



Staff Report for Administrative Approval Hillside Review – Notice of Conditional Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to approve a Hillside Review for the Kimmelman residence located on Lot 16R in the Summit Eden Phase 1A.

Applicant: Jay Kimmelman

Authorized Representative: Brigham Wilcox

File Number: HSR 2017-04

Property Information

Approximate Address: 7763 E Horizon Run

Project Area: 2.02 acres

Zoning: DRR-1

Existing Land Use: Vacant

Proposed Land Use: Single Family Residence

Parcel ID: 23-128-0011

Township, Range, Section: 7N 2E Sec 6

Adjacent Land Use

North: Resort	South: Resort
East: Resort	West: Resort

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 108 (Standards) Chapter 14 (Hillside Development Review)
- Weber County Land Use Code Title 108 (Standards) Chapter 22 (Natural Hazards Areas)

Background

The subject lot is described as *All of Lot 16R, Summit Eden Phase 1A*. The subdivision was approved by the Weber County Commission on January 21, 2014 and was recorded with the Weber County Recorder’s office on January 27, 2014 as entry# 2672943. The subject property has been identified as having an average slope in excess of 25%; therefore, the lot has been identified with an “R” which mandates a Hillside Review per the Uniform Land Use Code of Weber County (LUC) Title 108 Chapter 14, prior to the issuance of a land use and building permit.

IGES has performed the required geologic and geotechnical investigation, as required in LUC Title 108 Chapter 22, to determine if there is a geologic hazard located on the site and to assess the subsurface soils in order to better design the home for slope stability and safety purposes. Information related to the construction of the dwelling including a site plan, landscape plan, grading plan, and the geologic/geotechnical report, have been distributed to the Hillside Review Board for comment. The plans have been reviewed and approved and/or conditionally approved by all applicable review agencies.

Planning Division Review

The Planning Division Staff has determined that the requirements and standards provided by the Hillside Review Chapter have been met for the excavation and construction of the dwelling. The following submittals were required:

1. Proposed Building Plans including site plan, grading plan and landscape plan (see Exhibit A)
2. Geotechnical and Geologic Investigation Report (see Exhibit B)
3. Utah Pollution Discharge Elimination system (UPDES) Permit with Storm water Pollution Prevention Plan (See Building Permit Application Packet for UPDES and SWPPP)

Weber County Hillside Review Board comments

The Weber County Hillside Review Board, on this particular application, made comments related to the following:

Weber County Engineering Division: The Engineering Division granted approval on September 22, 2017. The approval is subject to the applicant following all recommendations found in the applicable Geotechnical and Geological Investigation Reports including the following conditions:

1. Have a geologist from IGES evaluate the excavation as noted in the geotechnical report, as well as any other recommendations found in the report.

Weber Fire District: The Fire district has granted approval on September 18, 2017 subject to the following:

1. Fire Suppression Systems: This home requires a fire suppression system.
2. SEPERATE SUBMITAL NOTICE: Fire suppression systems and fire alarm systems require a separate submittal. A permit shall be applied for before any installation of either fire suppression system or fire alarm system. The permit shall be on the job site and be available for review by any inspector. The APPROVED STAMPED set of plans shall also be on the job site and available for review by any inspector. If there is no permit and/or approved stamped plans on the job site, there will be a Stop Work Order issued until both are on the job site. Submit plans at Weber Fire District, 2023 W. 1300 N. Farr West.
3. The property location and structure is within the Wildland Urban Interface and is therefore subject to the requirements of the 2006 Utah Wildland-Urban Interface Code. The architect has submitted a letter of compliance.
4. Provide a temporary address marker at the building site during construction.

Weber County Building Inspection Department: The Building Inspection Office granted approval on September 22, 2017 based on the following conditions:

1. The Geologist and Geotech Engineer will need to approve the footing soil prior to placement of footings.
2. Provide an acknowledgement from the structural engineer of the study.
3. Compaction tests are required for any structural fill used.

Weber-Morgan Health Department: The Health Department has verified that that they will not impose any requirements or conditions for this application due to the proposed residence connecting to the Powder Mountain Water and Sewer District for culinary and wastewater services.

Weber County Planning Division: The Planning Division has granted approval subject to the applicant complying with all Board requirements and conditions. This approval is also subject to the applicant strictly adhering to the recommendations outlined in the geologic and geotechnical investigation report dated August 8, 2017 provided by IGES (IGES Project No. 02529-001) including the following recommendations:

1. Because landslide deposits are noted on the property, an IGES engineering geologist or geotechnical engineer should observe the foundation excavation to assess the absence (or presence) of landslide-induced shearing.
2. The contact between the landslide deposits and the Wasatch Formation is located at some point between TP-1 and TP-2, which means it is likely somewhere within the main part of the building envelope. As such, an IGES engineering geologist should be present to identify the contact, note its trend, and provide recommendations for over excavation and the placement of structural fill, if necessary.
3. Effort should be made to limit the introduction of water into the subsurface near the proposed residence. Appropriate grading and drainage away from the home and zeroscape or natural landscaping will assist in reducing the risk of land sliding.

Planning Division Recommendations

Based on site inspections and review agency comments, the Planning Division Staff has determined that it is necessary to impose additional requirements and conditions as part of approving HSR 2017-04. The recommendation for approval is subject to adherence to all review agencies conditions and based on the following conditions:

1. As a condition it is understood, by the applicant, the geo-technical engineer and engineering geologist that if any geologic hazards are revealed during the excavation and construction phase of the dwelling, work on Lot 16R in the Summit Eden Phase 1A will cease pending the development of appropriate mitigation measures and subsequent approval by the County.

The recommendation is based on the following findings:

1. The application was submitted and with the required conditions, has been deemed complete.
2. The requirements and standards found in the Hillside Development Review Procedures and Standards Chapter have been met or will be met during the excavation and construction phase of the dwelling.
3. The Hillside Review Board members reviewed the application individually and have provided their comments.
4. The applicant has met or will meet, as part of the building permit process and/or during the excavation and construction phase of the dwelling, the requirements and conditions set forth by the Hillside Review Board.
5. The Planning Division Staff has determined that the proposed improvements have been sited within the required setbacks for the DRR-1 zone with the exception of the driveway and retaining wall(s).

Administrative Approval

Administrative approval of Lot 16R in the Summit Eden Phase 1A Hillside Review (HRS 2017-04) is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and is based on the recommendations, conditions and findings listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Proposed Building Plans including site plan, grading plan and landscape plan
- B. Geotechnical and Geologic Investigation Report

Map 1



August 15, 2017 Issued for Construction

MackKay-Lyons Sweetapple

Architects Limited
2188 Collington Street
Halifax, Nova Scotia Canada B3K 3B4
ph: (902) 428-1867 fax: (902) 428-6276

Blackwell

Structural Engineers
19 Duncan Street, Suite 405
Toronto, Ontario Canada M5H 3A1
ph: (416) 593-8300 fax: (416) 593-4840

Talsman Civil Engineers

Civil Engineers
5227 S. State St.#200
Murray, Utah, United States 84107
ph: (801) 743-1300

Edge Builders LLC.

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

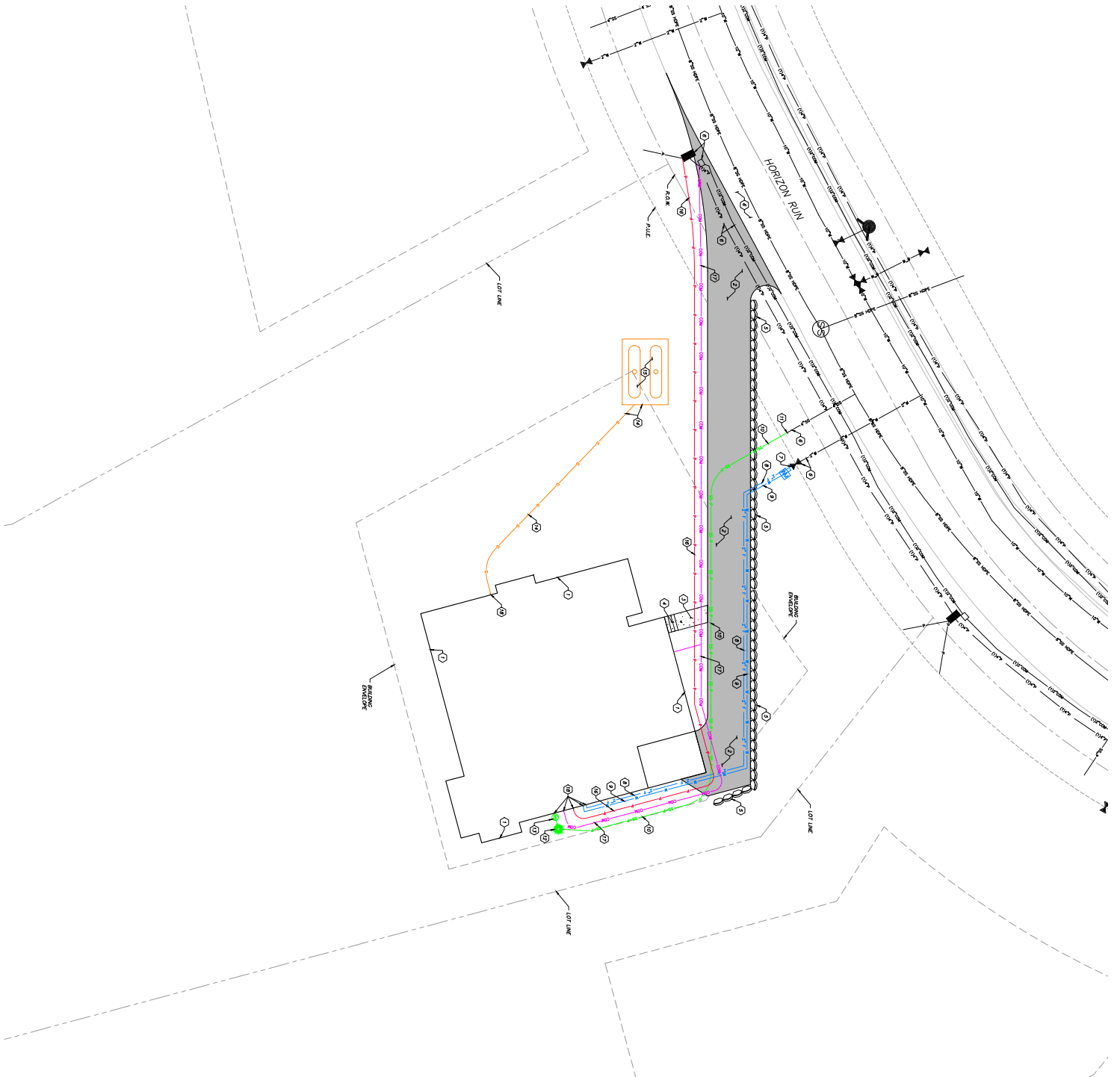


Civil	Architectural	Structural
C101	A001	S001
C201	A100	S002
C202	A200	S003
C203	A201	S004
C401	A202	S100
C101	A203	S101
C601	A204	S102
C602	A205	S103
	A206	S104
	A207	S105
	A300	S106
	A301	S200
	A302	S201
	A303	S202
	A400	S300
	A401	S301
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	A611	
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	A801	
	A802	
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	A900	

Kimballman May Mountain House

Summit Powder Mountain, Eden UT

Exhibit A-Building plans



- GENERAL NOTES:**
- 1) THE CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND ALL DEPTH SHALL BE INDICATED TO THE CONTRACTOR BY THE UTILITY LOCATING SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL MAINTAIN ALL UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.
 - 2) ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC HIGHWAY OR AVE.
 - 3) THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PROTECT A STRONG DEPENDENCY OF ENVIRONMENTAL QUALITY SYSTEMS OF WATER QUALITY.
 - 4) THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AT ALL TIMES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.
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Site and Utilities Plan

C201

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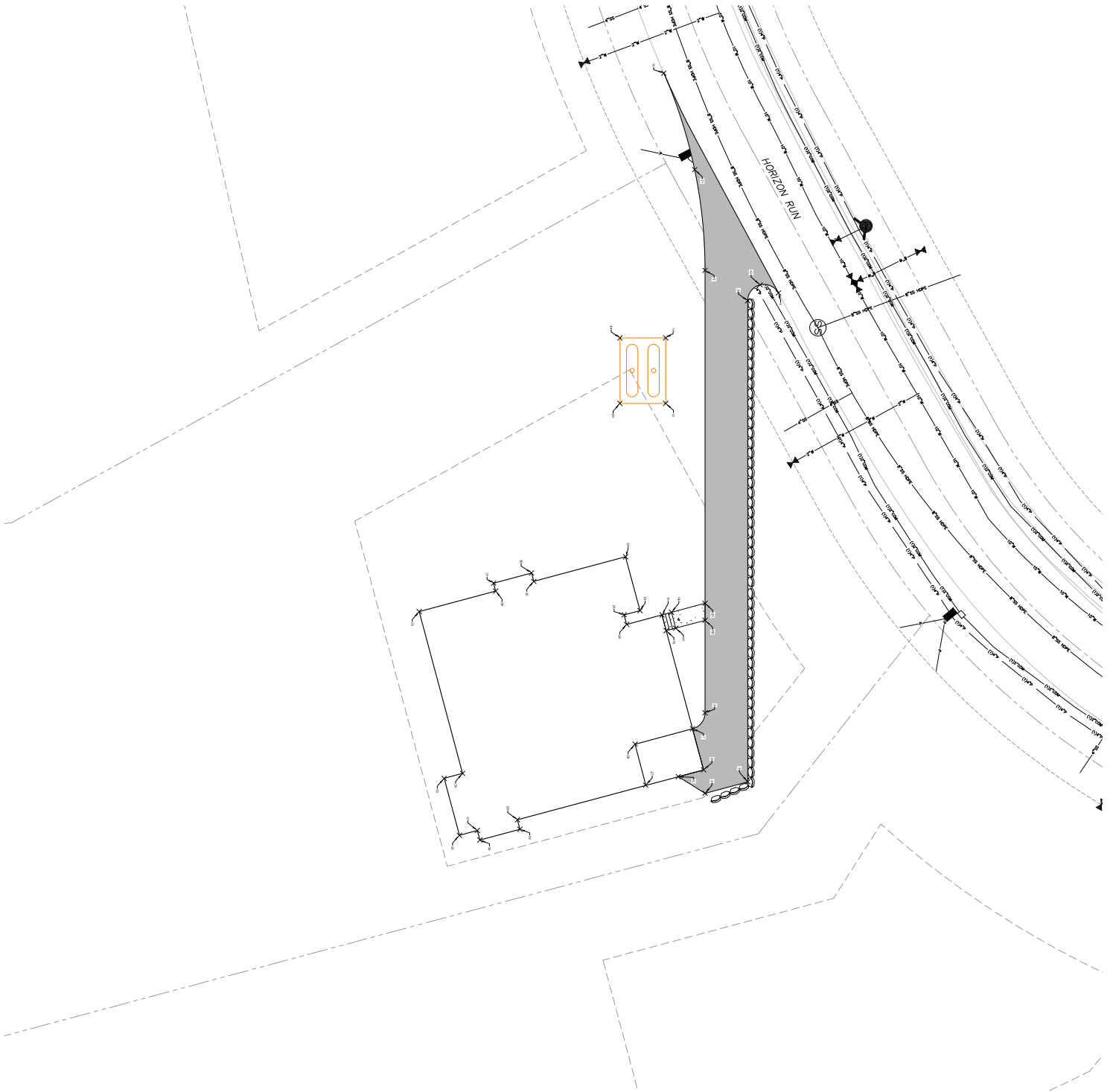
TALISMAN

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS

NO. 00123456

Exhibit A-Building plans



Point #	Northing	Easting
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2	3052594.08	1506864.42
3	3052594.08	1506864.42
4	3052594.08	1506864.42
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20	3052594.08	1506864.42

Point #	Northing	Easting
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22	3052594.08	1506864.42
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39	3052594.08	1506864.42
40	3052594.08	1506864.42



TAUSMAN
ENGINEERS ARCHITECTS
10000 WEST 10TH AVENUE
DENVER, CO 80231

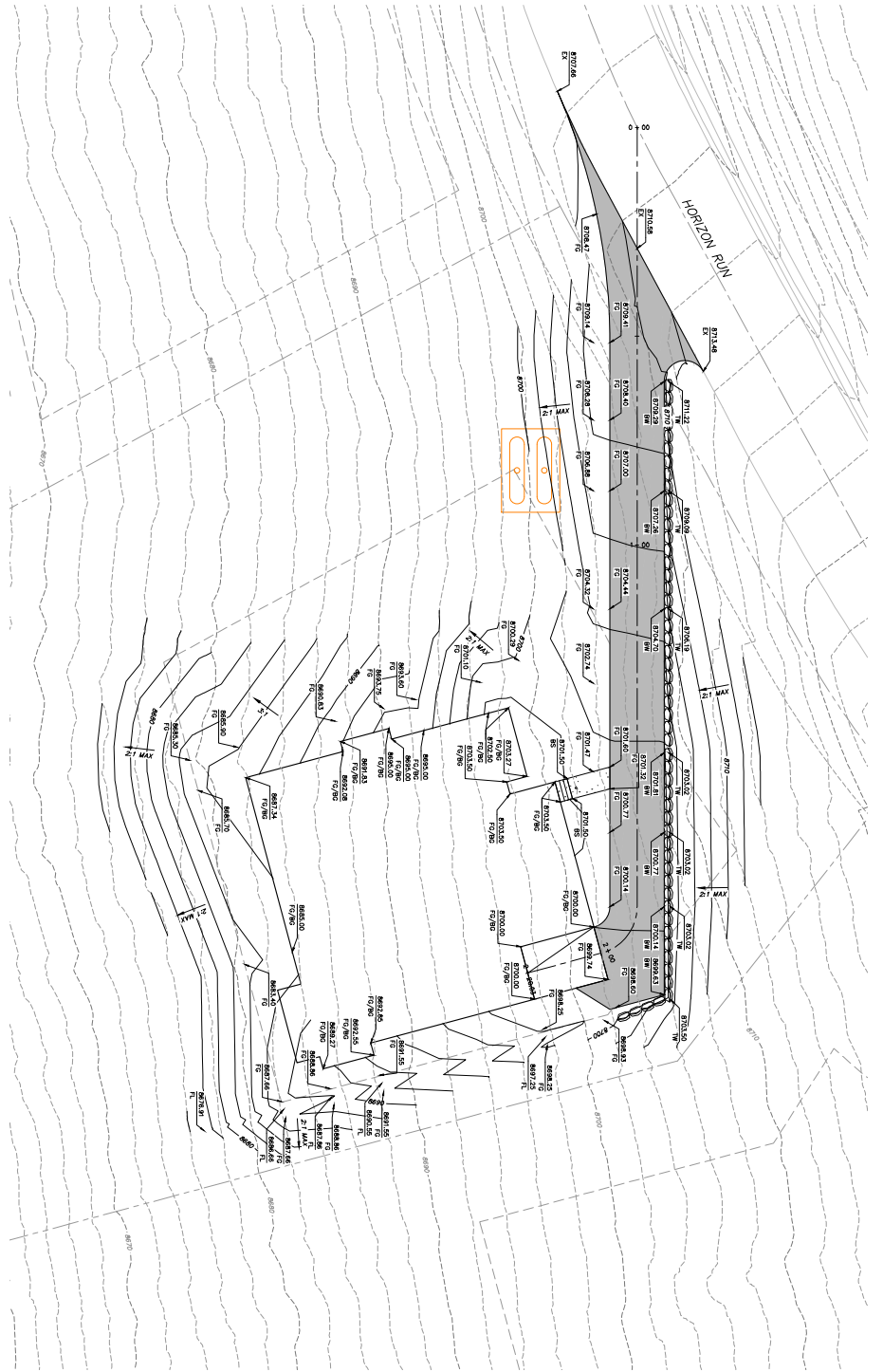
Horizontal
Control Plan

DATE: 08/14/2012
DRAWN BY: [Name]
CHECKED BY: [Name]

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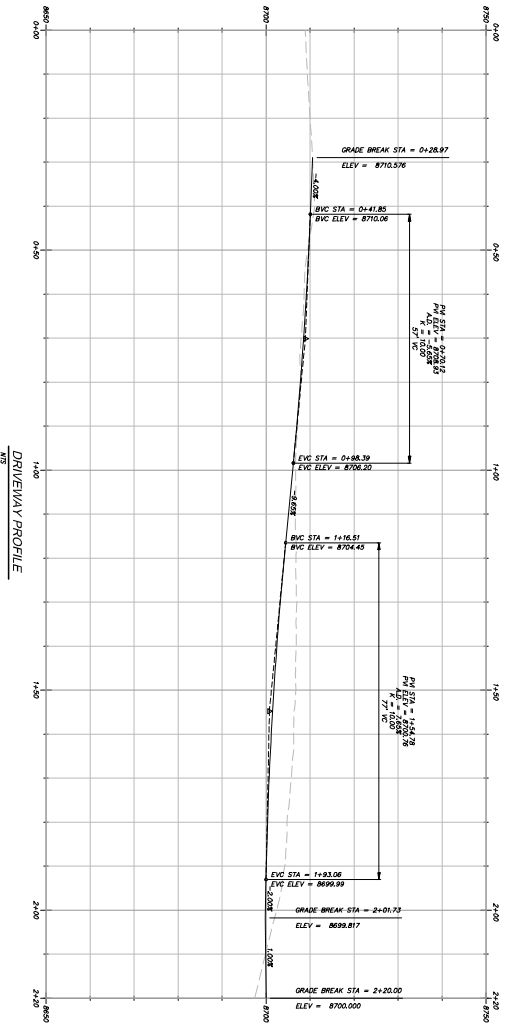
NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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Exhibit A-Building plans



SYMBOLS

1	EXISTING BUILDING
2	PROPOSED BUILDING
3	PROPOSED DRIVEWAY
4	PROPOSED DRIVEWAY
5	PROPOSED DRIVEWAY
6	PROPOSED DRIVEWAY
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100	PROPOSED DRIVEWAY



NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR PAVEMENT CONSTRUCTION.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR EROSION CONTROL.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR UTILITIES.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR SIGNAGE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR LIGHTING.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR FENCING.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR LANDSCAPING.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR UTILITIES.

TALISMAN
ENGINEERING
1000 S. GATEWAY BLVD.
SUITE 200
SAN ANTONIO, TX 78210

Project: **DRIVEWAY PROFILE**

Sheet: **C201**

Scale: **AS SHOWN**

Date: **08/11/2010**

Author: **W. J. HARRIS**

Checker: **W. J. HARRIS**

Engineer: **W. J. HARRIS**

Exhibit A-Building plans



EROSION CONTROL GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING VEGETATION AND SOILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY DAMAGED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY DAMAGED EROSION CONTROL MEASURES.

ALL ACCESS TO PROPERTY WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY DAMAGED EROSION CONTROL MEASURES.

EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY DAMAGED EROSION CONTROL MEASURES.

STABILIZED CONSTRUCTION ENTRANCE FOR SIZE 100 AND SMALLER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY DAMAGED EROSION CONTROL MEASURES.

INSTALL 12" FIBER POLYMER GEOTEXTILE FABRIC UNDER ALL DRIVEWAYS AND SIDEWALKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY DAMAGED EROSION CONTROL MEASURES.

SEE MEASUREMENT FOR DETAILING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY DAMAGED EROSION CONTROL MEASURES.

SEE MEASUREMENT FOR DETAILING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY DAMAGED EROSION CONTROL MEASURES.

SEE MEASUREMENT FOR DETAILING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY DAMAGED EROSION CONTROL MEASURES.

SEE MEASUREMENT FOR DETAILING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY DAMAGED EROSION CONTROL MEASURES.

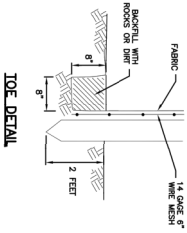
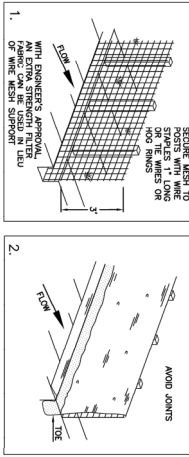


NO.	REVISION	DATE

NOTES:
1. CONSULT ALL NOTES TO THE SET OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING VEGETATION AND SOILS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY DAMAGED EROSION CONTROL MEASURES.

Exhibit A-Building plans

WARNING: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INTENDED FOR ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE SCENARIO DESCRIBED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE CONSTRUCTION DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



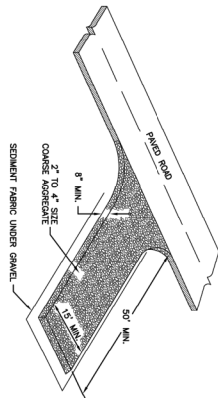
February 2008

Silt fence
7

Plan
122

1 SILT FENCE DETAIL

WARNING: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INTENDED FOR ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE SCENARIO DESCRIBED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE CONSTRUCTION DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



February 2008

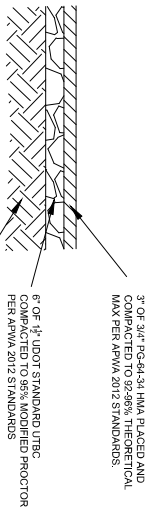
Stabilized roadway entrance
19

Plan
126

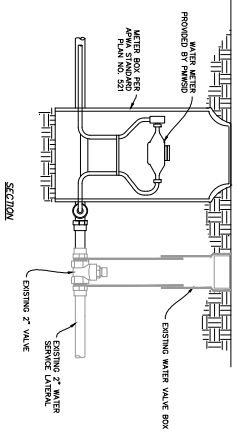
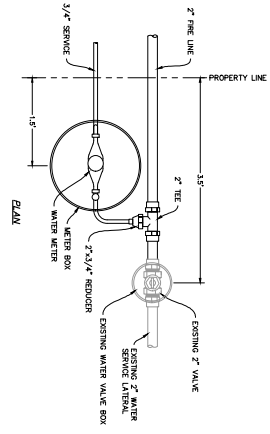
2 STABILIZED ROADWAY ENTRANCE DETAIL

<p>TALISMAN MILITARY CONSTRUCTION CORPORATION 10000 W. 100th Street Overland Park, KS 66214-1300</p>		<p>Project No. _____ Sheet No. _____ Scale _____ Date _____</p>	
<p>General Notes and Legend</p> <p>C101</p>		<p>NOTES:</p> <p>1. CONSULT THE USER'S SPECIFICATIONS FOR THE USE OF THIS PLAN.</p> <p>2. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE CONSTRUCTION DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.</p> <p>3. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE CONSTRUCTION DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.</p> <p>4. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE CONSTRUCTION DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.</p> <p>5. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE CONSTRUCTION DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.</p>	

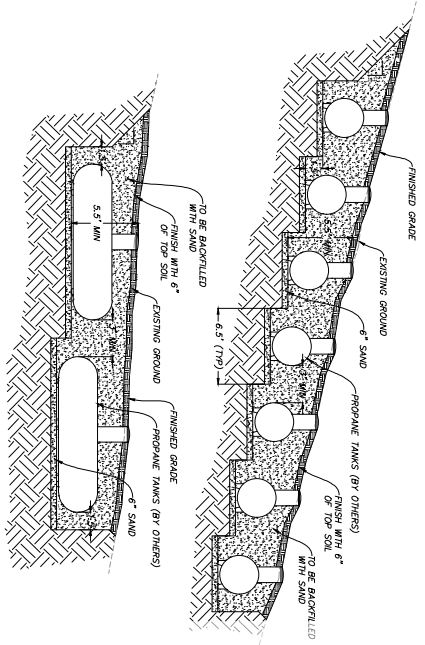
Exhibit A-Building plans



6" PARKING ASPHALT SECTION



PROANE TANK PIT TYPICAL DETAIL



PROANE TANK PIT TYPICAL DETAIL

6" Sewer lateral connection

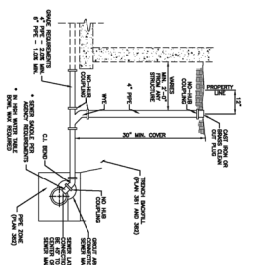
1. GENERAL
 - A. Installation, secure connection by ENGINEER for all pipe, fittings, and connections to be made.
 - B. Minimum depth of excavation for installation by ENGINEER. Clear at least 24 hours notice.
 - C. Minimum depth of excavation for agency is to install the pipe.
2. PRODUCTS
 - A. Sewer pipe, Unstated base course, ASTM, Section 31 11 23. Do not use gravel.
 - B. Saddle, Common fit, ASTM, Section 31 05 13. Maximum particle size 2.0 mm.
 - C. Installation depth required.
3. EXECUTION
 - A. Take care to pipe as required by local conditions.
 - B. Do not install under poor soil conditions, saturation, or other soil conditions. Compaction to 95% percent of greater relative to a standard proctor.
 - C. Satisfactory test results required.
 - D. Installation depth required.

3/4" and 1" meter

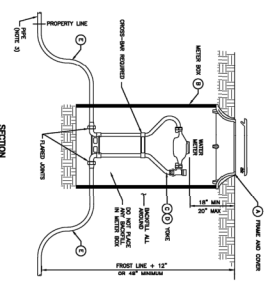
1. GENERAL
 - A. Installation, secure connection by ENGINEER for all pipe, fittings, and connections to be made.
 - B. Minimum depth of excavation for installation by ENGINEER. Clear at least 24 hours notice.
 - C. Minimum depth of excavation for agency is to install the pipe.
2. PRODUCTS
 - A. Sewer pipe, Unstated base course, ASTM, Section 31 11 23. Do not use gravel.
 - B. Saddle, Common fit, ASTM, Section 31 05 13. Maximum particle size 2.0 mm.
 - C. Installation depth required.
3. EXECUTION
 - A. Take care to pipe as required by local conditions.
 - B. Do not install under poor soil conditions, saturation, or other soil conditions. Compaction to 95% percent of greater relative to a standard proctor.
 - C. Satisfactory test results required.
 - D. Installation depth required.

218

238



Sewer lateral connection



NO.	REV.	DESCRIPTION	DATE
1		ISSUED FOR PERMIT	08/11/2011
2		ISSUED FOR PERMIT	08/11/2011
3		ISSUED FOR PERMIT	08/11/2011
4		ISSUED FOR PERMIT	08/11/2011
5		ISSUED FOR PERMIT	08/11/2011

3/4" and 1" meter

January 2011

August 2011

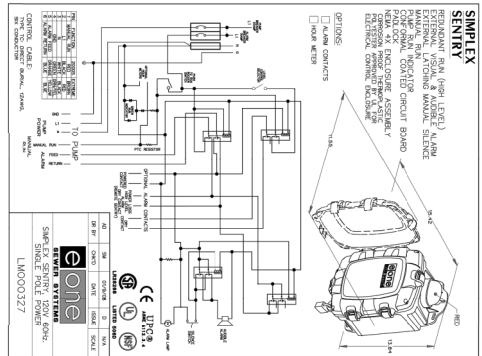
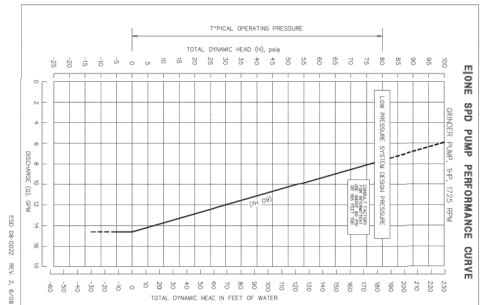
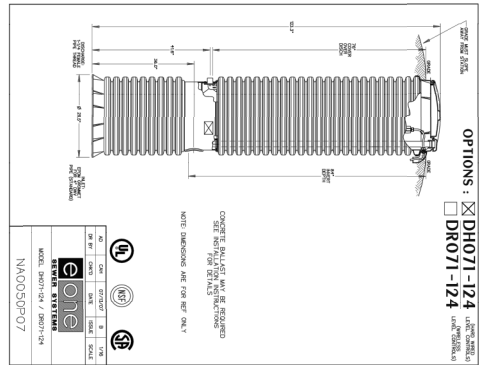
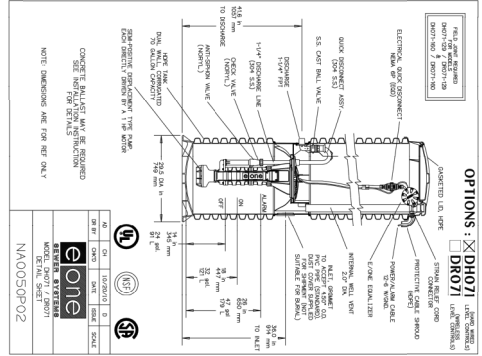
2011

TALISMAN
 12345 Main Street
 City, State 12345
 Tel: 555-555-1234
 Fax: 555-555-5678

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CS801

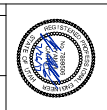
Exhibit A-Building plans



NOTES:

1. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.

NO.	DESCRIPTION	DATE



TAUSMAN

10000 W. BOULEVARD
SUITE 1000
MIRAGE, FL 33150
TEL: 305.410.1100
WWW.TAUSMAN.COM

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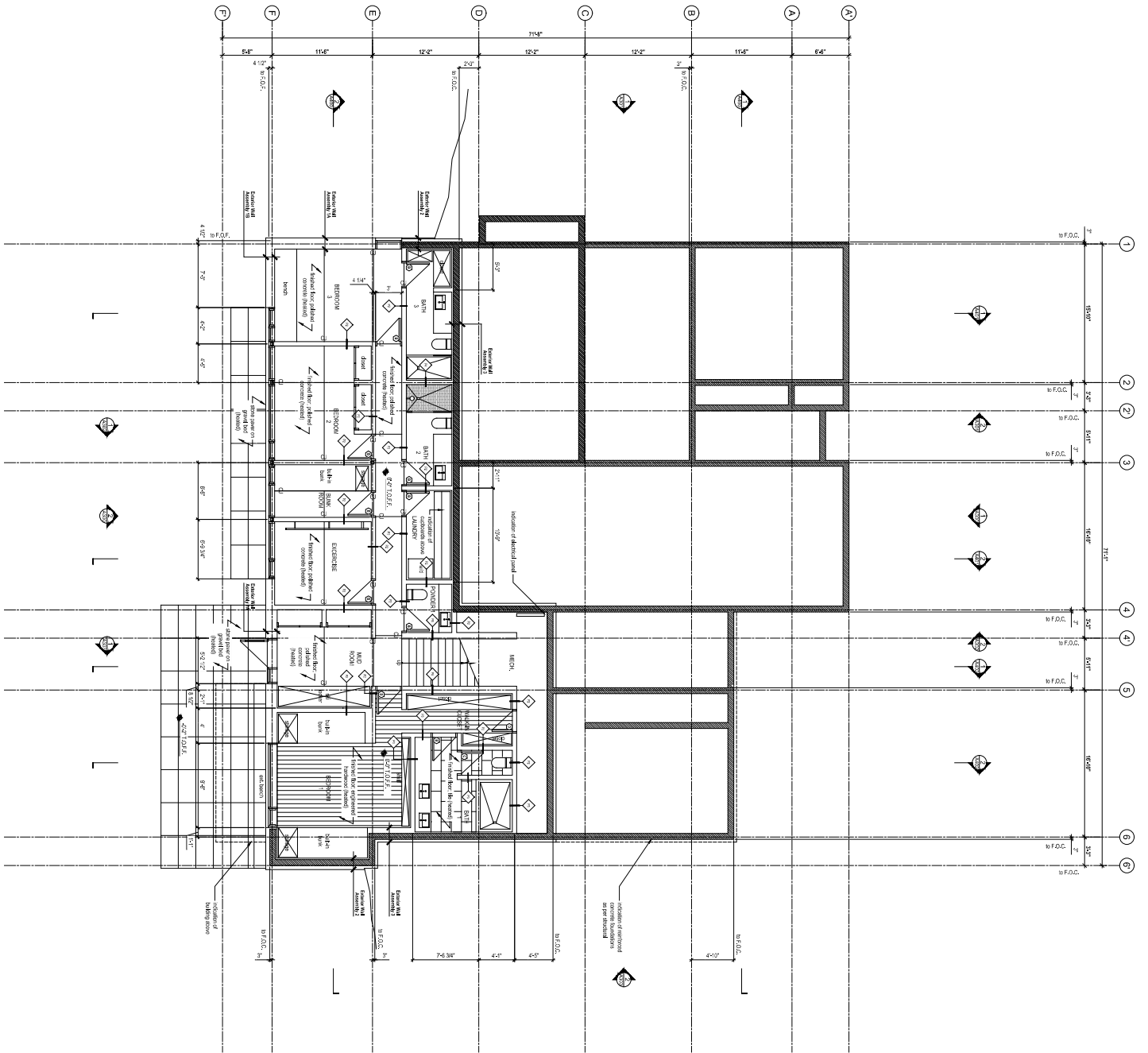
TAUSMAN

10000 W. BOULEVARD
SUITE 1000
MIRAGE, FL 33150
TEL: 305.410.1100
WWW.TAUSMAN.COM

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Exhibit A-Building plans

First Floor, Walkout Level
Scale: 1/8" = 1'-0"



LEGEND

- ◌ Char. line
- ◌ Door type
- ◌ Partition
- ◌ Reinforced Concrete as per Structural
- ◌ NOTE: FINISH RE. M.L.C. (UNLESS BUILT-IN)

SQUARE FOOTAGES

WALK OUT LEVEL FLOOR AREA	1623 SF ANS 2015-2003
PO-UP LEVEL FLOOR AREA	2257 SF ANS 2015-2003
ENTRY LEVEL FLOOR AREA	864 SF ANS 2015-2003
UPPER LEVEL FLOOR AREA	237 SF ANS 2015-2003
GARAGE FLOOR AREA	257 SF ANS 2015-2003
TOTAL AREA:	4981 SF ANS 2015-2003

NOTE:

- F-10M WINDOW SIZES REFER TO EXTERIOR ELEVATIONS
- F-10M WINDOW SIZES REFER TO ANS - WINDOW DOOR SCHEDULE
- F-10M DOOR SIZES REFER TO ANS - WINDOW DOOR SCHEDULE

REVISIONS AND COMMENTS:

All work shall be performed in accordance with the 2015 International Residential Code (IRC), 2015 International Building Code (IBC), and applicable local codes. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.

NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC), 2015 INTERNATIONAL BUILDING CODE (IBC), AND APPLICABLE LOCAL CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

PROFESSIONAL SEAL:

ARCHITECT

STATE OF CALIFORNIA

NO. 12345

DATE: 10/15/2023

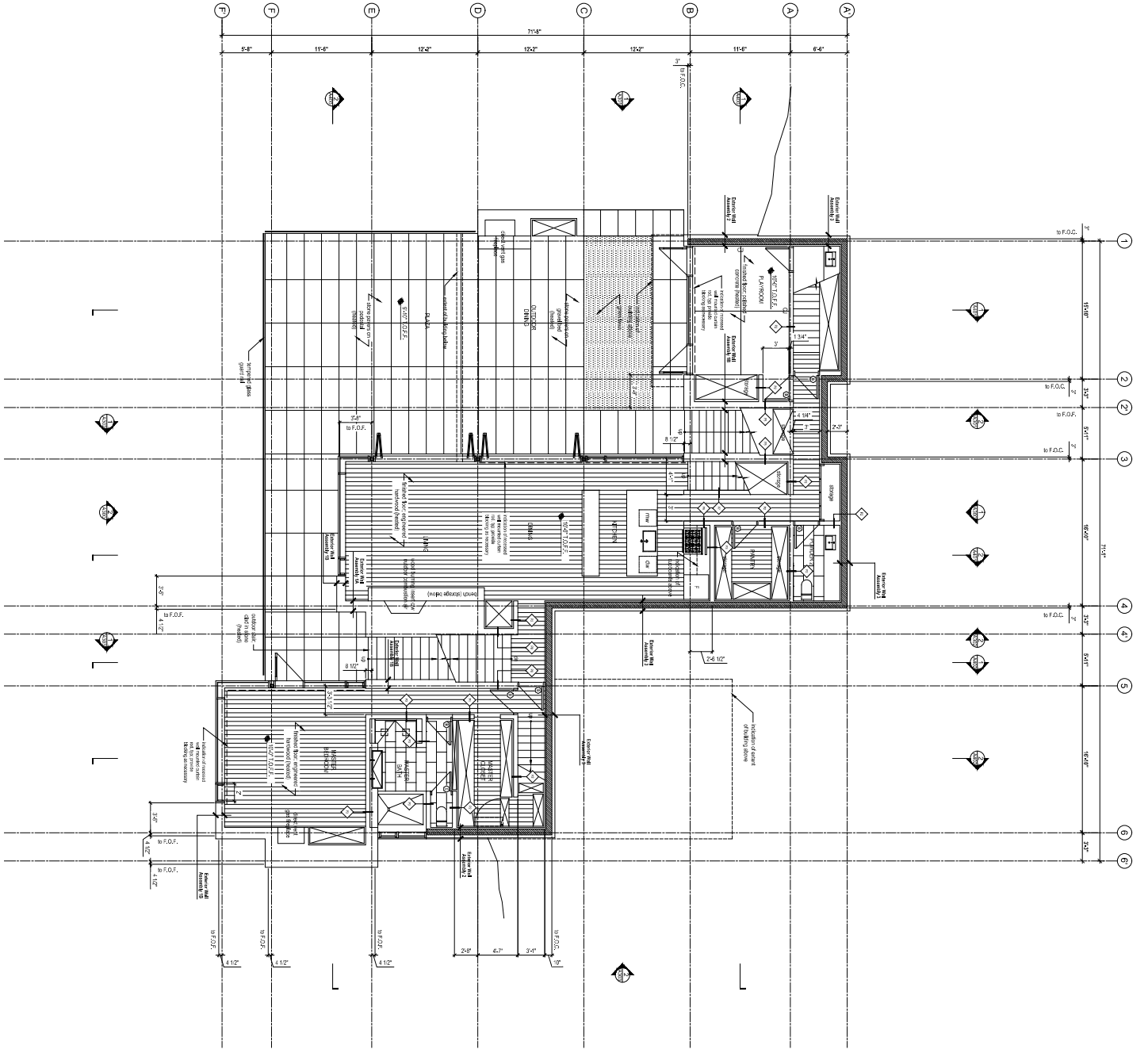
Floor Plans

ANSI A200





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Exhibit A-Building plans

First Floor Plans Level
Scale: 1/8" = 1'-0"



LEGEND

 Corridor Wall
 Door Type
 Partition Wall
 Reinforced Concrete Slab per Schedule

SQUARE FOOTAGES

WALL OUTLET FLOOR AREA	4523 SF ANS/25/2500
PLAZA DECK FLOOR AREA	2287 SF ANS/25/2500
ENTRY LEVEL FLOOR AREA	884 SF ANS/15/2500
UPPER LEVEL FLOOR AREA	237 SF ANS/25/2500
GRADE FLOOR AREA	237 SF ANS/25/2500
TOTAL AREA	4981 SF ANS/25/2500

NOTE


- FOR WINDOW TAGS REFER TO EXTERIOR ELEVATIONS
- FOR WINDOW SIZES REFER TO PLAN - WINDOW SCHEDULE
- FOR DOOR SIZES REFER TO PLAN - WINDOW SCHEDULE

REVISIONS AND COMMENTS

All work shall be performed in accordance with the 2015 International Building Code, 2017 International Building Code, and all applicable codes and regulations. All work shall be subject to the authority of the local building department. The contractor shall be responsible for obtaining all necessary permits and for ensuring that all work complies with all applicable codes and regulations. The contractor shall be responsible for ensuring that all work is completed in a timely and efficient manner. The contractor shall be responsible for ensuring that all work is completed in a safe and sound manner. The contractor shall be responsible for ensuring that all work is completed in a professional and courteous manner. The contractor shall be responsible for ensuring that all work is completed in a manner that meets or exceeds the expectations of the client. The contractor shall be responsible for ensuring that all work is completed in a manner that is consistent with the highest standards of the industry. The contractor shall be responsible for ensuring that all work is completed in a manner that is consistent with the highest standards of the profession. The contractor shall be responsible for ensuring that all work is completed in a manner that is consistent with the highest standards of the community. The contractor shall be responsible for ensuring that all work is completed in a manner that is consistent with the highest standards of the society. The contractor shall be responsible for ensuring that all work is completed in a manner that is consistent with the highest standards of the world.

NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, 2017 INTERNATIONAL BUILDING CODE, AND ALL APPLICABLE CODES AND REGULATIONS.
2. ALL WORK SHALL BE SUBJECT TO THE AUTHORITY OF THE LOCAL BUILDING DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT ALL WORK COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS COMPLETED IN A TIMELY AND EFFICIENT MANNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS COMPLETED IN A SAFE AND SOUND MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS COMPLETED IN A PROFESSIONAL AND COURTEOUS MANNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS COMPLETED IN A MANNER THAT MEETS OR EXCEEDS THE EXPECTATIONS OF THE CLIENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS COMPLETED IN A MANNER THAT IS CONSISTENT WITH THE HIGHEST STANDARDS OF THE INDUSTRY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS COMPLETED IN A MANNER THAT IS CONSISTENT WITH THE HIGHEST STANDARDS OF THE PROFESSION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS COMPLETED IN A MANNER THAT IS CONSISTENT WITH THE HIGHEST STANDARDS OF THE COMMUNITY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS COMPLETED IN A MANNER THAT IS CONSISTENT WITH THE HIGHEST STANDARDS OF THE SOCIETY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS COMPLETED IN A MANNER THAT IS CONSISTENT WITH THE HIGHEST STANDARDS OF THE WORLD.



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Floor Plans
A201




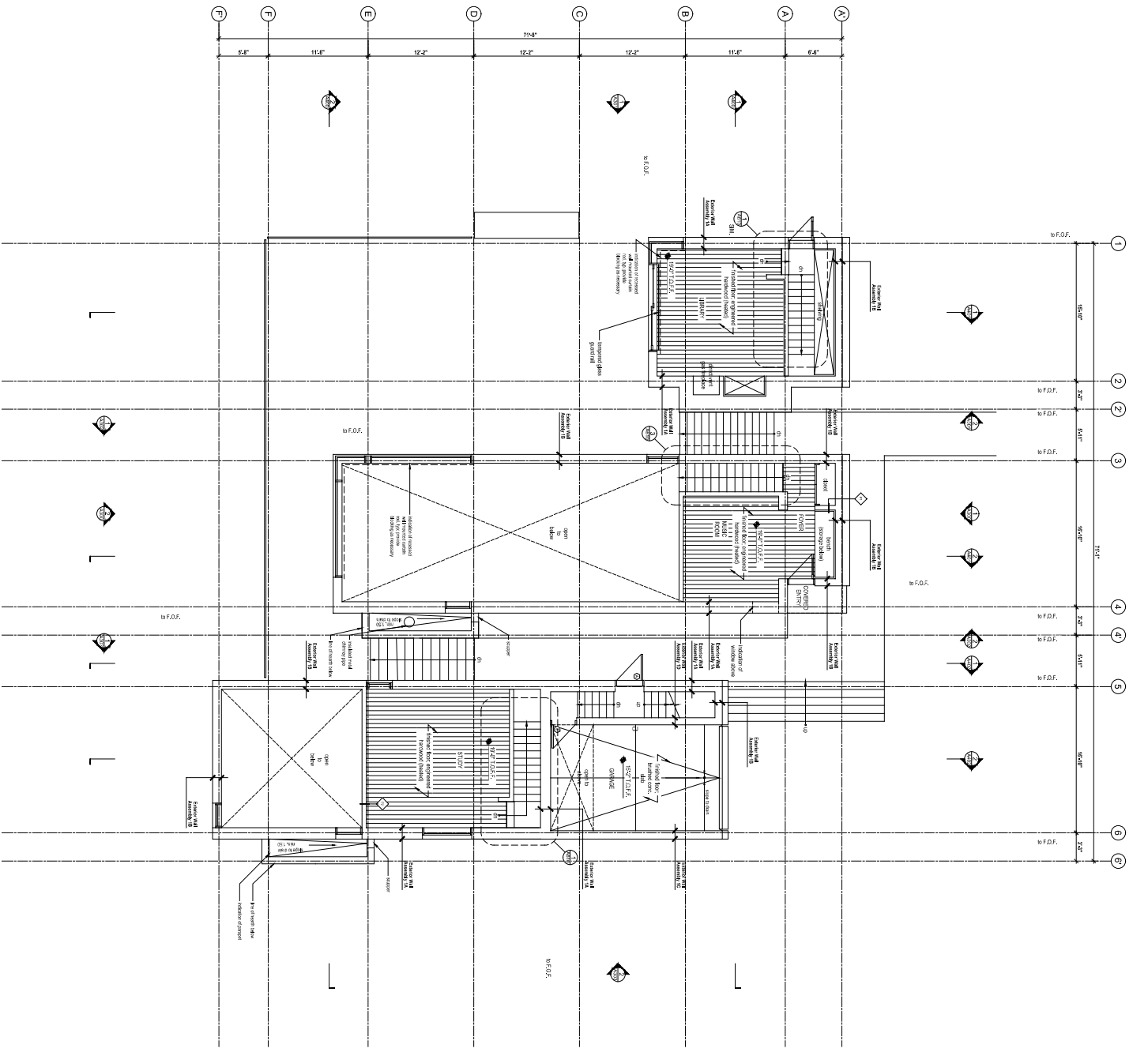
 North
 Scale


Exhibit A-Building plans

Floor Plan Entry Level
Scale: 1/8" = 1'-0"



LEGEND	
	Chamberline
	Door Type
	Partition
	Reinforced Concrete as per Structural
	NOTE: FURNITURE M.I.C. (UNLESS BUILT-IN)

SQUARE FOOTAGES	
WALK OUT LEVEL FLOOR AREA	1823 SF (ANSI 2975-2003)
9.42 LEVEL FLOOR AREA	
2207 SF (ANSI 2975-2003)	
ENTRY LEVEL FLOOR AREA	884 SF (ANSI 2975-2003)
UPPER LEVEL FLOOR AREA	
237 SF (ANSI 2975-2003)	
GAUZE FLOOR AREA	
257 SF (ANSI 2975-2003)	
TOTAL AREA	4891 SF (ANSI 2975-2003)

NOTE:

* FOR WINDOW SIZES REFER TO EXTERIOR ELEVATIONS

* FOR WINDOW SIZES REFER TO ASES - WINDOW DOOR SCHEDULE

* FOR DOOR SIZES REFER TO ASES - WINDOW DOOR SCHEDULE

MECHANICAL AND PLUMBING NOTES:

All work shall be performed in accordance with 2018 International Residential Code (IRC), 2018 International Mechanical Code (IMC), and 2018 International Plumbing Code (IPC). Mechanical and electrical work shall be in accordance with the applicable codes and standards of the local jurisdiction. All work shall be in accordance with the applicable codes and standards of the local jurisdiction. All work shall be in accordance with the applicable codes and standards of the local jurisdiction. All work shall be in accordance with the applicable codes and standards of the local jurisdiction.

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DATE	DESCRIPTION
12/15/2020	Final
12/15/2020	Issue for Review
12/15/2020	Issue for Construction

NOTES:

1. SEE ALL NOTES ON THIS SET OF PLANS.

2. SEE ALL NOTES ON THE GENERAL NOTES SHEET.

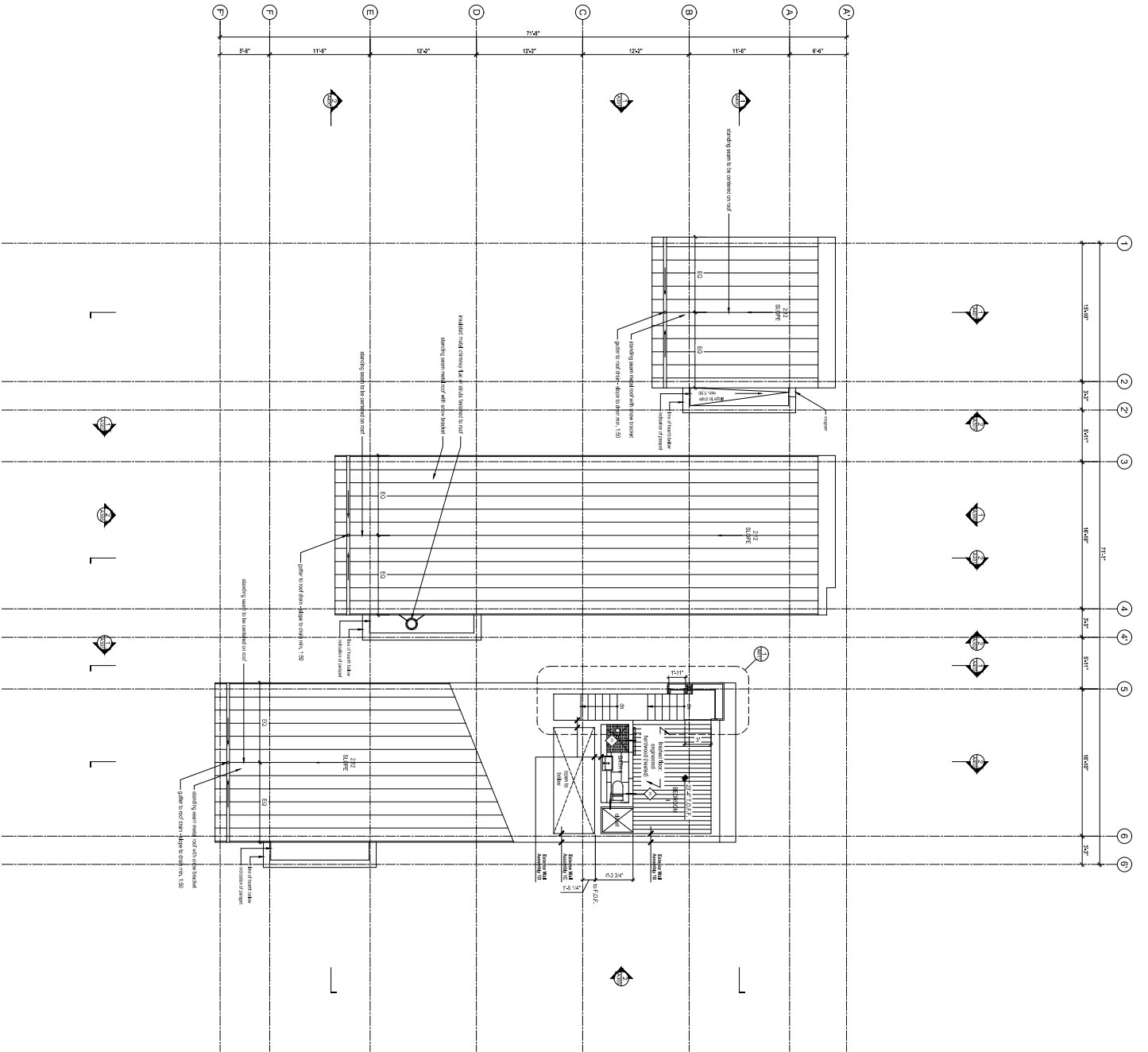
3. SEE ALL NOTES ON THE SPECIFICATIONS SHEET.

4. SEE ALL NOTES ON THE SCHEDULES SHEET.

5. SEE ALL NOTES ON THE FINISHES SHEET.

Exhibit A-Building plans

Floor Plan, Upper Level / Roof Plan
Scale: 1/8" = 1'-0"



LEGEND

- ◌ Center line
- ◌ Door type
- ◌ Partition
- ◌ Type
- ◌ Reinforced Concrete as per Structural
- ◌ Note Furniture N.T.C. (UNLESS BUILT-IN)

SQUARE FOOTAGES

WALK OUT LEVEL FLOOR AREA	1623 SF ANS12075-2003
PLAZA LEVEL FLOOR AREA	2257 SF ANS12075-2003
ENTRY LEVEL FLOOR AREA	864 SF ANS12075-2003
UPPER LEVEL FLOOR AREA	237 SF ANS12075-2003
GARAGE FLOOR AREA	257 SF ANS12075-2003
TOTAL AREA:	4881 SF ANS12075-2003

NOTE:

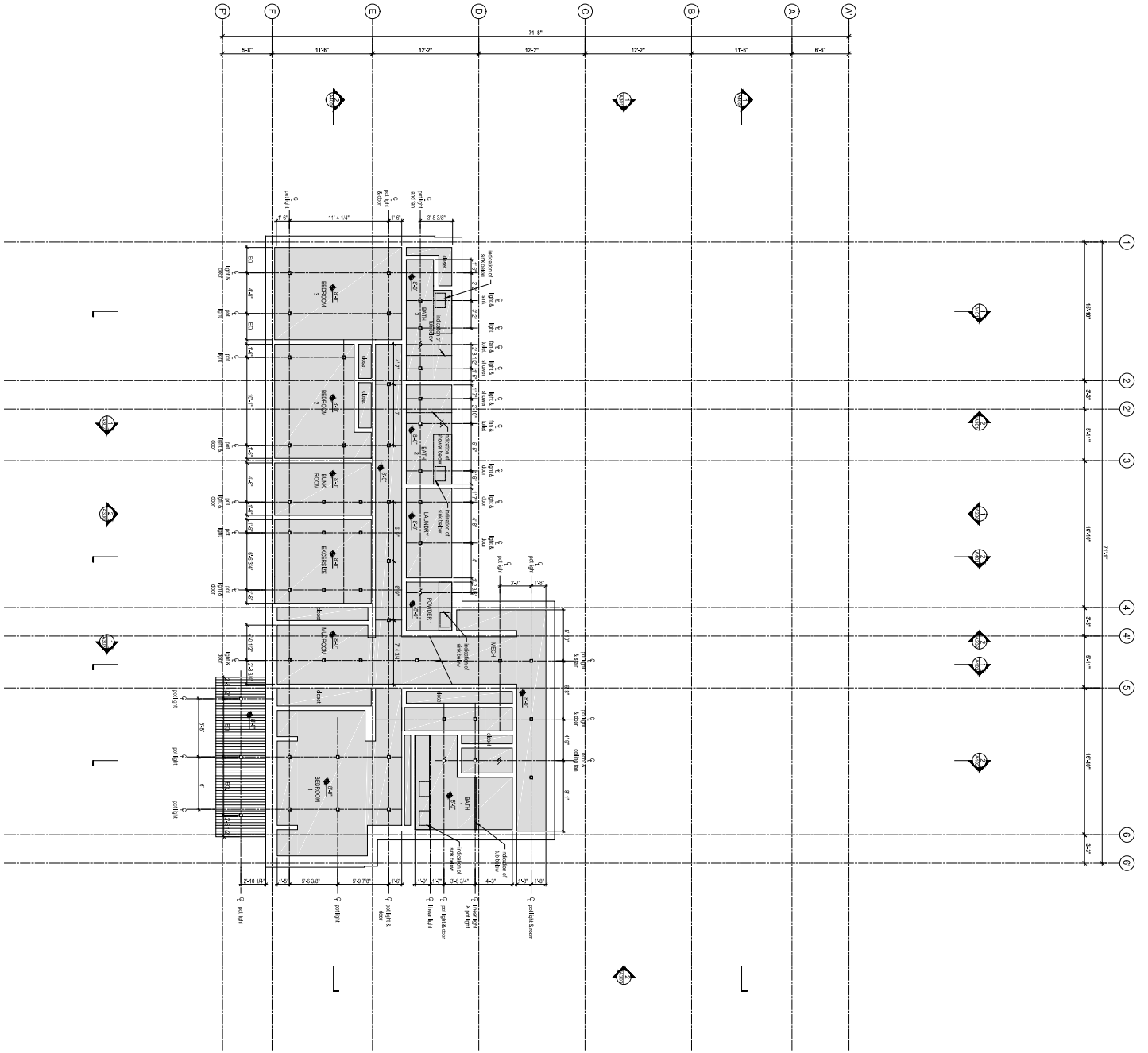
- * FOR WINDOW SIZES REFER TO EXTERIOR ELEVATIONS
- * FOR WINDOW SIZES REFER TO AIAA - WINDOW DOOR SCHEDULE
- * FOR DOOR SIZES REFER TO AIAA - WINDOW DOOR SCHEDULE

MECHANICAL AND PLUMBING NOTES:

1. All work shall be performed in accordance with the 2015 International Mechanical Code, 2015 International Plumbing Code, and 2015 International Fire Code, unless otherwise noted.
2. All work shall be performed in accordance with the 2015 International Mechanical Code, 2015 International Plumbing Code, and 2015 International Fire Code, unless otherwise noted.
3. All work shall be performed in accordance with the 2015 International Mechanical Code, 2015 International Plumbing Code, and 2015 International Fire Code, unless otherwise noted.
4. All work shall be performed in accordance with the 2015 International Mechanical Code, 2015 International Plumbing Code, and 2015 International Fire Code, unless otherwise noted.
5. All work shall be performed in accordance with the 2015 International Mechanical Code, 2015 International Plumbing Code, and 2015 International Fire Code, unless otherwise noted.
6. All work shall be performed in accordance with the 2015 International Mechanical Code, 2015 International Plumbing Code, and 2015 International Fire Code, unless otherwise noted.
7. All work shall be performed in accordance with the 2015 International Mechanical Code, 2015 International Plumbing Code, and 2015 International Fire Code, unless otherwise noted.
8. All work shall be performed in accordance with the 2015 International Mechanical Code, 2015 International Plumbing Code, and 2015 International Fire Code, unless otherwise noted.
9. All work shall be performed in accordance with the 2015 International Mechanical Code, 2015 International Plumbing Code, and 2015 International Fire Code, unless otherwise noted.
10. All work shall be performed in accordance with the 2015 International Mechanical Code, 2015 International Plumbing Code, and 2015 International Fire Code, unless otherwise noted.

Exhibit A-Building plans

RA
Railroad Ceiling Plan, Walkout Level
Scale: 1/8" = 1'-0"



LEGEND

SYMBOLS

- Restroom
- Bathroom
- Powder
- Locker
- Machine
- Equipment
- Storage

CEILING FINISHES

- 1/4" Acoustic Ceiling
- Acoustic Tile
- Painted GIBB
- Recessed LED per EFC Part 109
- Recessed LED per EFC Part 109 with diffusers
- Recessed per 109
- Linear LED over RFT
- Access

MECHANICAL

- Submittal for
- ceiling fan

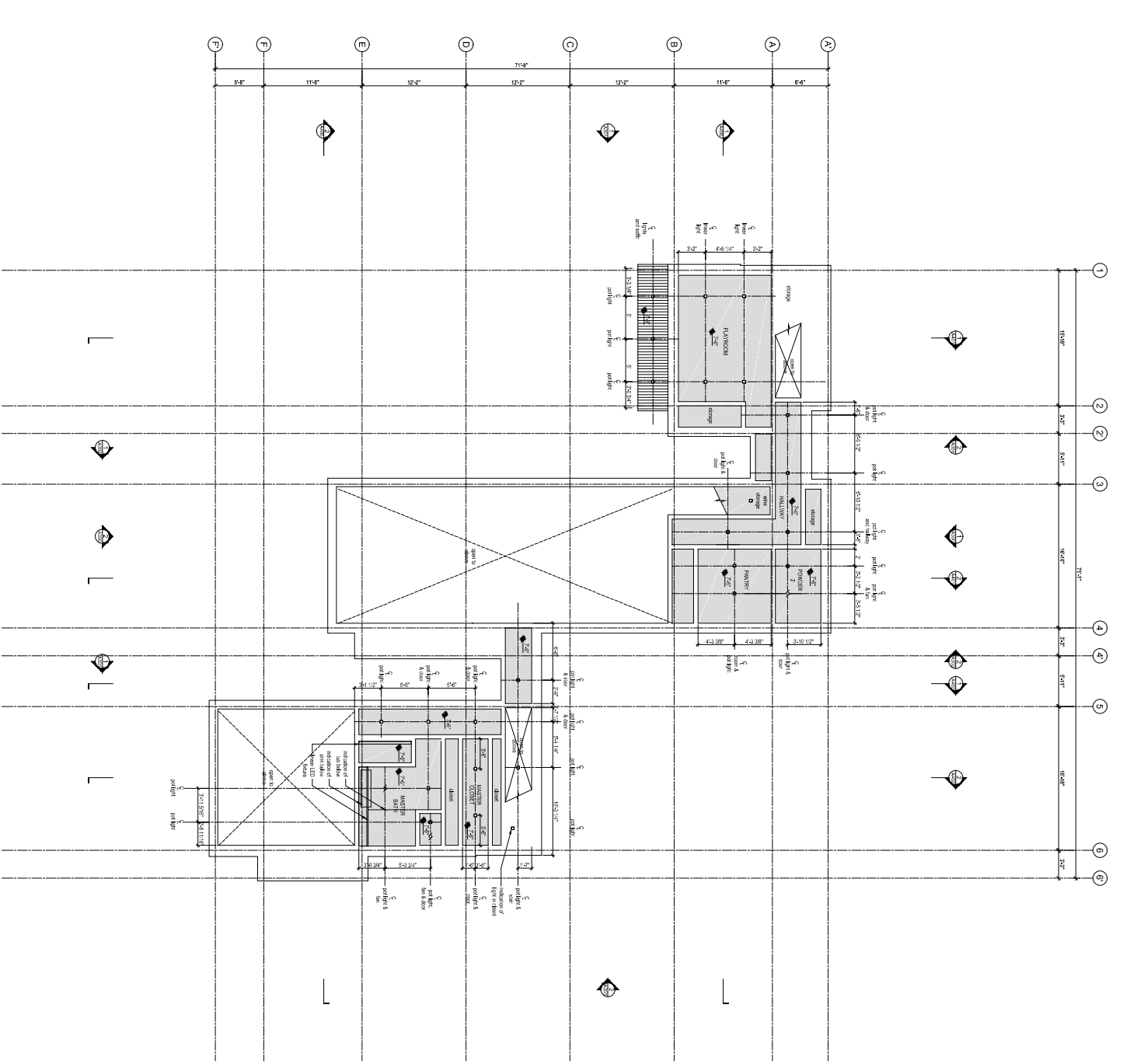
ELECTRICAL NOTES:

- Refer to the EFC Part 109 for the approved equipment for the building.
- All wiring shall be done in accordance with the approved equipment schedule.
- All wiring shall be done in accordance with the approved equipment schedule.
- All wiring shall be done in accordance with the approved equipment schedule.
- All wiring shall be done in accordance with the approved equipment schedule.

NOTES:

- All work shall be done in accordance with the approved equipment schedule.
- All work shall be done in accordance with the approved equipment schedule.
- All work shall be done in accordance with the approved equipment schedule.
- All work shall be done in accordance with the approved equipment schedule.
- All work shall be done in accordance with the approved equipment schedule.

Exhibit A-Building plans



Railroad Ceiling Plan Plaza Level
 Scale: 1/8" = 1'-0"

LEGEND

Symbol	Description	Notes
Ceiling Profile		
Cover Plate		
Lighting		
Recessed LED		
Recessed LED with Acoustic Tiles		
Recessed LED with Linear LED Cove Light		
Recessed LED with Linear LED Cove Light		
MECHANICAL		
MECHANICAL		

ELECTRICAL NOTES:
 1. Refer to the electrical schedule for the ceiling fixtures.
 2. All electrical work shall be done in accordance with the National Electrical Code (NEC) and all applicable local codes.
 3. All electrical work shall be done in accordance with the manufacturer's instructions.
 4. All electrical work shall be done in accordance with the project specifications.
 5. All electrical work shall be done in accordance with the project requirements.
 6. All electrical work shall be done in accordance with the project standards.
 7. All electrical work shall be done in accordance with the project guidelines.
 8. All electrical work shall be done in accordance with the project policies.
 9. All electrical work shall be done in accordance with the project procedures.
 10. All electrical work shall be done in accordance with the project protocols.
 11. All electrical work shall be done in accordance with the project best practices.
 12. All electrical work shall be done in accordance with the project state-of-the-art.
 13. All electrical work shall be done in accordance with the project innovation.
 14. All electrical work shall be done in accordance with the project leadership.
 15. All electrical work shall be done in accordance with the project excellence.

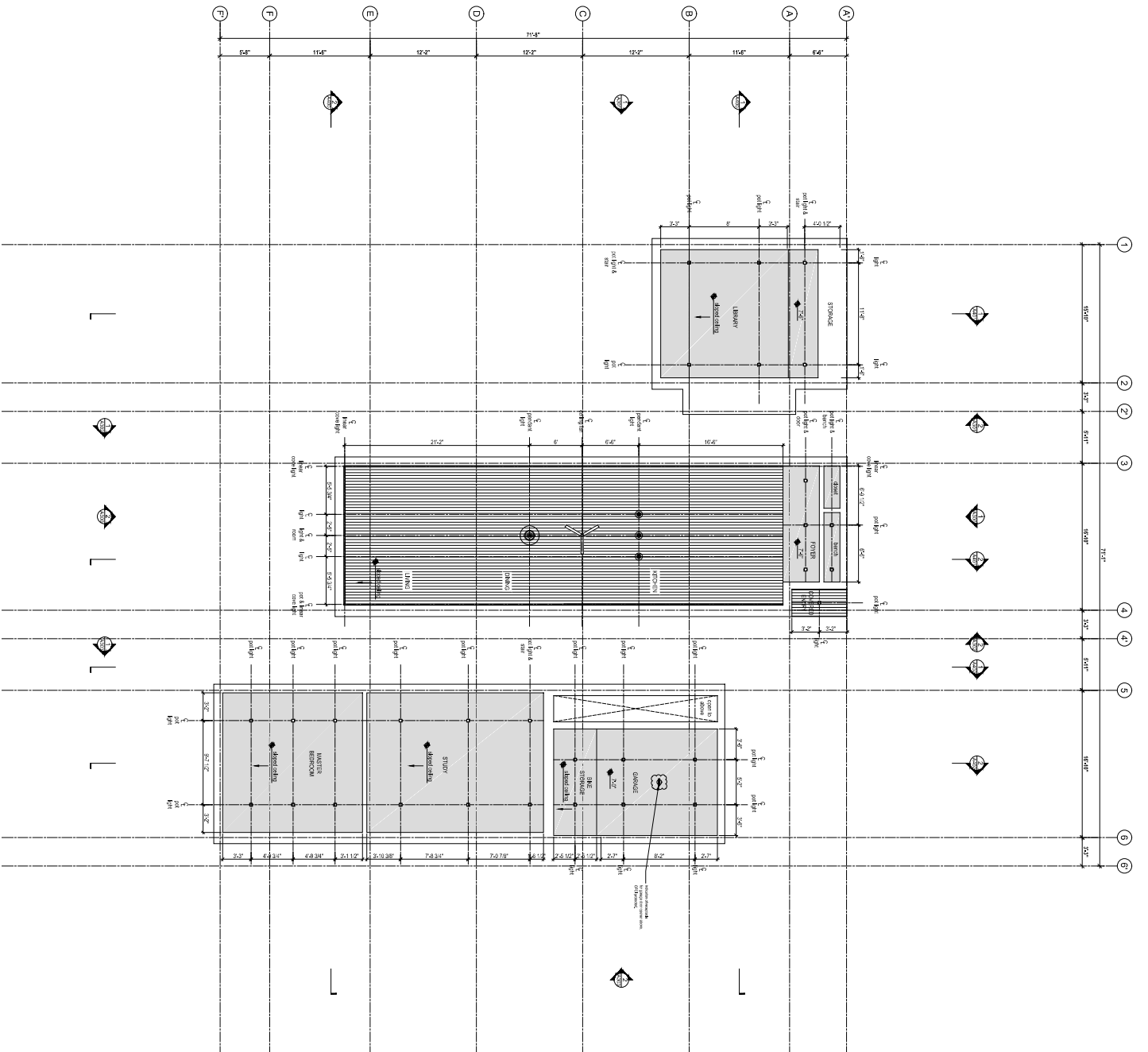
MECHANICAL NOTES:
 1. Refer to the mechanical schedule for the ceiling fixtures.
 2. All mechanical work shall be done in accordance with the manufacturer's instructions.
 3. All mechanical work shall be done in accordance with the project specifications.
 4. All mechanical work shall be done in accordance with the project requirements.
 5. All mechanical work shall be done in accordance with the project standards.
 6. All mechanical work shall be done in accordance with the project guidelines.
 7. All mechanical work shall be done in accordance with the project policies.
 8. All mechanical work shall be done in accordance with the project procedures.
 9. All mechanical work shall be done in accordance with the project protocols.
 10. All mechanical work shall be done in accordance with the project best practices.
 11. All mechanical work shall be done in accordance with the project state-of-the-art.
 12. All mechanical work shall be done in accordance with the project innovation.
 13. All mechanical work shall be done in accordance with the project leadership.
 14. All mechanical work shall be done in accordance with the project excellence.

NOTES:

- Refer to the mechanical schedule for the ceiling fixtures.
- All mechanical work shall be done in accordance with the manufacturer's instructions.
- All mechanical work shall be done in accordance with the project specifications.
- All mechanical work shall be done in accordance with the project requirements.
- All mechanical work shall be done in accordance with the project standards.
- All mechanical work shall be done in accordance with the project guidelines.
- All mechanical work shall be done in accordance with the project policies.
- All mechanical work shall be done in accordance with the project procedures.
- All mechanical work shall be done in accordance with the project protocols.
- All mechanical work shall be done in accordance with the project best practices.
- All mechanical work shall be done in accordance with the project state-of-the-art.
- All mechanical work shall be done in accordance with the project innovation.
- All mechanical work shall be done in accordance with the project leadership.
- All mechanical work shall be done in accordance with the project excellence.

Exhibit A-Building plans

⊕ Railroad Ceiling Plan Entry Level
Scale: 1/8" = 1'-0"



LEGEND

Symbol: Ceiling Fixture
 ◻ Open Area
 ◻ Hallway and Stairway
 - 1/8" = 1'-0"

NOTES:

1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

2. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

3. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

4. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

5. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

6. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

7. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

8. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

9. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

10. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

GENERAL NOTES:

1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

2. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

3. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

4. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

5. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

6. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

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9. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

10. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

NOTES:

1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

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3. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

4. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

5. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

6. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

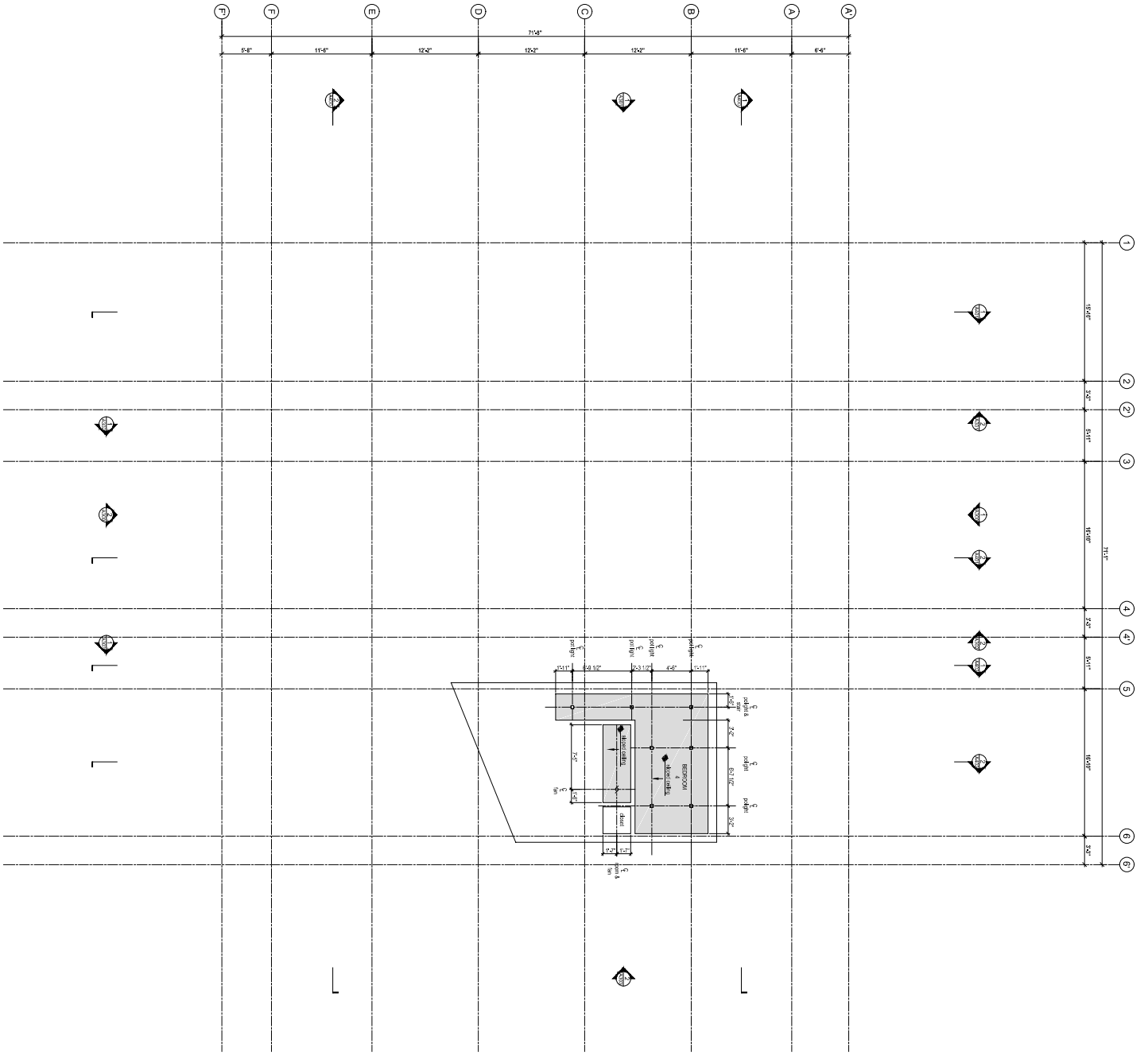
7. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

8. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

9. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

10. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.

Exhibit A-Building plans



LISTED NOTES:
- All fixtures are listed in the manufacturer's listing or on the manufacturer's website.
- All fixtures are listed in the manufacturer's listing or on the manufacturer's website.
- All fixtures are listed in the manufacturer's listing or on the manufacturer's website.

ELECTRICAL NOTES:
- All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
- All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
- All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).

LEGEND

□ Ceiling Finish
□ Ceiling Grid
□ Ceiling Panel

MECHANICAL

□ Exhaust Fan
□ Diffuser

NOTES

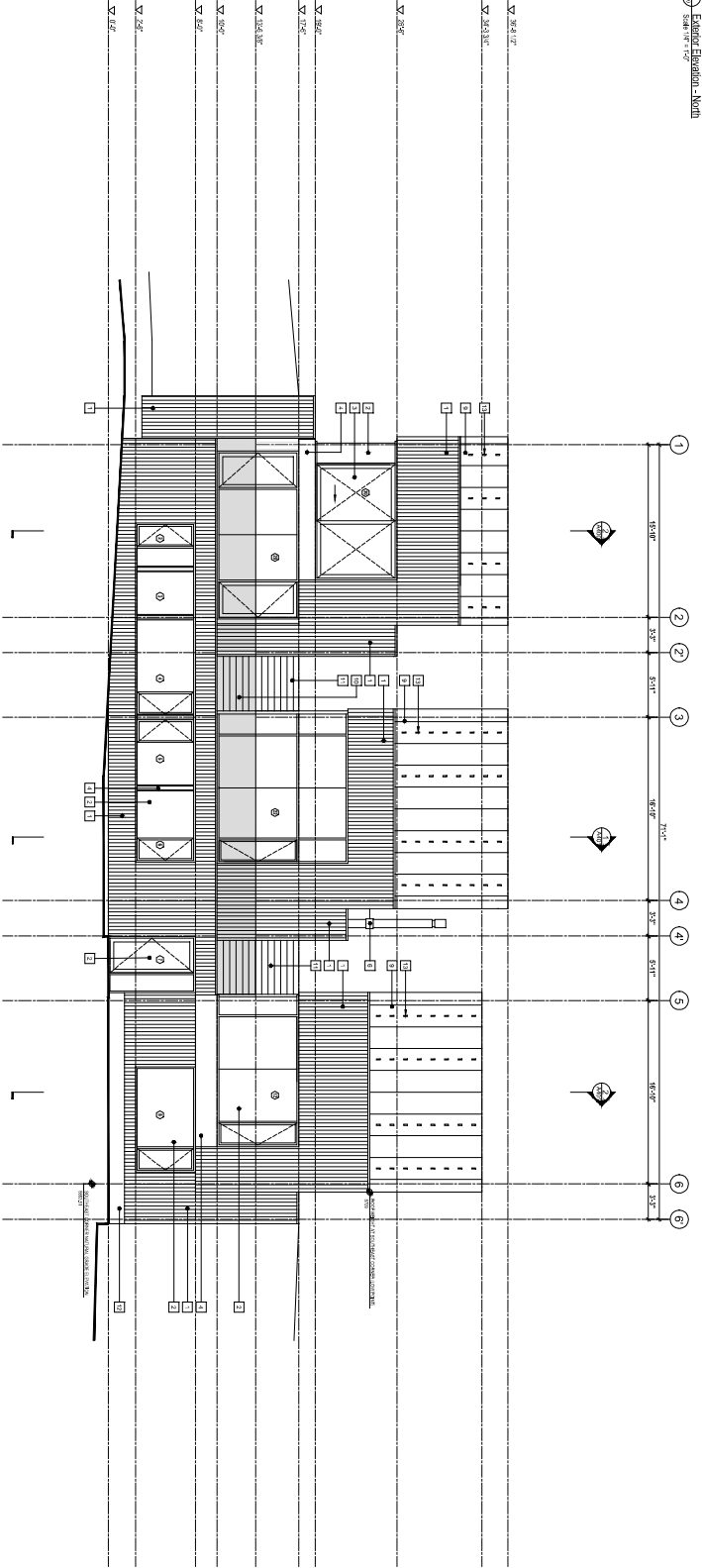
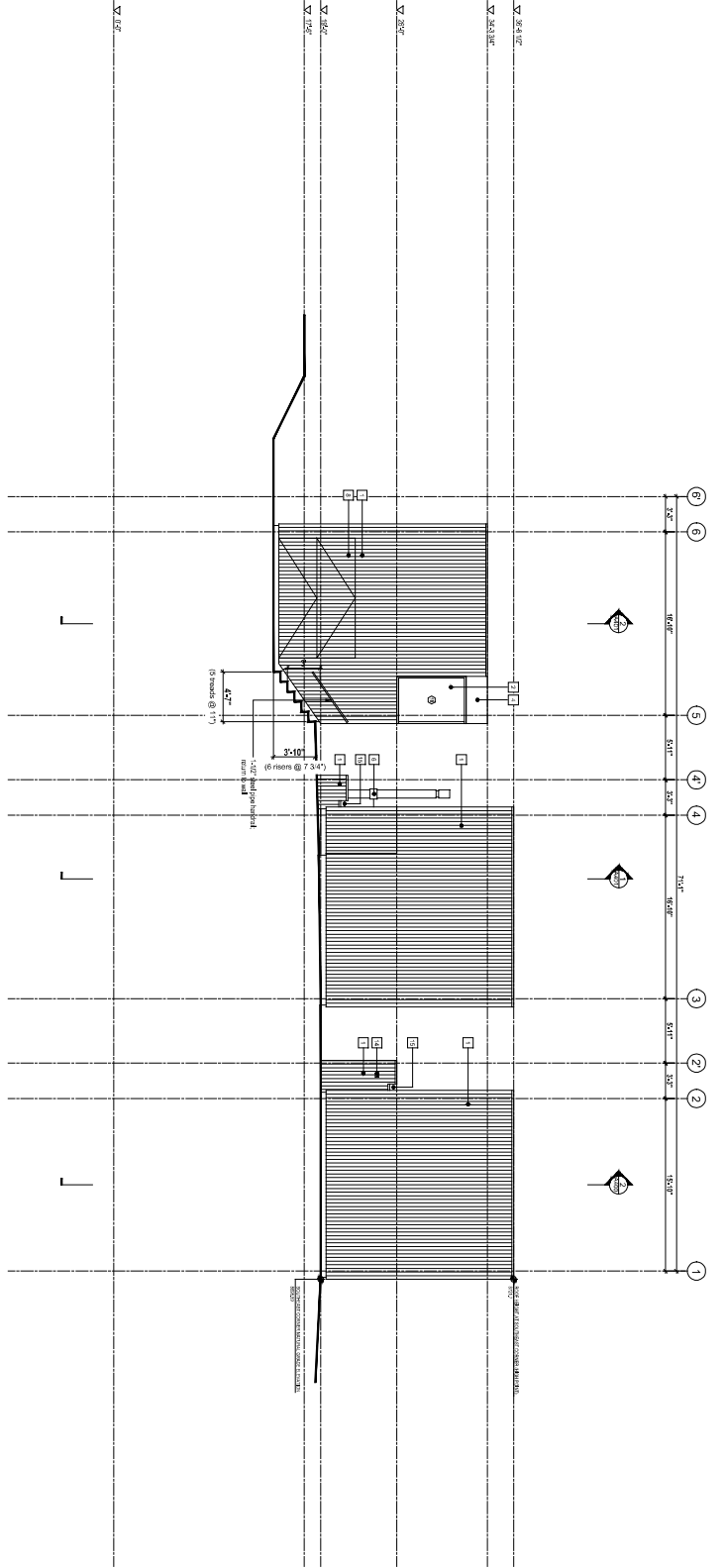
Revit
Railroad
Ceiling Plans
A207

NO.	REVISION	DATE

NOTES:
1. All dimensions are in feet and inches.
2. All dimensions are in feet and inches.
3. All dimensions are in feet and inches.

