Weber County Building Inspections Permit Application

Date Submitted	Date Issued	Receipt Number
Jun 16, 2015		

Proposed use of structure
Single Family Residential

Building address	Parcel Number
7914 E. Heartwood Drive; Unit 13	16-111-0013

Lot	Subdivision name
13	Summit Eden Ridge Nests - PRUD

Property location	Total property area	Total bld. area
Cache County	1588	1588

Owner of property	Phone number
SMHG Landco, LLC	801.745.2054

Mailing Address	City - Zip
3923 N Wolf Creek Dr.	Eden, UT

Architect or Engineer	Phone number
Park Engineering	435.654.1456

General Contractor	Phone number
Watts Enterprises	801-272-7111

Contractors address	State License #	Business Lic
52005 Highland Dr. Holladay, U	4727782	N/A

Electrical Contractor	Phone number
T. S. Electric	801.263.0188

Contractors address	State License #	Business Lic
220 S 300 W Murray, UT	249403	N/A

Plumbing Contractor	Phone number
Thorton Plumbing & Heating	801.565.7948

Contractors address	State License #	Business Lic
6790 S 400 W Midvale, UT	360372-5501	N/A

Mechanical Contractor	Phone number
Thorton Plumbing & Heating	801.565.7948

Contractors address	State License #	Business Lic
6790 S 400 W Midvale, UT	360372-5501	N/A

Square ft of building	Valuation
1,529	$454,000.00

(•) Rough Basement ( ) Finished Basement

Carport sq ft	Garage sq ft
0	0

Type of Bldg.	Occ. Group
Residential	R

No. of Bldgs.	No. stories
1	2

No. of dwellings
1

No. of bedrooms
1

Max occ. load	Fire Sprinkler
N/A	YES

Type of improvement
Build

Number of covered parking
0

No. of off street parking uncovered
0

Land use fee	Land use permit

Trails Impact fee

Other Fees

Permit Number
Building Fees
Plan Check Fees
Electrical Fees
Plumbing Fees
Mechanical Fees
Subtotal
State Fee
Storm Drain Impact fee
Wastewater Impact fee
Roadways Impact fee
Other Fees
Total Fee

This application does not become a permit until signed below.

Plan Chk. OK by

Signature of Approval	Date

SUB-CHECK | Zone | Zone Approved By

Disapproved
Approved _____ Date _____ Sub-Ck. By _____

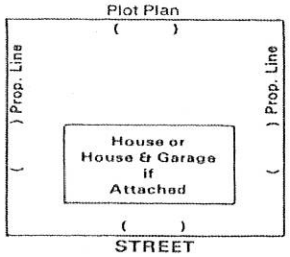
Minimum Setbacks In Feet

Front	Side	Side	Rear
0	0	0	0

Indicate Street If Corner Lot

Indicate North

Plot Plan



NOTE: 24 hours notice is required for all inspections.

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

* Rick Watts / WATTS ENT. 6/17/15
Signature of Contractor or Authorized Agent — Date

* _____ _____
Signature of Owner (If owner) — (Date)

Weber County Hillside Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	*Fees (Office Use)*	*Receipt Number (Office Use)*	*File Number (Office Use)*

Property Owner Contact Information

Name of Property Owner(s) SMHG Landco, LLC		Mailing Address of Property Owner(s) 3923 N Wolf Creek Dr Eden, UT 84310
Phone (801) 745-2054	Fax	
Email Address sam@summit.co		Preferred Method of Written Correspondence ☒ Email ☐ Fax ☐ Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Andrea Milner		Mailing Address of Authorized Person 3923 N Wolf Creek Dr Eden, UT 84310
Phone (312) 507-1167	Fax	
Email Address andrea@summit.co		Preferred Method of Written Correspondence ☒ Email ☐ Fax ☐ Mail

Property Information

Project Name All of Lot 13, Summit Eden Ridge Nests, PRUD	Current Zoning DRR-1
Approximate Address 7914 E Heartwood Dr, Unit 13 Eden, UT 84310	Land Serial Number(s) 16-111-0013
Subdivision Name / Lot Number(s) Summit Eden Ridge Nests - PRUD	

Project Narrative
Summit Eden Ridge Nest - PRUD, Homesite 13 is a single family residence located within the larger master planned community commonly known as Summit Powder Mountain.

Property Owner Affidavit

I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

_____ (Property Owner)

_____ (Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____,

_____ (Notary)

Authorized Representative Affidavit

I (We), RUSSELL WATTS, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), ELLIOTT BISHOP / SMHG LANDCO, LLC, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

_____ (Property Owner)

_____ (Property Owner)

Dated this 17 day of JUNE, 2015, personally appeared before me RUSSELL WATTS, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

OLGA MARIASINA
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 678124
COMM. EXP. 06-18-2018

_____ (Notary)

Powder Mountain
Water & Sewer Improvement District
PO Box 270
Eden, UT 84310

May 3, 2013

Russ Watts
Summit Development
1400 N. 5900 E.
Eden, UT 84310

Subject: Summit Development Phase I (updated to 154 planned units) at Powder Mountain

Dear Russ:

This letter is to confirm that the Powder Mountain Water and Sewer Improvement District (PMWSID) can and will furnish water and sewer service to the above project upon your agreement with and completion of the following requirements to the satisfaction of PMWSID:

1. Summit Development shall furnish written approval from the local jurisdiction (Weber County, State of Utah) of the water allocation for the project and agrees to be solely responsible for determining annual water demand and wastewater generation estimates.
2. Summit Development shall enter into a Construction and Transfer of Water and Sewer Infrastructure Agreement with PMWSID prior to beginning the preliminary plan review process or the plan check review process. This agreement and any major infrastructure improvements shall be referenced in Summit Development agreements with the local jurisdiction.
3. All fees and charges shall be paid in accordance with PMWSID Rules and Regulations and at the time specified in the Infrastructure Agreement before initiating preliminary plan review, plan check review and connection to water and/or sewer service.
4. The new wastewater collection systems within the project area and connections to and/or abandonment of existing infrastructure shall comply with all PMWSID Rules and Regulations. In addition to conforming to District design requirements, Summit Development agrees to meet Utah Department of Health Services and County Health requirements.
5. Summit Development shall identify any other infrastructure improvements outside the project area that may be necessary as a result of this project. Water and sewer improvements outside of the project area may be borne by Summit Development in part or in whole depending on an assessment of project benefits.
6. All water and sewer infrastructure shall be placed within planned or existing public roadway right-of-way. PMWSID may have existing infrastructure that requires relocation

as a result of this project. All water and sewer infrastructure easements within the roadway right-of-way of the project will be conveyed to the PMWSID prior to acceptance by PMWSID.

7. If applicable, any existing septic systems and/or sewer pipes within the property lines of the project shall be identified and shall be abandoned according to County Health Department and PMWSID requirements.
8. Each business, tenant, residential unit, and common residential or commercial irrigated area, shall be individually metered.
9. Summit Development shall address each point of concern as identified by Reeve Associates in their (thus far) two design review letters dated January 21 and March 29 2013 to the satisfaction of PMWSID.

The PMWSID may identify additional requirements upon review of project documents, plans and specifications. If that occurs, we will immediately inform you.

If you have any questions please contact us at (801) 745-0924.

Sincerely,

Gregg Greer
Chairman, Board of Trustees
Powder Mountain Water and Sewer
Improvement District

Weber Fire District
2023 W. 1300 N.
Farr West, Utah 84404
801-782-3580

No 1545

PUBLIC SAFETY IMPACT FEE

Date	Name	Company Name
6.18.15	ANDREA MILLER	SUMMIT

Address	City	Zip	Phone
3923 N WOLF CREEK	EDEN	84310	312.567.1167

Property Owner (if different from above)	Current Address	City
SMHG LANDCO, LLC	3923 N WOLF CREEK DR	EDEN
State	**Zip**	**Phone**
UT	84310	801.745.2054

Physical Building Address	Subdivision Name	City
791 & E HEARTWOOD DR. UNIT 13, EDEN	SUMMIT EDEN RIDGENEST - PRUD	EDEN

Impact Fee Schedule	Standard Property Types by Schedule	Schedule Rates		Number of Units or Sq Ft	Total Calculation
Residential	Single Family Residential Unit	$328.15 per residence/unit	X	N/A	328.15
	Multiple Family Residential Unit	$295.20 per residential unit	X		
Commercial	Commercial (per KSF) *	$244.97 per 1,000 sq ft (KSF)	X		
	Industrial (per KSF)	$122.03 per 1,000 sq ft (KSF)	X		
	Apparatus Fee for Commercial (per KSF) **	$52.86 per 1,000 sq ft (KSF)	X		
	Apparatus Fee for Industrial (per KSF) **	$26.33 per 1,000 sq ft (KSF)	X		
				Total	328.15

Payment paid in full:

[X] Check # 1496

[ ] Cash

Calculated/Completed By: [signature]

PAID JUN 18 2015

Notes: * Commercial includes all private non-residential land uses excluding industrial (retail, churches, medical, schools, offices, etc.)

** Apparatus Fee for Commercial and Industrial is charged to non-residential only.

Weber Fire District

2023 W. 1300 N.
Farr West, Utah 84404

801-782-3580

Invoice

Date	Invoice #
6/18/2015	14-600

PAID
06/18/2015

Bill To
3632 N. Wolf Creek Drive Eden, UT 84310

P.O. No.	Due Date
	6/18/2015

Description	Qty	Rate	Amount
Impact Fees - 7914 E. Heartwood Dr., Unit 13, Eden - Summit Eden Ridgenest	1	328.15	328.15

Thank you for your prompt payment!

Total $328.15

Intermountain GeoEnvironmental Services, Inc.
12429 South 300 East, Suite 100, Draper, Utah 84120
Phone (801) 748-4044 ~ F: (801) 748-4045
www.igesinc.com

GEOTECHNICAL INVESTIGATION
The Ridge Nests Development
Powder Mountain Resort
Weber and Cache Counties, Utah

IGES Project No. 01628-008

September 16, 2014

Prepared for:

Summit, LLC

Intermountain GeoEnvironmental Services, Inc.
12429 South 300 East, Suite 100, Draper, Utah 84120 ~ T: (801) 748-4044 ~ F: (801) 748-4045

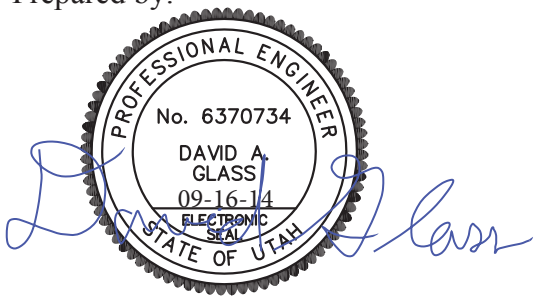
Prepared for:

Summit, LLC
c/o Mr. Sam Arthur
3632 North Wolf Creek Drive
Eden, Utah 84310
Attn: Mr. Sam Arthur

Geotechnical Investigation
The Ridge Nests Development
Powder Mountain Resort
Weber and Cache Counties, Utah

IGES Project No. 01628-008

Prepared by:



David A. Glass, P.E.
Senior Geotechnical Engineer

Reviewed by:

Kent A. Hartley, P.E.
Principal

IGES, Inc.
12429 South 300 East, Suite 100
Draper, Utah 84120
(801) 748-4044

September 16, 2014

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APPENDICES

Appendix A	Figure A-1	Site Vicinity Map
	Figure A-2	Geotechnical Map
	Figures A-3 to A-5	Test Pit Logs
	Figure A-6	Key to Soil Symbols and Terminology

Appendix B Design Response Spectra (*Design Maps* Output)

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE OF WORK

This report presents the results of a geotechnical investigation conducted for *The Ridge Nests* development, a part of the currently on-going expansion at the Powder Mountain Ski Resort in Weber County, Utah (the *Ridge Nests* site straddles both Weber and Cache Counties). The purposes of our investigation was to assess the nature and engineering properties of the subsurface soils at the proposed home sites and to provide recommendations for the design and construction of foundations, grading, and drainage. The scope of work completed for this study included subsurface exploration, literature review, engineering analyses, and preparation of this report.

Our services were performed in accordance with our proposal to Summit, LLC (Client), dated August 8, 2014. 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 our previous involvement with the 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 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 project is accessed by Powder Ridge Road. The *Ridge Nests* development is located north of Summit Pass and north/east of Heartwood Drive, approximately 7880 East 6075 North (see *Site Vicinity Map*, Figure A-1 in Appendix A). The approximately 3.1-acre *Ridge Nests* project will consist of fifteen single-family residences that are essentially small cottages, presumably intended to be vacation homes. The individual cottages will vary with the Owner's tastes; however, the cottages are expected to have a structural footprint on the order of 1,300 square feet and will be on-grade structures (no basement). Access to the individual units will be from a sidewalk – parking will be accommodated by a parking lot with 15 stalls – there is no provisions for parking or garages at the individual units. The concept of the development is to maintain as natural an environment as possible; as such, landscaping or other features is expected to be kept to a minimum. Some of the units may be constructed on 'stilts' to further minimize the visual impact to the natural environment.

2.0 METHOD OF STUDY

2.1 LITERATURE REVIEW

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. In addition, Western Geologic (2012) completed a geologic hazard study for the greater 200-acre Powder Mountain expansion project – this report was reviewed to assess the potential impact of geologic hazards on the *Ridge Nests* development.

2.2 FIELD INVESTIGATION

The site largely consists of bedrock outcrops; as such, the primary focus of our field investigation was to surface map the contact between bedrock and surficial soils (colluvium). Where surficial soils were identified, additional subsurface exploration was conducted. Subsurface soils were investigated by excavating three test pits at representative locations. The approximate location of the test pits are illustrated on the *Geotechnical Map* (Figure A-2 in Appendix A).

The soil and rock types were visually logged at the time of our field work in general accordance with the *Unified Soil Classification System* (USCS). Rock and soil classifications and descriptions are included on the test pit logs, Figures A-3 through A-5 in Appendix A. A key to USCS symbols and terminology is included as Figure A-6.

2.3 LABORATORY TESTING

The majority of the site consists of hard rock, with limited areas consisting of coarse colluvium and possibly undocumented fill. As such, soil samples suitable for laboratory testing could not be obtained. Therefore, engineering analysis was based largely on previously completed geotechnical investigations (IGES, 2012a & 2012b), including laboratory work completed on soil samples obtained from nearby test pits completed in 2012 and test pits recently completed for lots adjacent to *The Ridge Nests* development.

3.0 GEOLOGIC CONDITIONS

3.1 GEOLOGY AND GEOLOGIC HAZARDS

Geology and geologic hazards have been previously addressed by Western Geologic in a separate submittal (Western Geologic, 2012). This work has also been referenced in our previous geotechnical report for the project (IGES, 2012b). The report by Western Geologic indicates that the development is located outside of known geologically unstable areas. The Western Geologic report also includes a large-scale geologic map that shows the development is in an area mapped as "undifferentiated dolomite". Dolomite is a rock that has similar mechanical properties to limestone and is fairly hard, often forming cliffs and other near-vertical formations.

During our subsurface investigation, potentially adverse geologic structures (e.g., evidence of faulting or landslides) were not evident in the test pits. Also, geomorphic expressions of shallow, surficial landslides were not observed within the development. Based on currently available data and our observations, the potential for geologic hazards such as landslides, liquefaction, or surface fault rupture impacting the site is considered low.

3.2 SEISMICITY

Following the criteria outlined in the 2012 International Building Code (IBC, 2012), 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); 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, 2012).

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 B (*rock*). Based on IBC criteria, the short-period (F_a) coefficient is 1.0 and long-period (F_v) site coefficient is 1.0. 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 3.2; a summary of the *Design Maps* analysis is presented in Appendix B. The *peak ground acceleration* (PGA) may be taken as $0.4 * S_{MS}$.

Table 3.2
Short- and Long-Period Spectral Accelerations for MCE

Parameter	Short Period (0.2 sec)	Long Period (1.0 sec)
MCE Spectral Response Acceleration (g)	$S_S = 0.826$	$S_1 = 0.274$
MCE Spectral Response Acceleration Site Class B (g)	$S_{MS} = S_s F_a = 0.826$	$S_{M1} = S_1 F_v = 0.274$
Design Spectral Response Acceleration (g)	$S_{DS} = S_{MS}{}^{*2}/_3 = 0.551$	$S_{D1} = S_{M1}{}^{*2}/_3 = 0.183$

4.0 GENERALIZED SITE CONDITIONS

4.1 SURFACE CONDITIONS

At the time of our field work the site was in a relatively natural state and was covered with a variety of vegetation including mature pine trees, native grasses and shrubs. A rough dirt road transects the site roughly east-west. The site runs along a ridge formed by an outcrop of dolomite bedrock.

4.2 SUBSURFACE CONDITIONS

The subsurface soil conditions were explored at the subject property by excavating three test pits where surficial soil was observed (the majority of the site is underlain by hard bedrock). Subsurface soil conditions were logged during our field investigation and are included in the exploration logs in Appendix A at the end of this report (Figures A-3 through A-5). The relative locations of the various geologic units described herein are illustrated on the *Geotechnical Map*, Figure A-2. The soil and moisture conditions encountered during our investigation are discussed below.

4.2.1 Earth Materials

Topsoil: Topsoil was encountered in limited areas; where encountered, the topsoil is generally thin, poorly developed, and rocky. Where encountered, topsoil cover was generally less than six inches. Areas of deeper topsoil deposits may exist within localized topographic depressions; however, the presences of topsoil is expected to have a negligible impact to the development.

Colluvium: Where encountered, the majority of surficial soils consist of rocky colluvium, likely derived from nearby bedrock outcrops of dolomite and/or conglomerate. The colluvium generally consisted of silty sand with gravel, cobbles, and boulders.

Bedrock: Based on our review of geologic literature and field observations, the majority of the site is underlain by bedrock consisting of undifferentiated Cambrian-age dolomite (Cr). This rock unit is fairly hard – samples could only be obtained with a firm blow from a rock hammer. Where exposed, the bedrock was moderately weathered, closely fractured, and dark gray, and reacted weakly to dilute HCl. At the time of our field work Geneva was excavating a utility line just off-site to the northeast – the trench exposed dolomite from the surface to the bottom of the trench (about nine feet). Geneva personnel indicated that excavation of the dolomite was very difficult, requiring a ram-hoe (a large jack-hammer on the end of an excavator arm). In addition to the dolomite, in Test Pit 1 at a depth of about 3½ feet we encountered very hard stratum that is believed to be representative of the Tertiary-age Wasatch Formation (Tw), which generally consists of well-cemented conglomerate.

Undocumented Fill: Earth materials suspected as being undocumented fill (Afu) were encountered in limited areas; these areas are delineated on Figure A-2. These soils generally consist of fine-grained sand with occasional to frequent rocks, particularly angular dolomite rock fragments.

Within this area, excavation was relatively easy, which is uncharacteristic for the area surrounding *The Ridge Nests* development. Also, the topography in the suspect area is relatively planar and appears out of place – it is postulated that the suspected undocumented fill area may consist of an in-filled natural drainage channel, possibly used as a place to deposit excess spoils during construction of dirt roads in the past.

Detailed descriptions of earth materials encountered are presented on the test pit logs, Figures A-3 through A-5, in Appendix A. Due to the nature and depositional characteristics of the native earth materials, care should be taken in interpolating subsurface conditions between and beyond the exploration locations.

4.2.2 Groundwater

Groundwater was not encountered in the test pit excavations. In addition, groundwater was not observed in the nearby utility excavation that was on-going during our field work. Based on our observations, groundwater is not anticipated to adversely impact the proposed development. However, groundwater levels could rise at any time based on several factors including recent precipitation, on- or off-site runoff, irrigation, and time of year (e.g., spring run-off). Should the groundwater become a concern during the proposed construction, IGES should be contacted so that dewatering recommendations may be provided.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 GENERAL CONCLUSIONS

Based on the results of the field observations, literature review, and previously completed geotechnical investigation (IGES, 2012a), 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 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 EARTHWORK

5.2.1 General Site Preparation and Grading

Below proposed structures, fills, and man-made improvements, all vegetation, topsoil, debris and known undocumented fill soils 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 that recommendations contained in this report have been complied with.

*not required where bedrock is exposed in the foundation subgrade

5.2.2 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 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 bedrock is exposed.

5.2.3 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. Where surficial soil is encountered (expected largely on the western quarter of the project), Soil Type C is expected to predominate (loose sands and gravels). However, the majority of the site is expected to be underlain by shallow dolomite (hard rock). 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. Where dolomite is exposed, lay-back or shoring of the trench probably will not be required, except where adverse jointing/bedding patterns or other hazardous geologic conditions prevail. 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.

5.2.4 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 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, Cache County, and/or special service districts having their own precedence for backfill and compaction should be followed where more stringent.

5.2.5 Oversize Material

The majority of the 3.1-acre site consists of bedrock outcrops of dolomite. In addition, large boulders up to 24 inches are known to occur on the surface in the vicinity of the development; larger boulders may also be present within the colluvial soil. As such, development of the individual lots could generate a substantial amount of over-size material (rocks larger than 6 inches in greatest dimension). Large rocks, particularly boulders, may require special handling, such as segregation from structural fill, and disposal. Bedrock is expected to require specialized equipment for removal during excavation of the foundations.

5.2.6 Utility Trench Backfill

Utility trenches should be backfilled with structural fill in accordance with Section 6.2.4 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, which generally does not require densification. 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.

5.3 FOUNDATION RECOMMENDATION

Subsurface conditions across the site vary, and may consist of bedrock, coarse colluvium, undocumented fill, or in limited cases more than one soil type may underlie a building footprint. The following sections are intended to address specific conditions that are anticipated for specific lots.

5.3.1 Bedrock Foundations

Lots 1 and 9 through 15 are expected to be founded entirely on dolomite bedrock. As such, we recommend that the footings for the proposed homes be founded *entirely* on competent bedrock. Bedrock/soil transition zones are not allowed. Shallow spread or continuous wall footings constructed entirely on competent bedrock may be proportioned utilizing a maximum net allowable bearing pressure of **5,000 pounds per square foot (psf)** for dead load plus live load conditions. The net allowable bearing value presented above is for dead load plus live load conditions. The minimum recommended footing width is 20 inches for continuous wall footings and 30 inches for isolated spread footings.

It should be noted that the bedrock at the site is expected to be very difficult to excavate (see Section 5.10, *Construction Considerations*).

5.3.2 Colluvium Foundations

Lots 6 and 7 are expected to be founded entirely on coarse natural colluvium deposits. As such, we recommend that the footings for the proposed homes be founded *entirely* on competent granular colluvium. It is possible that bedrock (e.g., Wasatch Formation conglomerate) may be encountered at depth; if encountered, the foundation excavation should be deepened such that all foundations bear on competent bedrock – bedrock/soil transition zones are not allowed. Shallow spread or continuous wall footings constructed entirely on competent colluvial soils may be proportioned utilizing a maximum net allowable bearing pressure of **3,500 psf** for dead load plus live load conditions. The net allowable bearing value presented above is for dead load plus live load conditions. The minimum recommended footing width is 20 inches for continuous wall footings and 30 inches for isolated spread footings.

5.3.3 Undocumented Fill

Lot 4 is mapped within an area designated as potentially undocumented fill; regardless of whether these soils consist of a natural deposit or man-made, by observation the soils are generally loose and easy to excavate. As such, IGES recommends that the foundations for Lot 4 be underlain by a minimum of three feet of structural fill. Shallow spread or continuous wall footings constructed entirely on properly prepared structural fill may be proportioned utilizing a maximum net allowable bearing pressure of **2,200 psf** for dead load plus live load conditions. The net allowable bearing value presented above is for dead load plus live load conditions. The minimum recommended footing width is 20 inches for continuous wall footings and 30 inches for isolated spread footings.

5.3.4 Transitions Zones

Lots 2, 3, 5, and 8 are mapped as being in a *transition zone*, e.g. part of the foundation will be on rock and part of the foundation will be on surficial soils. Founding a structure partly on bedrock and partly on soil will greatly increase the likelihood of long-term differential settlement damaging the home; therefore, IGES recommends that the homes be founded entirely on bedrock. If the

footings are deepened such that they bear entirely on bedrock, then the recommendations presented in Section 5.3.1 apply.

Founding the home on bedrock may necessitate significant over-excavation, depending on the depth of surficial soils. For Lots 5 and 8, the depth of surficial soil is not expected to present a significant challenge to development; however, for Lots 2 and 3, the depth of surficial soil could be up to several feet deep. Therefore, for Lots 2 and 3, it may be more cost-effective to support that portion of the home *not supported by bedrock* with micropiles extending to bedrock.

As an alternative to deepening foundations or underpinning, the homes may be moved such that there is no bedrock underlying the footprint (this alternative is considered most applicable to Lots 2 and 3). If a home is moved away from bedrock, the recommendations presented in Section 5.3.3 may be followed. A second alternative would be to over-excavate both the bedrock and soils a minimum of three feet and replace with structural fill, such that *the entire structure is underlain by a uniform 3-foot thick fill blanket,* in which case the recommendations presented in Section 5.3.3 would apply.

5.3.5 Micropiles

Micropiles, if used for underpinning, should be designed by IGES or an engineer experienced in deep foundation design. *For planning purposes*, micropiles should conform to the following criteria:

- Injection Bore micropile, R38N hollow bar, uncased.
- 6-inch grouted diameter.
- Socket a minimum of three feet into bedrock or 20 feet into colluvium, whichever is shorter.
- A single micropile, as described above, may be assumed to have an allowable axial capacity of 35 kips.

Lateral resistance, if required by the Structural Engineer, will require a cased micropile and must be designed for specific project requirements.

5.3.6 Additional Recommendations

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. Exception: where the foundations will be poured directly on rock (dolomite), the minimum depth below nearest adjacent grade may be reduced to 24 inches.

5.4 SETTLEMENT

5.4.1 Static Settlement

Static settlements of properly designed and constructed conventional foundations, founded as described in Section 5.3, 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.

5.4.2 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 negligible.

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

Table 5.5
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	35	0.53	56
At-rest (Ko)	0.50	55	0.80	85
Passive (Kp)	3.0	320	—	—

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 5.5. 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 ½.

5.6 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’’ W4.0×W4.0 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 **400 psi/inch (bedrock)** or **260 psi/inch (soil)** 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**.**

5.7 MOISTURE PROTECTION AND SURFACE DRAINAGE

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 home should be implemented. Some home sites may be subject to sheet flow during periods of heavy rain or snow melt; therefore, the Civil Engineer may also wish to consider construction of additional surface drainage to intercept surface runoff.

We recommend roof runoff devices be installed to direct all runoff a minimum of 10 feet away from structures. The home builder should be responsible for compacting the exterior backfill soils around the foundation. Additionally, the ground surface within 10 feet of the house should be constructed so as to slope a minimum of **five** percent away from the home. Pavement sections (if any) should be constructed to divert surface water off the pavement into storm drains, curb/gutter, or another suitable location.

The new homes are expected to be on-grade structures; however, for any subterranean components such as storage space or a mechanical room, IGES recommends a perimeter foundation drain be constructed in accordance with the International Residential Code (IRC).

5.8 PAVEMENT SECTION DESIGN

Based on our field reconnaissance, the parking lot is expected to expose bedrock at, or very near the pavement subgrade; this earth material will provide substantial support for the pavement section. Therefore, IGES recommends that the minimum pavement section per Weber County be used for the parking lot:

Table 5.8
Recommended Pavement Section – Parking Lot

Asphalt (in.)	Untreated Road Base (in.)	Sub Base (Granular Borrow) (in.)
3	6	8

The pavement section should be constructed on properly prepared subgrade or exposed competent bedrock. Alternative pavement section(s) may also be acceptable if they can provide equal or greater structural capacity to the section presented in Table 5.8, pending acceptance by Weber County (in particular, reduction or elimination of the granular borrow section with the use of geosynthetics).

Asphalt has been assumed to be a high stability plant mix and base course material composed of crushed stone with a minimum CBR of 70, granular borrow should have a minimum CBR of 30. Road base and granular borrow should be compacted to 95% of MDD as determined by ASTM D-1557 (Modified Proctor). Asphalt should be compacted to a minimum of 96 percent of the Marshall maximum density. Asphalt and aggregate base material should conform to local requirements. Subgrade should be scarified to a depth of 8 inches and compacted to 95% of MDD as determined by ASTM D-1557 (not required where bedrock is exposed). Positive drainage away from parking lot must be provided to minimize the potential for saturation of subgrade soils beneath constructed pavements.

Where Portland Cement Concrete (PCC) pavements are planned, such as near trash enclosures or other areas expected to support heavy truck traffic, we recommend a minimum of 6 inches PCC underlain by a minimum 6 inches of aggregate base course.

If conditions vary significantly from our stated assumptions (including stated traffic assumptions) IGES should be contacted so we can modify our pavement design parameters accordingly.

5.9 SOIL CORROSION POTENTIAL

Laboratory testing of soil samples obtained from nearby explorations during previously completed geotechnical work in 2012 (IGES, 2012b) indicated that the near-surface soil sample tested had a sulfate content of 127 ppm or less. Based on the subsurface conditions observed during our field work and the results of chemical testing in 2012, the prevailing earth materials are classified as having a 'low' potential for deterioration of concrete due to the presence of soluble sulfate. As such, conventional Type I/II Portland cement may be used for all concrete in contact with site soils.

Based on the subsurface conditions observed during our field work and the results of chemical testing in 2012, the on-site soils are considered *moderately corrosive* to ferrous metal. In addition, due to low soil pH (acidic soil chemistry) identified in soils throughout the project area, a corrosion engineer should also provide an assessment of any concrete that will be in contact with native soils.

5.10 CONSTRUCTION CONSIDERATIONS

5.10.1 Excavation Difficulty

Bedrock consisting of relatively hard dolomite is exposed over most of the surface within the project site. Based on conversations with contractors currently working in the vicinity, this rock is expected to be relatively difficult to remove. Special heavy-duty excavation equipment will likely be required, such as a hoe ram.

5.10.2 Over-Size Material

Most of the site consists of bedrock outcrop (surface exposures of dolomite); as such, development of most of the lots is expected to generate a substantial amount of over-size material (rocks larger than 6 inches in greatest dimension). Large rocks may require special handling, such as segregation from structural fill, and disposal. Bedrock is expected to require specialized equipment for removal during excavation of the basement. Please refer to Figure A-2 for a map of bedrock exposures.

6.0 CLOSURE

6.1 LIMITATIONS

The recommendations presented in this report are based on limited field exploration, review of existing hazard studies and other geotechnical data, and our understanding of the proposed construction. The subsurface data used in the preparation of this report were obtained from the explorations made for this investigation. It is possible that variations in the soil and groundwater conditions could exist between and beyond the points explored. The nature and extent of variations may not be evident until construction occurs. If any conditions are encountered at this site that are different from those described in this report, we should be immediately notified so that we may make any necessary revisions to recommendations contained in this report. In addition, if the scope of the proposed construction changes from that described in this report, IGES should also be notified.

This report was prepared in accordance with the generally accepted standard of practice at the time the report was written. No warranty, expressed or implied, is made.

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.

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.
- Quality control and testing during placement and compaction of asphalt.

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 (801) 748-4044.

7.0 REFERENCES

AMEC, 2001. Report Engineering Geologic Reconnaissance/Geotechnical Study Powder Mountain Resort.

Federal Emergency Management Agency [FEMA], 1997, *NEHRP Recommended Provisions for Seismic Regulations for New Buildings and Other Structures,* FEMA 302, Washington, D.C.

Frankel, A., Mueller, C., Barnard, T., Perkins, D., Leyendecker, E.V., Dickman, N., Hanson, S., and Hopper, M., 1996, *National Seismic-hazard Maps: Documentation*, U.S. Geological Survey Open-File Report 96-532, June.

IGES, Inc., 2012a, Preliminary Geotechnical Investigation, Powder Mountain Resort, Weber County, Utah, Project No. 01628-001, dated July 26, 2012.

IGES, Inc., 2012b, Design Geotechnical Investigation, Powder Mountain Resort, Weber County, Utah, Project No. 01628-003, dated November 9, 2012.

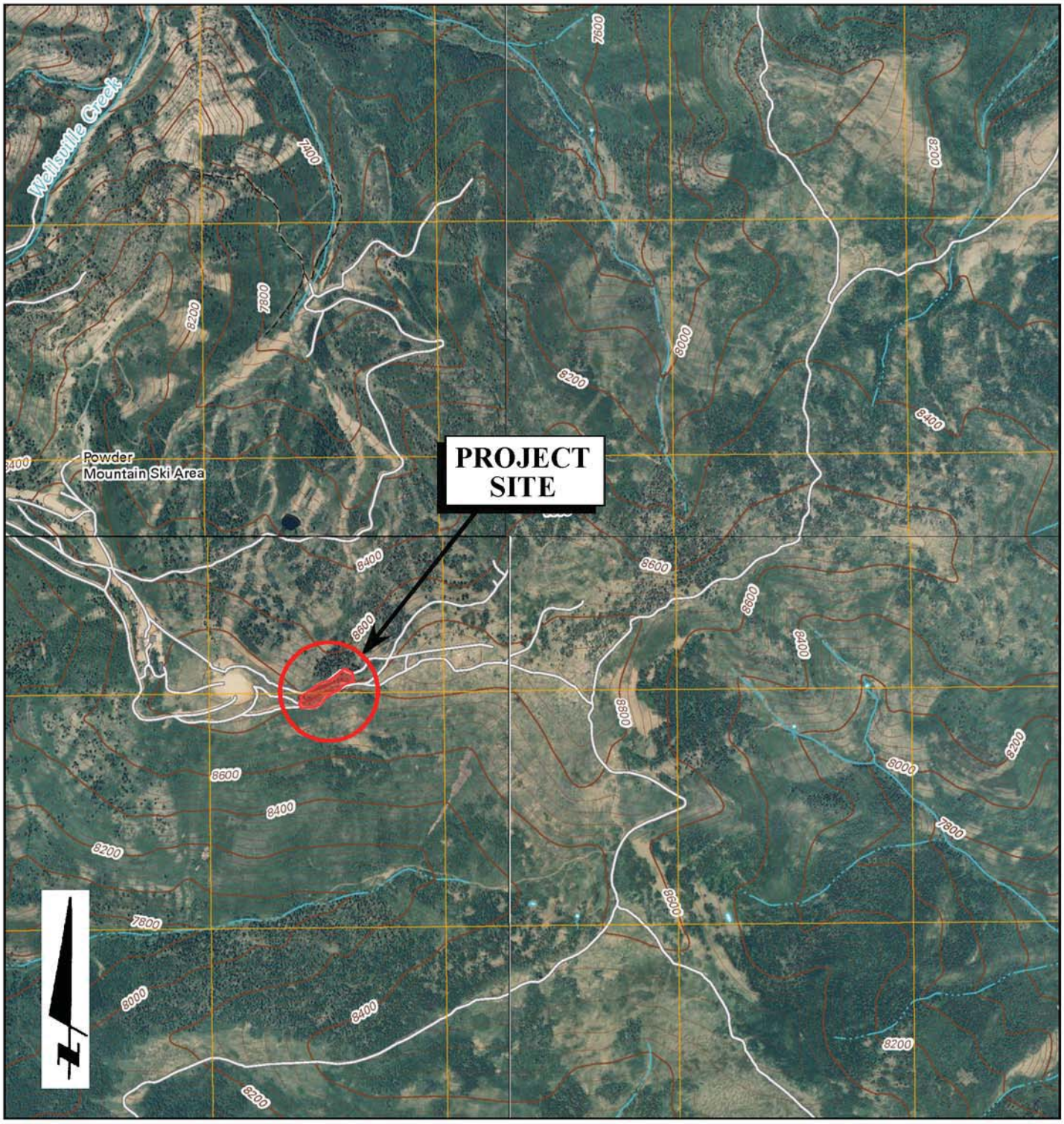
International Building Code [IBC], 2012, International Code Council, Inc.

PSI, 2012, Geophysical ReMi Investigation, Powder Mountain Resort, Phase 1A, Weber County, Utah, PSI Project No. 0710375, dated September 18, 2012.

U.S. Geological Survey, 2012, U.S. *Seismic "Design Maps" Web Application*, site: https://geohazards.usgs.gov/secure/designmaps/us/application.php, site accessed on July 20, 2012.

Western Geologic, 2012, Report: Geologic Hazards Reconnaissance, Proposed Area 1 Mixed-Use Development, Powder Mountain Resort, Weber County, Utah, dated August 28, 2012.

