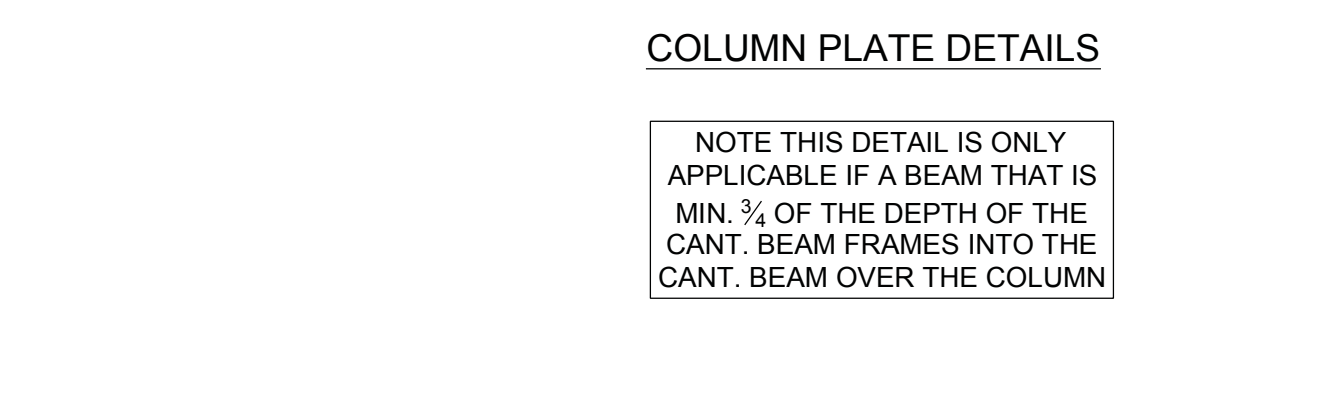
F.5 MOMENT FRAME 3/4" = 1'-0" 18

COL. PLATE SCHEDULE			
COLUMN SIZE	PLATE THICKNESS	PLATE SIZE (SQ. U/N)	C <sub>r</sub> [kip]
3"x3"	5/16"	3 3/4"x3 3/4"	48
4"x4"	5/16"	4 3/4"x4 3/4"	85
5"x5"	5/16"	5 3/4"x5 3/4"	120
6"x6"	5/16"	6 3/4"x6 3/4"	155

**COL. PLATE SCHEDULE NOTES**

- ALL WELDS TO BE E70XX
- PLATES SHALL BE GRADE A36
- MIN. COLUMN HEIGHT: 8'-0"
- MAXIMUM COLUMN LOAD. REFER TO PLAN FOR DESIGN FORCES
- REFER TO DETAIL 16 FOR WELD SIZE 'c' FOR STIFFENERS, TYP.

NOTE THIS DETAIL IS ONLY APPLICABLE IF A BEAM THAT IS MIN. 1/2" OF THE DEPTH OF THE CANT. BEAM FRAMES INTO THE CANT. BEAM OVER THE COLUMN



13	Issued for Building Permit	2018.07.13
12	Issued for Review	2018.05.15
11	Issued for Costing	2018.05.30
No.	Description	Date

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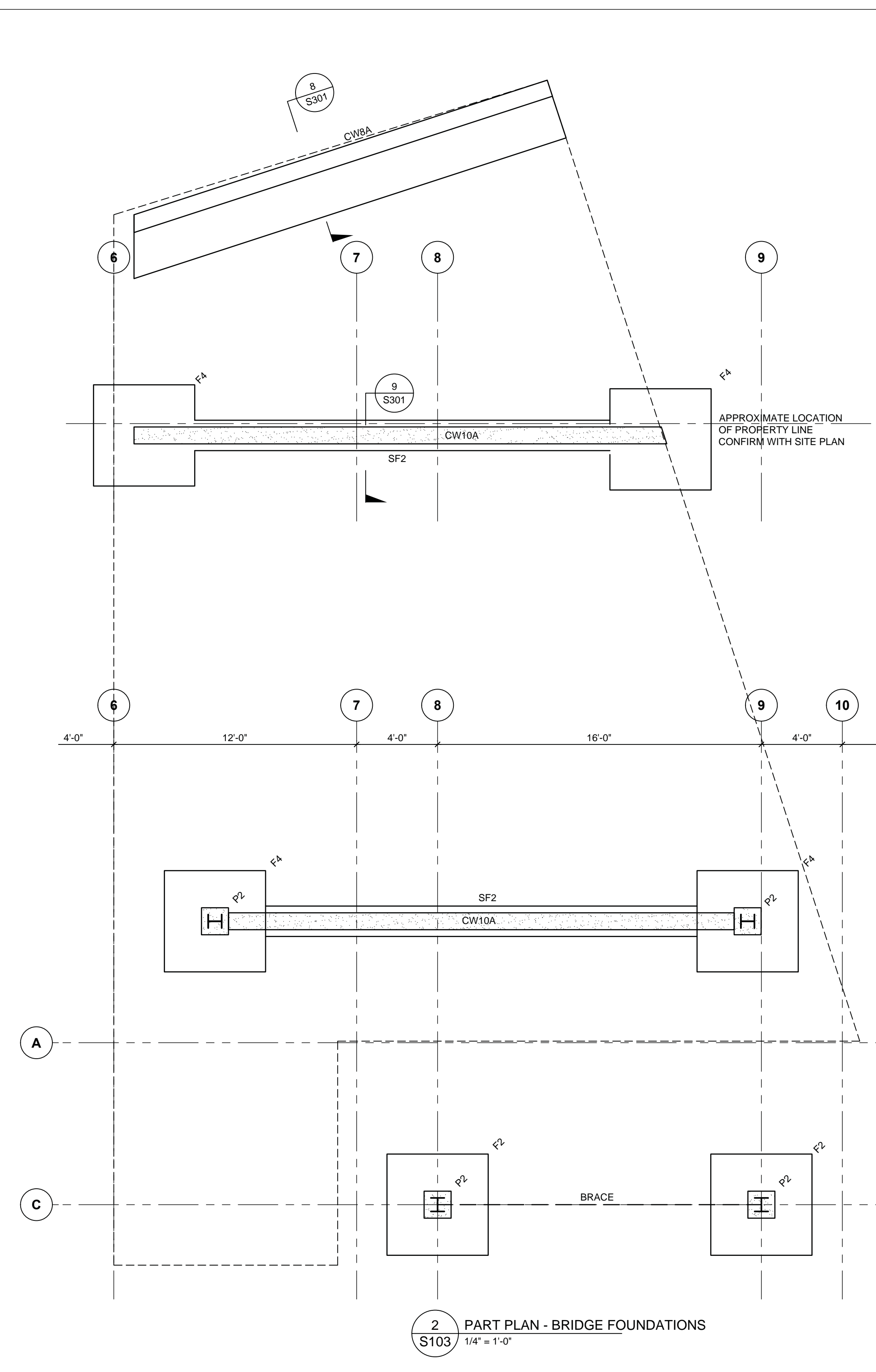
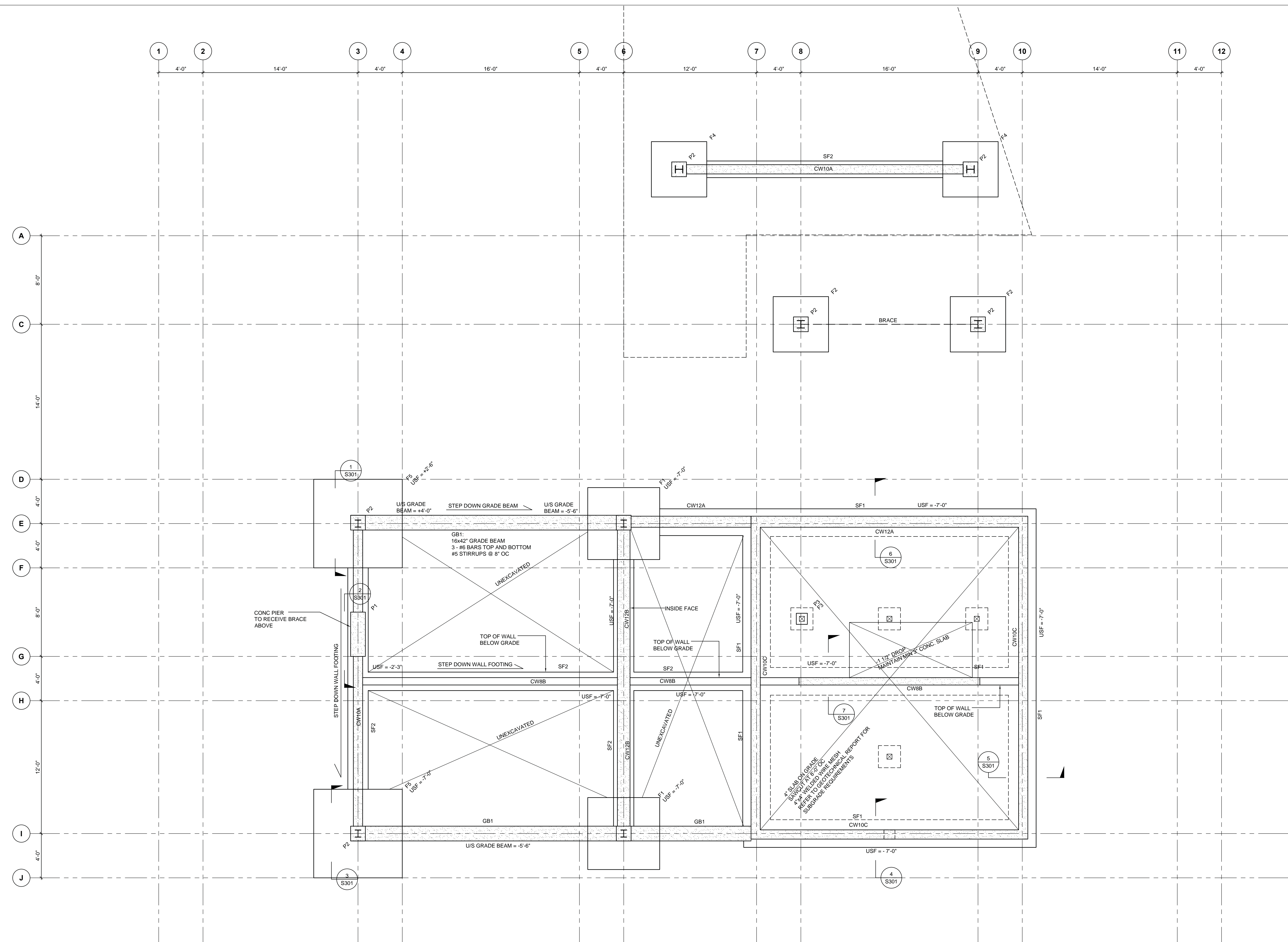
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**SHOP DRAWINGS:**  
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**1 FOUNDATION PLAN**  
 1/4" = 1'-0"

**FOUNDATION PLAN NOTES**

- BASEMENT FLOOR DATUM ELEVATION, 20'-0" BELOW MAIN FLOOR DATUM.
- WHERE CROSSED AND NOTED THE LOCAL DATUM FOR RAISED OR LOWERED AREAS ARE GIVEN RELATIVE TO THE LOWER FLOOR DATUM.
- EXCEPT AS CROSSED AND NOTED TOP OF FINISHED FLOOR IS 0' BELOW THE LOWER FLOOR DATUM.
- WHERE CROSSED AND NOTED, SLAB DEPRESSIONS OR LOCALLY RAISED AREAS ARE GIVEN RELATIVE TO THE BASEMENT FLOOR DATUM.
- FOUND FOOTINGS AT THE ELEVATIONS RELATIVE TO THE LOWEST FLOOR DATUM SHOWN IN PLAN.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR THE GEODETIC ELEVATION OF THE GROUND FLOOR DATUM.

**FOOTING SCHEDULE**

- F1:  
6'-0"x6'-0"x1'-0" PAD FOOTING  
#5 BARS BOTTOM EACH WAY
- F2:  
6'-0"x6'-0"x1'-0" PAD FOOTING  
#5 BARS BOTTOM EACH WAY  
FOUND UNDERSIDE OF FOOTINGS  
MINIMUM 3'-0" BELOW PROPOSED  
FINISHED GRADE - REFER TO  
GRADING PLAN
- F3:  
2'-0"x2'-0"x1'-0" PAD FOOTING  
PLAN
- F4:  
5'-0"x5'-0"x0'-10" PAD FOOTING  
#5 BARS BOTTOM EACH WAY  
FOUND UNDERSIDE OF FOOTINGS  
MINIMUM 3'-0" BELOW PROPOSED  
FINISHED GRADE - REFER TO  
GRADING PLAN
- F5:  
8'-0"x8'-0"x1'-0" PAD FOOTING  
10 #5 BARS BOTTOM EACH WAY

**STRIP FOOTING SCHEDULE**

- SF1:  
2'-6"x10" STRIP FOOTING  
4 #5 CONTINUOUS LONG DIRECTION
- SF2:  
1'-8"x10" STRIP FOOTING  
2 #6 CONTINUOUS LONG DIRECTION

**CONCRETE WALL SCHEDULE**

- CW8A:  
8" CONCRETE WALL  
#5 BARS HORIZONTAL AND VERTICAL  
SEE SECTION 1/S301
- CW8B:  
8" CONCRETE WALL  
#5 @ BARS @ 16" HORIZONTAL AND VERTICAL
- CW10A:  
10" CONCRETE WALL  
#5 BARS @ 16" HORIZONTAL AND VERTICAL EACH FACE
- CW10B:  
10" CONCRETE WALL  
#5 BARS @ 16" HORIZONTAL AND VERTICAL EACH FACE
- CW10C:  
10" CONCRETE WALL  
#5 BARS @ 16" HORIZONTAL AND VERTICAL EACH FACE
- CW12A:  
12" CONCRETE WALL  
#8 BARS @ 8" HORIZONTAL AND VERTICAL INSIDE FACE  
#5 BARS @ 16" HORIZONTAL AND VERTICAL OUTSIDE FACE
- CW12B:  
12" CONCRETE WALL  
#5 BARS @ 8" HORIZONTAL INSIDE FACE  
#5 BARS @ 16" VERTICAL INSIDE FACE  
#5 BARS @ 16" HOR AND VERT OUTSIDE FACE

**CONCRETE PIER SCHEDULE**

- P1:  
16x48"  
10 #5 BARS VERT  
No. 5 TIES @ 12"
- P2:  
16x16"  
4 #5 BARS VERT  
No. 5 TIES @ 12"
- P3:  
12x12"  
4 #5 BARS VERT  
No. 5 TIES @ 12"

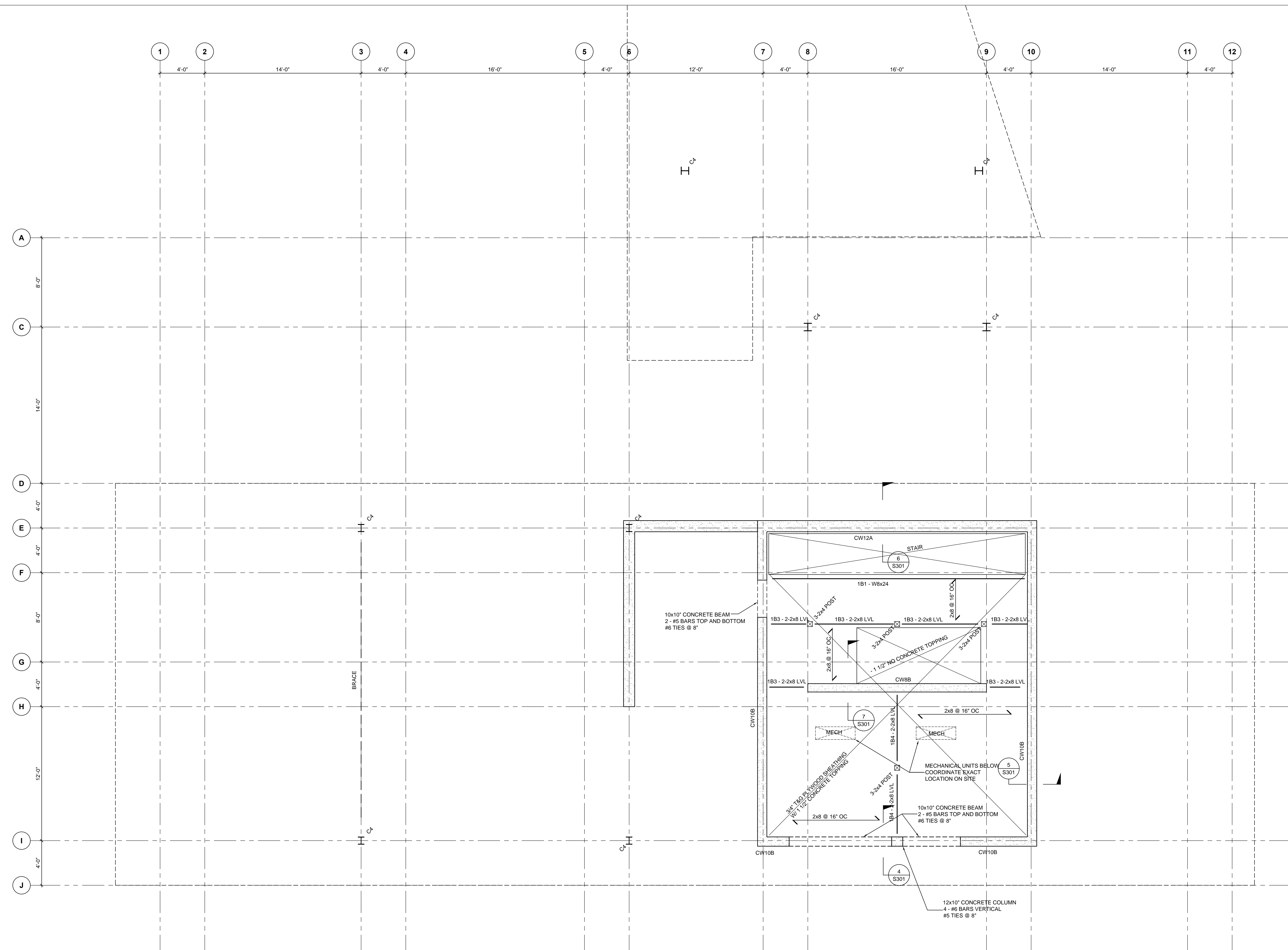


No.	Description	Date
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01	Issued for Costing	2018.05.30

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

Foundation Plan  
 scale: 1/4" = 1'-0"  
 date: 2018-05-20  
 drawn: DP  
 checked: TJ  
**S100**



**1**  
 LOWER LEVEL FRAMING PLAN  
 1/4" = 1' 0"

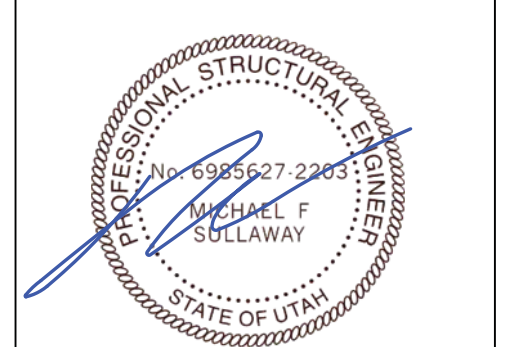
**LOWER FLOOR FRAMING PLAN NOTES**

1. THE LOWER LEVEL FLOOR DATUM IS AT -11'-0" BELOW MAIN FLOOR DATUM.
2. THE TOP OF THE FINISHED FLOOR IS 0' BELOW THE DATUM.
3. THE TOP OF THE FLOOR SHEATHING IS 1 1/2" BELOW THE DATUM.
4. TOP OF WOOD FRAMING IS 2 1/4" BELOW THE DATUM UNLESS NOTED OTHERWISE IN PLAN.
5. LOADS USED IN THE DESIGN:  
 LIVE LOAD: 40psf  
 DEAD LOADS:  
 PARTITIONS 10psf  
 FLOOR FINISH 5psf  
 CONG TOPPING 20psf - 1 1/2" MAX  
 SHEATHING 2psf  
 JOISTS 2psf kPa  
 SUSPENDED 5psf kPa  
 TOTAL 45psf
6. SEE ROOF PLAN FOR COLUMN SCHEDULE

BEAM MARK	BEAM SECTION	REACTIONS				CAMBER	REMARKS
		LEFT END		RIGHT END			
		LIVE	DEAD	LIVE	DEAD		
1B-1	WB24	1.8	2.4	1.8	2.4		10x10x10" WALL PLATE EA. END 4 - 1/2" NELSON STUDS EACH
1B-3	2-2x8 LVL						BEAM HANGER OFF CONCRETE
1B-4	2-2x8 LVL						
1B-5	4-2x10 LVL						

**BEAM SCHEDULE NOTES**

1. LEFT AND RIGHT ENDS OF BEAMS ARE DEFINED BY THE ORIENTATION OF THE BEAM MARK ON PLAN.
2. WHERE A BEAM MARK IS INDICATED WITH THE SUFFIX "R" ON PLAN THE REACTIONS ARE TO APPLY AT THE OPPOSITE ENDS.
3. REACTIONS GIVEN ARE SERVICE LOADS IN kips.
4. BEARING PLATE DIMENSION GIVEN FIRST IS PARALLEL TO THE BEAM WEB.
5. CENTRE BEARING PLATES UNDER BEAMS UNLESS NOTED OTHERWISE. PROVIDE 2-3/4" DIA. ANCHOR BOLTS, 16" LG. WITH 90° HOOK AND 4" THREADS. FOR BEARING PLATES BEARING ON CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE, ALTERNATIVELY ANCHOR RODS MAY BE WELDED TO UNDERSIDE OF BEARING PLATE. GROUT MASONRY AS INDICATED IN THE GENERAL NOTES, UNLESS NOTED.
6. DESIGN CONNECTIONS FOR AXIAL FORCE (P), END MOMENT (M), TORSION (T) OR OUT OF PLANE HORIZONTAL FORCE (H) SHOWN IN THE REMARKS COLUMN, IN ADDITION TO THE VERTICAL SHEAR PROVIDED IN THE REACTION COLUMN.
7. CAMBERS ARE IN INCHES.



No.	Description	Date
03	Issued for Building Permit	2018.07.13
02	Issued for Review	2018.11.13
01	Issued for Costing	2018.05.30

**NOTES:**

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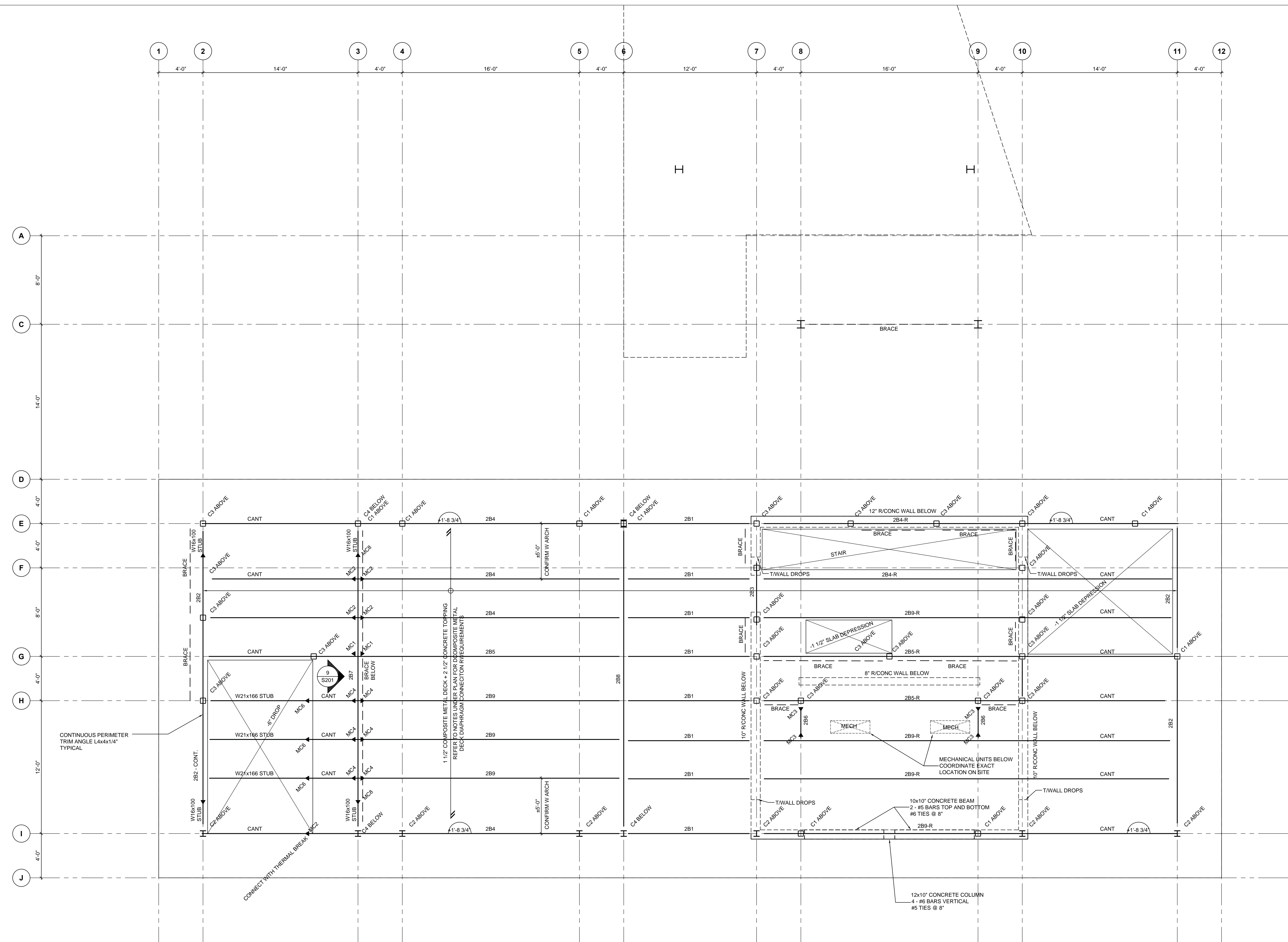
**ARCHITECT'S REQUIREMENTS AND APPROVALS:**  
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**ENGINEER'S REQUIREMENTS AND APPROVALS:**  
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1 MAIN FLOOR FRAMING PLAN  
 1/4" = 1'-0"

MAIN FLOOR FRAMING PLAN NOTES

- THE MAIN FLOOR DATUM IS AT 4'-0".
  - TOP OF STEEL FRAMING IS 4" BELOW THE DATUM UNLESS NOTED OTHERWISE IN PLAN.
  - WHERE NOTED IN PLAN TOP OF STEEL IS GIVEN RELATIVE TO THE MAIN FLOOR DATUM.
  - LOADS USED IN THE DESIGN:  
 LIVE LOAD: 40psf  
 DEAD LOADS:  
 PARTITIONS: 10psf  
 FLOOR FINISH: 5psf  
 4" COMPOSITE SLAB: 40psf  
 STEEL BEAMS: 8psf  
 SUSPENDED: 12psf  
 TOTAL: 85psf
  - SEE ROOF PLAN FOR COLUMN SCHEDULE
- COMPOSITE METAL DECK DIAPHRAGM CONNECTION REQUIREMENTS
- FASTEN METAL DECK DOWN TO ALL INTERIOR SUPPORTS WITH HILTI X-ENP-19 POWDER ACTUATED FASTENERS AT 12" OC
  - FASTEN SIDE LAPS WITH #10 SCREWS AT 12" OC
  - FASTEN AT ALL PERIMETER SUPPORTS WITH HILTI X-ENP-19 POWDER ACTUATED FASTENERS AT 6" OC

BEAM MARK	BEAM SECTION	REACTIONS				CAMBER	REMARKS
		LEFT END		RIGHT END			
		LIVE	DEAD	LIVE	DEAD		
2B-1	W12x26	1.0	2.2	1.0	2.2		
2B-2	W21x129	CONNECT FOR V1 - 50kips AT EA. FLOOR BEAM					
2B-3	W27x84	64.8	22.4	14.6	4.7		
2B-4	W27x129	64.8	22.4	14.6	4.7		MC2 = 650 ft-lips
2B-5	W27x129	82.8	24.9	±24.6	1.9		MC1 = 1060 ft-lips AXIAL PWS = 200k MC1 = 25 ft-lips
2B-6	W12x26	1.0	1.0	1.0	1.0		
2B-7	W27x146	41.4	43.3	41.4	43.3		CAMBER FOR DEAD LOAD PROVIDE 3/4" SHEAR STUD CONNECTORS INTO COMP. DECK @ 18" OC
2B-8	W16x67	10.3	22.8	10.3	22.8		
2B-9	W27x129	64.8	22.4	14.6	4.7		CAMBER FOR DEAD LOAD MC4 = 145 ft-lips
BRACE							SEE ELEVATIONS

STEEL BEAM SCHEDULE NOTES

- LEFT AND RIGHT ENDS OF BEAMS ARE DEFINED BY THE ORIENTATION OF THE BEAM MARK ON PLAN.
- WHERE A BEAM MARK IS INDICATED WITH THE SUFFIX "R" ON PLAN THE REACTIONS ARE TO APPLY AT THE OPPOSITE ENDS.
- REACTIONS GIVEN ARE SERVICE LOADS IN kips.
- BEARING PLATE DIMENSION GIVEN FIRST IS PARALLEL TO THE BEAM WEB.
- CENTRE BEARING PLATES UNDER BEAMS UNLESS NOTED OTHERWISE. PROVIDE 2"x4" DIAL ANCHOR BOLTS, 1/2" LG. WITH 2" HOOK AND 4" THREADS, FOR BEARING PLATES BEARING ON CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE. ALTERNATIVELY ANCHOR RODS MAY BE WELDED TO UNDERSIDE OF BEARING PLATE. GROUT MASONRY AS INDICATED IN THE GENERAL NOTES, UNLESS NOTED.
- DESIGN CONNECTIONS FOR AXIAL FORCE (P), END MOMENT (M), TORSION (T) OR OUT OF PLANE HORIZONTAL FORCE (H) SHOWN IN THE REMARKS COLUMN, IN ADDITION TO THE VERTICAL SHEAR PROVIDED IN THE REACTION COLUMN.
- CAMBERS ARE IN INCHES.



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01	Issued for Costing	2018.05.30

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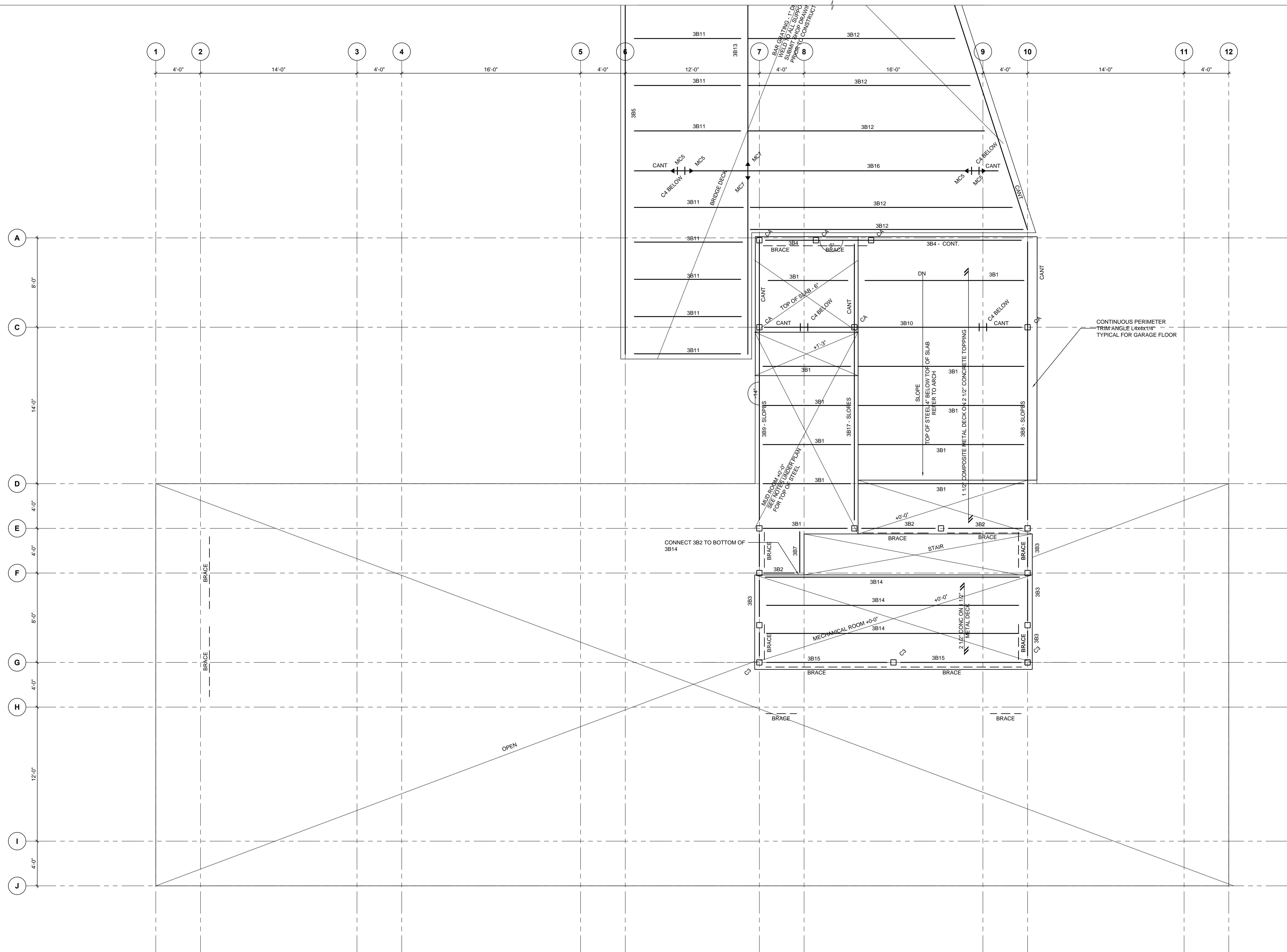
**ARCHITECT'S REQUIREMENTS AND APPROVALS:**  
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1 GARAGE FLOOR FRAMING PLAN  
S103 1/4" = 1'-0"

**GARAGE FLOOR FRAMING PLAN NOTES**

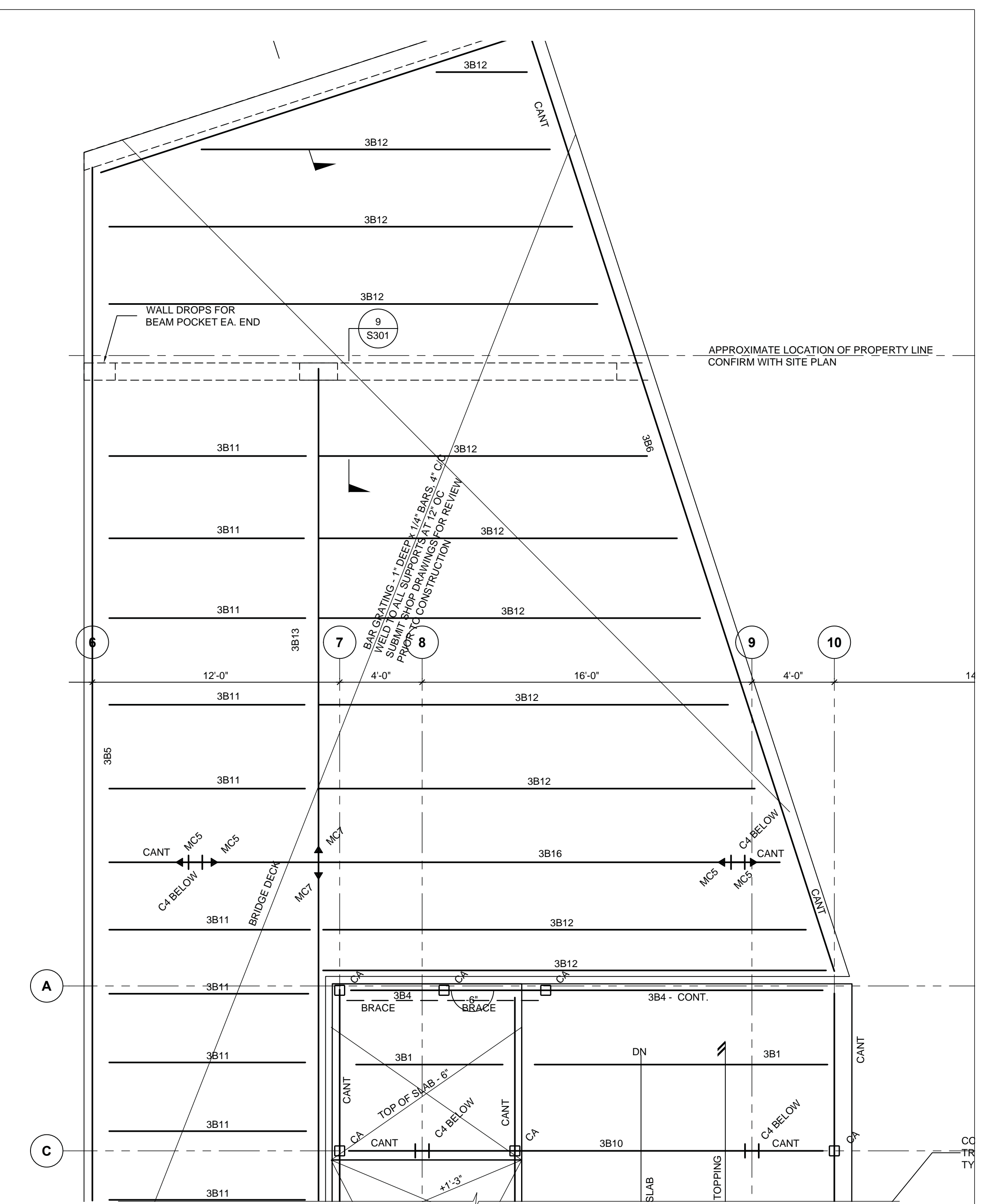
- THE GARAGE FLOOR DATUM IS AT +9'-0" ABOVE THE 2ND FLOOR DATUM.
- TOP OF STEEL FRAMING IS 4" BELOW THE DATUM UNLESS NOTED OTHERWISE IN PLAN.
- LOADS USED IN THE DESIGN:
 

LIVE LOAD	40psf
DEAD LOADS:	
PARTITIONS	10psf
FLOOR FINISH	5psf
4" COMPOSITE SLAB	40psf
STEEL BEAMS	8psf
SUSPENDED	12psf
TOTAL	88psf
- SEE ROOF PLAN FOR COLUMN SCHEDULE

BEAM MARK	BEAM SECTION	REACTIONS				CAMBER	REMARKS
		LEFT END		RIGHT END			
		LIVE	DEAD	LIVE	DEAD		
SB1	W8x18	1.3	2.8	1.3	2.8		
SB2	W12x79	4.3	2.0	4.3	2.0		AXIAL FORCE PnL SEE ELEVATIONS
SB3	W8x21	2.4	5.2	2.4	2.8		
SB4	W12x35	2.4	3.6	2.4	3.6		
SB5	W30x90	5.2	32.6	3.4	35.7		10x16x3/4" B/PL 2 - 3/4" Ø ANCHORS
SB6	W30x90	8.0	81.8	2.2	29.2		10x16x3/4" B/PL 2 - 3/4" Ø ANCHORS
SB7	W8x20	1.8	4.0	1.8	4.0		
SB8	W18x45	7.4	±5.5	21.3	21.0		
SB9	W10x69	2.9	±3.0	9.8	13.2		
SB10	W30x90	82.3	18.1	180.9	24.8		
SB11	W12x14	0.3	3.5	0.3	3.5		
SB12	W12x22	0.8	9.8	0.8	9.8		
SB13	W30x90	6.8	57.2	1.8	29.7		MCS = 285 R-NIPS 10x16x3/4" B/PL 2 - 3/4" Ø ANCHORS
SB14	W8x18	1.8	4.0	1.8	4.0		
SB15	W18x45	1.8	4.0	1.8	4.0		AXIAL FORCE PnL SEE ELEVATIONS
SB16	W30x90	13.5	93.9	5.6	56.6		MCS = 150 R-NIPS, BEAM TO COLUMN
SB17	W18x46	7.4	±5.5	21.3	21.0		
BRACE	HSS 152x152x6.4						

**STEEL BEAM SCHEDULE NOTES**

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- REACTIONS GIVEN ARE SERVICE LOADS IN KIPS.
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- CENTRE BEARING PLATES UNDER BEAMS UNLESS NOTED OTHERWISE. PROVIDE 2-3/4" DIA. ANCHOR BOLTS, 1/4" LG. WITH 3" HOOK AND 4" THREADS, FOR BEARING PLATES BEARING ON CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE. ALTERNATELY ANCHOR RODS MAY BE WELDED TO UNDERSIDE OF BEARING PLATE. GROUT MASONRY AS INDICATED IN THE GENERAL NOTES, UNLESS NOTED.
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- CAMBERS ARE IN INCHES.



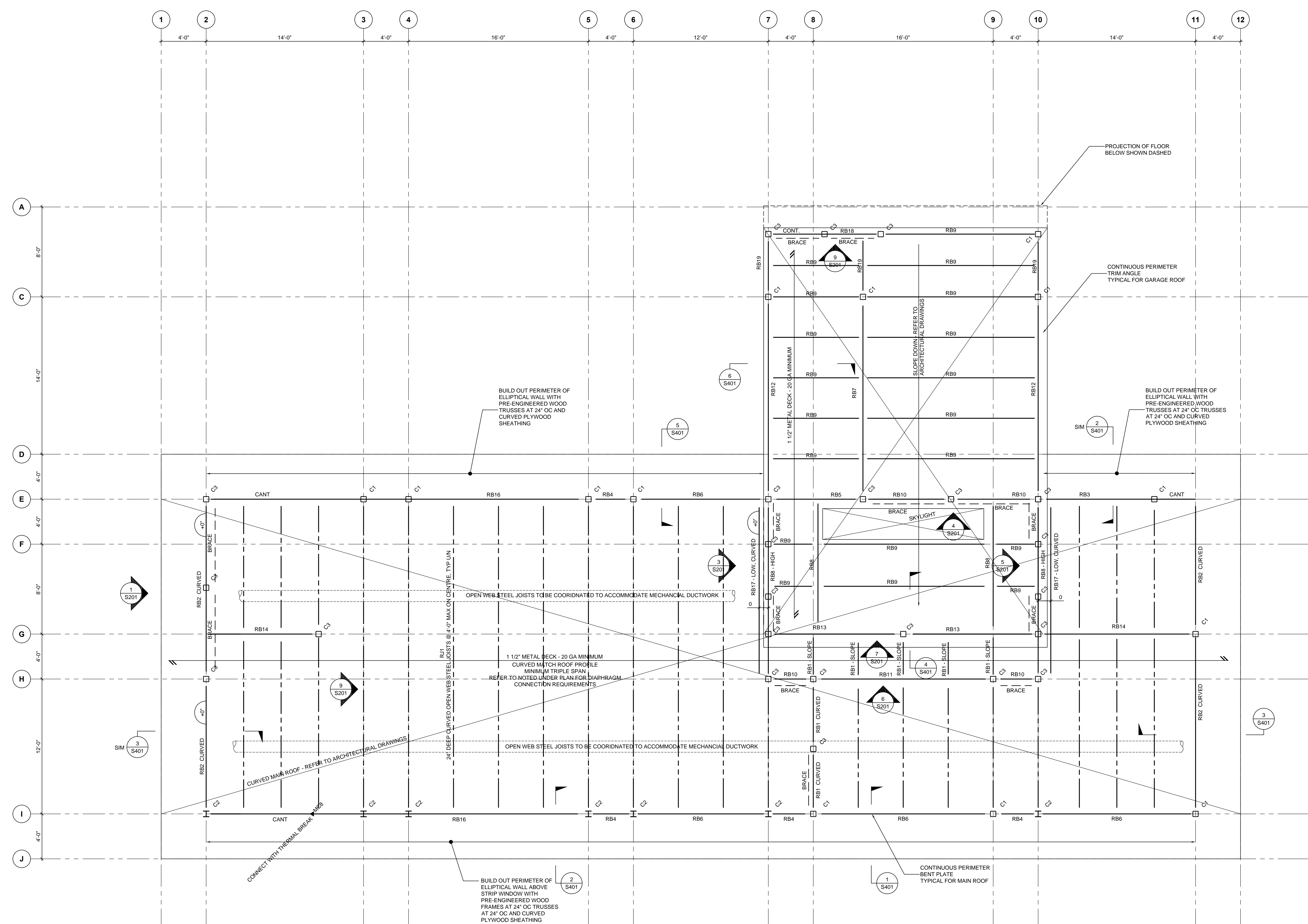
2 PART PLAN - BRIDGE FRAMING  
S103 1/4" = 1'-0"



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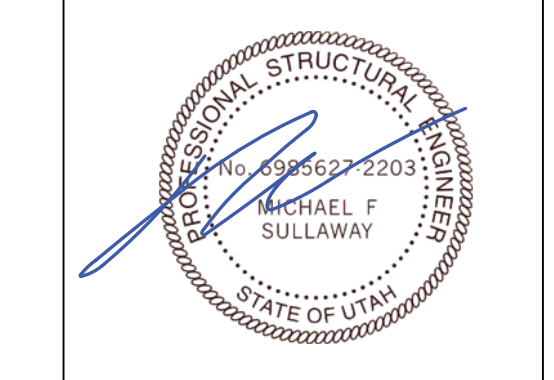
- 1**  
**1** ROOF FRAMING PLAN  
 S104
- ROOF FRAMING NOTES**
- ROOF IS CURVED - REFER TO ARCHITECTURAL DRAWINGS FOR UNDERSIDE OF DECK ELEVATIONS
  - TOP OF STEEL BEAMS ARE 4" BELOW THE UNDERSIDE OF THE METAL DECK UNLESS NOTED OTHERWISE IN PLAN.
  - WHERE NOTED IN PLAN THE TOP OF STEEL ELEVATIONS ARE GIVEN RELATIVE TO UNDERSIDE OF DECK
  - TOP OF STEEL AT UNDERSIDE OF DECK FOR GARAGE ROOF BEAMS
  - SUPERIMPOSED LOADS USED IN THE DESIGN:  
 SNOW + RAIN = 192psf PLUS SNOW ACCUMULATION SHOWN ON PLAN DEAD.  
 ROOFING AND INSULATION 10psf  
 SUSPENDED MECHANICAL EQUIPMENT 5psf  
 MECHANICAL EQUIPMENT 5psf
  - SELF WEIGHT OF STRUCTURE USED IN THE DESIGN:  
 METAL DECK 2psf  
 STRUCTURAL STEEL 8psf (INCLUDES OPEN WEB STEEL JOISTS)
- METAL DECK DIAPHRAGM CONNECTION REQUIREMENTS**
- FASTEN METAL DECK DOWN TO ALL SUPPORTS WITH HL71 X-ENP-19 POWDER ACTUATED FASTENERS AT 6" OC
  - FASTEN SIDE LAPS WITH #10 SCREWS AT 12" OC
  - FASTEN AT ALL PERIMETER SUPPORTS WITH HL71 X-ENP-19 POWDER ACTUATED FASTENERS AT 6" OC

BEAM MARK	BEAM SECTION	REACTIONS (kips)				CAMBER	REMARKS	
		LEFT END		RIGHT END				
		SNOW	DEAD	SNOW	DEAD			
RB1	W10x22	2.4	0.5	2.4	0.5		AXIAL FORCE Pkg. SEE ELEVATIONS CURVE TO MATCH ROOF	
RB2	W16x31	10.0	1.5	10.0	1.5			
RB3	W16x31	4.2	0.5	19.8	3.7			
RB4	W16x31	0.5	0.5	0.5	0.5			
RB5	W10x22	22.2	3.1	22.2	3.1			
RB6	W16x26	12.6	1.9	12.6	1.9			
RB7	W10x54	21.1	3.2	21.1	3.2			
RB8	W10x22	11.9	1.7	11.9	1.7			
RB9	C10x15.3	6.1	1.0	6.1	1.0			
RB10	W16x31	5.3	0.8	5.3	0.8		AXIAL FORCE Pkg. SEE ELEVATIONS	
RB11	W16x31	19.1	2.7	23.8	3.4			
RB12	W10x39	12.7	2.0	12.7	2.0			
RB13	W16x31	15.2	2.2	15.2	2.2		AXIAL FORCE Pkg. SEE ELEVATIONS	
RB14	W16x26	14.0	2.0	14.0	2.0			
RB15	W16x26	11.0	1.7	11.0	1.7			
RB16	W24x117	14.9	91.0	14.6	13.5	2.9	18.4	MCB = 255 ft-kips
RB17	W12x35	0.5	0.5	0.5	0.5			
RB18	W16x31	6.1	1.0	6.1	1.0		AXIAL FORCE Pkg. SEE ELEVATIONS CONTINUOUS OVER COLUMN	
RB19	W10x22	6.8	1.0	6.8	1.0			
BRACE	HSS60x114"							

- STEEL BEAM SCHEDULE NOTES**
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  - BEARING PLATE DIMENSION GIVEN FIRST IS PARALLEL TO THE BEAM WEB.
  - CENTRE BEARING PLATES UNDER BEAMS UNLESS NOTED OTHERWISE. PROVIDE 2 - 3/4" DIA. ANCHOR BOLTS, 16" LG. WITH 3" HOOK AND 4" TIE-BARS. FOR BEARING PLATES BEARING ON CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE, ALTERNATELY ANCHOR BOLTS MAY BE WELDED TO UNDERSIDE OF BEARING PLATE. GROUT MASONRY AS INDICATED IN THE GENERAL NOTES, UNLESS NOTED.
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  - CAMBERS ARE IN INCHES.

MEMBER MARK	MEMBER DESCRIPTION	REMARKS
C1	HSS60x114	MAX LOAD, P1 = 75 kips
C2	W6x25	MAX LOAD, P1 = 75 kips
C3	HSS60x112	MAX LOAD, P1 = 79 kips COLUMN @ BRACE LOCATION
C4	W10x49	MAX LOAD, P1 = 330 kips

- STEEL COLUMN SCHEDULE NOTES**
- CENTRE COLUMNS, CAPS AND FOOTINGS ON GRIDS UNLESS NOTED OTHERWISE.
  - COLUMN LOADS INDICATED ARE FACTORED COMPRESSION.
  - REFER TO STANDARD DETAIL 0303 TYPICAL FOOTING AND COLUMN BASE DETAILS UNLESS NOTED OTHERWISE.
  - PROVIDE 4-3/4" DIAM. ANCHOR BOLTS AS PER STANDARD DETAIL 0303 UNLESS NOTED OTHERWISE.

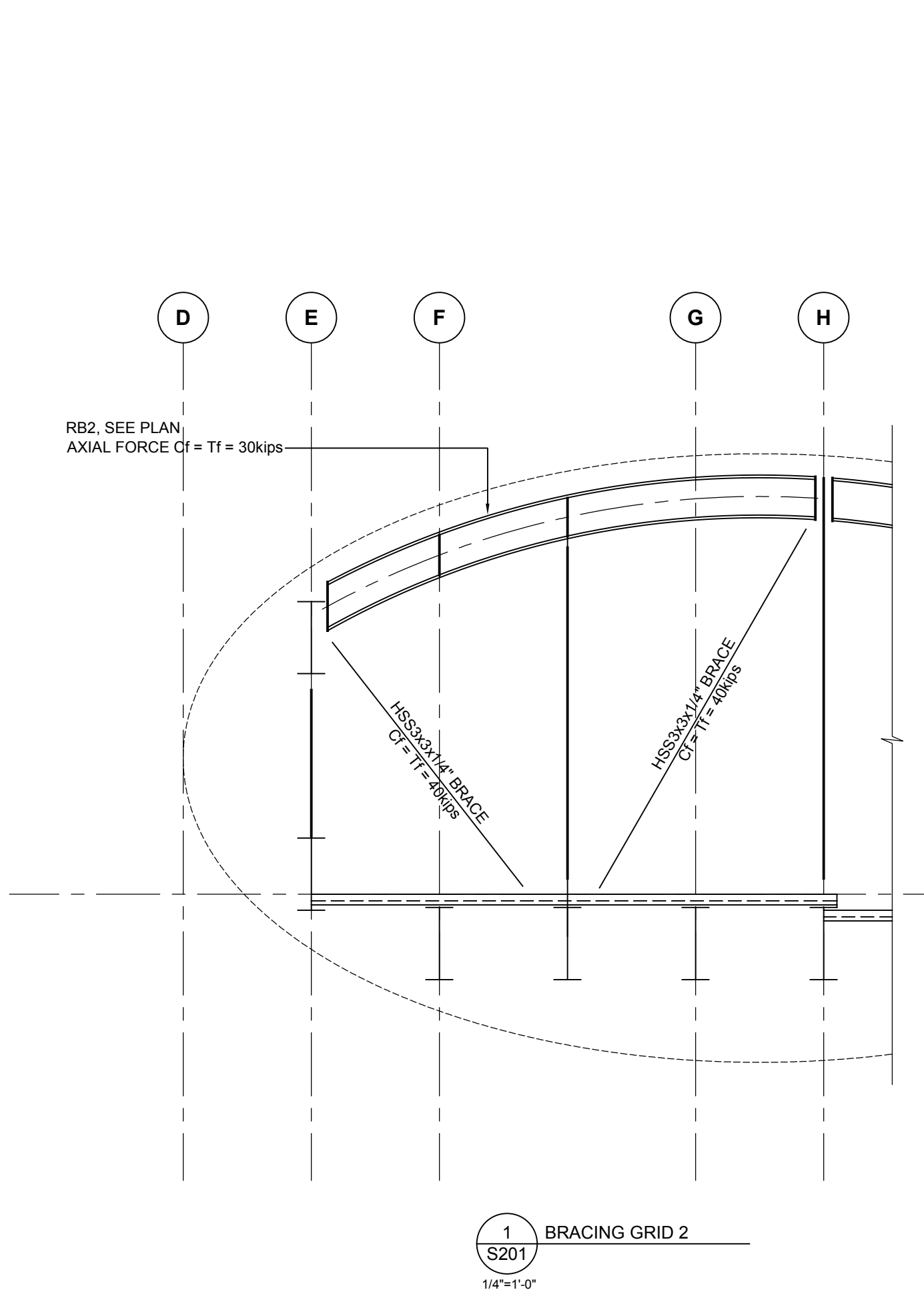


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03	Issued for Building Permit	2018.07.13
02	Issued for Review	2018.11.13
01	Issued for Costing	2018.05.30

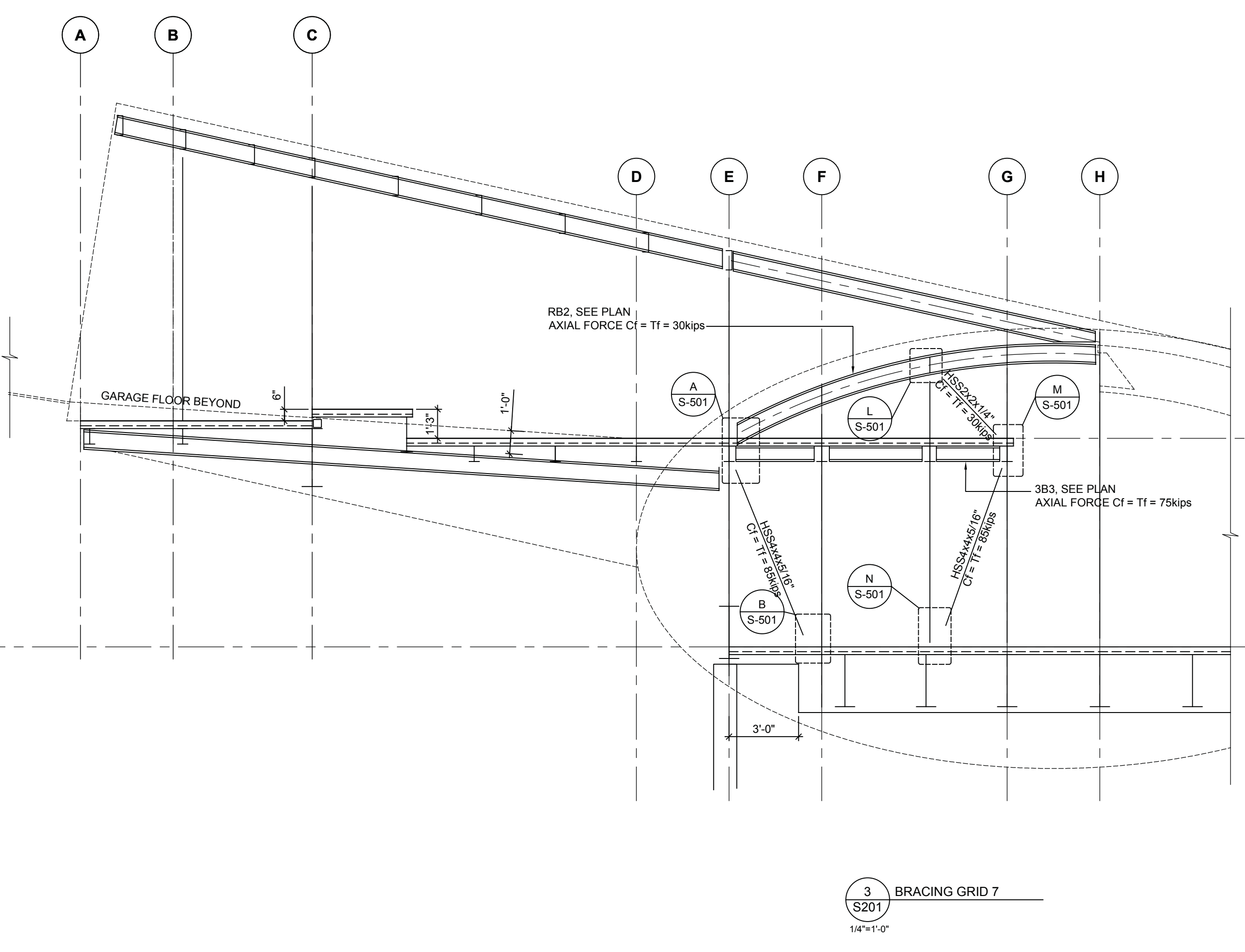
Revision:

- NOTES:**
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- ENGINEER'S REQUIREMENTS AND APPROVALS:**  
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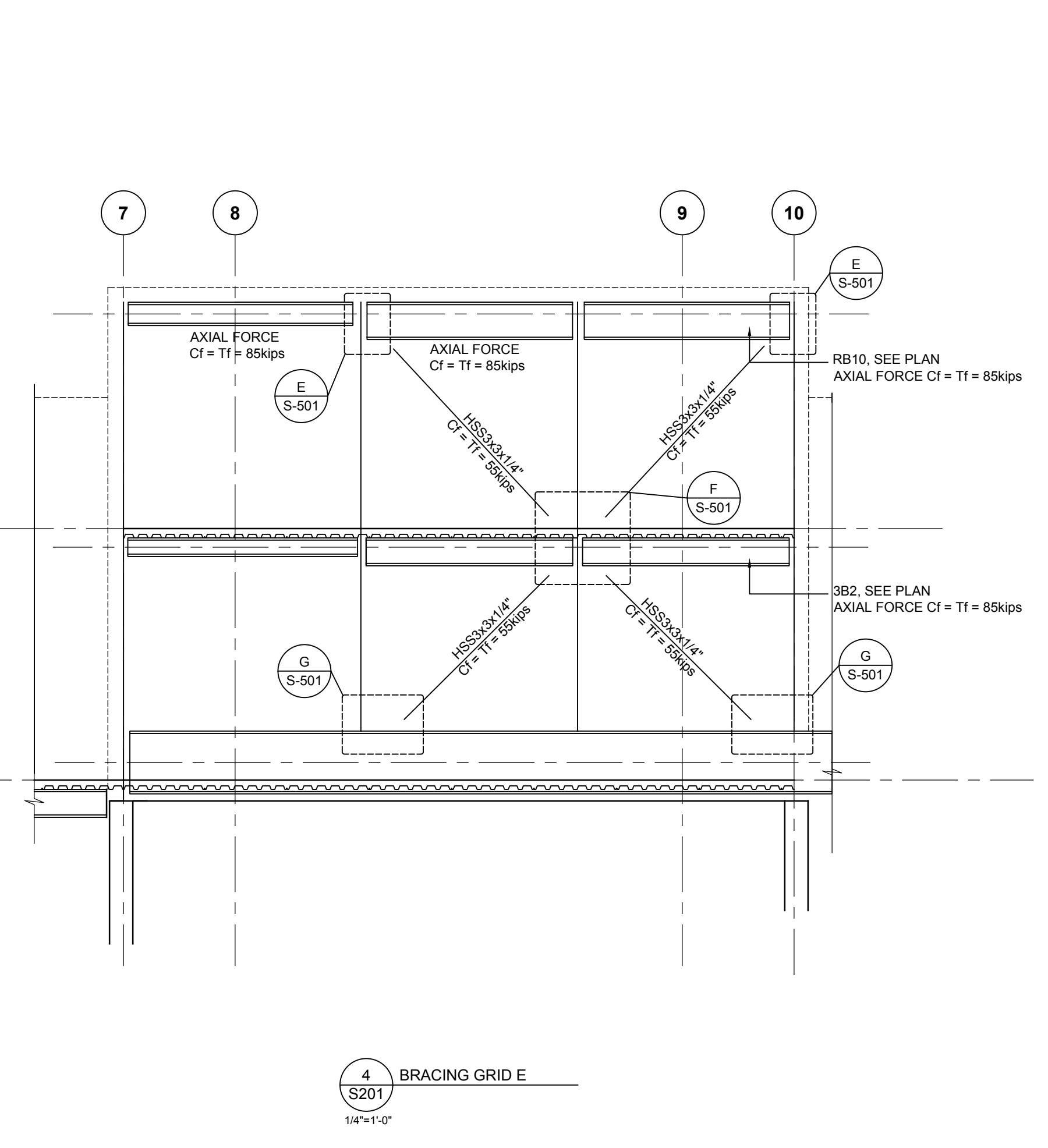




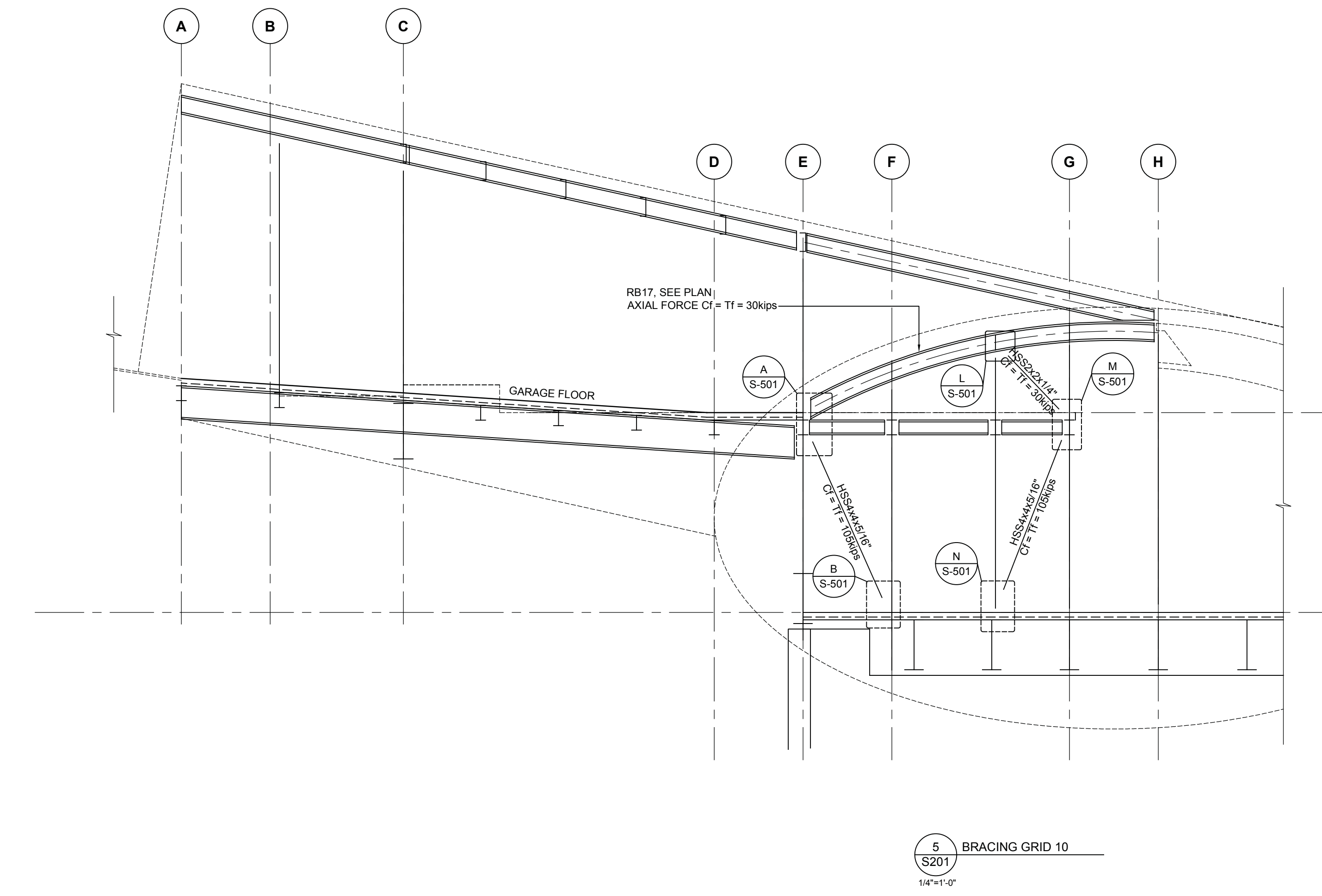
1 BRACING GRID 2  
 14'-11" 0"