GENERAL NOTES:
1. All dimensions are in feet and inches.
2. All dimensions are in feet and inches.
3. All dimensions are in feet and inches.

Exhibit A-Building plans



Exterior Elevation - South
Scale: 1/8" = 1'-0"

LEGEND

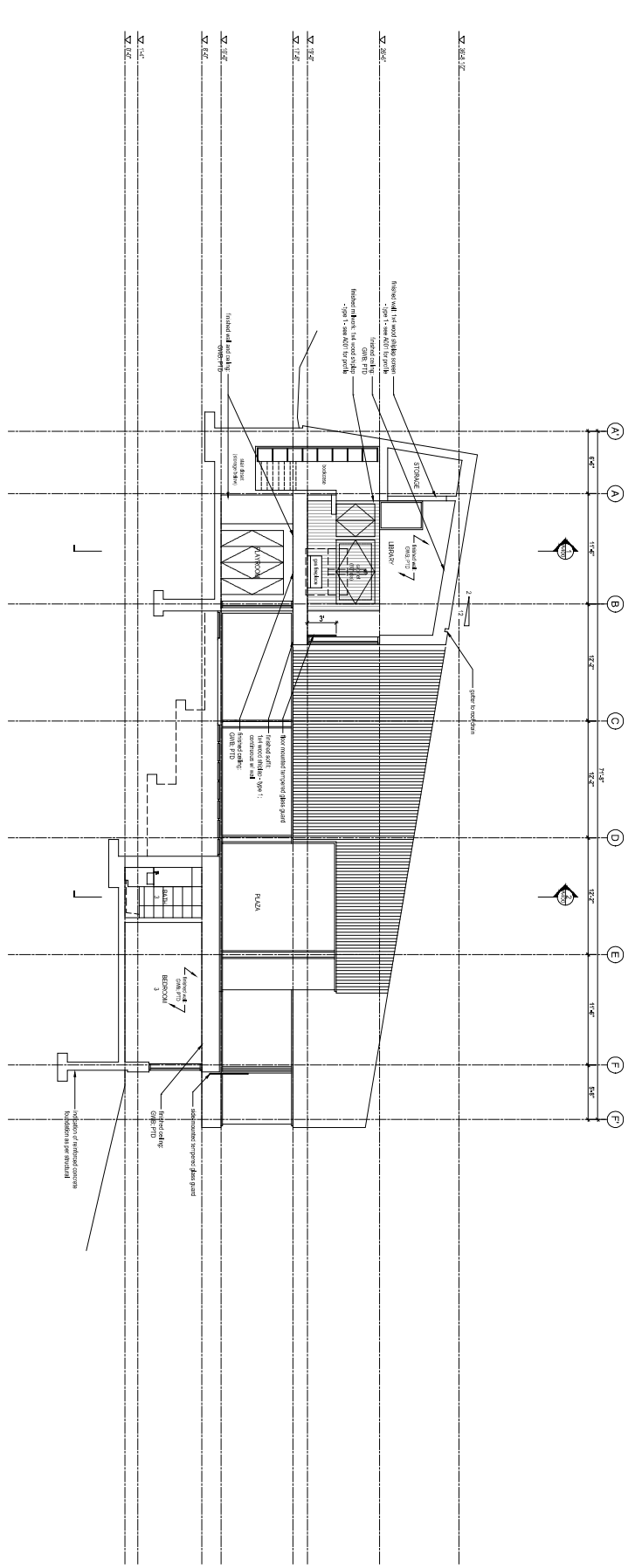
- ☐ 1/4" vertical grained wood siding @ 1/2" 1 x 6 0.01
- ☐ 24" solid yellow wood siding @ 1/2" 1 x 6 0.01
- ☐ 24" solid yellow wood siding @ 1/2" 1 x 6 0.01
- ☐ 24" solid yellow wood siding @ 1/2" 1 x 6 0.01
- ☐ 24" solid yellow wood siding @ 1/2" 1 x 6 0.01
- ☐ 24" solid yellow wood siding @ 1/2" 1 x 6 0.01
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- ☐ 24" solid yellow wood siding @ 1/2" 1 x 6 0.01
- ☐ 24" solid yellow wood siding @ 1/2" 1 x 6 0.01

NOTES

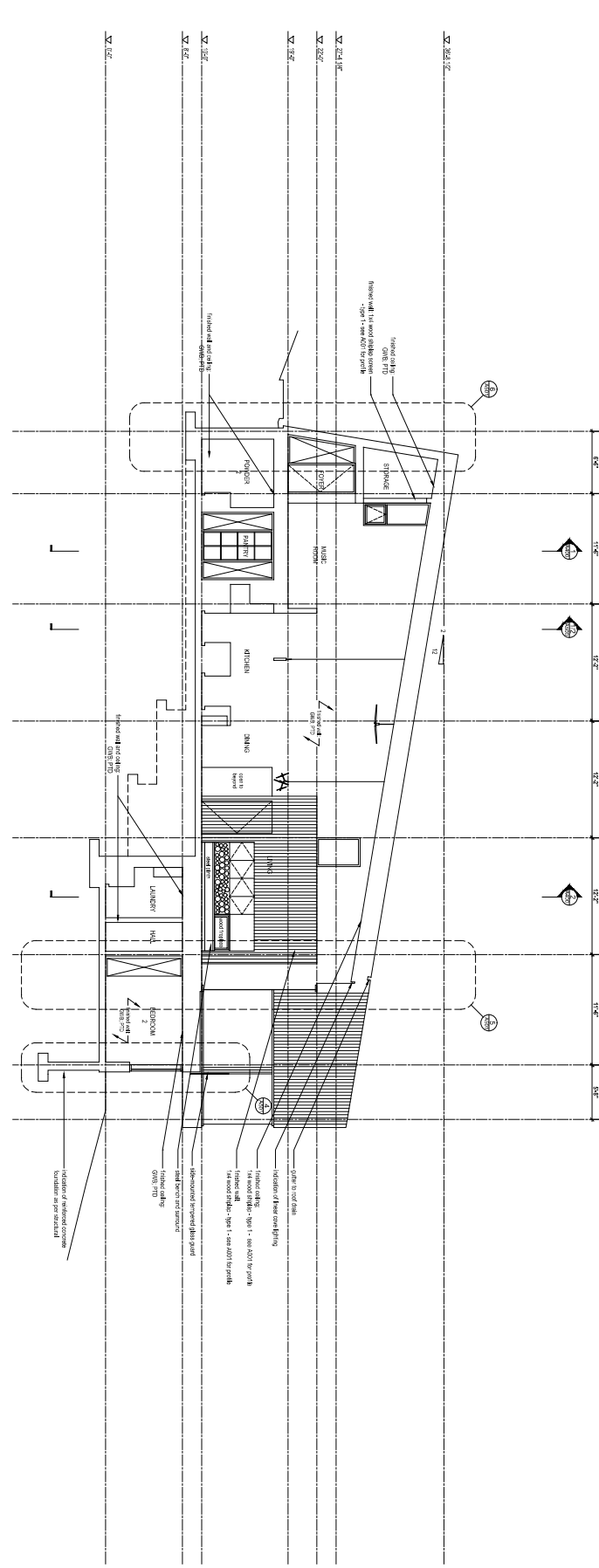
- 1. Refer to 2018 Wisconsin Building Code Schedule for Window Door Details
- 2. Veneer depth through window and/or door frames
- 3. Veneer depth through window and/or door frames
- 4. Veneer depth through window and/or door frames
- 5. Veneer depth through window and/or door frames

HEIGHT RESTRICTION CHART	
Maximum height	30' 0"
Maximum height with height restriction	30' 0"
Maximum height with height restriction (height restriction)	30' 0"
Maximum height with height restriction (height restriction)	30' 0"
Maximum height with height restriction (height restriction)	30' 0"
Maximum height with height restriction (height restriction)	30' 0"

Exhibit A-Building plans



Long Section - Sunroom / Library
Scale: 1/8" = 1'-0"



Long Section - Living Pavilion
Scale: 1/8" = 1'-0"

NOTES:

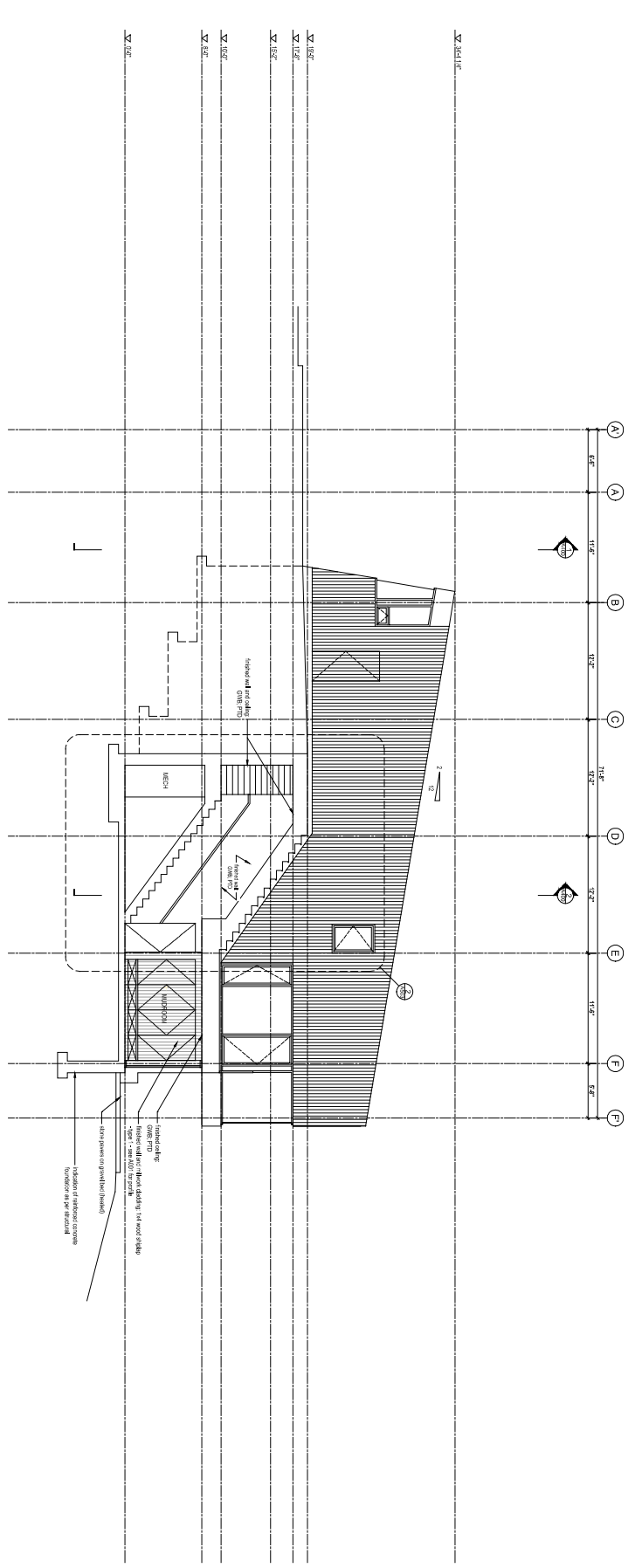
1. REFER TO ALL DRAWINGS FOR DIMENSIONS.
2. REFER TO ALL DRAWINGS FOR MATERIALS.
3. REFER TO ALL DRAWINGS FOR FINISHES.
4. REFER TO ALL DRAWINGS FOR FIXTURES AND EQUIPMENT.
5. REFER TO ALL DRAWINGS FOR MECHANICAL AND ELECTRICAL.
6. REFER TO ALL DRAWINGS FOR STRUCTURAL.

REVISIONS:

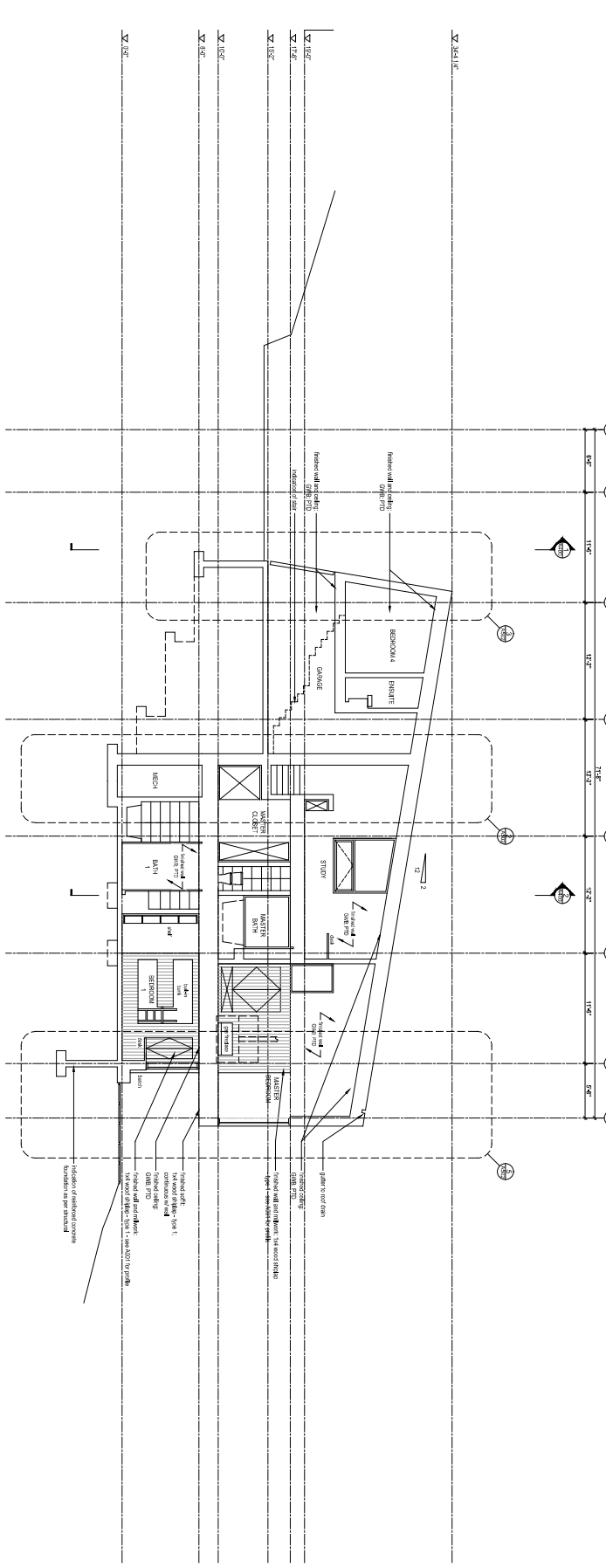
NO.	DATE	DESCRIPTION
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2	10/20/2020	REVISED PER COMMENTS
3	11/05/2020	REVISED PER COMMENTS
4	11/15/2020	REVISED PER COMMENTS
5	12/01/2020	REVISED PER COMMENTS
6	12/15/2020	REVISED PER COMMENTS
7	01/05/2021	REVISED PER COMMENTS
8	01/15/2021	REVISED PER COMMENTS
9	02/01/2021	REVISED PER COMMENTS
10	02/15/2021	REVISED PER COMMENTS
11	03/01/2021	REVISED PER COMMENTS
12	03/15/2021	REVISED PER COMMENTS
13	04/01/2021	REVISED PER COMMENTS
14	04/15/2021	REVISED PER COMMENTS
15	05/01/2021	REVISED PER COMMENTS
16	05/15/2021	REVISED PER COMMENTS
17	06/01/2021	REVISED PER COMMENTS
18	06/15/2021	REVISED PER COMMENTS
19	07/01/2021	REVISED PER COMMENTS
20	07/15/2021	REVISED PER COMMENTS
21	08/01/2021	REVISED PER COMMENTS
22	08/15/2021	REVISED PER COMMENTS
23	09/01/2021	REVISED PER COMMENTS
24	09/15/2021	REVISED PER COMMENTS
25	10/01/2021	REVISED PER COMMENTS
26	10/15/2021	REVISED PER COMMENTS
27	11/01/2021	REVISED PER COMMENTS
28	11/15/2021	REVISED PER COMMENTS
29	12/01/2021	REVISED PER COMMENTS
30	12/15/2021	REVISED PER COMMENTS

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Exhibit A-Building plans



Long Section - Without Stair
Scale: 1/8" = 1'-0"



Long Section - Master Bedroom
Scale: 1/8" = 1'-0"

NOTES:

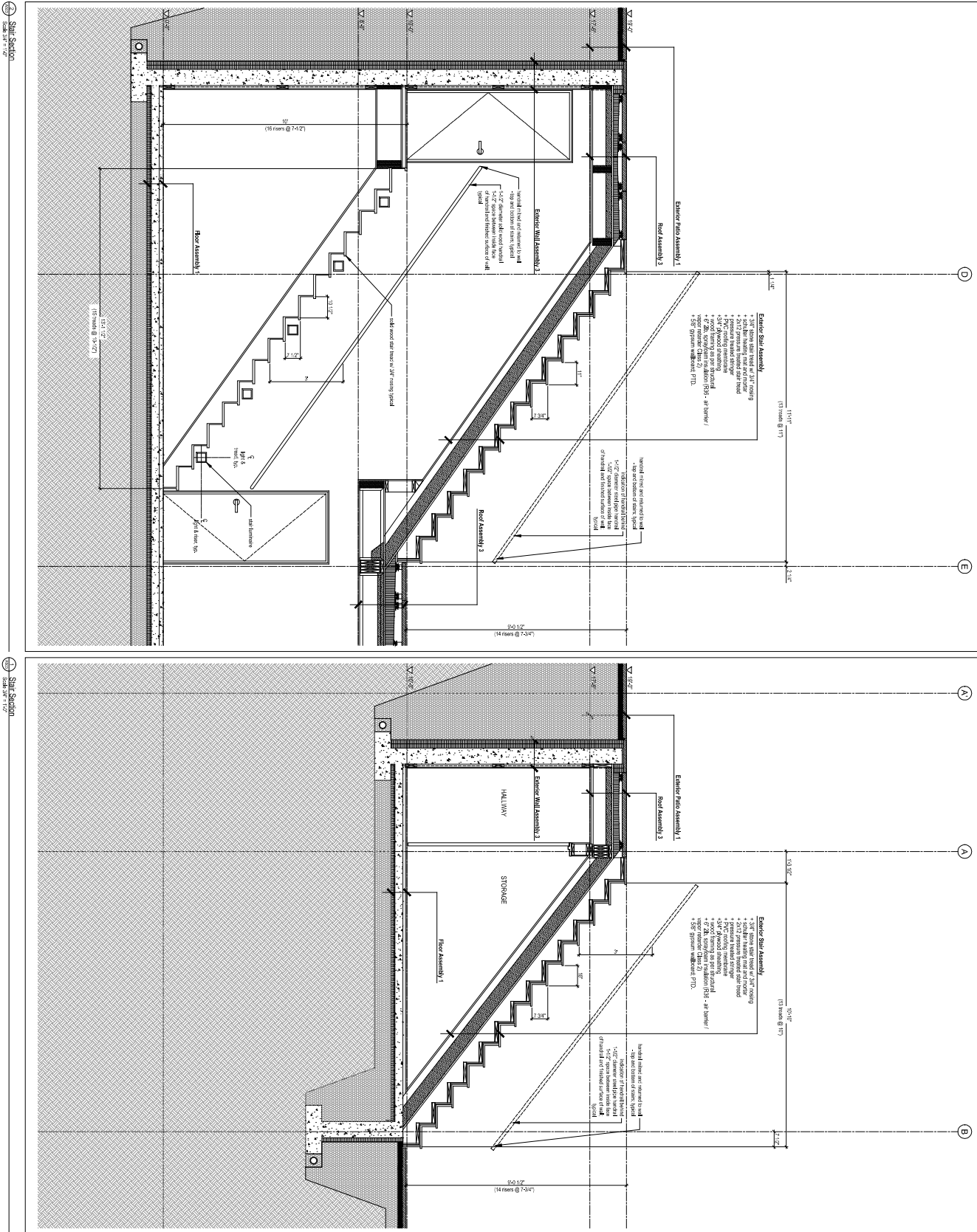
1. SEE PLAN FOR DIMENSIONS.
2. SEE PLAN FOR DIMENSIONS.
3. SEE PLAN FOR DIMENSIONS.
4. SEE PLAN FOR DIMENSIONS.
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6. SEE PLAN FOR DIMENSIONS.
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12. SEE PLAN FOR DIMENSIONS.
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16. SEE PLAN FOR DIMENSIONS.
17. SEE PLAN FOR DIMENSIONS.
18. SEE PLAN FOR DIMENSIONS.
19. SEE PLAN FOR DIMENSIONS.
20. SEE PLAN FOR DIMENSIONS.

Building Sections

AA02

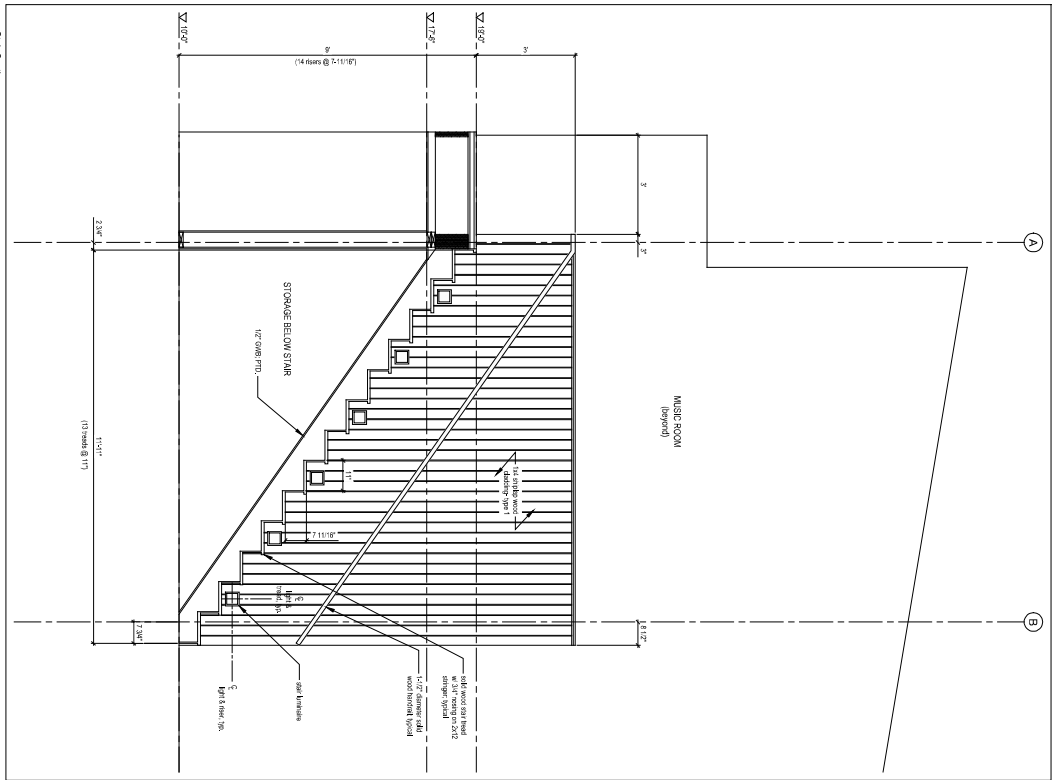
Page 28 of 122

Exhibit A-Building plans

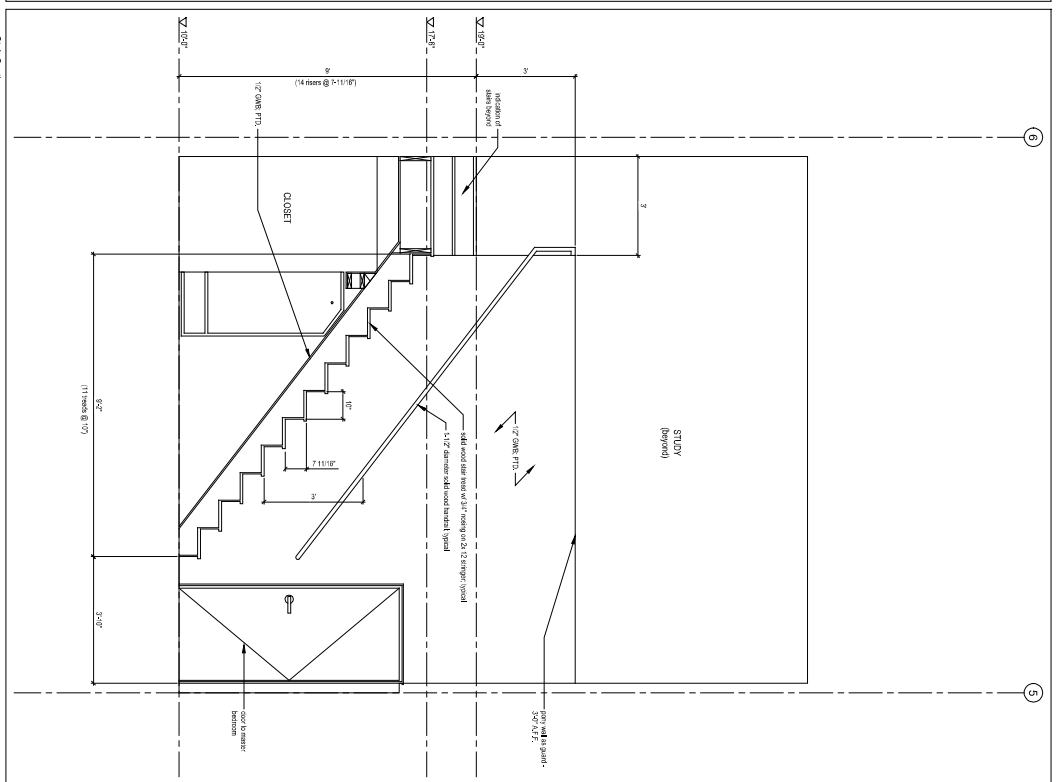


Assembly	Description	Notes
Roof Assembly 1	1. 1/2" concrete on 2" steel deck 2. 1/2" gypsum board 3. 1/2" gypsum board 4. 1/2" gypsum board	
Roof Assembly 2	1. 1/2" concrete on 2" steel deck 2. 1/2" gypsum board 3. 1/2" gypsum board 4. 1/2" gypsum board	
Exterior Wall Assembly 1	1. 1/2" concrete on 2" steel deck 2. 1/2" gypsum board 3. 1/2" gypsum board 4. 1/2" gypsum board	
Exterior Wall Assembly 2	1. 1/2" concrete on 2" steel deck 2. 1/2" gypsum board 3. 1/2" gypsum board 4. 1/2" gypsum board	
Exterior Wall Assembly 3	1. 1/2" concrete on 2" steel deck 2. 1/2" gypsum board 3. 1/2" gypsum board 4. 1/2" gypsum board	
Floor Assembly 1	1. 1/2" concrete on 2" steel deck 2. 1/2" gypsum board 3. 1/2" gypsum board 4. 1/2" gypsum board	

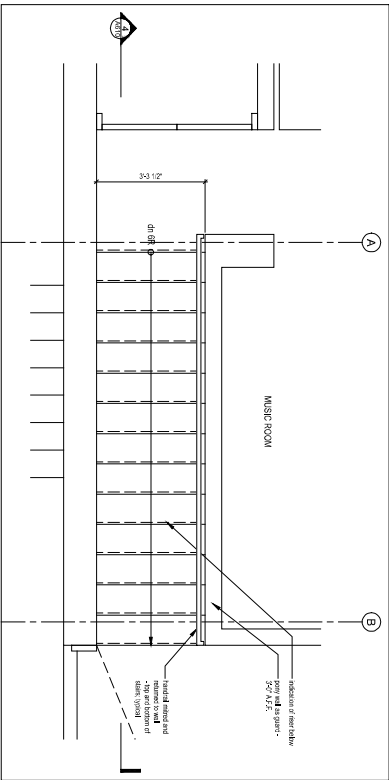
Exhibit A-Building plans



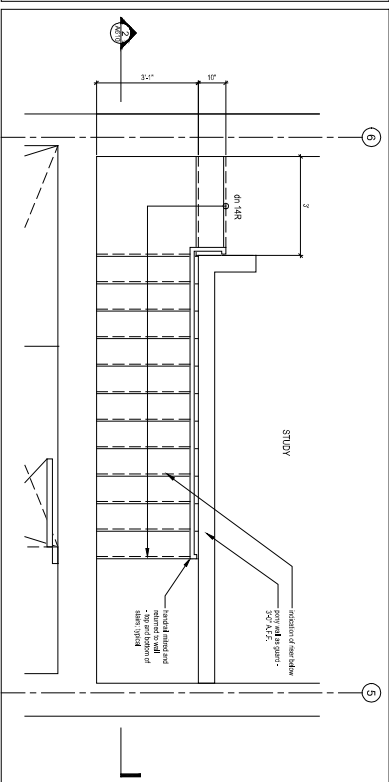
Stair Section
Scale: 1/4" = 1'-0"



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



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



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

REVISIONS

NO.	DATE	DESCRIPTION

NOTES

1. GENERAL REFERENCE TO THE SET OF PLANS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF THE PHILIPPINES AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
4. ALL FINISHES ARE AS SHOWN ON THE FINISH SCHEDULE.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. ALL UTILITIES SHALL BE INSTALLED AND TESTED PRIOR TO THE START OF FINISH WORK.
8. ALL STRUCTURAL WORK SHALL BE COMPLETED PRIOR TO THE START OF FINISH WORK.
9. ALL ELECTRICAL AND MECHANICAL WORK SHALL BE COMPLETED PRIOR TO THE START OF FINISH WORK.
10. ALL PAINTING SHALL BE COMPLETED PRIOR TO THE START OF FINISH WORK.

LEGEND

SYMBOL	DESCRIPTION

SCALE

1/4" = 1'-0"

PROJECT INFORMATION

PROJECT: **AS/10**

DATE: **2024-10-27**

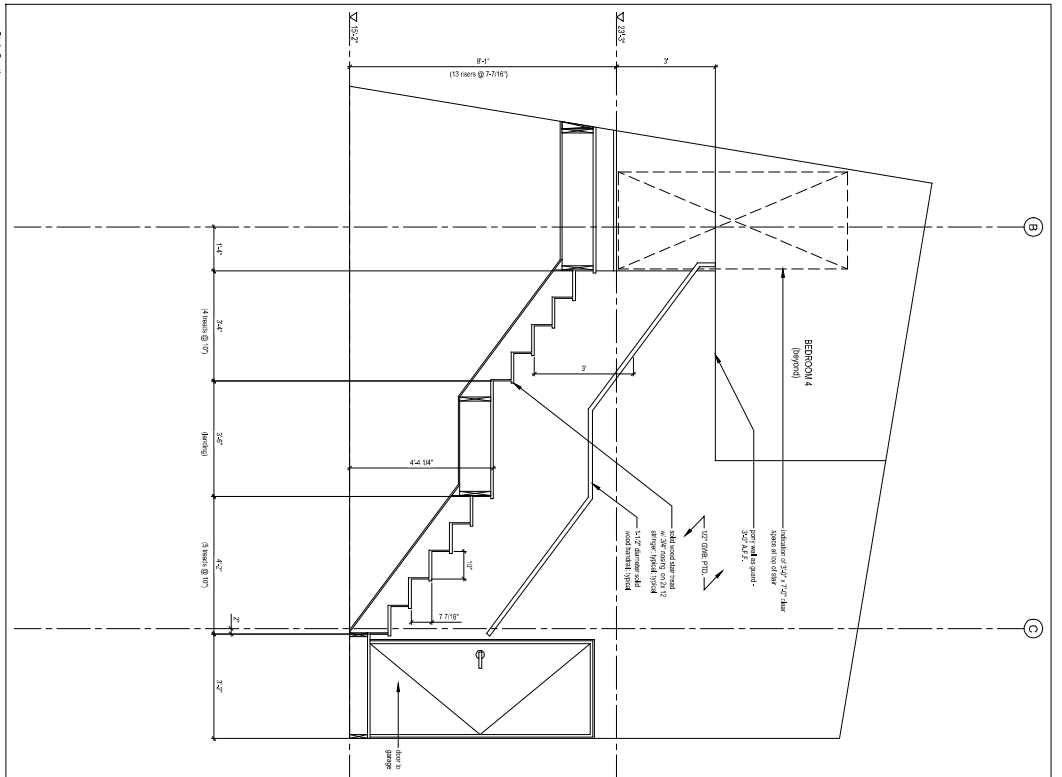
DRAWN BY: **AS/10**

CHECKED BY: **AS/10**

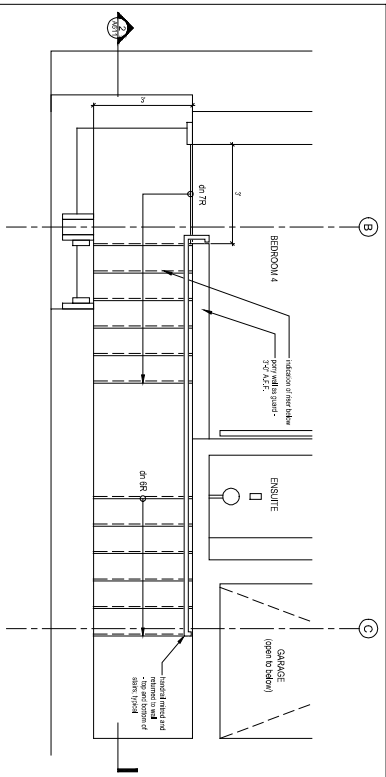
AS/10

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Exhibit A-Building plans



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



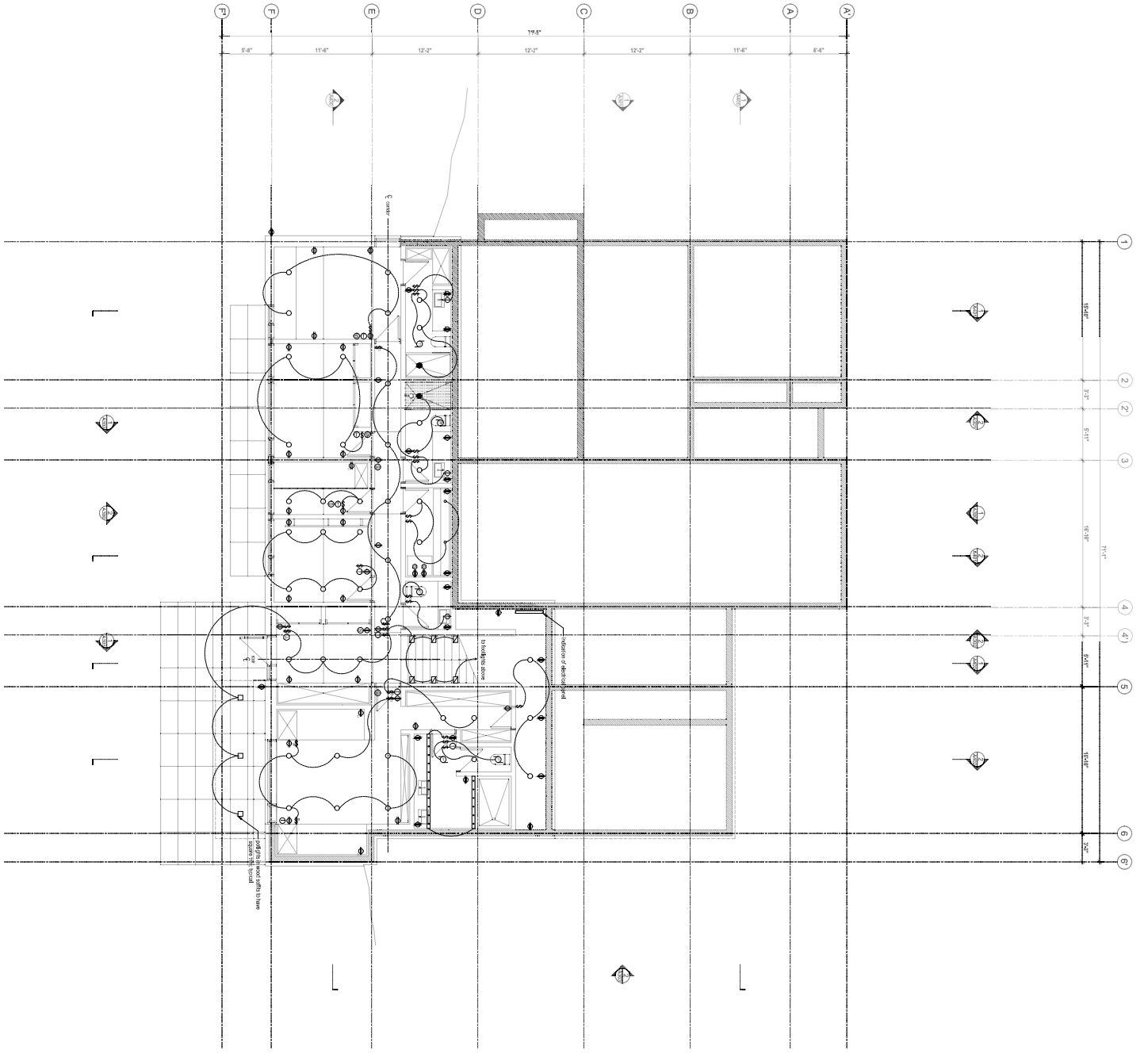
Bedroom Section @ Stair to Study
Scale: 1/4" = 1'-0"

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NOTES:
 1. REFER TO ALL DRAWINGS FOR NOTES AND SPECIFICATIONS.
 2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 3. FINISHES ARE AS NOTED OR AS SHOWN ON THE DRAWINGS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE AUTHORITY.
 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 8. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
 12. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE AUTHORITY.
 15. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 16. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 18. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
 20. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

SERIES:
 A671

Exhibit A-Building plans



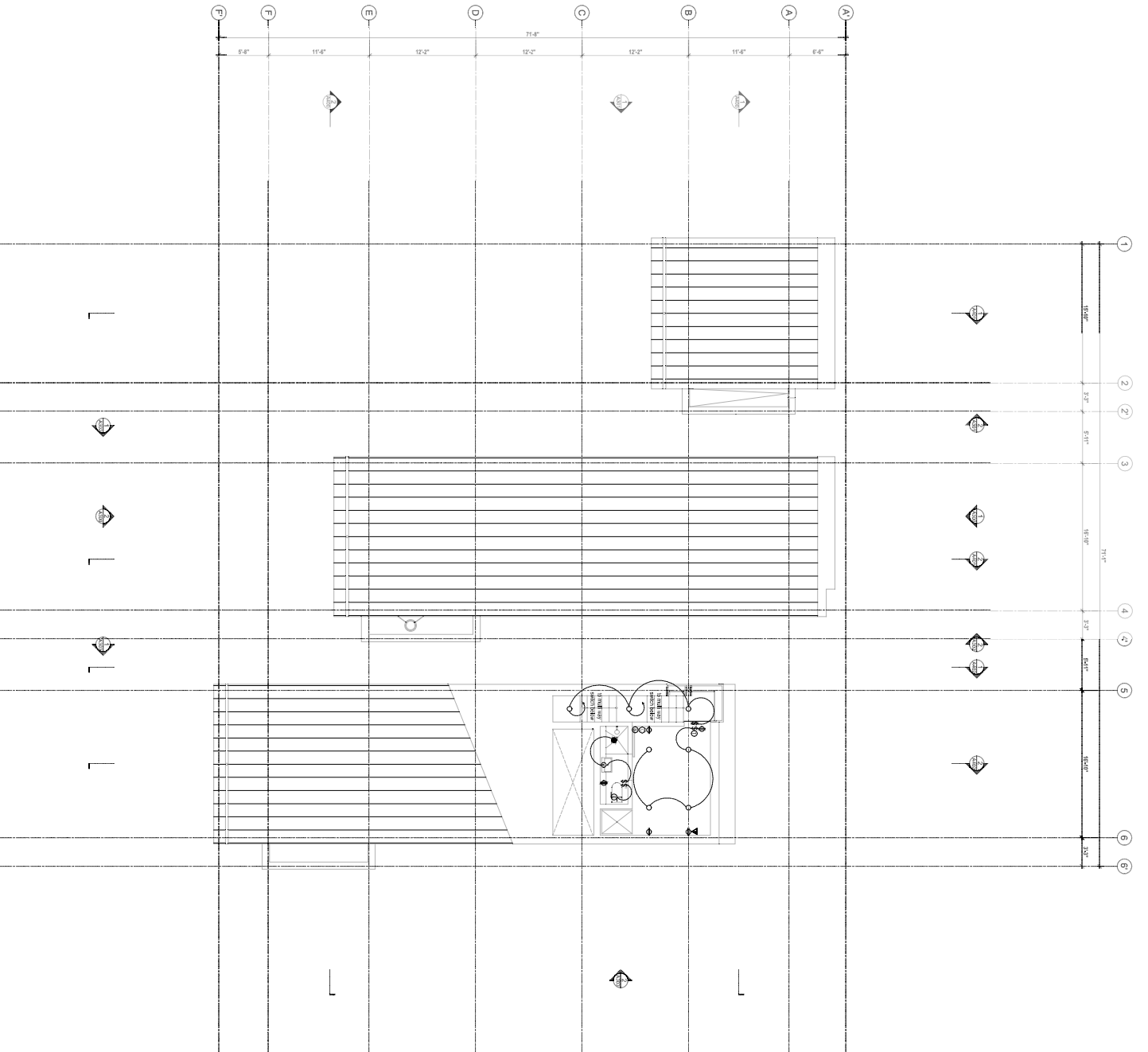
ELECTRIC LEGEND:

- 120V single phase
- 240V single phase
- 3-phase
- 4-wire
- 3-wire
- 2-wire
- 1-wire
- 0-wire
- 1-wire
- 2-wire
- 3-wire
- 4-wire
- 5-wire
- 6-wire
- 7-wire
- 8-wire
- 9-wire
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- 91-wire
- 92-wire
- 93-wire
- 94-wire
- 95-wire
- 96-wire
- 97-wire
- 98-wire
- 99-wire
- 100-wire

ELECTRICAL NOTES:

1. All electrical work shall conform to the National Electrical Code (NEC) and all applicable local codes and regulations.
2. All electrical work shall be done in accordance with the approved drawings and specifications.
3. All electrical work shall be done in accordance with the approved drawings and specifications.
4. All electrical work shall be done in accordance with the approved drawings and specifications.
5. All electrical work shall be done in accordance with the approved drawings and specifications.
6. All electrical work shall be done in accordance with the approved drawings and specifications.
7. All electrical work shall be done in accordance with the approved drawings and specifications.
8. All electrical work shall be done in accordance with the approved drawings and specifications.
9. All electrical work shall be done in accordance with the approved drawings and specifications.
10. All electrical work shall be done in accordance with the approved drawings and specifications.