APPENDIX A



BASE MAP:
USGS Huntsville, Browns Hole, James Peak and Sharp Mountain
7.5-Minute Quadrangle Topographic Maps (2011)

MAP LOCATION

0 1000' 2000'
SCALE 1:24,000

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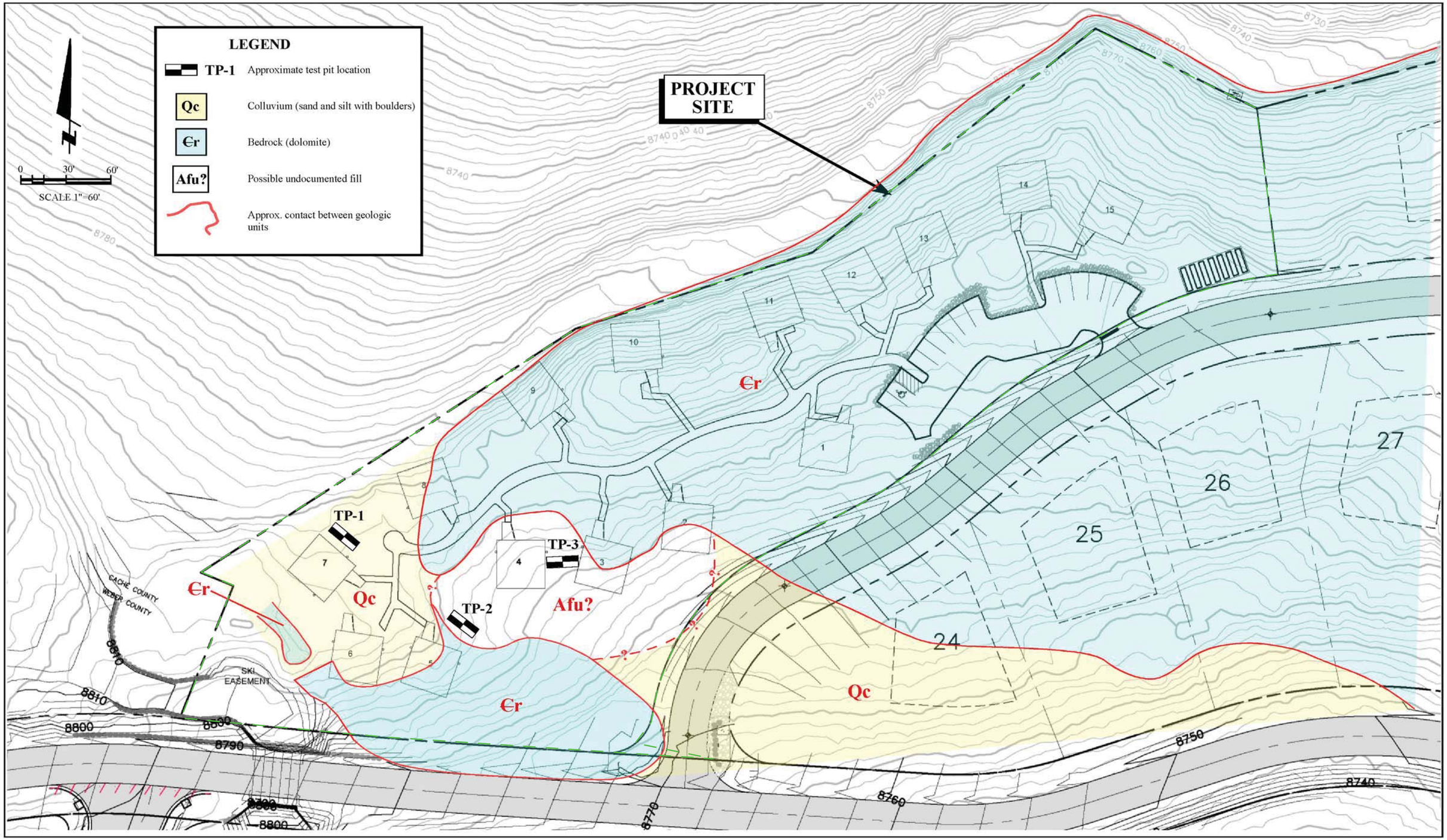
Geotechnical Investigation
The Ridge Nests Development
Powder Mountain Resort
Weber County, Utah

SITE VICINITY MAP

Figure

A-1



Basemap: Undated/uncredited 50-scale topgraphic map provided by Summit LLC

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Project No. 01628-008

Geotechnical Investigation
The Ridge Nests Development
Powder Mountain Resort
Weber County, Utah

GEOTECHNICAL MAP

Figure

A-2

DATE
STARTED: 9/5/14
COMPLETED: 9/5/14
BACKFILLED: 9/5/14

Geotechnical Investigation
The Ridge Nests
Powder Mountain Resort
Weber & Cache Counties, Utah
Project Number 01628-008

IGES Rep: DAG
Rig Type: 315C

TEST PIT NO:
TP-1
Sheet 1 of 1

LOCATION
LATITUDE LONGITUDE ELEVATION 8,804
near Lot 7

DEPTH ELEVATION	DEPTH FEET	SAMPLES	WATER LEVEL	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	Dry Density(pcf)	Moisture Content %	Percent minus 200	Liquid Limit	Plasticity Index	Moisture Content and Atterberg Limits (Plastic Limit / Moisture Content / Liquid Limit; 10 20 30 40 50 60 70 80 90)
	0					Topsoil - Clayey SAND, dark brown, loamy appearance, abundant roots, about 6 inches thick, rocky						
					SC	@ ½' **Colluvium (Qc)** Clayey SAND with abundant cobbles and boulders, hard/dense, mottled, moist, grayish brown, difficult to excavate						
8800						@ 3½' **Wasatch Formation (Tw)** Conglomerate, well-cemented, hard, highly weathered, rounded boulders and cobbles in a reddish-brown clayey matrix, very difficult to excavate, boulders to 2½ feet						
	5					Refusal at 5 feet No groundwater						
8795						Bottom of Test Pit @ 5 Feet						

LOG OF TEST PITS (A) -(4 LINE HEADER W ELEV) 01628-008.GPJ IGES.GDT 9/14/14

IGES

SAMPLE TYPE
- GRAB SAMPLE
- 3" O.D. THIN-WALLED HAND SAMPLER

WATER LEVEL
- MEASURED
- ESTIMATED

NOTES:

FIGURE
A - 3

DATE
STARTED: 9/5/14
COMPLETED: 9/5/14
BACKFILLED: 9/5/14

Geotechnical Investigation
The Ridge Nests
Powder Mountain Resort
Weber & Cache Counties, Utah

Project Number 01628-008

IGES Rep: DAG
Rig Type: 315C

TEST PIT NO:
TP-2
Sheet 1 of 1

LOCATION
LATITUDE LONGITUDE ELEVATION 8,798
east of Lot 5

DEPTH FEET	ELEVATION	SAMPLES	WATER LEVEL	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	Dry Density(pcf)	Moisture Content %	Percent minus 200	Liquid Limit	Plasticity Index	Moisture Content and Atterberg Limits (Plastic Limit / Moisture Content / Liquid Limit; 10 20 30 40 50 60 70 80 90)
0	8795					@ 0' Topsoil, clayey, dark brown, well-rounded gravel and cobble, moist, poorly developed @ ½' **Colluvium (Qc)** Sandy Lean Clay, stiff, low plasticity, reddish-brown, moist, rounded cobbles to 6 inches, easy to excavate, exposed electrical wires at bottom of unit						
5	8790					@ 4' Silty SAND, medium dense, about 20% non-plastic fines, fine-grained, moderate yellowish brown, moist, occasional rounded gravel and cobble to 4 inches, iron staining Total depth 7 feet No groundwater Possible undocumented fill (Afu?), but not substantiated Bedrock outcrop 10 feet away from test pit Bottom of Test Pit @ 7 Feet						

IGES

SAMPLE TYPE
- GRAB SAMPLE
- 3" O.D. THIN-WALLED HAND SAMPLER

WATER LEVEL
- MEASURED
- ESTIMATED

NOTES:

FIGURE
A - 4

LOG OF TEST PITS (A) -(4 LINE HEADER W ELEV) 01628-008.GPJ IGES.GDT 9/14/14

DATE
STARTED: 9/5/14
COMPLETED: 9/5/14
BACKFILLED: 9/5/14

Geotechnical Investigation
The Ridge Nests
Powder Mountain Resort
Weber & Cache Counties, Utah

Project Number 01628-008

IGES Rep: DAG
Rig Type: 315C

TEST PIT NO:
TP-3
Sheet 1 of 1

LOCATION
LATITUDE LONGITUDE ELEVATION 8,790
west of Lot 3

DEPTH FEET	ELEVATION	SAMPLES	WATER LEVEL	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	Dry Density(pcf)	Moisture Content %	Percent minus 200	Liquid Limit	Plasticity Index	Moisture Content and Atterberg Limits (Plastic Limit / Moisture Content / Liquid Limit; 10 20 30 40 50 60 70 80 90)
0						@ 0' Topsoil, thin (3" to 6"), poorly developed, abundant rootlets, sandy						
						@ ½' **Colluvium (Qc)** Silty SAND, loose to medium dense, fine-grained, moderate brown, moist, occasional rounded cobbles, easy to excavate						
						@ 4' abundant dolomite fragments, angular, appears as possible rubble, within a sandy matrix, undocumented fill?, easy to excavate						
5	8785					Total depth 7½ feet No groundwater Possible undocumented fill (Afu?) Bedrock exposure 15 feet away from test pit Bottom of Test Pit @ 7.5 Feet						
	8780											

LOG OF TEST PITS (A) -(4 LINE HEADER W ELEV) 01628-008.GPJ IGES.GDT 9/14/14

IGES

SAMPLE TYPE
- GRAB SAMPLE
- 3" O.D. THIN-WALLED HAND SAMPLER

WATER LEVEL
- MEASURED
- ESTIMATED

NOTES:

FIGURE
A - 5

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

LOG KEY SYMBOLS

BORING SAMPLE LOCATION

TEST-PIT SAMPLE LOCATION

WATER LEVEL (level after completion)

WATER LEVEL (level where first encountered)

CEMENTATION

DESCRIPTION	DESCRIPTION
WEAKELY	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 RELATIONSHIP	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

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
SEAM	1/16 - 1/2"
LAYER	1/2 - 12"

DESCRIPTION	THICKNESS
OCCASIONAL	ONE OR LESS PER FOOT OF THICKNESS
FREQUENT	MORE THAN ONE PER FOOT OF THICKNESS

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.

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 PENETRATED 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 UNTRAINED SHEAR STRENGTH (tsf)	POCKET PENETROMETER UNCONFINED COMPRESSIVE STRENGTH (tsf)	FIELD TEST
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 THUMBNAIL.
HARD	>30	>2.0	>4.0	INDENTED WITH DIFFICULTY BY THUMBNAIL.

IGES

Key to Soil Symbols and Terminology

Figure A-6

IGES, Inc. Project No.: 01628-008

APPENDIX B

USGS Design Maps Detailed Report

2012 International Building Code (41.3696°N, 111.7579°W)

Site Class B – “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 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] $S_S = 0.826$ g

From Figure 1613.3.1(2) [2] $S_1 = 0.274$ 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 B, 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: • Plasticity index PI > 20, • Moisture content w ≥ 40%, and • Undrained shear strength $\bar{s}_u$ < 500 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

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				
	$S_S \le 0.25$	$S_S = 0.50$	$S_S = 0.75$	$S_S = 1.00$	$S_S \ge 1.25$
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 = B and S_S = 0.826 g, F_a = 1.000

TABLE 1613.3.3(2)
VALUES OF SITE COEFFICIENT F_v

Site Class	Mapped Spectral Response Acceleration at 1–s Period				
	$S_1 \le 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \ge 0.50$
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 = B and S_1 = 0.274 g, F_v = 1.000

Equation (16-37):	$S_{MS} = F_a S_S = 1.000 \times 0.826 = 0.826$ g
Equation (16-38):	$S_{M1} = F_v S_1 = 1.000 \times 0.274 = 0.274$ g

Section 1613.3.4 — Design spectral response acceleration parameters

Equation (16-39):	$S_{DS} = ⅔ S_{MS} = ⅔ \times 0.826 = 0.551$ g
Equation (16-40):	$S_{D1} = ⅔ S_{M1} = ⅔ \times 0.274 = 0.183$ g

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
$0.167g \le S_{DS} < 0.33g$	B	B	C
$0.33g \le S_{DS} < 0.50g$	C	C	D
$0.50g \le S_{DS}$	D	D	D

For Risk Category = I and S_{DS} = 0.551 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
$0.067g \le S_{D1} < 0.133g$	B	B	C
$0.133g \le S_{D1} < 0.20g$	C	C	D
$0.20g \le S_{D1}$	D	D	D

For Risk Category = I and S_{D1} = 0.183 g, Seismic Design Category = C

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 ≡ “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)*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1(1).pdf
2. *Figure 1613.3.1(2)*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1(2).pdf

USGS Design Maps Summary Report

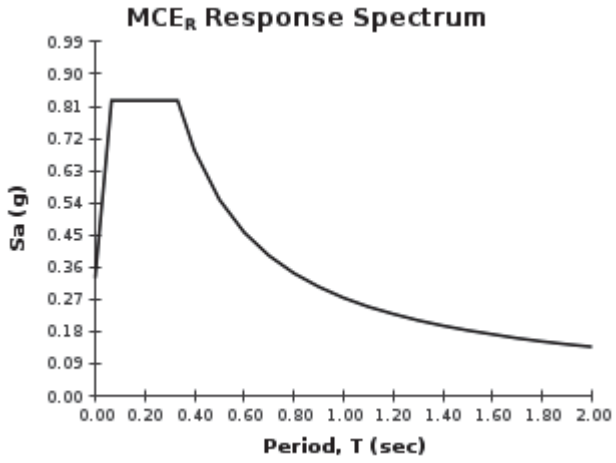
User–Specified Input

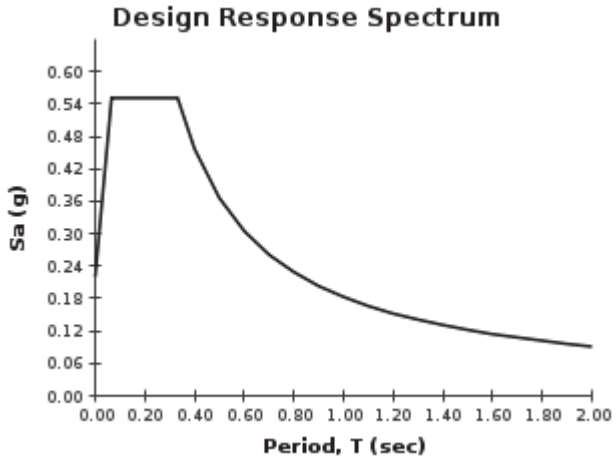
Report Title	Lot 34R Tue August 12, 2014 00:42:37 UTC
Building Code Reference Document	2012 International Building Code (which utilizes USGS hazard data available in 2008)
Site Coordinates	41.3696°N, 111.7579°W
Site Soil Classification	Site Class B – "Rock"
Risk Category	I/II/III

USGS–Provided Output

S_S =	0.826 g	S_{MS} =	0.826 g	S_{DS} =	0.551 g
S_1 =	0.274 g	S_{M1} =	0.274 g	S_{D1} =	0.183 g

For information on how the SS and S1 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.





Intermountain GeoEnvironmental Services, Inc.
12429 South 300 East, Suite 100, Draper, Utah 84020 ~ T: (801) 748-4044 ~ F: (801) 748-4045

April 7, 2015

Summit Powder Mountain
c/o Ms. Andrea Milner
3632 North Wolf Creek Drive
Eden, Utah 84310

IGES Project No. 01628-008

Subject: Response to Review Comments
Geotechnical Investigation
The Ridge Nests Development
Powder Mountain Resort
Weber and Cache Counties, Utah

Reference: IGES, Inc., 2014, Geotechnical Investigation, The Ridge Nests Development, Powder Mountain Resort, Weber and Cache Counties, Utah Project No. 01628-008, dated September 16, 2014

Ms. Milner:

As requested, IGES has prepared the following response to recent review comments regarding the referenced geotechnical report for the Ridge Nests development, part of the larger Powder Mountain Resort expansion project in Weber County, Utah. The review comments to be addressed were prepared by Taylor Geotechnical and were posted on the Weber County website on November 19, 2014. For convenience, the review comments will be presented first, followed by our response.

Comment No. 1

"*Please have IGES provide their hand calculations that substantiate the allowable bearing capacity and settlement analysis*."

Response to Comment No. 1

The bearing capacity and settlement calculations are attached. For material properties, IGES has made the following conservative assumptions:

- Coarse natural colluvium: friction angle = 38 degrees, Es ~ 350 ksf
- Fine sandy structural fill soils: friction angle = 34 degrees, Es ~ 100 ksf
- In-place dolomite: intact uniaxial compressive strength ~ 1,000 ksf (lower-bound of typically reported values)

Unit weight of the colluvium and the sandy alluvial soils/structural fill has been approximated as 125 pcf.

Based on the Hoek-Brown criterion, the equivalent soil strength of the rock (Mohr-Coulomb Fit) is estimated to be: friction angle = 14 degrees, cohesion = 9.5 ksf. These values were

estimated using RocLab1 software, available as a free download from Rocscience. In consideration of these estimated equivalent values, settlement of the rock is expected to be negligible under the anticipated relatively light loads of a residential structure (e.g., a small cabin or cottage).

Comment No. 2

"*Confirm that the recommendations for Lot 4 is three feet of compacted structural fill over potentially undocumented fill for foundation support.*"

Response to Comment No. 2

With a 3-foot over-excavation below the footings, the total over-excavation below existing ground will be on the order of 6½ feet. This is expected to remove most, if not all, deleterious earth materials below the foundation.

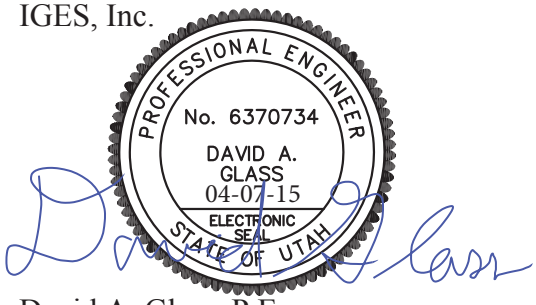
Per our recommendations in the referenced geotechnical report, IGES should observe the foundation subgrade prior to placement of structural fill, steel or concrete. The purpose of this recommendation is to allow IGES to qualitatively assess the condition of the subgrade and to identify adverse conditions that could impact the structure (e.g., soft, loose soil, undocumented fill, rock/soil transition zones, etc.). This recommendation is particularly relevant to Lot 4, as the lot is entirely within an area that may be undocumented fill, but is at the very least in an area of a natural soil deposit that is relatively loose and potentially compressible. The reviewer correctly alludes to the implications of building a structure on undocumented fill, which is risky and is considered outside of the *standard of care*.

If soft, loose, or otherwise deleterious earth materials are identified by IGES within the foundation subgrade, additional over-excavation will be required.

Closure

We appreciate the opportunity to provide you with our services. If you have any questions please contact the undersigned at your convenience (801) 748-4044.

Respectfully Submitted,
IGES, Inc.



David A. Glass, P.E.
Senior Geotechnical Engineer

Attachments:

Bearing Capacity, Settlement, and Hoek-Brown Rock Strength Calculations

Allowable Bearing Capacity Calculations

Modified Meyerhof (1963)

IGES Project No.: 01628-008
Date: 4/7/2015
Model: Coarse Colluvium

c	0	psf
ϕ	38	deg.
γ	125	pcf
B	1.67	ft.
D	3.5	ft.
L	20	ft.
β	0	deg.
FS	3	
FS_{shear}	1.5	

c cohesion
ϕ friction angle
γ wet unit weight of soil
B width of footing
D depth of footing
β inclination of the load on the foundation with respect to the vertical
L length of footing

Note[1]: if round footing, L=B=diameter of footing
Note[2]: you may want to neglect depth factors for shallow foundations

Bearing Capacity Factors

Nq	48.9	(Reissner, 1924)
Nc	61.4	(Prandtl, 1921)
Ny	78.0	(Vesic, 1973)

Modified Bearing Capacity Factors (Shear)

c_d	0	psf
ϕ_d	27.5	deg.
Nq'	14.0	
Nc'	24.9	
Ny'	15.6	

Shape Factors (De Beer, 1970)

F_{cs}	1.1
F_{qs}	1.1
F_{ys}	0.97

Depth Factors (Hansen, 1970)

F_{cd}	1.5
F_{qd}	1.3
F_{yd}	1

Incliniation Factors (Meyerhof 1963; Hanna and Meyerhof 1981)

F_{ci}	1.00
F_{qi}	1.00
F_{yi}	1.00

Bearing Capacity

gross			net		
q_u	q_{all}	$q_{all(shear)}$	q_u	q_{all}	$q_{all(shear)}$
36,602	12,201	9,766	36,164	12,055	9,328

$q_u=cNcF_{cs}F_{cd}F_{ci}+\gamma DNqF_{qs}F_{qd}F_{qi}+0.5\gamma BNyF_{ys}F_{yd}F_{yi}$

$q_{all}=qu/FS$

$q_{all(shear)}=c_dNc'F_{cs}F_{cd}F_{ci}+\gamma DNq'F_{qs}F_{qd}F_{qi}+0.5\gamma BNy'F_{ys}F_{yd}F_{yi}$ where $c_d=c/FS_{shear}$ and $\phi_d=\tan^{-1}(\tan(\phi/FS_{shear}))$

Note: net values do not take into account removal of existing overburden ($D\gamma$)

Figure 1

Allowable Bearing Capacity Calculations

Modified Meyerhof (1963)

IGES Project No.: 01628-008
Date: 4/7/2015
Model: Sandy structual fill

c	0	psf
ϕ	34	deg.
γ	125	pcf
B	1.67	ft.
D	3.5	ft.
L	20	ft.
β	0	deg.
FS	3	
FS_{shear}	1.5	

c cohesion
ϕ friction angle
γ wet unit weight of soil
B width of footing
D depth of footing
β inclination of the load on the foundation with respect to the vertical
L length of footing

Note[1]: if round footing, L=B=diameter of footing
Note[2]: you may want to neglect depth factors for shallow foundations

Bearing Capacity Factors

Nq	29.4	(Reissner, 1924)
Nc	42.2	(Prandtl, 1921)
Ny	41.1	(Vesic, 1973)

Modified Bearing Capacity Factors (Shear)

c_d	0	psf
ϕ_d	24.2	deg.
Nq'	9.8	
Nc'	19.6	
Ny'	9.7	

Shape Factors (De Beer, 1970)

F_{cs}	1.1
F_{qs}	1.1
F_{ys}	0.97

Depth Factors (Hansen, 1970)

F_{cd}	1.5
F_{qd}	1.3
F_{yd}	1

Incliniation Factors (Meyerhof 1963; Hanna and Meyerhof 1981)

F_{ci}	1.00
F_{qi}	1.00
F_{yi}	1.00

Bearing Capacity

gross			net		
q_u	q_{all}	$q_{all(shear)}$	q_u	q_{all}	$q_{all(shear)}$
21,762	7,254	6,857	21,325	7,108	6,420

$q_u=cNcF_{cs}F_{cd}F_{ci}+\gamma DNqF_{qs}F_{qd}F_{qi}+0.5\gamma BNyF_{ys}F_{yd}F_{yi}$

$q_{all}=qu/FS$

$q_{all(shear)}=c_dNc'F_{cs}F_{cd}F_{ci}+\gamma DNq'F_{qs}F_{qd}F_{qi}+0.5\gamma BNy'F_{ys}F_{yd}F_{yi}$ where $c_d=c/FS_{shear}$ and $\phi_d=\tan^{-1}(\tan(\phi/FS_{shear}))$

Note: net values do not take into account removal of existing overburden ($D\gamma$)

Figure 2

Static Settlement Calculations
Simplified Schmertmann Method
Coarse Colluvium

For continuous footings (L/B≥10)

$$\delta = \frac{C_1 C_2 C_3 (q - \sigma'_{zD})(2I_{\epsilon p} + 0.1)B}{E_s}$$

For square and circular foundations (L/B=1)

$$\delta = \frac{C_1 C_2 C_3 (q - \sigma'_{zD})(I_{\epsilon p} + 0.025)B}{E_s}$$

$$C_1 = 1 - 0.5\left(\frac{\sigma'_{zD}}{q - \sigma'_{zD}}\right) \qquad C_2 = 1 + 0.2 \log\left(\frac{t}{0.1}\right) \qquad C_3 = 1.03 - \frac{0.03L}{B} \geq 0.73$$

$$I_{\epsilon p} = 0.5 + 0.1\sqrt{\frac{q - \sigma'_{zD}}{\sigma'_{zp}}}$$

where…

δ = total static settlement (inches)
q = bearing pressure (psf)
D = depth to bottom of footing measured from original grade (ft)
σ'_{zD} = vertical effective stress at depth D below the ground surface (psf)
σ'_{zp} = initial vertical effective stress at depth of peak strain influence factor*
$I_{\epsilon p}$ = peak strain influence factor (no units)
B = width of footing (ft)
L = length of footing (ft)
E_s = equivalent modulus of elasticity in soil layer (ksf)
C_1 = depth factor
C_2 = secondary creep factor
C_3 = shape factor (equals 1 for square and circular foundations)
t = time since application of load (yr, typically taken as a 50-year design life)

*(for square and circular foundations, compute at a depth of D+B/2 below the ground surface; for continuous footings (L/B>10), compute at a depth of D+B)

Input:

q =	3,500	psf
D =	3.5	ft (assume zero for engineered fill)
B =	1.7	ft
L =	50	ft
E_s =	300	ksf (conservative estimate)
t =	50	years
Y' =	125	unit weight, pcf

Calculated Values:

σ'_{zD} =	0 psf
σ'_{zp} =	650 psf
C_1 =	1
C_2 =	1.54
C_3 =	0.73
$I_{\epsilon p}$ =	0.73

δ = 0.42 inches

Figure 3

Static Settlement Calculations
Simplified Schmertmann Method
structural fill

For continuous footings (L/B≥10)

$$\delta = \frac{C_1 C_2 C_3 (q - \sigma'_{zD})(2I_{\epsilon p} + 0.1)B}{E_s}$$

For square and circular foundations (L/B=1)

$$\delta = \frac{C_1 C_2 C_3 (q - \sigma'_{zD})(I_{\epsilon p} + 0.025)B}{E_s}$$

$$C_1 = 1 - 0.5\left(\frac{\sigma'_{zD}}{q - \sigma'_{zD}}\right) \qquad C_2 = 1 + 0.2 \log\left(\frac{t}{0.1}\right) \qquad C_3 = 1.03 - \frac{0.03L}{B} \geq 0.73$$

$$I_{\epsilon p} = 0.5 + 0.1\sqrt{\frac{q - \sigma'_{zD}}{\sigma'_{zp}}}$$

where…

- δ = total static settlement (inches)
- q = bearing pressure (psf)
- D = depth to bottom of footing measured from original grade (ft)
- σ'_{zD} = vertical effective stress at depth D below the ground surface (psf)
- σ'_{zp} = initial vertical effective stress at depth of peak strain influence factor*
- $I_{\epsilon p}$ = peak strain influence factor (no units)
- B = width of footing (ft)
- L = length of footing (ft)
- E_s = equivalent modulus of elasticity in soil layer (ksf)
- C_1 = depth factor
- C_2 = secondary creep factor
- C_3 = shape factor (equals 1 for square and circular foundations)
- t = time since application of load (yr, typically taken as a 50-year design life)

*(for square and circular foundations, compute at a depth of D+B/2 below the ground surface; for continuous footings (L/B>10), compute at a depth of D+B)

Input:

q =	2,200	psf
D =	0	ft (assume zero for engineered fill)
B =	1.7	ft
L =	50	ft
E_s =	100	ksf (conservative estimate)
t =	50	years
Y' =	125	unit weight, pcf

Calculated Values:

σ'_{zD} =	0	psf
σ'_{zp} =	212.5	psf
C_1 =	1	
C_2 =	1.54	
C_3 =	0.73	
$I_{\epsilon p}$ =	0.82	

δ = 0.88 inches

Analysis of Rock Strength using RocLab

Hoek-Brown Classification

intact uniaxial comp. strength (sigci) = 1000 ksf
GSI = 45 mi = 9 Disturbance factor (D) = 1
intact modulus (Ei) = 240000 ksf

Hoek-Brown Criterion

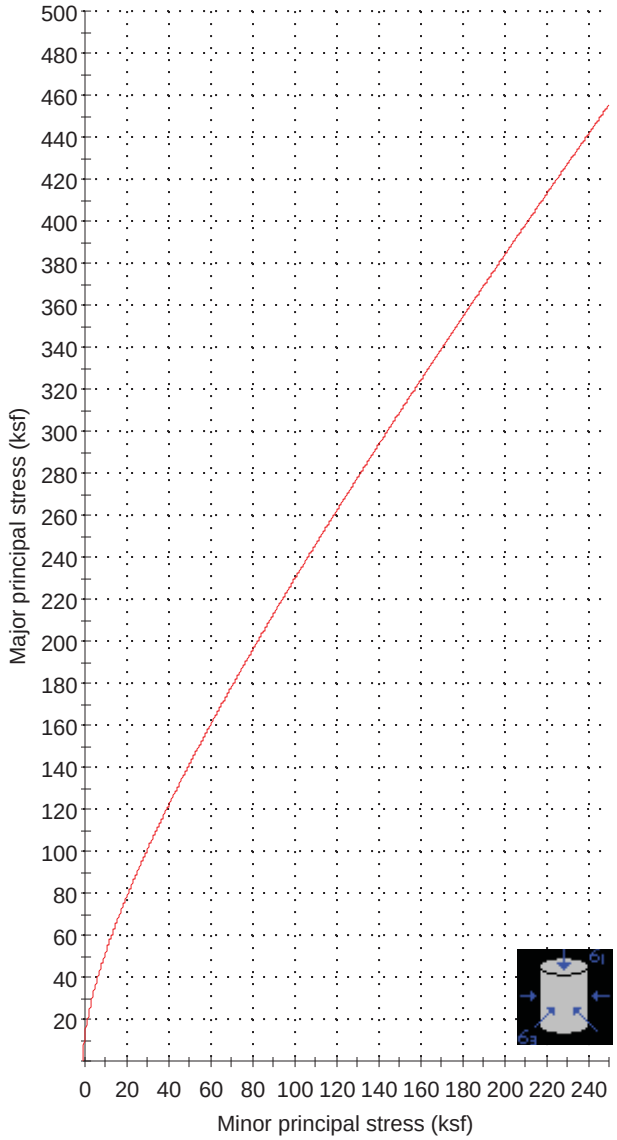
mb = 0.177 s = 0.0001 a = 0.508

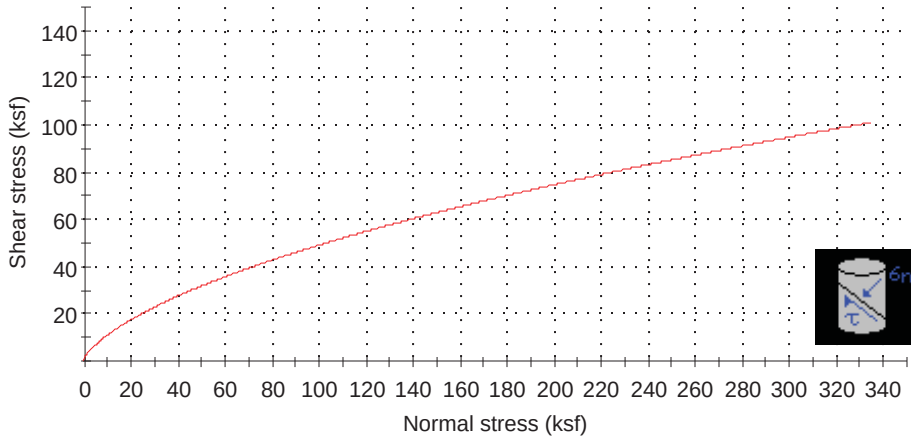
Mohr-Coulomb Fit

cohesion = 20.880 ksf friction angle = 14.38 deg

Rock Mass Parameters

tensile strength = -0.590 ksf
uniaxial compressive strength = 9.491 ksf
global strength = 53.814 ksf
deformation modulus = 12165.97 ksf





Park Engineering, LLC
90 West 200 South
Heber, Utah 84032
Ph. (435) 654-1456
Fx. 1-(800) 375-2156

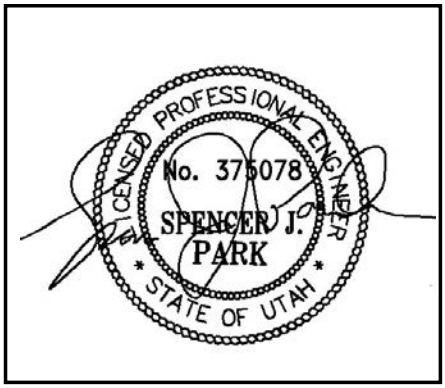
Structural Calculations for:

Summit Powder Mountain RidgeNest 13

Property Located at:

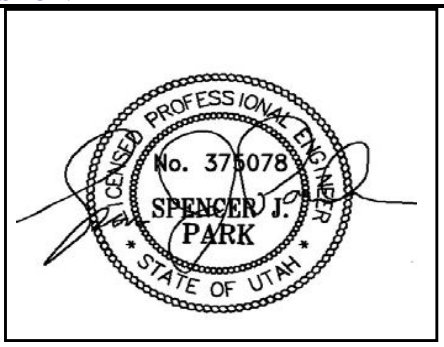
Ridge Nest lot 13
Weber County Utah

May 2015



STRUCTURAL SPECIFICATIONS FOR:

Summit Powder Mountain RidgeNest 13 — **May 2015**
Ridge Nest lot 13 — **PROJECT #**
Weber County Utah



DESIGN LOADS

Roof Dead Load:	12	psf
Roof Snow Load:	202	psf (See attached Snow Calculations)
Radiant Heating?:	Yes	
Floor Dead Load:	30	psf (Radiant Heating Used)
Floor Live Load:	40	psf (Table 16A)

BEAM SCHEDULE

Loc	Beam Name	Beam Type	Trimmer	Remarks	Hanger
B-1	STANDARD HDR	(3) 1.75 x 9.5 LVL	3		Built in Beam Pocket
B-2	ROOF BEAM	(1) 8.75 x 28.5 GLB	column		Built in Beam Pocket
B-3	FLOOR BEAM	(2) 1.75 x 11.875 LVL	1		Built in Beam Pocket
B-4	FLOOR BEAM	(1) 8.75 x 24 GLB	2		Built in Beam Pocket
B-5	ENTRY BEAM	(1) 12 x 12 DF-L #1	2		Built in Beam Pocket

COLUMN SCHEDULE

Loc	Column Name	Column Type	Remarks	Base / Cap
C-1	(1) 9in x 6in DF-L #2	(1) 9in x 6in DF-L #2	Built-up Column	None
C-2	(1) 6in x 9in 1.8E Parallam PSL	(1) 6in x 9in 1.8E Parallam PSL	Built-up Column	None

FLOOR JOIST SCHEDULE

Loc	Joist Name	Joist	Hanger
FJ-1	UPSTAIRS FLOOR JOISTS	(1) 11.875in 360 TJI Joist(s) @ 16in O.C.	none
FJ-2	MAIN FLOOR JOISTS	(1) 14in 210 TJI Joist(s) @ 16in O.C.	none
FJ-3	ENTRY JOISTS	(1) 4in x 12in DF#2 Joists(s) @ 12in O.C.	none

ROOF RAFTERS SCHEDULE

Loc	Rafter Name	Rafter	Hanger
RR-1	ROOF RAFTERS	(1) 16in 360 TJI Joist(s) @ 12in O.C.	none

STEEL BEAM SCHEDULE

Loc	Beam Name	Beam Type	Remarks	Connection
SB-1	B-2 STEEL OPTION	W24x62		
SB-2	B-4 STEEL OPTION	W10x77		
SB-3	FLOOR BEAM	W12x35		
SB-4	FLOOR BEAM	W12x35		
SB-5	FLOOR BEAM	W12x35		

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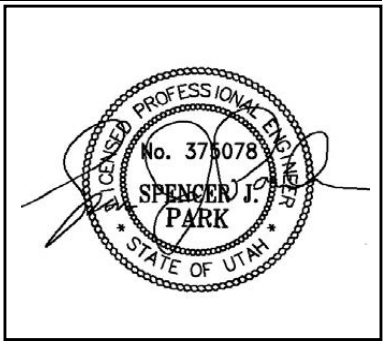

FOOTING SCHEDULE

Loc	Footing Name	Footing Type	Remarks
F-1	24 in Strip Footing	24in x 10in x Cont Footing w/ (2) #4 bar	
F-2	42 in x 42 in Spot Footing	42in x 42in x 10in Footing w/ (4) #4 bar each way	
F-3	48 in x 48 in Spot Footing	48in x 48in x 10in Footing w/ (5) #4 bar each way	

ROOF SNOW LOADS

Utah Snow Loads per 1608.1.2 (State Ammended)

County:	**Cache**
Elevation:	**9000 ft.**
Flat Roof Snow Load:	**201.5 psf**

$$P_g = [P_0^2 + S^2 (A - A_0)^2]^{0.5}$$

Where
P_g = Ground Snow Load at a given elevation (psf)
P_0 = Base ground snow load (psf) from Table No. 1608.1.2(a)
S = Change in ground snow load with elevation (psf/100 ft.) from Table No. 1608.1.2(a)
A = Elevation above Sea Level at the site (ft/1000)
A_0 = Base ground snow elevation from Table 1608.1.2(a) (ft/1000)

Information for Cache County

P_0	**50**	psf	(Table 1608.1.2(a))
S	**63**	psf/100ft	(Table 1608.1.2(a))
A_0	**4.5**	ft/1000	(Table 1608.1.2(a))
Pg	**288**	psf	

ROOF SNOW LOAD FACTORS

Flat Roof Factor	**0.7**		Exposure Factor, Ce	**1.0**
Thermal Factor, Ct	**1.0**	(Heated)	Importance Factor, I	**1.0**

SLOPED ROOF SNOW LOADS

Slope	Angle	Slope Factor, Cs		Snow Load, Ps	
	(degrees)	Slip**	Non-Slip*	Slip	Non-Slip
1:12	4.76	1.00	1.00	**202**	**202**
2:12	9.46	0.93	1.00	**188**	**202**
3:12	14.04	0.86	1.00	**173**	**202**
4:12	18.43	0.79	1.00	**160**	**202**
5:12	22.62	0.73	1.00	**147**	**202**
6:12	26.57	0.67	1.00	**135**	**202**
7:12	30.26	0.61	0.99	**123**	**200**
8:12	33.69	0.56	0.91	**113**	**183**
9:12	36.87	0.51	0.83	**103**	**167**
10:12	39.81	0.46	0.75	**94**	**152**
11:12	42.51	0.42	0.69	**85**	**138**
12:12	45.00	0.38	0.63	**78**	**126**

Non-slip* roofs include asphalt shingles and wood shingles.
Slip roofs include metal, glass, and slate type roofs.