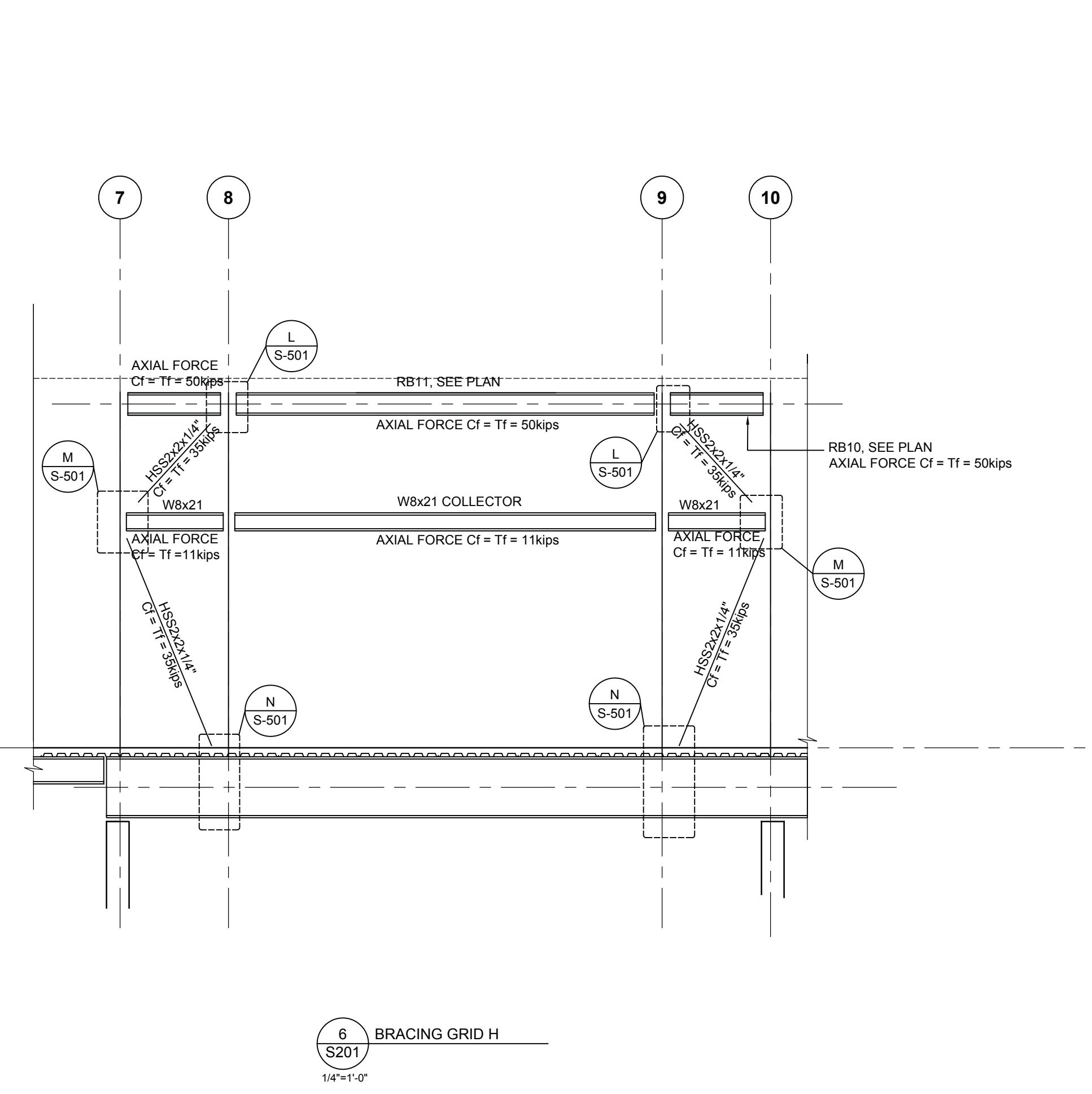
3 BRACING GRID 7  
 14'-11" 0"



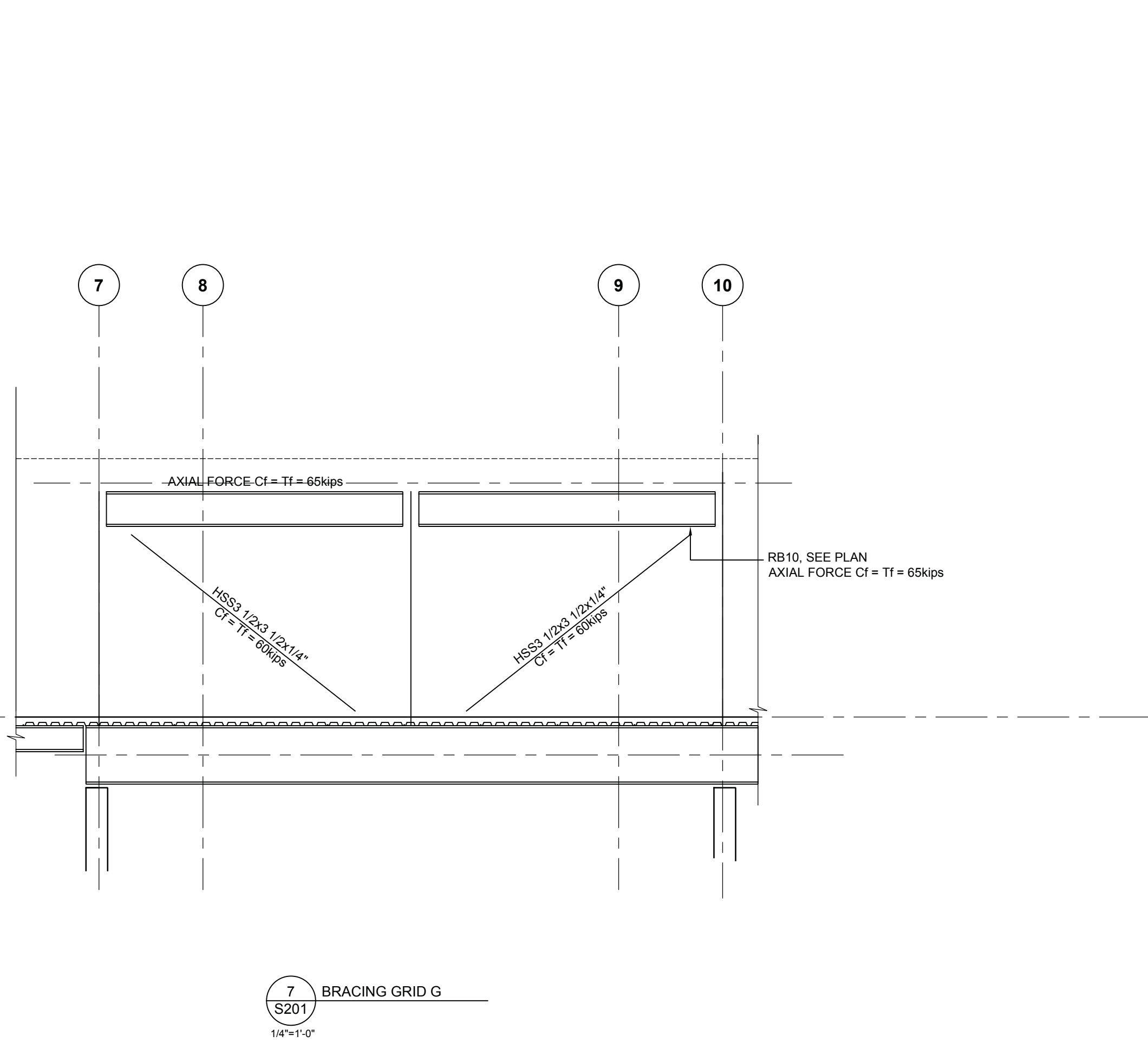
4 BRACING GRID E  
 14'-11" 0"



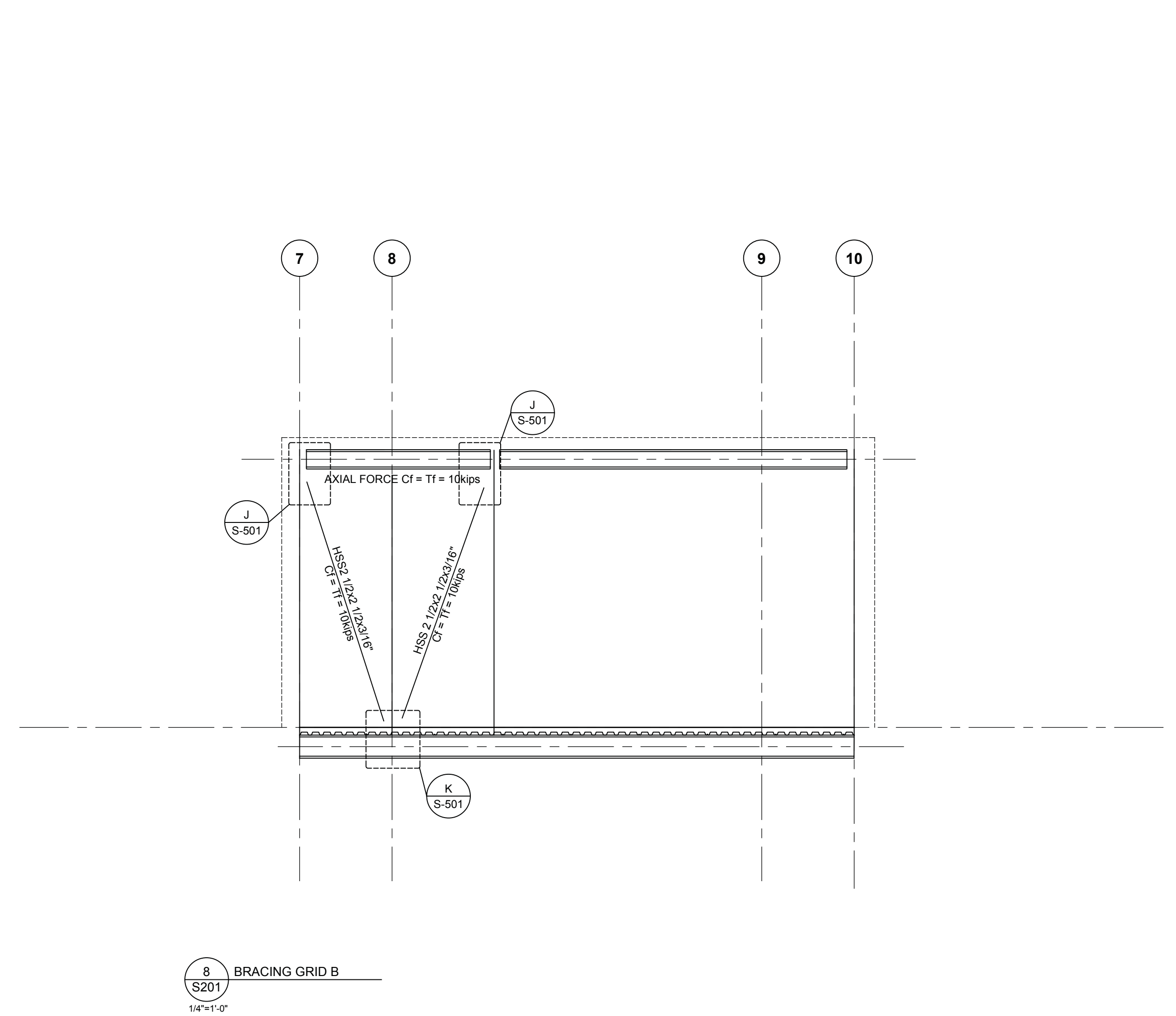
5 BRACING GRID 10  
 14'-11" 0"



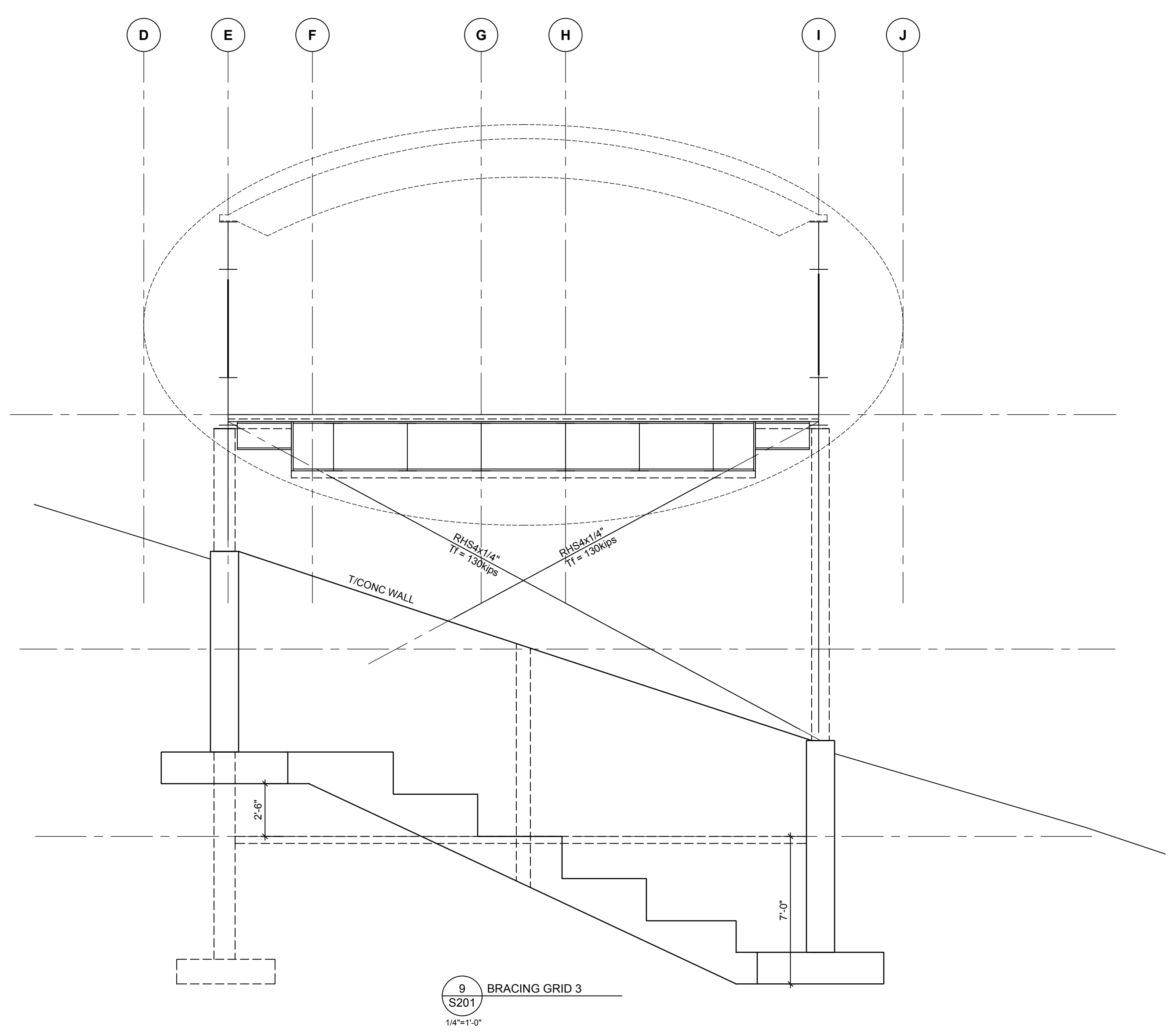
6 BRACING GRID H  
 14'-11" 0"



7 BRACING GRID G  
 14'-11" 0"



8 BRACING GRID B  
 14'-11" 0"



9 BRACING GRID 3  
 14'-11" 0"



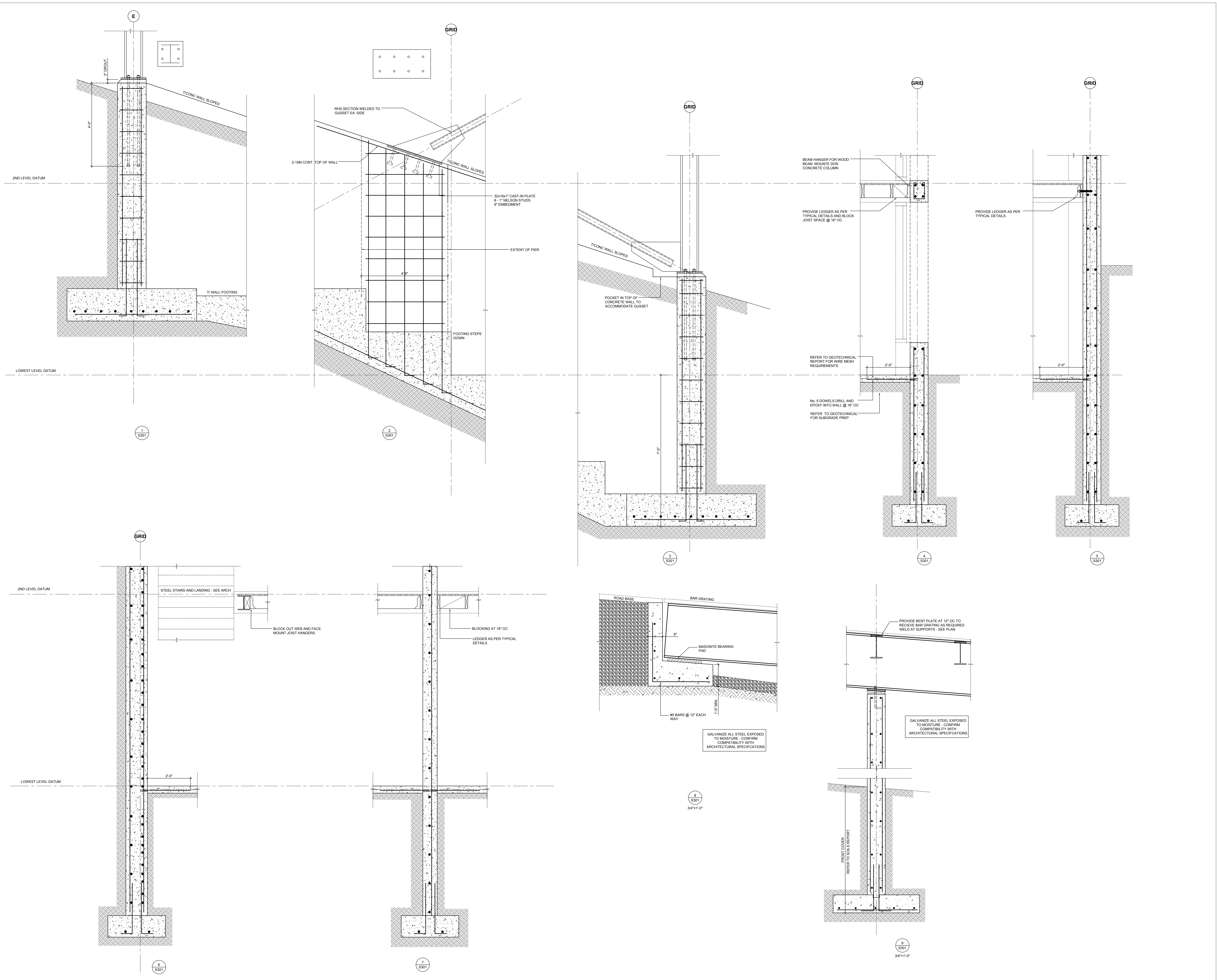
No.	Description	Date
03	Issued for Building Permit	2018.07.13
02	Issued for Review	2018.05.13
01	Issued for Coating	2018.05.30

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Framing Elevations

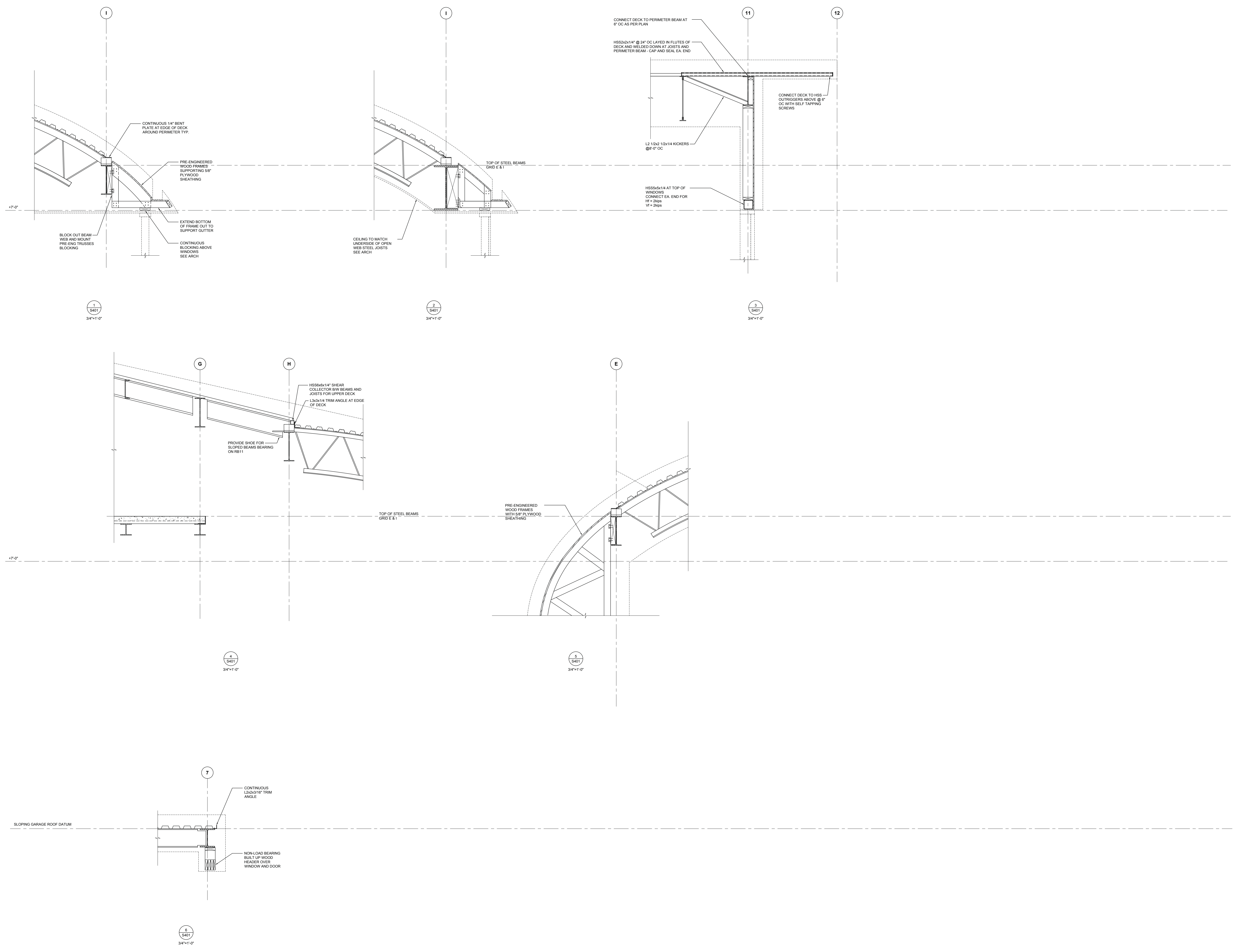
Scale: 1/4" = 1'-0"  
 Date: 2018-05-30  
 Drawn: DP  
 Check: TJ

S201



No.	Description	Date
03	Issued for Building Permit	2016.07.13
02	Issued for Review	2016.08.13
01	Issued for Coating	2016.05.10

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No.	Description	Date
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01	Issued for Costing	2018.05.30

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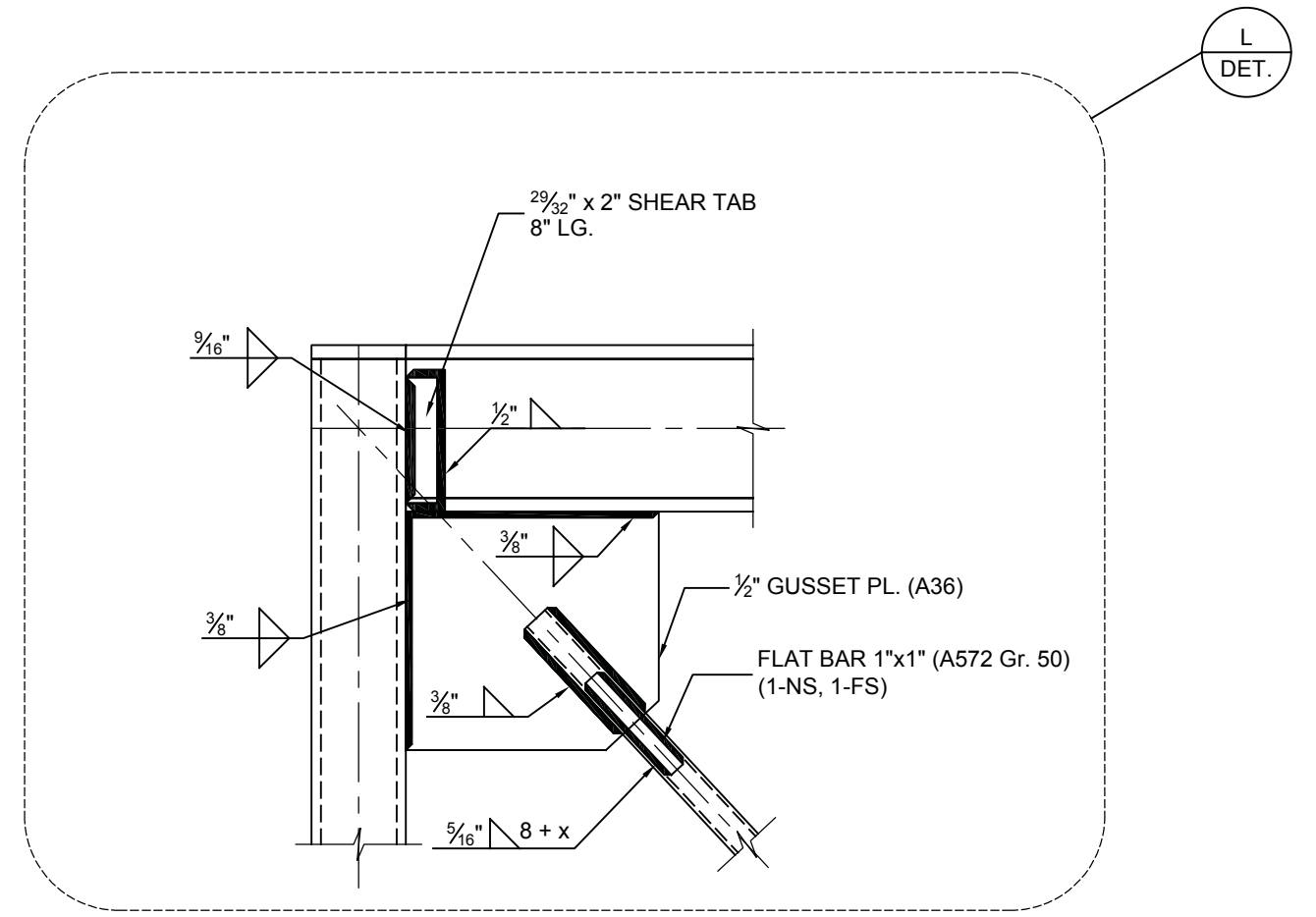
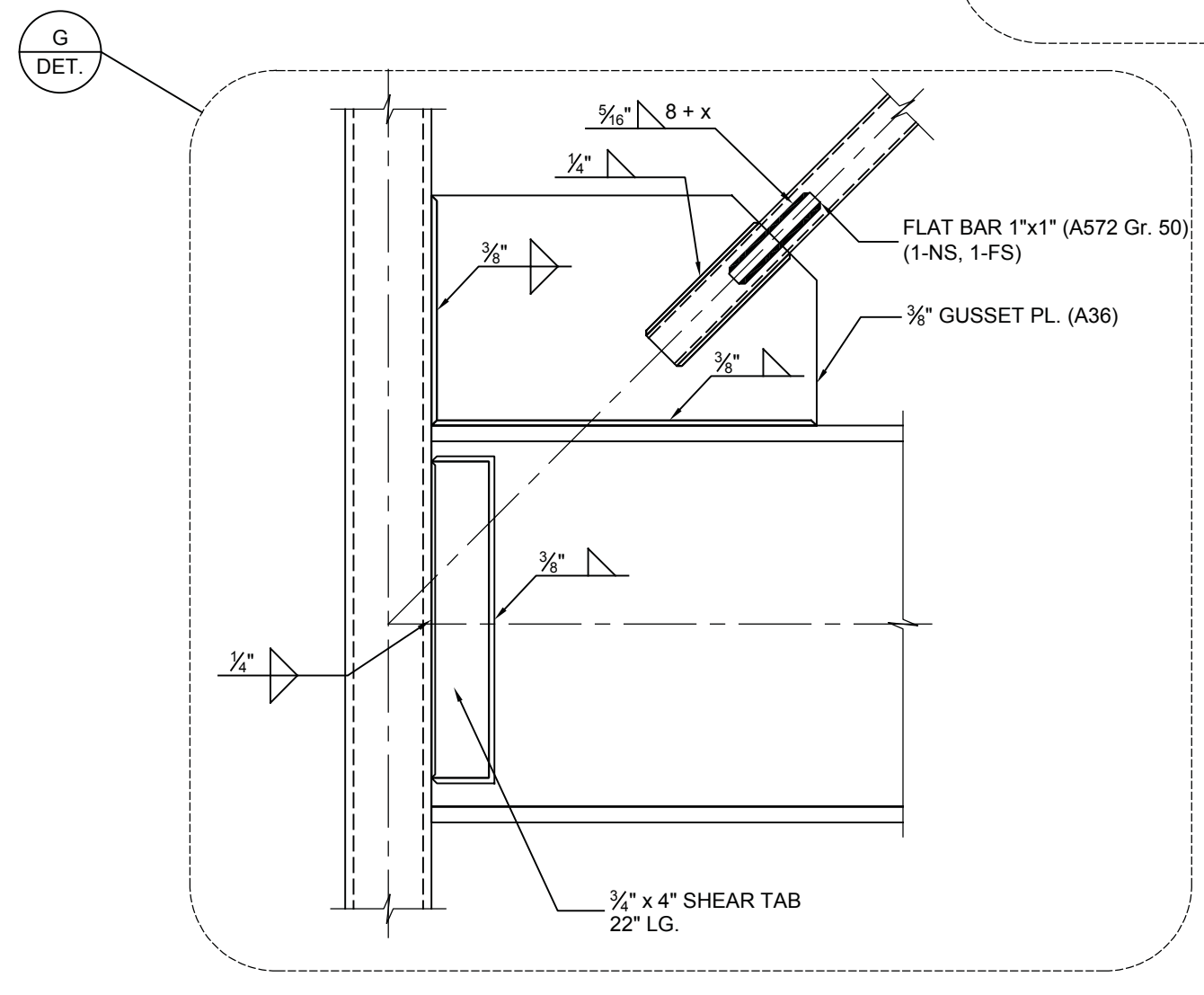
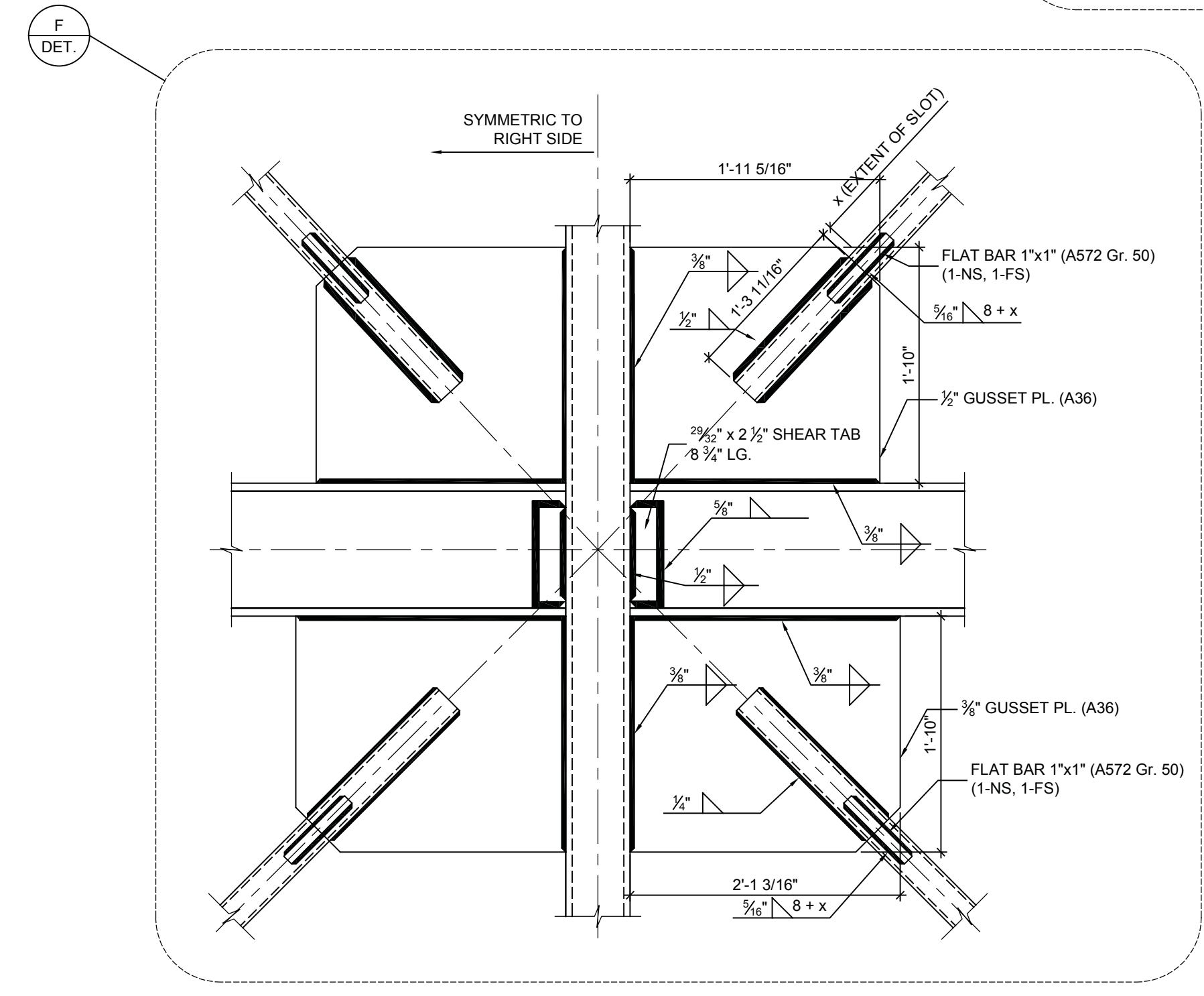
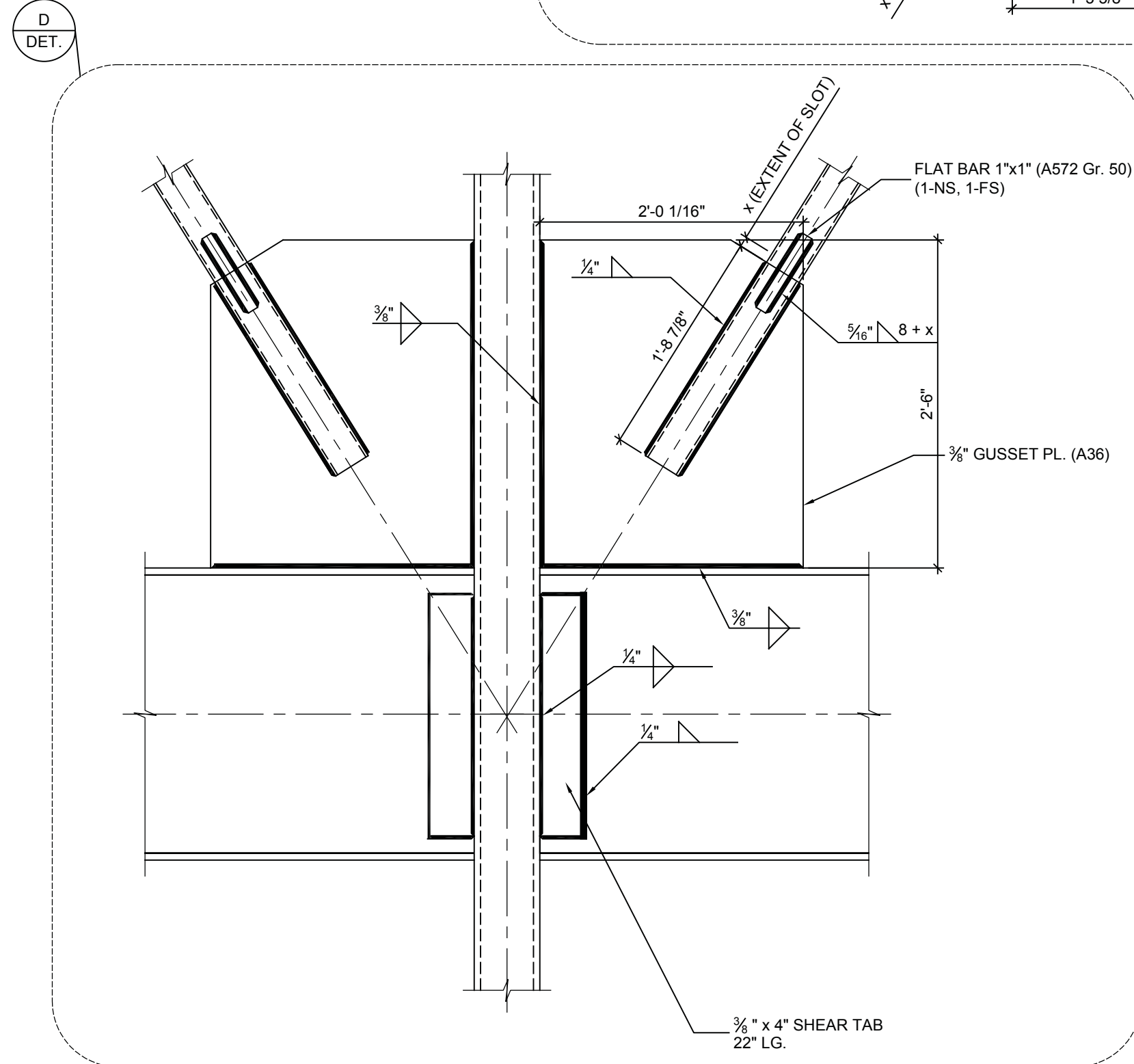
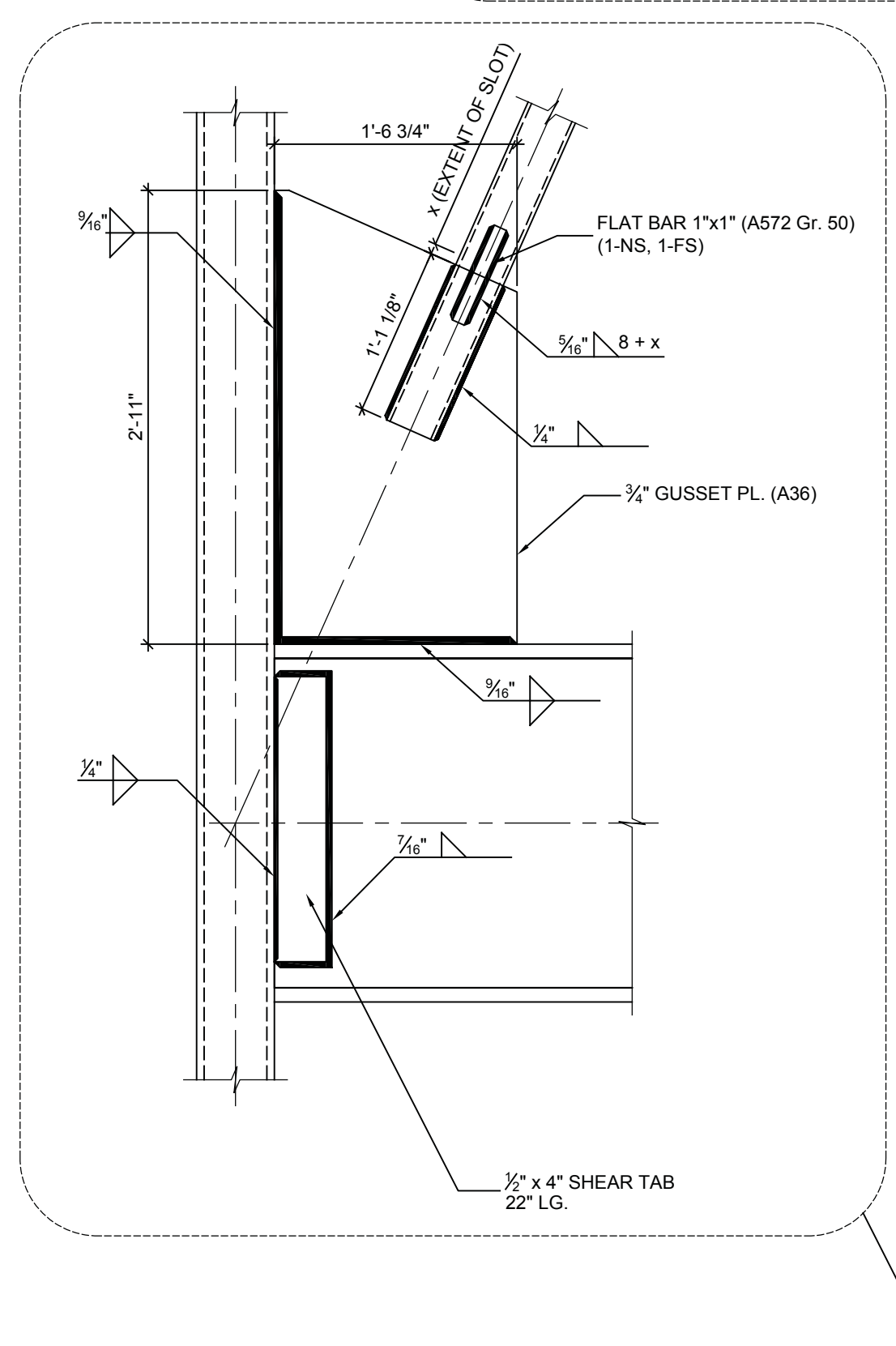
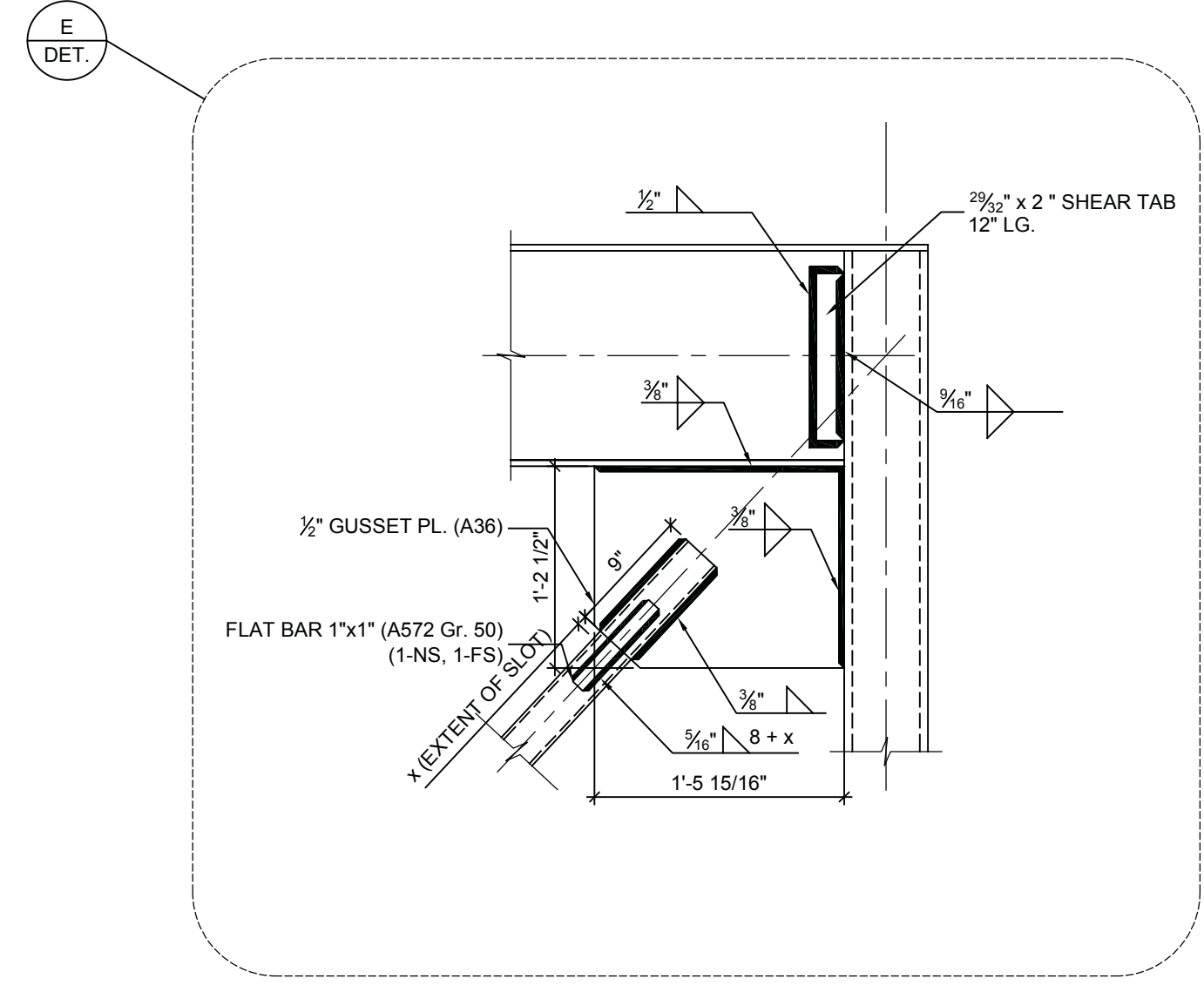
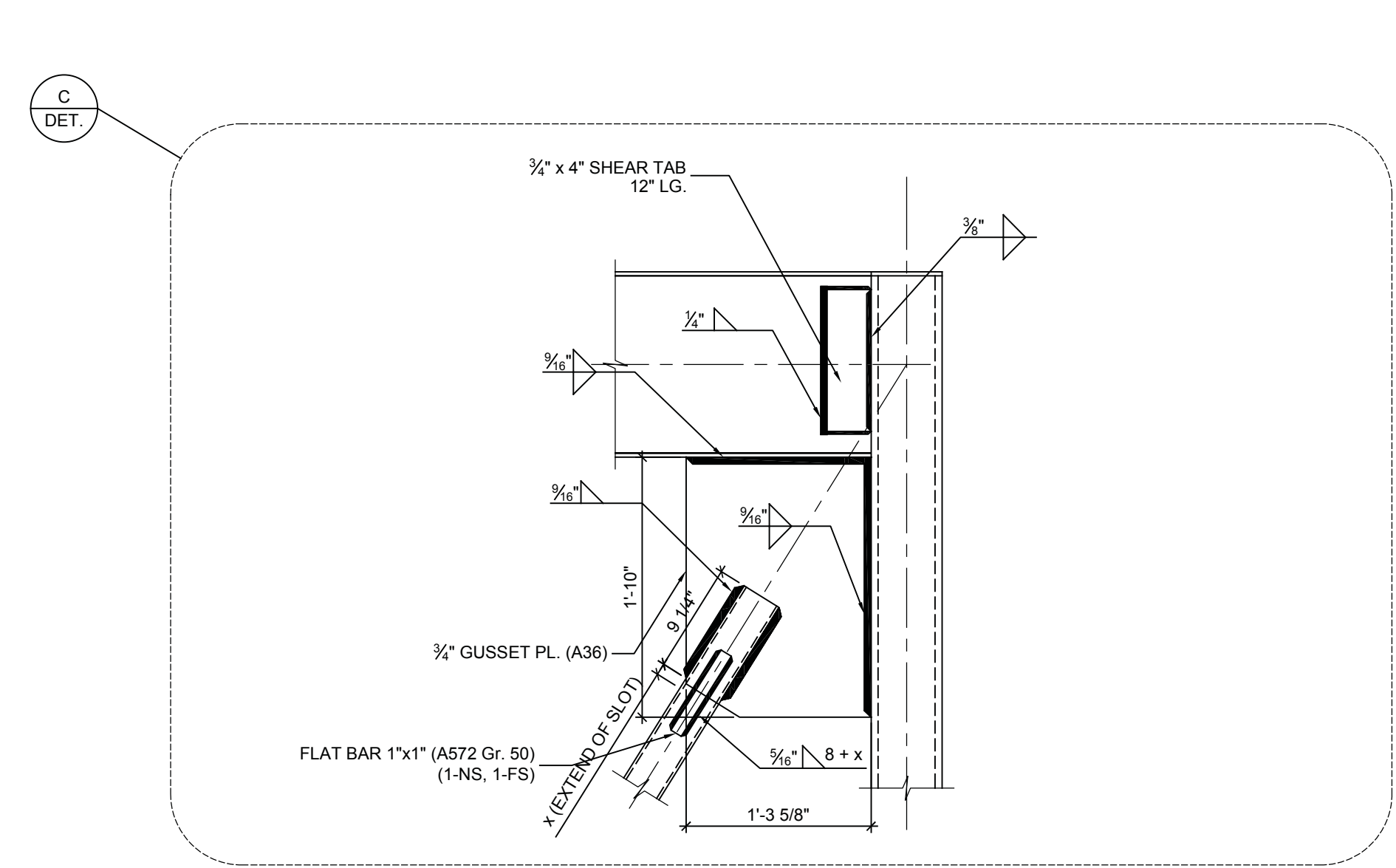
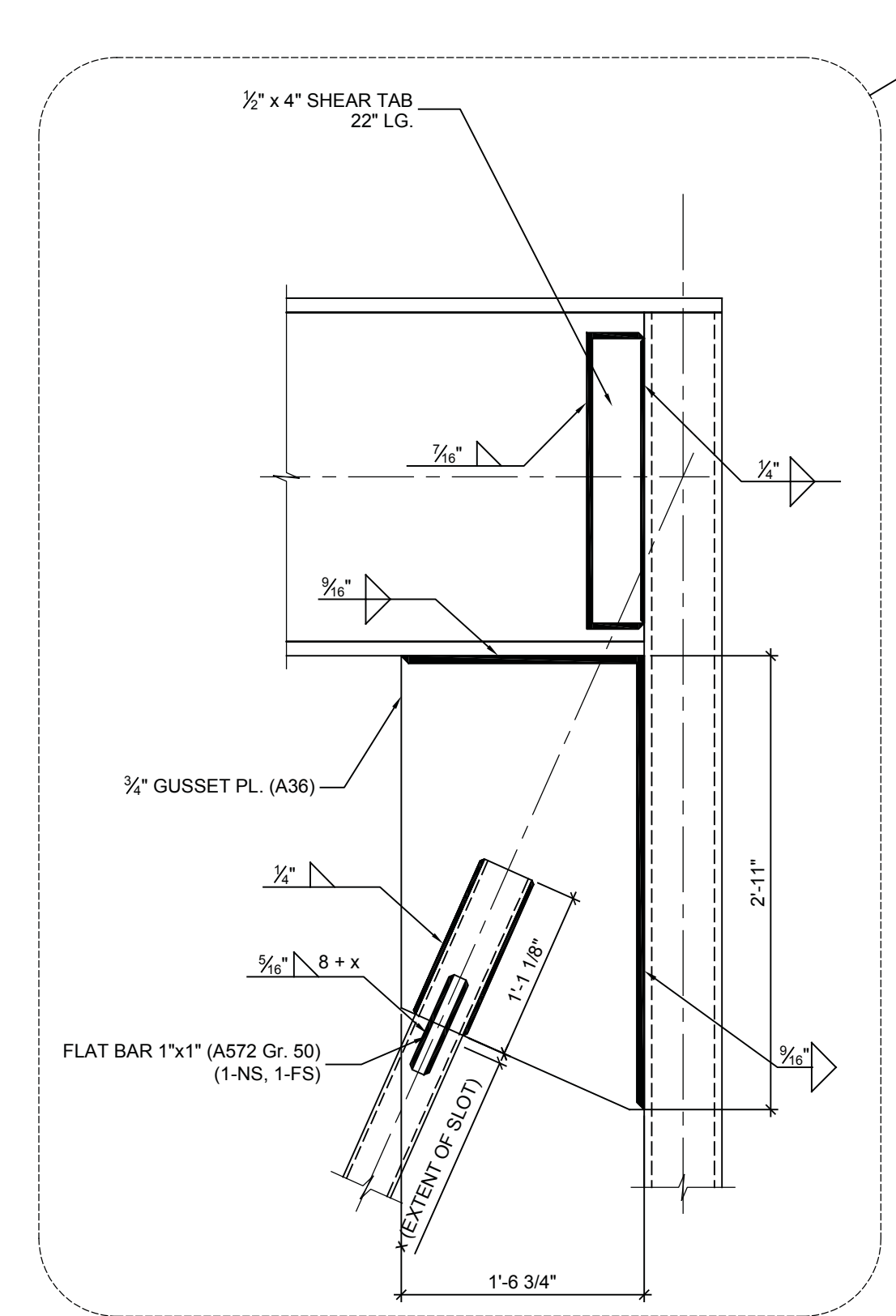
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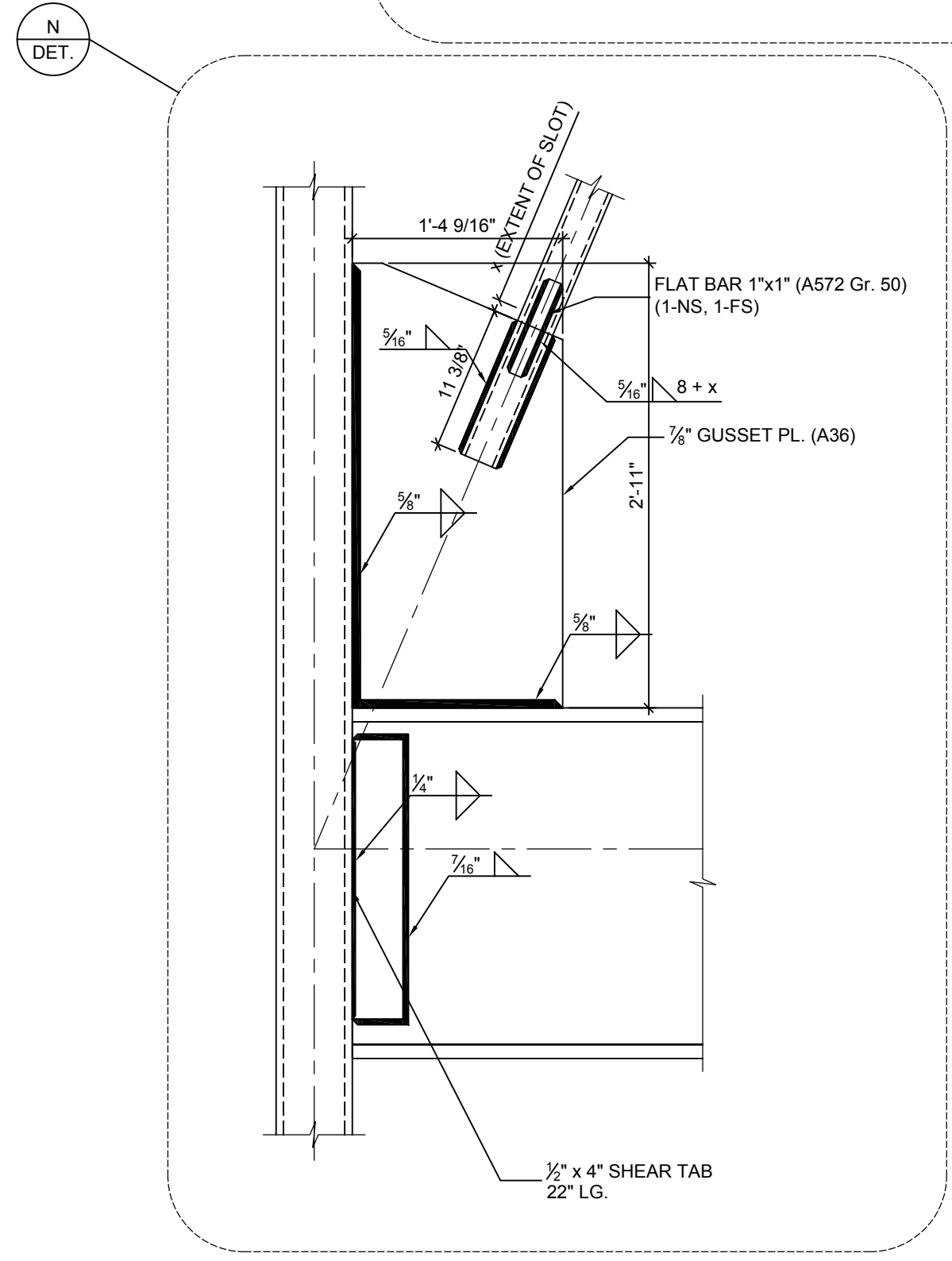
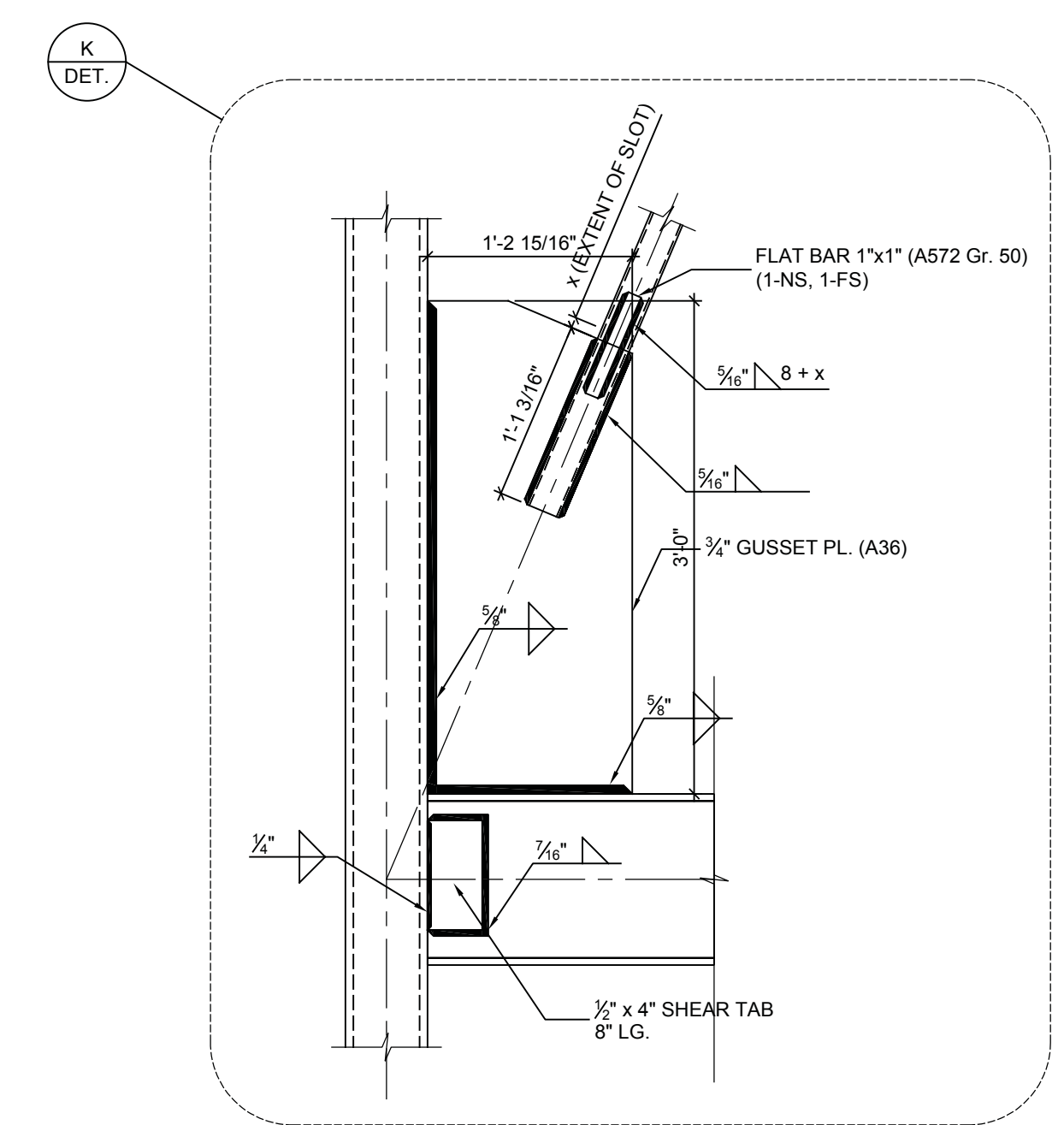
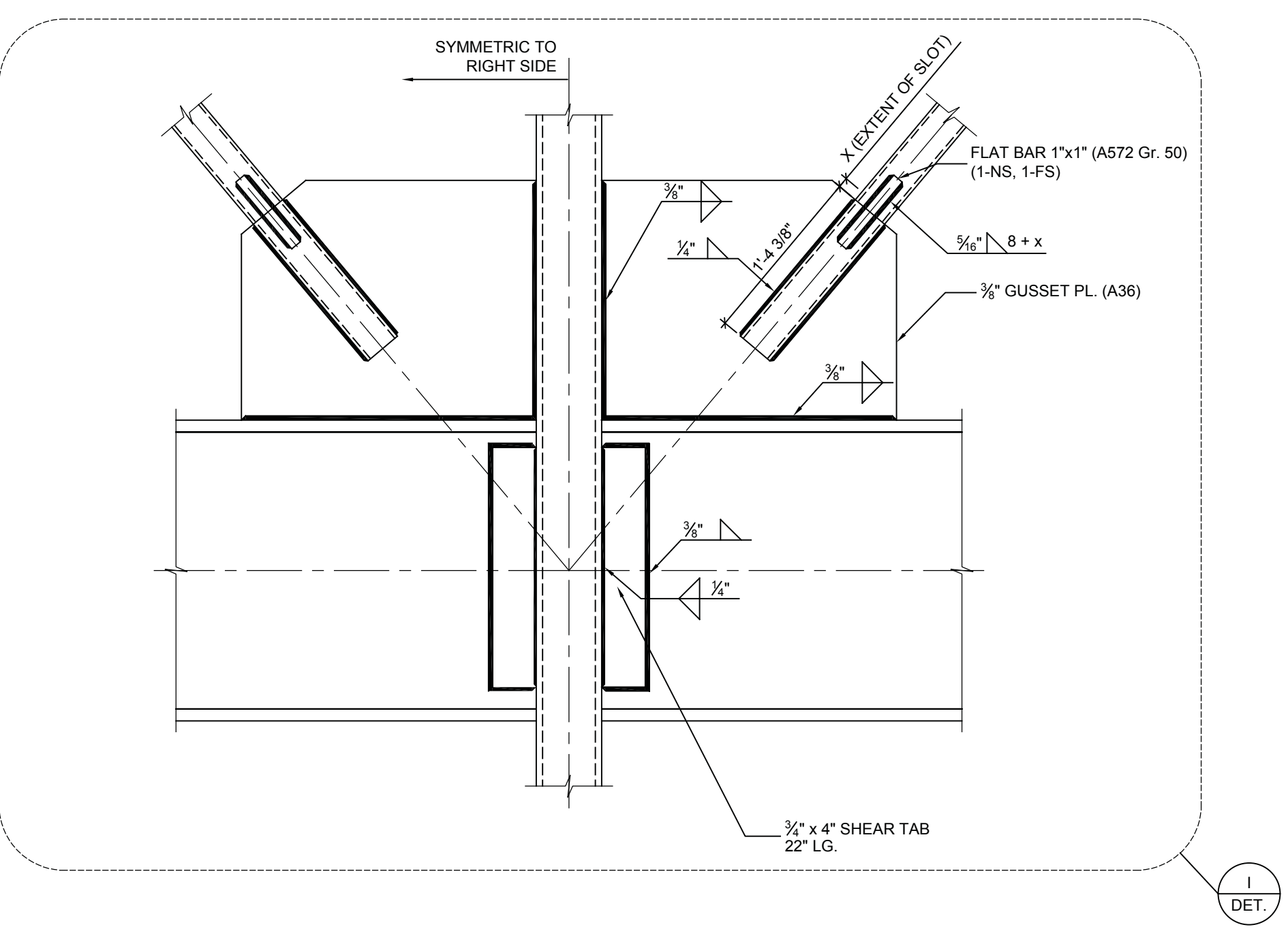
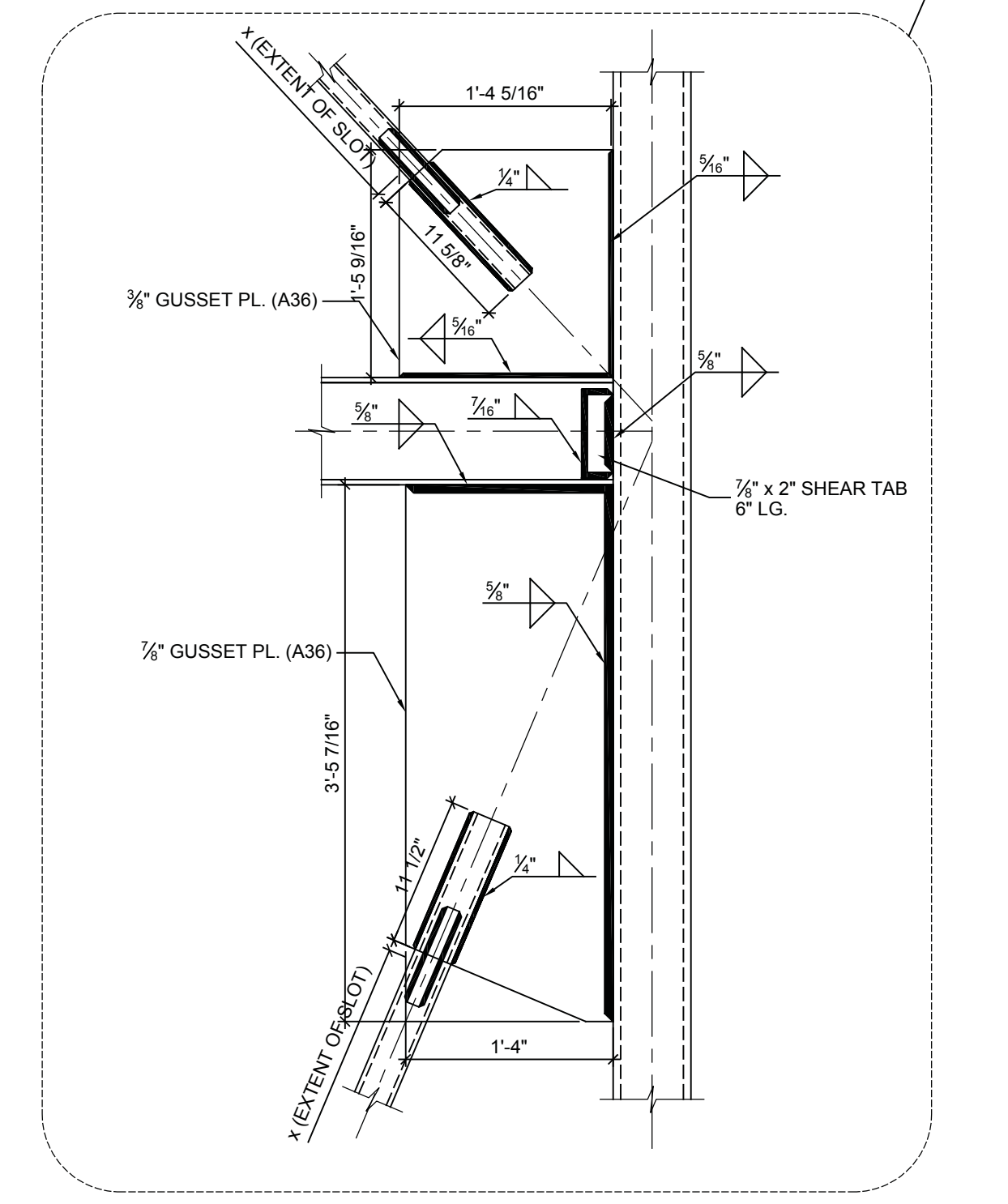
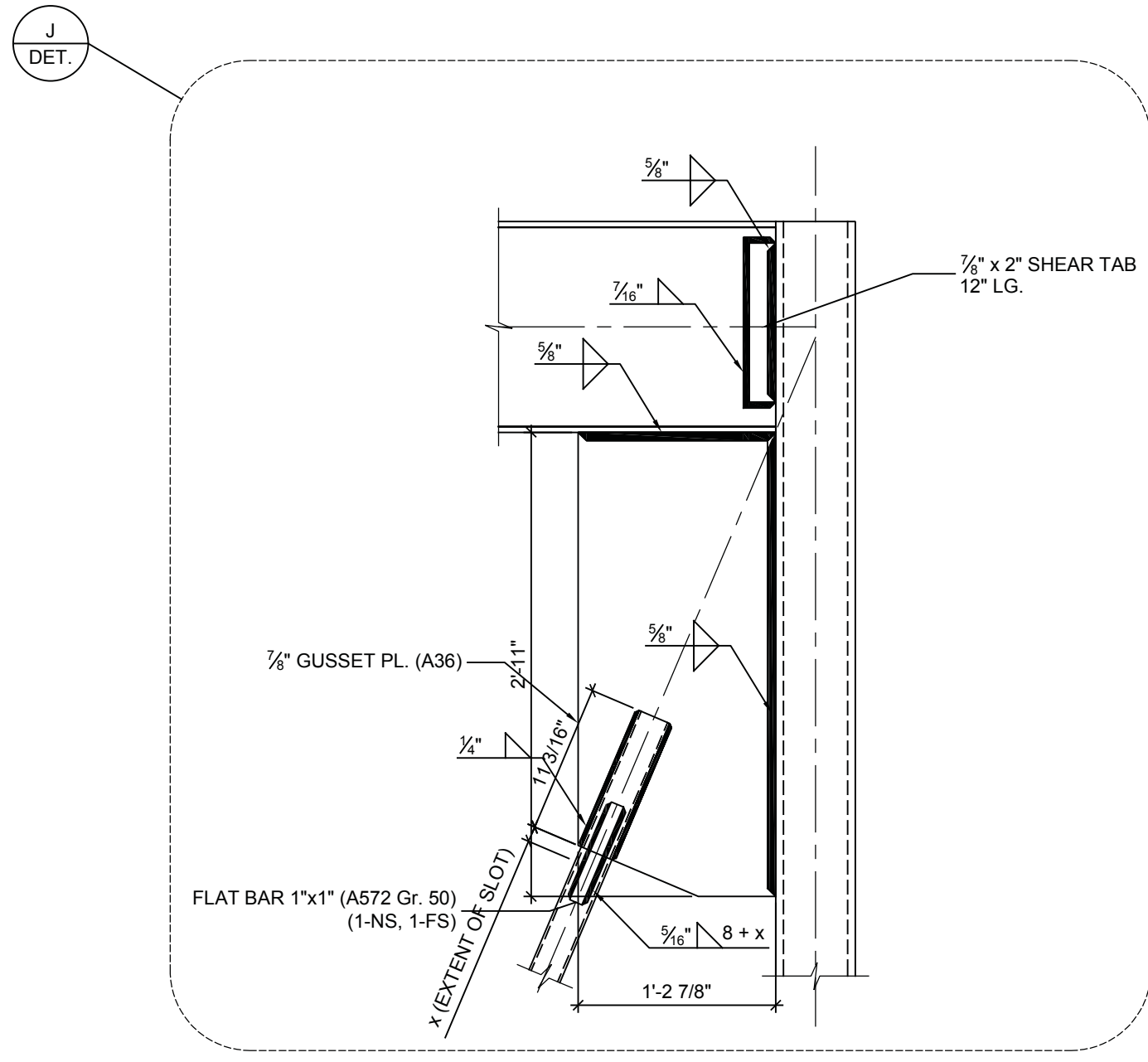
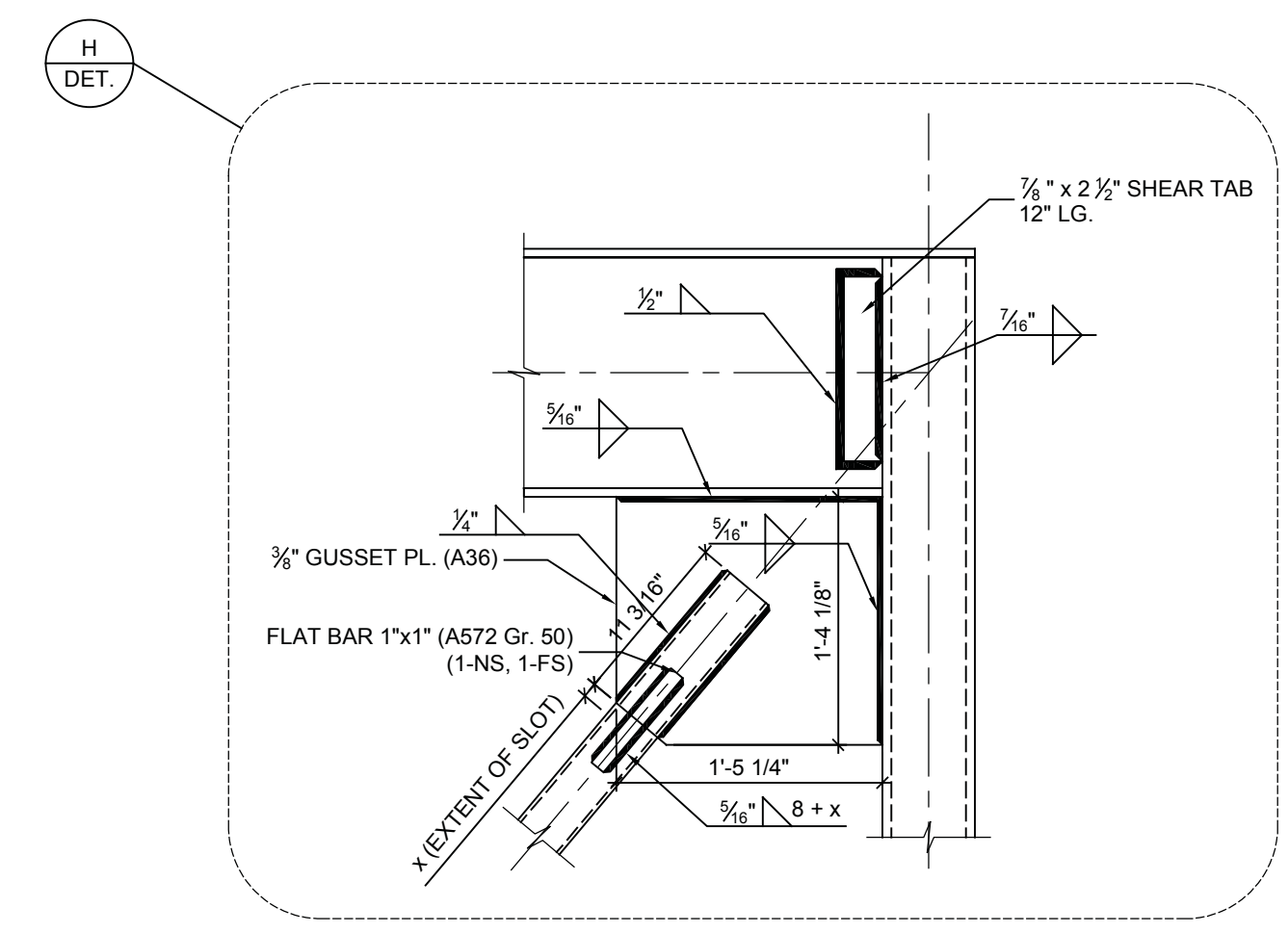
**SHOP DRAWINGS:**  
 Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.