Exhibit A-Building plans



- ELECTRICAL LEGEND**
- 20A outlet (15 amp)
 - 20A outlet (20 amp)
 - 20A outlet (25 amp)
 - 20A outlet (30 amp)
 - 20A outlet (35 amp)
 - 20A outlet (40 amp)
 - 20A outlet (45 amp)
 - 20A outlet (50 amp)
 - 20A outlet (55 amp)
 - 20A outlet (60 amp)
 - 20A outlet (65 amp)
 - 20A outlet (70 amp)
 - 20A outlet (75 amp)
 - 20A outlet (80 amp)
 - 20A outlet (85 amp)
 - 20A outlet (90 amp)
 - 20A outlet (95 amp)
 - 20A outlet (100 amp)
 - 20A outlet (105 amp)
 - 20A outlet (110 amp)
 - 20A outlet (115 amp)
 - 20A outlet (120 amp)
 - 20A outlet (125 amp)
 - 20A outlet (130 amp)
 - 20A outlet (135 amp)
 - 20A outlet (140 amp)
 - 20A outlet (145 amp)
 - 20A outlet (150 amp)
 - 20A outlet (155 amp)
 - 20A outlet (160 amp)
 - 20A outlet (165 amp)
 - 20A outlet (170 amp)
 - 20A outlet (175 amp)
 - 20A outlet (180 amp)
 - 20A outlet (185 amp)
 - 20A outlet (190 amp)
 - 20A outlet (195 amp)
 - 20A outlet (200 amp)

ELECTRICAL NOTES

1. All electrical work shall be done in accordance with the National Electrical Code (NEC), 2017 Edition, and all applicable local codes and regulations.
2. All electrical work shall be done in accordance with the manufacturer's instructions for all equipment and materials used.
3. All electrical work shall be done in accordance with the applicable safety rules and regulations.
4. All electrical work shall be done in accordance with the applicable fire and life safety codes and regulations.
5. All electrical work shall be done in accordance with the applicable environmental codes and regulations.
6. All electrical work shall be done in accordance with the applicable accessibility codes and regulations.
7. All electrical work shall be done in accordance with the applicable energy codes and regulations.
8. All electrical work shall be done in accordance with the applicable sustainability codes and regulations.
9. All electrical work shall be done in accordance with the applicable security codes and regulations.
10. All electrical work shall be done in accordance with the applicable disaster recovery codes and regulations.
11. All electrical work shall be done in accordance with the applicable business continuity codes and regulations.
12. All electrical work shall be done in accordance with the applicable risk management codes and regulations.
13. All electrical work shall be done in accordance with the applicable compliance codes and regulations.
14. All electrical work shall be done in accordance with the applicable governance codes and regulations.
15. All electrical work shall be done in accordance with the applicable performance codes and regulations.
16. All electrical work shall be done in accordance with the applicable innovation codes and regulations.
17. All electrical work shall be done in accordance with the applicable leadership codes and regulations.
18. All electrical work shall be done in accordance with the applicable culture codes and regulations.
19. All electrical work shall be done in accordance with the applicable change codes and regulations.
20. All electrical work shall be done in accordance with the applicable communication codes and regulations.
21. All electrical work shall be done in accordance with the applicable collaboration codes and regulations.
22. All electrical work shall be done in accordance with the applicable conflict resolution codes and regulations.
23. All electrical work shall be done in accordance with the applicable decision making codes and regulations.
24. All electrical work shall be done in accordance with the applicable problem solving codes and regulations.
25. All electrical work shall be done in accordance with the applicable critical thinking codes and regulations.
26. All electrical work shall be done in accordance with the applicable creative thinking codes and regulations.
27. All electrical work shall be done in accordance with the applicable strategic thinking codes and regulations.
28. All electrical work shall be done in accordance with the applicable systems thinking codes and regulations.
29. All electrical work shall be done in accordance with the applicable design thinking codes and regulations.
30. All electrical work shall be done in accordance with the applicable business thinking codes and regulations.

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Electrical Plans

A803

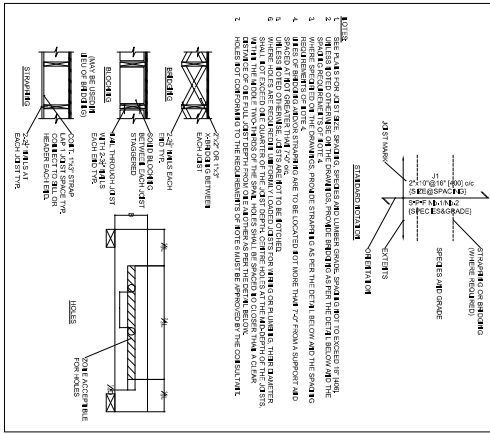
NOTES

GENERAL NOTES

1. All electrical work shall be done in accordance with the applicable codes and regulations.
2. All electrical work shall be done in accordance with the applicable safety rules and regulations.
3. All electrical work shall be done in accordance with the applicable fire and life safety codes and regulations.
4. All electrical work shall be done in accordance with the applicable environmental codes and regulations.
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18. All electrical work shall be done in accordance with the applicable change codes and regulations.
19. All electrical work shall be done in accordance with the applicable communication codes and regulations.
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21. All electrical work shall be done in accordance with the applicable conflict resolution codes and regulations.
22. All electrical work shall be done in accordance with the applicable decision making codes and regulations.
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27. All electrical work shall be done in accordance with the applicable systems thinking codes and regulations.
28. All electrical work shall be done in accordance with the applicable design thinking codes and regulations.
29. All electrical work shall be done in accordance with the applicable business thinking codes and regulations.

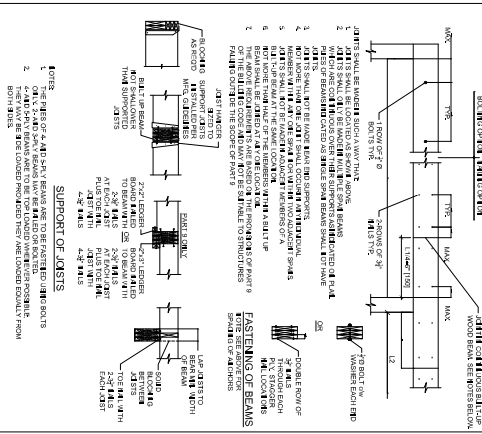
WOOD FRAMING FOR FLOORS (1 OF 2)

0601



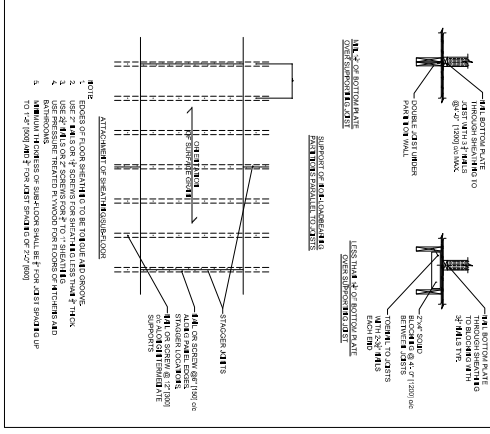
BUILT-UP WOOD BEAMS

0604



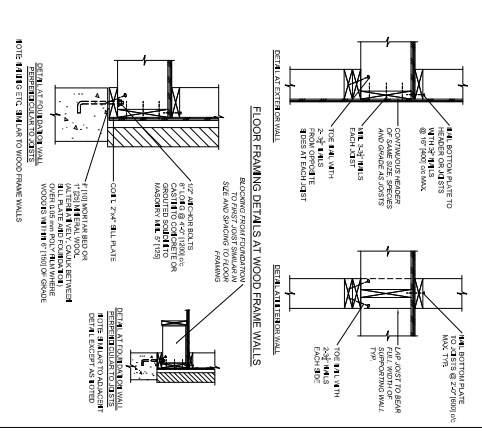
WOOD FRAMING FOR FLOORS (2 OF 2)

0602



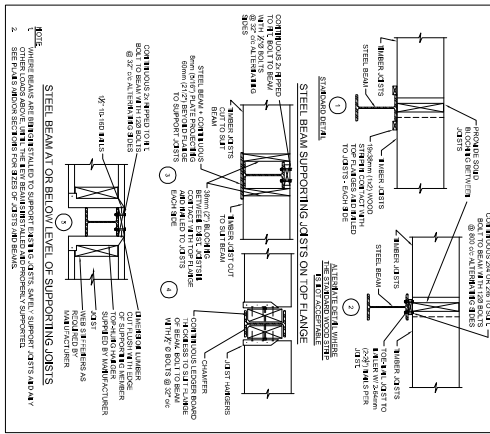
FLOOR FRAMING AT WALLS

0605



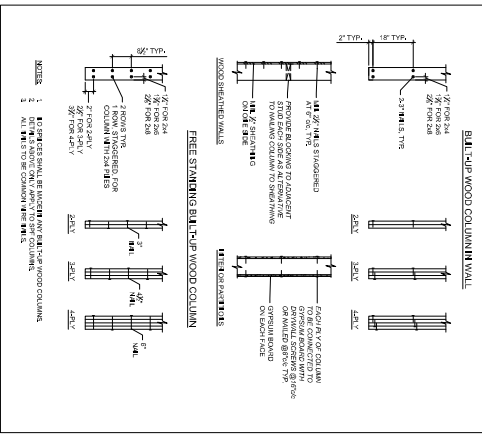
STEEL BEAMS SUPPORTING WOOD JOISTS

0603



BUILT-UP WOOD COLUMN WALL

0610



NOTE: THE SHOWER AND TUB NOT BE EXPOSED TO WATER. THE CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL ELECTRICAL AND MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

SUTTMAYR
 500 S. 1000 WEST
 SUITE 1000
 SALT LAKE CITY, UT 84119

NO.	DATE	DESCRIPTION
1	10/15/20	ISSUED FOR PERMIT
2	10/15/20	ISSUED FOR CONSTRUCTION
3	10/15/20	ISSUED FOR CONSTRUCTION

Project Name: **KIMMELMAN MAY RESIDENCE SUMMIT POWDER MOUNTAIN**

Address: **EDEN, UTAH**

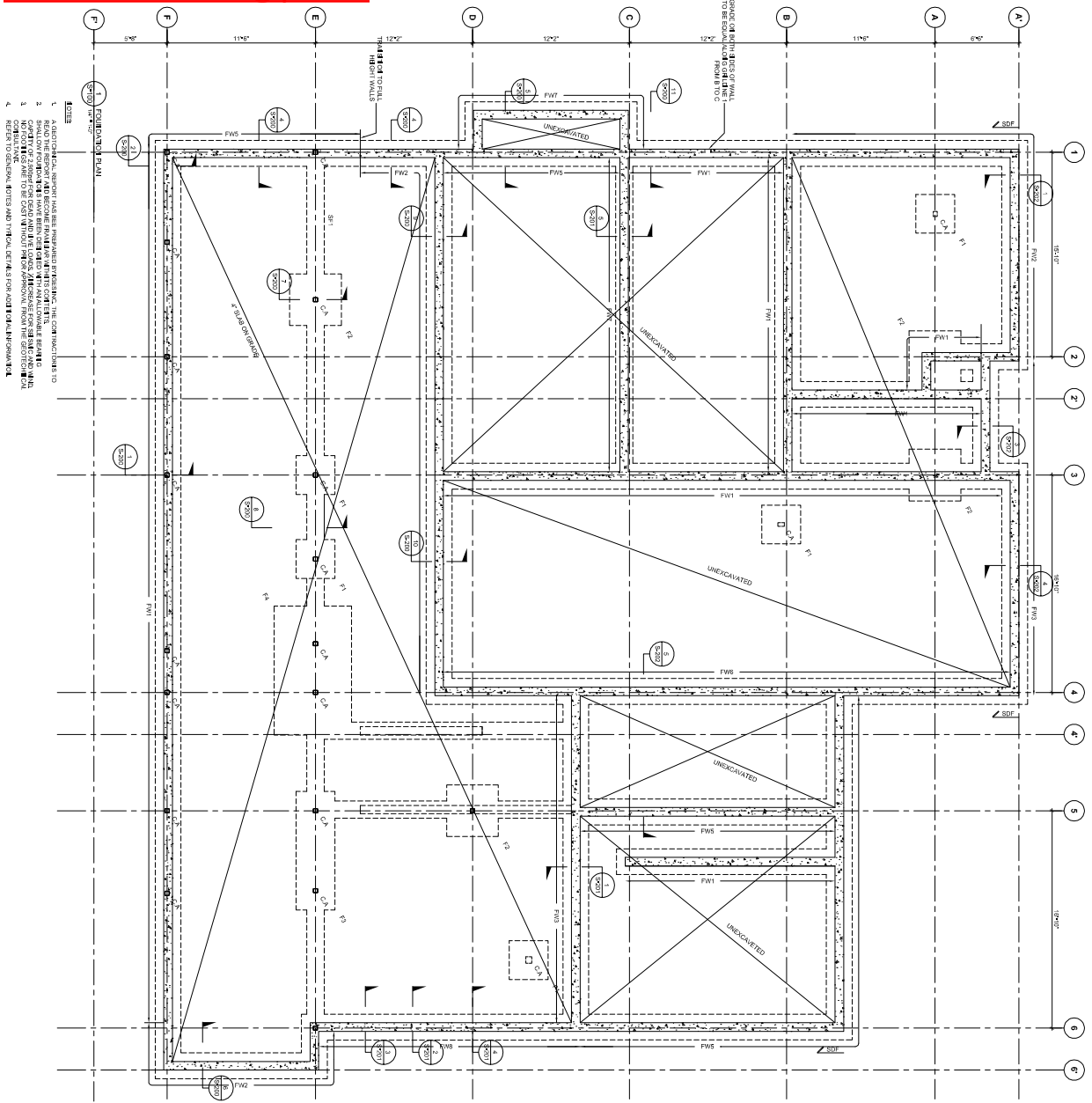
Client: **BLISSMANE EXT CONSULTANTS**

Scale: **AS NOTED**

Sheet: **S-004**

Notes: **CONTINUED**

Exhibit A-Building plans



WALLER MARK	WALLER DESCRIPTION	REMARKS
F1	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F2	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F3	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F4	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F5	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F6	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F7	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F8	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F9	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F10	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F11	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F12	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F13	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F14	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11
F15	F' CONCRETE FOUNDATION WALL	4" F' CONCRETE FOUNDATION WALL. 11/11 11/11 11/11 11/11

- NOTES**
1. FOUNDATION WALLS SHALL BE CONSTRUCTED TO THE FINISH SURFACE OF WALLS.
 2. ABOVE GRADE WALLS SHALL BE CONSTRUCTED TO THE FINISH SURFACE OF WALLS.
 3. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED TO THE FINISH SURFACE OF WALLS.
 4. AT ALL TIMES THE FOUNDATION WALLS SHALL BE CONSTRUCTED TO THE FINISH SURFACE OF WALLS.

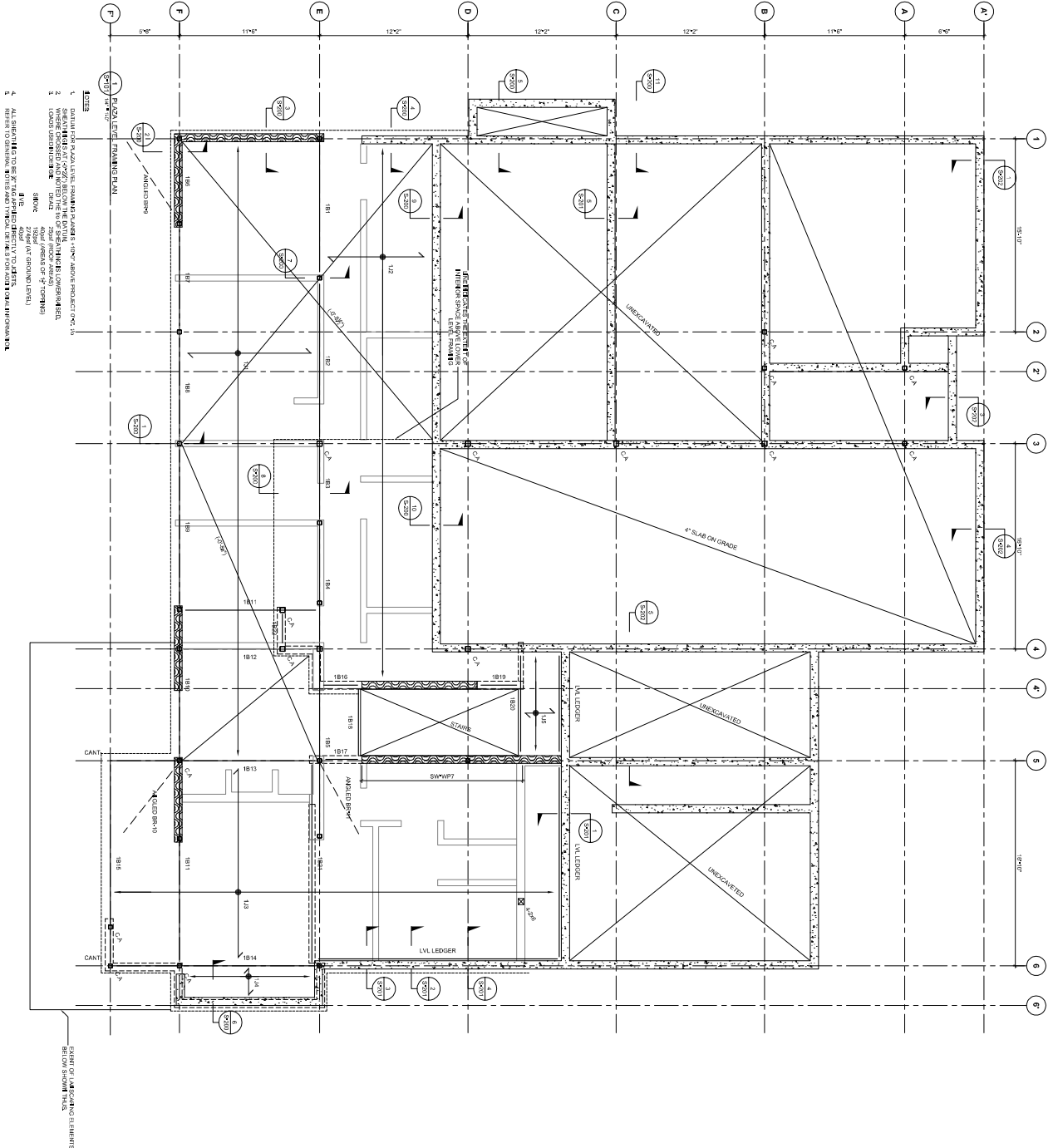


NOTE
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SUTTAWAY
 1014 14th Street S.W.
 Calgary, Alberta T2P 1C4
 Canada
 Tel: 403.263.8888
 Fax: 403.263.8889
 Email: info@suttaway.com

Project Name		KIMMELMAN
Address		MAY
Address		RESIDENCE
Address		EDEN, UTAH
Address		SUMMIT POWDER
Address		MOUNTAIN
Address		FOUNDATION
Address		PLANS
Address		S-100

Exhibit A-Building plans



MEMBER MARK	MEMBER DESCRIPTION	REMARKS
1W1	1 1/2" x 6" x 8" WINDOW @ 12'-0"	
1W2	1 1/2" x 6" x 8" WINDOW @ 12'-0"	
1W3	1 1/2" x 6" x 8" WINDOW @ 12'-0"	
1W4	2x6 @ 12'-0"	
1W5	2x10 @ 12'-0"	
1B1	WINDOW	
1B2	WINDOW	
1B3	WINDOW	
1B4	WINDOW	
1B5	WINDOW	
1B6	WINDOW	
1B7	WINDOW	
1B8	WINDOW	
1B9	WINDOW	
1B10	WINDOW	
1B11	WINDOW	
1B12	WINDOW	
1B13	WINDOW	
1B14	WINDOW	
1B15	WINDOW	
1B16	WINDOW	
1B17	WINDOW	
1B18	WINDOW	
1B19	WINDOW	
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1B91	WINDOW	
1B92	WINDOW	
1B93	WINDOW	
1B94	WINDOW	
1B95	WINDOW	
1B96	WINDOW	
1B97	WINDOW	
1B98	WINDOW	
1B99	WINDOW	
1B100	WINDOW	

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/23	ISSUED FOR PERMIT
2	11/15/23	ISSUED FOR PERMIT
3	11/15/23	ISSUED FOR PERMIT
4	11/15/23	ISSUED FOR PERMIT

PROJECT INFORMATION

Project Name: **KIMMELMAN MAY RESIDENCE**

Address: **SUMMIT POWDER MOUNTAIN EDEN, UTAH**

Client: **RENEE & JEFFREY KIMMELMAN**

Architect: **BLACKWELL ARCHITECTS**

Scale: **AS NOTED**

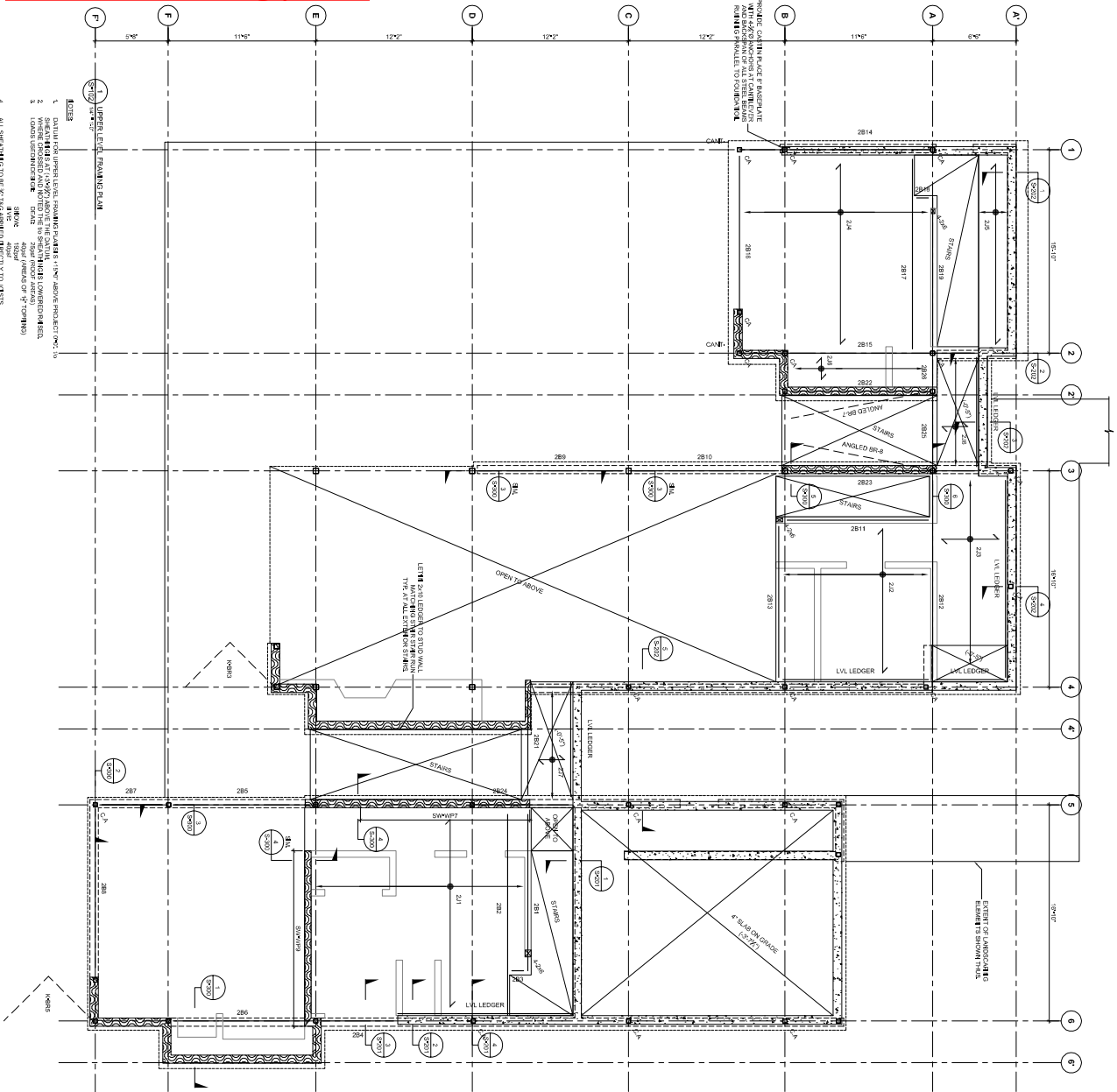
Sheet Title: **PLAZA LEVEL FRAMING PLANS**

Sheet No: **S-101**

Blackwell

Page 46 of 122

Exhibit A-Building plans



- NOTES**
1. DATE LINE FOR UPPER LEVEL FRAMING PLANS IS NOT ABOVE PROJECT PLAN TO
 2. WHERE APPLICABLE, REFER TO THE SPECIFICATIONS FOR THE LOWER LEVELS.
 3. CONSIDER THE FOLLOWING:
 4. ALL SPECIFICATIONS FOR THE UPPER LEVEL FRAMING PLANS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE LOWER LEVELS.

MEMBER MARK	MEMBER DESCRIPTION	REMARKS
2B1	1 1/2" x 10" x 12' LVL	
2B2	1 1/2" x 10" x 12' LVL	
2B3	1 1/2" x 10" x 12' LVL	
2B4	1 1/2" x 10" x 12' LVL	
2B5	1 1/2" x 10" x 12' LVL	
2B6	1 1/2" x 10" x 12' LVL	
2B7	1 1/2" x 10" x 12' LVL	
2B8	1 1/2" x 10" x 12' LVL	
2B9	1 1/2" x 10" x 12' LVL	
2B10	1 1/2" x 10" x 12' LVL	
2B11	1 1/2" x 10" x 12' LVL	
2B12	1 1/2" x 10" x 12' LVL	
2B13	1 1/2" x 10" x 12' LVL	
2B14	1 1/2" x 10" x 12' LVL	
2B15	1 1/2" x 10" x 12' LVL	
2B16	1 1/2" x 10" x 12' LVL	
2B17	1 1/2" x 10" x 12' LVL	
2B18	1 1/2" x 10" x 12' LVL	
2B19	1 1/2" x 10" x 12' LVL	
2B20	1 1/2" x 10" x 12' LVL	
2B21	1 1/2" x 10" x 12' LVL	
2B22	1 1/2" x 10" x 12' LVL	
2B23	1 1/2" x 10" x 12' LVL	
2B24	1 1/2" x 10" x 12' LVL	
2B25	1 1/2" x 10" x 12' LVL	
2B26	1 1/2" x 10" x 12' LVL	
2B27	1 1/2" x 10" x 12' LVL	
2B28	1 1/2" x 10" x 12' LVL	
2B29	1 1/2" x 10" x 12' LVL	
2B30	1 1/2" x 10" x 12' LVL	
2B31	1 1/2" x 10" x 12' LVL	
2B32	1 1/2" x 10" x 12' LVL	
2B33	1 1/2" x 10" x 12' LVL	
2B34	1 1/2" x 10" x 12' LVL	
2B35	1 1/2" x 10" x 12' LVL	
2B36	1 1/2" x 10" x 12' LVL	
2B37	1 1/2" x 10" x 12' LVL	
2B38	1 1/2" x 10" x 12' LVL	
2B39	1 1/2" x 10" x 12' LVL	
2B40	1 1/2" x 10" x 12' LVL	
2B41	1 1/2" x 10" x 12' LVL	
2B42	1 1/2" x 10" x 12' LVL	
2B43	1 1/2" x 10" x 12' LVL	
2B44	1 1/2" x 10" x 12' LVL	
2B45	1 1/2" x 10" x 12' LVL	
2B46	1 1/2" x 10" x 12' LVL	
2B47	1 1/2" x 10" x 12' LVL	
2B48	1 1/2" x 10" x 12' LVL	
2B49	1 1/2" x 10" x 12' LVL	
2B50	1 1/2" x 10" x 12' LVL	
2B51	1 1/2" x 10" x 12' LVL	
2B52	1 1/2" x 10" x 12' LVL	
2B53	1 1/2" x 10" x 12' LVL	
2B54	1 1/2" x 10" x 12' LVL	
2B55	1 1/2" x 10" x 12' LVL	
2B56	1 1/2" x 10" x 12' LVL	
2B57	1 1/2" x 10" x 12' LVL	
2B58	1 1/2" x 10" x 12' LVL	
2B59	1 1/2" x 10" x 12' LVL	
2B60	1 1/2" x 10" x 12' LVL	
2B61	1 1/2" x 10" x 12' LVL	
2B62	1 1/2" x 10" x 12' LVL	
2B63	1 1/2" x 10" x 12' LVL	
2B64	1 1/2" x 10" x 12' LVL	
2B65	1 1/2" x 10" x 12' LVL	
2B66	1 1/2" x 10" x 12' LVL	
2B67	1 1/2" x 10" x 12' LVL	
2B68	1 1/2" x 10" x 12' LVL	
2B69	1 1/2" x 10" x 12' LVL	
2B70	1 1/2" x 10" x 12' LVL	
2B71	1 1/2" x 10" x 12' LVL	
2B72	1 1/2" x 10" x 12' LVL	
2B73	1 1/2" x 10" x 12' LVL	
2B74	1 1/2" x 10" x 12' LVL	
2B75	1 1/2" x 10" x 12' LVL	
2B76	1 1/2" x 10" x 12' LVL	
2B77	1 1/2" x 10" x 12' LVL	
2B78	1 1/2" x 10" x 12' LVL	
2B79	1 1/2" x 10" x 12' LVL	
2B80	1 1/2" x 10" x 12' LVL	
2B81	1 1/2" x 10" x 12' LVL	
2B82	1 1/2" x 10" x 12' LVL	
2B83	1 1/2" x 10" x 12' LVL	
2B84	1 1/2" x 10" x 12' LVL	
2B85	1 1/2" x 10" x 12' LVL	
2B86	1 1/2" x 10" x 12' LVL	
2B87	1 1/2" x 10" x 12' LVL	
2B88	1 1/2" x 10" x 12' LVL	
2B89	1 1/2" x 10" x 12' LVL	
2B90	1 1/2" x 10" x 12' LVL	
2B91	1 1/2" x 10" x 12' LVL	
2B92	1 1/2" x 10" x 12' LVL	
2B93	1 1/2" x 10" x 12' LVL	
2B94	1 1/2" x 10" x 12' LVL	
2B95	1 1/2" x 10" x 12' LVL	
2B96	1 1/2" x 10" x 12' LVL	
2B97	1 1/2" x 10" x 12' LVL	
2B98	1 1/2" x 10" x 12' LVL	
2B99	1 1/2" x 10" x 12' LVL	
2B100	1 1/2" x 10" x 12' LVL	

- NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Blackwell



SUMMARY

DATE: 10/15/2024

PROJECT: UPPER FLOOR FRAMING PLANS

CLIENT: KIMMELMAN MAY RESIDENCE

ADDRESS: SUMMIT POWDER MOUNTAIN, EDEN, UTAH

Project Name: KIMMELMAN MAY RESIDENCE

Address: SUMMIT POWDER MOUNTAIN, EDEN, UTAH

Client: KIMMELMAN MAY RESIDENCE

Architect: [Name]

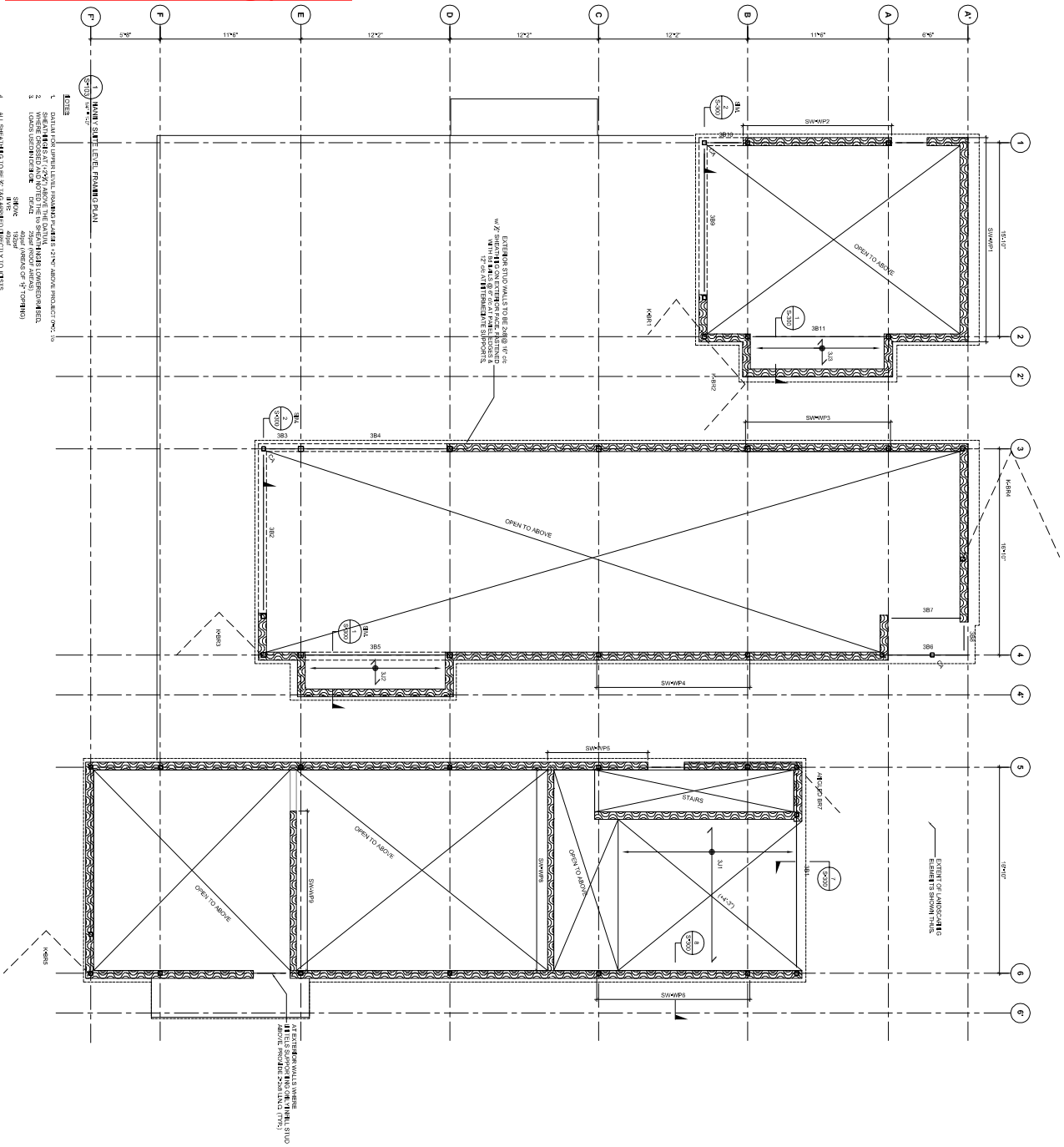
Engineer: [Name]

Scale: AS NOTED

Sheet Title: UPPER FLOOR FRAMING PLANS

Sheet No.: S-102

Exhibit A-Building plans



- NOTES**
1. DATE LINE FOR UPPER LEVEL FRAMING PLAN IS SHOWN ABOVE PROJECT DWG. TO
 2. WHERE APPLICABLE, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

MEMBER MARK	DESCRIPTION	REMARKS
341	1/2\"/>	

- NOTES**
1. ALL VOID CONNECTIONS ARE TO BE BY APPROVED STRUCTURAL ENGINEER CONSULTANT.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 3. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 4. SEE SHOP DRAWINGS FOR CONNECTIONS TO EXISTING STRUCTURE.

Project Name: **KIMMELMAN MAY RESIDENCE**

Address: **SUMMIT POWDER MOUNTAIN EDEN, UTAH**

Client: **RELIANCE EXT**

Architect: **ADRIAN GONZALEZ ARCHITECTS**

Contract No: **AVB**

Scale: **AS NOTED**

Sheet Title: **NANNY SUITE FRAMING PLANS**

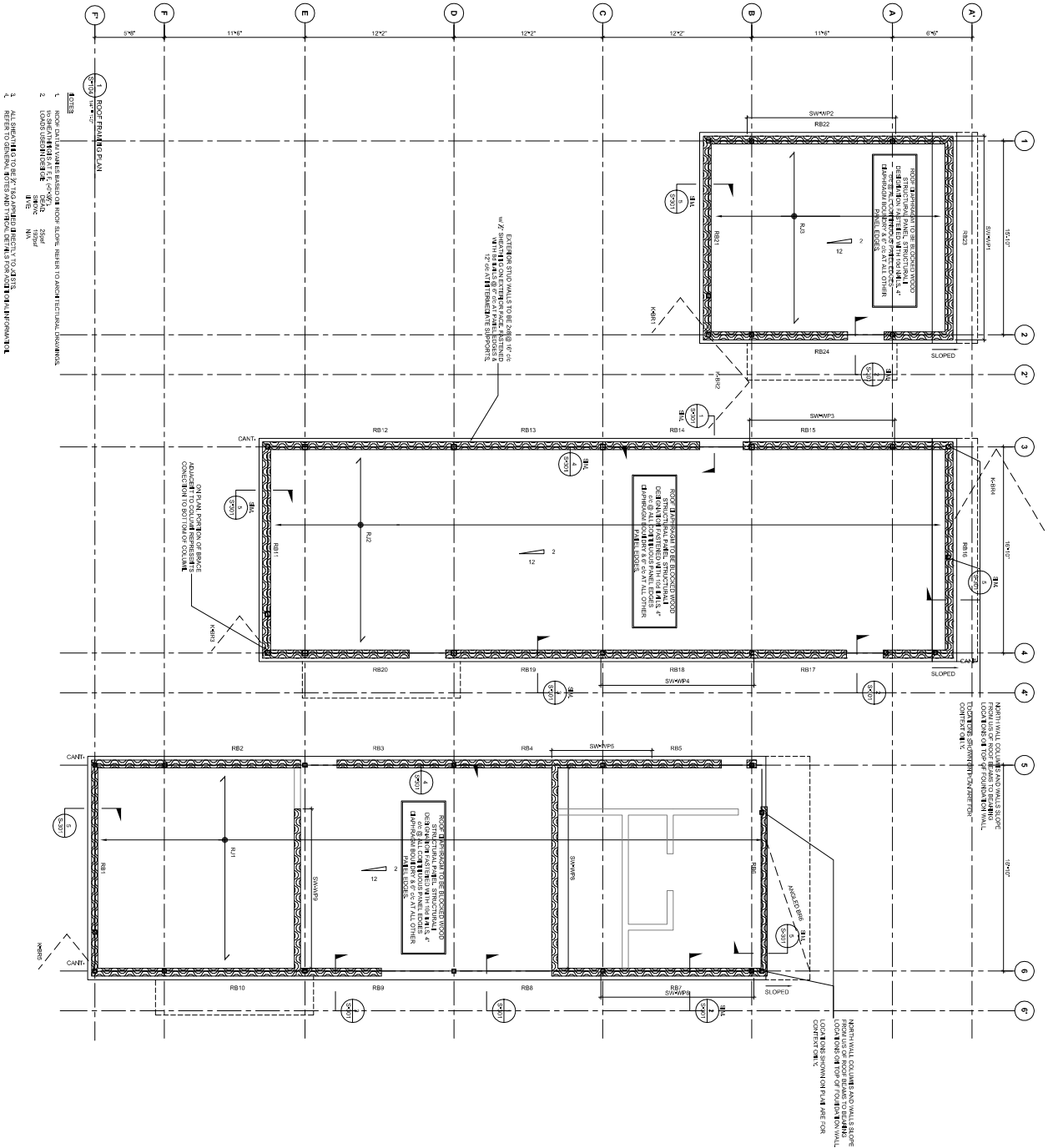
Revision: **S-103**

Blackwell

Professional Engineer
MICHAEL J. BLACKWELL
No. 10000
State of Utah

Page 48 of 122

Exhibit A-Building plans



ROOF MEMBER SCHEDULE		
MEMBER MARK	DESCRIPTION	REMARKS
RJ1	1" REINFORCED PRECAST CONCRETE @ 8' SPACING	SCAFFOLDING @ 8' SPACING
RJ2	1" REINFORCED PRECAST CONCRETE @ 8' SPACING	SCAFFOLDING @ 8' SPACING
RJ3	1" REINFORCED PRECAST CONCRETE @ 8' SPACING	SCAFFOLDING @ 8' SPACING
RB1	W/2026	
RB2	W/2026	
RB3	3" x 7" x 7" INS	
RB4	3" x 7" x 7" INS	
RB5	W/2026	
RB6	W/2026	
RB7	W/2026	
RB8	3" x 7" x 7" INS	
RB9	3" x 7" x 7" INS	
RB10	W/2026	
RB11	W/2026	
RB12	W/2026	
RB13	3" x 7" x 7" INS	
RB14	3" x 7" x 7" INS	
RB15	W/2026	
RB16	W/2026	
RB17	W/2026	
RB18	3" x 7" x 7" INS	
RB19	3" x 7" x 7" INS	
RB20	W/2026	
RB21	W/2026	
RB22	W/2026	
RB23	3" x 7" x 7" INS	
RB24	W/2026	

NOTES:

- ALL WORK CONTAINED HEREIN IS TO BE PERFORMED STRICTLY IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.
- VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK BEFORE BEGINNING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- CONVERT ALL DIMENSIONS TO METRIC UNITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- SEE SPECIFICATIONS FOR MATERIALS.

