

SCHEDULE OF SPECIAL INSPECTIONS:

- 1. NOTE: "X" INDICATES THAT AN INSPECTION IS REQUIRED - EITHER CONTINUOUS OR PERIODIC AS NOTED IN THE APPROPRIATE COLUMN.
2. NOTE: "---" INDICATES THAT AN ACTIVITY IS EITHER A ONE-TIME ACTIVITY OR ONE WHOSE FREQUENCY IS DEFINED IN SOME OTHER MANNER.

STEEL AND WELDING SPECIAL INSPECTIONS:

Table with columns: VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION, CONTINUOUS, PERIODIC. Rows include: 1. STEEL SHOP QUALITY CONTROL PROCEDURES, 2. THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR STEEL CONSTRUCTION SHALL BE AS REQUIRED IN THE FOLLOWING TABLE, 3. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS, 4. MATERIAL VERIFICATION OF STRUCTURAL STEEL, 5. INSPECTION OF WELDING, 6. EXCEPTIONS TO REQUIRED STEEL SPECIAL INSPECTIONS.

- 6. EXCEPTIONS TO REQUIRED STEEL SPECIAL INSPECTIONS:
A. SPECIAL INSPECTION OF THE STEEL FABRICATION PROCESS SHALL NOT BE REQUIRED WHERE THE FABRICATOR DOES NOT PERFORM ANY WELDING, THERMAL CUTTING OR HEATING OPERATION OF ANY KIND AS PART OF THE FABRICATION PROCESS.
B. THE SPECIAL INSPECTOR NEED NOT BE CONTINUOUSLY PRESENT DURING WELDING OF THE FOLLOWING ITEMS...

CONCRETE CONSTRUCTION SPECIAL INSPECTIONS:

Table with columns: VERIFICATION AND INSPECTION OF CONCRETE, CONTINUOUS, PERIODIC. Rows include: 1. THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED IN THE FOLLOWING TABLE, 2. INSPECTION OF REINFORCING STEEL, 3. INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE, 4. VERIFY USE OF REQUIRED DESIGN MIX, 5. AT THE TIME FRESH CONCRETE IS SAMPLED FOR TEST SPECIMENS, 6. INSPECTION OF PRECAST CONCRETE MEMBERS, 7. INSPECTION OF IN-SITU CONCRETE STRENGTH, 8. INSPECTION OF FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED, 9. EXCEPTIONS TO REQUIRED CONCRETE SPECIAL INSPECTIONS.

MASONRY SPECIAL INSPECTIONS:

Table with columns: THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR MASONRY CONSTRUCTION SHALL BE AS REQUIRED IN THE FOLLOWING TABLE, LEVEL 1 SPECIAL INSPECTION FOR MASONRY, CONTINUOUS, PERIODIC. Rows include: 1. AT THE START OF MASONRY CONSTRUCTION, 2. VERIFY: SIZE AND LOCATION OF STRUCTURAL ELEMENTS, 3. PRIOR TO GROUTING VERIFY THE FOLLOWING TO VERIFY COMPLIANCE, 4. VERIFY GROUT PLACEMENT TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS, 5. OBSERVE PREPARATION OF REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS, 6. PRIOR TO GROUTING VERIFY THE FOLLOWING TO VERIFY COMPLIANCE, 7. THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR MASONRY CONSTRUCTION SHALL BE AS REQUIRED IN THE FOLLOWING TABLE, LEVEL 2 SPECIAL INSPECTION FOR MASONRY, CONTINUOUS, PERIODIC, 8. EXCEPTIONS TO REQUIRED MASONRY SPECIAL INSPECTIONS.

WOOD CONSTRUCTION SPECIAL INSPECTIONS:

Table with columns: THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR WOOD CONSTRUCTION SHALL BE AS REQUIRED IN THE FOLLOWING SECTION, VERIFICATION AND INSPECTION OF WOOD, CONTINUOUS, PERIODIC. Rows include: 1. INSPECT PREFABRICATED WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES IN ACCORDANCE WITH SECTION 1104.2, 2. INSPECT SIDE BUILT ASSEMBLIES, 3. THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR WOOD HIGH-LOAD DIAPHRAGMS SHALL BE AS REQUIRED IN THE FOLLOWING SECTION, VERIFICATION AND INSPECTION OF WOOD, CONTINUOUS, PERIODIC, 4. THE REQUIRED VERIFICATION AND SPECIAL INSPECTION FOR SEISMIC RESISTANCE SHALL CONFORM TO THE FOLLOWING: (REFERENCE IBC 1101.4)

FOUNDATION CONSTRUCTION SPECIAL INSPECTIONS:

Table with columns: THE REQUIRED VERIFICATION AND SPECIAL INSPECTION FOR SOILS SHALL CONFORM TO THE FOLLOWING TABLE, VERIFICATION AND INSPECTION TASK OF SOIL, CONTINUOUS, PERIODIC. Rows include: 1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY, 2. VERIFY EXCAVATIONS EXTEND TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL, 3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS, 4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL, 5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THE SITE HAS BEEN PREPARED PROPERLY, 6. THE REQUIRED VERIFICATION AND SPECIAL INSPECTION OF PILE FOUNDATIONS SHALL CONFORM TO THE FOLLOWING TABLE, VERIFICATION AND INSPECTION TASK OF PILES, CONTINUOUS, PERIODIC, 7. THE REQUIRED VERIFICATION AND SPECIAL INSPECTION OF PIER FOUNDATIONS SHALL CONFORM TO THE FOLLOWING TABLE, VERIFICATION AND INSPECTION TASK OF PIERS, CONTINUOUS, PERIODIC, 8. EXCEPTIONS TO REQUIRED FOUNDATION SPECIAL INSPECTIONS.

ADDITIONAL SPECIAL INSPECTIONS:

Table with columns: SEISMIC RESISTANCE, VERIFICATION AND INSPECTION TASK, CONTINUOUS, PERIODIC. Rows include: 1. SUSPENDED CEILING SYSTEMS AND THEIR ANCHORAGE, 2. WIND RESISTANCE, 3. ROOF CLADDING AND ROOF FRAMING CONNECTIONS, 4. WALL CONNECTIONS TO ROOF AND FLOOR DIAPHRAGMS AND FRAMING, 5. VERTICAL WIND-FORCE-RESISTING SYSTEMS, INCLUDING BRACED FRAMES, MOMENT FRAMES, AND SHEAR WALLS, 6. HIND-FORCE-RESISTING SYSTEM CONNECTIONS TO THE FOUNDATION.

SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

Table with columns: THE REQUIRED VERIFICATION AND SPECIAL INSPECTION FOR SEISMIC RESISTANCE SHALL CONFORM TO THE FOLLOWING SECTIONS, VERIFICATION AND INSPECTION TASK, CONTINUOUS, PERIODIC. Rows include: 1. SPECIAL INSPECTION FOR WELDING IN ACCORDANCE WITH AISC 341 (IBC SECTION 1101.2), 2. INSPECT FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM, 2. INSPECT NAILING, BOLTING, ANCHORING, AND OTHER FASTENINGS OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, 3. THE REQUIRED VERIFICATION AND SPECIAL INSPECTION FOR SEISMIC RESISTANCE SHALL CONFORM TO THE FOLLOWING: (REFERENCE IBC 1101.4) INSPECTION TASK OF WOOD SHEAR WALLS, 4. INSPECTION OF SCREW ATTACHMENTS, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM INCLUDING STRUTS, BRACES, AND HOLD-DOWNS, 5. INSPECTION OF STORAGE RACKS AND ACCESS FLOOR & FEET OR GREATER IN HEIGHT, 6. THE REQUIRED VERIFICATION AND SPECIAL INSPECTION FOR SEISMIC RESISTANCE OF ARCHITECTURAL COMPONENTS SHALL CONFORM TO THE FOLLOWING: (REFERENCE IBC 1101.6) INSPECTION TASK OF THE FOLLOWING ITEMS

SCHEDULE OF INSPECTION, TESTING AGENCIES, AND INSPECTORS

Table with columns: RESPONSIBILITY, FIRM, ADDRESS, TELEPHONE, E-MAIL. Rows include: 1. SPECIAL INSPECTION (EXCEPT FOR GEOTECHNICAL), 2. MATERIAL TESTING, 3. GEOTECHNICAL INSPECTIONS, 4. -

SEISMIC REQUIREMENTS

Table with columns: SYSTEM, LOCATION/DESCRIPTION. Row 1: PLYWOOD SHEAR WALLS, ALL SHEAR WALLS WITH EDGE NAIL SPACING OF 4" ON CENTER OR LESS - SEE PLANS.

THE EXTENT OF THE SEISMIC-FORCE-RESISTING SYSTEM IS DEFINED IN MORE DETAIL IN THE CONSTRUCTION DOCUMENTS.

WIND REQUIREMENTS

Table with columns: SYSTEM, LOCATION/DESCRIPTION. Row 1: PLYWOOD SHEAR WALLS, ALL SHEAR WALLS WITH EDGE NAIL SPACING OF 4" ON CENTER OR LESS - SEE PLANS.

THE EXTENT OF THE WIND-FORCE-RESISTING SYSTEM IS DEFINED IN MORE DETAIL IN THE CONSTRUCTION DOCUMENTS.

STATEMENT OF SPECIAL INSPECTIONS:

PROJECT ADDRESS: 5154 N. DAYBREAK RIDGE, EDEN, UTAH
TYPE V TWO STORY RESIDENCES
1. THE STATEMENT OF SPECIAL INSPECTIONS IS SUBMITTED IN FULFILLMENT OF THE REQUIREMENTS OF IBC SECTIONS 1104 AND 1105. INCLUDED ARE:
A. SCHEDULE OF SPECIAL INSPECTIONS AND TEST APPLICABLE TO THIS PROJECT.
1. SPECIAL INSPECTIONS PER SECTIONS 1104 AND 1105
2. SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE
3. SPECIAL INSPECTIONS FOR WIND RESISTANCE
B. LIST OF THE TESTING AGENCIES AND OTHER SPECIAL INSPECTORS THAT WILL BE RETAINED TO CONDUCT THE TESTS AND INSPECTIONS.
2. SPECIAL INSPECTIONS AND TESTS WILL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, THIS STATEMENT AND SECTIONS 1104, 1105, 1107 AND 1108.
3. THE SCHEDULE OF SPECIAL INSPECTIONS SUMMARIZES THE SPECIAL INSPECTIONS AND TESTS REQUIRED. SPECIAL INSPECTORS WILL REFER TO THE APPROVED PLANS AND SPECIFICATIONS FOR DETAILED SPECIAL INSPECTION REQUIREMENTS. ANY ADDITIONAL TESTS AND INSPECTIONS REQUIRED BY THE APPROVED PLANS AND SPECIFICATIONS WILL ALSO BE PERFORMED.
4. INTERIM REPORTS WILL BE SUBMITTED TO THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IN ACCORDANCE WITH SECTION 1104.1.2.
5. A FINAL REPORT OF SPECIAL INSPECTIONS DOCUMENTING REQUIRED SPECIAL INSPECTIONS, TESTING AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY (SECTION 1104.1.2). THE FINAL REPORT WILL DOCUMENT:
A. REQUIRED SPECIAL INSPECTIONS
B. CORRECTION OF DISCREPANCIES NOTED IN INSPECTIONS
6. THE OWNER RECOGNIZES HIS/HER OBLIGATION TO ENSURE THAT THE CONSTRUCTION COMPLIES WITH THE APPROVED PERMIT DOCUMENTS AND TO IMPLEMENT THIS PROGRAM OF SPECIAL INSPECTIONS. IN PARTIAL FULFILLMENT OF THESE OBLIGATIONS, THE OWNER WILL RETAIN AND DIRECTLY PAY FOR THE SPECIAL INSPECTIONS AS REQUIRED IN SECTION 1104.1.
7. THIS PLAN HAS BEEN DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING OFFICIAL WILL:
A. REVIEW AND APPROVE THE QUALIFICATIONS OF THE SPECIAL INSPECTORS WHO WILL PERFORM THE INSPECTIONS
B. MONITOR SPECIAL INSPECTION ACTIVITIES ON THE JOB SITE TO ASSURE THAT THE SPECIAL INSPECTORS ARE QUALIFIED AND ARE PERFORMING THEIR DUTIES AS CALLED FOR IN THIS STATEMENT OF SPECIAL INSPECTION
C. REVIEW SUBMITTED INSPECTION REPORTS
D. PERFORM INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING CODE
PREPARED BY: (REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE)

Table with columns: SIGNATURE, DATE. Rows include: OWNER'S AUTHORIZATION, OWNER'S SIGNATURE, BUILDING OFFICIAL'S ACCEPTANCE, BUILDING OFFICIAL'S SIGNATURE.

CONTRACTORS DECLARATION:

1. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADDS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1106.1.

RICHMOND HOFFMAYER INC. STRUCTURAL ENGINEERING INC. 445 CANOGA AVE. WOODLAND HILLS CA 91364 PHONE (818) 347-7008 FAX (818) 883-8889

STRUCTURAL SPECIAL INSPECTION NOTES
VILLAGE NESTS AT SUMMIT
HUGHES UMBANHOWAR ARCHITECTS
1322 PACIFIC AVE VENTNICE, CA 90291
SUMMIT MOUNTAIN HOLDING GROUP
3622 NORTH WOLF CREEK DRIVE EDEN, UTAH

Table with columns: STATUS, DESCRIPTION, DATE. Row 1: 100%, BUILDING DEPARTMENT SUBMITTAL #1, 08/21/2017

PROFESSIONAL ENGINEER
STATE OF UTAH
JOSEPH HOFFMAYER
VOID WITHOUT SIGNATURE & SEAL
DRAWN BY: J.H. CHECKED BY: J.H.
JOB NUMBER: 2017-0610
SHEET: SN.2

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW
BUILDING [] MECHANICAL [] ELECTRICAL [] ACCESSIBILITY [] STRUCTURAL [X] PLUMBING [] ENERGY [] FIRE []
MEM DATE 07/19/18 WEST COAST CODE CONSULTANTS, INC.

STATUS	DESCRIPTION	DATE
100%	BUILDING DEPARTMENT SUBMITTAL #1	08/21/2017



VOID WITHOUT SIGNATURE & SEAL
 DRAWN BY: J.H. CHECKED BY: J.H.

JOB NUMBER: 2017-0610

SHEET: S.1

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

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

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
 BY: MEM DATE: 07/19/18
 WEST COAST CODE CONSULTANTS, INC.

RETAINING WALL FOOTING SCHEDULE:

FTG	SIZE	REBAR
RW45	45" WIDE x 12" THICK x 42" BELOW GRADE	(3) #5 BOTTOM - CONTINUOUS - LONGITUDINAL
RW60	60" WIDE x 12" THICK x 42" BELOW GRADE	(5) #5 BOTTOM - CONTINUOUS - LONGITUDINAL
RW78	78" WIDE x 12" THICK x 42" BELOW GRADE	(6) #5 BOTTOM - CONTINUOUS - LONGITUDINAL

- NOTES:**
- ALL CONTINUOUS FOOTINGS ARE TO BE $f_c = 2500$ psi MIN. CONCRETE @ 28 DAYS w/ NO SPECIAL INSPECTION REQUIRED.
 - ALL REBAR #4 AND SMALLER IS TO BE GRADE 40 MIN.
 - ALL REBAR #5 AND LARGER IS TO BE GRADE 60 MIN.
 - FOOTINGS BOTTOMS MUST BE 42" BELOW LOWEST ADJACENT GRADE.
 - SEE DETAILS FOR TRANSVERSE REINFORCEMENT INTO RETAINING WALLS: #5 @ 6" o.c.

CONTINUOUS FOOTING SCHEDULE:

FTG	SIZE	REBAR
CF20	20" WIDE x 12" THICK x 12" MIN. BELOW GRADE	(2) #5 TOP & (2) #5 BOTTOM
CF24	24" WIDE x 12" THICK x 42" BELOW GRADE	(2) #5 TOP & (2) #5 BOTTOM

- NOTES:**
- ALL CONTINUOUS FOOTINGS ARE TO BE $f_c = 2500$ psi MIN. CONCRETE @ 28 DAYS w/ NO SPECIAL INSPECTION REQUIRED.
 - ALL REBAR #4 AND SMALLER IS TO BE GRADE 40 MIN.
 - ALL REBAR #5 AND LARGER IS TO BE GRADE 60 MIN.
 - EXTERIOR FOOTINGS BOTTOMS MUST BE 42" BELOW LOWEST ADJACENT GRADE.

FOOTING SCHEDULES

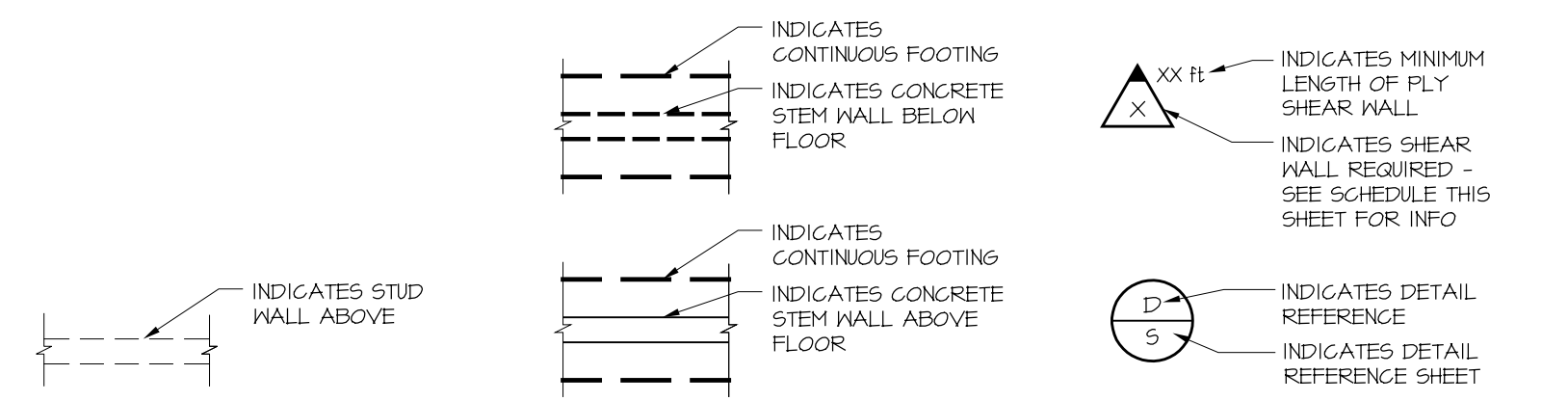
GENERAL STRUCTURAL NOTES:

- REFER TO SHEET SN1 FOR STRUCTURAL MATERIALS AND SN2 FOR SPECIAL INSPECTION INFORMATION.
- USE 5/8" @ 6" GALV. ANCHOR BOLTS x 7" MINIMUM INTO CONCRETE ARE REQUIRED. ADDITIONAL THREAD LENGTH IS REQUIRED WHERE 3x SILL PLATES ARE USED.
- NO SPECIAL INSPECTION IS REQUIRED FOR PLACEMENT OF CONCRETE WITH COMPRESSIVE STRENGTH OF $f_c = 2500$ psi.
- #4 AND SMALLER REBAR MAY BE GRADE 40.
- #5 AND LARGER REBAR SHALL BE GRADE 60.
- ALL REBAR, ANCHOR BOLTS, AND HOLD DOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOR INSPECTION.
- ALL CONCRETE STEM WALLS SUPPORTING SIP PANELS MUST BE A MINIMUM OF 8-1/4" THICK TO ALLOW FOR FULL BEARING OF SIP PANEL OVER THE STEM WALL.
- WHERE EXPOSED TO WEATHER, REBAR SHALL HAVE A MINIMUM CLEARANCE OF 2" TO THE EXPOSED SIDE.
- WHERE NOT EXPOSED TO WEATHER, REBAR SHALL HAVE A MINIMUM CLEARANCE OF 1-1/2" TO THE EXPOSED SIDE.
- WHERE EXPOSED TO WEATHER OR DIRT, REBAR SHALL HAVE A MINIMUM CLEARANCE OF 3" TO THE EXPOSED SIDE.

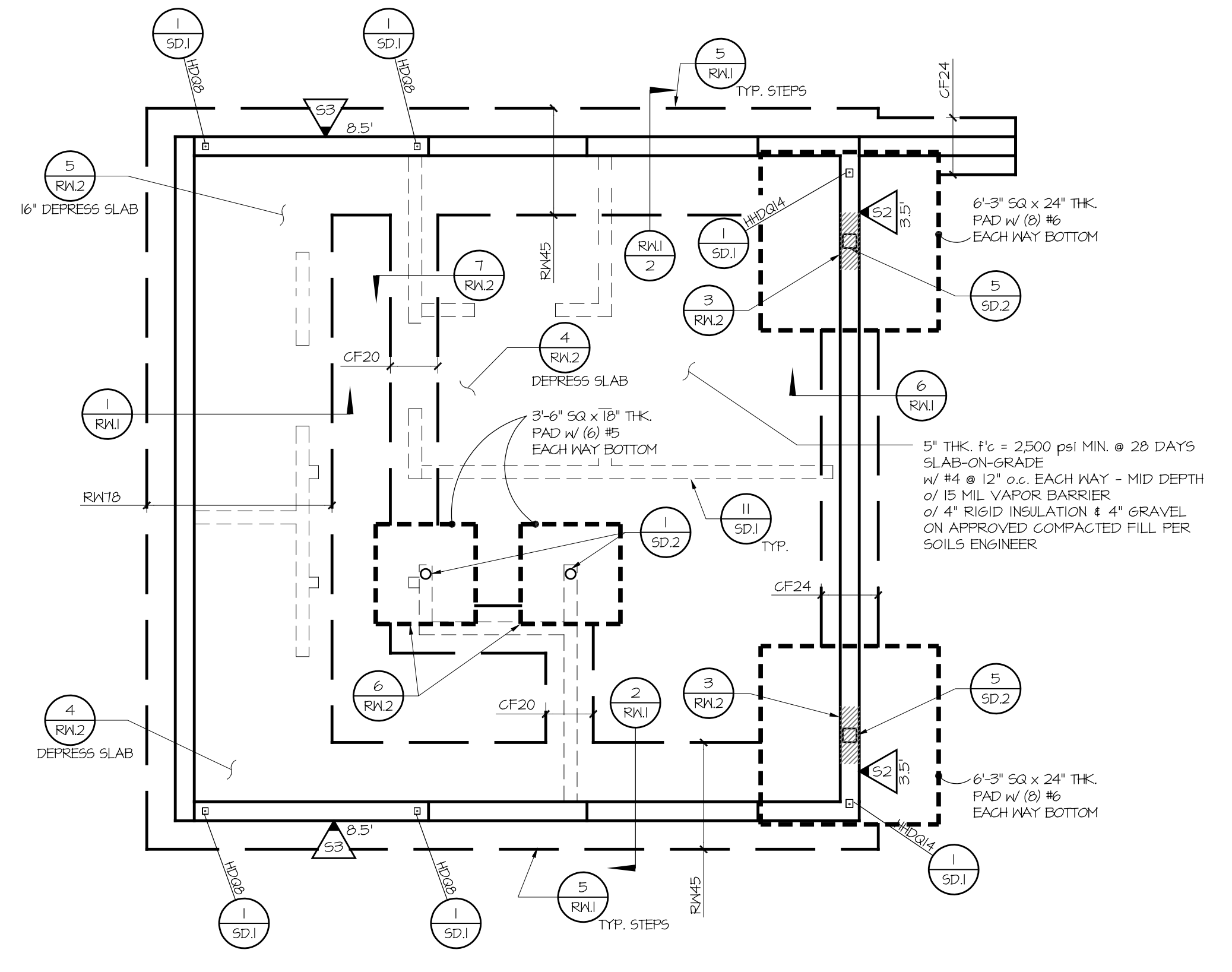
FOUNDATION NOTES:

- ALL FOOTINGS ARE TO BEAR IN APPROVED COMPACTED FILL PER THE PROJECT GEOTECHNICAL ENGINEER.
- ALL FOOTING BOTTOMS SHALL BE OVER-EXCAVATED 24" BELOW FOOTING BOTTOM AND FILLED WITH APPROVED COMPACTED FILL PER THE PROJECT GEOTECHNICAL ENGINEER.
- ALL FOOTINGS SHALL BE A MINIMUM OF 42" BELOW THE LOWEST ADJACENT EXTERIOR GRADE FOR FROST PROTECTION.
- THE PROJECT GEOTECHNICAL ENGINEER SHALL APPROVE ALL FOUNDATION EXCAVATIONS PRIOR TO PLACING ANY REBAR IN THE TRENCHES.
- STRUCTURAL OBSERVATION BY THE ENGINEER OF RECORD FOR ALL REBAR IN THE FOOTINGS IS REQUIRED PRIOR TO CALLING FOR INSPECTION FROM THE BUILDING DEPARTMENT AND PLACING ANY CONCRETE.
- SLAB-ON-GRADE SHALL HAVE CONTROL JOINTS AT A MAXIMUM OF 36 TIMES THE SLAB THICKNESS. FOR A 5" SLAB, THE JOINTS ARE RECOMMENDED TO BE LESS THAN 15'-0" ON CENTER.
- ALL FOOTING BOTTOMS MUST BE PLACED LEVEL. STEP FOOTING BOTTOMS AS REQUIRED.
- ALL FOOTING STEM WALL TOPS SHALL BE PLACED LEVEL. STEP FOOTING STEM WALL TOPS AS REQUIRED.
- ALL PAD FOOTINGS AT THE EXTERIOR OF THE BUILDINGS MAY BE INTEGRAL WITH THE CONTINUOUS FOOTINGS. SEE DETAILS FOR FOOTING THICKNESS AND BOTTOM LOCATIONS.

STRUCTURAL FOUNDATION NOTES

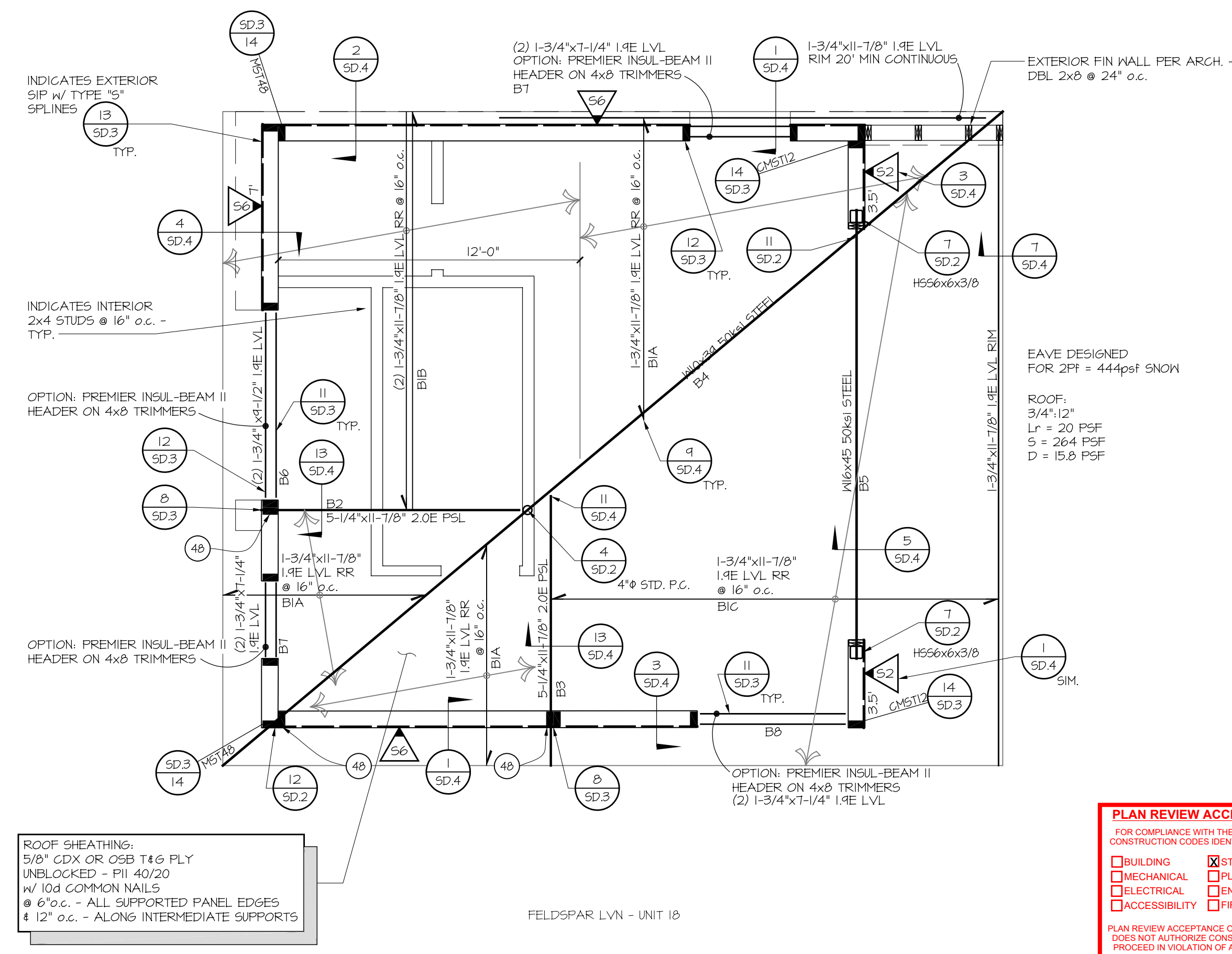


TYPICAL SYMBOLS

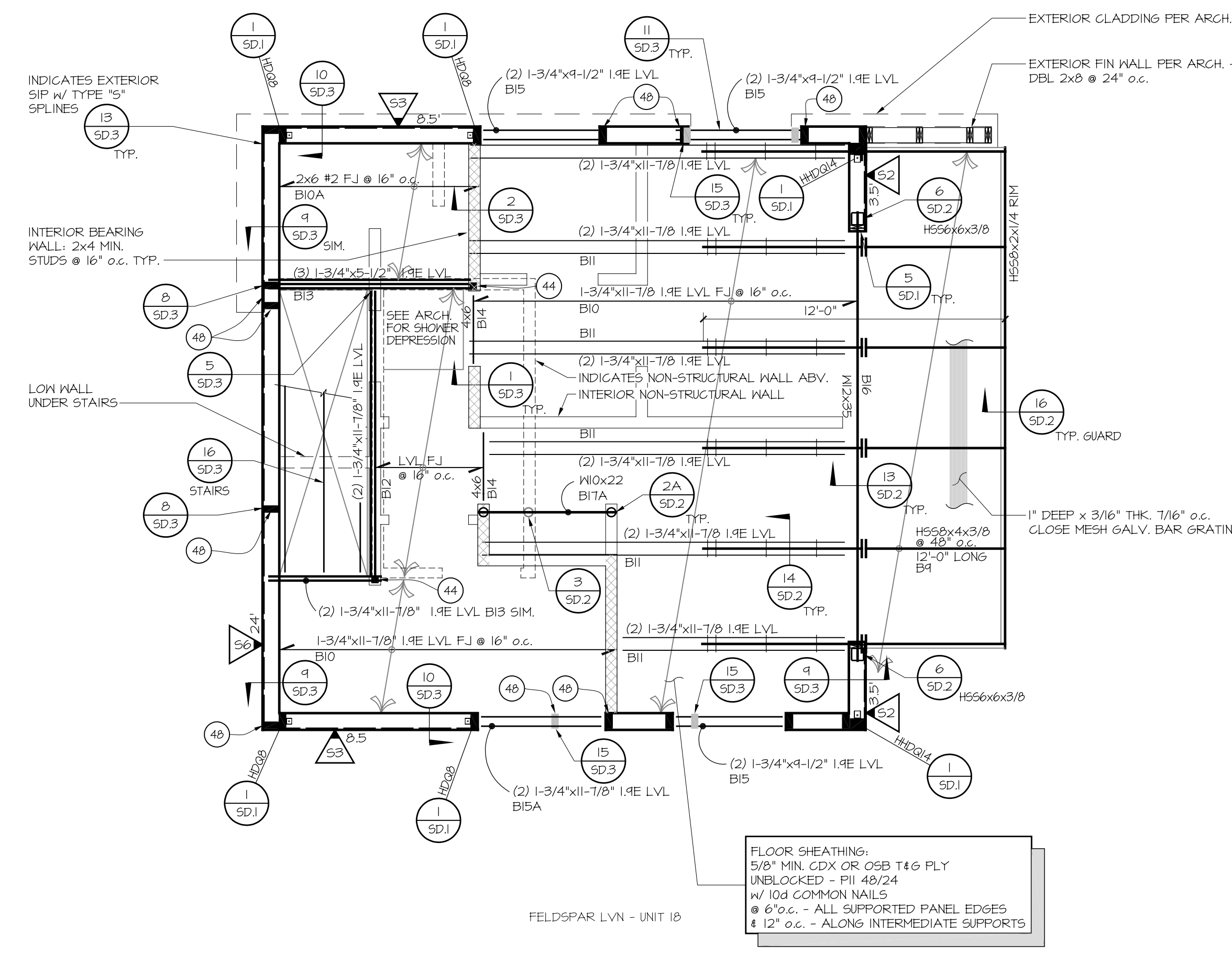


FELDSPAR LVN - UNIT 18

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



2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

STRUCTURAL INSULATED PANELS (10)

MARK	MATERIAL THICKNESS STRUCT TYPE	INTERIOR SPLINE TYPE	CHORD FRAMING AT PANEL ENDS	CHORD NAILING 013 x 2-3/8"	PLATE NAILING 013 x 2-3/8" ROUND HEAD	ANCHOR BOLT SPACING (3) x (4)	SPLINE FRAMING AT PANEL JOINTS	SPLINE NAILING 013 x 2-3/8"	SHEARWALL CAPACITY	SPECIAL INSPECTION REQUIRED (Y)
56	1/2" EACH	TYPE 5"	4x MIN.	6" o.c.	6" o.c.	5/8" # 40 o.c.	3/4" THK. 3" WIDE	6" o.c.	360 pif	NO
53	1/2" EACH	TYPE 5"	4x MIN.	3" o.c. STAGGERED	3" o.c. STAGGERED	5/8" # 40 o.c.	3" WIDE	3" o.c. STAGGERED	120 pif	YES
52	1/2" EACH	TYPE 5"	4x MIN.	2" o.c. STAGGERED	2" o.c. STAGGERED	5/8" # 40 o.c.	3" WIDE	2" o.c. STAGGERED	420 pif	YES

PLYWOOD SHEAR WALL SCHEDULE (7)

MARK	MATERIAL THICKNESS STRUCT TYPE	NAILING AT PANEL EDGES (1) & (2)	SILL PLATE 4 FRAMING # ADJOINING PANEL EDGES	ANCHOR BOLT SPACING (3) x (4)	SILL NAIL SPACING FOR PLY TO 3/4" THK	SIMPSON SDS TO SILL PLATE (5)	A35 CLIP SPACING-TOP PLATE TO FRAMING ABV.	SEISMIC SHEARWALL CAPACITY (6)	WIND SHEARWALL CAPACITY	SPECIAL INSPECTION REQUIRED (Y)
6	15/32"	10d # 6" o.c.	2x MIN.	5/8" # 40 o.c.	16d # 3" o.c.	18" o.c.	18" o.c.	340 pif	349 pif	NO
4	15/32"	10d # 4" o.c.	3x MIN.	5/8" # 24" o.c.	-	9" o.c.	8" o.c. (8)	510 pif	714 pif	YES

- 2 SHEAR WALL SCHEDULE FOOTNOTES:**
- ALL PLYWOOD PANEL EDGE NAILING IS TO BE COMMON NAILS WITH 10d HAVING 1-5/8" MINIMUM PENETRATION INTO FRAMING.
 - ALL WALLS ARE TO HAVE 1/2" MINIMUM EDGE DISTANCE FROM PANEL ENDS AND EDGES. DO NOT BREAK SURFACE LAM OF PLY WITH NAIL HEAD.
 - 5/8" # A30T ANCHOR "J" BOLTS x 7" MIN. INTO CONCRETE FOOTINGS. NOTE: ADDITIONAL THREAD LENGTH IS REQUIRED FOR 3x SILL PLATES.
 - ALL ANCHOR BOLTS SHALL USE 3"x3"x5/16" PLATE WASHERS. DIAGONALLY SLOTTED PLATE WASHERS MAY BE USED w/ ADDITIONAL CUT WASHER PLACED BETWEEN THE NUT AND THE PLATE WASHER. THE DIAGONAL SLOT MAY BE 1 3/4" LONG x 1 3/16" WIDE MAX.
 - USE COMMON NAILS FOR CONNECTING PLATES TO JOISTS AND BLOCKING - 16d FOR 2x AND 30d FOR 3x. USE 5x NOMINAL BLOCKING OR RIM JOIST FOR ALL SILL NAILING. WALLS SHALL BE AT LEAST 1/2" FROM ALL EDGES OF SILL AND BLOCKING. WHERE MULTIPLE ROWS ARE REQUIRED, SPACE ROWS 1/2" MIN. BUT TAKE CARE NOT TO SPLIT THE WOOD.
 - SDS 1/4"x6" WOOD SCREWS BY SIMPSON SHALL BE INSTALLED PER ICC-ES ESR-2236 SHALL HAVE 2-3/4" MIN. EMBED INTO FRAMING BELOW.
 - LOAD VALUES ARE BASED ON THE MINIMUM CAPACITIES FROM THE IBC TABLE 2306.4.1.
 - WHERE CLIP SPACING PREVENTS CLIPS ON A SINGLE SIDE OF THE WALL FROM FITTING, ALTERNATE THE CLIPS ON EACH SIDE OF THE TOP PLATE TO THE RIMBLOCKING ABOVE AND SPACE EACH LINE OF CLIPS 2 TIMES THE VALUE SHOWN IN THE SCHEDULE ABOVE.
 - PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, AND OTHER FASTENINGS OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD DOWNS.
 - SHEAR WALL INFORMATION FOR SEISMIC DESIGN CATEGORIES A, B, C, D, E & F, PER NTA REPORT PR5032808-3, TABLE 10.

