

## DESIGN PARAMETERS

PROJECT DESIGN CRITERIA					
BUILDING CODE:	2012 INTERNATIONAL BUILDING CODE				
LOCATION (LATITUDE / LONGITUDE):	41.36907°N, -111.75905°W				
OCCUPANCY CATEGORY:	II				
GEOTECHNICAL PARAMETERS:					
SOILS REPORT ENGINEER:	IGES, INC.				
REPORT NUMBER:	R01628-008				
REPORT DATE:	JULY 15, 2016				
ALLOWABLE SOIL BEARING PRESSURE:	3,500 PSF				
ALLOWABLE PASSIVE PRESSURE:	320 PCF				
TOTAL SETTLEMENT:	1" OVER 30'				
DIFFERENTIAL SETTLEMENT:	1/2" OVER 30'				
CORROSIVITY:	--				
SULFATE CONTENT:	--				
SEISMIC DESIGN PARAMETERS:					
SITE CLASS:	C				
SHORT PERIOD SPECTRAL ACCELERATION, $S_s$ :	0.827g				
1s PERIOD SPECTRAL ACCELERATION, $S_1$ :	0.275g				
SEISMIC DESIGN CATEGORY:	D				
SEISMIC IMPORTANCE FACTOR, $I_e$ :	1.0				
BUILDING RISK CATEGORY:	II				
RESPONSE MODIFICATION, $R$ :	6.5 (WOOD SHEAR WALLS, U.N.O.)				
WIND DESIGN PARAMETERS:					
DESIGN SPEED (3s GUST):	120				
EXPOSURE CATEGORY:	C				
BUILDING RISK CATEGORY:	II				
SNOW DESIGN PARAMETERS:					
DESIGN ELEVATION:	8,900 FT				
DESIGN GROUND SNOW LOAD, $P_g$ :	280.6 PSF				
DESIGN SNOW DENSITY:	--				
MAXIMUM ANTICIPATED SNOW DEPTH:	--				
EXPOSURE FACTOR, $C_e$ :	1.00				
GRAVITY DESIGN PARAMETERS: (PSF, SERVICE LOADS)					
	DEAD	ROOF LIVE	SNOW Pf or Ps	LIVE	TOTAL
ROOF:	15	20	196.4	-	211.4
FLOOR:	15	-	-	40	55
EXTERIOR DECK:	15	-	196.4	60	211.4
EXTERIOR WALL:	15	-	-	-	15
INTERIOR WALL:	10	-	-	-	10

### USGS Design Maps Summary Report

#### User-Specified Input

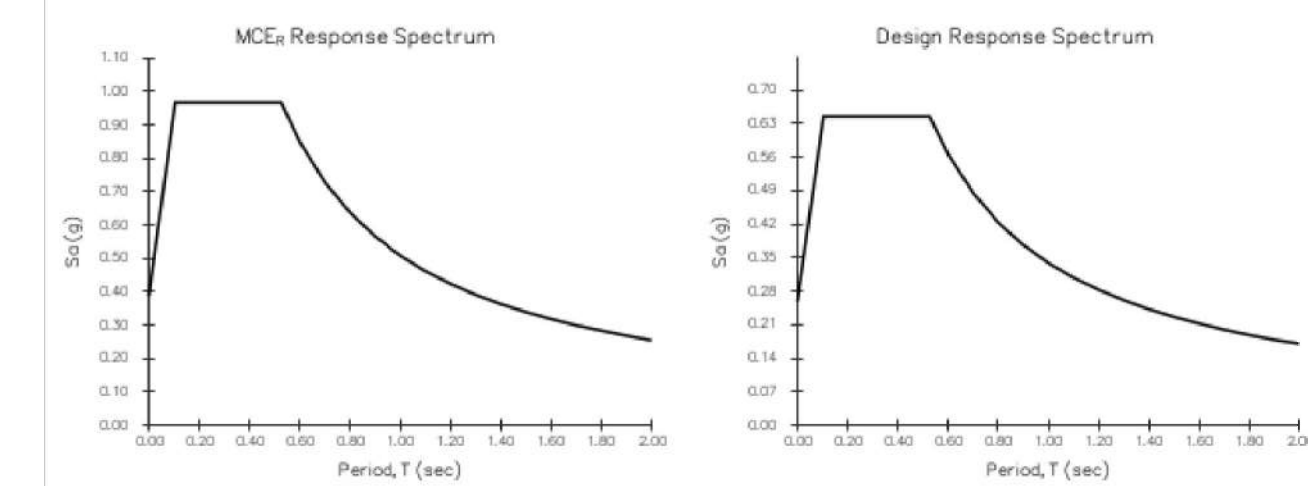
Report Title: Ridge Nest  
 Wed August 16, 2017 17:08:42 UTC  
 Building Code Reference Document: ASCE 7-10 Standard  
 (which utilizes USGS hazard data available in 2008)  
 Site Coordinates: 41.36907°N, 111.75905°W  
 Site Soil Classification: Site Class D - "Stiff Soil"  
 Risk Category: I/II/III



#### USGS-Provided Output

$S_s = 0.827\text{ g}$      $S_{M5} = 0.967\text{ g}$      $S_{M5} = 0.645\text{ g}$   
 $S_1 = 0.275\text{ g}$      $S_{M1} = 0.509\text{ g}$      $S_{M1} = 0.339\text{ g}$

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.



For  $PGA$ ,  $T_L$ ,  $C_{sp}$ , and  $C_{s1}$  values, please [view the detailed report](#).

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.

## SHEET INDEX

### GENERAL NOTES

- SCS STRUCTURAL COVER SHEET
- SN1 STRUCTURAL GENERAL NOTES
- SN2 STRUCTURAL GENERAL NOTES
- SN3 STRUCTURAL GENERAL NOTES

### PLANS

- S1 FOUNDATION PLAN
- S2 LEVEL 1 MODULE - FLOOR FRAMING PLAN
- S3 LEVEL 1 MODULE- ROOF FRAMING PLAN

### STRUCTURAL DETAILS

- SD1 FOUNDATION DETAILS
- SD2 GENERAL FRAMING DETAILS
- SD3 ROOF FRAMING DETAILS

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**PROJECT INFORMATION:**  
**RIDGE NEST LOT 7**  
 7914 E. HEARTWOOD DRIVE  
 EDEN, UTAH 84310

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**GOVERNING JURISDICTION(S):**  
 WEBER COUNTY, UTAH  
 BUILDING DIVISION  
 2380 WASHINGTON BLVD, #240  
 OGDEN, UT 84401

**APPROVAL STAMP**

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

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

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

BY: **MEM** DATE: 10/16/17  
 WEST COAST CODE CONSULTANTS, INC.

PLAN REVISIONS		
DELTA	DESCRIPTION	DATE
▲	CO. PC & LH REV'S	10/03/17

ENGINEER STAMP & SIGNATURE

DATE: 10/13/17

SHEET TITLE:  
  
**STRUCTURAL COVER SHEET**

SHEET REV:				
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SHEET NUMBER

# SCS



REINFORCING STEEL

- 1. REINFORCING STEEL: A. ALL BARS, U.N.O.: ASTM A615, GRADE 60... B. BARS TO BE WELDED: ASTM A706, GRADE 60... C. ADDITIONAL REQUIREMENTS FOR BARS, EXCLUDING TIES, IN DUCTILE MOMENT RESISTING FRAMES AND BOUNDARY ELEMENTS IN SHEAR WALLS... 2. WIRE AND SPIRAL REINFORCING: A. SMOOTH WELDED WIRE FABRIC (W.W.F.): ASTM A185, Fy=65 KSI... B. DEFORMED WIRE STRIRRUPS (D4 AND LARGER ONLY): ASTM A497, Fy=65 KSI... 3. SHOP DRAWINGS: ACI 315, PART B. SHOW REINFORCING STEEL PLACEMENT INCLUDING SIZES, QUANTITIES, SPACING, CLEARANCES, SPLICE LOCATIONS, LAP LENGTHS, AND CONCRETE COVERAGES AND SUBMIT TO ARCHITECT (STRUCTURAL ENGINEER) PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS... 4. SPLICE LOCATIONS: SPLICE #5 BARS AND LARGER ONLY AT LOCATIONS INDICATED. IF ADDITIONAL SPLICE LOCATIONS ARE PROPOSED, PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS... 5. MINIMUM CLEARANCES BETWEEN PARALLEL REINFORCING STEEL INCLUDING DISTANCE BETWEEN SETS OF SPLICED BARS... 6. DOWELS AT CONSTRUCTION JOINTS: PROVIDE DOWELS MATCHING SIZE AND QUANTITY OF REINFORCING STEEL INTERRUPTED AT CONSTRUCTION JOINTS, UNLESS DETAILED OTHERWISE... 7. PLACEMENT OF BARS IN WALLS: PLACE VERTICAL BARS CLOSEST TO WALL SURFACES AT CURTAINS CONTAINING VERTICAL AND HORIZONTAL BARS OF THE SAME SIZE... 8. BARS TERMINATING AT WALLS, COLUMNS, BEAMS, AND FOUNDATIONS: EXTEND BARS TO WITHIN 2" OF AT CONCRETE POURING AGAINST EARTH... 9. BARS INTERRUPTED BY STRUCTURAL STEEL: EXTEND BARS TO WITHIN 2" OF STEEL FACE AND PROVIDE STANDARD ACI 90-DEGREE HOOK UNLESS DETAILED OTHERWISE... 10. WELDING: AWS D1.4, EXCEPT AS MODIFIED BY APPLICABLE CODE STANDARD 19-1. SEE RGA #3-77 OF CITY OF LOS ANGELES "R" BOOK FOR ADDITIONAL REQUIREMENTS... 11. ACCEPTABLE REINFORCING STEEL FOR WELDING ASTM A706: IF WELDING OF REINFORCING STEEL OTHER THAN A706 IS DESIRED, SUBMIT PROPOSED PROCEDURE... 12. BENDING: BEND COLD UNLESS OTHERWISE ACCEPTED BY ARCHITECT (STRUCTURAL ENGINEER). DO NOT FIELD-BEND REINFORCING STEEL BARS EMBEDDED IN CONCRETE UNLESS OTHERWISE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER)... 13. LAP SPLICES: PROVIDE CLASS B SPLICES UNLESS INDICATED OTHERWISE.

MASONRY

- 1. SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (fm): 1,500 PSI TYPICAL UNLESS NOTED OTHERWISE... 2. VERIFYING SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (fm): USE MASONRY PRISM TESTING METHODS UNLESS OTHERWISE ACCEPTABLE TO ARCHITECT (STRUCTURAL ENGINEER)... 3. CONCRETE BLOCK: ASTM C90, NORMAL WEIGHT, GRADE N-1 AND APPLICABLE CODE STANDARD 21-4 ATTAINING A MINIMUM COMPRESSIVE STRENGTH AS REQUIRED TO MEET SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (fm)... 4. FACE BRICK: ASTM C216 AND APPLICABLE CODE STANDARD 21-1... 5. PORTLAND CEMENT FOR MORTAR AND GROUT: ASTM C150, TYPE I OR I. USE OF MASONRY CEMENT OR PLASTIC CEMENT IS NOT PERMITTED... 6. AGGREGATES FOR MORTAR AND GROUT: A. AGGREGATES FOR MORTAR: ASTM C144... B. AGGREGATES FOR GROUT: C404, COARSE TYPE... 7. MORTAR: ASTM C270, TYPE S. MIX IN PROPORTIONS ACCORDING TO APPLICABLE CODE TABLE 21-A TYPE S, (2,000 PSI MINIMUM)... 8. GROUT: ASTM C476, COARSE TYPE, ATTAINING A MINIMUM COMPRESSIVE STRENGTH AS REQUIRED TO MEET SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (fm)... 9. REINFORCING STEEL: REINFORCING STEEL SECTION OF GENERAL NOTES UNLESS INDICATED OTHERWISE... 10. COMPOSITE MASONRY WALL PENETRATION SUBMITTAL: SUBMIT FOR EACH WALL INDICATING SIZE AND LOCATION OF EACH WALL PENETRATION AND OPENING AS NECESSARY BY AFFECTED TRADES... 11. REINFORCING STEEL SPLICES: LAP REINFORCING STEEL AS NOTED ON PLANS & PER THE CURRENT ACI 318 CODE... 12. DOWELS FOR WALLS, COLUMNS, PILASTERS, AND PIERS: MATCH SIZE AND SPACING OF VERTICAL REINFORCING STEEL UNLESS NOTED OTHERWISE... 13. MINIMUM REINFORCING STEEL CLEARANCES: A. MINIMUM CLEARANCE BETWEEN REINFORCING AND OUTSIDE FACE OF MASONRY: 2" EXCEPT IN NO CASE SHALL CLEARANCE BE LESS THAN 1 1/2 db... B. MINIMUM CLEARANCE BETWEEN REINFORCING AND INSIDE FACE OF GROUT CELL: 1/2" WHICH EVER IS LESS... C. MINIMUM CLEARANCE DISTANCE BETWEEN PARALLEL REINFORCING: 1" OR db, WHICHEVER IS LESS... 14. PLACEMENT: SET COURSES IN RUNNING BOND PATTERN UNLESS INDICATE OTHERWISE... 15. GROUTING: GROUT SOLID ALL CELLS, MECHANICALLY VIBRATE GROUT IN CELLS... 16. HORIZONTAL BAR TERMINATING AT WALL ENDS AND OPENING JAMBS: EXTEND BARS TO WITHIN 2 INCHES OF END OF WALL AND PROVIDE STANDARD A1 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.

CONCRETE EXPOSURE REQUIREMENTS

Table with 4 columns: CATEGORY, SEVERITY, CLASS, CONDITION. Rows include F (FREEZING AND THAWING) with classes F0, F1, F2, F3; S (SULFATE) with classes S0, S1, S2, S3; P (REQUIRED LOW PERMEABILITY) with classes P0, P1; and C (CORROSION PROTECTION OF REINFORCEMENT) with classes C0, C1, C2.

Table with 5 columns: EXPOSURE CLASS, MAX W/C, MIN fc, ADDITIONAL MINIMUM REQUIREMENTS, LIMITS ON CEMENTITIOUS MATERIALS. Rows include F0-F3, S0-S3, P0-P1, and C0-C2.

- 1. ALTERNATIVE COMBINATIONS OF CEMENTITIOUS MATERIALS OF THOSE LISTED IN TABLE 4.3.1 SHALL BE PERMITTED WHEN TESTED FOR SULFATE RESISTANCE AND MEETING THE CRITERIA IN 4.5.1... 2. FOR SEAWATER EXPOSURE, OTHER TYPES OF PORTLAND CEMENTS WITH TRICALCIUM ALUMINATE (C3A) CONTENTS UP TO 10 PERCENT ARE PERMITTED... 3. OTHER AVAILABLE TYPES OF CEMENT SUCH AS TYPE III OR TYPE I ARE PERMITTED IN EXPOSURE CLASSES S1 OR S2 IF THE C3A CONTENTS ARE LESS THAN 8 OR 5 PERCENT, RESPECTIVELY... 4. THE AMOUNT OF THE SPECIFIC SOURCE OF THE POZZOLAN OR SLAG TO BE USED SHALL NOT BE LESS THAN THE AMOUNT THAT HAS BEEN DETERMINED BY SERVICE RECORD TO IMPROVE SULFATE RESISTANCE WHEN USED IN CONCRETE CONTAINING TYPE V CEMENT... 5. WATER-SOLUBLE CHLORIDE ION CONTENT THAT IS CONTRIBUTED FROM THE INGREDIENTS INCLUDING WATER, AGGREGATES, CEMENTITIOUS MATERIALS, AND ADMIXTURES SHALL BE DETERMINED ON THE CONCRETE MIXTURE BY ASTM C1218 AT AGE BETWEEN 28 AND 45 DAYS... 6. REQUIREMENTS OF 7.7.6 SHALL BE SATISFIED. SEE 18.16 FOR UNBONDED TENDONS.

CONCRETE

- 1. CONCRETE COMPRESSIVE STRENGTH: ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AS SHOWN IN THE TABLE 2 BELOW AT 28 DAYS, U.N.O. ON PLANS. SEE ALSO SULFATE CONTENT NOTES... 2. AGGREGATES IN CONCRETE: SHALL BE NATURAL SAND AND ROCK (150 LB/CU. FT) CONFORMING TO ASTM C33. AGGREGATE SHALL HAVE PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05 PER CENT PER ASTM C 157... 3. CEMENT: SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150. CEMENT SHALL BE TYPE I OR AS REQUIRED TO SATISFY SITE SOIL CONDITIONS... 4. REBAR CLEAR COVER IN CONCRETE: THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:

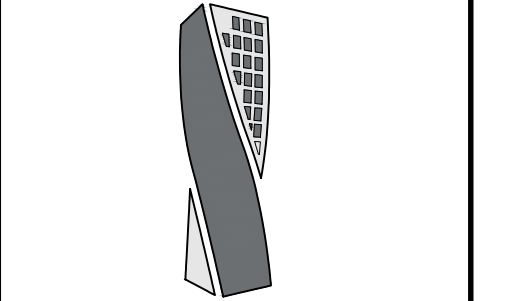
Table with 4 columns: CONDITION, STRENGTH, fc, WATER / CEMENT RATIO, MAX. SLUMP. Rows include SLAB ON GRADE, FOOTING & GRADE BM, RETAINING WALL.

Table with 2 columns: CONDITION, COVER. Rows include SLAB ON GRADE, CONCRETE AGAINST & PERMANENTLY EXPOSED TO EARTH, CONCRETE EXPOSED TO EARTH OR WEATHER.

- 5. VIBRATION: VIBRATION OF CONCRETE SHALL BE IN ACCORDANCE WITH GENERAL PROVISIONS OUTLINED IN PORTLAND CEMENT ASSOCIATION SPECIFICATION ST26... 6. CURING: CONCRETE SHALL BE MAINTAINED AT IN A MOIST CONDITION FOR A MINIMUM OF FIVE DAYS AFTER ITS PLACEMENT... 7. INSPECTIONS, TESTING & QUALITY ASSURANCE: REFER TO SHEET SNI FOR DEPUTY SPECIAL INSPECTION, TESTING & STRUCTURAL OBSERVATION REQUIREMENTS... 8. ANCHOR BOLTS, DOWELS, INSERTS: SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE... 9. CONSTRUCTION AND POUR JOINTS: LOCATIONS SHALL BE APPROVED BY ENGINEER PRIOR TO POURING CONCRETE... 10. FLY ASH: THE MAXIMUM CONTENT OF FLY ASH OR POZZOLANS CONFORMING TO ASTM C618 IN CONCRETE SHALL BE 25% AND SHALL BE GOVERNED BY ACI 318-08 TABLE 4.2.3... 11. FORMWORK: FORMWORK TOLERANCE SHALL IN ACCORDANCE WITH THE C.B.C. AND A.C.I. STANDARDS... 12. HOT AND COLD WEATHER CONCRETING: A. HOT WEATHER CONCRETING: WHEN AIR TEMPERATURE RISES ABOVE 80°F AND HUMIDITY FALLS BELOW 25, THE CONTRACTOR SHALL FOLLOW HOT WEATHER CONCRETING IN ACCORDANCE WITH ACI 305.5-77... B. COLD WEATHER CONCRETING: ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER... 13. PIPES IN CONCRETE: PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN... 14. EXPOSED CORNERS: PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS... 15. ARCHITECTURAL DETAILS: REFER TO ARCHITECTURAL DRAWINGS FOR REVEALS, AREAS OF TEXTURED CONCRETE OR SPECIAL FINISHES... 16. DRYPACK OR GROUT: SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AND BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND.

PROPRIETARY ANCHORAGES AND FASTENERS

- 1. ANCHORAGES: A. DRILL AND EPOXY ANCHORS: SIMPSON SET-XP EPOXY ADHESIVE SYSTEM USING THREE-STEP DRILLING... B. MECHANICAL ANCHORS: HILTI KWIK BOLT-III CARBON STEEL EXPANSION ANCHORS... C. WELDED SHEAR STUDS: NELSON 35L FLUX FILLED, HEADED STUD ANCHORS... D. WELDED DEFORMED ANCHORS: NELSON DZL, COLD ROLLED, DEFORMED STEEL REINFORCING BARS... 2. FASTENERS: A. POWDER ACTUATED FASTENERS: HILTI XCP, COMPLYING WITH CURRENT ICC ES REPORT NO. 2379... B. SELF-DRILLING METAL SCREWS INDICATED 'SCREWS' ON DRAWINGS... 3. INSTALLATION: SEE MANUFACTURER'S WRITTEN INSTRUCTIONS AND REFERENCED ICC ES REPORT... 4. TESTING FOR DRILL AND EPOXY ANCHORS: A. SPECIAL INSPECTION: SPECIAL INSPECTOR WILL PERFORM CONTINUOUS SPECIAL INSPECTION DURING INSTALLATION.



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PROJECT DESIGN ENGINEER:  
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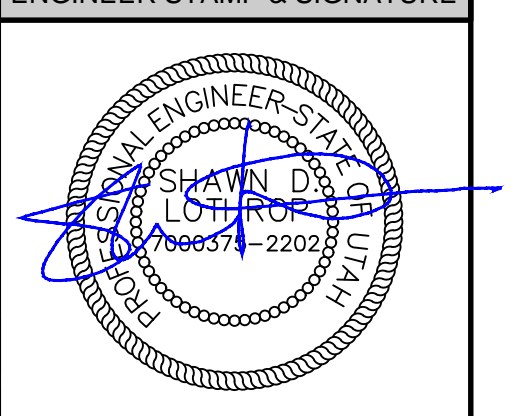
APPROVAL STAMP

PLAN REVIEW ACCEPTANCE  
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:  
 BUILDING  STRUCTURAL  
 MECHANICAL  PLUMBING  
 ELECTRICAL  ENERGY  
 ACCESSIBILITY  FIRE  
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.  
MEM  
WEST COAST CODE CONSULTANTS, INC.

PLAN REVISIONS

Table with 3 columns: DELTA, DESCRIPTION, DATE. Row 1: Delta symbol, CO. PC & LH REV'S, 10/03/17.

ENGINEER STAMP & SIGNATURE



DATE: 10/13/17

SHEET TITLE:

GENERAL NOTES

Table with 2 columns: SHEET, REV. Row 1: SHEET 1, REV: 1.

SHEET NUMBER

SN2

DEPUTY SPECIAL INSPECTOR

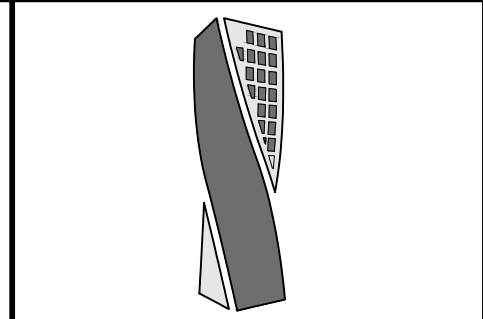
- 1. DEPUTY SPECIAL INSPECTIONS SHALL BE PROVIDED BY:
NAME:
PHONE NUMBER:
2. SPECIAL INSPECTOR SHALL BE HIRED BY THE OWNER TO PROVIDE SPECIAL INSPECTIONS AS REQUIRED PER THE PLANS.
3. SPECIAL INSPECTOR: A QUALIFIED PERSON, EMPLOYED BY THE OWNER, WHO HAS DEMONSTRATED COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. DUTIES INCLUDE VISUAL INSPECTIONS AND FIELD MEASUREMENTS OF MATERIALS, OBTAINING SPECIMENS FOR TESTS AND RELATED ACTIONS INCLUDING PREPARATION OF REPORTS.
4. CONTINUOUS INSPECTION: ON SITE INSPECTION BY THE SPECIAL INSPECTOR ON A CONTINUOUS BASIS OBSERVING ALL WORK REQUIRING SPECIAL INSPECTION.
5. PERIODIC INSPECTION: INTERMITTENT INSPECTION AS PERMITTED BY THE PLAN, SPECIFIED AT PRE-DETERMINED INTERVALS OR MORE FREQUENTLY AS WORK PROGRESSES. NO SIGNIFICANT ELEMENTS OR AREAS SHALL BE COVERED BY ADDITIONAL WORK UNTIL APPROVED BY THE BUILDING OFFICIAL AND/OR SPECIAL INSPECTOR.
6. REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN A TIMELY MANNER AS DETERMINED BY THE BUILDING OFFICIAL.

QUALITY ASSURANCE (STRUCTURAL OBSERVATION, MATERIALS TESTING, AND SPECIAL INSPECTION).

- 1. STRUCTURAL OBSERVATION:
A. COORDINATION RESPONSIBILITIES OF CONTRACTOR, NOTIFY ARCHITECT (STRUCTURAL ENGINEER) 48 HOURS IN ADVANCE OF CRITICAL STAGES OF CONSTRUCTION INDICATED BELOW...
B. PRE-CONSTRUCTION MEETING: OWNER MAY COORDINATE AND CALL FOR MEETING BETWEEN ARCHITECT (STRUCTURAL ENGINEER) RESPONSIBLE FOR STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND SPECIAL INSPECTOR...
C. CRITICAL STAGES OF CONSTRUCTION REQUIRING STRUCTURAL OBSERVATION:
I. CASTING OF FIRST CONCRETE FOOTING.
II. FRAMING & PRE-CONCRETE POUR REBAR OBSERVATIONS
2. MILL TEST REPORTS: CONTRACTOR TO SUBMIT MILL TEST REPORTS CERTIFYING REINFORCING STEEL, STRESSING TENDONS, AND STRUCTURAL STEEL ARE OF IDENTIFIABLE TESTED STOCK TO OWNER...
3. CERTIFICATE OF COMPLIANCE FOR OFFSITE FABRICATION: SUBMIT FOR STRUCTURAL STEEL, GLU-LAMS, AND PLYWOOD-WEB JOISTS, PRECAST CONCRETE IN COMPLIANCE WITH APPLICABLE CODE SECTION 1701.7. SUBMIT TO OWNER, TESTING LABORATORY, ARCHITECT (STRUCTURAL ENGINEER) AND GOVERNING CODE AUTHORITY.
4. WELD TESTING AND INSPECTION: TESTING LABORATORY WILL SUBMIT WELD TEST RESULTS TO OWNER, CONTRACTOR, ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY...
5. CONTINUOUS SPECIAL INSPECTION: UNLESS OTHERWISE INDICATED, CONTINUOUS SPECIAL INSPECTION WILL BE PERFORMED BY SPECIAL INSPECTOR COMPLYING WITH APPLICABLE CODE SECTION 1701 AND SPECIFICALLY APPROVED BY GOVERNING CODE AUTHORITY FOR EACH INSPECTION CATEGORY BELOW.

Table with multiple columns for inspection categories: Seismic Resistance (Section 1705.1.1), Pier Foundations (Table 1705.8), Masonry Level 1 Inspection (Table 1704.5.1), Steel Construction (Table 1705A.2.1), Concrete Construction (Table 1705.3), Masonry Level 2 Inspection (Table 1704.5.3), Wind Resistance (Section 1705), and Miscellaneous Items. Each category includes a list of inspection tasks and a grid for continuous/periodic verification with Yes/No columns.

Table titled 'ENGINEER OF RECORD STRUCTURAL OBSERVATION REQUIREMENTS'. It contains two sections: 'STRUCTURAL OBSERVATIONS FOR SEISMIC RESISTANCE' and 'STRUCTURAL OBSERVATIONS FOR WIND RESISTANCE'. Each section lists conditions for when a special inspection is required based on occupancy category, building height, and wind speed.



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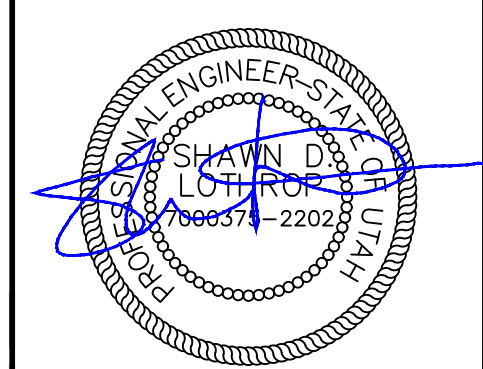


APPROVAL STAMP

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES LISTED BELOW:
[X] BUILDING [X] STRUCTURAL
[X] MECHANICAL [X] PLUMBING
[X] ELECTRICAL [X] ENERGY
[X] ACCESSIBILITY [X] FIRE
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Table with columns: PLAN REVISIONS, DELTA, DESCRIPTION, DATE. Row 1: CC, PC & LH REV'S, 10/03/17.

ENGINEER STAMP & SIGNATURE



DATE: 10/13/17

SHEET TITLE:

GENERAL NOTES

SHEET REV: [Grid for revision tracking]

SHEET NUMBER

SN3

**TEAM CONTACT INFORMATION:**  
ISE PROJECT NO.: 17-4815

**PROJECT MANAGER:**  
SHANE LOTHROP EXT. 203  
SHANE@ISEENGINEERS.COM

**PROJECT DESIGN ENGINEER:**  
MATTHEW ESPINOZA EXT. 209  
MATTHEW@ISEENGINEERS.COM

**PROJECT INFORMATION:**

**RIDGE NEST LOT 7**  
7914 E. HEARTWOOD DRIVE  
EDEN, UTAH 84310

**CONTACT INFORMATION:**

**DESIGNER:**  
LIVING HOMES  
2910 LINCOLN BLVD.  
SANTA MONICA, CA 90405  
310.581.8500  
WWW.LIVINGHOMES.NET

**livinghomes.**

**GOVERNING JURISDICTION(S):**  
WEBER COUNTY, UTAH  
BUILDING DIVISION  
2380 WASHINGTON BLVD., #240  
OGDEN, UT 84401



**APPROVAL STAMP**

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

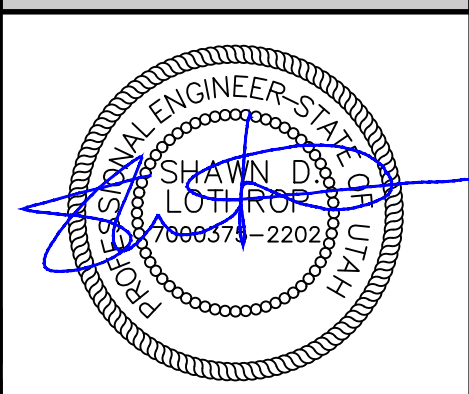
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<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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MEM 10/16/17  
WEST COAST CODE CONSULTANTS, INC.