Legend:

- REINFORCED PRECAST CONCRETE
- INSULATION
- WOOD FRAMING
- STEEL FRAMING
- STEEL TRUSS
- ROOF FRAMING PLANS

Project Name: KIMMELMAN MAY RESIDENCE

Address: SUMMIT POWDER MOUNTAIN EDEN, UTAH

Client: BL SHAWNEE EXT

Contract No.: DB

Scale: AS NOTED

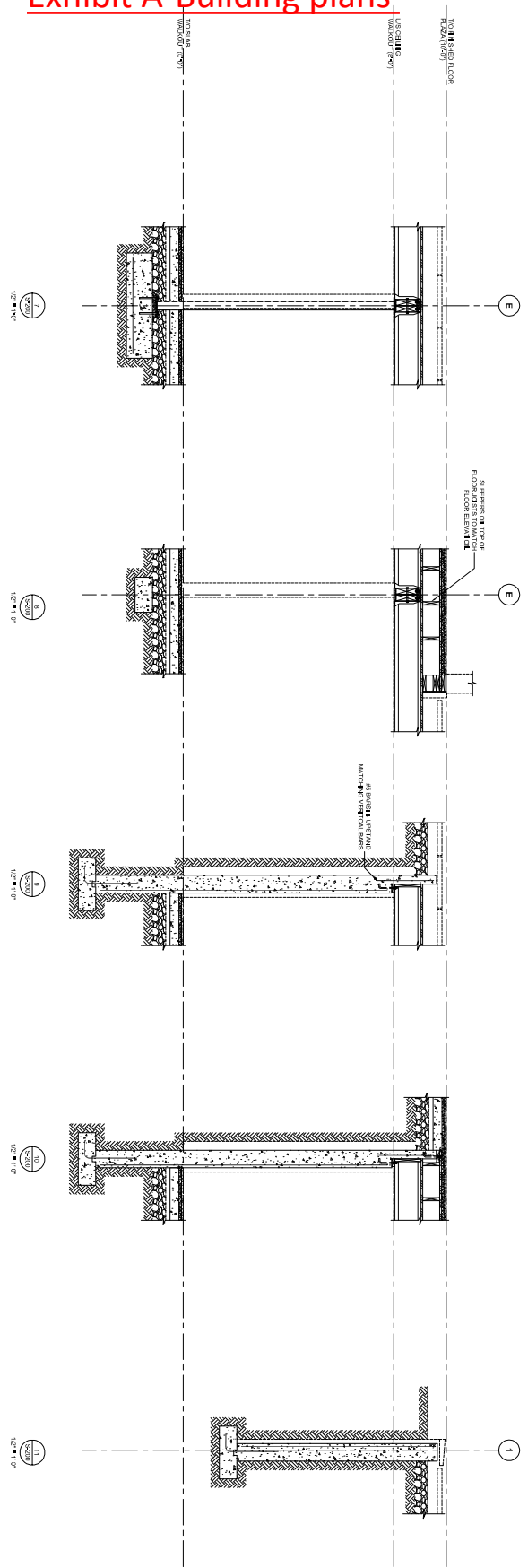
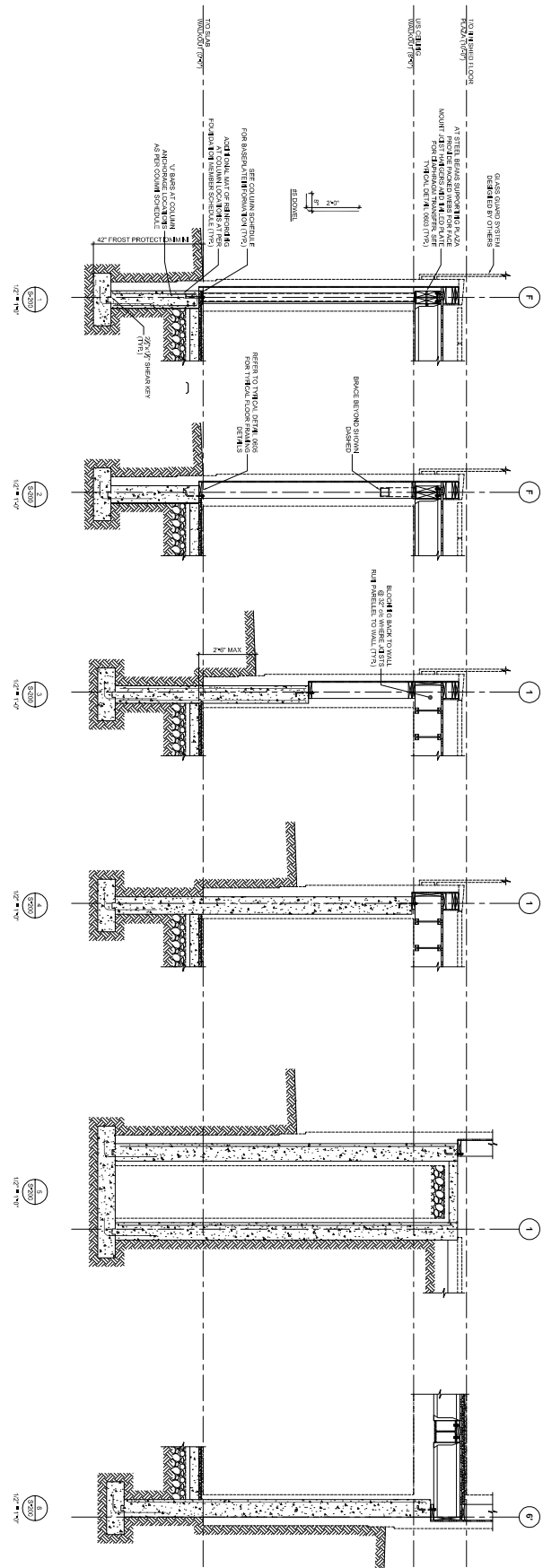
Sheet No.: S-104

Blackwell

Professional Engineer
 License No. 14101
 State of Utah

Page 49 of 122

Exhibit A-Building plans



Blackwell

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 1000 WEST 10TH AVENUE, SUITE 100
 WEDDINGTON, ALBERTA T2Y 1K4
 CANADA

Scale: **Page 52 of 122**

NOTE:

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SULLIVAN
 504 WEST 10TH AVENUE, SUITE 100
 WEDDINGTON, ALBERTA T2Y 1K4
 CANADA

DATE: 12/13/20
 DRAWN BY: D. B. BROWN

PROJECT NAME: **KIMMELMAN MAY RESIDENCE**

ADDRESS: **SUMMIT POWDER MOUNTAIN EDEN, UTAH**

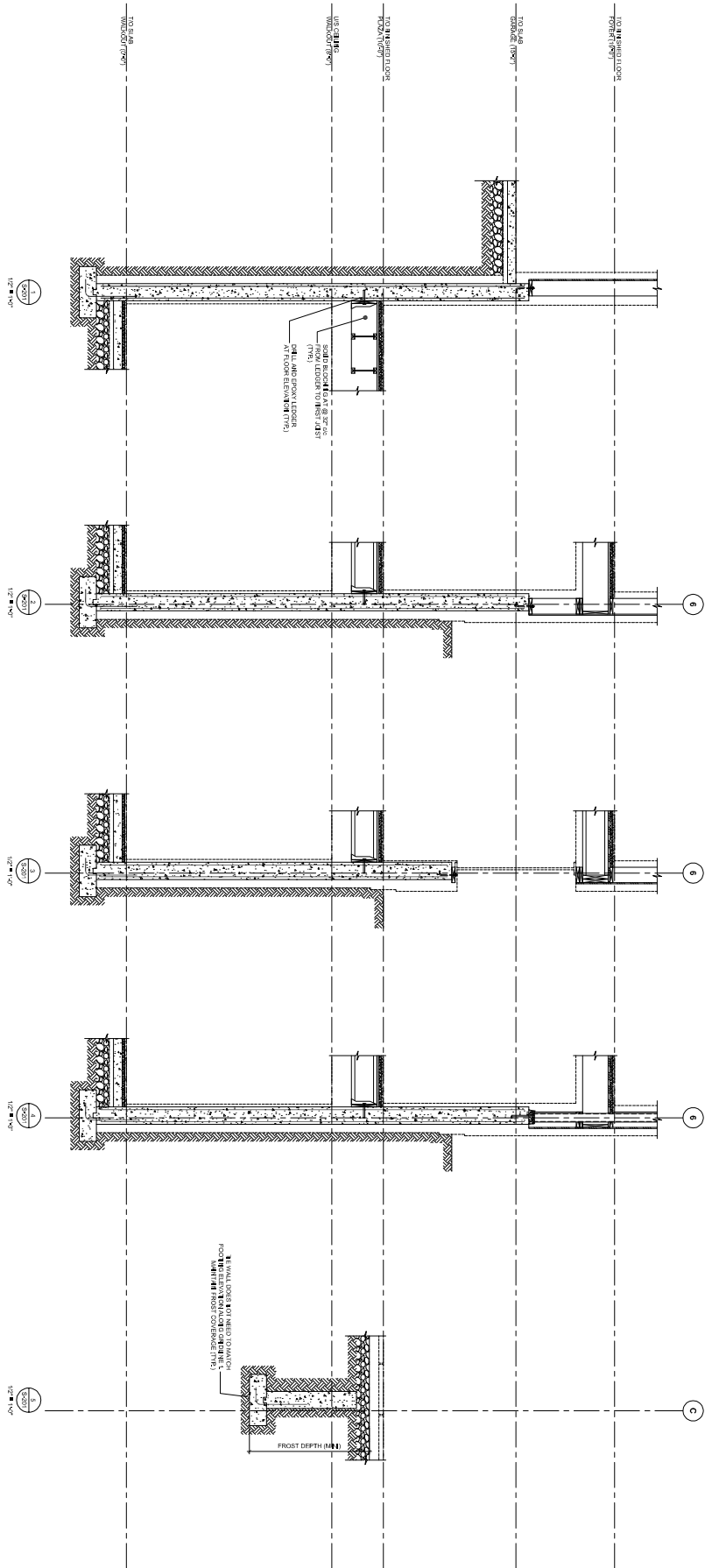
CLIENT: **BLANKENHORN CONSULTANTS DB**

SCALE: **AS NOTED**

Sheet Title: **FOUNDATION SECTIONS**

S-200

Exhibit A-Building plans




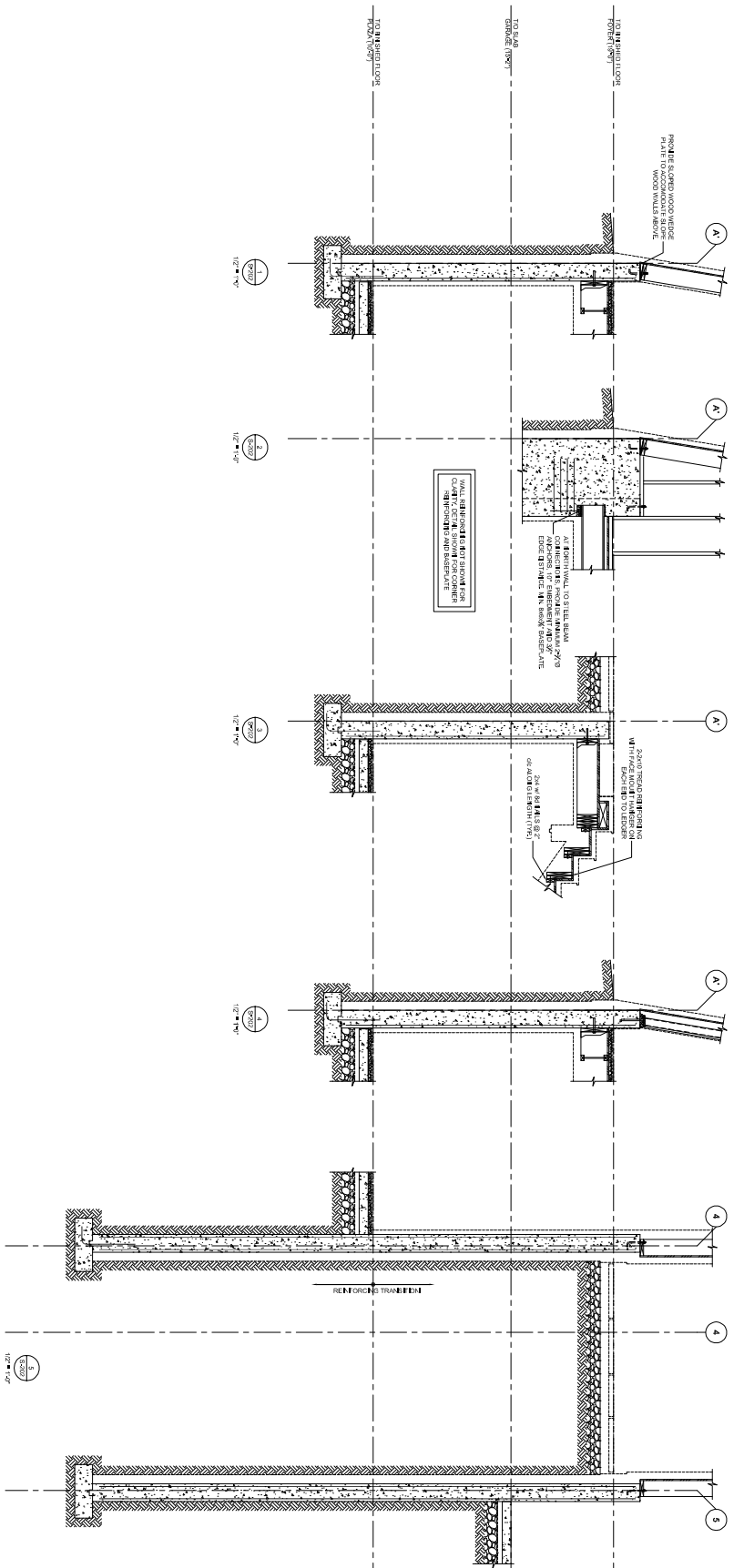
	
<p>NOTE: THIS DRAWING IS THE PROPERTY OF BLACKWELL AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ALL DIMENSIONS AND DIMENSIONS SHALL BE REPORTED AS DIMENSIONS TO BLACKWELL. COMMENTS AND REVISIONS SHALL BE INDICATED BY A RED LINE AND NUMBER. COMMENTS AND REVISIONS SHALL BE INDICATED BY A RED LINE AND NUMBER.</p>	
<p>SULLIVAN 1000 WEST 1000 SOUTH SUITE 1000 WEST VALLEY CITY, UTAH 84119 TEL: 801.973.1100 FAX: 801.973.1101 WWW.BLACKWELL.COM</p>	
<p>PROJECT NAME: KIMMELMAN MAY RESIDENCE</p>	
<p>ADDRESS: SUMMIT POWDER MOUNTAIN EDEN, UTAH</p>	
<p>PROJECT NUMBER: 1118144001</p>	
<p>DATE: 08/11/2010</p>	
<p>SCALE: AS NOTED</p>	
<p>FOUNDACTION SECTIONS CONT'D</p>	
<p>S-201</p>	

Exhibit A-Building plans



Blackwell

Professional Engineer
 License No. 10000
 State of Utah

Scale: **Page 54 of 122**

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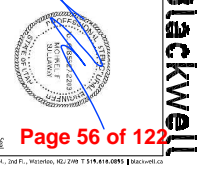
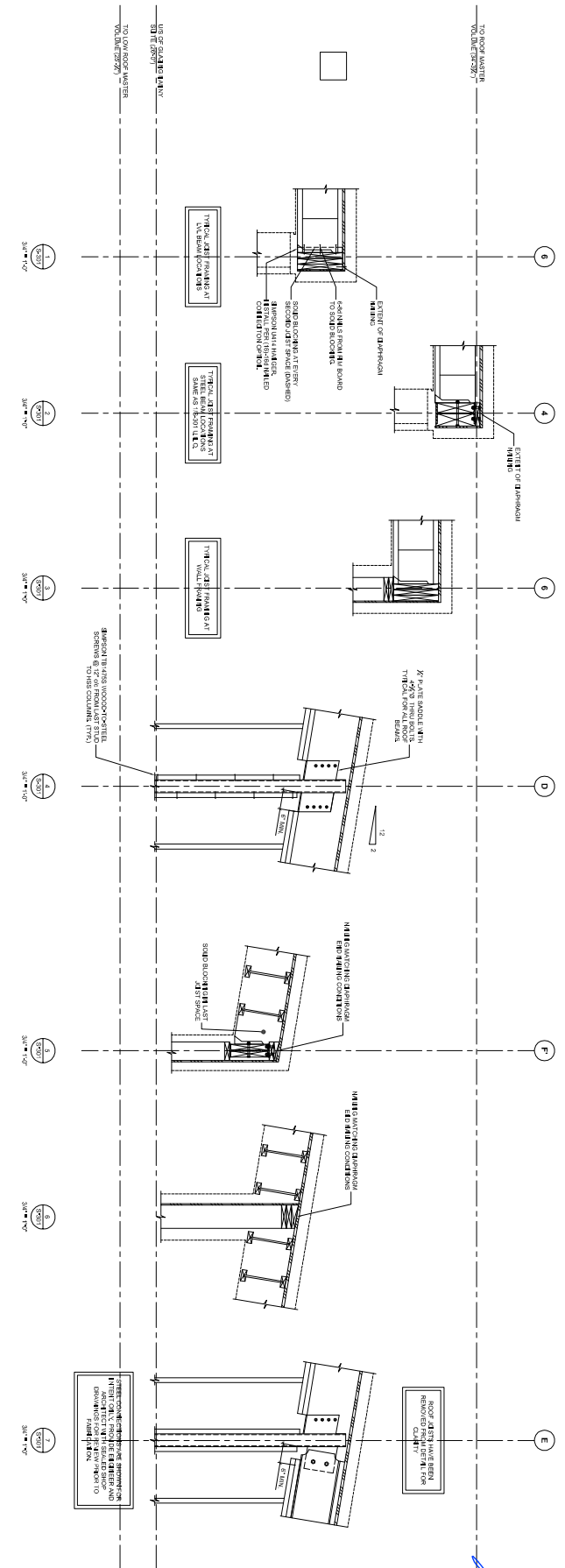
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Exhibit A-Building plans



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S-301



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GEOTECHNICAL AND GEOLOGIC HAZARD INVESTIGATION
Lot 16 of Summit Eden Phase 1A
Summit Powder Mountain Resort
Weber County, Utah

IGES Project No. 02529-001

August 8, 2017

Prepared for:

Shannon May and Jay Kimmelman

Exhibit B-Geotechnical and Geologic Report



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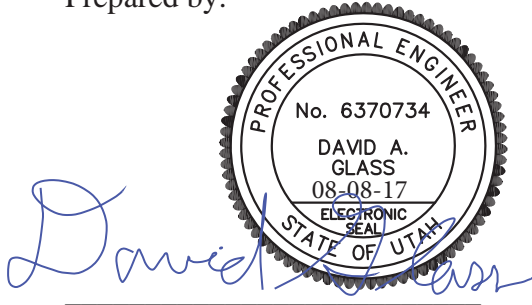
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Geotechnical and Geologic Hazard Investigation **Lot 16R of Summit Eden Phase 1A** **Summit Powder Mountain Resort** **Weber County, Utah**

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1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE OF WORK

This report presents the results of a geotechnical and geologic hazard investigation conducted for Lot 16R of Summit Eden Phase 1A, part of the currently on-going expansion at the Powder Mountain Ski Resort in Weber County. The purpose of our investigation was to assess the nature and engineering properties of the subsurface soils at the project site and to provide recommendations for the design and construction of foundations, grading, and drainage. In addition, geologic hazards have been assessed for the property. The scope of work completed for this study included literature review, subsurface exploration, engineering analyses, and preparation of this report.

Our services were performed in accordance with our proposal dated April 20, 2017, and your signed authorization. The recommendations presented in this report are subject to the limitations presented in the "Limitations" section of this report (Section 6.1).

1.2 PROJECT DESCRIPTION

Our understanding of the project is based primarily on the floor plans prepared by MacKay-Lyons Sweetapple Architects (MLS) dated May 19, 2017, plus our previous involvement with the Summit Powder Mountain Resort project, which included two geotechnical investigations for the greater 200-acre Powder Mountain Resort expansion project (IGES, 2012a and 2012b) and subsequent geotechnical consulting for several other aspects of the project.

The Summit Powder Mountain Resort expansion project is located southeast of SR-158 (Powder Mountain Road), south of previously developed portions of Powder Mountain Resort, in unincorporated Weber County, Utah. The Summit Powder Mountain project area is accessed by Powder Ridge Road. Lot 16R is located within Phase 1A of the Powder Mountain expansion project (Summit Eden), on the south side of Horizon Run Road. The roughly 2-acre residential lot has an approximate buildable area (building envelope) of 12,600 square feet. The proposed improvements will include a single-family home with a structural footprint of approximately 5,200 sqft, with associated improvements such as utilities and hardscape. Based on a review of the plans provided by MLS, the new home will be a three-level structure, the lowest story consisting of a partial walk-out basement, founded on conventional spread footings. Foundation loads are expected to be on the order of 1,500 psf or less. The development will also include a rockery and assorted concrete retaining walls.

2.0 METHODS OF STUDY

2.1 LITERATURE REVIEW

2.1.1 Geotechnical

The earliest geotechnical report for the area is by AMEC (2001), which was a reconnaissance-level geotechnical and geologic hazard study. IGES later completed a geotechnical investigation for the Powder Mountain Resort expansion in 2012 (2012a, 2012b). Our previous work included twenty-two test pits and one soil boring excavated at various locations across the 200-acre development; as a part of this current study, the logs from relevant nearby test pits and other data from our reports were reviewed.

2.1.2 Geological

Several pertinent publications were reviewed as part of this assessment. Sorensen and Crittenden, Jr. (1979) provides 1:24,000 scale geologic mapping of the Huntsville Quadrangle, and Crittenden, Jr. (1972) provides 1:24,000 scale geologic mapping of the Brown's Hole Quadrangle. Coogan and King (2001) provide more recent geologic mapping of the area, but at a 1:100,000 scale. An updated Coogan and King (2016) regional geologic map (1:62,500 scale) provides the most recent published geologic mapping that covers the project area. Western Geologic (2012) conducted a reconnaissance-level geologic hazard study for the greater 200-acre Powder Mountain expansion project, including the Lot 16R area. The Western Geologic (2012) study modified some of the potential landslide hazard boundaries that had previously been mapped at a regional scale (1:100,000) by Coogan and King (2001) and Elliott and Harty (2010). The corresponding United States Geological Survey (USGS) topographic maps for the Huntsville and Brown's Hole Quadrangles (2014) provide physiographic and hydrologic data for the project area. Regional-scale geologic hazard maps pertaining to landslides (Elliott and Harty, 2010; Colton, 1991), faults (Christenson and Shaw, 2008a; USGS and Utah Geological Survey (UGS), 2006), debris-flows (Christenson and Shaw, 2008b), and liquefaction (Christenson and Shaw, 2008c; Anderson et al., 1994) that cover the project area were also reviewed. The Quaternary Fault and Fold Database (USGS and UGS, 2006), was reviewed to identify the location of proximal faults that have had associated Quaternary-aged displacement.

Stereo-paired aerial imagery for the project site and recent and historic Google Earth imagery was also reviewed to assist in the identification of potential adverse geologic conditions. The aerial photographs reviewed are documented in the *References* section of this report.

2.2 FIELD INVESTIGATION

Subsurface soils were investigated by excavating two test pits at representative locations across the property. The approximate location of the test pits are illustrated on the *Geotechnical & Geology Map* (Figure A-2 in Appendix A). The soil types were visually logged at the time of our

Exhibit B-Geotechnical and Geologic Report

field work in general accordance with the *Unified Soil Classification System* (USCS). Soil classifications and descriptions are included on the test pit logs, Figures A-3 and A-4 in Appendix A. A key to USCS symbols and terminology is included as Figure A-5, and a key to physical rock properties is included as Figure A-6.

2.3 LABORATORY TESTING

Samples retrieved during the subsurface investigation were transported to the IGES laboratory for evaluation of engineering properties. Specific laboratory tests included:

- Atterberg Limits (ASTM D4318)
- Grain-Size Distribution (ASTM D6913)
- Fines Content (ASTM D1140)
- In situ Moisture Content & Dry Density (ASTM D2216 & D7263)
- Direct Shear (ASTM D3080)
- Corrosion Suite (resistivity, pH, soluble sulfate, soluble chloride)

Results of the laboratory testing are discussed in this report and presented in Appendix B. Some test results, including moisture content, gradation, and Atterberg Limits, have been incorporated into the test pit logs (Figures A-3 and A-4).

3.0 GEOLOGIC CONDITIONS

3.1 GENERAL GEOLOGIC SETTING

The Lot 16R property is situated in the western portion of the northern Wasatch Mountains, approximately 4 miles north of Ogden Valley. The Wasatch Mountains contain a broad depositional history of thick Precambrian and Paleozoic sediments that have been subsequently modified by various tectonic episodes that have included thrusting, folding, intrusion, and volcanics, as well as scouring by glacial and fluvial processes (Stokes, 1987). The uplift of the Wasatch Mountains occurred relatively recently during the Late Tertiary Period (Miocene Epoch) between 12 and 17 million years ago (Milligan, 2000). Since uplift, the Wasatch Front has seen substantial modification due to such occurrences as movement along the Wasatch Fault and associated spurs, the development of the numerous canyons that empty into the current Salt Lake Valley and Utah Valley and their associated alluvial fans, erosion and deposition from Lake Bonneville, and localized mass movement events (Hintze, 1988).

The Wasatch Mountains, as part of the Middle Rocky Mountains Province (Milligan, 2000), were uplifted as a fault block along the Wasatch Fault (Hintze, 1988). Ogden Valley itself is a fault-bounded trough that was occupied by Lake Bonneville (Sorensen and Crittenden, Jr, 1979) before being cut through by the Ogden River and subsequently dammed to form the Pineview Reservoir.

The Wasatch Fault and its associated segments are part of an approximately 230-mile long zone of active normal faulting referred to as the Wasatch Fault Zone (WFZ), which has well-documented evidence of late Pleistocene and Holocene (though not historic) movement (Lund, 1990; Hintze, 1988). The faults associated with the WFZ are all normal faults, exhibiting block movement down to the west of the fault and up to the east. The WFZ is contained within a greater area of active seismic activity known as the Intermountain Seismic Belt (ISB), which runs approximately north-south from northwestern Montana, along the Wasatch Front of Utah, through southern Nevada, and into northern Arizona. In terms of earthquake risk and potential associated damage, the ISB ranks only second in North America to the San Andreas Fault Zone in California (Stokes, 1987).

The WFZ consists of a series of ten segments of the Wasatch Fault that each display different characteristics and past movement, and are believed to have movement independent of one another (UGS, 1996). The Lot 16R property is located approximately 9.5 miles to the northeast of the Weber Segment of the Wasatch Fault, which is the closest documented Holocene-aged (active) fault to the property and trends north-south along the Wasatch Front (USGS and UGS, 2006).

3.2 SURFICIAL GEOLOGY

According to Sorensen and Crittenden, Jr. (1979), the property is almost entirely underlain by undifferentiated Holocene-aged colluvium, slopewash, and landslide deposits, with the

Exhibit B-Geotechnical and Geologic Report

northernmost portion of the property mapped as being underlain by the undivided Tertiary/Cretaceous Wasatch and Evanston Formations (TKwe), described as “unconsolidated pale-reddish-brown pebble, cobble, and boulder conglomerate, forms boulder-covered slopes. Clasts are mainly Precambrian quartzite and are tan, gray, or purple; matrix is mainly poorly consolidated sand and silt.” This map forms the basemap for the *Regional Geology Map 1* (Figure A-7). Coogan and King (2001) produced a regional-scale geologic map that covered the property; this map shows the approximately northern half of the property to be underlain by undivided mass-movement deposits, with the approximately southern half of the property to be underlain by the Wasatch Formation. Western Geologic (2012) identified a number of landslide deposits contained within the Powder Mountain Resort expansion area (Figure A-8). In this map, the area denoted as Wasatch Formation by Coogan and King (2001) was reinterpreted to be Holocene to Late Pleistocene Landslides, with the northern half of the property underlain by deposits mapped as “mixed slope colluvium, shallow landslides, and talus.” Finally, Coogan and King (2016) updated their 2001 map, which shows the property to straddle the contact between landslide deposits (unit Qms) and the Wasatch Formation (unit Tw) (Figure A-9).

3.3 HYDROLOGY

The USGS topographic maps for the Huntsville and Brown’s Hole Quadrangles (2014) show that the Lot 16R project area is situated on a slope, with the topographic gradient down to the south towards a west-trending unnamed drainage locally known as Lefty’s Canyon (see Figure A-1). No active or ephemeral stream drainages are found on the property, and no springs are known to occur on the property, though it is possible that springs may occur on various parts of the property during peak runoff.

Baseline groundwater depths for the Lot 16R property are currently unknown, but are anticipated to fluctuate both seasonally and annually. Groundwater was not encountered in the two test pits excavated in this investigation.

3.4 GEOLOGIC HAZARDS FROM LITERATURE

Based upon the available geologic literature, regional-scale geologic hazard maps that cover the Lot 16R project area have been produced for landslide, fault, debris-flow, and liquefaction hazards. The following is a summary of the data presented in these regional geologic hazard maps.

3.4.1 Landslides

Two regional-scale landslide hazard maps have been produced that cover the project area. Colton (1991) shows the property to be underlain by south-trending landslide deposits. Elliott and Harty (2010) shows the southern half of the property to be underlain by deposits mapped as “Landslide and/or landslide undifferentiated from talus, colluvial, rock-fall, glacial, and soil-creep deposits,” and the northern half of the property to be underlain by deposits mapped as “Landslide undifferentiated from talus and/or colluvial deposits.” On a site-specific basis, Western Geologic

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(2012) used the Elliott and Harty (2010) map as a base map, which reinterprets the southern half deposits to be definitive landslide deposits (see Figure A-8). As noted above, most recently Coogan and King (2016) on a regional scale show the property to straddle the contact between Wasatch Formation (to the east) and landslide deposits (to the west; See Figure A-9).

3.4.2 Faults

Neither Christensen and Shaw (2008a) nor the Quaternary Fault and Fold Database of the United States (USGS and UGS, 2006) show any Quaternary-aged (~2.6 million years ago to the present) faults to be present on or projecting towards the subject property. The Weber County Natural Hazards Overlay Districts defines an active fault to be “a fault displaying evidence of greater than four inches of displacement along one or more of its traces during Holocene time (about 11,000 years ago to the present)” (Weber County, 2015). The closest active fault to the property is the Weber Segment of the Wasatch Fault Zone, located approximately 9.5 miles southwest of the western margin of the property (USGS and UGS, 2006).

3.4.3 Debris Flows

Christensen and Shaw (2008b) do not show the project area to be located within a debris-flow hazard special study area.

3.4.4 Liquefaction

Anderson, et al. (1994) and Christensen and Shaw (2008c) both show the project area to be located in an area with very low potential for liquefaction.

3.5 REVIEW OF AERIAL IMAGERY

A series of aerial photographs that cover project area were taken from the UGS Aerial Imagery Collection and analyzed stereoscopically for the presence of adverse geologic conditions across the property. This included a review of photos collected from the years 1947, 1953, and 1963. A table displaying the details of the aerial photographs reviewed can be found in the *References* section at the end of this report.

No geologic lineaments, fault scarps, landslide headscarps, or landslide deposits were observed in the aerial photography on the subject property.

Google Earth imagery of the property from between the years of 1993 and 2014 were also reviewed. No landslide or other geological hazard features were noted in the imagery. The property was observed to be densely covered in trees and bushes, though the southeastern part of the lot is mainly covered in bushes. Some surficial gravel, cobbles, and boulders, were observed, though the property does not contain any drainages. No notable changes to the property, either human or natural, were observed in the aerial imagery across this time frame.

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At the time of this report, no LiDAR data for the project area was available to be reviewed.

3.6 SEISMICITY

Following the criteria outlined in the 2015 International Building Code (IBC, 2015), spectral response at the site was evaluated for the *Maximum Considered Earthquake* (MCE) which equates to a probabilistic seismic event having a two percent probability of exceedance in 50 years (2PE50). Spectral accelerations were determined based on the location of the site using the *U.S. Seismic “DesignMaps” Web Application* (USGS, 2012/15); this software incorporates seismic hazard maps depicting probabilistic ground motions and spectral response data developed for the United States by the U. S. Geological Survey as part of NEHRP/NSHMP (Frankel et al., 1996). These maps have been incorporated into both *NEHRP Recommended Provisions for Seismic Regulations for New Buildings and Other Structures* (FEMA, 1997) and the *International Building Code* (IBC) (International Code Council, 2015).

Table 3.6
Short- and Long-Period Spectral Accelerations for MCE

Parameter	Short Period (0.2 sec)	Long Period (1.0 sec)
MCE Spectral Response Acceleration (g)	$S_s = 0.831$	$S_1 = 0.276$
MCE Spectral Response Acceleration Site Class C (g)	$S_{MS} = S_s F_a = 0.887$	$S_{M1} = S_1 F_v = 0.421$
Design Spectral Response Acceleration (g)	$S_{DS} = S_{MS}^{2/3} = 0.591$	$S_{D1} = S_{M1}^{2/3} = 0.281$

To account for site effects, site coefficients that vary with the magnitude of spectral acceleration and *Site Class* are used. Site Class is a parameter that accounts for site amplification effects of soft soils and is based on the average shear wave velocity of the upper 100 feet; based on our field exploration and our understanding of the geology in this area, the subject site is appropriately classified as Site Class C (*very dense soil/soft rock*). Based on IBC criteria, the short-period (F_a) coefficient is 1.068 and the long-period (F_v) site coefficient is 1.524. Based on the design spectral response accelerations for a *Building Risk Category* of I, II or III, the site’s *Seismic Design Category* is D. The short- and long-period *Design Spectral Response Accelerations* are presented in Table 3.6; a summary of the *Design Maps* analysis is presented in Appendix B. The *peak ground acceleration* (PGA) may be taken as $0.4 \cdot S_{MS}$.

3.7 GEOLOGIC HAZARD ASSESSMENT

Geologic hazard assessments are necessary to determine the potential risk associated with particular geologic hazards that are capable of adversely affecting a proposed development area.

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As such, they are essential in evaluating the suitability of an area for development and provide critical data in both the planning and design stages of a proposed development. The geologic hazard assessment discussion below is based upon a qualitative assessment of the risk associated with a particular geologic hazard, based upon the data reviewed and collected as part of this investigation.

A “low” hazard rating is an indication that the hazard is either absent, is present in such a remote possibility so as to pose limited or little risk, or is not anticipated to impact the project in an adverse way. Areas with a low-risk determination for a particular geologic hazard do not require additional site-specific studies or associated mitigation practices with regard to the geologic hazard in question. A “moderate” hazard rating is an indication that the hazard has the capability of adversely affecting the project at least in part, and that the conditions necessary for the geologic hazard are present in a significant, though not abundant, manner. Areas with a moderate-risk determination for a particular geologic hazard may require additional site-specific studies, depending on location and construction specifics, as well as associated mitigation practices in the areas that have been identified as the most prone to susceptibility to the particular geologic hazard. A “high” hazard rating is an indication that the hazard is very capable of or currently does adversely affect the project, that the geologic conditions pertaining to the particular hazard are present in abundance, and/or that there is geologic evidence of the hazard having occurred at the area in the historic or geologic past. Areas with a high-risk determination always require additional site-specific hazard investigations and associated mitigation practices where the location and construction specifics are directly impacted by the hazard. For areas with a high-risk geologic hazard, simple avoidance is often considered.

The following is a summary of the geologic hazard assessment for the Lot 16R property.

3.7.1 Landslides/Mass Movement

The landslide hazard constitutes the greatest geologic hazard risk associated with the property. According to the several most recent geologic maps produced that cover the property, the lot is either entirely or partially situated on mapped landslide deposits (Coogan and King, 2016; Western Geologic, 2012; Elliott and Harty, 2010). Additionally, multiple breaks in slope observed south and downslope of the building envelope were noted during the site reconnaissance as potentially corresponding to landslide scarps, and thick landslide deposits were observed below a colluvial cover in TP-1 (see Figure A-3). Within TP-1, Unit 3 was interpreted to be a landslide deposit due to several collaborative features: it exhibited several distinct fat clay lenses that appeared to have been derived from different parent materials which generally dipped downslope; it contained abundant pinhole voids; and it included some angular Nounan Dolomite bedrock clasts, which are absent in the Wasatch Formation.

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However, other geologic evidence suggests that while landslide deposits are present on the property, the associated hazard is not currently at a high level. The ground surface within the building envelope and the roughly northern half of the property was observed to be uneven, not hummocky, and generally exhibited a consistent slope to the south. Between 1.5 and 2 feet of topsoil development was observed in the test pits, with an additional 1.5 to 2 feet of colluvial deposits overlying the noted landslide deposits and Wasatch Formation (see Figures A-3 and A-4). Within the landslide deposit in TP-1, though the major constituent observed was a fat clay, no slickensides or evidence of shearing was observed, and no slide plane was encountered. Taken collectively, this data suggests that the landslide deposits are of an older age (likely Late Pleistocene), that a relatively stable geomorphic surface exists across the building envelope, and that there is no indication of active movement associated with the deposits.

In TP-2, though clayier than normally observed on Powder Mountain, Unit 3 underlying the colluvium was interpreted to be weathered Wasatch Formation because it was significantly sandier and gravellier than TP-1, and appeared to exhibit the typical characteristics of Wasatch Formation (clayey sand, exclusively subrounded to subangular quartzite clasts, clasts comprising ~20-30% of unit, etc).

Though some evidence of slight to moderate soil creep was observed in the aspen trees found on the property, the subsurface data indicate that this is restricted to the topsoil.

Given the geologic data alone, the risk associated with landslide hazards on the property is considered to be moderate. However, slope stability analyses has indicated the slope is stable under the current conditions (see Section 4.3). As such, the corresponding landslide and slope stability hazard risk is considered to be low to moderate.

3.7.2 Rockfall

Though the property is on a slope, no bedrock outcrops are exposed upslope of the property. As such, the rockfall hazard associated with the property is considered to be low.

3.7.3 Surface-Fault Rupture and Earthquake-Related Hazards

No faults are known to be present on or project across the property, and the closest active fault to the property is the Weber Segment of the Wasatch Fault Zone, located approximately 9.5 miles to the west of the property (USGS and UGS, 2006). Given this information, the risk associated with surface-fault-rupture on the property is considered low.

The entire property is subject to earthquake-related ground shaking from a large earthquake generated along the active Wasatch Fault. Given the distance from the Wasatch Fault, the hazard associated with ground shaking is considered to be moderate. Proper building design according to

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appropriate building code and design parameters can assist in mitigating the hazard associated with earthquake ground shaking.

3.7.4 Liquefaction

The site is underlain at least in part by the Wasatch Formation, a poorly consolidated sedimentary rock unit (conglomerate). Rock units such as these are not considered susceptible to liquefaction; as such, the potential for liquefaction occurring at the site is considered low.

3.7.5 Debris-Flows and Flooding Hazards

The property does not contain and is not located adjacent to any active or ephemeral drainages. Additionally, there are no debris-flow source areas upslope of the property, and the property is on a consistent slope downhill to the south. Given these conditions, the debris-flow and flooding hazard associated with the property is considered to be low.

3.7.6 Shallow Groundwater

Groundwater was not encountered in either of the two test pits excavated as part of this investigation. The test pits were excavated in mid-July, and the groundwater level was likely to be on its way down from its seasonal high. No springs were observed on the property, and no plants indicative of shallow groundwater conditions were observed on the property. However, shallow groundwater conditions have been observed at the nearby *Horizon Neighbourhood* property (IGES, 2016).

Given the existing data, it is expected that groundwater levels will fluctuate both seasonally and annually, and the risk associated with shallow groundwater hazards is considered low to moderate. Spring thaw and runoff are likely to significantly contribute to elevated groundwater conditions (localized perched conditions). However, shallow groundwater issues can be mitigated through appropriate grading measures and/or the avoidance of the construction of basement levels, or constructing basements with foundation drains.

4.0 GENERALIZED SITE CONDITIONS

4.1 SITE RECONNAISSANCE

Mr. Peter E. Doumit, P.G., C.P.G., of IGES conducted reconnaissance of the site and the immediate adjacent properties on June 16, 2017. The site reconnaissance was conducted with the intent to assess the general geologic conditions present across the property, with specific interest in those areas identified in the geologic literature and aerial imagery reviews as potential geologic hazard areas. Additionally, the site reconnaissance provided the opportunity to geologically map the surficial geology of the area. Figure A-2 is a site-specific geologic map of the Lot 16R property and adjacent areas.

At the time of the site reconnaissance, the property was observed to have uneven surface topography that consistently sloped downhill to the south. Dense vegetation in the form of aspen trees and low-lying bushes was observed across much of the property. The aspens displayed evidence of slight to moderate and in some places strong soil creep, though this was later found to be restricted to the topsoil.

Variouly-sized boulders and cobbles were found scattered across the property, as part of the surficial colluvial geologic unit derived from weathered Wasatch Formation. These were typically subrounded, and were found to be as large as 3 feet in diameter. The rock clasts¹ were found to be comprised entirely of massive, coarsely crystalline quartzite, which was light gray in color when unweathered, but commonly weathered to pale reddish orange. The clasts were observed to be weathering out of a sandy lean clay topsoil.

No springs, seeps, or running water were observed on the property at the time of the site visit.

Two notable breaks in slope were observed on the southern part of the property. The first, and less prominent, break in slope was observed just south of the southern edge of the building envelope. TP-2 was spotted in this area to cut across the break in slope. The second, more prominent break in slope was observed to be approximately 150 feet further south of the first, where the grade becomes notably steeper and the dense aspen trees give way to an area conspicuously devoid of trees. Near the southern margin of the property the grade levels out and highly irregular, possibly hummocky topography was observed to coincide with an influx of large to very large quartzite boulders up to 5 feet in diameter.

¹ Clast: An individual constituent, grain, or fragment of a sediment or rock, produced by the mechanical or chemical disintegration or a larger rock mass. (AGI, 2005)

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4.2 SUBSURFACE CONDITIONS

On July 10, 2017, two exploration test pits were excavated at representative locations (see Figure A-2). The test pits were excavated to depths ranging between 16 and 16.5 feet below existing grade with the aid of a Caterpillar 320F tracked excavator. Upon completion of logging, the test pits were backfilled without compactive effort. Detailed logs for the test pits are displayed in Figure A-3 and Figure A-4, respectively. Four distinct geologic units were encountered in the subsurface, with two of the units being found in both of the test pits. The soil and moisture conditions encountered during our investigation are discussed in the following paragraphs.

4.2.1 Earth Materials

A/B Soil Horizon: This topsoil unit was found to be between approximately 1.5 to 2 feet thick in both test pits. The unit was a dark brown, loose to medium stiff, slightly moist, sandy lean CLAY with gravel (CL), with gravel and larger-sized quartzite clasts comprising between approximately 5 and 10% of the unit. The topsoil was found to be forming upon the underlying colluvium unit.

Colluvium: This unit was encountered in both of the test pits, being between approximately 1.5 and 2 feet thick. The unit consisted of a dark brown, loose to medium stiff, moist to slightly moist, sandy lean CLAY with gravel (CL). Gravel and larger-sized subrounded to subangular quartzite clasts comprised between approximately 40 and 50% of the unit, with individual clasts up to 2 feet in diameter, though the mode clast size was approximately 6 inches in diameter.