1 GRID J, 10 DETAILS  
 (S-501) 1" = 1'-0"

2 GRID 2 DETAILS  
 (S-501) 1" = 1'-0"

3 GRID E DETAILS  
 (S-501) 1" = 1'-0"



4 GRID G DETAILS  
 (S-501) 1" = 1'-0"

5 GRID B DETAILS  
 (S-501) 1" = 1'-0"

6 GRID 7, 10, H DETAILS  
 (S-501) 1" = 1'-0"



No.	Description	Date
10	Issued for Building Permit	2018-07-13
12	Issued for Review	2018-08-13
11	Issued for Coating	2018-05-30

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**Connection Details**

Scale: 1" = 1'-4"  
 Date: 2018-05-30  
 Drawn: DP  
 Check: TJ

**S501**



SHEET KEYNOTES

- ① REFER TO CIVIL PLAN FOR POWER AND COMMUNICATION SERVICE ENTRANCE REQUIREMENTS.
- ② LINEAR WET LOCATION LED STRIP LIGHT REFER TO ARCHITECTURAL DETAIL FOR EXACT MOUNTING LOCATION.
- ③ PANEL 'M' IN MECHANICAL ROOM.
- ④ TELE/COMM WALL MOUNTED RACK IN MECHANICAL ROOM. PROVIDED BY OTHERS.
- ⑤ REMOVE DRIVE FOR TYPE 01 IN GARAGE. WALL MOUNT.
- ⑥ EMERGENCY LP FUEL GENERATOR. GENERATOR IS APPROX 6' L x 3' W x 4' H. PROVIDE 4" OF CLEARANCE AND A SOUND WALL. PROPANE CONNECTION AND DESIGN SHALL BE PROVIDED BY OTHERS.

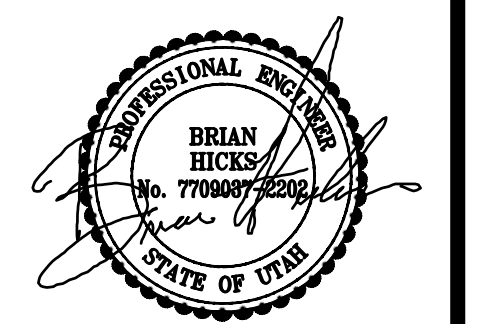
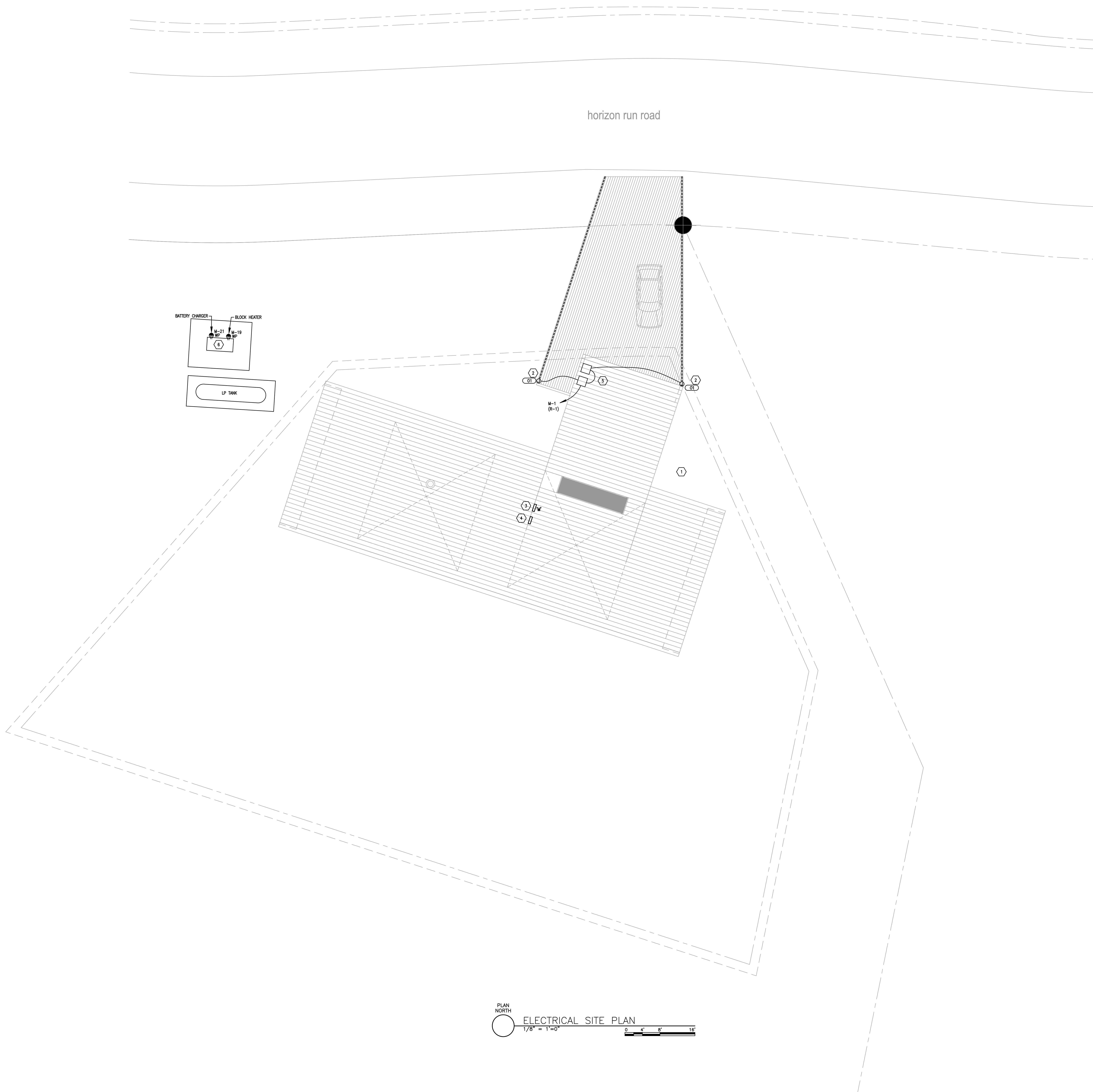
Lot 14 Mountain House

Sheet: Power Systems  
Date: 2018

MacKay-Lyons  
Sweetapple  
Architects  
Limited

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Canada B3K 3S1

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PLAN NORTH  
**ELECTRICAL SITE PLAN**  
1/8" = 1'-0"  
0 4' 8' 16'

Electrical Site Plan

scale: SEE GRAPH  
date: 2018-05-11  
drawn: BNA  
checked: CF

**E100**

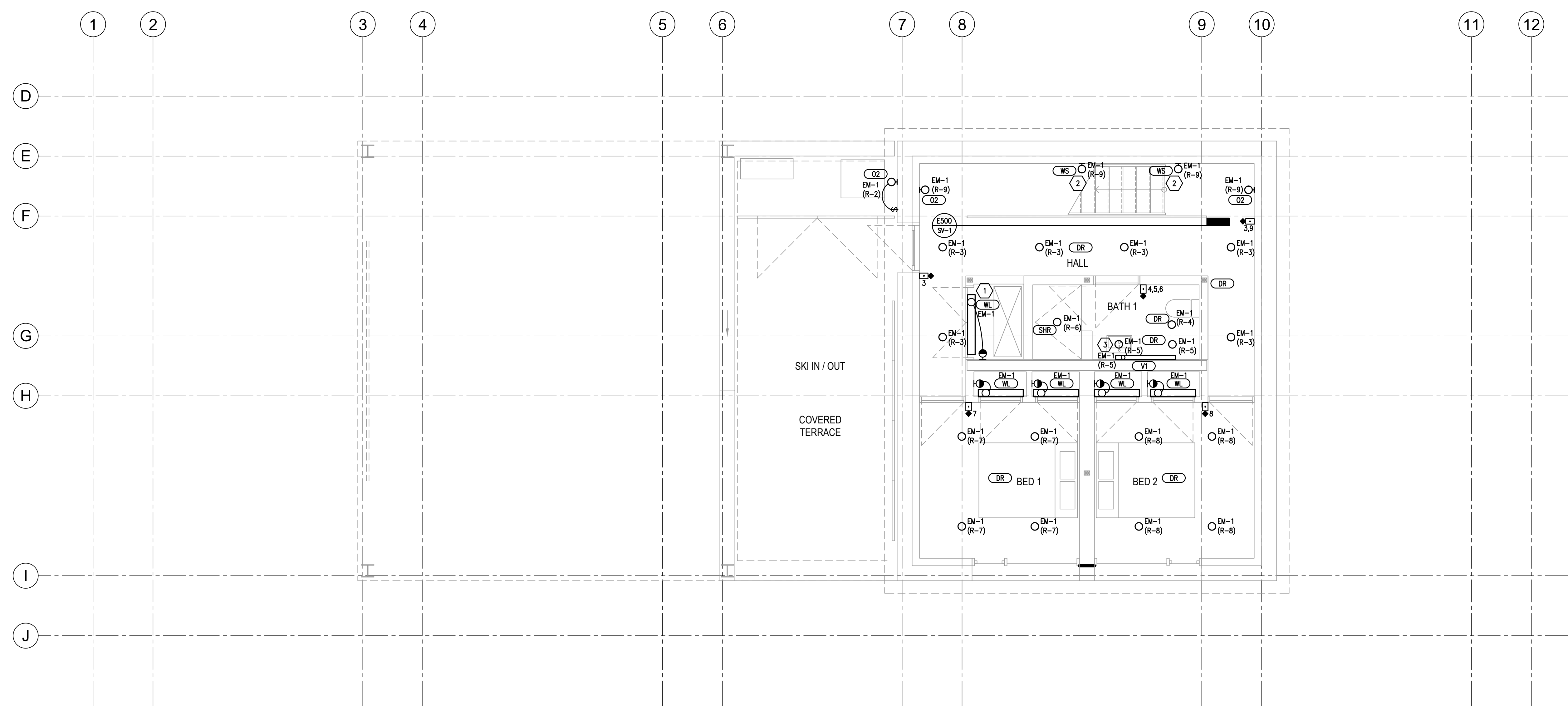
GENERAL SHEET NOTES

1. CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
2. CONSULT ALL ARCHITECTURAL PLANS, ELEVATIONS & SECTIONS FOR EXACT LOCATIONS OF ALL ELECTRICAL DEVICES. VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING. VERIFY ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.

SHEET KEYNOTES

- 1 MOUNT WALL MOUNTED LIGHT FIXTURE WL ABOVE DOOR OPENING.
- 2 TYPE WS RECESSED STEP LIGHT SHALL BE MOUNTED +18" ABOVE FINISHED FLOOR AND/OR STEP.
- 3 LIGHTING FIXTURE TO BE MOUNTED BEHIND MIRROR ON ALL FOUR SIDES. REFER TO DETAIL M1 ON SHEET E-400 FOR MORE INFORMATION.

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PLAN NORTH  
**LIGHTING PLAN GROUND FLOOR**  
 1/4" = 1'-0"  
 0 2 4 8

Lighting Plan  
 Ground Floor  
 scale: SEE GRAPH  
 date: 2018-05-11  
 drawn: BNA  
 checked: CF  
**E200**

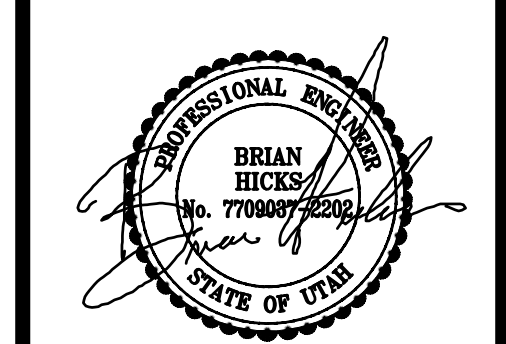
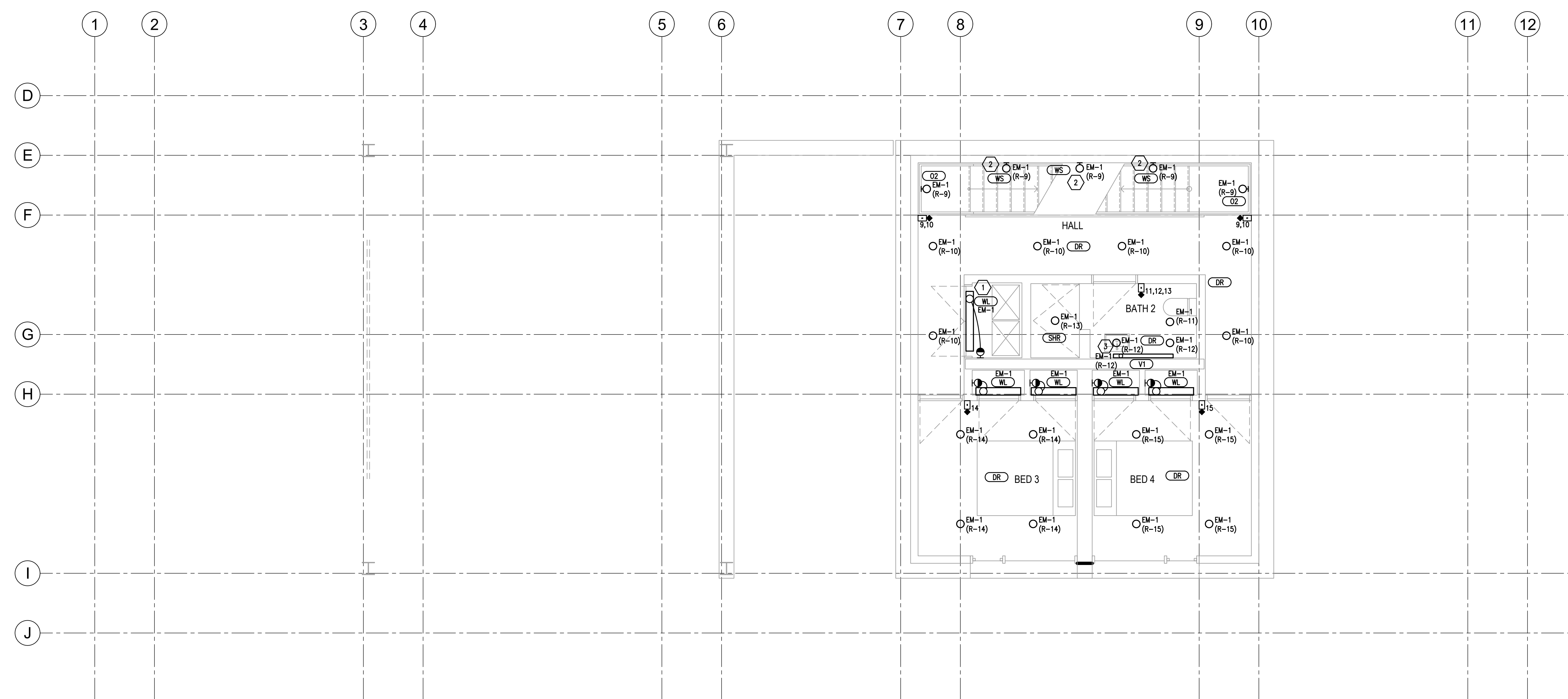
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Lighting Plan  
 Lower Floor  
 Scale: SEE GRAPH  
 Date: 2018-05-11  
 Drawn: BNA  
 Check: CF  
**E201**

By: cadric, Jul 12, 2018 - 3:43pm  
 J:\2018\115\000\115-1001.rvt



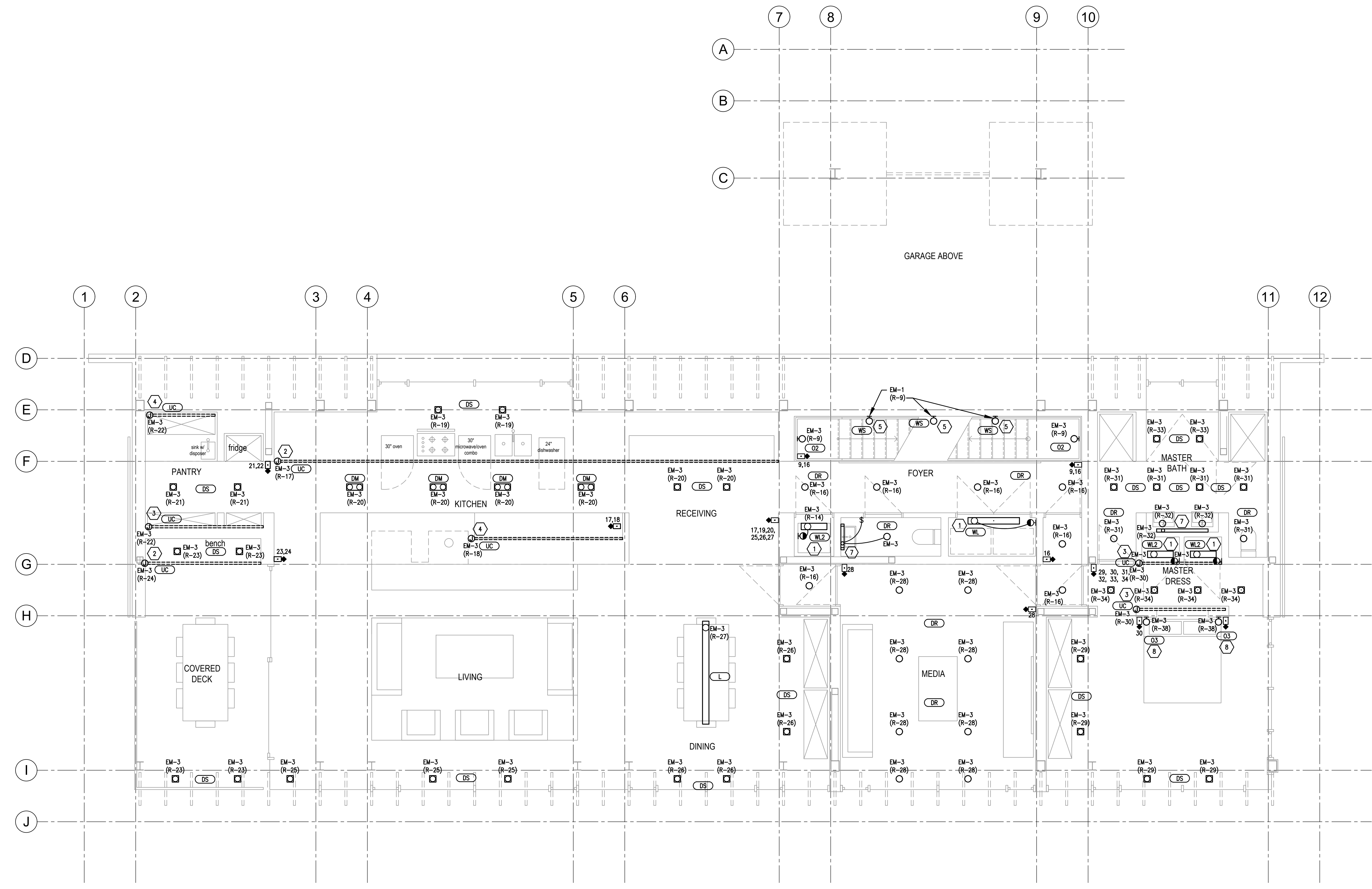
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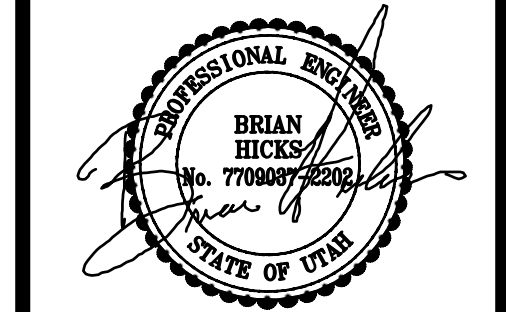
# SHEET KEYNOTES

- 1 WALL MOUNT ABOVE DOOR OPENING.
- 2 LIGHT FIXTURE MOUNTED IN TOE KICK.
- 3 LOCATE ABOVE WALL FOR INDIRECT ILLUMINATION ONTO CEILING.
- 4 UNDER COUNTER LIGHT FIXTURE MOUNT TO FACE OF OVERHANG.
- 5 MOUNT +18" ABOVE FINISH FLOOR OR STEP.
- 6 FULL MIRROR LIGHTS TO BORDER THE EDGES OF, AND BE MOUNTED ON, THE MIRROR.
- 7 LIGHTING FIXTURE TO BE MOUNTED BEHIND MIRROR ON ALL FOUR SIDES. REFER TO DETAIL M1 ON SHEET E-400 FOR MORE INFORMATION.
- 8 FIXTURE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR. FIXTURE SHALL BE MOUNTED ON THE HEADBOARD COORDINATE EXACT LOCATION WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.

Lot 14 Mountain House  
 2188 Cothagen St  
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 Canada B3K 3S1  
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 Fax: (902) 423-8278



PLAN NORTH  
**LIGHTING PLAN MAIN FLOOR**  
 1/4" = 1'-0"



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Rev	Description	Date
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**Lighting Plan**  
 Main Floor  
 scale: SEE GRAPH  
 date: 2018-05-11  
 drawn: BNA  
 checked: CF  
**E202**

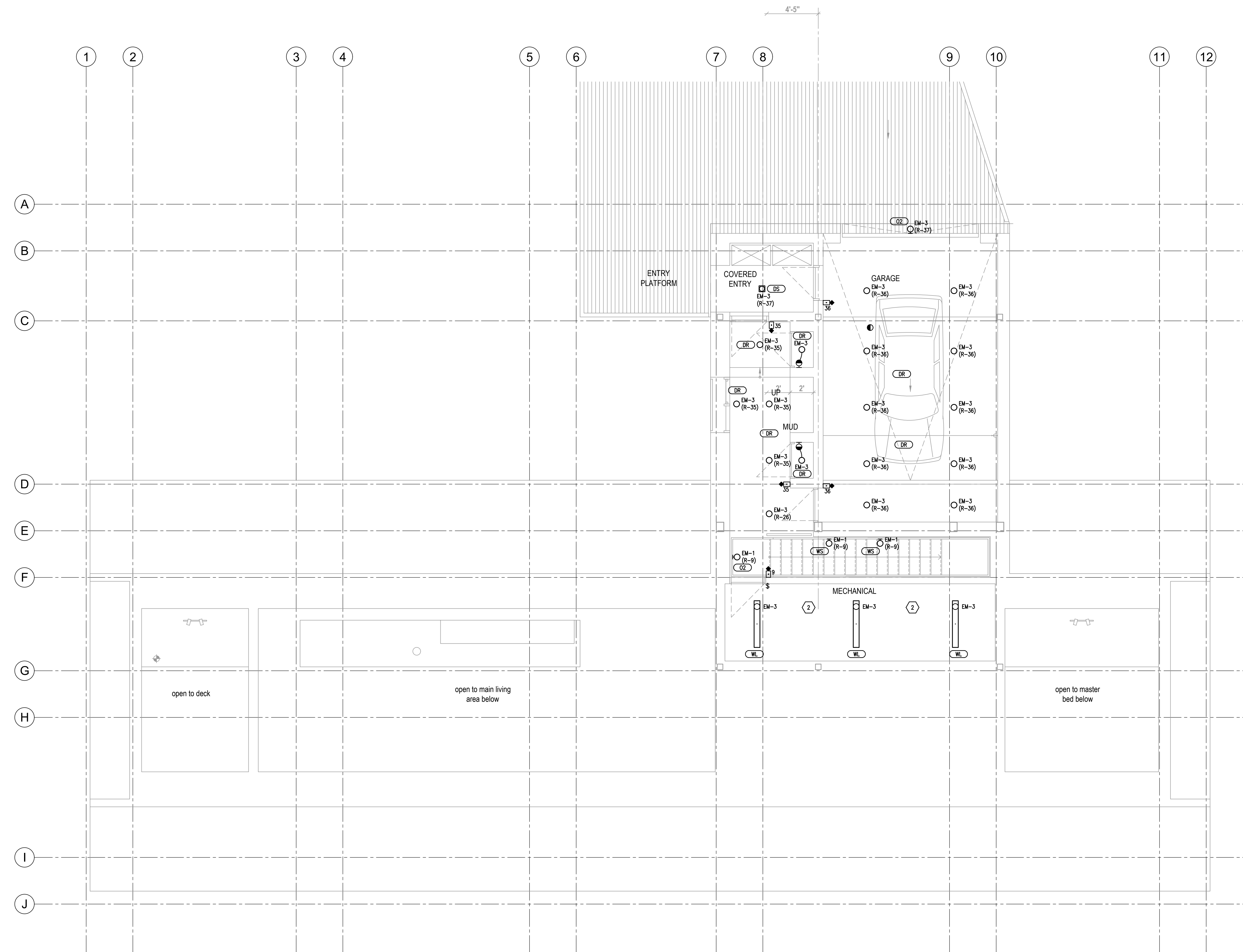
By: cadmic Jul 12, 2018 3:43pm  
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GENERAL SHEET NOTES

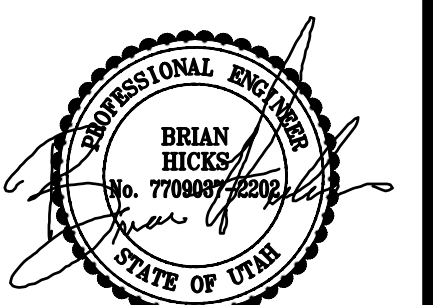
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SHEET KEYNOTES

- 1 MOUNT +18" ABOVE FINISH FLOOR OR STEP.
- 2 SURFACE OR PENDANT MOUNT.



MapKay Lyons  
Sweetapple  
Architects  
Limited  
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Halifax, Nova Scotia  
Canada B3K 3S1  
PH: (902) 423-1887  
FAX: (902) 423-8293



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No.	Description	Date
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Lighting Plan  
Upper  
Floor

scale: SEE GRAPH  
date: 2016-05-11  
drawn: BNA  
checked: CF

E203

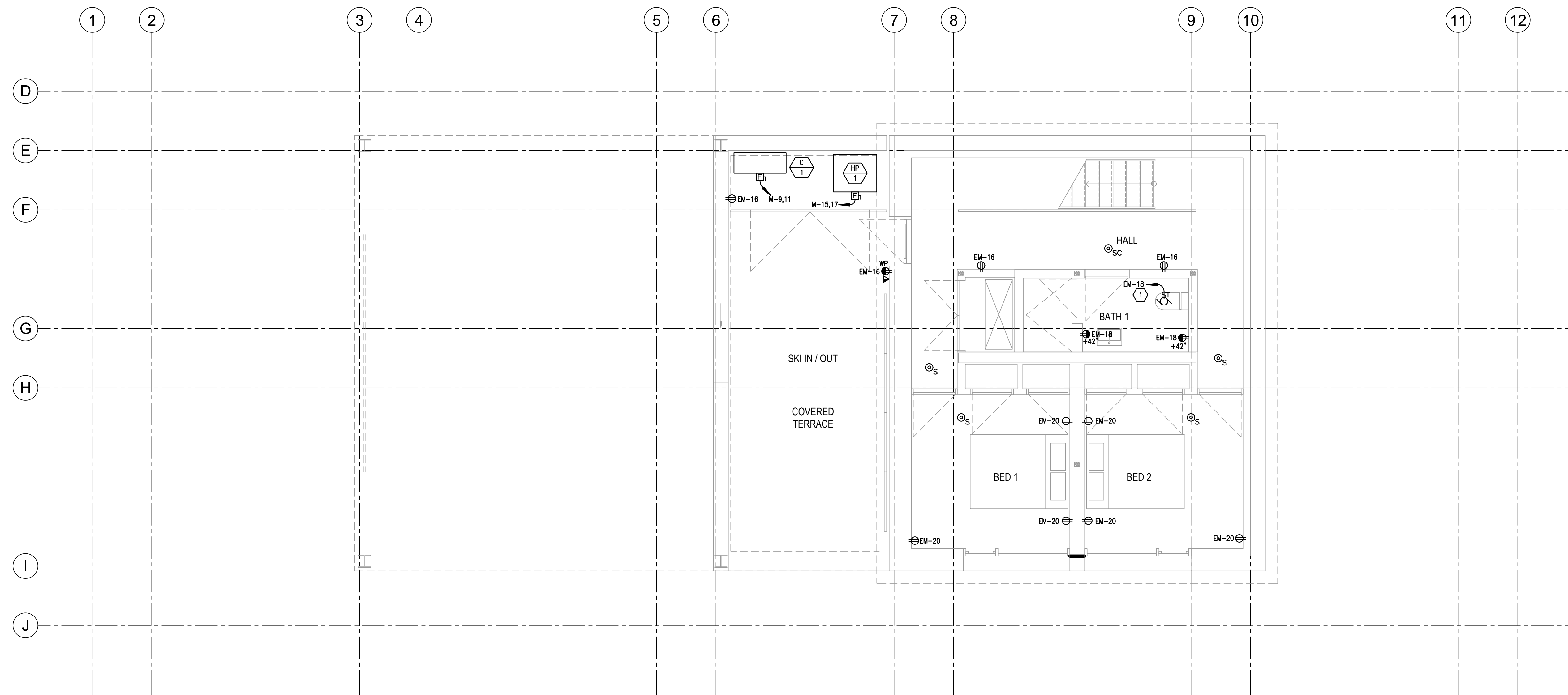
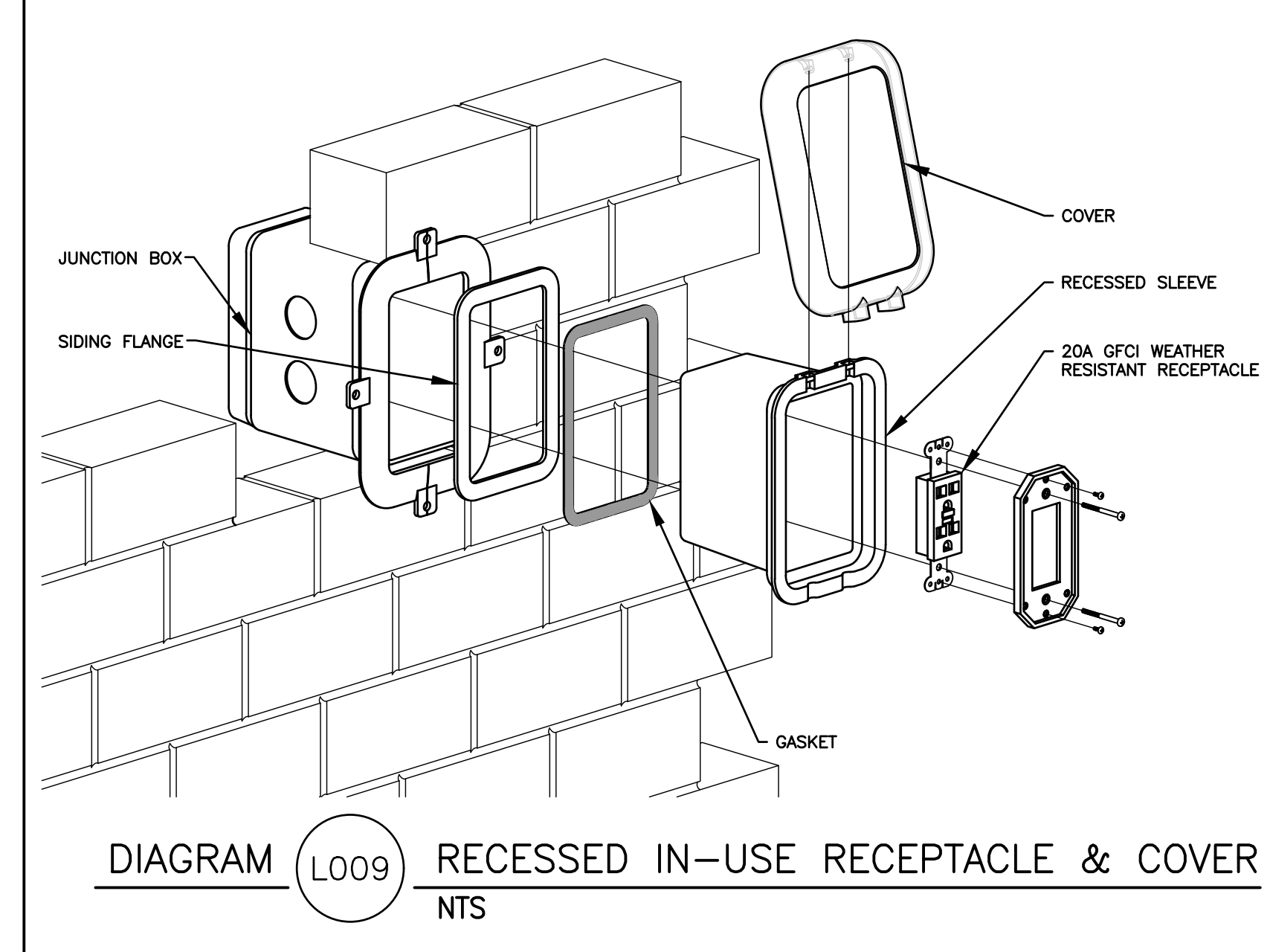
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Sweetapple  
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Halifax, Nova Scotia  
Canada B3K 3S1  
PH: (902) 423-1867  
FX: (902) 423-6276

GENERAL SHEET NOTES

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GENERAL SHEET NOTES

- 1 EXHAUST FAN TO BE CONTROLLED BY SAME SWITCH THAT CONTROLS LIGHT FIXTURES.



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No.	Description	Date
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**SHOP DRAWINGS:**  
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Power Plan  
Ground Floor

scale: SEE GRAPH  
date: 2018-05-11  
drawn: BNA  
checked: CF

**E300**

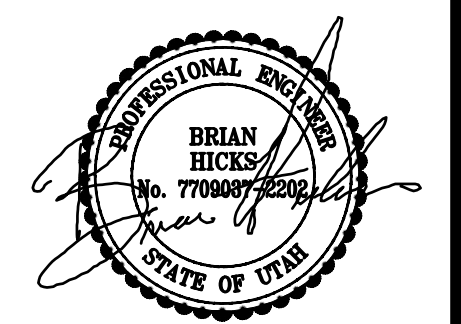
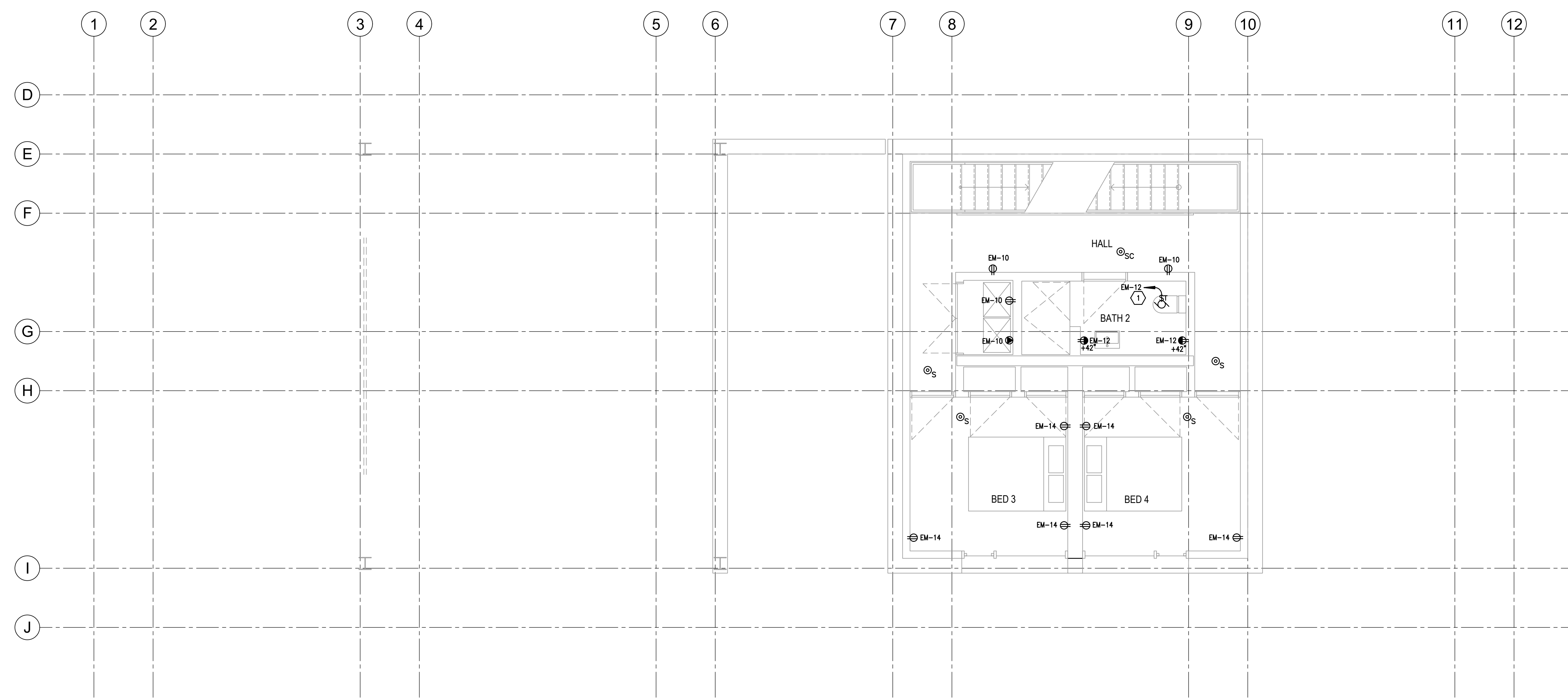
MapKay Lyons  
Sweetapple  
Architects  
Limited  
2188 Goughen St  
Halifax, Nova Scotia  
Canada B3K 3S1  
ph: (902) 423-1887  
fx: (902) 423-8293

**GENERAL SHEET NOTES**

1. CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
2. CONSULT ALL ARCHITECTURAL PLANS, ELEVATIONS & SECTIONS FOR EXACT LOCATIONS OF ALL ELECTRICAL DEVICES. VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING. ROUGH IN: CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.

**GENERAL SHEET NOTES**

- 1 EXHAUST FAN TO BE CONTROLLED BY SAME SWITCH THAT CONTROLS LIGHT FIXTURES.



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No.	Description	Date
01	Issued for Coordination	2018-05-08

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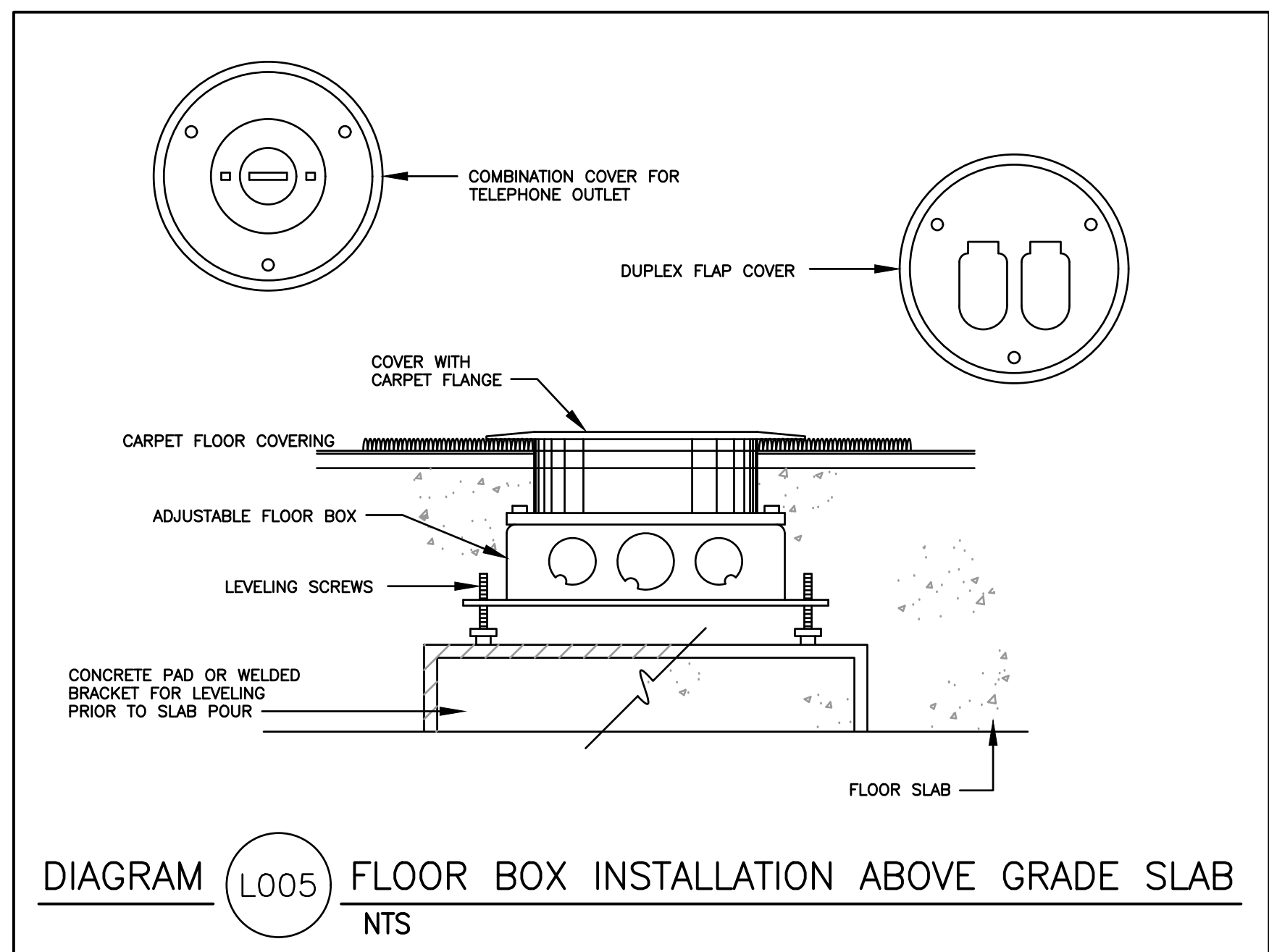
**SHOP DRAWINGS:**  
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**Power Plan Lower Floor**

scale: SEE GRAPH  
date: 2018-05-11  
drawn: BNA  
checked: CF

**E301**



### KITCHEN EQUIPMENT SCHEDULE

UNIT #	FUNCTION	LOAD	VOLT	PHASE	FULL LOAD AMPS	CONDUIT SIZE	WIRES		OCPD	REF. NOTES	REMARKS	
							NO. SETS	SIZE				
K-1	REFRIGERATOR	588 VA	120	1	4.90	3/4"	1	2	12	CB	20	12A
K-2	30" SINGLE WALL OVEN	6325 VA	240	1	26.35	3/4"	1	2	8	CB	30	11A
K-3	DOWN DRAFT VENTILATION	1200 VA	120	1	10.00	3/4"	1	2	12	CB	20	12A
K-4	DISHWASHER	1440 VA	120	1	12.00	3/4"	1	2	12	CB	20	12A
K-5	COOKTOP	360 VA	120	1	3.00	3/4"	1	2	12	CB	15	12A
K-6	SPEED OVEN	3600 VA	240	1	15.00	3/4"	1	2	12	CB	20	11A
K-7	PANTRY DRAWER	450 VA	120	1	3.75	3/4"	1	2	12	CB	15	12A
K-8	DISPOSAL	1400 VA	120	1	11.67	3/4"	1	2	12	CB	20	11A LOCATE SWITCH UNDER SINK

**NOTES:**

- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- BREAKER IN ENCLOSURE
- MANUAL STARTER WITH THERMAL OVERLOAD
- MAGNETIC STARTER
- MAGNETIC STARTER/NON-FUSED DISCONNECT COMBINATION
- MAGNETIC STARTER/FUSED DISCONNECT COMBINATION
- MAGNETIC STARTER/BREAKER COMBINATION
- VARIABLE FREQUENCY DRIVE
- REDUCED VOLTAGE STARTER
- DIRECT CONNECTION
- RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC.
- TWO-SPEED STARTER, COORDINATE WITH MOTOR TYPE
- SOLID STATE/Soft STARTER

**A. FURNISHED, INSTALLED, AND CONNECTED UNDER DIVISION 26**  
**B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION REQUIRING CONNECTION UNDER DIVISION 26.**  
**C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26.**  
**D. FURNISHED, INSTALLED AND CONNECTED UNDER ANOTHER DIVISION.**

CB = CIRCUIT BREAKER, THERMAL MAGNETIC  
 CHW = CHILLER KILOWATTS

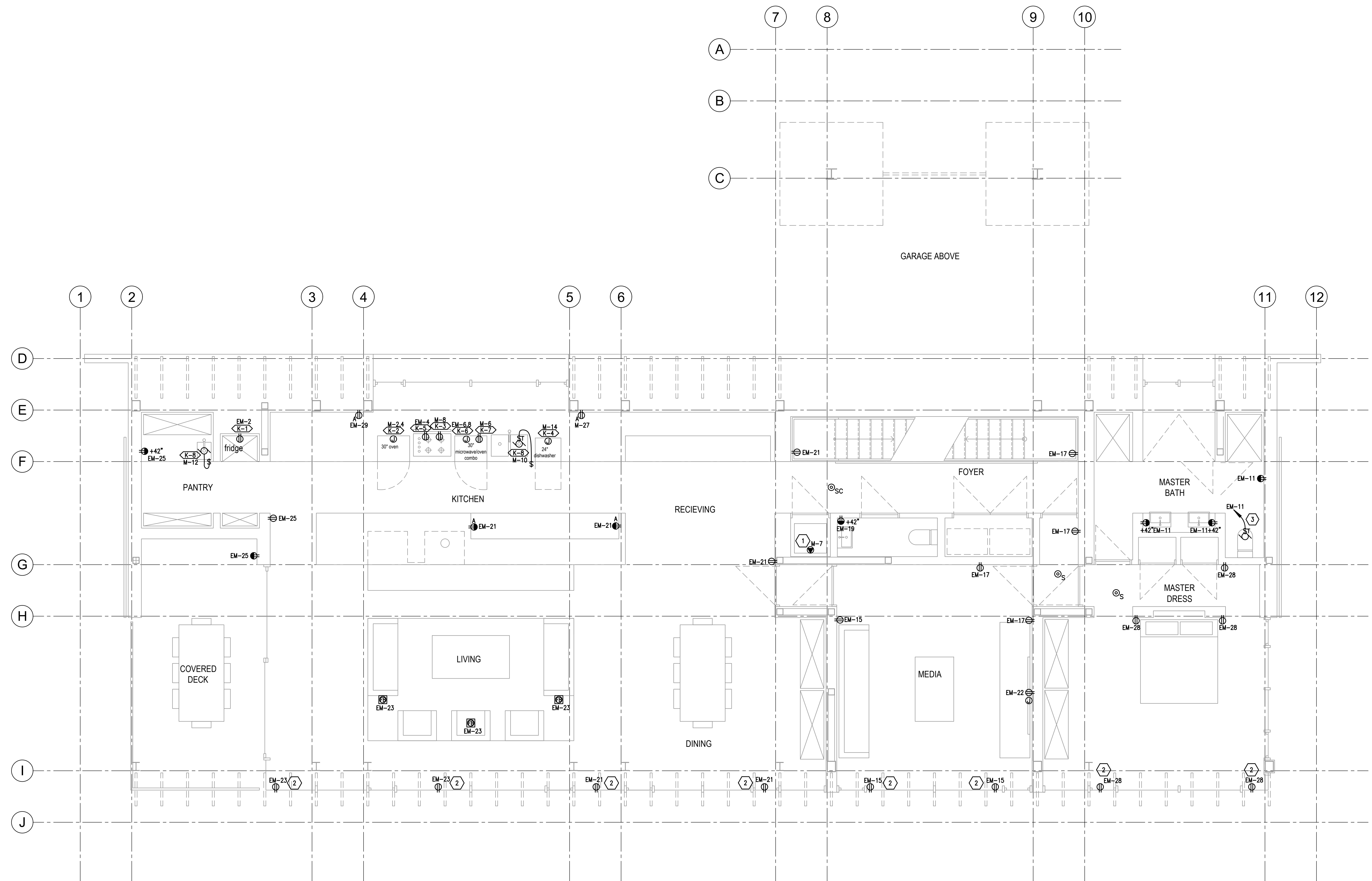
NOTE 1: PER 250.122(A), EQUIPMENT GROUND IS NOT REQUIRED TO BE LARGER THAN PHASE CONDUCTOR.

### GENERAL SHEET NOTES

- CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
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### SHEET KEYNOTES

- STACKABLE WASHER/DRYER
- LOCATE RECEPTACLE IN TOE KICK.
- EXHAUST FAN TO BE CONTROLLED BY SAME SWITCH THAT CONTROLS LIGHT FIXTURES.



Lot 14 Mountain House

2188 Colton Ave  
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 Canada B3K 3S1

204-422-1887  
 Fax: (902) 422-8276

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 Sweepstake  
 Architects  
 Limited

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PLAN NORTH

**POWER PLAN MAIN FLOOR**

1/4" = 1' = 0"

0 2 4 8

**Power Plan Main Floor**

scale: SEE GRAPH  
 date: 2018-05-11  
 drawn: BNA  
 checked: CF

**E302**

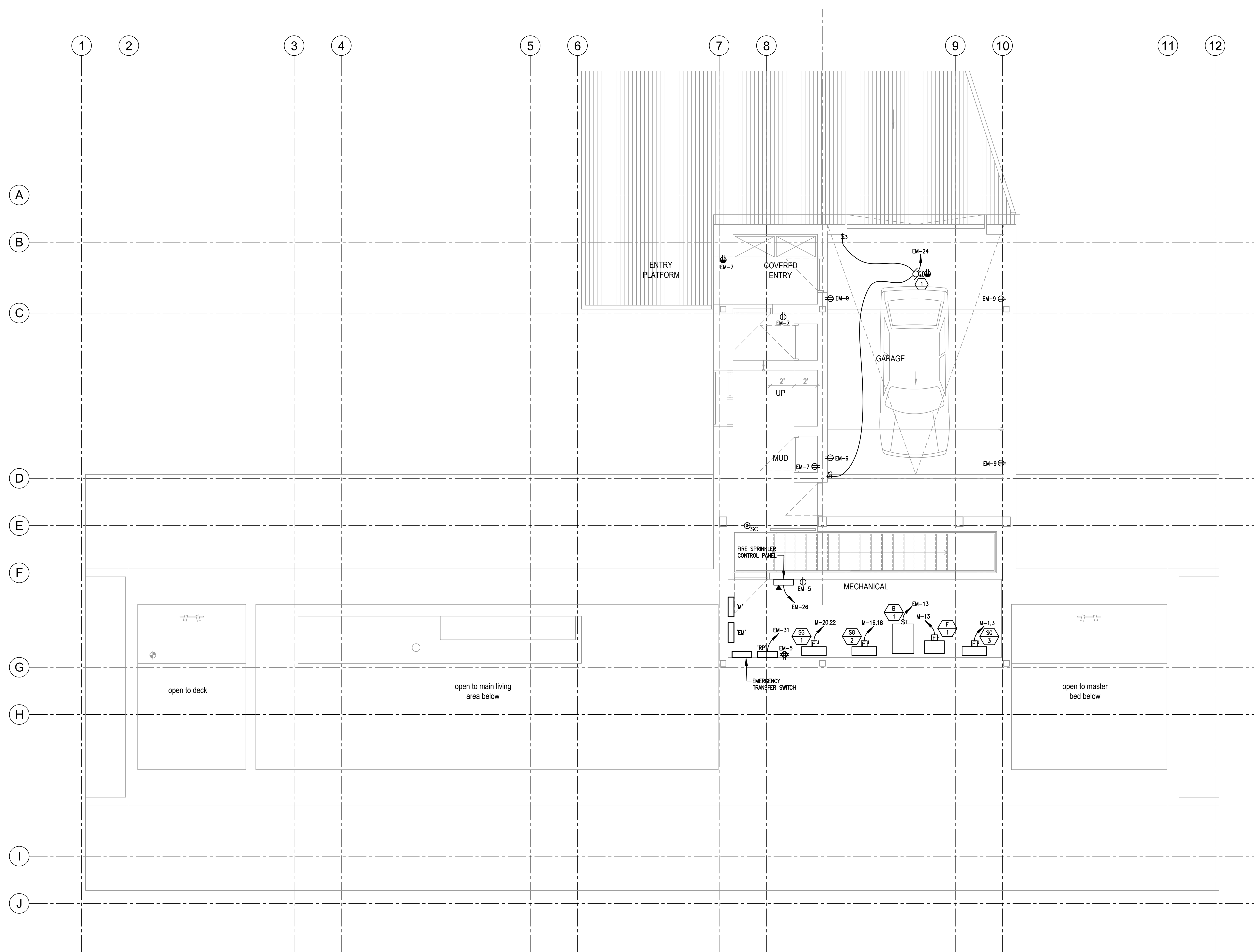
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SHEET KEYNOTES

- 1 GARAGE DOOR OPENER.