**PLAN REVISIONS**

DELTA	DESCRIPTION	DATE
△	CO. PC & LH REV'S	10/03/17

**ENGINEER STAMP & SIGNATURE**



DATE: 10/13/17

SHEET TITLE:

**FOUNDATION PLAN**

SHEET	
REV:	

SHEET NUMBER

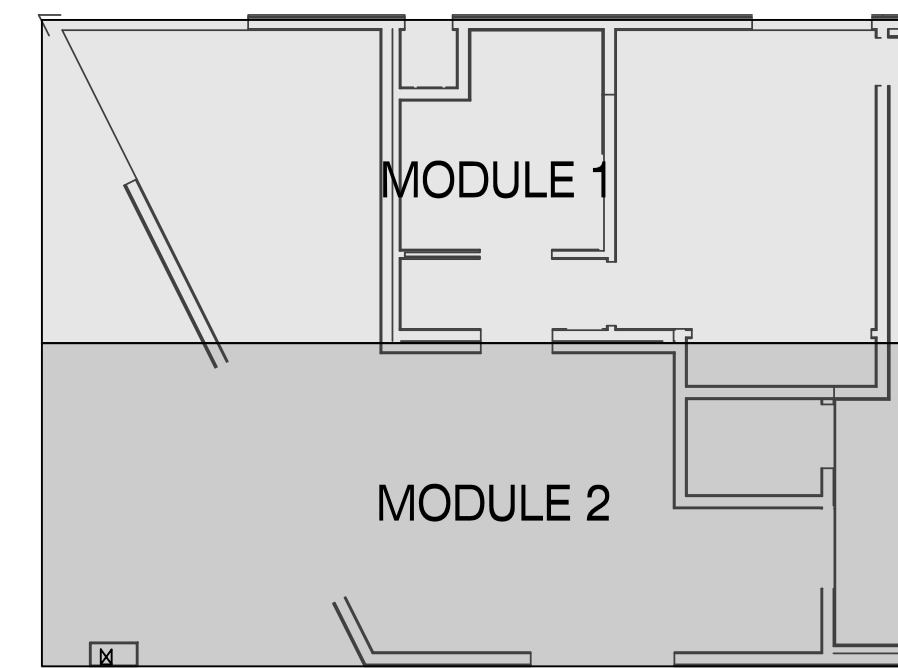
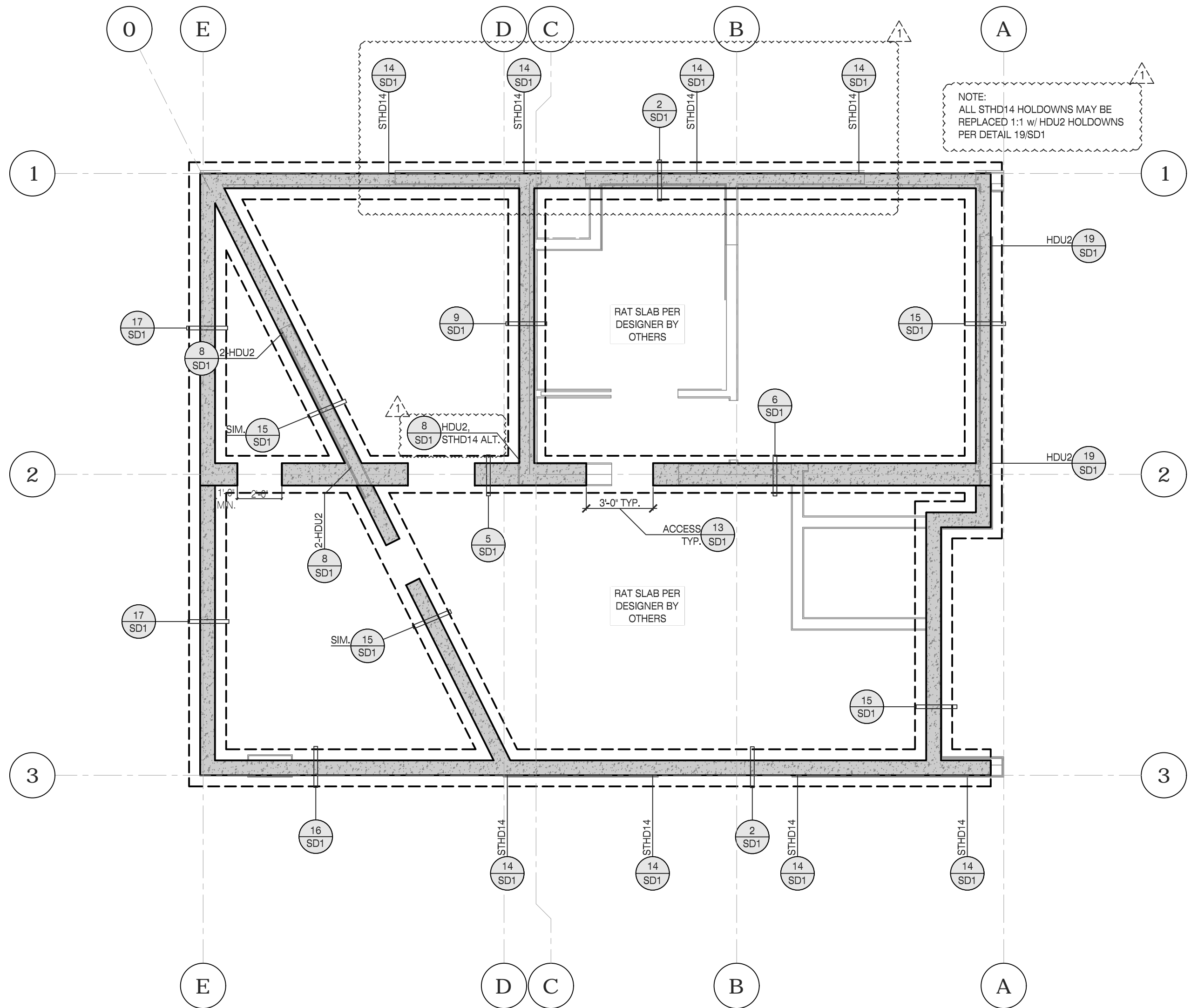
**S1**

**FOUNDATION NOTES**

- FOR GENERAL NOTES & DETAILS REFER TO THE SN & SD SHEETS.
- SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR TOP OF STRUCTURAL CONCRETE SLAB ELEVATIONS, DEPRESSIONS, SLOPES, CURBS, DRAINS, PADS, DECK EDGE LOCATIONS, HOLD-DOWN LOCATIONS ALL OVERALL DIMENSIONS, AND LOCATIONS OF OPENINGS IN WALLS AND SLABS NOT INDICATED ON STRUCTURAL DRAWINGS.
- CENTER CONTINUOUS FOOTINGS UNDER WALLS U.N.O. CENTER SPREAD FOOTINGS UNDER COLUMNS U.N.O.
- CONSTRUCT CONTINUOUS FOOTINGS AT CORNERS AND INTERSECTIONS PER DETAIL 10/SD1.
- DIMENSIONS TO WALLS ARE TO FACE OF CMU BLOCK OR STEEL UNLESS NOTED OTHERWISE.
- IN NO CASE SHALL PIPES, CONDUITS, OR SLEEVES BE EMBEDDED IN SPREAD FOOTINGS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
- ALL HOLD-DOWNS/STRAPS AND ANCHOR BOLTS AT SHEAR WALLS SHALL BE SET IN PLACE TO TEMPLATE PRIOR TO FOUNDATION INSPECTION.

**FOUNDATION LEGEND & SYMBOLS**

	INDICATES: CONCRETE FOOTING. FOOTING SIZE AND REINFORCING PER DETAIL SHEET SD1
	INDICATES: FOUNDATION WALL & FOOTING LOCATION PER PLAN & DETAIL SHEET SD1
	INDICATES: STUD CRIPPLE WALL & FOOTING LOCATION PER PLAN & DETAIL SHEET SD1
	IDENTIFIES: DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL.
	IDENTIFIES WOOD SHEAR WALL LOCATION. REFER TO DETAIL 7/SD1 FOR ANCHOR BOLT SIZE & SPACING AT EACH SHEAR WALL TYPE. PROVIDE 3" SQ x 0.229" ANGLE SLOTTED PLATE WASHERS AT EACH ANCHOR BOLT. REDUCE BOLT SPACING BY HALF AT DOUBLE SIDED SHEAR WALLS.



**FOUNDATION PLAN**

SCALE: 1/8" = 1'-0", DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS MUST BE VERIFIED WITH THE ARCH. PLANS

**MOD LAYOUT**

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WEBER COUNTY, UTAH  
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OGDEN, UT 84401



**APPROVAL STAMP**

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

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

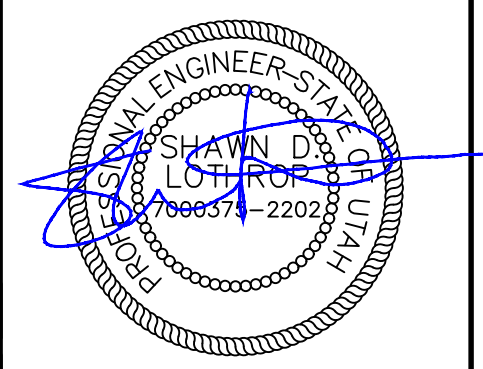
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**PLAN REVISIONS**

DELTA	DESCRIPTION	DATE
Δ	CO. PG & LH REV	10/03/17

**ENGINEER STAMP & SIGNATURE**



DATE: 10/13/17

SHEET TITLE:

**FLOOR FRAMING PLAN**

SHEET REV:

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SHEET NUMBER

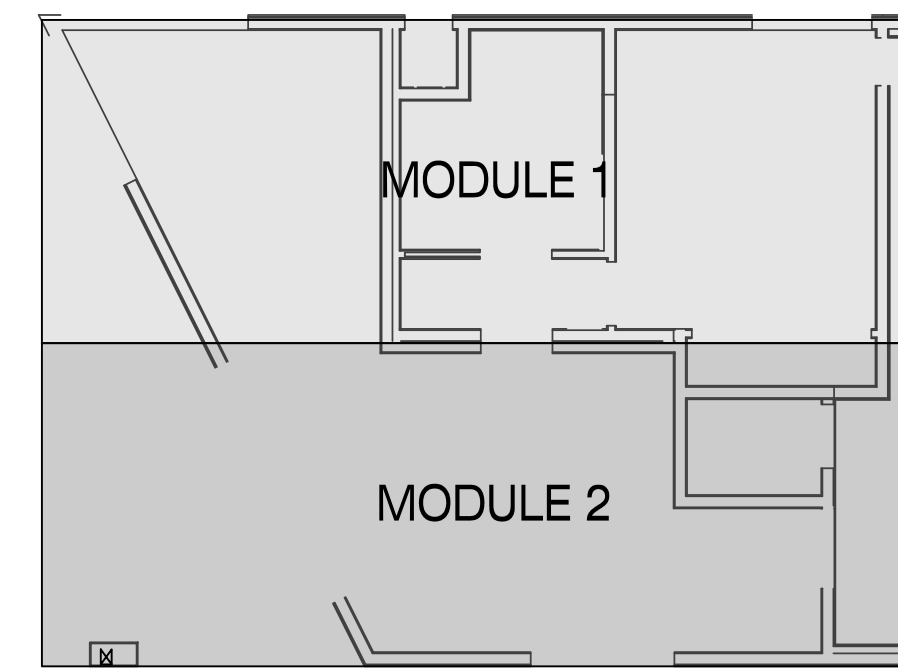
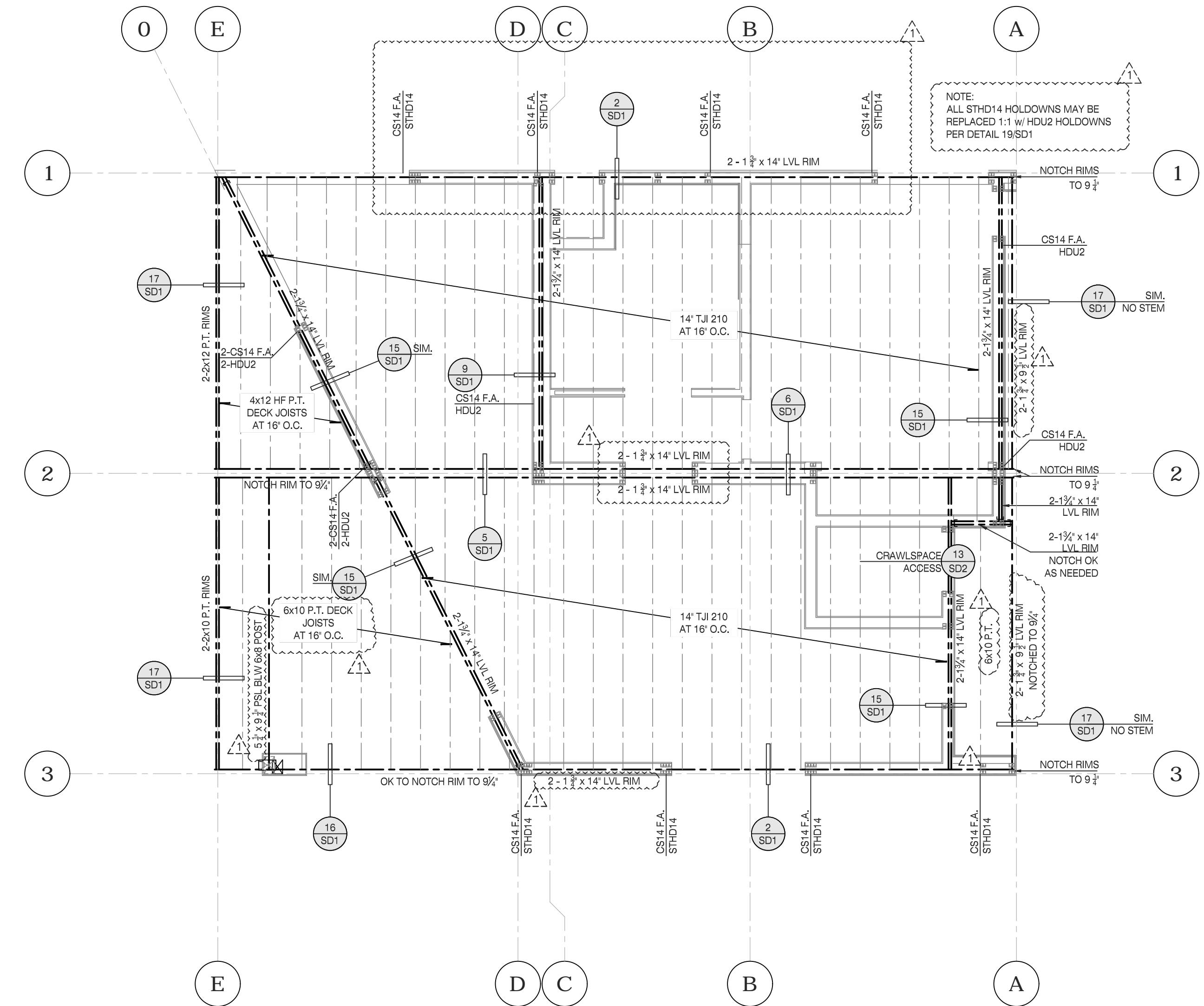
**S2**

**FRAMING NOTES**

- REFER TO STRUCTURAL GENERAL NOTE SHEETS SN AND DETAILS SD FOR INFORMATION NOT SHOWN ON THE MAIN FRAMING PLANS.
- TOP PLATE SPLICES SHALL BE PROVIDED PER DETAIL SHEET SD2 AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS.
- REFER TO DETAIL 1 THROUGH 3 ON SHEET SD2 FOR SHEAR WALL, ROOF AND FLOOR SHEATHING REQUIREMENTS.
- REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN.
- REFER TO DETAIL 11 ON SHEET SD2 FOR BUILT-UP MEMBER FRAMING REQUIREMENTS.
- ALL EXTERIOR WALL HEADERS ARE TO BE 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 11/SD2 TYPICAL UNLESS NOTED OTHERWISE ON THE PLANS.

**FRAMING LEGEND & SYMBOLS**

<p>REQUIRED ANCHORS/SPACING AT XX' O.C.</p>	<p>IDENTIFIES DETAIL, CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL.</p>
	<p>INDICATES 2x4 STUD WALL PER PLAN &amp; DETAIL 5/SD2</p>
	<p>INDICATES 2x6 STUD WALL PER PLAN &amp; DETAIL 5/SD2</p>
	<p>INDICATES: 1. WALL OPENING HEADER PER FRAMING SCHEDULE BELOW 2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN 3. PROVIDE KING STUDS EACH SIDE PER DETAIL 5/SD2 U.N.O. ON PLAN.</p>
	<p>INDICATES: 1. BEAM PER FRAMING SCHEDULE BELOW 2. PROVIDE BEARING STUDS OR POST EACH END TO MATCH WIDTH OF BEAM AND SUPPORT WALL, U.N.O. 3. (1) 2x WALL STUD ALIGNED AT 1" WIDE LSL BEAMS IS ACCEPTABLE 4. BEAM SHOULD BE INSTALLED WITH BOTTOM ON TOP PLATE U.N.O.</p>
	<p>INDICATES FRAMING MEMBER SIZE AND SPACING. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT</p>
	<p>INDICATES SPAN AND DIRECTION DECK JOISTS PER PLAN RIPPED TO SLOPE PER ARCHITECT</p>
	<p>INDICATES: 1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL 2. REFER TO DETAIL 1/SD2 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS 3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL MIN AS INDICATED PER PLAN 4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND AND EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 1/SD2</p>
	<p>INDICATES: DRAG TIE STRAP TO ROOF BLKG LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL</p>
	<p>INDICATES: 48" LONG CS14 STRAP (U.N.O. PER PLAN) W/ 10d NAILS AT FRAMING MEMBERS TO BE INSTALLED AFTER SET OF MODULAR UNITS. (MAY BE APPLIED OVER SHEATHING)</p>
	<p>INDICATES: STEEL MOMENT FRAME PER PLAN AND DETAIL SHEET SD4</p>



**FLOOR FRAMING PLAN**

SCALE: 1/8" = 1'-0". DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS MUST BE VERIFIED WITH THE ARCH. PLANS

**MOD LAYOUT**

SCALE: 1/8" = 1'-0". DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS MUST BE VERIFIED WITH THE ARCH. PLANS

**TEAM CONTACT INFORMATION:**  
ISE PROJECT NO.: 17-4815

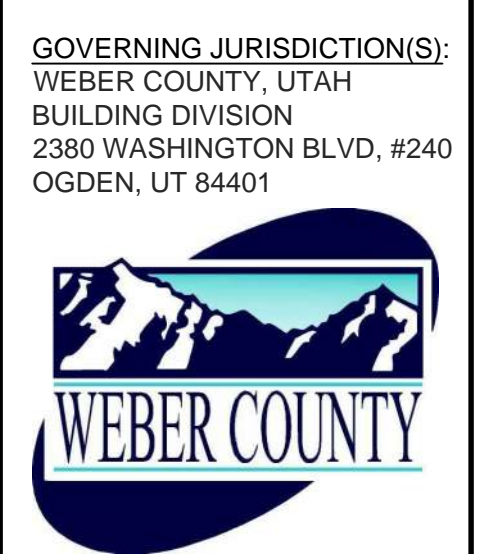
**PROJECT MANAGER:**  
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BY: **MEM** DATE: 10/16/17  
WEST COAST CODE CONSULTANTS, INC.

**PLAN REVISIONS**

DELTA	DESCRIPTION	DATE
Δ	CO. PC & LH REV	10/03/17

**ENGINEER STAMP & SIGNATURE**

SHAWN D. LUTHROP  
Professional Engineer - State of Utah  
License No. 706874-2202

DATE: 10/13/17

SHEET TITLE:  
**ROOF/WALL FRAMING PLAN**

SHEET REV: 

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SHEET NUMBER

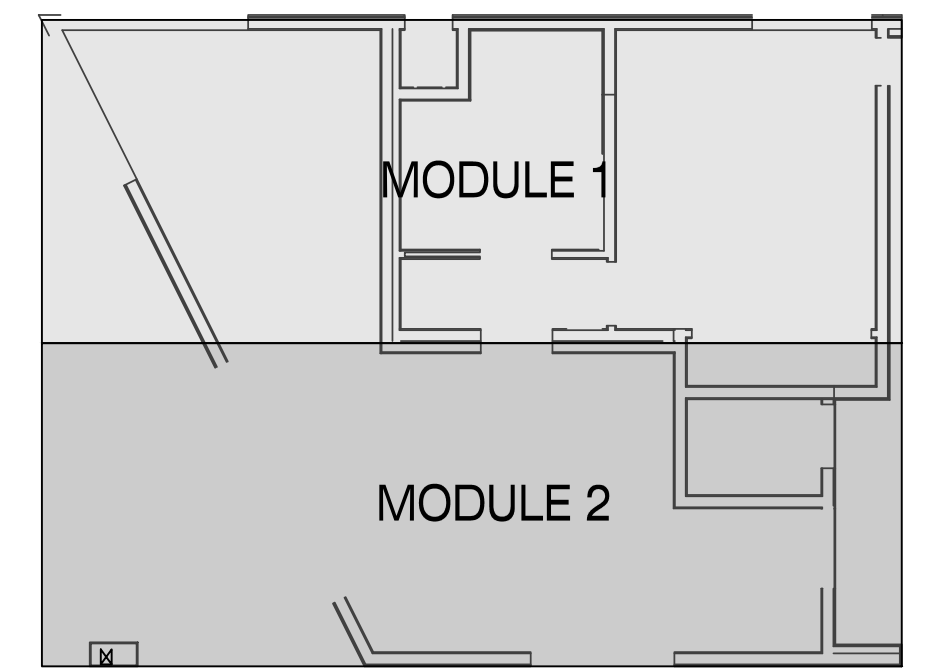
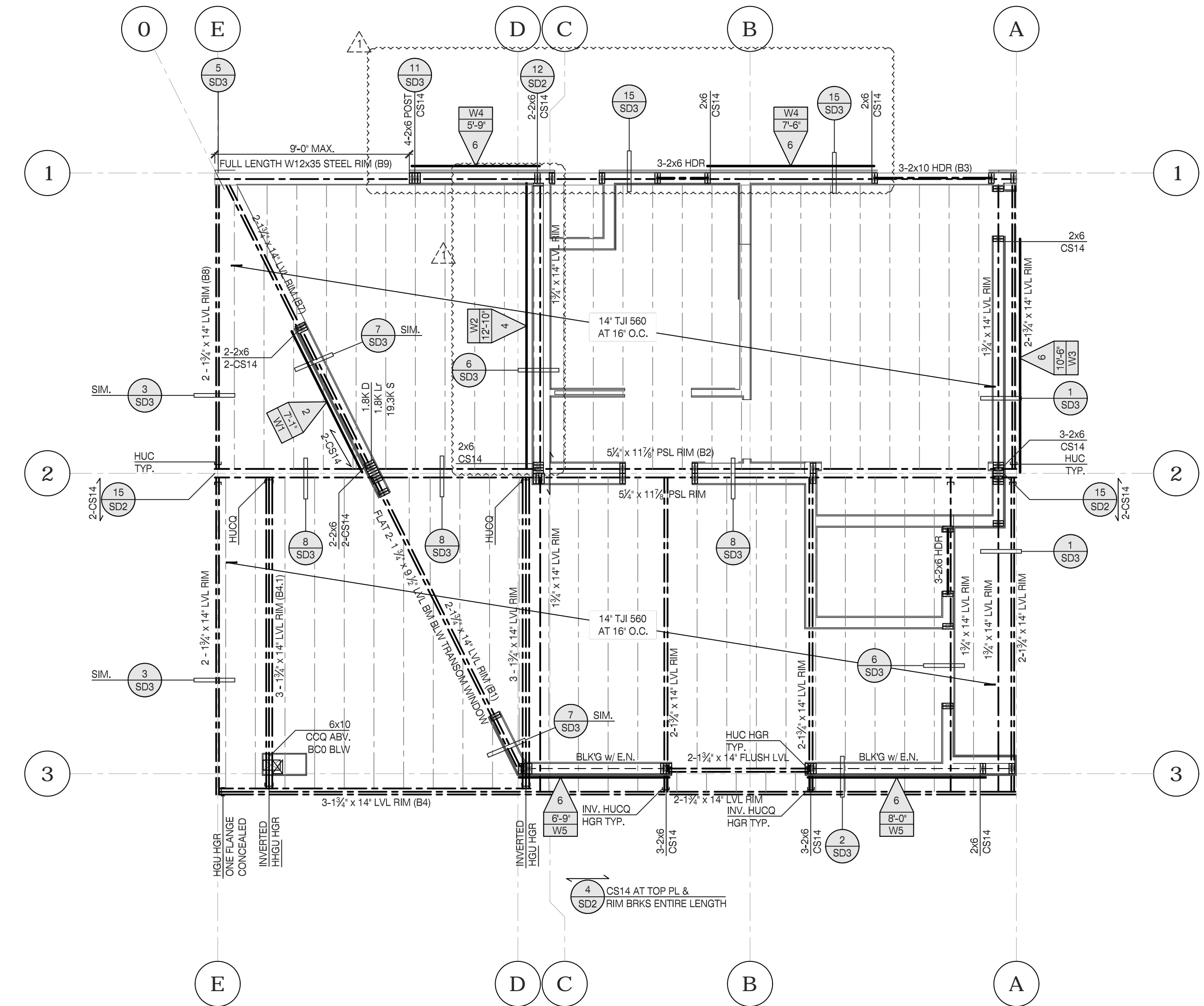
**S3**

**FRAMING NOTES**

- REFER TO STRUCTURAL GENERAL NOTE SHEETS SN AND DETAILS SD FOR INFORMATION NOT SHOWN ON THE MAIN FRAMING PLANS.
- TOP PLATE SPLICES SHALL BE PROVIDED PER DETAIL SHEET SD2 AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS.
- REFER TO DETAIL 1 THROUGH 3 ON SHEET SD2 FOR SHEAR WALL, ROOF AND FLOOR SHEATHING REQUIREMENTS.
- REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN.
- REFER TO DETAIL 11 ON SHEET SD2 FOR BUILT-UP MEMBER FRAMING REQUIREMENTS.
- ALL EXTERIOR WALL HEADERS ARE TO BE 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 11/SD2 TYPICAL UNLESS NOTED OTHERWISE ON THE PLANS.