3 NON-BEARING HEADERS

UP TO 4'-0"	4x4 #2
4'-1" TO 6'-3"	4x6 #2
6'-4" TO 8'-0"	4x8 #2
8'-1" TO 10'-0"	4x10 #2
10'-2" TO 11'-6"	4x12 #2

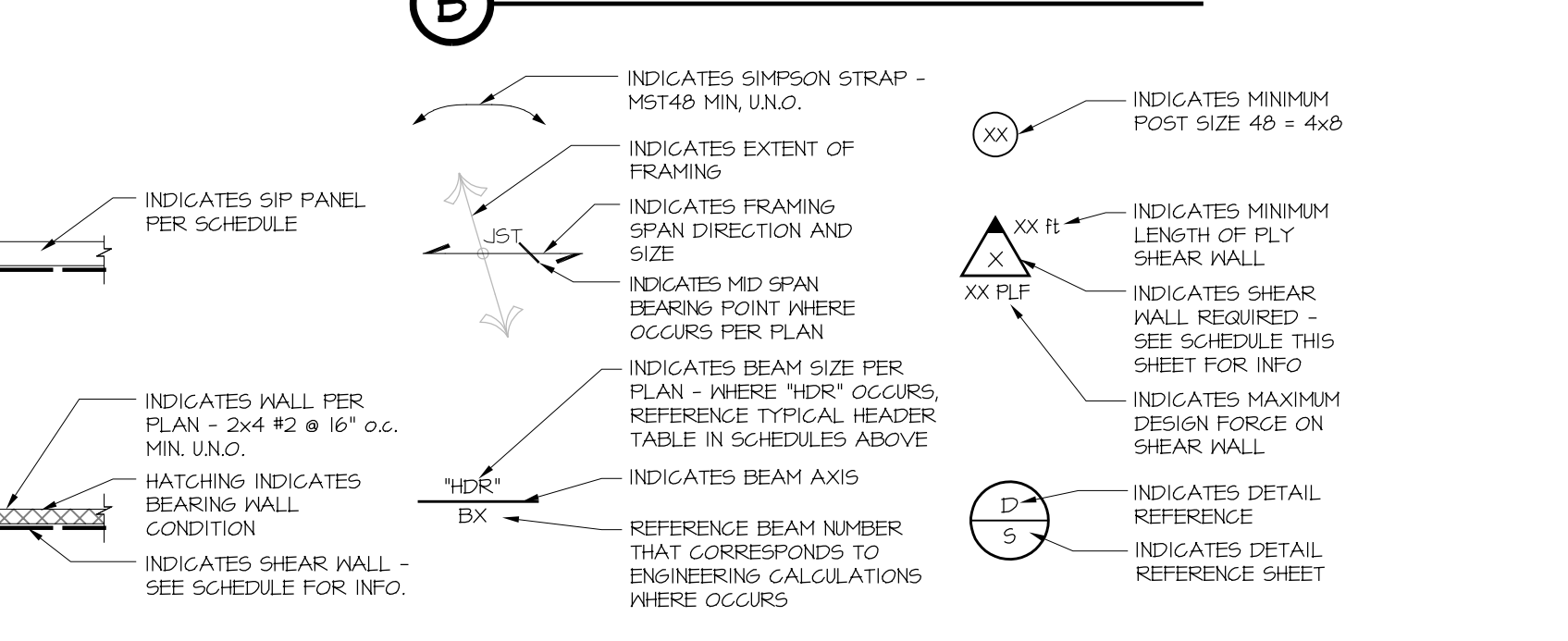
4 TYPICAL JOIST SCHEDULE

SIZE	ALLOWABLE SPANS
#2	JOIST SPACING @ 16" o.c.
2x6	11'-6"
2x8	13'-6"
2x10	15'-6"
2x12	17'-6"

- 5 PLAN REVIEW ACCEPTANCE**
- FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW
- | | |
|--|--|
| <input type="checkbox"/> BUILDING | <input checked="" type="checkbox"/> STRUCTURAL |
| <input type="checkbox"/> MECHANICAL | <input type="checkbox"/> PLUMBING |
| <input type="checkbox"/> ELECTRICAL | <input type="checkbox"/> ENERGY |
| <input type="checkbox"/> ACCESSIBILITY | <input type="checkbox"/> FIRE |
- PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
- BY: MEM DATE: 07/19/18
WEST COAST CODE CONSULTANTS, INC.

- 6 TYPICAL FRAMING SCHEDULES**
- REFER TO SHEET SMI FOR STRUCTURAL MATERIALS AND SMI 2 FOR SPECIAL INSPECTION INFORMATION.
 - ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
 - FOR LAG SCREWS, PROVIDE A LEAD HOLE 40% TO 100% OF THE THREADED SHANK DIAMETER AND A FULL DIAMETER LOAD HOLE FOR THE SMOOTH PORTION OF THE SHANK.
 - ALL HOLD DOWN BOLTS MUST BE TIGHTENED JUST PRIOR TO INSPECTION AND AGAIN JUST PRIOR TO COVERING THE WALL FRAMING.
 - ALL NAILS ARE TO BE COMMON NAILS.
 - ALL FRAMING SHALL BE SPRUCE/PINE/FIR #2 OR BETTER, UNO.
 - ALL NAILS THROUGH SHEATHINGS ARE TO HAVE 1/2" MINIMUM EDGE DISTANCE FROM PANEL ENDS AND EDGES.
 - ALL EXTERIOR WALLS ARE TO BE 2x6 #2 STUDS MIN. @ 16" o.c. UNLESS NOTED AS SIF.
 - ALL INTERIOR BEARING AND SHEAR WALLS ARE TO BE 2x4 #2 STUDS MIN. UNO @ 16" o.c.
 - ALIGN ALL JOISTS, RAFTERS, AND/OR TRUSSES OVER STUDS BELOW UNO. ADD STUDS AS NECESSARY.
 - HEADERS, CEILING JOISTS, FLOOR JOISTS, AND ROOF RAFTERS NOT SPECIFICALLY SIZED ON THE PLANS SHALL BE PER THE "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" SECTION OF THE CURRENT CODE - SCHEDULES THIS SHEET.
 - FOR ALLOWABLE HOLES IN PLYWOOD-HEB JOISTS REFER TO MANUFACTURERS INFO.
 - ROOF AND FLOOR SHEATHING BLOCKINGS MAY BE FLAT 2x AT ALL PANEL EDGES UNLESS NOTED AS FULL DEPTH BLOCKING. SHEAR WALL BLOCKING MUST BE FULL DEPTH OF WALL STUDS. SEE THE SHEAR WALL SCHEDULE FOR MINIMUM THICKNESS REQUIREMENTS.
 - REFER TO ARCH PLANS FOR FIRE BLOCKING REQUIREMENTS.
 - ROOF AND FLOOR SHEATHING SHALL BE PLACED WITH FACE GRAIN PERPENDICULAR TO ALL SUPPORTS, FASTENED WITH COMMON NAILS PER PLAN, AND INSPECTED PRIOR TO COVERING.
 - SHEATHING OVER OR UNDER ALL EAVES SHALL BE CGX EXPOSURE 1 PLYWOOD OR T&G, UNO.
 - BOUNDARY NAIL PLYWOOD SHEATHING ALONG ALL DRAG BEAMS w/ COMMON NAILS @ 6" o.c. TO MATCH REQUIRED DIAPHRAGM NAIL SIZES ON PLAN UNO.
 - FRAMING CLIPS ARE TO BE SIMPSON LTP4 OR A35 PER SHEAR WALL SCHEDULE, UNO. 8d x 1-1/2" COMMON NAILS MAY BE USED WHERE NOT APPLIED OVER PLYWOOD. 8d COMMON NAILS WILL ACHIEVE 100% LOAD CAPACITY THROUGH PLYWOOD.
 - SPECIAL INSPECTION IS REQUIRED FOR ALL SHEAR WALLS WITH NAILING 4" ON CENTER AND CLOSER. REFER TO THE SHEAR WALL SCHEDULE FOR INFORMATION.

- 7 GENERAL SHEAR WALL SCHEDULE NOTES:**
- ALL PLYWOOD IS TO BE STRUCTURAL I GRADE w/ (4) FLIES MINIMUM, AND SHALL BE APPLIED DIRECTLY TO FRAMING MEMBERS.
 - PLY SHEETS MAY BE APPLIED EITHER VERTICALLY OR HORIZONTALLY ACROSS THE STUDS.
 - WHERE STUDS ARE SPACED AT 16" o.c., PLY IS TO BE NAILED TO ALL INTERMEDIATE STUDS AT 12" o.c. WHERE STUDS ARE SPACED FARTHER THAN 16" o.c., PLY IS TO BE NAILED TO ALL INTERMEDIATE STUDS @ 6" o.c.
 - ALL PLYWOOD JOINT NAILING AND SILL NAILING IS TO BE STAGGERED.
 - ALL ANCHOR BOLTS MUST USE 3"x3"x5/16" PLATE WASHERS w/ DIAGONAL SLOTS ALLOWED. NO CUT WASHERS ARE ALLOWED. SEE STRUCTURAL FRAMING NOTES FOR ADDITIONAL INFORMATION.
 - ALL ANCHOR BOLTS ARE TO BE INSTALLED INTO 2500 PSI MINIMUM CONCRETE @ 28 DAYS OR SOLID GROUTED MASONRY PER PLAN UNO. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - PROVIDE PRE-DRILLED HOLES 65% TO 75% OF THE NAIL DIAMETER FOR NAILS LARGER THAN 20d.
 - FRE-DRILL ALL PILOT HOLES FOR LAG SCREWS. REFER TO STRUCTURAL FRAMING NOTES FOR ADDITIONAL INFORMATION.
 - ALL LAGS SHALL BE FASTENED INTO THE CENTERLINE OF THE RIMS OR BLOCKING BELOW THE PLY DIAPHRAGM WHERE OCCUR.
 - STRUCTURAL OBSERVATION IS REQUIRED FOR ALL SHEAR WALL PANELS.



- 9 TYPICAL SYMBOLS**
- INDICATES SIMPSON STRAP - M5748 MIN. UNO.
 - INDICATES EXTENT OF FRAMING
 - INDICATES FRAMING DIRECTION AND SIZE
 - INDICATES MID SPAN BEARING POINT WHERE OCCURS PER PLAN
 - INDICATES BEAM SIZE PER PLAN - WHERE "HDR" OCCURS, REFERENCE TYPICAL HEADER TABLE IN SCHEDULES ABOVE
 - INDICATES BEAM AXIS
 - REFERENCE BEAM NUMBER THAT CORRESPONDS TO ENGINEERING CALCULATIONS WHERE OCCURS
 - INDICATES MINIMUM POST SIZE 48 x 48
 - INDICATES MINIMUM LENGTH OF PLY SHEAR WALL
 - INDICATES SHEAR WALL REQUIRED - SEE SCHEDULE THIS SHEET FOR INFO
 - INDICATES MAXIMUM DESIGN FORCE ON SHEAR WALL
 - INDICATES DETAIL REFERENCE
 - INDICATES DETAIL REFERENCE SHEET

RICHMOND HOFFMAYER INC.
STRUCTURAL ENGINEERING
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PHONE (818) 347-7008 FAX (818) 888-8889

VILLAGE NESTS AT SUMMIT

FRAMING PLANS - FELDSPAR LVN

HUGHES UMBANHOWAR ARCHITECTS
DESIGN ADDRESS: 1322 PACIFIC AVE
CITY: VENICE, CA 90291
PHONE: 1310.395.5757

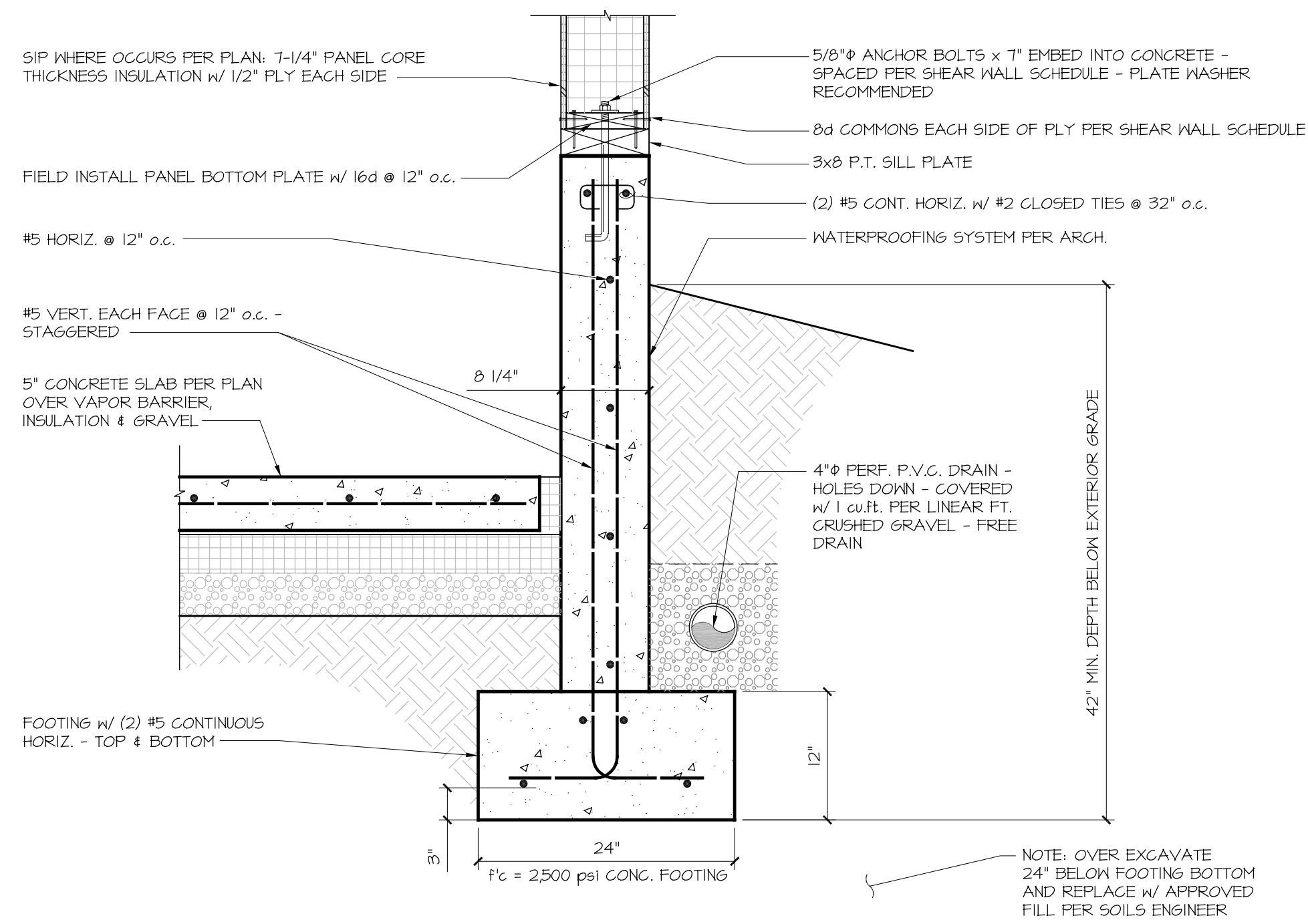
SUMMIT MOUNTAIN HOLDING GROUP
ADDRESS: 3622 NORTH WOLF CREEK DRIVE
EDEN, UTAH
CITY: EDEN, UTAH
PHONE: 1310.395.5757

STATUS	DESCRIPTION	DATE
100%	BUILDING DEPARTMENT SUBMITTAL #1	08/21/2017

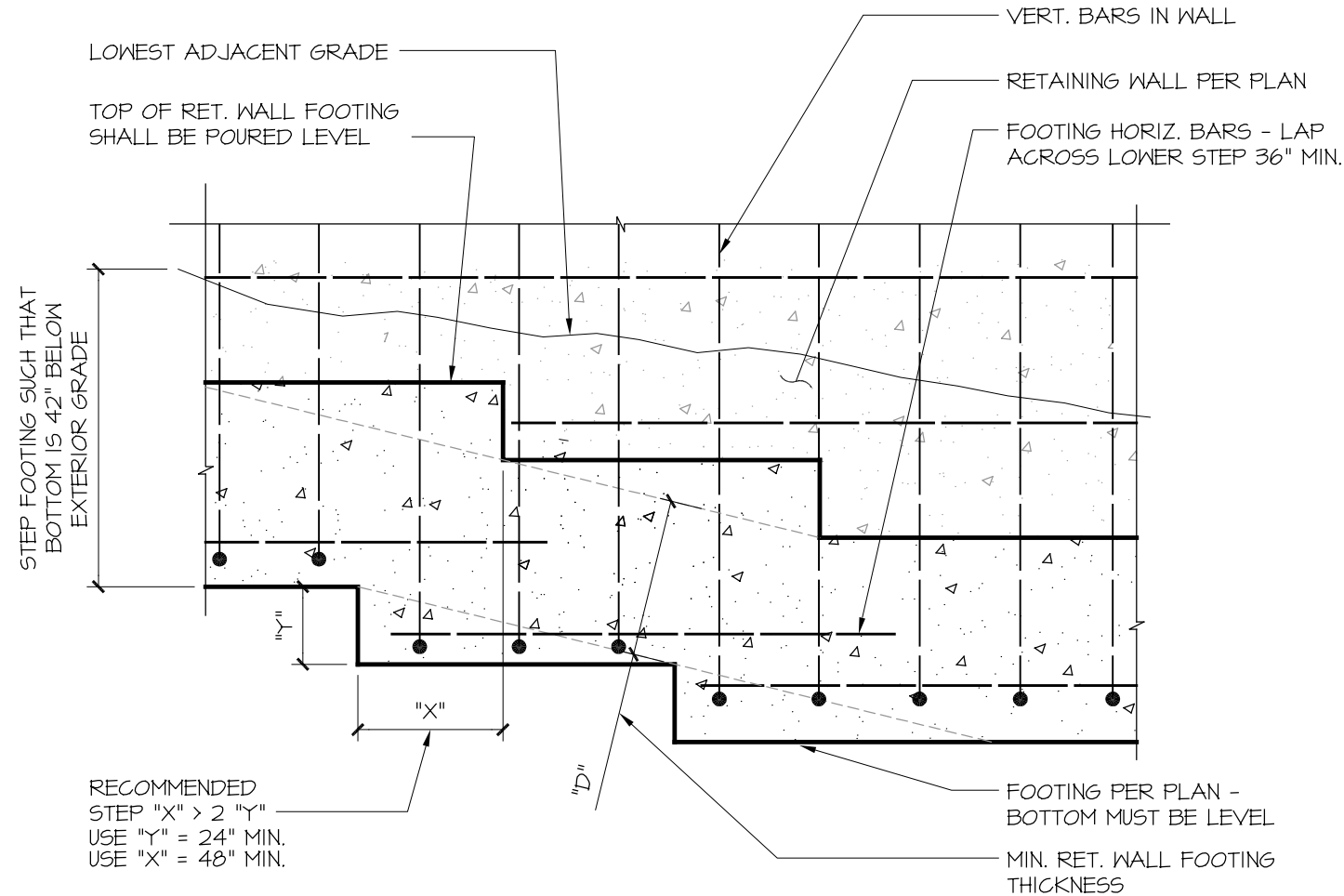
PROFESSIONAL ENGINEER
Joseph Hoffmayer
No. 10414469-2202
STATE OF UTAH
JOSEPH HOFFMAYER

VOID WITHOUT SIGNATURE & SEAL

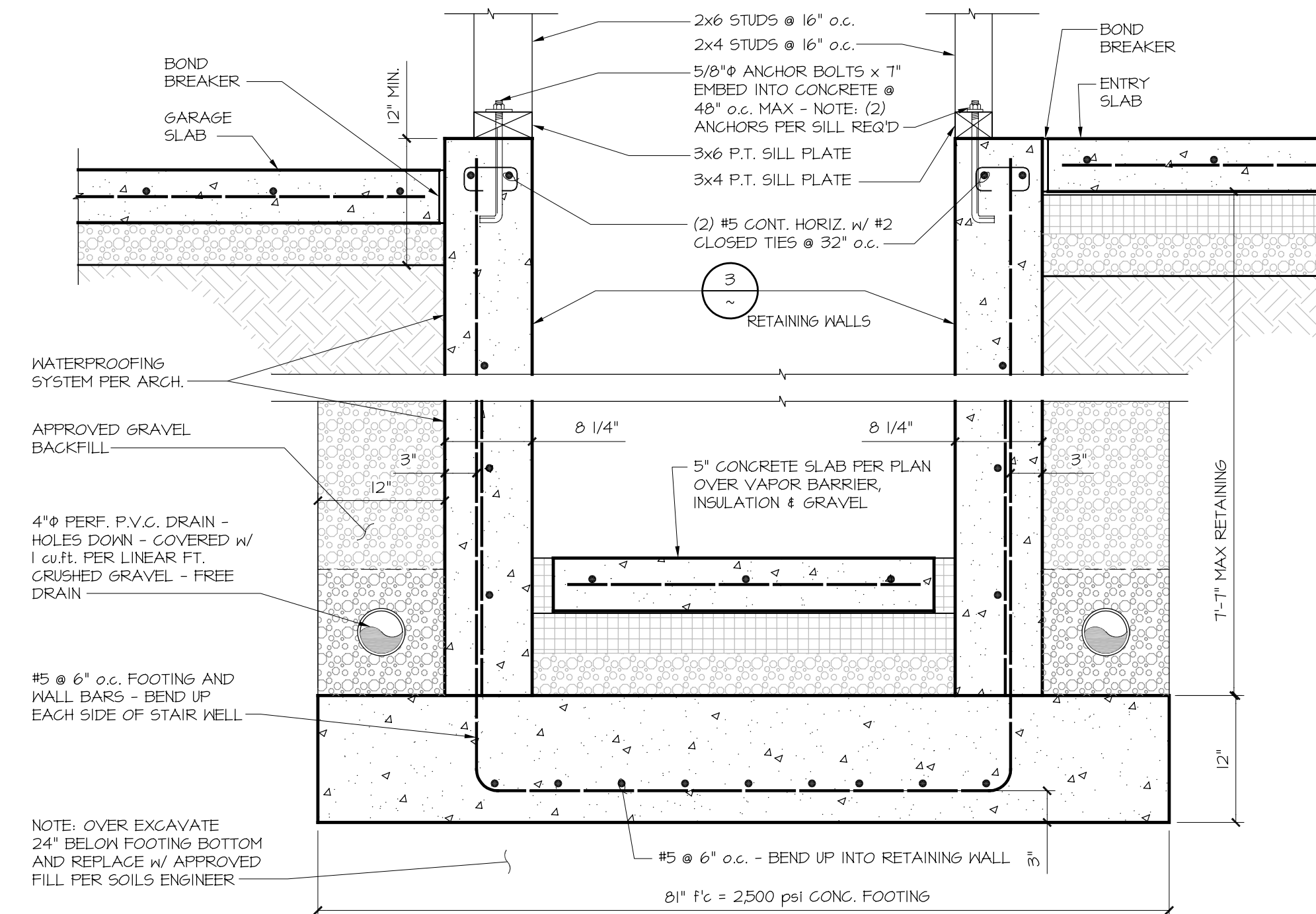
DRAWN BY: J.H.	CHECKED BY: J.H.
JOB NUMBER: 2017-0610	
SHEET: S.2	



6 RETAINING STEM
SCALE: NONE

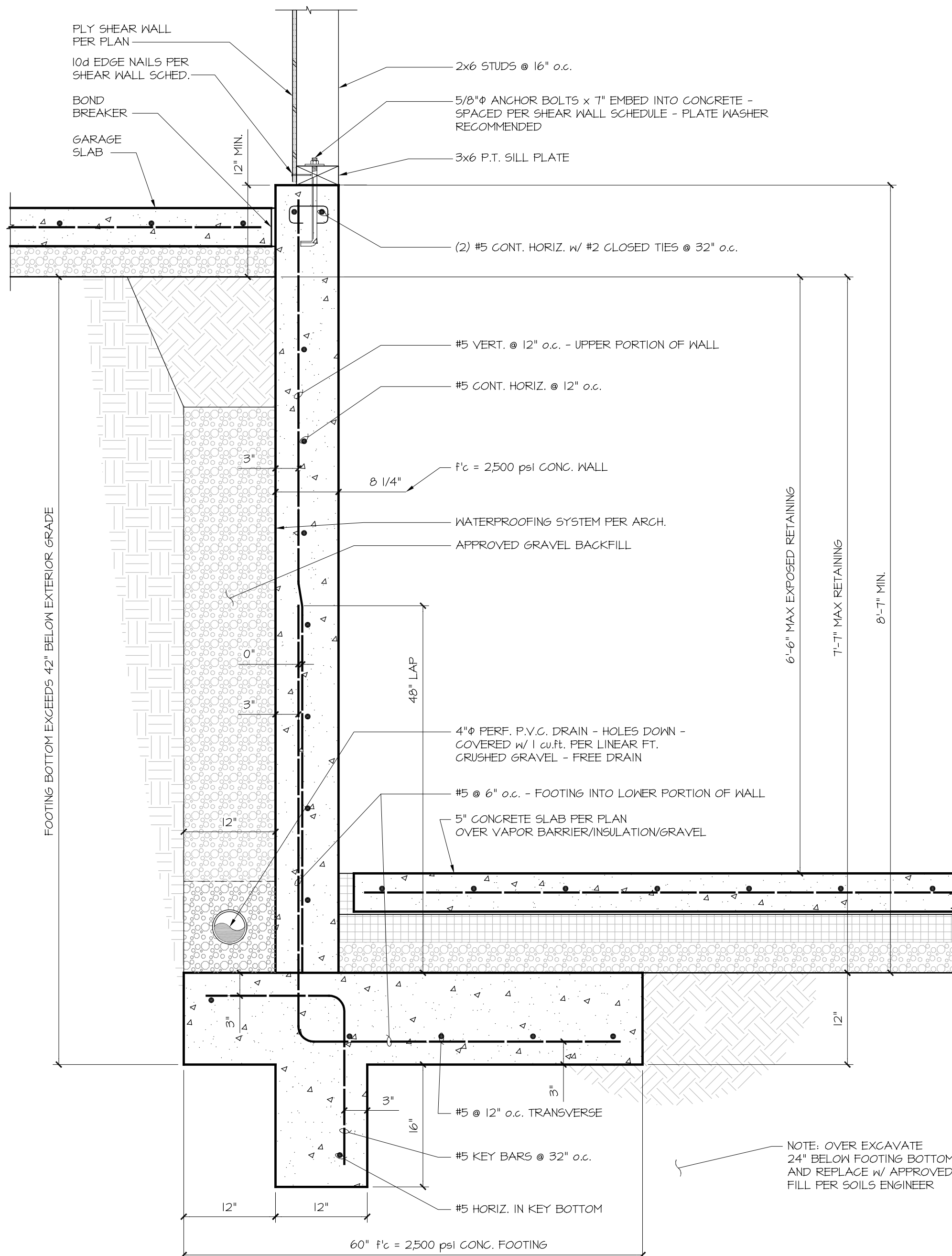


5 FOOTING STEPS
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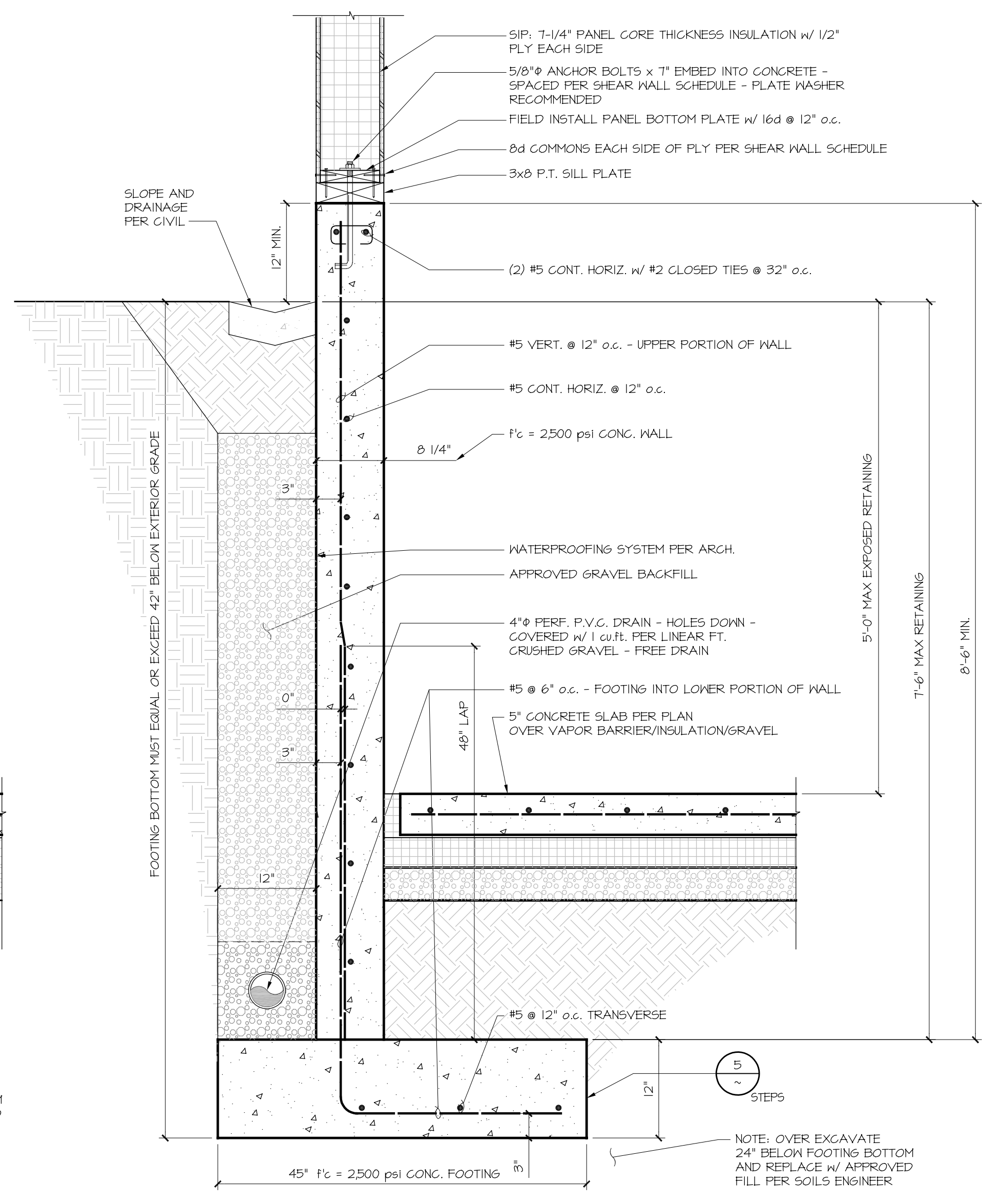


4 RETAINING WALL
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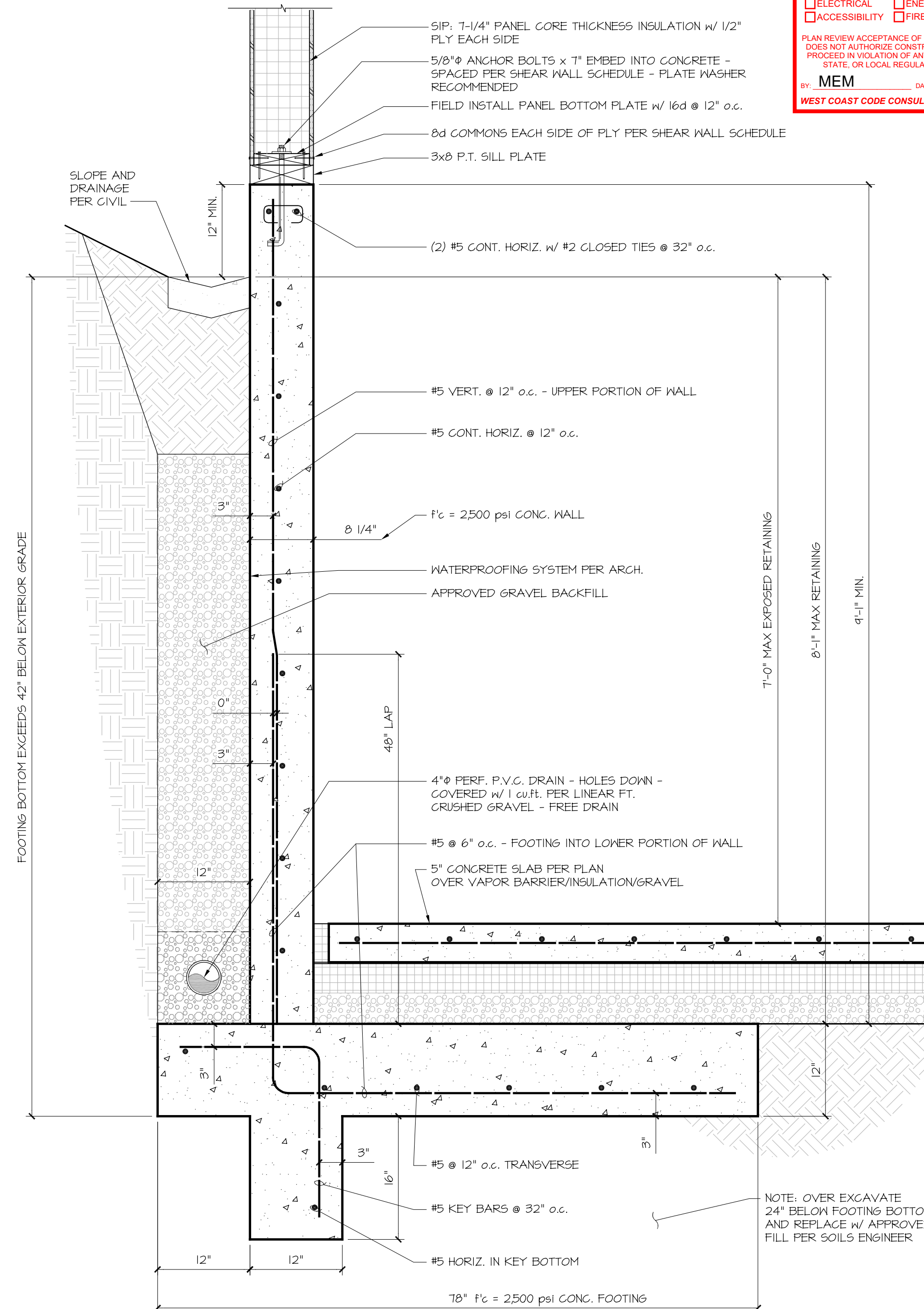
PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
 BUILDING STRUCTURAL
 MECHANICAL PLUMBING
 ELECTRICAL ENERGY
 ACCESSIBILITY FIRE
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BY: **MEM** DATE: 07/19/18
WEST COAST CODE CONSULTANTS, INC.