Landslide: This unit was observed in TP-1 only, and was found to be at least 12 feet thick, extending to the maximum depth of exploration within the test pit. The unit consisted of a moderate reddish brown to dark yellowish orange to dark reddish brown, stiff to very stiff, moist to very moist, sandy lean CLAY with gravel (CL). Gravel and larger-sized subrounded quartzite clasts and angular dolomite clasts comprised between approximately 10 and 15% of the unit (estimated), with individual clasts up to 1.5 feet in diameter, though the mode clast size was 1 to 2 inches. Pinhole voids between 1 and 2 mm diameter were abundant within the unit, and the unit exhibited intertonguing beds/lenses of fat clay, sandy clay, and some silt, denoted by different colors.

Wasatch Formation: This unit was observed in TP-2 only, being more than 13.5 feet thick and extending to the maximum depth of exploration within the test pit. The unit consisted of weakly consolidated conglomerate bedrock that had been largely disaggregated into a moderate reddish brown to dark reddish brown, dense to medium-dense, moist mixture of clay, sand, and gravel that collectively classifies as clayey SAND with gravel (SC). Gravel and larger-sized subrounded quartzite clasts comprised between approximately 20 and 30% of the unit, with individual clasts up to 2 feet in diameter, with a mode clast size of 2 to 4 inches.

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4.2.2 Groundwater

Groundwater was not encountered in either of the test pits excavated for this project; however, it should be noted that groundwater has been encountered in several test pit excavations located east of the subject lot in the *Horizon Neighbourhood* property (IGES, 2016). Additionally, the landslide unit observed at depth in TP-1 was very moist in places, and it is quite possible that groundwater, or local seeps, could be encountered locally in excavations that exceed a depth of 16 feet below existing grade.

4.2.3 Strength of Earth Materials

One consolidated-drained direct shear test was completed under drained conditions on a relatively undisturbed sample (tube sample) obtained from clayey soils that are part of the Wasatch Formation. The test results indicate that the clayey soils, which classify as sandy clay (~71% fines), has a friction angle of 34 degrees and a cohesion of 180 psf. A summary of the direct shear test is presented in Appendix B.

4.3 SLOPE STABILITY

4.3.1 Global Stability

The stability of the existing natural slope have been assessed in accordance with methodologies set forth in Blake et al. 2002 and AASHTO LRFD for Bridge Design Specifications with respect to a representative cross-section, illustrated on Figure D-1 in Appendix D (the section is identified in plan-view on Figure A-2). The stability of the slope was modeled using SLIDE, a computer application incorporating (among others) Spencer's Method of analysis. Calculations for stability were developed by searching for the minimum factor of safety for a translational-type failure occurring through surficial soils (colluvium and Qlos), just above the underlying conglomerate bedrock. A translational-type failure has been assumed, occurring within the surficial soils overlying bedrock. Analysis was performed for both static and seismic (pseudo-static) cases.

Groundwater, e.g. a piezometric groundwater surface, was not encountered during our subsurface investigation; however, seepage was noted in test pits on nearby properties (IGES, 2016). Accordingly, groundwater was not modeled in our limit-equilibrium analysis. Saturated parallel seepage has been modeled in a separate analysis (see Section 4.3.2).

Soil strength parameters were selected based on soil types observed, local experience, correlation with index properties (Atterberg Limits, clay content), site-specific strength testing (direct shear test), and comparisons with soil strength laboratory data from a nearby site (IGES, 2016). Based on this assessment, the following soil strength parameters were selected for this analysis:

Table 4.3.1a
Soil Strength Parameters

Earth Materials	Friction angle (degrees)	Cohesion (psf)	Unit Weight (pcf)
Colluvium	36	150	120
Bedrock (Tw)	45	100	145
Older landslide (Qlos)	34	181	120
Engineered Fill (Af)	36	200	135

Pseudo-static (seismic screening) analysis of the proposed slope was performed in general conformance with Blake et al. 2002, ASCE 7-10 and AASHTO LRFD for Bridge Design Specifications. The design seismic event was taken as the ground motion with a 2 percent probability of exceedance in 50 years (2PE50). Based on information provided on the USGS website ground motion calculator, the Peak Ground Acceleration (PGA) associated with a 2PE50 event is estimated to be 0.36g. Half of the PGA, (0.18g), was taken as the horizontal seismic coefficient (k_h) (Hynes and Franklin, 1984), and used in the pseudo-static seismic screen analysis. The results of the analyses have been summarized in Table 4.3.1b.

Table 4.3.1b
Results of Slope Stability Analyses

Section	Static Factor of Safety	Pseudo-Static Factor of Safety
Existing Condition	2.19	1.43

The results of the analysis indicated the existing conditions meet the minimum required factors-of-safety of 1.5 and 1.0 for both the static and seismic (pseudo-static) case, respectively. The planned improvements will include a basement level, which would tend to unload the slope and further improve the stability of the slope; significant fill placement on the slope, which would tend to load the slope and decrease stability, is not anticipated. A summary of the slope stability analysis is presented in Appendix D.

4.3.2 Surficial Stability

Our subsurface investigation indicates that the near-surface soils generally consist of sandy clay with gravel (CL). Material identified as ‘topsoil’ (A/B Horizon) generally ranges in thickness from 1.5 to 2 feet; the topsoil has developed on the prevailing colluvial cover, and therefore consists largely of gravelly clay, but with a higher organic component (abundant roots).

IGES assessed the potential for the upper three feet to become mobilized under saturated parallel seepage conditions. Our assessment assumes three feet of clayey colluvium or topsoil, fully saturated, and a 3.5H:1V slope (this would be a transient condition that could occur during primary spring run-off and snowmelt). Our model assumes an estimated effective friction angle of 28

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degrees and a cohesion of 150 psf, and a saturated unit weight of 135 pcf. Based on this model, a factor-of-safety of 2.06 results. Sample calculations are presented in Appendix D.

Our calculations do not take into account the beneficial effects of plant roots, which were commonly observed throughout the topsoil units. Many of the existing natural slopes are thickly vegetated, which is expected to reduce the likelihood of shallow surficial slope instability.

Based on our infinite slope model, and the foregoing discussion, IGES considers the potential for surficial slope instability on this site to be low.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 GENERAL CONCLUSIONS

Based on the results of the field observations, literature review, and slope stability analyses, **the subsurface conditions are considered suitable for the proposed development provided that the recommendations presented in this report are incorporated into the design and construction of the project.**

Supporting data upon which the following conclusions and recommendations are based have been presented in the previous sections of this report. The recommendations presented herein are governed by the physical properties of the earth materials encountered in the subsurface explorations. If subsurface conditions other than those described herein are encountered in conjunction with construction, and/or if design and layout changes are initiated, IGES must be informed so that our recommendations can be reviewed and revised as deemed necessary.

5.2 GEOLOGIC CONCLUSIONS AND RECOMMENDATIONS

Based upon the data collected and reviewed as part of the geologic hazard assessment, IGES makes the following conclusions regarding the geological hazards present at the Lot 16R project area:

- **The Lot 16R project area does not appear to have geological hazards that are capable of adversely impacting the development as currently proposed under the existing conditions.**
- Landsliding represents the greatest geologic risk to the property. The property is located on mapped landslide deposits, and older landslide deposits were observed in the subsurface in TP-1. However, geologic evidence indicative of active movement was not observed, and the slope stability analyses indicates a stable slope for the property. As such, the landslide hazard for the property is considered to be low to moderate, as there is always some inherent risk when developing on known landslide deposits.
- Earthquake ground shaking is the only other identified hazard that may potentially affect all parts of the project area and is considered to pose a moderate risk.
- Shallow groundwater conditions were not observed in either of the two test pits, though groundwater seepage has been observed in test pits on adjacent properties; therefore, shallow groundwater hazards are considered to be low to moderate for the property.
- Rockfall, surface-fault-rupture, liquefaction, debris-flow, and flooding hazards are considered to be low for the property.

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Given the conclusions listed above, IGES makes the following recommendations:

- Because landslide deposits are noted on the property, an IGES engineering geologist or geotechnical engineer should observe the foundation excavation to assess the absence (or presence) of landslide-induced shearing.
- The contact between the landslide deposits and the Wasatch Formation is located at some point between TP-1 and TP-2, which means it is likely somewhere within the main part of the building envelope. As such, an IGES engineering geologist should be present to identify the contact, note its trend, and provide recommendations for overexcavation and the placement of structural fill, if necessary.
- Effort should be made to limit the introduction of water into the subsurface near the proposed residence. Appropriate grading and drainage away from the home and xeriscape or natural landscaping will assist in reducing the risk of landsliding.

5.3 EARTHWORK

5.3.1 General Site Preparation and Grading

Below proposed structures, fills, and man-made improvements, all vegetation, topsoil, debris and undocumented fill (if any) should be removed. Any existing utilities should be re-routed or protected in place. The exposed native soils should then be proof-rolled with heavy rubber-tired equipment such as a scraper or loader*. Any soft/loose areas identified during proof-rolling should be removed and replaced with structural fill. All excavation bottoms should be observed by an IGES representative during proof-rolling or otherwise prior to placement of engineered fill to evaluate whether soft, loose, or otherwise deleterious earth materials have been removed, and to assess compliance with the recommendations presented in this report.

*not required where bedrock is exposed in the foundation subgrade

5.3.2 Excavations

Soft, loose, or otherwise unsuitable soils beneath structural elements, hardscape or pavements may need to be over-excavated and replaced with structural fill. If over-excavation is required, the excavations should extend one foot laterally for every foot of depth of over-excavation. Excavations should extend laterally at least two feet beyond flatwork, pavements, and slabs-on-grade. Structural fill should consist of granular materials and should be placed and compacted in accordance with the recommendations presented in this report.

Prior to placing engineered fill, all excavation bottoms should be scarified to at least 6 inches, moisture conditioned as necessary at or slightly above optimum moisture content (OMC), and

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compacted to at least 90 percent of the maximum dry density (MDD) as determined by ASTM D-1557 (Modified Proctor). Scarification is not required where hard bedrock is exposed.

5.3.3 Excavation Stability

The contractor is responsible for site safety, including all temporary trenches excavated at the site and the design of any required temporary shoring. The contractor is responsible for providing the "competent person" required by Occupational Safety and Health (OSHA) standards to evaluate soil conditions. For planning purposes, Soil Type C is expected to predominate at the site (sands and gravels). Close coordination between the competent person and IGES should be maintained to facilitate construction while providing safe excavations.

Based on OSHA guidelines for excavation safety, trenches with vertical walls up to 5 feet in depth may be occupied. Where very moist soil conditions or groundwater is encountered, or when the trench is deeper than 5 feet, we recommend a trench-shield or shoring be used as a protective system to workers in the trench. As an alternative to shoring or shielding, trench walls may be laid back at one and one-half horizontal to one vertical (1½H:1V) (34 degrees) in accordance with OSHA Type C soils. Trench walls may need to be laid back at a steeper grade pending evaluation of soil conditions by the geotechnical engineer. Soil conditions should be evaluated in the field on a case-by-case basis. Large rocks exposed on excavation walls should be removed (scaled) to minimize rock fall hazards.

5.3.4 Structural Fill and Compaction

All fill placed for the support of structures, flatwork or pavements should consist of structural fill. Structural fill should consist of granular native soils, which may be defined as soils with less than 25% fines, 10-60% sand, and contain no rock larger than 4 inches in nominal size (6 inches in greatest dimension). Structural fill should also be free of vegetation and debris. All structural fill should be 1 inch minus material when within 1 foot of any base coarse material. Soils not meeting these criteria may be suitable for use as structural fill; however, such soils should be evaluated on a case by case basis and should be approved by IGES prior to use.

All structural fill should be placed in maximum 4-inch loose lifts if compacted by small hand-operated compaction equipment, maximum 6-inch loose lifts if compacted by light-duty rollers, and maximum 8-inch loose lifts if compacted by heavy duty compaction equipment that is capable of efficiently compacting the entire thickness of the lift. Additional lift thickness may be allowed by IGES provided the Contractor can demonstrate sufficient compaction can be achieved with a given lift thickness with the equipment in use. We recommend that all structural fill be compacted on a horizontal plane, unless otherwise approved by IGES. Structural fill underlying all shallow footings and pavements should be compacted to at least 95 percent of the MDD as determined by ASTM D-1557. **The moisture content should be at, or slightly above, the OMC for all structural fill.** Any imported fill materials should be approved prior to importing. Also, prior to

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placing any fill, the excavations should be observed by IGES to confirm that unsuitable materials have been removed. In addition, proper grading should precede placement of fill, as described in the General Site Preparation and Grading subsection of this report.

Specifications from governing authorities such as Weber County and/or special service districts having their own precedence for backfill and compaction should be followed where more stringent.

5.3.5 Oversize Material

Based on our observations, there is a significant potential for the presence of oversize materials (larger than 6 inches in greatest dimension). Large rocks, particularly boulders (>12 inches), may require special handling, such as segregation from structural fill, and disposal.

5.3.6 Utility Trench Backfill

Utility trenches should be backfilled with structural fill in accordance with Section 5.3.4 of this report. Utility trenches can be backfilled with the onsite soils free of debris, organic and oversized material. Prior to backfilling the trench, pipes should be bedded in and shaded with a uniform granular material that has a Sand Equivalent (SE) of 30 or greater. Pipe bedding may be water-densified in-place (jetting). Alternatively, pipe bedding and shading may consist of clean ¾-inch gravel. Native earth materials can be used as backfill over the pipe bedding zone. All utility trenches backfilled below pavement sections, curb and gutter, and hardscape, should be backfilled with structural fill compacted to at least 95 percent of the MDD as determined by ASTM D-1557. All other trenches should be backfilled and compacted to approximately 90 percent of the MDD (ASTM D-1557). However, in all cases the pipe bedding and shading should meet the design criteria of the pipe manufacturer. Specifications from governing authorities having their own precedence for backfill and compaction should be followed where they are more stringent.

5.4 FOUNDATION RECOMMENDATIONS

Based on our field observations and considering the presence of relatively competent native earth materials, we recommend that the footings for proposed single-family home be founded either *entirely* on competent native soils or *entirely* on structural fill. Native/fill transition zones are not allowed. Where soft, loose, or otherwise deleterious earth materials are exposed on the foundation subgrade, IGES recommends a minimum over-excavation of 2 feet and replacement with structural fill. Alternatively, the foundations may be extended such that the foundations bear directly on competent earth materials (Wasatch Formation, e.g. conglomerate bedrock). It should be noted that Wasatch Formation was encountered at a depth of 3 feet below existing grade (in TP-2), but may be deeper, or shallower, at specific locations. We recommend that IGES assess the bottom of the foundation excavation prior to the placement of steel or concrete, or structural fill, to identify the competent native earth materials as well as any unsuitable soils or transition zones. Additional over-excavation may be required based on the actual subsurface conditions observed.

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Shallow spread or continuous wall footings constructed entirely on structural fill, or entirely on competent, uniform native earth materials (Wasatch Formation conglomerate, or similar Qlso) may be proportioned utilizing a maximum net allowable bearing pressure of **2,900 pounds per square foot (psf)** for dead load plus live load conditions. The net allowable bearing values presented above are for dead load plus live load conditions. The allowable bearing capacity may be increased by one-third for short-term loading (wind and seismic). The minimum recommended footing width is 20 inches for continuous wall footings and 30 inches for isolated spread footings.

All conventional foundations exposed to the full effects of frost should be established at a minimum depth of 42 inches below the lowest adjacent final grade. Interior footings, not subjected to the full effects of frost (i.e., *a continuously heated structure*), may be established at higher elevations, however, a minimum depth of embedment of 12 inches is recommended for confinement purposes.

Foundation drains should be installed around below-ground foundations (e.g., basement walls) to minimize the potential for flooding from shallow groundwater or seepage, which may be present at various times during the year, particularly spring run-off.

5.5 SETTLEMENT

5.5.1 Static Settlement

Static settlements of properly designed and constructed conventional foundations, founded as described in Section 5.4, are anticipated to be on the order of 1 inch or less. Differential settlement is expected to be half of total settlement over a distance of 30 feet.

5.5.2 Dynamic Settlement

Dynamic settlement (or seismically-induced settlement) consists of dry dynamic settlement of unsaturated soils (above groundwater) and liquefaction-induced settlement (below groundwater). During a strong seismic event, seismically-induced settlement can occur within loose to moderately dense sandy soil due to reduction in volume during, and shortly after, an earthquake event. Settlement caused by ground shaking is often non-uniformly distributed, which can result in differential settlement.

Based on the subsurface conditions encountered, dynamic settlement arising from a MCE seismic event is expected to be low; for design purposes, settlement on the order of ½ inch over 40 feet may be assumed.

5.6 EARTH PRESSURES AND LATERAL RESISTANCE

Lateral forces imposed upon conventional foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footing

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and the supporting soils. In determining the frictional resistance against concrete, a coefficient of friction of 0.45 for sandy/gravelly native soils or structural fill should be used.

Ultimate lateral earth pressures from *granular* backfill acting against retaining walls, temporary shoring, or buried structures may be computed from the lateral pressure coefficients or equivalent fluid densities presented in Table 5.6. These lateral pressures should be assumed even if the backfill is placed in a relatively narrow gap between a vertical bedrock cut and the foundation wall. These coefficients and densities assume no buildup of hydrostatic pressures. The force of water should be added to the presented values if hydrostatic pressures are anticipated.

Clayey soils drain poorly and may swell upon wetting, thereby greatly increasing lateral pressures acting on earth retaining structures; therefore, clayey soils should not be used as retaining wall backfill. Backfill should consist of native granular soil with an Expansion Index (EI) less than 20.

Walls and structures allowed to rotate slightly should use the active condition. If the element is to be constrained against rotation (i.e., a basement wall), the at-rest condition should be used. These values should be used with an appropriate factor of safety against overturning and sliding. A value of 1.5 is typically used. Additionally, if passive resistance is calculated in conjunction with frictional resistance, the passive resistance should be reduced by $\frac{1}{2}$.

Table 5.6
Lateral Earth Pressure Coefficients

Condition	Level Backfill		2H:1V Backfill	
	Lateral Pressure Coefficient	Equivalent Fluid Density (pcf)	Lateral Pressure Coefficient	Equivalent Fluid Density (pcf)
Active (Ka)	0.33	41.7	0.53	66.5
At-rest (Ko)	0.50	55	0.80	85
Passive (Kp)	3.0	375	—	—
Seismic Active	0.12	15.1	0.38	47.4
Seismic Passive	-0.33	-40.8	—	—
Seismic At-rest	0.18	22.5	0.57	71.7

For seismic analyses, the *active* earth pressure coefficient provided in the table is based on the Mononobe-Okabe pseudo-static approach and only accounts for the dynamic horizontal thrust produced by ground motion. Hence, the resulting dynamic thrust pressure *should be added* to the static pressure to determine the total pressure on the wall. The pressure distribution of the dynamic horizontal thrust may be closely approximated as an inverted triangle with stress decreasing with depth and the resultant acting at a distance approximately 0.6 times the loaded height of the structure, measured upward from the bottom of the structure.

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5.7 CONCRETE SLAB-ON-GRADE CONSTRUCTION

To minimize settlement and cracking of slabs, and to aid in drainage beneath the concrete floor slabs, all concrete slabs should be founded on a minimum 4-inch layer of compacted gravel overlying properly prepared subgrade. The gravel should consist of free-draining gravel or road base with a 3/4-inch maximum particle size and no more than 5 percent passing the No. 200 mesh sieve. The layer should be compacted to at least 95 percent of the MDD as determined by ASTM D-1557.

All concrete slabs should be designed to minimize cracking as a result of shrinkage. Consideration should be given to reinforcing the slab with a welded wire fabric, re-bar, or fibermesh. Slab reinforcement should be designed by the structural engineer; however, as a minimum, slab reinforcement should consist of 4'×4' W2.9×W2.9 welded wire mesh within the middle third of the slab. We recommend that concrete be tested to assess that the slump and/or air content is in compliance with the plans and specifications. We recommend that concrete be placed in general accordance with the requirements of the American Concrete Institute (ACI). A Modulus of Subgrade Reaction of **250 psi/inch** may be used for design.

A moisture barrier (vapor retarder) consisting of 10-mil thick Visqueen (or equivalent) plastic sheeting should be placed below slabs-on-grade where moisture-sensitive floor coverings or equipment is planned. Prior to placing this moisture barrier, any objects that could puncture it, such as protruding gravel or rocks, should be removed from the building pad. Alternatively, the subgrade may be covered with 2 inches of clean sand.

5.8 MOISTURE PROTECTION AND SURFACE DRAINAGE

Surface moisture should not be allowed to infiltrate into the soils in the vicinity of the foundations. As such, design strategies to minimize ponding and infiltration near the structures should be implemented.

We recommend roof runoff devices be installed to direct all runoff a minimum of 10 feet away from foundations. The builder should be responsible for compacting the exterior backfill soils around the foundation; failure to properly compact the basement backfill can result in excessive settlement and damage to exterior improvements such as pavement or other flatwork. Additionally, the ground surface within 10 feet of the structures should be constructed so as to slope a minimum of **five** percent away from the structure. Pavement sections should be constructed to divert surface water off the pavement into storm drains, curb/gutter, or another suitable location.

Where basements are planned, IGES recommends a perimeter foundation drain be constructed in accordance with the International Residential Code (IRC).

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5.9 SOIL CORROSION POTENTIAL

Laboratory testing of a representative soil sample obtained during our subsurface exploration indicated that the soil sample tested had a sulfate content of 5.7 ppm. Accordingly, the soils are classified as having a 'low potential' for deterioration of concrete due to the presence of soluble sulfate. As such, conventional Type II Portland cement may be used for all concrete in contact with site soils.

To evaluate the corrosion potential of ferrous metal in contact with onsite native soil a sample was tested for soil resistivity, soluble chloride and pH. The test indicated that the onsite soil tested has a minimum soil resistivity of 5,311 OHM-cm, soluble chloride content of 5.7 ppm and a pH of 6.6. Based on this result, the onsite native soil is considered to be *mildly corrosive* to ferrous metal.

5.10 CONSTRUCTION CONSIDERATIONS

5.10.1 Over-Size Material

Large boulders (up to 48 inches in diameter) were observed on the surface and within the test pits; as such, excavation of the basement may generate an abundance of over-size material that may require special handling, processing, or disposal.

6.0 CLOSURE

6.1 LIMITATIONS

The concept of risk is a significant consideration of geotechnical analyses. The analytical means and methods used in performing geotechnical analyses and development of resulting recommendations do not constitute an exact science. Analytical tools used by geotechnical engineers are based on limited data, empirical correlations, engineering judgment and experience. As such the solutions and resulting recommendations presented in this report cannot be considered risk-free and constitute IGES's best professional opinions and recommendations based on the available data and other design information available at the time they were developed. IGES has developed the preceding analyses, recommendations and designs, at a minimum, in accordance with generally accepted professional geotechnical engineering practices and care being exercised in the project area at the time our services were performed. No warranties, guarantees or other representations are made.

The information contained in this report is based on limited field testing and understanding of the project. The subsurface data used in the preparation of this report were obtained largely from the explorations made for the Building 4 project. It is very likely that variations in the soil, rock, and groundwater conditions exist between and beyond the points explored. The nature and extent of the variations may not be evident until construction occurs and additional explorations are completed. If any conditions are encountered at this site that are different from those described in this report, IGES must be immediately notified so that we may make any necessary revisions to recommendations presented in this report. In addition, if the scope of the proposed construction or grading changes from those described in this report, our firm must also be notified.

Landslide deposits were observed in the subsurface within the building envelope of the property. Though subsurface data indicate that the landslide is older and appears to be inactive, there is always inherent risk in developing on landslide deposits as changes to current conditions (through increased moisture or excessive grading) may induce the reactivation of a currently inactive landslide. It should be noted that while the slope stability assessment as performed as part of this investigation indicate that the slope is currently stable, the landslide risk cannot be assumed to be zero.

This report was prepared for our client's exclusive use on the project identified in the foregoing. Use of the data, recommendations or design information contained herein for any other project or development of the site not as specifically described in this report is at the user's sole risk and without the approval of IGES, Inc. It is the client's responsibility to see that all parties to the project including the designer, contractor, subcontractors, etc. are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the contractor's option and risk.

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We recommend that IGES be retained to review the final design plans, grading plans and specifications to determine if our engineering recommendations have been properly incorporated in the project development documents. We also recommend that IGES be retained to evaluate construction performance and other geotechnical aspects of the project as construction initiates and progresses through its completion.

6.2 ADDITIONAL SERVICES

The recommendations made in this report are based on the assumption that an adequate program of tests and observations will be made during the construction. IGES staff or other qualified personnel should be on site to verify compliance with these recommendations. These tests and observations should include at a minimum the following:

- Observations and testing during site preparation, earthwork and structural fill placement.
- Consultation as may be required during construction.
- Quality control on concrete placement to verify slump, air content, and strength.

We also recommend that project plans and specifications be reviewed by us to verify compatibility with our conclusions and recommendations. Additional information concerning the scope and cost of these services can be obtained from our office.

We appreciate the opportunity to be of service on this project. Should you have any questions regarding the report or wish to discuss additional services, please do not hesitate to contact us at your convenience at (801) 748-4044.

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7.0 REFERENCES

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Exhibit B-Geotechnical and Geologic Report

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Exhibit B-Geotechnical and Geologic Report

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AERIAL PHOTOGRAPHS

Data Set	Date	Flight	Photographs	Scale
1947 AAJ	August 10, 1946	AAJ_1B	88, 89, 90	1:20,000
1953 AAI	September 14, 1952	AAI_4K	34, 35, 36	1:20,000
1963 ELK	June 25, 1963	ELK_3	57, 58, 59	1:15,840

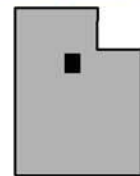
*<https://geodata.geology.utah.gov/imagery/>

APPENDIX A

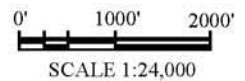
Exhibit B-Geotechnical and Geologic Report



BASE MAP:
 USGS Huntsville (2017), Browns Hole (2014), James Peak (2017) and Sharp Mountain (2014)
 7.5-Minute Quadrangle Topographic Maps



MAP LOCATION

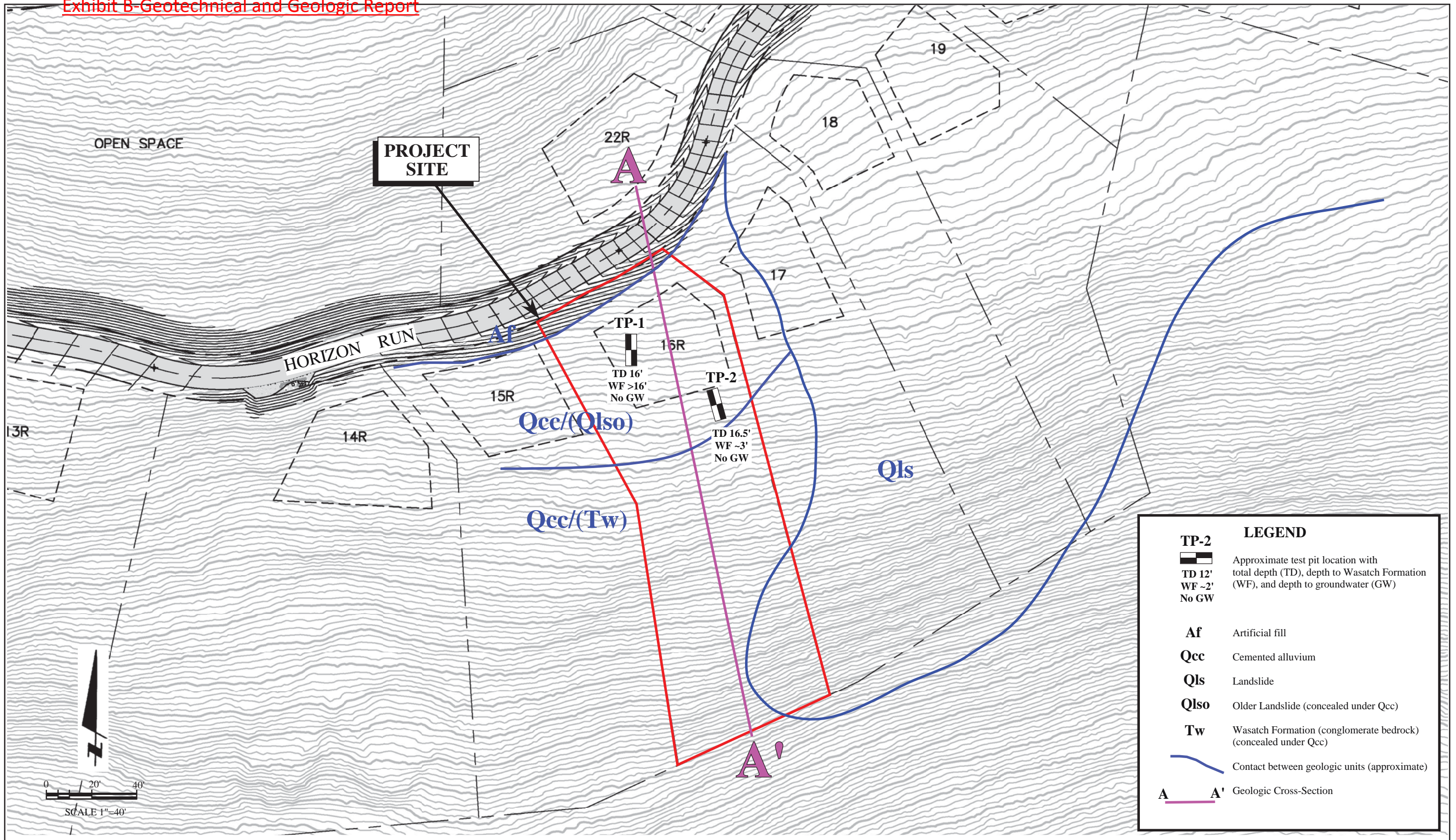


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Geotechnical & Geologic Hazard Investigation
 Lot 16 of Summit Eden Phase 1A
 Summit Powder Mountain Resort
 Weber County, Utah

SITE VICINITY MAP

Figure
A-1



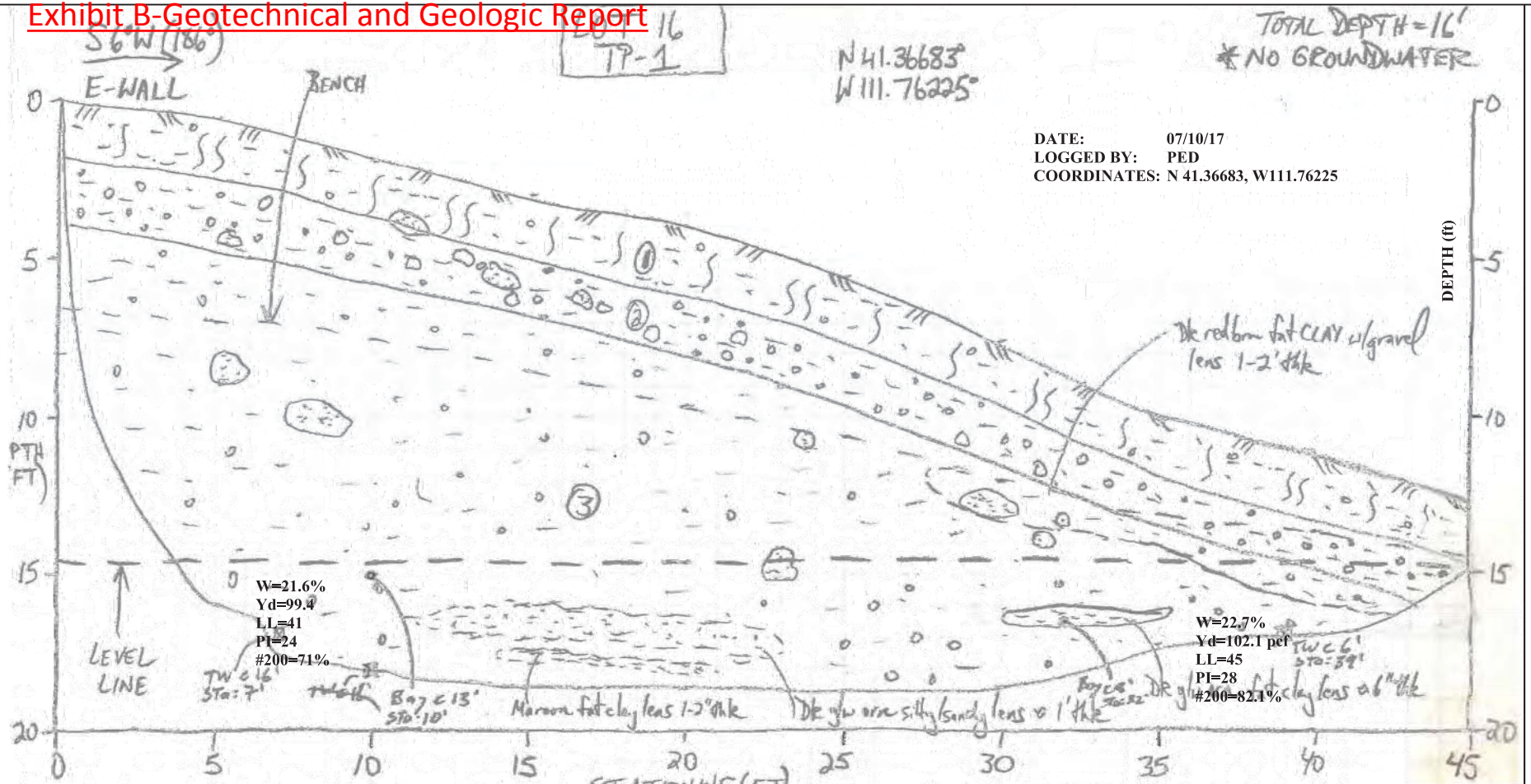
Basemap: Undated 100-scale map of Phase 1A prepared by NV5



Geotechnical & Geologic Hazard Investigation
 Lot 16R of Summit Eden Phase 1A
 Summit Powder Mountain Resort
 Weber County, Utah **GEOTECH & GEOLOGY MAP**

Figure
A-2
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Exhibit B-Geotechnical and Geologic Report



LITHOLOGIC UNIT DESCRIPTIONS:

- 1) **A/B Soil Horizon:** ~2' thick; dark yellowish brown (10YR 4/2) sandy lean CLAY with gravel (CL), loose, slightly moist, low plasticity, massive; gravel and larger sized clasts comprise ~5-10% of unit; clasts entirely subrounded to subangular medium light gray (N6) to pale yellowish orange (10YR 8/6) quartzite up to 1.5' in diameter, though mode size ~1-2"; only uppermost ~3" is heavily vegetated with abundant plant and tree roots, though roots do extend to base of unit; minor silt component; gradational, planar basal contact.
- 2) **Colluvium:** ~2' thick; dark yellowish brown (10YR 4/2) sandy lean CLAY with gravel (CL) gradational to gravelly lean CLAY with sand (CL), loose to medium stiff, slightly moist, low plasticity, massive; gravel and larger sized clasts comprise ~40% of unit; clasts entirely subrounded to subangular quartzite as above up to 1.5' in diameter, though mode size ~3-6"; likely contains an alluvial component; common to abundant plant and tree roots; sharp, planar basal contact.
- 3) **Old Landslide:** At least ~12' thick; moderate reddish brown (10R 4/6) to dark yellowish orange (10YR 6/6) to dark reddish brown (10R 3/4) sandy lean CLAY with gravel (CL) predominantly, though gradational to fat CLAY with gravel (CH) in places; stiff to very stiff, moist to very moist, moderate to high plasticity, massive; gravel and larger sized clasts comprise ~10-15% of unit; clasts predominantly quartzite as above up to 1.5' in diameter and mode size ~1-2"; some dark yellowish orange, highly oxidized, angular sandy dolomite clasts up to 3" in diameter; abundant 1-2 mm diameter pinholes throughout; appears to have intertonguing beds of clay and sandy clay and some silt, denoted by different colors; maroon/purple fat clay appears ~1' off bottom of test pit; no observed slickensides or evidence of shearing.

SCALE: 1"=5' H&V



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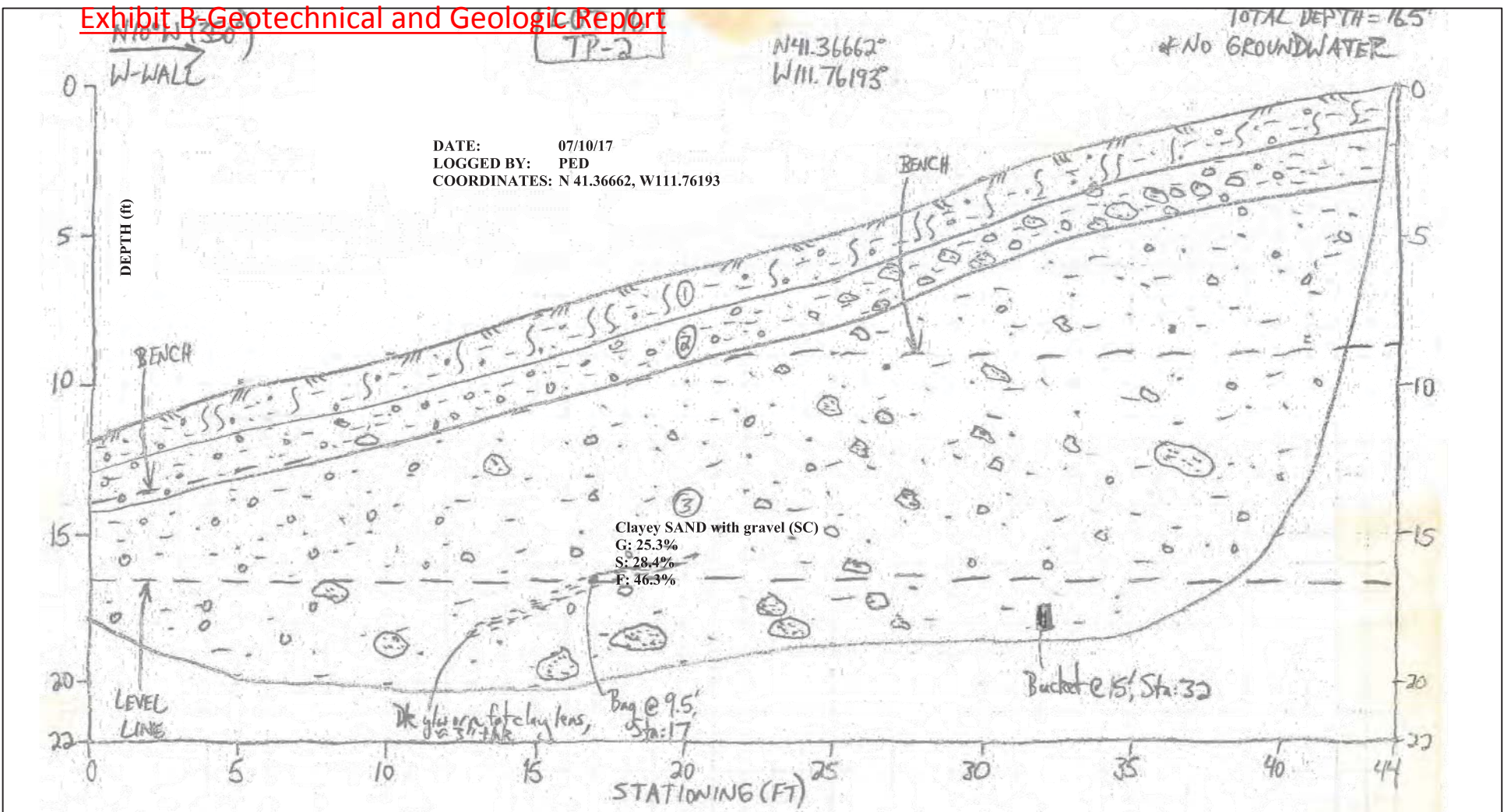
Geotechnical & Geologic Hazard Investigation
 Lot 16R of Summit Eden Phase 1A
 Summit Powder Mountain Resort
 Weber County, Utah

TEST PIT LOG TP-1 Page 92 of 122

Figure

A-3

Exhibit B-Geotechnical and Geologic Report



LITHOLOGIC UNIT DESCRIPTIONS:

- 1) **A/B Soil Horizon:** ~1.5' thick; dark yellowish brown (10YR 4/2) sandy lean CLAY with gravel (CL), loose to medium stiff, slightly moist, low plasticity, massive; gravel and larger sized clasts comprise ~10% of unit; clasts entirely subangular medium light gray (N6) to pale yellowish orange (10YR 8/6) quartzite up to 4" in diameter, though mode size <1"; abundant plant and tree roots; gradational, planar basal contact.
- 2) **Colluvium:** ~1.5' thick; dark yellowish brown (10YR 4/2) sandy lean CLAY with gravel (CL) gradational to clayey GRAVEL (GC), loose to medium stiff, moist, low plasticity, massive; gravel and larger sized clasts comprise ~40% of unit; clasts entirely subangular to subrounded quartzite as above up to 2' in diameter, though mode size ~6-8"; likely contains an alluvial component; minor silt component; common plant and tree roots; sharp, planar basal contact.
- 3) **Wasatch Formation:** At least 13.5' thick; conglomerate bedrock largely disaggregated to moderate reddish brown (10R 4/6) to dark reddish brown (10R 3/4) clayey SAND with gravel (SC), dense to medium dense, moist, moderate plasticity fines, massive; gravel and larger sized clasts comprise ~20-30% of unit; clasts entirely subrounded to subangular quartzite as above up to 2' in diameter, though mode size ~2-4"; common 1 mm pinholes throughout and especially where clayey; occasional thin dark reddish brown fat clay lenses, though no slickensides or shear observed; appears more clay-rich than typical Wasatch Formation, though exhibits the rest of typical Wasatch Formation characteristics; poorly sorted; common sloughing.