Lot 14 Mountain House  
 Sweet Home Mountain  
 P.O. Box 100  
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 2188 Cothagen St.  
 Halifax, Nova Scotia  
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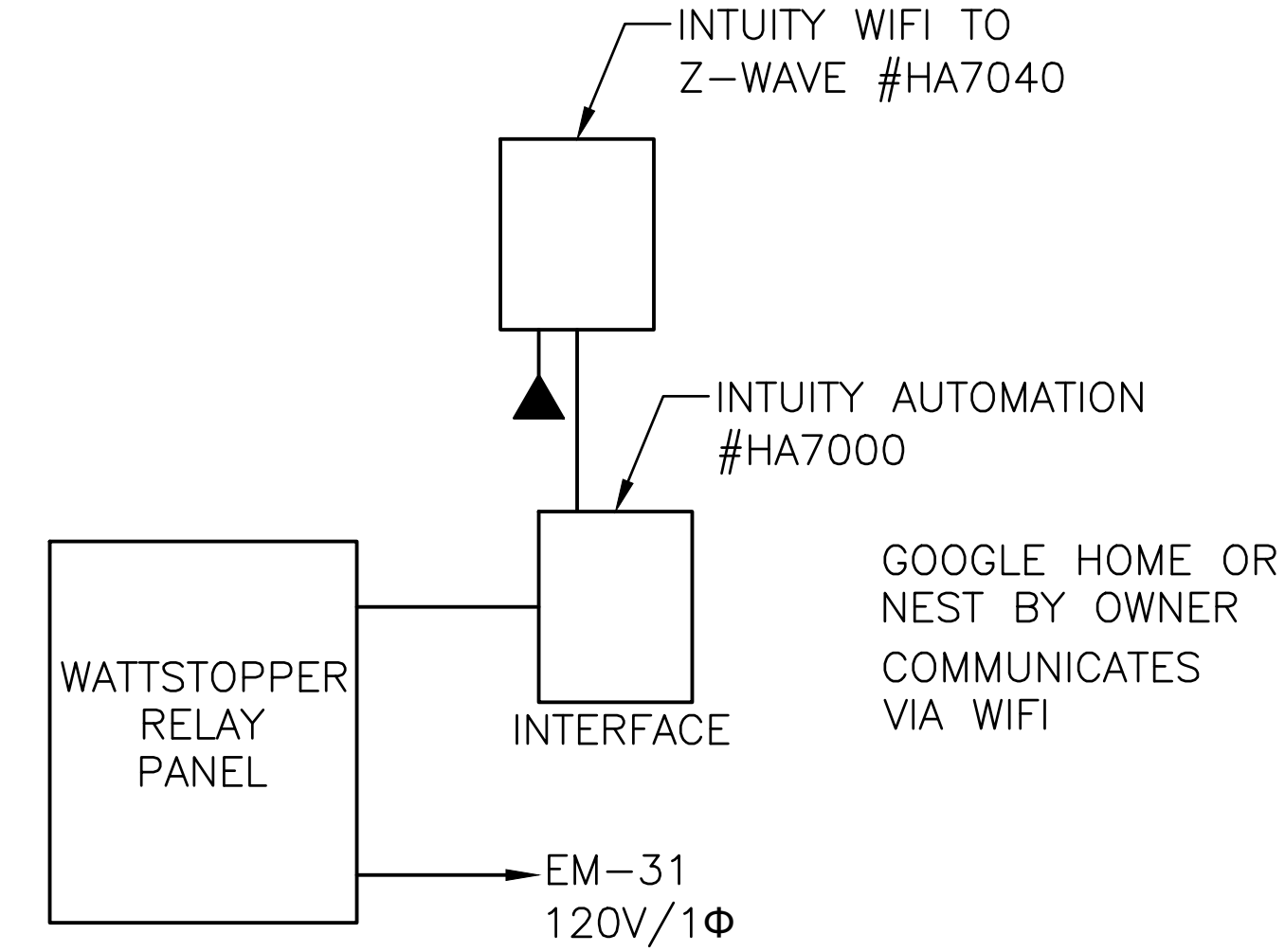
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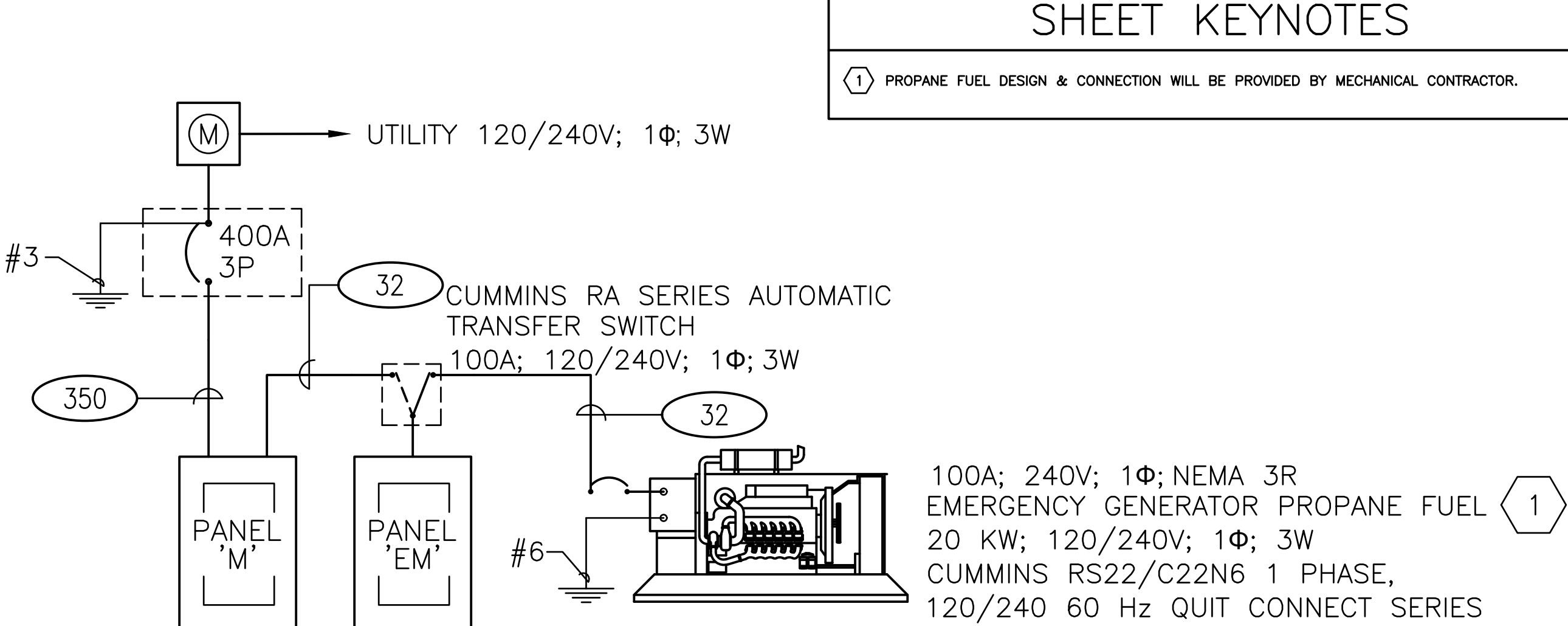
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Power Plan  
 Upper  
 Floor  
 scale: SEE GRAPH  
 date: 2018-05-11  
 drawn: BNA  
 checked: CF  
**E303**



2 LIGHTING CONTROL  
NO SCALE

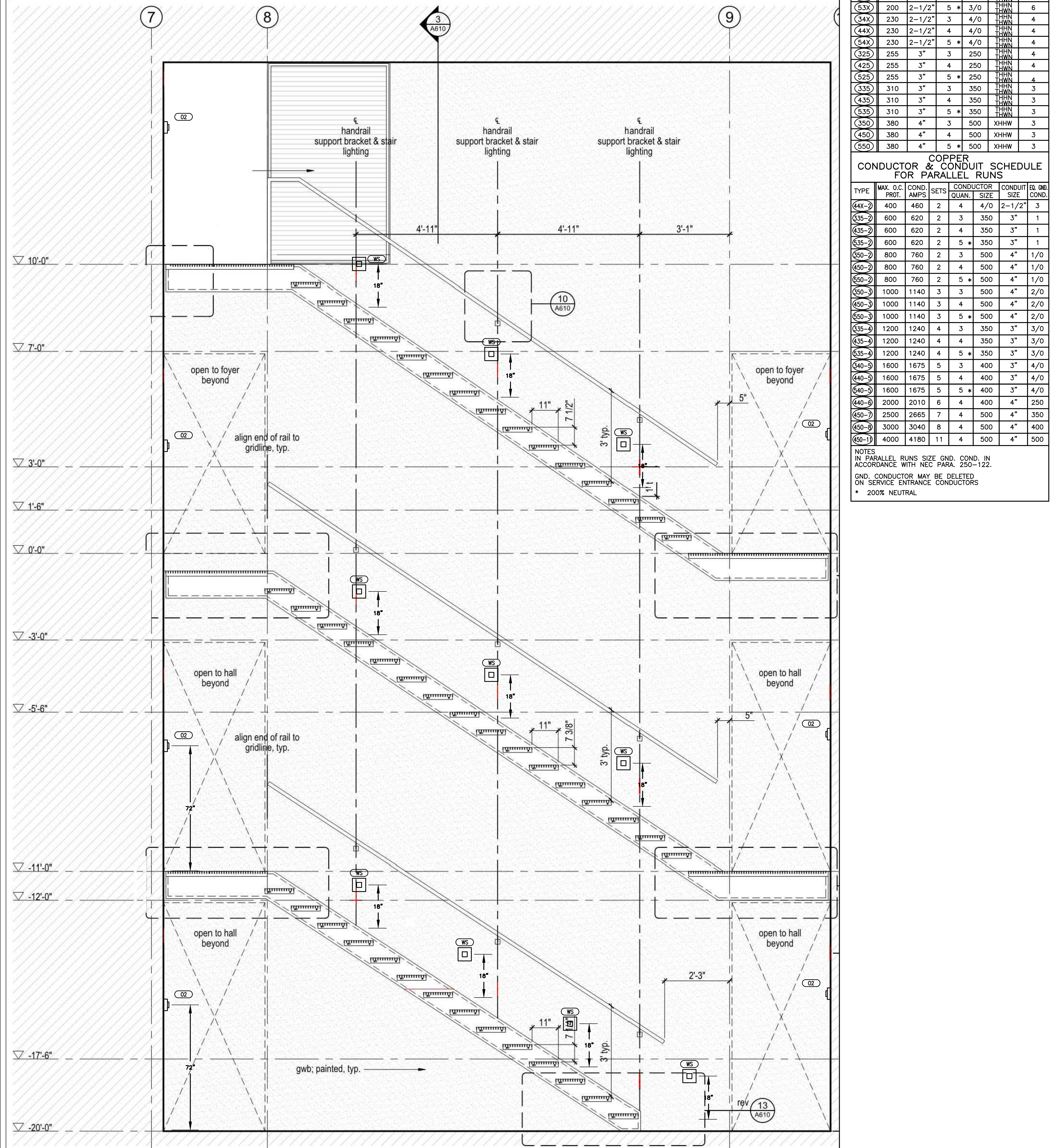
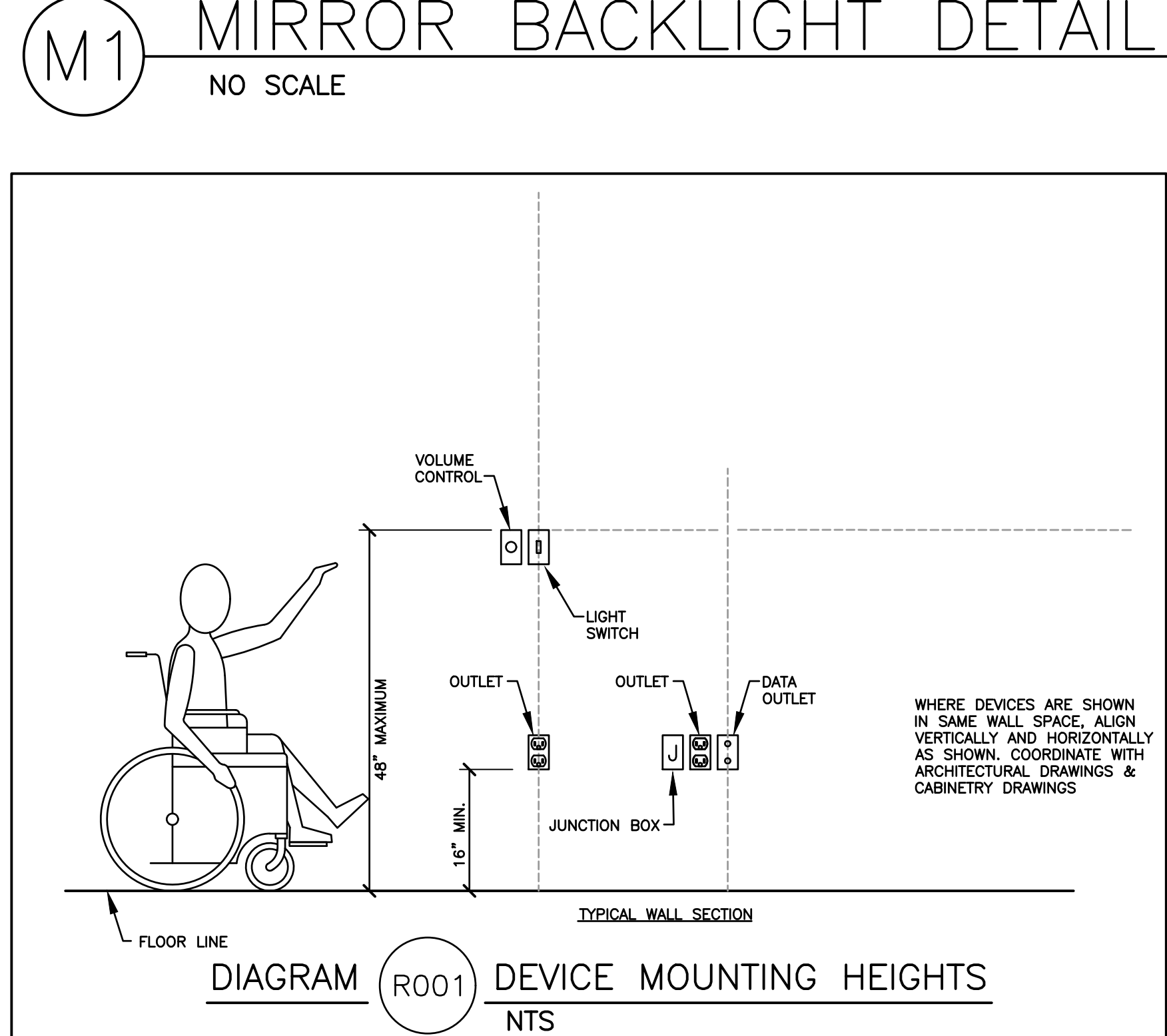
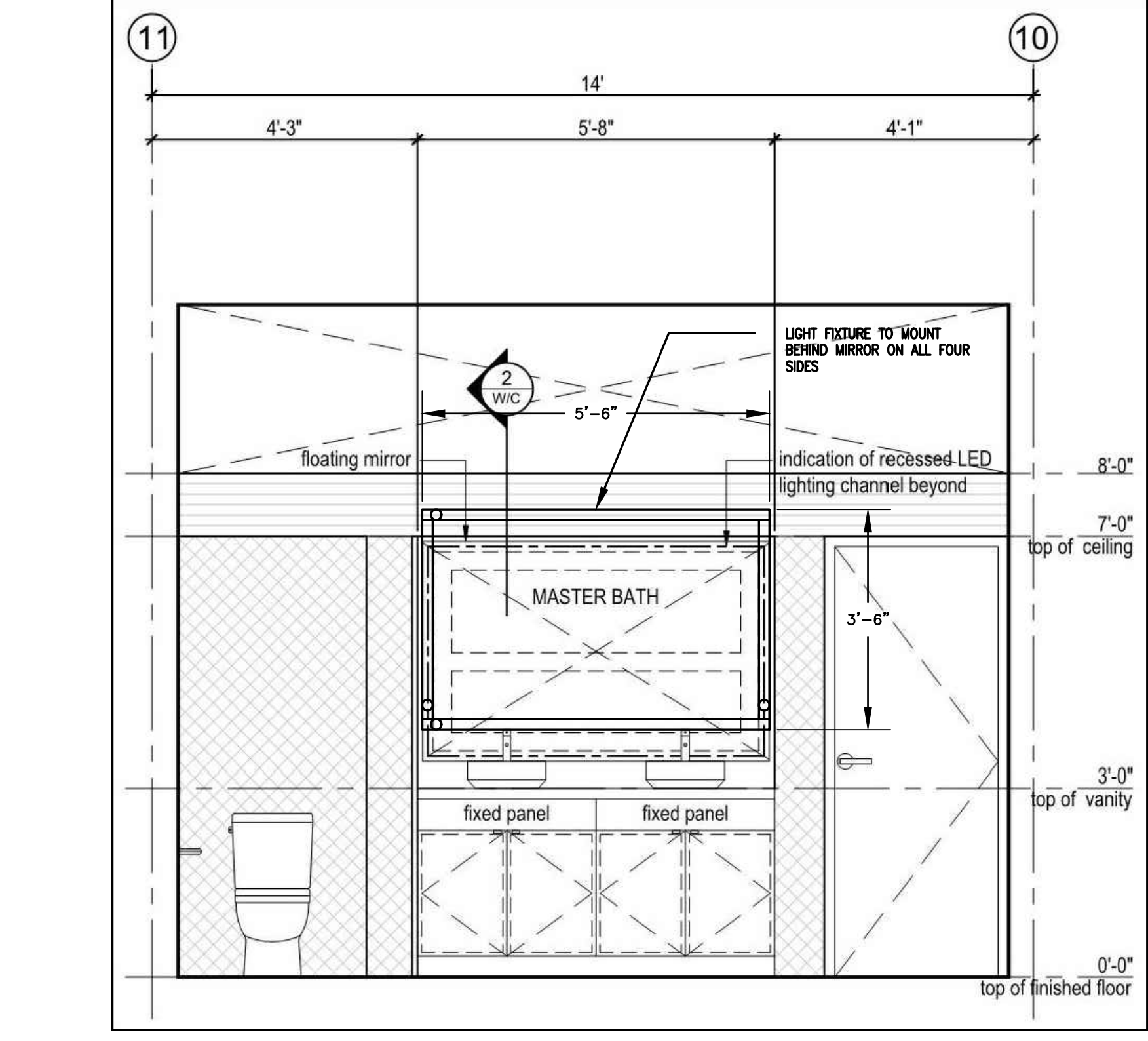
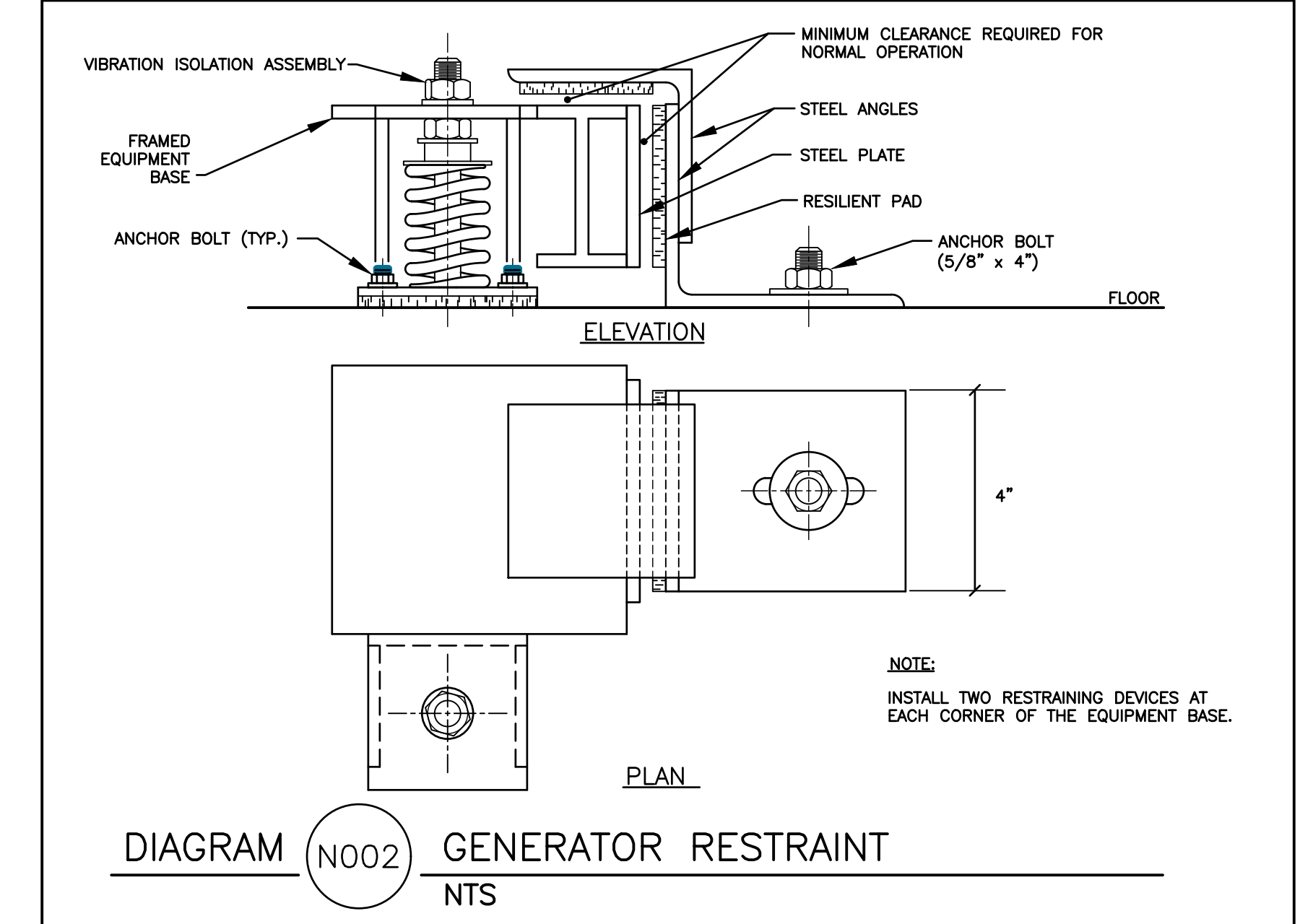
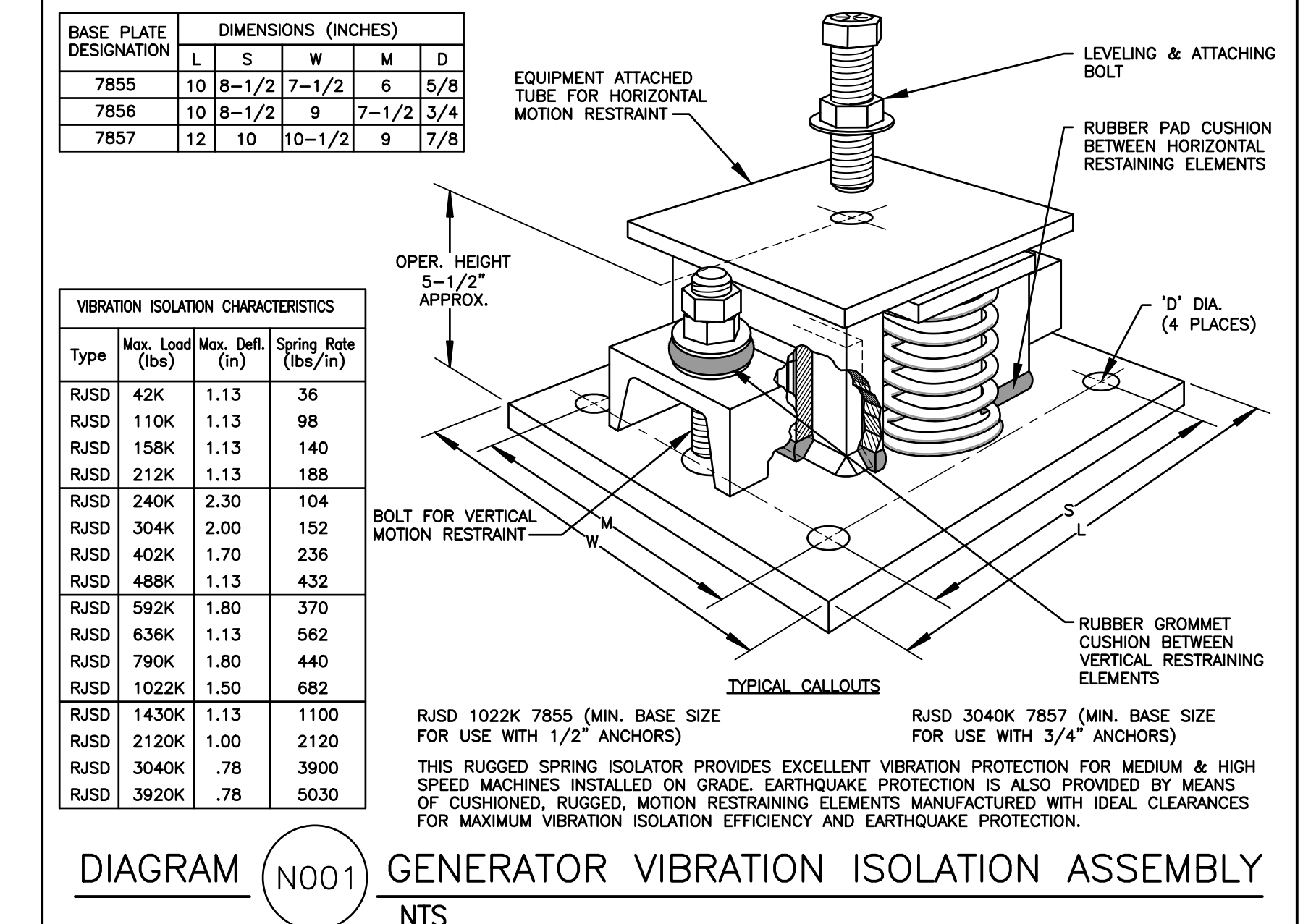


1 ONE-LINE DIAGRAM  
NO SCALE

SHEET KEYNOTES

1 PROPANE FUEL DESIGN & CONNECTION WILL BE PROVIDED BY MECHANICAL CONTRACTOR.

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TRANS. KVA	O.C. PROT.	TYPE COND.	COND. MIN. ZK	MIN. ZK	O.C. PROT.	TYPE COND.	COND. AMPS	SETS	CONDUCTOR QUAN.	CONDUIT SIZE	EQ. COND. SIZE	COND.	TYPE	AMP.	COND. SIZE	CONDUIT QUAN.	CONDUIT SIZE	INSUL. ATION	EQ. COND. COND.
30	50	W	8	3	100	(H1-)	110	1	4	2	2"	6	(20)	30	3/4"	2	10	THHN	10
45	70	M	4	3	175	(H1-)	200	1	4	3/0	2"	6	(30)	30	3/4"	3	10	THHN	10
75	125	M	2	3	225	(H1-)	230	1	4	4/0	2-1/2"	4	(40)	40	1"	4	10	THHN	10
112.5	175	M	1/0	4	400	(H1-)	460	2	4	4/0	3"	3	(50)	40	1"	3	8	THHN	10
150	300	M	2/0	4	600	(H1-)	620	2	4	350	3"	1	(26)	55	1"	2	6	THHN	8
225	400	M	2/0	4	800	(H1-)	930	3	4	350	3"	1/0	(36)	55	1"	3	6	THHN	8
300	600	M	3/0	5	1200	(H1-)	1240	4	4	350	3"	3/0	(46)	55	1"	4	6	THHN	8
500	800	M	3/0	5	1600	(H1-)	1675	5	4	400	4"	4/0	(56)	70	1"	3	4	THHN	8
750	1200	M	3/0	5	3000	(H1-)	3040	8	4	500***	4"	500***	(66)	70	1-1/4"	4	4	THHN	8
													(44)	70	1-1/4"	4	4	THHN	8
													(22)	85	1-1/2"	2	3	THHN	8
													(53)	85	1-1/4"	3	3	THHN	8
													(43)	85	1-1/2"	4	3	THHN	8
													(32)	95	1-1/2"	3	2	THHN	6
													(42)	95	1-1/2"	4	2	THHN	6
													(31)	110	1-1/2"	3	1	THHN	6
													(41)	110	2"	4	1	THHN	6
													(51)	110	2"	5 * 1	1	THHN	6
													(31X)	150	2"	3	1/0	THHN	6
													(41X)	150	2"	4	1/0	THHN	6
													(51X)	150	2"	5 * 1/0	1/0	THHN	6
													(20)	175	2"	3	2/0	THHN	6
													(40)	175	2"	5 * 2/0	2/0	THHN	6
													(52X)	175	2"	5 * 2/0	2/0	THHN	6
													(33X)	200	2"	3	3/0	THHN	6
													(43X)	200	2"	4	3/0	THHN	6
													(53X)	200	2-1/2"	5 * 3/0	3/0	THHN	6
													(34X)	230	2-1/2"	3	4/0	THHN	4
													(44X)	230	2-1/2"	4	4/0	THHN	4
													(54X)	230	2-1/2"	5 * 4/0	4/0	THHN	4
													(32S)	255	3"	3	250	THHN	4
													(42S)	255	3"	4	250	THHN	4
													(52S)	255	3"	5 * 250	250	THHN	4
													(33S)	310	3"	3	350	THHN	3
													(43S)	310	3"	4	350	THHN	3
													(53S)	310	3"	5 * 350	350	THHN	3
													(35S)	380	4"	3	500	XHHW	3
													(45S)	380	4"	4	500	XHHW	3
													(55S)	380	4"	5 * 500	XHHW	3	



Lot 14 Mountain House

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Sweetapple  
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Revision:

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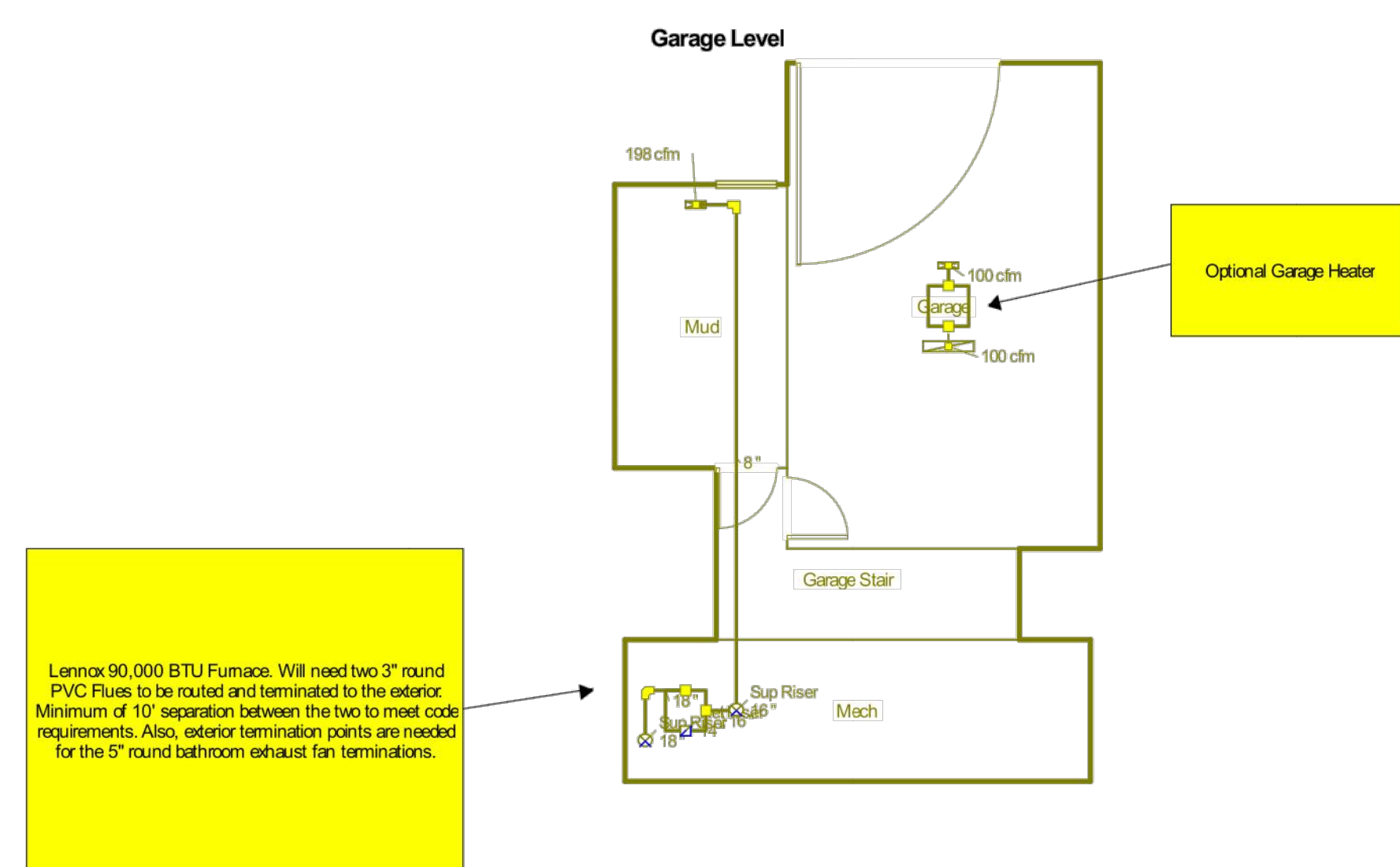
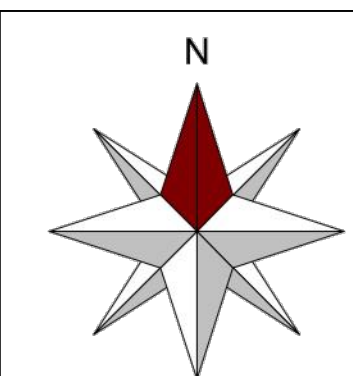
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One-line Diagram and Panelboard Schedules

Scale: SEE GRAPH  
Date: 2018-05-11  
Drawn: BNA  
CHK'd: CF

E400

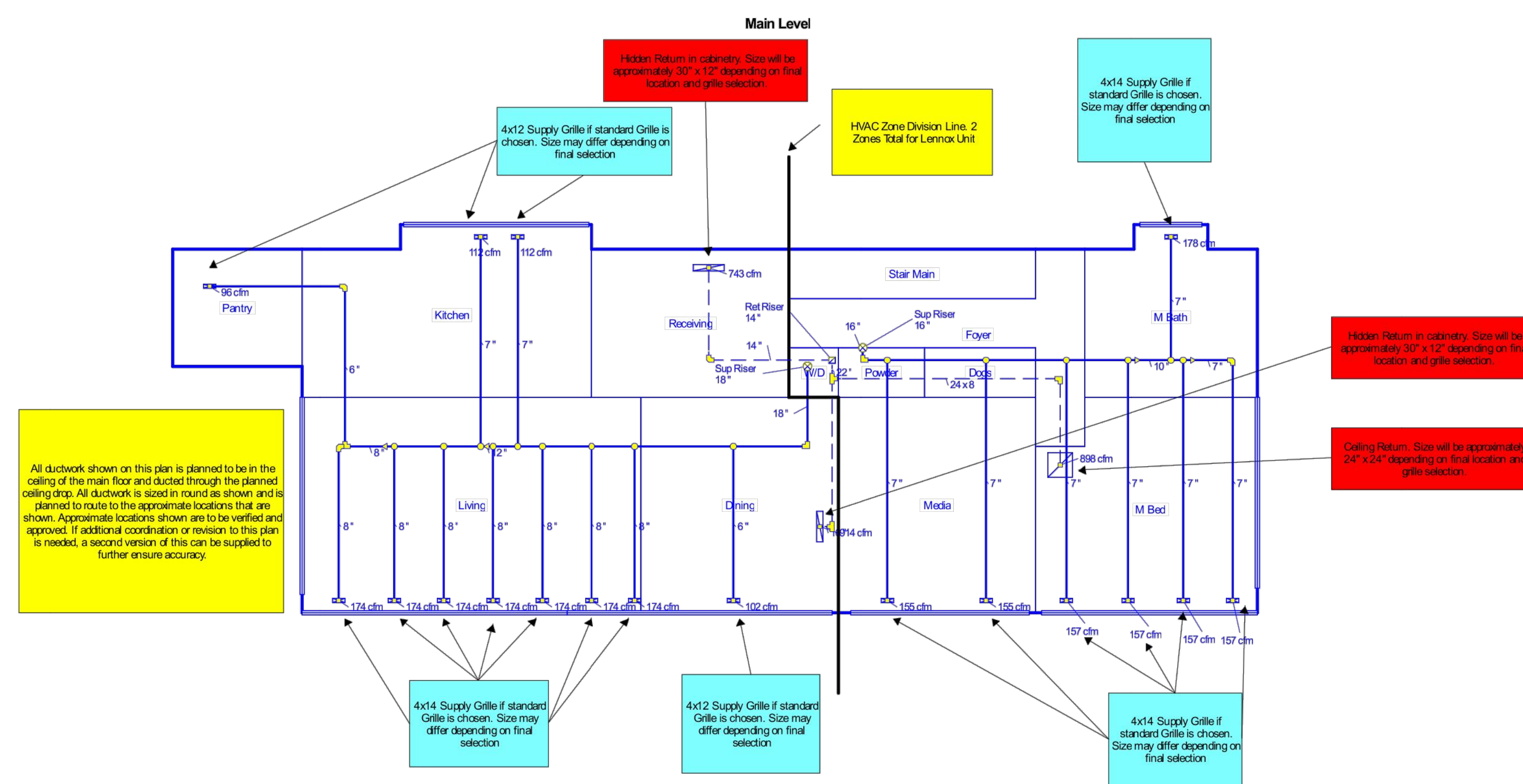
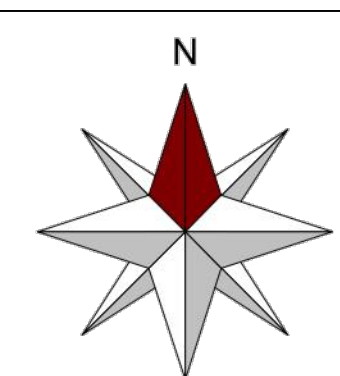


**Job #:**  
Performed by Patrick Wallace for:  
Lot 14  
Lot 14  
Eden, Utah

Park City, Utah

Page 1  
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2018-May-18 16:51:42  
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203  
2200 Duct Design Diagram - Upper Level Floor Plan  
Scale 1/8" = 1'-0"

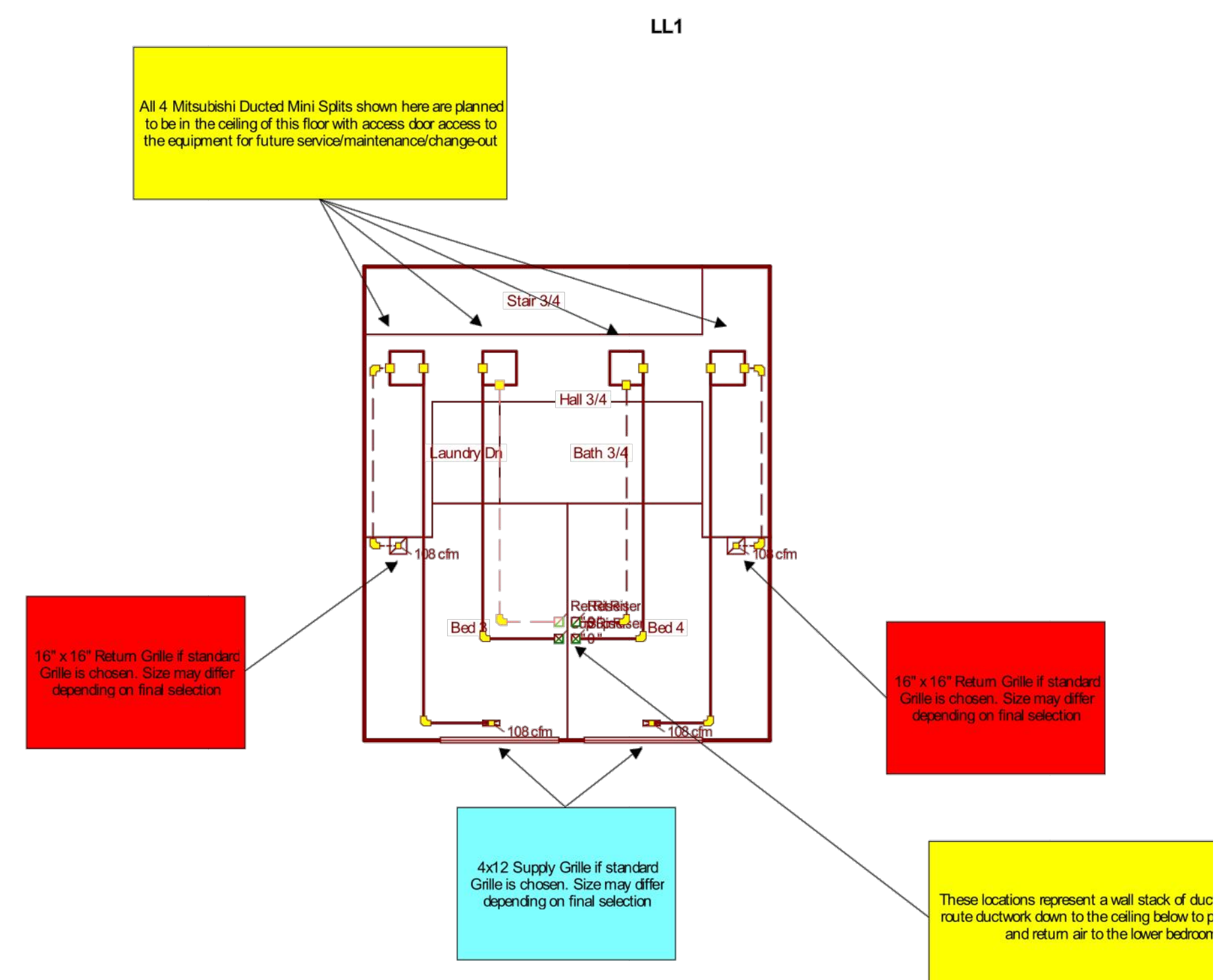
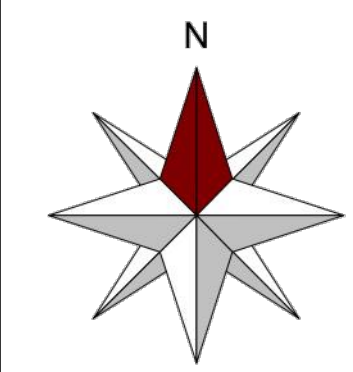


**Job #:**  
Performed by Patrick Wallace for:  
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Lot 14  
Eden, Utah

Park City, Utah

Page 2  
Uponor System Design Software  
18.0.16 RSU07680  
2018-May-18 16:51:42  
... 14\Heat Loss\Lot 14 Updated.rup

202  
2200 Duct Design Diagram - Main Level Floor Plan  
Scale 1/8" = 1'-0"

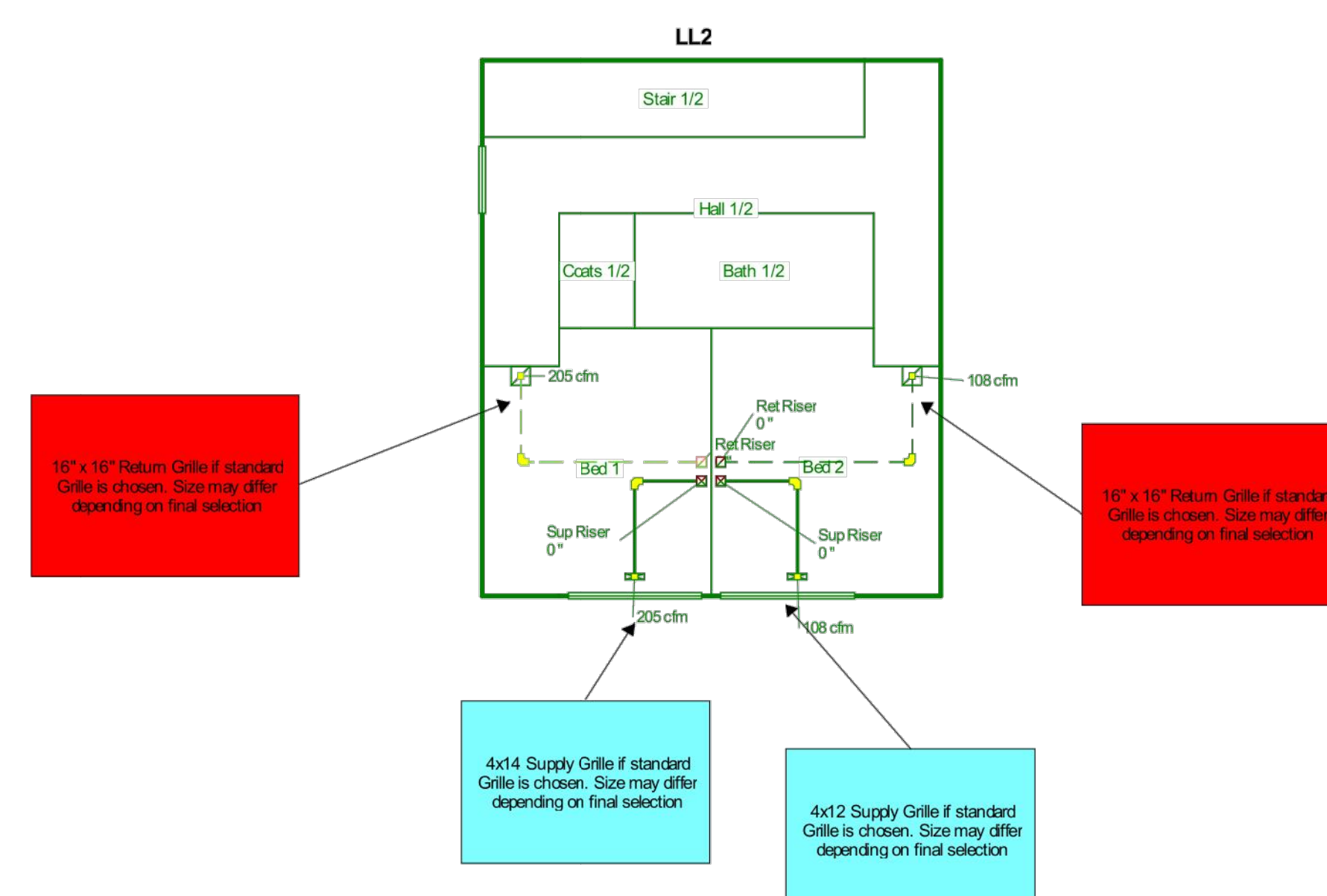
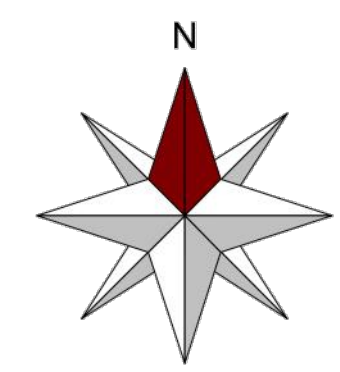


**Job #:**  
Performed by Patrick Wallace for:  
Lot 14  
Lot 14  
Eden, Utah

Park City, Utah

Page 3  
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2018-May-18 16:51:42  
... 14\Heat Loss\Lot 14 Updated.rup

201  
2200 Duct Design Diagram - Lower Level Floor Plan  
Scale 1/8" = 1'-0"



**Job #:**  
Performed by Patrick Wallace for:  
Lot 14  
Lot 14  
Eden, Utah

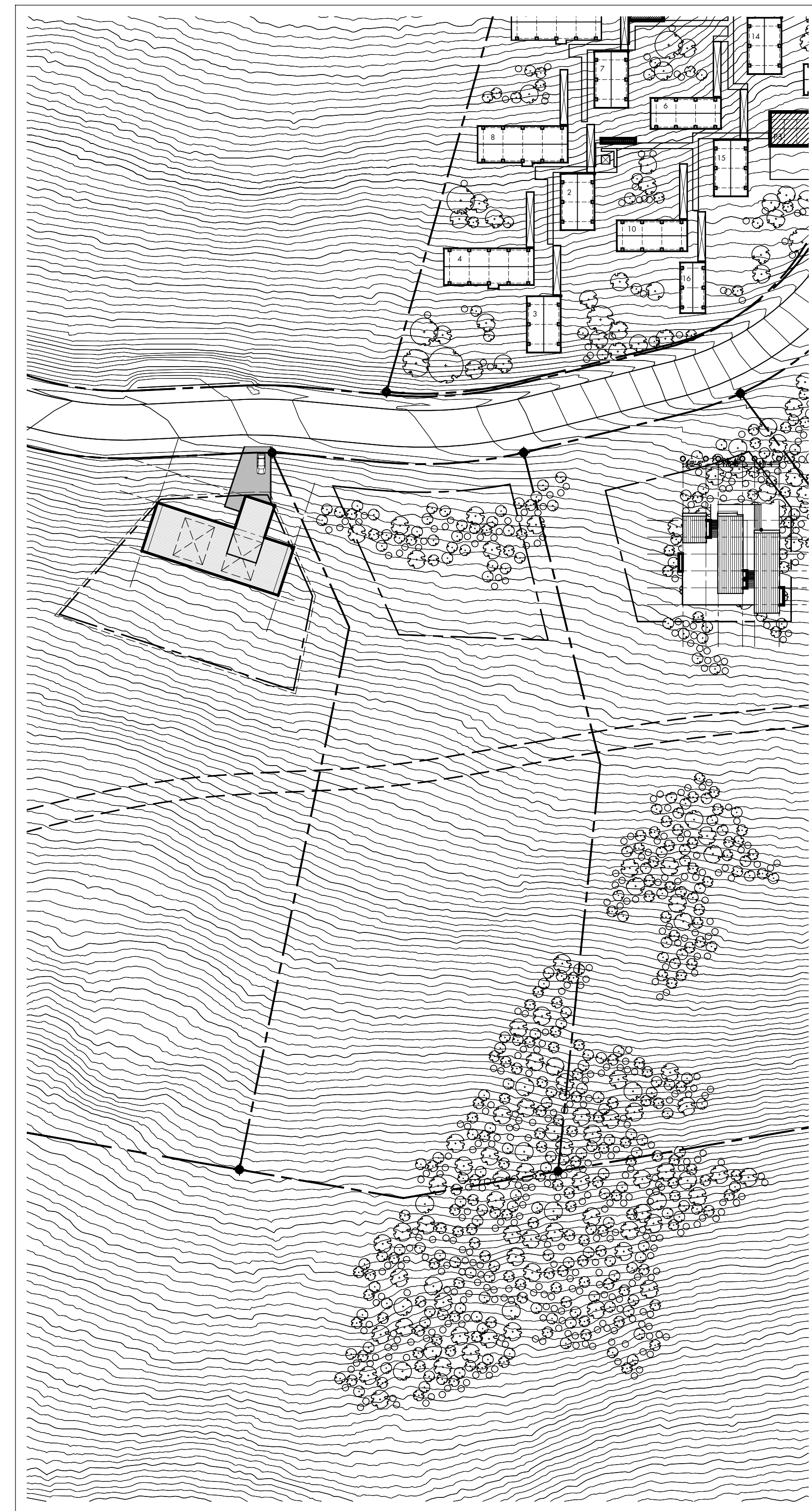
Park City, Utah

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18.0.16 RSU07680  
2018-May-18 16:51:42  
... 14\Heat Loss\Lot 14 Updated.rup

200  
2200 Duct Design Diagram - Ground Level Floor Plan  
Scale 1/8" = 1'-0"

Rev.	Description	Date
02	Issued for Permit	2018.07.13
01	DD Issued for Pricing	2018.05.30





2 Key Plan  
 Scale 1/64" = 1'-0"

	Trim		North Wall		East Wall		South Wall		West Wall		Floors		Ceiling		Remarks
	Material	Finish	Material	Finish	Material	Finish	South	Finish	Material	Finish	Material	Finish	Material	Finish	
<b>Ground Level</b>															
Bed 1	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	PTC1	GWB	PTC1	WD / CONC	WD3 / SEALED	GWB	PTC3	Price conc. on floor as option.
Bed 2	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	PTC1	GWB	PTC1	WD / CONC	WD3 / SEALED	GWB	PTC3	Price conc. on floor as option.
Bath 1	WD	PTC2	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	TILE / CONC	TILE3 / SEALED	GWB-W	PTC3	Price conc. on floor as option.
Hall 1	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	WD / CONC	WD3 / SEALED	GWB	PTC3	Price conc. on floor as option.
Ski Storage	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	WD / CONC	TILE4 / SEALED	GWB	PTC3	Price conc. on floor as option.
Stair 1	WD	PTC2	GWB	PTC1	GWB	PTC1	STL	STL2	GWB	PTC1	STL	STL1	N/A	N/A	
<b>Lower Level</b>															
Bed 3	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	PTC1	GWB	PTC1	WD	WD3 / CONC	GWB	PTC3	Price conc. on floor as option.
Bed 4	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	PTC1	GWB	PTC1	WD	WD3 / CONC	GWB	PTC3	Price conc. on floor as option.
Bath 2	WD	PTC2	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	TILE	TILE3 / CONC	GWB-W	PTC3	Price conc. on floor as option.
Hall 2	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	WD	WD3 / CONC	GWB	PTC3	Price conc. on floor as option.
Stair 2	WD	PTC2	GWB	PTC1	GWB	PTC1	STL	STL2	GWB	PTC1	STL	STL1	N/A	N/A	
<b>Main Level</b>															
Pantry	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	WD	WD3	GWB	PTC3	
Kitchen	WD	WD1	WD/GLZ	WD1	WD	WD1	N/A	N/A	WD	WD1	WD	WD3	WD	WD2	
Receiving	WD	WD1	WD/GLZ	WD1	WD	WD1	N/A	N/A	WD	WD1	WD	WD3	WD	WD2	
Water Closet	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	TILE	TILE2	GWB-W	PTC3	
Laundry	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	WD	WD3	GWB	PTC3	
Master Bath	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	TILE	TILE2	GWB-W	PTC3	
Living	WD	WD1	N/A	N/A	N/A	WD/GLZ	WD1	WD/GLZ	WD1	WD	WD3	WD/GLZ	WD2		
Dining	WD	WD1	WD	WD1	WD	WD1	WD/GLZ	WD1	N/A	N/A	WD	WD3	WD/GLZ	WD2	
Foyer	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	WD	WD3	GWB	PTC3	
Media	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	WD	WD3	GWB	PTC3	
Master Bed	WD	WD1	WD	WD1	WD	WD1	WD/GLZ	WD1	WD	WD1	WD	WD3	WD/GLZ	WD2	
Stair 3	WD	PTC2	GWB	PTC1	GWB	PTC1	STL	STL2	GWB	PTC1	STL	STL1	GLZ	N/A	skylight @ ceiling
<b>Upper Level</b>															
Mud	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	CONC	SEALED	GWB	PTC3	
Garage	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	CONC	SEALED	GWB	PTC3	

<b>Legend</b>	N/A GWB GWB-W CONC TILE WD GLZ STL	not applicable gypsum wall board per spec. waterproof sheathing as per spec. concrete ceramic tile wood glazing steel	<b>Finish Types</b> Paint Tile Wood Cladding Concrete Steel	PTC1 - Benjamin Moore Decorators White - Egg Shell Finish PTC2 - Benjamin Moore Decorators White - Semi Gloss Finish PTC3 - Benjamin Moore Decorators White - Flat Finish (Ceilings Only) TILE1 - white subway tile 4x16 TILE2 - white marble tile 12x24 TILE3 - white floor tile TBD TILE4 - slate floor tile TBD WD1 - 1x2 red cedar shiplap, clear sealant, satin WD2 - 1x2 red cedar gapped boards, clear sealant, satin WD3 - 1x6 engineered hardwood flooring on concrete topping, prefinished SEALED - sealed concrete STL1 - open bar grating stair treads/landings, weathering steel finish, clear sealant STL2 - wood screen; steel angle frame, weathering steel finish, clear sealant; 1x2 horizontal cedar board infill	<b>Notes</b> 1. "North" is top of drawing page for wall designations 2. All wood surface cladding in bathrooms + mudroom to receive clear sealant, satin
---------------	---	--	--	--	--

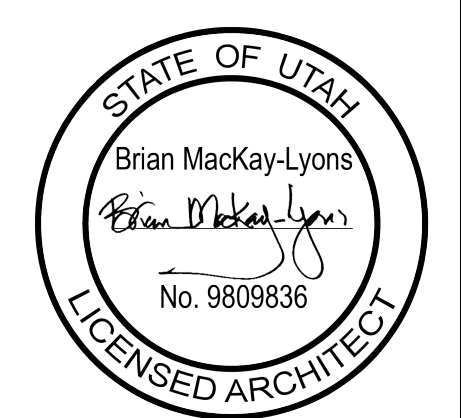
5 Room Finish Schedule  
 NTS

TYPE	SHIPLAP CLADDING PROFILE	
1		+ 1X2 horizontal shiplap boards; clear western red cedar
2		+ 1X4 horizontal shiplap boards; select tight knot western red cedar
3		+ 1X4 horizontal boards; select tight knot western red cedar
4		+ 1X8 vertical & horizontal boards; select tight knot western red cedar boards
5		+ 1X2 horizontal boards; clear western red cedar

3 Cladding Profiles  
 NTS

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

4 Abbreviations  
 NTS



03	Issued for Permit	2016.07.15
02	Issued for Pricing	2016.05.20
01	Issued for Coordination	2016.05.05
No.	Description	Date

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scale:	AS NOTED
date:	2016-02-26
drawn:	FF
checked:	BNL

A001

ROOF ASSEMBLIES (RA)

RA1 (typical ellipse)
• 1x4 horizontal western red cedar boards (Type 3)
• vertical strapping
• metal thru fastener as per spec.
• Class A' roof membrane
• 2 layers 3/8" unidirectional plywood, orient to meet curve of elliptical form
• pre-engineered wood trusses as per Structural
• 2" insulation - TBD, min R8
• horizontal metal furring strips
• vapor control membrane
• 1-1/2" metal deck as per Structural
• curved open web steel joists as per Structural
• 6" 2.0b spray foam insulation, R36
• 2 layers 1x3 wood strapping
• ceiling finish as per room finish schedule

RA2 (overhang ellipse, uninsulated)
• 1x4 horizontal western red cedar boards (Type 3)
• vertical strapping
• metal thru fastener as per spec.
• Class A' roof membrane
• 2 layers 3/8" unidirectional plywood, orient to meet curve of elliptical form
• 2" insulation - TBD, min, R8
• horizontal metal furring strips
• vapor control membrane
• 1-1/2" metal deck as per Structural
• curved open web steel joists as per Structural
• 2 layers 1x3 wood strapping
• ceiling finish as per room finish schedule

RA3 (ellipse)
• 1x4 horizontal western red cedar boards (Type 3)
• vertical strapping
• metal thru fastener as per spec.
• Class A' roof membrane
• 2 layers 3/8" unidirectional plywood, orient to meet curve of elliptical form
• pre-engineered wood trusses as per Structural
• 6" 2.0b spray foam insulation, R36
• 2 layers 1x3 wood strapping
• ceiling finish as per room finish schedule

RA4 (garage, insulated)
• 1x3 western red cedar boards (Type 4)
• 1x3 wood strapping
• Class A' roof membrane
• 3" rockwool insulation, R12
• vapor control membrane
• 3/4" T+G plywood
• 1-1/2" metal deck as per Structural
• steel channels as per Structural
• 6" 2.0b spray foam insulation, R36
• wood strapping
• ceiling finish as per room finish schedule

ROOF OVERHANG ASSEMBLIES (OA)

OA1 (overhang typical ellipse)
• 1x4 horizontal western red cedar boards (Type 3)
• vertical strapping
• steel HSS outriggers as per Structural
• vertical strapping
• 1x4 horizontal western red cedar boards (Type 3)

SOFFIT ASSEMBLIES (SA)

SA1 (typical ellipse)
• 1x4 horizontal western red cedar boards (Type 1)
• vertical strapping
• Class A' roof membrane
• 2 layers 3/8" unidirectional plywood, orient to meet curve of elliptical form
• pre-engineered wood trusses as per Structural
• 5/8 dens-glass sheathing
• refer to floor assemblies

RESERVED

SA3 (sill to slab)
• 1x4 horizontal western red cedar boards (Type 1)
• vertical strapping
• Class A' roof membrane
• 2 layers 3/8" unidirectional plywood, orient to meet curve of elliptical form
• pre-engineered wood trusses as per Structural

SA4 (garage)
• 1x3 horizontal western red cedar boards (Type 4)
• wood strapping
• Class A' roof membrane
• 3/4" plywood sheathing
• wood framing
• refer to floor assembly FA6

CEILING ASSEMBLIES (CA)

CA1
• 1x2 horizontal western red cedar shiplap (Type 1)
• 1x4 wood strapping
• suspended framing as required
• refer to roof assembly RA1

CA2
• 2 X 1/2" GWB, PTD
• 1/2" steel channel @ 16" o.c.
• suspended framing as required
• refer to roof assembly RA1

RESERVED

EXTERIOR WALL ASSEMBLIES (WA)

WA1 (typical ellipse)
• 1x4 horizontal western red cedar boards (Type 3)
• vertical strapping
• fully adhered waterproof membrane
• 2 layers 3/8" unidirectional plywood, orient to meet curve of elliptical form
• 2" insulation - TBD, R12
• 2" steel furring channels
• air - vapor control membrane - TBD
• wood truss as per Structural
• 6" 2.0b spray applied foam insulation, R36
• vertical wood strapping
• wall finish as per room finish schedule

WA2 (ellipse end wall - insulated)
• 1x4 horizontal western cedar shiplap (Type 2)
• 1x3 vertical wood strapping
• 3" rockwool cavityrock insulation, R12
• air/vapor control membrane
• 3/4" plywood
• 2x10 wood framing
• 0.5 lb spray foam insulation, R20
• 3/4" plywood
• 1x3 vertical wood strapping
• 1x2 horizontal western cedar shiplap (Type 1)

WA2b (ellipse end wall - insulated)
• 1x4 horizontal western red cedar shiplap (Type 2)
• 1x3 vertical wood strapping
• 3" rockwool cavityrock insulation, R12
• air/vapor control membrane
• 3/4" plywood
• 2x6 wood framing
• 0.5 lb spray foam insulation, R20

WA2c (ellipse end wall master bath - insulated)
• 1x4 horizontal western red cedar shiplap (Type 2)
• 1x3 vertical wood strapping
• 3" rockwool cavityrock insulation, R12
• air/vapor control membrane
• 3/4" plywood
• 2x6 wood framing
• 0.5 lb spray foam insulation, R20
• 5/8" tile backer board
• tile, as per room finish schedule

WA3 (ellipse end wall - uninsulated)
• 1x3 horizontal western red cedar shiplap (Type 2)
• 1x3 vertical wood strapping
• 3" cavity
• 3/4" plywood
• 2x6 wood framing
• 3/4" plywood
• 1x3 vertical wood strapping
• 1x4 horizontal western red cedar boards (Type 2)

WA4 (concrete - below grade)
• 2" rockwool combiforb insulation, R8
• waterproofing
• reinforced concrete, see Structural
• 0.5lb spray applied foam insulation, R22
• 2x6 studs @ 16" o.c., spaced 1" from face of concrete
• vapor control membrane
• wall finish as per room finish schedule

WA5 (concrete - above grade)
• reinforced boardform concrete, see Structural
• 0.5lb spray applied foam insulation, R22
• 2x6 studs @ 16" o.c., spaced 1" from face of concrete
• vapor control barrier
• wall finish as per room finish schedule

WA6 (garage)
• 1x3 western red cedar boards (Type 4)
• 2 layers wood strapping (air space)
• 3" Rockwool Cavityrock insulation, R12
• air/vapor control membrane
• 3/4" plywood sheathing
• 2x6 wood stud framing as per Structural
• 0.5lb spray applied foam insulation, R19
• wall finish per room finish schedule

WA6b (garage)
• 1x8 vertical western red cedar boards (Type 4)
• 2 layers wood strapping (air space)
• 3" rockwool cavityrock insulation, R12
• air/vapor control membrane
• 3/4" plywood sheathing
• 2x6 wood stud framing as per Structural
• 0.5lb spray applied foam insulation, R19
• 2" air gap
• 2x6 wood stud framing as per Structural
• wall finish as per room finish schedule

WA6c (garage)
• 1x4 horizontal western red cedar shiplap (Type 4)
• 2 layers wood strapping (air space)
• 3" rockwool cavityrock insulation, R12
• air/vapor control membrane
• 3/4" plywood sheathing
• 2x6 wood stud framing as per Structural
• 0.5lb spray applied foam insulation, R19

RESERVED

FLOOR ASSEMBLIES (FA)

FA1 (typical ellipse)
• floor finish as per finishes schedule
• 2-1/2" reinforced concrete topping (w/ radiant heat) as per Structural
• 1-1/2" metal deck as per Structural
• steel w-sections as per Structural
• 2.0lb spray applied insulation, R40
• refer to soffit SA1

STC: 60
IC: 74-76
FA2 (typical ellipse - above concrete core)
• floor finish as per finishes schedule
• 1-1/2" metal deck as per Structural
• steel w-sections as per Structural
• acoustic fire batt insulation
• ceiling finish as per finish schedule

STC: 50-52
IC: 55-60
FA3 (lower level)
• floor finish as per finish schedule
• 3/16" GenieMAT RST Series
• 1-1/2" concrete topping (w/ radiant heat) as per Structural
• wood joists as per Structural
• acoustic batt insulation
• wood strapping
• ceiling finish as per finish schedule

FA4 (slab on grade / ground level)
• floor finish as per finish schedule
• concrete slab (w/ radiant heat) as per Structural
• 10 mil. poly underslab vapor retarder (seal all joints)
• 2" XPS rigid insulation (R10)
• refer to geotechnical report for sub-grade requirements

FA5 (exterior deck - house)
• 1x4 western red cedar decking (clear, square edges)
• adjustable deck pedestals, per spec.
• Class A' roof membrane, per spec.
• tapered insulation, slope to drain
• 3/4" plywood sheathing
• wood joists as per Structural
• steel beams per Structural
• refer to soffit assembly SA1

FA5b (exterior deck - garage)
• 1x4 western red cedar decking (clear, square edges)
• adjustable deck pedestals, per spec.
• Class A' roof membrane, per spec.
• tapered insulation, slope to drain
• 3/4" plywood sheathing
• steel beams per Structural
• 6" 2.0b spray applied insulation, R36
• refer to soffit assembly SA4

FA6 (garage)
• 2-1/2" reinforced concrete topping (w/ radiant heat) as per Structural
• 1-1/2" metal deck as per Structural
• steel channels as per Structural
• 6" 2.0b spray applied insulation, R36
• refer to soffit assembly SA4

FA6b (mud room)
• floor finish as per finish schedule
• 2-1/2" reinforced concrete topping (w/ radiant heat) as per Structural
• 1-1/2" metal deck as per Structural
• steel channels as per Structural
• 6" 2.0b spray applied insulation, R36
• refer to soffit assembly SA4

FA7 (mechanical)
• floor finish as per finish schedule
• 2-1/2" concrete topping as per Structural
• 1-1/2" metal deck as per Structural
• steel channels as per Structural
• acoustic batt insulation
• ceiling finish as per finish schedule

FA8 (ski in / out)
• stone pavers as per finish schedule
• compacted stone dust base
• gravel base - refer to geotechnical report for sub-grade requirements

RESERVED

INTERIOR WALL TYPE DESCRIPTION

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

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2188 Gortygan St.
Helm, New South Wales
Australia NSW 2188
Ph: (602) 425 1967
Fax: (602) 425 1970

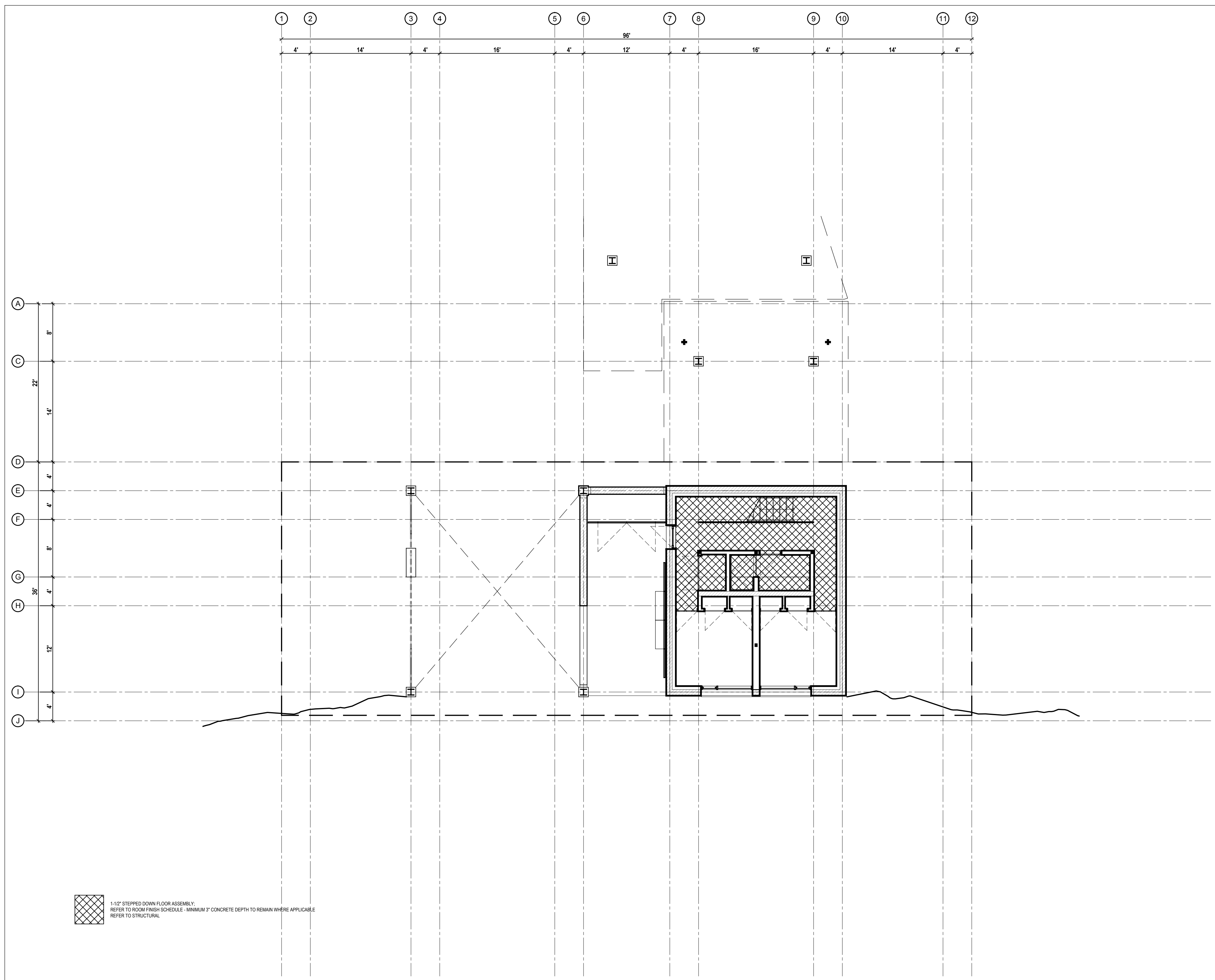
STATE OF UTAH
Brian MacKay-Lyons
Professional Architect
No. 9809836
LICENSED ARCHITECT