3 RETAINING WALL
SCALE: NONE



2 RETAINING WALL
SCALE: NONE



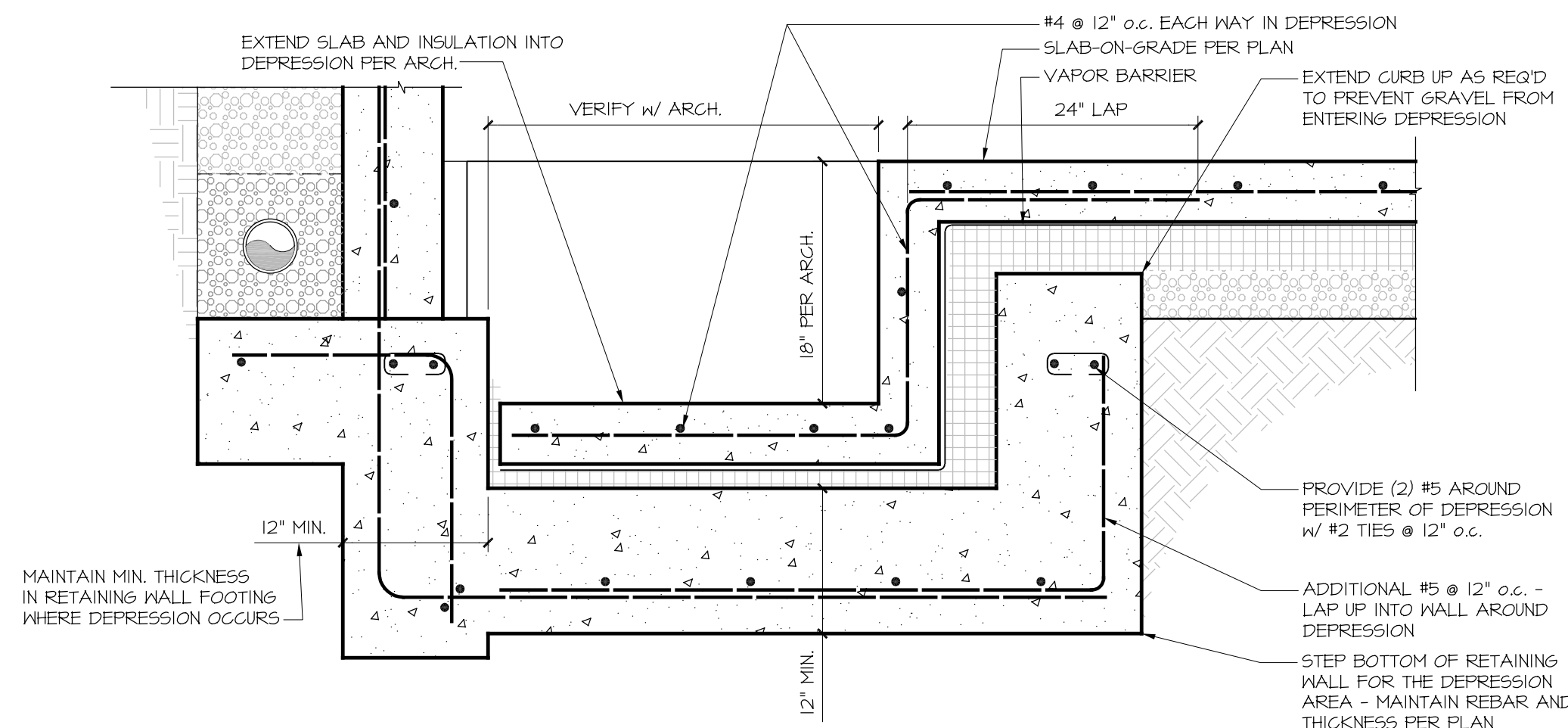
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SCALE: NONE

STATUS	DESCRIPTION	DATE
100%	BUILDING DEPARTMENT SUBMITTAL #1	08/21/2017

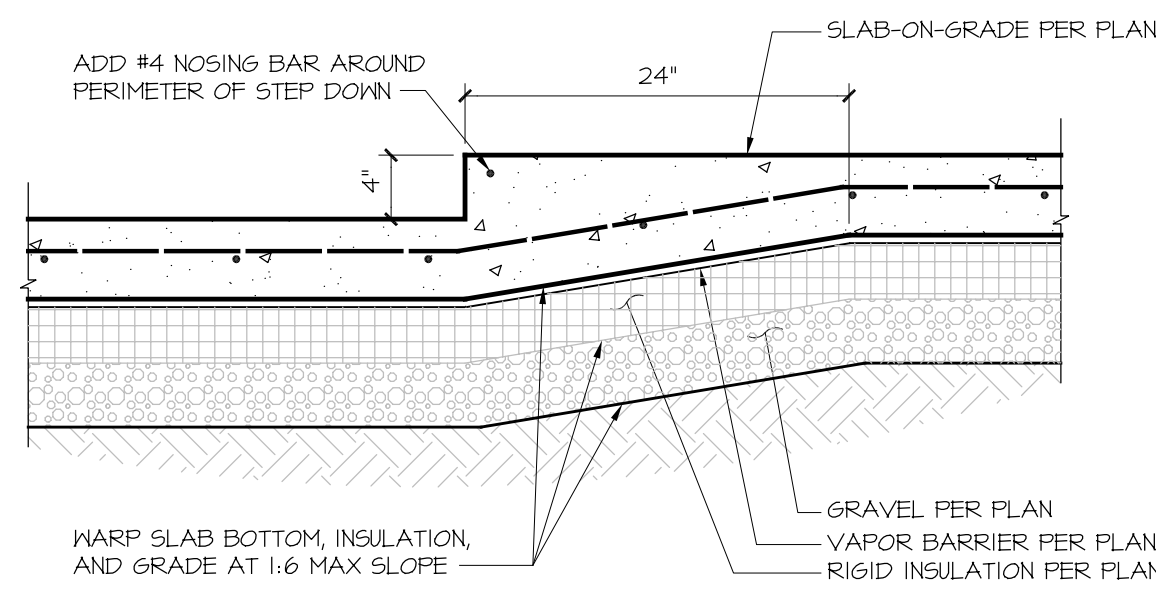


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DRAWN BY: J.H. CHECKED BY: J.H.
JOB NUMBER: 2017-0610
SHEET:

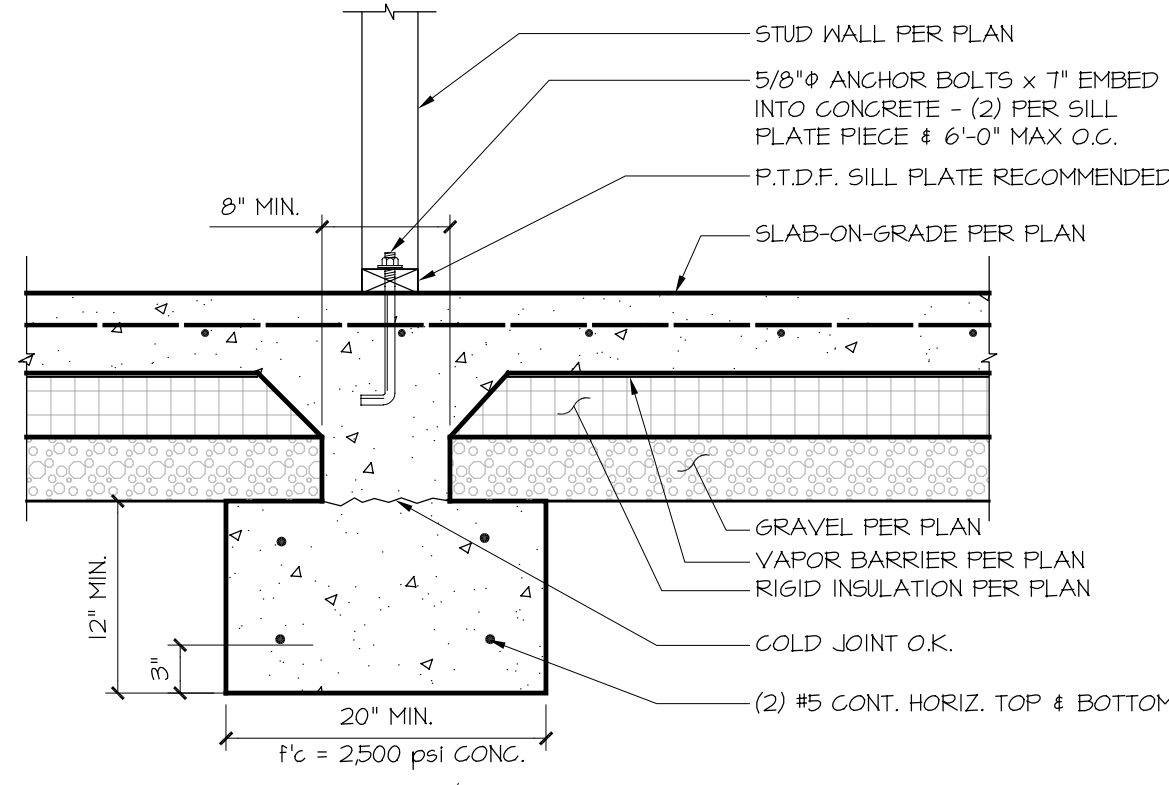




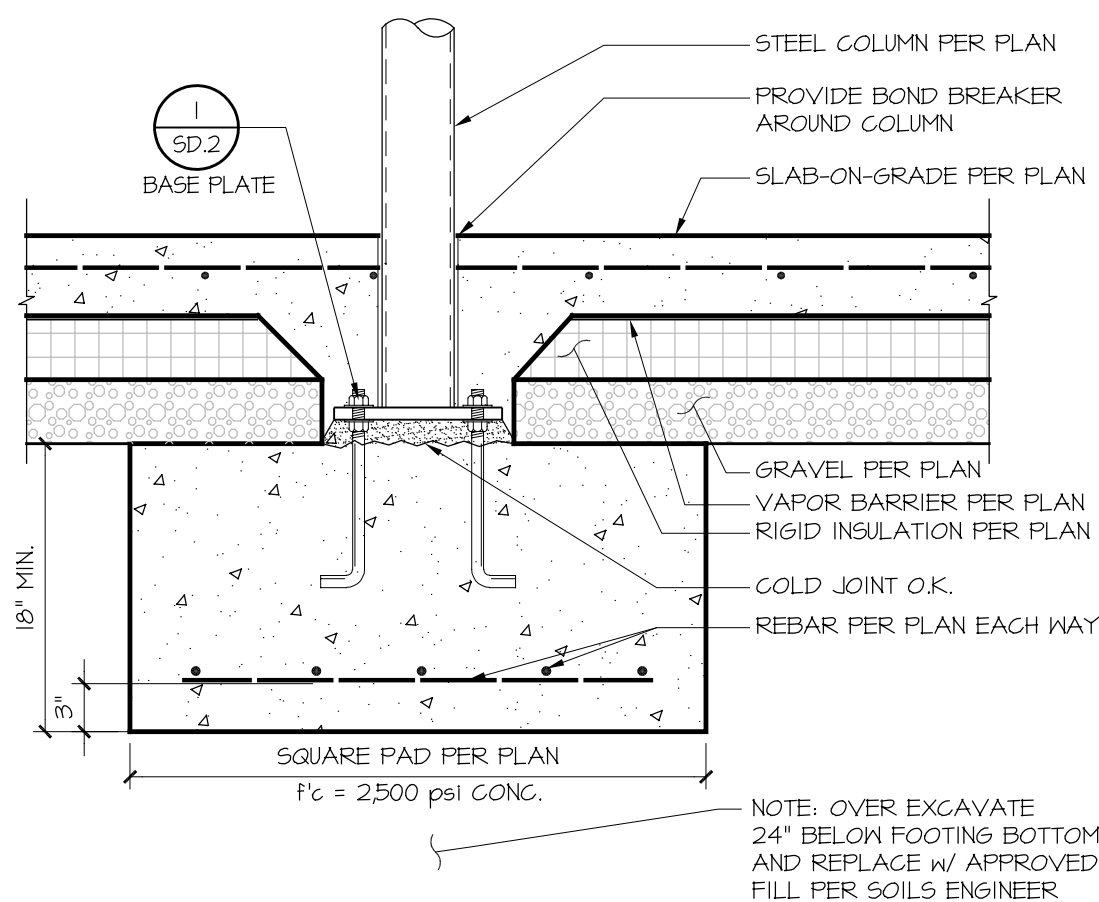
5 VAULT DEPRESSION
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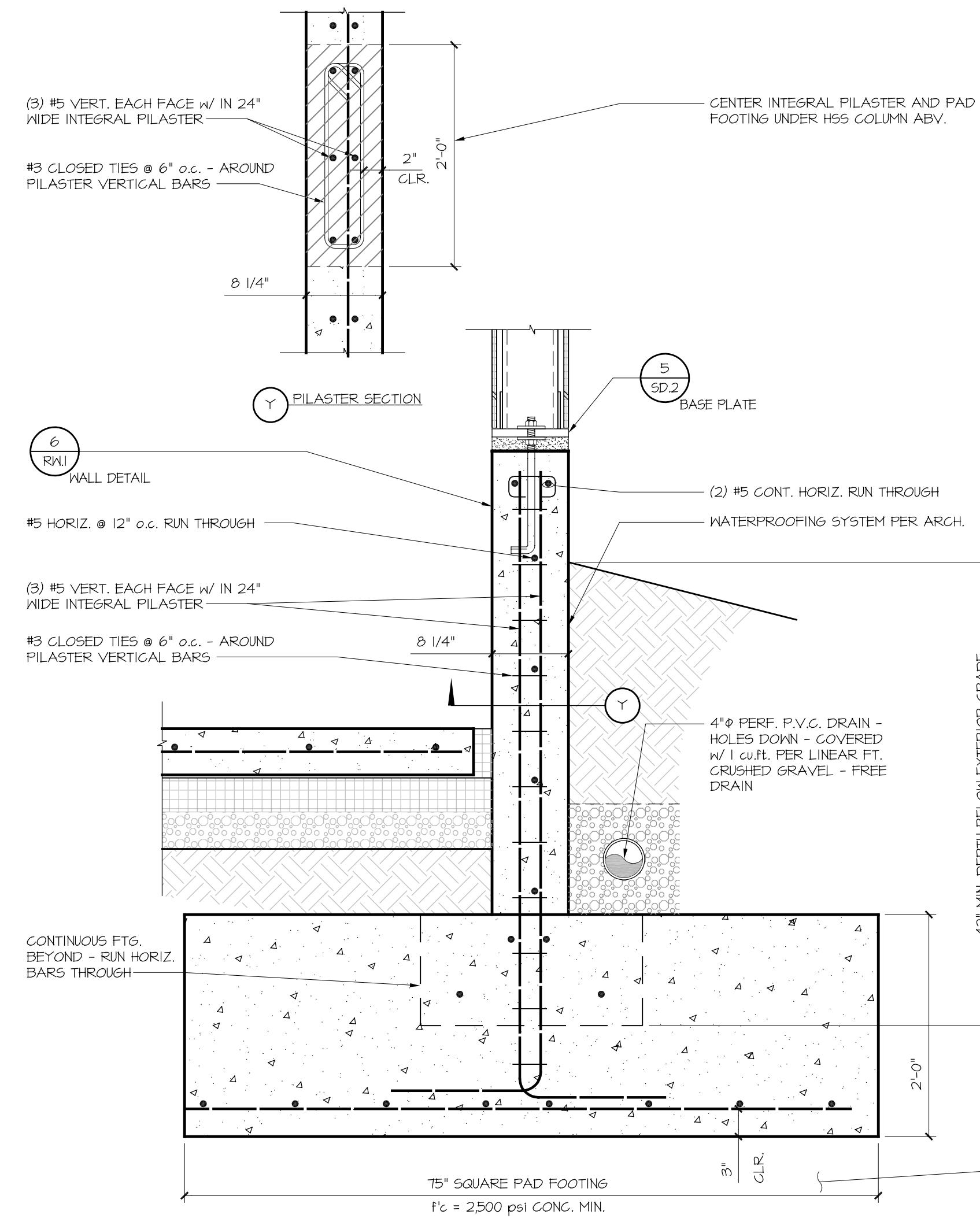
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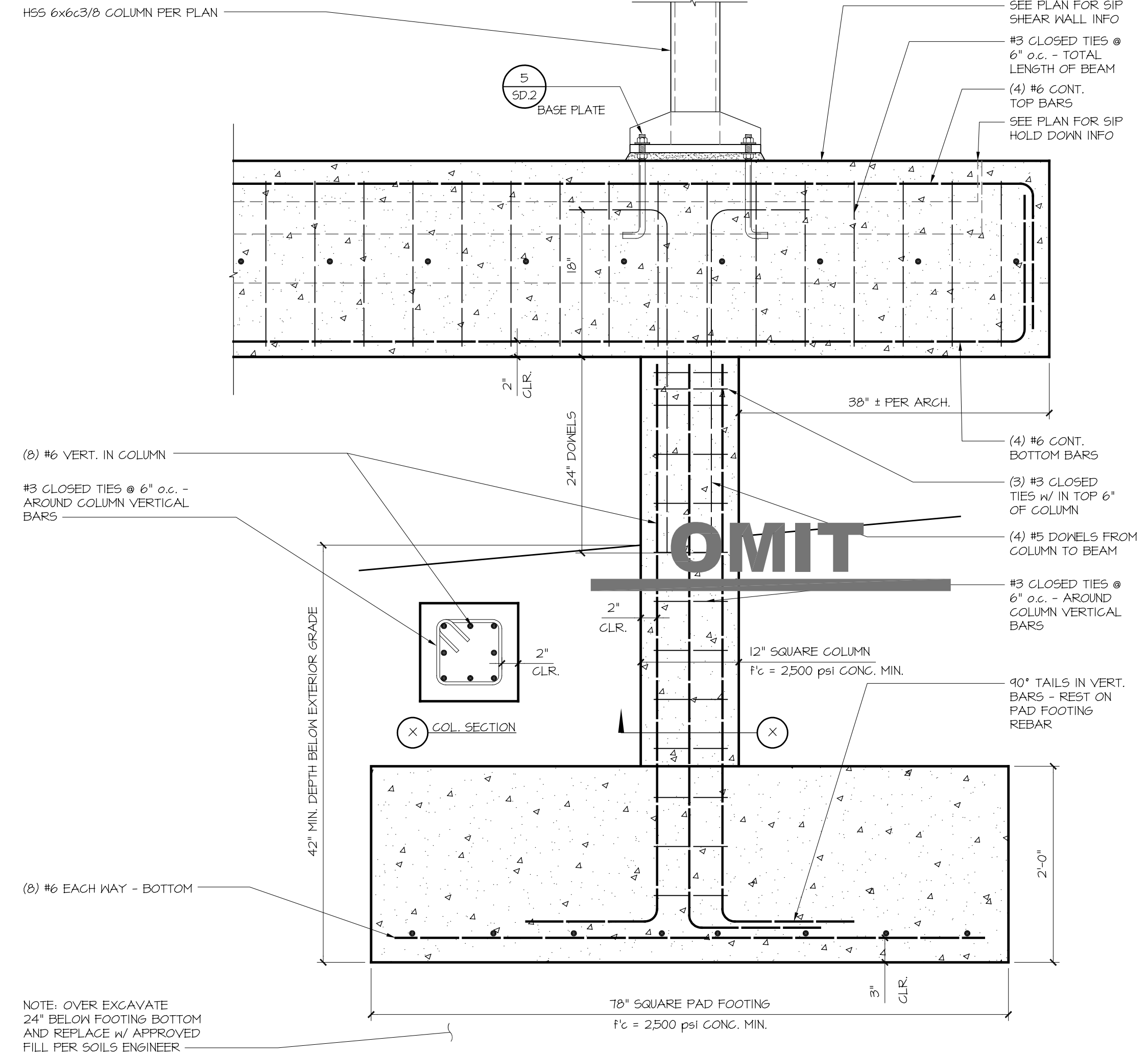
7 INTERIOR CONTINUOUS FOOTING
SCALE: NONE



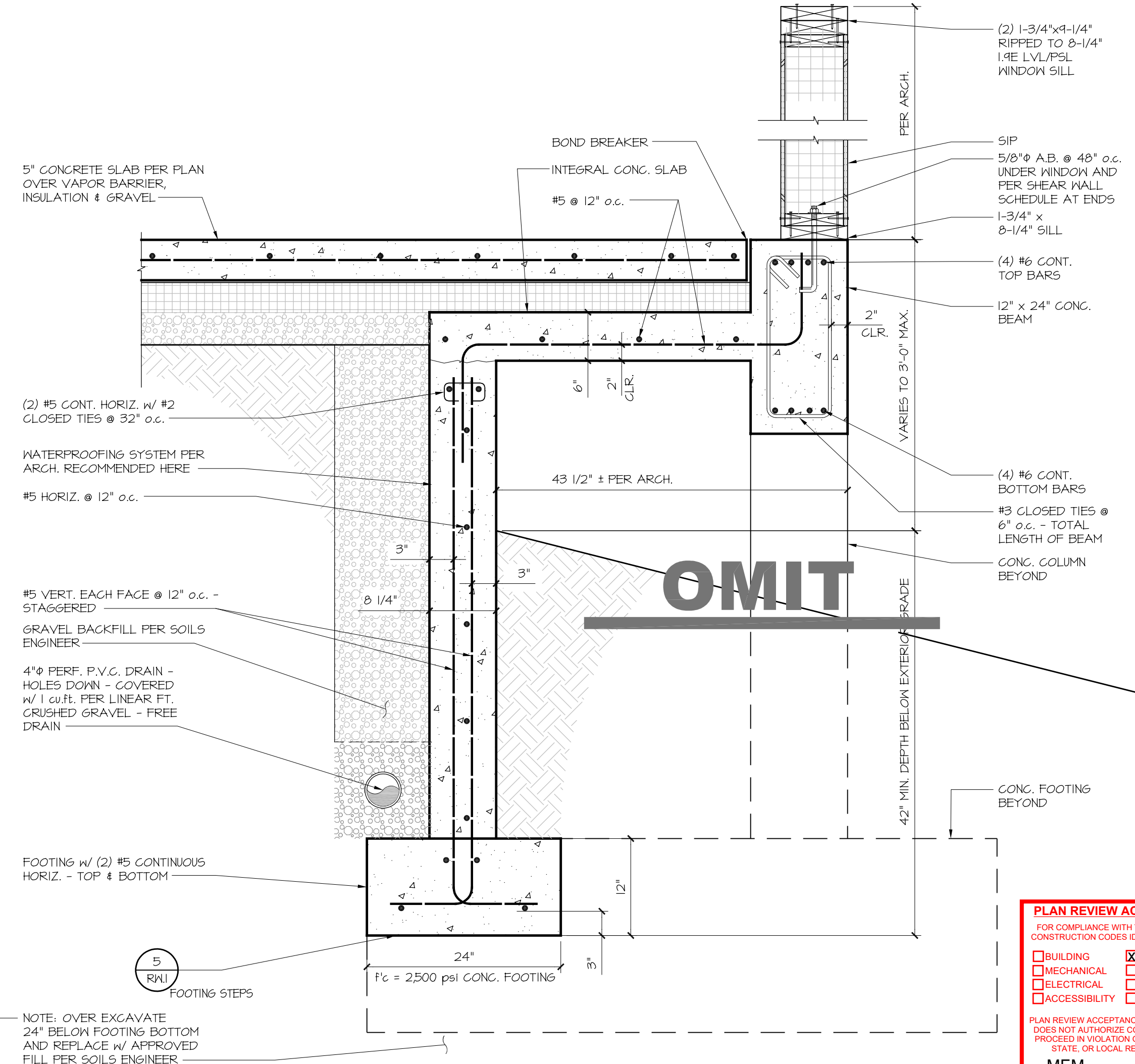
6 PAD FOOTING
SCALE: NONE



3 PILASTER DETAIL
SCALE: NONE



2 COLUMN AND FOOTING
SCALE: NONE



1 RETAINING WALL
SCALE: NONE

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW
 BUILDING
 STRUCTURAL
 MECHANICAL
 PLUMBING
 ELECTRICAL
 ENERGY
 ACCESSIBILITY
 FIRE
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 BY: MEM DATE: 07/19/18
 WEST COAST CODE CONSULTANTS, INC.

STATUS	DESCRIPTION	DATE
100%	BUILDING DEPARTMENT SUBMITTAL #1	08/21/2017

STATUS	DESCRIPTION	DATE



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JOB NUMBER: 2017-0610	
SHEET: RW.2	

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

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

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

BY: **MEM** DATE: 07/18/18
WEST COAST CODE CONSULTANTS, INC.

RICHMOND HOFFMAYER INC.
STRUCTURAL ENGINEERING
445 CANOGA AVE. WOODLAND HILLS CA 91364
PHONE (818) 347-7008 FAX (818) 883-8889

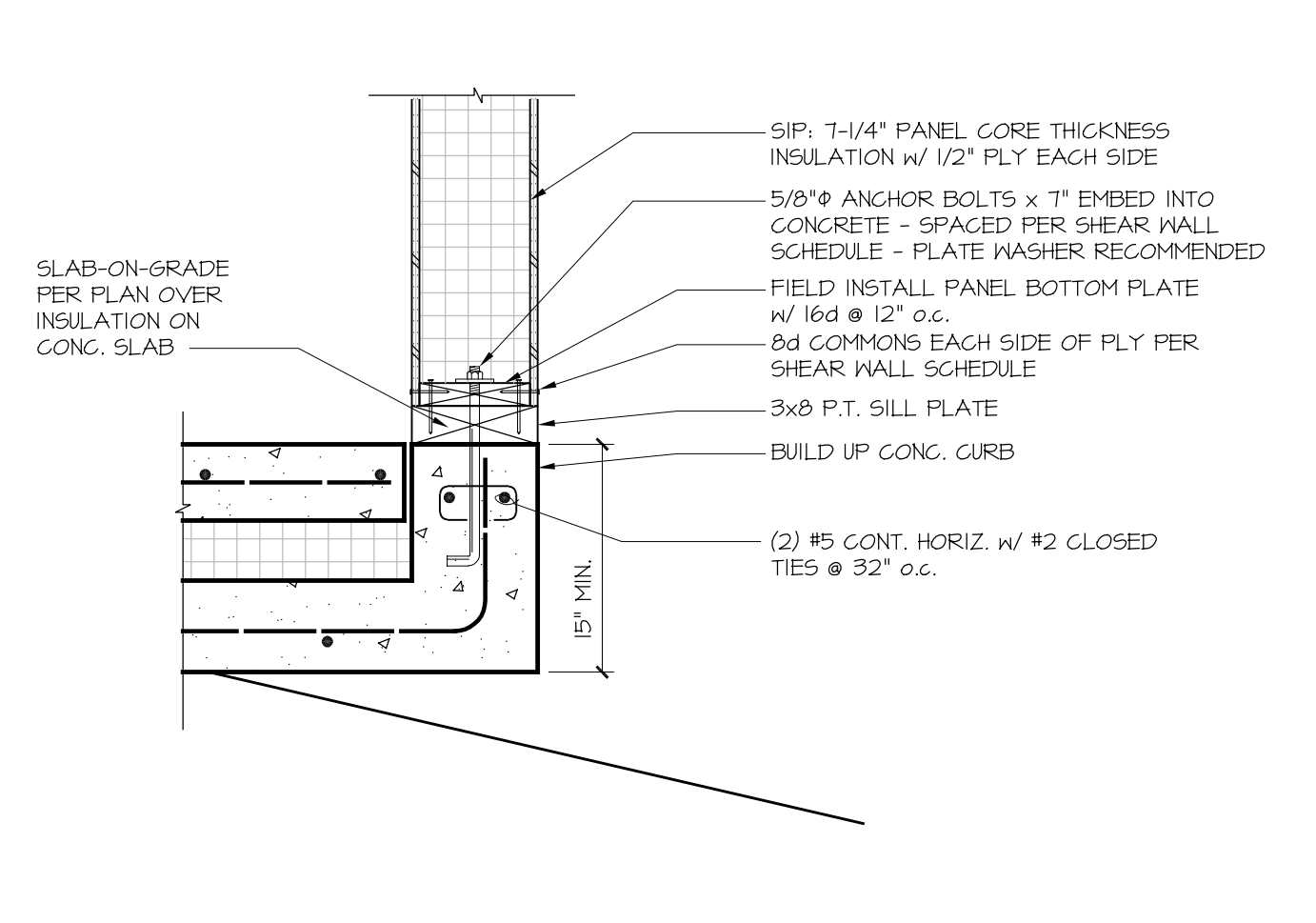
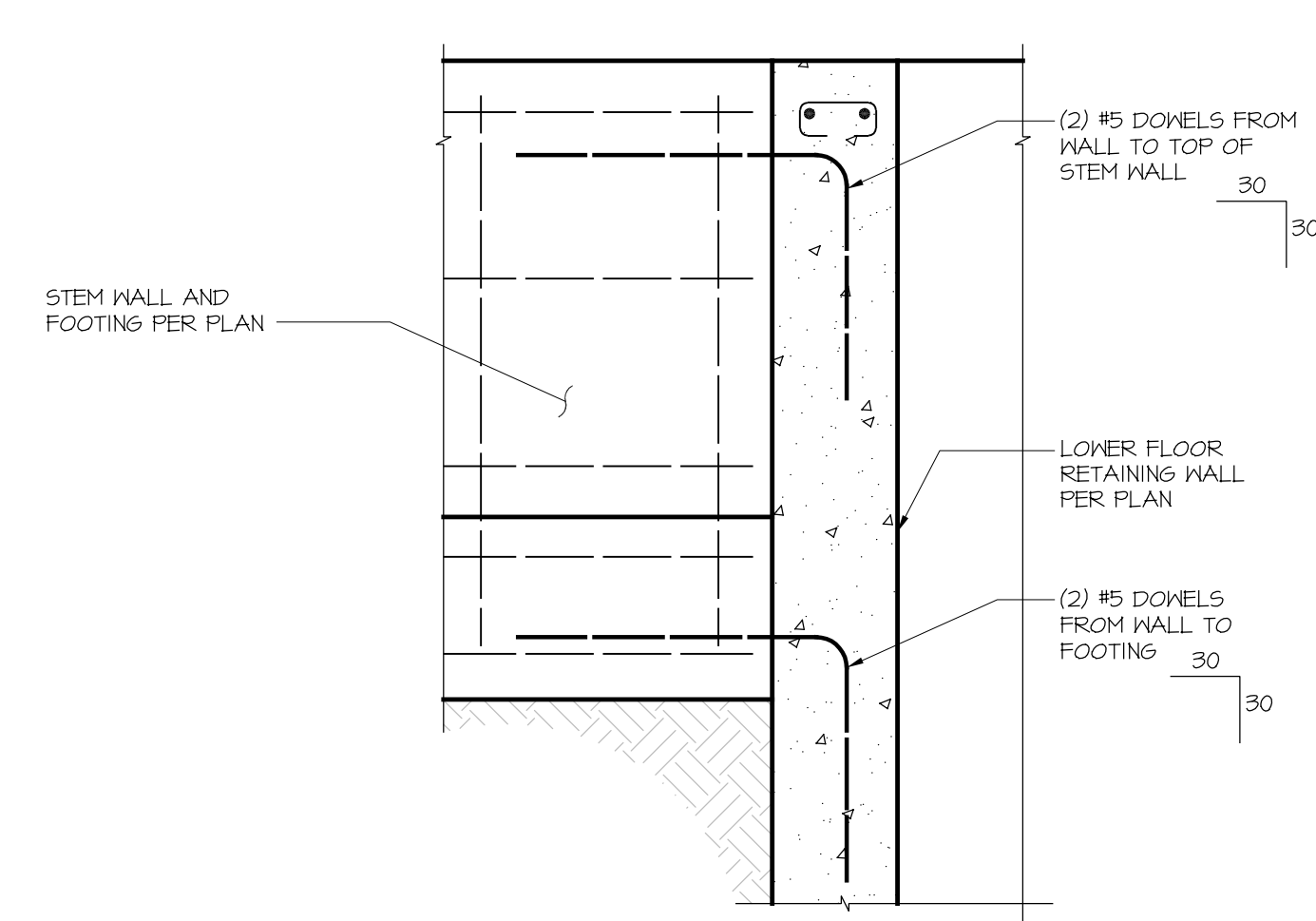
VILLAGE NESTS AT SUMMIT
STRUCTURAL DETAILS

DESIGN: HUGHES UMBANHOWAR ARCHITECTS
ADDRESS: 1322 PACIFIC AVE
CITY: VENICE, CA 90291
PHONE: 13103395757

CLIENT: SUMMIT MOUNTAIN HOLDING GROUP
ADDRESS: 3622 NORTH WOLF CREEK DRIVE
CITY: EDEN, UTAH
PHONE:

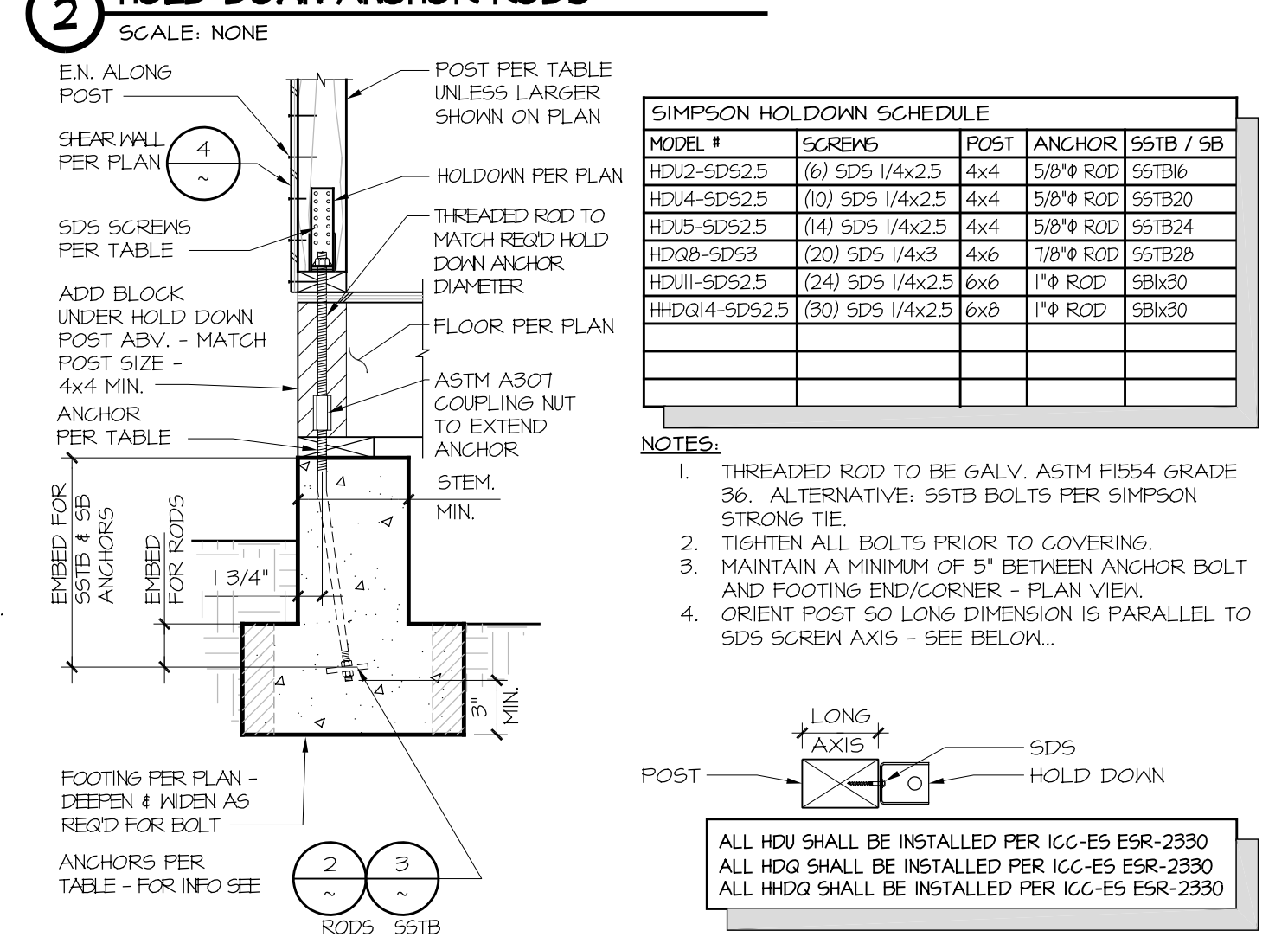
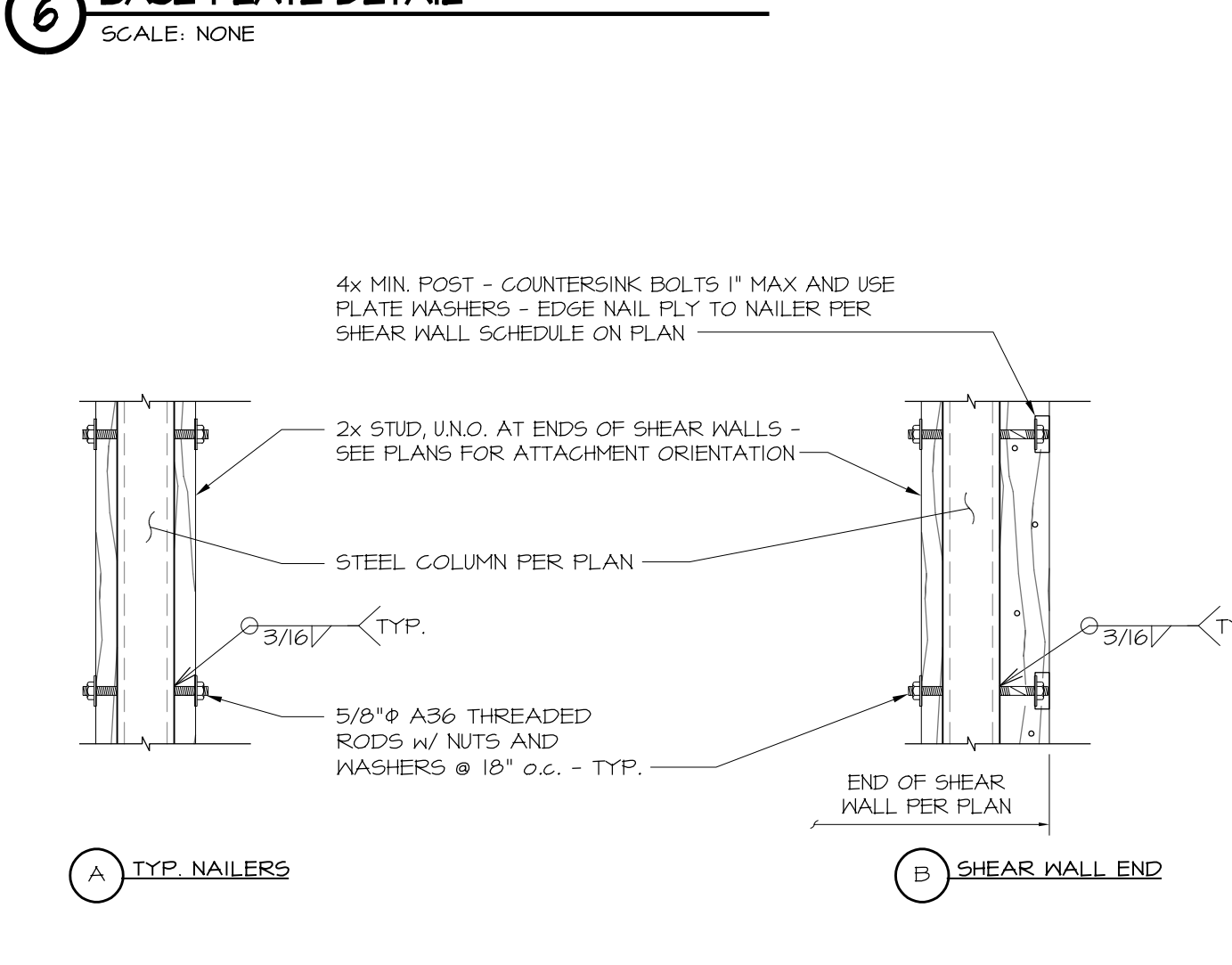
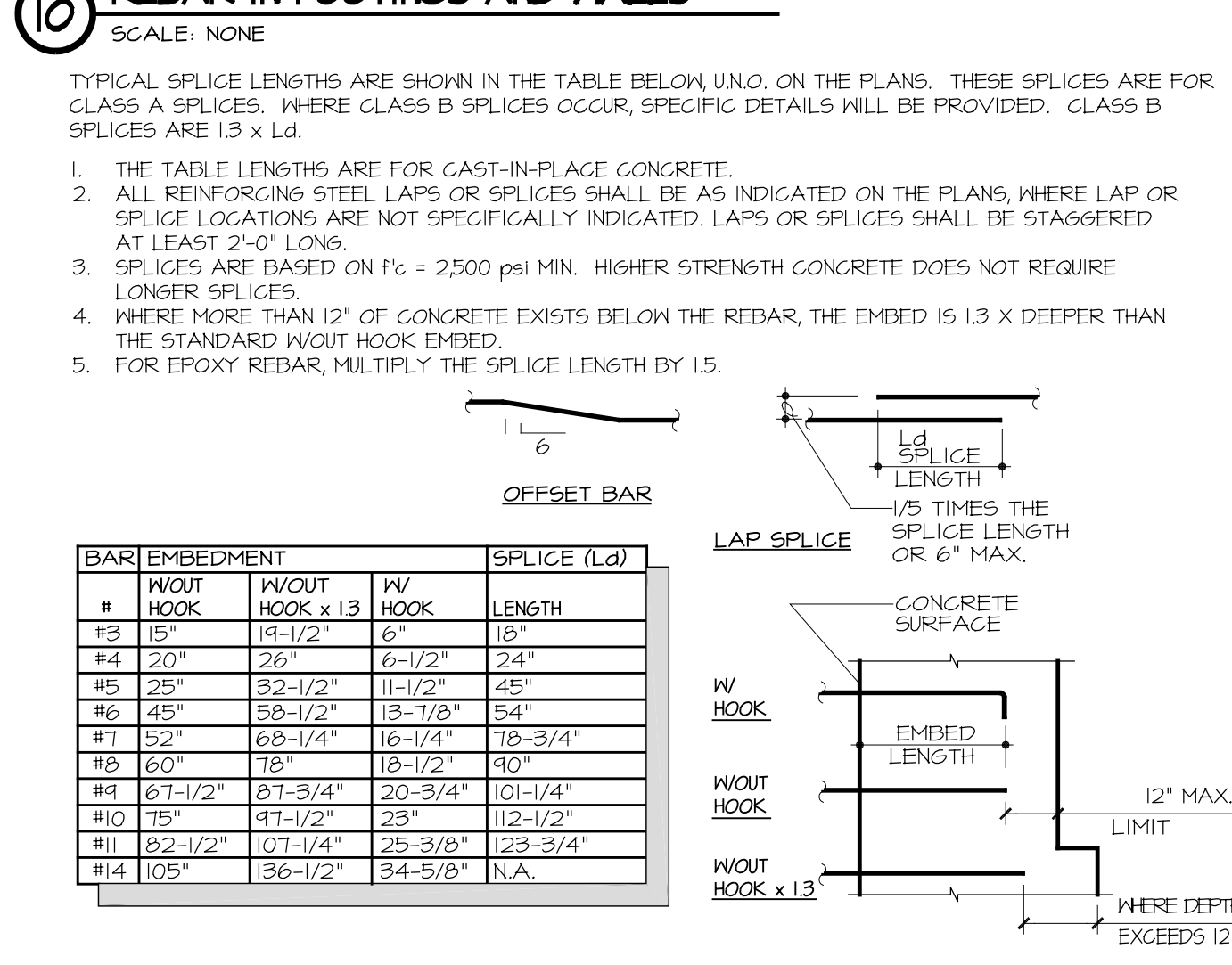
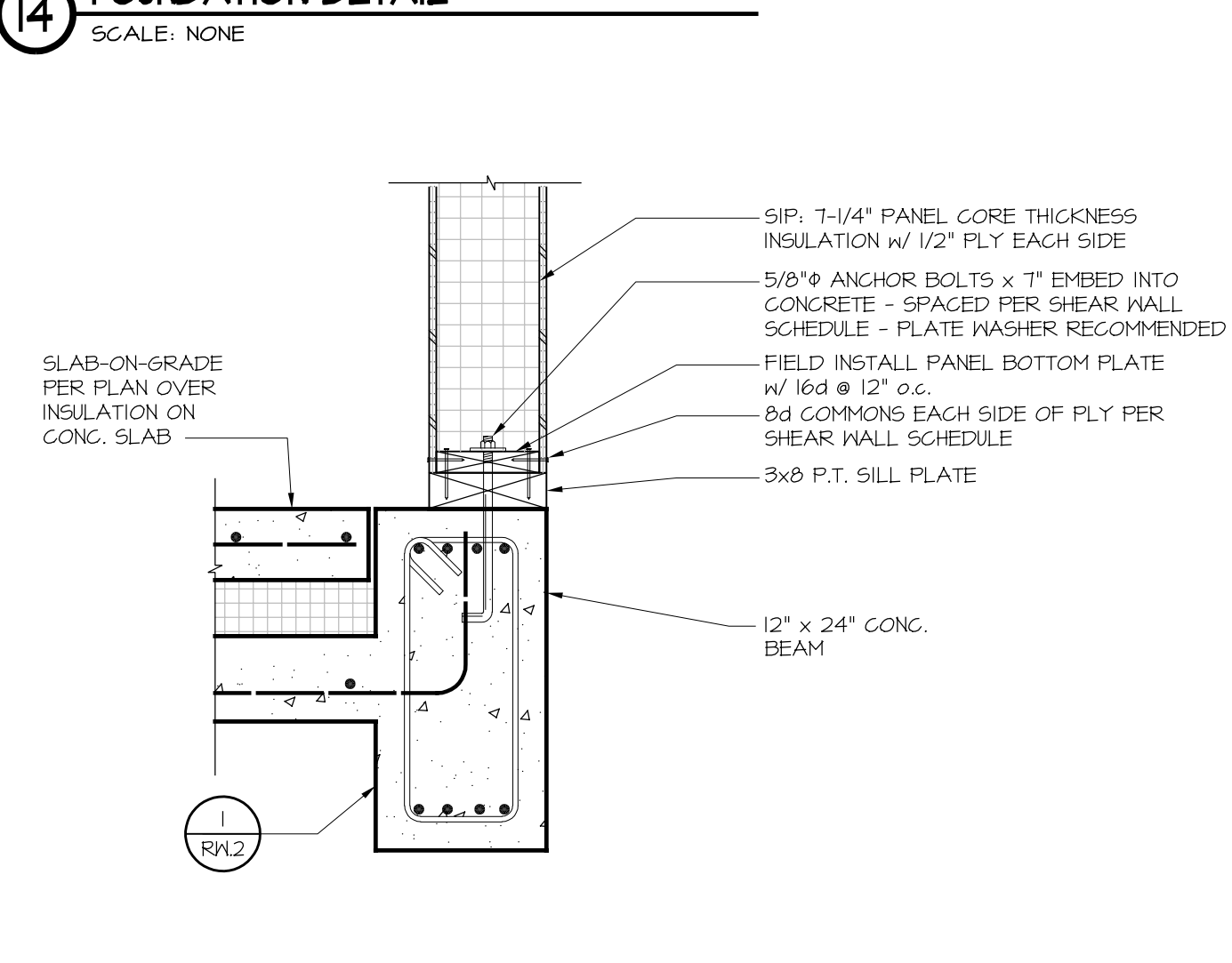
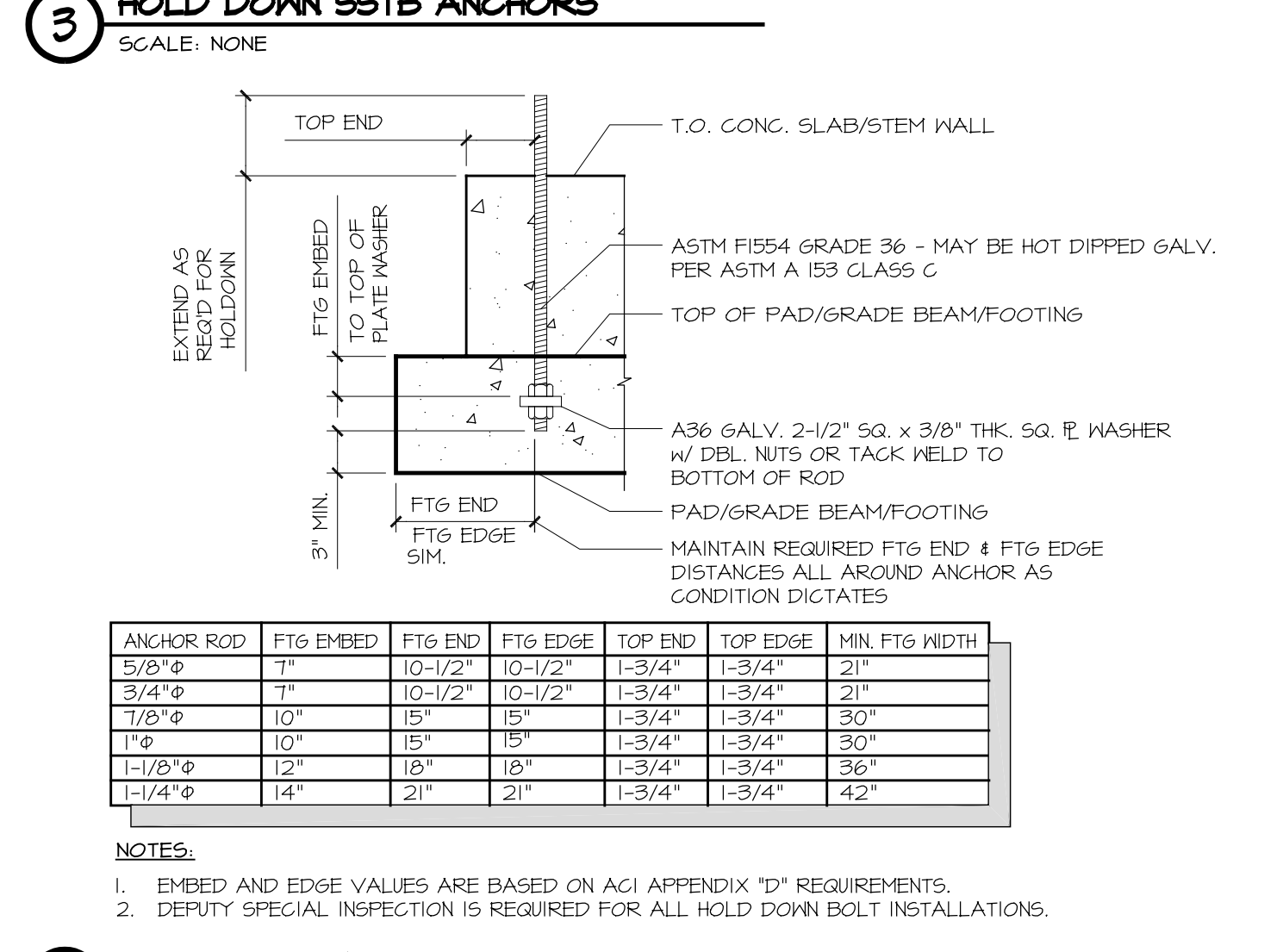
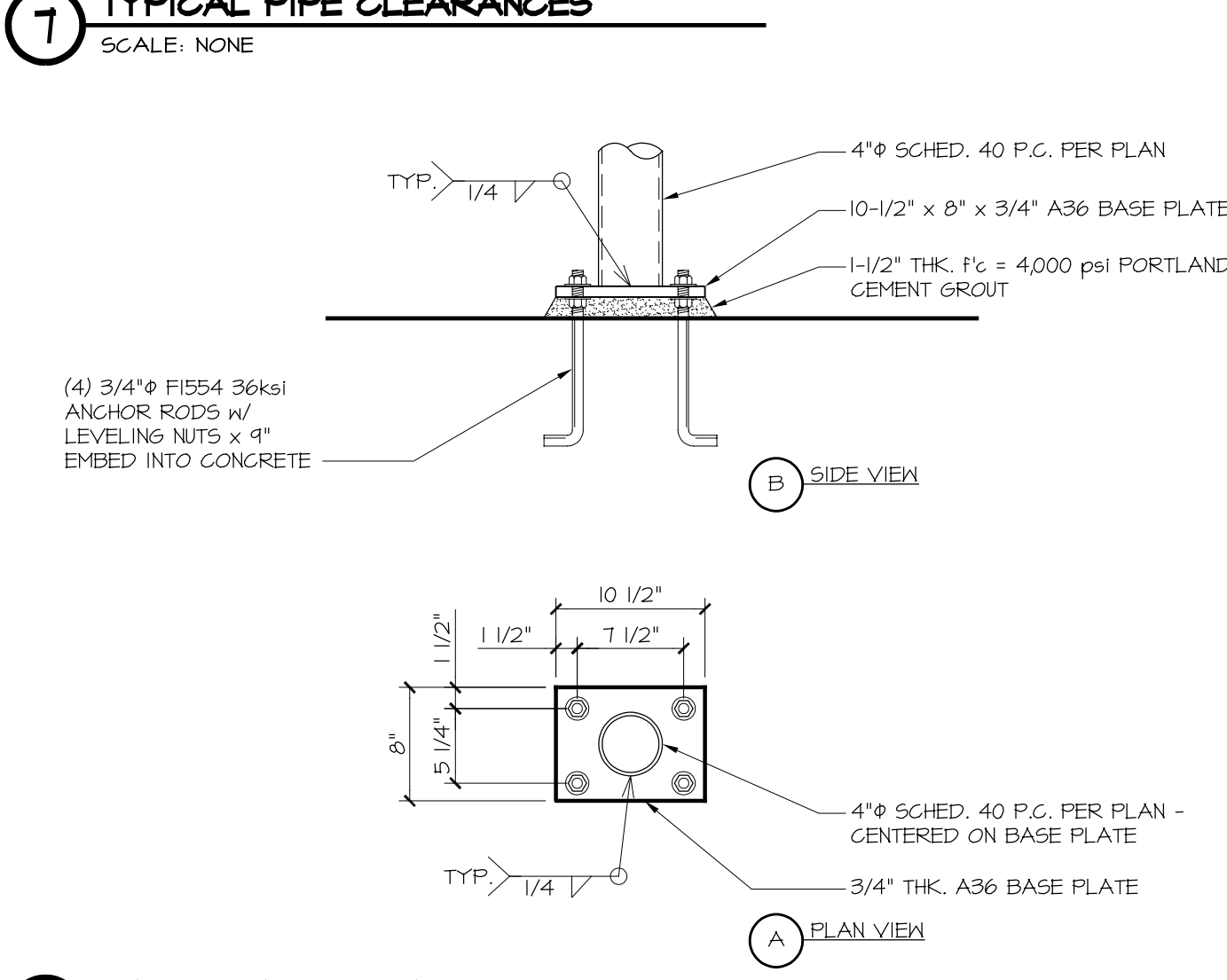
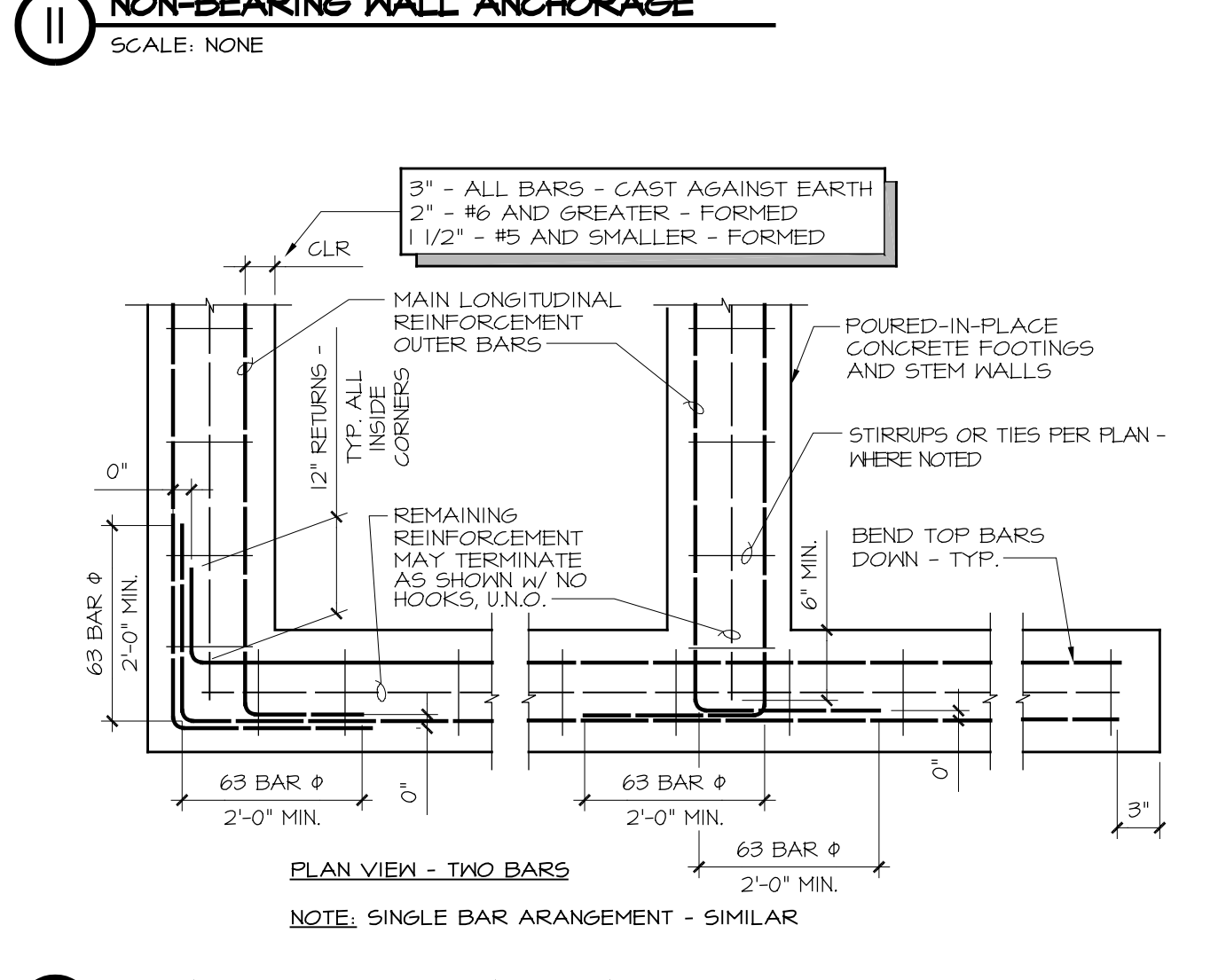
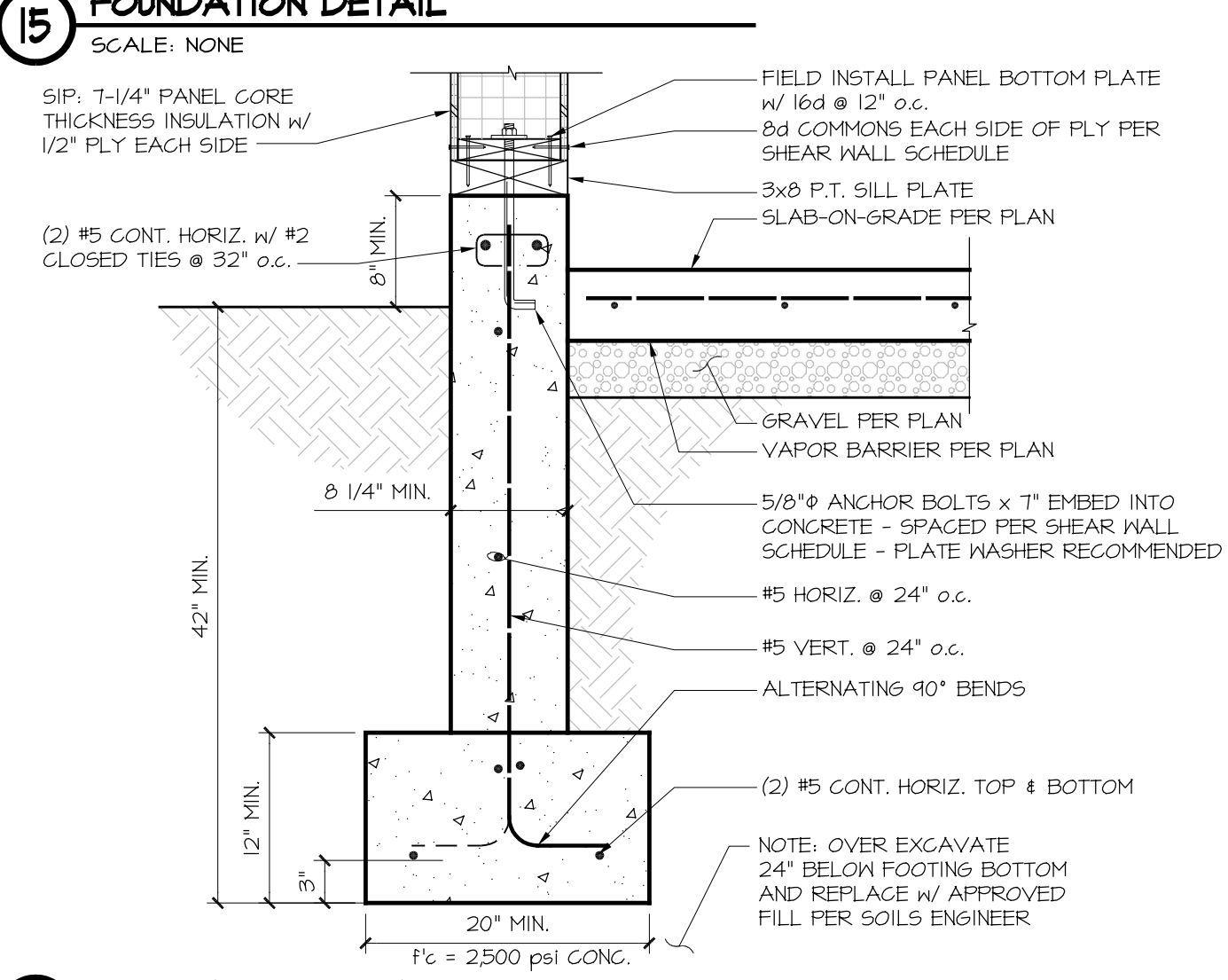
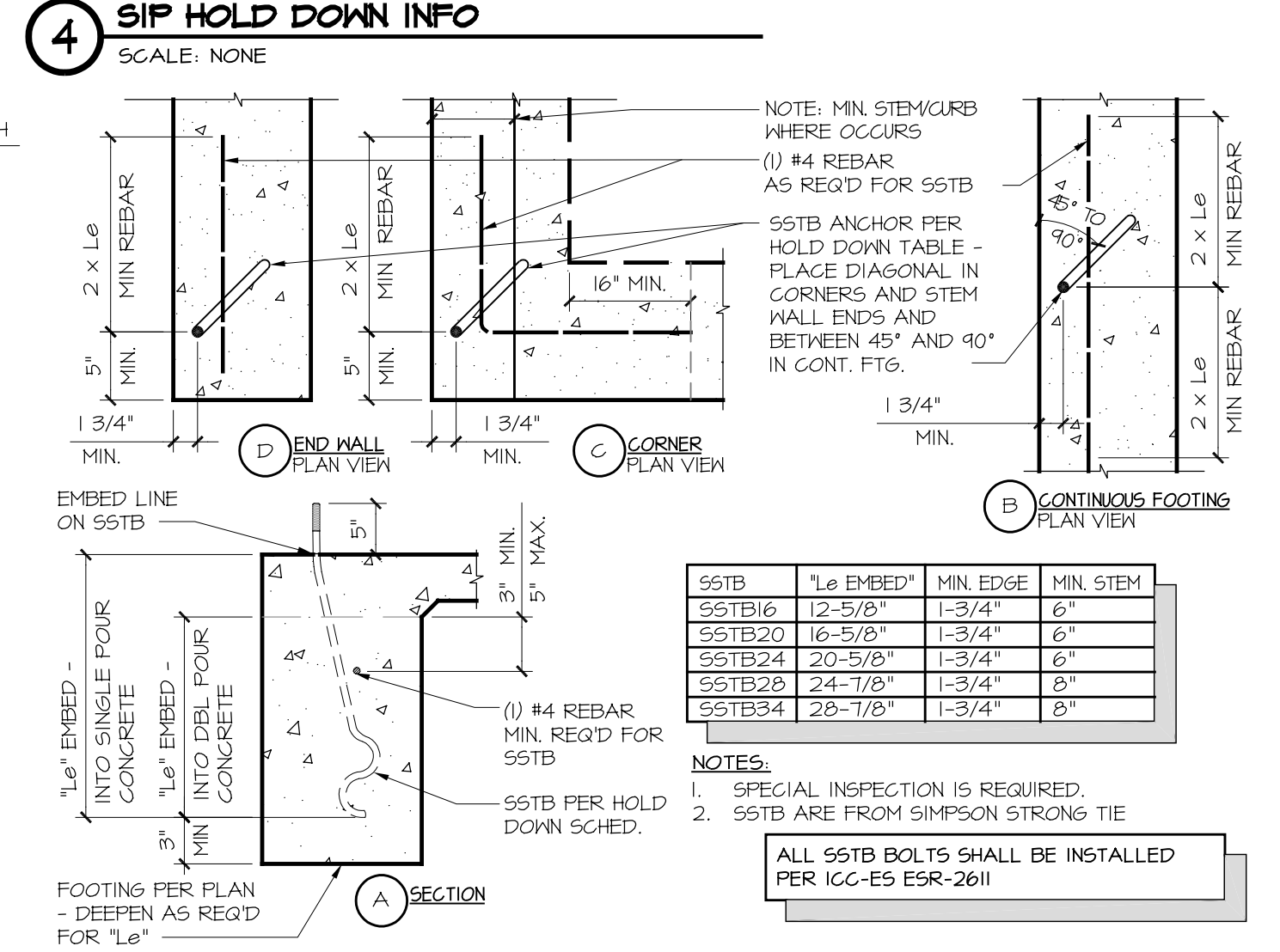
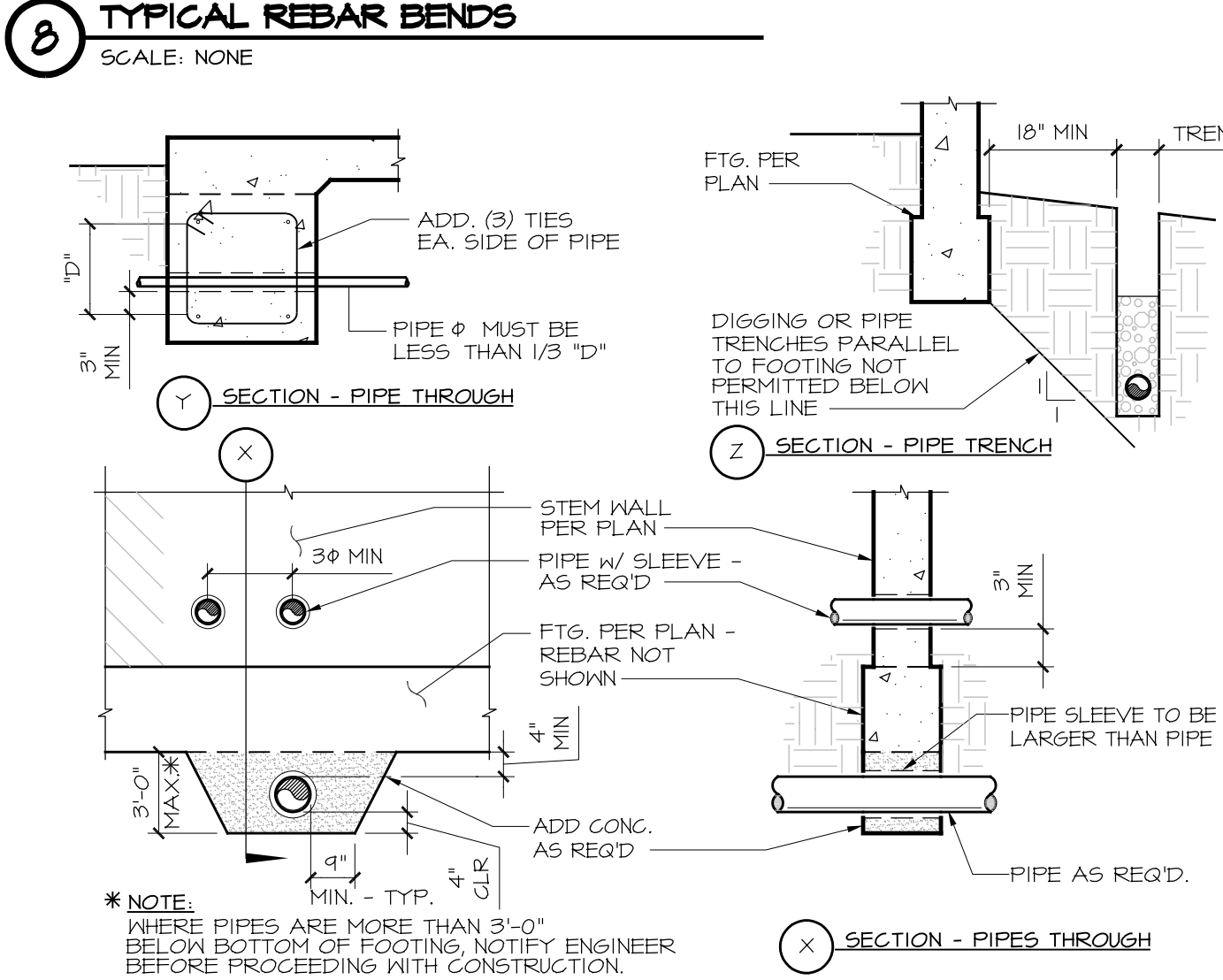
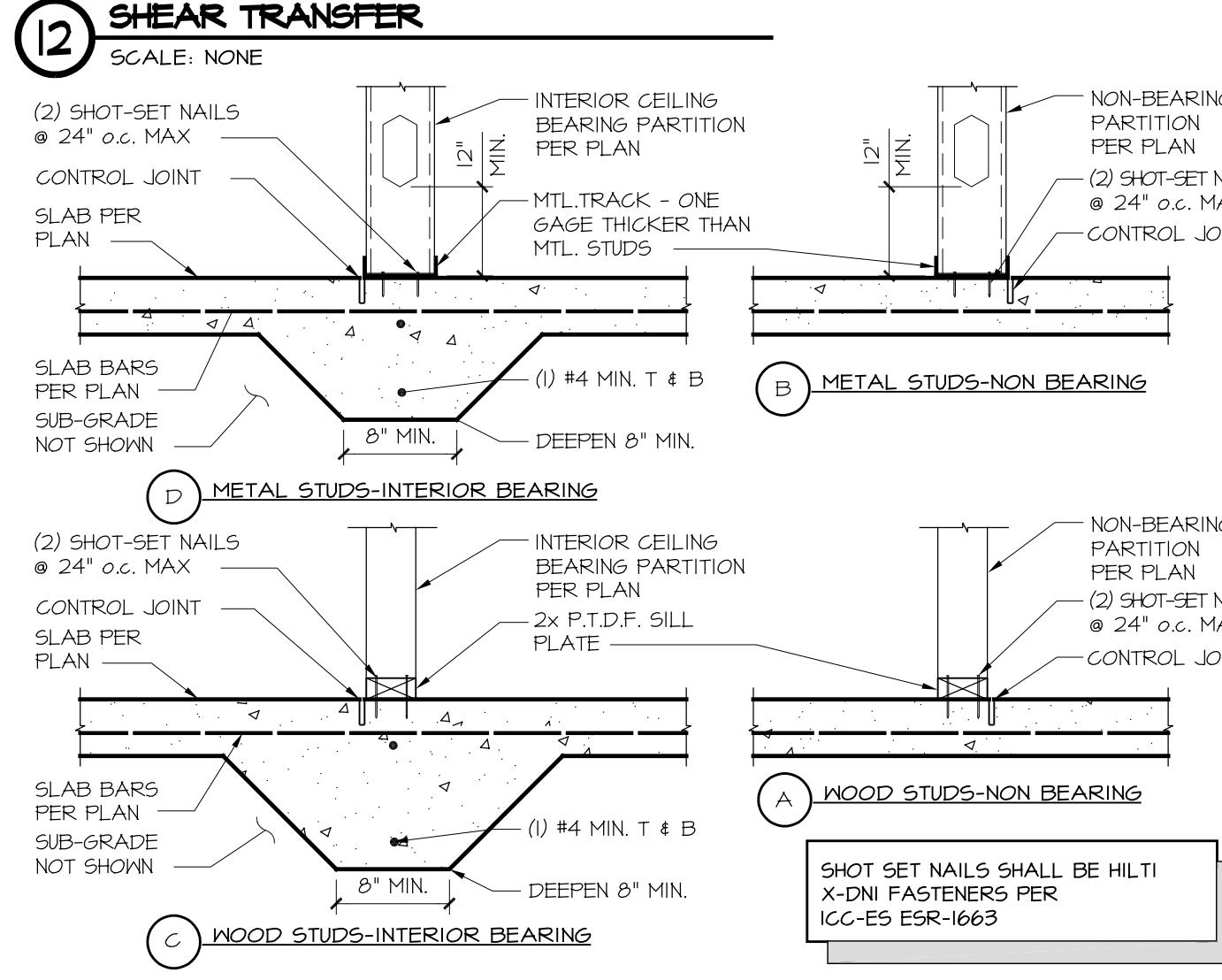
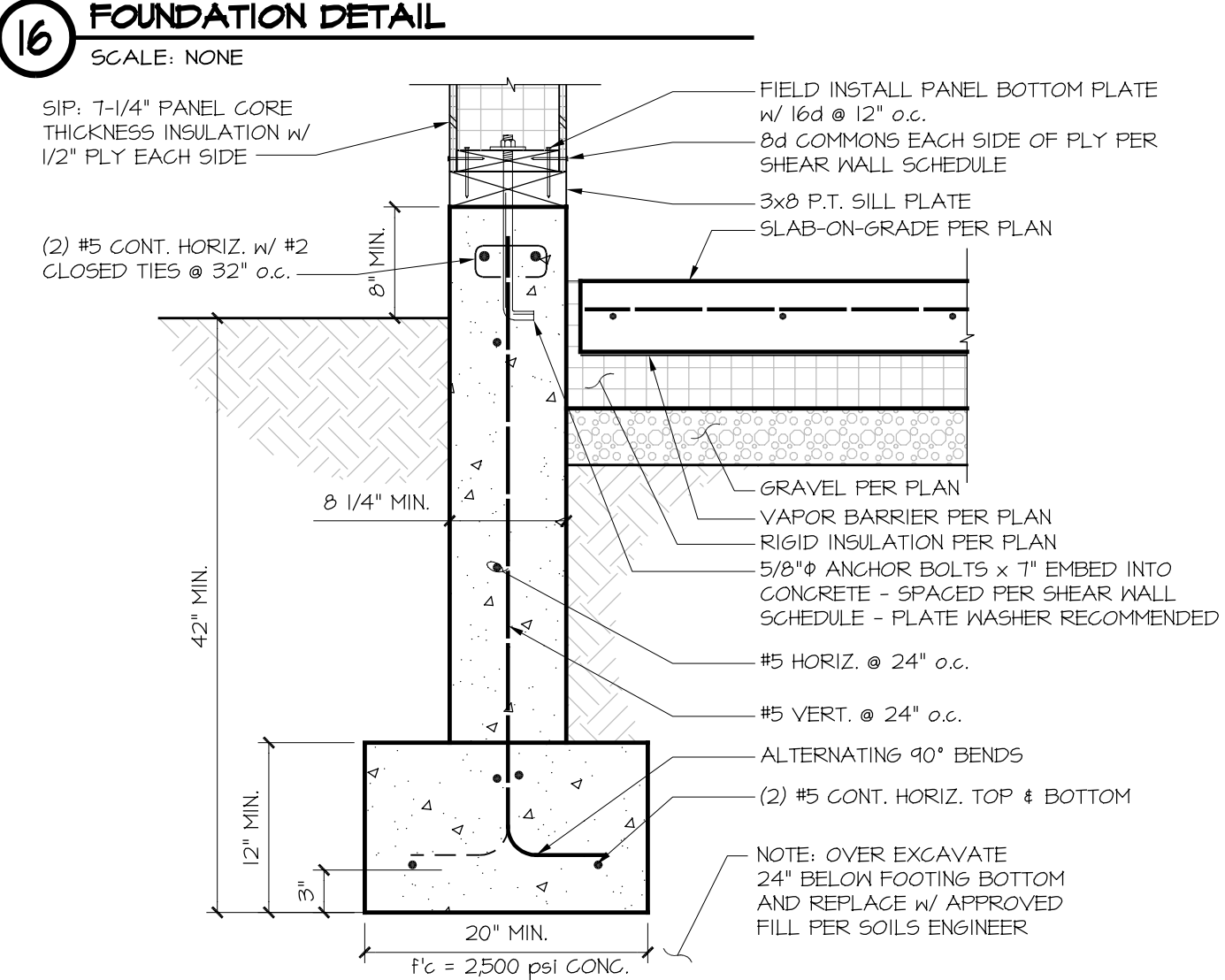
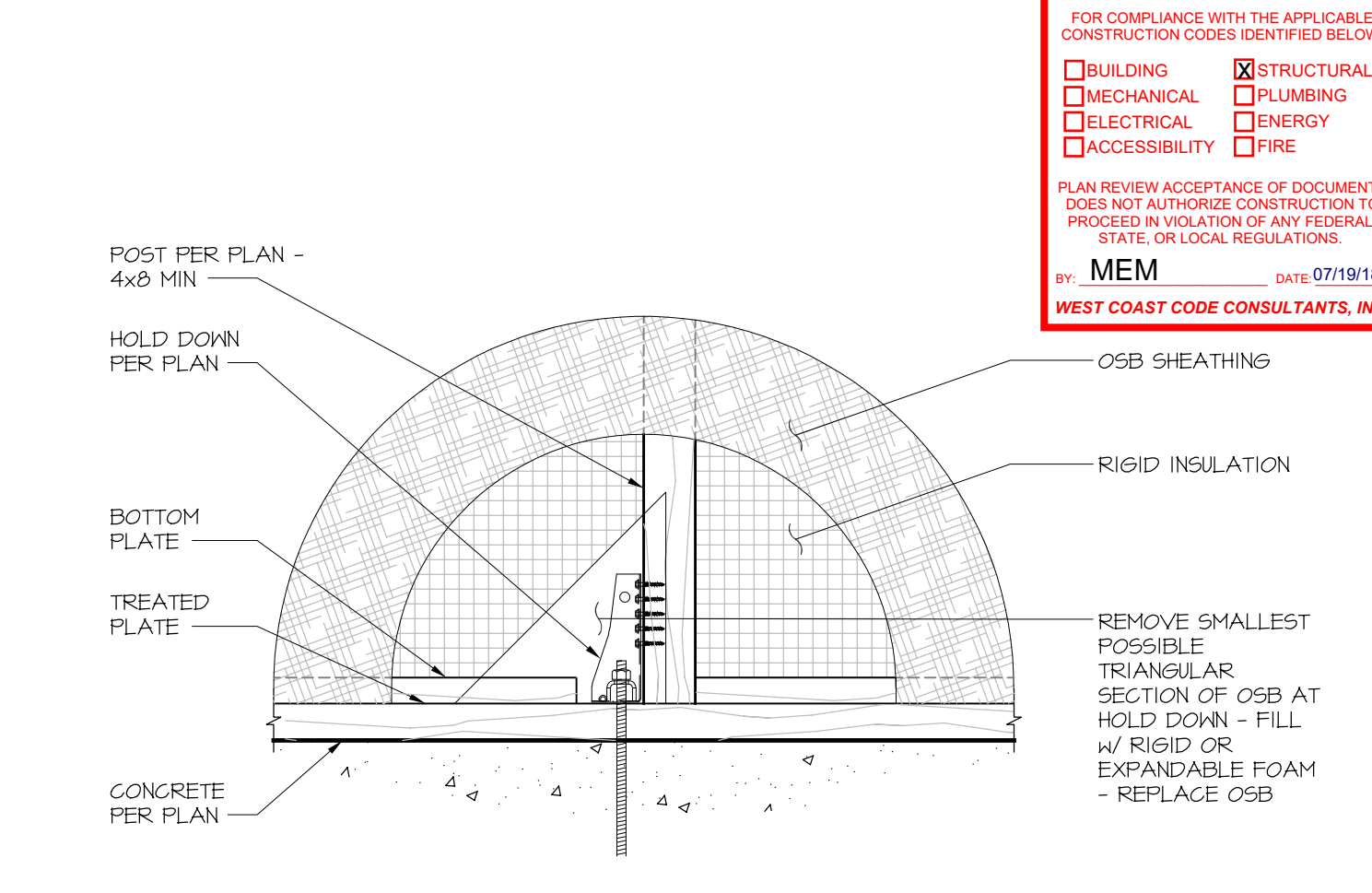
STATUS	DESCRIPTION	DATE
100%	BUILDING DEPARTMENT SUBMITTAL #1	08/21/2017