BEAM CALCULATIONS
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STANDARD HDR — B-1

Calculations for beam with the top end supported

Beam Information:

Beam Type Selection: 2

Span:	8	ft
Number of Trimmers req'd:	3	(Trimmers are 2x members)
Beam has floor loads:	Yes	
Roof Slope:	6:12	
Roof Material:	S	(S=Slip, NS=Non-Slip)

USE:
(3) 1.75 x 9.5 LVL

Hanger Selected: Built in Beam Pocket

Load Information:

Roof Dead Load:	12	psf	Trib:	10.25	ft
Roof Live Load:	135	psf	Trib:	10.25	ft
Floor Dead Load:	30	psf	Trib:	10	ft
Floor Live Load:	40	psf	Trib:	10	ft
Point Load (Dead):		lbs	End Dist:		ft
Point Load (Live):		lbs	End Dist:		ft
Wall Uniform Load:		plf			
Total Uniform Load:	2,203.2	plf			

Design Values:

ΔLL_{Allow}: L/410 0.23 in.
ΔDL_{Allow}: L/240 0.40 in.

	1 Sawn Beam	2 Microlam	3 Glulam	4 Parallam	5 DFL#1 Log	6 DF#1
F_b:	900	2,600	2,400	2,900	1,200	1,350
F_v:	180	285	240	290	180	170
E:	1,600,000	1,900,000	1,800,000	2,000,000	1,800,000	1,600,000

Adjustment Factors

Cd =	1.0
Cf bend =	1.0
Cr =	1.0
Cv =	1.0
Ct =	1.0
Cm =	1.0
Cl=	1.0
Kl =	1.0

Calculations:

Moment, M_{max}:	17,626 lb-ft
Reaction (Near End):	8,812.9 lbs
Reaction (Far End):	8,812.9 lbs
Shear, V_{max}:	8,812.9 lbs

Beam Properties

	1 DF#2	2 Microlam	3 Glulam	4 Parallam	5 Log	6 DF#1
Width:	2	1.75	3.125	3.5	8	2
Height:	10	9.5	9	9.5		10
Number of Ply:	3	3	1	1	1	3
Factor F'b:	900		2400		1200	1350
$S_{req'd}$:	235.01		88.13		176.26	156.67
S_{Act}:	64.17		42.19		30.16	64.17
I_{Act}:	296.79	375.10	189.84	250.07	120.62	296.79
A_{Act}:	41.63	49.88	28.13	33.25	31.99	41.63
M_{Allow}:		17655		13055		
	Not Ok	OK	Not Ok	Not Ok	Not Ok	Not Ok
Deflection (Live Load):	0.35	0.23	0.48	0.33	0.76	0.35
Deflection (Dead Load):	0.08	0.05	0.11	0.08	0.18	0.08
Deflection (Total):	0.47	0.31	0.65	0.44	1.02	0.47
Deflection Check:	Not Ok	OK	Not Ok	Not Ok	Not Ok	Not Ok
Shear, V:	6976.90	7068.71	7160.51	7068.71	7774.48	6976.90
F_V:	251.4	212.6	381.9	318.9	364.5	251.4
F'_V:	540.0	855.0	240.0	290.0	180.0	510.0
	OK	OK	Not Ok	Not Ok	Not Ok	OK

BEAM CALCULATIONS
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ROOF BEAM — B-2

Calculations for beam with the top end supported

Beam Information:

Beam Type Selection: 3

Span:	30.75	ft
Number of Trimmers req'd:	column	(Trimmers are 2x members)
Beam has floor loads:	No	
Roof Slope:	6:12	
Roof Material:	S	(S=Slip, NS=Non-Slip)

USE:
(1) 8.75 x 28.5 GLB

Hanger Selected: Built in Beam Pocket

Load Information:

Roof Dead Load:	12	psf	Trib:	15.5	ft
Roof Live Load:	135	psf	Trib:	15.5	ft
Floor Dead Load:	12	psf	Trib:		ft
Floor Live Load:	60	psf	Trib:	0	ft
Point Load (Dead):		lbs	End Dist:		ft
Point Load (Live):		lbs	End Dist:		ft
Wall Uniform Load:		plf			
Total Uniform Load:	2,273.2	plf			

Design Values:

ΔLL_{Allow}: L/240 1.54 in.
ΔDL_{Allow}: L/180 2.05 in.

	1 Sawn Beam	2 Microlam	3 Glulam	4 Parallam	5 DFL#1 Log	6 DF#1
F_b:	900	2,600	2,400	2,900	1,200	1,350
F_v:	180	285	240	290	180	170
E:	1,600,000	1,900,000	1,800,000	2,000,000	1,800,000	1,600,000

Adjustment Factors

Cd =	1.15
Cf bend =	1.0
Cr =	1.0
Cv =	1.0
Ct =	1.0
Cm =	1.0
Cl=	1.0
Kl =	1.0

Calculations:

Moment, M_{max}:	268,679	lb-ft
Reaction (Near End):	34,950.2	lbs
Reaction (Far End):	34,950.2	lbs
Shear, V_{max}:	34,950.2	lbs

Beam Properties

	1 DF#2	2 Microlam	3 Glulam	4 Parallam	5 Log	6 DF#1
Width:	2	1.75	8.75	3.5	8	2
Height:	10	9.5	28.5	9.25		10
Number of Ply:	3	3	1	1	1	3
Factor F'b:	1035		2760		1380	1552.5
$S_{req'd}$:	3115.12		1168.17		2336.34	2076.75
S_{Act}:	64.17		1184.53		30.16	64.17
I_{Act}:	296.79	375.10	16879.57	230.84	120.62	296.79
A_{Act}:	41.63	49.88	249.38	32.38	31.99	41.63
M_{Allow}:		17655		0		
	Not Ok	Not Ok	OK	Not Ok	Not Ok	Not Ok
Deflection (Live Load):	88.42	58.91	1.38	90.95	193.38	88.42
Deflection (Dead Load):	7.88	5.25	0.12	8.10	17.23	7.88
Deflection (Total):	100.24	66.79	1.57	103.10	219.23	100.24
Deflection Check:	Not Ok	Not Ok	OK	Not Ok	Not Ok	Not Ok
Shear, V:	33055.85	33150.57	29551.36	33197.92	33878.74	33055.85
F_V:	1191.2	997.0	177.8	1538.1	1588.5	1191.2
F'_V:	621.0	983.3	276.0	333.5	207.0	586.5
	Not Ok	Not Ok	OK	Not Ok	Not Ok	Not Ok

BEAM CALCULATIONS
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FLOOR BEAM — B-3

Calculations for beam with the top end supported

Beam Information:

Beam Type Selection: 2

Span:	20.25	ft
Number of Trimmers req'd:	1	(Trimmers are 2x members)
Beam has floor loads:	Yes	
Roof Slope:	6:12	
Roof Material:	NS	(S=Slip, NS=Non-Slip)

USE:
(2) 1.75 x 11.875 LVL

Hanger Selected: Built in Beam Pocket

Load Information:

Roof Dead Load:	12	psf	Trib:	0	ft
Roof Live Load:	202	psf	Trib:	0	ft
Floor Dead Load:	30	psf	Trib:	2	ft
Floor Live Load:	40	psf	Trib:	2	ft
Point Load (Dead):		lbs	End Dist:		ft
Point Load (Live):	0	lbs	End Dist:	0	ft
Wall Uniform Load:		plf			
Total Uniform Load:	140.0	plf			

Design Values:

ΔLL_{Allow}: L/480 0.51 in.
ΔDL_{Allow}: L/240 1.01 in.

	1 Sawn Beam	2 Microlam	3 Glulam	4 Parallam	5 DFL#1 Log	6 DF#1
F_b:	900	2,600	2,400	2,900	1,200	1,350
F_v:	180	285	240	290	180	170
E:	1,600,000	1,900,000	1,800,000	2,000,000	1,800,000	1,600,000

Adjustment Factors

Cd =	1.0
Cf bend =	1.0
Cr =	1.0
Cv =	1.0
Ct =	1.0
Cm =	1.0
Cl=	1.0
Kl =	1.0

Calculations:

Moment, M_{max}:	7,176	lb-ft
Reaction (Near End):	1,417.5	lbs
Reaction (Far End):	1,417.5	lbs
Shear, V_{max}:	1,417.5	lbs

Beam Properties

	1 DF#2	2 Microlam	3 Glulam	4 Parallam	5 Log	6 DF#1
Width:	2	1.75	3.125	3.5	8	2
Height:	10	11.875	9	9.25		10
Number of Ply:	3	2	1	1	1	3
Factor F'b:	900		2400		1200	1350
$S_{req'd}$:	95.68		35.88		71.76	63.79
S_{Act}:	64.17		42.19		30.16	64.17
I_{Act}:	296.79	488.41	189.84	230.84	120.62	296.79
A_{Act}:	41.63	41.56	28.13	32.38	31.99	41.63
M_{Allow}:		17850		0		
	Not Ok	OK	OK	Not Ok	Not Ok	OK
Deflection (Live Load):	0.64	0.33	0.89	0.66	1.39	0.64
Deflection (Dead Load):	0.48	0.24	0.66	0.49	1.05	0.48
Deflection (Total):	1.35	0.69	1.88	1.39	2.96	1.35
Deflection Check:	Not Ok	OK	Not Ok	Not Ok	Not Ok	Not Ok
Shear, V:	1300.83	1278.96	1312.50	1309.58	1351.51	1300.83
F_V:	46.9	46.2	70.0	60.7	63.4	46.9
F'_V:	540.0	570.0	240.0	290.0	180.0	510.0
	OK	OK	OK	OK	OK	OK

BEAM CALCULATIONS
Summit Powder Mountain RidgeNest 13
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FLOOR BEAM — B-4

Calculations for beam with the top end supported

Beam Information:

Beam Type Selection: 3

Span:	27.5	ft
Number of Trimmers req'd:	2	(Trimmers are 2x members)
Beam has floor loads:	No	
Roof Slope:	6:12	
Roof Material:	NS	(S=Slip, NS=Non-Slip)

USE:

(1) 8.75 x 24 GLB

Hanger Selected: Built in Beam Pocket

Load Information:

Roof Dead Load:	12	psf	Trib:	0	ft
Roof Live Load:	202	psf	Trib:	0	ft
Floor Dead Load:	30	psf	Trib:	0	ft
Floor Live Load:	40	psf	Trib:	0	ft
Point Load (Dead):		lbs	End Dist:		ft
Point Load (Live):	8,400	lbs	End Dist:	10	ft
Wall Uniform Load:		plf			
Total Uniform Load:	0.0	plf			

Design Values:

ΔLL_{Allow}: L/240 — 1.38 in.

ΔDL_{Allow}: L/180 — 1.83 in.

	1 Sawn Beam	2 Microlam	3 Glulam	4 Parallam	5 DFL#1 Log	6 DF#1
F_b:	900	2,600	2,400	2,900	1,200	1,350
F_v:	180	285	240	290	180	170
E:	1,600,000	1,900,000	1,800,000	2,000,000	1,800,000	1,600,000

Adjustment Factors

Cd =	1.0
Cf bend =	1.0
Cr =	1.0
Cv =	1.0
Ct =	1.0
Cm =	1.0
Cl=	1.0
Kl =	1.0

Calculations:

Moment, M_{max}:	53,455 lb-ft
Reaction (Near End):	5,345.5 lbs
Reaction (Far End):	3,054.5 lbs
Shear, V_{max}:	5,345.5 lbs

Beam Properties

	1 DF#2	2 Microlam	3 Glulam	4 Parallam	5 Log	6 DF#1
Width:	2	1.75	8.75	3.5	8	2
Height:	10	9.5	24	9.25		10
Number of Ply:	3	3	1	1	1	3
Factor F'b:	900		2400		1200	1350
$S_{req'd}$:	712.73		267.27		534.55	475.15
S_{Act}:	64.17		840.00		30.16	64.17
I_{Act}:	296.79	375.10	10080.00	230.84	120.62	296.79
A_{Act}:	41.63	49.88	210.00	32.38	31.99	41.63
M_{Allow}:		17655		0		
	Not Ok	Not Ok	OK	Not Ok	Not Ok	Not Ok
Deflection (Live Load):	1.00	0.67	0.03	1.03	2.18	1.00
Deflection (Dead Load):	0.00	0.00	0.00	0.00	0.00	0.00
Deflection (Total):	1.00	0.67	0.03	1.03	2.18	1.00
Deflection Check:	OK	OK	OK	OK	Not Ok	OK
Shear, V:	5021.49	5037.69	4567.93	5045.79	5162.22	5021.49
F_V:	181.0	151.5	32.6	233.8	242.1	181.0
F'_V:	540.0	855.0	240.0	290.0	180.0	510.0
	OK	OK	OK	OK	Not Ok	OK

BEAM CALCULATIONS
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ENTRY BEAM — B-5

Calculations for beam with the top end supported

Beam Information:

Beam Type Selection: 1

Span:	15	ft
Number of Trimmers req'd:	2	(Trimmers are 2x members)
Beam has floor loads:	No	
Roof Slope:	6:12	
Roof Material:	NS	(S=Slip, NS=Non-Slip)

USE:
(1) 12 x 12 DF-L #1

Hanger Selected: Built in Beam Pocket

Load Information:

Roof Dead Load:	12	psf	Trib:	4	ft
Roof Live Load:	202	psf	Trib:	4	ft
Floor Dead Load:	30	psf	Trib:	0	ft
Floor Live Load:	40	psf	Trib:	0	ft
Point Load (Dead):		lbs	End Dist:		ft
Point Load (Live):		lbs	End Dist:		ft
Wall Uniform Load:		plf			
Total Uniform Load:	854.1	plf			

Design Values:

ΔLL_{Allow}:	L/240	0.75 in.
ΔDL_{Allow}:	L/180	1.00 in.

	1 Sawn Beam	2 Microlam	3 Glulam	4 Parallam	5 DFL#1 Log	6 DF#1
F_b:	1,350	2,600	2,400	2,900	1,200	1,350
F_v:	170	285	240	290	180	170
E:	1,600,000	1,900,000	1,800,000	2,000,000	1,800,000	1,600,000

Adjustment Factors

Cd =	1.0
Cf bend =	1.0
Cr =	1.0
Cv =	1.0
Ct =	1.0
Cm =	1.0
Cl=	1.0
Kl =	1.0

Calculations:

Moment, M_{max}:	24,020	lb-ft
Reaction (Near End):	6,405.4	lbs
Reaction (Far End):	6,405.4	lbs
Shear, V_{max}:	6,405.4	lbs

Beam Properties

	1 DF#2	2 Microlam	3 Glulam	4 Parallam	5 Log	6 DF#1
Width:	12	1.75	3.125	3.5	8	10
Height:	12	9.5	9	9.25		12
Number of Ply:	1	3	1	1	1	1
Factor F'b:	1350		2400		1200	1350
$S_{req'd}$:	213.51		120.10		240.20	213.51
S_{Act}:	242.58		42.19		30.16	200.39
I_{Act}:	1364.50	375.10	189.84	230.84	120.62	1127.20
A_{Act}:	129.38	49.88	28.13	32.38	31.99	106.88
M_{Allow}:		17655		0		
	OK	Not Ok	Not Ok	Not Ok	Not Ok	Not Ok
Deflection (Live Load):	0.42	1.29	2.69	1.99	4.23	0.51
Deflection (Dead Load):	0.03	0.08	0.16	0.12	0.25	0.03
Deflection (Total):	0.46	1.40	2.93	2.17	4.61	0.55
Deflection Check:	OK	Not Ok	Not Ok	Not Ok	Not Ok	OK
Shear, V:	5551.33	5729.26	5764.85	5747.05	6002.84	5551.33
F_V:	64.4	172.3	307.5	266.3	281.5	77.9
F'_V:	170.0	855.0	240.0	290.0	180.0	170.0
	OK	OK	Not Ok	OK	Not Ok	OK

(1) 9in x 6in DF-L #2 (C-1)

Calculations for Pinned-Pinned column

Column Properties:

Unsupported Length:	130	inches
Load:	34,717	lbs
Column Material:	DF-L #2	
Column Ply:	1	
Width:	9	in (Actual)
Depth:	5.5	in (Actual)
Area:	49.50	in^2
Log Column?:	No	

USE:

(1) 9in x 6in DF-L #2

Base and Cap

None

F_c:	1350	psi, (Table 4A, 2005 NDS Supplement)
E:	1600000	psi, (Table 4A, 2005 NDS Supplement)
E_{min}:	580000	psi, (Table 4A, 2005 NDS Supplement)

Load Factors:

C_d	1	(Pg 8, 2005 NDS)
C_m	1	(Pg 24, 2005 NDS)
C_t	1	(Pg 9, 2005 NDS)
C_f	1	(Pg 27, 2005 NDS)
C_i	1	(Pg 27, 2005 NDS)
C_p	0.520	(Pg 19, 2005 NDS)
K_e	1	(Pg 156, 2005 NDS)

Calculations:

l_e:	130	in	
(le/d):	23.64		
E'_{min}:	580000	psi	
F_{ce}:	853.4	psi	
F^*_c:	1350	psi	
F_{cE}/F^*_c:	0.632		
F'_c:	701.56	psi	
$A_{req'd}$:	49.49	in^2	
P_{max}:	**34,727**	**lb/ft**	**OK**

(1) 6in x 9in 1.8E Parallam PSL (C-2)

Calculations for Pinned-Pinned column

Column Properties:

Unsupported Length:	108	inches
Load:	107,851	lbs
Column Material:	1.8E Parallam PSL	
Column Ply:	1	
Width:	5.5	in (Actual)
Depth:	9	in (Actual)
Area:	49.50	in^2
Log Column?:	No	

USE:

(1) 6in x 9in 1.8E Parallam PSL

Base and Cap

None

F_c:	2500	psi, (Table 4A, 2005 NDS Supplement)
E:	1800000	psi, (Table 4A, 2005 NDS Supplement)
E_{min}:	900000	psi, (Table 4A, 2005 NDS Supplement)

Load Factors:

C_d	1	(Pg 8, 2005 NDS)
C_m	1	(Pg 24, 2005 NDS)
C_t	1	(Pg 9, 2005 NDS)
C_f	1	(Pg 27, 2005 NDS)
C_i	1	(Pg 27, 2005 NDS)
C_p	0.872	(Pg 19, 2005 NDS)
K_e	1	(Pg 156, 2005 NDS)

Calculations:

l_e:	108	in	
(le/d):	12.00		
E'_{min}:	900000	psi	
F_{ce}:	5137.5	psi	
F^*_c:	2500	psi	
F_{cE}/F^*_c:	2.055		
F'_c:	2179.02	psi	
$A_{req'd}$:	49.50	in^2	
P_{max}:	**107,861**	**lb/ft**	**OK**

FOOTING CALCULATIONS
Summit Powder Mountain RidgeNest 13
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24 in Strip Footing — F-1

Footing Information:

Footing Thickness:	10	in.
Footing Width:	24	in.
Footing Depth:	Cont	in.
Wall Thickness:	8	in
Wall Height:	4	ft.
Depth Below Grade:	3	ft.

USE:

24in x 10in x Cont Footing
w/ (2) #4 bar

Design Properties:

Compressive Strength, f'_c:	3,000	psi	
Soil Pressure, q_a:	4,000	psf	(Table R401.4.1)
Soil Type:	Sedimentary & Foliated Rock		
Soil Density, γ_s:	120	pcf	

Load Information:

Live Load:	1,200	plf
Dead Load:	400	plf

Calculations:

	Width Req'd:	5.4	in.	OK
	q_n:	3,555.0	psf	
	q_{nu}:	5,332.5	psf	
	d:	6.8	in.	
	v_{Trib}:	1.3	in.	
	v_{Trib2}:	0.7	ft	
	V_u:	555	lbs	
	ϕV_c:	4,437	lbs	OK
	M_u:	1.19	k-ft	
	A_s:	0.04	$in.^2$	
[GOVERNS]	As_{min}:	0.14	$in.^2$	
	a:	1.18	in.	
	ϕM_n:	11.09	k-ft	OK
	ε_t:	0.013	in/in	OK

Reinforcement:

Steel Strength:	60	ksi	
Cover:	3	in.	

Transverse:

Bar Size:	#4		
Bar Count:	2		
Spacing:	7.00	in. O.C.	
As_{Act}:	0.40	$in.^2$	OK

Longitudinal:

Bar Size:	#4		
Spacing:	7	in. O.C.	OK
A_s:	0.40	$in.^2$	OK
Bar Count:	2		

Development Length:

l_d:	21.9	in.
α:	1	
β:	1	
γ:	1	
d_b:	0.5	in.
Factor:	25	

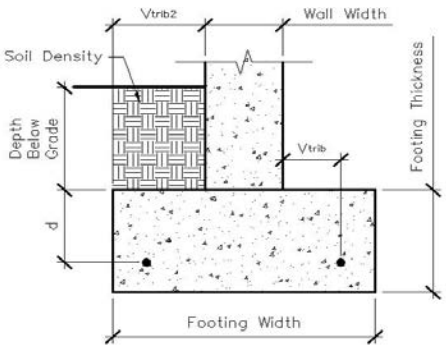


TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD BEARING PRESSURE (PSF)
Crystalline Bedrock	12000
Sedimentary and Foliated Rock	4000
Sandy Gravel and/or Gravel (GW & GP)	3000
Sand, silty sand, clayey sand, silty gravel, and clayey gravel (SW, SP, SM, SC, GM & GC)	2000
Clay, sandy clay, silty clay, clayey silt, silt & sandy silt (CL, ML, MH, & CH)	1500
Geotechnical Soils Report	

FOOTING CALCULATIONS
Summit Powder Mountain RidgeNest 13
May 2015
PROJECT #

42 in x 42 in Spot Footing — F-2

Footing Information:

Footing Thickness:	10	in.
Footing Width:	42	in.
Footing Depth:	42	in.
Area:	12.25	ft^2
Column Thickness:	24	in
Column Height:	8	ft.
Depth Below Grade:	3	ft.

USE:

42in x 42in x 10in Footing
w/ (4) #4 bar each way

Design Properties:

Compressive Strength, f'_c:	3,000	psi	
Soil Pressure, q_a:	4,000	psf	(Table R401.4.1)
Soil Type:	Sedimentary & Foliated Rock		
Soil Density, γ_s:	120	pcf	

Load Information:

Live Load:	18,000	lbs
Dead Load:	6,000	lbs

Calculations:

	A req'd:	7.7	ft^2	OK
	q_n:	3,123.2	psf	
	q_{nu}:	2,938.8	psf	
	d:	6.8	in.	
	v_{Trib}:	2.3	in.	
	v_{Trib2}:	0.8	ft	
	V_u:	16,703	lbs	
	ϕV_c:	136,424	lbs	OK
	bo:	123.0	in.	
	M_u:	2.89	k-ft	
	A_s:	0.11	$in.^2$	
[GOVERNS]	As_{min}:	0.76	$in.^2$	
	a:	0.78	in.	
	ϕM_n:	22.89	k-ft	OK
	ε_t:	0.021	in/in	OK

Reinforcement:

Steel Strength:	60	ksi	
Cover:	3	in.	
Transverse:			
Bar Size:	#4		
Bar Count:	4		
Spacing:	7.00	in. O.C.	
As_{Act}:	0.80	$in.^2$	OK
Longitudinal:			
Bar Size:	#4		
Spacing:	7	in. O.C.	OK
A_s:	0.80	$in.^2$	OK
	4		
Development Length:			
l_d:	21.9	in.	
α:	1		
β:	1		
γ:	1		
d_b:	0.5	in.	
Factor:	25		

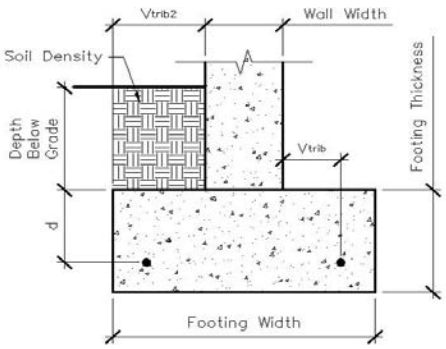


TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD BEARING PRESSURE (PSF)
Crystalline Bedrock	12000
Sedimentary and Foliated Rock	4000
Sandy Gravel and/or Gravel (GW & GP)	3000
Sand, silty sand, clayey sand, silty gravel, and clayey gravel (SW, SP, SM, SC, GM & GC)	2000
Clay, sandy clay, silty clay, clayey silt, silt & sandy silt (CL, ML, MH, & CH)	1500
Geotechnical Soils Report	

FOOTING CALCULATIONS
Summit Powder Mountain RidgeNest 13
May 2015
PROJECT #

48 in x 48 in Spot Footing — F-3

Footing Information:

Footing Thickness:	10	in.
Footing Width:	48	in.
Footing Depth:	48	in.
Area:	16.00	ft^2
Column Thickness:	24	in
Column Height:	4	ft.
Depth Below Grade:	3	ft.

USE:

48in x 48in x 10in Footing
w/ (5) #4 bar each way

Design Properties:

Compressive Strength, f'_c:	3,000	psi	
Soil Pressure, q_a:	4,000	psf	(Table R401.4.1)
Soil Type:	Sedimentary & Foliated Rock		
Soil Density, γ_s:	120	pcf	

Load Information:

Live Load:	33,750	lbs
Dead Load:	11,250	lbs

Calculations:

	A req'd:	13.4	ft^2	OK
	q_n:	3,365.0	psf	
	q_{nu}:	4,218.8	psf	
	d:	6.8	in.	
	v_{Trib}:	5.3	in.	
	v_{Trib2}:	1.0	ft	
	V_u:	39,798	lbs	
	ϕV_c:	136,424	lbs	OK
	bo:	123.0	in.	
	M_u:	8.44	k-ft	
	A_s:	0.31	$in.^2$	
[GOVERNS]	As_{min}:	0.86	$in.^2$	
	a:	0.98	in.	
	ϕM_n:	28.17	k-ft	OK
	ε_t:	0.016	in/in	OK

Reinforcement:

Steel Strength:	60	ksi	
Cover:	3	in.	
Transverse:			
Bar Size:	#4		
Bar Count:	5		
Spacing:	7.00	in. O.C.	
As_{Act}:	1.00	$in.^2$	OK
Longitudinal:			
Bar Size:	#4		
Spacing:	7	in. O.C.	OK
A_s:	1.00	$in.^2$	OK
	5		
Development Length:			
l_d:	21.9	in.	
α:	1		
β:	1		
γ:	1		
d_b:	0.5	in.	
Factor:	25		

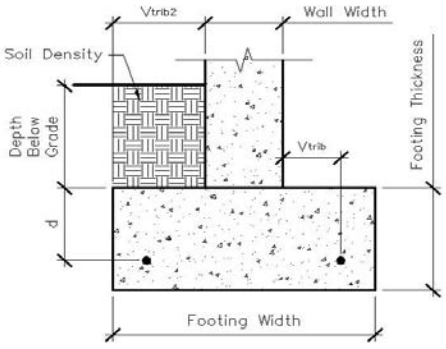


TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD BEARING PRESSURE (PSF)
Crystalline Bedrock	12000
Sedimentary and Foliated Rock	4000
Sandy Gravel and/or Gravel (GW & GP)	3000
Sand, silty sand, clayey sand, silty gravel, and clayey gravel (SW, SP, SM, SC, GM & GC)	2000
Clay, sandy clay, silty clay, clayey silt, silt & sandy silt (CL, ML, MH, & CH)	1500
Geotechnical Soils Report	

JOIST CALCULATIONS
Summit Powder Mountain RidgeNest 13
May 2015
PROJECT #

UPSTAIRS FLOOR JOISTS — FJ-1

Calculations for floor joist with the top end supported

Joist Information:

Joist Type Selection: 1

Span: 20 ft

ΔLL_{Allow}: L/460 0.52 in.
ΔDL_{Allow}: L/240 1.00 in.

USE:
(1) 11.875in 360 TJI Joist(s) @ 16in O.C.

Load Information:

Floor Dead Load:	30	psf			Hanger
Floor Live Load:	40	psf			none
Point Load (Dead):		lbs	End Dist:		ft
Point Load (Live):		lbs	End Dist:		ft
Wall Uniform Load:		plf			
Total Uniform Load:	0.0	plf			

Design Values:

	1 TJI-1	2 TJI-2	3 RFPI-1	4 RFPI-2	5 LVL	6 DF#2	7 DF LOG
F_b:	NA	NA	NA	NA	1,200	900	1,850
F_v:	NA	NA	NA	NA	180	180	115
			6.18E+06	6.18E+06			
E/EI:	4.19E+08	1.57E+08	3.30E+08	4.20E+08	1,800,000	1,600,000	1,500,000

Adjustment Factors

Cd =	1.0
Cf bend =	1.0
Cr =	1.0
Cv =	1.0
Ct =	1.0
Cm =	1.0
Cl=	1.0
Kl =	1.0

Calculations:

	1 TJI-1	2 TJI-2	3 RFPI-1	4 RFPI-2	5 LVL	6 DF#2	7 DF LOG	
Uniform Load:	93.3	112.0	93.3	140.0	93.3	93.3	210.0	plf
Moment, M_{max}:	4,667	5,600	4,667	7,000	4,667	4,667	10,500	lb-ft
Reaction (Near End):	933.3	1,120.0	933.3	1,400.0	933.3	933.3	2,100.0	lbs
Reaction (Far End):	933.3	1,120.0	933.3	1,400.0	933.3	933.3	2,100.0	lbs
Shear, V_{max}:	933.3	1,120.0	933.3	1,400.0	933.3	933.3	2,100.0	lbs

Properties

	1 TJI-1	2 TJI-2	3 RFPI-1	4 RFPI-2	5 LVL	6 DF#2	7 DF LOG
Depth/Diam:	11.875	9.5	11.875	11.875	5.5	6	10
Width/Grade:	360	110	RFPI 40	RFPI 70	1.75	2	
Joist Ply:	1	1	1	1	1	1	1
Joist Spacing:	16	19.2	16	24	16	16	36
Factor F'b:						900	1850
$S_{req'd}$:						62.22	68.11
S_{Act}:						6.89	98.17
I_{Act}:					24.26	18.09	490.87
A_{Act}:					9.63	7.88	78.54
M_{Allow}:	6180.0	2500.0	3545.0	6595.0	2125		
	OK	Not Ok	Not Ok	Not Ok	Not Ok	Not Ok	OK
Deflection (Live Load):	0.51	1.54	0.62	0.75	4.40	6.63	0.59
Deflection (Dead Load):	0.38	1.15	0.47	0.56	3.30	4.98	0.44
Deflection (Total):	1.08	3.27	1.32	1.59	9.34	14.10	1.25
Deflection Check:	OK	Not Ok	Not Ok	Not Ok	Not Ok	Not Ok	Not Ok
Shear, V:	1705.0	1220.0	1420.0	1420.0	1830.00	886.67	1925.00
F_V:						168.9	36.8
F_V:						180.0	115.0
	OK	OK	OK	OK	OK	OK	OK

JOIST CALCULATIONS
Summit Powder Mountain RidgeNest 13
May 2015
PROJECT #

MAIN FLOOR JOISTS — FJ-2

Calculations for floor joist with the top end supported

Joist Information:

Joist Type Selection: 1

Span: 16.75 ft

ΔLL_{Allow}: L/480 0.42 in.
ΔDL_{Allow}: L/240 0.84 in.

USE:
(1) 14in 210 TJI Joist(s) @ 16in O.C.

Load Information:

Floor Dead Load:	30	psf			Hanger
Floor Live Load:	40	psf			none
Point Load (Dead):		lbs	End Dist:		ft
Point Load (Live):		lbs	End Dist:		ft
Wall Uniform Load:		plf			
Total Uniform Load:	0.0	plf			

Design Values:

	1 TJI-1	2 TJI-2	3 RFPI-1	4 RFPI-2	5 LVL	6 DF#2	7 DF LOG
F_b:	NA	NA	NA	NA	1,200	900	1,850
F_v:	NA	NA	NA	NA	180	180	115
			6.18E+06	6.18E+06			
E/EI:	4.62E+08	1.57E+08	3.30E+08	4.20E+08	1,800,000	1,600,000	1,500,000

Adjustment Factors

Cd =	1.0
Cf bend =	1.0
Cr =	1.0
Cv =	1.0
Ct =	1.0
Cm =	1.0
Cl=	1.0
Kl =	1.0

Calculations:

	1 TJI-1	2 TJI-2	3 RFPI-1	4 RFPI-2	5 LVL	6 DF#2	7 DF LOG	
Uniform Load:	93.3	112.0	93.3	140.0	93.3	93.3	210.0	plf
Moment, M_{max}:	3,273	3,928	3,273	4,910	3,273	3,273	7,365	lb-ft
Reaction (Near End):	781.7	938.0	781.7	1,172.5	781.7	781.7	1,758.8	lbs
Reaction (Far End):	781.7	938.0	781.7	1,172.5	781.7	781.7	1,758.8	lbs
Shear, V_{max}:	781.7	938.0	781.7	1,172.5	781.7	781.7	1,758.8	lbs

Properties

	1 TJI-1	2 TJI-2	3 RFPI-1	4 RFPI-2	5 LVL	6 DF#2	7 DF LOG
Depth/Diam:	14	9.5	11.875	11.875	5.5	8	10
Width/Grade:	210	110	RFPI 40	RFPI 70	1.75	2	
Joist Ply:	1	1	1	1	1	1	1
Joist Spacing:	16	19.2	16	24	16	16	36
Factor F'b:						900	1850
$S_{req'd}$:						43.64	47.77
S_{Act}:						13.14	98.17
I_{Act}:					24.26	47.63	490.87
A_{Act}:					9.63	10.88	78.54
M_{Allow}:	4490.0	2500.0	3545.0	6595.0	2125		
	OK	Not Ok	OK	OK	Not Ok	Not Ok	OK
Deflection (Live Load):	0.23	0.77	0.32	0.38	2.16	1.24	0.29
Deflection (Dead Load):	0.17	0.58	0.24	0.29	1.62	0.93	0.22
Deflection (Total):	0.50	1.64	0.67	0.81	4.60	2.63	0.61
Deflection Check:	OK	Not Ok	OK	OK	Not Ok	Not Ok	OK
Shear, V:	1945.0	1220.0	1420.0	1420.0	1830.00	719.44	1583.75
F_V:						99.2	30.2
F_V:						180.0	115.0
	OK	OK	OK	OK	OK	OK	OK

JOIST CALCULATIONS
Summit Powder Mountain RidgeNest 13
May 2015
PROJECT #

ENTRY JOISTS — FJ-3

Calculations for floor joist with the top end supported

Joist Information:

Span: 14 ft

ΔLL_{Allow}: L/480 0.35 in.
ΔDL_{Allow}: L/240 0.70 in.

Joist Type Selection: 6

USE:
(1) 4in x 12in DF#2 Joists(s) @ 12in O.C.

Load Information:

Floor Dead Load:	15	psf			Hanger
Floor Live Load:	190	psf			none
Point Load (Dead):		lbs	End Dist:		ft
Point Load (Live):		lbs	End Dist:		ft
Wall Uniform Load:		plf			
Total Uniform Load:	0.0	plf			

Design Values:

	1 TJI-1	2 TJI-2	3 RFPI-1	4 RFPI-2	5 LVL	6 DF#2	7 DF LOG
F_b:	NA	NA	NA	NA	1,200	900	1,850
F_v:	NA	NA	NA	NA	180	180	115
			6.18E+06	6.18E+06			
E/EI:	1.57E+08	1.57E+08	3.30E+08	4.20E+08	1,800,000	1,600,000	1,500,000

Adjustment Factors	
Cd =	1.0
Cf bend =	1.0
Cr =	1.0
Cv =	1.0
Ct =	1.0
Cm =	1.0
Cl=	1.0
Kl =	1.0

Calculations:

	1 TJI-1	2 TJI-2	3 RFPI-1	4 RFPI-2	5 LVL	6 DF#2	7 DF LOG	
Uniform Load:	273.3	328.0	273.3	410.0	273.3	205.0	615.0	plf
Moment, M_{max}:	6,697	8,036	6,697	10,045	6,697	5,023	15,068	lb-ft
Reaction (Near End):	1,913.3	2,296.0	1,913.3	2,870.0	1,913.3	1,435.0	4,305.0	lbs
Reaction (Far End):	1,913.3	2,296.0	1,913.3	2,870.0	1,913.3	1,435.0	4,305.0	lbs
Shear, V_{max}:	1,913.3	2,296.0	1,913.3	2,870.0	1,913.3	1,435.0	4,305.0	lbs

Properties

	1 TJI-1	2 TJI-2	3 RFPI-1	4 RFPI-2	5 LVL	6 DF#2	7 DF LOG
Depth/Diam:	9.5	9.5	11.875	11.875	5.5	12	10
Width/Grade:	110	110	RFPI 40	RFPI 70	1.75	4	
Joist Ply:	1	1	1	1	1	1	1
Joist Spacing:	16	19.2	16	24	16	12	36
Factor F'b:						900	1850
$S_{req'd}$:						66.97	97.74
S_{Act}:						73.83	98.17
I_{Act}:					24.26	415.28	490.87
A_{Act}:					9.63	39.38	78.54
M_{Allow}:	2500.0	2500.0	3545.0	6595.0	2125		
	Not Ok	Not Ok	Not Ok	Not Ok	Not Ok	OK	OK
Deflection (Live Load):	1.53	1.84	0.76	0.93	5.01	0.25	0.67
Deflection (Dead Load):	0.12	0.15	0.06	0.07	0.40	0.02	0.05
Deflection (Total):	1.72	2.06	0.85	1.04	5.61	0.28	0.75
Deflection Check:	Not Ok	Not Ok	Not Ok	Not Ok	Not Ok	OK	Not Ok
Shear, V:	1220.0	1220.0	1420.0	1420.0	1830.00	1230.00	3792.50
F_V:						46.9	72.4
F_V:						180.0	115.0
	Not Ok	Not Ok	Not Ok	Not Ok	Not Ok	OK	OK

RAFTER CALCULATIONS
Summit Powder Mountain RidgeNest 13
May 2015
PROJECT #

ROOF RAFTERS — RR-1

Calculations for Roof Rafter with the top end supported

Rafter Information:

Rafter Type Selection: 1

Span: 20 ft

USE:
(1) 16in 360 TJI Joist(s) @ 12in O.C.