Table with 4 columns: Issued, Description, Date, Revision

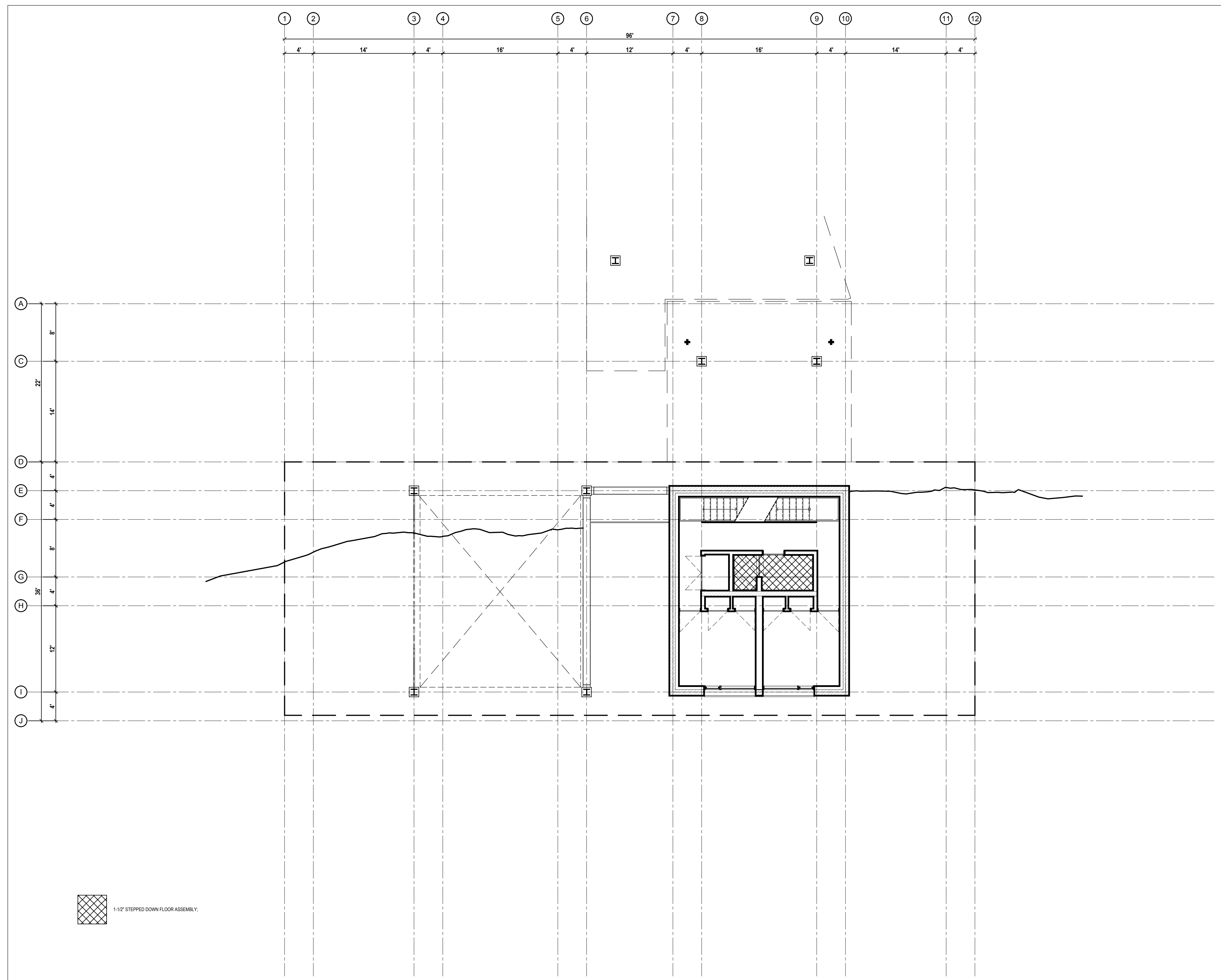
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Building Assemblies
scale: as shown
date: 2016-06-21
drawn:
checked: BML

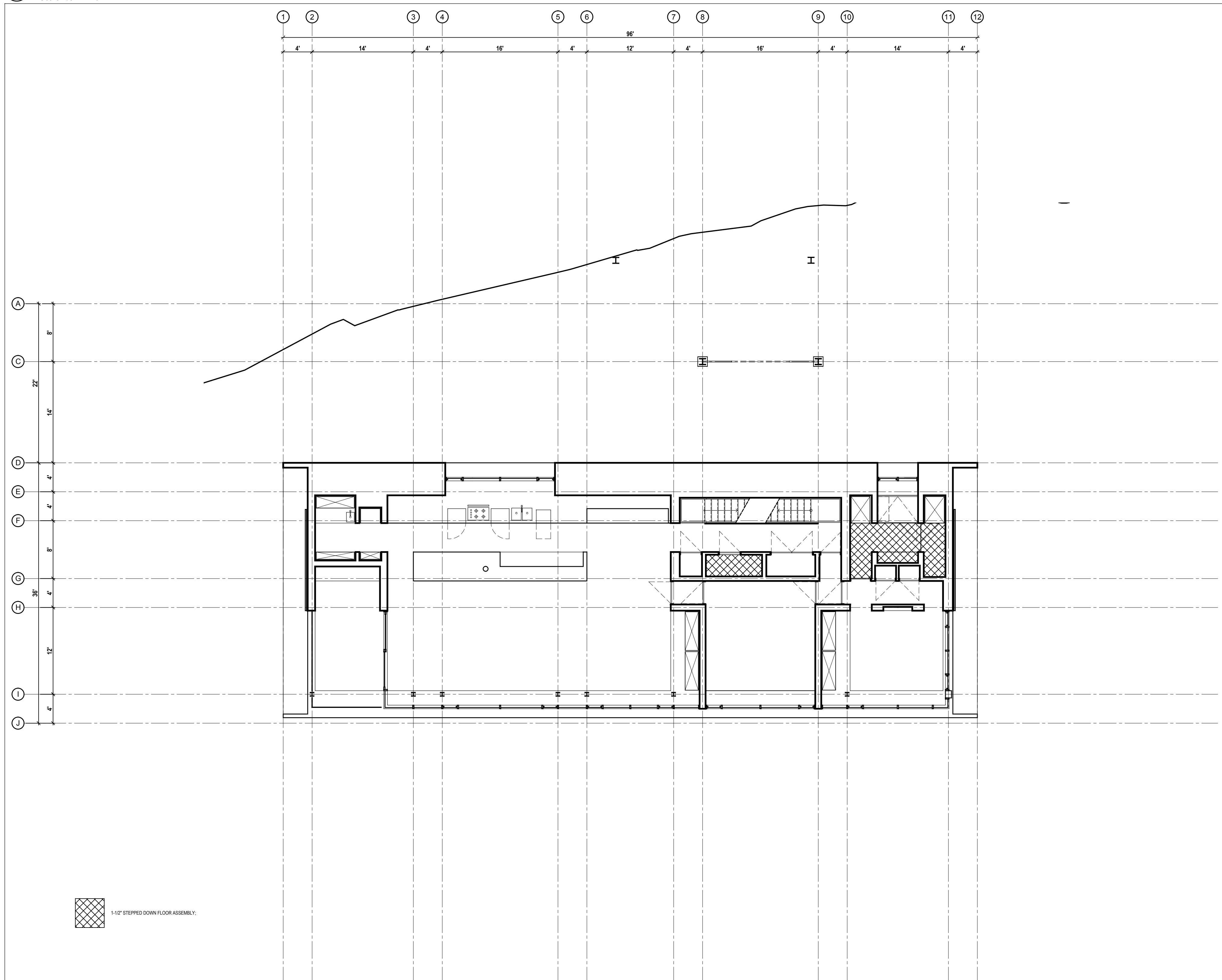
A002



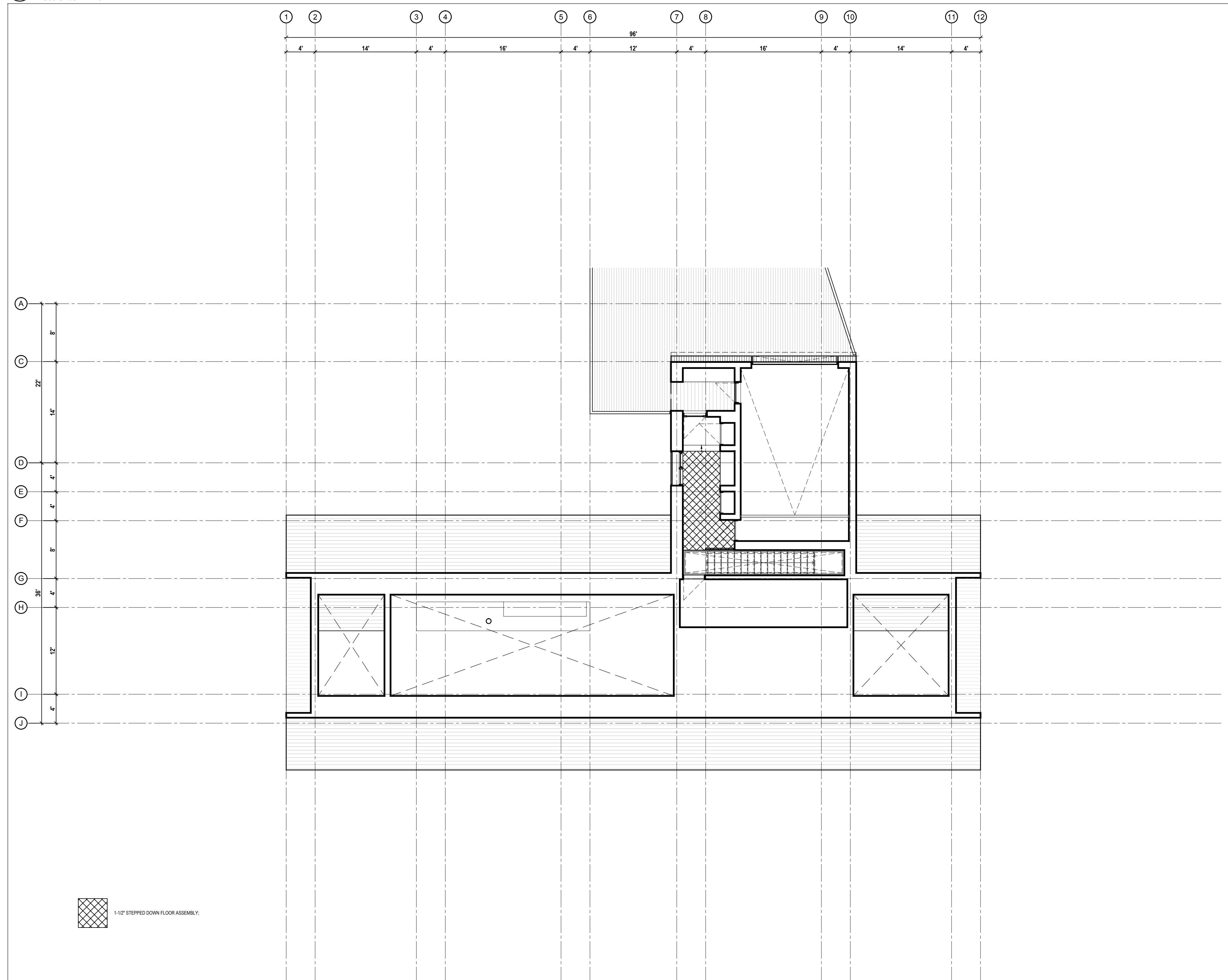
1 Ground Level - Concrete Slab Depressions  
Scale 1/8" = 1'-0"



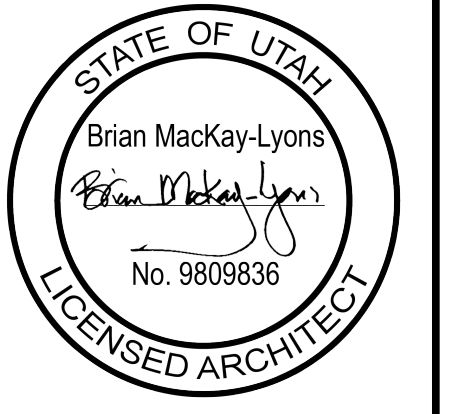
2 Lower Level - Concrete Slab Depressions  
Scale 1/8" = 1'-0"



3 Main Level - Concrete Slab Depressions  
Scale 1/8" = 1'-0"

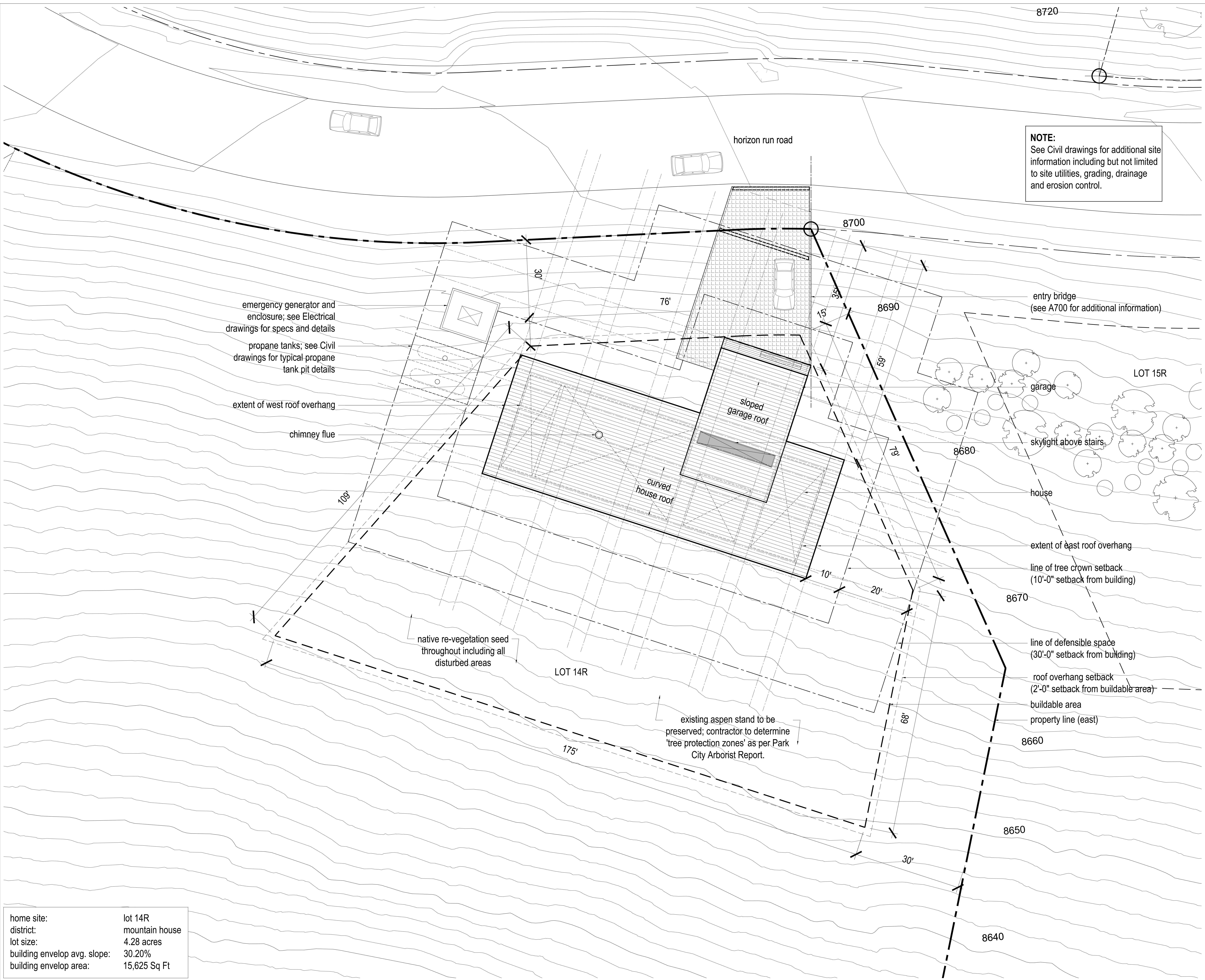


4 Upper Level - Concrete Slab Depressions  
Scale 1/8" = 1'-0"



No.	Description	Date
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**NOTE:**  
 See Civil drawings for additional site information including but not limited to site utilities, grading, drainage and erosion control.

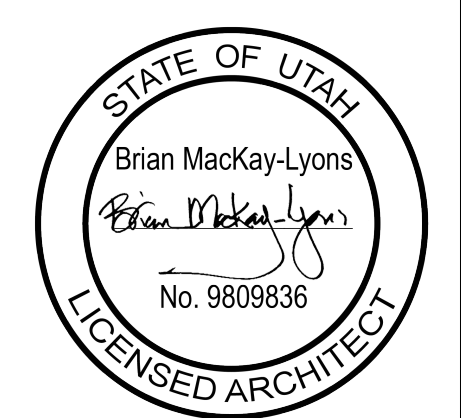
emergency generator and enclosure; see Electrical drawings for specs and details  
 propane tanks; see Civil drawings for typical propane tank pit details  
 extent of west roof overhang  
 chimney flue

entry bridge (see A700 for additional information)  
 garage  
 skylight above stairs  
 house  
 extent of east roof overhang  
 line of tree crown setback (10'-0" setback from building)  
 line of defensible space (30'-0" setback from building)  
 roof overhang setback (2'-0" setback from buildable area)  
 buildable area  
 property line (east)

native re-vegetation seed throughout including all disturbed areas

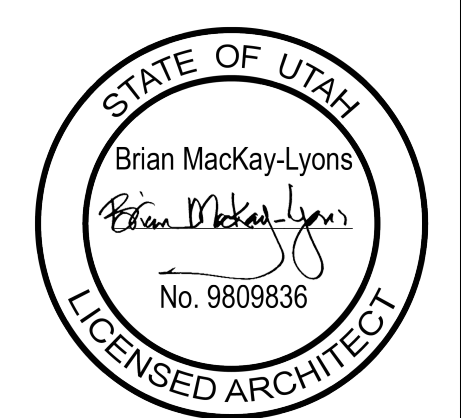
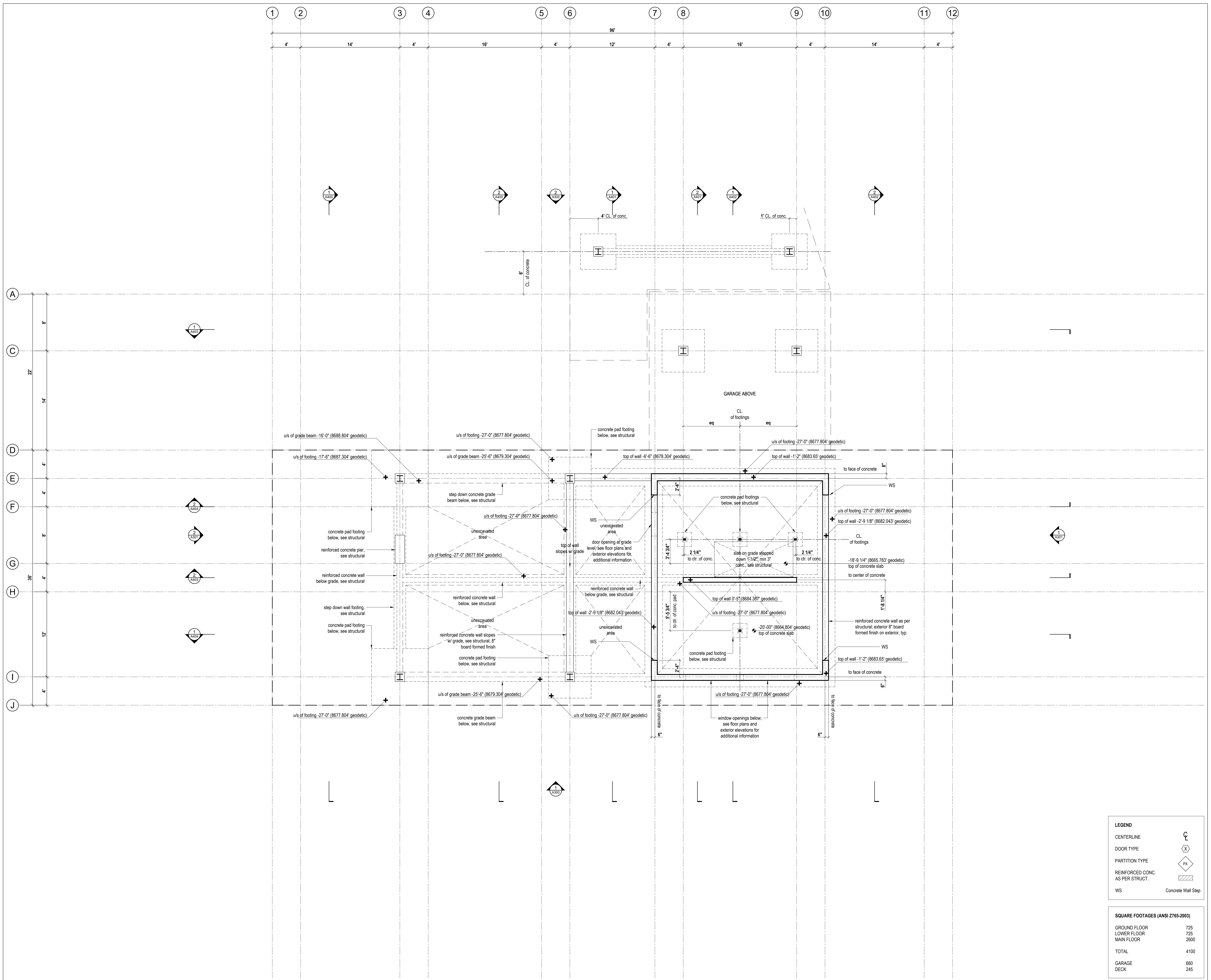
existing aspen stand to be preserved; contractor to determine 'tree protection zones' as per Park City Arborist Report.

home site: lot 14R  
 district: mountain house  
 lot size: 4.28 acres  
 building envelop avg. slope: 30.20%  
 building envelop area: 15,625 Sq Ft



No.	Description	Date
05	Issued for Permit	2018.07.13
04	Issued for Prelim. Excavation	2018.07.05
03	Issued for Hillside Review	2018.06.04
02	Issued for Pricing	2018.05.20
01	Issued for Coordination	2018.05.08

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No.	Description	Date
03	Issued for Permit	2018.07.15
02	Issued for Pricing	2018.05.28
01	Issued for Coordination	2018.05.08

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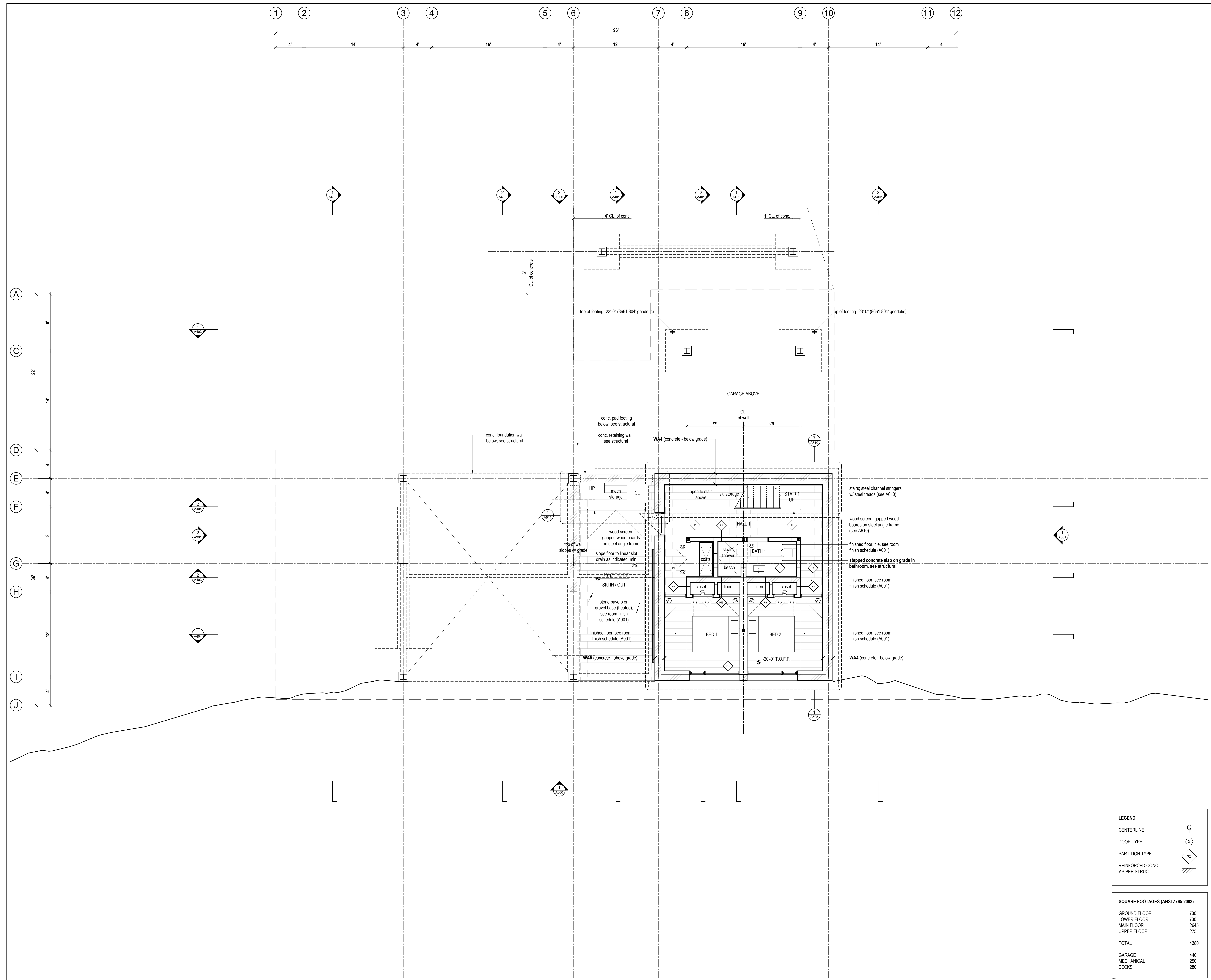
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**SHOP DRAWINGS:**  
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LEGEND	
CENTERLINE	
DOOR TYPE	
PARTITION TYPE	
REINFORCED CONC. AS PER STRUCT.	
WS	Concrete Wall Stop

SQUARE FOOTAGES (ANSI Z765-2003)	
GROUND FLOOR	725
LOWER FLOOR	725
MAIN FLOOR	2600
TOTAL	4100
GARAGE	660
DECK	245

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



LEGEND	
CENTERLINE	⌄
DOOR TYPE	⊗
PARTITION TYPE	⊠
REINFORCED CONC. AS PER STRUCT.	▨

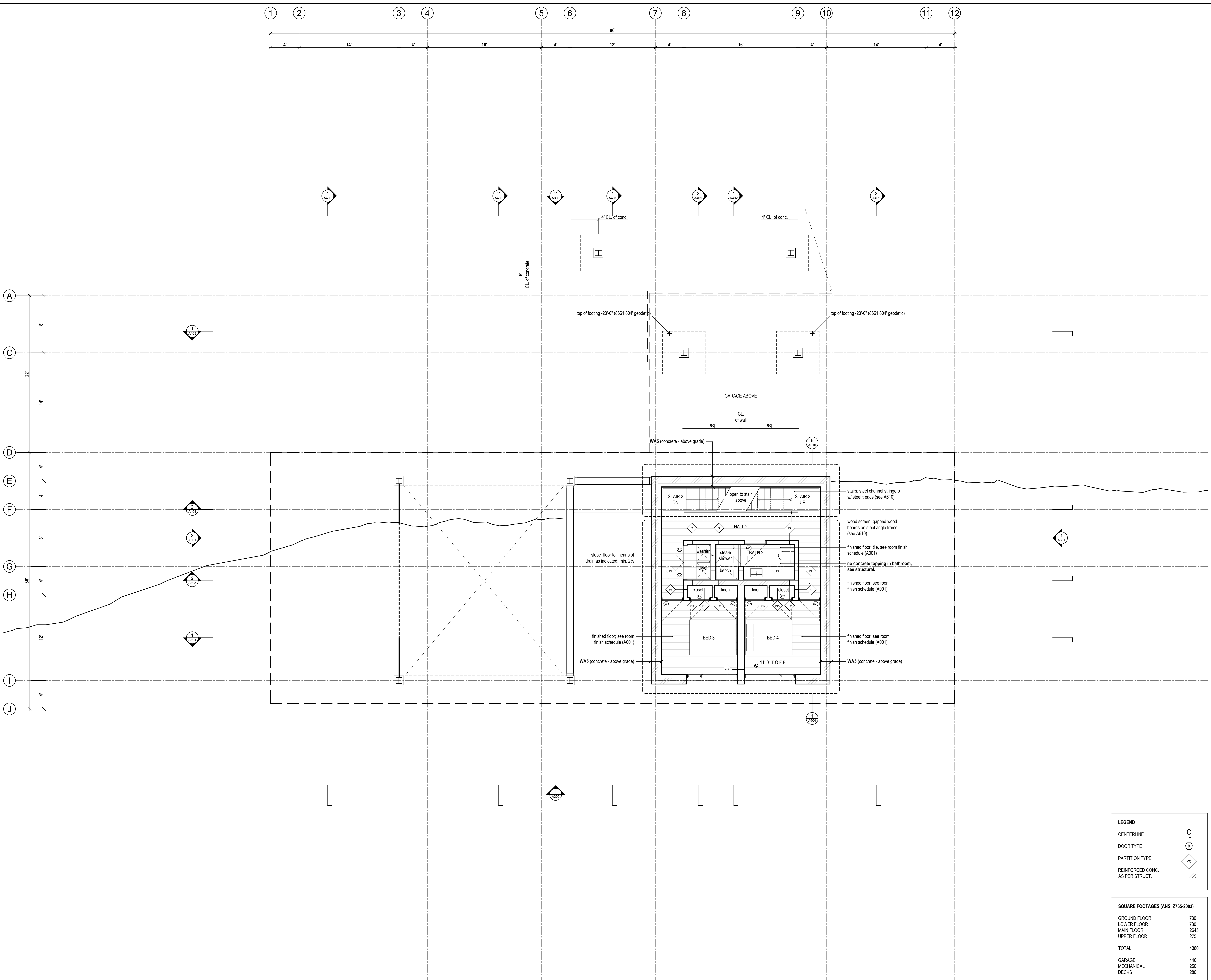
SQUARE FOOTAGES (ANSI Z765-2003)	
GROUND FLOOR	730
LOWER FLOOR	730
MAIN FLOOR	2645
UPPER FLOOR	275
TOTAL	4380
GARAGE	440
MECHANICAL DECKS	250
	280

1 Ground Floor Plan  
Scale 1/4" = 1'-0"



No.	Description	Date
03	Issued for Permit	2018.07.15
02	Issued for Pricing	2018.05.28
01	Issued for Coordination	2018.05.08

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**LEGEND**

CENTERLINE

DOOR TYPE

PARTITION TYPE

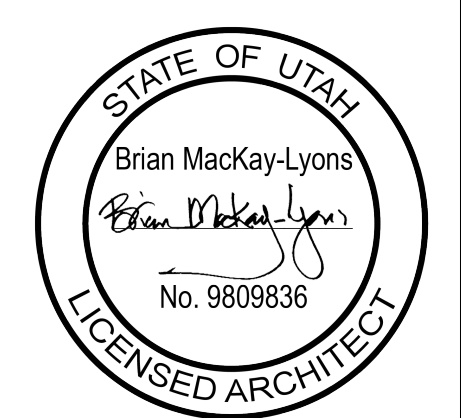
REINFORCED CONC. AS PER STRUCT.

**SQUARE FOOTAGES (ANSI Z765-2003)**

GROUND FLOOR	730
LOWER FLOOR	730
MAIN FLOOR	2645
UPPER FLOOR	275
TOTAL	4380
GARAGE	440
MECHANICAL DECKS	280

1 Lower Floor Plan  
 Scale 1/4" = 1'-0"



03	Issued for Permit	2018.07.15
02	Issued for Printing	2018.05.28
01	Issued for Coordination	2018.05.08
No.	Description	Date

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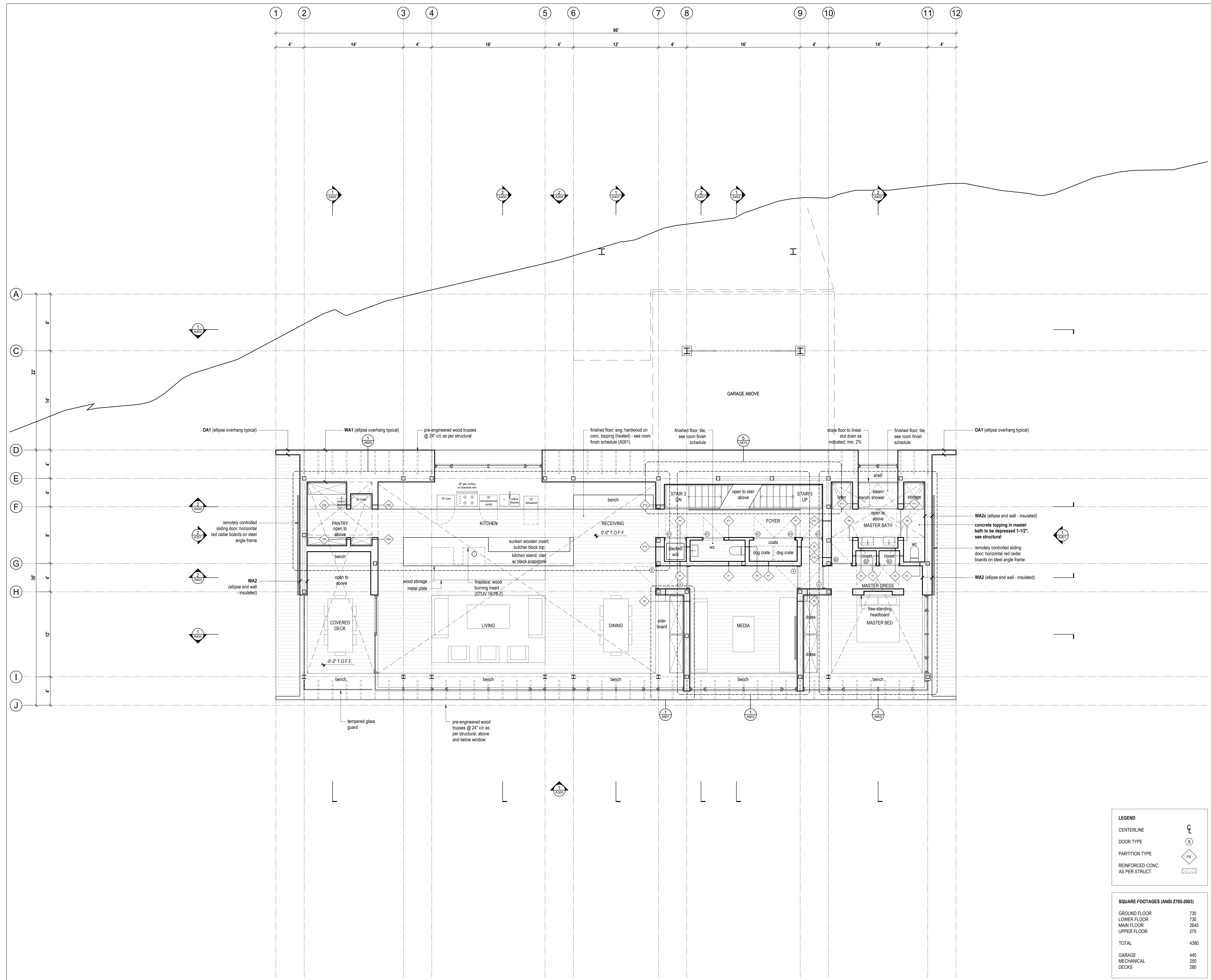
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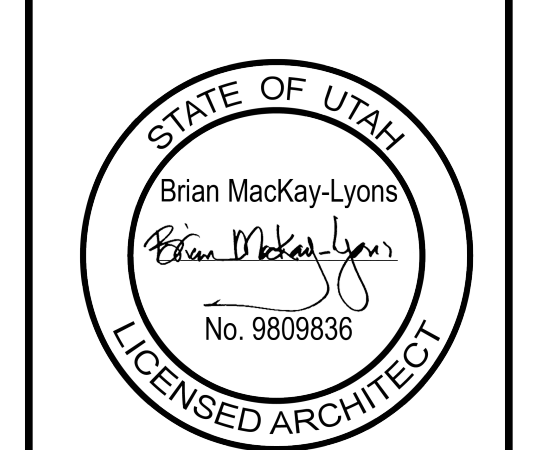


1 Main Floor Plan  
 Scale 1/4" = 1'-0"

LEGEND	
CENTERLINE	⌒
DOOR TYPE	(X)
PARTITION TYPE	⬠
REINFORCED CONC. AS PER STRUCT.	▨

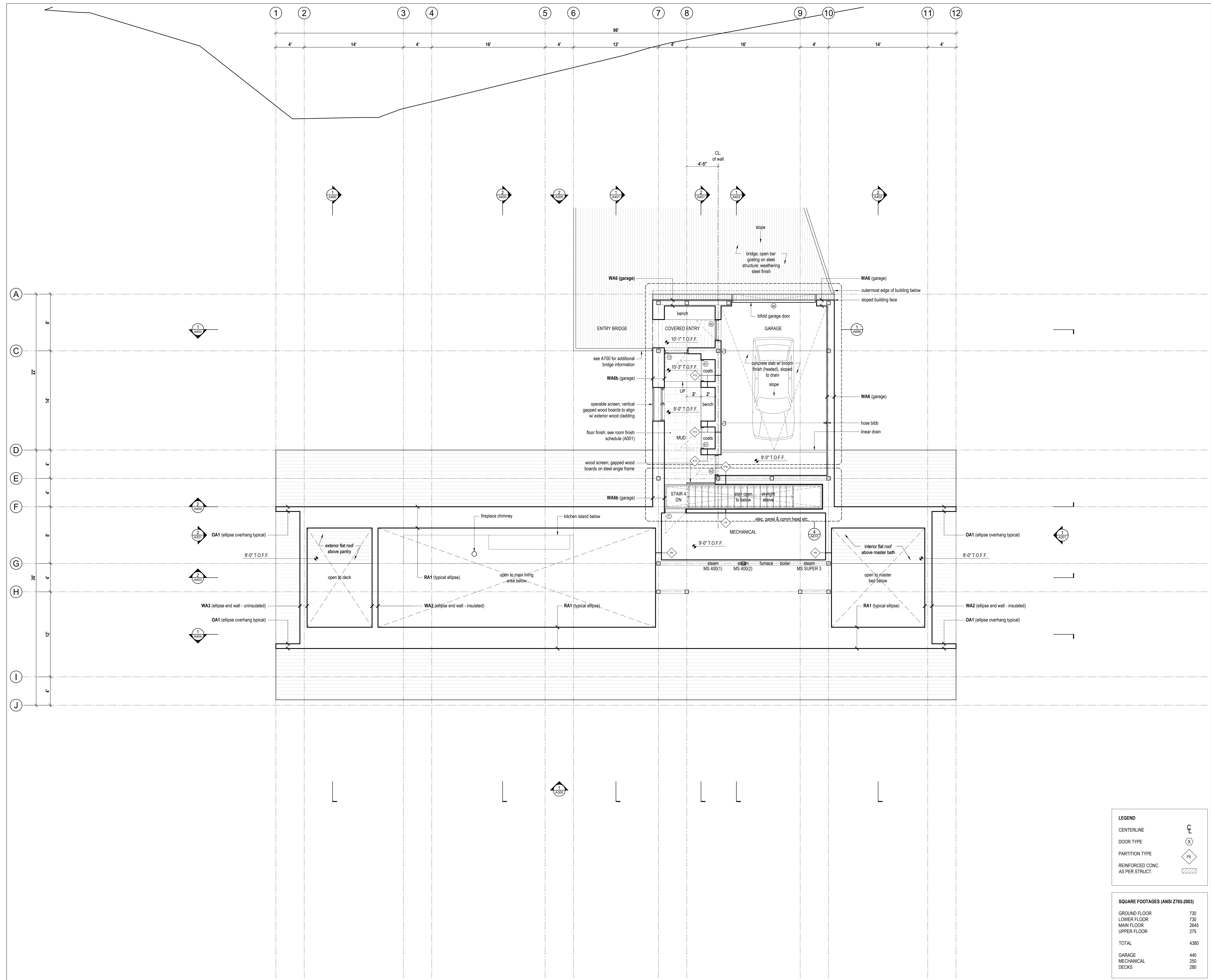
SQUARE FOOTAGES (ANSI Z765-2003)	
GROUND FLOOR	730
LOWER FLOOR	730
MAIN FLOOR	2645
UPPER FLOOR	275
<b>TOTAL</b>	<b>4380</b>
GARAGE	440
MECHANICAL DECKS	280



No.	Description	Date
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Upper Floor Plan  
 Scale 1/4" = 1'-0"



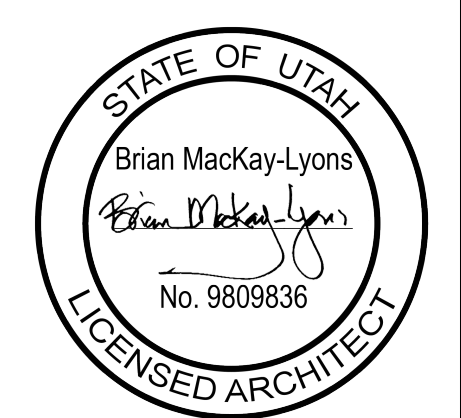
No.	Description	Date
03	Issued for Permit	2016.07.15
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LEGEND	
CENTERLINE	⌄
DOOR TYPE	⊗
PARTITION TYPE	⊠
REINFORCED CONC. AS PER STRUCT.	▨

SQUARE FOOTAGES (ANSI Z765-2003)	
GROUND FLOOR	730
LOWER FLOOR	730
MAIN FLOOR	2645
UPPER FLOOR	275
TOTAL	4380
GARAGE	440
MECHANICAL	250
DECKS	280



03	Issued for Permit	2018.07.15
02	Issued for Pricing	2018.05.28
01	Issued for Coordination	2018.05.08
No.	Description	Date

Revision:

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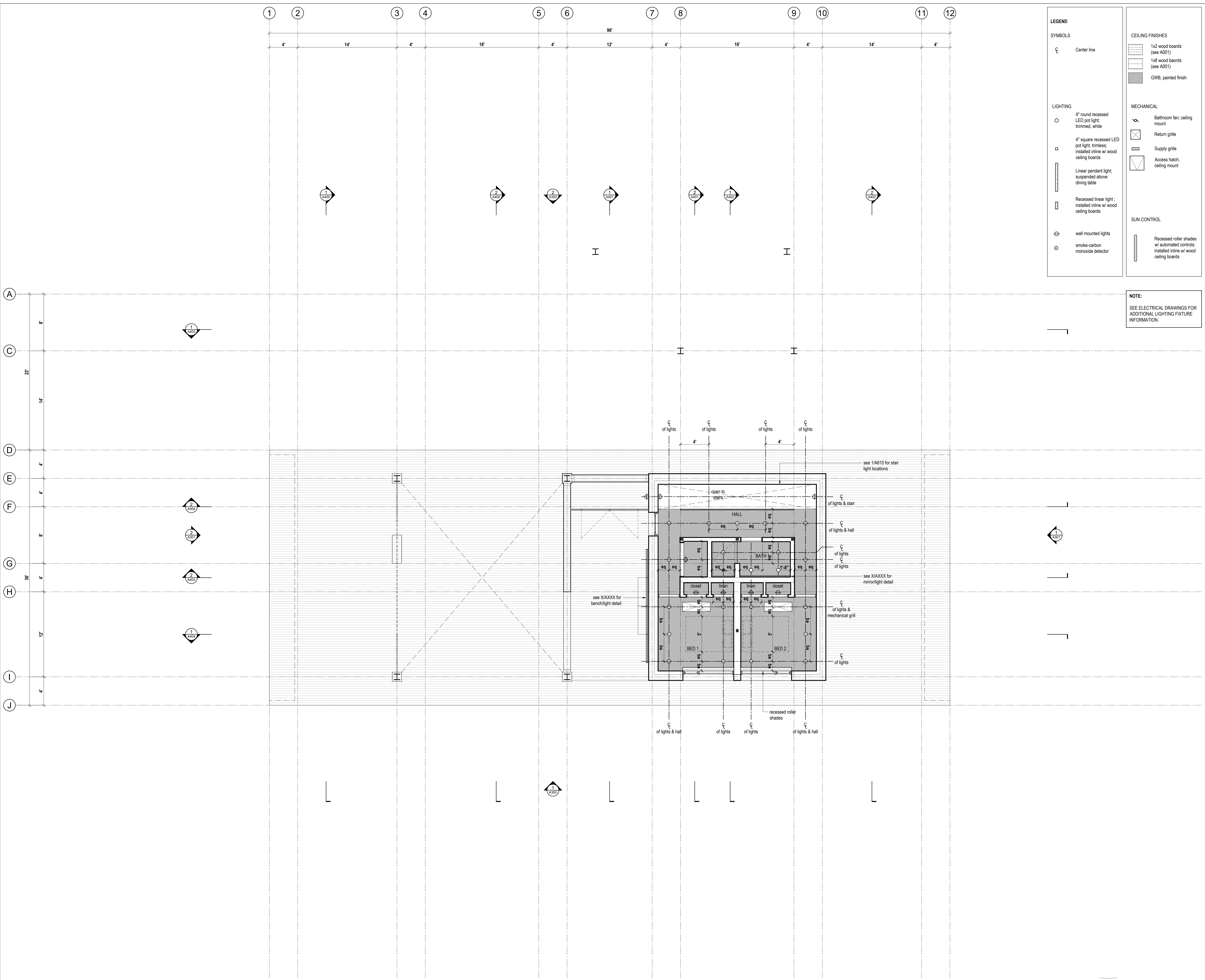
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Reflected Ceiling Plans

scale: 1/4" = 1'-0"  
date: 2018-04-10  
drawn: MB  
checked: BML

A210



**LEGEND**

**SYMBOLS**

- Center line

**LIGHTING**

- 4" round recessed LED pot light; trimmed, white
- 4" square recessed LED pot light; trimless; installed inline w/ wood ceiling boards
- Linear pendant light; suspended above dining table
- Recessed linear light; installed inline w/ wood ceiling boards
- wall mounted lights
- smoke-carbon monoxide detector

**CEILING FINISHES**

- 1x2 wood boards (see A001)
- 1x6 wood boards (see A001)
- GWB, painted finish

**MECHANICAL**

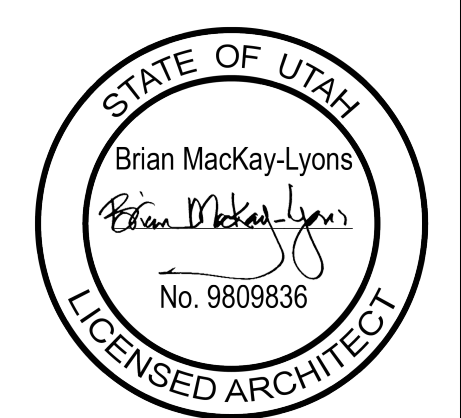
- Bathroom fan; ceiling mount
- Return grille
- Supply grille
- Access hatch; ceiling mount

**SUN CONTROL**

- Recessed roller shades w/ automated controls; installed inline w/ wood ceiling boards

**NOTE:**  
SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING FIXTURE INFORMATION.

Reflected Ceiling Plan - Ground Floor  
Scale 1/4" = 1'-0"



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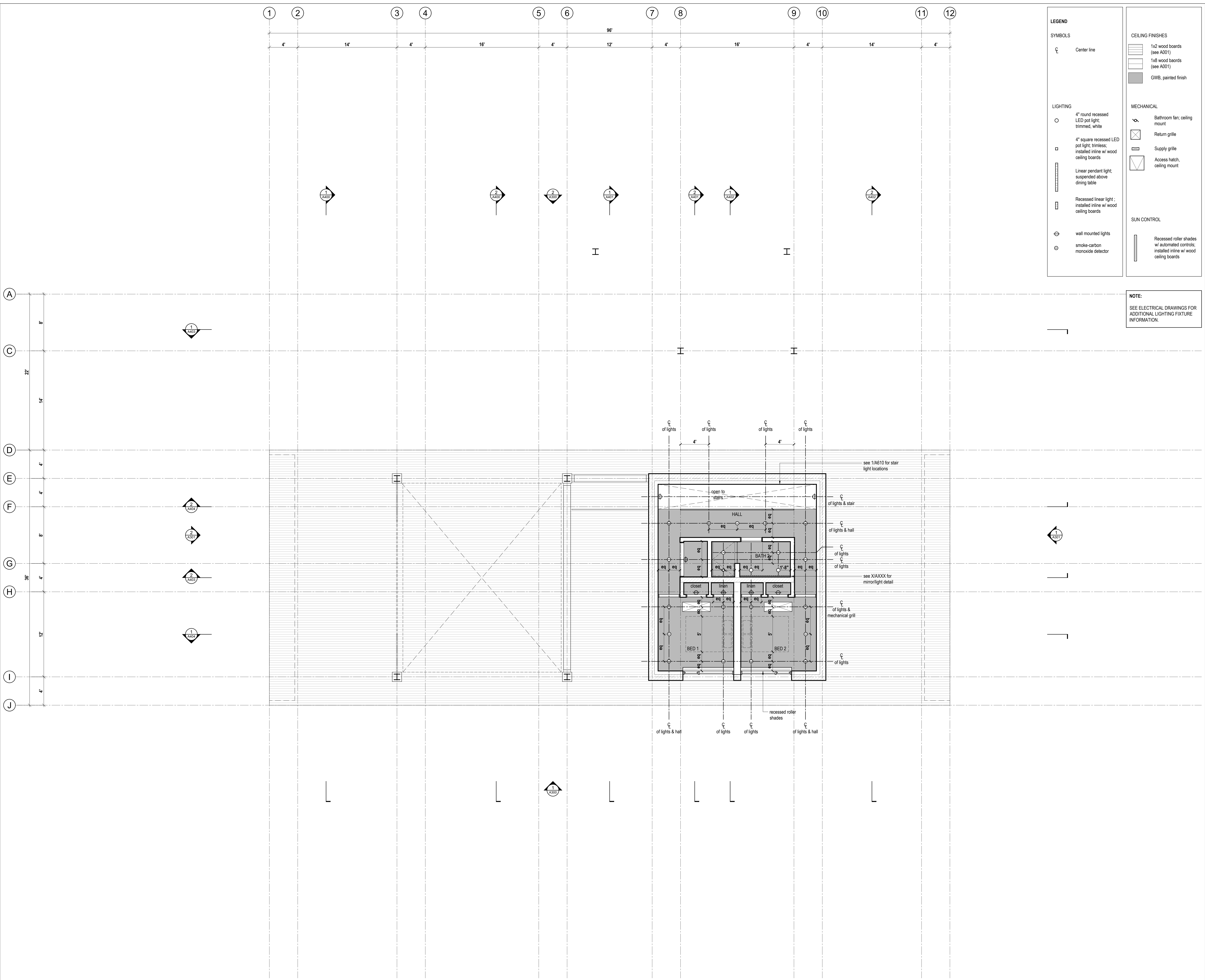
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Reflected Ceiling Plans



**LEGEND**

**SYMBOLS**

- Center line

**LIGHTING**

- 4" round recessed LED pot light; trimmed, white
- 4" square recessed LED pot light; trimless; installed inline w/ wood ceiling boards
- Linear pendant light; suspended above dining table
- Recessed linear light; installed inline w/ wood ceiling boards
- wall mounted lights
- smoke-carbon monoxide detector

**CEILING FINISHES**

- 1x2 wood boards (see A001)
- 1x6 wood boards (see A001)
- GWB, painted finish

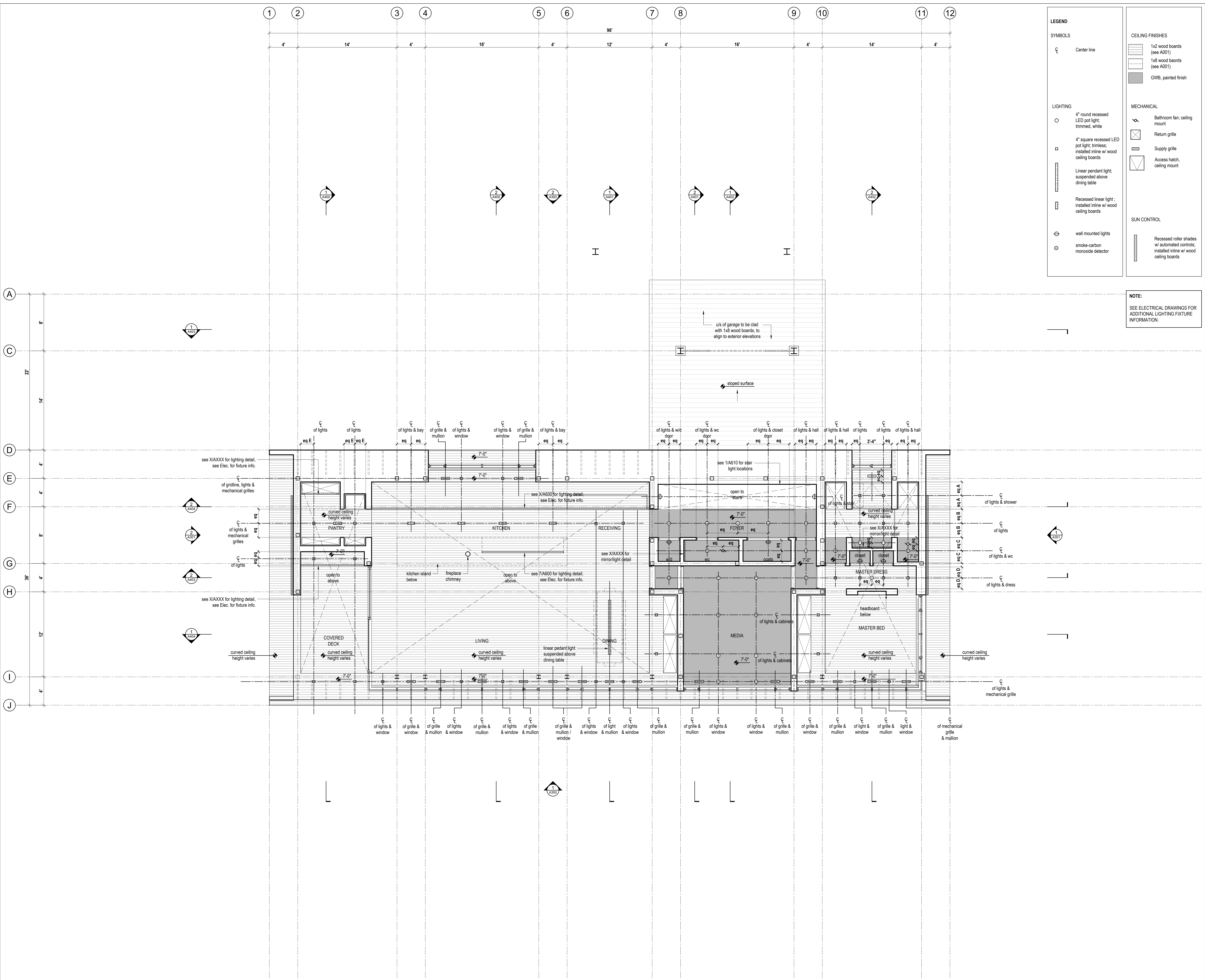
**MECHANICAL**

- Bathroom fan; ceiling mount
- Return grille
- Supply grille
- Access hatch; ceiling mount

**SUN CONTROL**

- Recessed roller shades w/ automated controls; installed inline w/ wood ceiling boards

**NOTE:**  
SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING FIXTURE INFORMATION.



**LEGEND**

**SYMBOLS**

- Center line

**LIGHTING**

- 4" round recessed LED pot light; trimmed, white
- 4" square recessed LED pot light; trimless; installed inline w/ wood ceiling boards
- Linear pendant light; suspended above dining table
- Recessed linear light; installed inline w/ wood ceiling boards
- wall mounted lights
- smoke-carbon monoxide detector

**CEILING FINISHES**

- 1x2 wood boards (see A001)
- 1x6 wood boards (see A001)
- GWB, painted finish

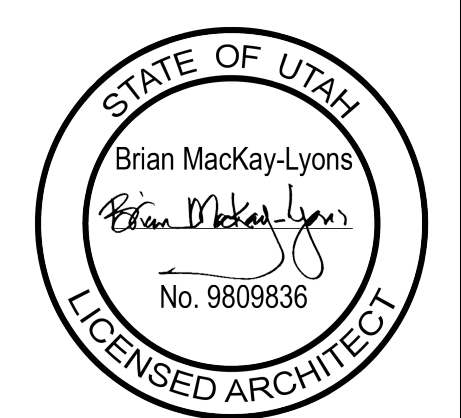
**MECHANICAL**

- Bathroom fan; ceiling mount
- Return grille
- Supply grille
- Access hatch; ceiling mount

**SUN CONTROL**

- Recessed roller shades w/ automated controls; installed inline w/ wood ceiling boards

**NOTE:**  
SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING FIXTURE INFORMATION.



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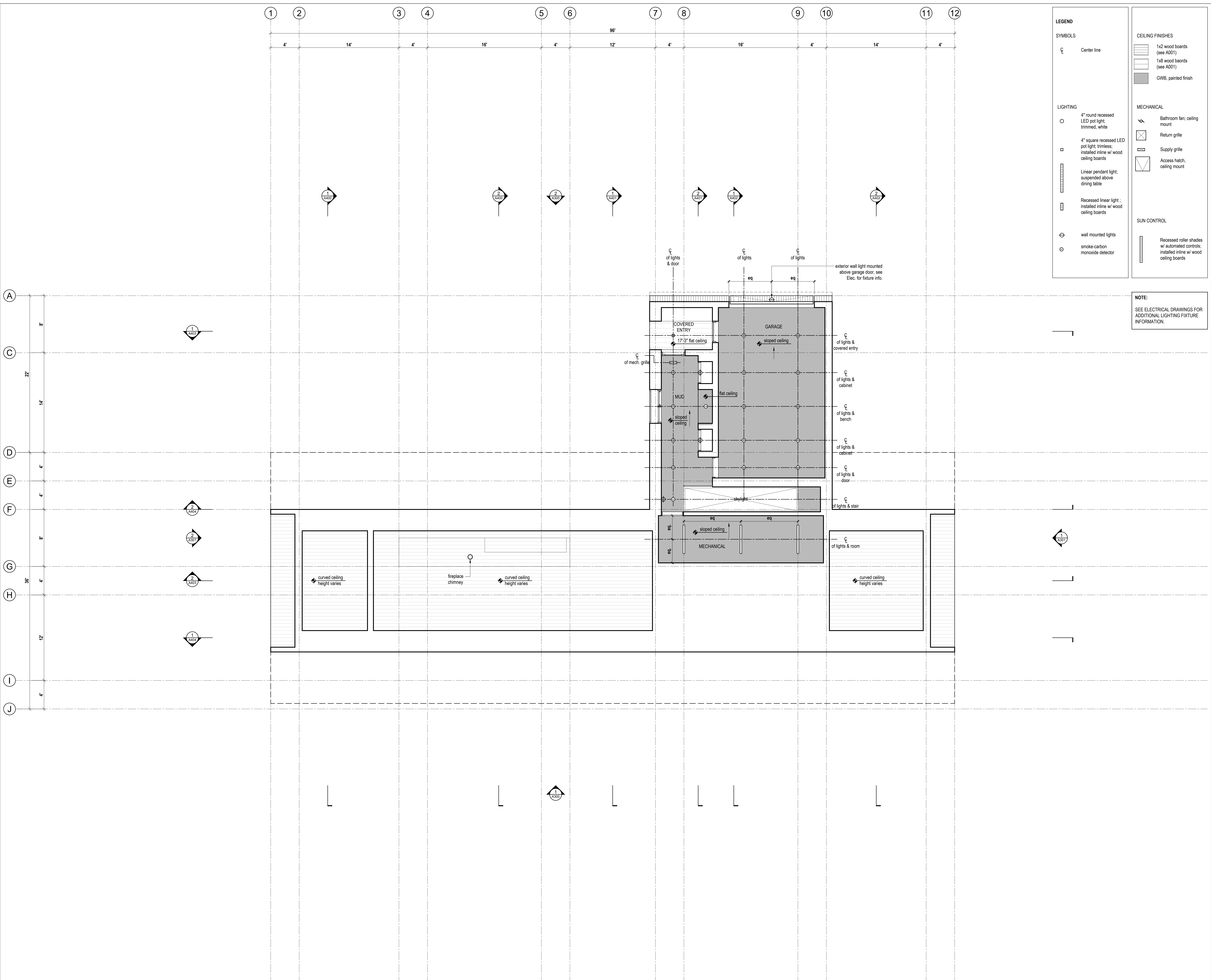
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Reflected Ceiling Plan - Main Floor  
Scale 1/4" = 1'-0"

Reflected Ceiling Plans

scale: 1/4" = 1'-0"  
date: 2018-04-10  
drawn: MB  
checked: BML

**A212**



**LEGEND**

**SYMBOLS**

Center line

**LIGHTING**

4" round recessed LED pot light; trimmed, white

4" square recessed LED pot light; trimless; installed inline w/ wood ceiling boards

Linear pendant light; suspended above dining table

Recessed linear light; installed inline w/ wood ceiling boards

wall mounted lights

smoke-carbon monoxide detector

**CEILING FINISHES**

1x2 wood boards (see A001)

1x6 wood boards (see A001)

GWB, painted finish

**MECHANICAL**

Bathroom fan; ceiling mount

Return grille

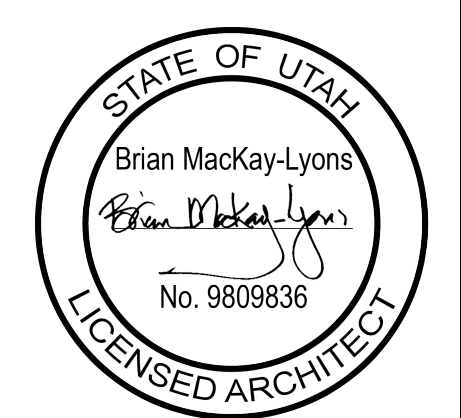
Supply grille

Access hatch; ceiling mount

**SUN CONTROL**

Recessed roller shades w/ automated controls; installed inline w/ wood ceiling boards

**NOTE:**  
SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING FIXTURE INFORMATION.



03	Issued for Permit	2018.07.15
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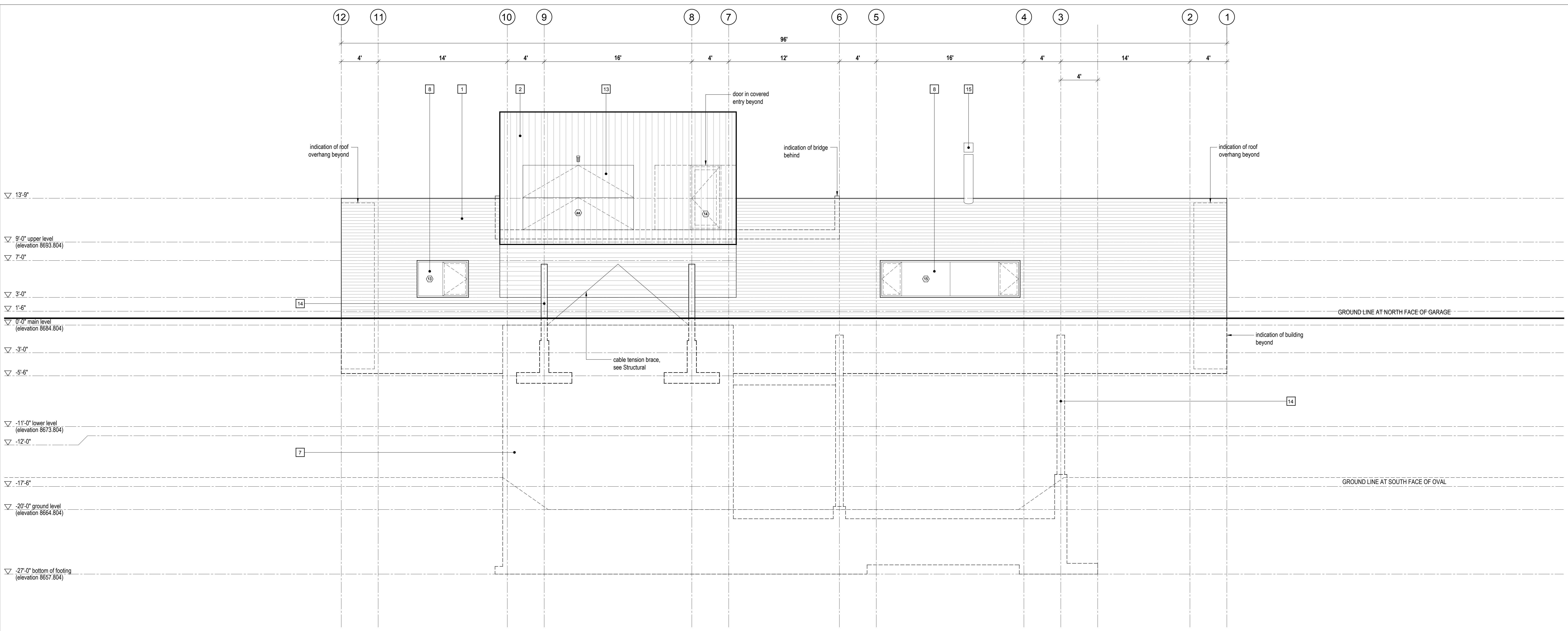
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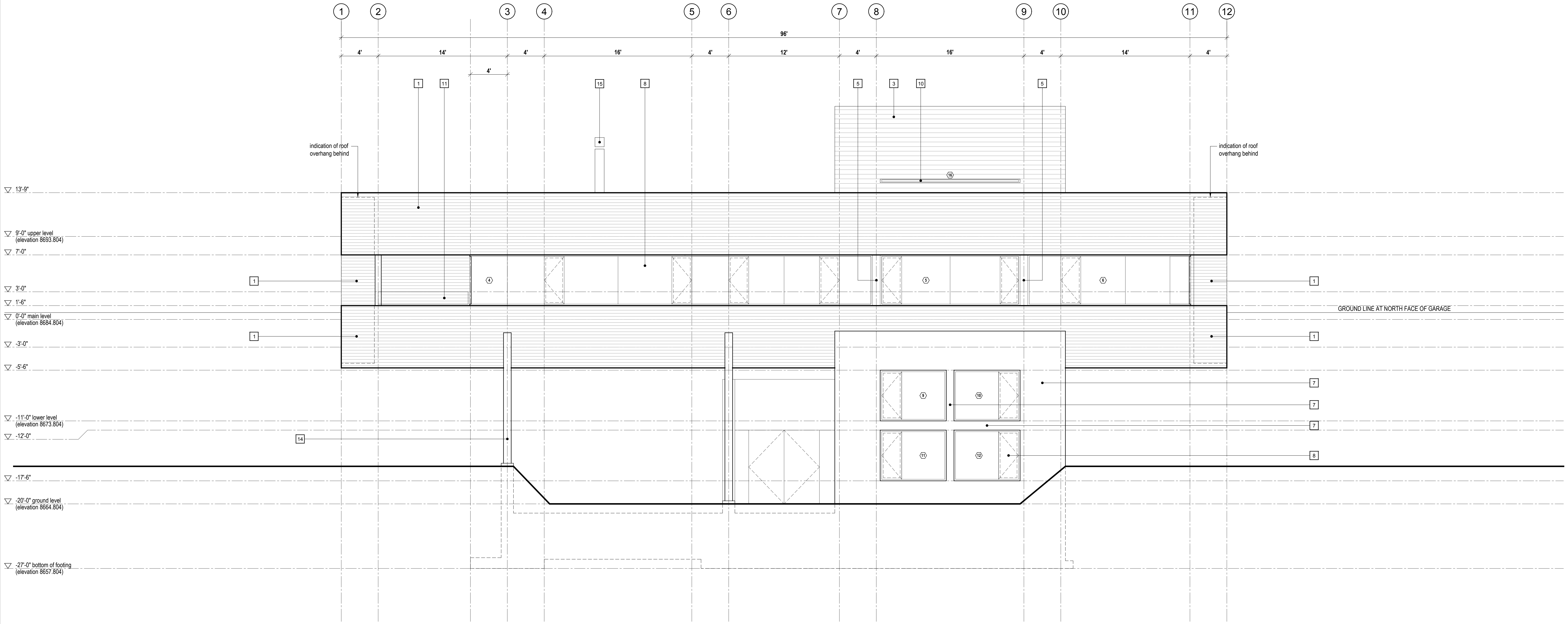
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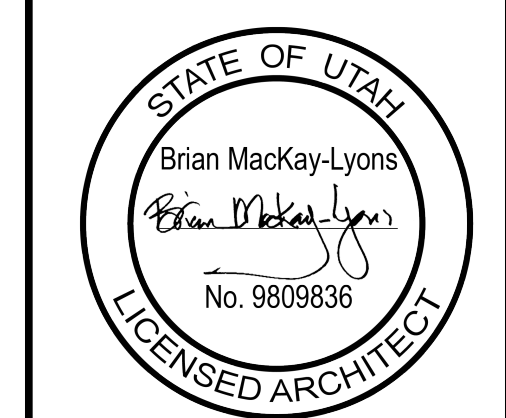