**FRAMING LEGEND & SYMBOLS**

<p>REQUIRED ANCHORS/SPACING AT XX' O.C.</p> <p>DETAIL #</p> <p>SHEET #</p>	<p>IDENTIFIES DETAIL, CUT LOCATION, REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL.</p>
<p>INDICATES 2x4 STUD WALL PER PLAN &amp; DETAIL 5/SD2</p> <p>INDICATES 2x6 STUD WALL PER PLAN &amp; DETAIL 5/SD2</p>	<p>INDICATES:</p> <ol style="list-style-type: none"> <li>WALL OPENING HEADER PER FRAMING SCHEDULE BELOW</li> <li>PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN</li> <li>PROVIDE KING STUDS EACH SIDE PER DETAIL 5/SD2 U.N.O. ON PLAN.</li> </ol>
<p>HU BM TO BM HGR</p> <p>TYP., U.N.O. PER PLAN AS OCCURS</p>	<p>INDICATES:</p> <ol style="list-style-type: none"> <li>BEAM PER FRAMING SCHEDULE BELOW</li> <li>PROVIDE BEARING STUDS OR POST EACH END TO MATCH WIDTH OF BEAM AND SUPPORT WALL, U.N.O.</li> <li>(1) 2x WALL STUD ALIGNED AT 1" WIDE LSL BEAMS IS ACCEPTABLE</li> <li>BEAM SHOULD BE INSTALLED WITH BOTTOM ON TOP PLATE U.N.O.</li> </ol>
<p>INDICATES FRAMING MEMBER SIZE AND SPACING. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT</p>	<p>INDICATES SPAN AND DIRECTION DECK JOISTS PER PLAN RIPPED TO SLOPE PER ARCHITECT</p>
<p>END POST W/ HOLDOWN</p> <p>TYPE</p> <p>WALL CALC ID</p> <p>LENGTH</p>	<p>INDICATES:</p> <ol style="list-style-type: none"> <li>WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL</li> <li>REFER TO DETAIL 1/SD2 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS</li> <li>PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL MIN AS INDICATED PER PLAN</li> <li>AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND AND EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 1/SD2</li> </ol>
<p>TENSION STRAP</p> <p>L=XX'</p>	<p>INDICATES: DRAG TIE STRAP TO ROOF BLKG LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL</p>
<p>INDICATES: 48" LONG CS14 STRAP (U.N.O. PER PLAN) W/ 10d NAILS AT FRAMING MEMBERS TO BE INSTALLED AFTER SET OF MODULAR UNITS. (MAY BE APPLIED OVER SHEATHING)</p>	

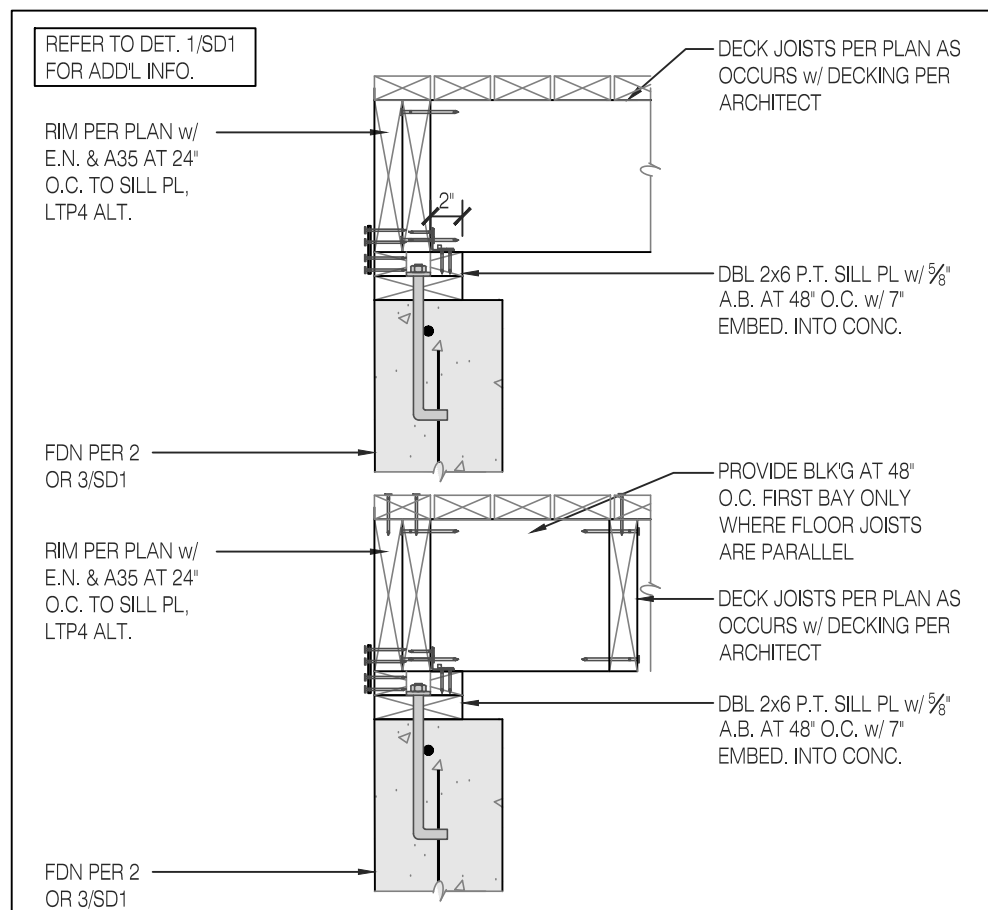


**ROOF/WALL FRAMING PLAN**

SCALE: 1/8" = 1'-0", DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS MUST BE VERIFIED WITH THE ARCH. PLANS

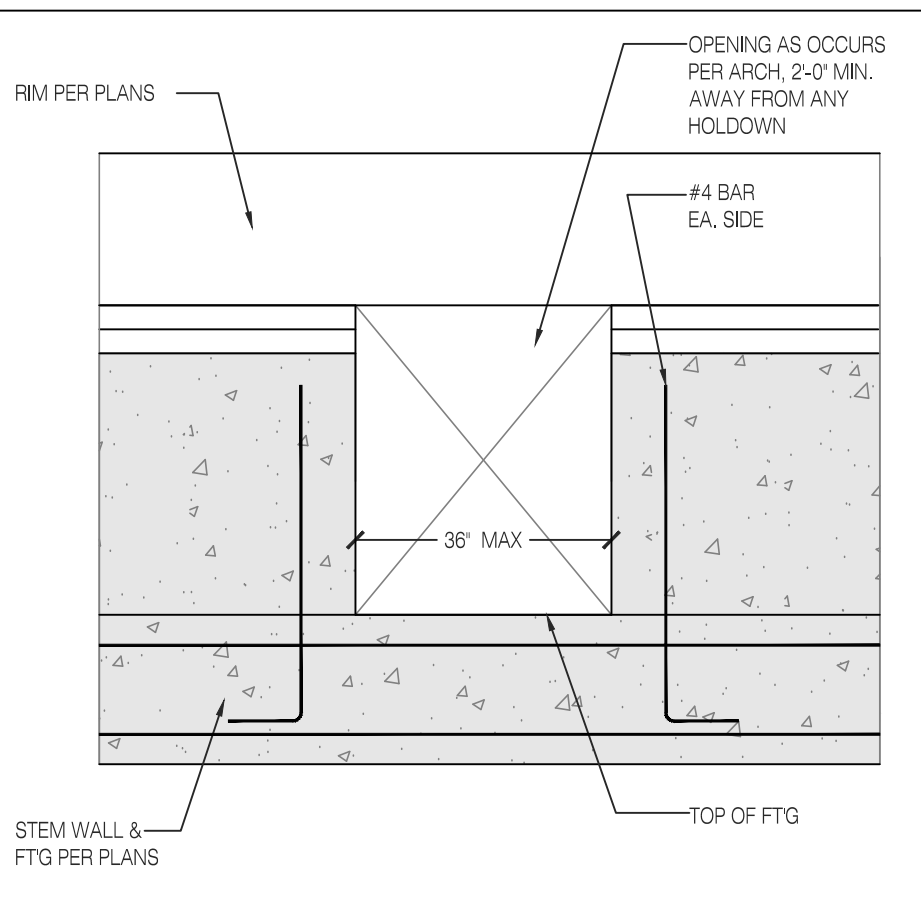
**MOD LAYOUT**

SCALE: 1/8" = 1'-0", DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS MUST BE VERIFIED WITH THE ARCH. PLANS



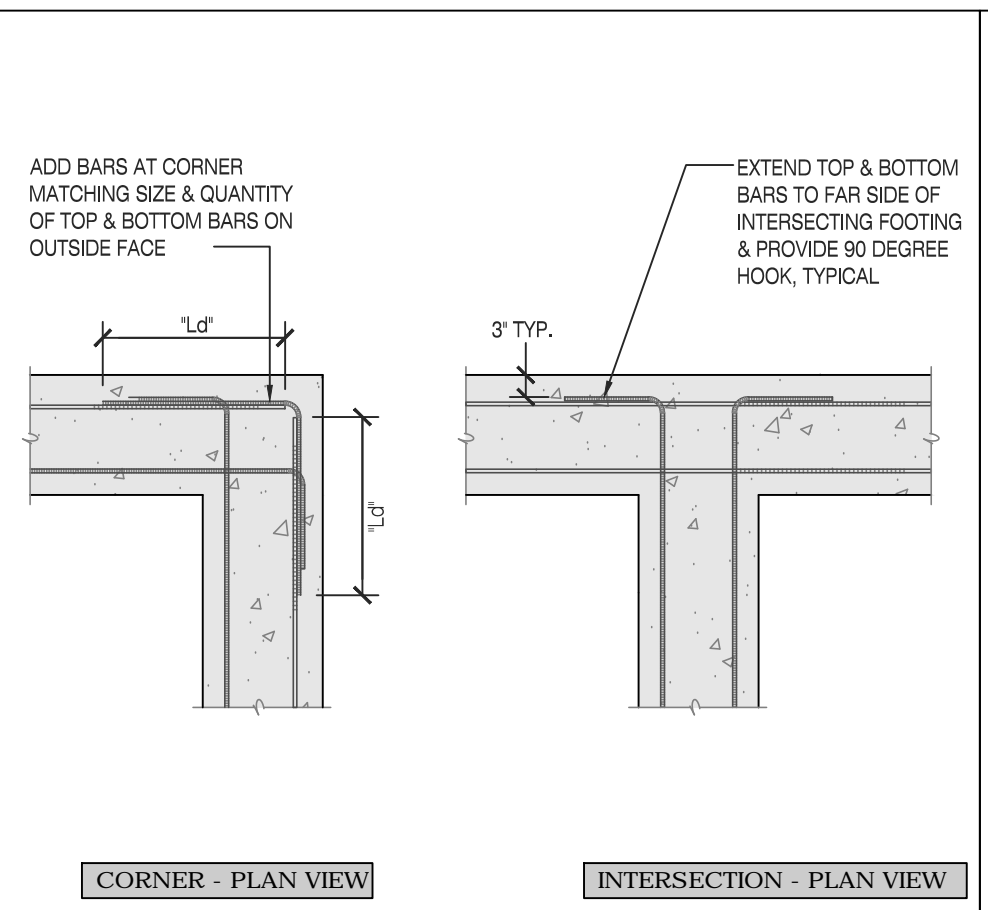
**DECK AT STEMWALL**  
SCALE: N.T.S.

**16**



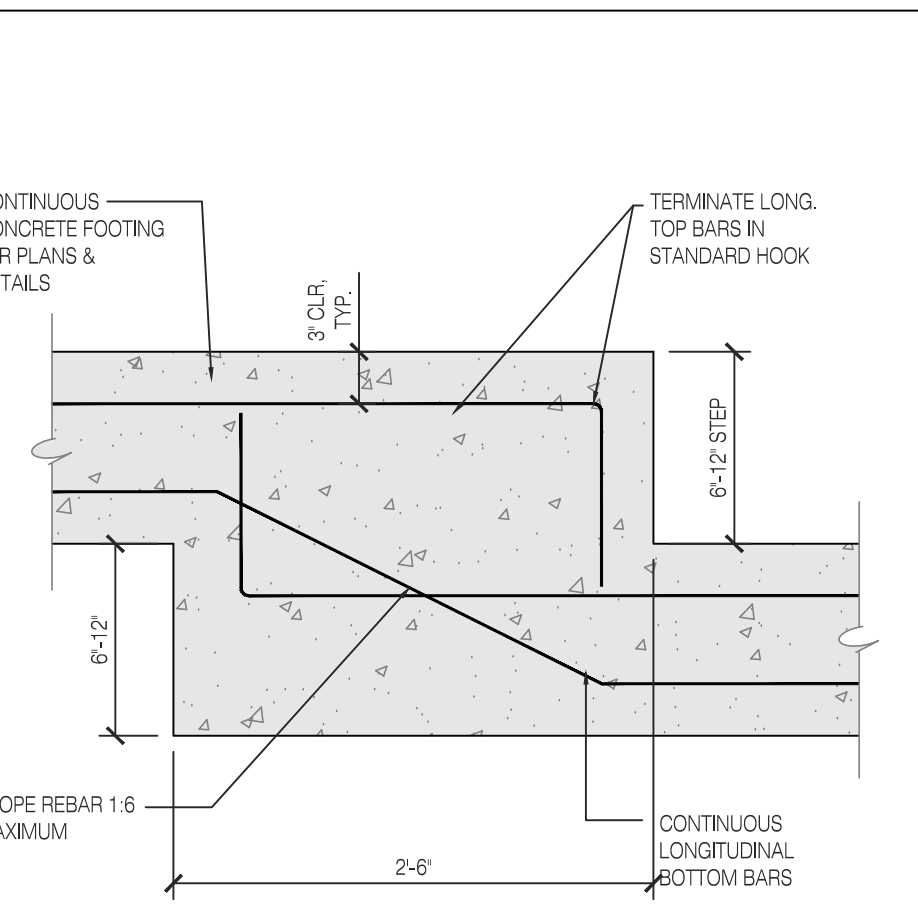
**CRAWLSPACE ACCESS**  
SCALE: N.T.S.

**13**



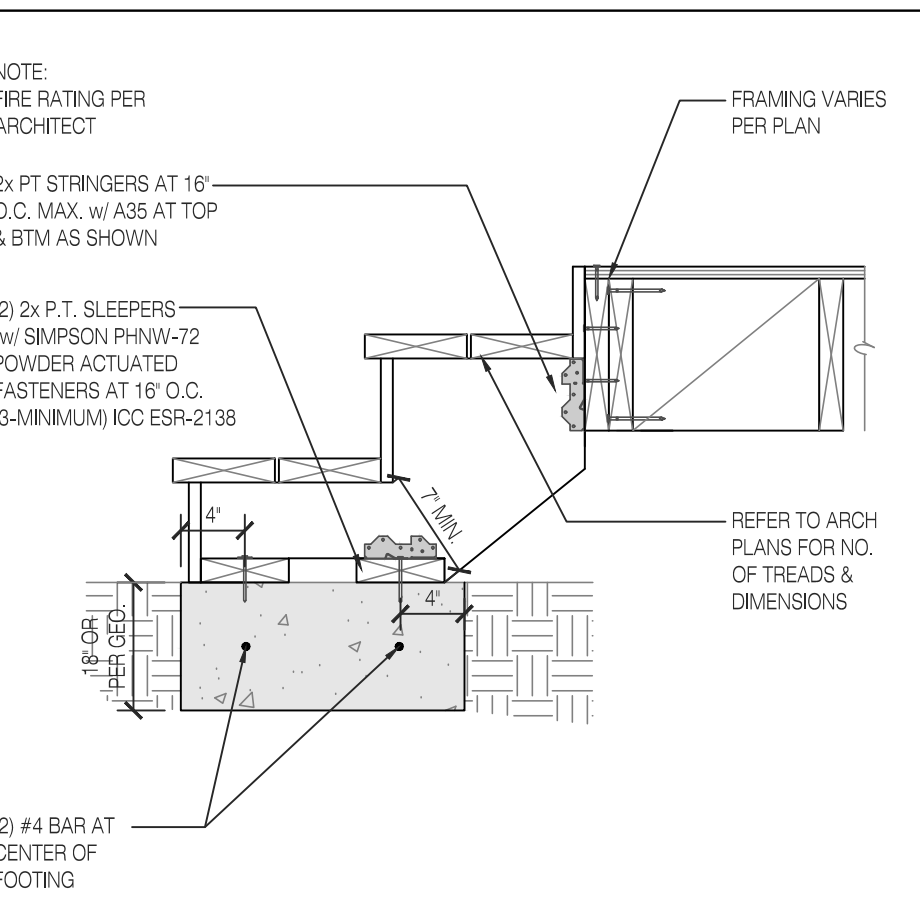
**TYPICAL REBAR AT CORNER AND T-INTERSECTION**  
SCALE: N.T.S.

**10**



**TYPICAL FOOTING STEP**  
SCALE: N.T.S.

**7**



**TYPICAL STAIRS AT DECK**  
SCALE: N.T.S.

**4**

**SLAB, STEM WALL & FOOTING SPECIFICATIONS**  
SCALE: N.T.S.

SPECS FOR RAISED FLOOR FDN		
LABEL	SINGLE STORY	
G	20"	STEM WALL FOOTINGS
H	40" FROST DEPTH AT EXT. 18" EMBED AT INTERIOR	
I	10"	
J	3-#4	
SPECS FOR RAISED FLOOR FDN		
LABEL	SINGLE STORY	
K	#4 AT 12" O.C.	FOUNDATION WALLS
L	#4 AT 12" O.C.	
M	8" THICK	
N	10" THICK	

**1**

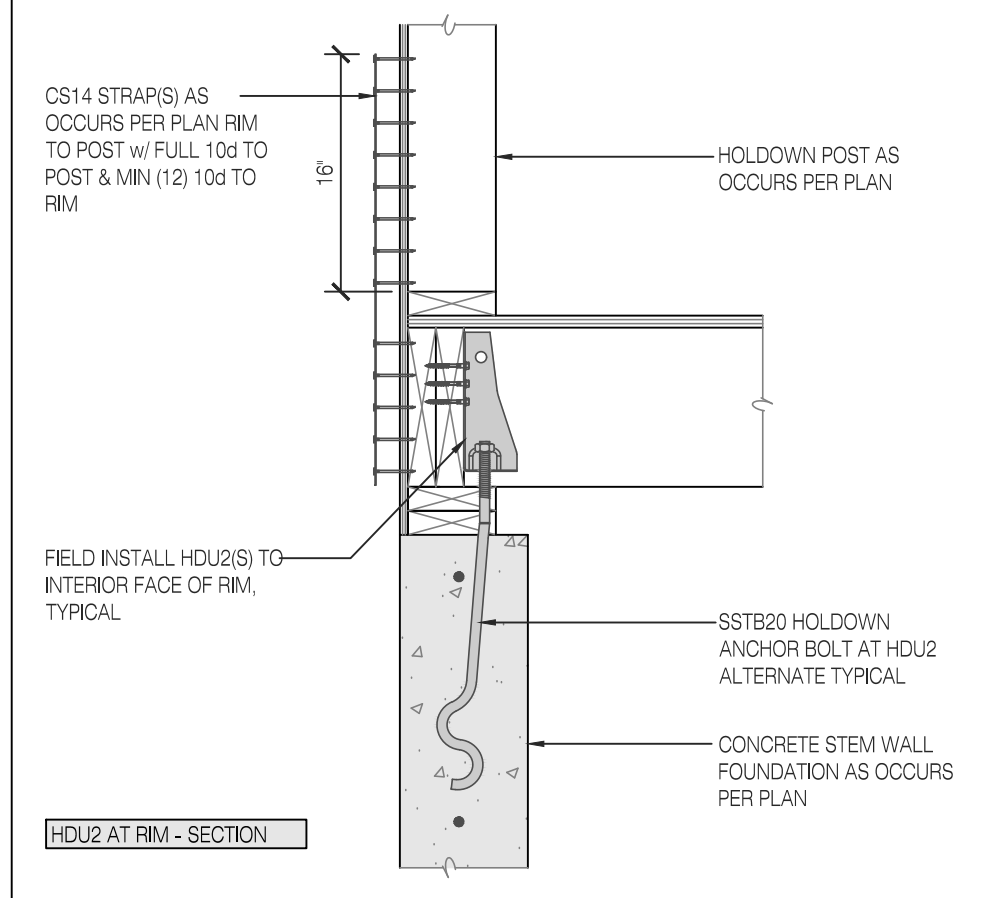
**ANCHOR BOLT SPECIFICATIONS**  
SCALE: N.T.S.

EXTERIOR, INTERIOR BEARING, & INTERIOR SHEAR WALLS	
ANCHOR BOLT DIAMETER	5/8"
ALTERNATE: MUDSILL ANCHOR	N/A
BOLT LENGTH AT MONOPOUR	w/ 2x SILL PLATE 10'
	w/ 3x SILL PLATE 12'
BOLT LENGTH AT DUALPOUR	w/ 2x SILL PLATE 10'
	w/ 3x SILL PLATE 12'
ANCHOR BOLT OR MUD SILL ANCHOR SPACING	6'-0" O.C. OR PER 1/SD2

- NOTES:**
- ALL ANCHOR BOLTS SHALL ACHIEVE 7" EMBEDMENT INTO CONCRETE. EMBEDMENT SHALL BE FROM TOP OF SLAB AT MONOPOUR AND DUAL POUR CONDITIONS. AT CURB/WALL CONDITION, EMBEDMENT SHALL BE FROM TOP OF CURB/WALL.
  - ANCHOR BOLTS SHALL SECURE SILL PLATE IN PLACE WITH A PROPERLY SIZED NUT & 3" x 3" x 0.229" THICK PLATE WASHER.
  - MINIMUM (2) ANCHOR BOLTS PER PIECE OF SILL PLATE. THE ANCHOR BOLTS SHALL BE LOCATED WITHIN 7" MIN OR 12" MAX FROM THE END OF ANY SILL PLATE BREAK.
  - BOLT SHALL MAINTAIN A MINIMUM 1-3/4" EDGE OF CONCRETE DISTANCE & 1" EDGE OF SILL PLATE DISTANCE.

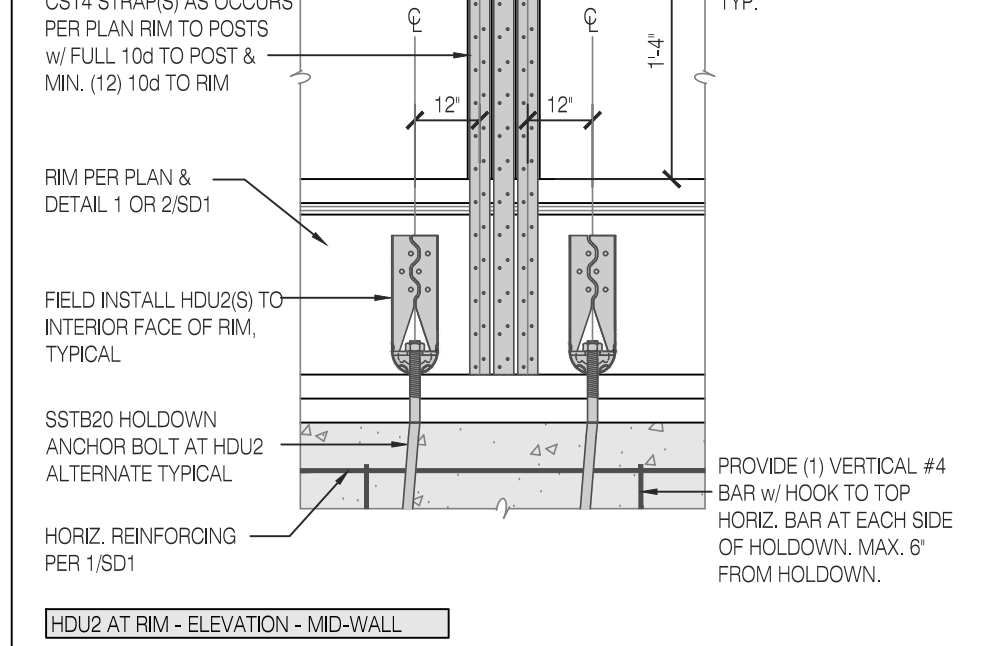
**ANCHOR BOLT SPECIFICATIONS**  
SCALE: N.T.S.

**18**



**HDU2 AT RIM - SECTION**

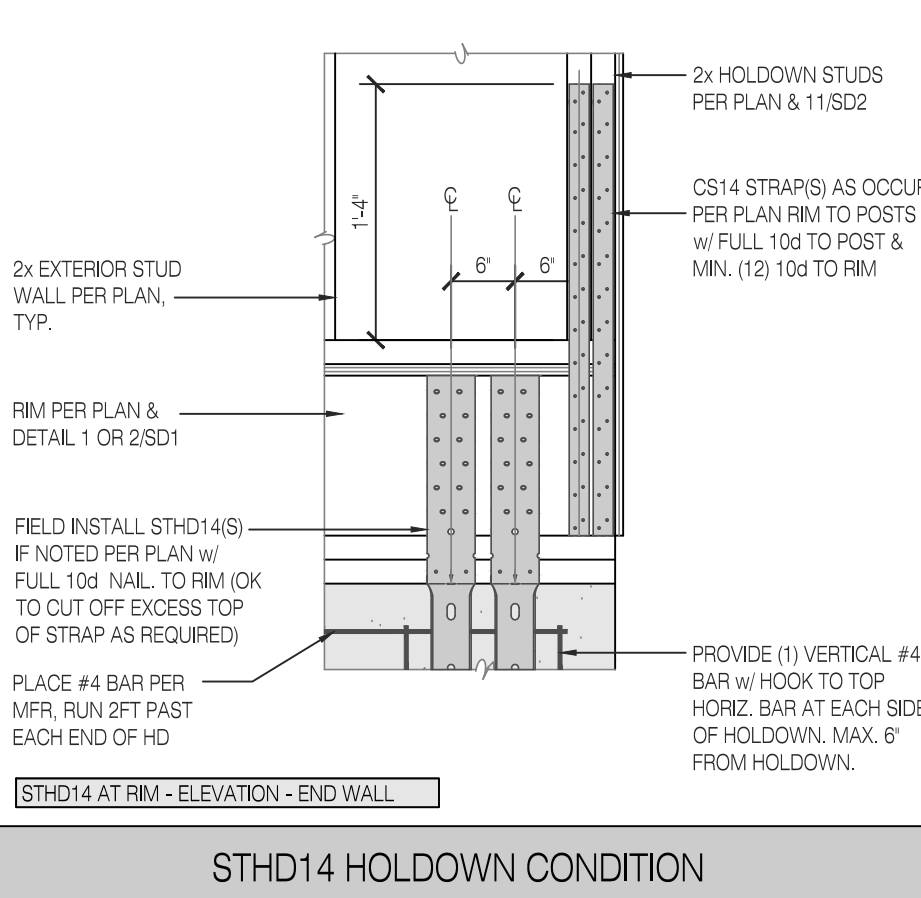
**NOTE:** AT CORNER CONDITION SPACE HDU2 12" AWAY FROM CS STRAPS AND 12" FROM ANY OTHER HDU2, TYP.



**HDU2 AT RIM - ELEVATION - MID-WALL**

**HDU2 ALTERNATE HOLDOWN CONDITION.**  
SCALE: N.T.S.

**19**

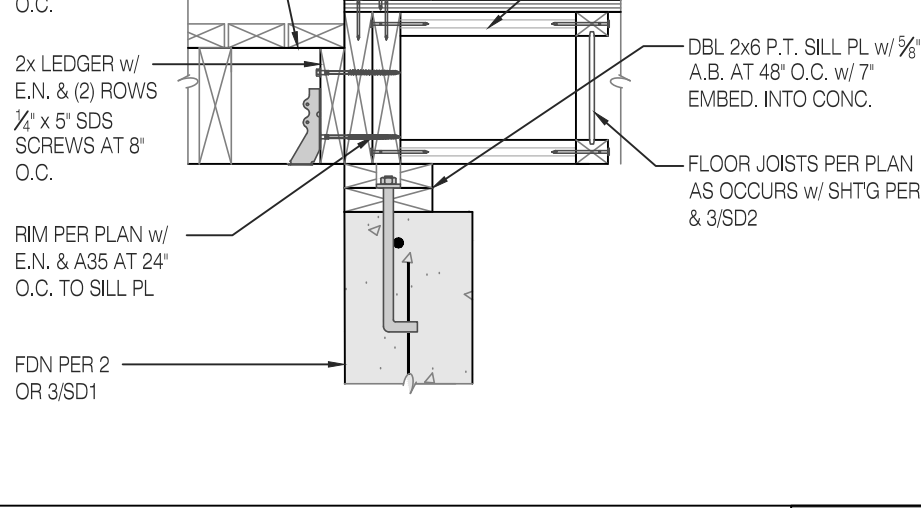


**STHD14 AT RIM - ELEVATION - MID-WALL**

**STHD14 HOLDOWN CONDITION**

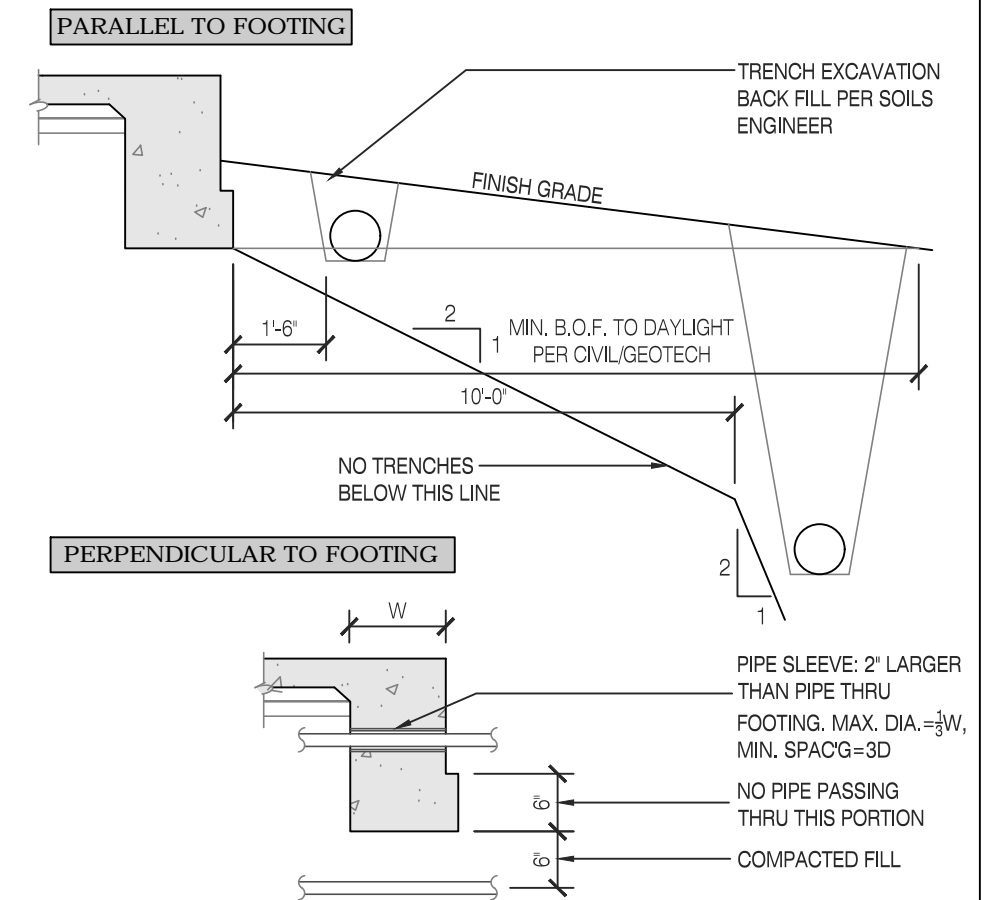
**STHD14 AT RIM - ELEVATION - END WALL**

**HOLDOWN STRAP TO RIM**



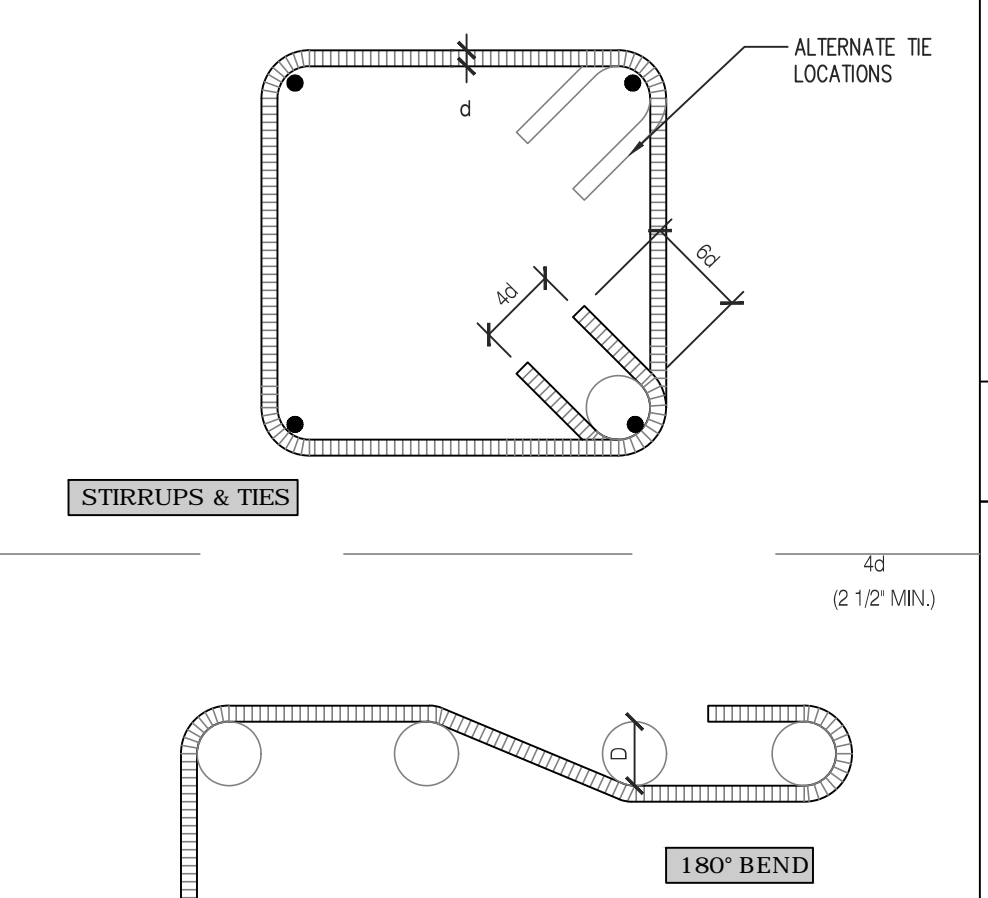
**EXTERIOR DECK CONNECTION**  
SCALE: N.T.S.