SCALE: 1"=5' H&V



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Geotechnical & Geologic Hazard Investigation
 Lot 16R of Summit Eden Phase 1A
 Summit Powder Mountain Resort
 Weber County, Utah

TEST PIT LOG TP-2

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Figure





A-4

Exhibit B - Geotechnical and Geologic Report

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		USCS SYMBOL	TYPICAL DESCRIPTIONS	
COARSE GRAINED SOILS (More than half of material is larger than the #200 sieve)	GRAVELS (More than half of coarse fraction is larger than the #4 sieve)	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES	
		GRAVELS WITH OVER 12% FINES	GP POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES	
		SANDS (More than half of coarse fraction is smaller than the #4 sieve)	CLEAN SANDS WITH LITTLE OR NO FINES	GM SILTY GRAVELS, GRAVEL-SILT-SAND MIXTURES
			SANDS WITH OVER 12% FINES	GC CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
	FINE GRAINED SOILS (More than half of material is smaller than the #200 sieve)	SILTS AND CLAYS (Liquid limit less than 50)	INORGANIC SILTS & VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY	ML
			INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	CL
			ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	OL
		SILTS AND CLAYS (Liquid limit greater than 50)	INORGANIC SILTS, MICACEOUS OR DIATOMICACEOUS FINE SAND OR SILT	MH
INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS			CH	
ORGANIC CLAYS & ORGANIC SILTS OF MEDIUM-TO-HIGH PLASTICITY			OH	
HIGHLY ORGANIC SOILS		PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	PT	

LOG KEY SYMBOLS

	BORING SAMPLE LOCATION		TEST-PIT SAMPLE LOCATION
	WATER LEVEL (level after completion)		WATER LEVEL (level where first encountered)

CEMENTATION

DESCRIPTION	DESCRIPTION
WEAKLY	CRUMBLES OR BREAKS WITH HANDLING OR SLIGHT FINGER PRESSURE
MODERATELY	CRUMBLES OR BREAKS WITH CONSIDERABLE FINGER PRESSURE
STRONGLY	WILL NOT CRUMBLE OR BREAK WITH FINGER PRESSURE

OTHER TESTS KEY

C	CONSOLIDATION	SA	SIEVE ANALYSIS
AL	ATTERBERG LIMITS	DS	DIRECT SHEAR
UC	UNCONFINED COMPRESSION	T	TRIAXIAL
S	SOLUBILITY	R	RESISTIVITY
O	ORGANIC CONTENT	RV	R-VALUE
CBR	CALIFORNIA BEARING RATIO	SU	SOLUBLE SULFATES
COMP	MOISTURE/DENSITY RELATIONS-IP	PM	PERMEABILITY
CI	CALIFORNIA IMPACT	-200	% FINER THAN #200
COL	COLLAPSE POTENTIAL	Gs	SPECIFIC GRAVITY
SS	SHRINK SWELL	SL	SWELL LOAD

MODIFIERS

DESCRIPTION	%
TRACE	<5
SOME	5 - 12
WITH	>12

GENERAL NOTES

1. Lines separating strata on the logs represent approximate boundaries only. Actual transitions may be gradual.
2. No warranty is provided as to the continuity of soil conditions between individual sample locations.
3. Logs represent general soil conditions observed at the point of exploration on the date indicated.
4. In general, Unified Soil Classification designations presented on the logs were evaluated by visual methods only. Therefore, actual designations (based on laboratory tests) may vary.

MOISTURE CONTENT

DESCRIPTION	FIELD TEST
DRY	ABSENCE OF MOISTURE, DUSTY, DRY TO THE TOUCH
MOIST	DAMP BUT NO VISIBLE WATER
WET	VISIBLE FREE WATER, USUALLY SOIL BELOW WATER TABLE

STRATIFICATION

DESCRIPTION	THICKNESS	DESCRIPTION	THICKNESS
SEAM	1/16 - 1/2"	OCCASIONAL	ONE OR LESS PER FOOT OF THICKNESS
LAYER	1/2 - 12"	FREQUENT	MORE THAN ONE PER FOOT OF THICKNESS

APPARENT / RELATIVE DENSITY - COARSE-GRAINED SOIL

APPARENT DENSITY	SPT (blows/ft)	MODIFIED CA. SAMPLER (blows/ft)	CALIFORNIA SAMPLER (blows/ft)	RELATIVE DENSITY (%)	FIELD TEST
VERY LOOSE	<4	<4	<5	0 - 15	EASILY PENETRATED WITH 1/2-INCH REINFORCING ROD PUSHED BY HAND
LOOSE	4 - 10	5 - 12	5 - 15	15 - 35	DIFFICULT TO PENETRATE WITH 1/2-INCH REINFORCING ROD PUSHED BY HAND
MEDIUM DENSE	10 - 30	12 - 35	15 - 40	35 - 65	EASILY PENETRATED A FOOT WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER
DENSE	30 - 50	35 - 60	40 - 70	65 - 85	DIFFICULT TO PENETRATE A FOOT WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER
VERY DENSE	>50	>60	>70	85 - 100	PENETRATED ONLY A FEW INCHES WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER

CONSISTENCY - FINE-GRAINED SOIL

CONSISTENCY	SPT (blows/ft)	TORVANE		FIELD TEST
		UNTRAINED SHEAR STRENGTH (tsf)	POCKET PENETROMETER UNCONFINED COMPRESSIVE STRENGTH (tsf)	
VERY SOFT	<2	<0.125	<0.25	EASILY PENETRATED SEVERAL INCHES BY THUMB. EXUDES BETWEEN THUMB AND FINGERS WHEN SQUEEZED BY HAND.
SOFT	2 - 4	0.125 - 0.25	0.25 - 0.5	EASILY PENETRATED ONE INCH BY THUMB. MOLDED BY LIGHT FINGER PRESSURE.
MEDIUM STIFF	4 - 8	0.25 - 0.5	0.5 - 1.0	PENETRATED OVER 1/2 INCH BY THUMB WITH MODERATE EFFORT. MOLDED BY STRONG FINGER PRESSURE.
STIFF	8 - 15	0.5 - 1.0	1.0 - 2.0	INDENTED ABOUT 1/2 INCH BY THUMB BUT PENETRATED ONLY WITH GREAT EFFORT.
VERY STIFF	15 - 30	1.0 - 2.0	2.0 - 4.0	READILY INDENTED BY THUMB/NAIL.
HARD	>30	>2.0	>4.0	INDENTED WITH DIFFICULTY BY THUMB/NAIL.

KEY TO SOIL SYMBOLS AND TERMINOLOGY

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 Drafted By DAG
 Date July 2017



Figure A-5

Exhibit B-Geotechnical and Geologic Report

Weathering

Rock Classification Should Include:	
1.	Rock name (or classification)
2.	Color
3.	Weathering
4.	Fracturing
5.	Competency
6.	Additional comments indicating rock characteristics which might affect engineering properties

Weathering	Field Test
Fresh	No visible sign of decomposition or discoloration. Rings under hammer impact.
Slightly Weathered	Slight discoloration inwards from open fractures, otherwise similar to Fresh.
Moderately Weathered	Discoloration throughout. Weaker minerals such as feldspar are decomposed. Strength somewhat less than fresh rock but cores cannot be broken by hand or scraped with a knife. Texture preserved.
Highly Weathered	Most minerals somewhat decomposed. Specimens can be broken by hand with effort or shaved with a knife. Core stones present in rock mass. Texture becoming indistinct but fabric preserved.
Completely Weathered	Minerals decomposed to soil but fabric and structure preserved. Specimens easily crumble or penetrated.

Fracturing

Spacing	Description
>6 ft	Very Widely
2-6 ft	Widely
8-24 in	Moderately
2 ½-8 in	Closely
¾-2 ½ in	Very Closely

Bedding of Sedimentary Rocks

Splitting Property	Thickness	Stratification
Massive	>4.0 ft	Very thick bedded
Blocky	2.0-4.0 ft	Thick-bedded
Slabby	2 ½-24 in	Thin-bedded
Flaggy	½-2 ½ in	Very thin-bedded
Shaly or platy	¼ – ½ in	Laminated
Papery	< ¼ in	Thinly laminated

RQD

RQD (%)	Rock Quality
90-100	Excellent
75-90	Good
50-75	Fair
25-50	Poor
0-25	Very Poor

Competency

Class	Strength	Field Test	Approximate Range of Unconfined Compressive Strength (tsf)
I	Extremely Strong	Many blows with geologic hammer required to break intact specimen.	>2000
II	Very Strong	Hand-held specimen breaks with pick end of hammer under more than one blow.	2000-1000
III	Strong	Cannot be scraped or peeled with knife, hand-held specimen can be broken with single moderate blow with pick end of hammer	1000-500
IV	Moderately Strong	Can just be scraped or peeled with knife. Indentations 1-3 mm show in specimen with moderate blow with pick end of hammer.	500-250
V	Weak	Material crumbles under moderate blow with pick end of hammer and can be peeled with a knife, but is hard to hand-trim for triaxial test specimen.	250-10
VI	Friable	Material crumbles in hand.	N/A

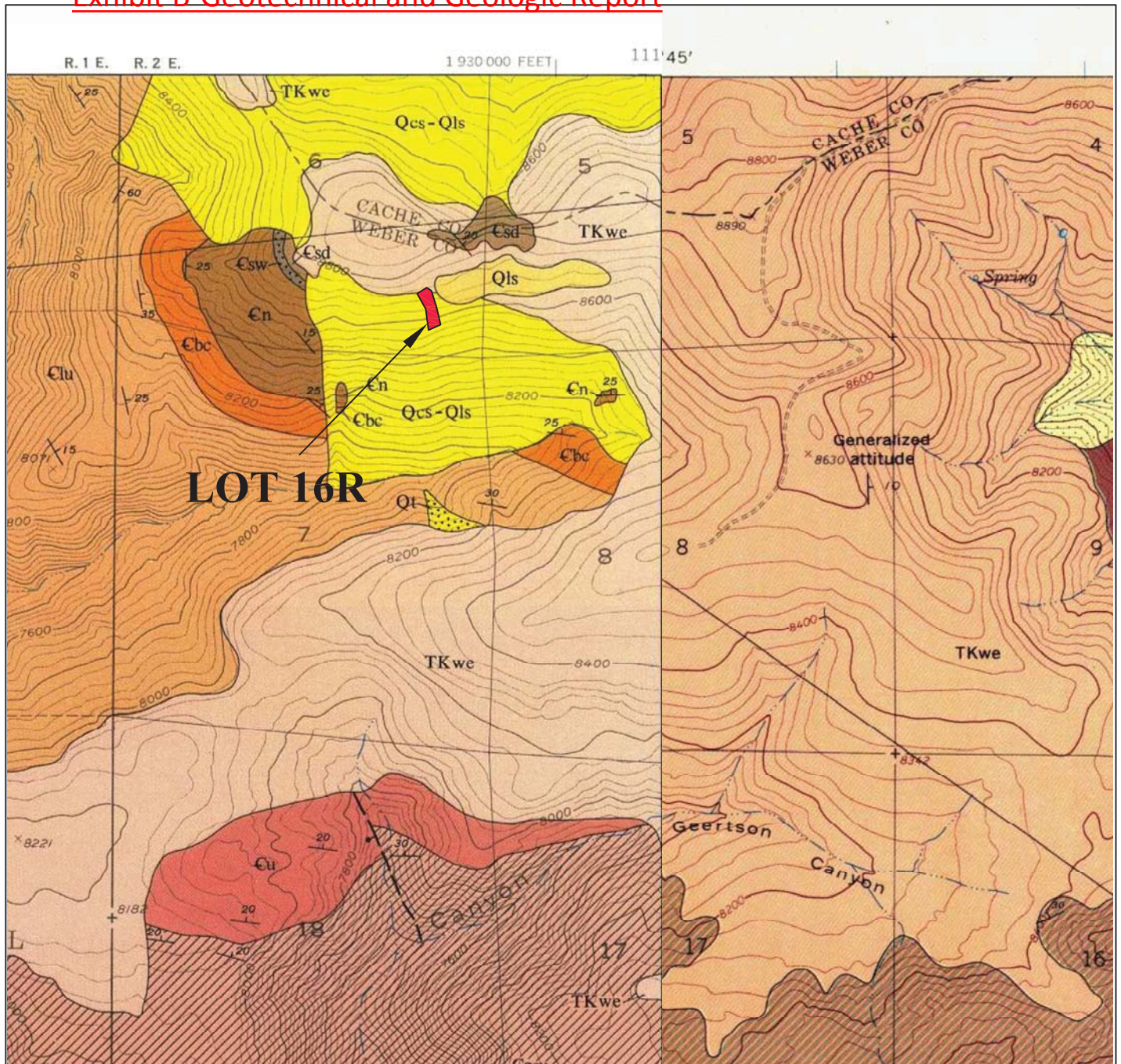
KEY TO PHYSICAL ROCK PROPERTIES

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 Date July 2017



Figure A-6

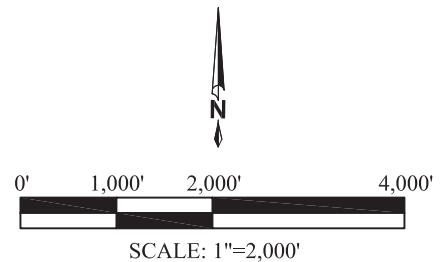
Exhibit B-Geotechnical and Geologic Report



BASE MAPS

-USGS Huntsville 7.5-Minute Geologic Quadrangle Map (GQ-1503), Sorensen and Crittenden, Jr. (1979)

-USGS Brown's Hole 7.5-Minute Geologic Quadrangle Map (GQ-968), Crittenden, Jr. (1972)




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Geotechnical & Geologic Hazard Investigation
 Lot 16R of Summit Eden Phase 1A
 Summit Powder Mountain Resort
 Weber County, Utah REGIONAL GEOLOGY MAP 1

Figure
A-7a

MAP LEGEND

Qal	ALLUVIAL DEPOSITS, UNDIFFERENTIATED (Holocene) – Unconsolidated gravel, sand, and silt deposits in presently active stream channels and floodplains; thickness 0-6 m
Qcs	COLLUVIUM AND SLOPEWASH (Holocene) – Bouldery colluvium and slopewash chiefly along eastern margin of Ogden Valley; in part, lag from Tertiary units; thickness 0-30 m
Qt	ALLUVIAL FAN DEPOSITS (Holocene) – Alluvial fan deposits; postdate, at least in part, time of highest stand of former Lake Bonneville; thickness 0-30 m
Qls	LANDSLIDE DEPOSITS (Holocene) – thickness 0-6 m
Qt	TALUS DEPOSITS (Holocene) – thickness 0-6 m
TKwe	WASATCH AND EVANSTON(?) FORMATIONS, UNDIVIDED (Eocene, Paleocene, and Upper Cretaceous?) – Unconsolidated pale-reddish-brown pebble, cobble, and boulder conglomerate; forms boulder-covered slopes. Clasts are mainly Precambrian quartzite and are tan, gray, or purple; matrix is mainly poorly consolidated sand and silt; thickness 0-150 m
€sd	ST. CHARLES LIMESTONE (Upper Cambrian) – Includes: Dolomite member – Thin- to thick-bedded, finely to medium crystalline, light- to medium-gray, white- to light-gray-weathering, cliff-forming dolomite; linguloid brachiopods common in basal 15 m; thickness 150-245 m
€sw	Worm Creek Quartzite Member – Thin-bedded, fine- to medium-grained, medium- to dark-gray, tan- to brown-weathering calcareous quartzitic sandstone; detrital grains well-sorted and well-rounded; thickness 6 m
€n	NOUNAN DOLOMITE (Upper and Middle Cambrian) – Thin- to thick-bedded, finely crystalline, medium-gray, light- to medium-gray-weathering, cliff-forming dolomite; white twiggy structures common throughout unit; thickness 150-230 m
€bc	CALLS FORT SHALE MEMBER OF BLOOMINGTON FORMATION (Middle Cambrian) – Olive-drab to light-brown shale and light- to dark-blue-gray limestone with intercalated orange to rusty-brown silty limestone; intraformational conglomerate common throughout unit; thickness 23-90 m
€lu	CAMBRIAN LIMESTONES, UNDIVIDED (Middle Cambrian) – Includes limestone and Hodges Shale Members of Bloomington Formation, and Blacksmith and Ute Limestones
€b	BLACKSMITH LIMESTONE (Middle Cambrian) – Medium- to thin-bedded, light-gray to dark-blue-gray limestone; thin-bedded, flaggy-weathering, gray to tan silty limestone and interbedded siltstone; light- to dark-gray dolomite, with some reddish siliceous partings; thickness 400? m



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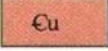


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Geotechnical & Geologic Hazard Investigation
 Lot 16R of Summit Eden Phase 1A
 Summit Powder Mountain Resort
 Weber County, Utah REGIONAL GEOLOGY MAP 1

Figure

A-7b

MAP LEGEND

-  **UTE LIMESTONE (Middle Cambrian)** – Medium- to thin-bedded, finely crystalline, light- to dark-gray silty limestone with irregular wavy partings, mottled and streaked surfaces, worm tracks, and twiggly structures common throughout unit; oolites and *Girvanella* in many beds; olive-drab fissile shale interbedded throughout unit. Includes thin-bedded, gray-weathering, pale-tan to brown dolomite exposed at base of unit, 18-24 m at head of Geertsen Canyon and 0-3 m elsewhere; thickness 245? m
-  **GEERTSEN CANYON QUARTZITE (Lower Cambrian)** – Includes:
Upper member – Pale-buff to white or flesh-pink quartzite, locally streaked with pale red or purple. Coarse-grained; small pebbles occur throughout unit and increase in abundance downward. Base marked by zone 30-60 m thick of cobble conglomerate in beds 30 cm to 2 m thick; clasts, 5-10 cm in diameter, are mainly reddish vein quartz or quartzite, sparse gray quartzite, or red jasper; thickness 730-820 m
-  Lower member – Pale-buff to white and tan quartzite with irregular streaks and lenses of cobble conglomerate decreasing in abundance downward. Lower 90-120 m strongly arkosic, streaked greenish or pinkish. Feldspar clasts increase in size to 0.6-1.3 cm in lower part of unit; thickness 490-520 m

-  Recently active normal fault – Dashed where inferred. Ticks on downthrown side
-  Pre-Tertiary normal fault – Dotted where concealed
Bar and ball on downthrown side
-  Thrust fault – Dashed where inferred
Sawteeth on upper plate



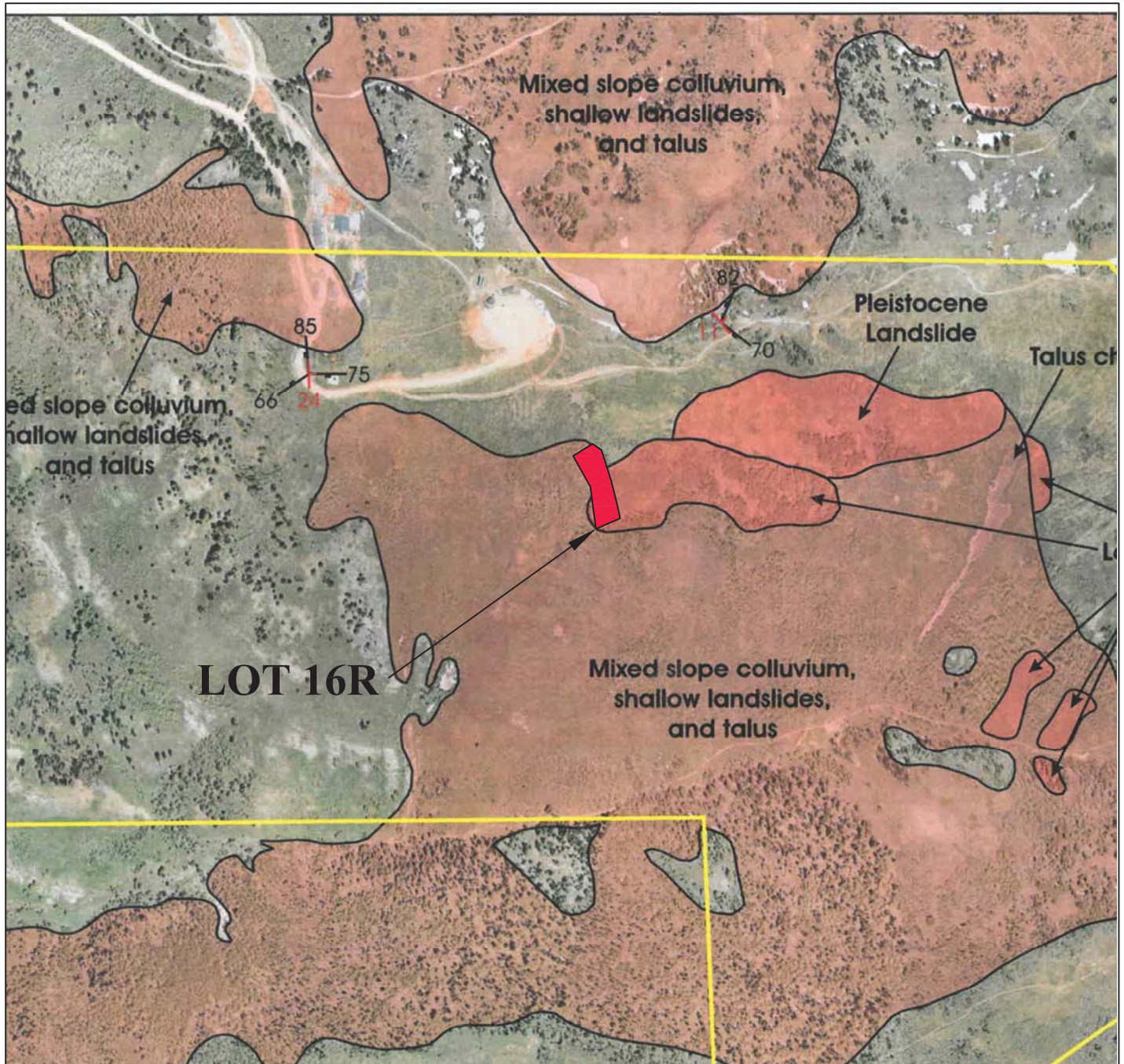
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Geotechnical & Geologic Hazard Investigation
Lot 16R of Summit Eden Phase 1A
Summit Powder Mountain Resort
Weber County, Utah REGIONAL GEOLOGY MAP 1

Figure

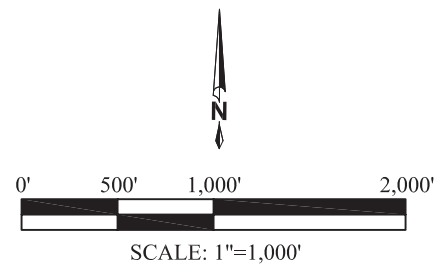
A-7c

Exhibit B-Geotechnical and Geologic Report



BASE MAP

-Western Geologic (2012)
Geologic Hazards
Reconnaissance Report, Figure 3



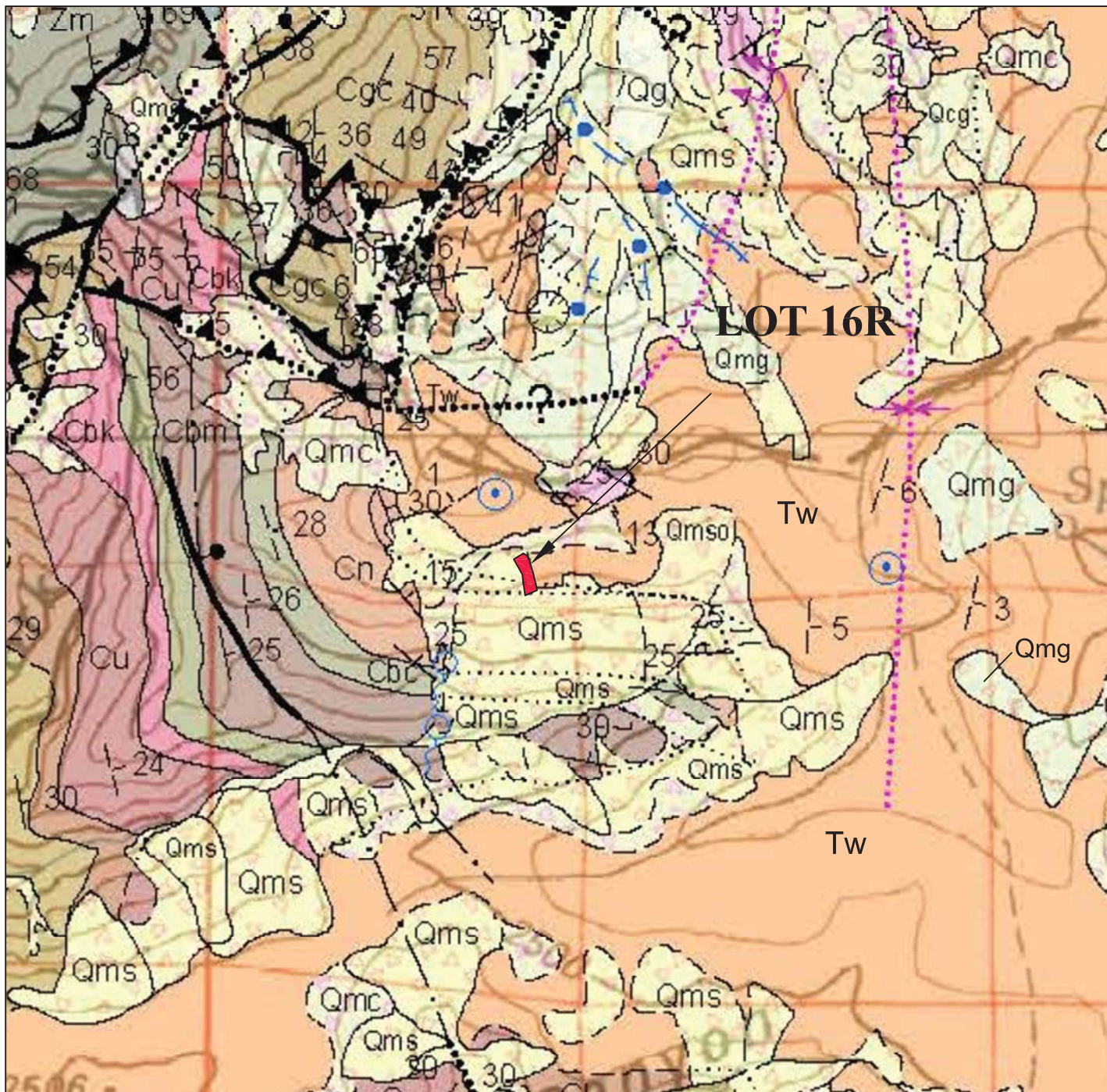
Project No. 02529-001

Geotechnical & Geologic Hazard Investigation
Lot 16R of Summit Eden Phase 1A
Summit Powder Mountain Resort
Weber County, Utah REGIONAL GEOLOGY MAP 2

Figure

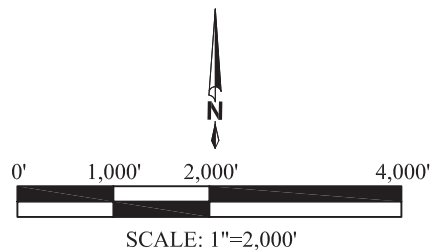
A-8

Exhibit B-Geotechnical and Geologic Report



BASE MAP

-Coogan and King (2016)
UGS Ogden 30'x60' Geologic
Quadrangle Map, OFR-635DM
Plate 1



Project No. 02529-001

Geotechnical & Geologic Hazard Investigation
Lot 16R of Summit Eden Phase 1A
Summit Powder Mountain Resort
Weber County, Utah REGIONAL GEOLOGY MAP 3

Figure

A-9a

MAP LEGEND

Qmc **Landslide and colluvial deposits, undivided (Holocene and Pleistocene)** – Poorly sorted to unsorted clay- to boulder-sized material; mapped where landslide deposits are difficult to distinguish from colluvium (slopewash and soil creep) and where mapping separate, small, intermingled areas of landslide and colluvial deposits is not possible at map scale; locally includes talus and debris flow and flood deposits; typically mapped where landslides are thin (“shallow”); also mapped where the blocky or rumpled morphology that is characteristic of landslides has been diminished (“smoothed”) by slopewash and soil creep; composition depends on local sources; 6 to 40 feet (2-12 m) thick. These deposits are as unstable as other landslide units (Qms, Qmsy, Qmso).

Human disturbances

Qh, Qh? **Human disturbances (Historical)** - Mapped disturbances obscure original deposits or rocks by cover or removal; only larger disturbances that pre-date the 1984 aerial photographs used to map the Ogden 30 x 60-minute quadrangle are shown; includes engineered fill, particularly along Interstate Highways 80 and 84, the Union Pacific Railroad, and larger dams, as well as aggregate operations, gravel pits, sewage-treatment facilities, cement plant quarries and operations, brick plant and clay pit, Defense Depot Ogden (Browning U.S. Army Reserve Center), gas and oil field operations (for example drill pads) including gas plants, and low dams along several creeks, including a breached dam on Yellow Creek.

Qms, Qms?, Qmsy, Qmsy?, Qmso, Qmso?

Landslide deposits (Holocene and upper and middle? Pleistocene) – Poorly sorted clay- to boulder-sized material; includes slides, slumps, and locally flows and floods; generally characterized by hummocky topography, main and internal scarps, and chaotic bedding in displaced blocks; composition depends on local sources; morphology becomes more subdued with time and amount of water in material during emplacement; Qms may be in contact with Qms when landslides are different/distinct; thickness highly variable, up to about 20 to 30 feet (6-9 m) for small slides, and 80 to 100 feet (25-30 m) thick for larger landslides. Qmsy and Qmso queried where relative age uncertain; Qms queried where classification uncertain. Numerous landslides are too small to show at map scale and more detailed maps shown in the index to geologic mapping should be examined.

Qmg, Qmg?

Mass-movement and glacial deposits, undivided (Holocene and Pleistocene) – Unsorted and unstratified clay, silt, sand, and gravel; mapped where glacial deposits lack typical moraine morphology, and appear to have failed or moved down slope; also mapped in upper Strawberry Bowl (Snow Basin quadrangle) where glacial deposits have lost their distinct morphology and the contacts between them and colluvium and talus in the cirques cannot be mapped; likely less than 30 feet (9 m) thick, but may be thicker in Mantua, James Peak, North Ogden, Huntsville, and Peterson quadrangles.

Tw, Tw?

Wasatch Formation (Eocene and upper Paleocene) – Typically red to brownish-red sandstone, siltstone, mudstone, and conglomerate with minor gray limestone and marlstone locally (see Tw1); lighter shades of red, yellow, tan, and light gray present locally and more common in uppermost part, complicating mapping of contacts with overlying similarly colored Norwood and Fowkes Formations; clasts typically rounded Neoproterozoic and Paleozoic sedimentary rocks, mainly Neoproterozoic and Cambrian quartzite; basal conglomerate more gray and less likely to be red, and containing more locally derived angular clasts of limestone, dolomite and sandstone, typically from Paleozoic strata, for example in northern Causey Dam



Project No. 02529-001

Geotechnical & Geologic Hazard Investigation
Lot 16R of Summit Eden Phase 1A
Summit Powder Mountain Resort
Weber County, Utah REGIONAL GEOLOGY MAP 3

Figure

A-9b

APPENDIX B

Exhibit B-Geotechnical and Geologic Report

Water Content and Unit Weight of Soil

(In General Accordance with ASTM D7263 Method B and D2216)



Project: Kimmelman/ May Lot 16

No: 02529-001

Location: Summit Powder Mtn.

Date: 7/31/2017

By: BSS

Sample Info.	Boring No.	T-1							
	Sample:								
	Depth:	6.0'							
Unit Weight Info.	Sample height, H (in)	5.187							
	Sample diameter, D (in)	2.400							
	Sample volume, V (ft ³)	0.0136							
	Mass rings + wet soil (g)	1017.71							
	Mass rings/tare (g)	246.14							
	Moist soil, Ws (g)	771.57							
	Moist unit wt., γ_m (pcf)	125.26							
Water Content	Wet soil + tare (g)	481.53							
	Dry soil + tare (g)	416.09							
	Tare (g)	127.45							
Water Content, w (%)		22.7							
Dry Unit Wt., γ_d (pcf)		102.1							

Entered by: _____

Reviewed: _____

Exhibit B-Geotechnical and Geologic Report

Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(ASTM D4318)

Project: Kimmelman/ May Lot 16

No: 02529-001

Location: Summit Powder Mtn.

Date: 8/2/2017

By: BRR

Grooving tool type: Plastic

Liquid limit device: Mechanical

Rolling method: Hand

Boring No.: TP-1

Sample:

Depth: 6.0'

Description: Reddish brown lean clay

Preparation method: Wet

Liquid limit test method: Multipoint

Screened over No.40: Yes

Larger particles removed: Wet sieved

Approximate maximum grain size: 3/8"

Estimated percent retained on No.40: See Particle Size Distribution

As-received water content (%): 22.7

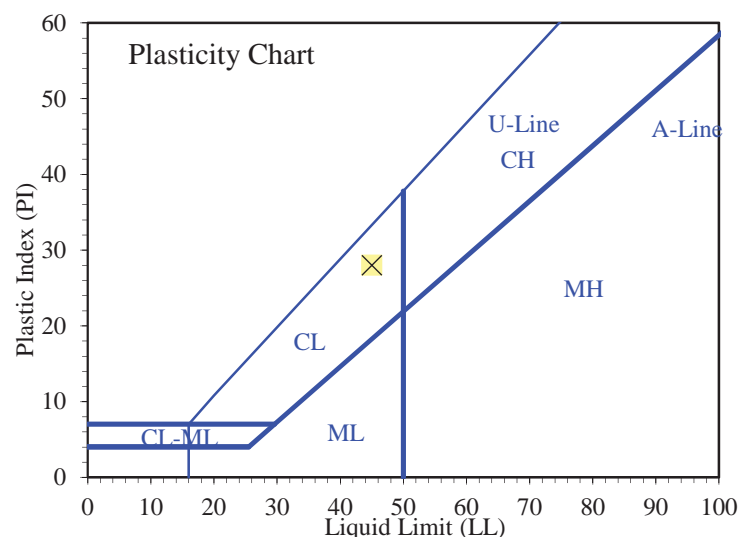
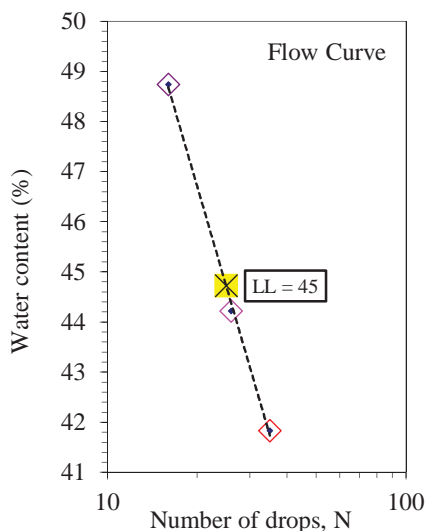
Plastic Limit

Determination No	1	2				
Wet Soil + Tare (g)	27.74	28.33				
Dry Soil + Tare (g)	26.83	27.41				
Water Loss (g)	0.91	0.92				
Tare (g)	21.50	22.03				
Dry Soil (g)	5.33	5.38				
Water Content, w (%)	17.07	17.10				

Liquid Limit

Determination No	1	2	3			
Number of Drops, N	35	26	16			
Wet Soil + Tare (g)	29.33	27.79	28.49			
Dry Soil + Tare (g)	27.13	25.84	26.37			
Water Loss (g)	2.20	1.95	2.12			
Tare (g)	21.87	21.43	22.02			
Dry Soil (g)	5.26	4.41	4.35			
Water Content, w (%)	41.83	44.22	48.74			
One-Point LL (%)		44				

Liquid Limit, LL (%)	45
Plastic Limit, PL (%)	17
Plasticity Index, PI (%)	28



Entered by: _____

Reviewed: _____

Exhibit B-Geotechnical and Geologic Report

Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(ASTM D4318)

Project: Kimmelman/ May Lot 16

No: 02529-001

Location: Summit Powder Mtn.

Date: 8/2/2017

By: BRR

Grooving tool type: Plastic

Liquid limit device: Mechanical

Rolling method: Hand

Boring No.: TP-1

Sample:

Depth: 16.0'

Description: Reddish brown lean clay

Preparation method: Wet

Liquid limit test method: Multipoint

Screened over No.40: Yes

Larger particles removed: Wet sieved

Approximate maximum grain size: 3/8"

Estimated percent retained on No.40: Not requested

As-received water content (%): Not requested

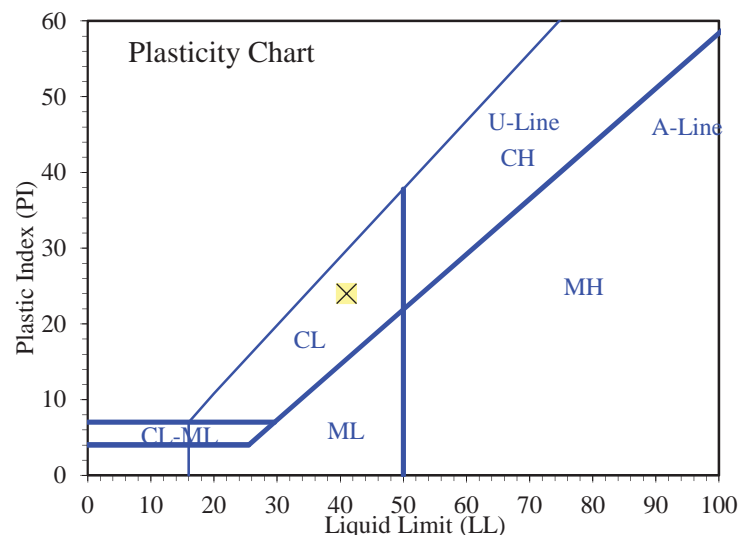
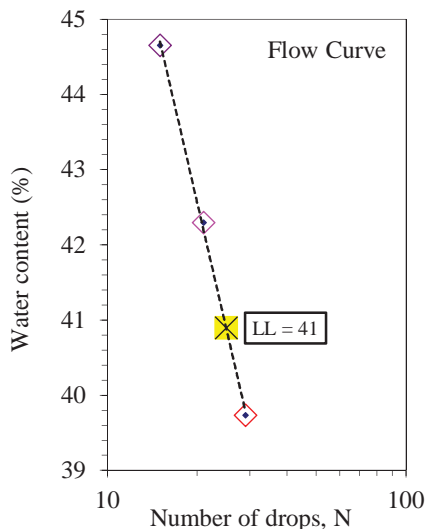
Plastic Limit

Determination No	1	2				
Wet Soil + Tare (g)	28.95	28.69				
Dry Soil + Tare (g)	27.88	27.67				
Water Loss (g)	1.07	1.02				
Tare (g)	21.83	21.72				
Dry Soil (g)	6.05	5.95				
Water Content, w (%)	17.69	17.14				

Liquid Limit

Determination No	1	2	3			
Number of Drops, N	29	21	15			
Wet Soil + Tare (g)	28.00	28.88	29.42			
Dry Soil + Tare (g)	26.22	26.85	27.04			
Water Loss (g)	1.78	2.03	2.38			
Tare (g)	21.74	22.05	21.71			
Dry Soil (g)	4.48	4.80	5.33			
Water Content, w (%)	39.73	42.29	44.65			
One-Point LL (%)	40	41				

Liquid Limit, LL (%)	41
Plastic Limit, PL (%)	17
Plasticity Index, PI (%)	24



Entered by: _____
Reviewed: _____

Exhibit B-Geotechnical and Geologic Report
Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis

(ASTM D6913)

Project: Kimmelman/ May Lot 16

Boring No.: TP-2

No: 02529-001

Sample:

Location: Summit Powder Mtn.

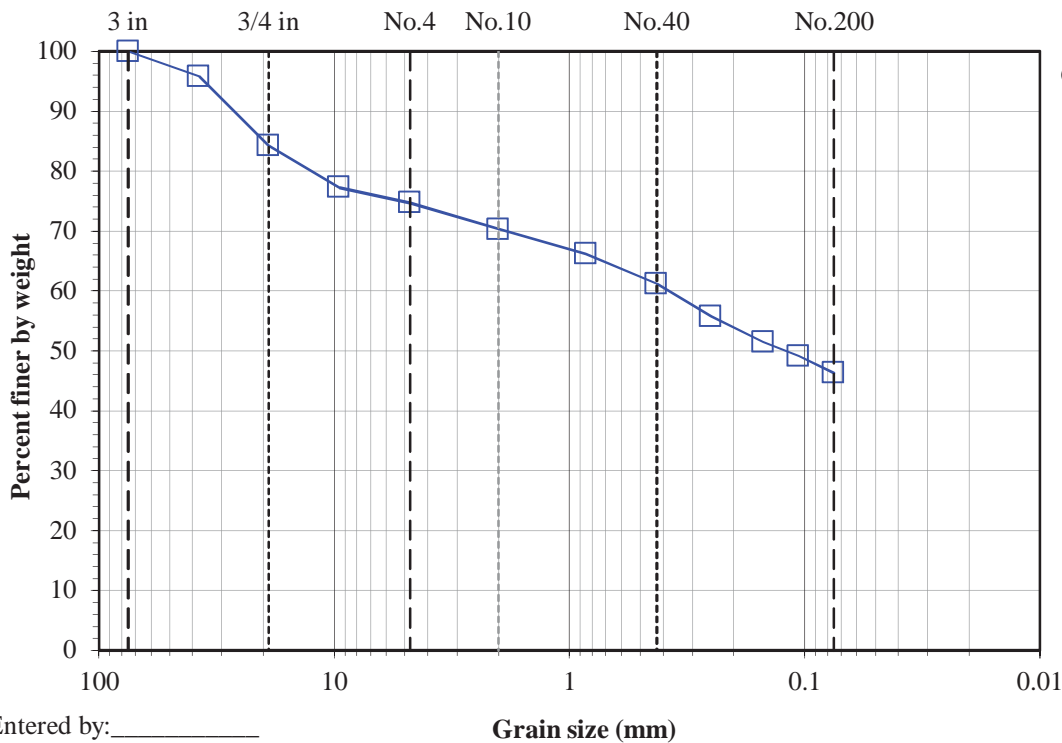
Depth: 9.5'

Date: 8/1/2017

Description: Red clayey sand with gravel

By: BSS

Split: Yes Split sieve: 3/8" Moist Dry Total sample wt. (g): 3757.42 3395.22 +3/8" Coarse fraction (g): 786.02 771.19 -3/8" Split fraction (g): 633.42 559.37 Split fraction: 0.773				<u>Water content data</u> C.F.(+3/8") S.F.(-3/8") Moist soil + tare (g): 1010.44 848.74 Dry soil + tare (g): 994.26 774.69 Tare (g): 152.69 215.32 Water content (%): 1.9 13.2	
Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer		
8"	-	200	-		
6"	-	150	-		
4"	-	100	-		
3"	-	75	100.0		
1.5"	142.91	37.5	95.8		
3/4"	533.80	19	84.3		
3/8"	771.19	9.5	77.3 ← Split		
No.4	18.76	4.75	74.7		
No.10	50.60	2	70.3		
No.20	80.70	0.85	66.1		
No.40	116.68	0.425	61.2		
No.60	155.85	0.25	55.8		
No.100	186.88	0.15	51.5		
No.140	203.73	0.106	49.1		
No.200	224.19	0.075	46.3		



Entered by: _____
 Reviewed: _____

Exhibit B-Geotechnical and Geologic Report
Amount of Material in Soil Finer than the No. 200 (75µm) Sieve

(ASTM D1140)



Project: Kimmelman/ May Lot 16
No: 02529-001
 Location: Summit Powder Mtn.
 Date: 8/1/2017
 By: BSS

Sample Info.	Boring No.	TP-1	TP-1					
	Sample							
	Depth	6.0'	16.0'					
	Split	No	No					
	Split Sieve*							
	Method	B	B					
Specimen soak time (min)		320	320					
Moist total sample wt. (g)		354.08	227.53					
Moist coarse fraction (g)								
Moist split fraction + tare (g)								
Split fraction tare (g)								
Dry split fraction (g)								
Dry retained No. 200 + tare (g)		179.06	180.85					
Wash tare (g)		127.45	126.61					
No. 200 Dry wt. retained (g)		51.61	54.24					
Split sieve* Dry wt. retained (g)								
Dry total sample wt. (g)		288.64	187.18					
Coarse Fraction	Moist soil + tare (g)							
	Dry soil + tare (g)							
	Tare (g)							
	Water content (%)							
Split Fraction	Moist soil + tare (g)	481.53	354.14					
	Dry soil + tare (g)	416.09	313.79					
	Tare (g)	127.45	126.61					
	Water content (%)	22.67	21.56					
Percent passing split sieve* (%)								
Percent passing No. 200 sieve (%)		82.1	71.0					

Entered by: _____

Reviewed: _____

Exhibit B-Geotechnical and Geologic Report

Direct Shear Test for Soils Under Drained Conditions

(ASTM D3080)

Project: Kimmelman/ May Lot 16

No: 02529-001

Location: Summit Powder Mtn.