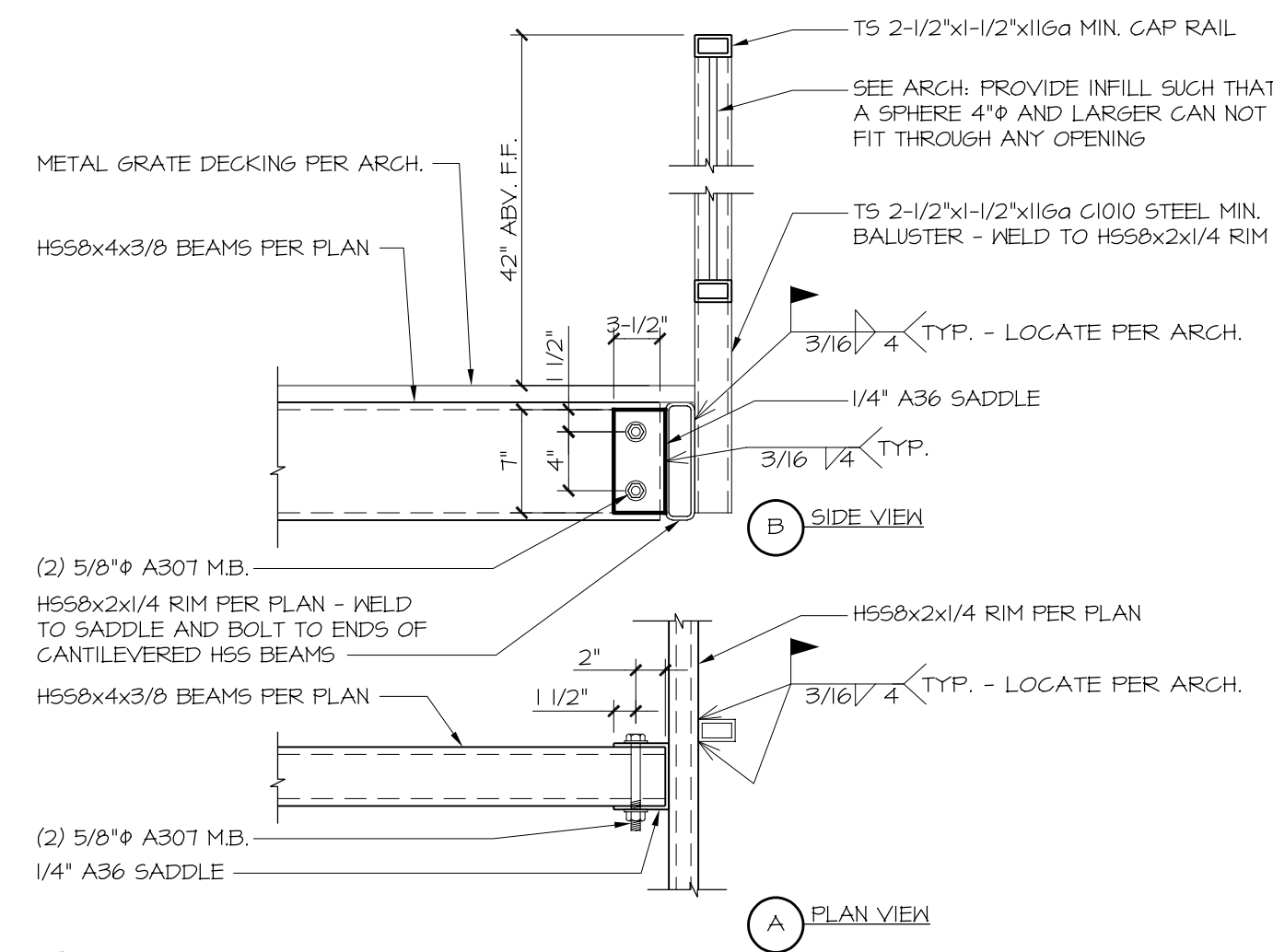
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JOB NUMBER: 2017-0610
SHEET: **SD.1**



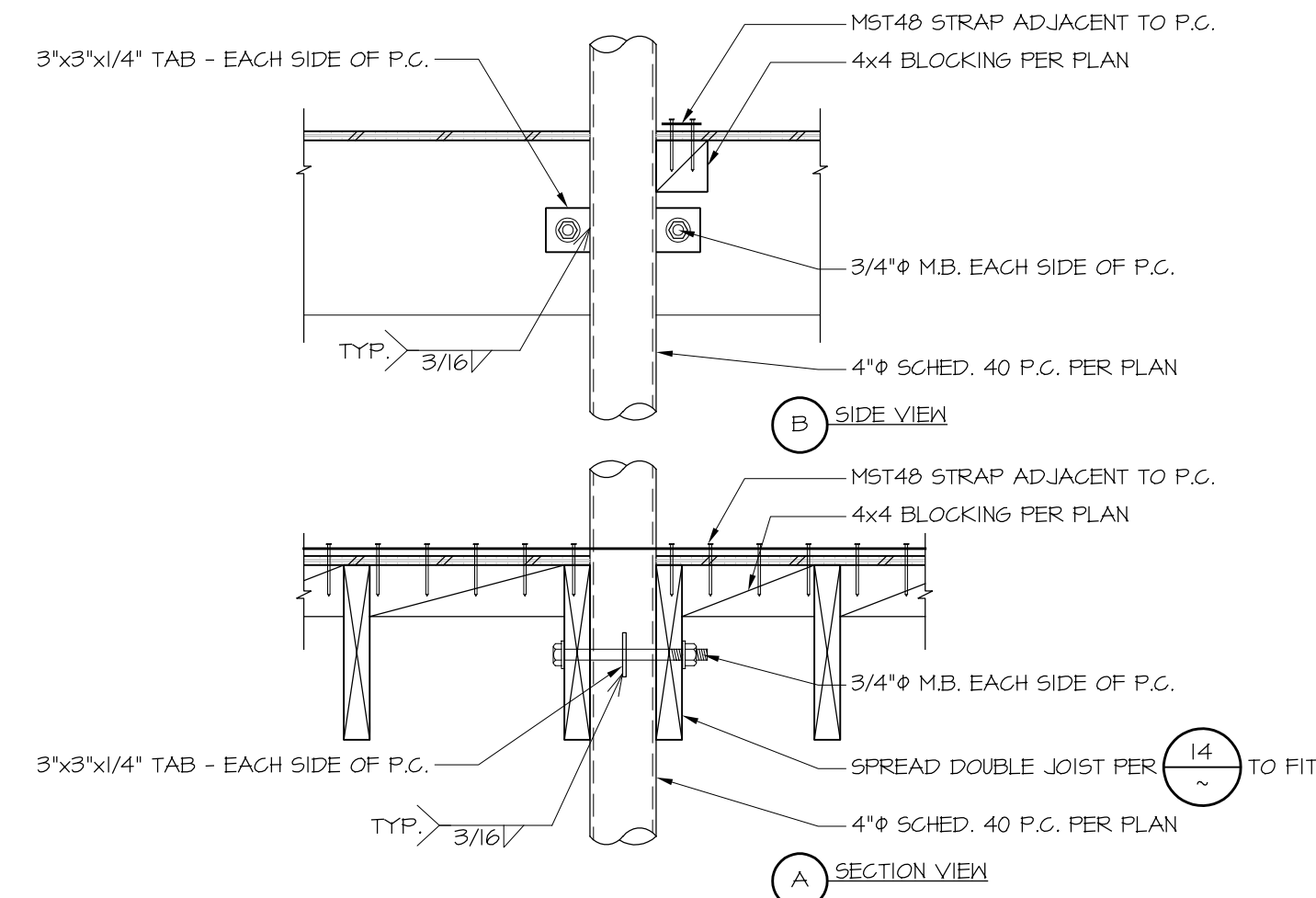
TYPICAL STEEL REINFORCEMENT BAR ABOVE ARE SHOWN IN THE TABLE BELOW. U.N.O. ON THE PLANS. THE ABOVE LENGTHS ARE FOR CAST-IN-PLACE CONCRETE.

BAR #	STANDARD HOOKS				SEISMIC TIES			
	"D"	"A"/40"	"A"/80"	"J"/80"	"D"/35"	"A"/35"	"H"/35"	4#
#3	2-1/4"	6"	5"	3"	1-1/2"	4-1/4"	3"	1-1/2"
#4	3"	8"	6"	4"	2"	4-1/2"	3"	2"
#5	3-3/4"	10"	7"	5"	2-1/2"	5-1/2"	3-3/4"	2-1/2"
#6	4-1/2"	1'-0"	8"	6"	4-1/2"	8"	4-1/2"	3"
#7	5-1/4"	1'-2"	10"	7"	5-1/4"	9"	5-1/4"	3-1/2"
#8	6"	1'-4"	11"	8"	6"	10-1/2"	6"	4"
#9	4-1/2"	1'-7"	1'-3"	11-3/4"	N/A	N/A	N/A	4-1/2"
#10	10-3/4"	1'-10"	1'-5"	1'-1-1/4"	N/A	N/A	N/A	5"
#11	12"	2'-0"	1'-7"	1'-2-3/4"	N/A	N/A	N/A	5-1/2"
#14	18-1/4"	2'-7"	2'-3"	1'-9-3/4"	N/A	N/A	N/A	6"