2 Exterior Elevation - North  
 Scale 1/4" = 1'-0"

- LEGEND
- 1 1x4 horizontal western red cedar boards
  - 2 1x8 vertical western red cedar boards
  - 3 1x8 horizontal western red cedar boards
  - 4 1x4 horizontal western red cedar shiplap
  - 5 aluminum flashing, to match window finish
  - 6 1x2 horizontal western red cedar shiplap
  - 7 horizontal 8" board-formed concrete
  - 8 glazing system - see window/door schedule
  - 9 sliding glazing system - see window/door schedule
  - 10 skylight system - see window/door schedule
  - 11 tempered glass guard
  - 12 sliding window shutter: 1x4 horizontal western red cedar boards on steel angle frame
  - 13 bi-fold garage door clad w/ 1x8 vertical western red cedar shiplap; align w/ exterior siding
  - 14 weathering steel structure
  - 15 weathering steel chimney
  - 16 bridge, open bar grating on steel structure, weathering steel finish



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



No.	Description	Date
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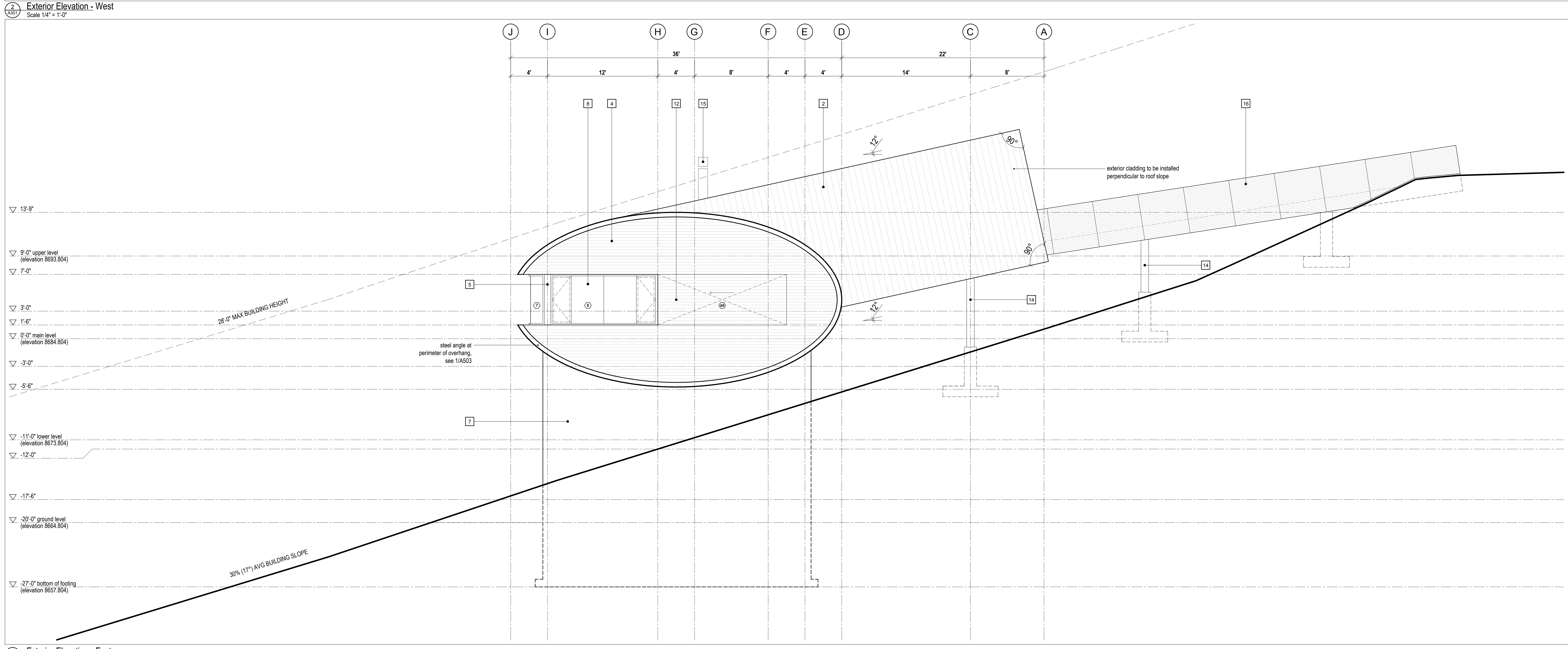
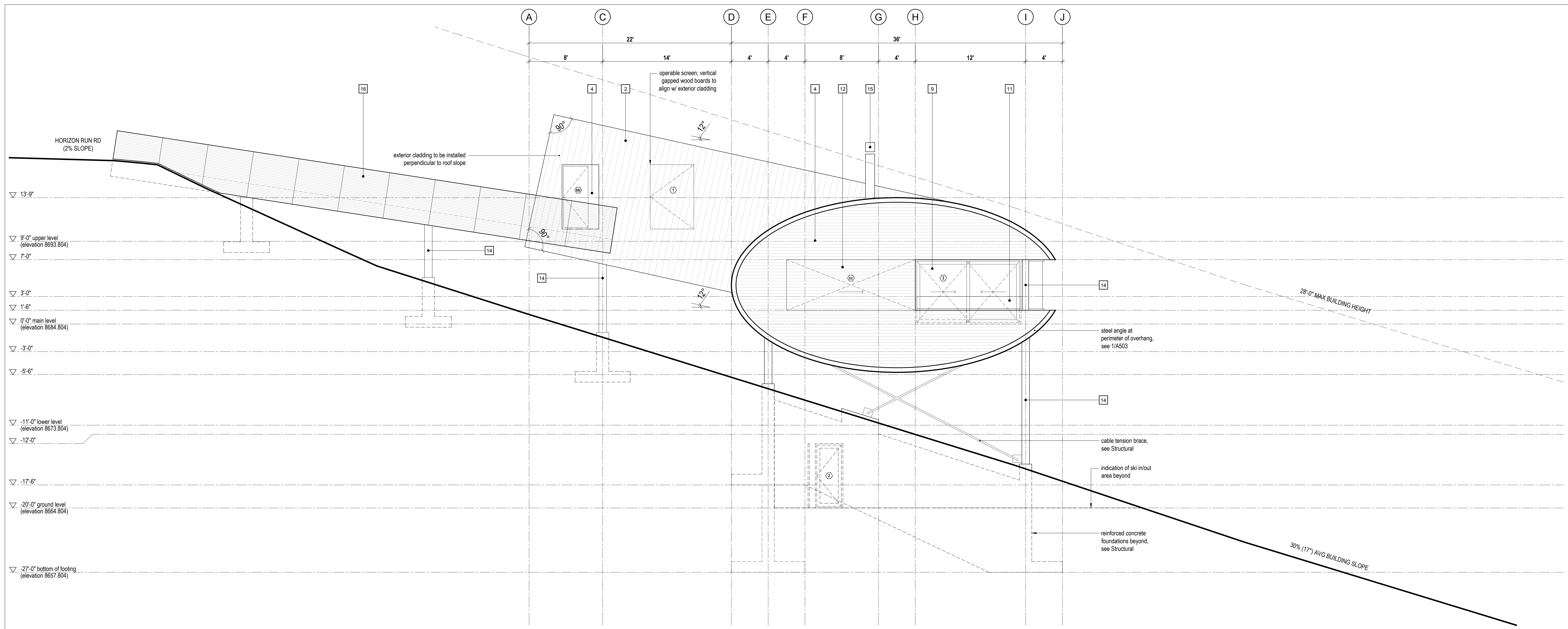
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- LEGEND**
- 1 1x4 horizontal western red cedar boards
  - 2 1x8 vertical western red cedar boards
  - 3 1x8 horizontal western red cedar boards
  - 4 1x4 horizontal western red cedar shiplap
  - 5 aluminum flashing, to match window finish
  - 6 1x2 horizontal western red cedar shiplap
  - 7 horizontal 8" board-formed concrete
  - 8 glazing system - see window/door schedule
  - 9 sliding glazing system - see window/door schedule
  - 10 skylight system - see window/door schedule
  - 11 tempered glass guard
  - 12 sliding window shutter: 1x4 horizontal western red cedar boards on steel angle frame
  - 13 bi-fold garage door clad w/ 1x8 vertical western red cedar shiplap; align w/ exterior siding
  - 14 weathering steel structure
  - 15 weathering steel chimney
  - 16 bridge, open bar grating on steel structure; weathering steel finish

STATE OF UTAH  
 Brian MacKay-Lyons  
 Licensed Architect  
 No. 9809836

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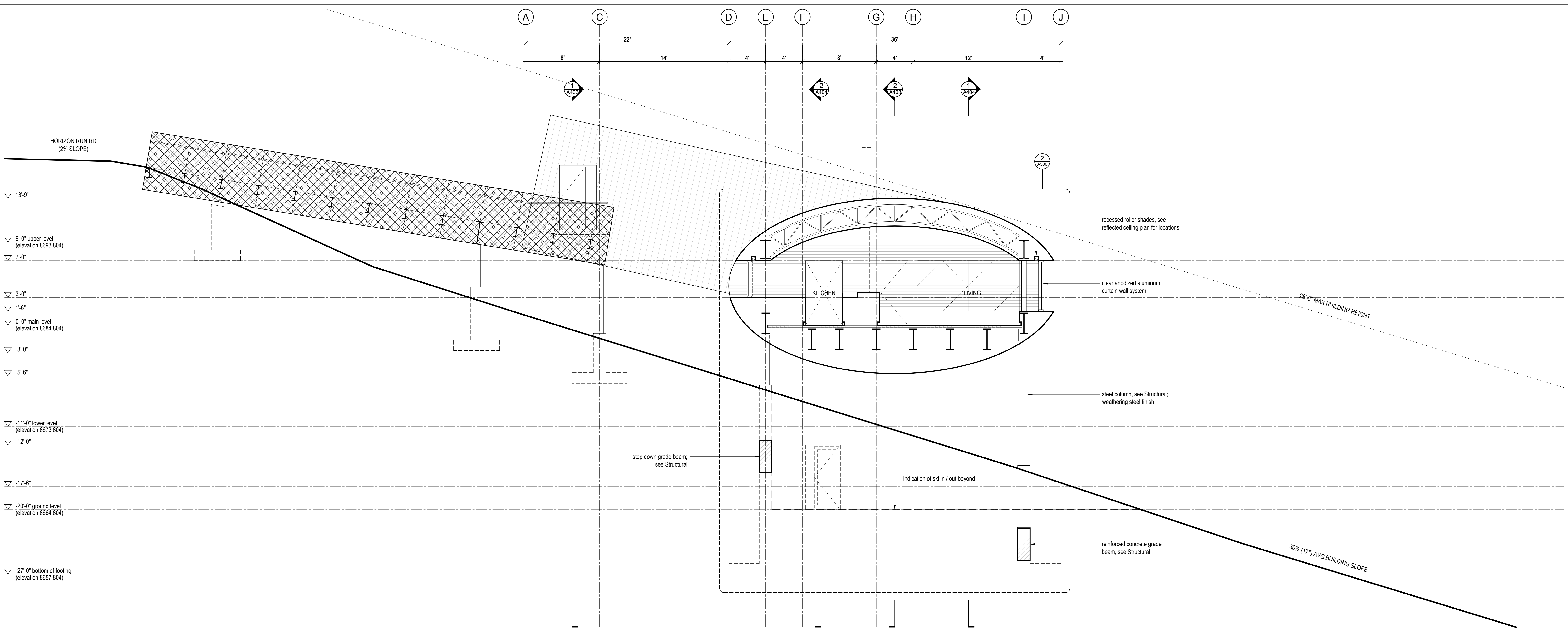
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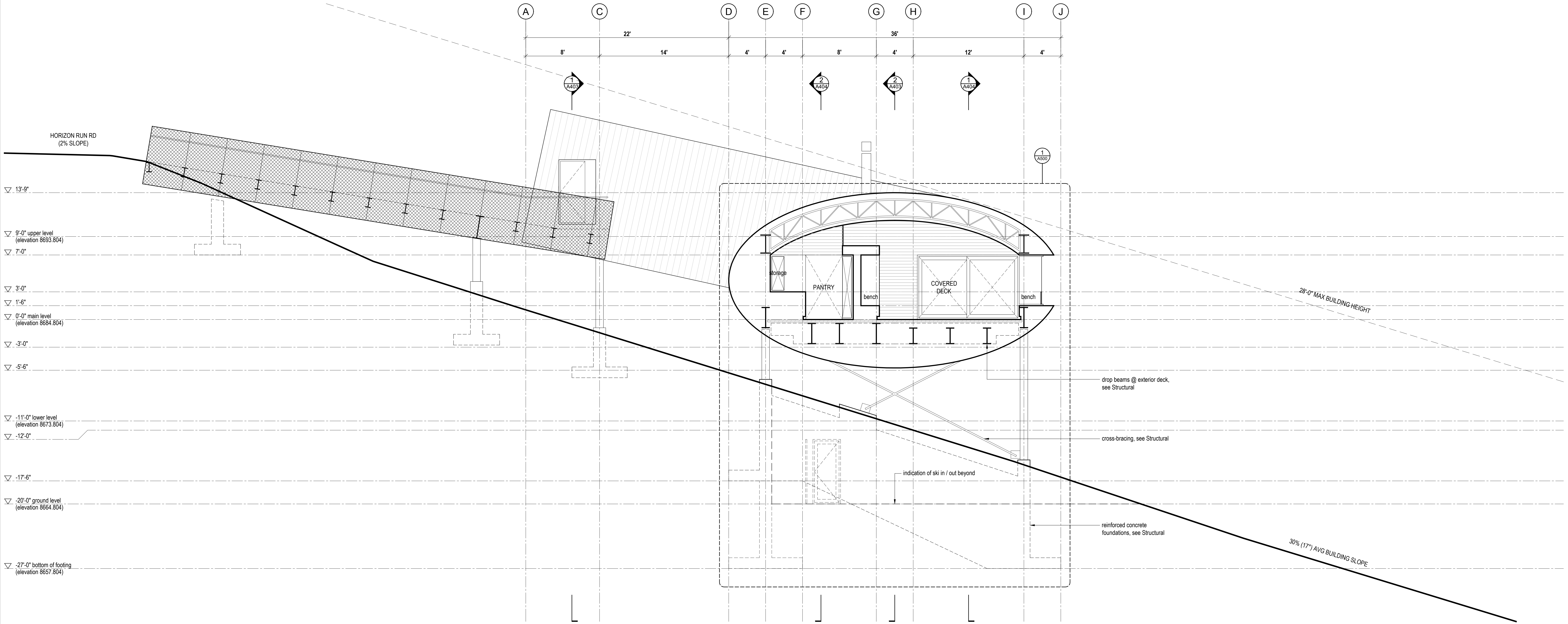
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**DATE/ISSUES:**  
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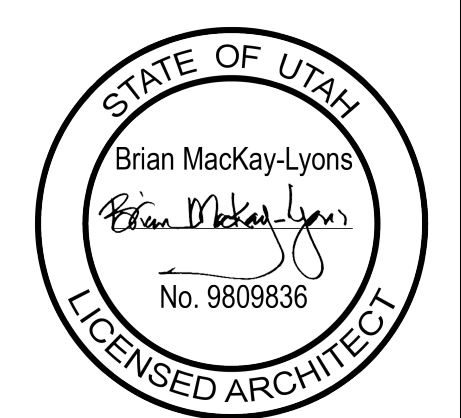
**SHOP DRAWINGS:**  
 Submit shop drawings to the Architect and Engineer for approval prior to manufacture of precast/over elements of the building.



2 Cross Section @ Kitchen  
Scale 1/4" = 1'-0"



1 Cross Section @ Deck  
Scale 1/4" = 1'-0"



03	Issued for Permit	2016.07.15
02	Issued for Pricing	2016.05.20
01	Issued for Coordination	2016.05.05
No.	Description	Date
Revision:		

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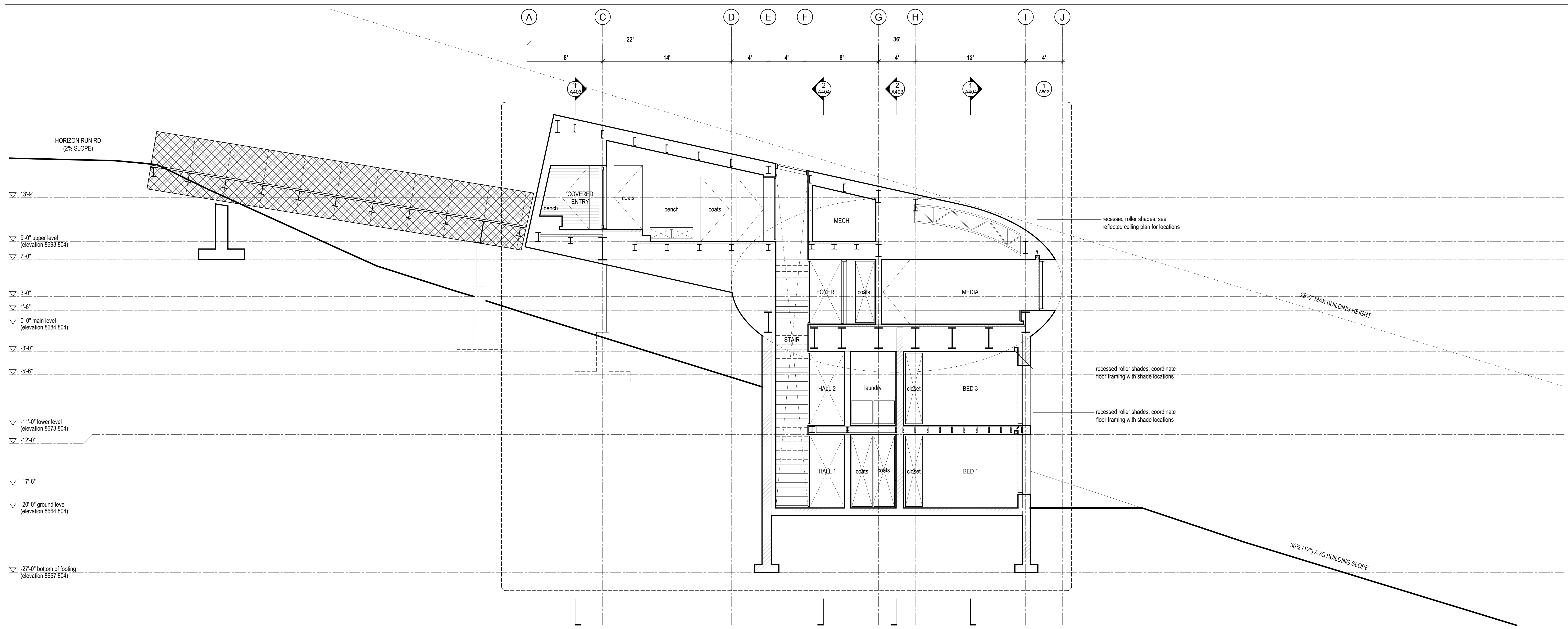
**ENGINEER'S REQUIREMENTS AND APPROVALS:**  
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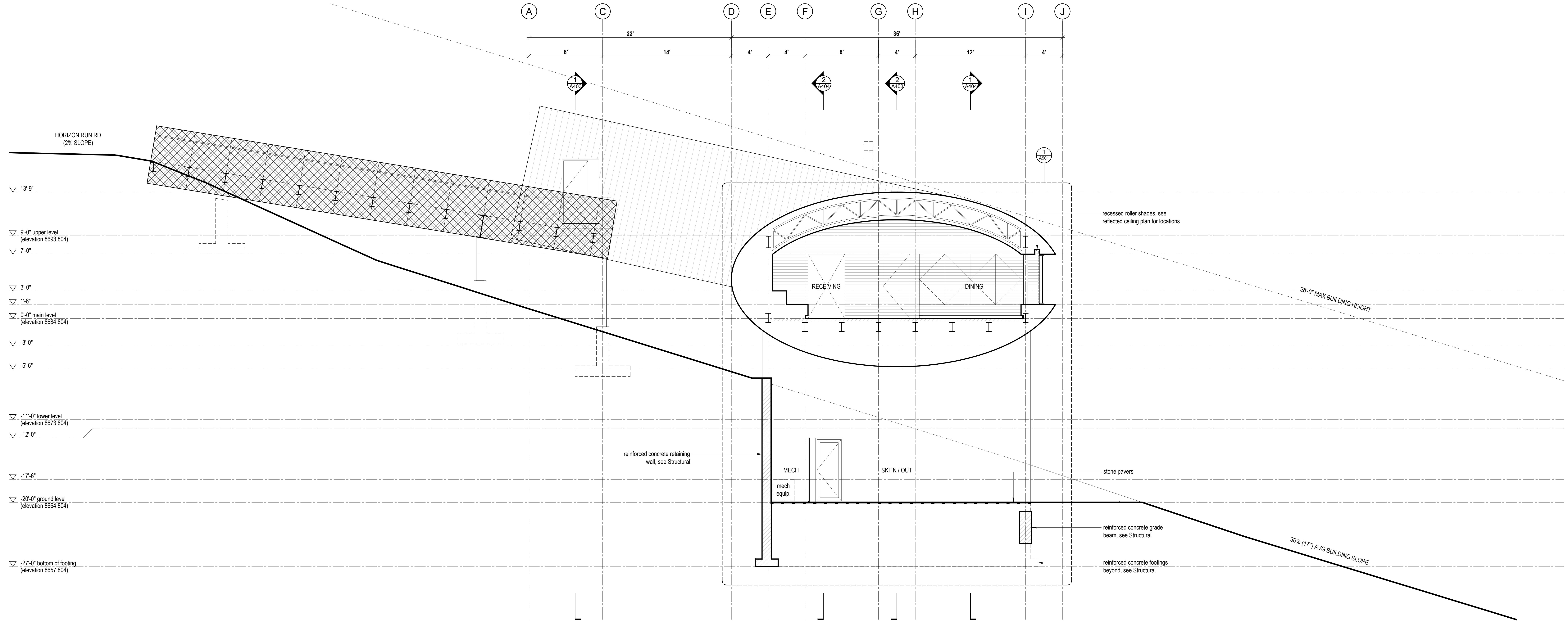
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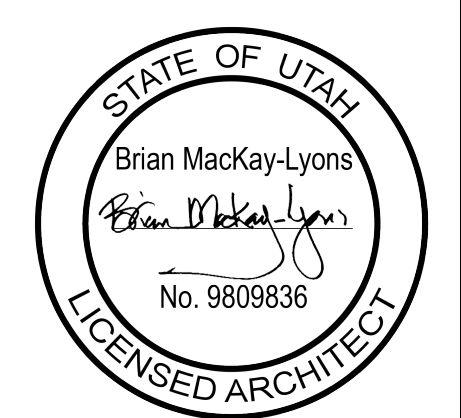




2 Cross Section @ Mud  
 Scale 1/4" = 1'-0"

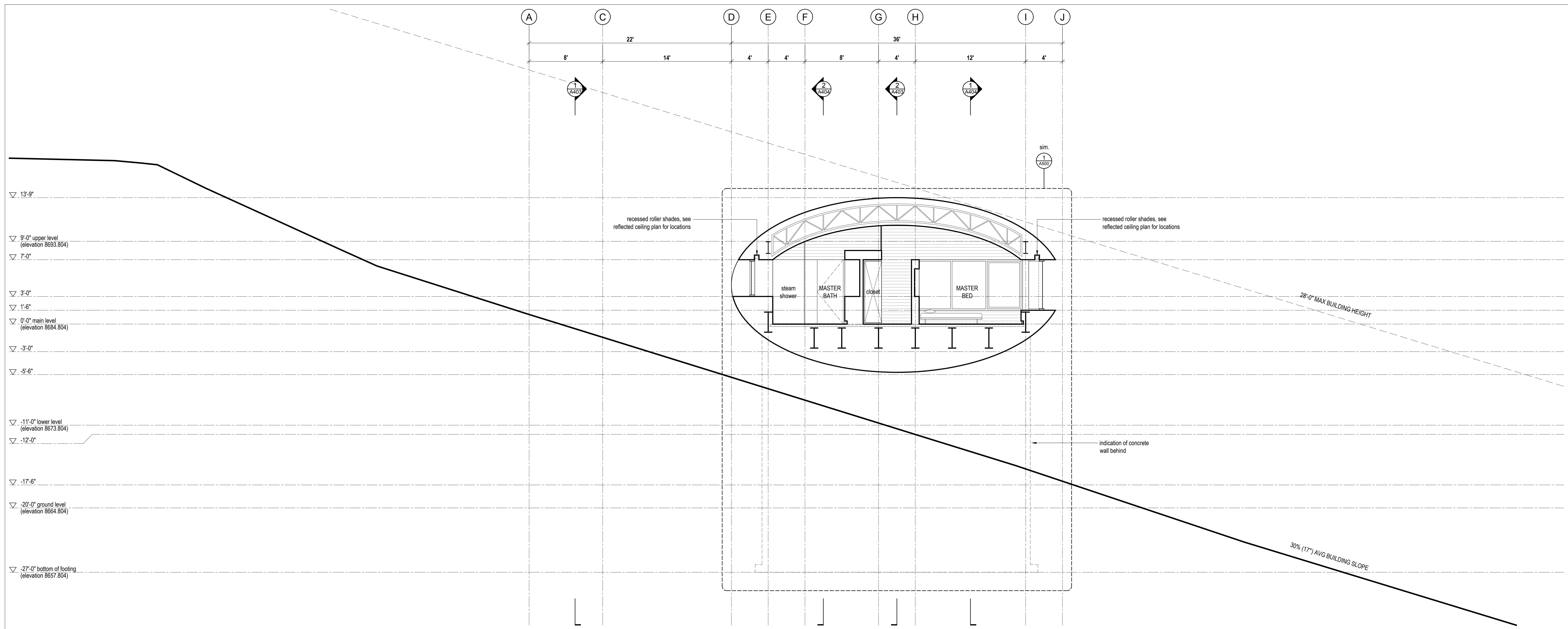


1 Cross Section @ Dining  
 Scale 1/4" = 1'-0"

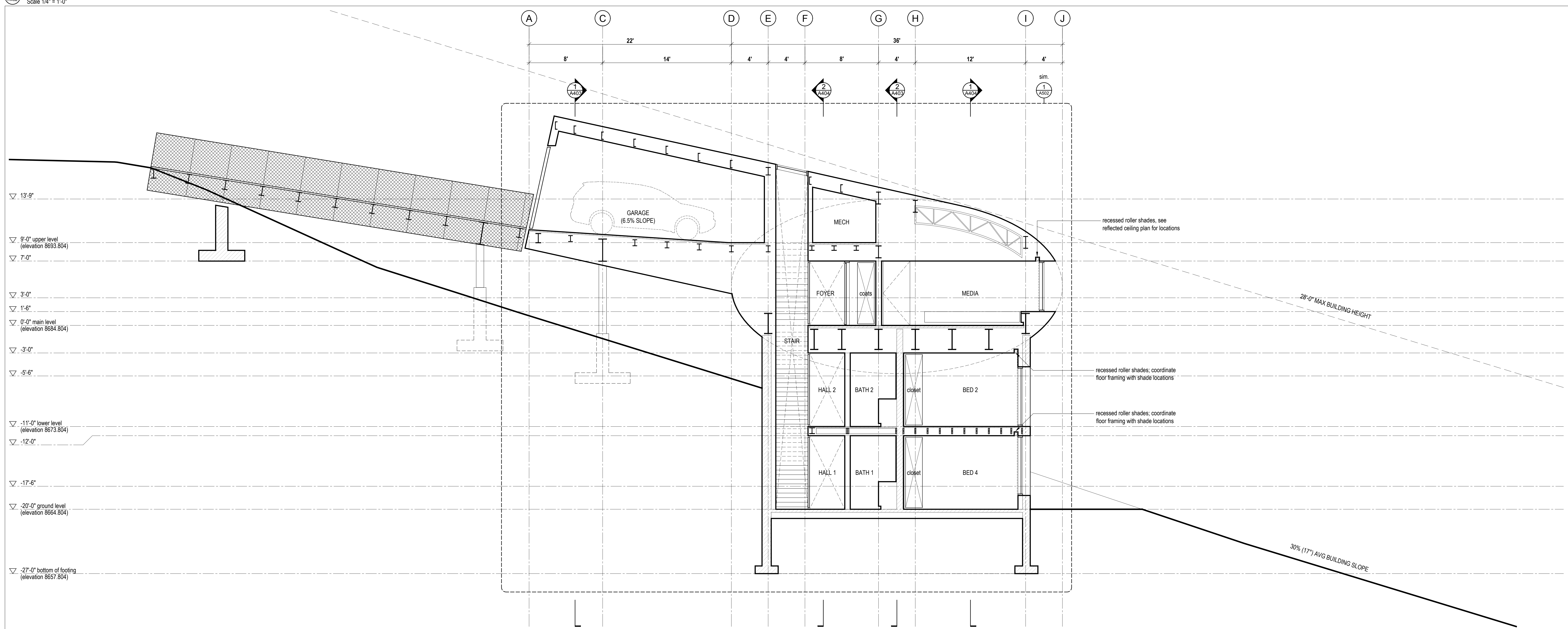


No.	Description	Date
03	Issued for Permit	2018.07.15
02	ISSUED FOR PERMIT	2018.05.28
01	Issued for Coordination	2018.05.08

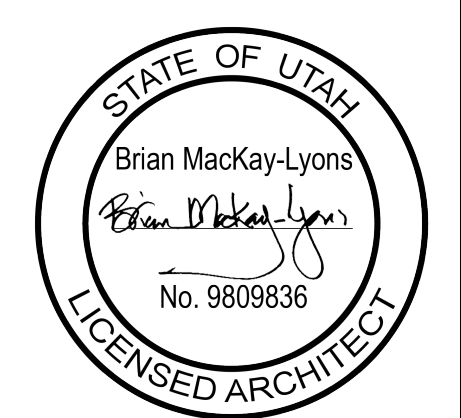
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2 Cross Section @ Master Bed  
 Scale 1/4" = 1'-0"

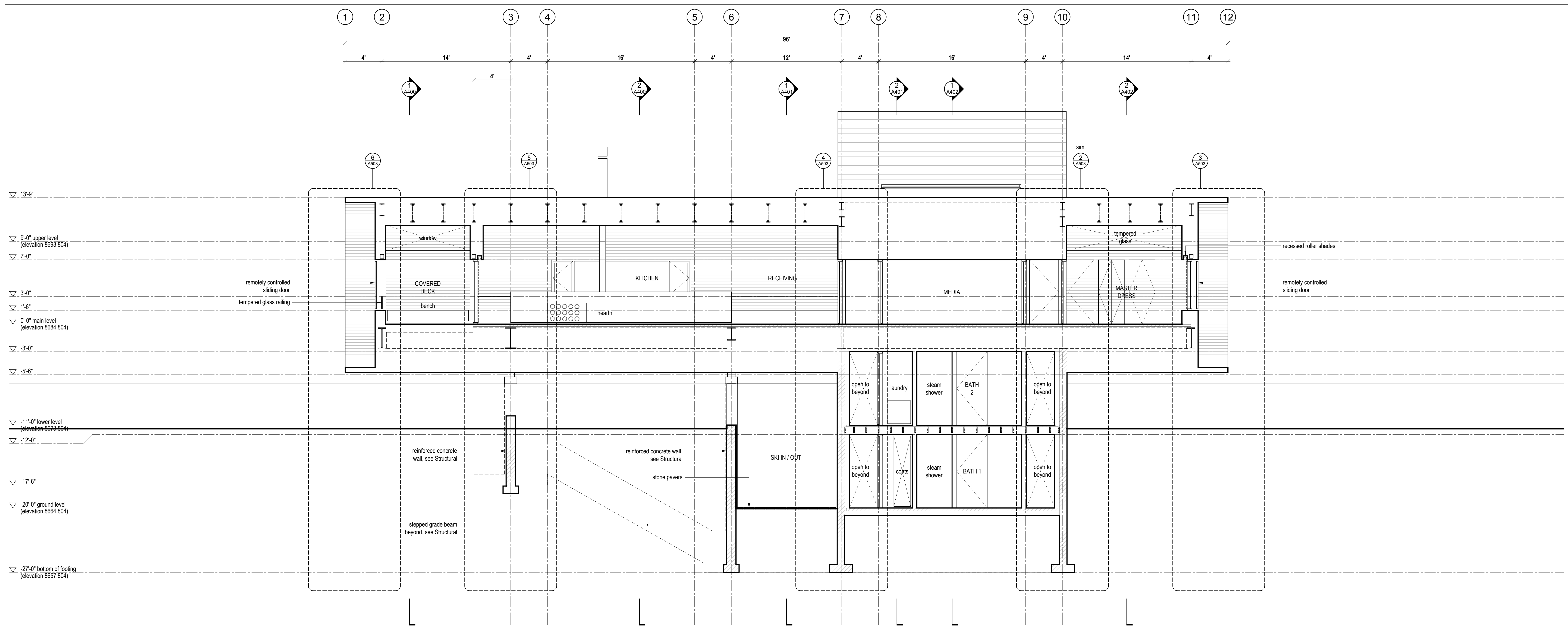


1 Cross Section @ Garage  
 Scale 1/4" = 1'-0"

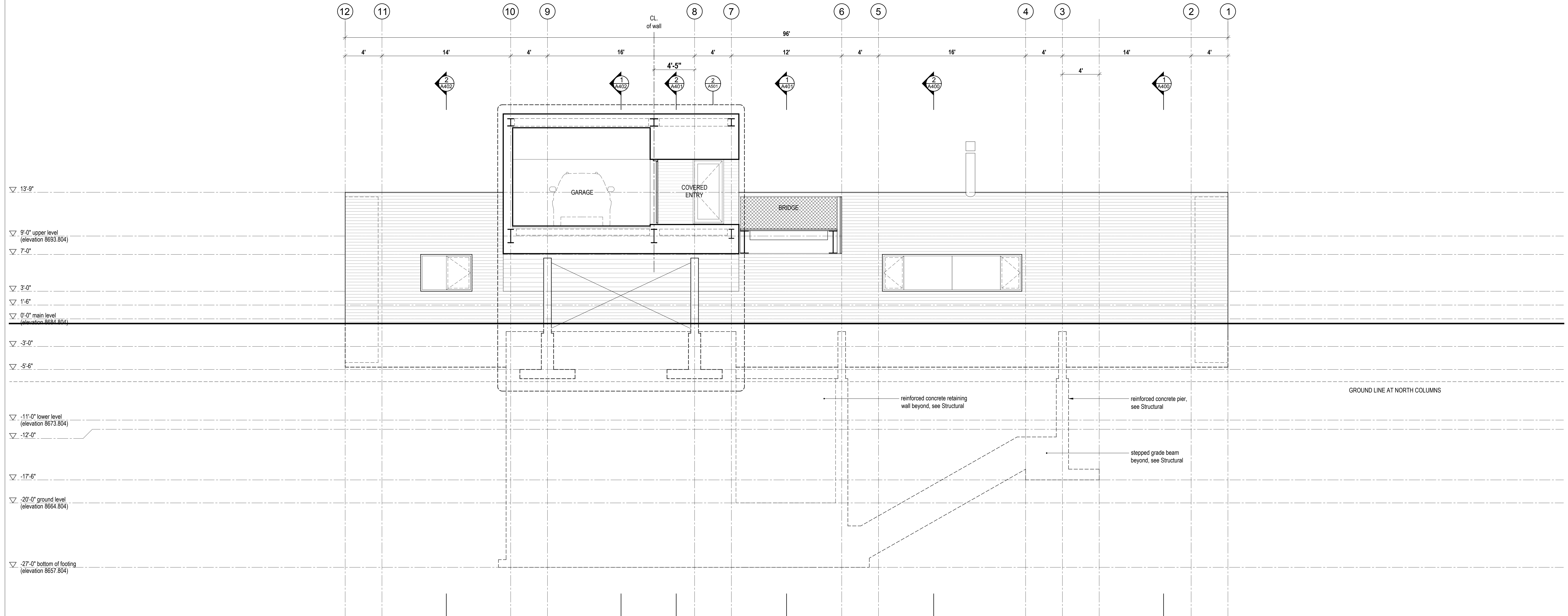


No.	Description	Date
03	Issued for Permit	2018.07.15
02	CD Issued for Pricing	2018.05.28
01	Issued for Coordination	2018.05.08

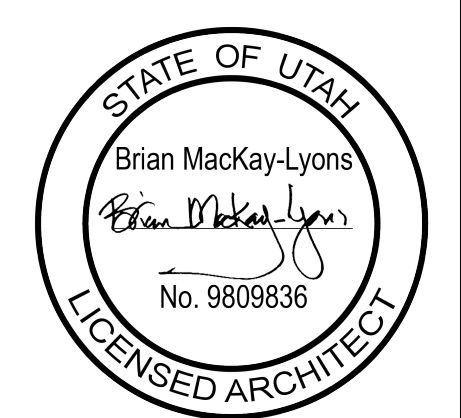
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2 Long Section @ Kitchen  
 Scale 1/4" = 1'-0"

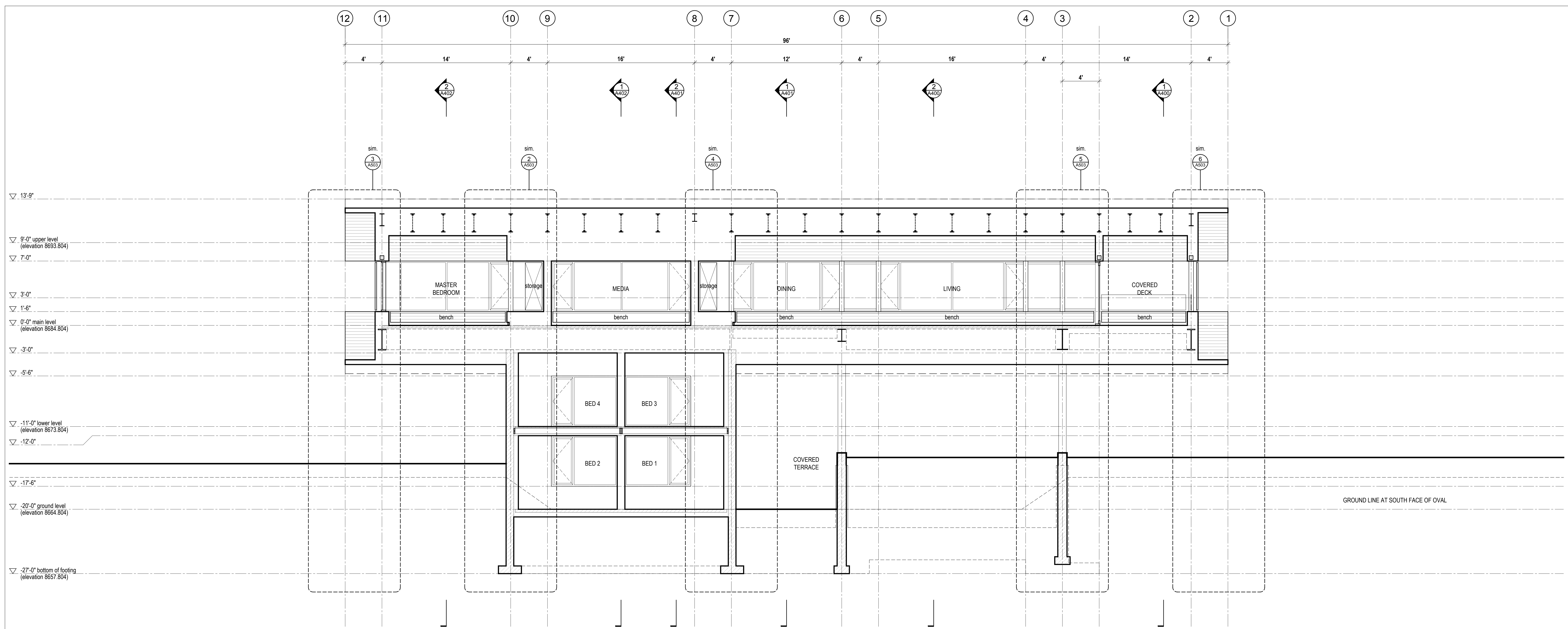
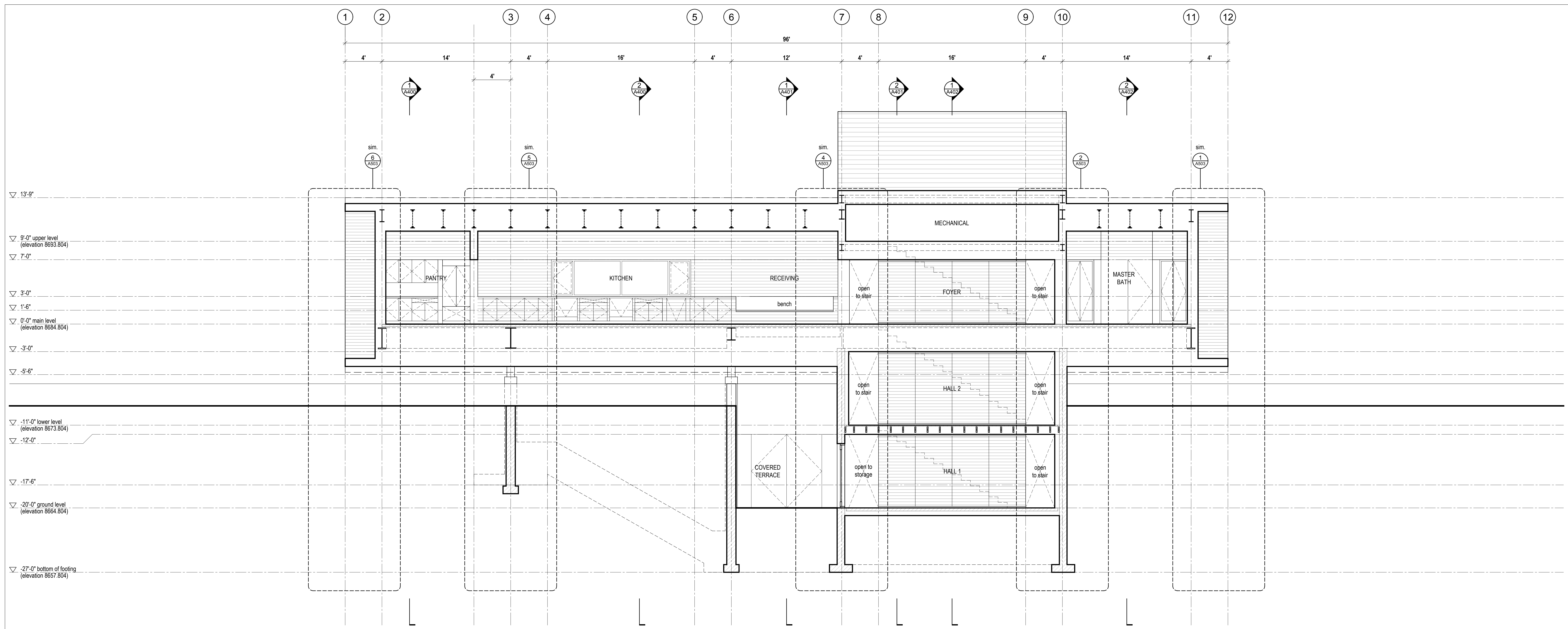


1 Long Section @ Garage  
 Scale 1/4" = 1'-0"

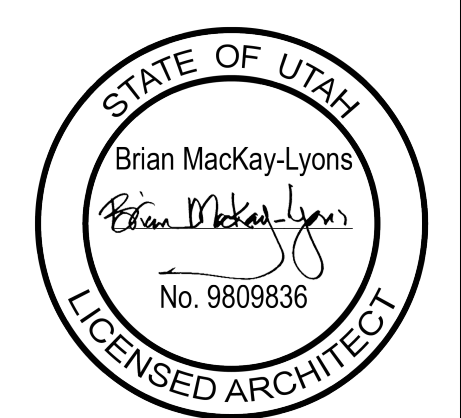


No.	Description	Date
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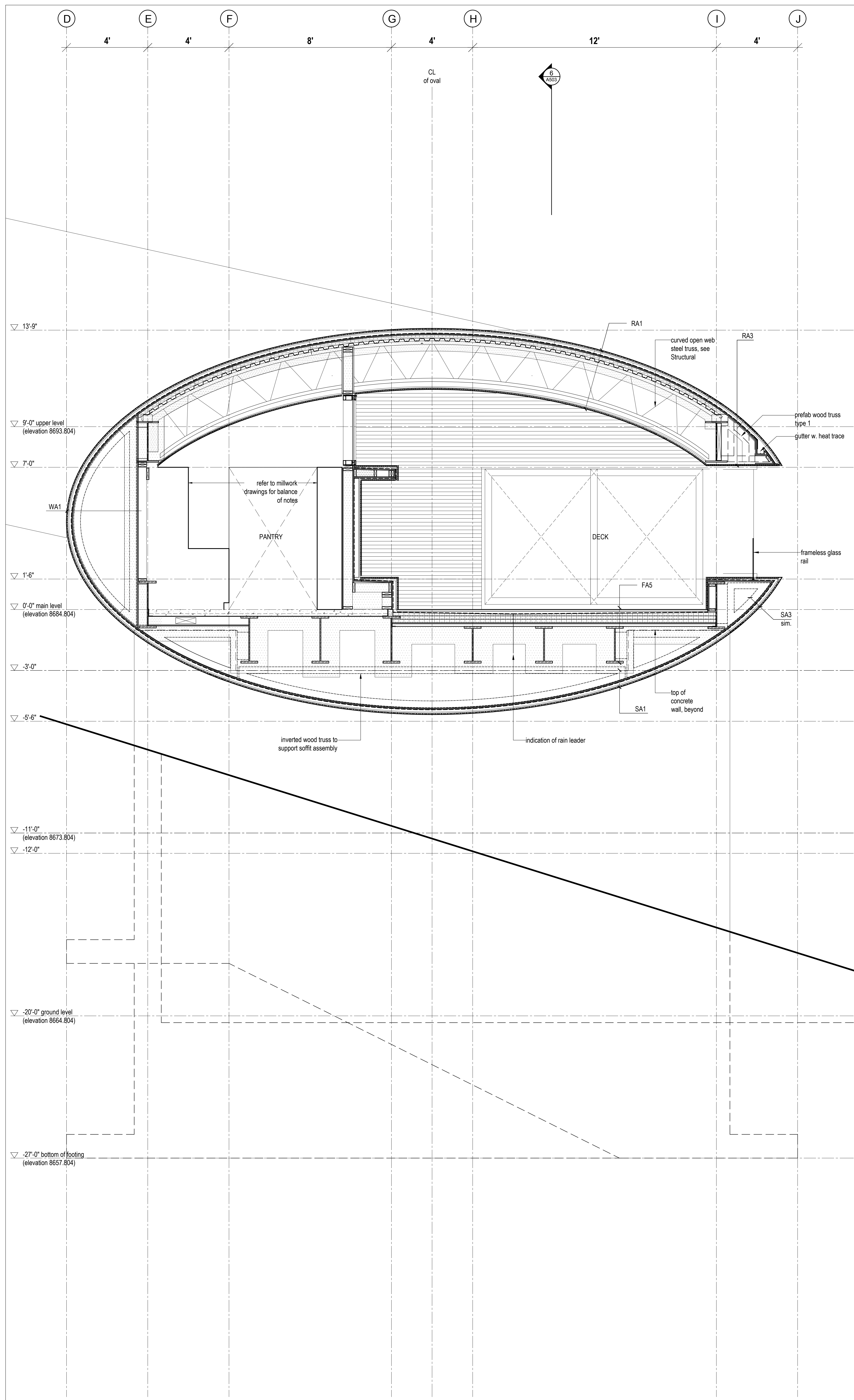


Long Section @ Living  
 Scale 1/4" = 1'-0"

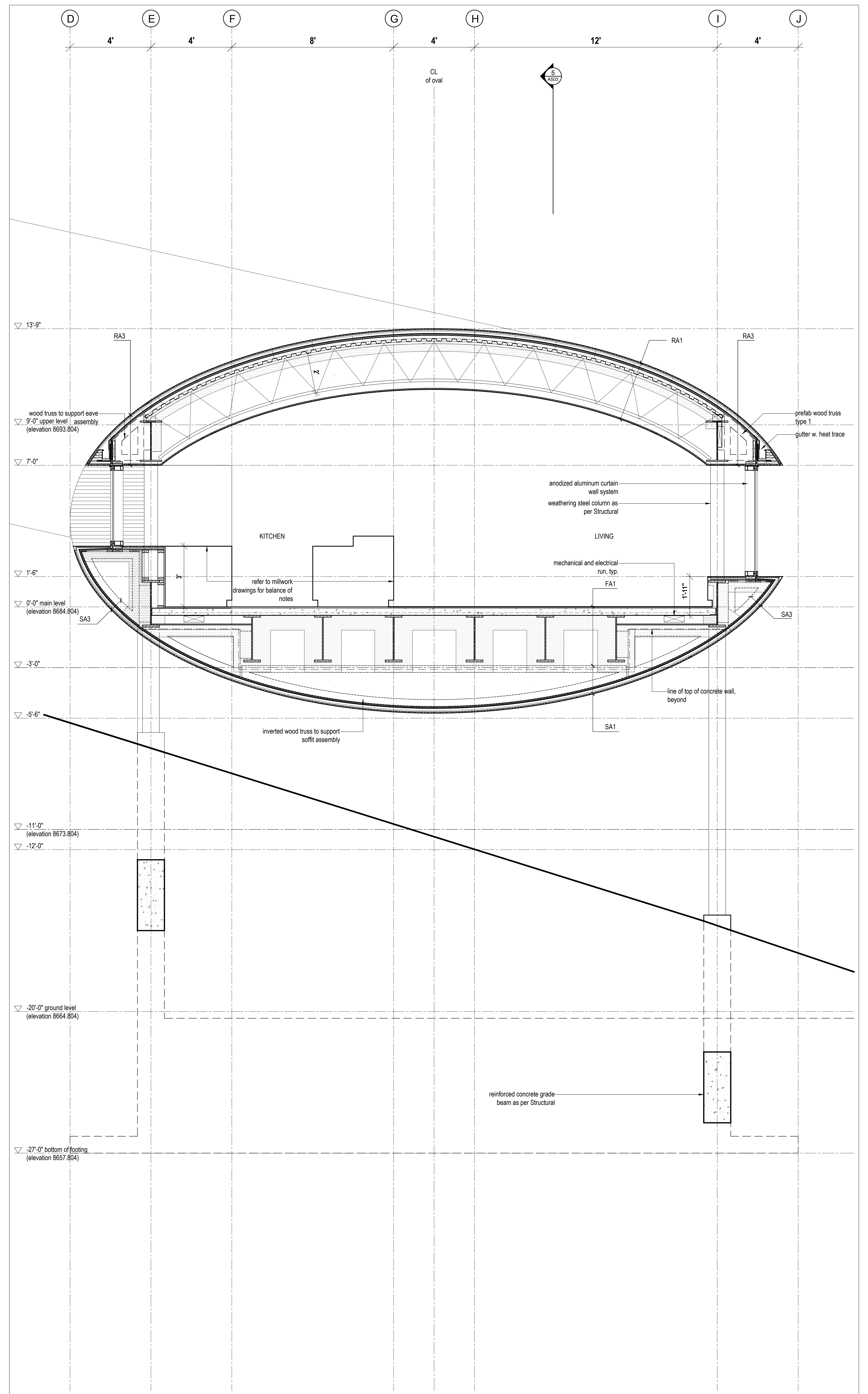


No.	Description	Date
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02	ISSUED FOR PERMIT	2018.05.28
01	Issued for Coordination	2018.05.08

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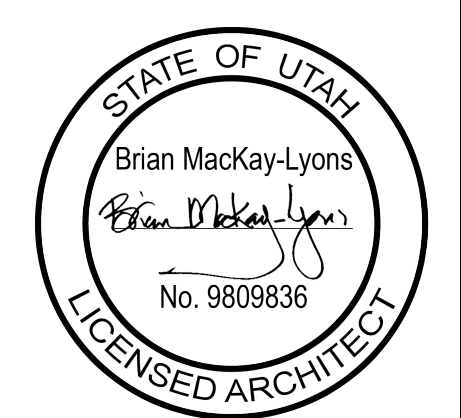


1 Wall Section  
Scale 1/2" = 1'-0"



2 Wall Section  
Scale 1/2" = 1'-0"

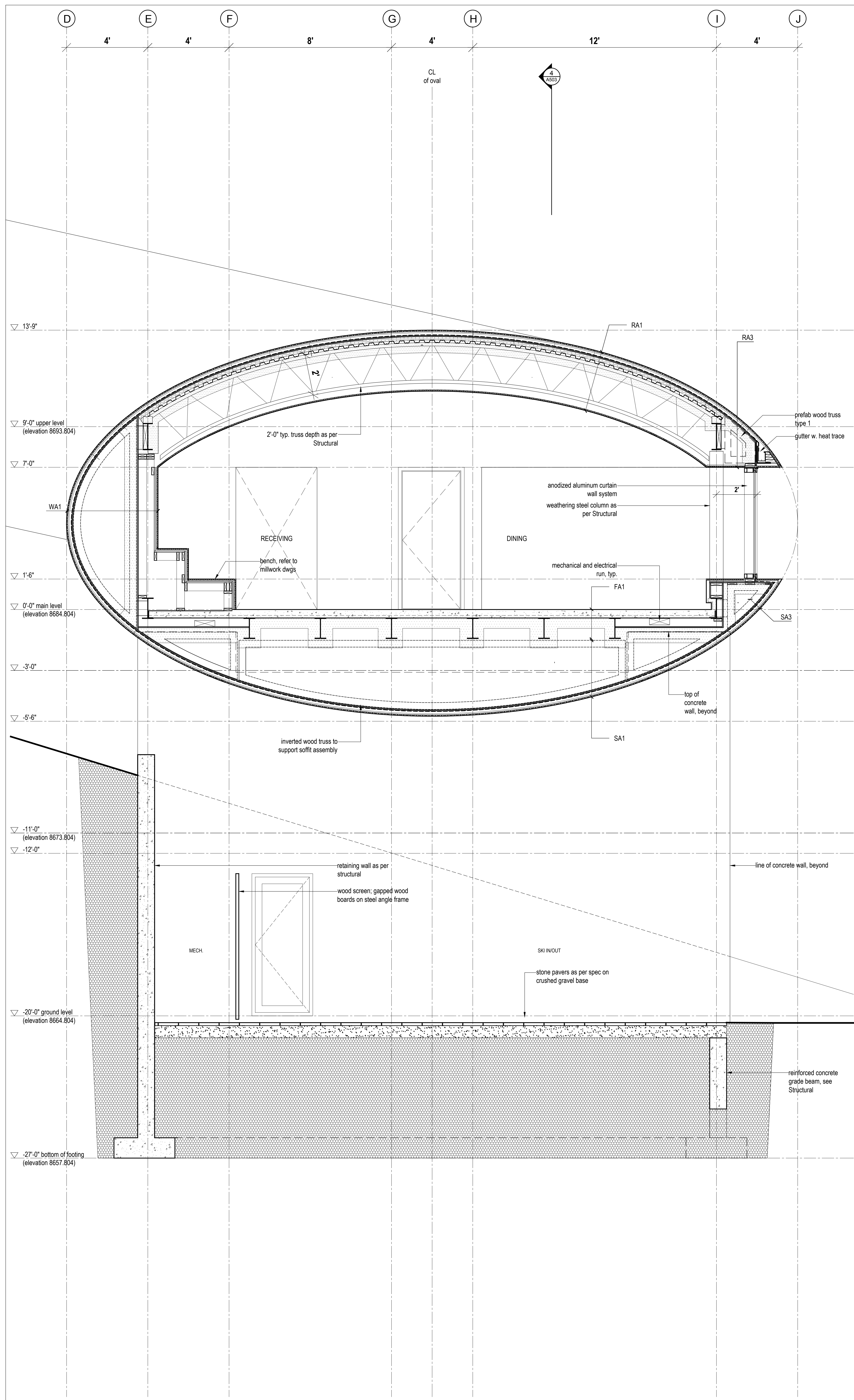
Lot 14 Mountain House  
 MacKay-Lyons  
 Swetnam  
 Architects  
 Limited  
 2188 Gortygan St.  
 Halifax, Nova Scotia  
 Canada B3K 3B4  
 PH: (902) 429-1867  
 FAX: (902) 429-1234



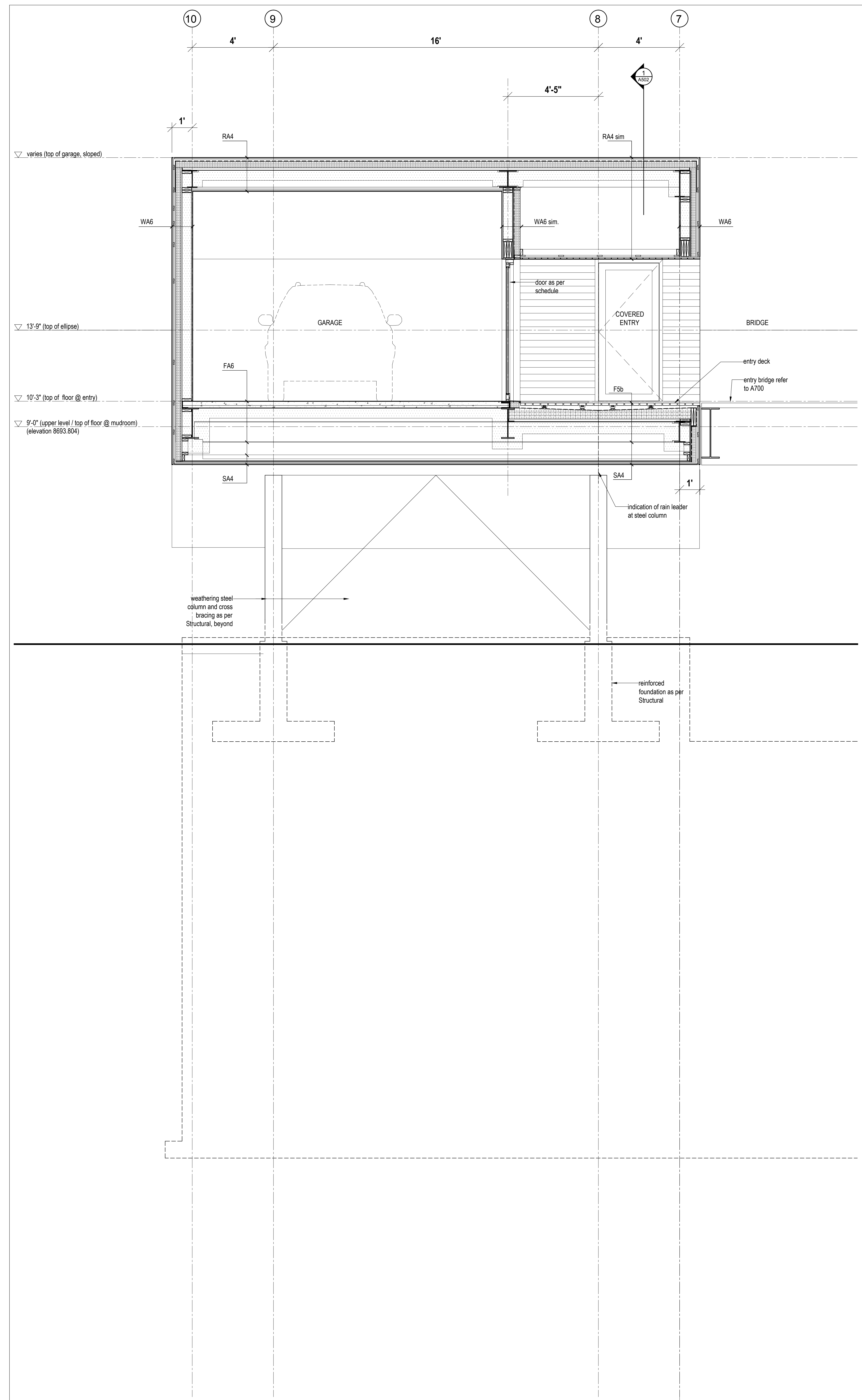
No.	Description	Date
02	Issued for Permit	2016.07.13
01	Issued for Pricing	2016.05.30

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Wall Sections  
 scale: 1/2" = 1'-0"  
 date: 2016-04-22  
 drawn: DC  
 checked: BML  
 A500

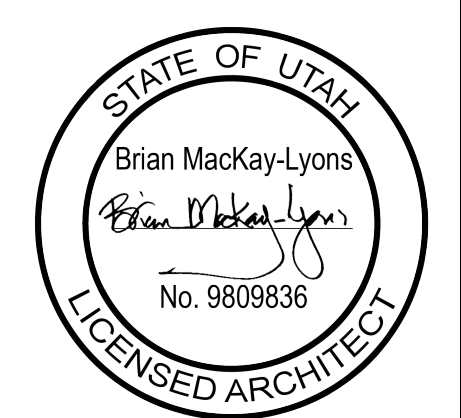


1 Wall Section  
Scale 1/2" = 1'-0"



2 Wall Section through Garage  
Scale 1/2" = 1'-0"

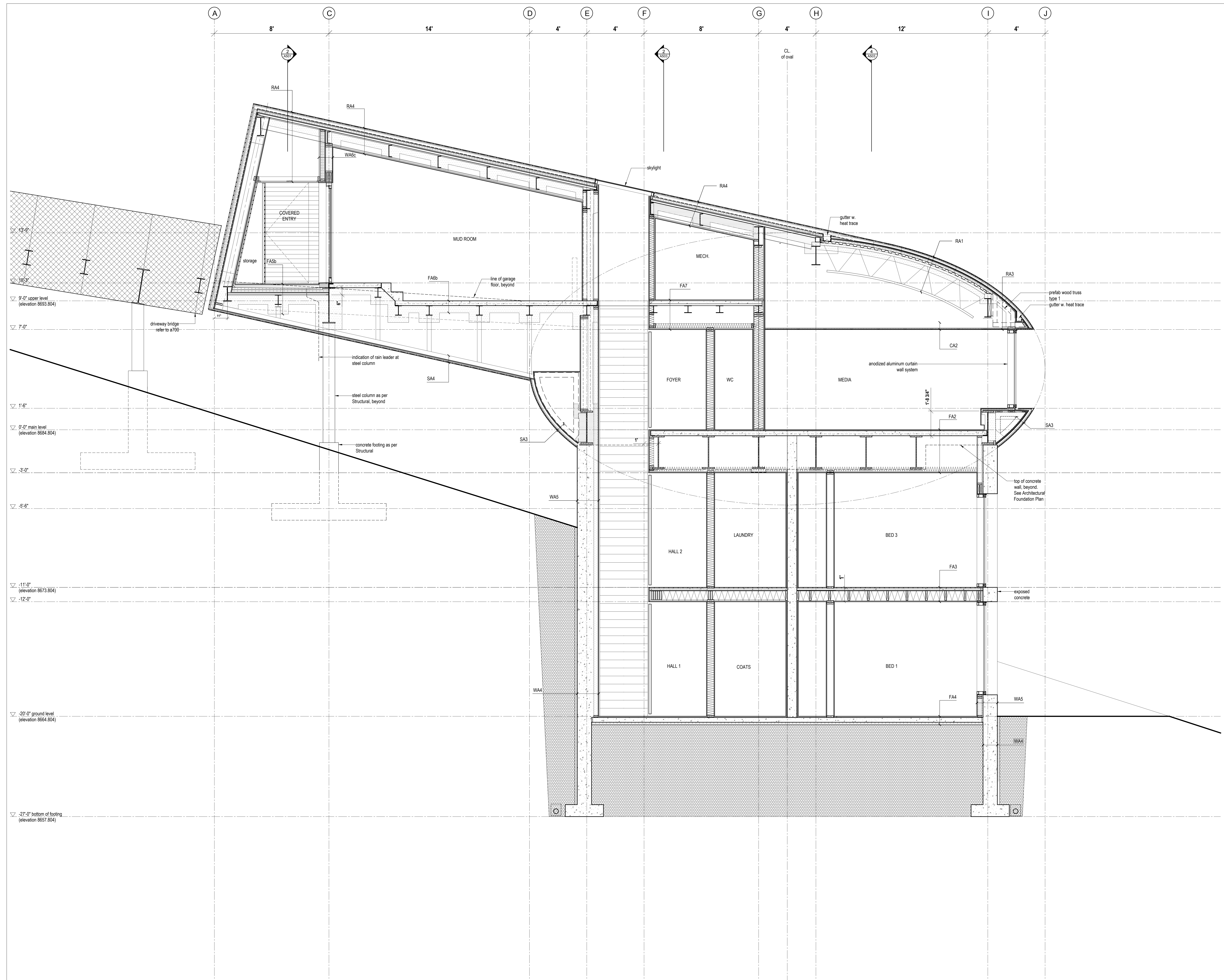
Lot 14 Mountain House  
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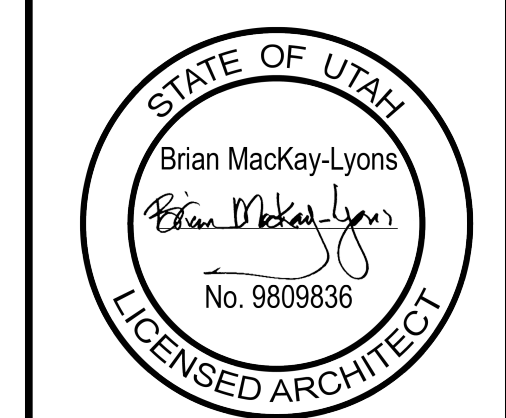
No.	Description	Date
02	Issued for Permit	2016.07.13
01	Issued for Pricing	2016.05.30