Date: 8/1/2017

By: NB

Test type: **Inundated**

Lateral displacement (in.): **0.3**

Shear rate (in./min): **0.0022**

Specific gravity, G_s: **2.70 Assumed**

Boring No.: TP-1

Sample:

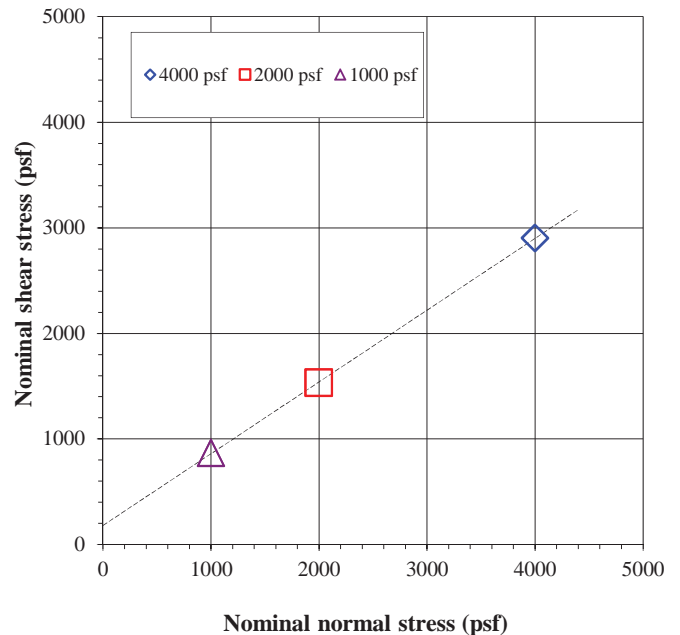
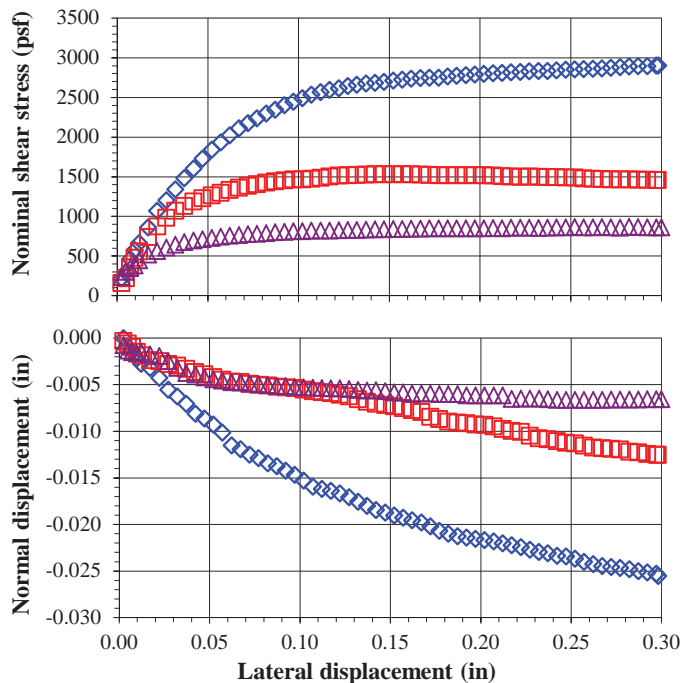
Depth: 16.0'

Sample Description: **Reddish brown clay with sand**

Sample type: **Undisturbed-trimmed from thin-wall**

	Sample 1		Sample 2		Sample 3	
Nominal normal stress (psf)	4000		2000		1000	
Peak shear stress (psf)	2903		1531		867	
Lateral displacement at peak (in)	0.297		0.147		0.282	
Load Duration (min)	771		779		6	
	Initial	Pre-shear	Initial	Pre-shear	Initial	Pre-shear
Sample height (in)	0.9970	0.9459	1.0090	0.9882	1.0080	0.9897
Sample diameter (in)	2.412	2.412	2.396	2.396	2.394	2.394
Wt. rings + wet soil (g)	189.35	191.33	193.58	194.64	185.94	191.17
Wt. rings (g)	46.53	46.53	44.30	44.30	45.34	45.34
Wet soil + tare (g)	354.14		354.14		354.14	
Dry soil + tare (g)	313.79		313.79		313.79	
Tare (g)	126.61		126.61		126.61	
Water content (%)	21.6	23.2	21.6	22.4	21.6	26.1
Dry unit weight (pcf)	98.3	103.5	102.8	105.0	97.1	98.9
Void ratio, e, for assumed G _s	0.72	0.63	0.64	0.61	0.74	0.70
Saturation (%)*	81.3	100.0	91.1	100.0	79.1	100.0
φ' (deg)	34	Average of 3 samples		Initial	Pre-shear	
c' (psf)	181	Water content (%)		21.6	23.9	
		Dry unit weight (pcf)		99.4	102.4	

*Pre-shear saturation set to 100% for phase calculations



Entered by: _____

Reviewed: _____

Exhibit B-Geotechnical and Geologic Report
Direct Shear Test for Soils Under Drained Conditions

(ASTM D3080)

Project: Kimmelman/ May Lot 16
No: 02529-001
Location: Summit Powder Mtn.

Boring No.: TP-1
Sample:
Depth: 16.0'

Nominal normal stress = 4000 psf			Nominal normal stress = 2000 psf			Nominal normal stress = 1000 psf		
Lateral Displacement (in.)	Nominal Shear Stress (psf)	Normal Displacement (in.)	Lateral Displacement (in.)	Nominal Shear Stress (psf)	Normal Displacement (in.)	Lateral Displacement (in.)	Nominal Shear Stress (psf)	Normal Displacement (in.)
0.002	219	0.000	0.002	158	0.000	0.002	234	-0.001
0.005	295	-0.001	0.005	219	-0.001	0.005	300	-0.001
0.007	463	-0.001	0.007	357	-0.001	0.007	347	-0.002
0.010	575	-0.002	0.010	478	-0.001	0.010	382	-0.002
0.012	663	-0.003	0.012	559	-0.002	0.012	446	-0.001
0.017	859	-0.003	0.017	738	-0.002	0.017	517	-0.002
0.022	1071	-0.004	0.022	873	-0.002	0.022	561	-0.002
0.027	1202	-0.006	0.027	981	-0.003	0.027	608	-0.002
0.032	1341	-0.006	0.032	1071	-0.003	0.032	643	-0.003
0.037	1482	-0.007	0.037	1131	-0.003	0.037	673	-0.004
0.042	1603	-0.008	0.042	1186	-0.004	0.042	697	-0.004
0.047	1728	-0.009	0.047	1228	-0.004	0.047	712	-0.004
0.052	1843	-0.009	0.052	1266	-0.004	0.052	727	-0.004
0.057	1936	-0.010	0.057	1298	-0.004	0.057	742	-0.005
0.062	2023	-0.012	0.062	1332	-0.005	0.062	757	-0.005
0.067	2110	-0.012	0.067	1361	-0.005	0.067	765	-0.005
0.072	2175	-0.013	0.072	1387	-0.005	0.072	774	-0.005
0.077	2237	-0.013	0.077	1405	-0.005	0.077	779	-0.005
0.082	2299	-0.013	0.082	1424	-0.005	0.082	786	-0.005
0.087	2347	-0.014	0.087	1442	-0.005	0.087	799	-0.005
0.092	2404	-0.014	0.092	1454	-0.005	0.092	805	-0.005
0.097	2448	-0.015	0.097	1464	-0.005	0.097	813	-0.005
0.102	2493	-0.015	0.102	1468	-0.006	0.102	813	-0.005
0.107	2534	-0.016	0.107	1474	-0.006	0.107	819	-0.005
0.112	2568	-0.016	0.112	1488	-0.006	0.112	819	-0.005
0.117	2595	-0.016	0.117	1503	-0.006	0.117	822	-0.005
0.122	2617	-0.017	0.122	1514	-0.006	0.122	825	-0.005
0.127	2643	-0.017	0.127	1520	-0.006	0.127	828	-0.005
0.132	2659	-0.018	0.132	1524	-0.007	0.132	829	-0.006
0.137	2677	-0.018	0.137	1527	-0.007	0.137	832	-0.006
0.142	2686	-0.018	0.142	1529	-0.007	0.142	838	-0.006
0.147	2698	-0.019	0.147	1531	-0.007	0.147	837	-0.006
0.152	2712	-0.019	0.152	1530	-0.007	0.152	839	-0.006
0.157	2724	-0.019	0.157	1531	-0.008	0.157	842	-0.006
0.162	2738	-0.020	0.162	1529	-0.008	0.162	845	-0.006
0.167	2745	-0.020	0.167	1527	-0.008	0.167	845	-0.006
0.172	2748	-0.020	0.172	1522	-0.008	0.172	848	-0.006
0.177	2751	-0.021	0.177	1519	-0.009	0.177	849	-0.006
0.182	2767	-0.021	0.182	1519	-0.009	0.182	849	-0.006
0.187	2772	-0.021	0.187	1518	-0.009	0.187	849	-0.006
0.192	2780	-0.021	0.192	1517	-0.009	0.192	848	-0.006
0.197	2791	-0.022	0.197	1517	-0.009	0.197	849	-0.006
0.202	2799	-0.022	0.202	1517	-0.009	0.202	849	-0.006
0.207	2806	-0.022	0.207	1514	-0.009	0.207	851	-0.006
0.212	2809	-0.022	0.212	1507	-0.010	0.212	850	-0.006
0.217	2818	-0.022	0.217	1503	-0.010	0.217	855	-0.007
0.222	2821	-0.022	0.222	1500	-0.010	0.222	855	-0.006
0.227	2830	-0.023	0.227	1501	-0.010	0.227	857	-0.006
0.232	2836	-0.023	0.232	1497	-0.011	0.232	853	-0.006
0.237	2836	-0.023	0.237	1496	-0.011	0.237	858	-0.007
0.242	2843	-0.023	0.242	1495	-0.011	0.242	860	-0.007
0.247	2852	-0.023	0.247	1492	-0.011	0.247	862	-0.007
0.252	2854	-0.024	0.252	1489	-0.011	0.252	864	-0.007
0.257	2860	-0.024	0.257	1480	-0.012	0.257	861	-0.007
0.262	2861	-0.024	0.262	1476	-0.012	0.262	861	-0.007
0.267	2866	-0.024	0.267	1471	-0.012	0.267	864	-0.007
0.272	2876	-0.025	0.272	1468	-0.012	0.272	861	-0.007
0.277	2882	-0.025	0.277	1468	-0.012	0.277	858	-0.007
0.282	2889	-0.025	0.282	1464	-0.012	0.282	867	-0.007
0.287	2893	-0.025	0.287	1462	-0.012	0.287	865	-0.007
0.292	2894	-0.025	0.292	1460	-0.012	0.292	860	-0.007
0.297	2903	-0.025	0.297	1457	-0.013	0.297	859	-0.007
0.298	2901	-0.026	0.298	1456	-0.013	0.300	861	-0.007

Exhibit B-Geotechnical and Geologic Report

Direct Shear Test for Soils Under Drained Conditions

(ASTM D3080)

Project: **Kimmelman/ May Lot 16**

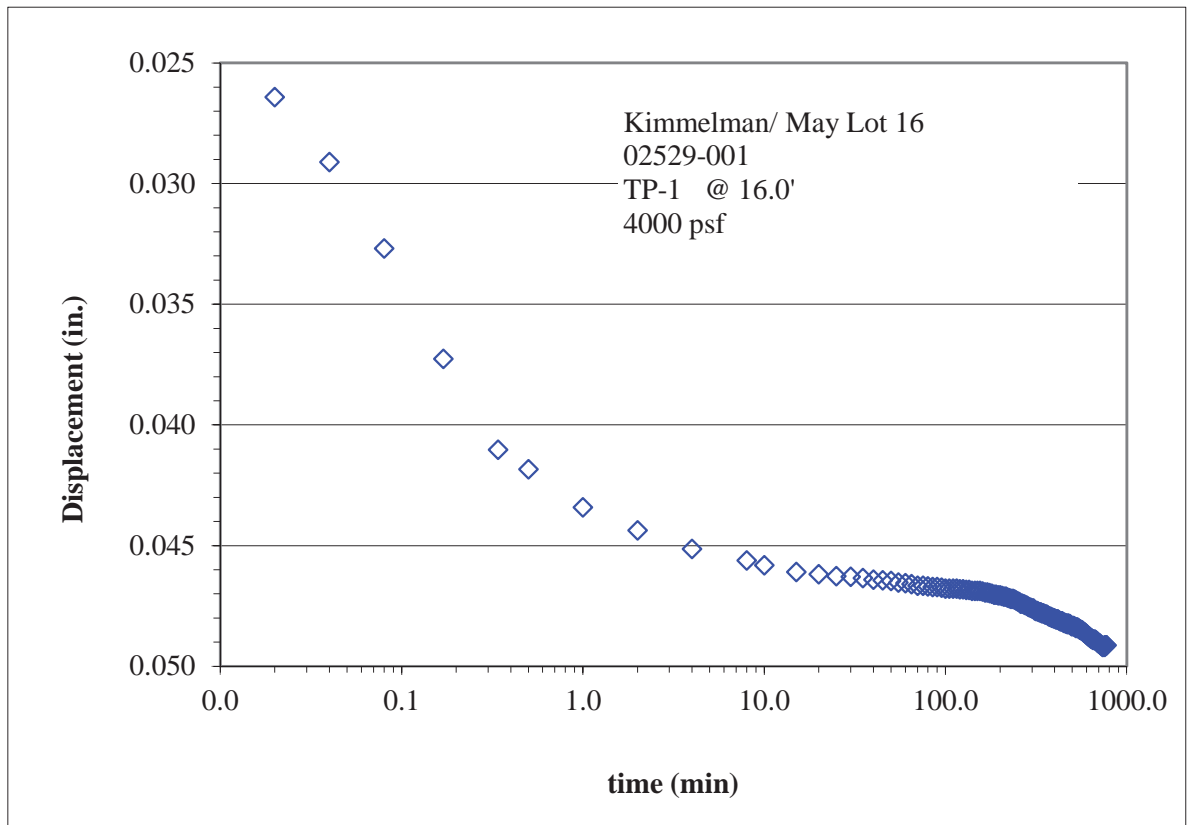
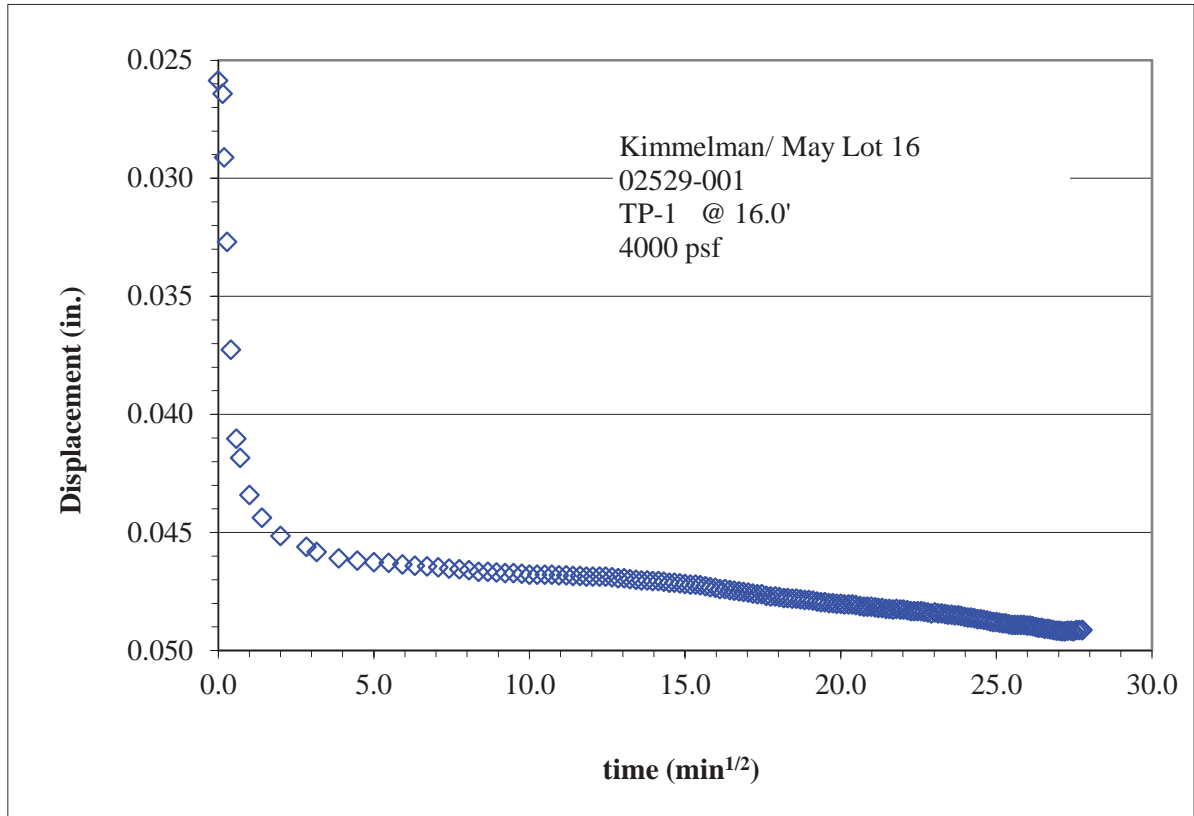
No: **02529-001**

Location: **Summit Powder Mtn.**

Boring No.: **TP-1**

Sample:

Depth: **16.0'**



APPENDIX C

Exhibit B-Geotechnical and Geologic Report

2012/2015 International Building Code (41.3668°N, 111.7623°W)

Site Class C – “Very Dense Soil and Soft Rock”, Risk Category I/II/III

Section 1613.3.1 — Mapped acceleration parameters

Note: Ground motion values provided below are for the direction of maximum horizontal spectral response acceleration. They have been converted from corresponding geometric mean ground motions computed by the USGS by applying factors of 1.1 (to obtain S_S) and 1.3 (to obtain S_1). Maps in the 2012/2015 International Building Code are provided for Site Class B. Adjustments for other Site Classes are made, as needed, in Section 1613.3.3.

From [Figure 1613.3.1\(1\)](#) ^[1] $S_S = 0.831 \text{ g}$ **From [Figure 1613.3.1\(2\)](#) ^[2]** $S_1 = 0.276 \text{ g}$ **Section 1613.3.2 — Site class definitions**

The authority having jurisdiction (not the USGS), site-specific geotechnical data, and/or the default has classified the site as Site Class C, based on the site soil properties in accordance with Section 1613.

2010 ASCE-7 Standard – Table 20.3-1
SITE CLASS DEFINITIONS

Site Class	\bar{v}_s	\bar{N} or \bar{N}_{ch}	\bar{s}_u
A. Hard Rock	>5,000 ft/s	N/A	N/A
B. Rock	2,500 to 5,000 ft/s	N/A	N/A
C. Very dense soil and soft rock	1,200 to 2,500 ft/s	>50	>2,000 psf
D. Stiff Soil	600 to 1,200 ft/s	15 to 50	1,000 to 2,000 psf
E. Soft clay soil	<600 ft/s	<15	<1,000 psf
Any profile with more than 10 ft of soil having the characteristics:			
<ul style="list-style-type: none"> • Plasticity index $PI > 20$, • Moisture content $w \geq 40\%$, and • Undrained shear strength $\bar{s}_u < 500 \text{ psf}$ 			
F. Soils requiring site response analysis in accordance with Section 21.1	See Section 20.3.1		

For SI: 1ft/s = 0.3048 m/s 1lb/ft² = 0.0479 kN/m²

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Section 1613.3.3 — Site coefficients and adjusted maximum considered earthquake spectral response acceleration parameters

TABLE 1613.3.3(1)
VALUES OF SITE COEFFICIENT F_a

Site Class	Mapped Spectral Response Acceleration at Short Period				
	$S_s \leq 0.25$	$S_s = 0.50$	$S_s = 0.75$	$S_s = 1.00$	$S_s \geq 1.25$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_s

For Site Class = C and $S_s = 0.831$ g, $F_a = 1.068$

TABLE 1613.3.3(2)
VALUES OF SITE COEFFICIENT F_v

Site Class	Mapped Spectral Response Acceleration at 1-s Period				
	$S_1 \leq 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \geq 0.50$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
E	3.5	3.2	2.8	2.4	2.4
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_1

For Site Class = C and $S_1 = 0.276$ g, $F_v = 1.524$

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Equation (16-37):

$$S_{MS} = F_a S_s = 1.068 \times 0.831 = 0.887 \text{ g}$$

Equation (16-38):

$$S_{M1} = F_v S_1 = 1.524 \times 0.276 = 0.421 \text{ g}$$

Section 1613.3.4 — Design spectral response acceleration parameters

Equation (16-39):

$$S_{DS} = \frac{2}{3} S_{MS} = \frac{2}{3} \times 0.887 = 0.591 \text{ g}$$

Equation (16-40):

$$S_{D1} = \frac{2}{3} S_{M1} = \frac{2}{3} \times 0.421 = 0.281 \text{ g}$$

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Section 1613.3.5 — Determination of seismic design category

TABLE 1613.3.5(1)

SEISMIC DESIGN CATEGORY BASED ON SHORT-PERIOD (0.2 second) RESPONSE ACCELERATION

VALUE OF S_{DS}	RISK CATEGORY		
	I or II	III	IV
$S_{DS} < 0.167g$	A	A	A
$0.167g \leq S_{DS} < 0.33g$	B	B	C
$0.33g \leq S_{DS} < 0.50g$	C	C	D
$0.50g \leq S_{DS}$	D	D	D

For Risk Category = I and $S_{DS} = 0.591 g$, Seismic Design Category = D

TABLE 1613.3.5(2)

SEISMIC DESIGN CATEGORY BASED ON 1-SECOND PERIOD RESPONSE ACCELERATION

VALUE OF S_{D1}	RISK CATEGORY		
	I or II	III	IV
$S_{D1} < 0.067g$	A	A	A
$0.067g \leq S_{D1} < 0.133g$	B	B	C
$0.133g \leq S_{D1} < 0.20g$	C	C	D
$0.20g \leq S_{D1}$	D	D	D

For Risk Category = I and $S_{D1} = 0.281 g$, Seismic Design Category = D

Note: When S_1 is greater than or equal to $0.75g$, the Seismic Design Category is **E** for buildings in Risk Categories I, II, and III, and **F** for those in Risk Category IV, irrespective of the above.

Seismic Design Category \equiv "the more severe design category in accordance with
Table 1613.3.5(1) or 1613.3.5(2)" = D

Note: See Section 1613.3.5.1 for alternative approaches to calculating Seismic Design Category.

References

1. *Figure 1613.3.1(1)*: [https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1\(1\).pdf](https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1(1).pdf)
2. *Figure 1613.3.1(2)*: [https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1\(2\).pdf](https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1(2).pdf)

Exhibit B-Geotechnical and Geologic Report**USGS Design Maps Summary Report****User-Specified Input**

Report Title Lot 16R Summit Powder Mtn.
Mon July 17, 2017 21:01:02 UTC

Building Code Reference Document 2012/2015 International Building Code
(which utilizes USGS hazard data available in 2008)

Site Coordinates 41.3668°N, 111.7623°W

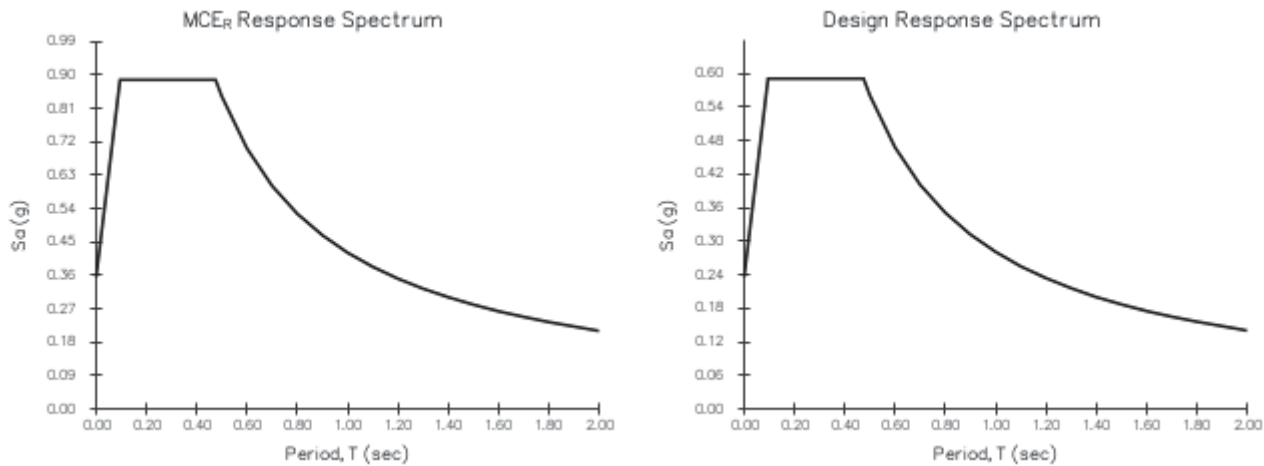
Site Soil Classification Site Class C – “Very Dense Soil and Soft Rock”

Risk Category I/II/III

**USGS-Provided Output**

$S_s = 0.831 \text{ g}$	$S_{MS} = 0.887 \text{ g}$	$S_{DS} = 0.591 \text{ g}$
$S_1 = 0.276 \text{ g}$	$S_{M1} = 0.421 \text{ g}$	$S_{D1} = 0.281 \text{ g}$

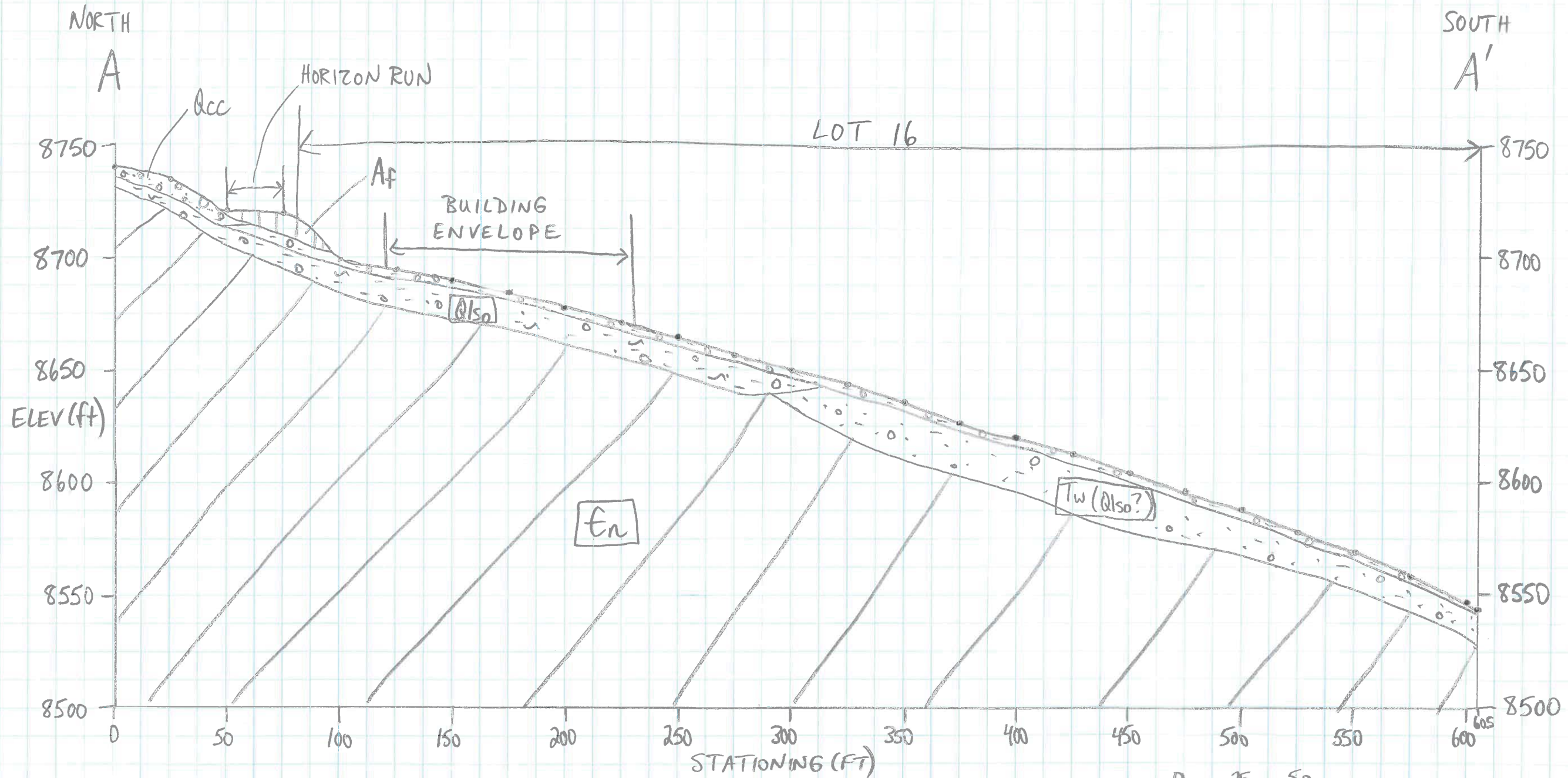
For information on how the S_s and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the “2009 NEHRP” building code reference document.









Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

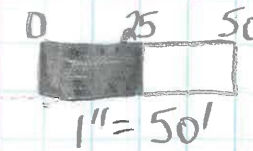
APPENDIX D

FIGURE D-1
CROSS-SECTION A-A'



-  Af = ARTIFICIAL FILL
-  Qcl = LOOSE COLLUVIUM
-  Qcc = CEMENTED COLLUVIUM

-  Qlso = OLDER LANDSLIDE
-  Tw (Qlso?) = WASATCH FORMATION (POSSIBLE OLDER LANDSLIDE)
-  En = NOUNAN DOLOMITE



*NO VERTICAL EXAGGERATION

Exhibit B-Geotechnical and Geologic Report

Kimmelman/Lot 16R
 02529-001
 8/8/2017

c'	150	psf	Effective Cohesion
ϕ'	28	deg	Effective Friction Angle
γ_{sat}	135	pcf	Saturated Unit Weight of Soil
γ_w	62.4	pcf	Unit weight of water
h	4	ft	Depth to shear surface
β	15.9	deg	Slope Gradient (3.5H:1V)

FS 2.06

 Input Variable
 Calculated Value

This model assumes $c > 0$ and the face of the slope is saturated to depth h

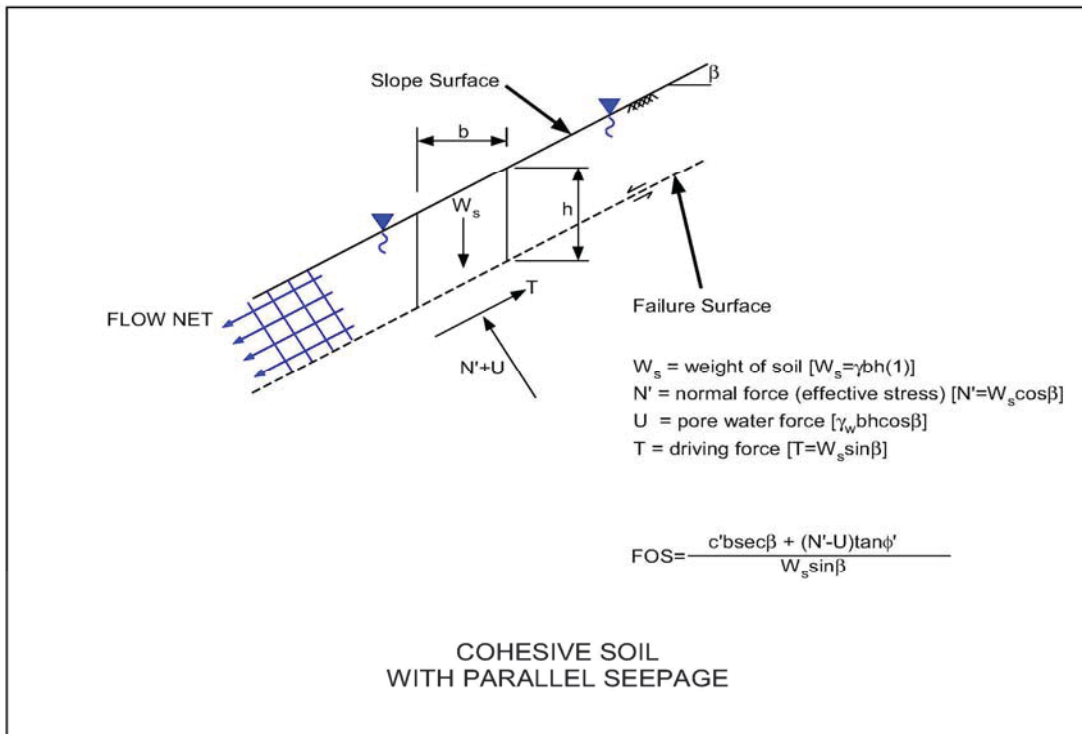
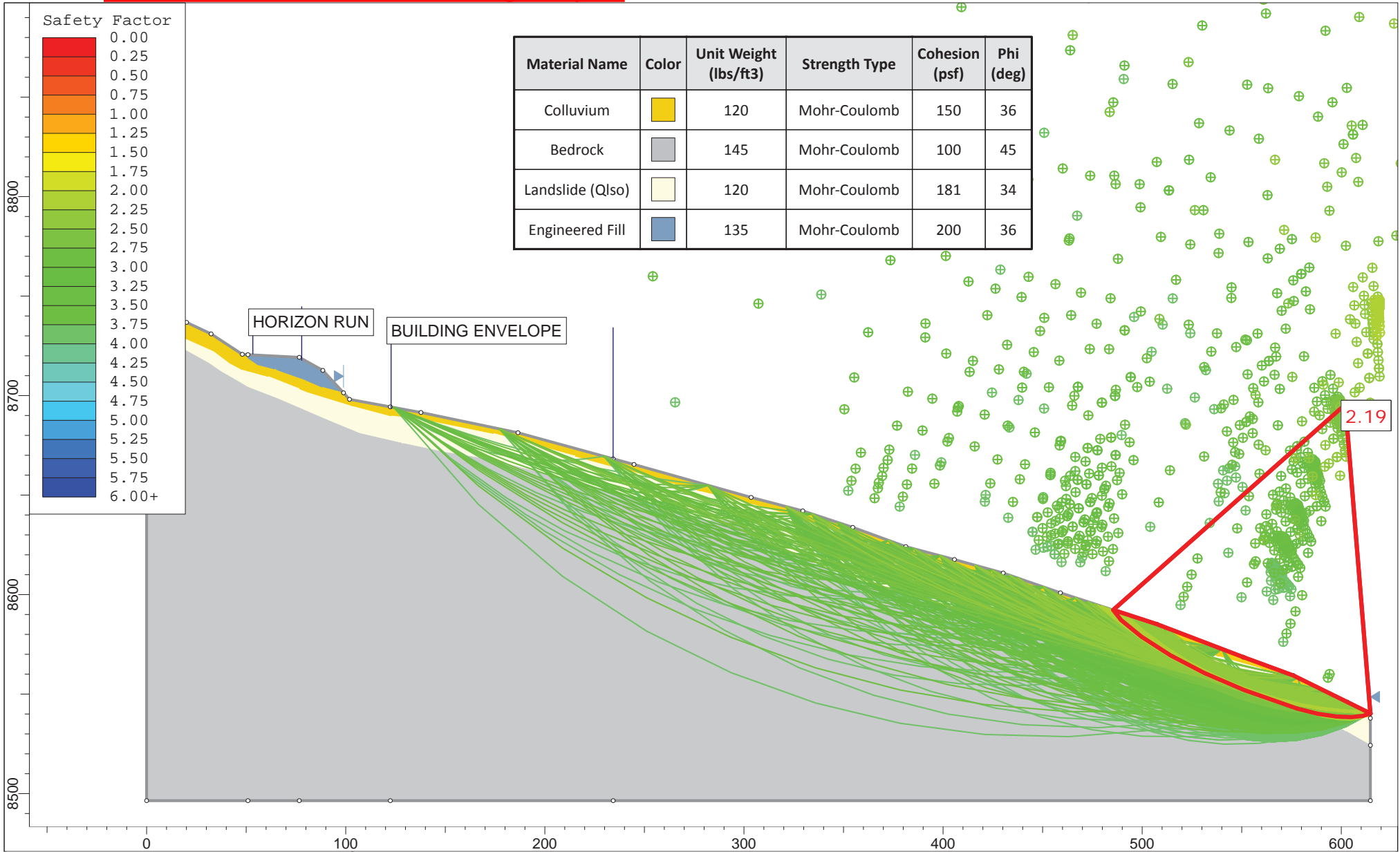


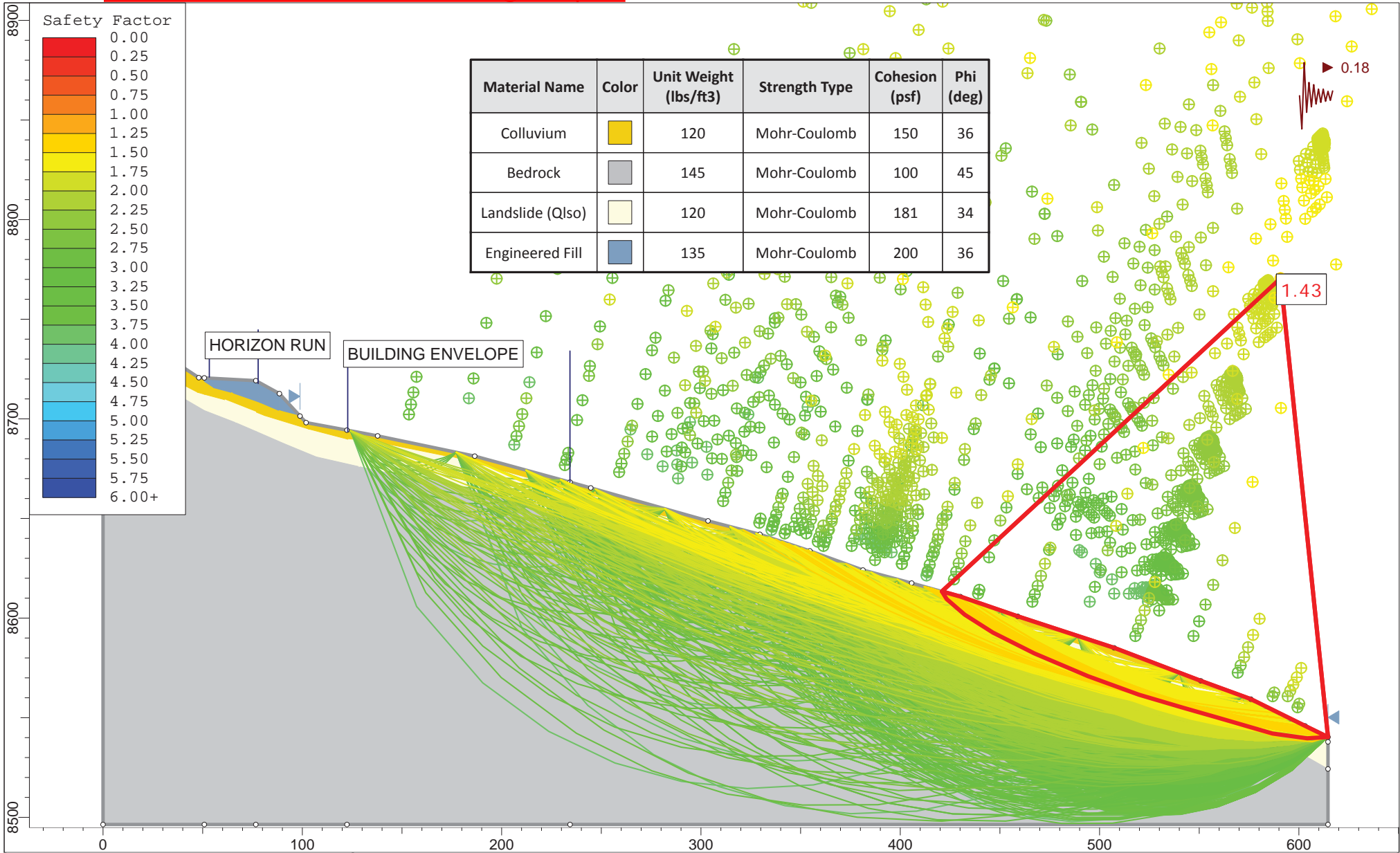
Exhibit B-Geotechnical and Geologic Report



SLIDEINTERPRET 7.025

Project		Lot 16R of Summit Eden Phase 1A	
Analysis Description		Section A-A' - Static	
Drawn By	TQH	Scale	1:800
Date	8-8-2017	Company	IGES, Inc.
		File Name	Section A-A' Static.slim

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SLIDEINTERPRET 7.025

Project		Lot 16R of Summit Eden Phase 1A	
Analysis Description		Section A-A' - Seismic	
Drawn By	TQH	Scale	1:800
Date	8-8-2017	Company	IGES, Inc.
		File Name	Section A-A' Static.slim