Roof Slope: 6:12
Roof Material: S (S=Slip, NS=Non-Slip)

Load Information:

Roof Dead Load: 12 psf
Roof Live Load: 135 psf

Hanger: none

Point Load (Dead): lbs — End Dist: ft
Point Load (Live): lbs — End Dist: ft
Wall Uniform Load: plf
Total Uniform Load: 0.0 plf

Design Values:

ΔLL_{Allow}: L/240 1.00 in.
ΔDL_{Allow}: L/180 1.33 in.

	1 TJI-1	2 TJI-2	3 RFPI-1	4 RFPI-2	5 LVL	6 DF#2	7 DF LOG
F_b:	NA	NA	NA	NA	1,200	900	1,850
F_v:	NA	NA	NA	NA	180	180	115
			4.94E+06	6.18E+06			
E/EI:	8.30E+08	1.57E+08	1.45E+08	4.20E+08	1,800,000	1,600,000	1,500,000

Adjustment Factors

Cd =	1.0
Cf bend =	1.0
Cr =	1.0
Cv =	1.0
Ct =	1.0
Cm =	1.0
Cl=	1.0
Kl =	1.0

Calculations:

	1 TJI-1	2 TJI-2	3 RFPI-1	4 RFPI-2	5 LVL	6 DF#2	7 DF LOG	
Uniform Load:	146.7	293.3	293.3	293.3	293.3	293.3	440.0	plf
Moment, M_{max}:	7,333	14,666	14,666	14,666	14,666	14,666	21,999	lb-ft
Reaction (Near End):	1,466.6	2,933.1	2,933.1	2,933.1	2,933.1	2,933.1	4,399.7	lbs
Reaction (Far End):	1,466.6	2,933.1	2,933.1	2,933.1	2,933.1	2,933.1	4,399.7	lbs
Shear, V_{max}:	1,466.6	2,933.1	2,933.1	2,933.1	2,933.1	2,933.1	4,399.7	lbs

Properties

	1 TJI-1	2 TJI-2	3 RFPI-1	4 RFPI-2	5 LVL	6 DF#2	7 DF LOG
Depth/Diam:	16	9.5	9.5	11.875	9.5	10	10
Width/Grade:	360	110	RFPI 20	RFPI 70	1.75	2	
Joist Ply:	1	1	1	1	1	1	1
Joist Spacing:	12	24	24	24	24	24	36
Factor F'b:						900	1850
$S_{req'd}$:						195.54	142.69
S_{Act}:						21.39	98.17
I_{Act}:					125.03	98.93	490.87
A_{Act}:					16.63	13.88	78.54
M_{Allow}:	8405.0	2500.0	2520.0	6595.0	5885		
	OK	**Not Ok**	**Not Ok**	**Not Ok**	**Not Ok**	**Not Ok**	**Not Ok**
Deflection (Live Load):	0.67	6.48	6.95	2.52	4.31	6.12	1.98
Deflection (Dead Load):	0.06	0.58	0.62	0.22	0.38	0.55	0.18
Deflection (Total):	0.76	7.34	7.88	2.85	4.88	6.94	2.24
Deflection Check:	**OK**	**Not Ok**	**Not Ok**	**Not Ok**	**Not Ok**	**Not Ok**	**Not Ok**
Shear, V:	2190.0	1220.0	1120.0	1420.0	3160.00	2688.71	4033.06
F_V:						290.7	77.0
F'_V:						180.0	115.0
	OK	**Not Ok**	**Not Ok**	**Not Ok**	**OK**	**Not Ok**	**OK**

B-2 STEEL OPTION

SB-1

For Steel Beam With Top End Supported for a uniform loaded beam LRFD Design

Beam Information:

Span:	31	ft
Number of Trimmers req'd:	column	(Trimmers are 2x members)
Beam has floor loads:	No	
Roof Slope:	6:12	
Roof Material:	S	(S=Slip, NS=Non-Slip)

USE:

Use a W24x62 50 ksi Steel Beam

Connection

Built in Beam Pocket

Load Information:

Roof Dead Load:	12	psf	Trib:	16	ft
Roof Live Load:	135	psf	Trib:	16	ft
Floor Dead Load:	30	psf	Trib:		ft
Floor Live Load:	40	psf	Trib:		ft
Point Load (Dead):		lbs	End Dist:		ft
Point Load (Live):		lbs	End Dist:		ft
Wall Uniform Load:		plf			
Total Distributed Load, W:	2346.51	plf			

Calculations:

Factored Distributed Load, W_U:	3.68	K/ft
Moment, M_U:	441.77	kip-ft
Z_x:	117.81	in^3
Reaction (Near End):	36,370.9	lbs
Reaction (Far End):	36,370.9	lbs
Shear, V_{max}:	36,370.9	lbs

Deflection:

ΔLL_{Allow}:	0.78	in.	L/480
ΔTL_{Allow}:	1.55	in.	L/240
ΔLL_{Act}:	0.74	in.	**OK**
ΔTL_{Act}:	0.82	in.	**OK**

Steel Beam Properties

Beam Section:	**W24x062**		
Beam Shape:	W		
Depth, d:	23.7	in	
Beam Weight	62	plf	
Steel Strength, f_y:	**50**	ksi	
Width, b_f:	7.04	in	
Z_x:	200	in^3	**OK**
I_x:	2100	in^4	
$\Phi_b M_p$:	750	kip-ft	**OK**
Beam Size:	W24x62		

B-4 STEEL OPTION

SB-2

For Steel Beam With Top End Supported for a uniform loaded beam LRFD Design

Beam Information:

Span:	27.25	ft
Number of Trimmers req'd:	column	(Trimmers are 2x members)
Beam has floor loads:	Yes	
Roof Slope:		
Roof Material:	NS	(S=Slip, NS=Non-Slip)

USE:

Use a W10x77 50 ksi Steel Beam

Connection

Built in Beam Pocket

Load Information:

Roof Dead Load:	12	psf	Trib:	0	ft
Roof Live Load:	202	psf	Trib:	0	ft
Floor Dead Load:	30	psf	Trib:	6.0	ft
Floor Live Load:	40	psf	Trib:	6.0	ft
Point Load (Dead):		lbs	End Dist:		ft
Point Load (Live):	8,400	lbs	End Dist:	10	ft
Wall Uniform Load:		plf			
Total Distributed Load, W:	420.00	plf			

Calculations:

Factored Distributed Load, W_U:	0.60	K/ft
Moment, M_U:	55.69	kip-ft
Z_x:	14.85	in^3
Reaction (Near End):	11,039.9	lbs
Reaction (Far End):	8,805.1	lbs
Shear, V_{max}:	11,039.9	lbs

Deflection:

ΔLL_{Allow}:	0.68	in.	L/480
ΔTL_{Allow}:	1.36	in.	L/240
ΔLL_{Act}:	0.65	in.	**OK**
ΔTL_{Act}:	0.47	in.	**OK**

Steel Beam Properties

Beam Section:	**W10x077**		
Beam Shape:	W		
Depth, d:	10.6	in	
Beam Weight	77	plf	
Steel Strength, f_y:	**50**	ksi	
Width, b_f:	10.2	in	
Z_x:	97.6	in^3	**OK**
I_x:	455	in^4	
$\Phi_b M_p$:	366	kip-ft	**OK**
Beam Size:	W10x77		

FLOOR BEAM — SB-3

For Steel Beam With Top End Supported for a uniform loaded beam LRFD Design

Beam Information:

Span:	16	ft
Number of Trimmers req'd:	column	(Trimmers are 2x members)
Beam has floor loads:	Yes	
Roof Slope:	6:12	
Roof Material:	S	(S=Slip, NS=Non-Slip)

USE:

Use a W12x35 50 ksi Steel Beam

Connection

Built in Beam Pocket

Load Information:

Roof Dead Load:	12	psf	Trib:	10	ft
Roof Live Load:	135	psf	Trib:	10	ft
Floor Dead Load:	30	psf	Trib:	2.0	ft
Floor Live Load:	40	psf	Trib:	2.0	ft
Point Load (Dead):		lbs	End Dist:		ft
Point Load (Live):		lbs	End Dist:		ft
Wall Uniform Load:		plf			
Total Distributed Load, W:	1606.57	plf			

Calculations:

Factored Distributed Load, W_U:	2.50	K/ft	
Moment, M_U:	79.95	kip-ft	
Z_x:	21.32	in^3	
Reaction (Near End):	12,852.6	lbs	
Reaction (Far End):	12,852.6	lbs	
Shear, V_{max}:	12,852.6	lbs	

Deflection:

ΔLL_{Allow}:	0.40	in.	L/480
ΔTL_{Allow}:	0.80	in.	L/240
ΔLL_{Act}:	0.25	in.	**OK**
ΔTL_{Act}:	0.29	in.	**OK**

Steel Beam Properties

Beam Section:	**W12x035**		
Beam Shape:	W		
Depth, d:	12.5	in	
Beam Weight	35	plf	
Steel Strength, f_y:	**50**	ksi	
Width, b_f:	6.56	in	
Z_x:	51.2	in^3	**OK**
I_x:	285	in^4	
$\Phi_b M_p$:	192	kip-ft	**OK**
Beam Size:	W12x35		

STEEL BEAM CALCULATIONS
Summit Powder Mountain RidgeNest 13
May 2015
PROJECT #

FLOOR BEAM — SB-4

For Steel Beam With Top End Supported for a uniform loaded beam LRFD Design

Beam Information:

Span:	17	ft
Number of Trimmers req'd:	2	(Trimmers are 2x members)
Beam has floor loads:	Yes	
Roof Slope:		
Roof Material:	NS	(S=Slip, NS=Non-Slip)

USE:

Use a W12x35 50 ksi Steel Beam

Connection

Built in Beam Pocket

Load Information:

Roof Dead Load:	12	psf	Trib:	2	ft
Roof Live Load:	202	psf	Trib:	2	ft
Floor Dead Load:	30	psf	Trib:	2.0	ft
Floor Live Load:	40	psf	Trib:	2.0	ft
Point Load (Dead):		lbs	End Dist:		ft
Point Load (Live):		lbs	End Dist:		ft
Wall Uniform Load:		plf			
Total Distributed Load, W:	567.03	plf			

Calculations:

Factored Distributed Load, W_U:	0.87	K/ft	
Moment, M_U:	96.00	kip-ft	
Z_x:	25.60	in^3	
Reaction (Near End):	4,819.7	lbs	
Reaction (Far End):	4,819.7	lbs	
Shear, V_{max}:	4,819.7	lbs	

Deflection:

ΔLL_{Allow}:	0.43	in.	L/480
ΔTL_{Allow}:	0.85	in.	L/240
ΔLL_{Act}:	0.11	in.	**OK**
ΔTL_{Act}:	0.14	in.	**OK**

Steel Beam Properties

Beam Section:	**W12x035**		
Beam Shape:	W		
Depth, d:	12.5	in	
Beam Weight	35	plf	
Steel Strength, f_y:	**50**	ksi	
Width, b_f:	6.56	in	
Z_x:	51.2	in^3	**OK**
I_x:	285	in^4	
$\Phi_b M_p$:	192	kip-ft	**OK**
Beam Size:	W12x35		

STEEL BEAM CALCULATIONS
Summit Powder Mountain RidgeNest 13
May 2015
PROJECT #

FLOOR BEAM — SB-5

For Steel Beam With Top End Supported for a uniform loaded beam LRFD Design

Beam Information:

Span:	15.5	ft
Number of Trimmers req'd:	column	(Trimmers are 2x members)
Beam has floor loads:	Yes	
Roof Slope:	6:12	
Roof Material:	S	(S=Slip, NS=Non-Slip)

USE:

Use a W12x35 50 ksi Steel Beam

Connection

Built in Beam Pocket

Load Information:

Roof Dead Load:	12	psf	Trib:	5	ft
Roof Live Load:	135	psf	Trib:	5	ft
Floor Dead Load:	30	psf	Trib:	10.0	ft
Floor Live Load:	40	psf	Trib:	10.0	ft
Point Load (Dead):		lbs	End Dist:		ft
Point Load (Live):		lbs	End Dist:		ft
Wall Uniform Load:		plf			
Total Distributed Load, W:	1433.28	plf			

Calculations:

Factored Distributed Load, W_U:	2.15	K/ft	
Moment, M_U:	64.54	kip-ft	
Z_x:	17.21	in^3	
Reaction (Near End):	11,108.0	lbs	
Reaction (Far End):	11,108.0	lbs	
Shear, V_{max}:	11,108.0	lbs	

Deflection:

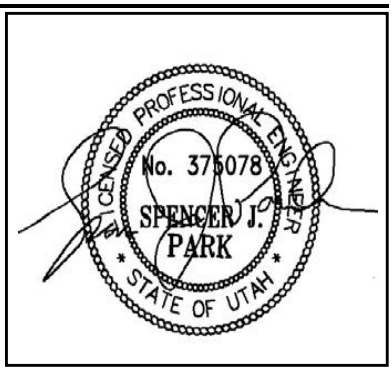
ΔLL_{Allow}:	0.39	in.	L/480
ΔTL_{Allow}:	0.78	in.	L/240
ΔLL_{Act}:	0.17	in.	**OK**
ΔTL_{Act}:	0.23	in.	**OK**

Steel Beam Properties

Beam Section:	**W12x035**		
Beam Shape:	W		
Depth, d:	12.5	in	
Beam Weight	35	plf	
Steel Strength, f_y:	**50**	ksi	
Width, b_f:	6.56	in	
Z_x:	51.2	in^3	**OK**
I_x:	285	in^4	
$\Phi_b M_p$:	192	kip-ft	**OK**
Beam Size:	W12x35		

LATERAL FORCE AND SHEAR WALL CALCULATIONS

Summit Powder Mountain RidgeNest 13 **May 2015**
Ridge Nest lot 13
Weber County Utah



DESIGN CRITERIA

Wind Speed:	**115**	mph
Exposure:	**C**	
Seismic Site Class:	**D**	
Occupancy Category:	**II**	
Importance Factor:	**1.00**	

SHEAR WALL LOCATION SCHEDULE

Loc	Description	Shear Wall	Floor Tie	Hold Down	Anchor Bolts
Wall 1	LEFT WALL	SW-3	MST 60	STHD14RJ	AB-4
Wall 2	FRONT WALL	SW-3	none	STHD14RJ	AB-1
Wall 3	RIGHT WALL	SW-5	none	STHD14RJ	AB-4
Wall 4	RIGHT LOWER WALL	SW-5	none	HDU8	AB-1
Wall 5	REAR WALL	SW-5	none	HDU8	AB-1
Wall 6	LEFT LOWER WALL	SW-5	none	HDU8	AB-1

WIND LOADS
Summit Powder Mountain RidgeNest 13
May 2015

Shear Wall Calculations - 2012 IBC Envelope Proceedure — Used Simplified Method? Yes

Design Criteria

Wind Speed:	115	mph
Exposure:	C	
Importance Factor:	1.00	
Roof Slope (x/12):	6:12	
Mean Roof Height:	15	ft
Adjustment Factor, λ:	1.21	

P_{S30} Values

A	B	C	D
21.6	14.8	17.2	11.8

P_S Values

A	B	C	D
26.136	17.908	20.812	14.278

Calculations

Wall #	Additional load (lbs)	Max Trib Height (ft)	Wall Height (ft)	Tributary Length, ft	a (ft)	Wind Direction	Total Force (lbs)	Area ft^2 a	b	c	d
Wall 1	0.0	20	19	16	7.6	Trav	8148.04	288.80	15.2	15.2	0.8
Wall 2	0.0	20	19	16	7.6	Trav	8148.04	288.80	15.2	15.2	0.8
Wall 3	0.0	20	19	16	7.6	Trav	8148.04	288.80	15.2	15.2	0.8
Wall 4	0.0	20	9	16	3.6	Trav	6142.35	64.80	79.2	79.2	96.8
Wall 5	0.0	23	9	16	3.6	Trav	6906.10	64.80	100.8	79.2	123.2
Wall 6	0.0	20	9	16	3.6	Trav	6142.35	64.80	79.2	79.2	96.8
Wall 7	0.0	0	0	0	3	Trav	0.00	0.00	0	0	0
Wall 8	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 9	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 10	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 11	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 12	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 13	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 14	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 15	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 16	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 17	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 18	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 19	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 20	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 21	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 22	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 23	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 24	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 25	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 26	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 27	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 28	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 29	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 30	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 31	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 32	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 33	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 34	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 35	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 36	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 37	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 38	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 39	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0
Wall 40	0.0	8	8	0	3.2	Trav	272.59	51.20	0	-51.2	0

Shear Wall Calculations - 2012 IBC Envelope Proceedure | Used Simplified Method? Yes

Design Criteria

F_a:	1.32	(IBC 1613.3.3)	Seismic Site Class:	**D**
S_S:	0.6	(IBC 1613.5(1-4))	Occupancy Category:	**II**
S_{MS}:	0.792	(IBC 1613.5.3)	Importance Factor:	**1.00**
S_{DS}:	0.53	(IBC 1613.5.4)		
R:	6.5	(See ASCE 7, Table 12.2-1)		
Base Shear, V:	0.10	[$V=(1.2*S_{DS}/R)*W$]		

Calculations

Wall #	Additional load (lbs)	Weight (psf)	Length (ft)	Tributary (ft)	Force (lbs)
Wall 1	0.00	50	40	16	3119.28
Wall 2	0.00	50	40	16	3119.28
Wall 3	0.00	50	40	16	3119.28
Wall 4	779.82	50	40	16	3899.10
Wall 5	0.00	50	40	16	3119.28
Wall 6	779.82	50	40	16	3899.10

Governing Load	**Design Force**
WIND	8148.0
WIND	8148.0
WIND	8148.0
WIND	6142.3
WIND	6906.1
WIND	6142.3

Shear Wall Calculations - 2012 IBC Envelope Proceedure

Shear Wall Schedule

Description				Nailing			Strength
LOC	Sheathing	Both Sides	Edge Stud	Size	Edge	Field	(plf)
SW-1	7/16" OSB	NO	2 X 4	8d	6"	12"	280
SW-2	7/16" OSB	NO	2 X 4	8d	4"	12"	430
SW-3	7/16" OSB	NO	2 X 4	8d	3	12"	550
SW-4	7/16" OSB	NO	2x flat or 4x	8d	2"	12"	730
SW-5	7/16" OSB	YES	2x flat or 4x	8d	4"	12"	860
-or-	19/32" OSB	NO	2x flat or 4x	10d	2"	12"	870

Anchor Bolt Schedule

LOC	Bolt Type	Spacing	Washer	Sill Plate	Strength (plf)
AB-1	5/8" Standard	48	3" x 3" x 1/4"	2x	232
AB-2	5/8" Standard	32	3" x 3" x 1/4"	2x	348
AB-3	5/8" Standard	24	3" x 3" x 1/4"	2x	465
AB-4	5/8" Standard	16"	3" x 3" x 1/4"	2x	697
AB-5	5/8" Standard	12"	3" x 3" x 1/4"	2x	930
AB-6	5/8" Standard	12"	3" x 3" x 1/4"	3x	1180

Notes:

1. All Studs for shear walls shall be 16" o/c unless noted otherwise.
2. 16d common nail transfer through sill.
3. Staples must be placed with axis parallel to framing member.
4. Minimum anchor bolt size should be abolt-1 if not specified.
5. All anchor bolts should be embedded 7" minimum and should be positioned between two rebar.
6. Holdowns and straps should be "Simpson Strong-tie" brand.
7. All holddowns and straps should be attached per manufacturer's specifications to a minimum of two full height studs. Trimmers should not be used to attach to.

Hold Down Schedule

LOC	DESCRIPTION	NOTES
AA	STHD 14/14RJ	INTO (2) STUDS MIN.
BB	HDU8	INTO (2) STUDS MIN.
CC	HDQ8	SOLID 6X6
DD	MST37	INTO (2) STUDS MIN.
EE	MST48	INTO (2) STUDS MIN.
FF	MST60	INTO (2) STUDS MIN.

WALL SEGMENT DESIGN
Summit Powder Mountain RidgeNest 13
May 2015

LEFT WALL — Wall - 1

Shear Wall Calculations - 2012 IBC Envelope Proceedure

Wall Description

Wall Description:	**LEFT WALL**	
Top Plate Length:	24	ft.
Sill Plate Length:	11.5	ft.
Dead Load along wall:	250	plf
Anchor Bolt Size:	0.625	in.
Force at Top Strut:	8148.0432	lbs
Top of Wall Shear:	339.50	lb/ft

Wall Summary

Uplift:	4452.53	lbs	
Floor Tie:	MST 60		**OK**
Holdown:	STHD14RJ		**OK**
Peir Sum:	15	ft	
Shear Stress:	543.20	lb/ft	
Sill Stress:	708.53	lb/ft	
Shear Wall Type:	**SW-3**		
Anchor Bolt Spacing:	**AB-4**		

Perforated Wall Segment

Wall Height: 19 ft
Shear Force: 8148.0432 lbs
Length: 15 ft

Pier	Length ft	Height ft	Aspect (H/L)	Ratio (L/Sum)	Force lbs
P1	4		0.00	0.27	2172.81
W1					0.00
P2	11		0.00	0.73	5975.23
W2					0.00
P3			0.00	0.00	0.00
W3					0.00
P4			0.00	0.00	0.00

Sum Pier Length: 15 ft
Full Height Sheathing %: 100%
Shear Resistance Factor, C_O: 1.00 (IBC 2305.3.8.2)

MAX Opening: 0.00

Holdowns	
none	
HDU8	5980
HDQ8	9230
STHD14	5345
STHD14RJ	5345

Floor Ties	
none	
MST 37	2465
MST 48	3960
MST 60	5240

TABLE 2305.3.8.2 (With Extrapolated Values)

	Maximum Opening Height					
	H/6	H/3	H/2	2H/3	5H/6	H
8' Wall	1.33	2.67	4.00	5.33	6.67	8
9' Wall	1.50	3.00	4.50	6.00	7.50	9
10' Wall	1.67	3.33	5.00	6.67	8.33	10
12' Wall	2.00	4.00	6.00	8.00	10.00	12
14' Wall	2.33	4.67	7.00	9.33	11.67	14

% Full-Height	Shear Adjustment Factor, Co					
	2.33	4.67	7.00	9.33	11.67	14.00
10%	1.00	1.00	0.69	0.53	0.43	0.36
20%	1.00	1.00	0.71	0.56	0.45	0.38
30%	1.00	1.00	0.74	0.59	0.49	0.42
40%	1.00	1.00	0.77	0.63	0.53	0.45
50%	1.00	1.00	0.80	0.67	0.57	0.50
60%	1.00	1.00	0.83	0.71	0.63	0.56
70%	1.00	1.00	0.87	0.77	0.69	0.63
80%	1.00	1.00	0.91	0.83	0.77	0.71
90%	1.00	1.00	0.95	0.91	0.87	0.83
100%	1.00	1.00	1.00	1.00	1.00	1.00

FRONT WALL

Wall - 2

Shear Wall Calculations - 2012 IBC Envelope Proceedure

Wall Description

Wall Description:	**FRONT WALL**	
Top Plate Length:	32	ft.
Sill Plate Length:	32	ft.
Dead Load along wall:	150	plf
Anchor Bolt Size:	0.625	in.
Force at Top Strut:	8148.0432	lbs
Top of Wall Shear:	254.63	lb/ft

Wall Summary

Uplift:	3239.50	lbs
Floor Tie:	none	
Holdown:	STHD14RJ	**OK**
Peir Sum:	17.5	ft
Shear Stress:	465.60	lb/ft
Sill Stress:	254.63	lb/ft
Shear Wall Type:	**SW-3**	
Anchor Bolt Spacing:	**AB-1**	

Perforated Wall Segment

Wall Height: 19 ft
Shear Force: 8148.0432 lbs
Length: 17.5 ft

Pier	Length	Height	Aspect	Ratio	Force
	ft	ft	(H/L)	(L/Sum)	lbs
P1	3.5		0.00	0.20	1629.61
W1					0.00
P2	3		0.00	0.17	1396.81
W2					0.00
P3	7		0.00	0.40	3259.22
W3					0.00
P4	4		0.00	0.23	1862.41

Sum Pier Length: 17.5 ft
Full Height Sheathing %: 100%
Shear Resistance Factor, C_O: 1.00 (IBC 2305.3.8.2)

MAX Opening: 0.00

Holdowns	
none	
HDU8	5980
HDQ8	9230
STHD14	5345
STHD14RJ	5345

Floor Ties	
none	
MST 37	2465
MST 48	3960
MST 60	5240

TABLE 2305.3.8.2 (With Extrapolated Values)

	Maximum Opening Height					
	H/6	H/3	H/2	2H/3	5H/6	H
8' Wall	1.33	2.67	4.00	5.33	6.67	8
9' Wall	1.50	3.00	4.50	6.00	7.50	9
10' Wall	1.67	3.33	5.00	6.67	8.33	10
12' Wall	2.00	4.00	6.00	8.00	10.00	12
14' Wall	2.33	4.67	7.00	9.33	11.67	14

% Full-Height	Shear Adjustment Factor, Co					
	2.33	4.67	7.00	9.33	11.67	14.00
10%	1.00	1.00	0.69	0.53	0.43	0.36
20%	1.00	1.00	0.71	0.56	0.45	0.38
30%	1.00	1.00	0.74	0.59	0.49	0.42
40%	1.00	1.00	0.77	0.63	0.53	0.45
50%	1.00	1.00	0.80	0.67	0.57	0.50
60%	1.00	1.00	0.83	0.71	0.63	0.56
70%	1.00	1.00	0.87	0.77	0.69	0.63
80%	1.00	1.00	0.91	0.83	0.77	0.71
90%	1.00	1.00	0.95	0.91	0.87	0.83
100%	1.00	1.00	1.00	1.00	1.00	1.00

WALL SEGMENT DESIGN
Summit Powder Mountain RidgeNest 13
May 2015

RIGHT WALL — Wall - 3

Shear Wall Calculations - 2012 IBC Envelope Proceedure

Wall Description

Wall Description:	**RIGHT WALL**	
Top Plate Length:	24	ft.
Sill Plate Length:	11.5	ft.
Dead Load along wall:	150	plf
Anchor Bolt Size:	0.625	in.
Force at Top Strut:	8148.0432	lbs
Top of Wall Shear:	339.50	lb/ft

Wall Summary

Uplift:	5251.73	lbs
Floor Tie:	none	
Holdown:	STHD14RJ	**OK**
Peir Sum:	11	ft
Shear Stress:	740.73	lb/ft
Sill Stress:	708.53	lb/ft
Shear Wall Type:	**SW-5**	
Anchor Bolt Spacing:	**AB-4**	

Perforated Wall Segment

Wall Height: 19 ft
Shear Force: 8148.0432 lbs
Length: 11 ft

Pier	Length ft	Height ft	Aspect (H/L)	Ratio (L/Sum)	Force lbs
P1	4.5		0.00	0.41	3333.29
W1					0.00
P2	3.5		0.00	0.32	2592.56
W2					0.00
P3	3		0.00	0.27	2222.19
W3					0.00
P4			0.00	0.00	0.00

Sum Pier Length: 11 ft
Full Height Sheathing %: 100%
Shear Resistance Factor, C_O: 1.00 (IBC 2305.3.8.2)

MAX Opening: 0.00

Holdowns	
none	
HDU8	5980
HDQ8	9230
STHD14	5345
STHD14RJ	5345

Floor Ties	
none	
MST 37	2465
MST 48	3960
MST 60	5240

TABLE 2305.3.8.2 (With Extrapolated Values)

	Maximum Opening Height					
	H/6	H/3	H/2	2H/3	5H/6	H
8' Wall	1.33	2.67	4.00	5.33	6.67	8
9' Wall	1.50	3.00	4.50	6.00	7.50	9
10' Wall	1.67	3.33	5.00	6.67	8.33	10
12' Wall	2.00	4.00	6.00	8.00	10.00	12
14' Wall	2.33	4.67	7.00	9.33	11.67	14

% Full-Height	Shear Adjustment Factor, Co					
	2.33	4.67	7.00	9.33	11.67	14.00
10%	1.00	1.00	0.69	0.53	0.43	0.36
20%	1.00	1.00	0.71	0.56	0.45	0.38
30%	1.00	1.00	0.74	0.59	0.49	0.42
40%	1.00	1.00	0.77	0.63	0.53	0.45
50%	1.00	1.00	0.80	0.67	0.57	0.50
60%	1.00	1.00	0.83	0.71	0.63	0.56
70%	1.00	1.00	0.87	0.77	0.69	0.63
80%	1.00	1.00	0.91	0.83	0.77	0.71
90%	1.00	1.00	0.95	0.91	0.87	0.83
100%	1.00	1.00	1.00	1.00	1.00	1.00

WALL SEGMENT DESIGN
Summit Powder Mountain RidgeNest 13
May 2015

RIGHT LOWER WALL — Wall - 4

Shear Wall Calculations - 2012 IBC Envelope Proceedure

Wall Description

Wall Description:	**RIGHT LOWER WALL**	
Top Plate Length:	20	ft.
Sill Plate Length:	20	ft.
Dead Load along wall:	150	plf
Anchor Bolt Size:	0.625	in.
Force at Top Strut:	6142.3472	lbs
Top of Wall Shear:	307.12	lb/ft

Wall Summary

Uplift:	1765.06	lbs
Floor Tie:	none	
Holdown:	HDU8	**OK**
Peir Sum:	8	ft
Shear Stress:	767.79	lb/ft
Sill Stress:	307.12	lb/ft
Shear Wall Type:	**SW-5**	
Anchor Bolt Spacing:	**AB-1**	

Perforated Wall Segment

Wall Height: 9 ft
Shear Force: 6142.3472 lbs
Length: 8 ft

Pier	Length ft	Height ft	Aspect (H/L)	Ratio (L/Sum)	Force lbs
P1	3		0.00	0.38	2303.38
W1					0.00
P2	5		0.00	0.63	3838.97
W2					0.00
P3			0.00	0.00	0.00
W3					0.00
P4			0.00	0.00	0.00

Sum Pier Length: 8 ft
Full Height Sheathing %: 100%
Shear Resistance Factor, C_O: 1.00 (IBC 2305.3.8.2)

MAX Opening: 0.00

Holdowns	
none	
HDU8	5980
HDQ8	9230
STHD14	5345
STHD14RJ	5345

Floor Ties	
none	
MST 37	2465
MST 48	3960
MST 60	5240

TABLE 2305.3.8.2 (With Extrapolated Values)

	Maximum Opening Height					
	H/6	H/3	H/2	2H/3	5H/6	H
8' Wall	1.33	2.67	4.00	5.33	6.67	8
9' Wall	1.50	3.00	4.50	6.00	7.50	9
10' Wall	1.67	3.33	5.00	6.67	8.33	10
12' Wall	2.00	4.00	6.00	8.00	10.00	12
14' Wall	2.33	4.67	7.00	9.33	11.67	14

% Full-Height	Shear Adjustment Factor, Co					
	1.50	3.00	4.50	6.00	7.50	9.00
10%	1.00	1.00	0.69	0.53	0.43	0.36
20%	1.00	1.00	0.71	0.56	0.45	0.38
30%	1.00	1.00	0.74	0.59	0.49	0.42
40%	1.00	1.00	0.77	0.63	0.53	0.45
50%	1.00	1.00	0.80	0.67	0.57	0.50
60%	1.00	1.00	0.83	0.71	0.63	0.56
70%	1.00	1.00	0.87	0.77	0.69	0.63
80%	1.00	1.00	0.91	0.83	0.77	0.71
90%	1.00	1.00	0.95	0.91	0.87	0.83
100%	1.00	1.00	1.00	1.00	1.00	1.00

WALL SEGMENT DESIGN
Summit Powder Mountain RidgeNest 13
May 2015

REAR WALL — Wall - 5

Shear Wall Calculations - 2012 IBC Envelope Proceedure

Wall Description

Wall Description:	**REAR WALL**	
Top Plate Length:	32	ft.
Sill Plate Length:	32	ft.
Dead Load along wall:	150	plf
Anchor Bolt Size:	0.625	in.
Force at Top Strut:	6906.0992	lbs
Top of Wall Shear:	215.82	lb/ft

Wall Summary

Uplift:	343.94	lbs
Floor Tie:	none	
Holdown:	HDU8	**OK**
Peir Sum:	8	ft
Shear Stress:	863.26	lb/ft
Sill Stress:	215.82	lb/ft
Shear Wall Type:	**SW-5**	
Anchor Bolt Spacing:	**AB-1**	

Perforated Wall Segment

Wall Height: 9 ft
Shear Force: 6906.0992 lbs
Length: 8 ft

Pier	Length ft	Height ft	Aspect (H/L)	Ratio (L/Sum)	Force lbs
P1	4		0.00	0.50	3453.05
W1					0.00
P2	4		0.00	0.50	3453.05
W2					0.00
P3			0.00	0.00	0.00
W3					0.00
P4			0.00	0.00	0.00

Sum Pier Length: 8 ft
Full Height Sheathing %: 100%
Shear Resistance Factor, C_O: 1.00 (IBC 2305.3.8.2)
MAX Opening: 0.00

Holdowns	
none	
HDU8	5980
HDQ8	9230
STHD14	5345
STHD14RJ	5345

Floor Ties	
none	
MST 37	2465
MST 48	3960
MST 60	5240

TABLE 2305.3.8.2 (With Extrapolated Values)

	Maximum Opening Height					
	H/6	H/3	H/2	2H/3	5H/6	H
8' Wall	1.33	2.67	4.00	5.33	6.67	8
9' Wall	1.50	3.00	4.50	6.00	7.50	9
10' Wall	1.67	3.33	5.00	6.67	8.33	10
12' Wall	2.00	4.00	6.00	8.00	10.00	12
14' Wall	2.33	4.67	7.00	9.33	11.67	14

% Full-Height	Shear Adjustment Factor, Co					
	1.50	3.00	4.50	6.00	7.50	9.00
10%	1.00	1.00	0.69	0.53	0.43	0.36
20%	1.00	1.00	0.71	0.56	0.45	0.38
30%	1.00	1.00	0.74	0.59	0.49	0.42
40%	1.00	1.00	0.77	0.63	0.53	0.45
50%	1.00	1.00	0.80	0.67	0.57	0.50
60%	1.00	1.00	0.83	0.71	0.63	0.56
70%	1.00	1.00	0.87	0.77	0.69	0.63
80%	1.00	1.00	0.91	0.83	0.77	0.71
90%	1.00	1.00	0.95	0.91	0.87	0.83
100%	1.00	1.00	1.00	1.00	1.00	1.00

WALL SEGMENT DESIGN
Summit Powder Mountain RidgeNest 13
May 2015

LEFT LOWER WALL — Wall - 6

Shear Wall Calculations - 2012 IBC Envelope Proceedure

Wall Description

Wall Description:	**LEFT LOWER WALL**	
Top Plate Length:	20	ft.
Sill Plate Length:	20	ft.
Dead Load along wall:	250	plf
Anchor Bolt Size:	0.625	in.
Force at Top Strut:	6142.3472	lbs
Top of Wall Shear:	307.12	lb/ft

Wall Summary

Uplift:	1099.06	lbs
Floor Tie:	none	
Holdown:	HDU8	**OK**
Peir Sum:	9	ft
Shear Stress:	682.48	lb/ft
Sill Stress:	307.12	lb/ft
Shear Wall Type:	**SW-5**	
Anchor Bolt Spacing:	**AB-1**	

Perforated Wall Segment

Wall Height: 9 ft
Shear Force: 6142.3472 lbs
Length: 9 ft

Pier	Length ft	Height ft	Aspect (H/L)	Ratio (L/Sum)	Force lbs
P1	5		0.00	0.56	3412.42
W1					0.00
P2	4		0.00	0.44	2729.93
W2					0.00
P3			0.00	0.00	0.00
W3					0.00
P4			0.00	0.00	0.00

Sum Pier Length: 9 ft
Full Height Sheathing %: 100%
Shear Resistance Factor, C_O: 1.00 (IBC 2305.3.8.2)
MAX Opening: 0.00

Holdowns	
none	
HDU8	5980
HDQ8	9230
STHD14	5345
STHD14RJ	5345

Floor Ties	
none	
MST 37	2465
MST 48	3960
MST 60	5240

TABLE 2305.3.8.2 (With Extrapolated Values)

	Maximum Opening Height					
	H/6	H/3	H/2	2H/3	5H/6	H
8' Wall	1.33	2.67	4.00	5.33	6.67	8
9' Wall	1.50	3.00	4.50	6.00	7.50	9
10' Wall	1.67	3.33	5.00	6.67	8.33	10
12' Wall	2.00	4.00	6.00	8.00	10.00	12
14' Wall	2.33	4.67	7.00	9.33	11.67	14

% Full-Height	Shear Adjustment Factor, Co					
	1.50	3.00	4.50	6.00	7.50	9.00
10%	1.00	1.00	0.69	0.53	0.43	0.36
20%	1.00	1.00	0.71	0.56	0.45	0.38
30%	1.00	1.00	0.74	0.59	0.49	0.42
40%	1.00	1.00	0.77	0.63	0.53	0.45
50%	1.00	1.00	0.80	0.67	0.57	0.50
60%	1.00	1.00	0.83	0.71	0.63	0.56
70%	1.00	1.00	0.87	0.77	0.69	0.63
80%	1.00	1.00	0.91	0.83	0.77	0.71
90%	1.00	1.00	0.95	0.91	0.87	0.83
100%	1.00	1.00	1.00	1.00	1.00	1.00

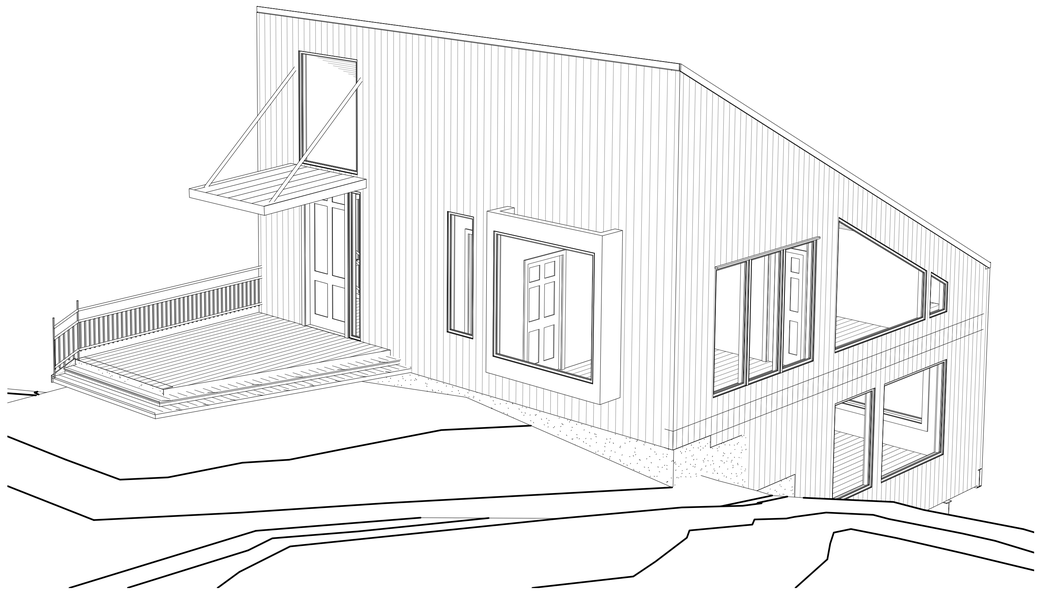
RESIDENCE FOR:

SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DEFERRED SUBMITTAL NOTES

1. CONTRACTOR TO PROVIDE MAKE, MODEL, BTU's, APPROVAL LISTINGS, AND EFFICIENCY OF FURNACE AND ANY ADDITIONAL EQUIPMENT TO BUILDING DEPARTMENT.
2. CONTRACTOR TO PROVIDE APPLIANCE I.C.B.O. NUMBERS TO BUILDING DEPARTMENT AND INSTALLATION GUIDES FOR GAS FIREPACE INSERTS.
3. THE CONTRACTOR SHALL PROVIDE GAS LINE SPECIFICATIONS, PLANS, AND CALCULATIONS TO BUILDING DEPARTMENT IF THE GAS PIPE LINE SYSTEM IS OVER 4 oz. PRESSURE. CONTRACTOR SHALL ALSO INCLUDE REGULATOR VALVE SPECIFICATIONS AND SHOW PLACEMENT ON PLANS.
4. CONTRACTOR TO PROVIDE THE NUMBER OF BACKFLOW PREVENTORS TO BE INSTALLED IN THIS STRUCTURE.
5. INSPECTIONS ARE REQUIRED FOR ALL STUCCO/CULTURED STONE AND EIFS SYSTEMS. PROVIDE ICBO EVALUATION REPORT (OR EQUAL) FOR ANY SUCH SYSTEM USED. IRC R109.1.5
6. CONTRACTOR TO PROVIDE TRUSS DETAILS AND LAYOUT AT FRAMING INSPECTION.
7. CONTRACTOR TO PROVIDE THE LISTING FOR THE FIREPLACE STOVES, FIREPLACE INSERTS & SHOWER STEAMERS SHOWN IN PLANS @ MECHANICAL INSPECTION.