**15**



**FOOTING TRENCH & FINISH GRADE**  
SCALE: N.T.S.

**11**



**HOOKS & BENDS**

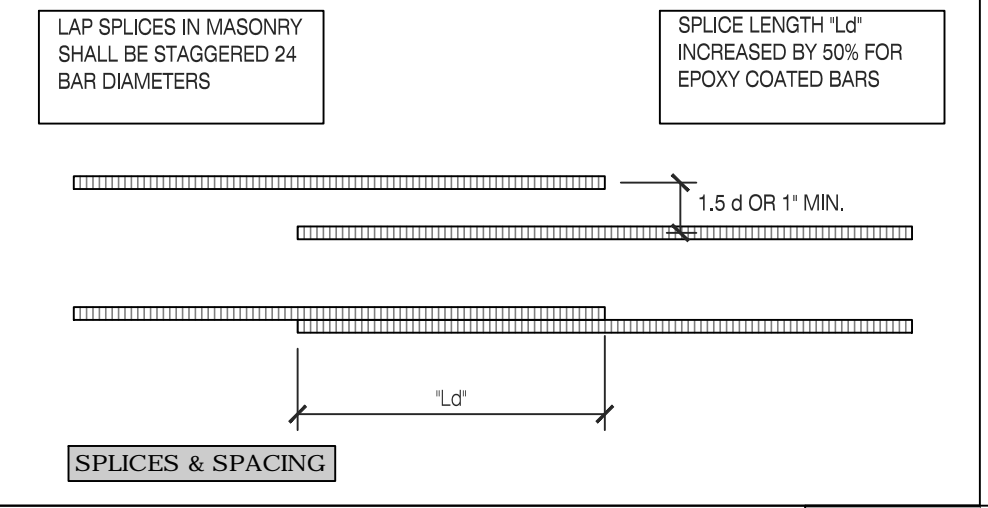
**TENSION REBAR EMBEDMENT**

REBAR	CONC. L <sub>d</sub>	MASRY. L <sub>d</sub>
#3	30"	15"
#4	41"	25"
#5	51"	39"
#6	61"	74"
#7	89"	100"
#8	101"	151"

**BEND DIAMETERS**

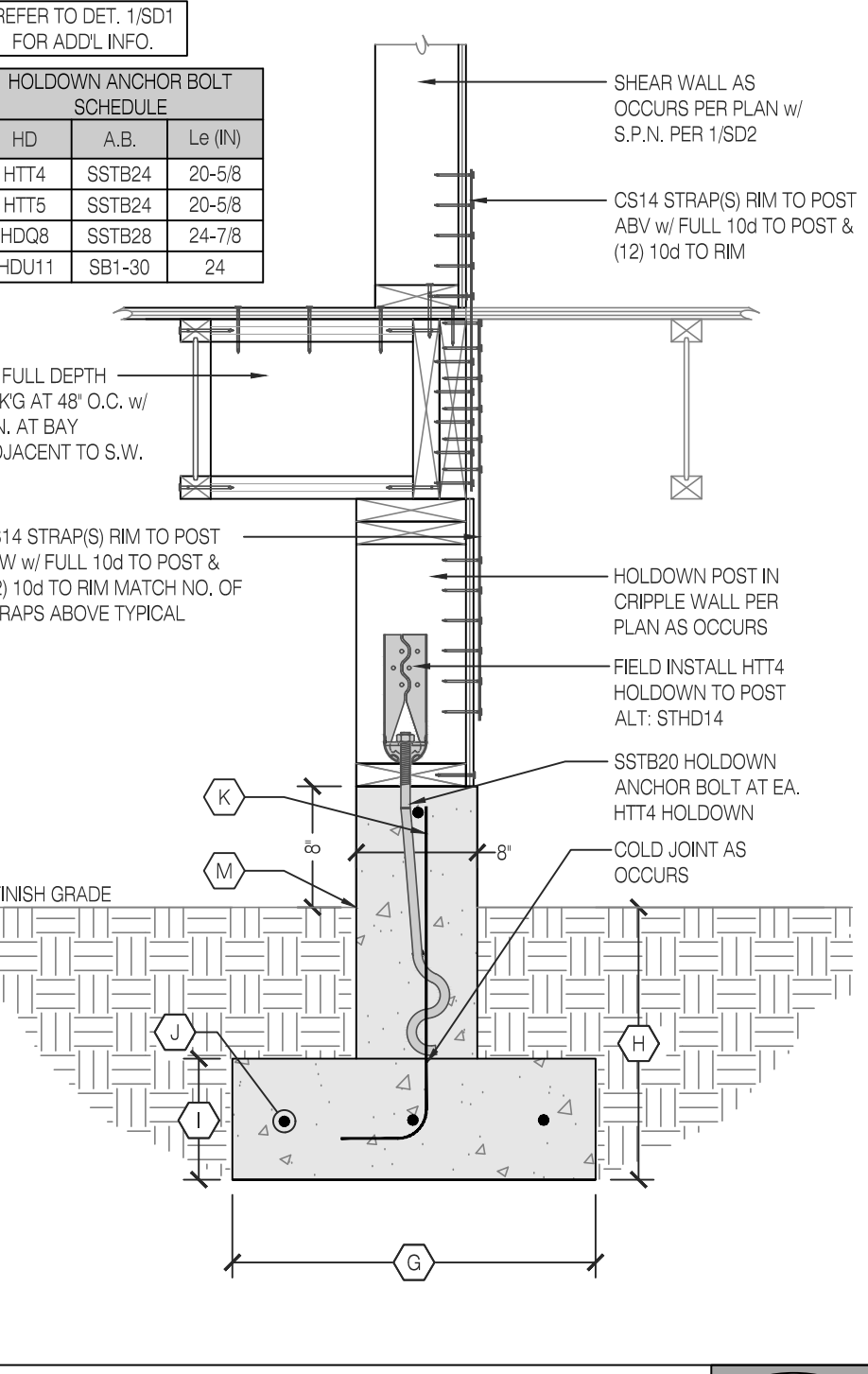
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D = 6d	
D	FOR #9 - #11
D = 9d	
D	FOR #12 - #18
D = 12d	

PER TABLE 19-8, 2010 CBC



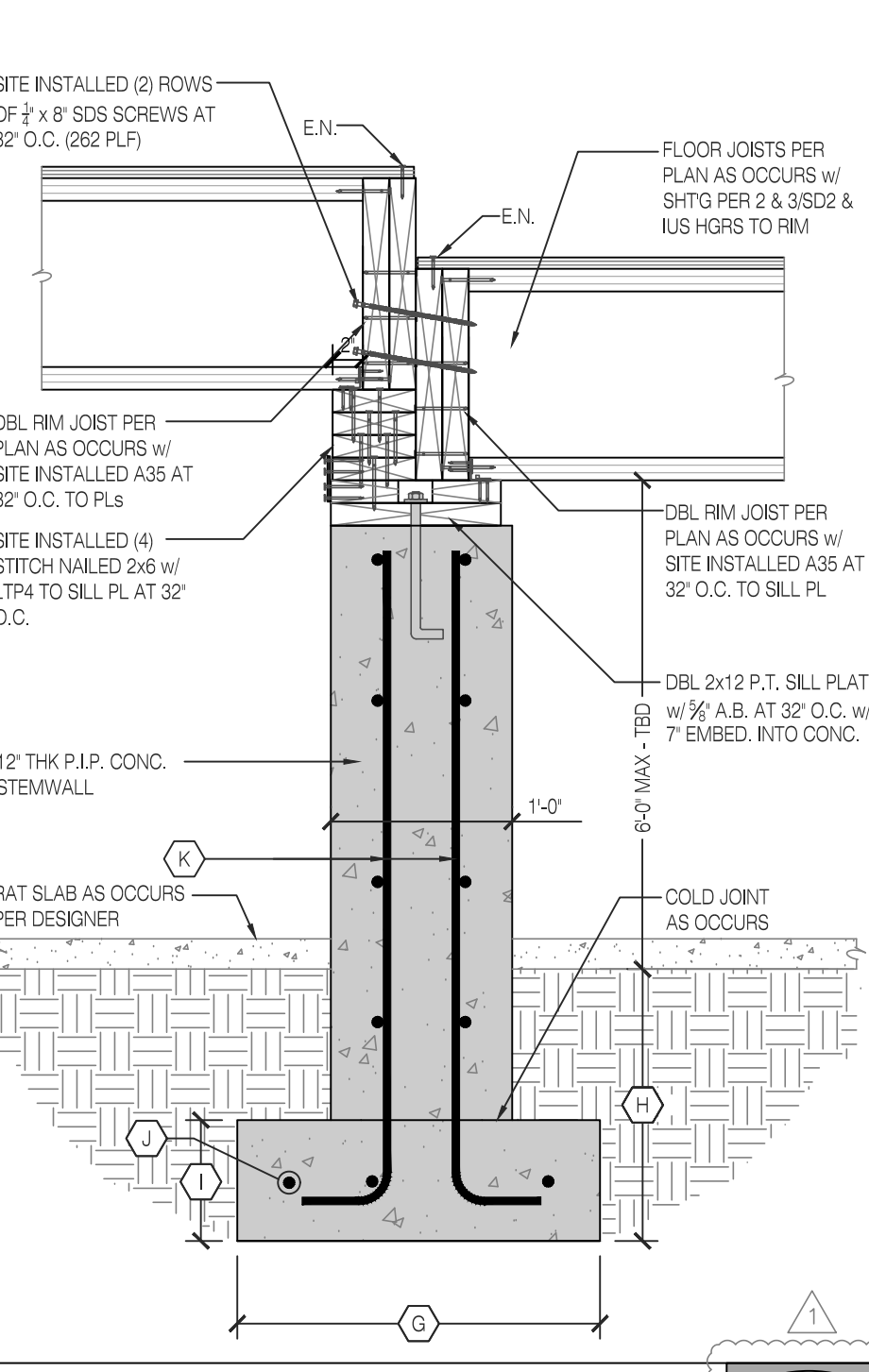
**SPICES & SPACING**

**12**



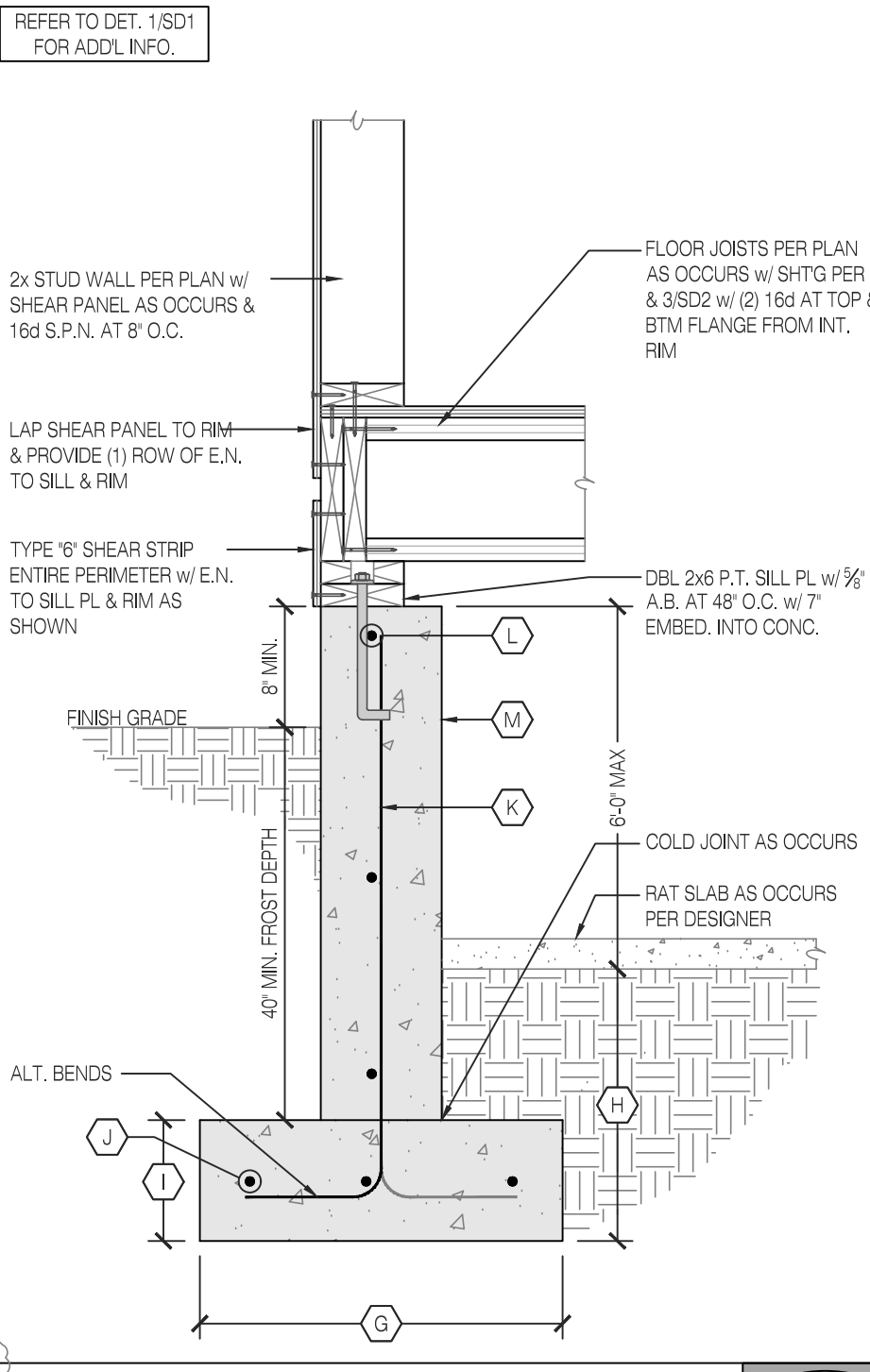
**HOLDOWN AT STUD CRIPPLE WALL**  
SCALE: N.T.S.

**8**



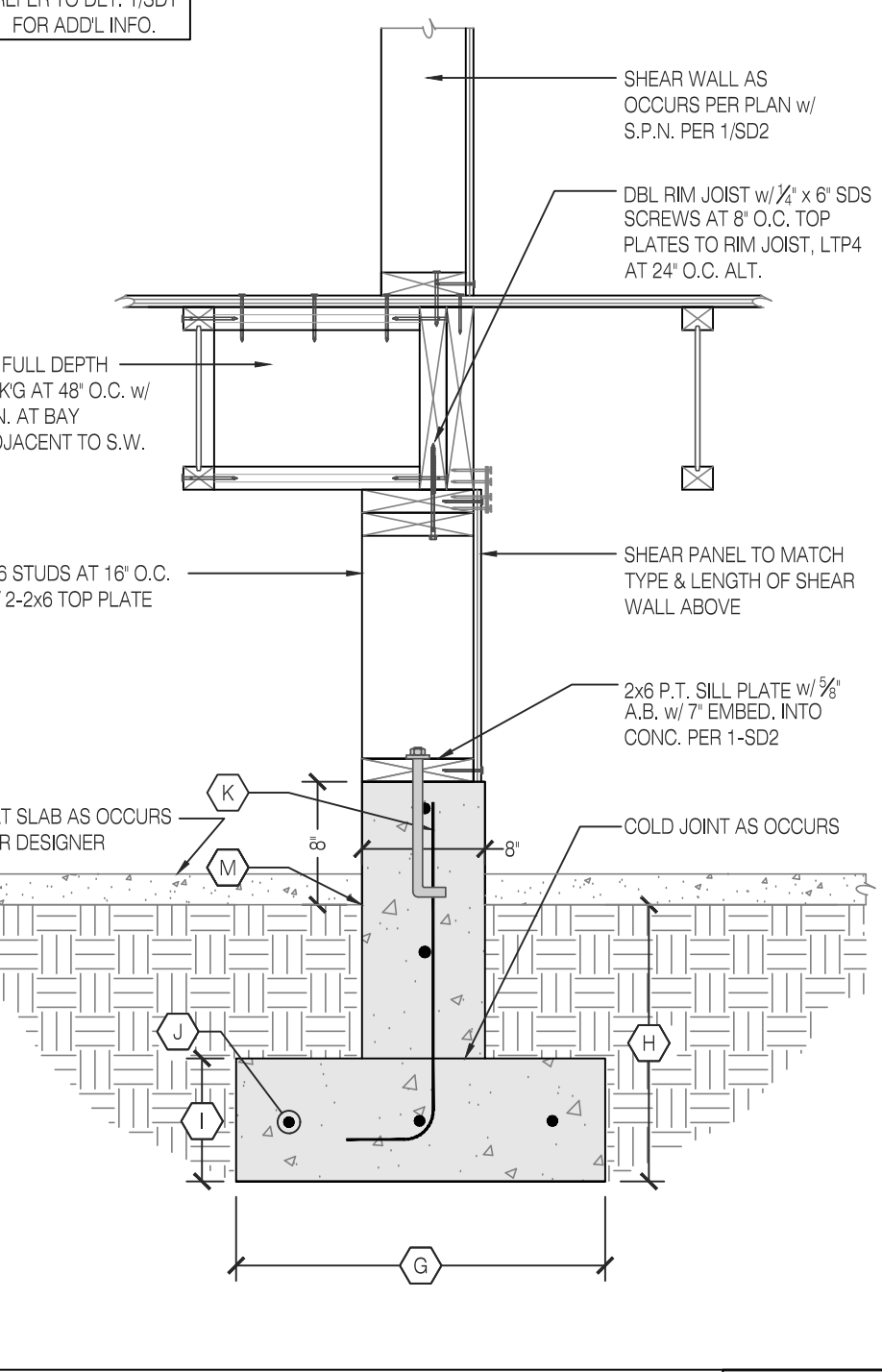
**INTERIOR WALL & FOOTING AT MATELINE**  
SCALE: N.T.S.

**5**



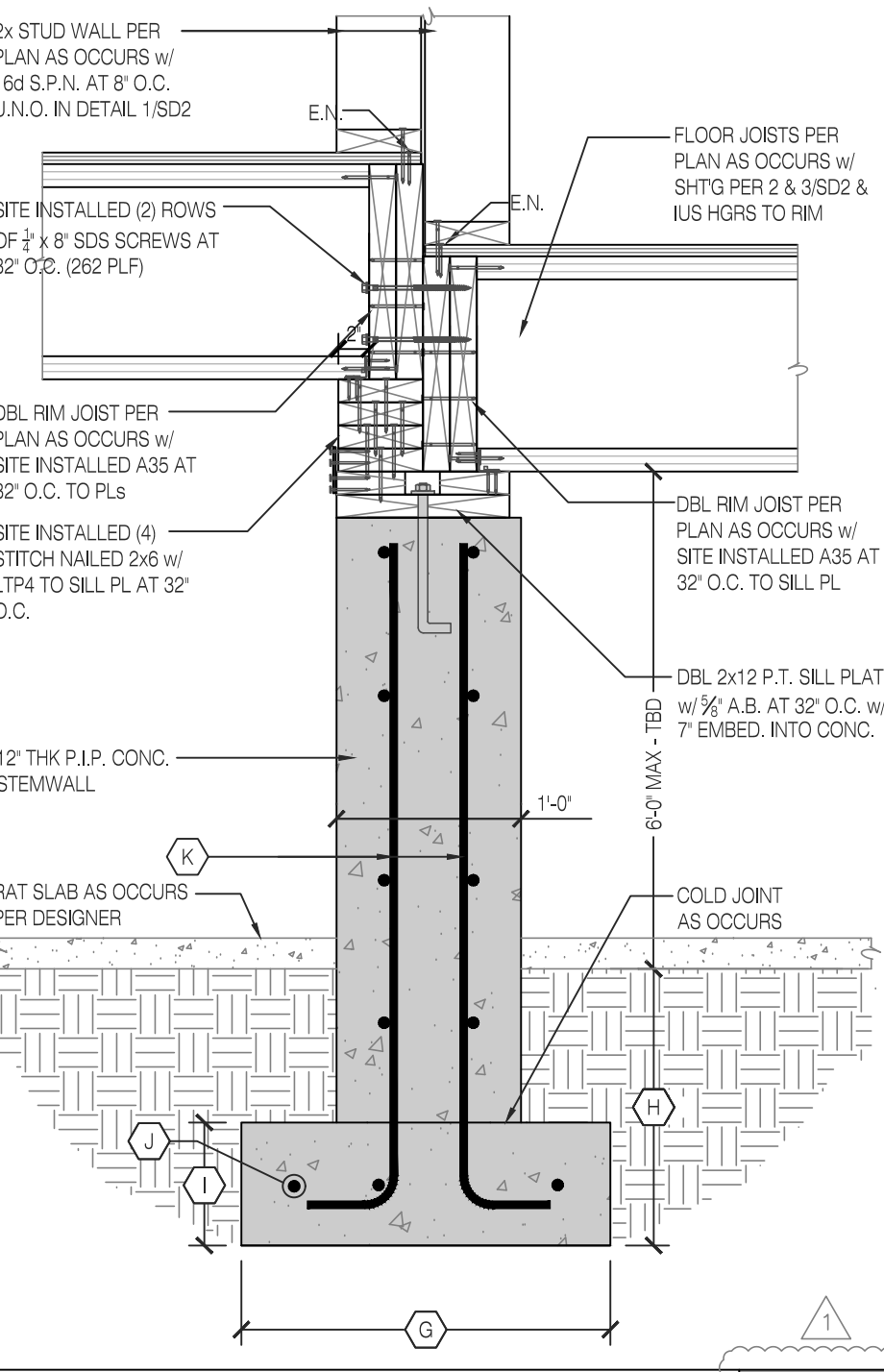
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SCALE: N.T.S.

**2**



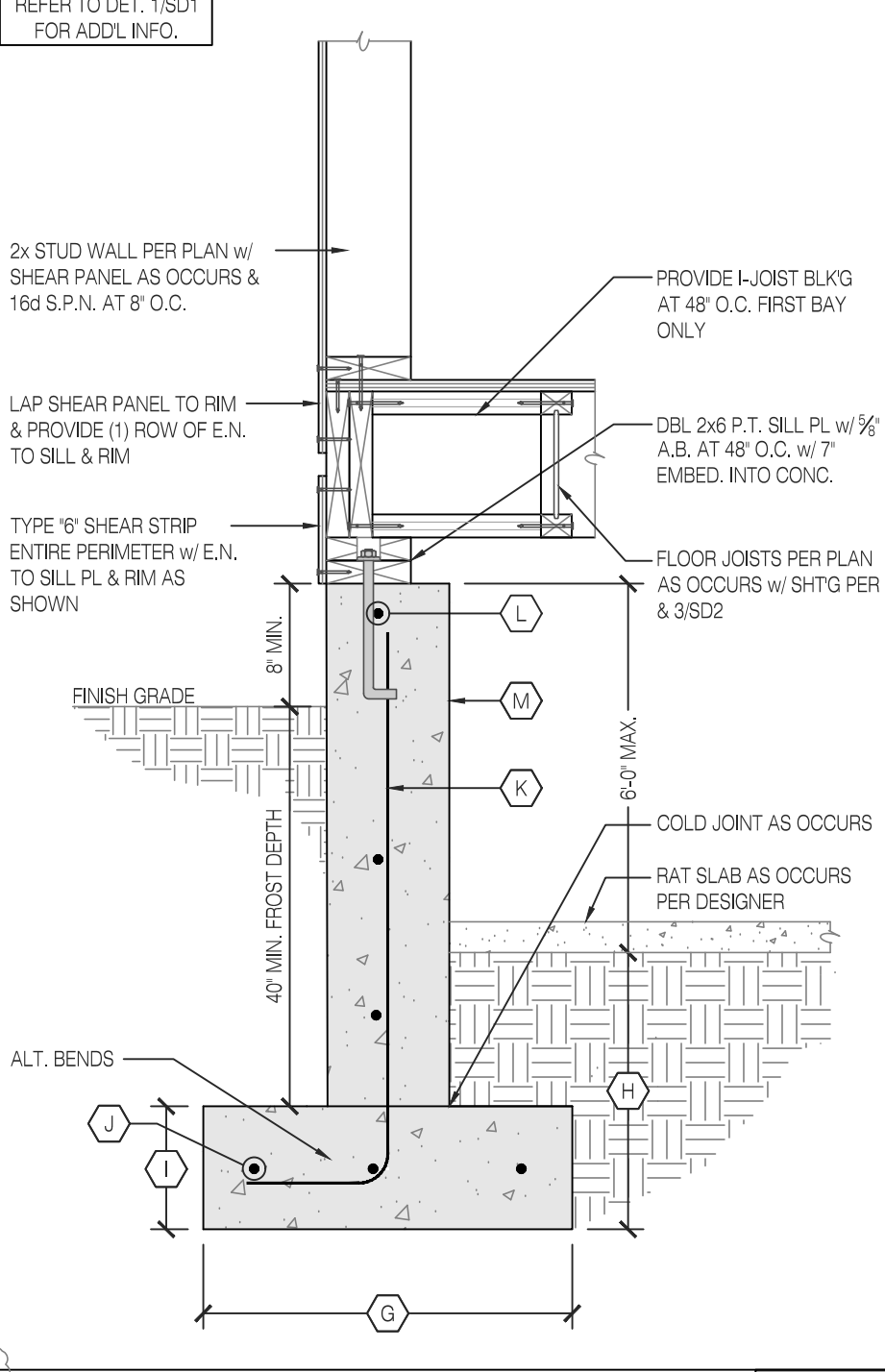
**SHEAR TRANSFER AT INTERIOR WALL**  
SCALE: N.T.S.

**9**



**INTERIOR WALL & FOOTING AT MATELINE**  
SCALE: N.T.S.

**6**



**EXTERIOR STEM WALL FOOTING**  
SCALE: N.T.S.

**3**

**INNOVATIVE STRUCTURAL ENGINEERING**  
40810 COUNTY CENTER DR. #110  
TEMECULA, CA 92591  
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WWW.ISEENGINEERS.COM

**TEAM CONTACT INFORMATION:**  
ISE PROJECT NO.: 17-4815  
PROJECT MANAGER:  
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SHANE@ISEENGINEERS.COM  
PROJECT DESIGN ENGINEER:  
MATTHEW ESPINOZA EXT. 209  
MATTHEW@ISEENGINEERS.COM

**PROJECT INFORMATION:**  
**RIDGE NEST LOT 7**  
7914 E. HEARTWOOD DRIVE  
EDEN, UTAH 84310  
CONTACT INFORMATION:  
DESIGNER:  
LIVING HOMES  
2910 LINCOLN BLVD.  
SANTA MONICA, CA 90405  
310.581.8500  
WWW.LIVINGHOMES.NET  
GOVERNING JURISDICTION(S):  
WEBER COUNTY, UTAH  
BUILDING DIVISION  
2380 WASHINGTON BLVD, #240  
OGDEN, UT 84401

**APPROVAL STAMP**

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:  
 BUILDING  STRUCTURAL  
 MECHANICAL  PLUMBING  
 ELECTRICAL  ENERGY  
 ACCESSIBILITY  FIRE  
 PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.  
 BY: MEM DATE: 10/16/17  
 WEST COAST CODE CONSULTANTS, INC.