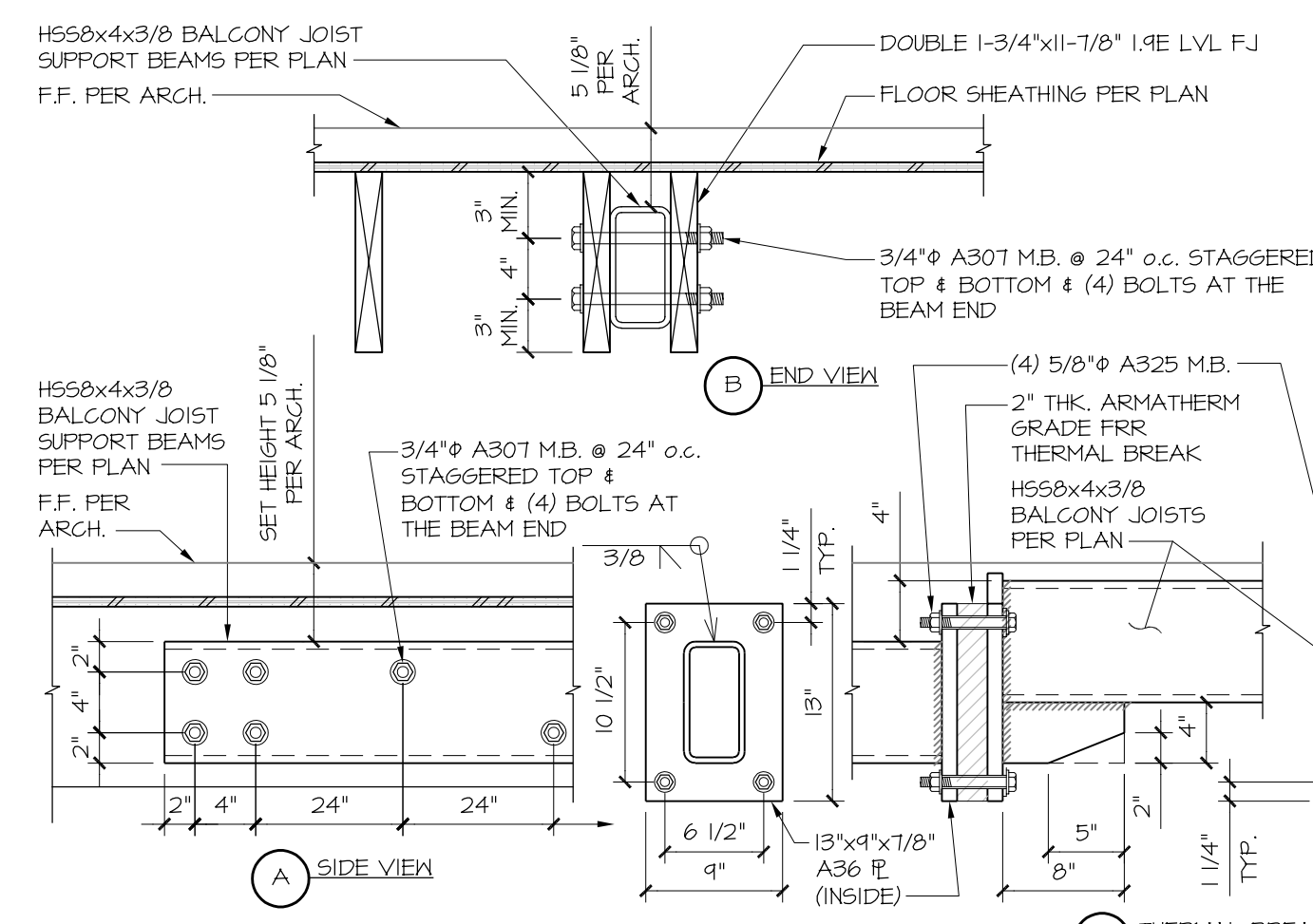




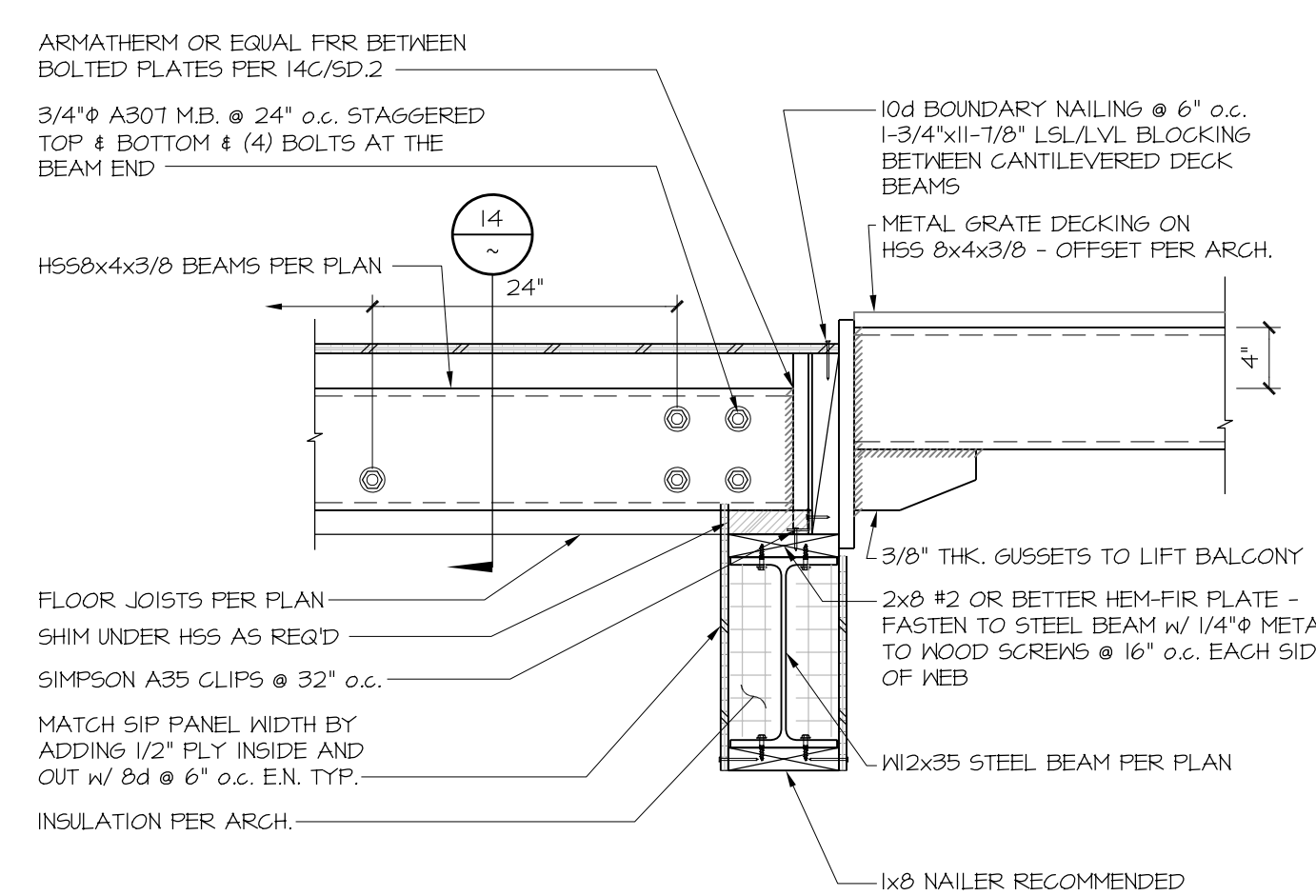
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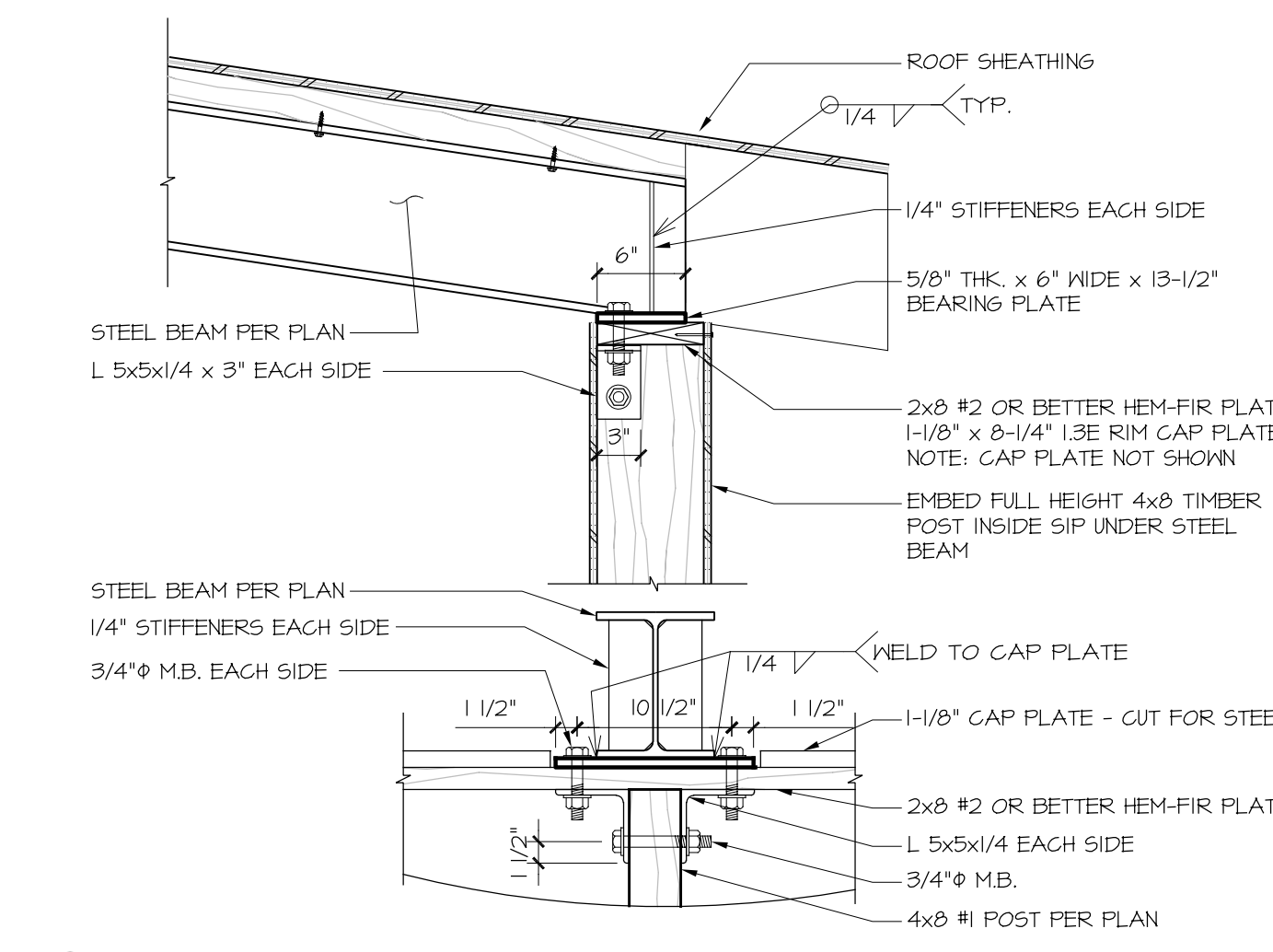
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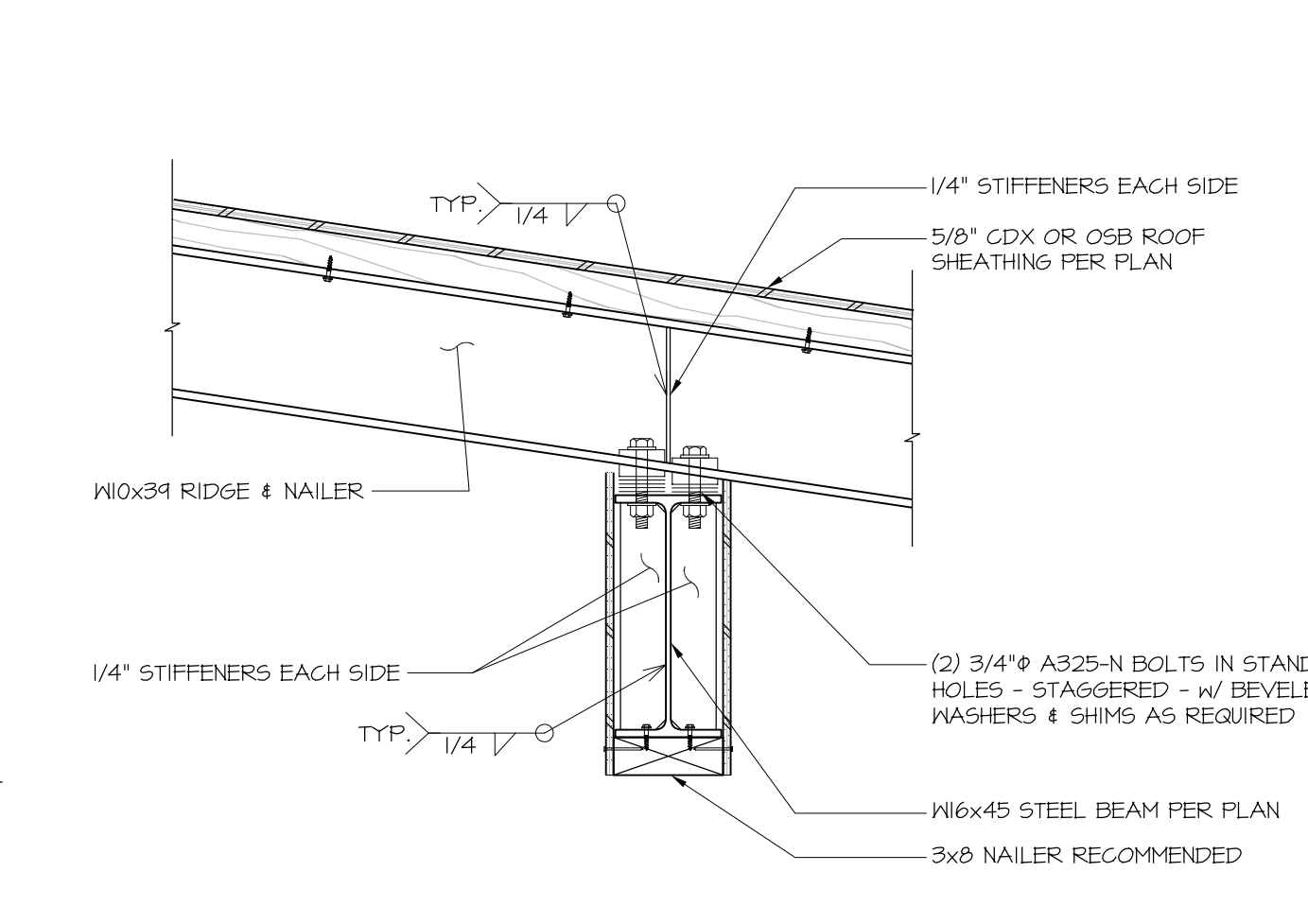
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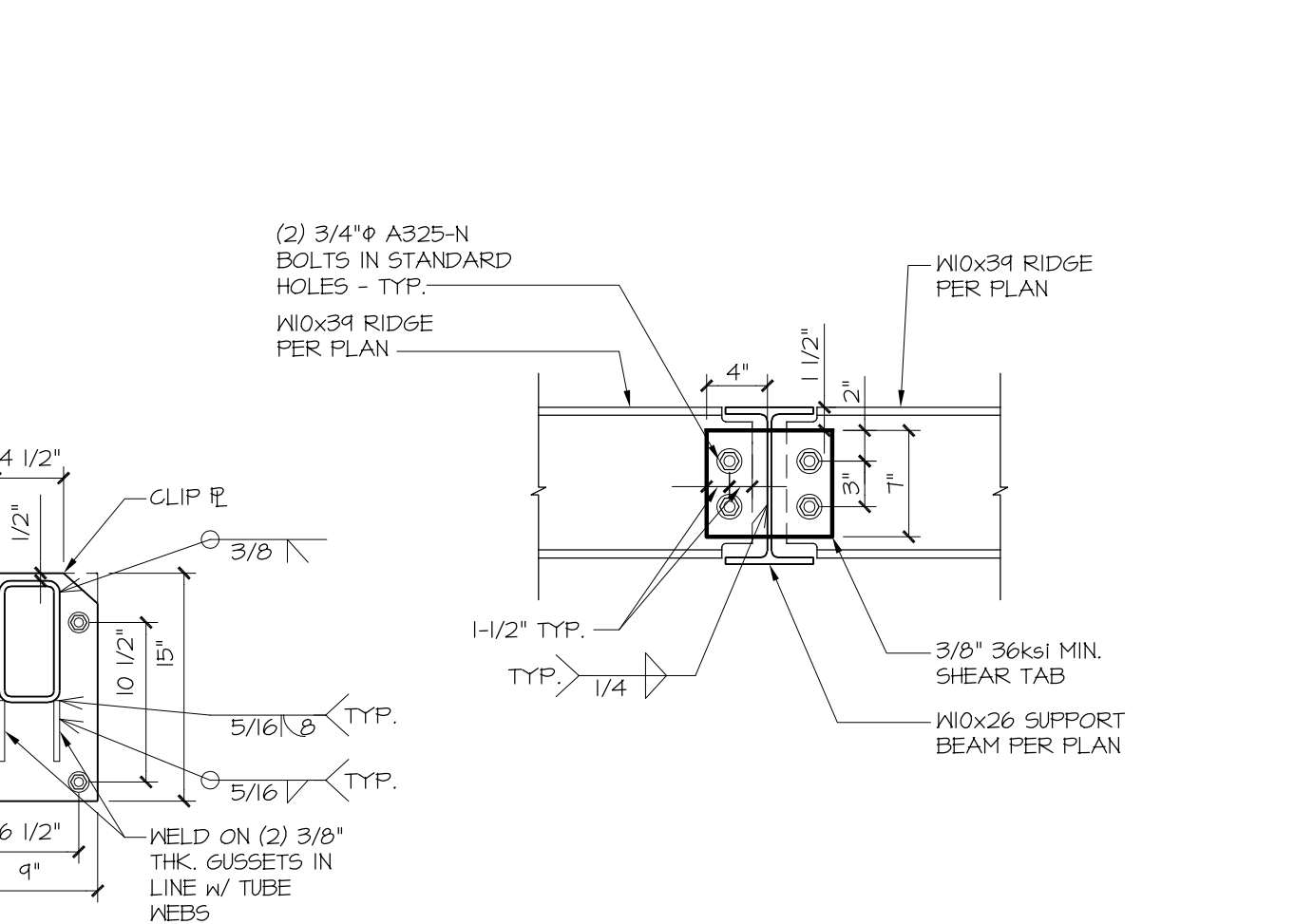
13 FRAMING DETAIL
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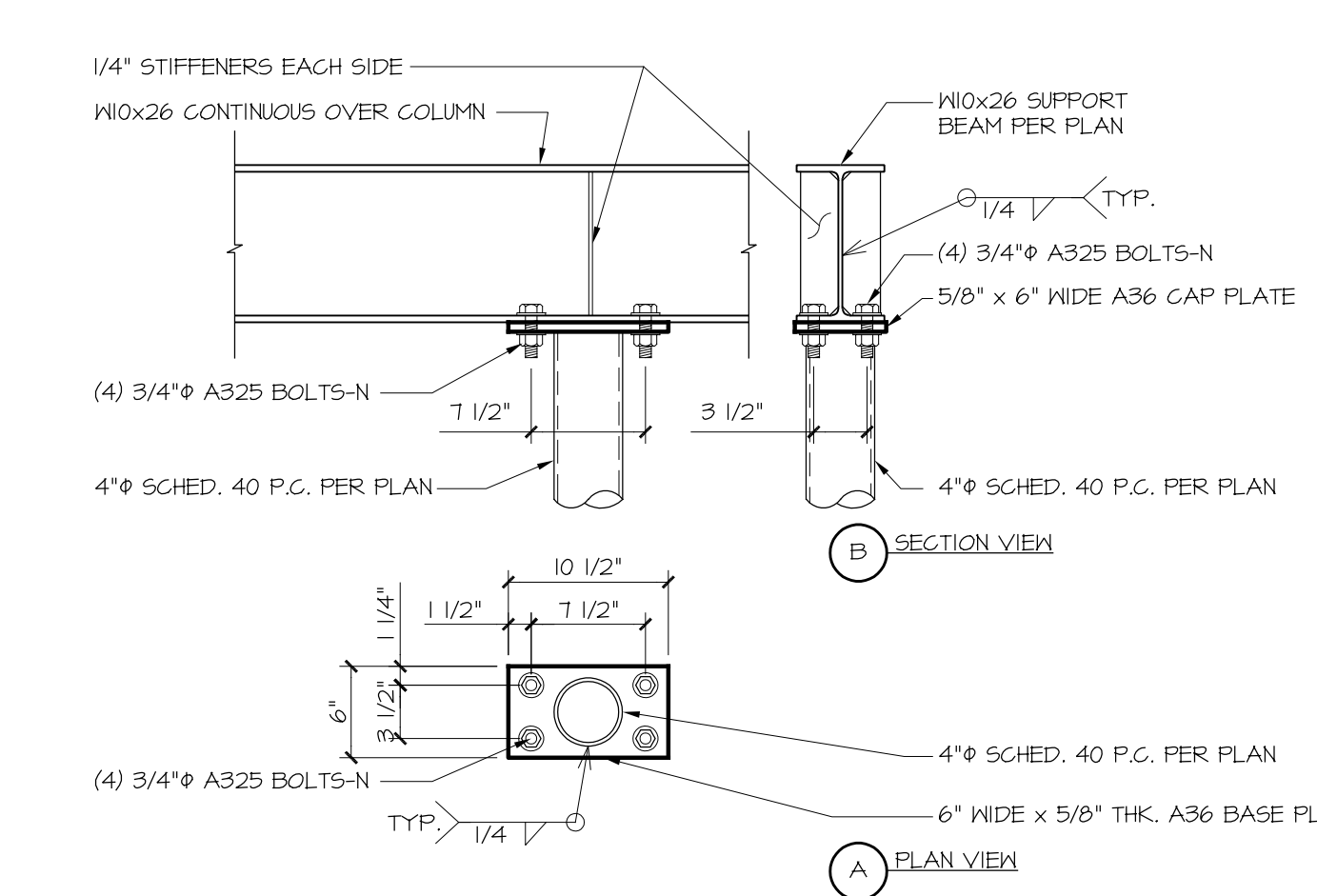
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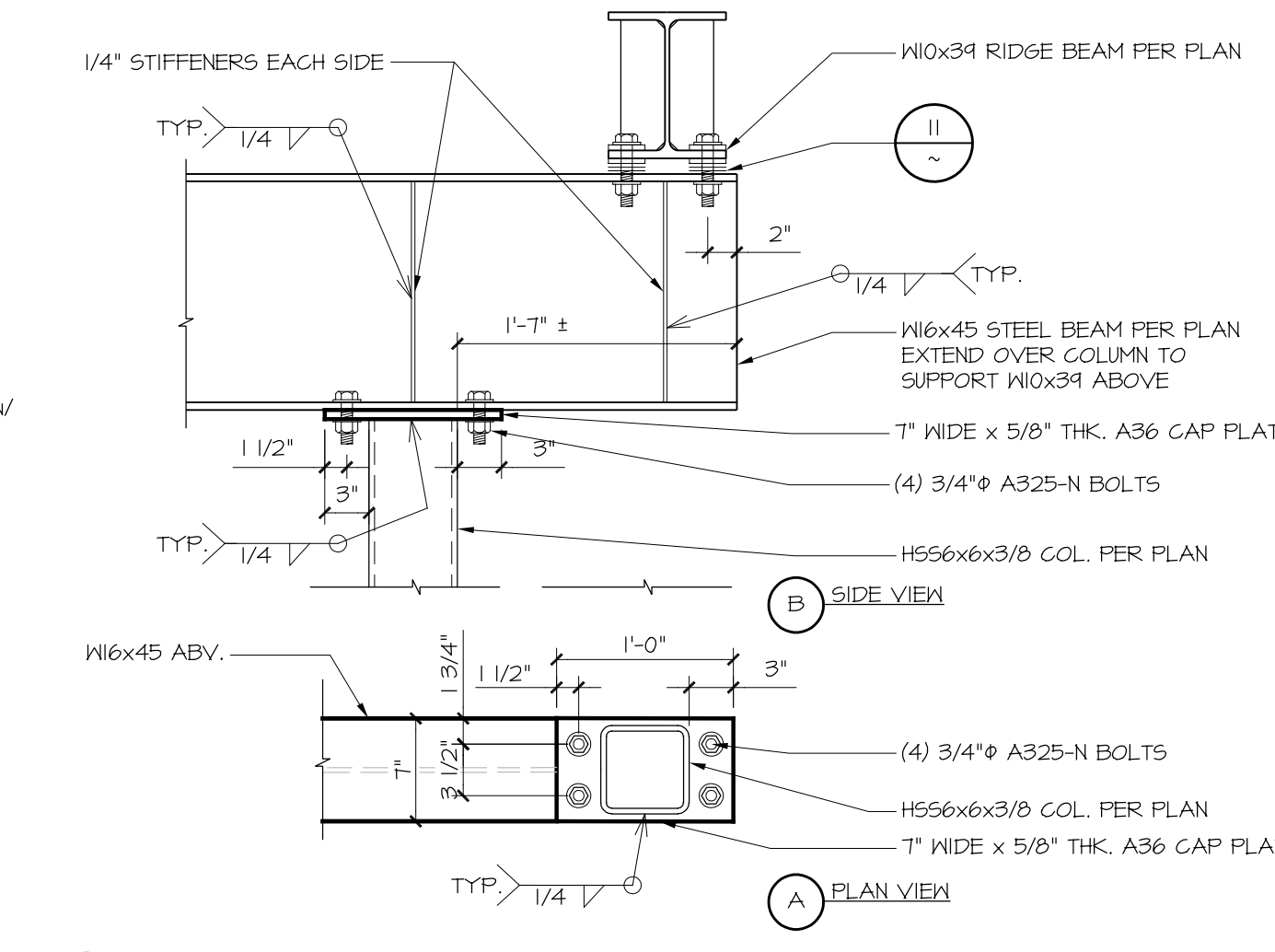
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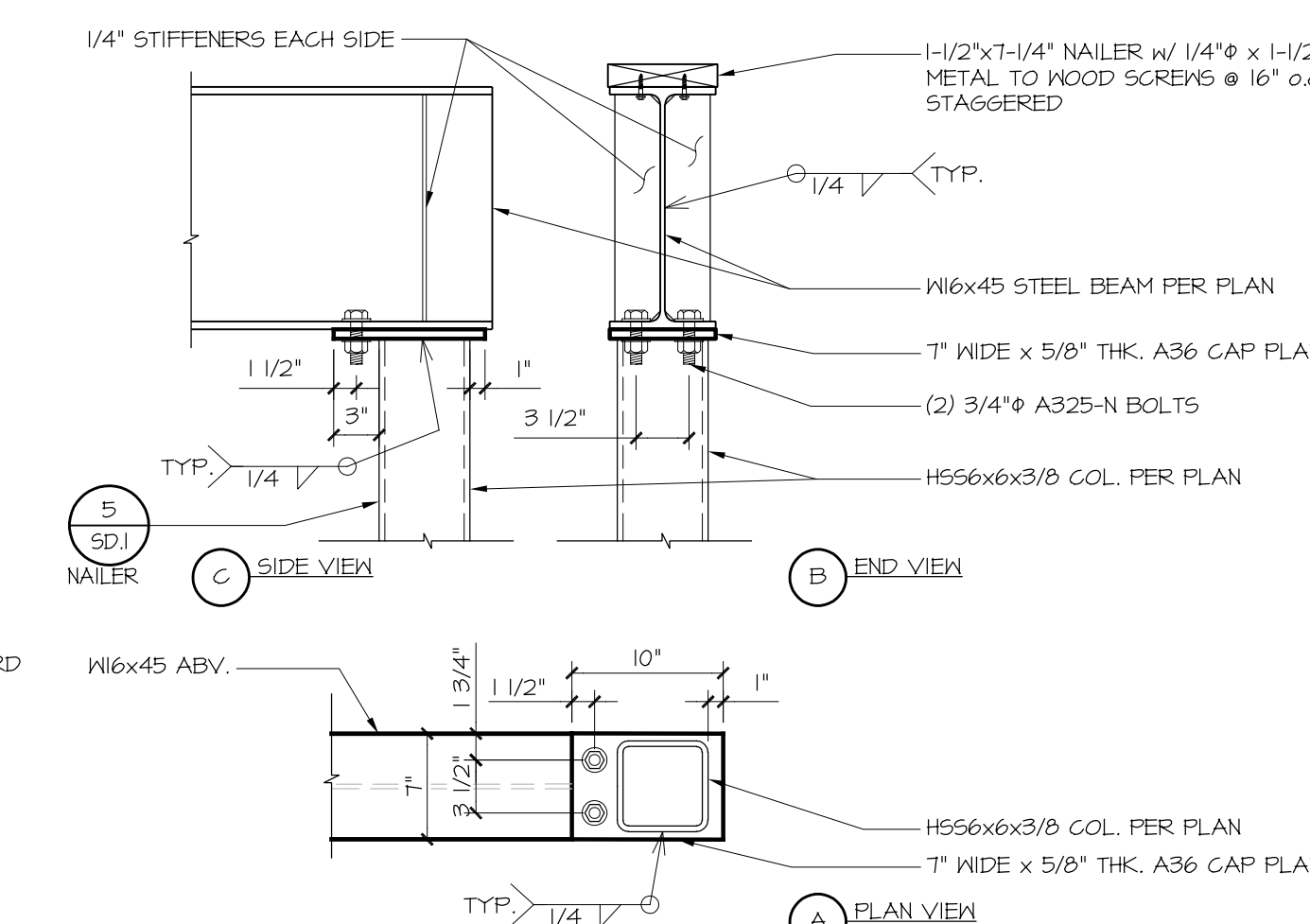
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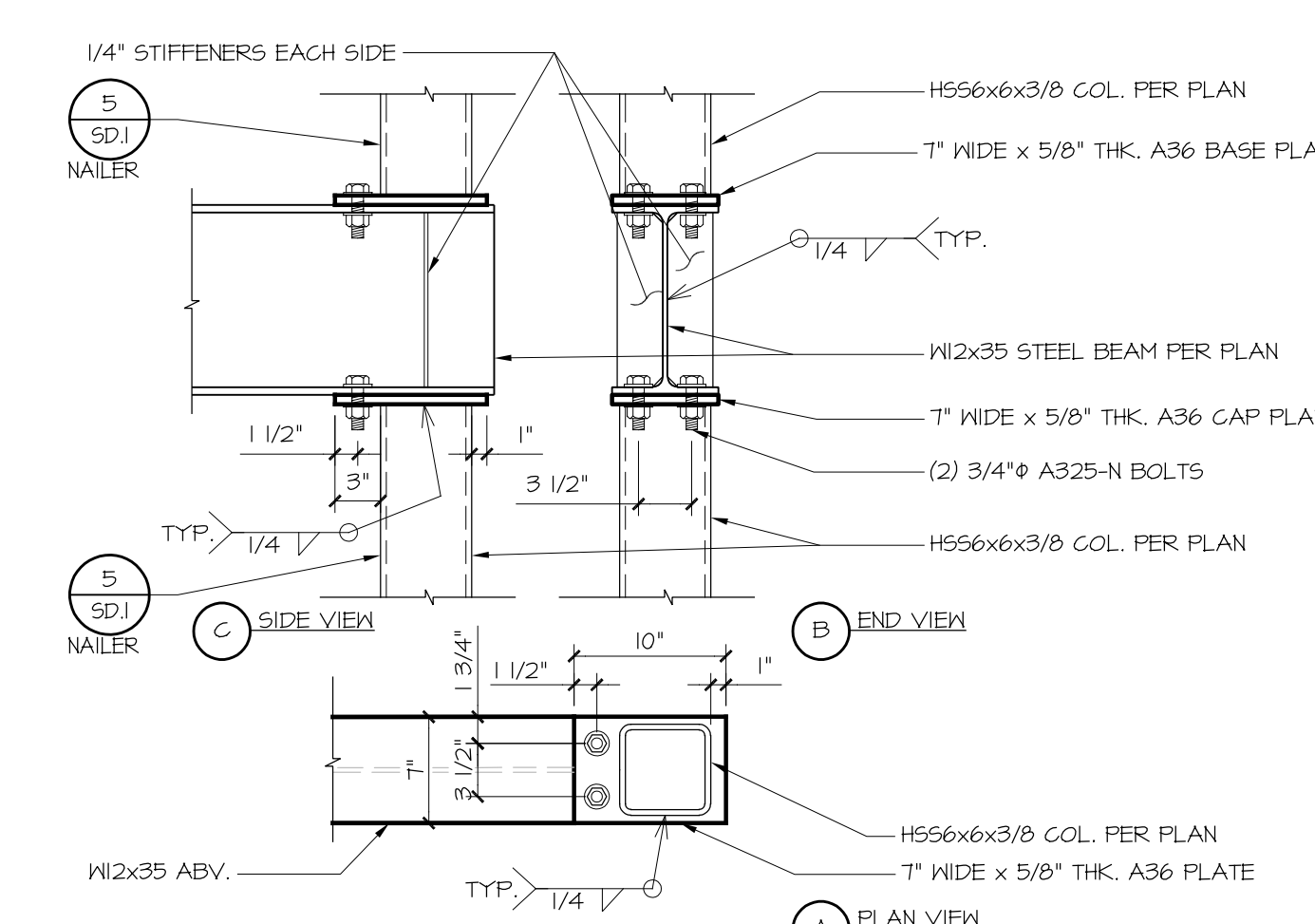
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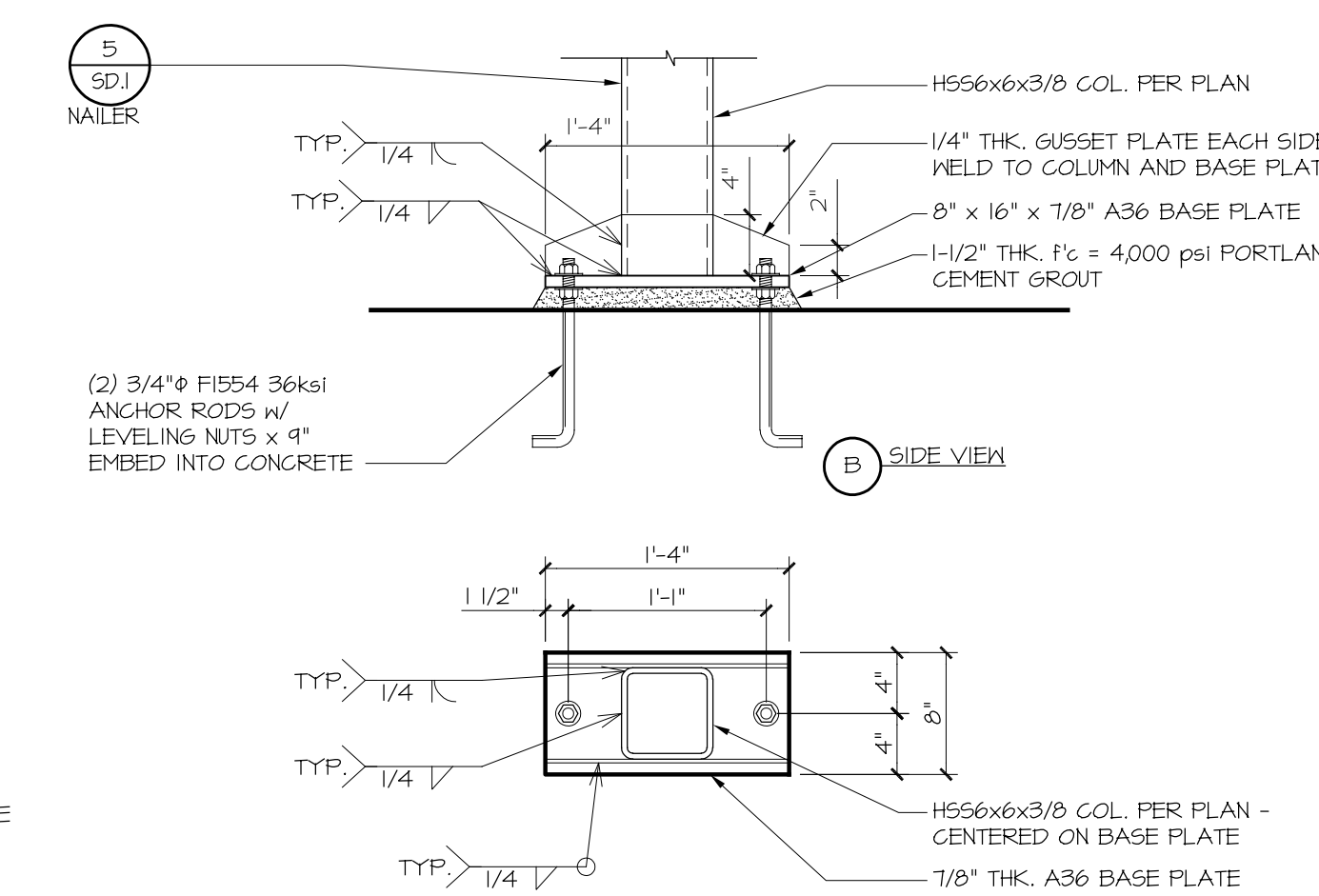
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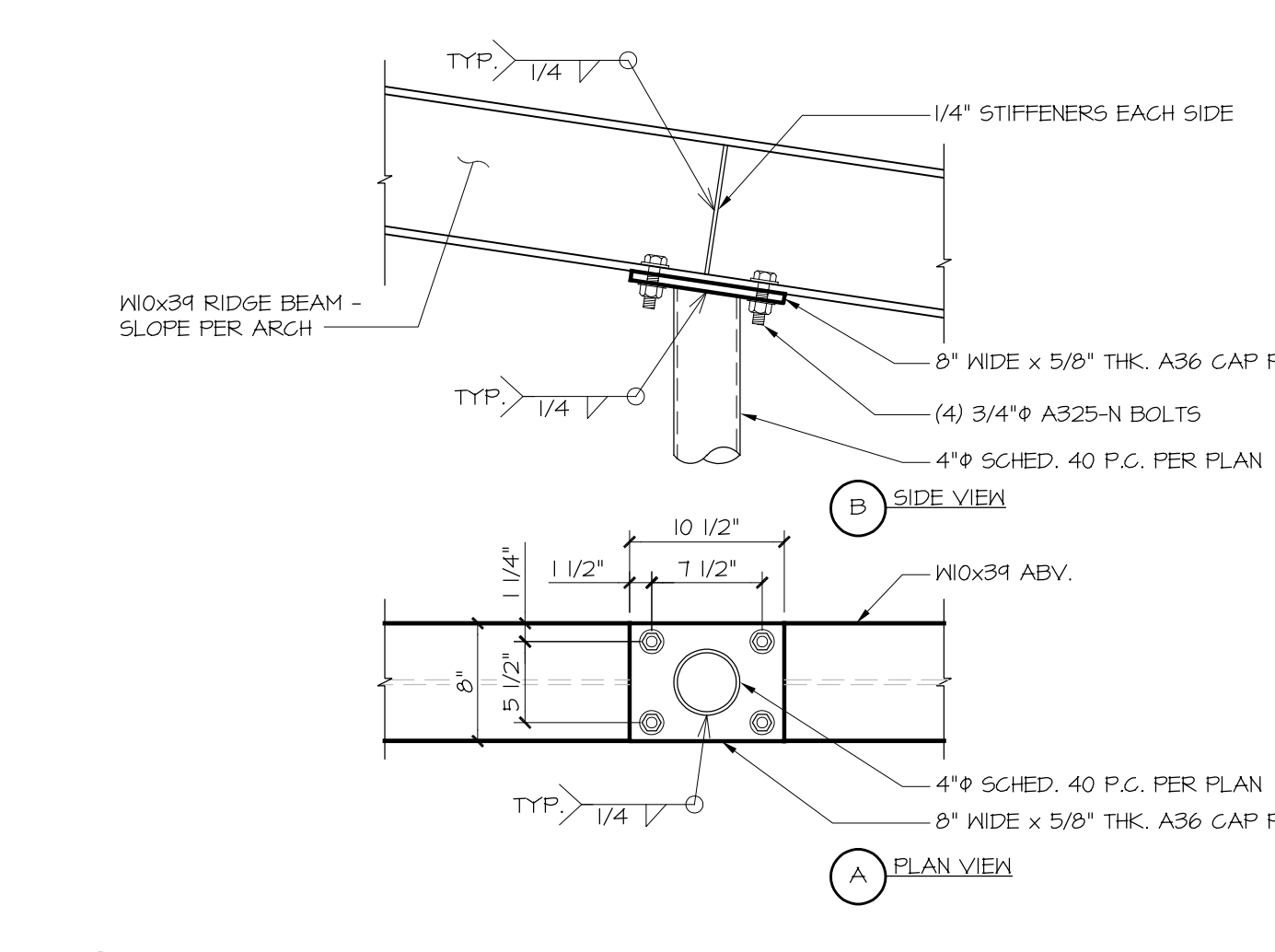
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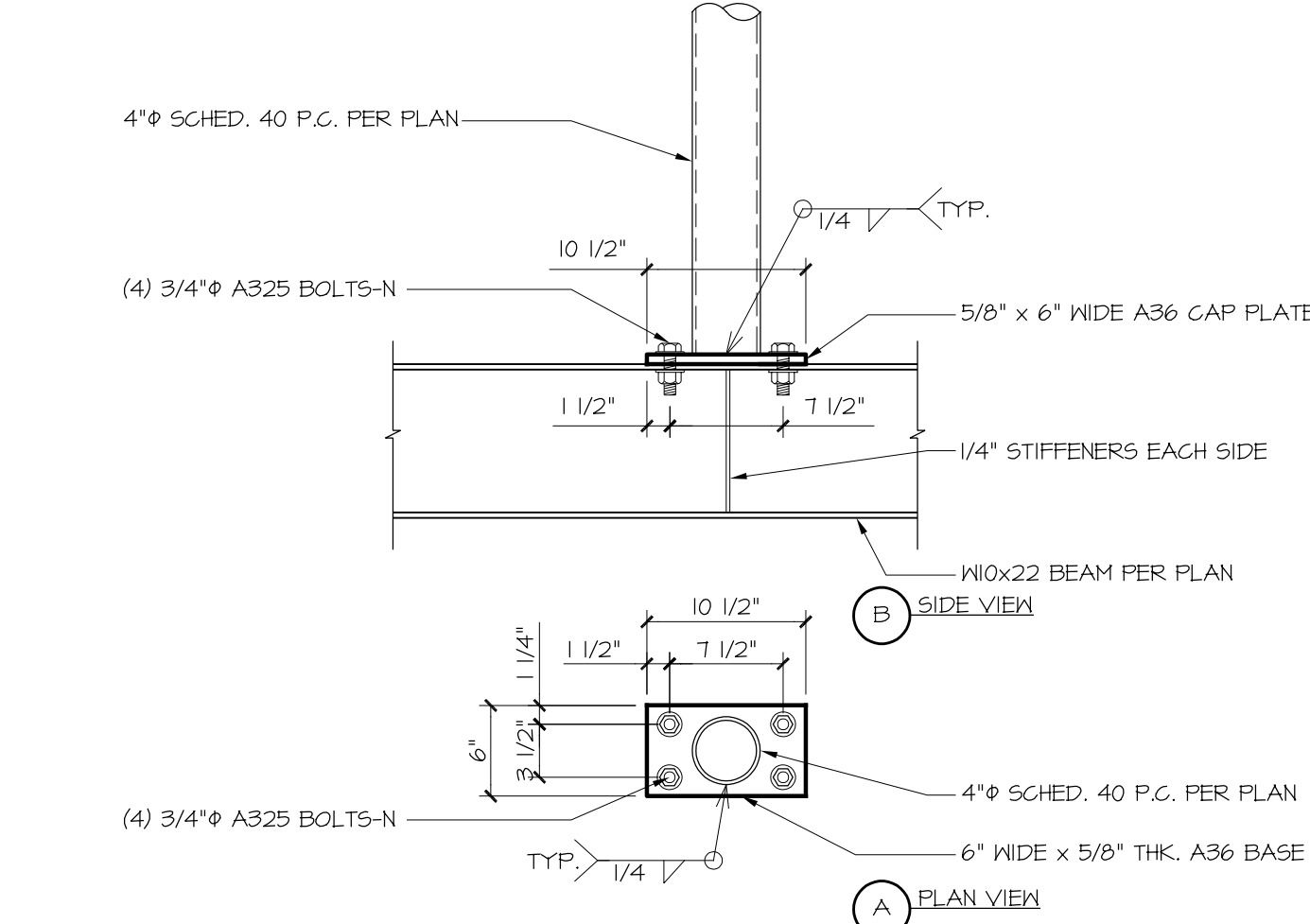
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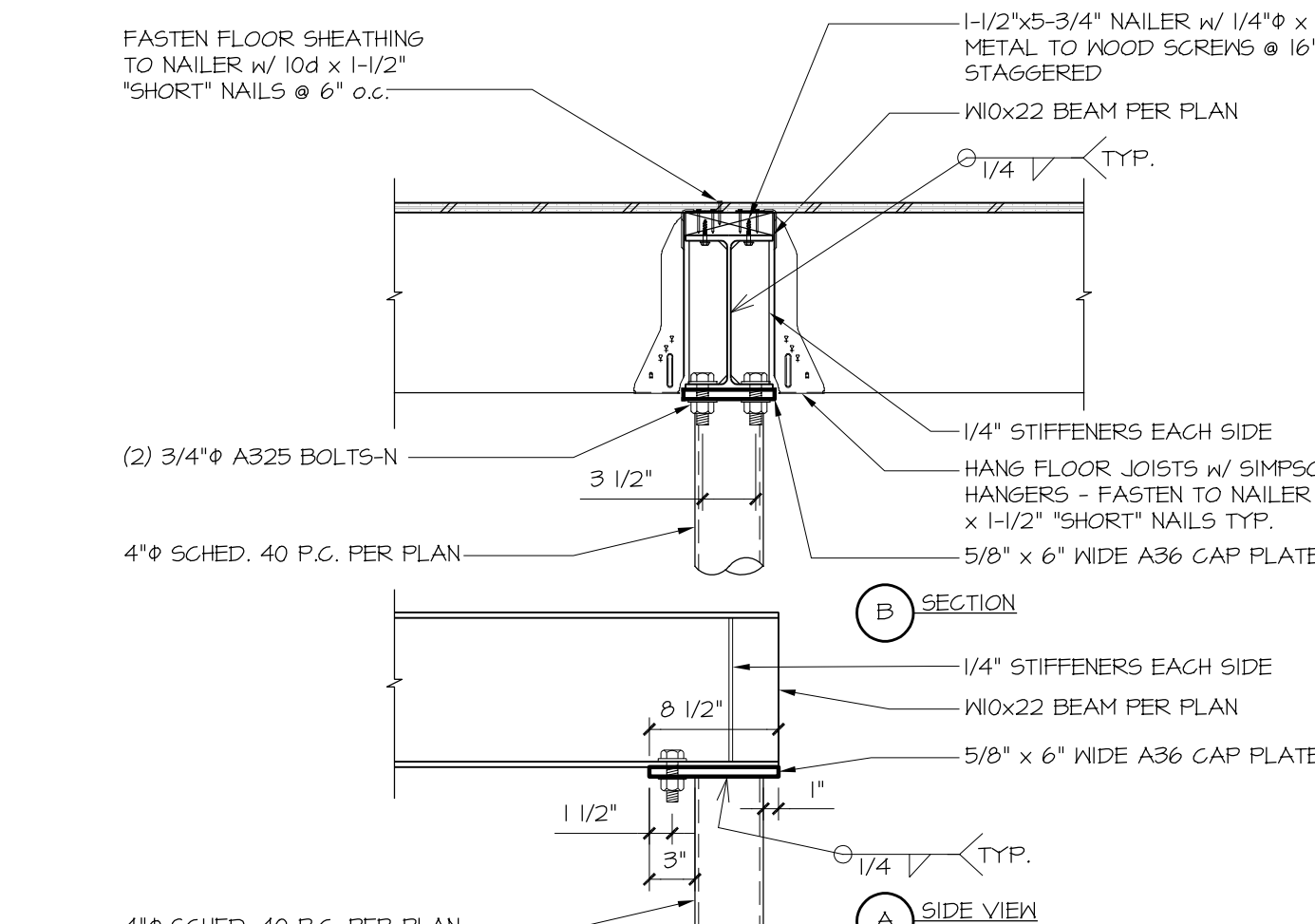
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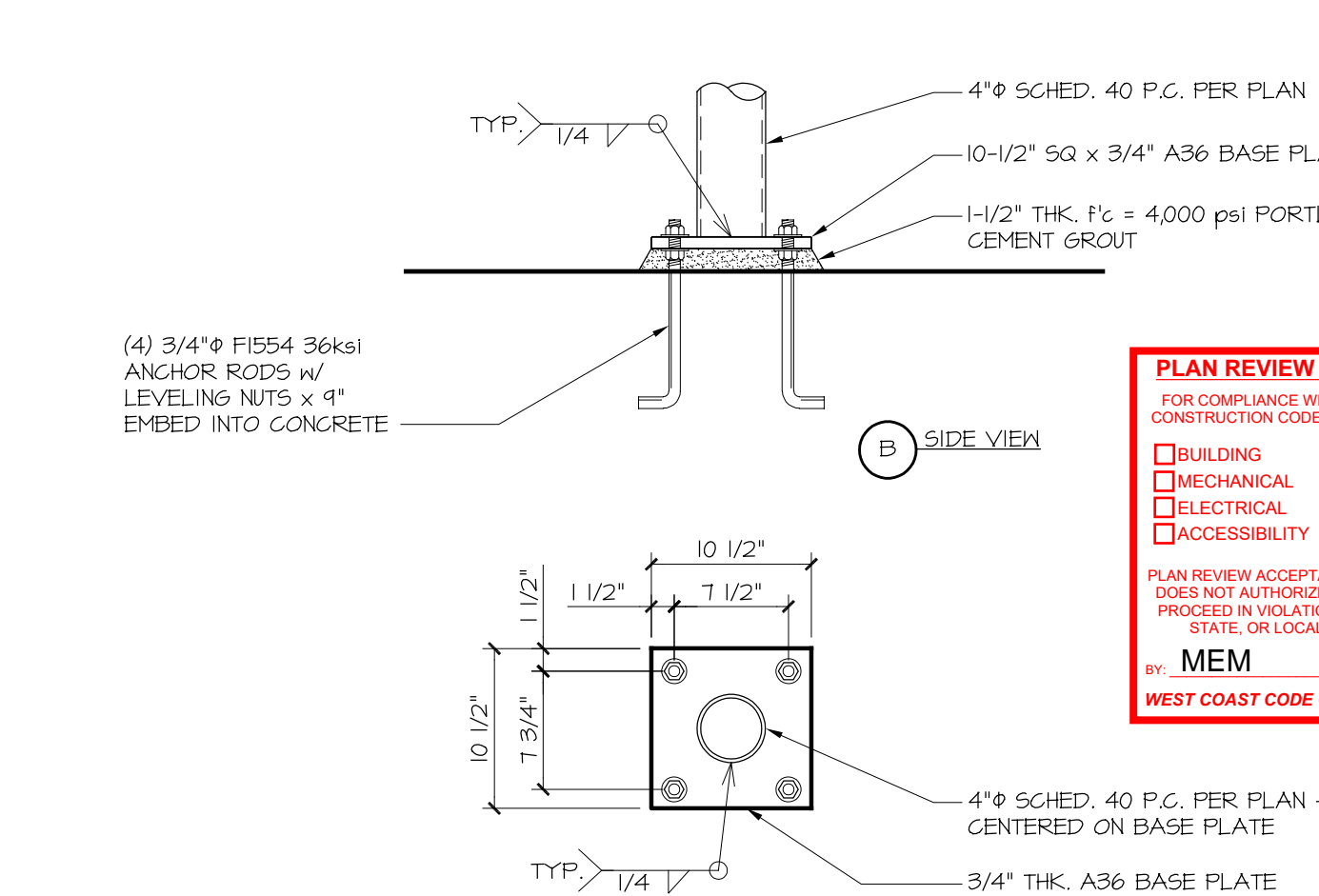
4 FRAMING DETAIL
SCALE: NONE



3 FRAMING DETAIL
SCALE: NONE



2 FRAMING DETAIL
SCALE: NONE



1 FRAMING DETAIL
SCALE: NONE

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.
 BUILDING STRUCTURAL
 MECHANICAL PLUMBING
 ELECTRICAL ENERGY
 ACCESSIBILITY FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: MEM DATE: 07/19/18
WEST COAST CODE CONSULTANTS, INC.