Area Schedule	
Level	Area
MAIN LEVEL	1024 SF
LOWER LEVEL	1663 SF

TABLE N1102.1.1 (R402.1.1)
MINIMUM INSULATION & FENESTRATION REQUIREMENTS

WINDOW & DOORS U-FACTORS	SKYLIGHT U-FACTOR	CEILING R-VALUE	WALL R-VALUE	FLOOR R-VALUE	BASEMENT/CRAWL WALL R-VALUE
0.35	0.60	49	19	30	13

NOTE:
R-VALUES ARE MINIMUMS. U-FACTORS ARE MAXIMUMS. R-19 INSULATION SHALL BE PERMITTED TO BE COMPRESSED INTO 2X6 CAVITY

DRAWING INDEX

CONSULTANTS

DESIGNER: _____

LIFE EDITED, INC.
228 PARK AVENUE
SOUTH PMB 11190
NEW YORK, NY 10003

ENGINEER OF RECORD: _____

PARK ENGINEERING, LLC
90 West 200 South, Suite #1
Heber City, Utah 84032
Ph: (435) 654-1456

NO	DATE	ISSUE

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRESIDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.

LIFE EDITED, INC.
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SOUTH PMB 11190
NEW YORK, NY 10003

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DRAWINGS FOR:
SUMMIT POWDER MOUNTAIN
RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:
COVER SHEET

PROJECT #:
DRAWN BY: TM
CHECKED BY: SP
SCALE: As indicated

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

SEAL:


06.17.2015

DRAWING NO:
A0

GENERAL CONSTRUCTION NOTES

1. MAXIMUM RISE OF A STEP IS 7-3/4" AND THE MINIMUM RUN OF A STEP IS 10" (IRC R311.5.3).
2. A CONTINUOUS HANDRAIL IS REQUIRED ALONG ONE SIDE OF STAIRWAYS & IS REQUIRED TO BE 34"-38" ABOVE THE NOSING OF THE STEPS. HANDRAIL MUST TERMINATE INTO A SAFETY TERMINAL. SIZE TO BE 1 3/8" MIN. - 2 1/2" MAX DIA. (IRC R311.5.6).
3. ALL DECKS, PORCHES, OR STAIRS HIGHER THAN 30" ABOVE THE WALKING SURFACE REQUIRE A GUARD RAIL 36" HIGH WITH/ MAXIMUM OPENINGS LESS THAN 4" (INTERIOR OR EXTERIOR) (IRC R312.1).
4. ANY ENCLOSED USABLE SPACE UNDER STAIRS ARE REQUIRED TO BE PROTECTED BY 1 HOUR FIRE-RESISTIVE CONSTRUCTION. (USE 1/2" GYP. BOARD)(R311.2.2)
5. THE MINIMUM STAIRWAY HEADROOM HEIGHT VERTICALLY FROM NOSING LINE IS 6'-8" MIN (IRC R311.5.2).
6. THE GARAGE MUST BE SEPARATED FROM THE DWELLING BY 1 HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE, CEILING & THE BEARING WALLS. USE 1/2" GYP. BOARD. USE 5/8" TYP 'X' GYP. BOARD ON CEILING IF THERE IS HABITABLE SPACE ABOVE (IRC R309.2).
7. ANY IGNITION UNIT ON ALL FURNACES & WATER HEATERS SHALL BE AT LEAST 18" ABOVE THE FLOOR IN THE GARAGE UNLESS FIRE RESISTIVE CONSTRUCTION IS USED TO SEPARATE THE UNITS FROM THE GARAGE (IRC G2408.2).
8. THE DOOR SEPARATING THE GARAGE FROM THE DWELLING IS REQUIRED TO BE 1-3/8" SOLID CORE OR 20 MINUTE RATED, WITH/ APPROVED SELF CLOSING MEANS.
9. ICE & SNOW SHIELD MUST BE USED OVER ALL EAVES AT LEAST 24" INSIDE THE HEATED WALLS IF SHINGLES ARE USED.
10. ALL SHOWER AREAS TO BE FINISHED UP A MINIMUM OF 72" ABOVE SHOWER DRAIN WITH NONABSORBENT MATERIAL.
11. PROVIDE FLOOR VENTILATION FOR CRAWLS SPACES AT 1 SQ. FT. PER 150 SQ. FT. OF UNDER FLOOR AREA, OR A RATION OF 1:1,500 WHERE THE SOIL IS COVERED WITH PLASTIC. VENTS TO BE ARRANGED ON AT LEAST TWO SIDES TO PROVIDE CROSS VENTILATION ON OPPOSING SIDES. IRC R408 & R402.2, EXCEPTION 2.
12. PROVIDE 30" MINIMUM CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKINGS ON THE APPLIANCE. RANGE HOODS SHALL BE VENTED TO THE OUTSIDE BY SINGLE WALL PIPE HAVING A 1" MINIMUM CLEARANCE FROM COMBUSTIBLE MATERIALS (IRC R1901.1).
13. UNLESS OTHERWISE SPECIFIED, ALL BASEMENT WINDOWS NOT FULLY 6" ABOVE FINISHED GRADE SHALL BE PROTECTED BY G.I. OR CONCRETE WINDOW WELLS. WINDOW WELLS TO BE DUG A DEPTH BELOW THE WINDOW SILL OF 10" TO ALLOW 1" AGGRAVATED GRAVEL TO BE 6" BELOW THE WINDOW SILL.
14. FIREPLACE CHIMNEYS SHALL EXTEND 2'-0" ABOVE ANY ROOF LINE WITHIN 10'. ALL MASONRY CHIMNEYS SHALL HAVE TERRA COTTA FLUE LINERS & SHALL BE CAPPED WITH/ A 4" MINIMUM CONCRETE CAP.
15. PROVIDE MINIMUM 100 sq. in. OF MAKE-UP AIR TO LAUNDRY ROOM (IRC G2439.4).
16. THE MAXIMUM DRYER EXHAUST VENT LENGTH NOT TO EXCEED 15 FEET WITH NO MORE THAN (2) 90 DEGREE BENDS (IRC R1502.6)(M1502.6).
17. INSULATE ALL DUCT WORK IN COLD AREAS. THIS IS BOTH HEAT RUNS & COLD AIR RETURN. IT ALSO INCLUDES GARAGES, CRAWL SPACES, & UNFINISHED BASEMENTS. (IECC 503.3.3.3)
18. SIZE & CONSTRUCTION OF HEARTH TO BE PER MANUFACTURERS SPECIFICATIONS.
19. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED EARTH AND BELOW FROST DEPTH (PER LOCAL CODE). TOPS OF FOUNDATIONS SHALL BE 8" MINIMUM ABOVE FINISHED GRADE. FINISHED GRADE SHALL HAVE A SLOPE AWAY FROM THE BUILDING OF 6" MINIMUM FOR THE FIRST 10' & A 2% SLOPE THEREAFTER. ALL DRAINAGE FROM LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.
20. SOLID BLOCKING TO BE PROVIDED BETWEEN TJI'S, RAFTERS, & TRUSSES OVER ALL BEARING WALLS AND BETWEEN OPEN BEARING STUDS. SUCH BLOCKING SHALL BE 2" MINIMUM THICKNESS AND FULL DEPTH OF TJI, RAFTER, OR STUD.
21. ALL EARTH FILL TO RECEIVE CONCRETE FLOORS, WALKS, DRIVES, ETC. SHALL BE SETTLED AND TAMPED TO 90% COMPACTION.
22. ENCLOSED ATTICS & ENCLOSED SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS-VENTILATION AREA TO THE OUTSIDE VENTS. VENTS SHALL PROVIDE AIR INTAKE TO MEET THE FOLLOWING CRITERIA: A. 1/150 OF ATTIC AREA, OR B. 1/300 OF ATTIC AREA IF CROSS VENTILATED WITH/ VAPOR BARRIER. ATTICS SHALL BE PROVIDED WITH AN ACCESS OPENING 22" x 30" WITH/ MINIMUM HEAD ROOM CLEARANCE ABOVE ACCESS OPENING OF 30".
23. PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A RATE OF 1 SQ. INCH PER 4000 BTU's WHERE SPACE IS DIRECTLY COMMUNICATING WITH THE OUTDOORS, OR WHERE COMMUNICATING WITH THE OUTDOORS BY MEANS OF VERTICAL DUCTS. WHERE HORIZONTAL DUCTS ARE USED, EACH OPENING SHALL HAVE A FREE AREA OF AT LEAST 1 SQ. INCH PER 2000 BTU's. PROVIDE ONE DUCT OPENING IN THE TOP 12" OF THE ROOM AND ONE DUCT IN THE BOTTOM 12" OF THE ROOM (IRC R1703.2).
24. WINDOW WELLS SHALL PROVIDE A MIN. NET CLEAR OPENING OF 9 sq. ft. WITH/ A MIN. DIMENSION OF 36". IF WINDOW WELL IS DEEPER THAN 44", PROVIDE PERMANENT LADDER.
25. GARAGE ATTIC ACCESS DOOR TO BE 20 MIN. FIRE-RATED CONST. OR EQUIVALENT.
26. PROVIDE A GAS SHUTOFF VALVE WITHIN 6' OF ALL GAS APPLIANCES.
27. ALL SHOWER DOORS & GLASS IN SHOWER ENCLOSURES TO BE TEMPERED GLASS.
28. PROVIDE AN ACCESS PANEL TO ALL JACUZZI TYPE TUBS.
29. WATER HEATERS & EXPANSION TANKS TO BE TIED DOWN WITH/ SEISMIC STRAPS. STRAPS TO BE (2) 16 GA x 1" WIDE STRAPS LAGGED INTO (2) STUDS MIN. WITH/ 1/4"□ LAG SCREWS. (2) STUD WALL SHEATHED OR COVERED WITH/ GYP. BOARD OR SOLID BLOCKING MAY BE DONE AT STRAP HEIGHT. PROVIDE A MAX. 1" SPACE BETWEEN WATER HEATER AND WALL OR BLOCKS.
30. GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325.R309.6.
31. EMERGENCY EGRESS SHALL BE PROVIDED FOR BASEMENTS & SLEEPING ROOMS. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. THE MINIMUM AREA SHALL NOT BE LESS THAN 5.7 sq. ft. HEIGHT SHALL NOT BE LESS THAN 24" & WIDTH SHALL NOTBE LESS THAN 20" (R310.1).
32. PRIVATE RESIDENCE ELEVATORS AND LIMITED USE LIFTS SHALL COMPLY WITH ASME17.1 AND ASME 18.1
33. GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURIEXHAUST, CLOTHS CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING
34. APPLIANCES SHALL NOT BE LOCATED IN SLEEPING ROOMS, BATHROOMS, TOILET ROOMS, STORAGE ROOM OR A SPACE THAT OPENS INTO SUCH ROOMS.
35. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
36. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE
37. EXTERIOR PLASTER WHEN INSTALLED OVER WOOD BASED SHEATHING, REQUIRES THE APPLICATION OF TWO LAYERS OF GRADE D BUILDING PAPER. EACH LAYER SHALL PROVIDE A SEPARATE CONTINUOUS PLANE AND ANY FLASHING INTENDED TO DRAIN TO THE WATER RESISTIVE BARRIERS IS DIRECTED BETWEEN THE TWO LAYERS.
38. STEEL LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

PLUMBING NOTES

1. ALL PLUMBING SHALL COMPLY WITH CURRENT ADDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
2. PROVIDE LOCATION FOR GAS & ELECTRICAL METERS IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.
3. PROVIDE WATER CLOSETS WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH (IRC R2903.2).
4. PROVIDE SHOWER HEADS WITH A FLOW RATE OF NOT MORE THAN 2.5 GALLONS PER MINUTE (IRC P2903.2).
5. PROVIDE AN EXPANSION TANK ON THE CULINARY WATER SYSTEM.
6. WATER HEATERS AND EXPANSION TANKS TO BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. (IRC P2801.2)
7. HOSE BIBS TO BE NON-FREEZE TYPE BACK-FLOW PREVENT (IRC P2902.3.3, P2603.6).
8. ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE MINIMUM.(IRC P3103.2).
9. PROVIDE LOCATION OF ACCESS FOR WHIRLPOOL TYPE TUBS. NO GROUTED TILE ACCESS. (IRC P2720, E4109.3)
10. SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT. (IRC R307.2)
11. PROVIDE A FLOOR DRAIN BY THE WATER HEATER. SHOW A METAL PAN UNDER THE WATER HEATER OR STEAM SHOWER EQUIPMENT IF LOCATED ON A WOOD FLOOR. (IRC.2801)
12. MINIMUM FINISHED SPACE WIDTH FOR WATER CLOSET TO BE 30" WITH/ A MINIMUM CLEARANCE OF 21" IN FRONT OF THE WATER CLOSET.
13. PROVIDE A SHUTOFF VALVE FOR ALL PLUMBING FIXTURE SUPPLIES.
14. GREEN BOARD CAN NOT BE USED BEHIND THE TILE IN THE SHOWER AND TUB ENCLOSURES.
15. THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRL POOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB/SHOWER VALVE P 2723.3

Window Schedule

Mark	Width	Height	Sill Height	Level	Operation
1	2' - 0"	7' - 0"	2' - 0"	UPPER LEVEL.	FIXED FRAME
2	4' - 0"	4' - 0"	2' - 0"	UPPER LEVEL.	FIXED FRAME
3	5' - 0"	6' - 10"	10' - 0"	UPPER LEVEL.	FIXED FRAME
4	8' - 0"	3' - 10"	0' - 0"	UPPER LEVEL.	FIXED FRAME
5	2' - 0"	1' - 10"	1' - 0"	UPPER LEVEL.	FIXED FRAME
6	9' - 8"	3' - 0"	1' - 0"	UPPER LEVEL.	FIXED FRAME
7	3' - 0"	7' - 0"	1' - 0"	UPPER LEVEL.	CASEMENT
8	3' - 0"	7' - 0"	2' - 0"	MAIN LEVEL	CASEMENT
9	3' - 0"	7' - 0"	2' - 0"	MAIN LEVEL	CASEMENT
10	7' - 0"	7' - 0"	2' - 0"	MAIN LEVEL	FIXED FRAME
11	8' - 0"	7' - 0"	2' - 0"	MAIN LEVEL	FIXED FRAME
12	8' - 0"	9' - 0"	0' - 0"	MAIN LEVEL	SLIDING GLASS
13	7' - 0"	6' - 0"	2' - 0"	MAIN LEVEL	FIXED FRAME
14	4' - 2"	6' - 0"	2' - 0"	MAIN LEVEL	CASEMENT
15	1' - 0"	9' - 0"	0' - 0"	UPPER LEVEL.	FIXED FRAME
16	7' - 0"	7' - 0"	2' - 0"	UPPER LEVEL.	FIXED FRAME
17	2' - 0"	2' - 0"	3' - 0"	UPPER LEVEL.	FIXED FRAME

Door Schedule

Mark	Width	Height	Type	Level
1	3' - 0"	6' - 8"	36" x 80"	UPPER LEVEL.
2	3' - 0"	6' - 8"	36" x 80"	UPPER LEVEL.
3	3' - 0"	6' - 8"	36" x 80"	UPPER LEVEL.
4	2' - 4"	6' - 8"	28" x 80"	UPPER LEVEL.
5	2' - 8"	6' - 8"	32" x 80"	UPPER LEVEL.
6	2' - 0"	7' - 0"	24" x 7'	UPPER LEVEL.
7	3' - 0"	6' - 8"	36" x 80"	MAIN LEVEL
8	3' - 6"	9' - 0"	42" x 108"	UPPER LEVEL.
9	2' - 8"	6' - 8"	32" x 80"	MAIN LEVEL
10	2' - 0"	7' - 0"	24" x 7'	MAIN LEVEL
11	2' - 8"	6' - 8"	32" x 80"	UPPER LEVEL.
12	2' - 8"	6' - 8"	32" x 80"	UPPER LEVEL.

NO	DATE	ISSUE
1	05.13.15	PRELIMINARY SET

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DRAWINGS FOR:

SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

NOTES / SCHEDULES

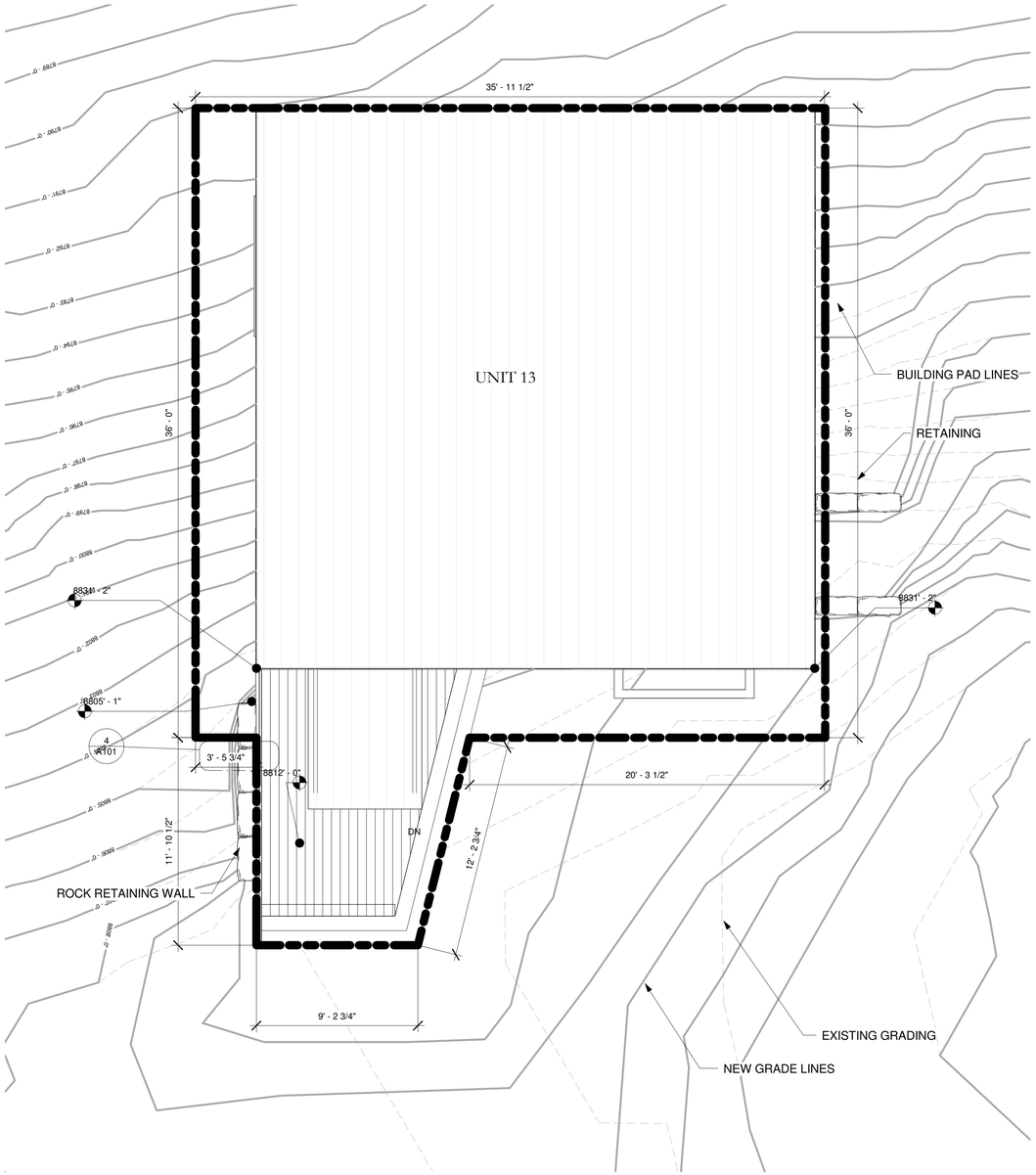
PROJECT #:
DRAWN BY: TM
CHECKED BY: SP
SCALE:

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

SEAL:

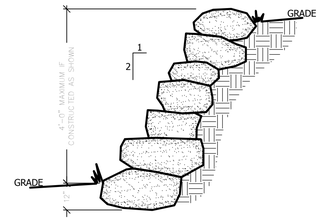
DRAWING NO:

A001



1 SITE PLAN

SCALE: 1/4" = 1'-0"

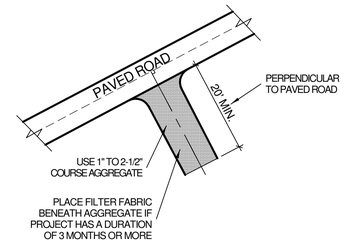


NOTE:
PLACE BOTTOM BOULDER 12" BELOW GRADE. USE 2'± MINIMUM BOULDERS. LAY WALL AT 2:1 MAXIMUM SLOPE. ALL BOULDERS TO INTERLOCK TO PREVENT ANY SLIDING OR MOVEMENT.

4 A101|A101 RETAINING WALL

GENERAL SITE NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. PROVIDE CON. SPLASH BLOCKS @ ALL DOWNSPOUT LOCATIONS.
3. INSTALL EXPANSION JOINTS @ 40'-0" MAX IN CONC. WALKS & CONTROL JOINTS @ 5'-0" MAX.
4. ALL WALK INTERSECTIONS TO HAVE A 24" RADIUS.
5. ALL STUMPS, ROOTS, AND ORGANIC MATERIAL SHALL BE REMOVED FROM THE SOIL IN THE BUILDING AREA TO A DEPTH OF 12".
6. ALL EARTH FILL TO RECEIVE CONC. FLOORS, WALKS, DRIVES, ETC., SHALL BE SETTLED AND TAMPED TO 90% COMPACTION.
7. APPROVED NUMBERS FOR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY.
8. SURFACE WATER SHALL DRAIN AWAY FROM HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL DROP A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. --IRC: R401.3.
9. FINISH GRADE CUTS & FILLS THAT HAVE A SLOPE GREATER THAN 2:1 REQUIRE A SOILS REPORT.
10. ROCK RETAINING WALLS HIGHER THAN 4' AND A COMBINATION OF ROCK RETAINING WALLS THAT CREATE A SLOPE GREATER THAN 2:1 REQUIRE ENGINEERING.
11. SURVEYOR & CONTRACTOR TO PROVIDE A CERTIFICATE OF ELEVATION WHEN REQUIRED.



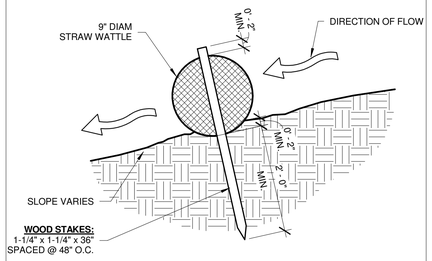
SECTION VIEW

INSTALLATION:

1. INSTALL AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
2. CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE FOR DRIVEWAY. IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE OF 2%.
3. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF REQUIRED.
4. PLACE COURSE AGGREGATE, 1 TO 2-1/2", TO A DEPTH IF 4".

MAINTENANCE:

1. INSPECT DAILY FOR GRAVEL LOSS OF SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEOPSIT, CLEAN IF NECESSARY.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN GOOD WORKING CONDITION.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMODATE TRAFFIC, AND TO PREVENT EROSION OF DRIVEWAY.



NOTES:

1. STAKE SPACING SHALL NOT EXCEED 48" O.C.
2. PROVIDE A STAKE WITHIN 24" OF THE END OF WATTLES.
3. WATTLES SHALL BE PLACED IN 2" DEEP TRENCH AND SHALL FOLLOW THE CONTOURS OF THE PROPERTY.
4. ENDS OF WATTLES SHALL BE TURNED SLIGHTLY UPHILL.
5. IF SPLICES ARE REQUIRED, TIE THE ENDS TOGETHER USING HEAVEY TWINE AND PROVIDE A WOOD STAKE ON BOTH SIDES OF THE SPLICE.

2 A101 WATTLE DETAIL

NO	DATE	ISSUE
1	05.13.15	PRELIMINARY SET

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DRAWINGS FOR:

SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

SITE PLAN

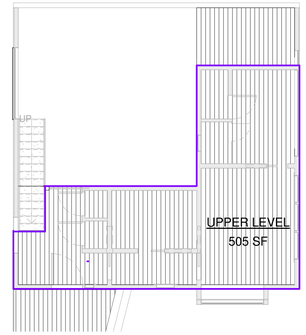
PROJECT #:
DRAWN BY: RP
CHECKED BY: SP
SCALE: As indicated

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

SEAL:

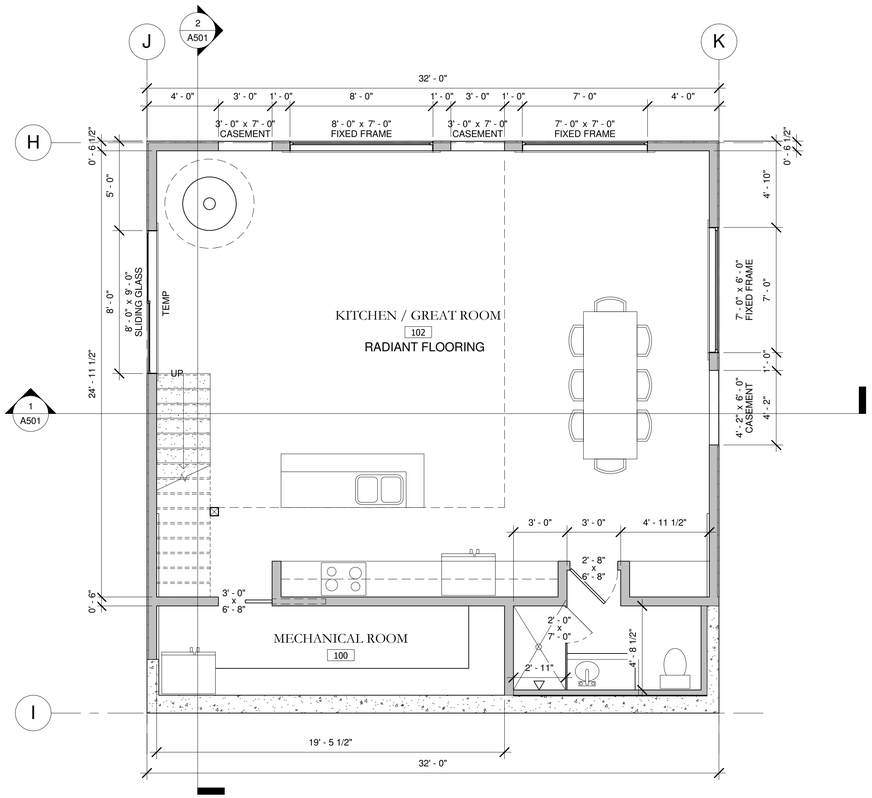
DRAWING NO:

A101



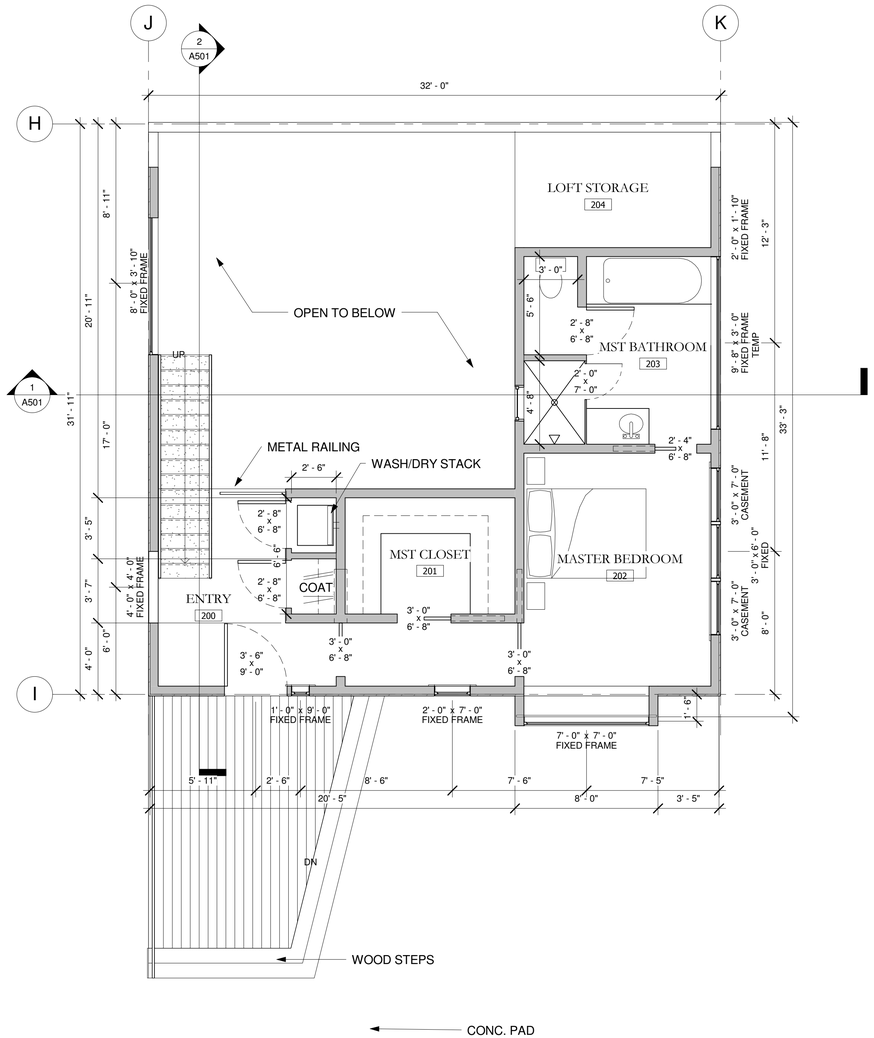
1 MAIN LEVEL AREA PLAN

SCALE: 1/8" = 1'-0"



4 UPPER LEVEL

SCALE: 1/8" = 1'-0"



2 FLOOR PLAN - MAIN LEVEL

SCALE: 1/4" = 1'-0"

3 FLOOR PLAN - UPPER LEVEL

SCALE: 1/4" = 1'-0"

NO	DATE	ISSUE
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DRAWINGS FOR:

SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

FLOOR PLANS

PROJECT #:

DRAWN BY: TM

CHECKED BY: SP

SCALE: As indicated

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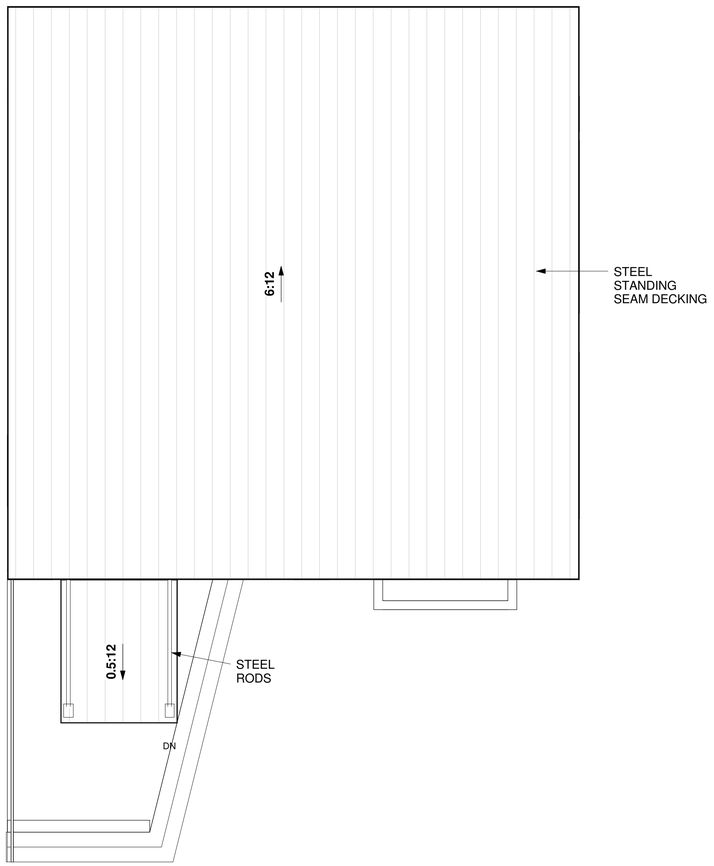
SEAL:

DRAWING NO:

A202



1 ROOF PLAN

SCALE: 1/4" = 1'-0"

NO	DATE	ISSUE
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DRAWINGS FOR:

SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

ROOF PLAN

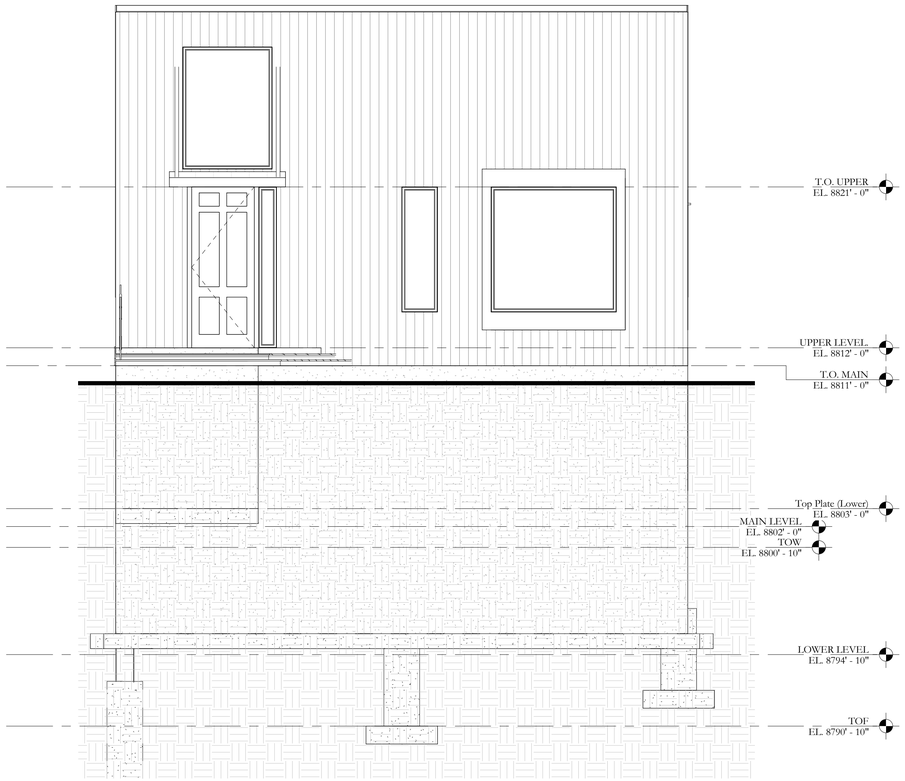
PROJECT #:
DRAWN BY: TM
CHECKED BY: SP
SCALE: 1/4" = 1'-0"

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

SEAL:

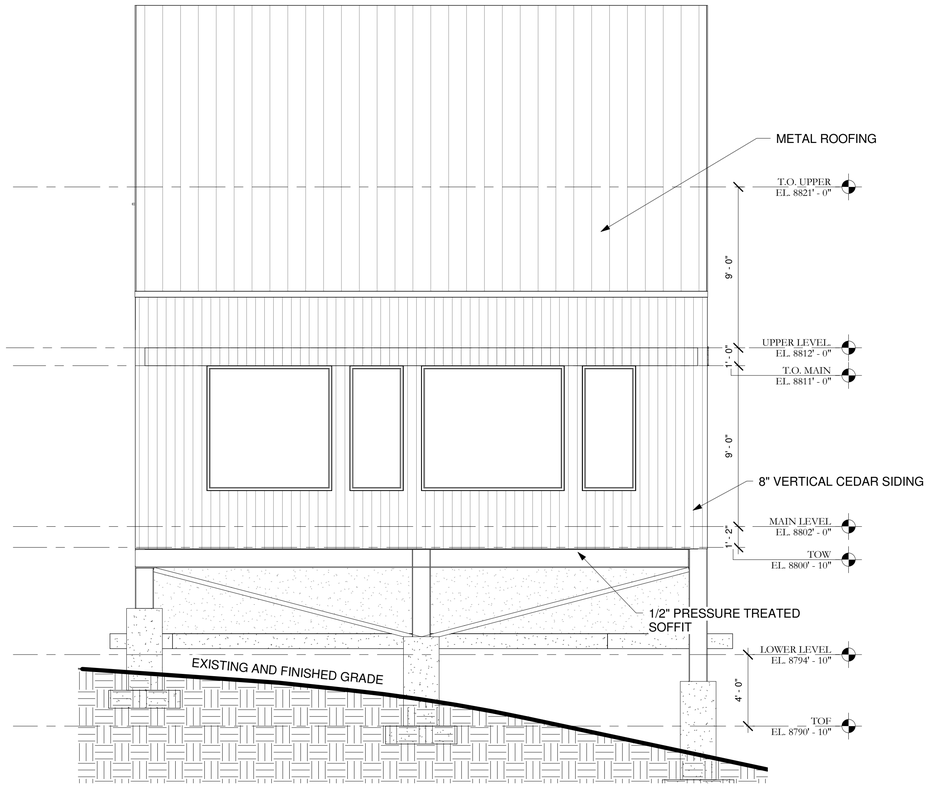
DRAWING NO:

A205



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

NO	DATE	ISSUE
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DRAWINGS FOR:

SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

ELEVATIONS

PROJECT #:

DRAWN BY: TM

CHECKED BY: SP

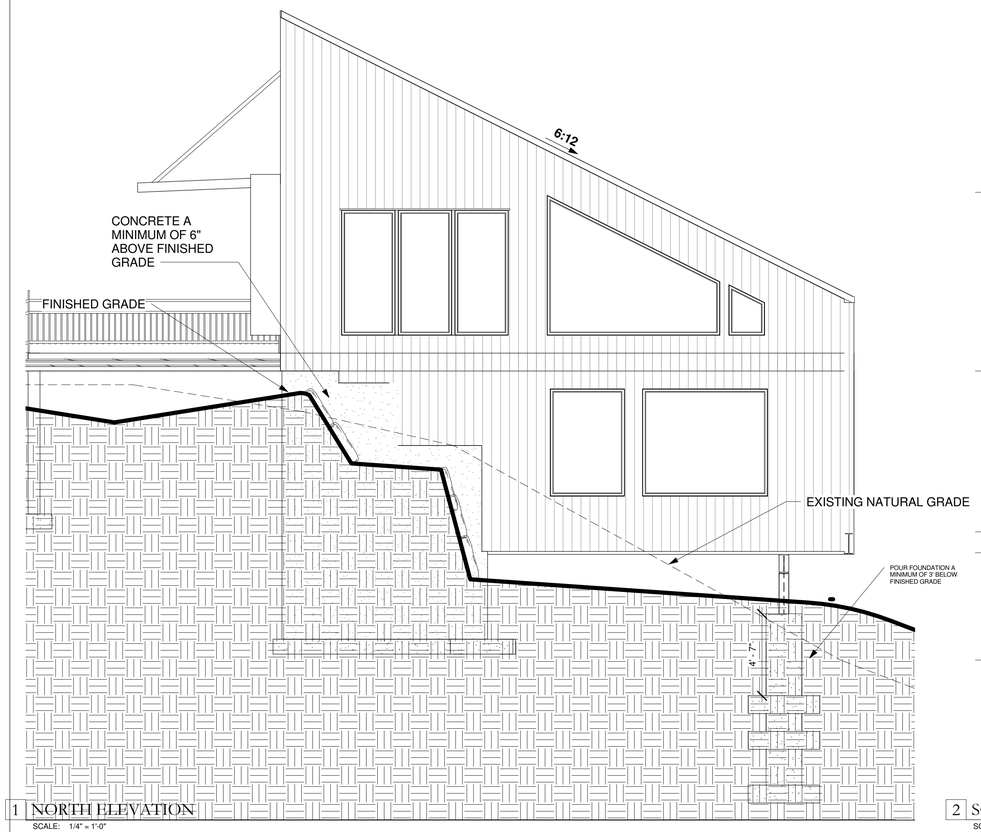
SCALE: 1/4" = 1'-0"

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

SEAL:

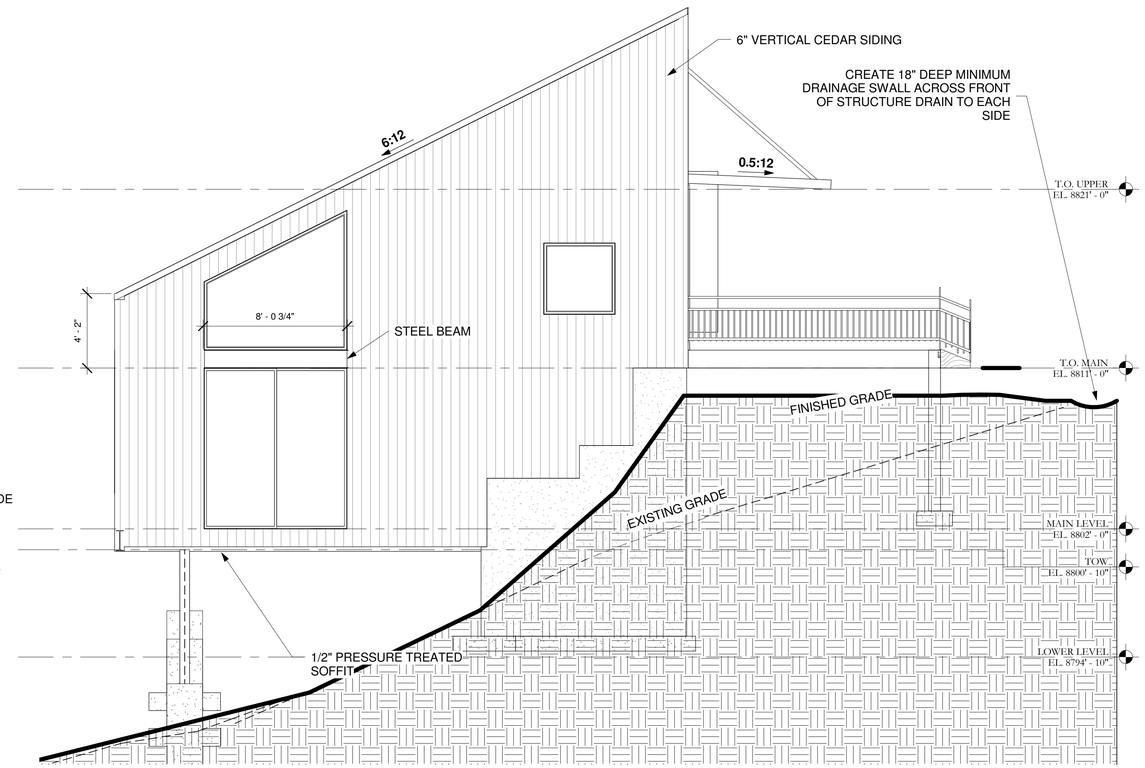
DRAWING NO:

A301



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NO	DATE	ISSUE

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DRAWINGS FOR:

SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

ELEVATIONS

PROJECT #:

DRAWN BY: Author

CHECKED BY: Checker

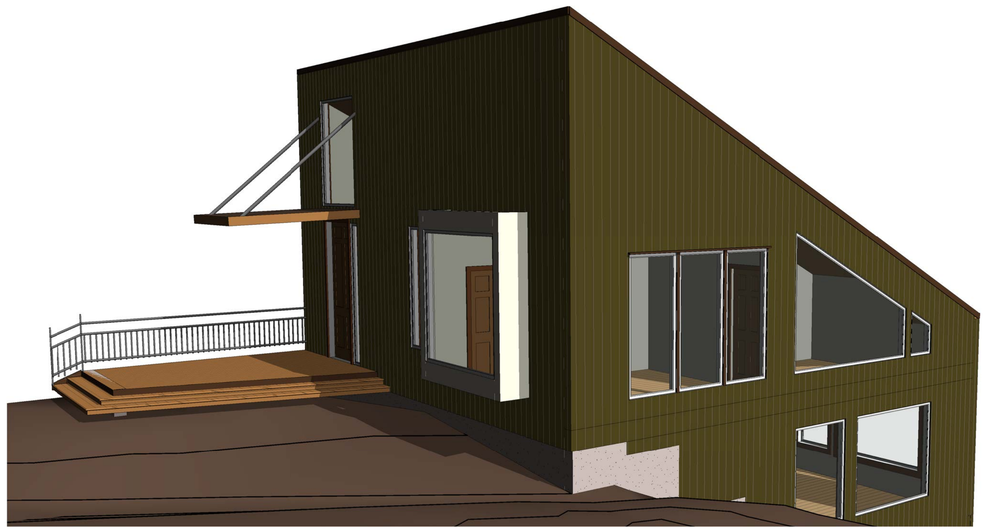
SCALE: 1/4" = 1'-0"

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

SEAL:

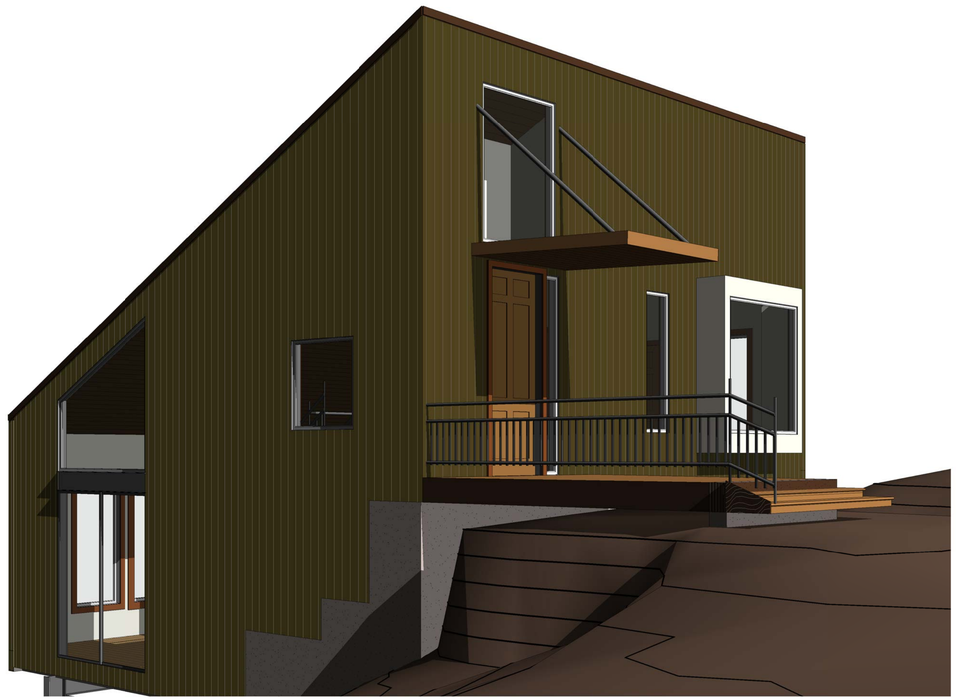
DRAWING NO:

A302



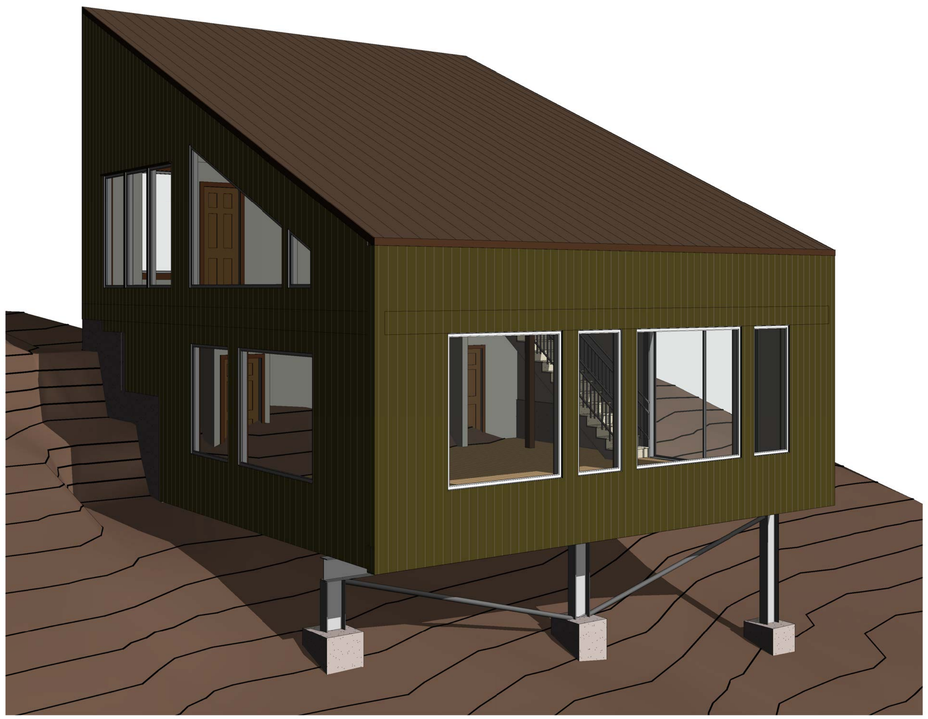
1 PERSPECTIVE - FRONT RIGHT

SCALE:



2 PERSPECTIVE - FRONT LEFT

SCALE:



3 PERSPECTIVE - BACK RIGHT

SCALE:

NO	DATE	ISSUE
1	05.13.15	PRELIMINARY SET

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DRAWINGS FOR:

SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

3D VIEWS

PROJECT #:

DRAWN BY: TM

CHECKED BY: SP

SCALE:

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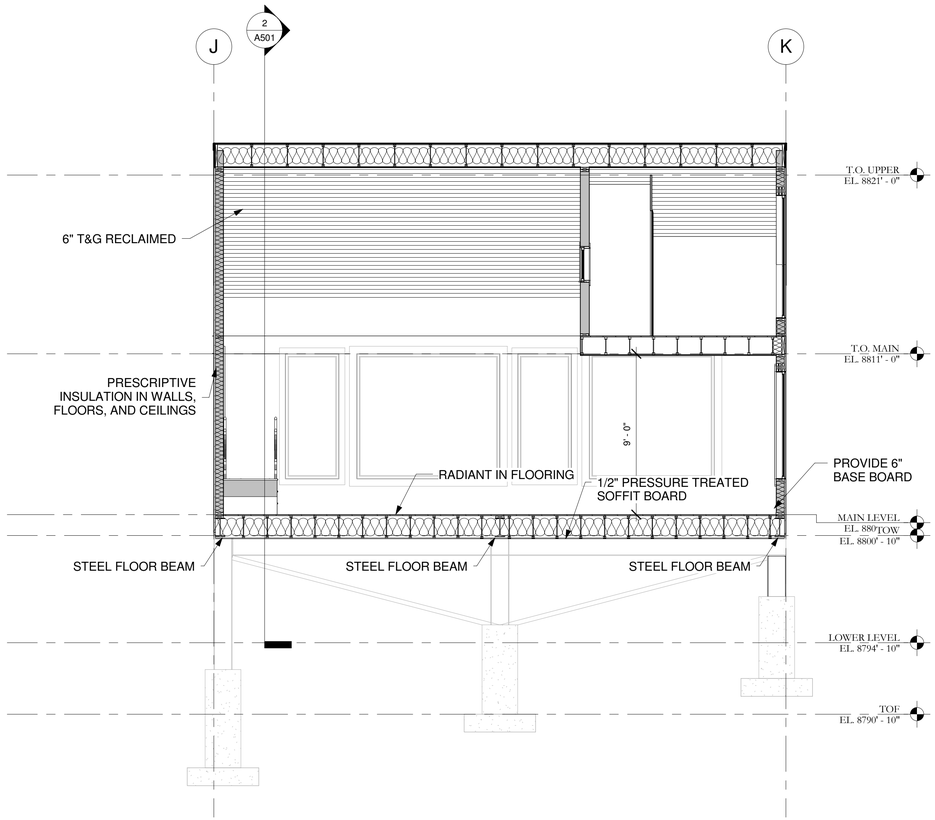
SEAL:

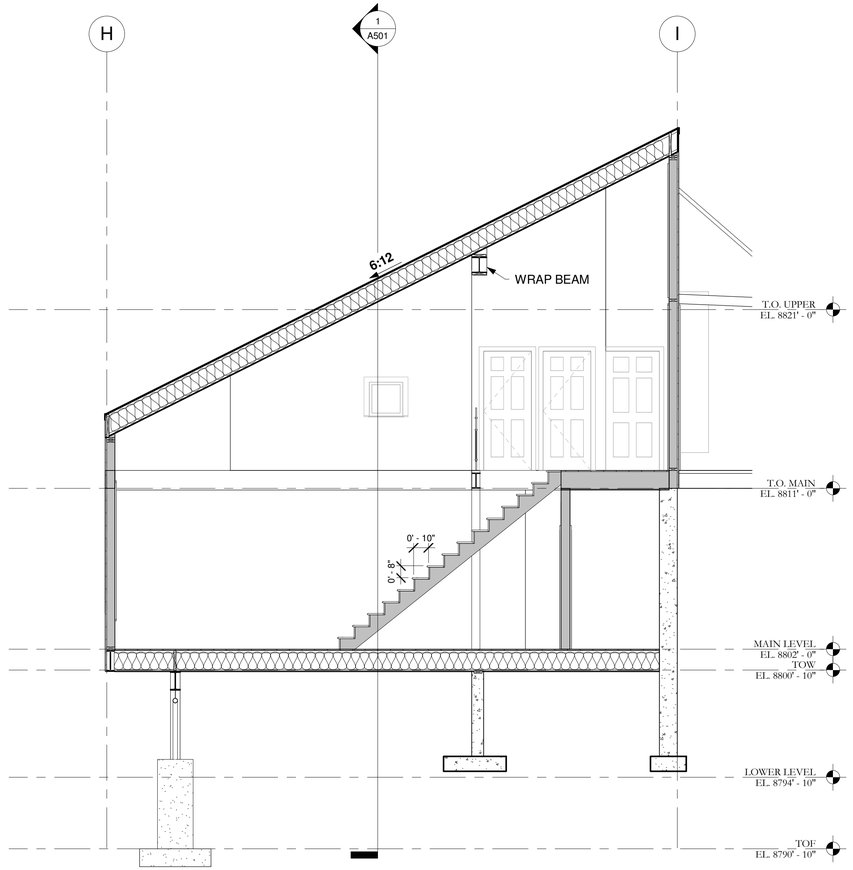
DRAWING NO:

A304



1 Section 1

SCALE: 1/4" = 1'-0"



2 Section 2

SCALE: 1/4" = 1'-0"

NO	DATE	ISSUE
1	05.13.15	PRELIMINARY SET

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DRAWINGS FOR:

SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

BUILDING SECTIONS

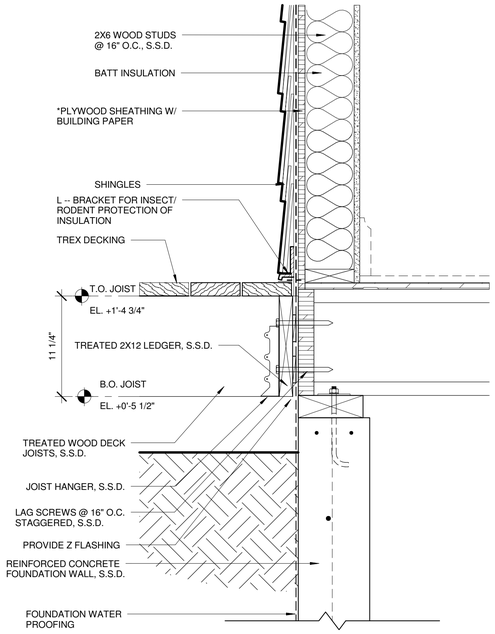
PROJECT #:
DRAWN BY: TM
CHECKED BY: SP
SCALE: 1/4" = 1'-0"

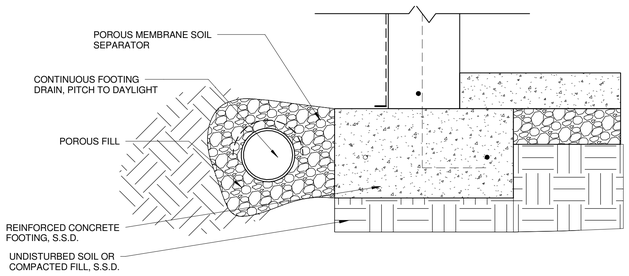
NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

SEAL:

DRAWING NO:

A501





1 A601 FOOTING DTL. @ BUILDING / DECK CONNECTION

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

FLASHING NOTES:

1- LINE-WIRE, WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT (STUCCO), SHALL BE INSTALLED, AS FOLLOWS:

WIRE GAUGE, SPACING AND ATTACHMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SPECIFICATIONS.

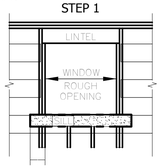
PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER THE WIRE BACKING.

NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR PENETRATE THE FLASHING MATERIAL.

2 - FLASHING TO BE A MINIMUM OF 6" WIDE.

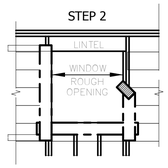
3 - PROVIDE SEALANT AS RECOMMENDED BY WINDOW MANUFACTURER PRIOR TO INSTALLATION OF WINDOW OR SLIDING DOOR.

STEP 1



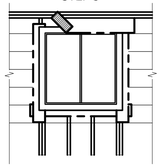
ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH, ROUGH SILL, EXTEND BEYOND EDGE OF ROUGH OPENING 8" MIN. SECURE ALL APPROVED FLASHING MATERIAL W/ GALVANIZED NAILS OR POWER-DRIVEN STAPLES.

STEP 2



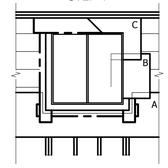
ATTACH JAMB STRIPS WITH SIDE EDGE EVEN WITH ROUGH JAMB FRAMING, START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL.

STEP 3



INSTALL WINDOW INTO ROUGH OPENING WITH SILL AND JAMB FLANGES OVER PREVIOUSLY INSTALLED FLASHING. ATTACH HEAD FLASHING OVER THE WINDOW FLANGE.

STEP 4

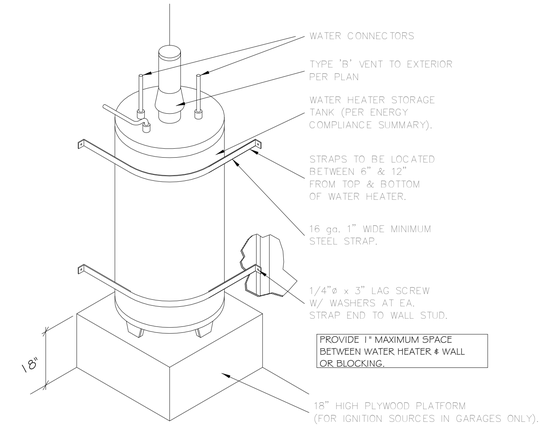


COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PAPER UNDER SILL STRIP.

NOTE: CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EA. SIDE OF THE OPENING (SHOWN AS DASHED LINES).

DO NOT SPLICE BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B,C,D, ETC.) OVER JAMB AND HEAD FLASHING, LAPPING EA. COURSE.

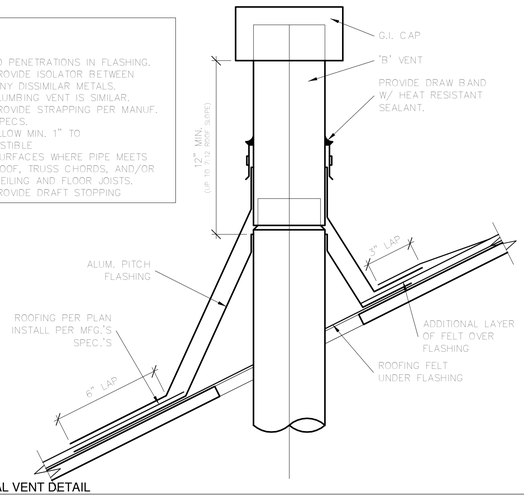
2 A601 NOTES-FLASHING



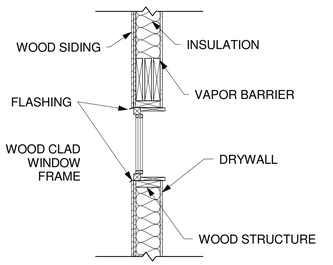
3 A601 WATER HEATER STRAPPING DETAIL

NOTES:

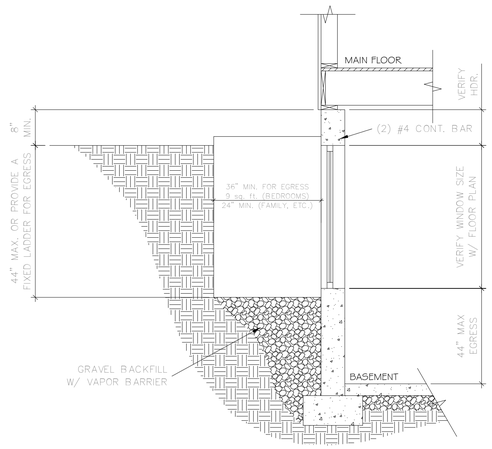
1. NO PENETRATIONS IN FLASHING.
2. PROVIDE ISOLATOR BETWEEN ANY DISSIMILAR METALS.
3. PLUMBING VENT IS SIMILAR.
4. PROVIDE STRAPPING PER MANUF. SPECS.
5. ALLOW MIN. 1" TO COMBUSTIBLE SURFACES WHERE PIPE MEETS ROOF, TRUSS CHORDS, AND/OR CEILING AND FLOOR JOISTS.
6. PROVIDE DRAFT STOPPING



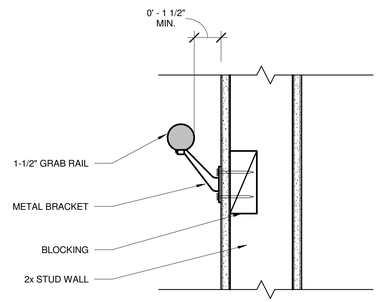
4 A601 MECHANICAL VENT DETAIL



5 A601 TYP WINDOW DETAIL



6 A601 WINDOW WELL DETAIL



7 A601 GRAB RAIL DETAIL

NO	DATE	ISSUE

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DRAWINGS FOR:

SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

DETAILS

PROJECT #:

DRAWN BY: TM

CHECKED BY: SP

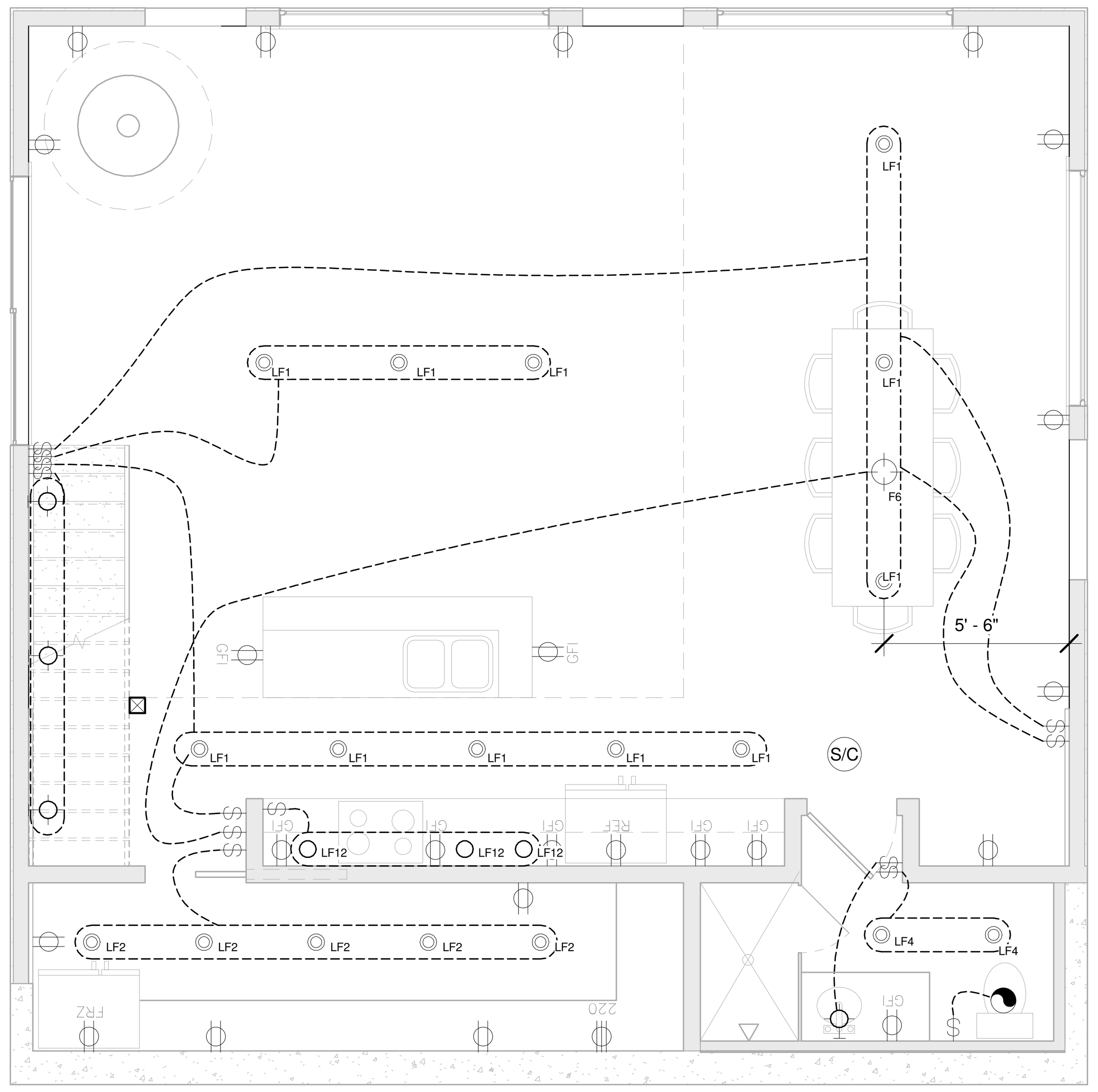
SCALE: As indicated

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

SEAL:

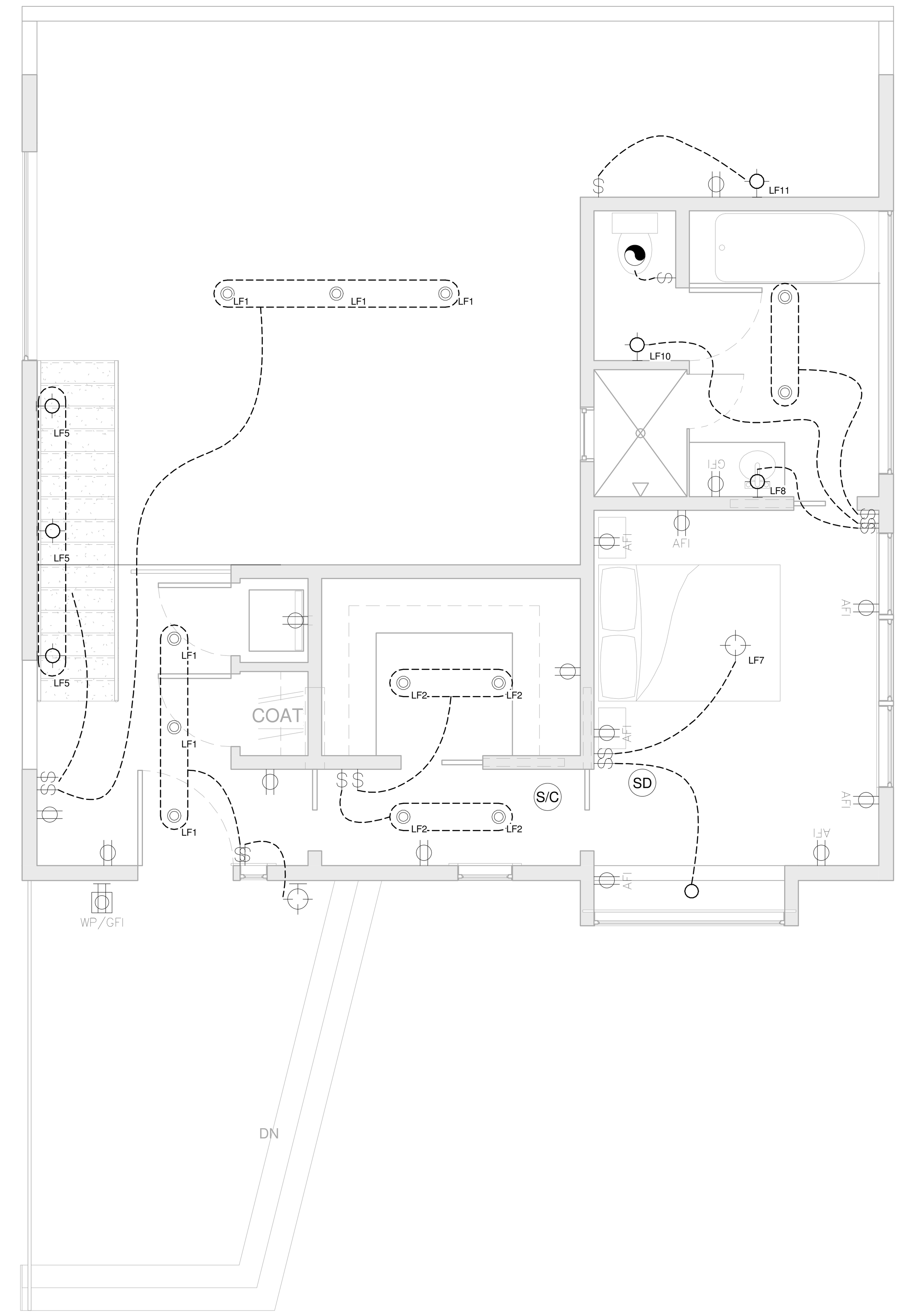
DRAWING NO:

A601



1 ELECTRICAL PLAN - MAIN LEVEL

SCALE: 1/4" = 1'-0"



2 ELECTRICAL PLAN - UPPER LEVEL

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES

1. PLEASE CONTACT ELECTRICIAN & LOG STACKER PRIOR TO CONSTRUCTION OF BUILDING TO ENSURE ACCURACY OF ALL ELECTRICAL WIRING.
2. ELECTRICAL WIRING ON THESE PRINTS ARE USED AS A GUIDE ONLY. CONSULT ELECTRICIAN FOR PROPER PLACEMENT OF ELECTRICAL FIXTURES.
3. ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, BATHS, UNFINISHED BASEMENTS AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED (IRC E3802).
4. EXTERIOR OUTLETS SHALL HAVE WATERPROOF COVERINGS.
5. ALL ELECTRICAL OUTLET BRANCH CIRCUITS IN ALL BEDROOMS TO BE PROVIDED WITH/ ARC FAULT PROTECTION.
6. PROVIDE SMOKE DETECTORS CONFORMING TO IRC SECTION R313. ALL LEVELS, ALL BEDROOMS, ACCESS TO ALL BEDROOMS, AND IN ALL ROOMS WITH SLOPED CEILINGS NEXT TO HALLS SERVING BEDROOMS. ALL SMOKE DETECTORS SHALL BE WIRED IN SERIES WITH/ BATTERY BACK UP. SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT ACTUATION OF ONE SHALL ACTUATE ALL SMOKE DETECTORS. (R313.1-2)
7. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH A FUEL BURNING APPLIANCE AND SHALL BE INTERCONNECTED WITH/ SMOKE DETECTORS & HARD WIRED WITH/ BATTERY BACK-UP. (R313.2 AS AMENDED BY STATE).
8. ALL BATHROOM FANS TO BE VENTED TO EXTERIOR AT A RATE OF 50 CUBIC FEET PER MINUTE FOR INTERMITTENT OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION (IRC R303.3).
9. COPPER GROUND ROD TO BE 1/2" x 8" DRIVEN VERTICALLY INTO GROUND BELOW METER BASE/DISCONNECT LOCATION FOR GROUNDING AND BONDING OF ALL METAL PIPING INCLUDING GAS
10. ALL RECEPTACLES SERVICING UNFINISHED BASEMENTS TO BE GFCI PROTECTED.
11. ELECTRICAL PANELS MUST HAVE 30" WIDE BY 36" DEEP WORKING SPACE & 6'-6" HEADROOM. PROVIDE PROPER FIRE RATING FOR BOXES FACING INTO GARAGES.
12. LL SPAS AND HOT TUBS SHALL COMPLY WITH THE CURRENT INTERNATIONAL RESIDENTIAL CODE, SPECIFICALLY EQUIPMENT LOCATION AND CLEARANCES SHALL COMPLY WITH E4103.
13. PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68 DEGREES FAHRENHEIT AT A POINT 36 INCHES ABOVE THE FLOOR IN ALL ROOMS (IRC R303.8).
14. OUTLETS ARE REQUIRED TO BE INSTALLED SO THAT NO POINT ALONG WALLS IS MORE THAN 6 FEET FROM AN OUTLET.
15. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSPECTION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, (SLAB BASEMENT WALL, CRAWLSPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS, AND SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. -IRC N1101.9
16. A MINIMUM OF 50 PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.
17. ALL 15 AND 20 AMP RECEPTACLES WITH-IN THE DWELLING UNIT SHALL BE TAMPER RESISTANT RECEPTACLES.
18. IN THE KITCHEN, A MINIMUM OF TWO 20 AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS.