**PLAN REVISIONS**

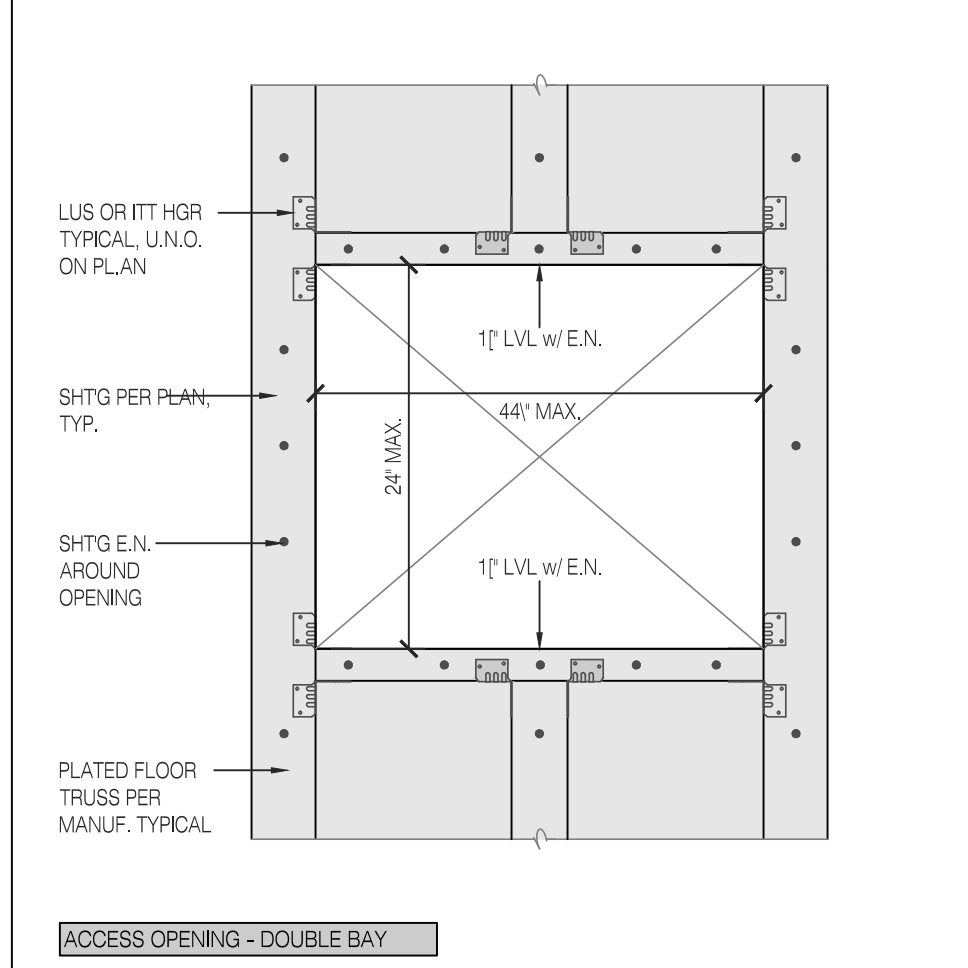
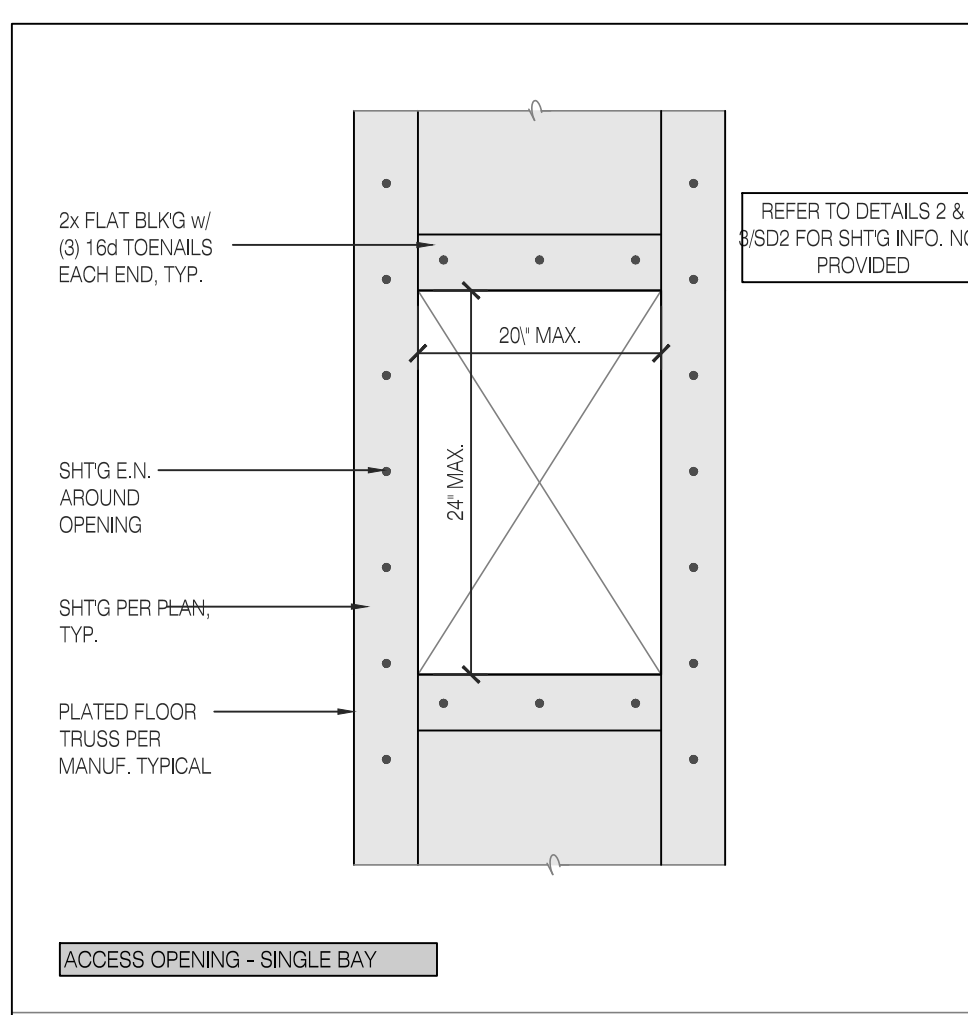
DELTA	DESCRIPTION	DATE
Δ	CO. PC & LH REV'S	10/03/17

**ENGINEER STAMP & SIGNATURE**

DATE: 10/13/17  
SHEET TITLE: FOUNDATION DETAILS  
SHEET REV: SHEET NUMBER

**SD1**





JOIST SIZE	MAX. NOTCH WIDTH, D3	MAX. NOTCH DEPTH, D6	MAX. HOLE SIZE, D3
2x6	1"	1/2"	1"
2x8	2 1/2"	1"	2 1/2"
2x10	3"	1"	3"
2x12	3 1/2"	1"	3 1/2"
2x14	4 1/2"	2"	4 1/2"

NOTES:

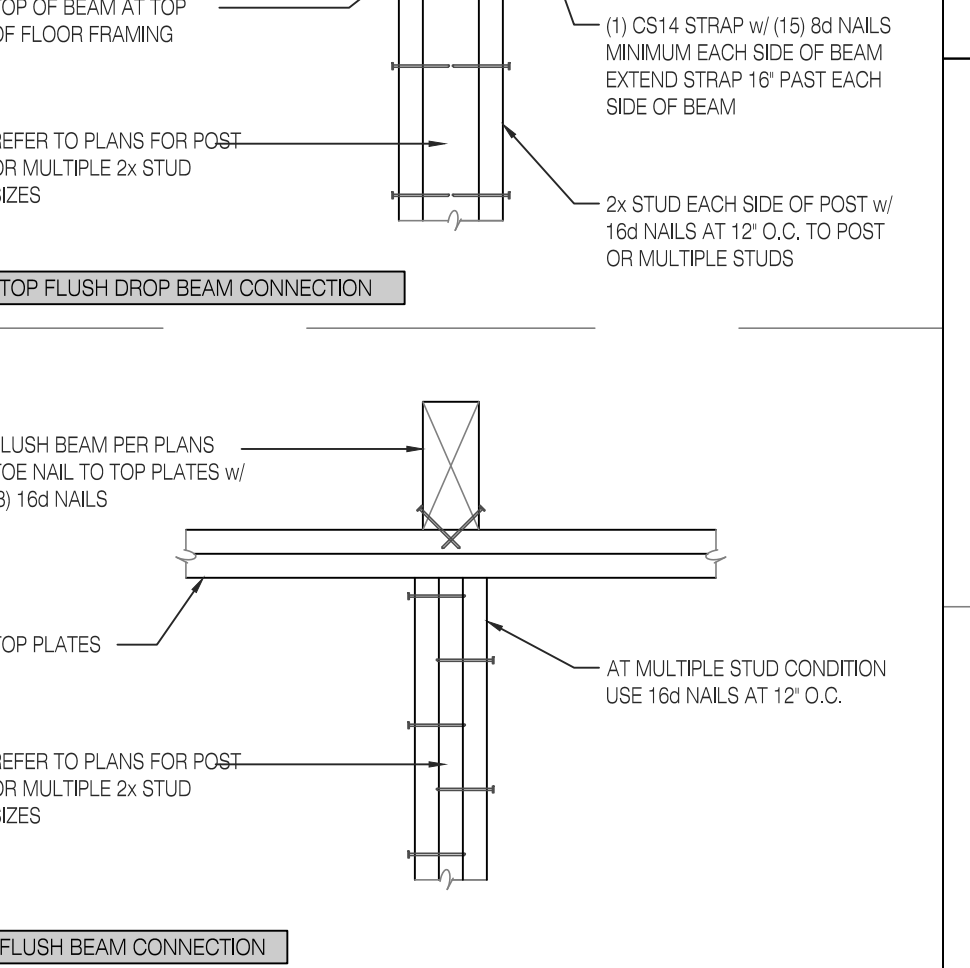
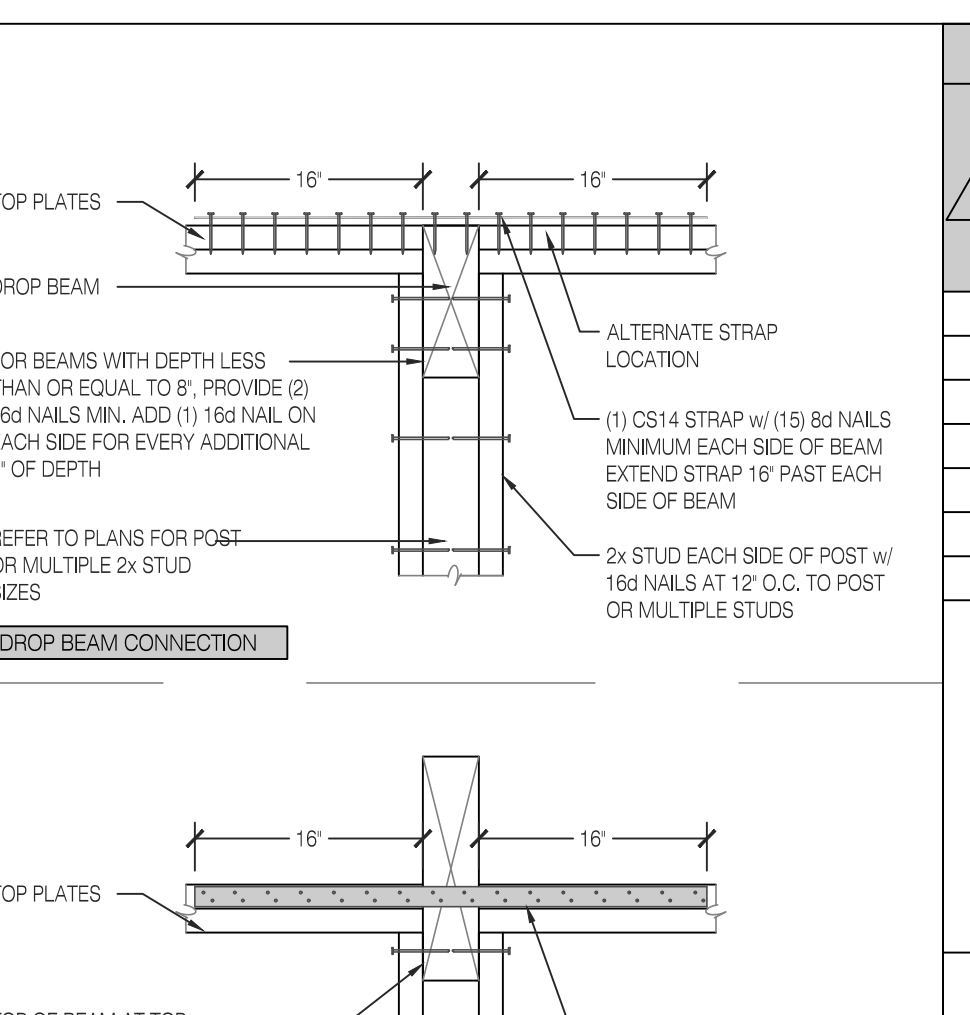
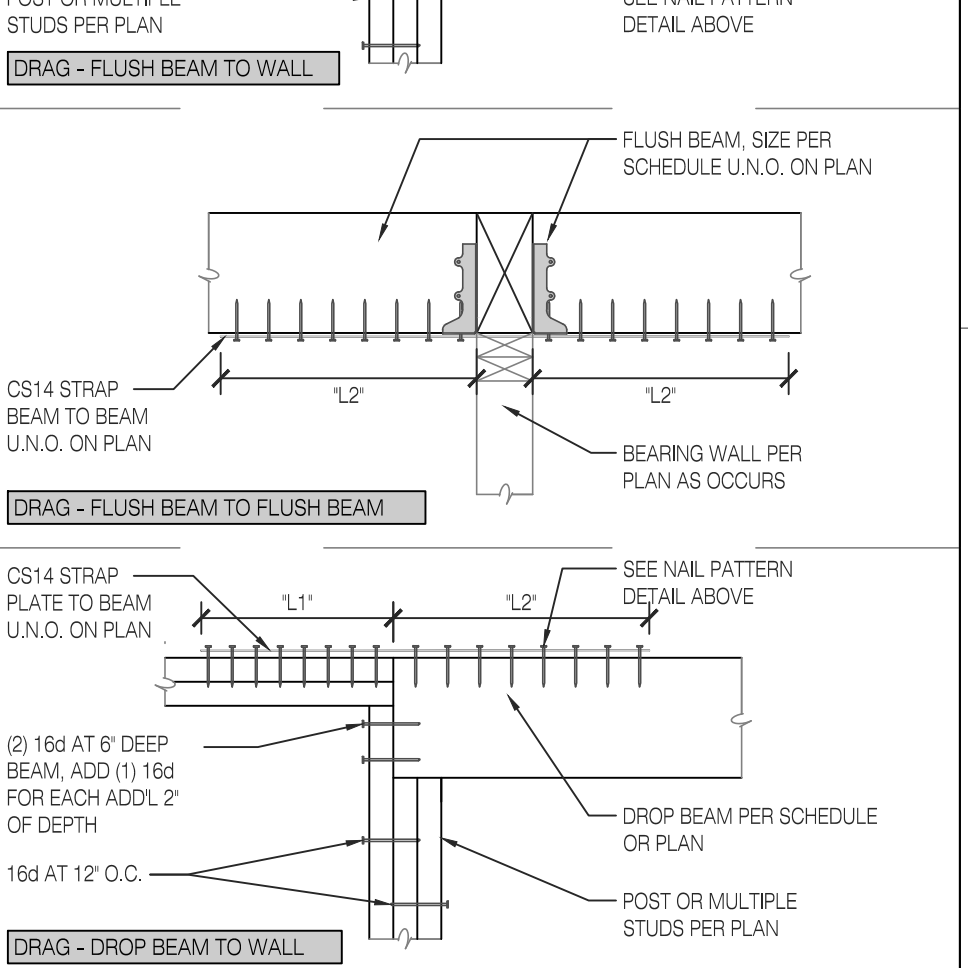
- Holes may be drilled in any 1/3 span. Holes must be a min 1/2" from any notch.
- Do not notch both top and bottom surfaces within the same 1/3 span.
- Max allowed is a combination of two notches and/or holes per 1/3 span.
- This detail does not apply to notches and holes in structural beams. They must be specifically detailed.
- Notches and holes are not allowed in cantilevered joists.
- Refer to manufacturer's recommendations for holes in manufactured I-joists. Do not notch I-joists.

NOTCHED OR DRILLED CONVENTIONAL JOISTS  
SCALE: N.T.S.

HEADER SIZE	MAXIMUM SPAN (6'-0" WALL ABOVE)	MAXIMUM SPAN (10'-0" WALL ABOVE)
2x4 FLAT	3'-0"	--
4x4 STD & BTR	6'-6"	4'-6"
4x6 DF NO. 2	10'-0"	9'-6"
4x8 DF NO. 2	12'-0"	12'-0"