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Wall Sections  
 scale: 1/2" = 1'-0"  
 date: 2016-04-22  
 drawn: DC  
 checked: BML  
 A501



1 Wall Section  
Scale 1/2" = 1'-0"



No.	Description	Date
02	Issued for Permit	2018.07.13
01	DD Issued for Pricing	2018.05.30

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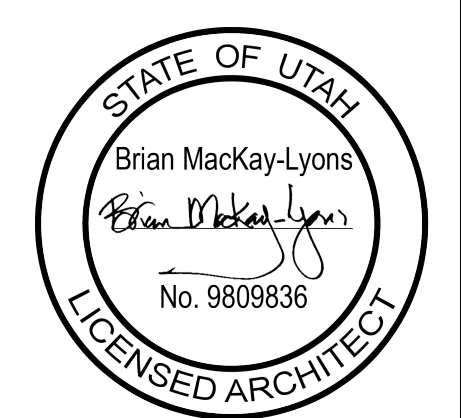
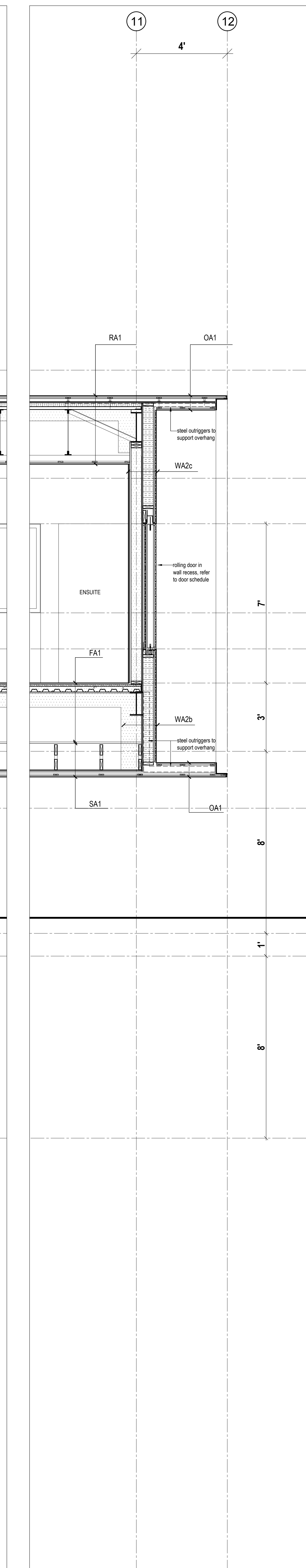
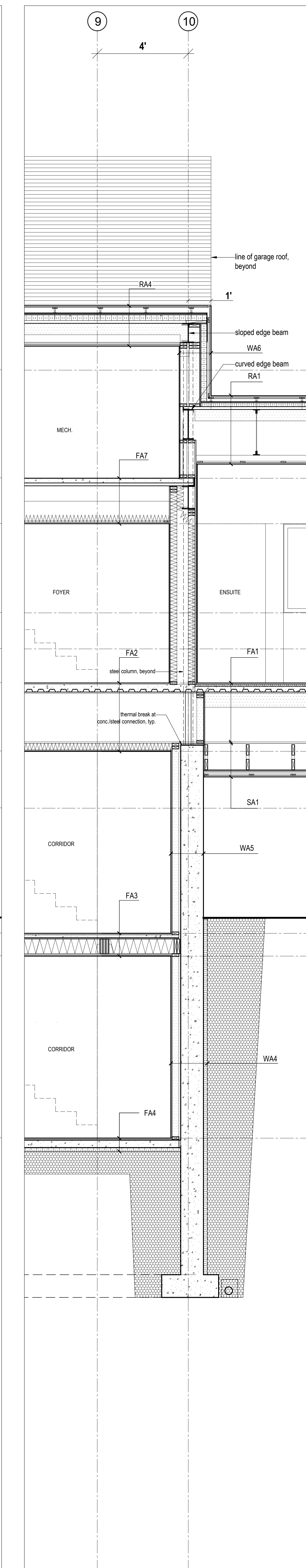
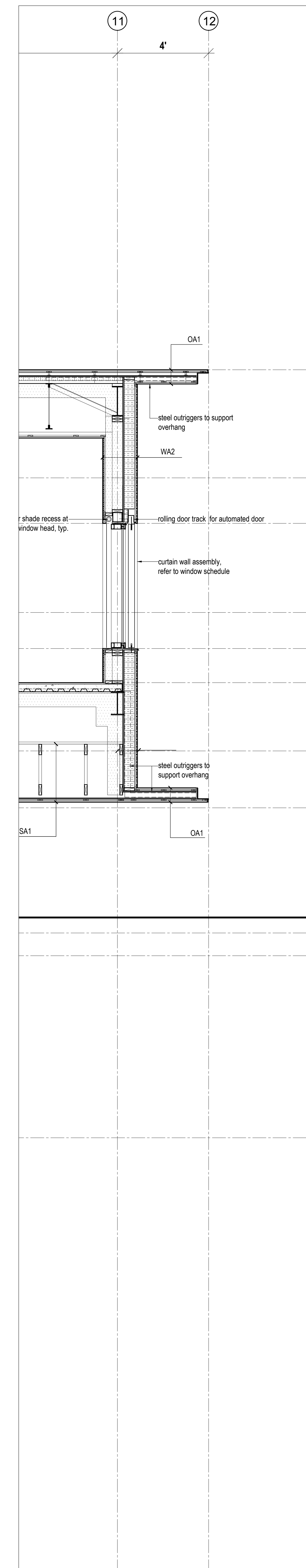
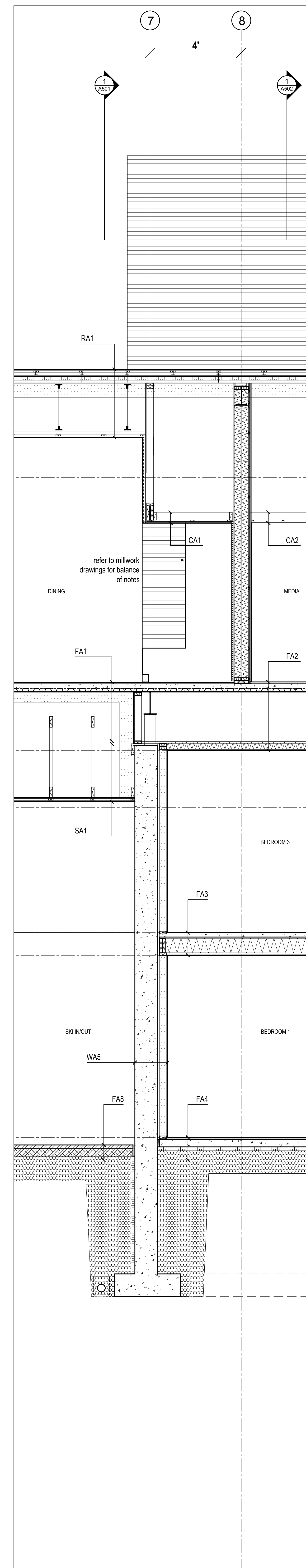
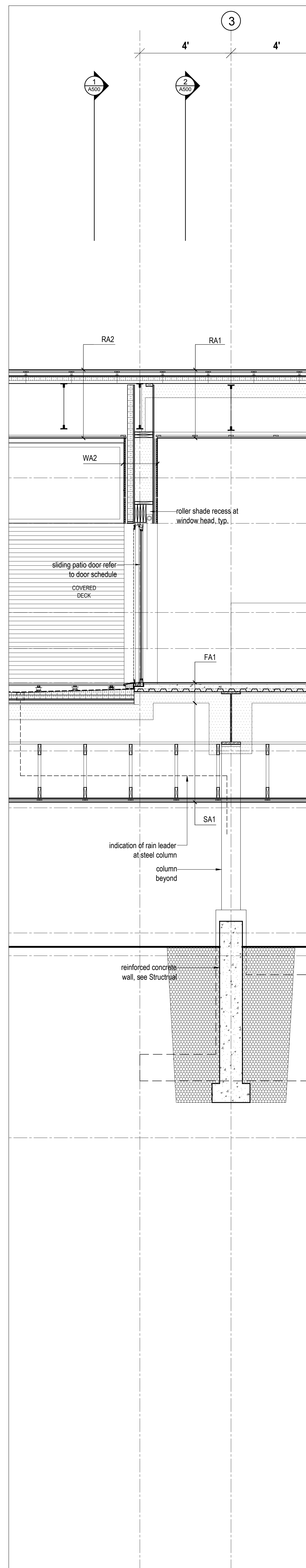
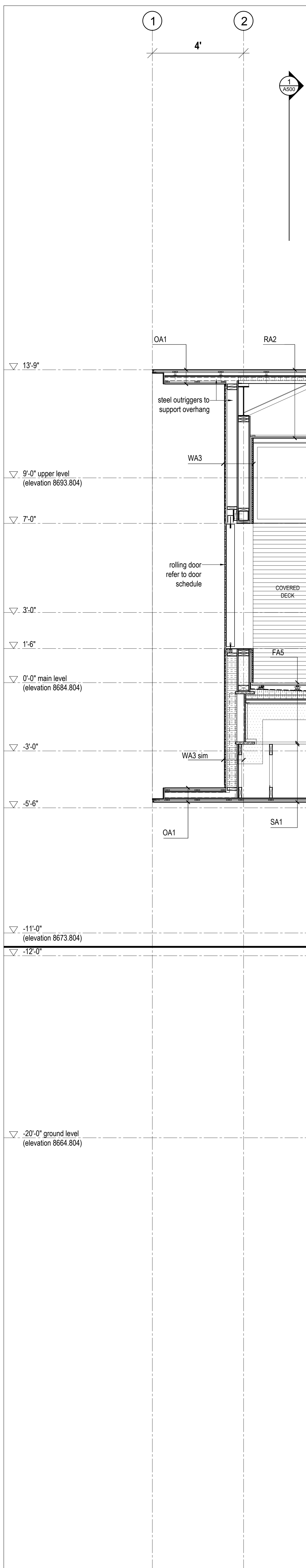
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Wall Sections

scale: 1/2" = 1'-0"  
date: 2018-02-22  
drawn: DC  
chk'd: BML

**A502**

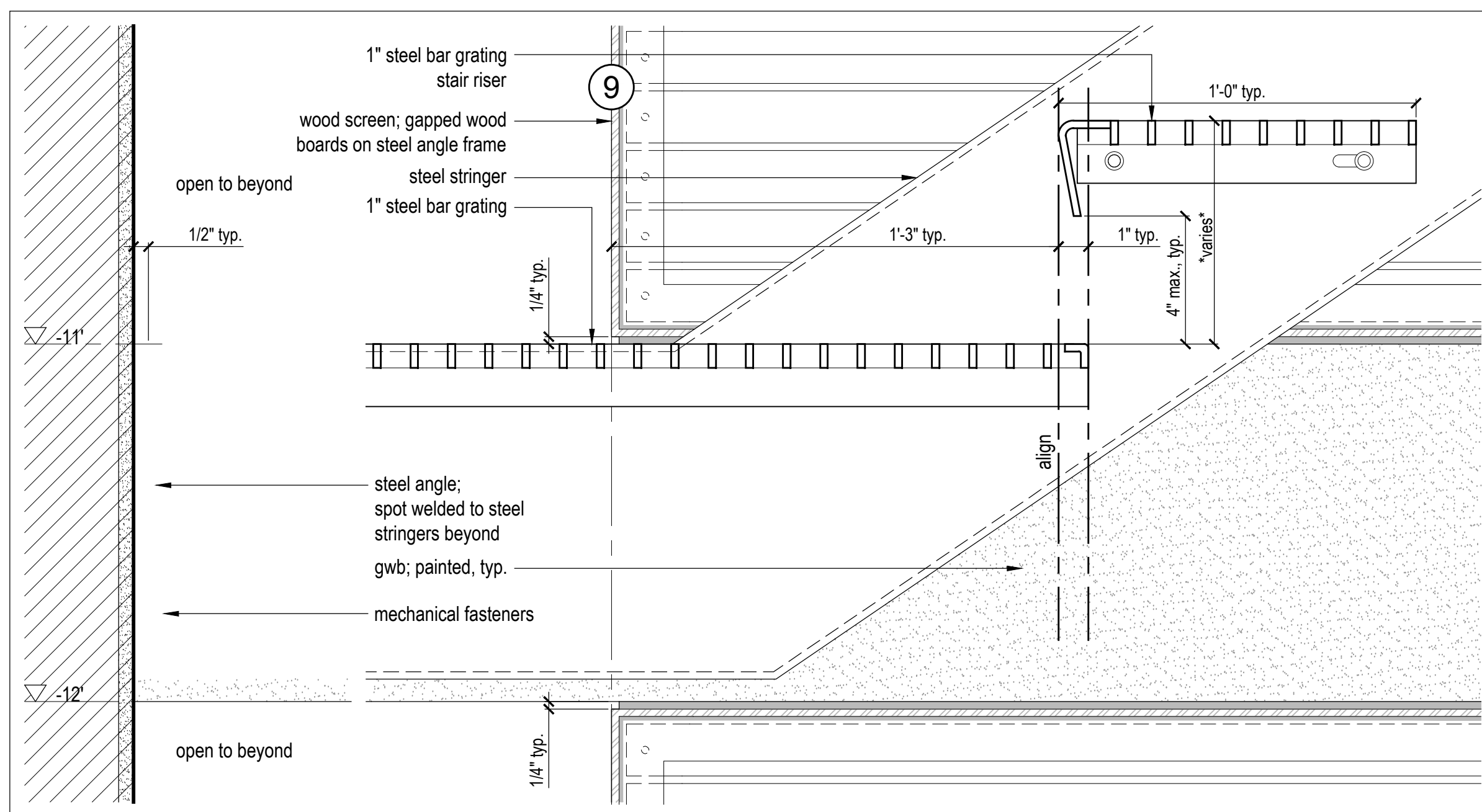


No.	Description	Date
02	Issued for Permit	2018.07.13
01	DD Issued for Pricing	2018.05.30

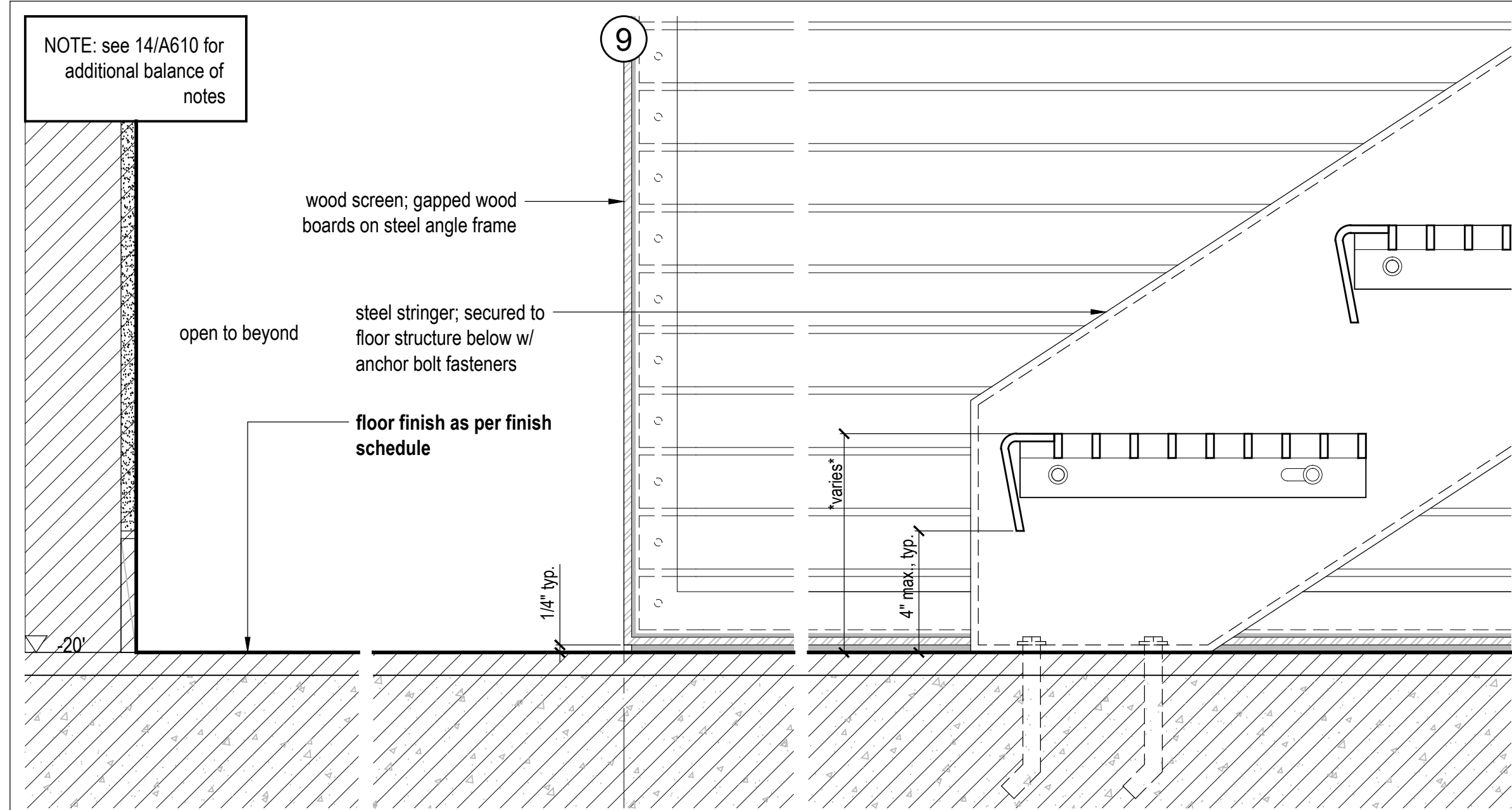
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Wall Sections  
 scale: 1/2" = 1'-0"  
 date: 2018-02-02  
 draw: DC  
 chn: RWL  
**A503**

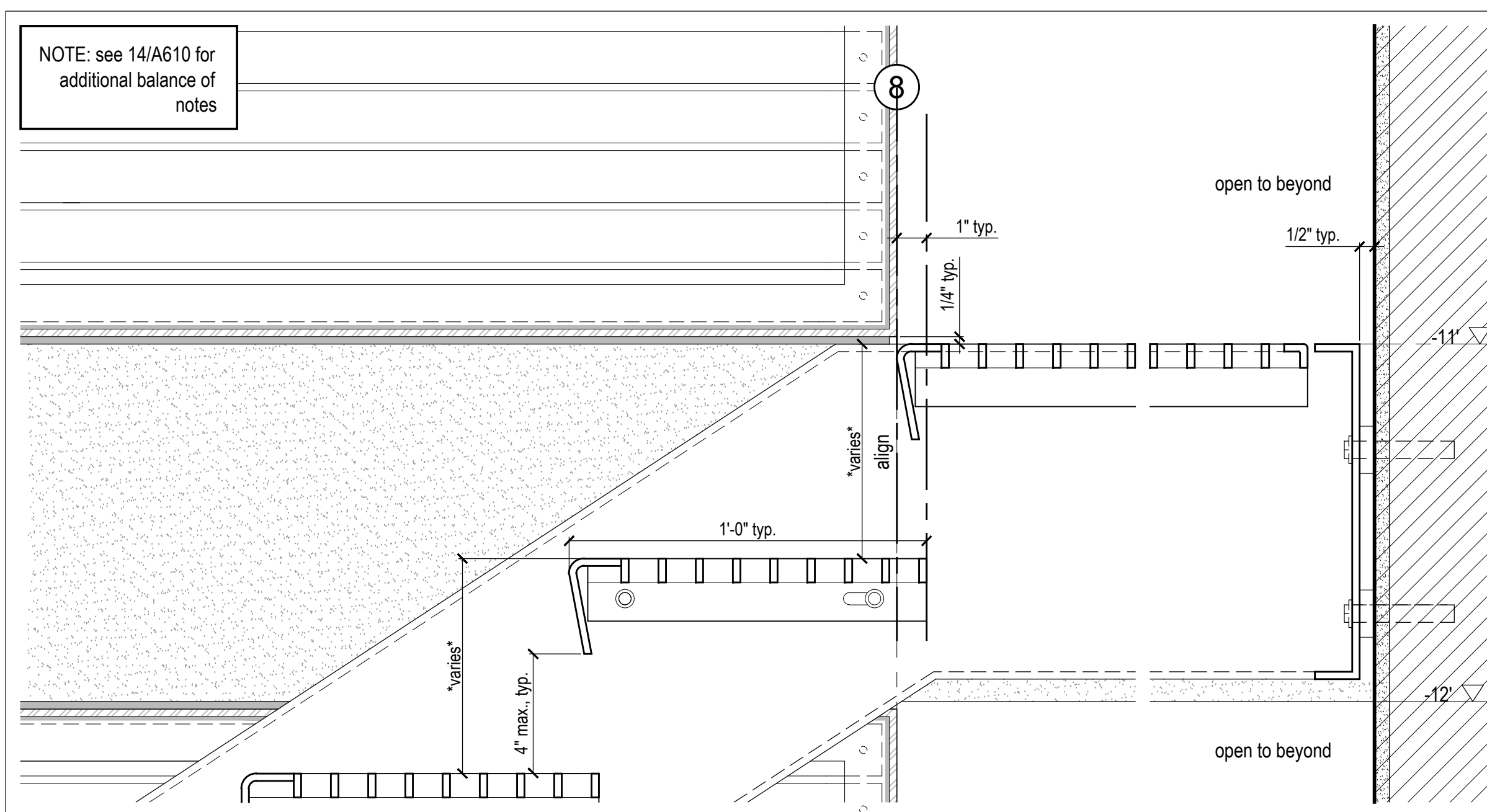




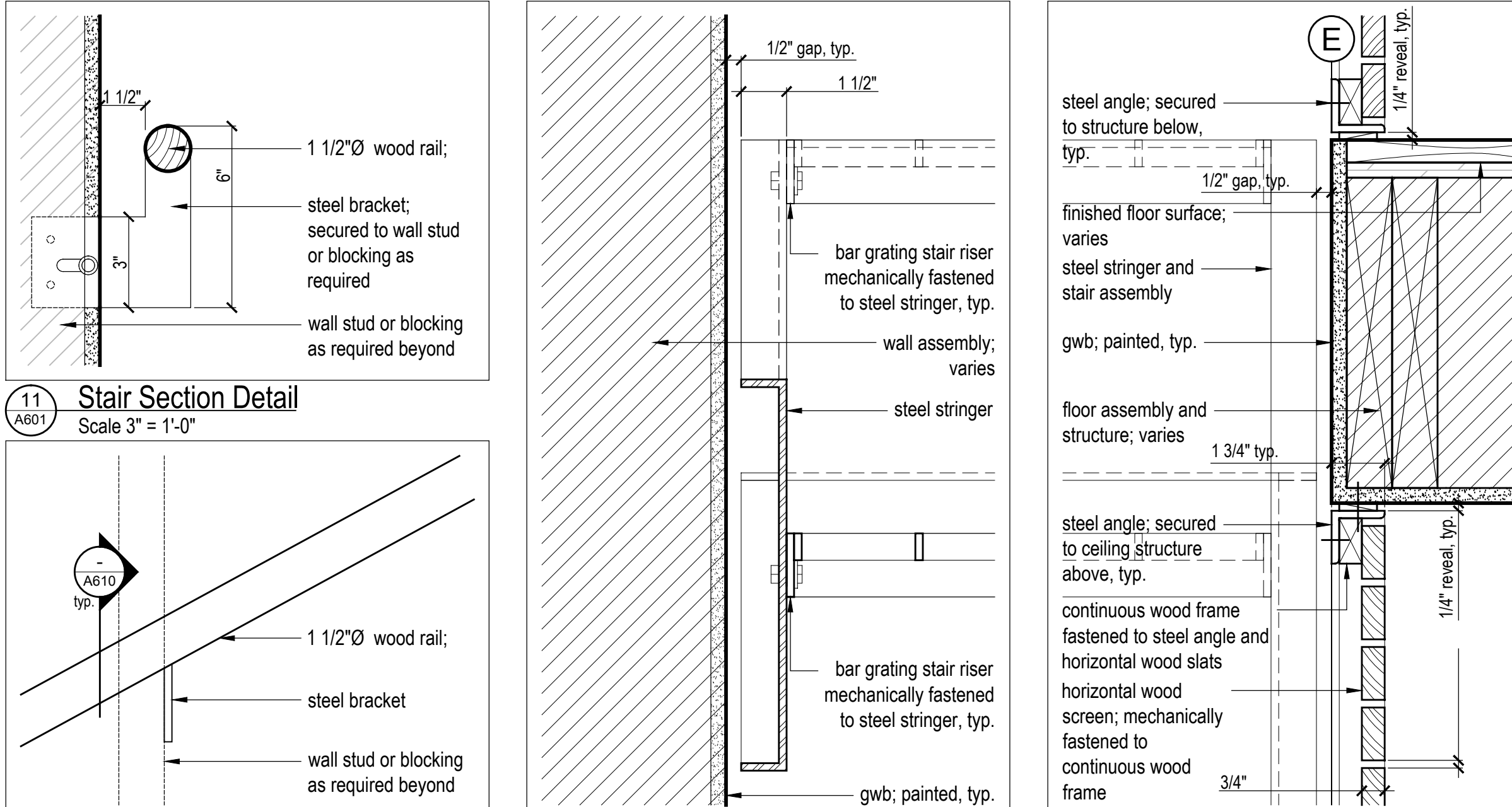
14 Stair Section Detail  
Scale 3" = 1'-0"



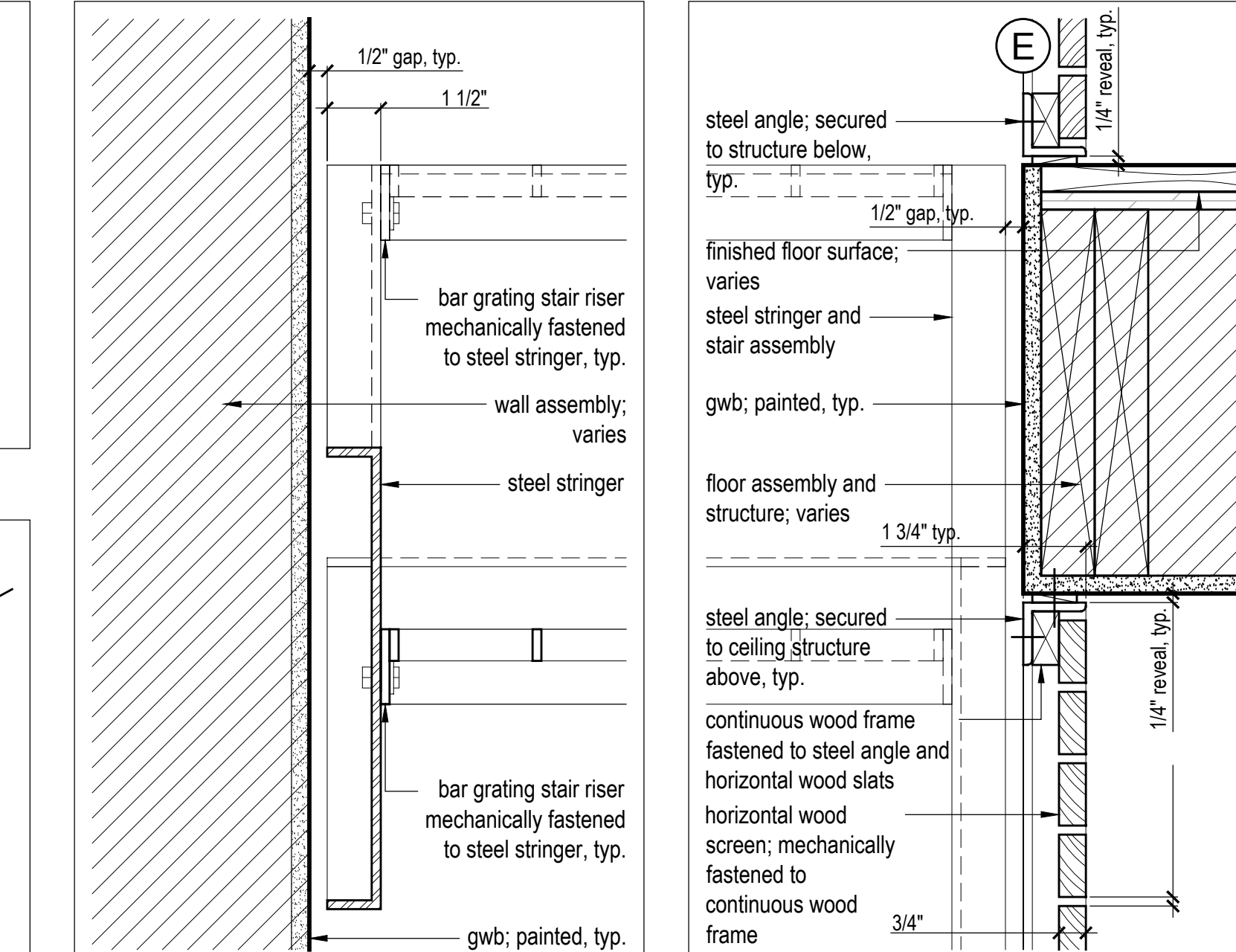
13 Stair Section Detail  
Scale 3" = 1'-0"



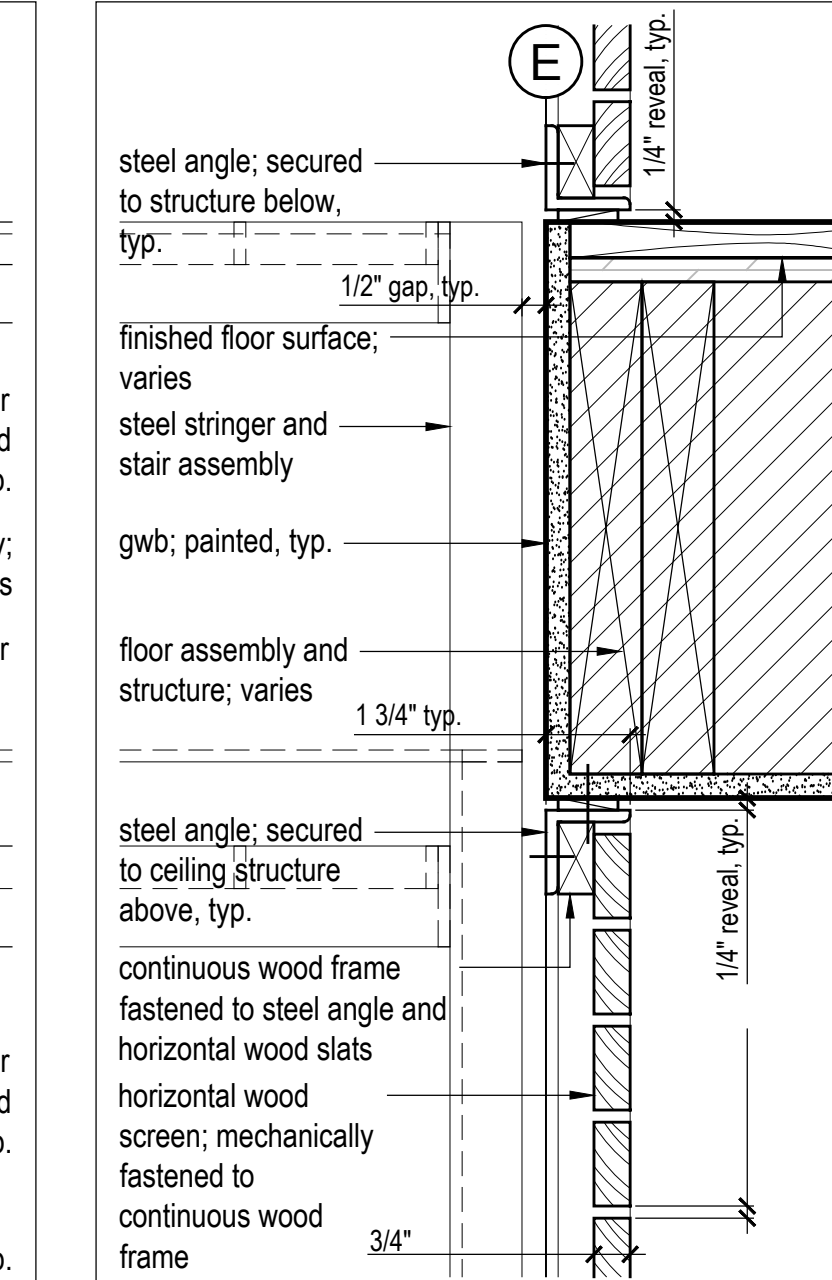
12 Stair Section Detail  
Scale 3" = 1'-0"



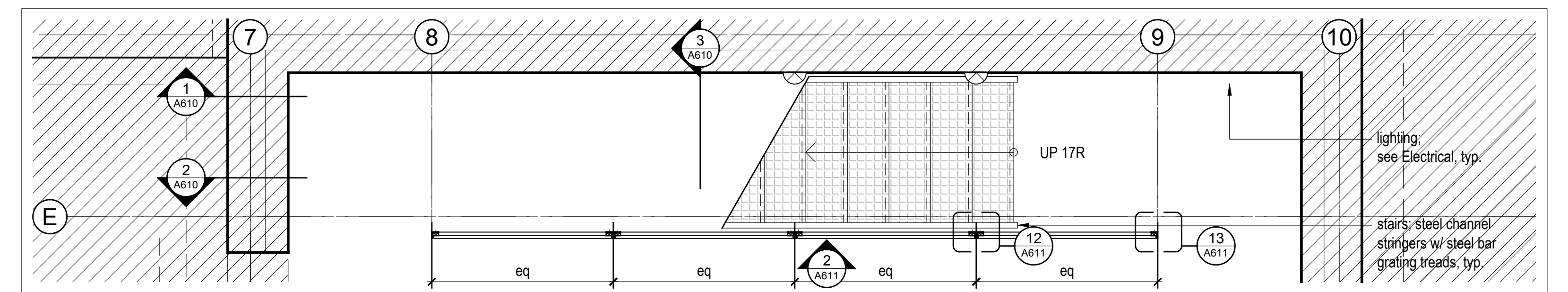
11 Stair Section Detail  
Scale 3" = 1'-0"



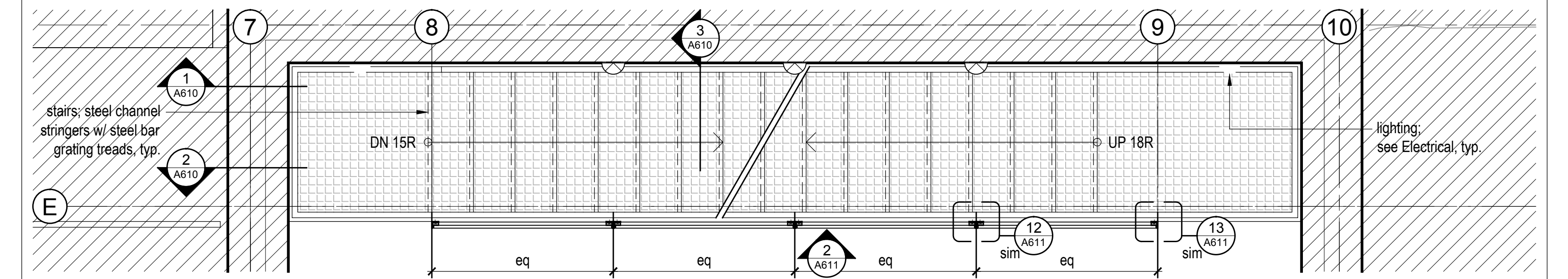
10 Stair Section Detail  
Scale 3" = 1'-0"



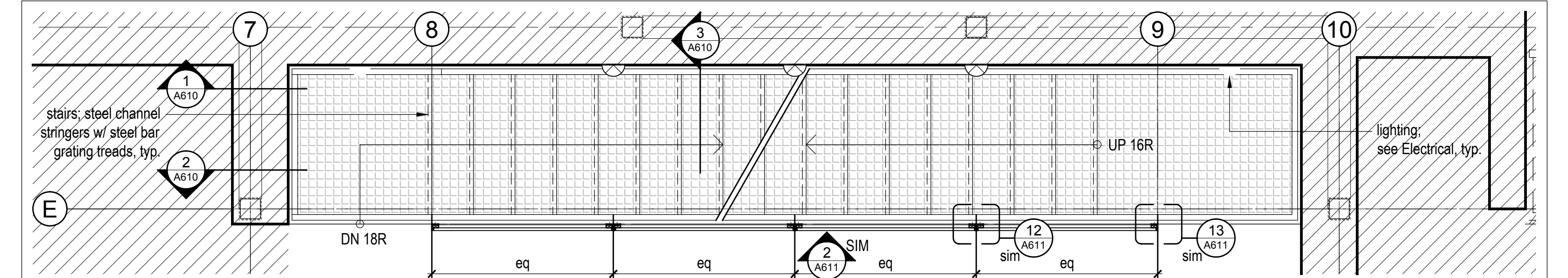
9 Stair Section Detail  
Scale 3" = 1'-0"



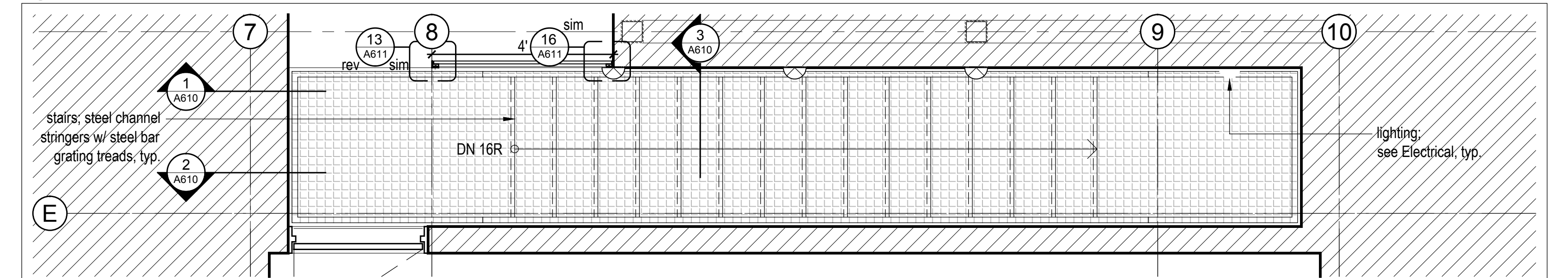
7 Stair Plan Detail - Ground Level  
Scale 1/2" = 1'-0"



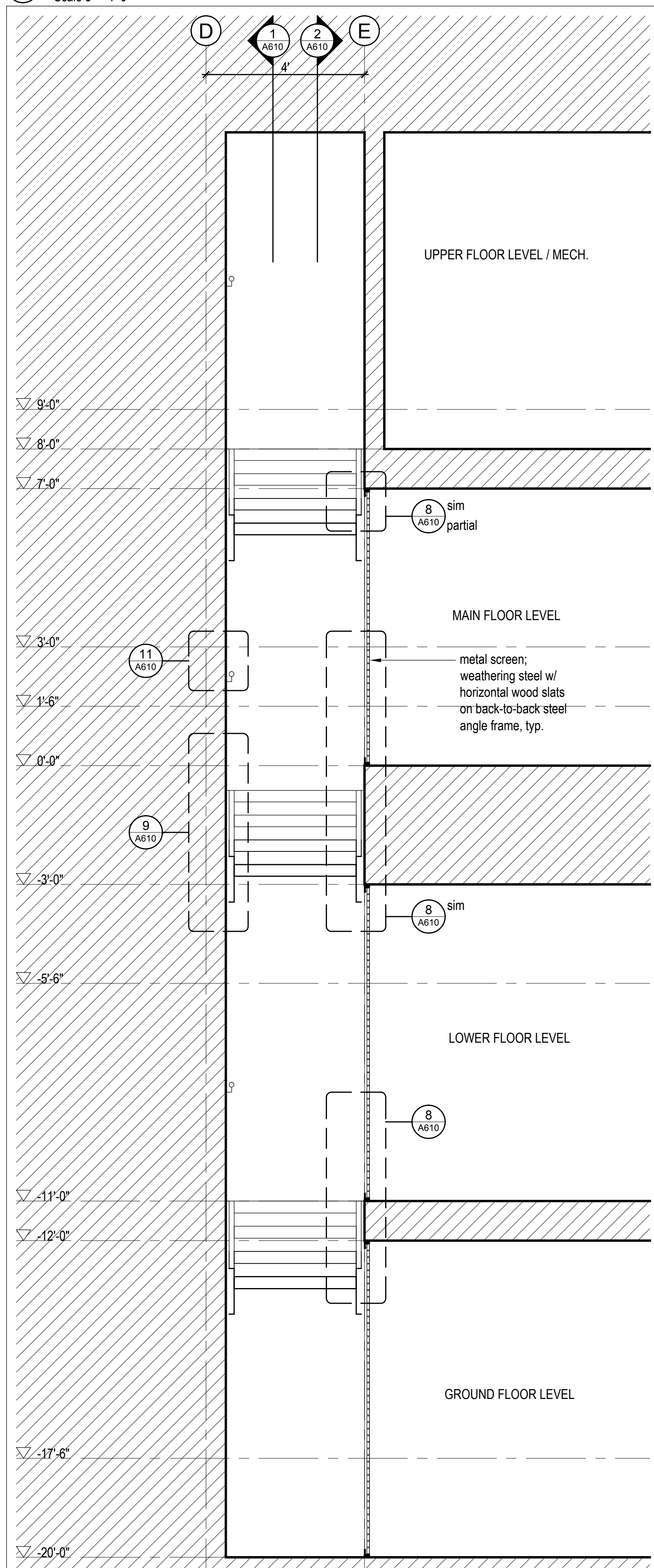
6 Stair Plan Detail - Lower Level  
Scale 1/2" = 1'-0"



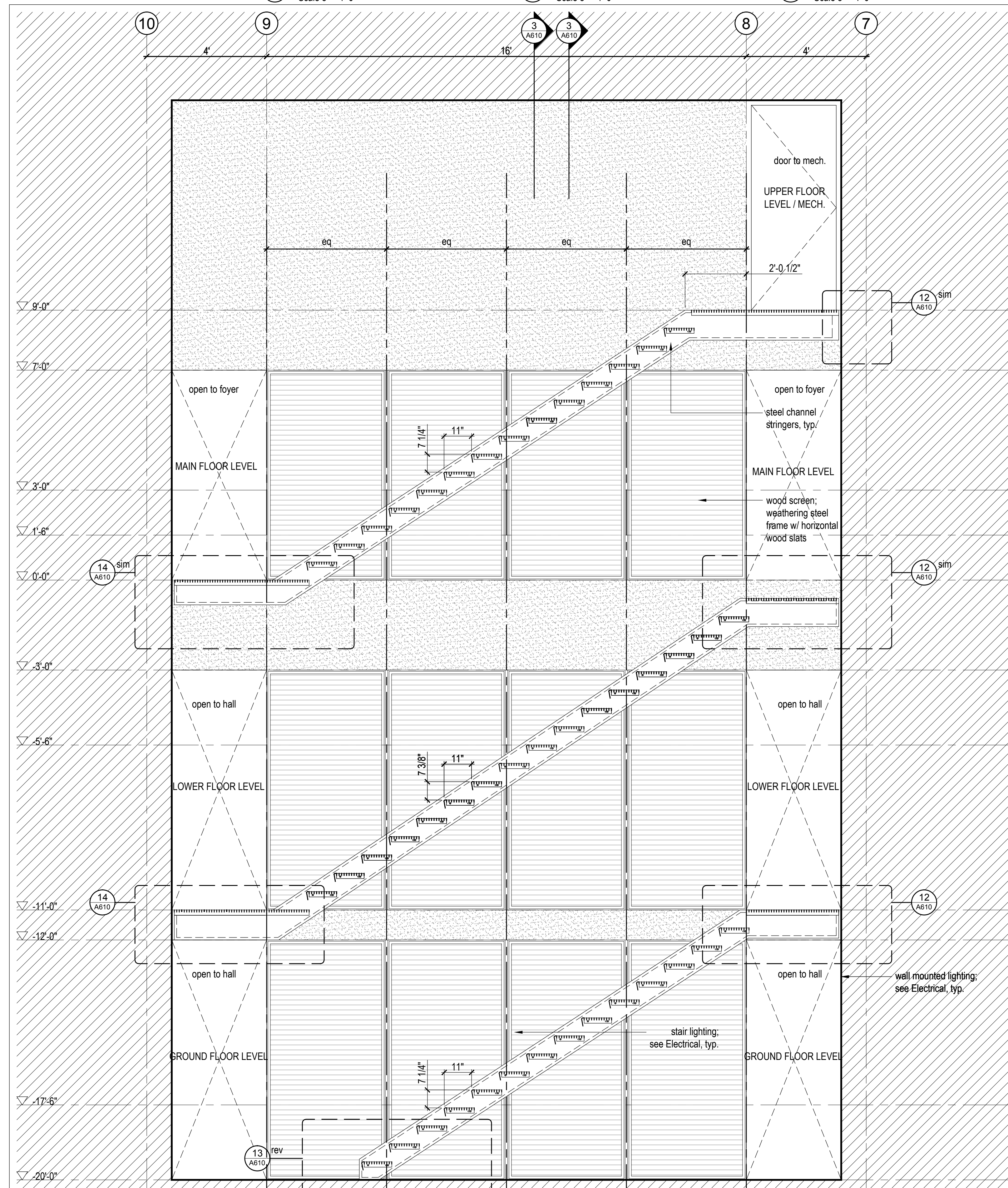
5 Stair Plan Detail - Main Level  
Scale 1/2" = 1'-0"



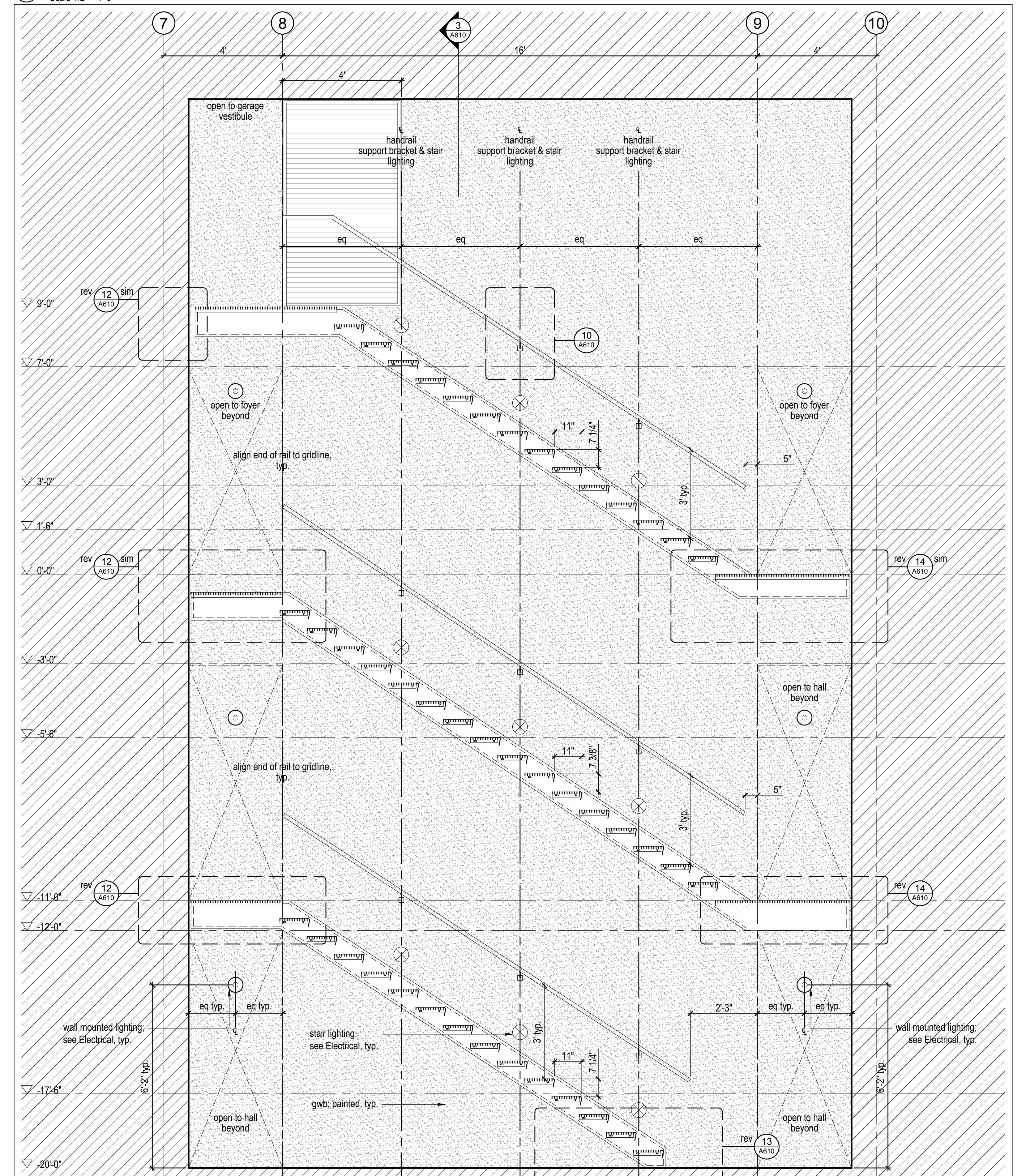
4 Stair Plan Detail - Upper Level  
Scale 1/2" = 1'-0"



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



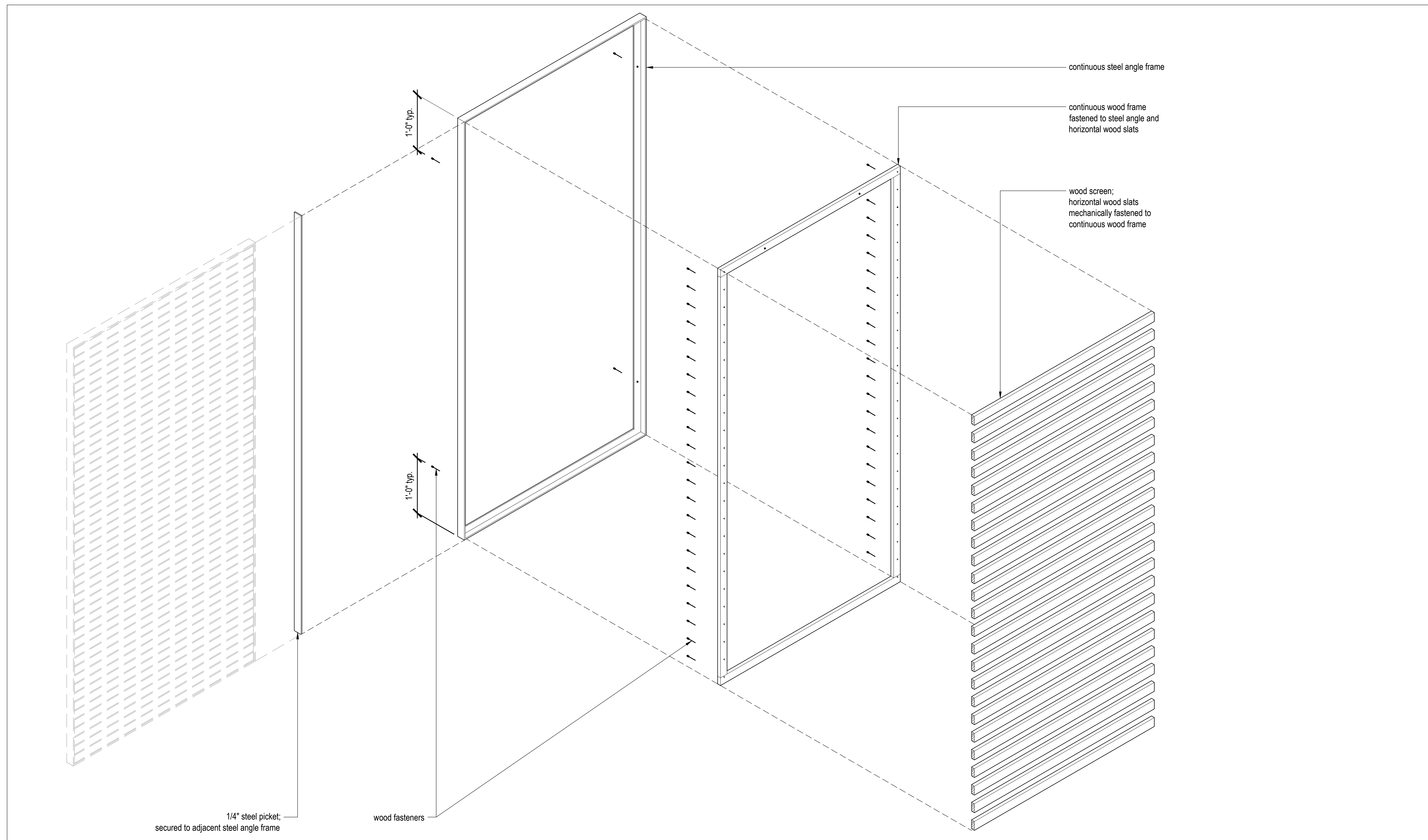
2 Stair Section  
Scale 1/2" = 1'-0"



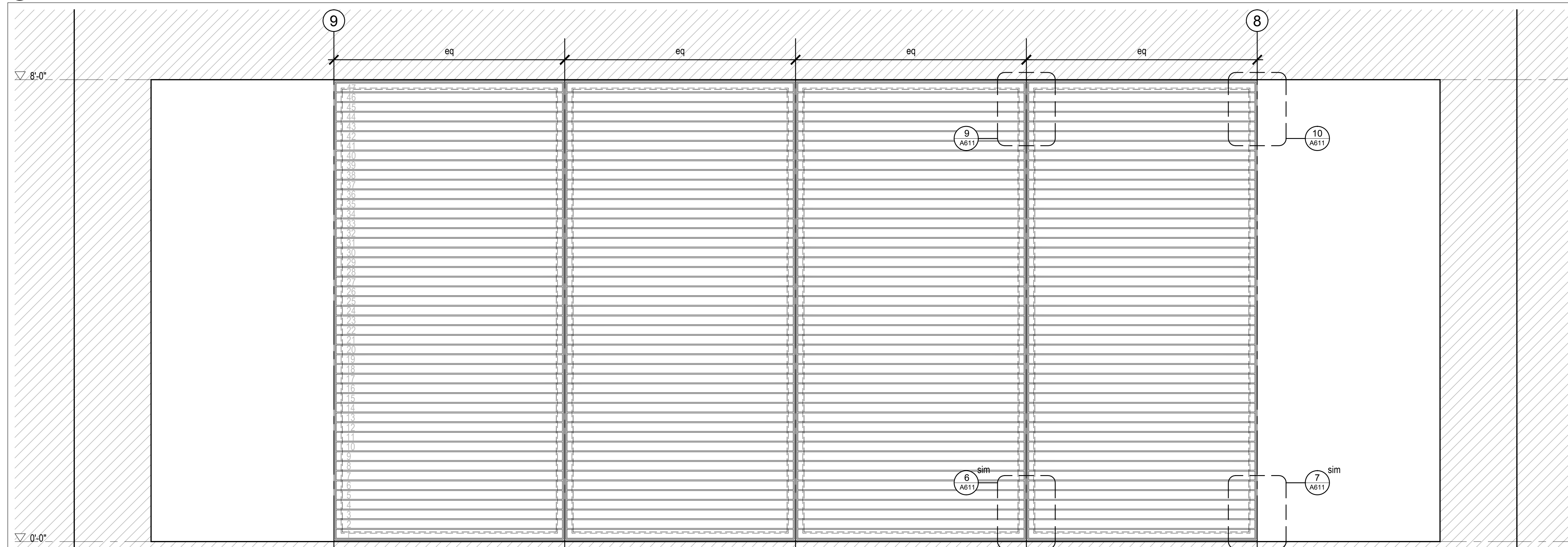
1 Stair Section  
Scale 1/2" = 1'-0"

No.	Description	Date
03	Issued for Permit	2018.07.15
02	Issued for Review	2018.06.04
01	Issued for Pricing	2018.05.30

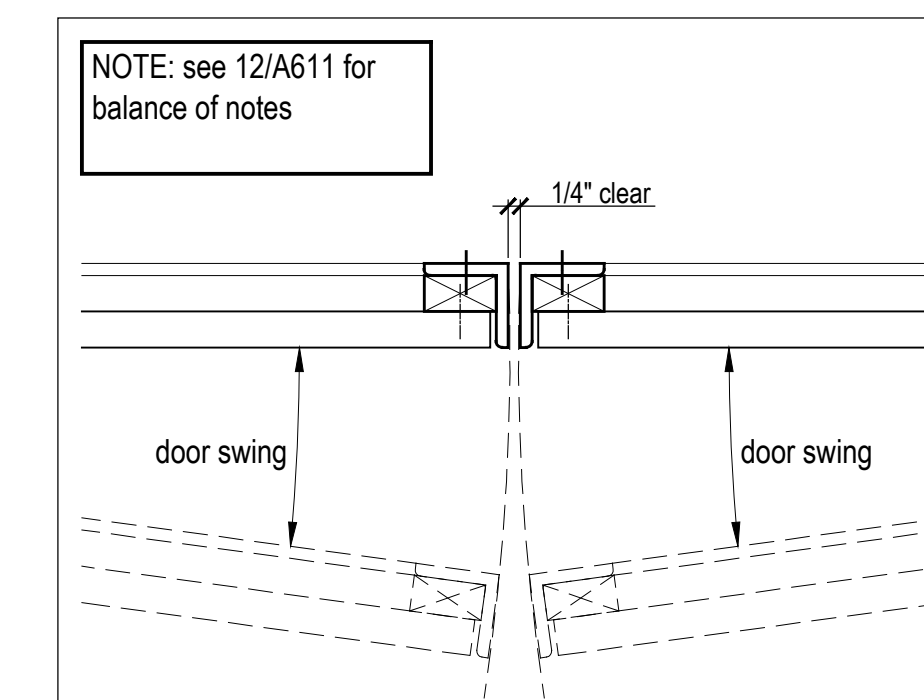
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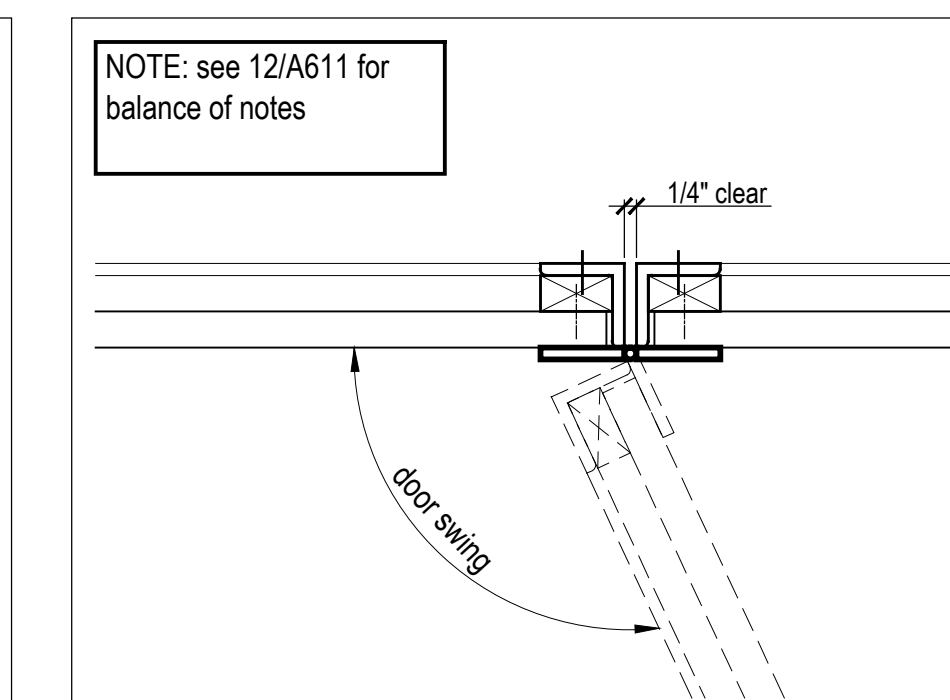
4 Metal Screen Assembly Diagram  
Scale 1" = 1'-0"



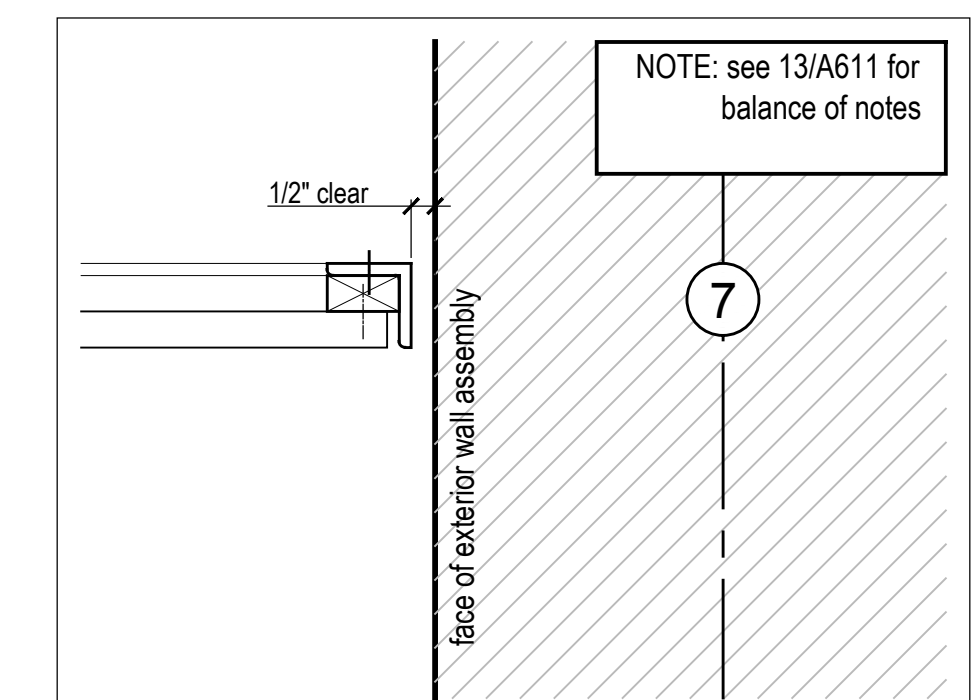
2 Metal Screen Elevation - Interior Stair Screen, Typ.  
Scale 1" = 1'-0"



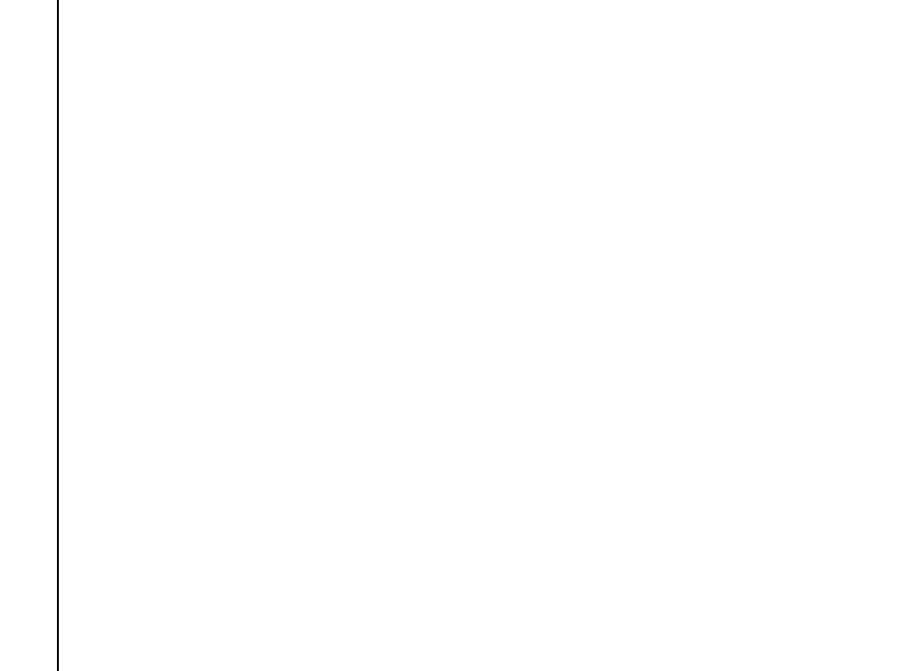
14 Metal Screen Plan Gate Detail, typ.  
Scale 3" = 1'-0"



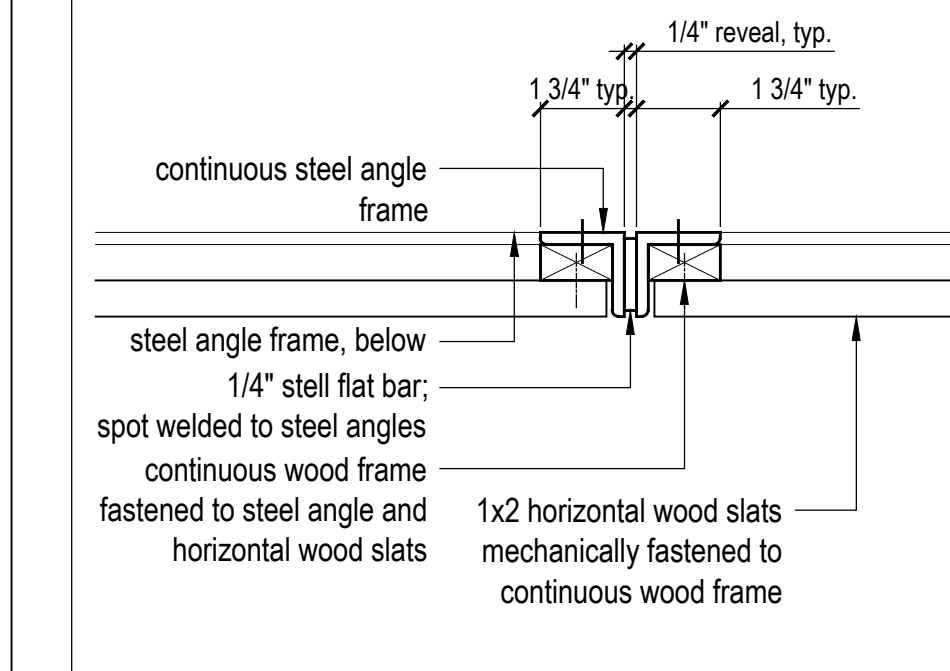
15 Metal Screen Plan Gate Detail, typ.  
Scale 3" = 1'-0"