ELECTRICAL SYMBOL LEGEND

SWITCH	CEILING FAN w/ FAN LIGHT
DIMMER SWITCH	PENDANT LIGHT FIXTURE
FAN SWITCH	WALL SCONCE
JAMB-MOUNTED AUTOMATIC SWITCH	SURFACE MOUNTED LIGHT FIXTURE
RECESSED LIGHTING	DIRECTIONAL LIGHT FIXTURE
RECESSED LIGHTING	DOWNLIGHT (4" CAN)
DUPLEX OUTLET	WATERPROOF SHOWER LIGHT
DUPLEX OUTLET - HALF SWITCHED	CONTINUOUS UNDERCABINET LIGHT
DUPLEX OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER	CLOSET UTILITY LIGHT
DUPLEX OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER LOCATED 42" MIN. A.F.F.	SMOKE DETECTOR
DEDICATED OUTLET OR JUNCTION BOX TO COORDINATE w/ EQUIP.	CARBON MONOXIDE DETECTOR
FLOOR RECEPTACLE	EXHAUST FAN VENT
FLOOR RECEPTACLE - HALF SWITCHED	WALL MOUNT FIXTURE (BATH BAR)
EXTERIOR RECEPTACLE w/ WATERPROOF COVER & GROUND FAULT INTERRUPTER	DOOR CHIME
TV / DATA	THERMOSTAT
TELEPHONE JACK	

NO	DATE	ISSUE

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DRAWINGS FOR:

SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

ELECTRICAL PLAN

PROJECT #:
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/4" = 1'-0"

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

SEAL:

DRAWING NO:

E101

GENERAL STRUCTURAL NOTES

DESIGN CODE: 2012 IBC AS AMENDED

DESIGN LOADS:
LOADS USED IN DESIGN:

1. ROOF
   - A) FLAT ROOF SNOW LOAD, Pf — 202 psf
   - B) SNOW EXPOSURE COEFFICIENT, Ce — 1.0
   - C) GROUND SNOW LOAD, Pg — 266 psf
   - D) IMPORTANCE FACTOR, I — 1.0

2. FLOOR
   - A) LIVE LOAD — 40 psf
   - B) DEAD LOAD — 15 psf

3. WIND PRESSURE
   - A) BASIC WIND SPEED — 115 MPH
   - B) BUILDING CATEGORY — II
   - C) IMPORTANCE FACTOR, Iw — 1.0
   - D) EXPOSURE CLASSIFICATION — C
   - E) ENCLOSURE CLASSIFICATION — ENCLOSED

4. SEISMIC LOADS
   - A) SEISMIC DESIGN CATEGORY — D
   - B) SITE CLASS — D
   - C) IMPORTANCE FACTOR, Ie — 1.0
   - D) MAPPED SPECTRAL RESPONSE ACCELERATION
     - Ss — 0.6
     - S1 —
   - E) SPECTRAL RESPONSE COEFFICIENT
     - Sds — 0.53
     - Sd1 —
   - F) RESPONSE MODIFICATION FACTOR, R — 6.5

FOUNDATION-FOOTINGS:
1. PROJECT GEOTECHNICAL REPORT NOT PROVIDED.

STRUCTURAL MATERIALS

1.	CONCRETE SLABS 3000 psi @ 28 DAYS ELSEWHERE 3000 psi @ 28 DAYS	
2.	REINFORCING STEEL	#4-#10 BARS: ASTM A615, GRADE 60 #3 BARS: ASTM A185, GRADE 40
	MESH:	ASTM A185
3.	WELDED BARS AND ANCHORS	ASTM A706, GRADE 60
4.	WELDED WIRE AND FABRIC	ASTM A185
5.	TUBES	ASTM A500, Fy=46 KSI
6.	STEEL SHAPES W SHAPES: OTHER SHAPES: PLATES:	ASTM A992, Fy=50 KSI ASTM A36, Fy=36 KSI ASTM A36, Fy=36 KSI
7.	WELDED CONNECTIONS	E70XX ELECTRODES
8.	BOLTS	ASTM A325N
9.	ANCHOR BOLTS	ASTM A307 or ASTM A36
10.	EXPANSION BOLTS	RED-HEAD ANCHORS, WEDGE-ALL ANCHORS, OR NATIONAL FASTENERS. PROVIDE ICBO REPORT FOR EXPANSION ANCHORS USED.
11.	DIMENSIONAL FRAMING LUMBER (M.C. NOT TO EXCEED 19%)	DOUGLAS FIR-LARCH #2 OR BETTER Fb = 900 psi Fcr = 625 psi Fv = 180 psi Fcq = 1,350 psi E = 1,600,000 psi
12.	POSTS (2005 NDS) (POSTS AND TIMBERS) (M.C. NOT TO EXCEED 19%)	DOUGLAS FIR-LARCH #1 OR BETTER Fb = 1,200 psi Fcq = 1,000 psi
13.	TIMBER MEMBERS (2005 NDS) (BEAMS AND STRINGERS) (M.C. NOT TO EXCEED 19%)	DOUGLAS FIR-LARCH #2 OR BETTER Fb = 875 psi Fcr = 625 psi Fv = 170 psi Fcq = 600 psi E = 1,300,000 psi DOUGLAS FIR-LARCH #1 OR BETTER Fb = 1,350 psi Fcr = 625 psi Fv = 170 psi Fcq = 925 psi E = 1,600,000 psi
14.	LVL MEMBERS (I-LEVEL TRUS JOIST OR EQUIVALENT)	Fb = 2600 psi Fcr = 750 psi Fv = 285 psi Fcq = 2,510 psi E = 1,800,000 psi
15.	GLU-LAM BEAMS (2005 NDS)	24F-V4 DF/DF Fb = 2,400 psi Fcr = 650 psi Fv = 265 psi Fcq = 1,650 psi E = 1,800,000 psi
16.	JOISTS	I-LEVEL TRUS JOIST, LOUISIANA PACIFIC, OR EQUIV. (INSTALL PER MFR's SPEC's)
17.	LOG MEMBERS (T.P.I. GRADED AND STAMPED) (M.C. NOT TO EXCEED 19%)	DOUGLAS FIR-LARCH #1 OR BETTER Fb = 1200 psi Fcr = 625 psi Fv = 180 psi Fcq = 1,550 psi E = 1,800,000 psi

18. ERRORS AND OMISSION WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS AND PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, IN WRITING AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION AND OR FABRICATION OF THE WORK.

FLOOR FRAMING NOTES

1. PROVIDE BLOCKING BETWEEN JOISTS OVER BEARING WALLS AND OVER FOUNDATION AT BAY WINDOWS AND FLOOR CANTILEVERS.
2. FLOOR SHEATHING TO BE INSTALLED PERPENDICULAR TO FLOOR JOISTS.
3. USE SIMPSON ITT2 OR IUS HANGERS AT JOIST TO BEAM CONNECTIONS.
4. USE SIMPSON HHUS HANGERS OR APPROVED EQUAL AT BEAM TO BEAM CONNECTIONS (U.N.O.).

ROOF FRAMING NOTES

1. ALL TRUSSES TO BE SECURED ON EACH END w/ SIMPSON H-1 CLIPS AND GIRDER TRUSSES w/ LGT HOLDOWNS AT EACH END (U.N.O.).
2. PROVIDE SOLID BLOCKING BETWEEN TRUSSES AND RAFTERS OVER BEARING WALLS.
3. USE SIMPSON ITT TOP FLANGE HANGERS AT ALL RAFTER TO BEAM CONNECTIONS (U.N.O.).
4. PROVIDE SOLID BLOCKING UNDER ALL GIRDER TRUSSES AND BEAMS TO FOUNDATION.
5. TRUSS BLOCKING SHALL BE NAILED SOLID TO SHEATHING WITH NAILING THROUGH SHEATHING INTO BLOCKING.
6. VALLEY AND HIP RAFTERS ARE NOT TO BE LESS THAN 2" THICK AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.

SHEATHING NOTES

FLOOR SHEATHING:
3/4" (48/24) APA RATED T&G SUBFLOOR
10d COMMON @ 6" O.C. AT PANEL EDGES, 10d COMMON @ 10" O.C. FIELD.
ATTACH PANEL TO FRAMEWORK w/ A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE OR AS REQ'D BY FINISH FLOOR MATERIAL.

ROOF SHEATHING:
5/8" (40/20) APA RATED SHEATHING
8d COMMON @ 6" O.C. AT PANEL EDGES, 8d COMMON @ 12" O.C. FIELD.

EXTERIOR WALL SHEATHING:
7/16" STRUCTURAL "I" RATED PANELS
8d COMMON @ 4" O.C. AT PANEL EDGES, 8d COMMON @ 12" O.C. FIELD.
BLOCK ALL SHEATHING EDGES w/ 2" NOMINAL BLOCKING.
(TYPICAL UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE)

INTERIOR WALL SHEATHING:
1/2" GYPSUM WALL BOARD
#6 x 11/4" SCREWS @ 4" O.C. AT PANEL EDGES & 8" O.C. FIELD. (U.N.O.)

NAILING SCHEDULE (U.N.O.)

1.	ALL NAILS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE.	
2.	JOIST TO SILL PLATE OR GIRDER (TOENAIL)	(3) 8d
3.	BRIDGING TO JOIST (TOENAIL EA. END)	(2) 8d
4.	BOTTOM PLATE TO JOIST OR BLOCKING (FACE NAIL)	(3) 16d @ 16" O.C.
5.	TOP PLATE TO STUD (END NAIL)	(2) 16d
6.	STUD TO BOTTOM PLATE	(4) 8d TOENAIL or (2) 16d ENDNAIL
7.	DOUBLE STUDS (FACENAIL)	16d @ 24" O.C.
8.	DOUBLE TOP PLATES (FACE NAIL)	16d @ 16" O.C.
9.	TOP PLATES, LAPS & INTERSECTIONS (FACE NAIL)	(2) 16d @ 12" O.C.
10.	CONTINUOUS HEADER (2 PIECES)	16d @ 16" O.C. ALONG EACH EDGE
11.	ROOF JOIST TO PLATE (TOENAIL)	(3) 8d
12.	CONTINUOUS HEADER TO STUD (TOENAIL)	(4) 8d
13.	ROOF JOISTS, LAPS OVER PARTITIONS (FACE NAIL)	(3) 16d
14.	ROOF JOISTS TO PARALLEL RAFTERS (FACE NAIL)	(3) 16d
15.	BUILT-UP CORNER STUDS & COLUMNS	16d @ 24" O.C.
16.	BUILT-UP BEAMS (FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES)	20d @ 32" O.C.
17.	RIM JOIST TO TOP PLATE (TOENAIL)	16d @ 6" O.C.

GENERAL CONCRETE NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND LOCAL CODES.
2. REINFORCED CONCRETE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-08.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
4. ALL SLABS ON GRADE ARE TO BE PLACED ON COMPACTED BACKFILL.
5. ALL REINFORCING STEEL SHALL BE NEW GRADE 60 DEFORMED BARS AND SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE.
6. REINFORCING STEEL CONCRETE COVER:

   SURFACE CAST AGAINST EARTH: 3"

   FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO WEATHER:
   #5 OR SMALLER: 2"
   #6 OR LARGER: 1-1/2"

   FORMED SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER
   WALLS, SLABS, JOISTS: 3/4"
7. TOP OF FOUNDATION WALLS TO BE A MINIMUM OF 6" ABOVE FINISHED GRADE.
8. BLOCK OUT OPENINGS FOR GARAGE DOORS AS REQUIRED.
9. ALL CONCRETE EXPOSED TO FREEZING AND THAWING SHALL CONTAIN 5-7% ENTRAINED AIR.
10. ALUMINUM CONDUIT OR PIPING MAY NOT BE EMBEDDED IN ANY CONCRETE.
11. CALCIUM CHLORIDE IS NOT ALLOWED AS AN ADDITIVE TO CONCRETE MIX.

NO	DATE	ISSUE
1	05.13.15	PRELIMINARY SET

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RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

STRUCTURAL NOTES

PROJECT #:
DRAWN BY: TM
CHECKED BY: SP
SCALE:

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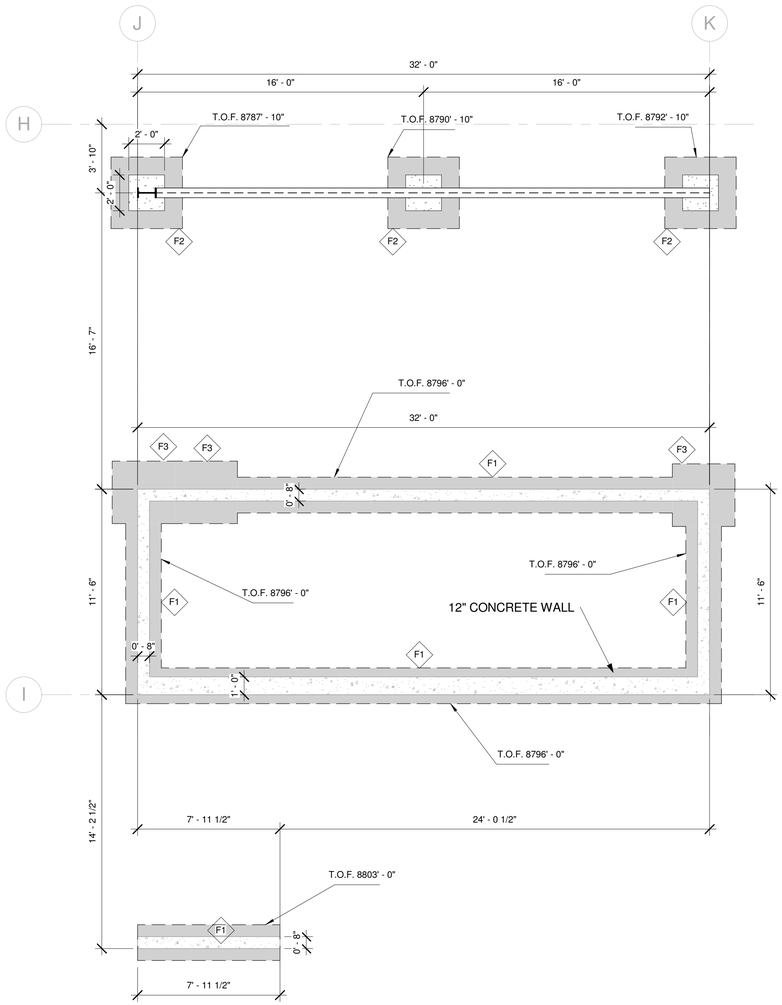
SEAL:

06.17.2015

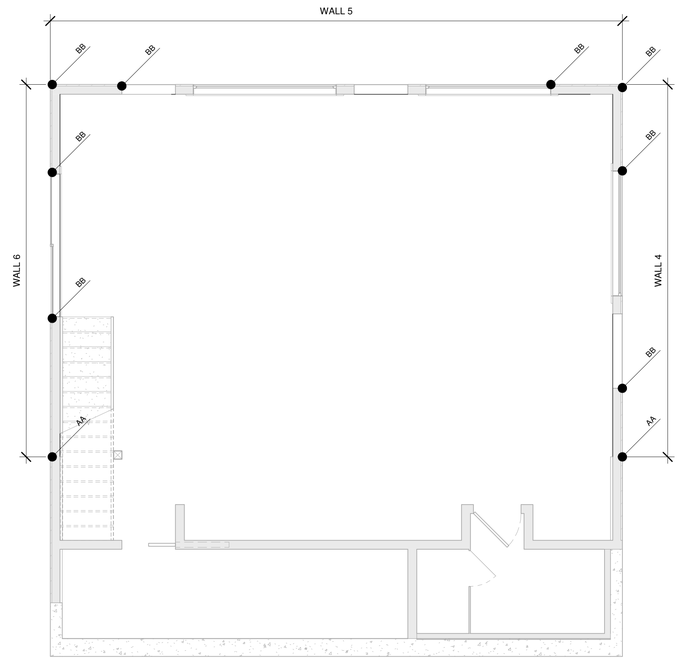
DRAWING NO:

S0.0



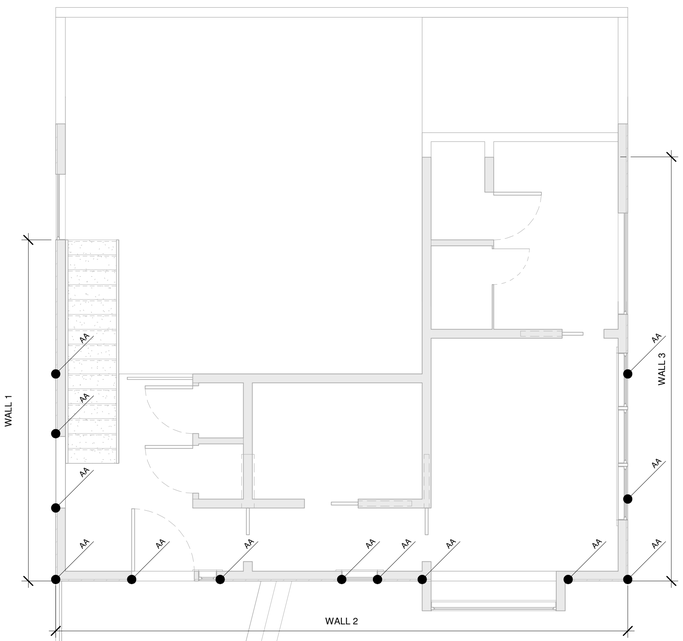
1 FOOTING FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



2 SHEAR PLAN - MAIN LEVEL

SCALE: 1/4" = 1'-0"



3 SHEAR PLAN - UPPER LEVEL

SCALE: 1/4" = 1'-0"

FOOTING SCHEDULE

Loc	Footing Name	Footing Type
F-1	24 in Strip Footing	24in x 10in x Cont Footing w/ (2) #4 bar
F-2	42 in x 42 in Spot Footing	42in x 42in x 10in Footing w/ (4) #4 bar each way
F-3	48 in x 48 in Spot Footing	48in x 48in x 10in Footing w/ (5) #4 bar each way

HOLD DOWN SCHEDULE

LOC	DESCRIPTION	NOTES
AA	STHD 14/14RJ	INTO (2) STUDS MIN.
BB	HDU8	INTO (2) STUDS MIN.
CC	HDQ8	SOLID 6X6
DD	MST37	INTO (2) STUDS MIN.
EE	MST48	INTO (2) STUDS MIN.
FF	MST60	INTO (2) STUDS MIN.

FOUNDATION WALL REINFORCING

8" x 4' WALL	#4 @ 24" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall
8" x 8' WALL	#4 @ 24" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall
8" x 9' WALL	#4 @ 16" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall
8" x 10' WALL	#4 @ 12" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall
12" x 16' WALL	#6 @ 12" o.c. Verticals #6 @ 16" o.c. Horizontals #6 within top and bottom of wall

SHEAR WALL LOCATION SCHEDULE

Loc	Description	Shear Wall	Floor Tie	Hold Down	Anchor Bolts
Wall 1	LEFT WALL	SW-3	MST 60	STHD14RJ	AB-4
Wall 2	FRONT WALL	SW-3	none	STHD14RJ	AB-1
Wall 3	RIGHT WALL	SW-5	none	STHD14RJ	AB-4
Wall 4	RIGHT LOWER WALL	SW-5	none	HDU8	AB-1
Wall 5	REAR WALL	SW-5	none	HDU8	AB-1
Wall 6	LEFT LOWER WALL	SW-5	none	HDU8	AB-1

SHEAR WALL TYPE SCHEDULE

LOC	SHEATHING	BOTH SIDES	EDGE STUD	NAILING SIZE	NAILING EDGE	NAILING FIELD
SW-1	7/16" OSB	NO	2x4	8d	6"	12"
SW-2	7/16" OSB	NO	2x4	8d	4"	12"
SW-3	7/16" OSB	NO	2x4	8d	3"	12"
SW-4	7/16" OSB	NO	2x FLAT OR 4x	8d	3"	12"
SW-5	7/16" OSB	NO	2x FLAT OR 4x	8d	2"	12"
SW-6	7/16" OSB	YES	2x FLAT OR 4x	8d	4"	12"
-or-	19/32" OSB	NO	2x FLAT OR 4x	10d	4"	12"

NOTES:

1. All studs for shear walls shall be 16" o.c. unless otherwise noted.
2. All sheathing should be completely blocked.
3. 16d common nail transfer through sill, or toe nail through joist or blocking.
4. ALL Framing members recieving edge nailing from abbutted panels shall not be less than Edge Stud Specified for the specified Shear Wall.
5. All Exterior Walls are SW-2 unless otherwise noted.

ANCHOR BOLT SCHEDULE

LOC	ANCHOR BOLT	SPACING	SILL PLATE
AB-1	5/8"ø x 12" ANCHOR BOLT	32" O.C.	2 x 6
AB-2	5/8"ø x 12" ANCHOR BOLT	24" O.C.	2 x 6
AB-3	5/8"ø x 12" ANCHOR BOLT	16" O.C.	2 x 6
AB-4	5/8"ø x 12" ANCHOR BOLT	12" O.C.	2 x 6
AB-5	5/8"ø x 12" ANCHOR BOLT	24" O.C.	3 x 6
AB-6	5/8"ø x 12" ANCHOR BOLT	12" O.C.	3 x 6

NOTES:

1. Minimum Anchor Bolt spacing should be AB-1 unless otherwise specified
2. All Anchor bolts should be embedded a minimum of 7" and should be placed between two rebar.
3. All washers should be a plate washer Simpson BP 5/8-3.

NO	DATE	ISSUE
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ENGINEER:

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DRAWINGS FOR:

SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

FOUNDATION/SHEAR PLAN

PROJECT #:
DRAWN BY: TM
CHECKED BY: SP
SCALE: 1/4" = 1'-0"

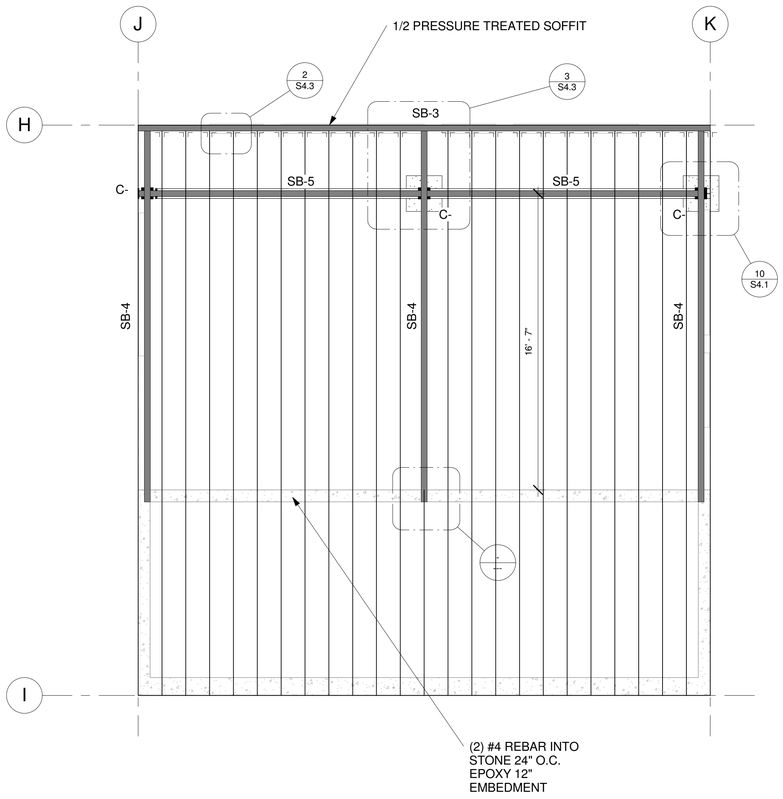
NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

SEAL:

06.17.2015

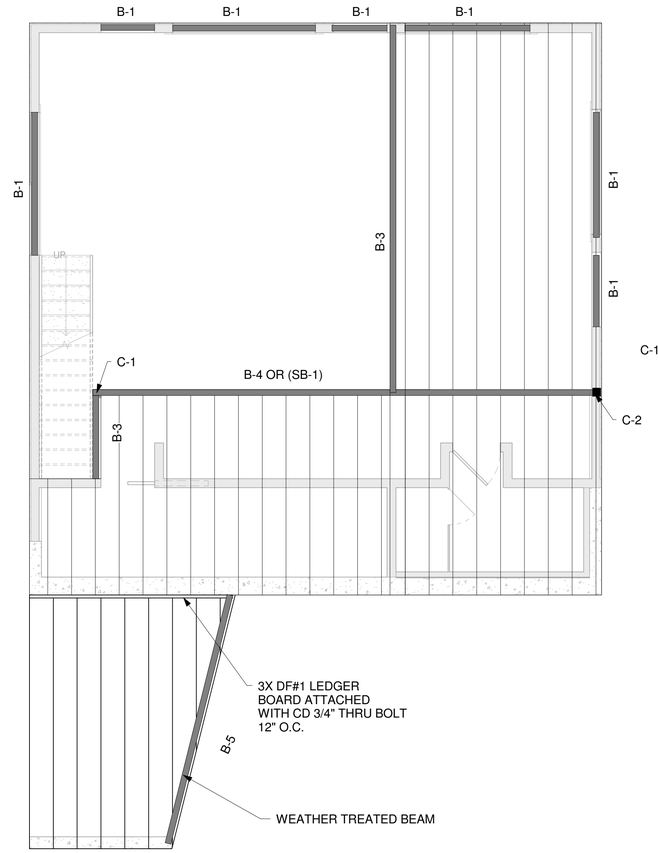
DRAWING NO:

S1.0



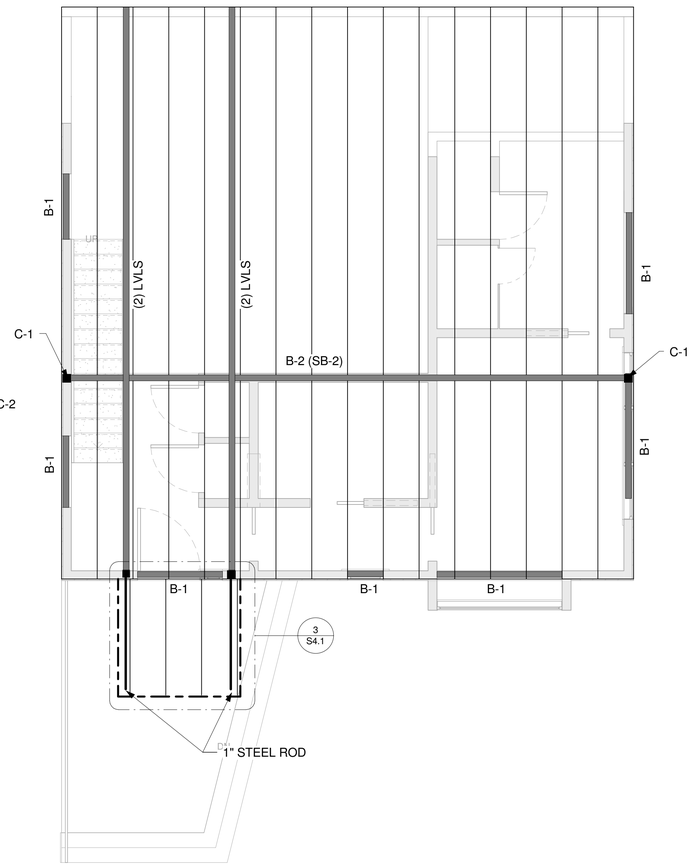
1 FRAMING PLAN - MAIN FLOOR

SCALE: 1/4" = 1'-0"



3 FRAMING PLAN - UPPER FLOOR

SCALE: 1/4" = 1'-0"



2 FRAMING PLAN - ROOF

SCALE: 1/4" = 1'-0"

BEAM SCHEDULE

Loc	Beam Name	Beam Type	Trimmer	Remarks	Hanger
B-1	STANDARD HDR	(3) 1.75 x 9.5 LVL	3		Built in Beam Pocket
B-2	ROOF BEAM	(1) 8.75 x 28.5 GLB	column		Built in Beam Pocket
B-3	FLOOR BEAM	(2) 1.75 x 11.875 LVL	1		Built in Beam Pocket
B-4	FLOOR BEAM	(1) 8.75 x 24 GLB	column		Built in Beam Pocket
B-5	ENTRY BEAM	(1) 12 x 12 DF-L #1	2		Built in Beam Pocket

STEEL BEAM SCHEDULE

Loc	Beam Name	Beam Type
SB-1	B-2 STEEL OPTION	W24x62
SB-2	B-4 STEEL OPTION	W10x77
SB-3	FLOOR BEAM	W12x35
SB-4	FLOOR BEAM	W12x35
SB-5	FLOOR BEAM	W12x35

COLUMN SCHEDULE

Loc	Column Name	Column Type	Remarks	Base / Cap
C-1	(1) 9in x 6in DF-L #2	(1) 9in x 6in DF-L #2	Built-up Column	None
C-2	(1) 6in x 9in 1.8E Parallam PSL	(1) 6in x 9in 1.8E Parallam PSL	Built-up Column	None

FLOOR JOIST SCHEDULE

Loc	Joist Name	Joist	Hanger
FJ-1	UPSTAIRS FLOOR JOISTS	(1) 11.875in 360 TJI Joist(s) @ 16in O.C.	none
FJ-2	MAIN FLOOR JOISTS	(1) 14in 210 TJI Joist(s) @ 16in O.C.	none
FJ-3	ENTRY JOISTS	(1) 4in x 12in DF#2 Joists(s) @ 12in O.C.	none

ROOF RAFTER SCHEDULE

Loc	Rafter Name	Rafter	Hanger
RR-1	ROOF RAFTERS	(1) 16in 360 TJI Joist(s) @ 12in O.C.	none

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SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

FRAMING PLAN - MAIN FLOOR

PROJECT #:

DRAWN BY: TM

CHECKED BY: SP

SCALE: 1/4" = 1'-0"

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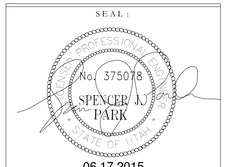

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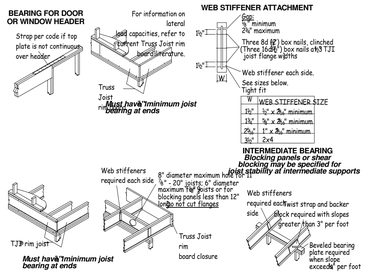
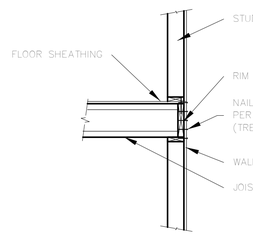
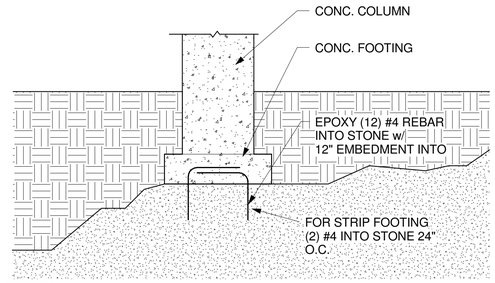


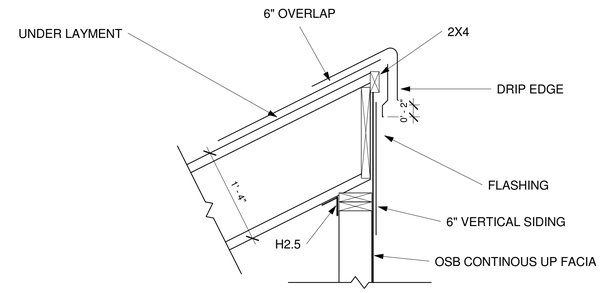
1 S4.1 JOIST DETAILS1



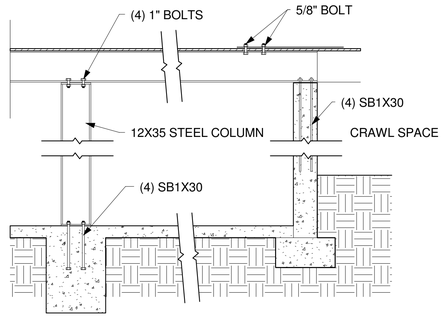
7 S4.1 SHEAR TRANSFER (PERPENDICULAR)