RICHMOND HOFFMAYER INC.
STRUCTURAL ENGINEERING
445 CANOGA AVE. WOODLAND HILLS CA 91364
PHONE (818) 347-7008 FAX (818) 883-8889

VILLAGE NESTS AT SUMMIT
STRUCTURAL DETAILS

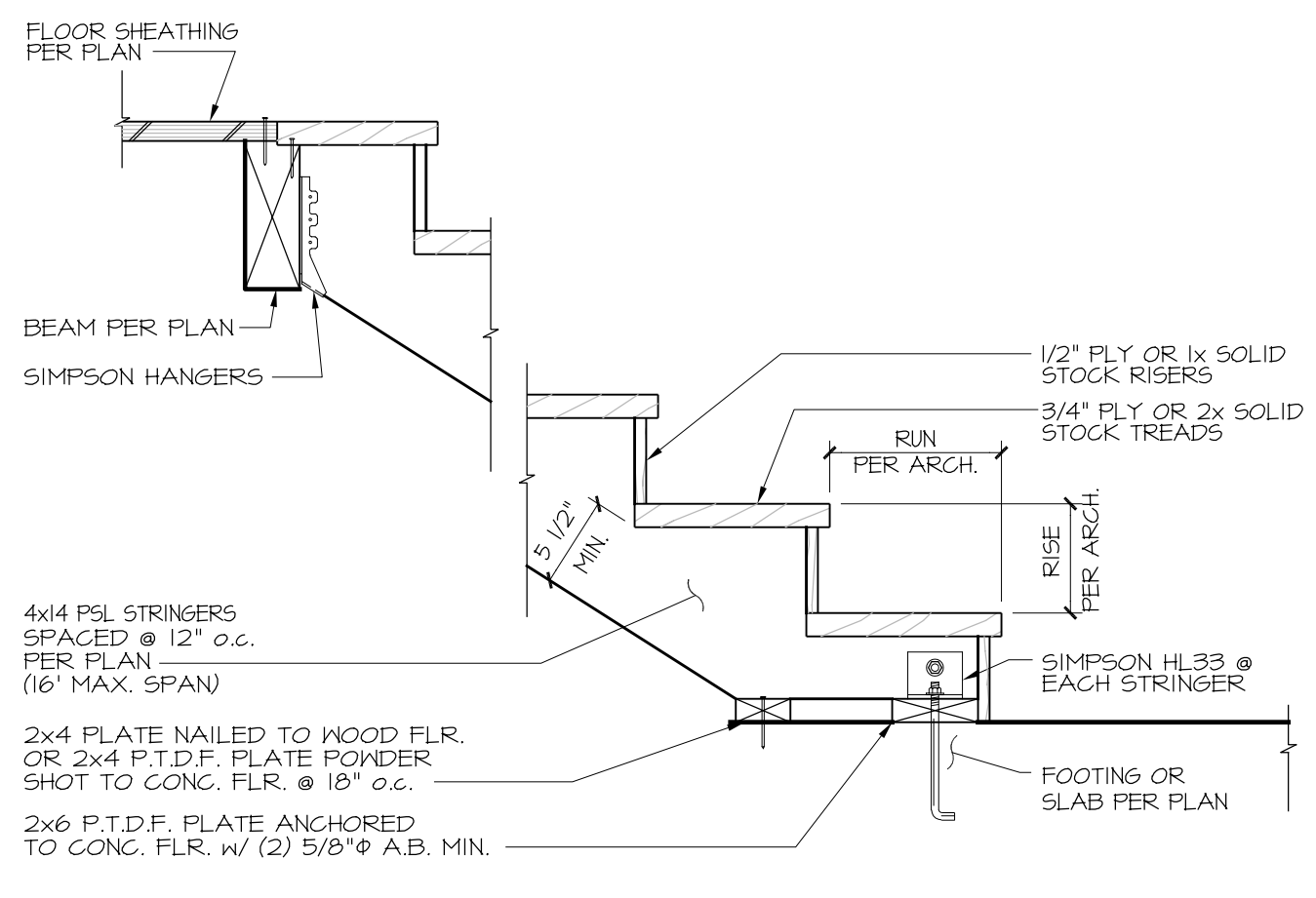
DESIGN: HUGHES UMBANHOWAR ARCHITECTS
ADDRESS: 1322 PACIFIC AVE
CITY: VENICE, CA 90291
PHONE: 1310395757

CLIENT: SUMMIT MOUNTAIN HOLDING GROUP
ADDRESS: 3622 NORTH WOLF CREEK DRIVE
CITY: EDEN, UTAH
PHONE:

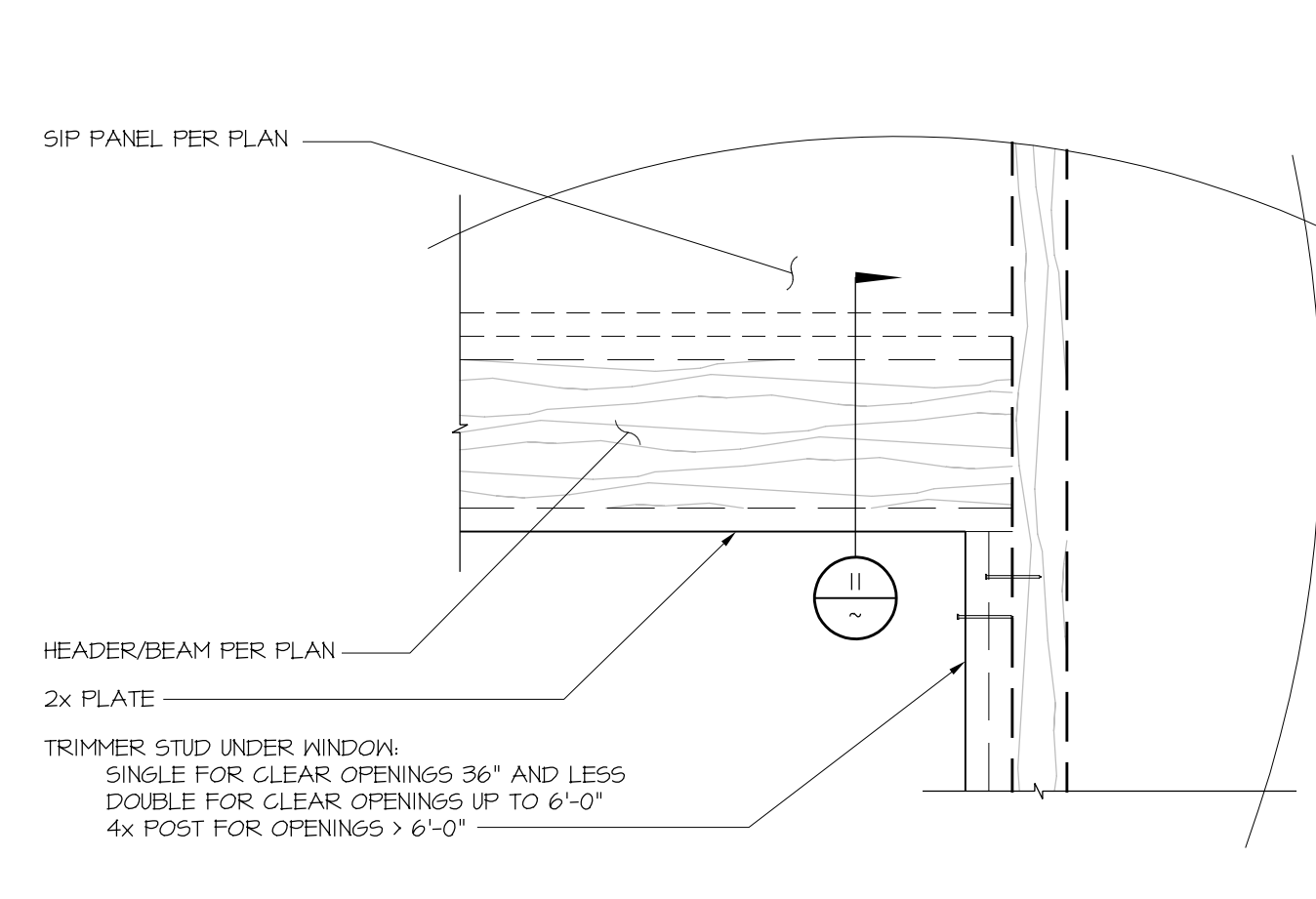
STATUS	DESCRIPTION	DATE
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PROFESSIONAL ENGINEER
STATE OF UTAH
No. 7018409-2202
JOSEPH HOFFMAYER

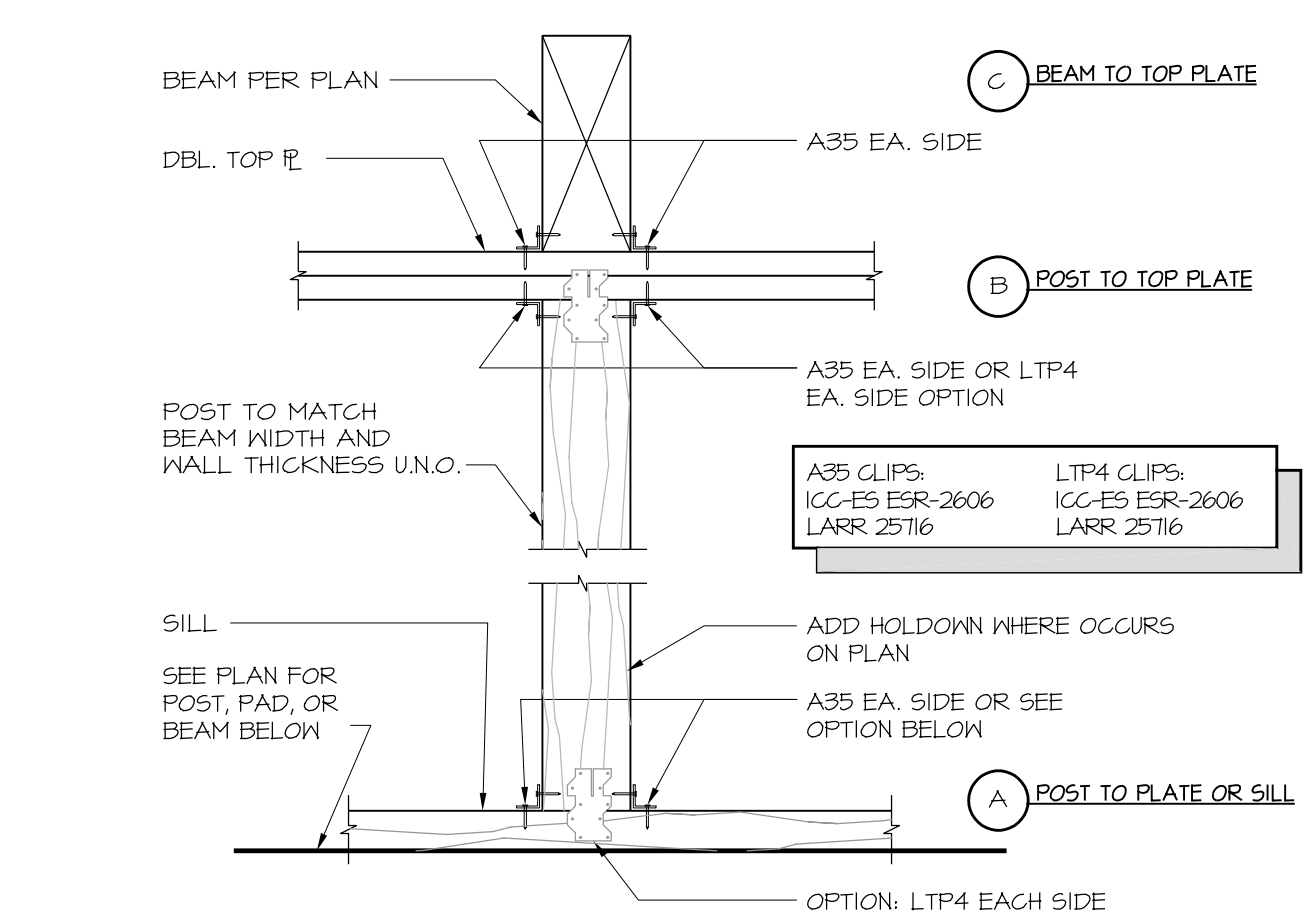
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DRAWN BY: J.H. CHECKED BY: J.H.
JOB NUMBER: 2017-0610
SHEET: SD.2



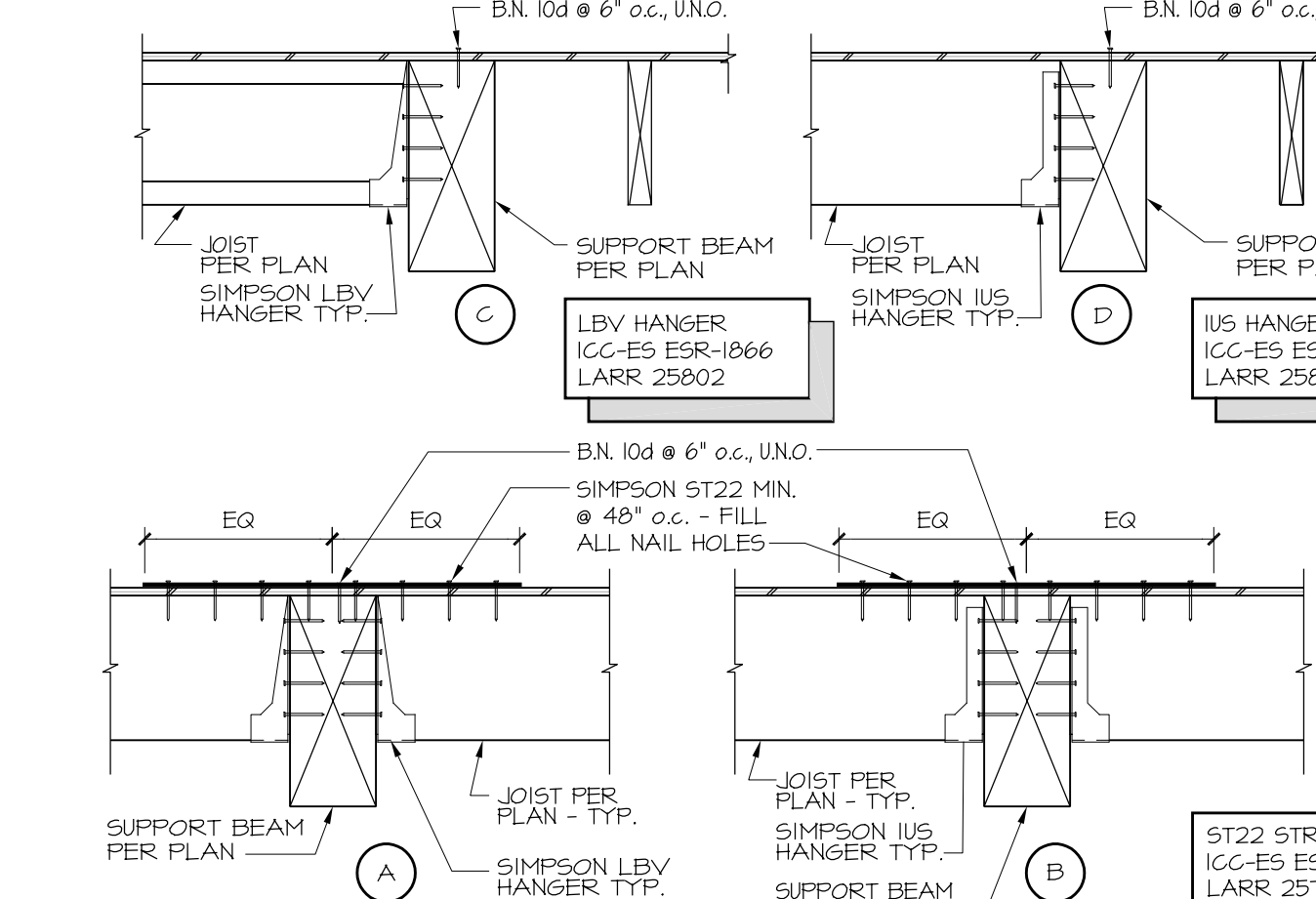
16 FRAMING DETAIL
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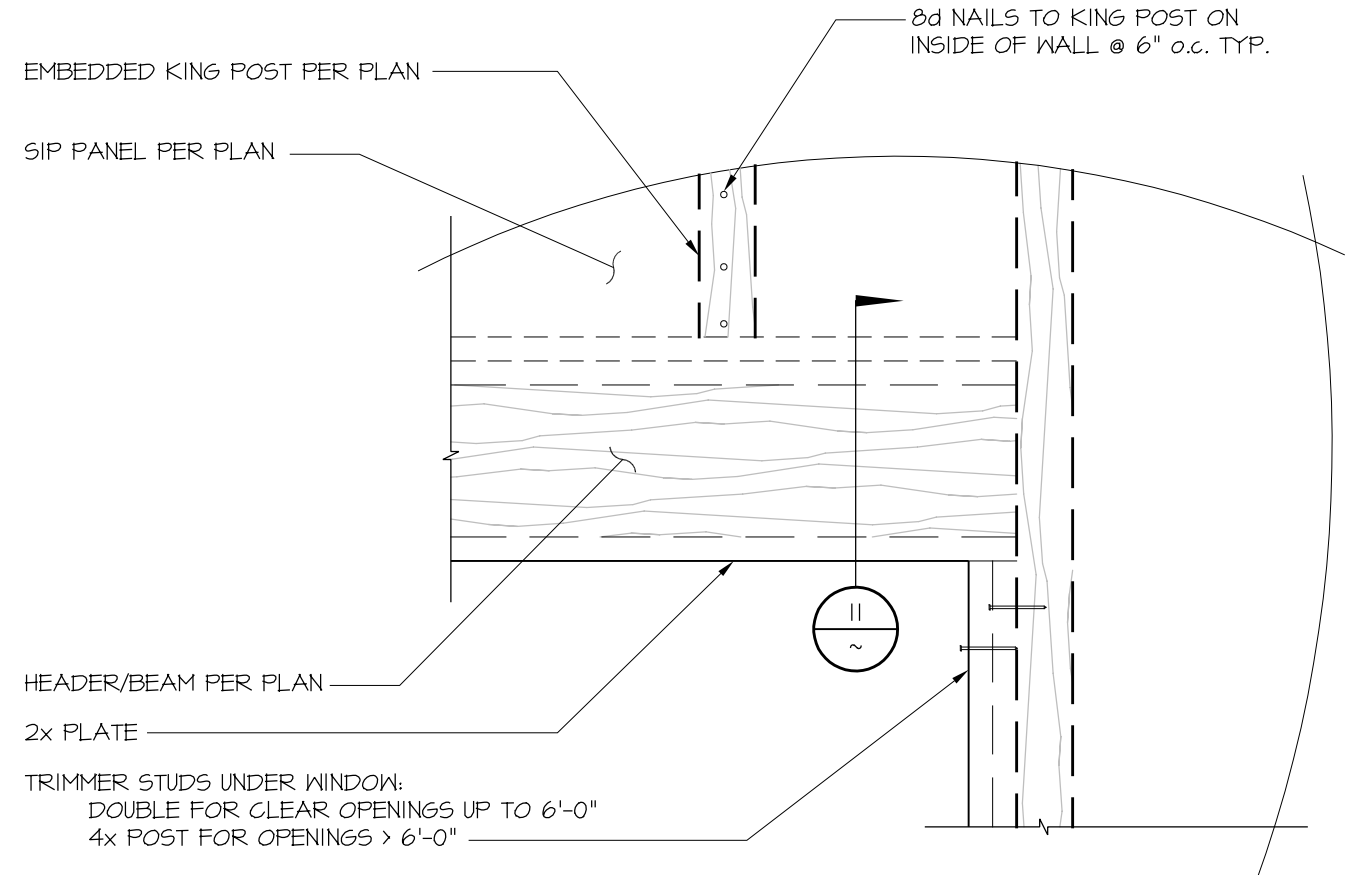
12 FRAMING DETAIL
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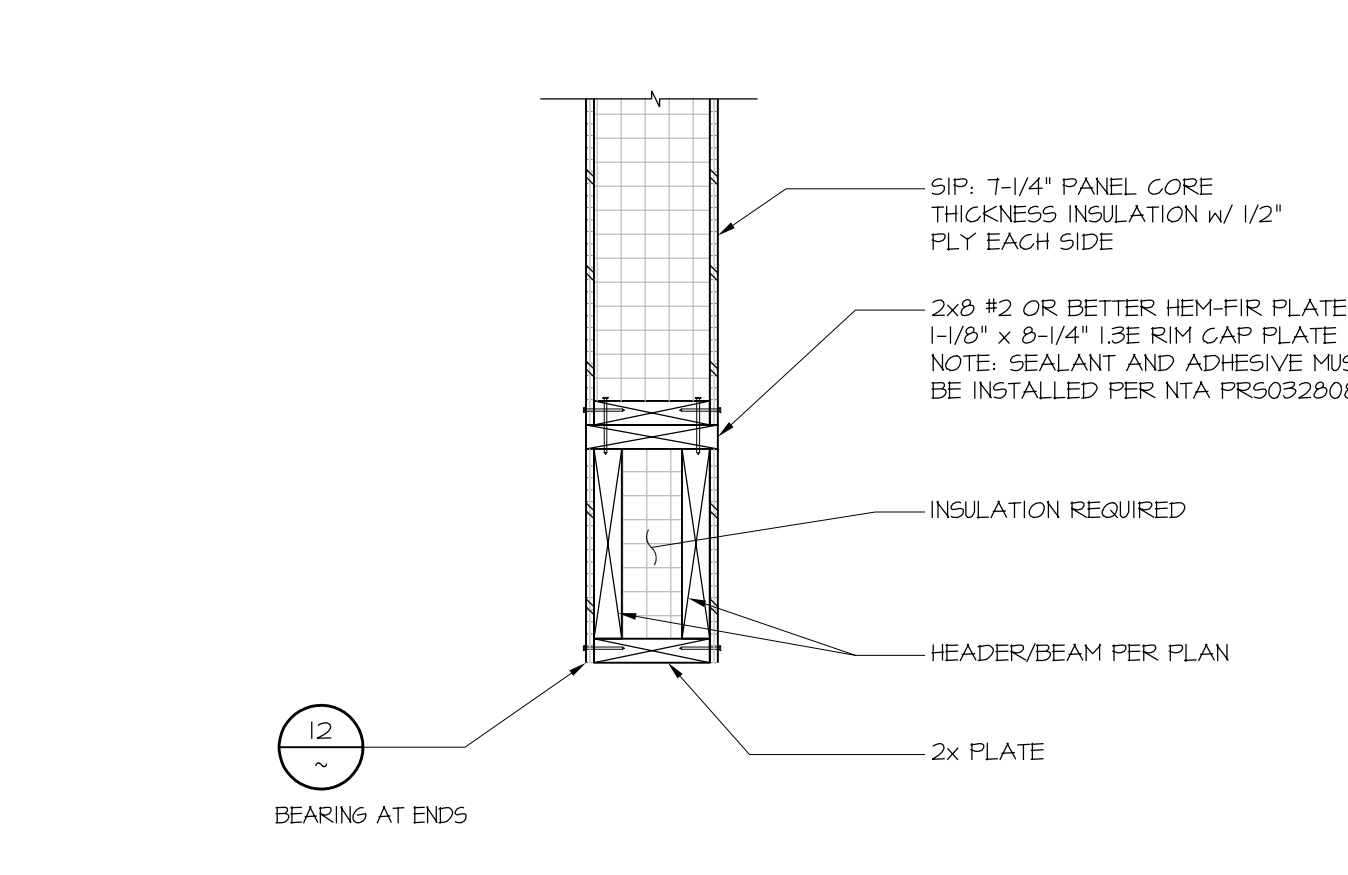
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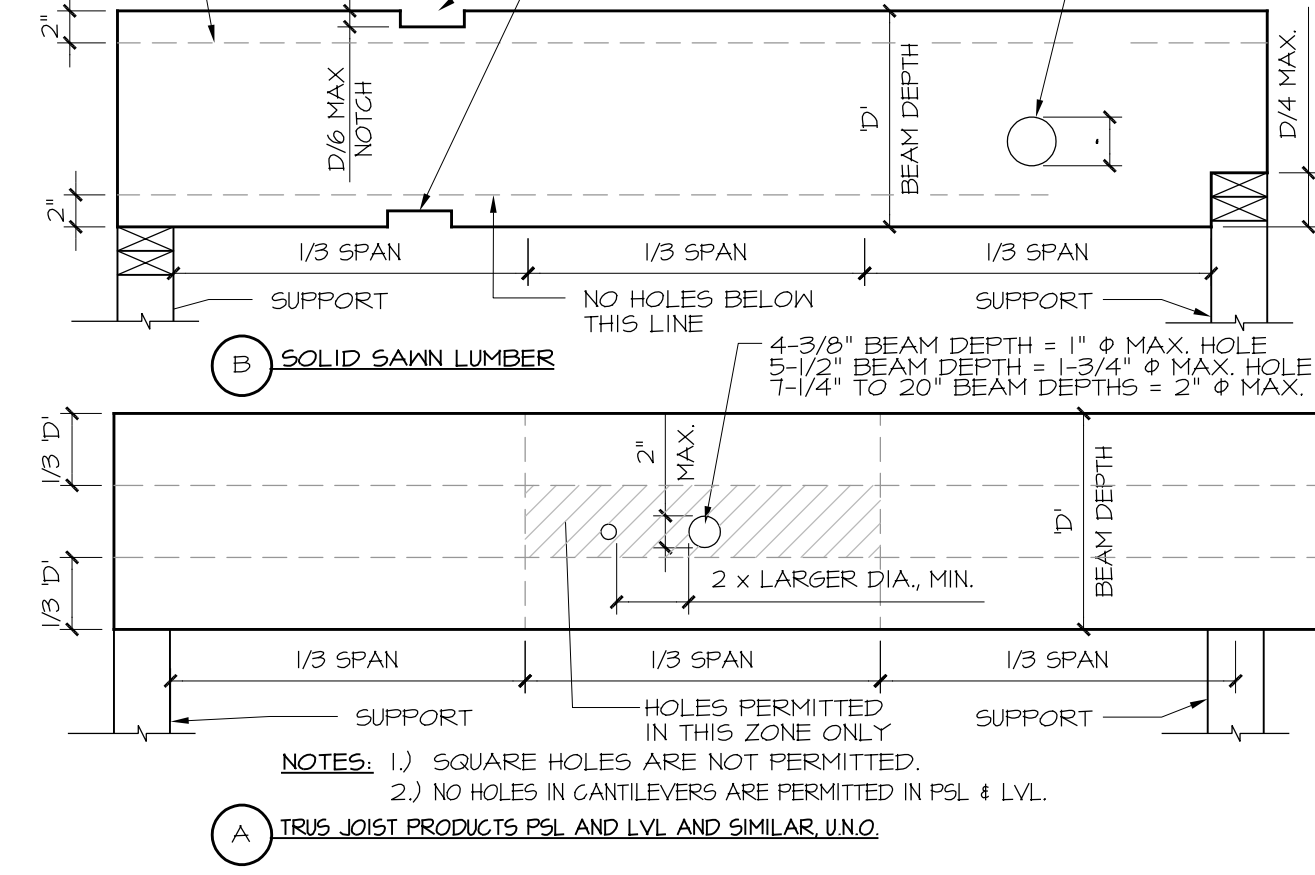
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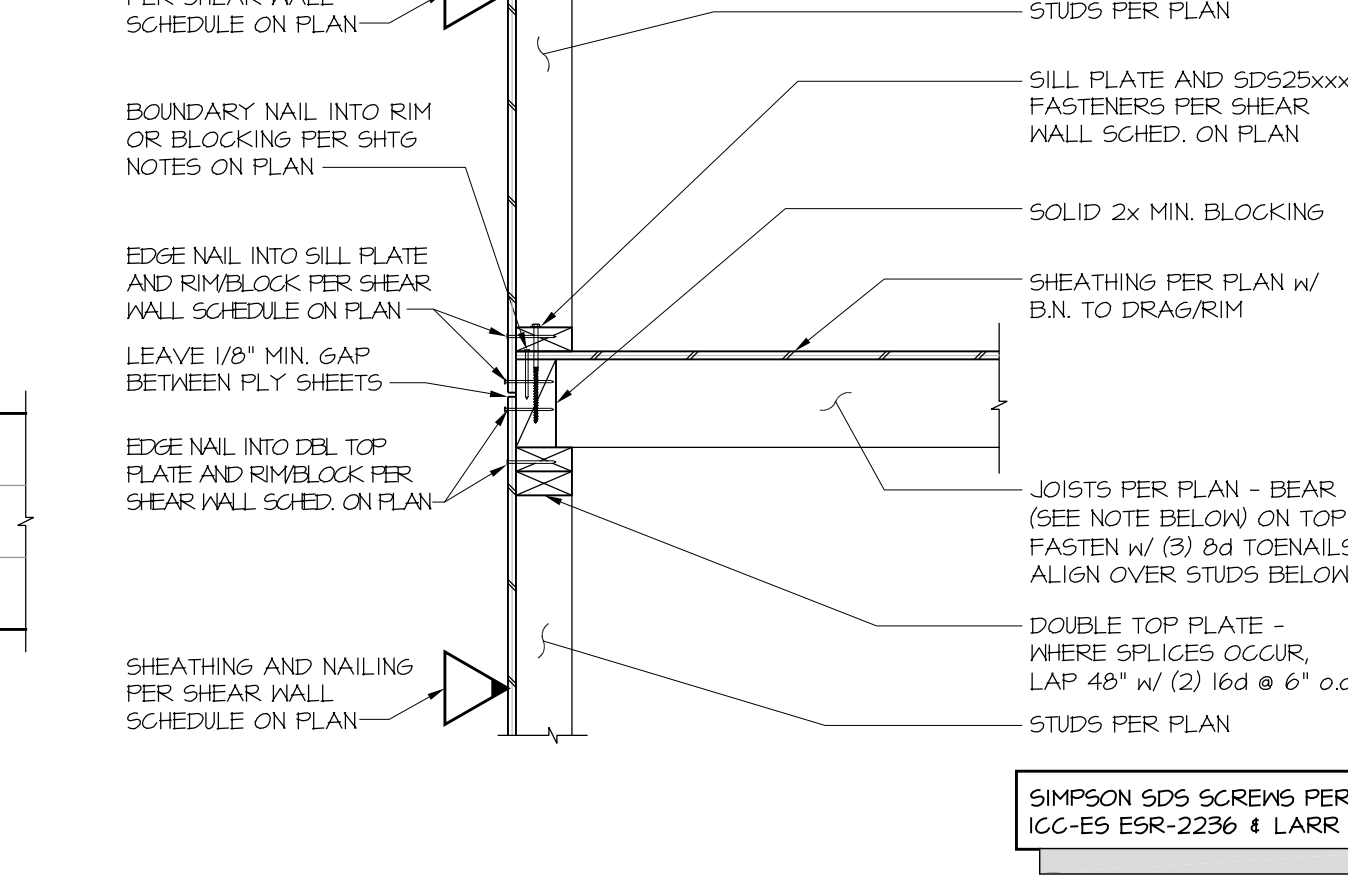
15 FRAMING DETAIL
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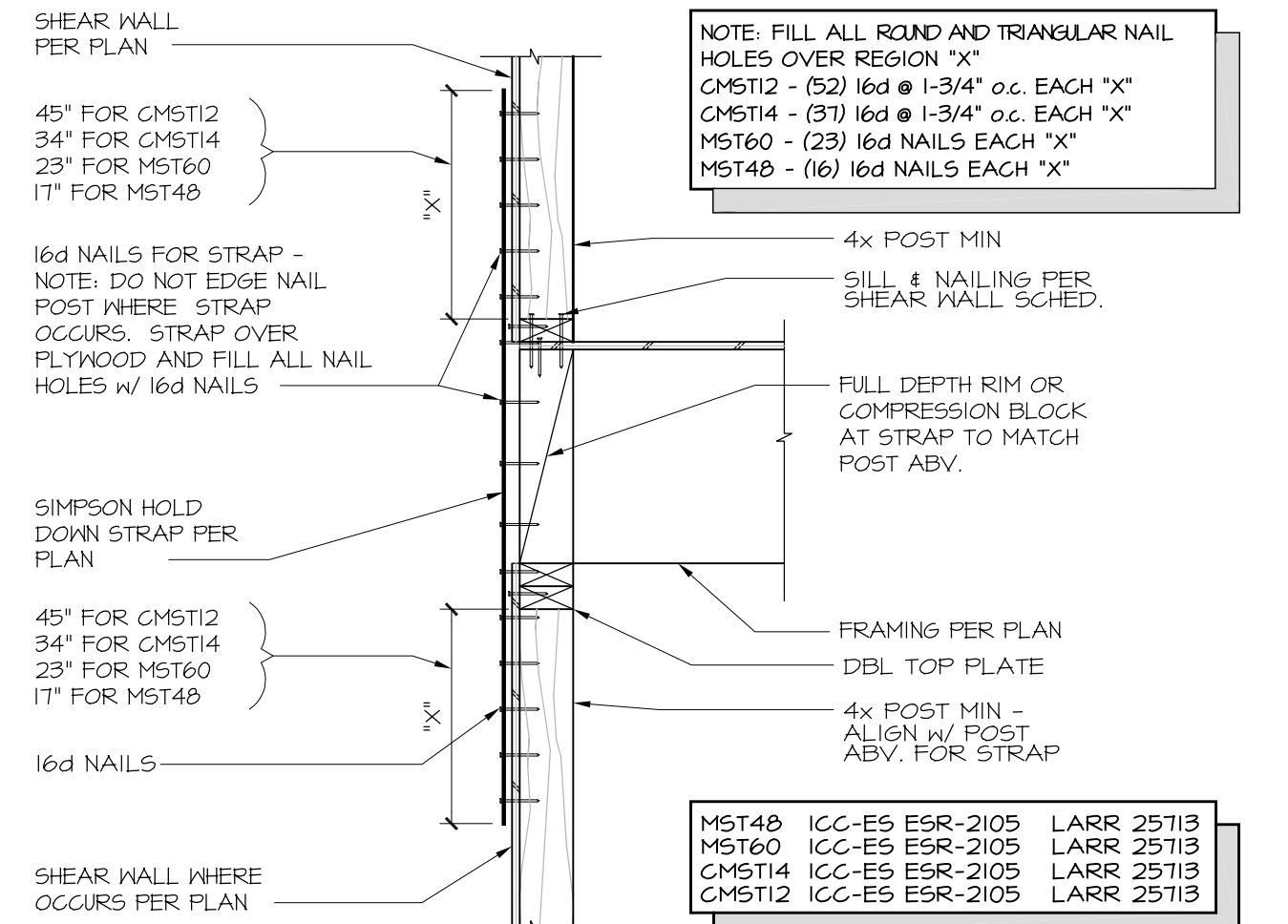
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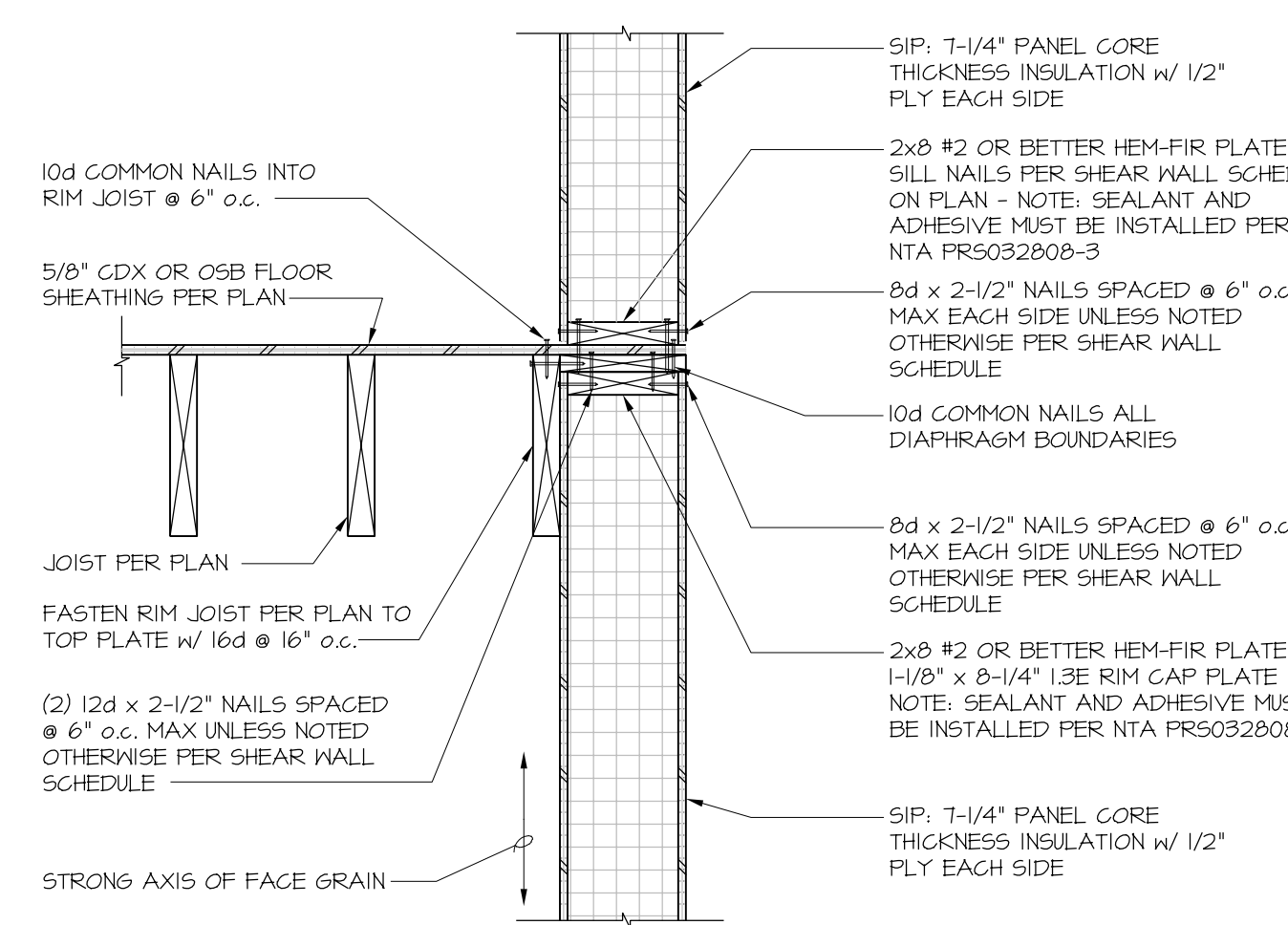
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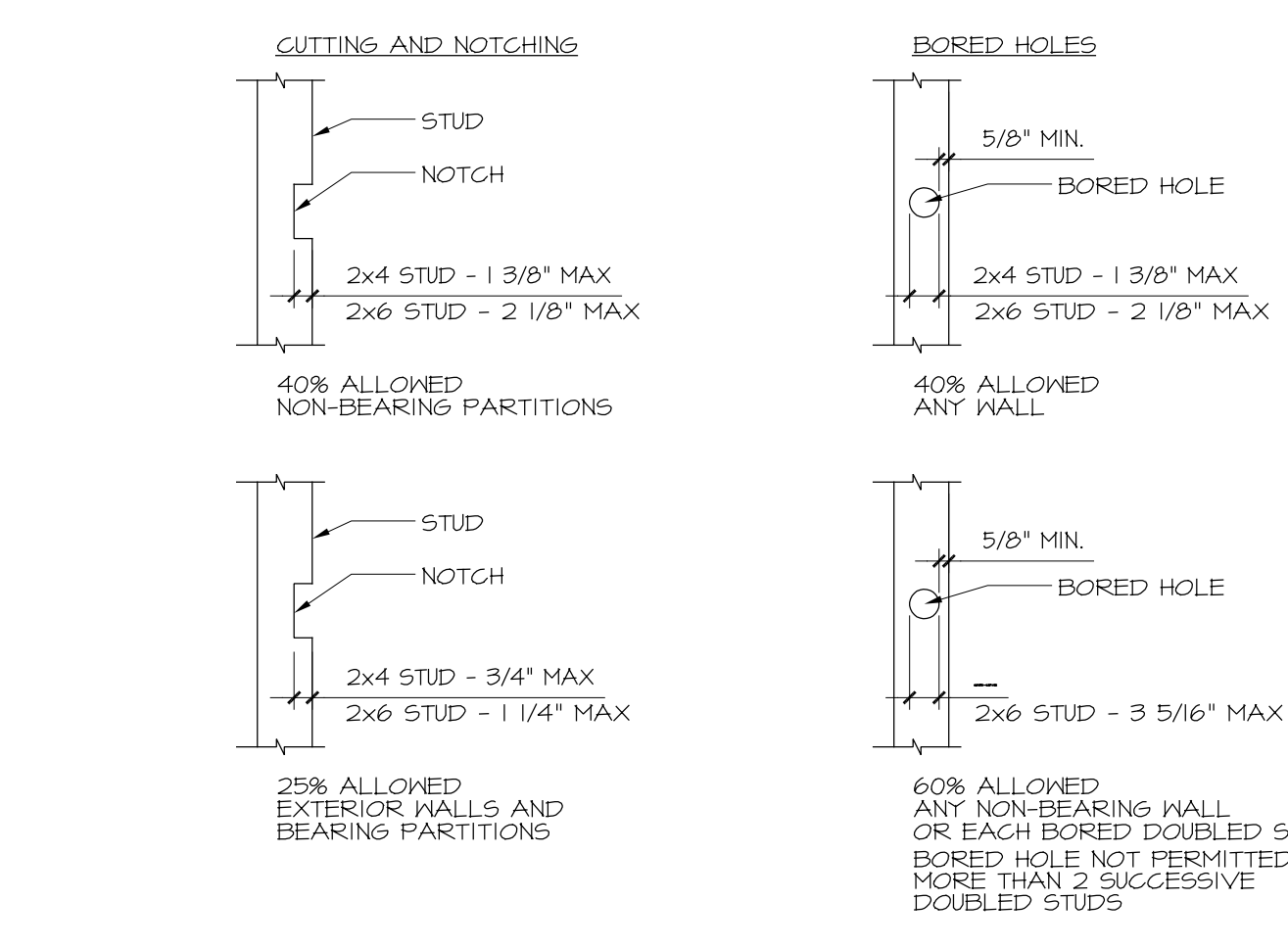
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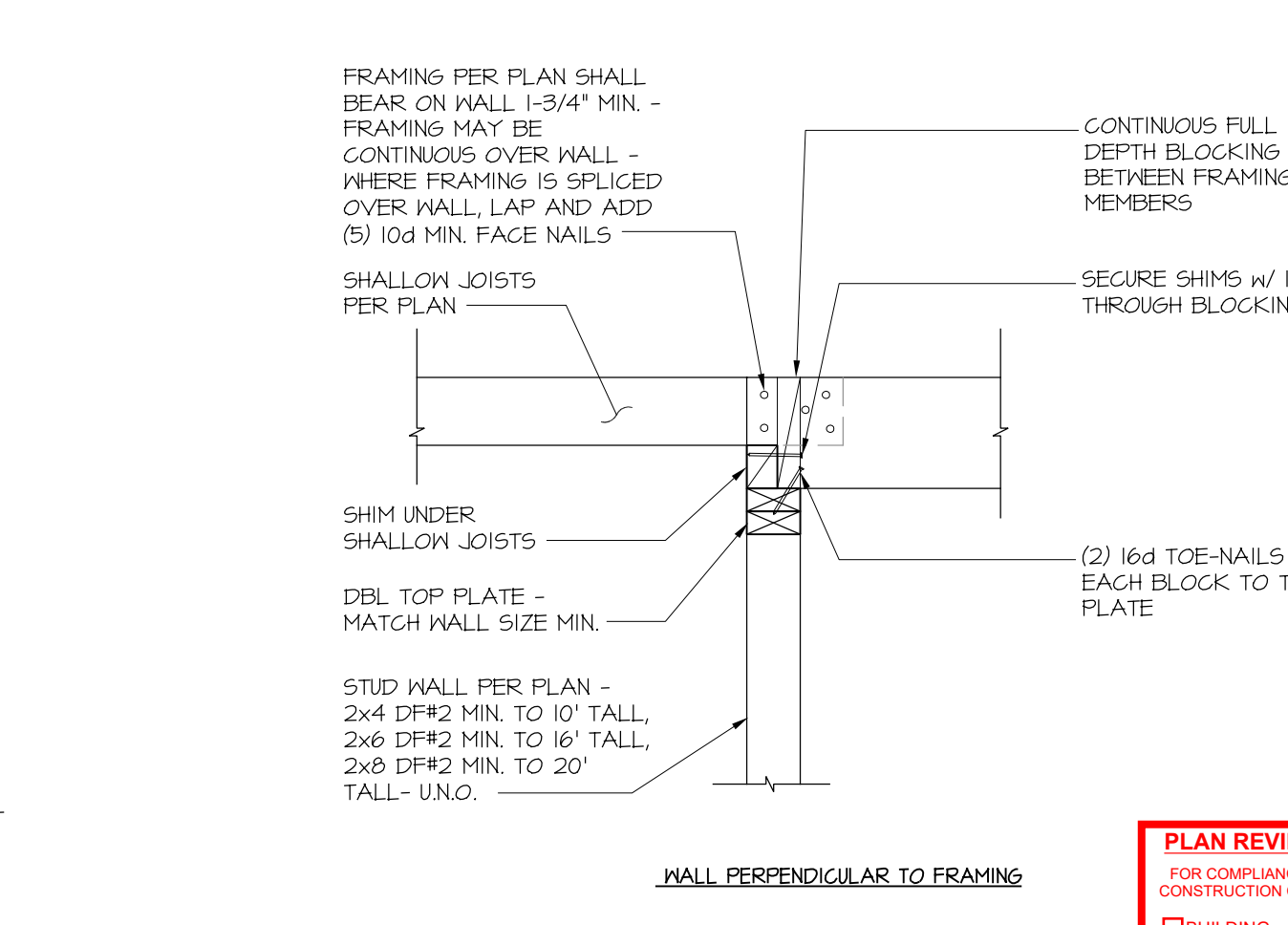
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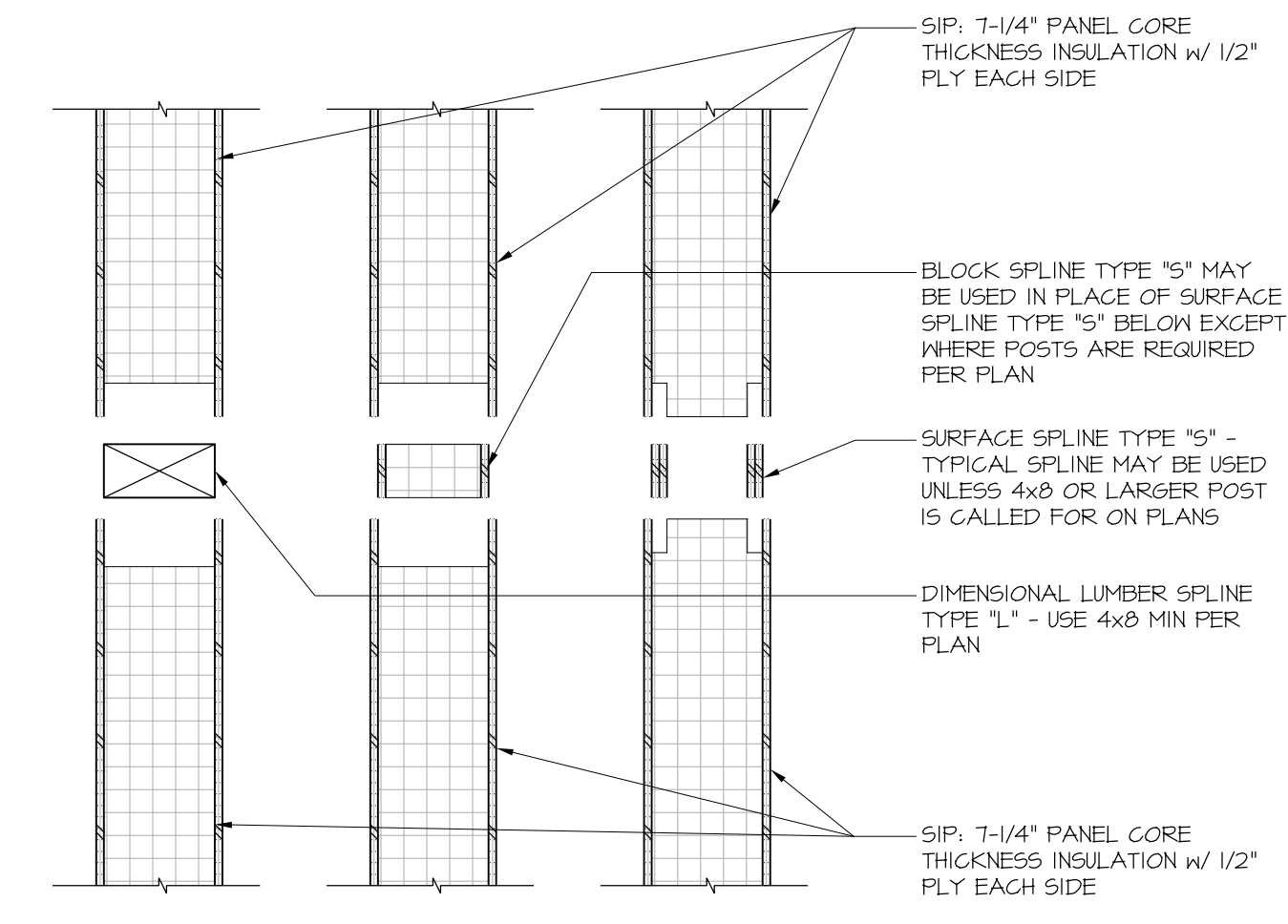
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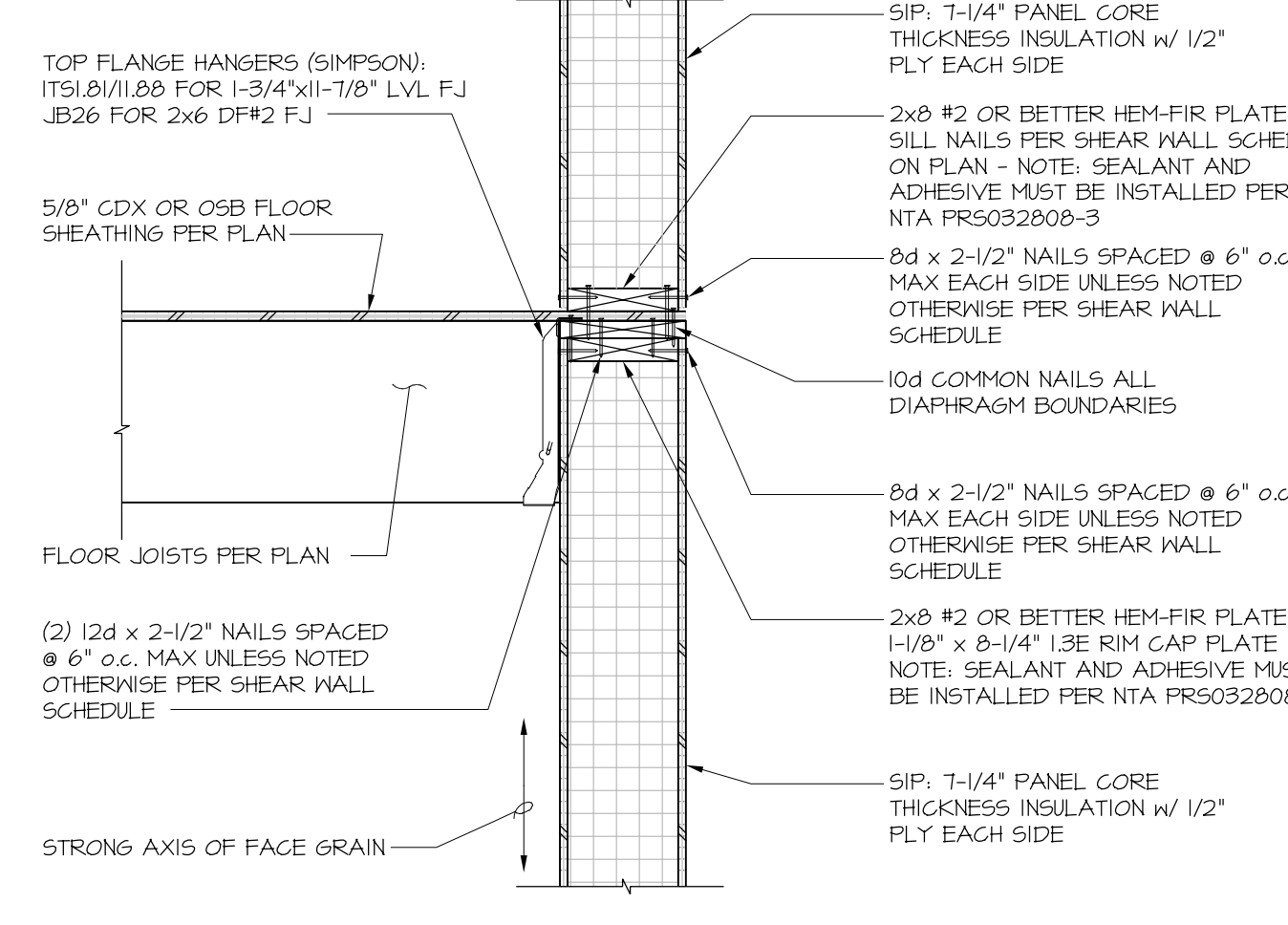
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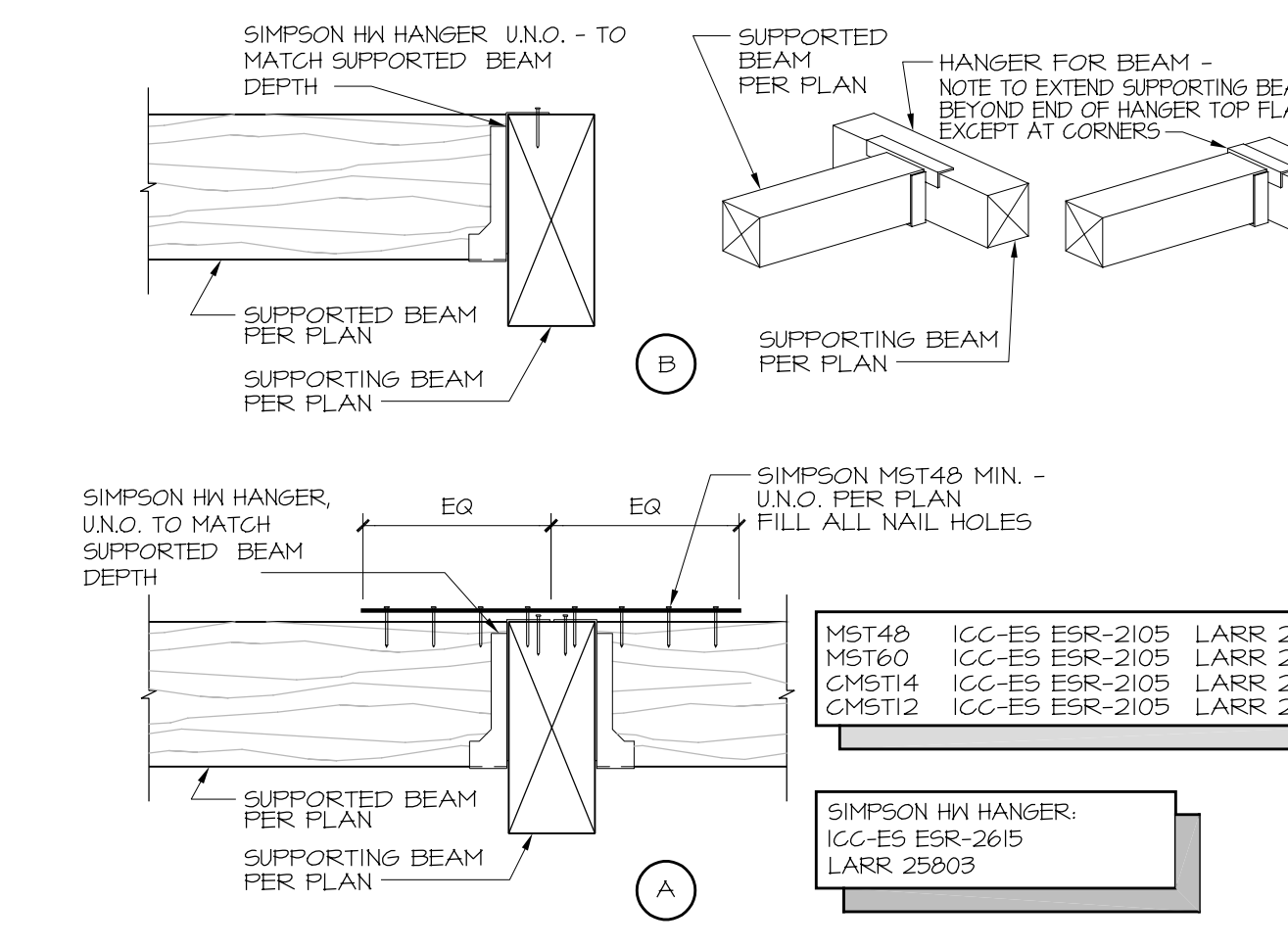
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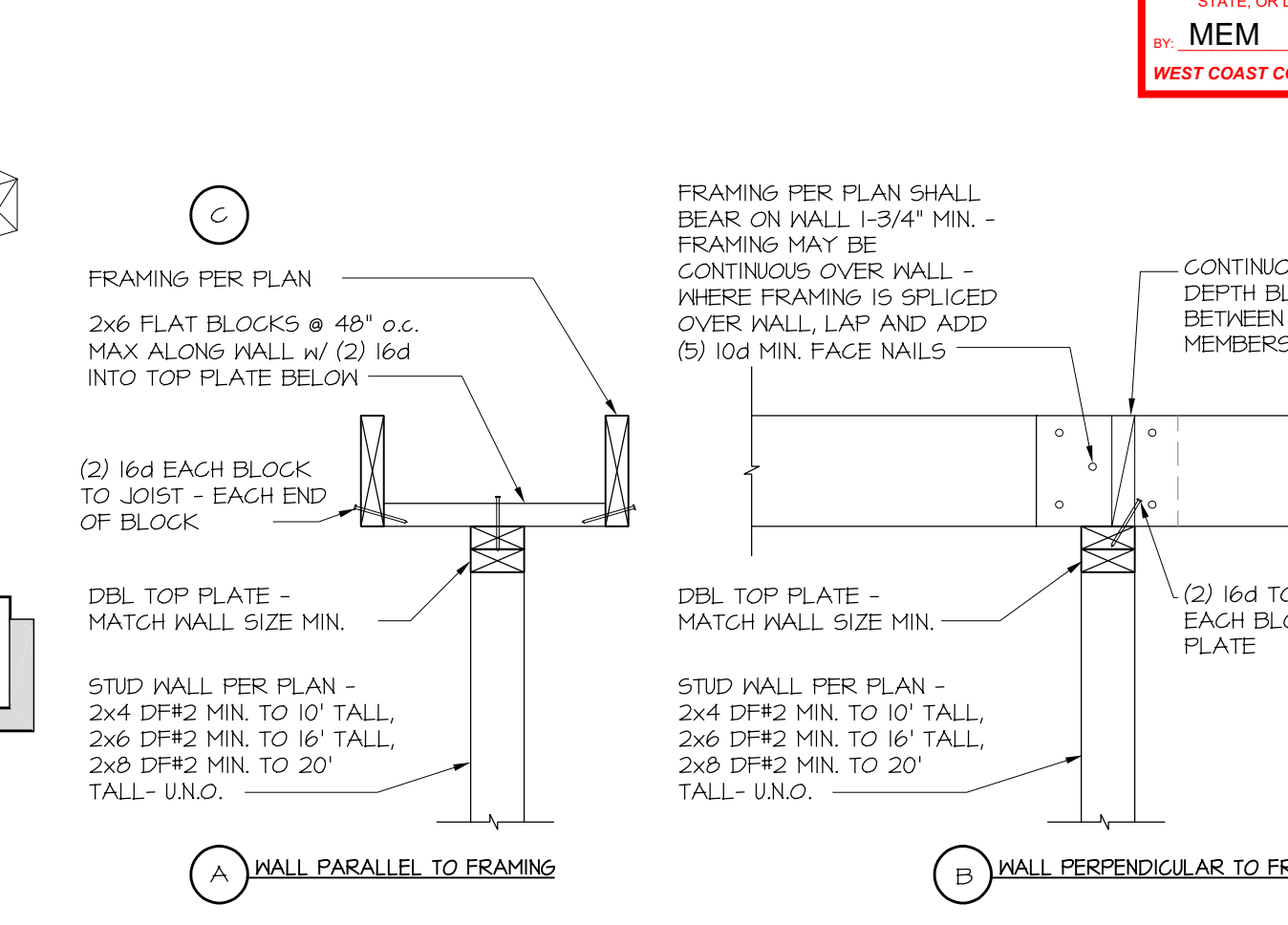
13 FRAMING DETAIL
SCALE: NONE