DRAG STRAP SPECIFICATIONS

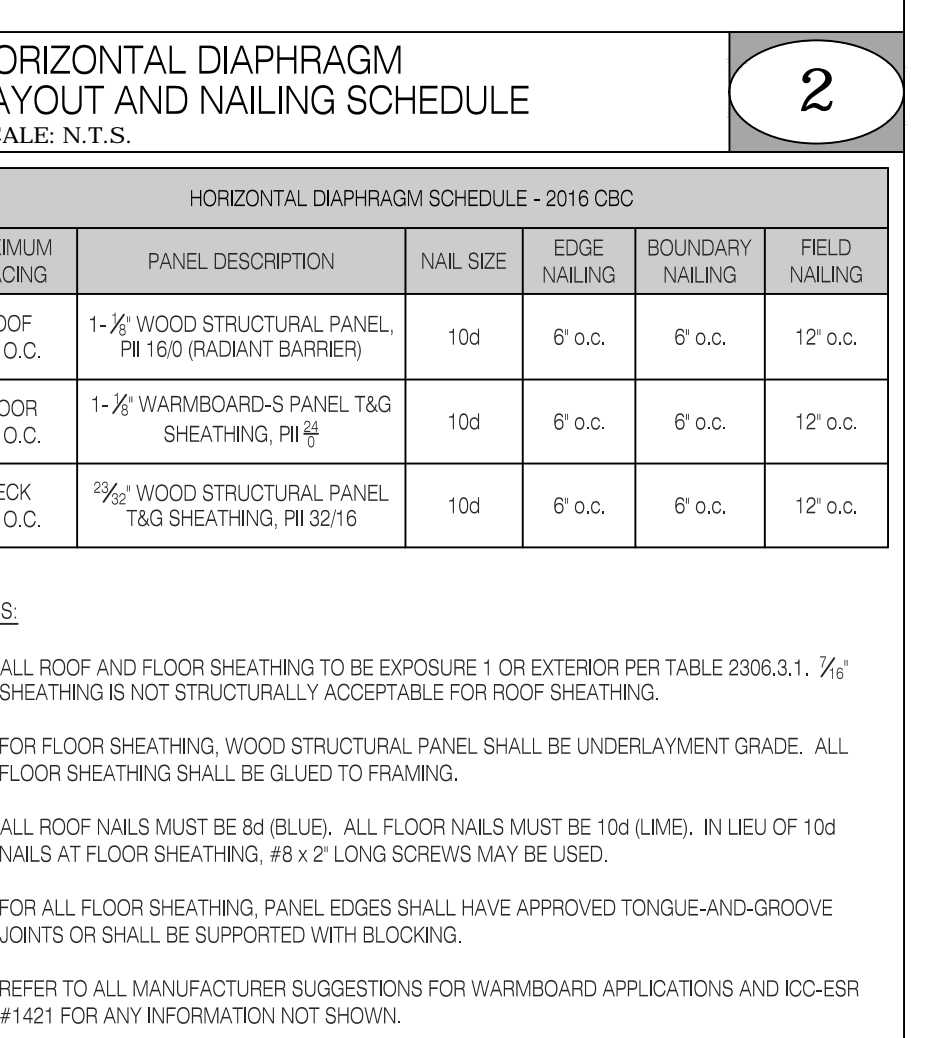
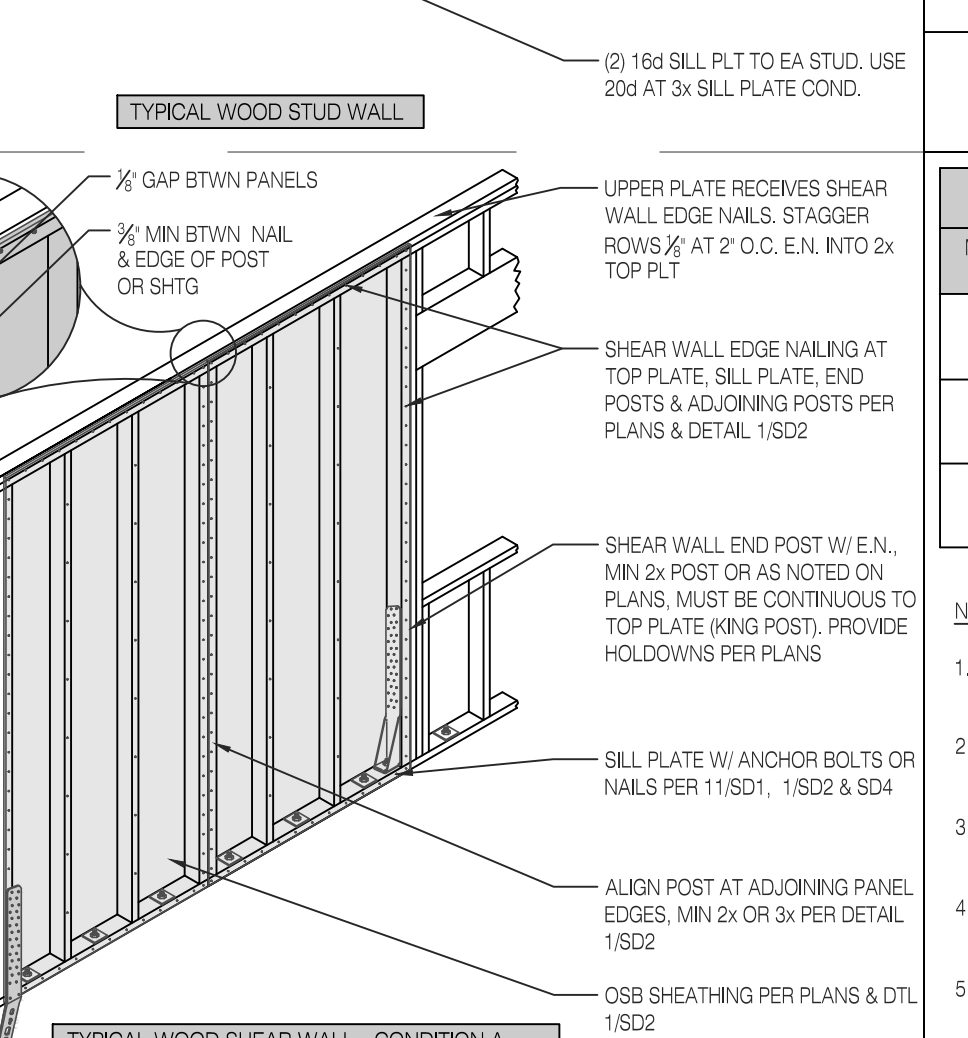
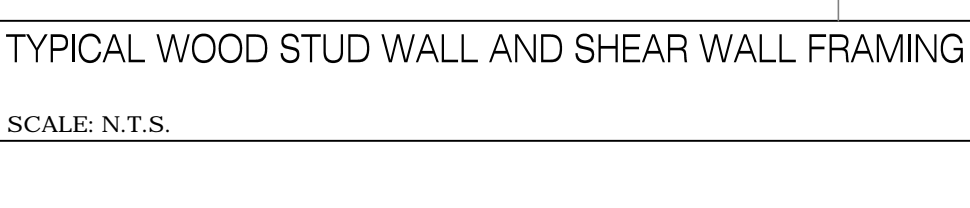
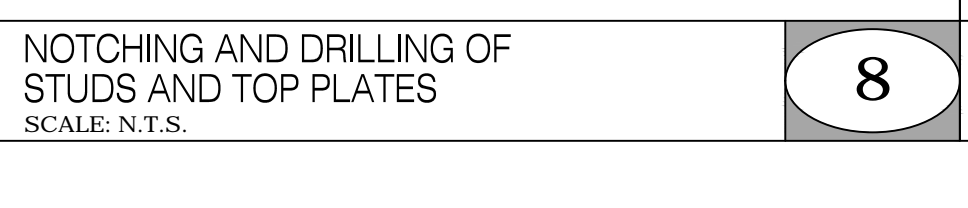
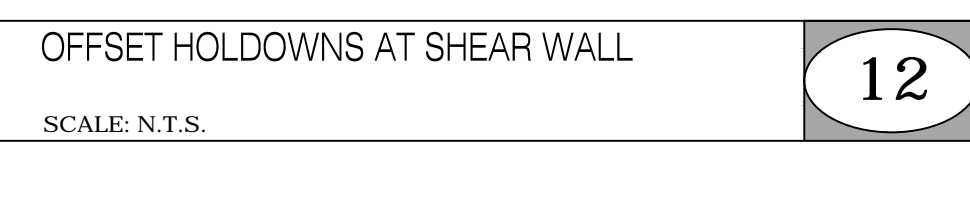
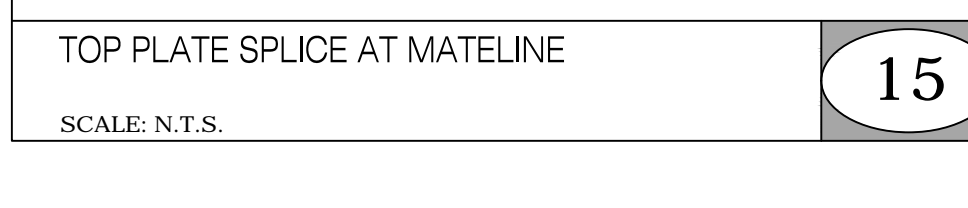
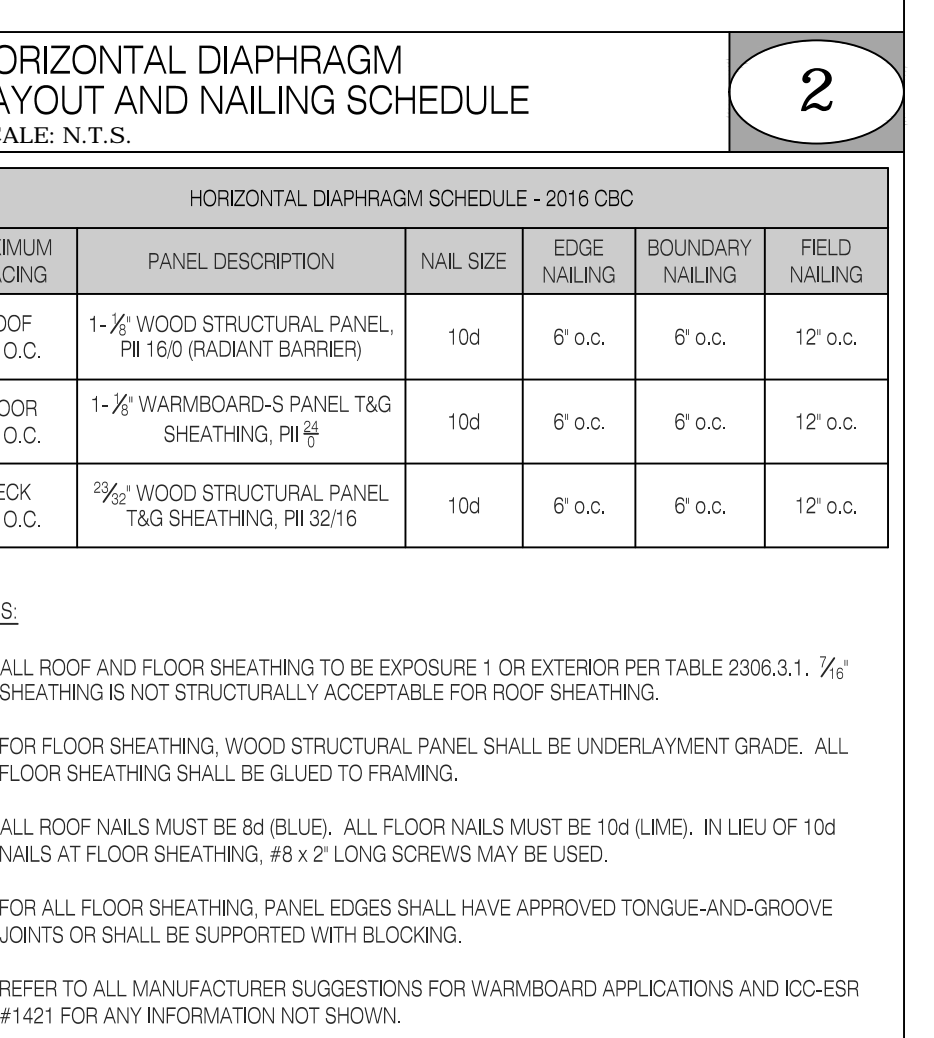
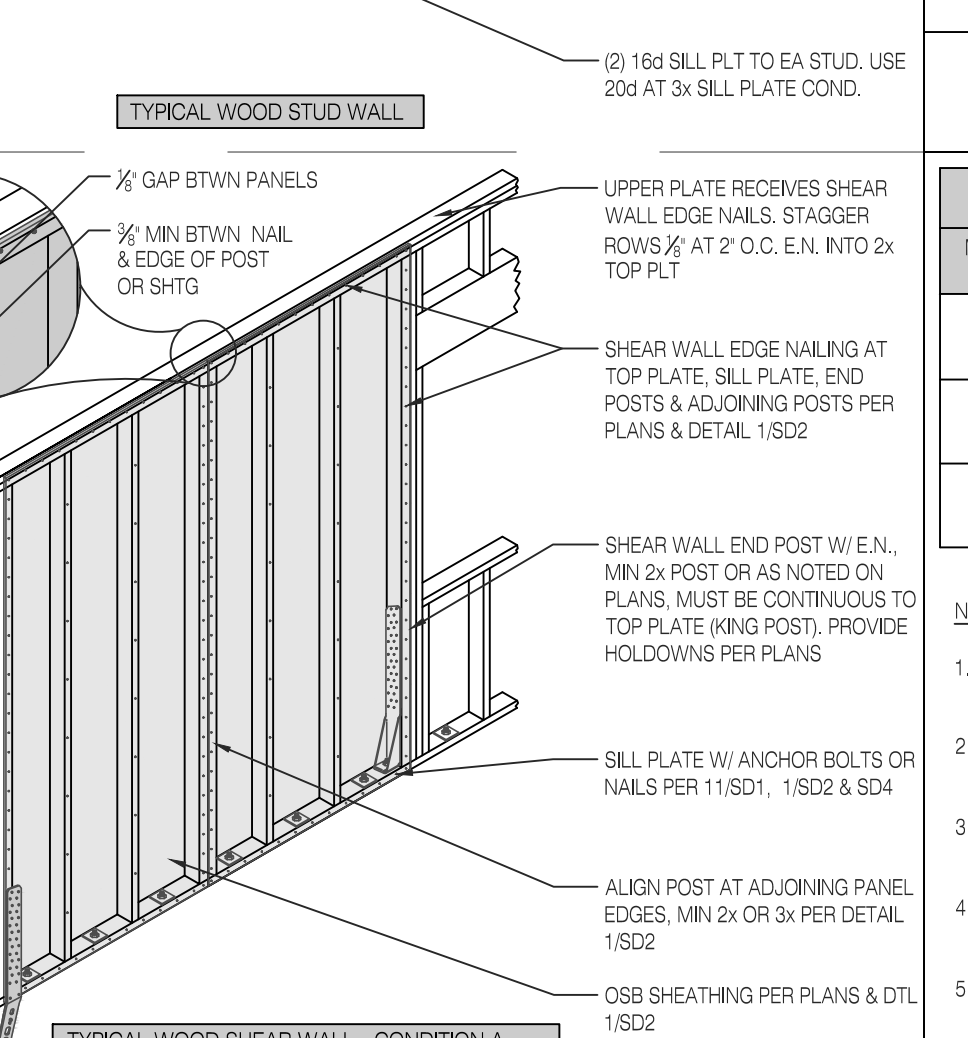
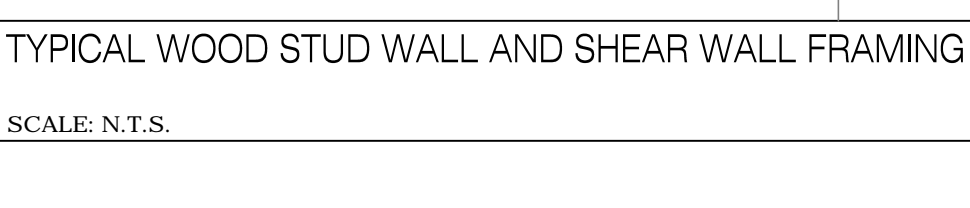
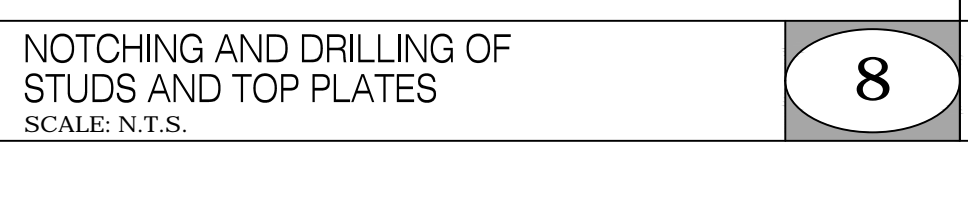
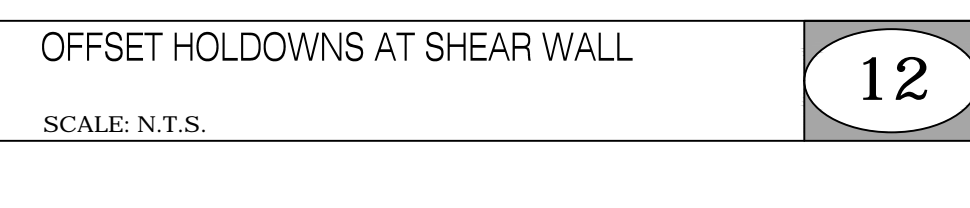
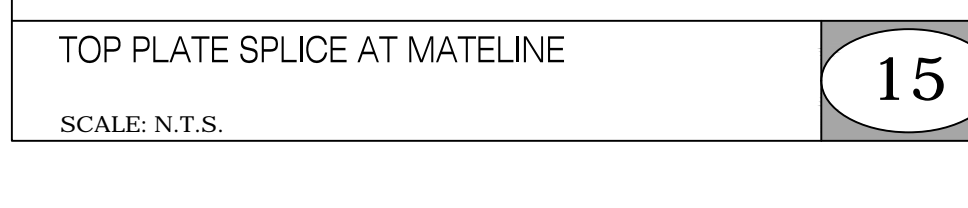
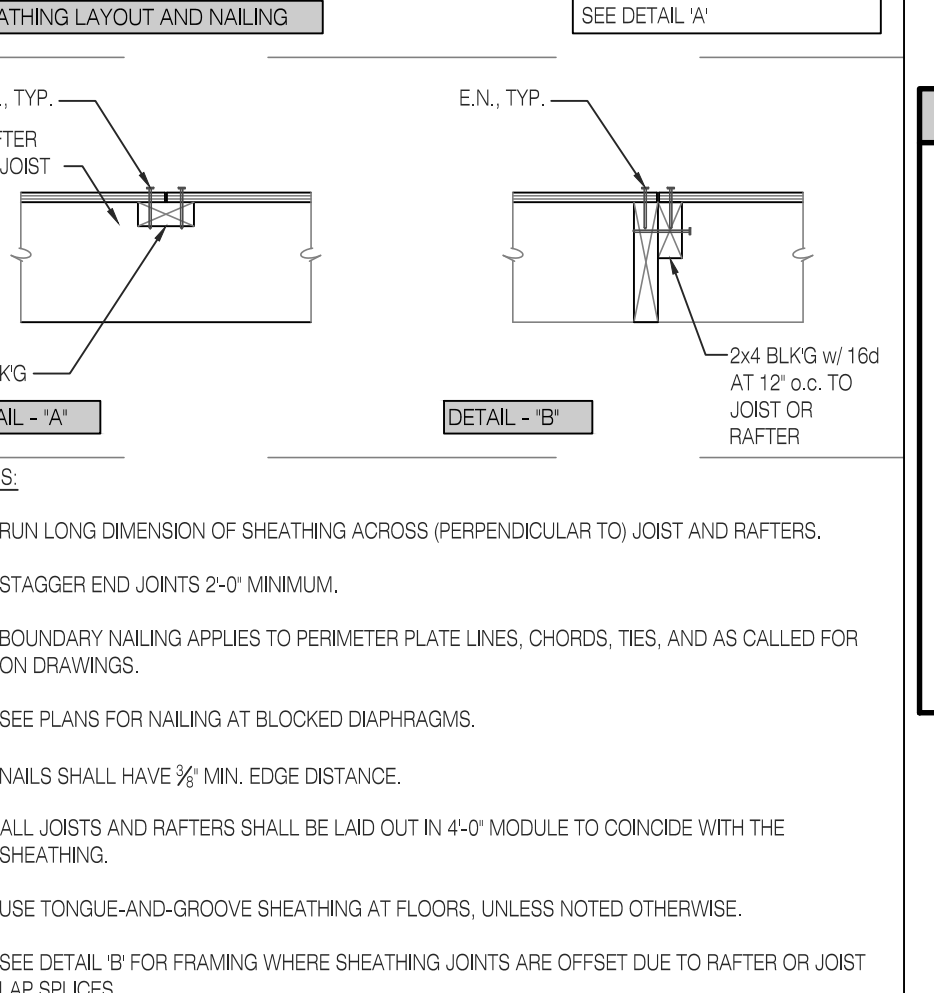
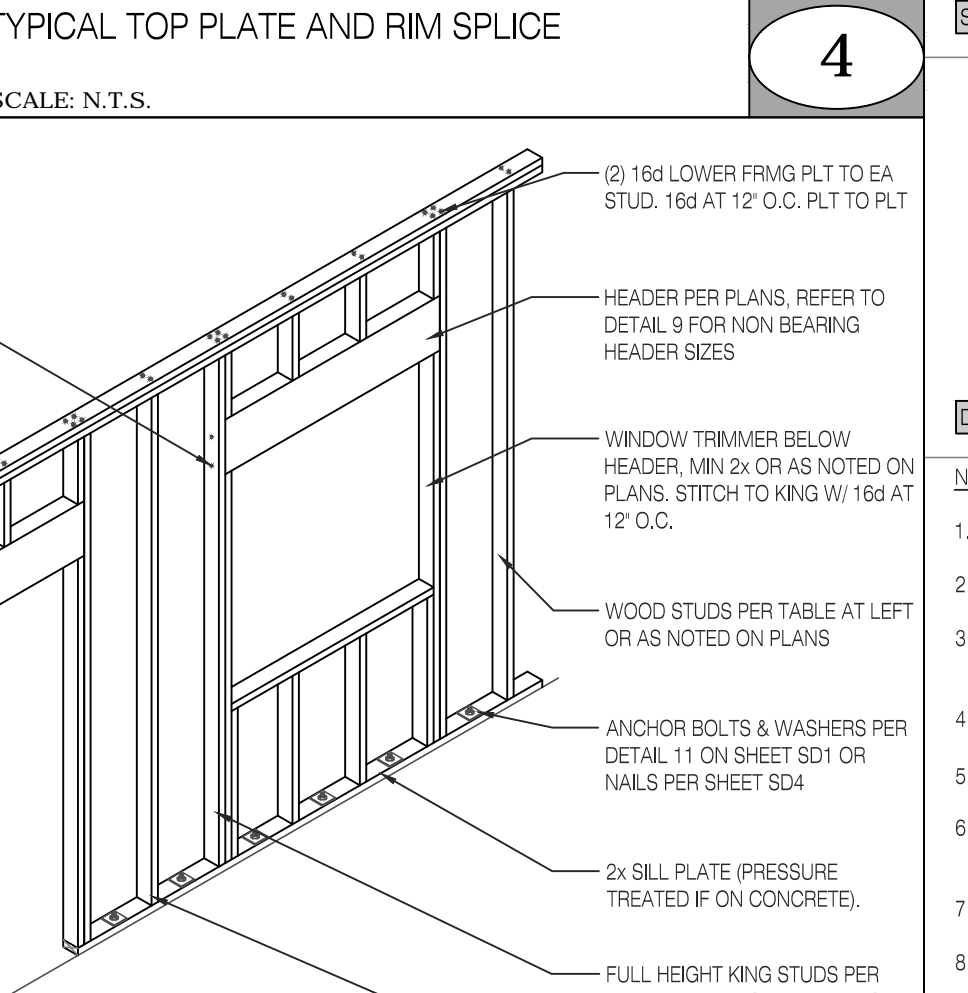
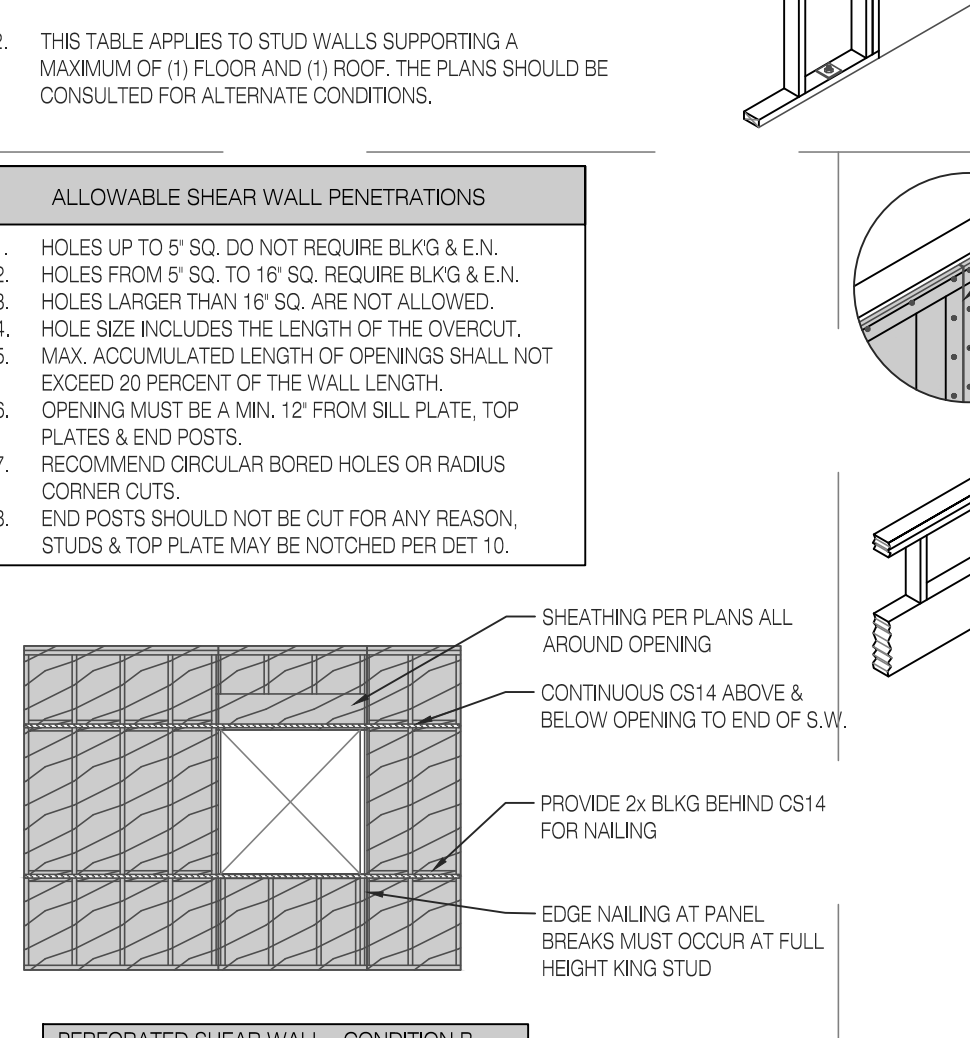
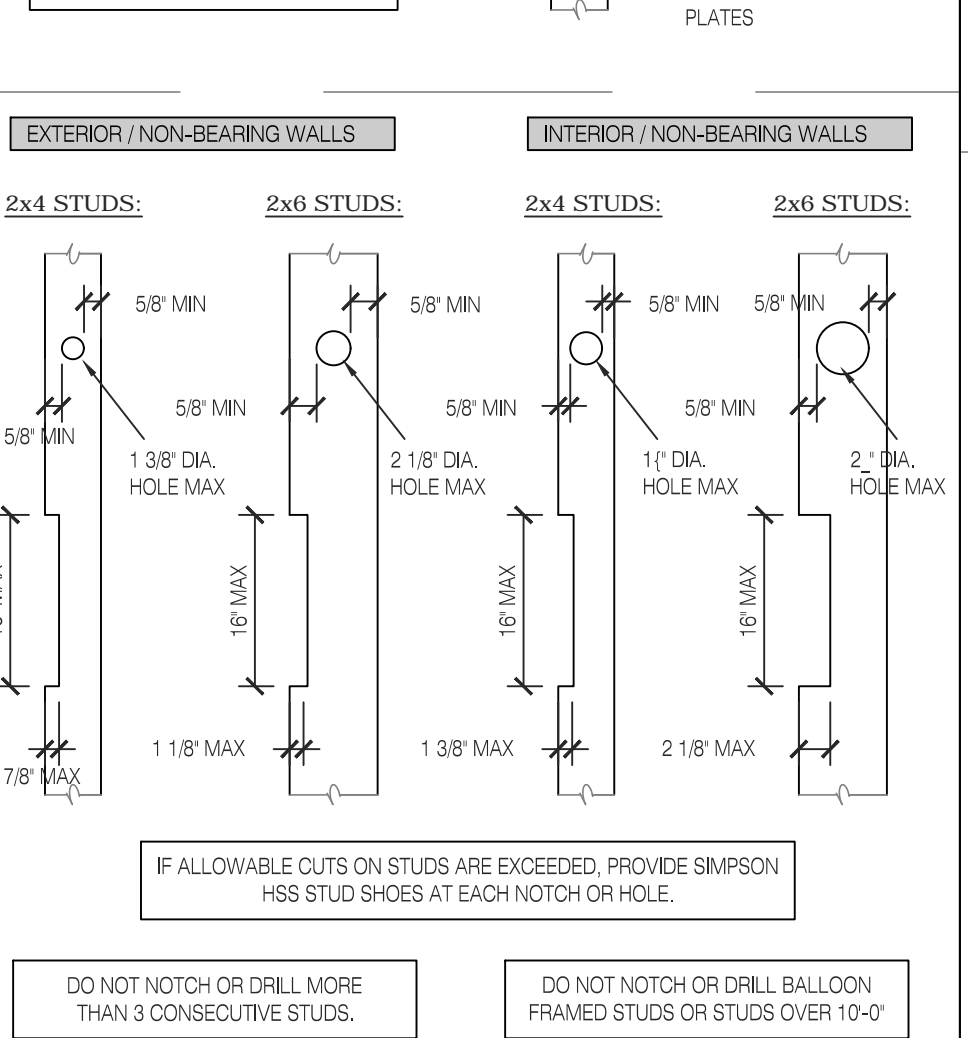
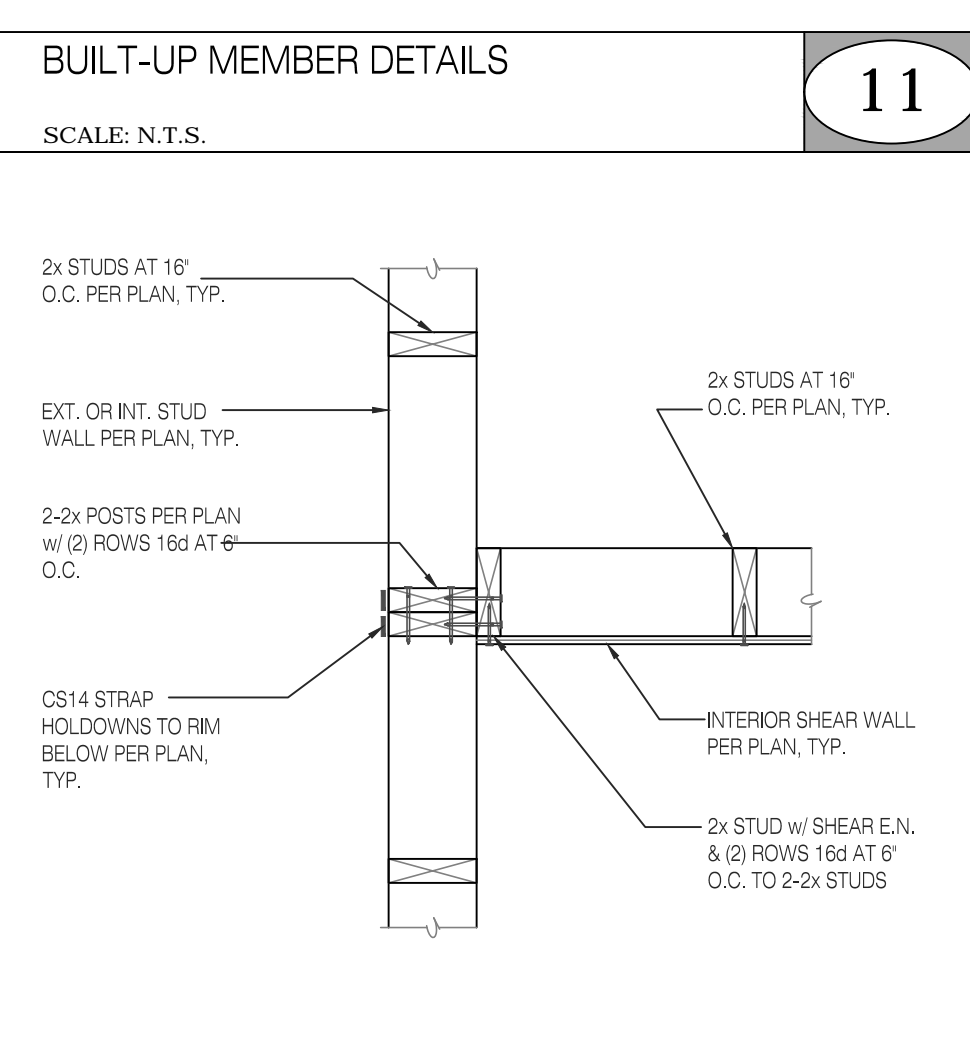
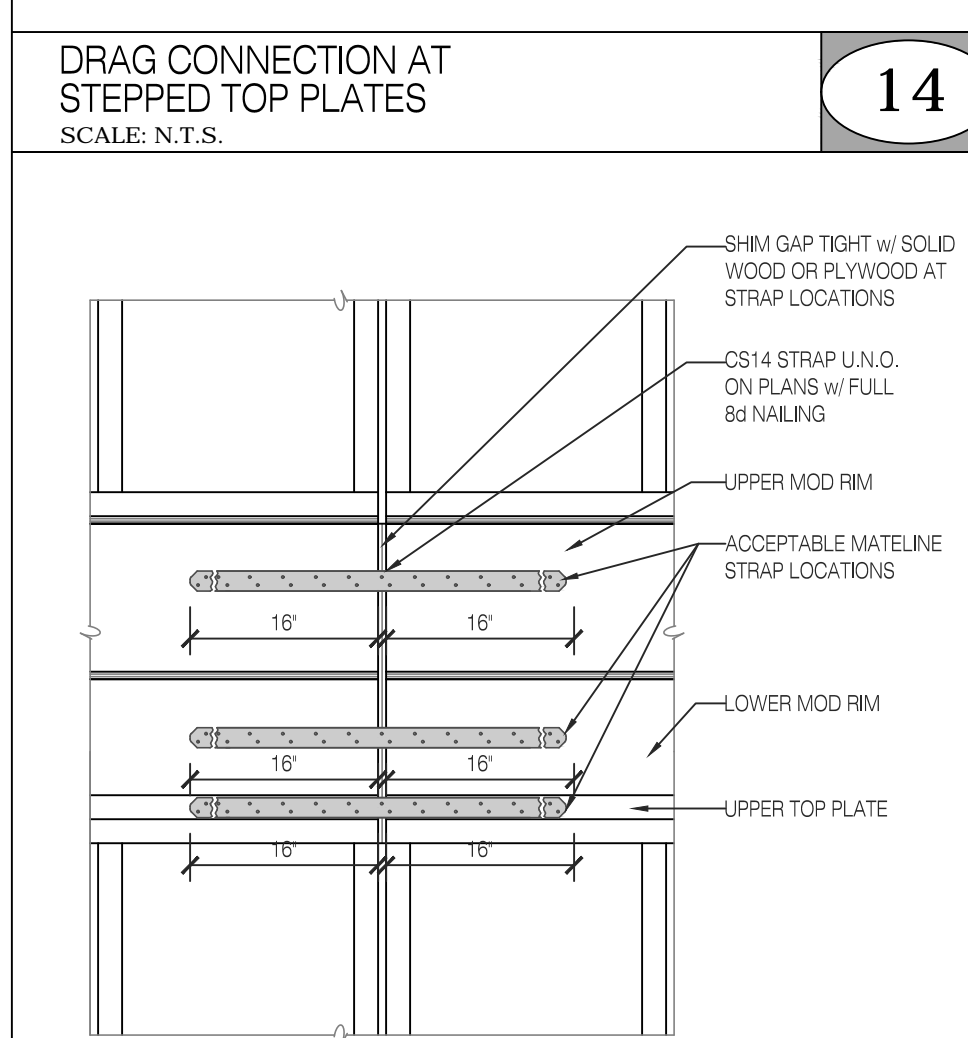
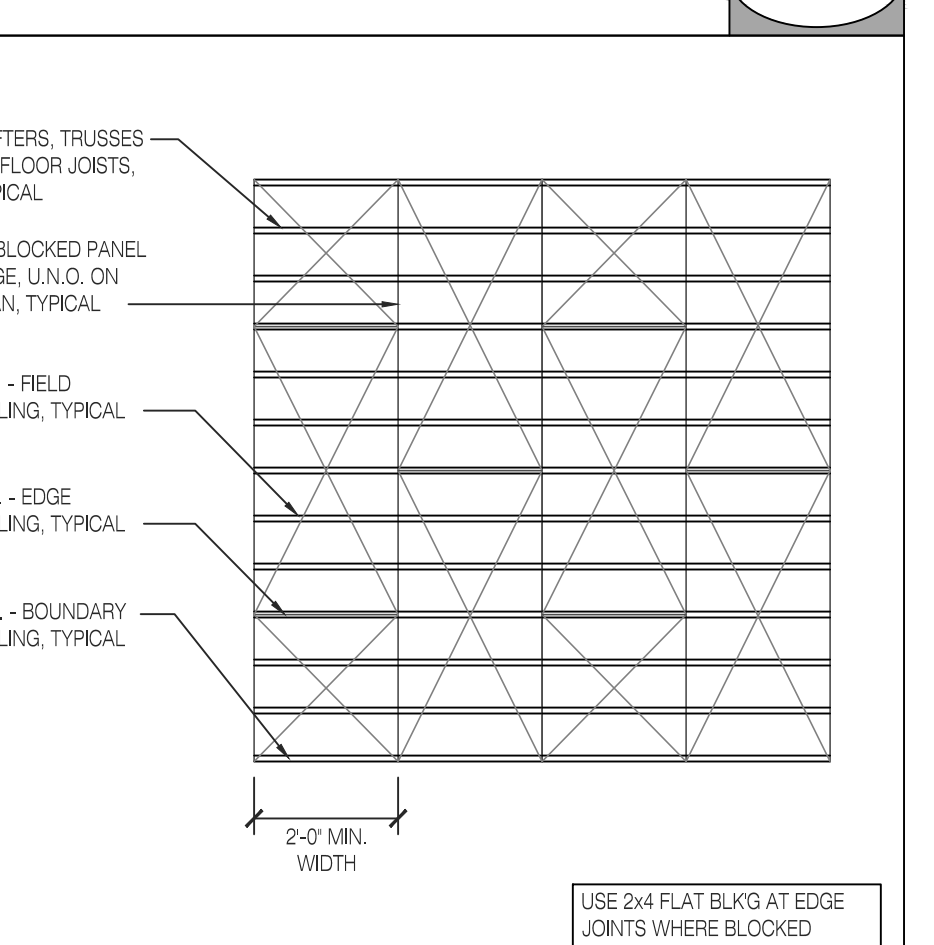
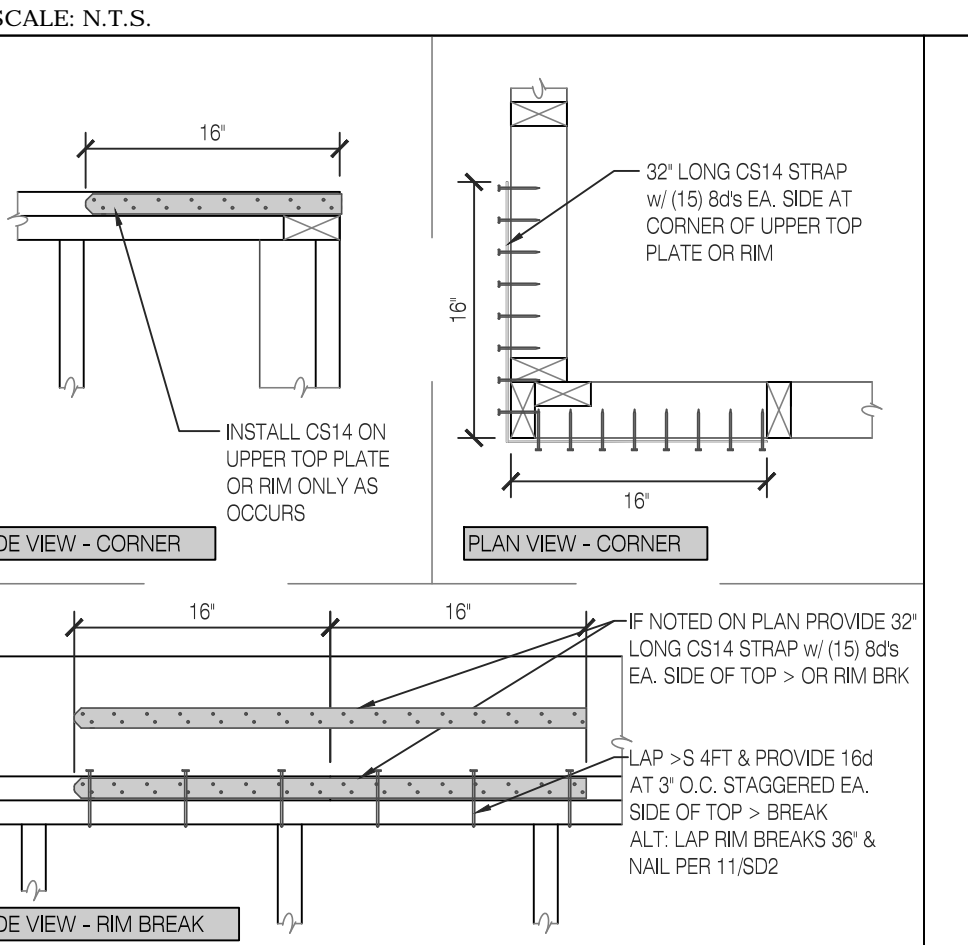
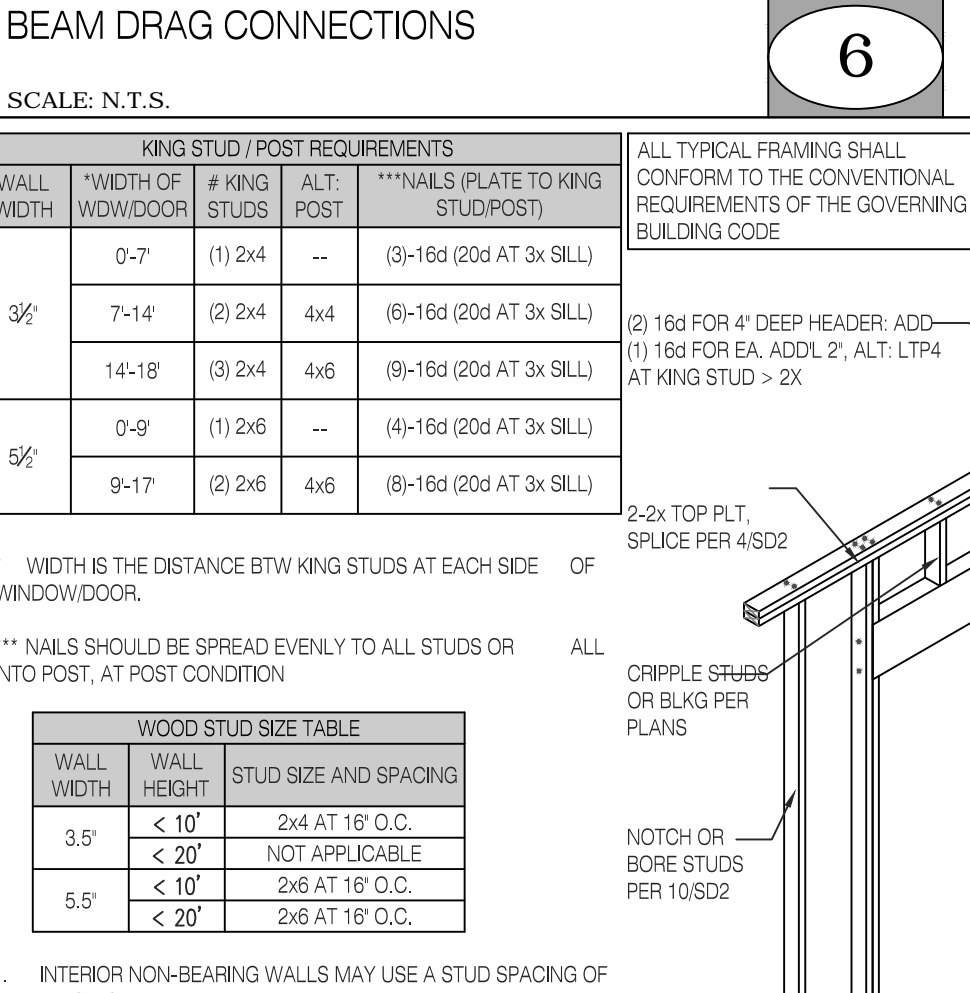
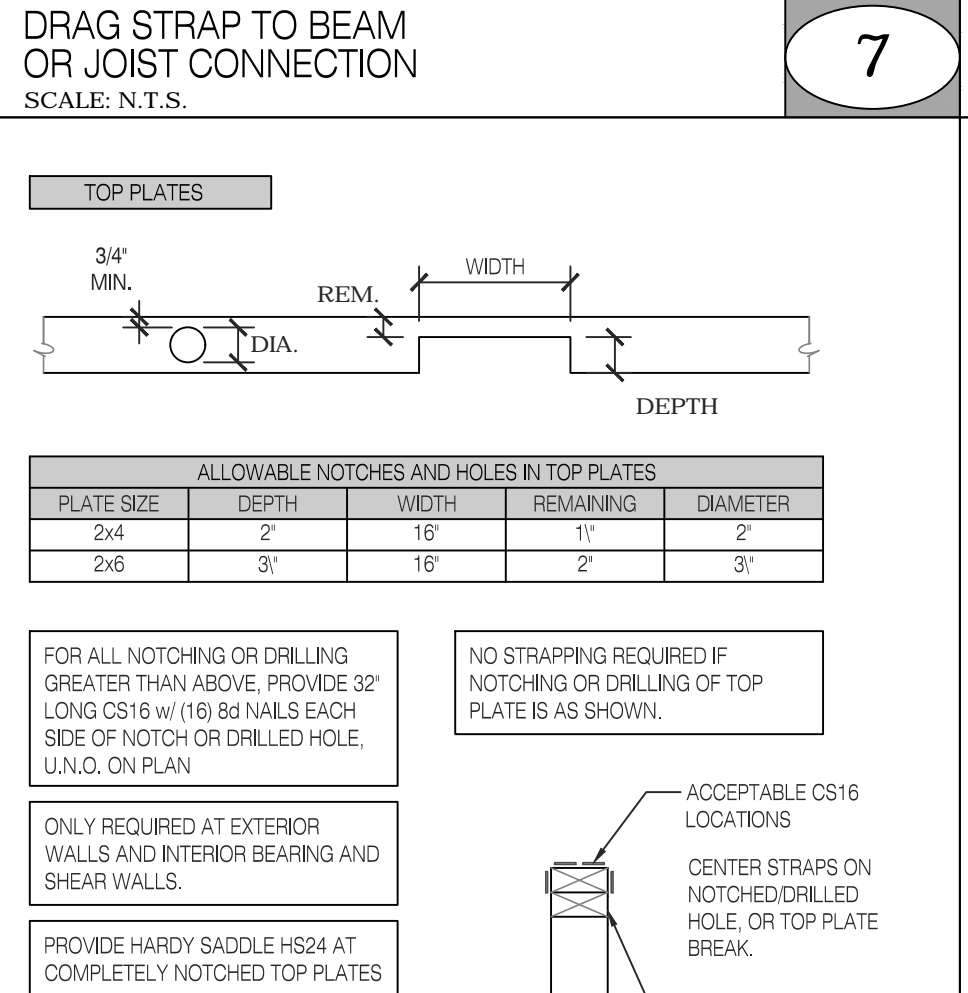
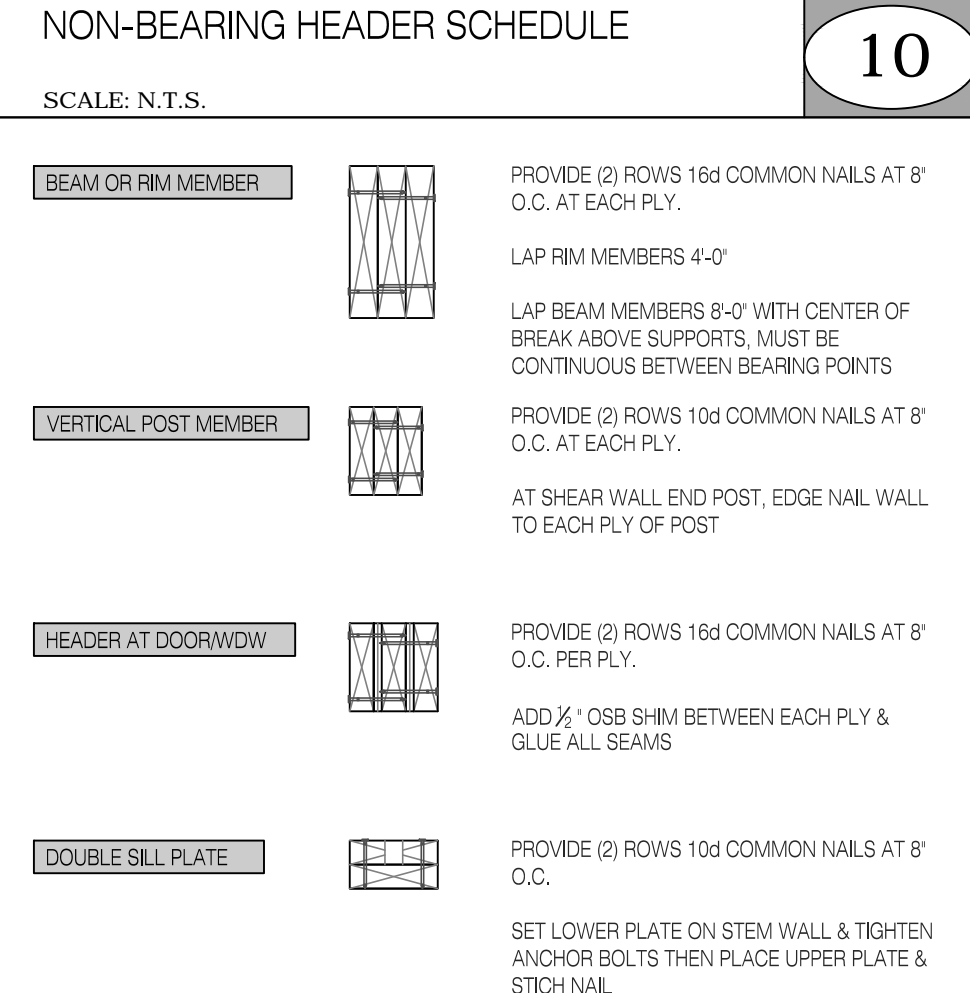
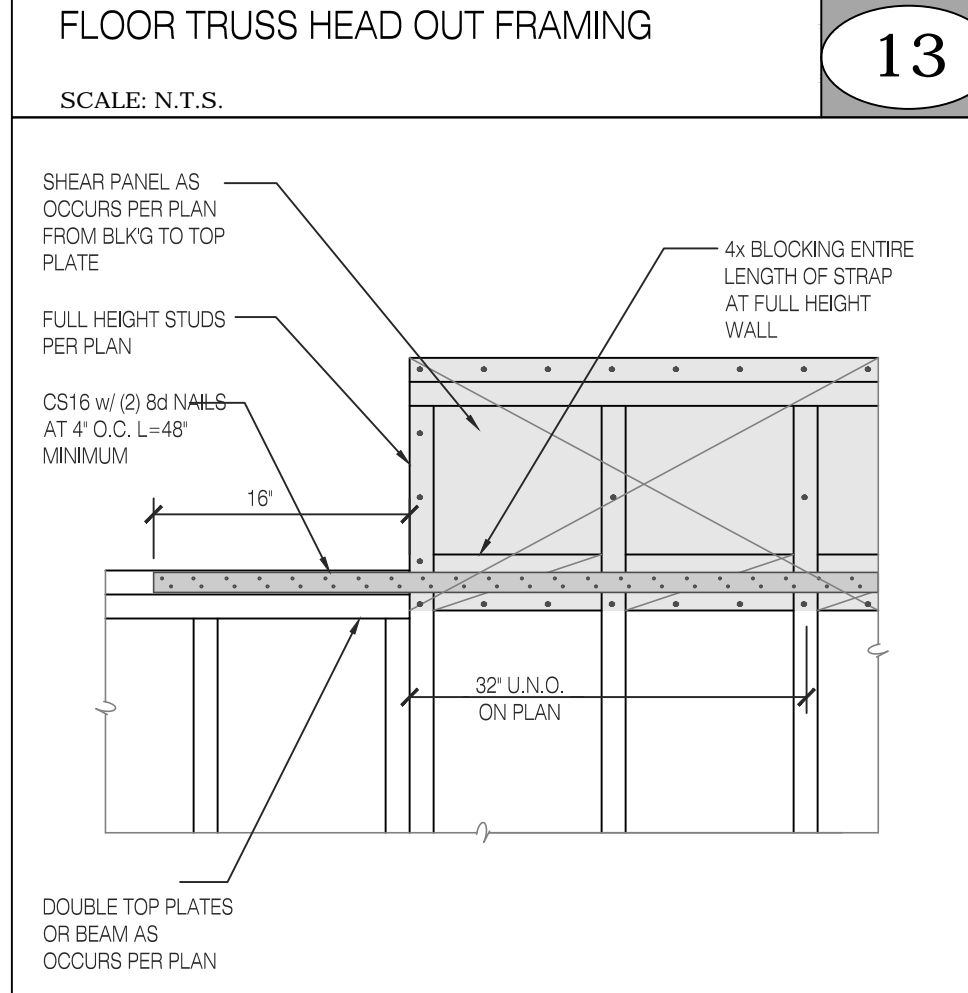
STRAP	DRAG MEMBER	SCAB LENGTH AND NAILING OF SCAB TO DRAG MEMBER	L1 LENGTH OF STRAP TO TOP	L2 LENGTH OF STRAP TO DRAG MEMBER	DRAG CAPACITY (LBS)
(1) CS14	1" RIM	N/A	16" WITH (15) 8ds	32" w/ (2) ROWS OF 8ds AT 4" O.C.	2490
(2) CS14	1" RIM w/ 2x SCAB	4" LONG w/ (2) ROWS OF 16ds AT 6" O.C.	16" WITH (15) 8ds	32" w/ (2) ROWS OF 8ds AT 4" O.C.	4980
CMST14	3" MIN.	N/A	34" WITH (38) 10ds	72" w/ (2) ROWS OF 10ds AT 3' O.C.	6490
CMST12	3" MIN.	N/A	44" WITH (49) 10ds	96" w/ (2) ROWS OF 10ds AT 3' O.C.	9215