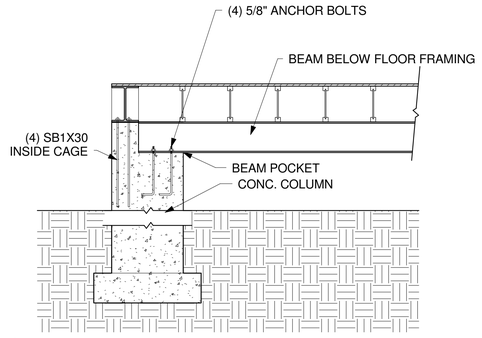
12 S4.1 FOOTING TO STONE



8 S4.1 EAVE DETAIL(TOP OF RIDGE)(BOTTOM SIMILAR)

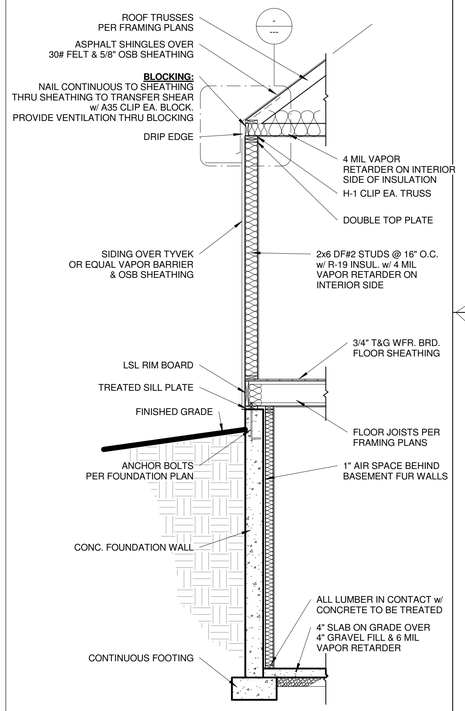


9 S4.1 BEAM TO FOUNDATION WALL

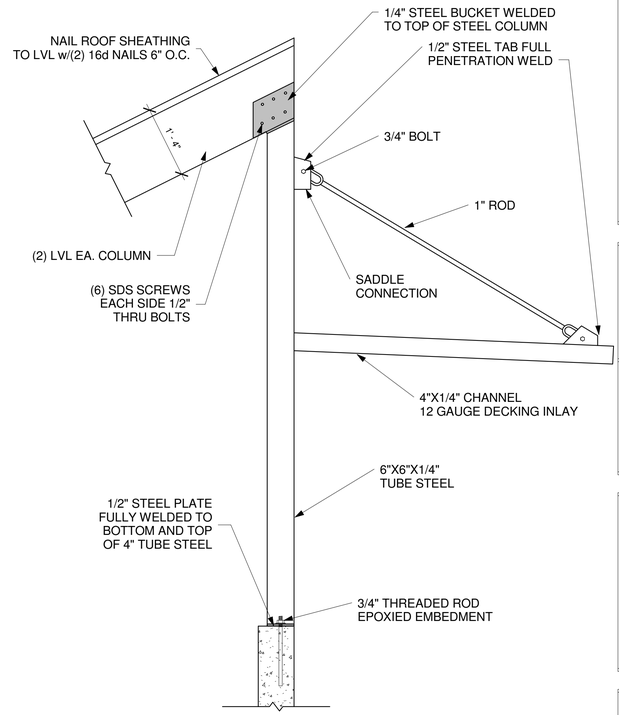


10 S2.1 S4.1 BEAM TO CONC. COLUMN

NOT USED



11 S4.1 WALL SECTION



3 S2.1 S4.1 PORCH AWNING DETAIL

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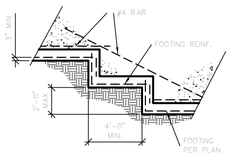
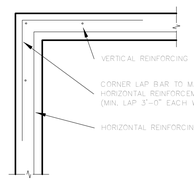
06.17.2015

DRAWING NO:

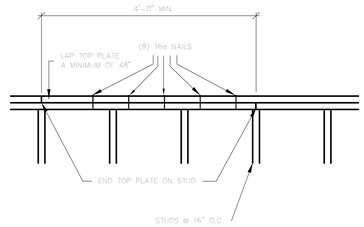
S4.1



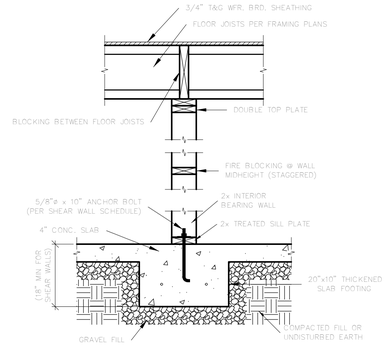
1 S4.2 FOOTING STEP DETAIL



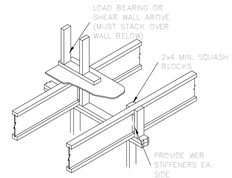
2 S4.2 FOUNDATION WALL CORNER



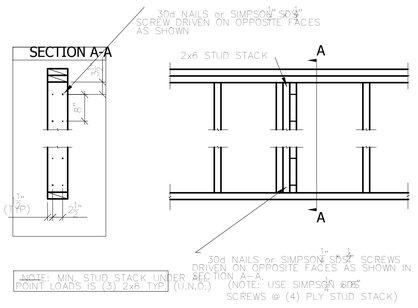
10 S4.2 TOP PLATE SPLICE DETAIL



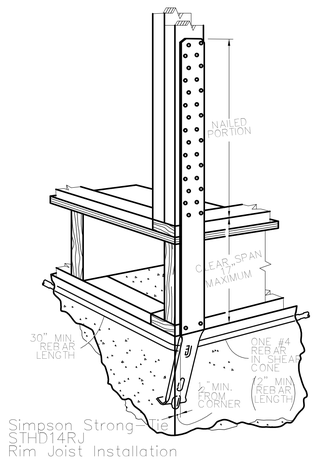
8 S4.2 BEARING WALL TO FOOTING



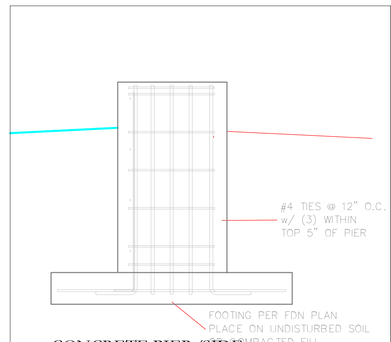
5 S4.2 INTERIOR BEARING TO FLOOR DETAIL



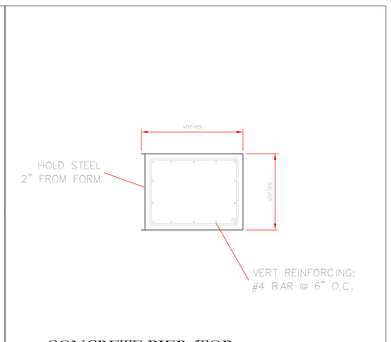
7 S4.2 BUILT-UP COLUMN DETAIL



9 S4.2 STRONG-TIE STHD14RJ



A CONCRETE PIER (SIDE VIEW)



B CONCRETE PIER (TOP VIEW)

11 S4.2 PEIR DETAIL

NO	DATE	ISSUE
1	05.13.15	PRELIMINARY SET

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SUMMIT POWDER MOUNTAIN

RIDGE NEST 13
CACHE COUNTY, UTAH

DRAWING TITLE:

DETAILS

PROJECT #:
DRAWN BY: TM
CHECKED BY: SP
SCALE: 3/16" = 1'-0"

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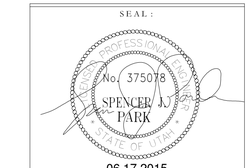
SEAL:



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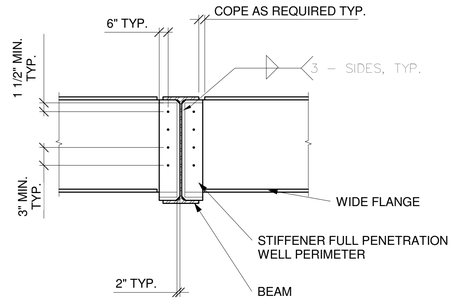
DRAWING NO:

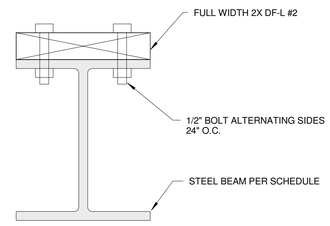
S4.2



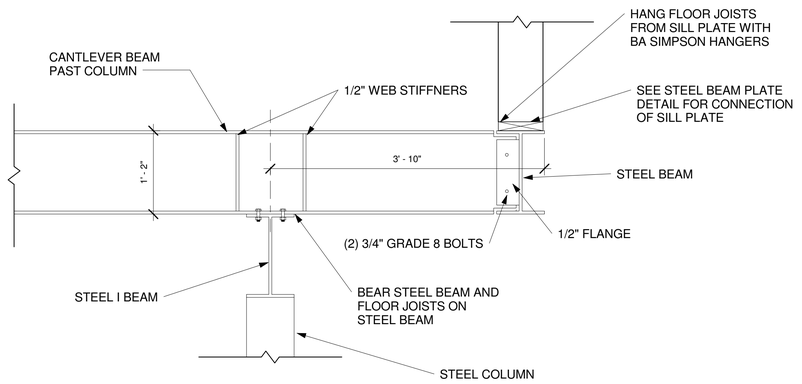
NOTE:
1. CONNECTIONS SHOWN ARE TYP. UNLESS SPECIFICALLY DETAILED OTHERWISE.

2. WHERE DEPTH OF CONNECTED BEAM AND SUPPORTING BEAM DIFFER BY 9" OR MORE, SHEAR PLATE MAY BE TERMINATED A DISTANCE OF 2" BELOW THE LOWEST BOLT.

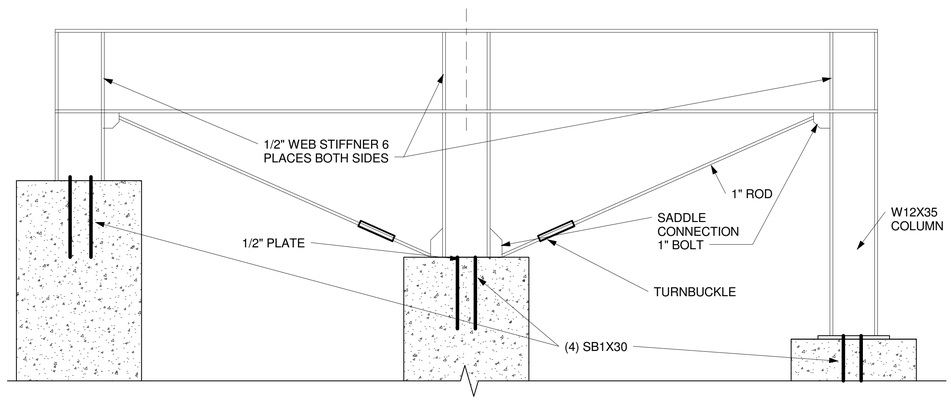
1 S4.3 STEEL BEAM TO BEAM



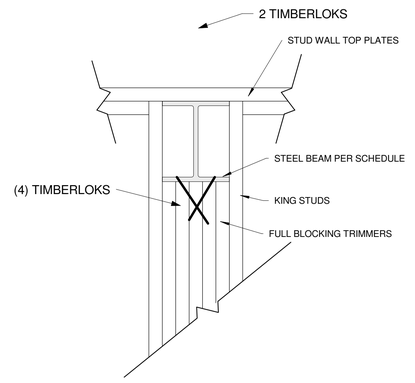
2 S2.1 S4.3 STEEL BEAM PLATE DETAIL



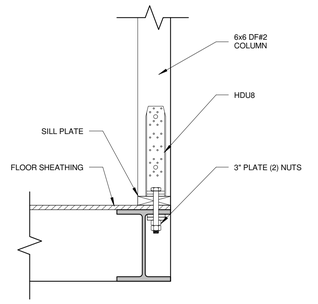
3 S2.1 S4.3 STEEL CANTILEVER



6 S4.3 STEEL LATERAL REINFORCING



7 S4.3 STEEL BEAM POCKET



8 S4.3 STRONG-TIE HDU8

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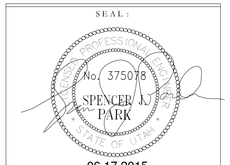
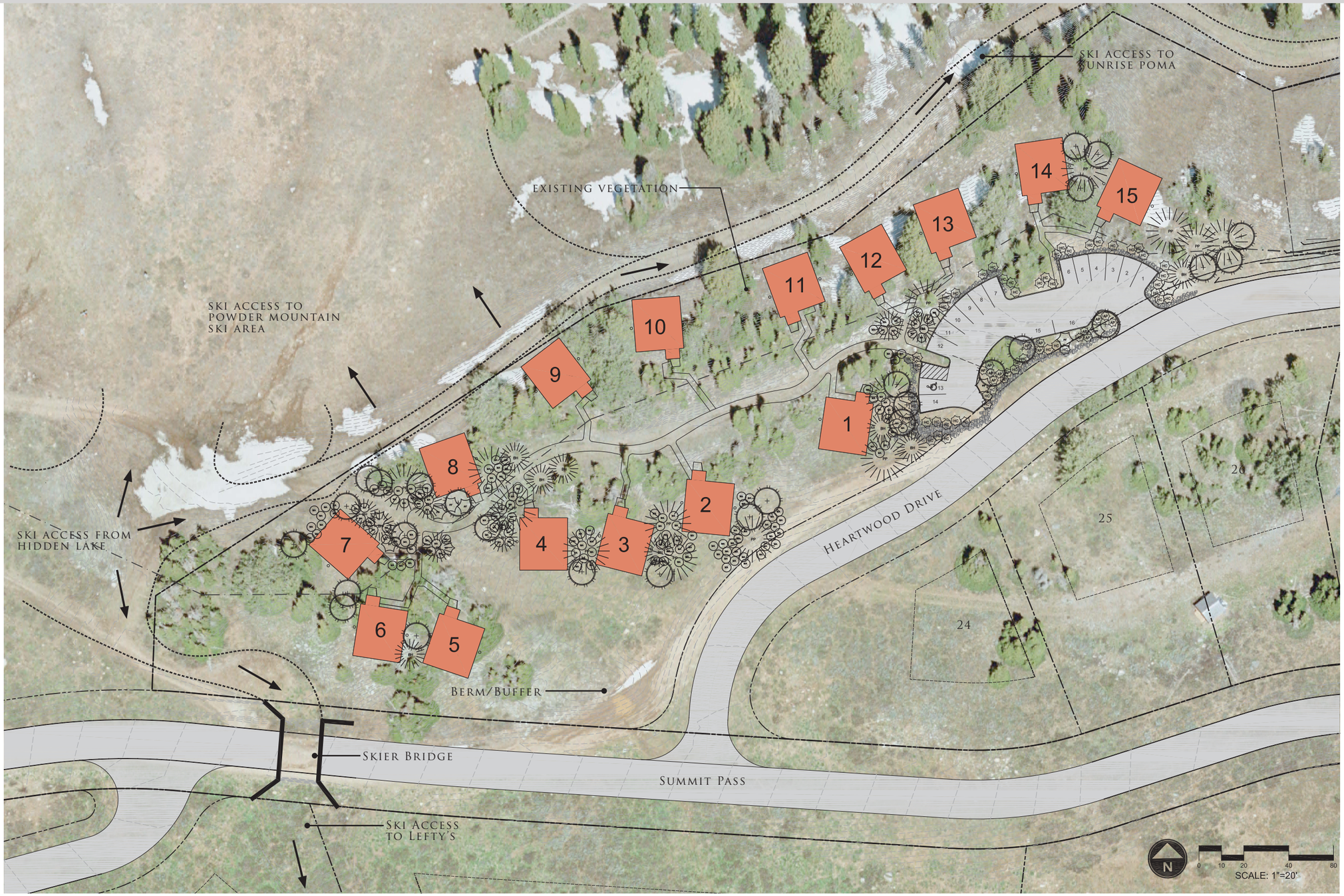


06.17.2015

DRAWING NO:

S4.3

RIDGE NESTS
SUMMIT EDEN



Plant Materials

November 2013

Plant Materials - trees

ABIES LASIOCARPA
SUB-ALPINE FIR

-Native & narrow/steeple shaped evergreen tree excellent for tight spaces.

PP

Picea Pungens
Colorado Spruce

-Native, green to blue-green evergreen with stiff, regular, horizontal branches that forms a broad pyramid.

BH

Picea glauca densasta - black hills spruce

-Moderate to slow growing, dense, pyramidal evergreen tree. withstands wind, heat, drought & cold.

Plant Materials -Shrubs

PF

Picea abies formanek - Fromanek Norway Spruce

-Forms a densely spreading matted carpet.

MAC

Mahonia aquifolum - Oregon Grape

-Native, slow growing broad leaf evergreen with purple fall color, yellow spring flowers yield blue fruit.

AP

Pinus sylvestris 'Albyn Prostrate' - Albyn spreading scotch pine

-Vigorous evergreen makes an excellent groundcover that spills over banks and rambles through the landscape.

HC

Pinus sylvestris 'hillside creeper' - Hillside Creeper Scotch pine

-creeping version of the scotch pine, bright gold color in winter. Excellent for rock gardens.

DATE: 2014-1-17 DWG: SY01.DWG
SERVER: NONE PAGE SETUP: ---- LAYOUT: Layout1
N:\NBL\80793\CAD\LOT_35_CONDO PLAT\SURVEY\DRAWING: PROJ. MGR:

SUMMIT EDEN RIDGE NESTS - PRUD

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
JANUARY 2014

SURVEYOR'S CERTIFICATE

I, RICHARD W. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED IN THIS PLAT, AND THAT THIS PLAT SUMMIT EDEN RIDGE NESTS-PRUD IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS INCLUDING SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

_____
RICHARD W. MILLER
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 155641

LEGAL DESCRIPTION

DEVELOPMENT PARCEL B OF THE SUMMIT EDEN PHASE IB SUBDIVISION, AS RECORDED WITH THE WEBER COUNTY RECORDER.

SURVEY NARRATIVE:

1) THIS SURVEY AND SUBSEQUENT DEVELOPMENT PARCEL WERE COMPLETED AT THE REQUEST OF THE "SMHG PHASE 1 LLC" FOR THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE RESIDENTIAL LOTS.

2) THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND WEBER COUNTY LINE MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE.

OWNER'S DEDICATION:

SMHG PHASE 1 LLC ("DECLARANT"), AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND COMMON AREA AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS SUMMIT EDEN RIDGE NESTS, AND DOES HEREBY:

- PUBLIC UTILITY AND DRAINAGE EASEMENTS. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.
- PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 9, 13, AND 14 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE_____, DAY OF _____, 2014.

SMHG PHASE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY

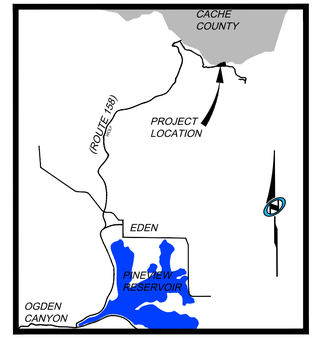
BY: SMHG INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: _____
NAME: ELLIOTT BISNOW
TITLE: MANAGER

BY: _____
NAME: GREGORY VINCENT MAURO
TITLE: MANAGER

PLAT NOTES:

1. THIS PRUD PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN RIDGE NESTS ("NEIGHBORHOOD DECLARATION") EXECUTED BY SMHG PHASE 1, LLC ("DECLARANT") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN ("MASTER DECLARATION") THAT HAVE BEEN OR WILL BE RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CAPITALIZED TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.
2. PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE SUMMIT EDEN RIDGE NESTS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL LOTS AND PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH RESPONSIBILITY AND EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE SUMMIT EDEN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION"). DECLARANT SHALL CONVEY PARCELS A AND B TO THE NEIGHBORHOOD ASSOCIATION IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION.
3. THE PROJECT IS WITHIN DEVELOPMENT PARCEL B OF THE SUMMIT EDEN PHASE IB SUBDIVISION PLAT ("SUBDIVISION PLAT") AND SUBJECT TO THE NOTES, TERMS AND CONDITIONS OF SUCH PLAT.
4. ACCESS TO THE PROJECT IS THROUGH AN EASEMENT OVER THE PRIVATE ROAD AS NOTED ON THE SUBDIVISION PLAT.
5. INTENTIONALLY DELETED.
6. THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION, AND THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION, AND DECLARANT AND MASTER DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN SAID DECLARATIONS, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS DECLARANT OR MASTER DEVELOPER SHALL DETERMINE IN EACH OF THEIR SOLE AND EXCLUSIVE DISCRETION.
7. THE LOTS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING THE RESIDENCE ON SUCH OWNER'S LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
8. ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND. NOTWITHSTANDING DECLARANT'S GRANT OF BLANKET UTILITY EASEMENTS, DECLARANT RESERVES THE RIGHT TO RECORD ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY EASEMENT TO THE ACTUAL WIDTH OF THE UTILITY IN THOSE SPECIFIC AREAS WHICH ACTUALLY CONTAIN THE UTILITY FACILITIES AS DESCRIBED IN SUCH INSTRUMENT AND FOR THE PURPOSES DESCRIBED THEREIN. SUCH RESERVED RIGHT IS SUBJECT TO THE UTILITY COMPANIES' RIGHTS THEN LOCATED UNDER THE REAL PROPERTY DEPICTED ON THIS PLAT.
9. DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL COMMON AREAS FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING EQUIPMENT AND FACILITIES ABOVE AND BELOW GROUND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS WHICH INTERFERES WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS.
10. ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
11. AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE DESIGN GUIDE. NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBED IN THE MASTER DECLARATION.
12. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF THE AFFECTED OWNER, AT ANY TIME AND FROM TIME TO TIME IF SUCH AMENDMENT IS NECESSARY TO SATISFY THE REQUIREMENTS OF ANY GOVERNMENTAL AUTHORITY, TO CORRECT MISTAKES, REMOVE/CLARIFY AMBIGUITIES OR FOR ANY OTHER PURPOSE SO LONG AS SUCH AMENDMENT TO THE PLAT DOES NOT MATERIALLY ADVERSELY AFFECT TITLE TO ANY PROPERTY AND IS IN ACCORDANCE WITH WEBER COUNTY ORDINANCES AND UTAH LAW.
13. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL COMMON AREA FOR CONSTRUCTING AND MAINTAINING HIKING AND BIKING TRAILS ("TRAIL EASEMENT"). THE EXACT LOCATION OF THE TRAILS MAY BE DESIGNATED, ADDED TO, DELETED, OR MODIFIED BY DECLARANT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS AN EASEMENT FOR USE AND ENJOYMENT OF THE TRAIL EASEMENT, IN THE AS-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.
14. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT ACROSS THE AREA DESIGNATED HEREON AS A SKI EASEMENT FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS ("SKI EASEMENT"). DECLARANT MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SKI EASEMENT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS AN EASEMENT IN FAVOR OF THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS FOR USE AND ENJOYMENT OF THE SKI EASEMENT IN THE AS-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.
15. DECLARANT GIVES NOTICE THAT THE LOTS SHOWN HEREON ARE IN A SKI RESORT AREA ("SKI RESORT") IN WHICH HEAVY SNOW FALLS, WIND PATTERNS, AND OTHER CONDITIONS HAVE THE POTENTIAL TO CAUSE AVALANCHES IN CERTAIN AREAS. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE WHETHER ANY OF THE LOTS OR BUILDING ENVELOPES SHOWN HEREON ARE WITHIN POTENTIAL AVALANCHE INFLUENCE AND AVALANCHE CONTROL ZONES. CERTAIN AREAS WITHIN THE SKI RESORT MAY BE SUBJECT TO AVALANCHE CONTROLS BY THE OPERATOR OF THE SKI RESORT AND SUCH CONTROL PROCEDURES MAY INVOLVE THE USE OF EXPLOSIVE CHARGES AND MAY TRIGGER AVALANCHES AS WELL AS OCCASIONAL ROAD, DRIVEWAY, AND SKI TRAIL CLOSURES. DECLARANT MAKES NO REPRESENTATION WITH RESPECT TO THE OPERATIONS OF THE SKI RESORT OR THE POTENTIAL RISKS OR HAZARDS ASSOCIATED WITH AVALANCHES OR AVALANCHE CONTROL. EACH OWNER OF A LOT SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS ON A LOT.
16. ALL LOTS AS DEPICTED ON THIS PLAT ARE LOCATED IN A LIGHTLY DEVELOPED SEMI-WILDERNESS AREA CONTAINING ANIMALS TYPICALLY FOUND IN THE ROCKY MOUNTAINS, INCLUDING WITHOUT LIMITATION, BEARS, MOUNTAIN LIONS, MOOSE, DEER, ELK, SKUNKS, SQUIRRELS, RACCOONS, AND OTHER ANIMALS, BIRDS, INSECTS, AND REPTILES NATIVE OR MIGRATORY TO THE AREA. SUCH ANIMALS ROAM FREELY AND MAY ENTER THE LOTS AND OTHER PRIVATELY OWNED PROPERTIES, SCAVENGING, EATING AND DAMAGING PLANTS, FLOWERS, SHRUBS AND TREES, AND CREATING POTENTIAL HAZARDS, NUISANCES AND DAMAGE TO PERSONS AND PROPERTY. EACH OWNER SHALL ASSUME ALL SUCH RISKS AND CONDITIONS FOR ANY SUCH DAMAGE.
17. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS PRUD, THE NEIGHBORHOOD ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
18. THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
19. ACCESS TO THE PROJECT IS BY WAY OF A STATE HIGHWAY MAINTAINED BY THE UTAH DEPARTMENT OF TRANSPORTATION, WEBER COUNTY PUBLIC ROADS, AS WELL AS PRIVATE ROADS. SEVERE WEATHER CONDITIONS MAY MAKE CERTAIN ROADS IMPASSABLE OR SUBJECT TO REDUCED VISIBILITY, SNOW, ICE, AND OTHER RISKS, AND ROADS MAY BE CLOSED DURING CERTAIN PERIODS.
20. THIS PLAT DOES NOT AMEND ANY WEBER COUNTY ORDINANCES. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAT AND WEBER COUNTY ORDINANCES, THE WEBER COUNTY ORDINANCES SHALL CONTROL.



Vicinity Map
N.T.S

ACKNOWLEDGEMENTS:

STATE OF UTAH _____ } S.S.
COUNTY OF_____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2014 BY ELLIOTT BISNOW, MANAGER OF SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE 1 LLC.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN: _____

STATE OF UTAH _____ } S.S.
COUNTY OF_____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2014 BY GREGORY VINCENT MAURO, MANAGER OF SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE 1 LLC.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN: _____

NOLTE VERTICALFIVE
5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
801.743.1300 TEL 801.743.0300 FAX WWW.NOLTE.COM

CACHE RECORDED #

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE

REQUEST OF:_____

ENTRY NO: _____

DATE: _____ TIME:_____

BOOK: _____ PAGE:_____

FEE $

_____
CACHE COUNTY RECORDER

WEBER RECORDED #

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE

REQUEST OF:_____

ENTRY NO: _____

DATE: _____ TIME:_____

BOOK: _____ PAGE:_____

FEE $

_____
WEBER COUNTY RECORDER

SUMMIT EDEN PHASE IB
COVER SHEET, SIGNATURES, & VICINITY MAP

LOCATED IN THE SOUTH ½ OF SECTION 6,
SOUTHEAST ¼ OF SECTION 5 AND NORTH ½ OF SECTION 8 OF
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND
MERIDIAN, WEBER COUNTY, UTAH

ENTRANCE ADDRESS:
3632 N. WOLF CREEK DRIVE
EDEN, UT 84310

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS _____ DAY OF _____, 20_____.

_____
SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXICUTED THIS PLAT FROM RESPONSBILITES AN/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20_____.

_____
COUNTY SURVEYOR

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 20_____.

_____
SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF_____, 20_____.

_____
CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS, IN ACCORDANCE WITH AN INTERLOCAL AGREEMENT BETWEEN WEBER COUNTY AND CACHE COUNTY, ENTRY #263768I, RECORDED 28 MAY 2013, ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH

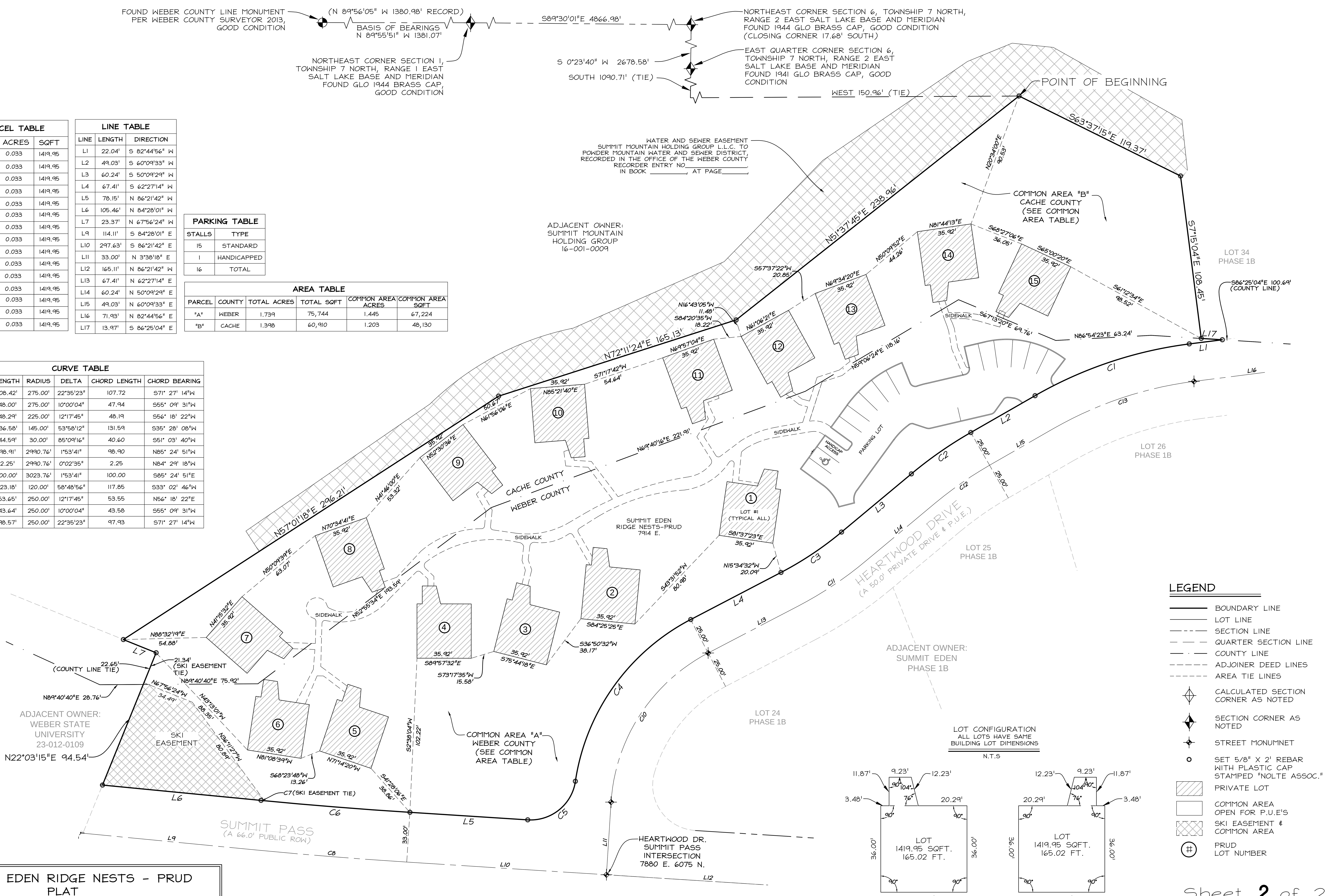
THIS _____ DAY OF _____, 20_____.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

XREFS:

SUMMIT EDEN RIDGE NESTS - PRUD

A PART OF SUMMIT EDEN PHASE 1B SUBDIVISION, LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
JANUARY 2014



FOUND WEBER COUNTY LINE MONUMENT PER WEBER COUNTY SURVEYOR 2013, GOOD CONDITION
(N 89°56'05" W 1380.98' RECORD)
BASIS OF BEARINGS N 89°55'51" W 1381.07'
S89°30'01"E 4866.98'
NORTHEAST CORNER SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN FOUND 1944 GLO BRASS CAP, GOOD CONDITION (CLOSING CORNER 17.68' SOUTH)
NORTHEAST CORNER SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN FOUND GLO 1944 BRASS CAP, GOOD CONDITION
S 0°23'40" W 2678.58'
SOUTH 1090.71' (TIE)
EAST QUARTER CORNER SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN FOUND 1941 GLO BRASS CAP, GOOD CONDITION
WEST 150.96' (TIE)
POINT OF BEGINNING
S63°37'15"E 119.37'
WATER AND SEWER EASEMENT SUMMIT MOUNTAIN HOLDING GROUP L.L.C. TO POWDER MOUNTAIN WATER AND SEWER DISTRICT, RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER ENTRY NO._______ IN BOOK _______, AT PAGE_______
ADJACENT OWNER: SUMMIT MOUNTAIN HOLDING GROUP 16-001-0009
N20°34'00"E 90.53'
COMMON AREA "B" CACHE COUNTY (SEE COMMON AREA TABLE)
S7°15'04"E 108.45'
LOT 34 PHASE 1B
S86°25'04"E 100.69' (COUNTY LINE)
N51°37'45"E 238.96'
N72°11'24"E 165.13'
N57°01'18"E 296.21'
CACHE COUNTY
WEBER COUNTY
SUMMIT EDEN RIDGE NESTS-PRUD 7914 E.
LOT #1 (TYPICAL ALL)
SIDEWALK
PARKING LOT
HANDICAP ACCESS
LOT 26 PHASE 1B
LOT 25 PHASE 1B
LOT 24 PHASE 1B
HEARTWOOD DRIVE (A 50.0' PRIVATE DRIVE & P.U.E.)
ADJACENT OWNER: SUMMIT EDEN PHASE 1B
ADJACENT OWNER: WEBER STATE UNIVERSITY 23-012-0109
N22°03'15"E 94.54'
SKI EASEMENT
22.65' (COUNTY LINE TIE)
21.34' (SKI EASEMENT TIE)
N89°40'40"E 28.76'
N89°40'40"E 75.92'
COMMON AREA "A" WEBER COUNTY (SEE COMMON AREA TABLE)
C7(SKI EASEMENT TIE)
SUMMIT PASS (A 66.0' PUBLIC ROW)
HEARTWOOD DR. SUMMIT PASS INTERSECTION 7880 E. 6075 N.
LOT CONFIGURATION
ALL LOTS HAVE SAME BUILDING LOT DIMENSIONS
N.T.S
LOT 1419.95 SQFT. 165.02 FT.
35.92'
36.00'

PARCEL TABLE		
LOT #	ACRES	SQFT
1	0.033	1419.95
2	0.033	1419.95
3	0.033	1419.95
4	0.033	1419.95
5	0.033	1419.95
6	0.033	1419.95
7	0.033	1419.95
8	0.033	1419.95
9	0.033	1419.95
10	0.033	1419.95
11	0.033	1419.95
12	0.033	1419.95
13	0.033	1419.95
14	0.033	1419.95
15	0.033	1419.95

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	22.04'	S 82°44'56" W
L2	49.03'	S 60°09'33" W
L3	60.24'	S 50°09'29" W
L4	67.41'	S 62°27'14" W
L5	78.15'	N 86°21'42" W
L6	105.46'	N 84°28'01" W
L7	23.37'	N 67°56'24" W
L9	114.11'	S 84°28'01" E
L10	297.63'	S 86°21'42" E
L11	33.00'	N 3°38'18" E
L12	165.11'	N 86°21'42" W
L13	67.41'	N 62°27'14" E
L14	60.24'	N 50°09'29" E
L15	49.03'	N 60°09'33" E
L16	71.93'	N 82°44'56" E
L17	13.97'	S 86°25'04" E

PARKING TABLE	
STALLS	TYPE
15	STANDARD
1	HANDICAPPED
16	TOTAL

AREA TABLE					
PARCEL	COUNTY	TOTAL ACRES	TOTAL SQFT	COMMON AREA ACRES	COMMON AREA SQFT
"A"	WEBER	1.739	75,744	1.445	67,224
"B"	CACHE	1.398	60,910	1.203	48,130

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	108.42'	275.00'	22°35'23"	107.72	S71° 27' 14"W
C2	48.00'	275.00'	10°00'04"	47.94	S55° 09' 31"W
C3	48.29'	225.00'	12°17'45"	48.19	S56° 18' 22"W
C4	136.58'	145.00'	53°58'12"	131.59	S35° 28' 08"W
C5	44.59'	30.00'	85°09'16"	40.60	S51° 03' 40"W
C6	98.91'	2990.76'	1°53'41"	98.90	N85° 24' 51"W
C7	2.25'	2990.76'	0°02'35"	2.25	N84° 29' 18"W
C8	100.00'	3023.76'	1°53'41"	100.00	S85° 24' 51"E
C10	123.18'	120.00'	58°48'56"	117.85	S33° 02' 46"W
C11	53.65'	250.00'	12°17'45"	53.55	N56° 18' 22"E
C12	43.64'	250.00'	10°00'04"	43.58	S55° 09' 31"W
C13	98.57'	250.00'	22°35'23"	97.93	S71° 27' 14"W

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJOINER DEED LINES
- AREA TIE LINES
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- STREET MONUMNET
- SET 5/8" X 2' REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
- PRIVATE LOT
- COMMON AREA OPEN FOR P.U.E'S
- SKI EASEMENT & COMMON AREA
- PRUD LOT NUMBER

SCALE
HORIZONTAL: 1" = 30'
0 7.5' 15' 30' 45'

CACHE RECORDED #

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE
REQUEST OF: ____
DATE: ____ TIME: ____
ENTRY NO: ____
BOOK: ____ PAGE: ____
FEE $
CACHE COUNTY RECORDER

WEBER RECORDED #

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE
REQUEST OF: ____
ENTRY NO: ____
DATE: ____ TIME: ____
BOOK: ____ PAGE: ____
FEE $
WEBER COUNTY RECORDER

SUMMIT EDEN RIDGE NESTS - PRUD PLAT

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

NOLTE VERTICALFIVE
5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
801.743.1300 TEL 801.743.0300 FAX WWW.NOLTE.COM