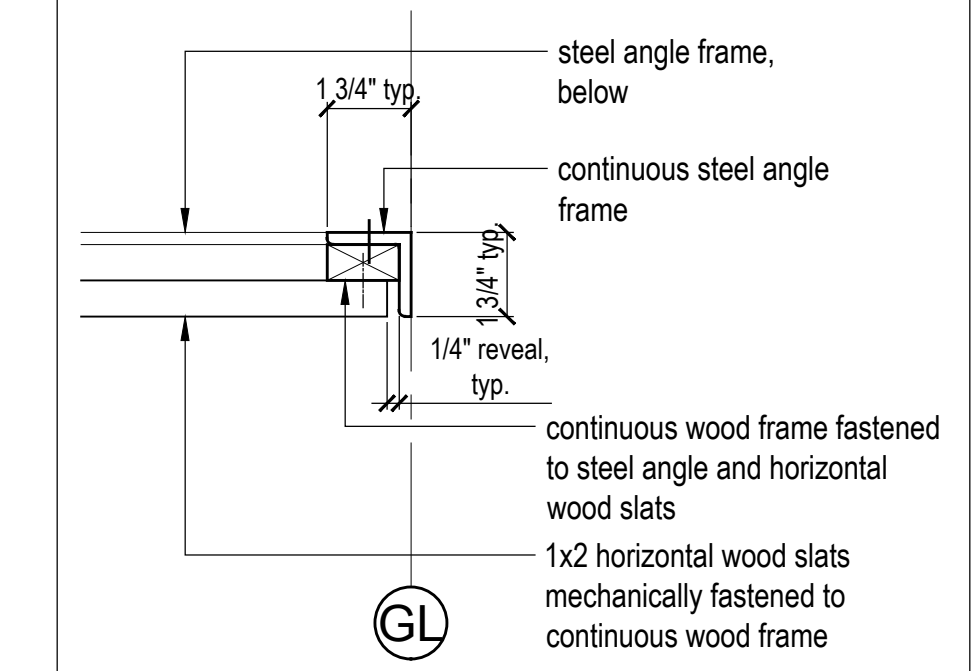
16 Metal Screen Plan Gate Detail, typ.  
Scale 3" = 1'-0"



11 Not In Use  
Scale 3" = 1'-0"



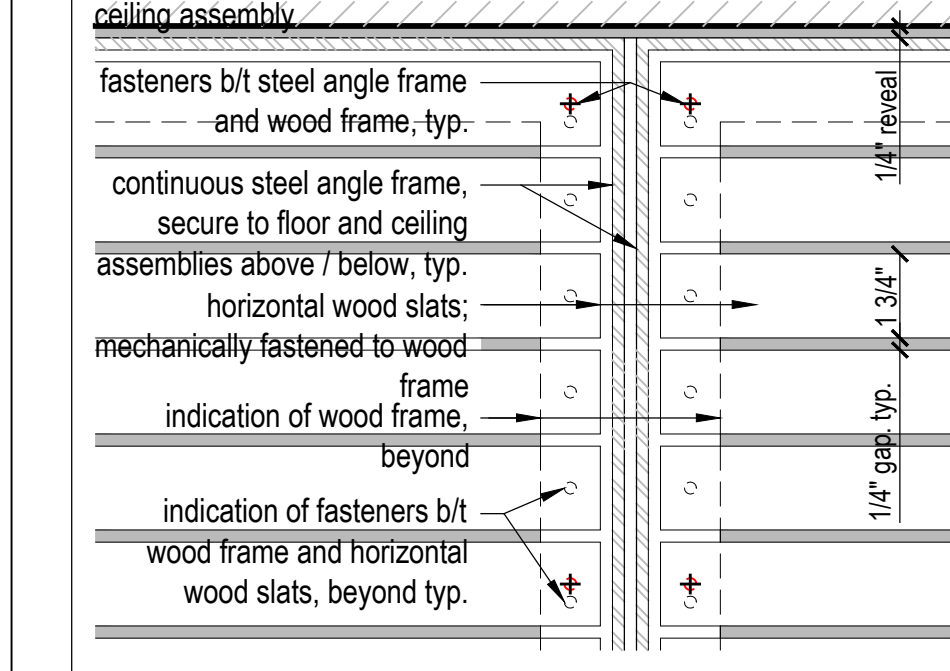
12 Metal Screen Elevation - Interior Detail, typ.  
Scale 3" = 1'-0"



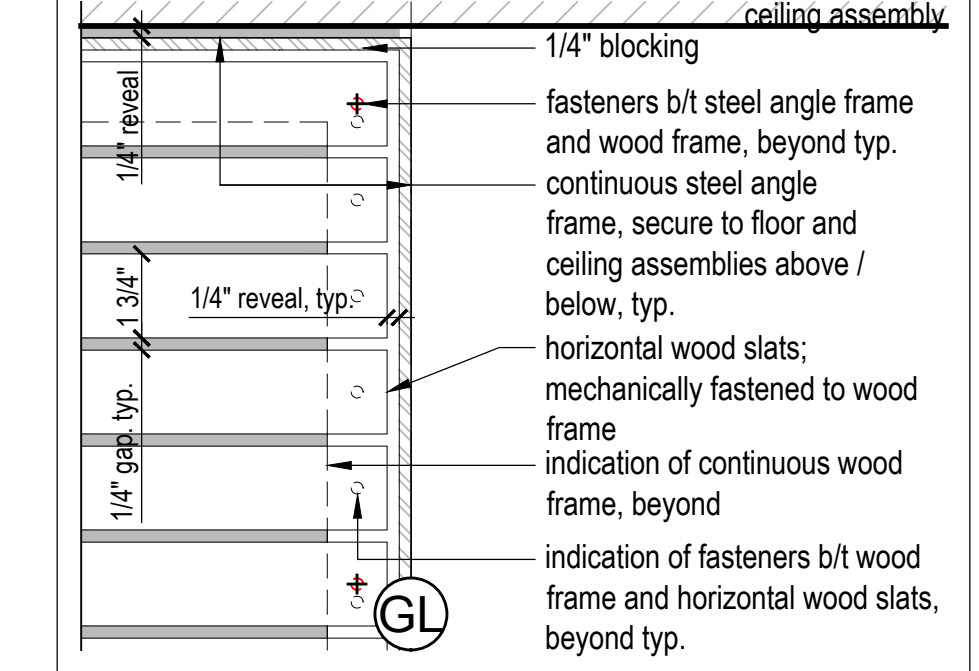
13 Metal Screen Elevation - Interior Detail, typ.  
Scale 3" = 1'-0"



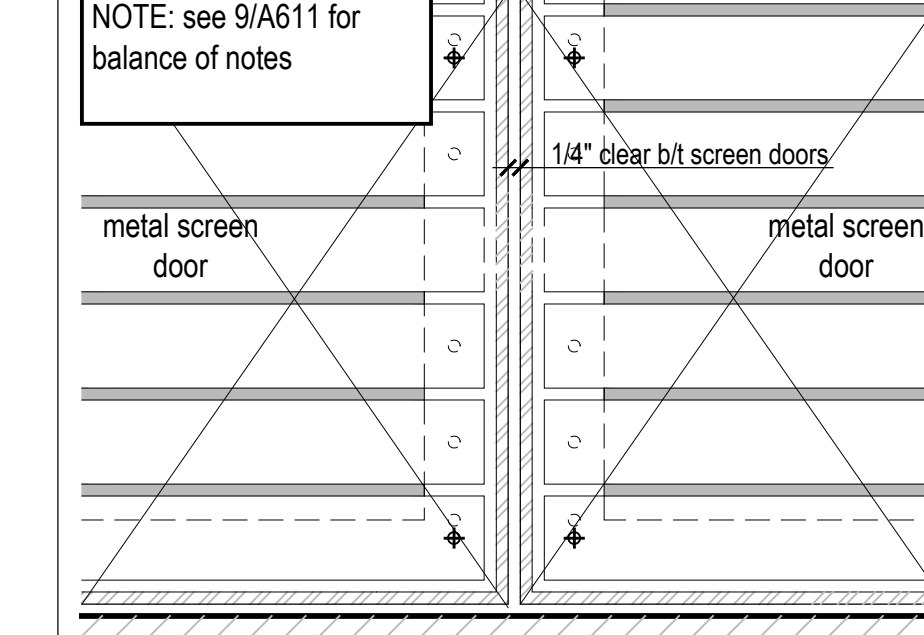
8 Not In Use  
Scale 3" = 1'-0"



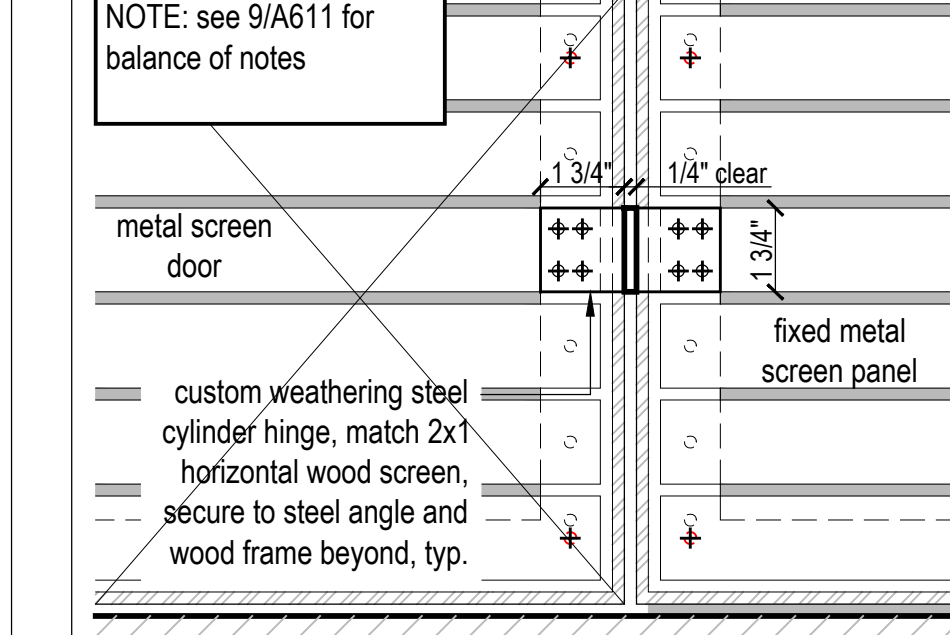
9 Metal Screen Elevation - Interior Detail, typ.  
Scale 3" = 1'-0"



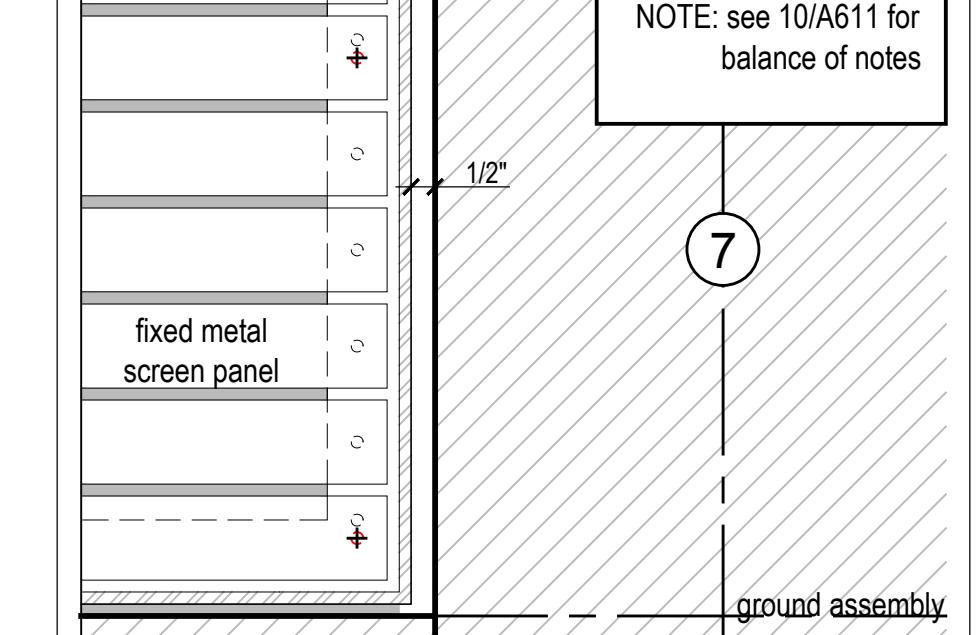
10 Metal Screen Elevation - Interior Detail, typ.  
Scale 3" = 1'-0"



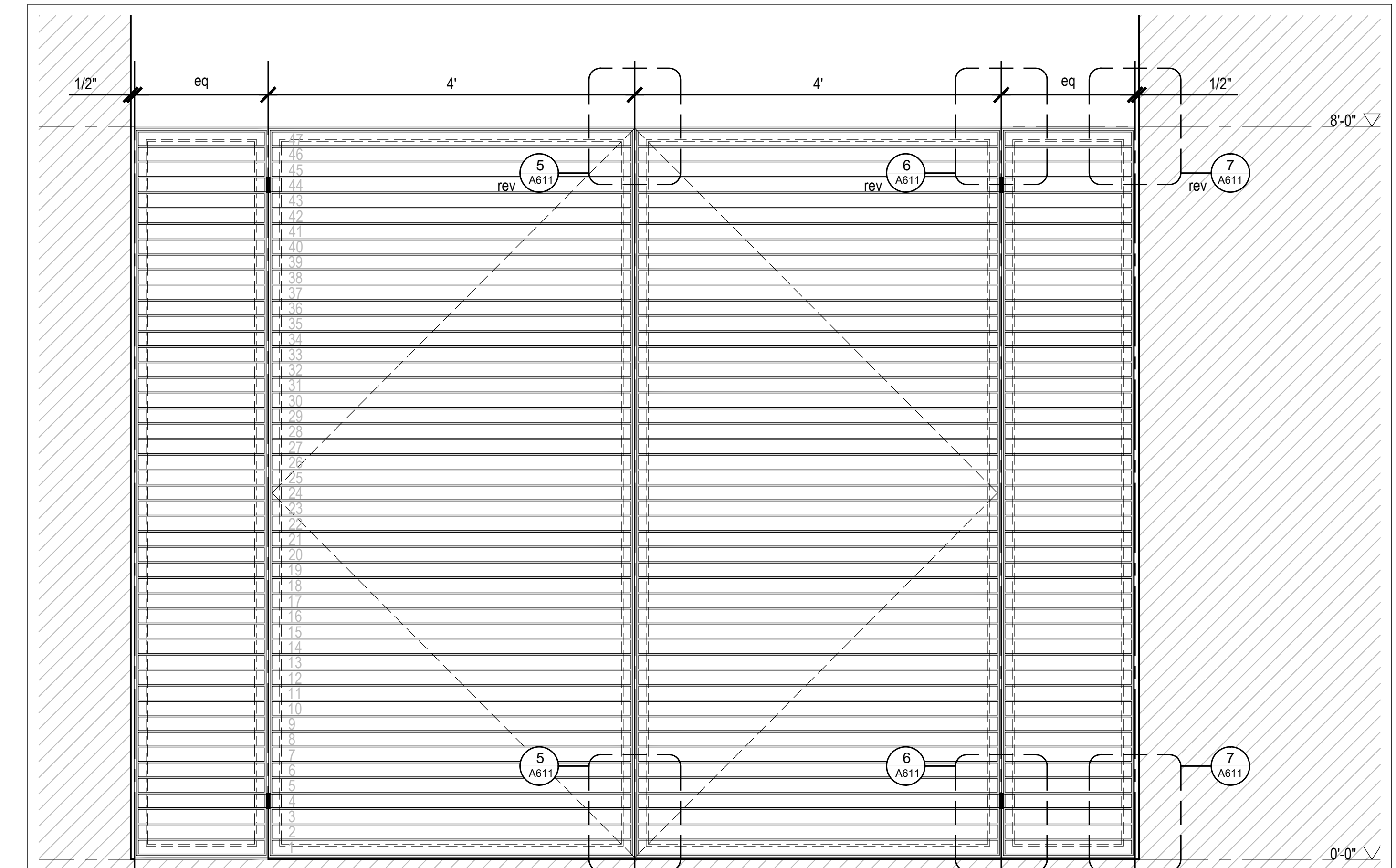
5 Metal Screen Elevation - Gate Detail, typ.  
Scale 3" = 1'-0"



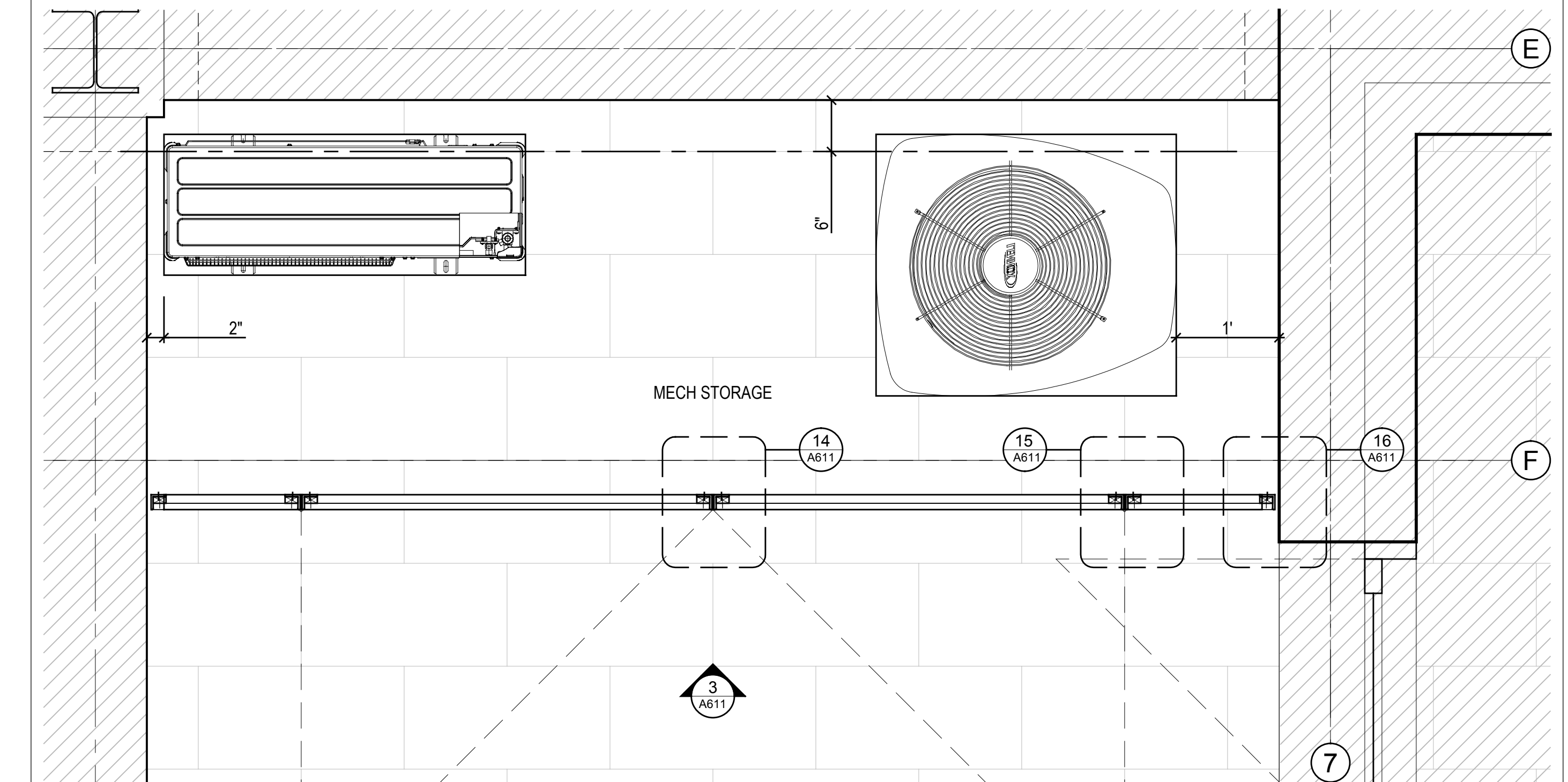
6 Metal Screen Elevation - Gate Detail, typ.  
Scale 3" = 1'-0"



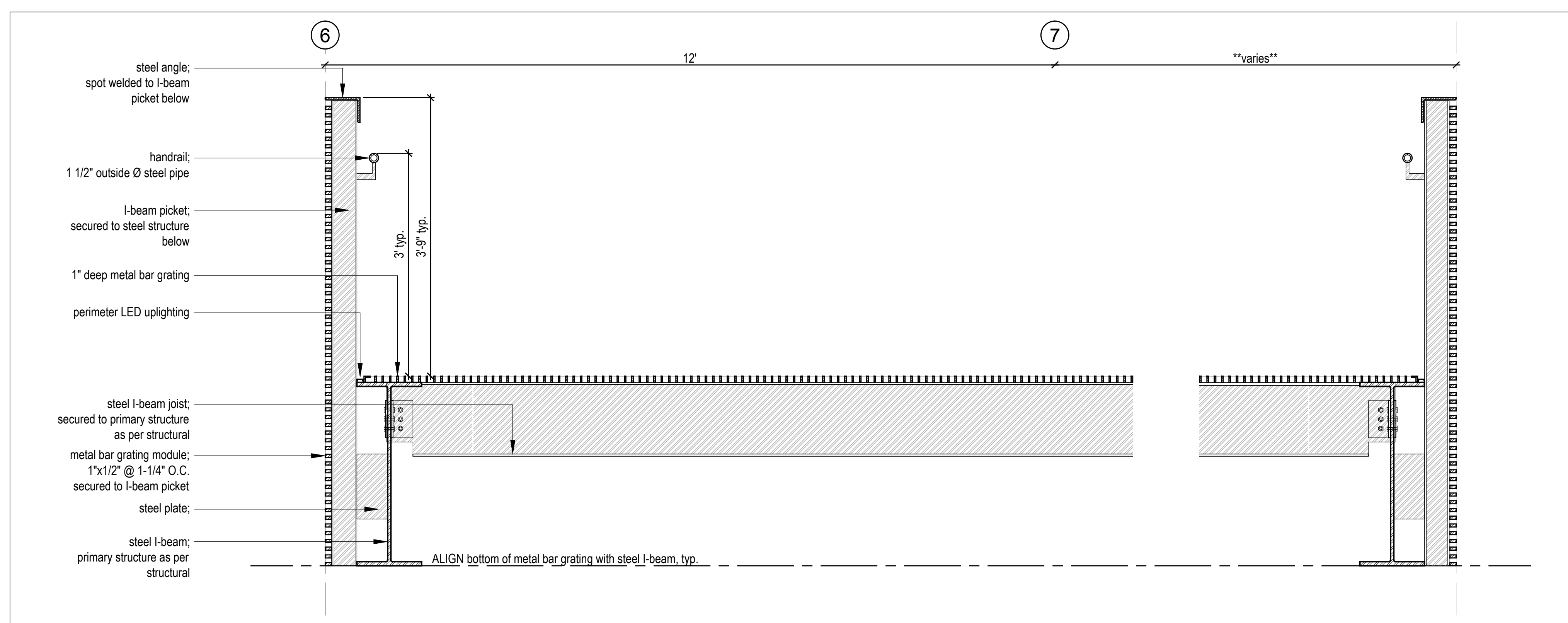
7 Metal Screen Elevation - Gate Detail, typ.  
Scale 3" = 1'-0"



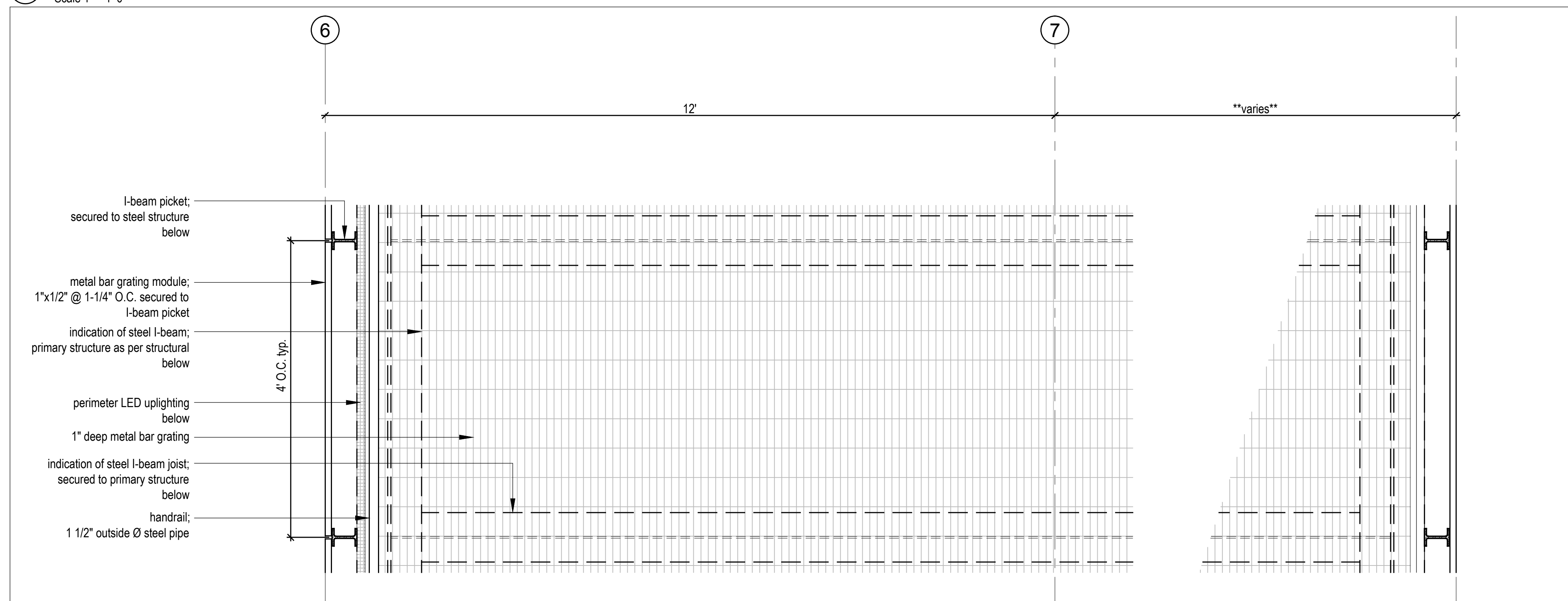
3 Metal Screen Elevation - Mechanical Storage  
Scale 1" = 1'-0"



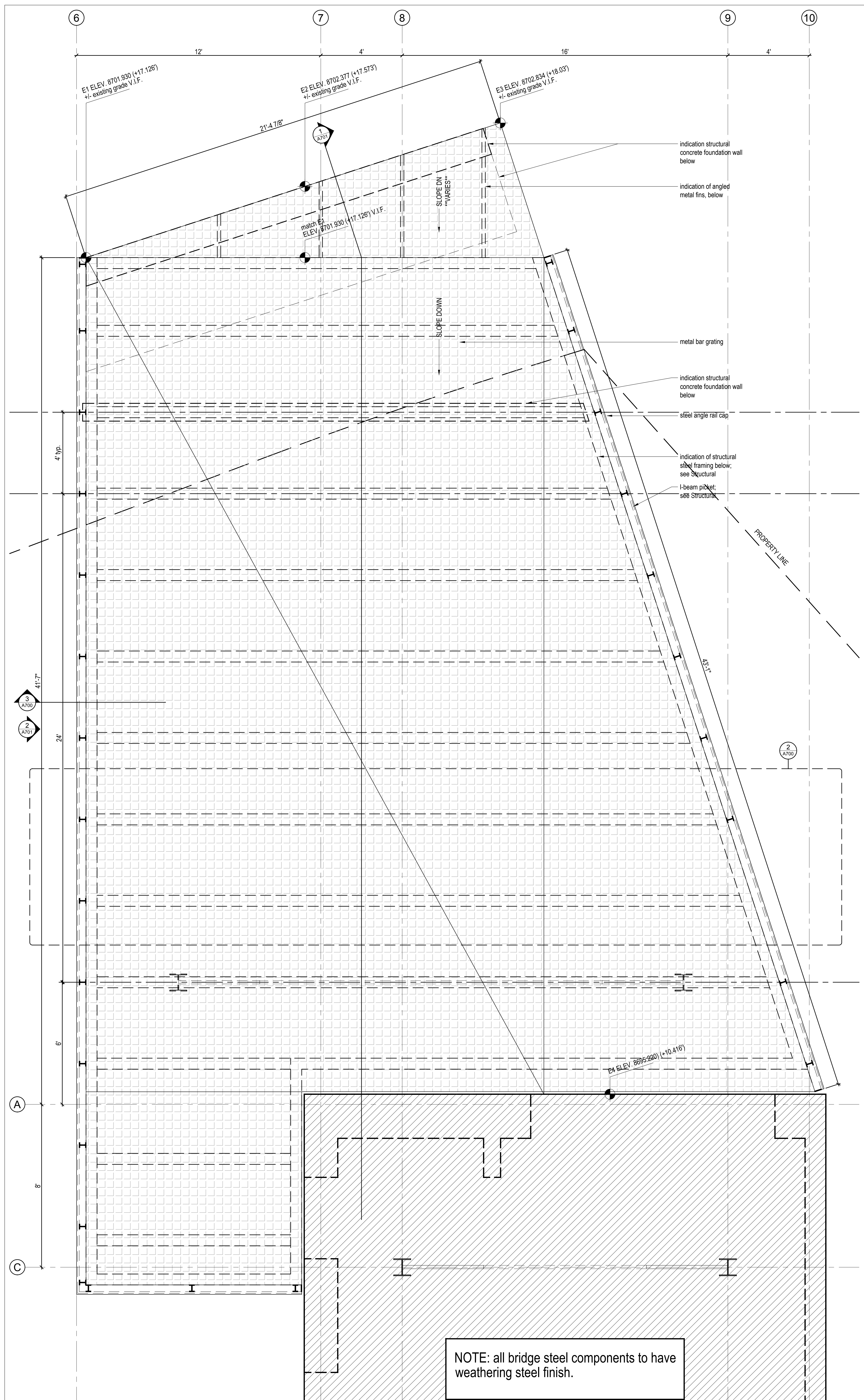
1 Metal Screen Plan Enlargement - Mechanical Storage  
Scale 1" = 1'-0"



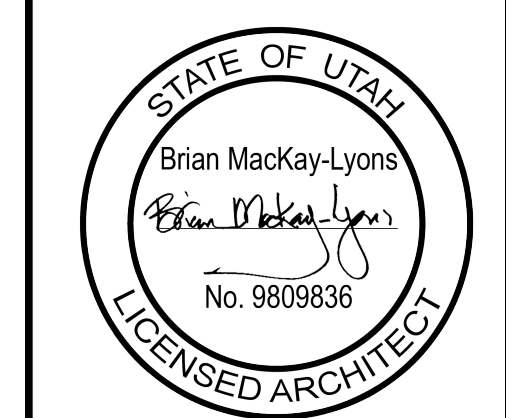
1 Bridge Section Detail, Typical  
 Scale 1" = 1'-0"



2 Bridge Plan Detail, Typical  
 Scale 1" = 1'-0"

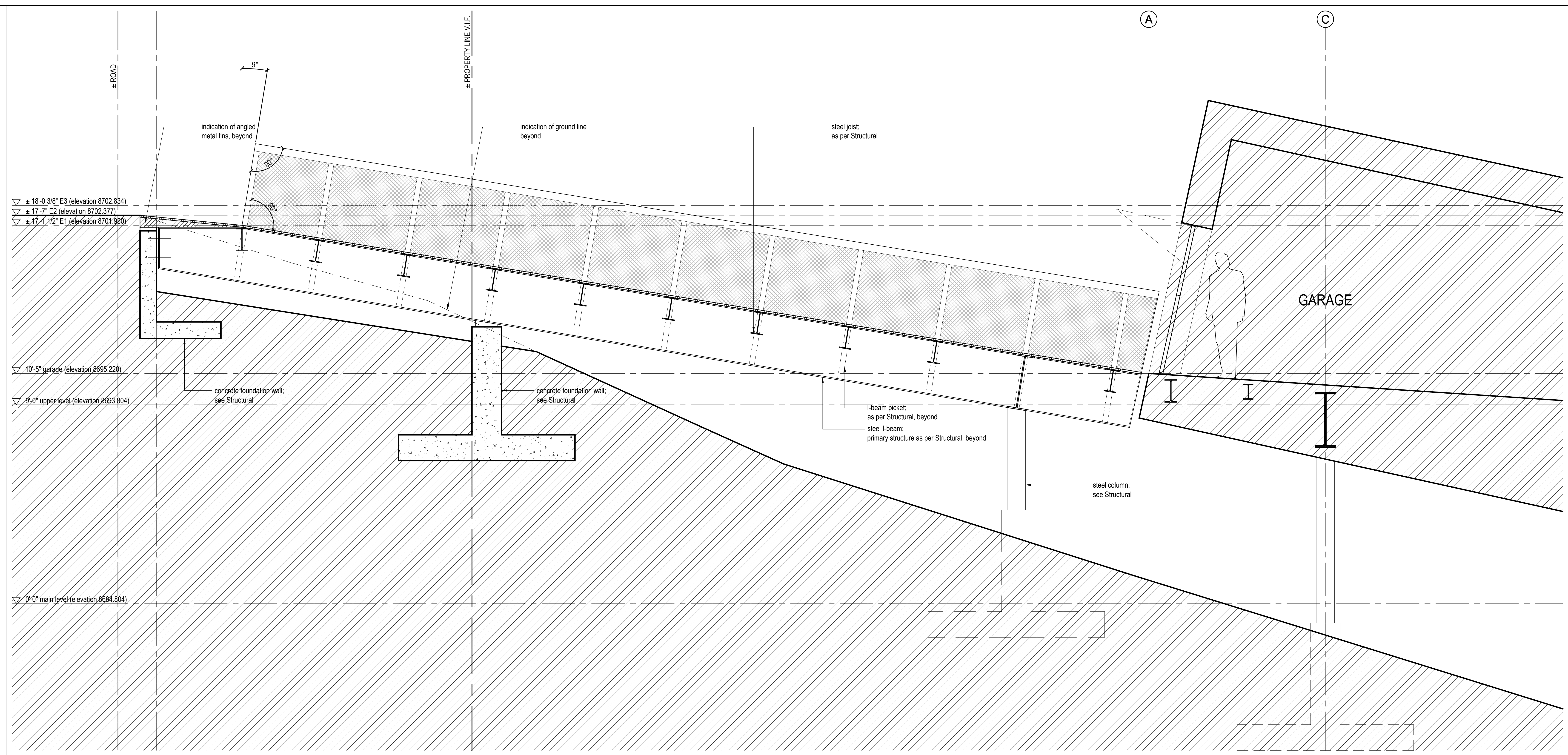


3 Bridge Plan  
 Scale 1/2" = 1'-0"

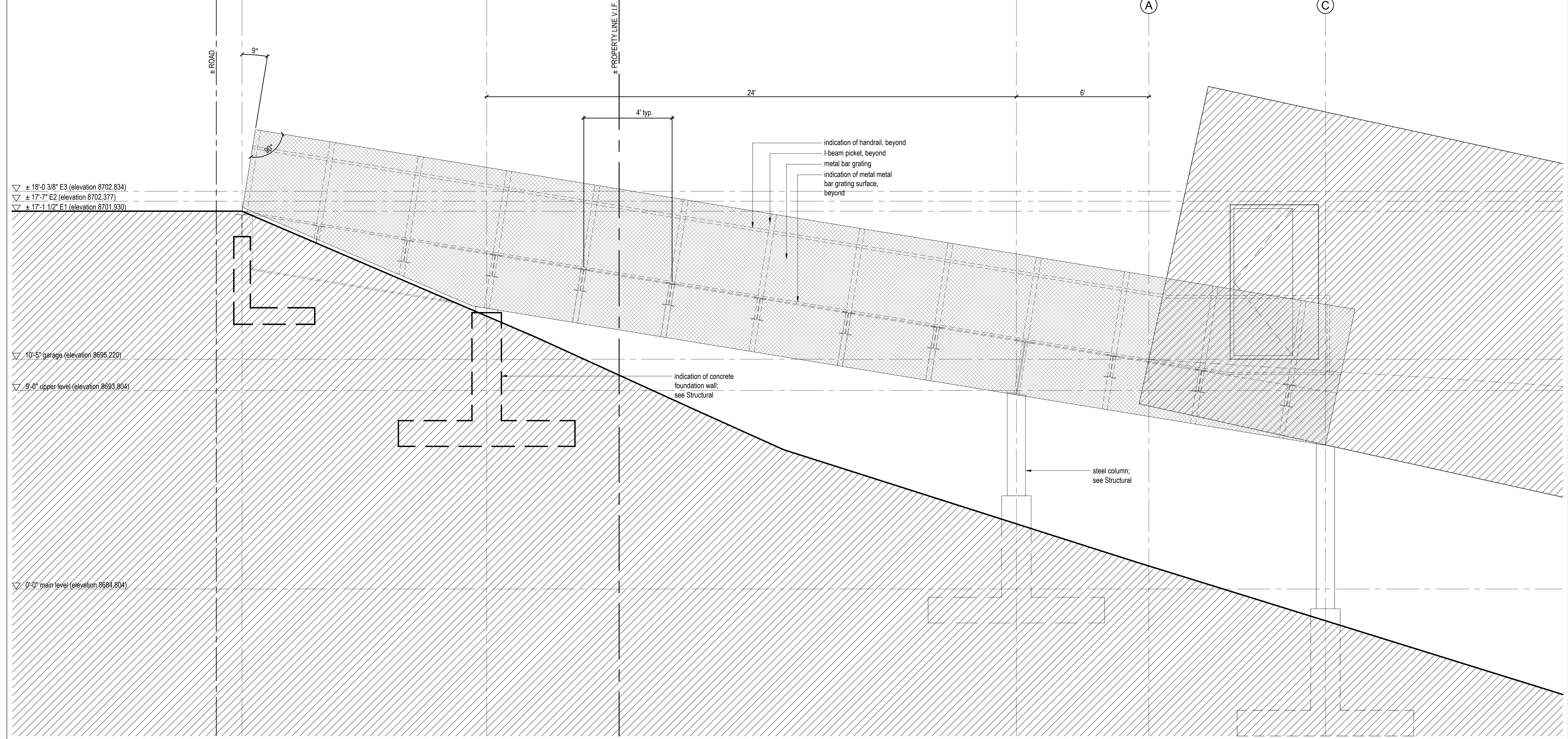


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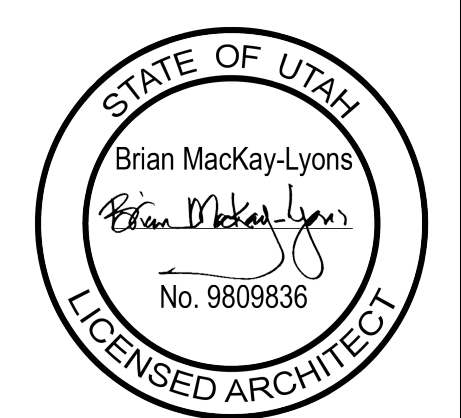
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2  
 Bridge Section  
 Scale 1/2" = 1'-0"

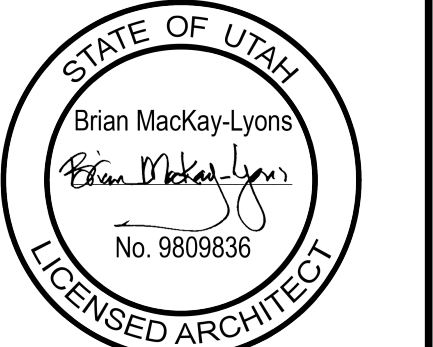
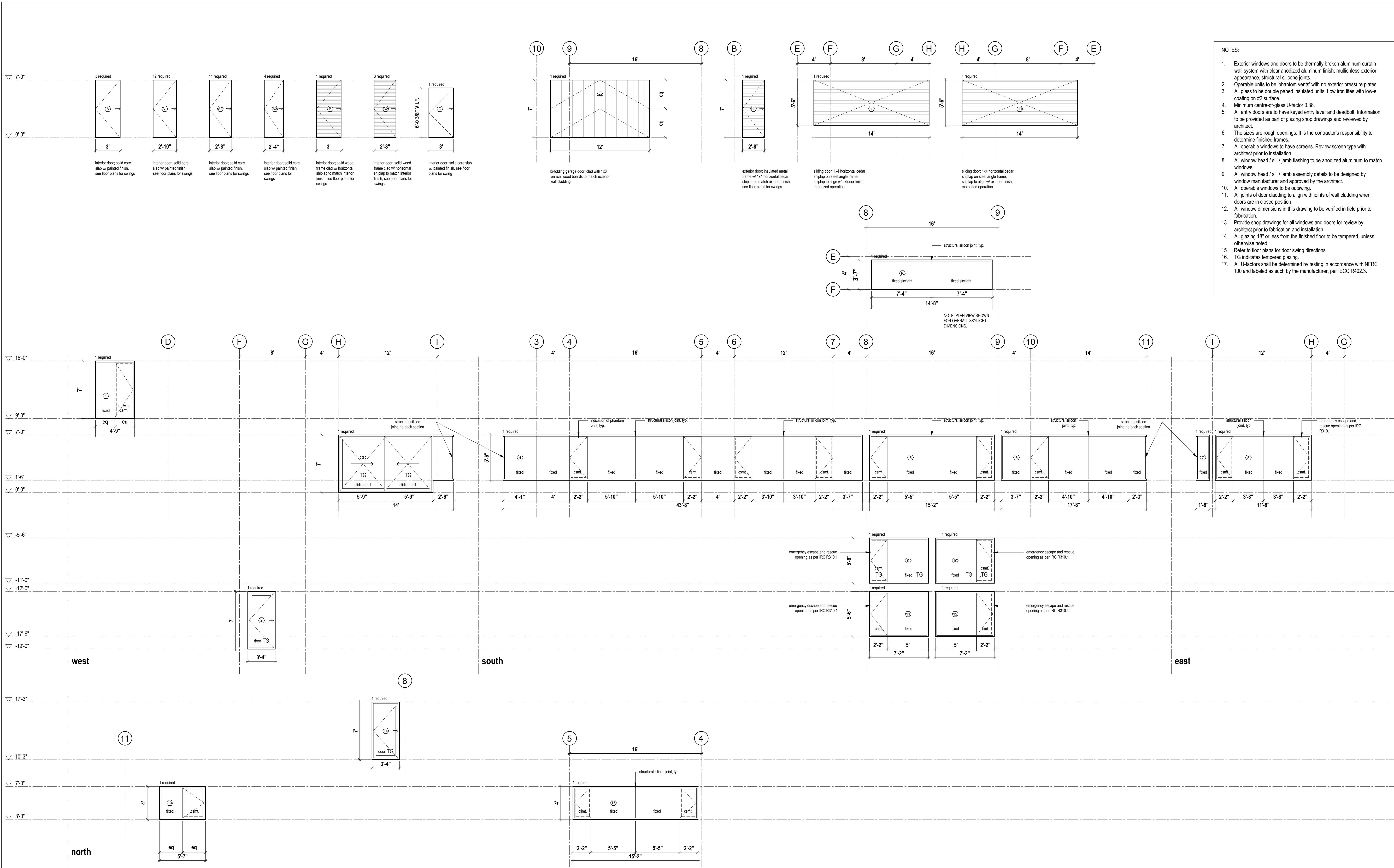
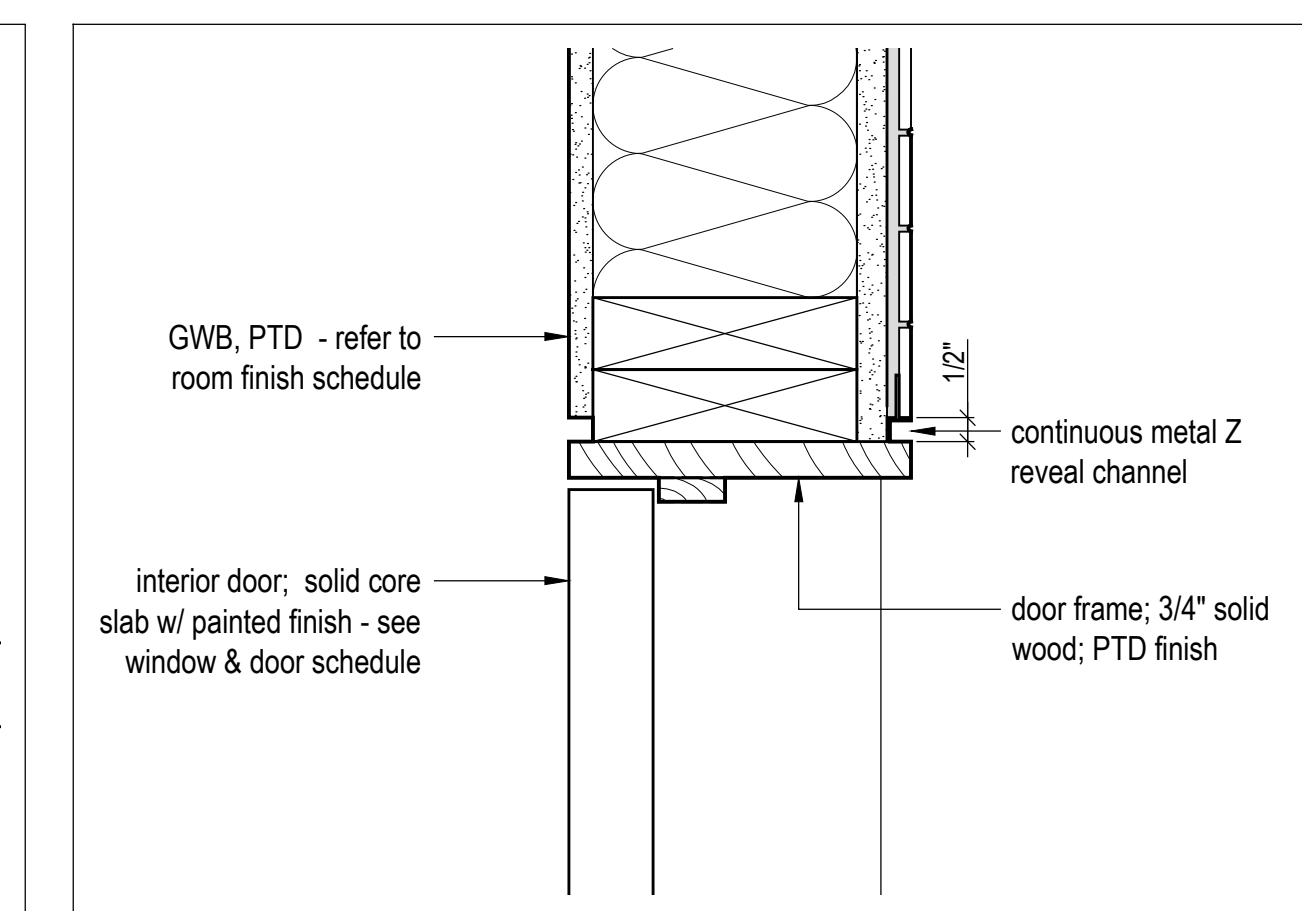
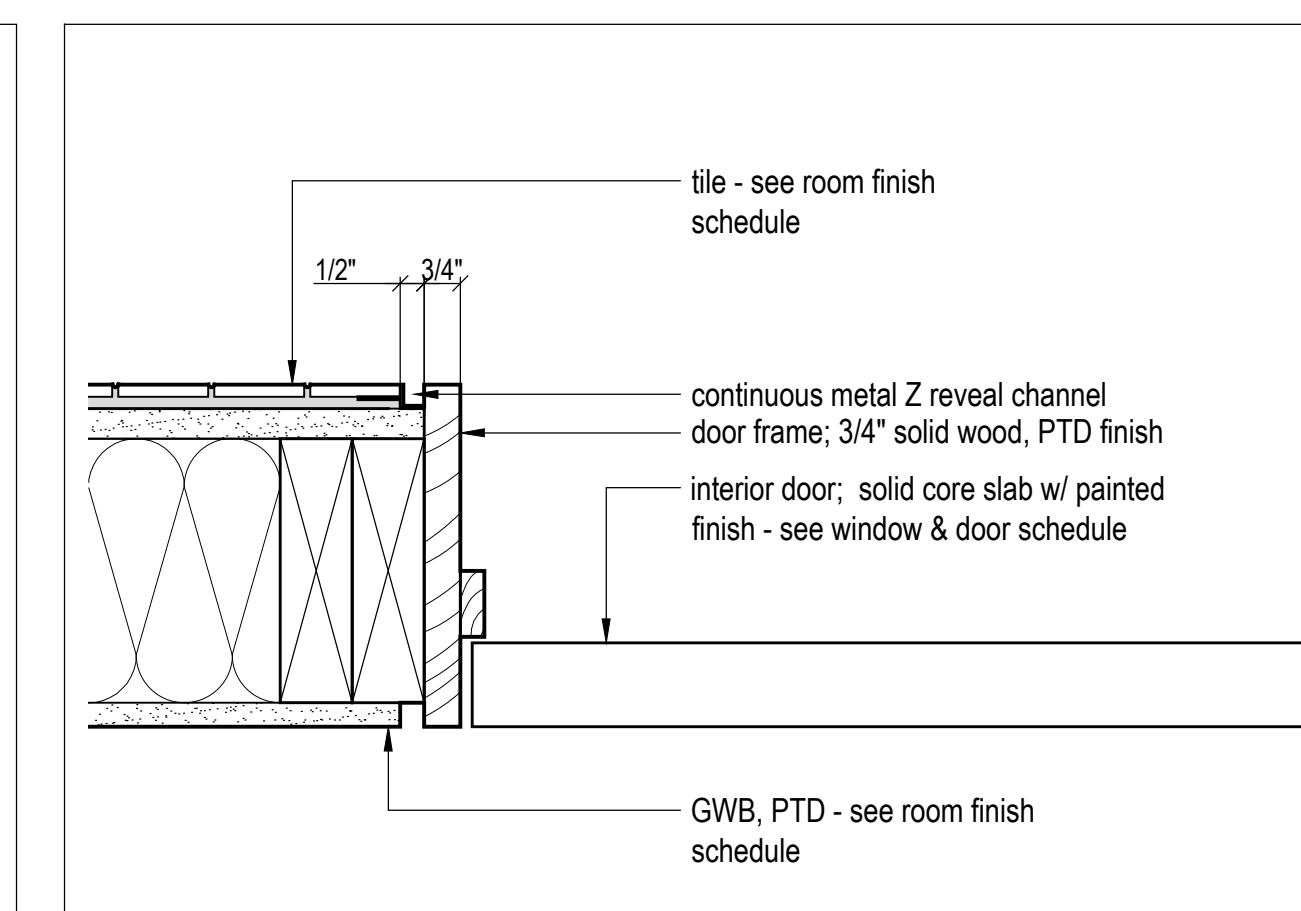
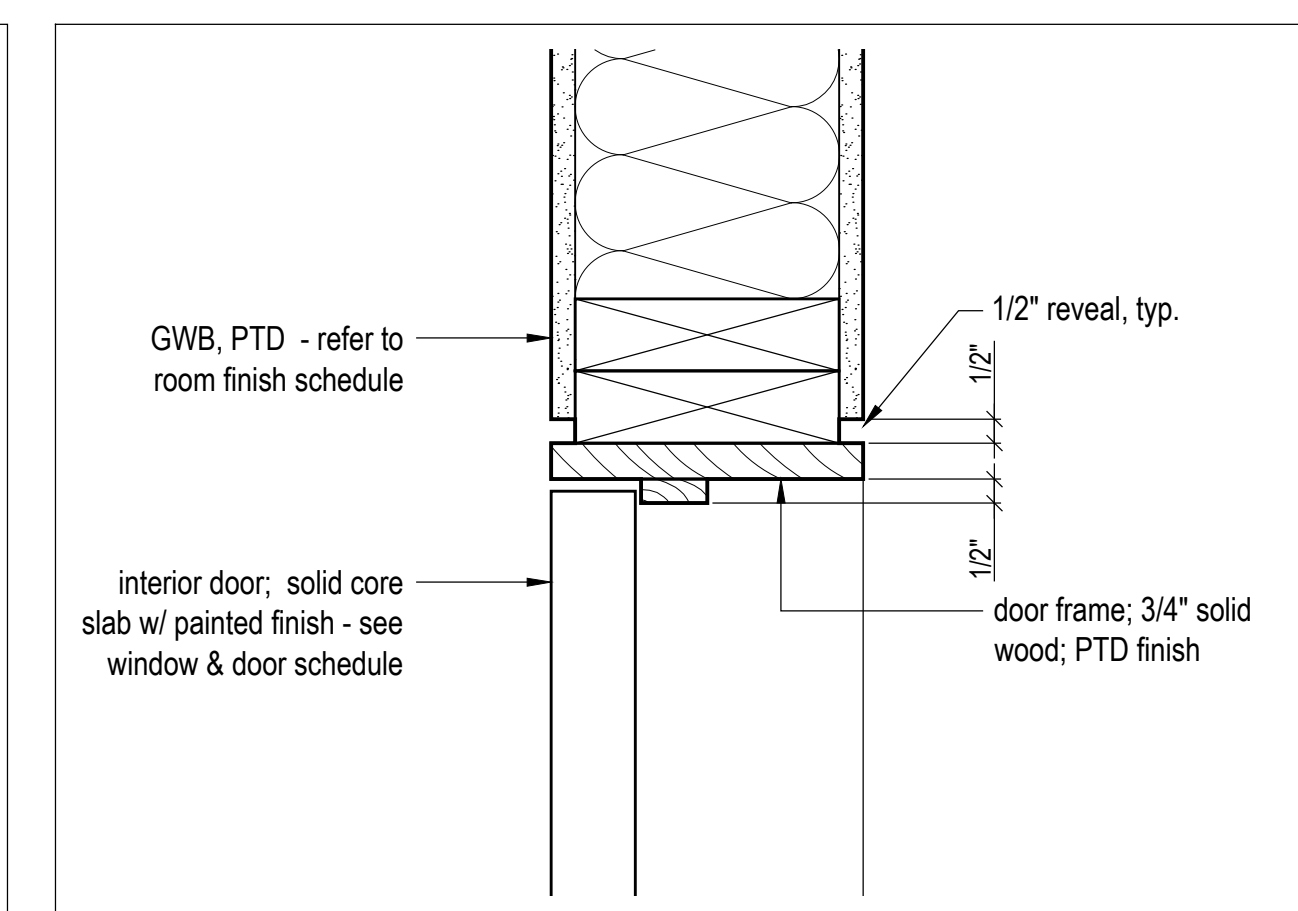
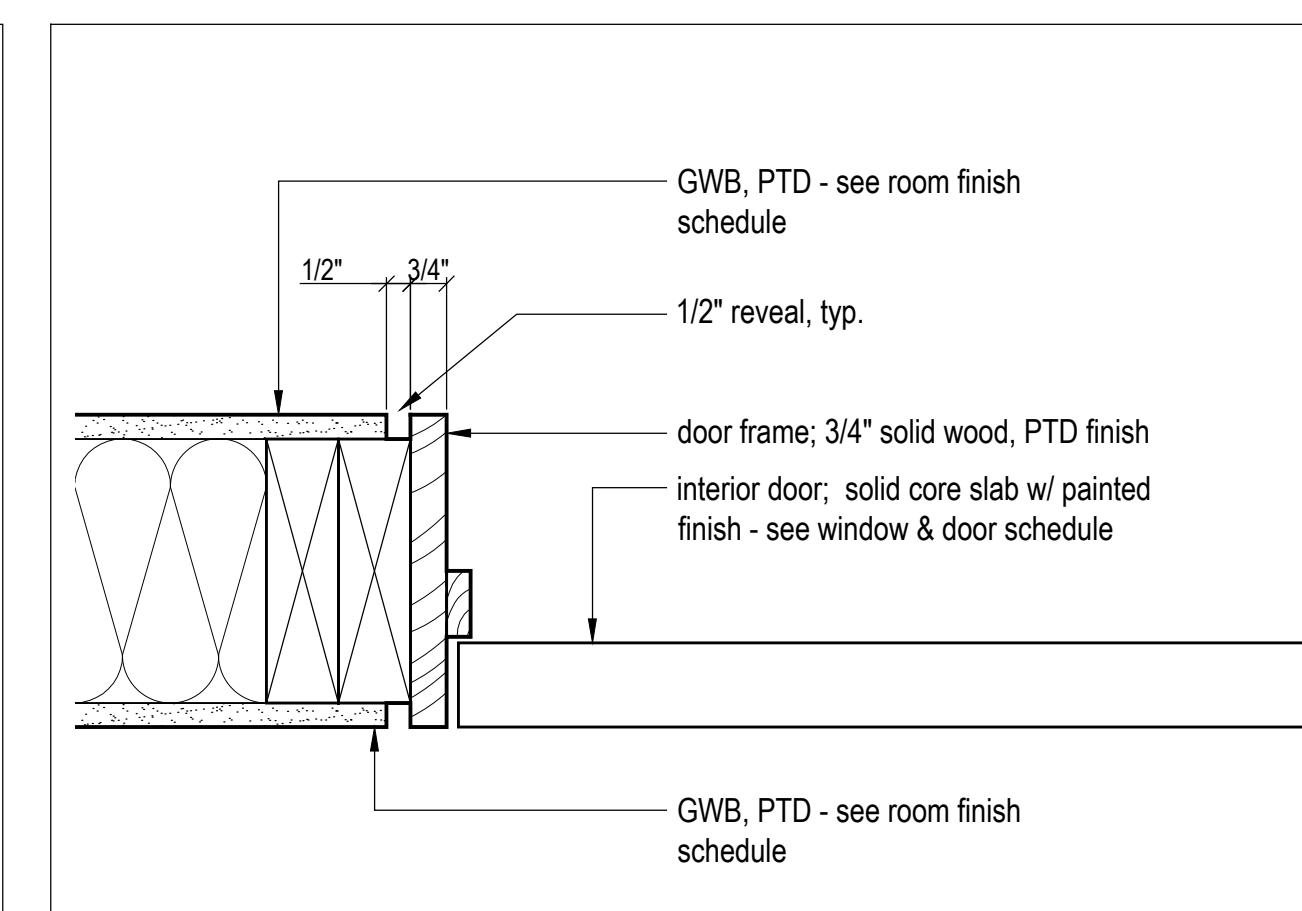
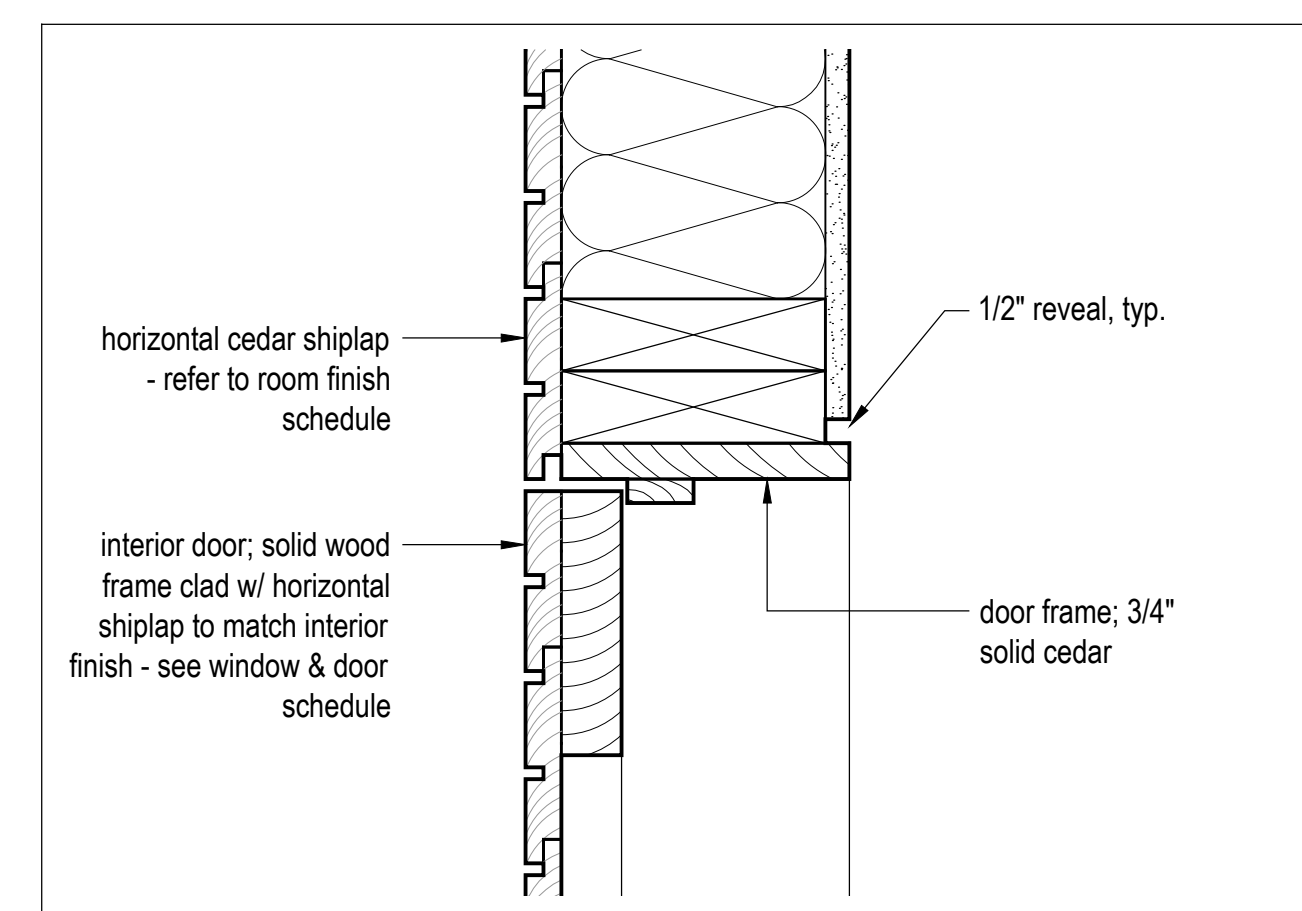
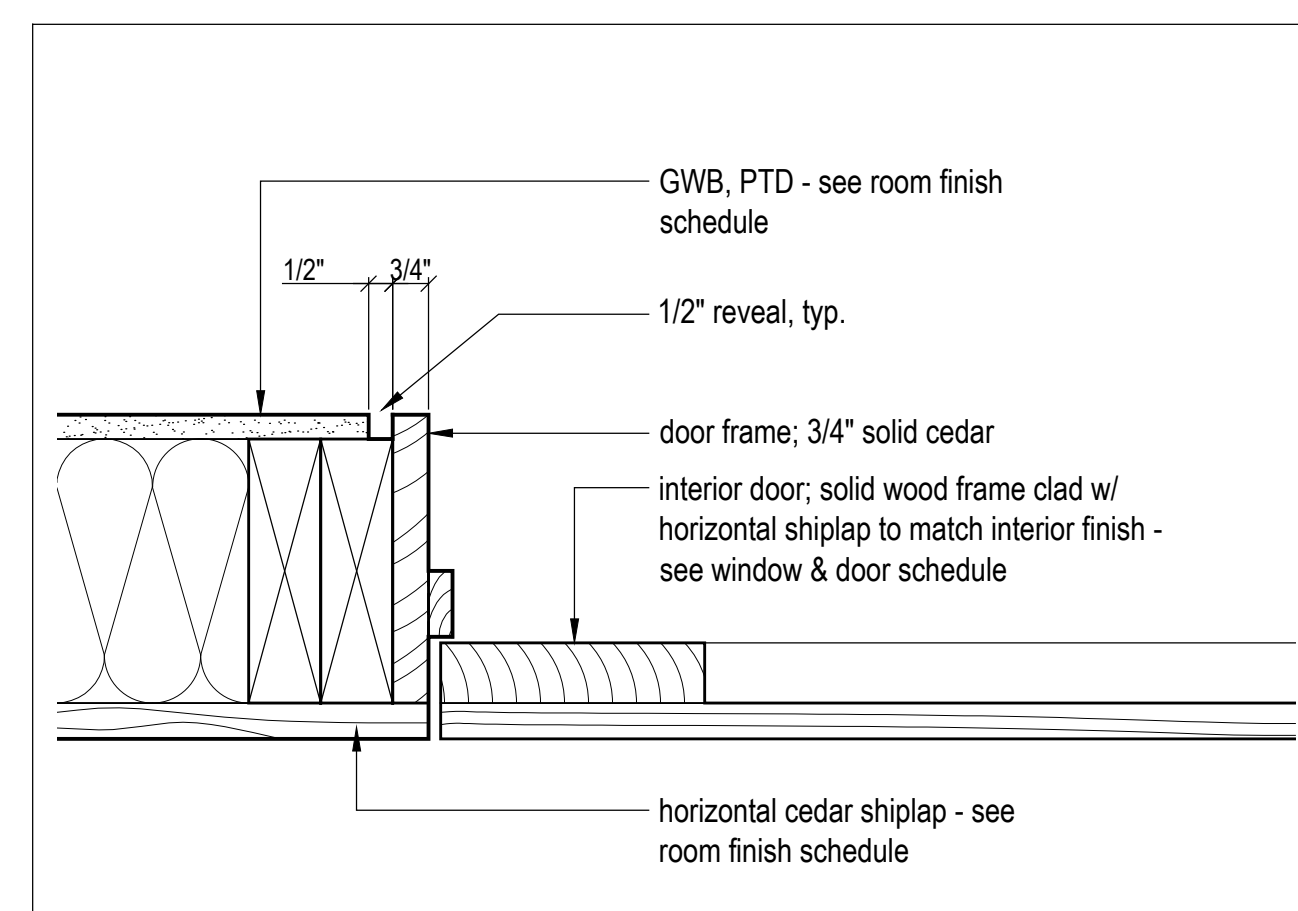


2  
 Bridge Elevation  
 Scale 1/2" = 1'-0"



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01	DD Issued for Pricing	2018.05.30

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No.	Description	Date
03	Issued for Permit	2018.07.13
04	100 issued for Pricing	2018.05.26
05	Issued for Coordination	2018.05.08

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