VERTICAL WOOD FRAMED SHEAR WALL SCHEDULE - 2016 CBC / AF&PA SDPWS-2015 - SEISMIC DESIGN CATEGORY D, E & F

#	WOOD STRUCTURAL PANEL		PANEL NAILING		SHEAR WALL SILL PLATE		FRAMING MEMBERS		ASD CAPACITY (PLF) (DOUGLAS FIR)				
	THICK (IN)	GRADE RATING	SPAN RATING	NAIL SIZE	TO WOOD FRAMING	FASTENER	SPACING	THICKNESS AT ADJOINING PANEL EDGES	SEISMIC	WIND			
6	3/8	SHEATHING	240	8d	6"	12"	2x	48"	16d (3/4" x 0.131")	4"	2x	250	365
4	3/8	SHEATHING	240	8d	4"	12"	2x	32"	10 x 3/4" SDS SCREW	12"	2x	350	532
3	3/8	SHEATHING	240	8d	3"	12"	2x	24"	10 x 3/4" SDS SCREW	8"	3x	490	685
2	3/8	SHEATHING	240	8d	2"	12"	2x	16"	10 x 3/4" SDS SCREW	6"	3x	640	895
2A	3/8	STRUCTURAL I	240	8d	2"	12"	2x	16"	10 x 3/4" SDS SCREW	6"	3x	730	1022
2B	15/32	STRUCTURAL I	3216	10d	2"	12"	2x	12"	10 x 3/4" SDS SCREW	4"	3x	870	1217

SCALE: N.T.S.



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**TEAM CONTACT INFORMATION:**  
ISE PROJECT NO.: 17-4815

**PROJECT MANAGER:**  
SHANE LOTHROP EXT. 203  
SHANE@ISEENGINEERS.COM

**PROJECT DESIGN ENGINEER:**  
MATTHEW ESPINOZA EXT. 209  
MATTHEW@ISEENGINEERS.COM

**PROJECT INFORMATION:**  
**RIDGE NEST LOT 7**  
7914 E. HEARTWOOD DRIVE  
EDEN, UTAH 84310

**CONTACT INFORMATION:**  
**DESIGNER:**  
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310.581.8500  
www.LIVINGHOMES.NET

**GOVERNING JURISDICTION(S):**  
WEBER COUNTY, UTAH  
BUILDING DIVISION  
2380 WASHINGTON BLVD. #240  
OGDEN, UT 84401

**APPROVAL STAMP**

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 ACCESSIBILITY  FIRE  
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**MEM** 10/16/17  
WEST COAST CODE CONSULTANTS, INC.

**PLAN REVISIONS**

DELTA	DESCRIPTION	DATE
Δ	CO. PC & LH REV'S	10/03/17

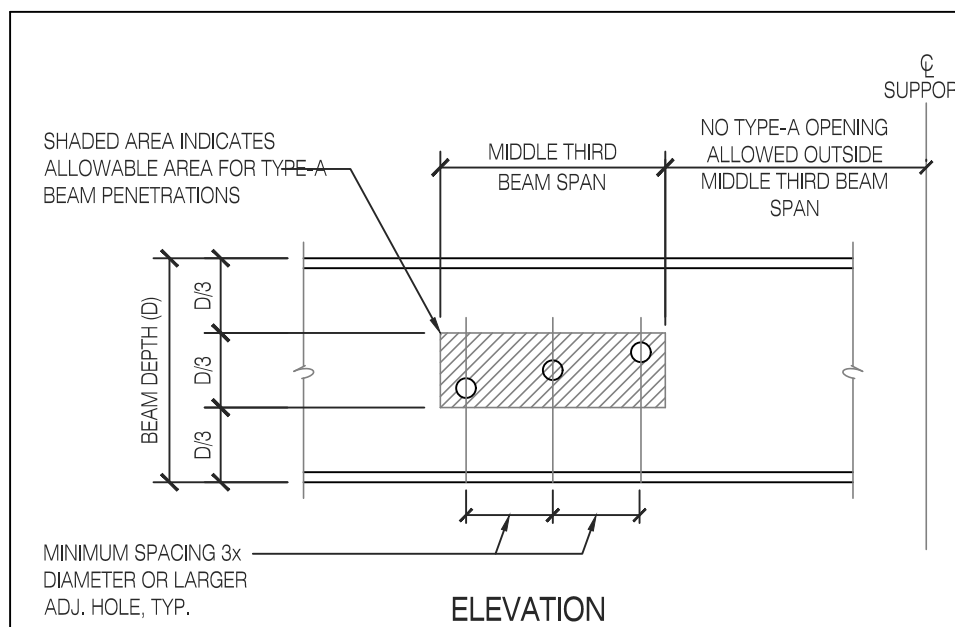
**ENGINEER STAMP & SIGNATURE**

DATE: 10/13/17

**SHEET TITLE:**  
**GENERAL FRAMING DETAILS**

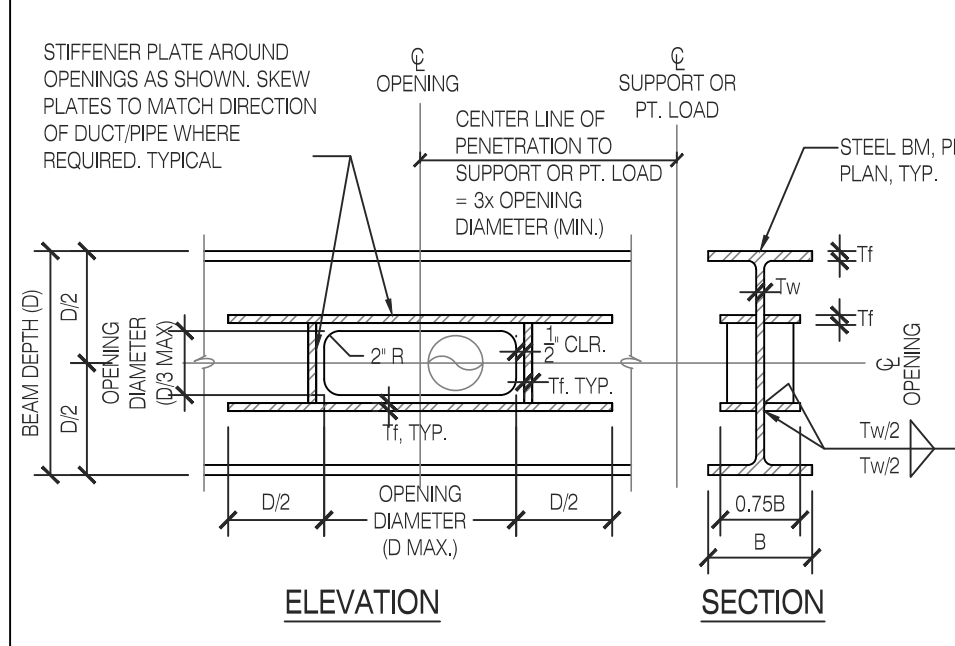
**SHEET REV:**

**SHEET NUMBER**  
**SD2**



- NOTES:**
- TYPE-A PENETRATIONS ALLOWED IN MIDDLE THIRD OF BEAM DEPTH (D<sub>2</sub>) & SPAN (L<sub>2</sub>) ONLY.
  - TYPE-A PENETRATIONS MAXIMUM ALLOWABLE ROUND FINISHED HOLE SIZE = D<sub>2</sub> OR #4
  - FINISH LAST 1/2 OF HOLE BY BEAMING OR GRINDING.
  - ALL OPENINGS OUTSIDE MIDDLE THIRD OF BEAM SPAN OR LARGER THAN #4 REQUIRE REINFORCEMENT TYPE-B OR TYPE-C DETAILING.
  - L INDICATES BEAM SPAN LENGTH.

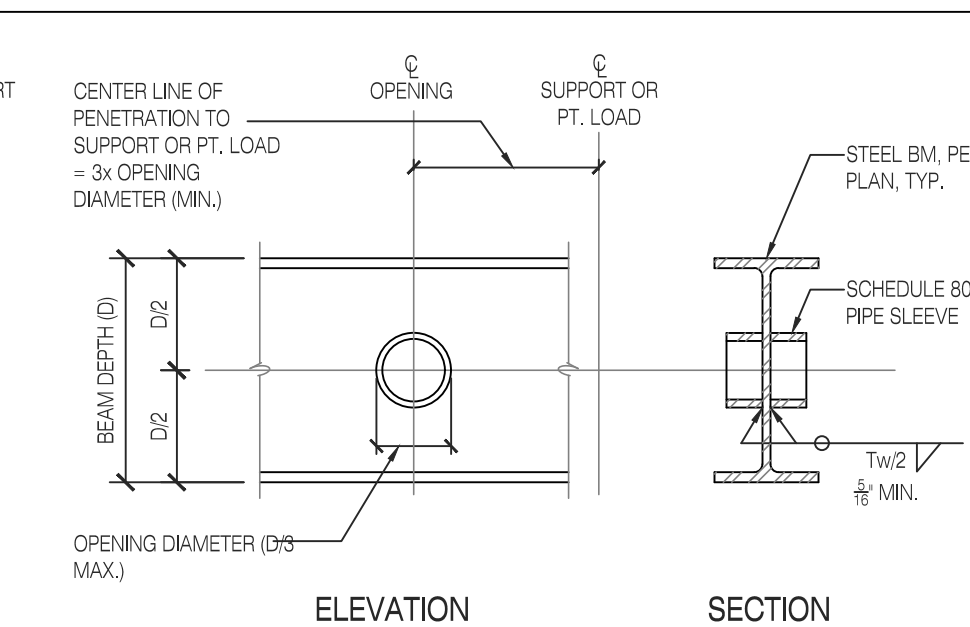
**PENETRATION TYPE-A**  
NO SCALE



- NOTES:**
- TYPE-C PENETRATIONS ALLOWED IN MIDDLE HALF OF BEAM DEPTH (D<sub>2</sub>) ONLY.
  - TYPE-C PENETRATIONS MUST BE A MINIMUM OF 3 TIMES THE OPENING DIAMETER FROM ALL SUPPORTS AND POINT LOADS.
  - TYPE-C PENETRATIONS MAXIMUM ALLOWABLE ROUND FINISHED HOLE SIZE = D<sub>2</sub>
  - FINISH LAST 1/2 OF HOLE BY BEAMING OR GRINDING.
  - L INDICATES BEAM SPAN LENGTH.

**PENETRATION TYPE-C**  
NO SCALE

**TYPICAL STEEL BEAM PENETRATION DETAILS**  
SCALE: N.T.S.



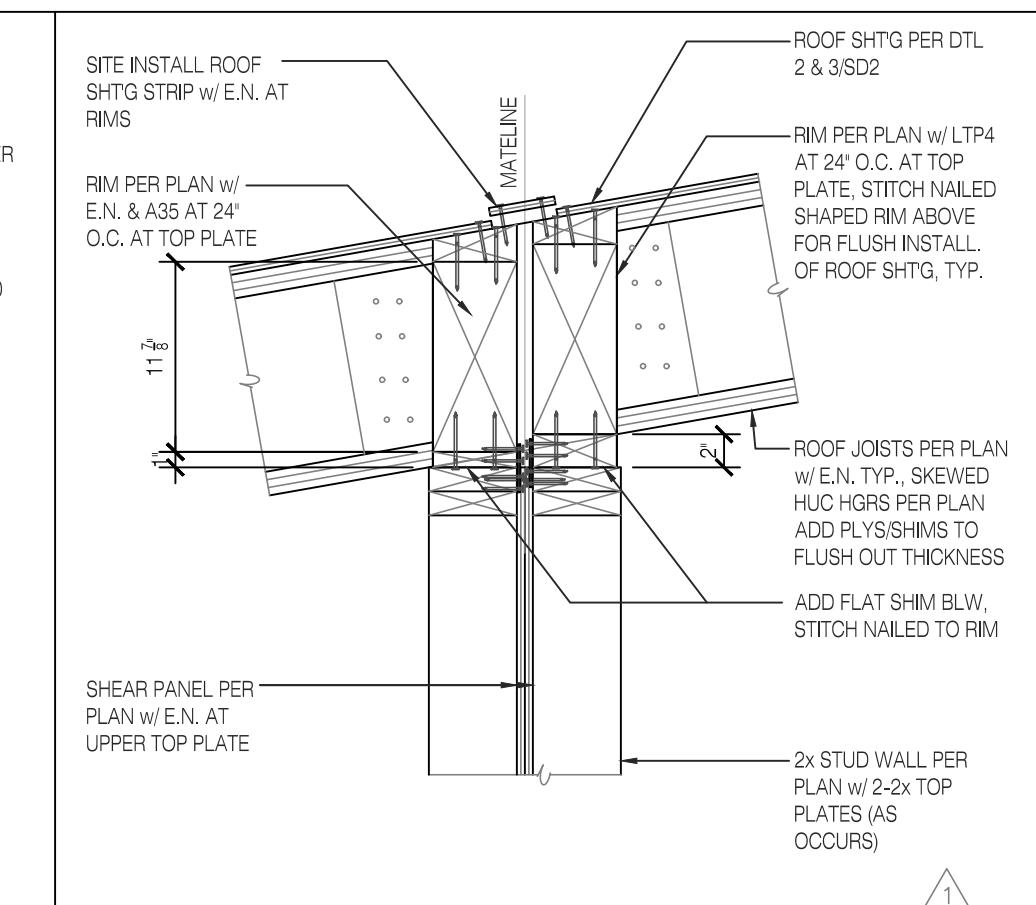
- NOTES:**
- TYPE-B PENETRATIONS ALLOWED IN MIDDLE THIRD OF BEAM DEPTH (D<sub>2</sub>) ONLY.
  - TYPE-B PENETRATIONS MAXIMUM ALLOWABLE ROUND FINISHED HOLE SIZE = D<sub>2</sub> OR #4
  - FINISH LAST 1/2 OF HOLE BY BEAMING OR GRINDING.
  - ALL OPENINGS OUTSIDE MIDDLE THIRD OF BEAM SPAN OR LARGER THAN #4 REQUIRE REINFORCEMENT TYPE-B OR TYPE-C DETAILING.
  - L INDICATES BEAM SPAN LENGTH.

**PENETRATION TYPE-B**  
NO SCALE

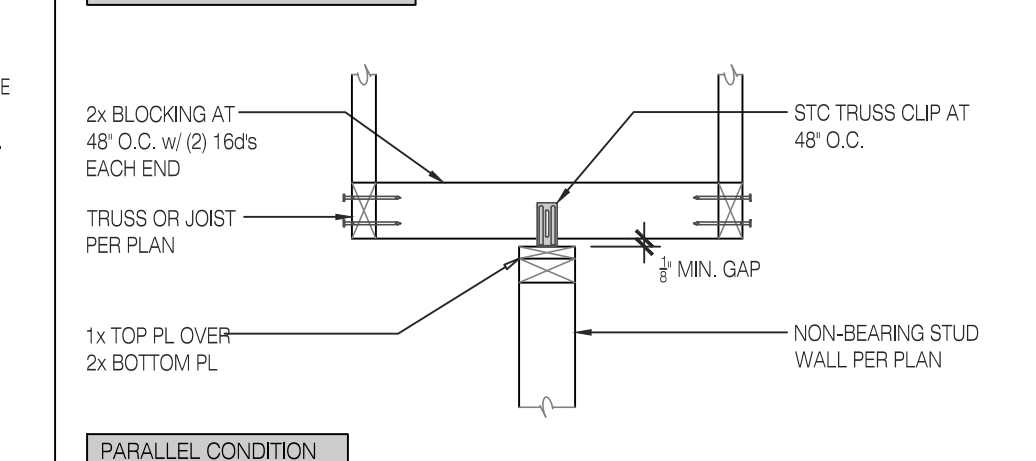
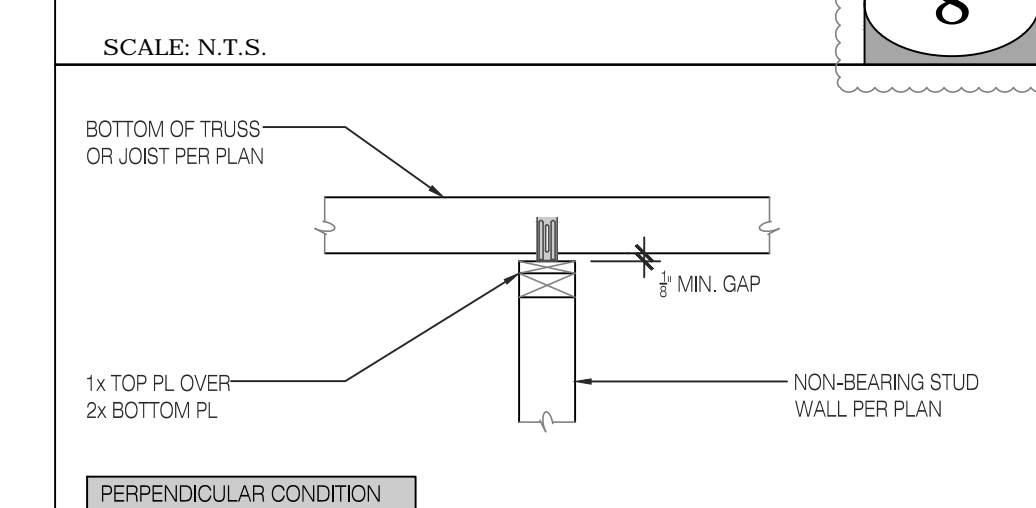
BEAM DEPTH	PENETRATION TYPE		
	TYPE-A	TYPE-B	TYPE-C
W12	4" Ø	4" Ø	6" Ø
W14	4" Ø	4 1/2" Ø	7" Ø
W16	4" Ø	5" Ø	8" Ø
W18	4" Ø	6" Ø	9" Ø
W21	4" Ø	6" Ø	10 1/2" Ø
W24	4" Ø	6" Ø	12" Ø

- NOTES REGARDING ALL PENETRATIONS:**
- BEAM PENETRATIONS ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS. THESE DETAILS ARE TO BE USED AT ALL LOCATIONS WHERE PENETRATIONS ARE REQUIRED THROUGH STEEL BEAMS. THESE DETAILS MAY NOT BE REQUIRED AND ARE BEING PROVIDED IN CASE PENETRATIONS ARE REQUIRED.
  - BEAM PENETRATIONS SHALL BE COORDINATED WITH THE MEP ENGINEER AND THE ARCHITECT.
  - THE CONTRACTOR SHALL PROVIDE TWO UNIT PROCESS PER PENETRATION (ONE FOR SHOP-FABRICATED WORK AND ONE FOR FIELD-FABRICATED WORK) FOR EACH PENETRATION TYPE SHOWN.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ACTUAL QUANTITY, SIZE AND LOCATION OF ALL REQUIRED PENETRATIONS AND TO OBTAIN WRITTEN APPROVAL OF ALL PENETRATIONS FROM THE ARCHITECT, MEP ENGINEER AND STRUCTURAL ENGINEER PRIOR TO FABRICATION.

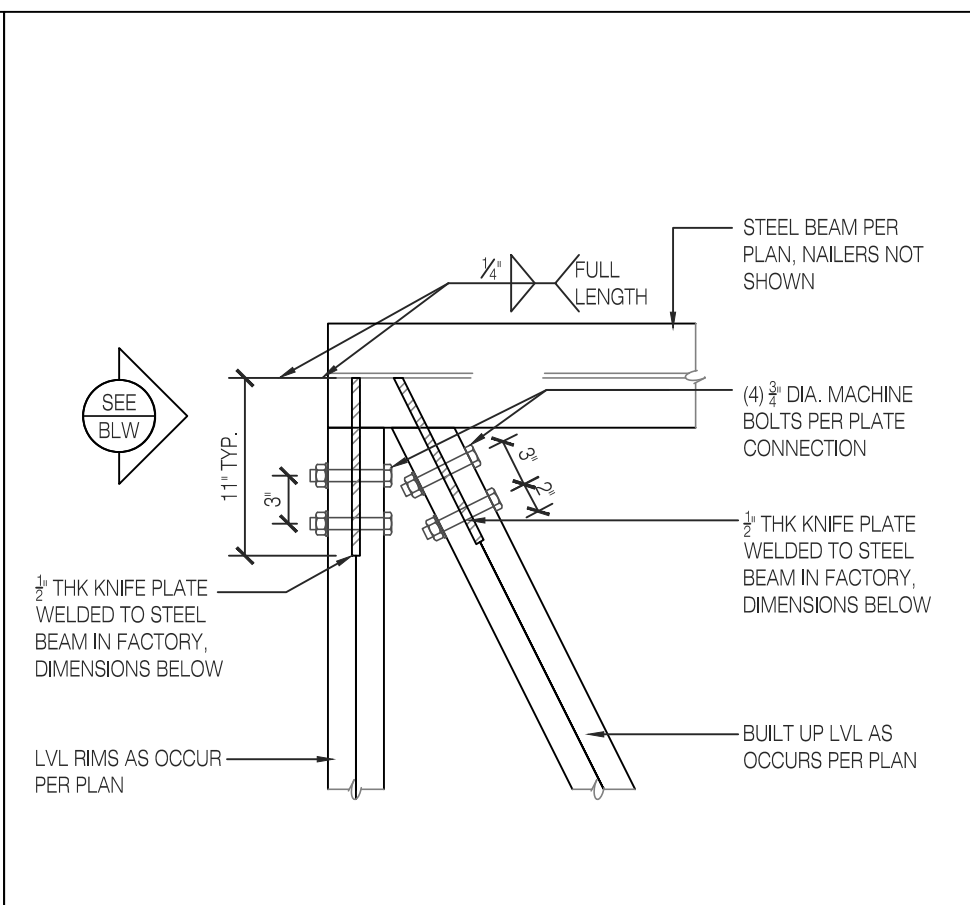
**BEAM PENETRATION SIZES**



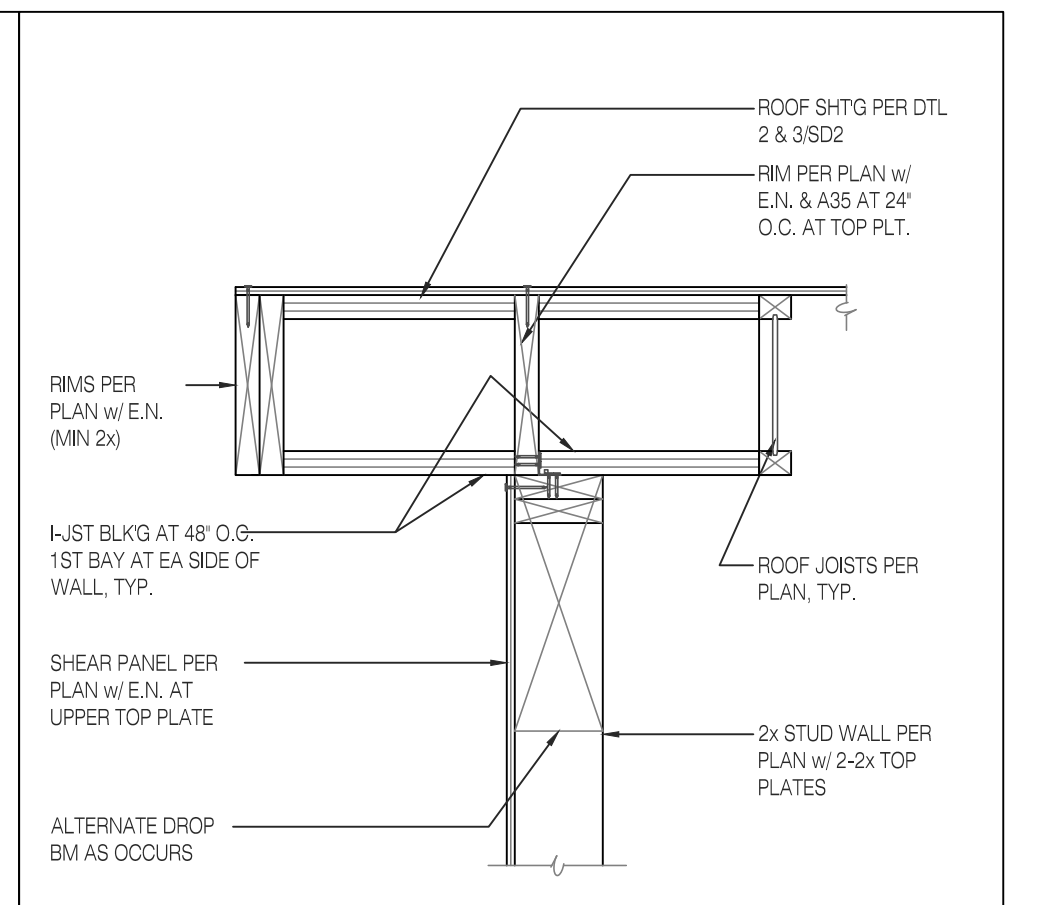
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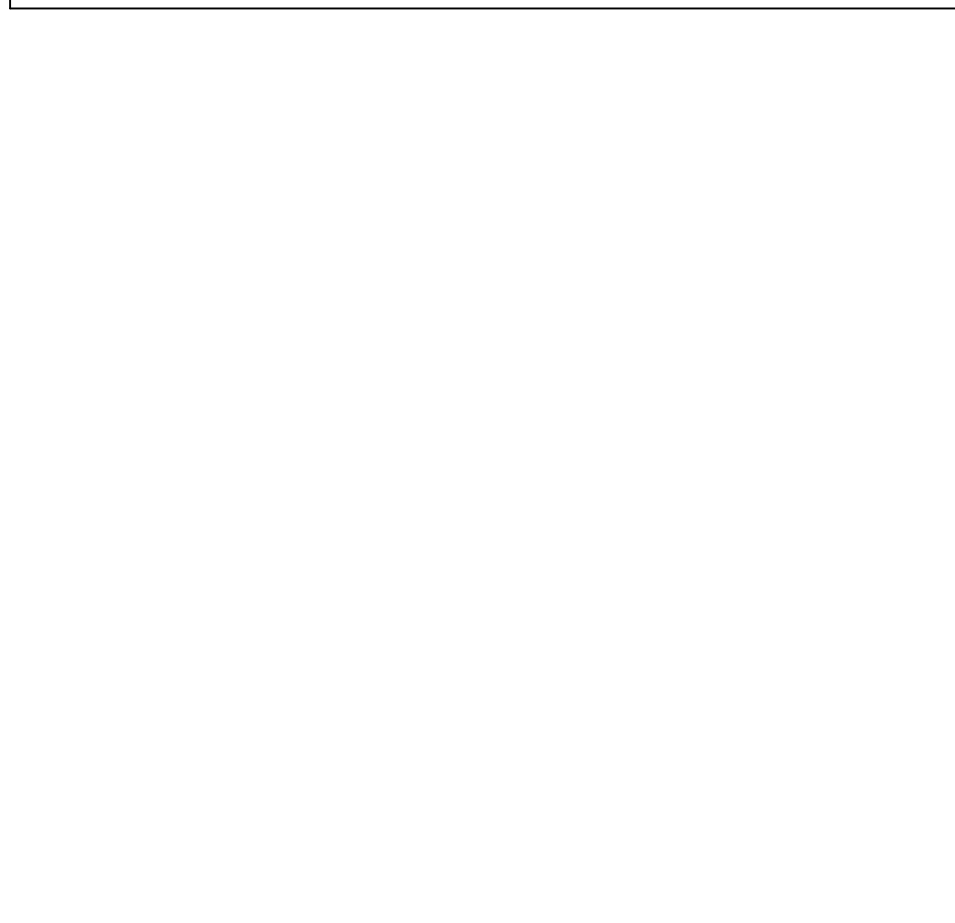
**NON-BEARING WALL TRUSS/JOIST CLIP**  
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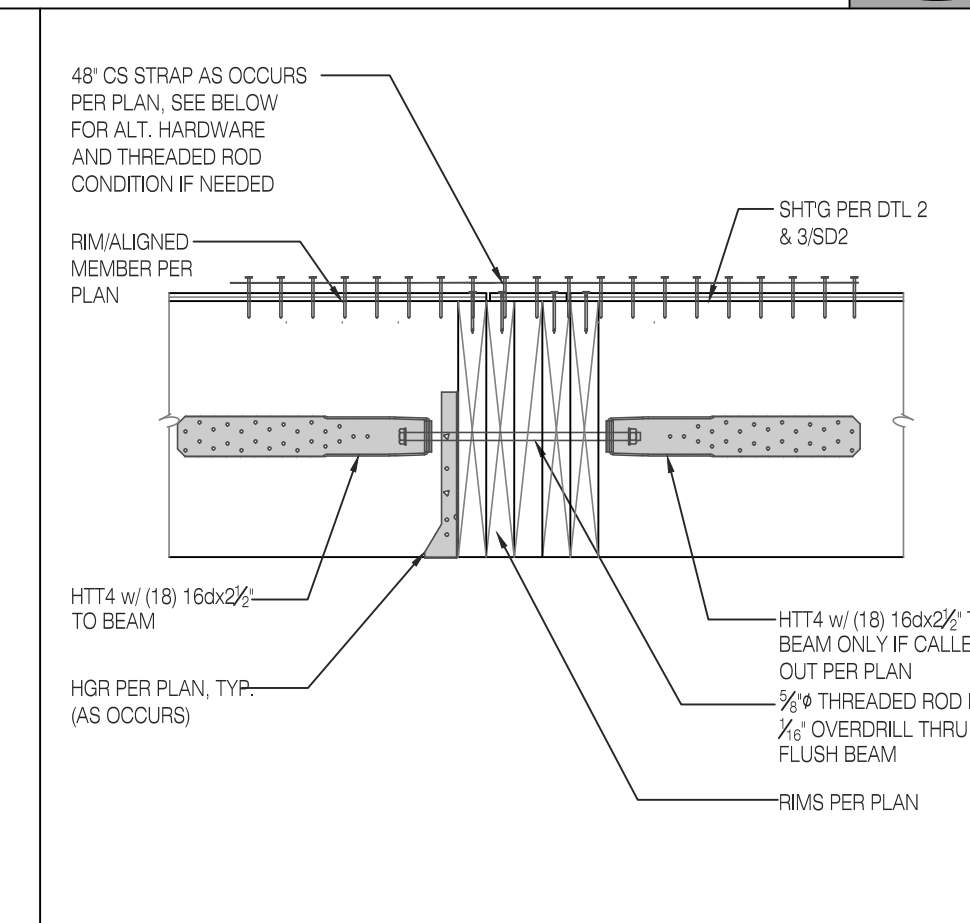
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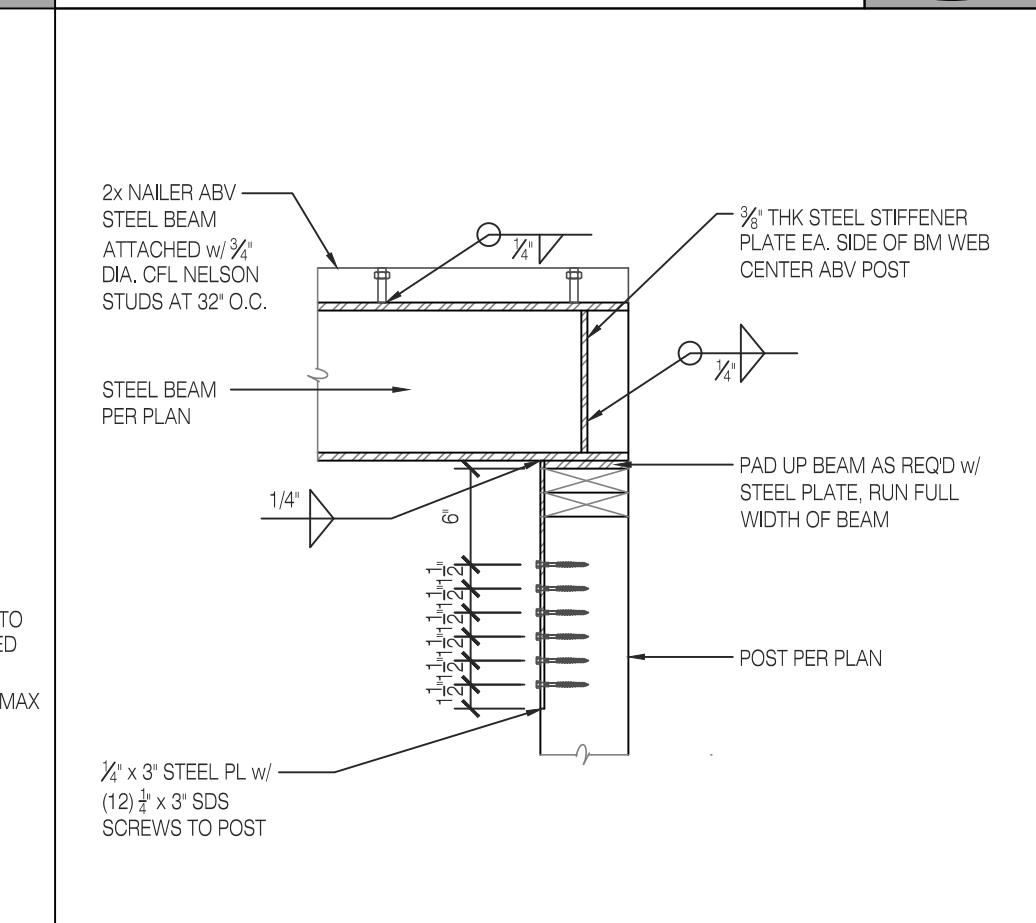
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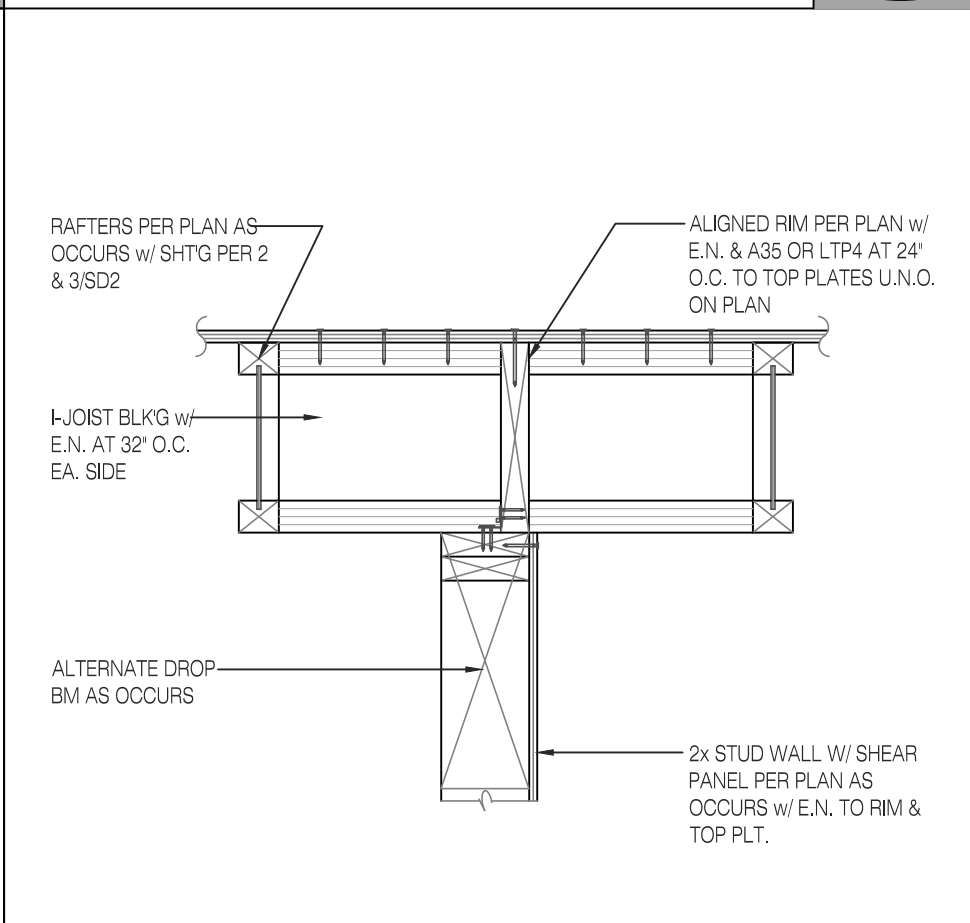
**14**  
SCALE: N.T.S.



**11**  
SCALE: N.T.S.



**6**  
SCALE: N.T.S.



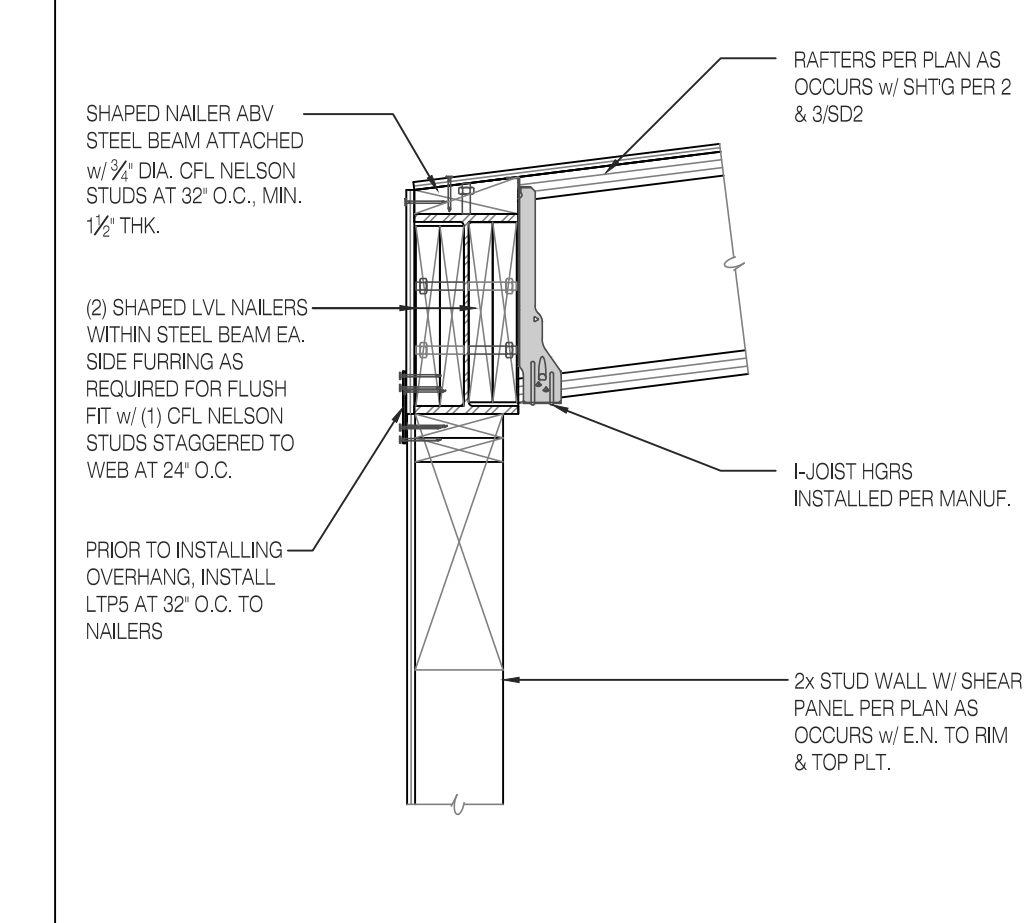
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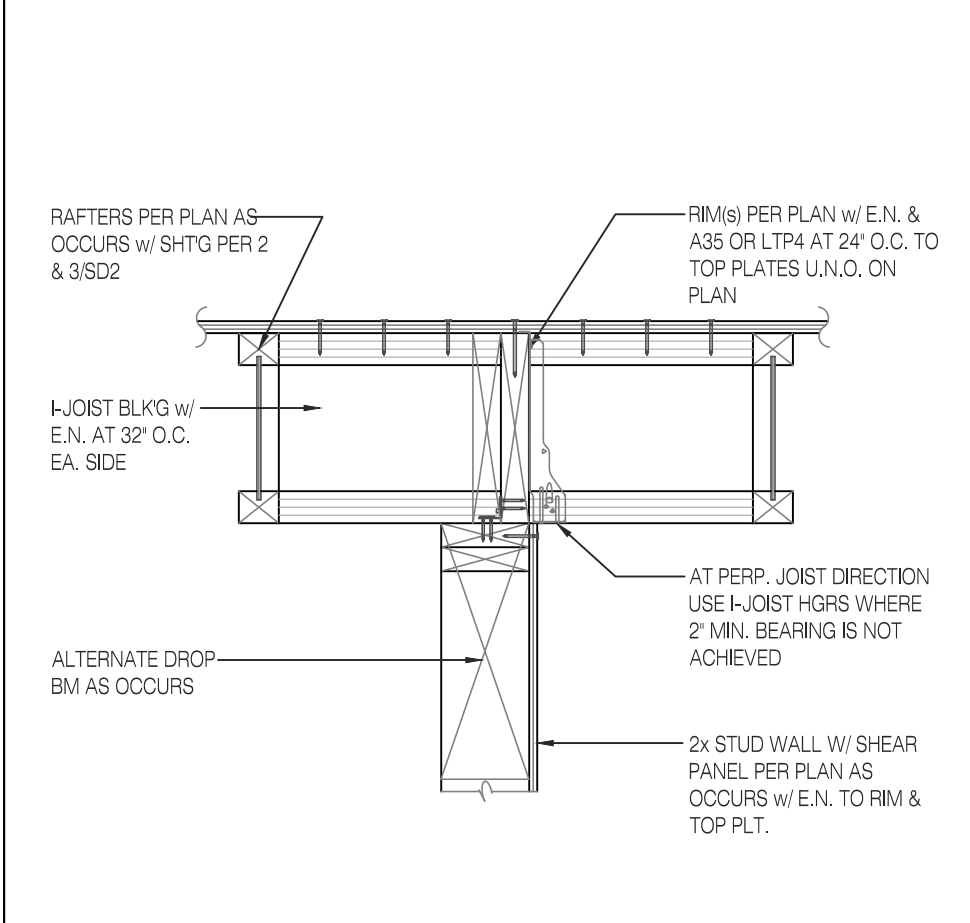
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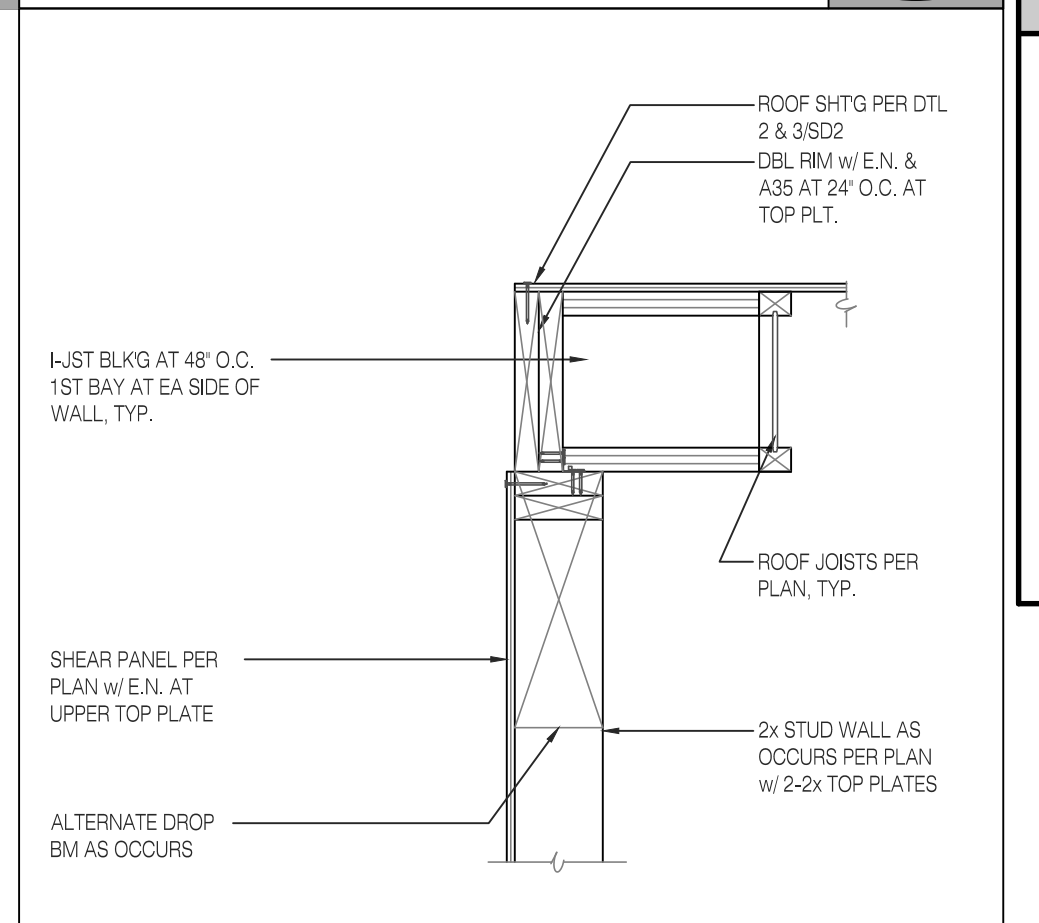
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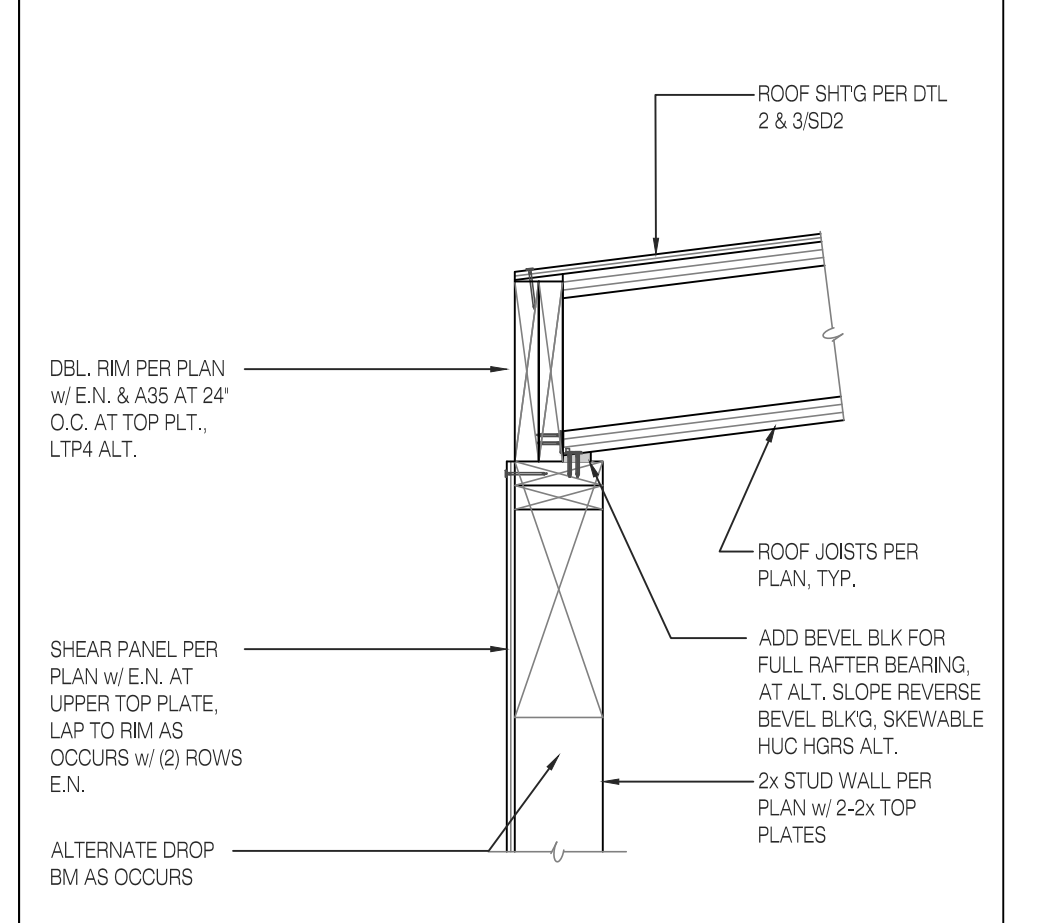
**4**  
SCALE: N.T.S.



**1**  
SCALE: N.T.S.



**2**  
SCALE: N.T.S.



**4**  
SCALE: N.T.S.

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TEL : 951.600.0032  
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OGDEN, UT 84401

**APPROVAL STAMP**

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

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

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

BY: **MEM** 10/16/17  
WEST COAST CODE CONSULTANTS, INC.

**PLAN REVISIONS**

DELTA	DESCRIPTION	DATE
Δ	CO. PC & LH REV'S	10/03/17

**ENGINEER STAMP & SIGNATURE**

**DATE:** 10/13/17

**SHEET TITLE:**  
**ROOF FRAMING DETAILS**

**SHEET REV:**

**SHEET NUMBER**  
**SD3**