9 FRAMING DETAIL
SCALE: NONE



5 FRAMING DETAIL
SCALE: NONE



1 FRAMING DETAIL
SCALE: NONE

PLAN REVIEW ACCEPTANCE
FOR CONTRACTS WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

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

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

BY: **MEM** DATE: 07/19/18
WEST COAST CODE CONSULTANTS, INC.

RICHMOND HOFFMAYER INC.
STRUCTURAL ENGINEERING
445 CANOGA AVE. WOODLAND HILLS CA 91364
PHONE (818) 341-7008 FAX (818) 883-8889

DESIGN: **HUGHES UMBANHOWAR ARCHITECTS**
ADDRESS: 1322 PACIFIC AVE
CITY: VENICE, CA 90291
PHONE: 1310.393.5757

VILLAGE NESTS AT SUMMIT

STRUCTURAL DETAILS

STATUS: 100%
BUILDING DEPARTMENT SUBMITTAL #1
DATE: 08/21/2017

CLIENT: **SUMMIT MOUNTAIN HOLDING GROUP**
ADDRESS: 3622 NORTH WOLF CREEK DRIVE
CITY: EDEN, UTAH
PHONE:

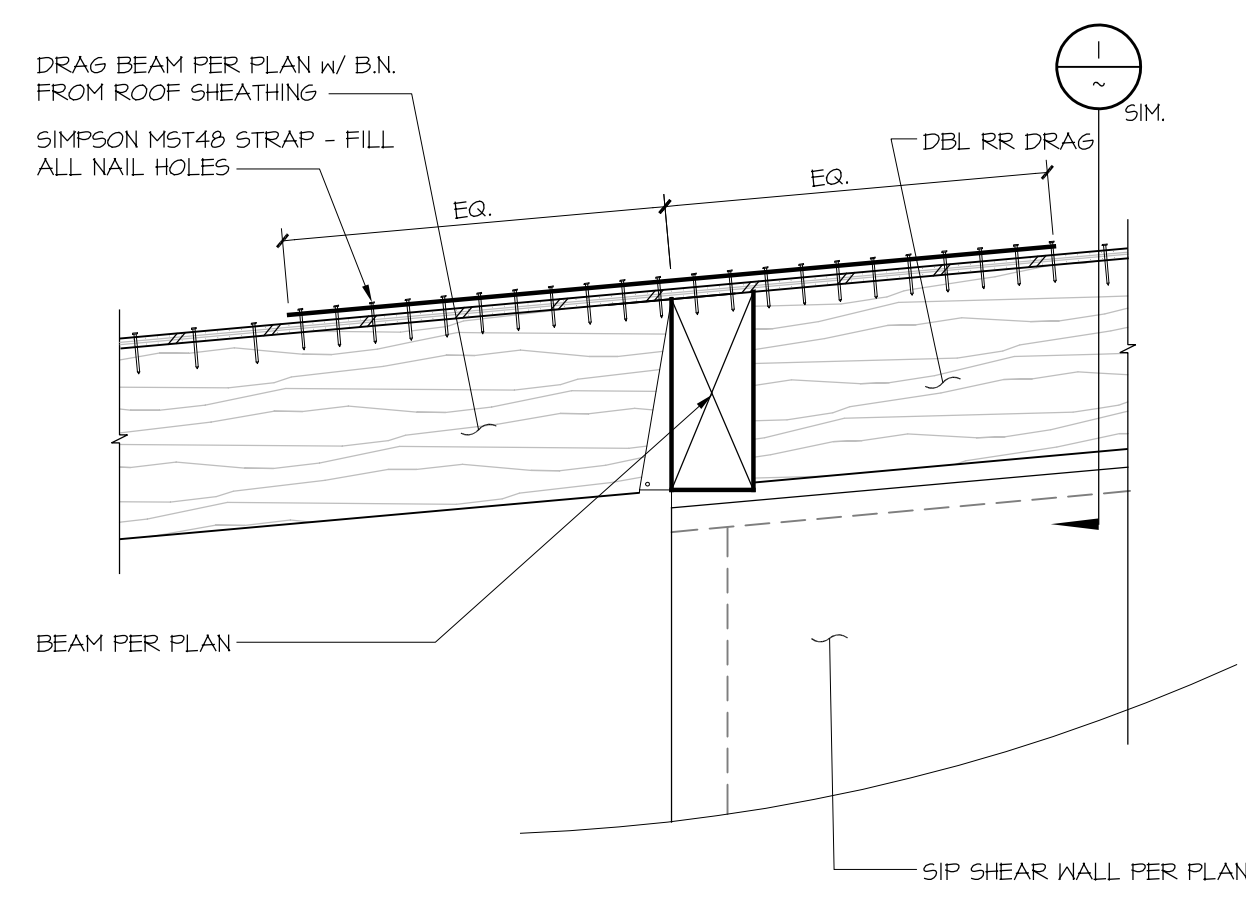
STATUS	DESCRIPTION	DATE
100%	BUILDING DEPARTMENT SUBMITTAL #1	08/21/2017

VOID WITHOUT SIGNATURE & SEAL

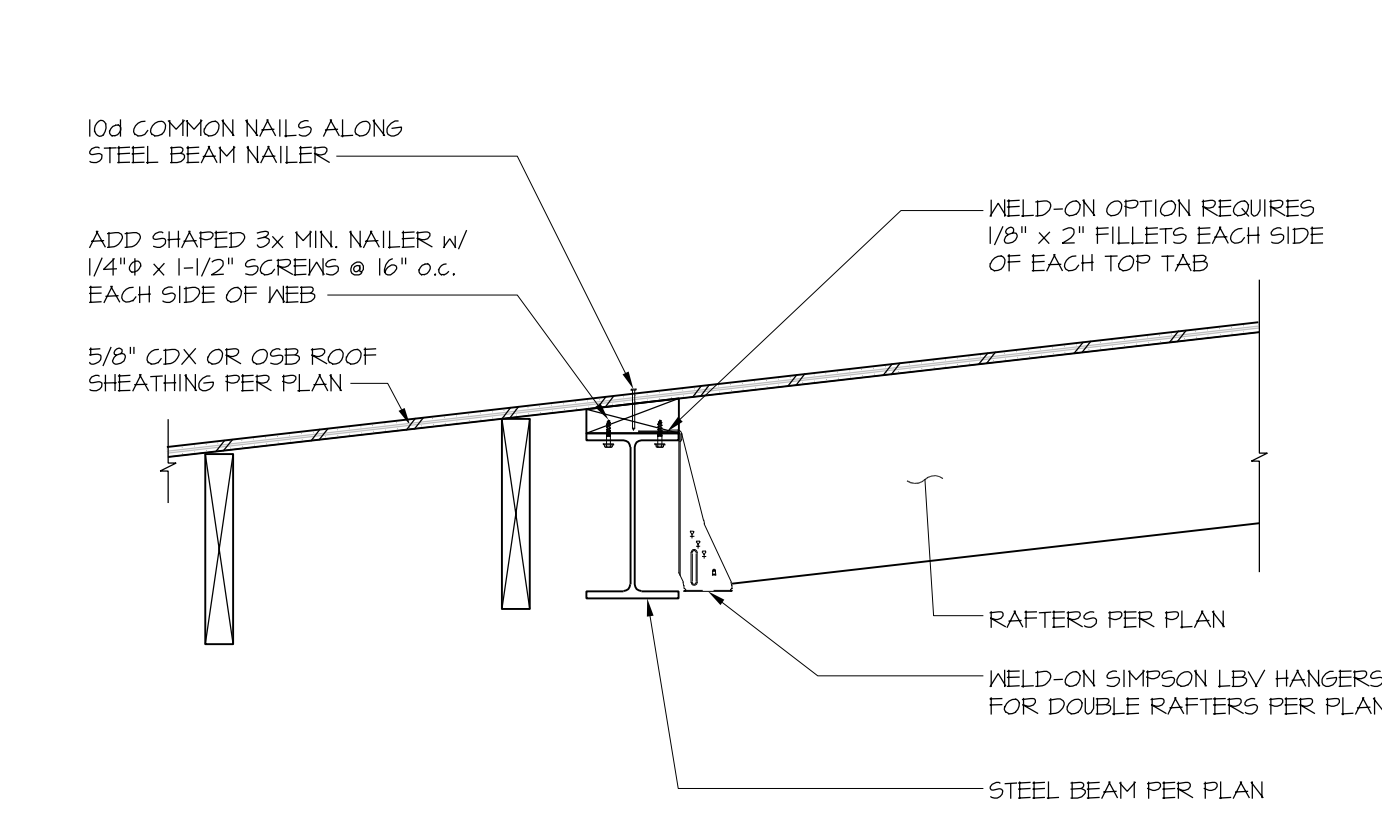
DRAWN BY: **J.H.** CHECKED BY: **J.H.**

JOB NUMBER: 2017-0610

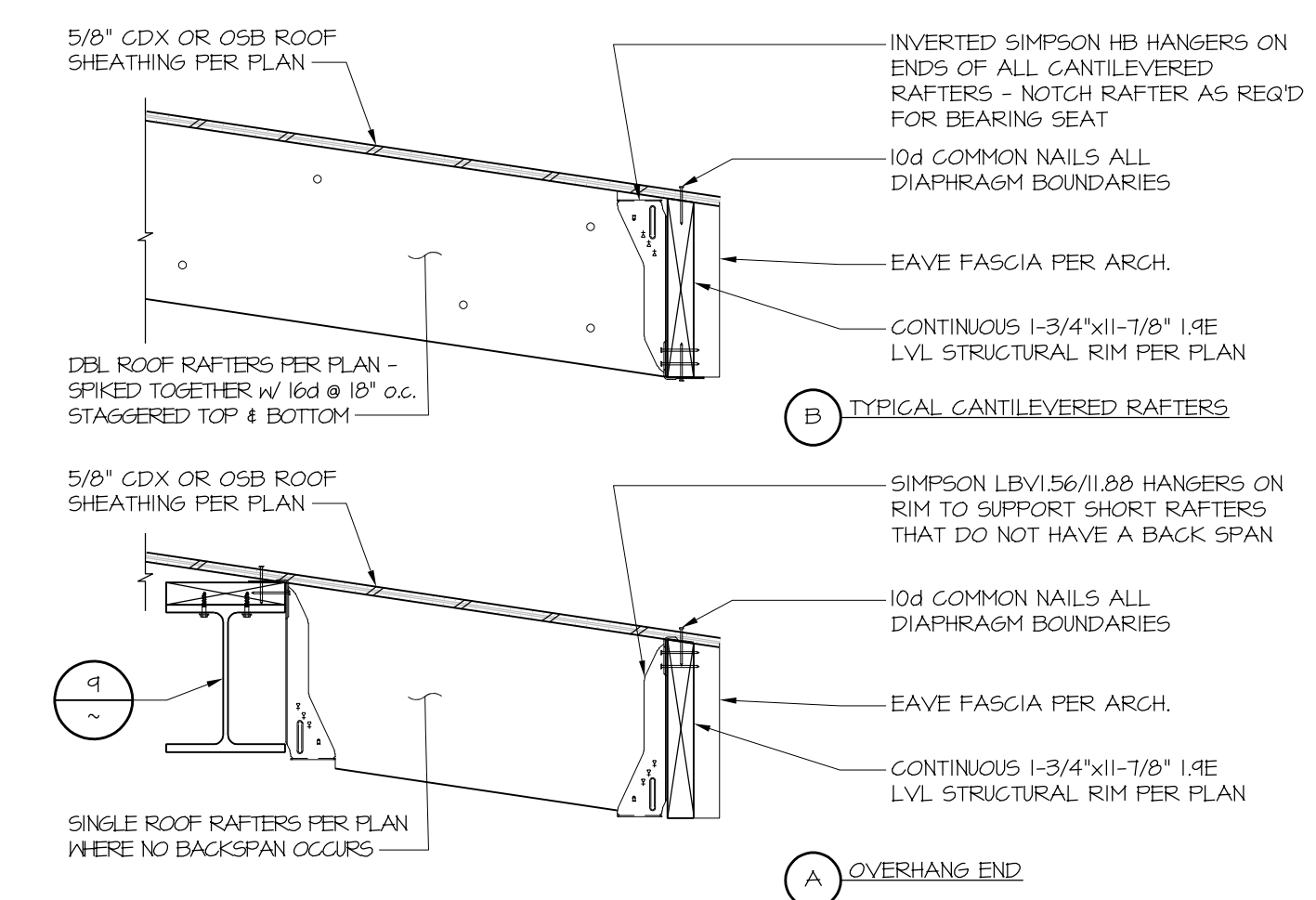
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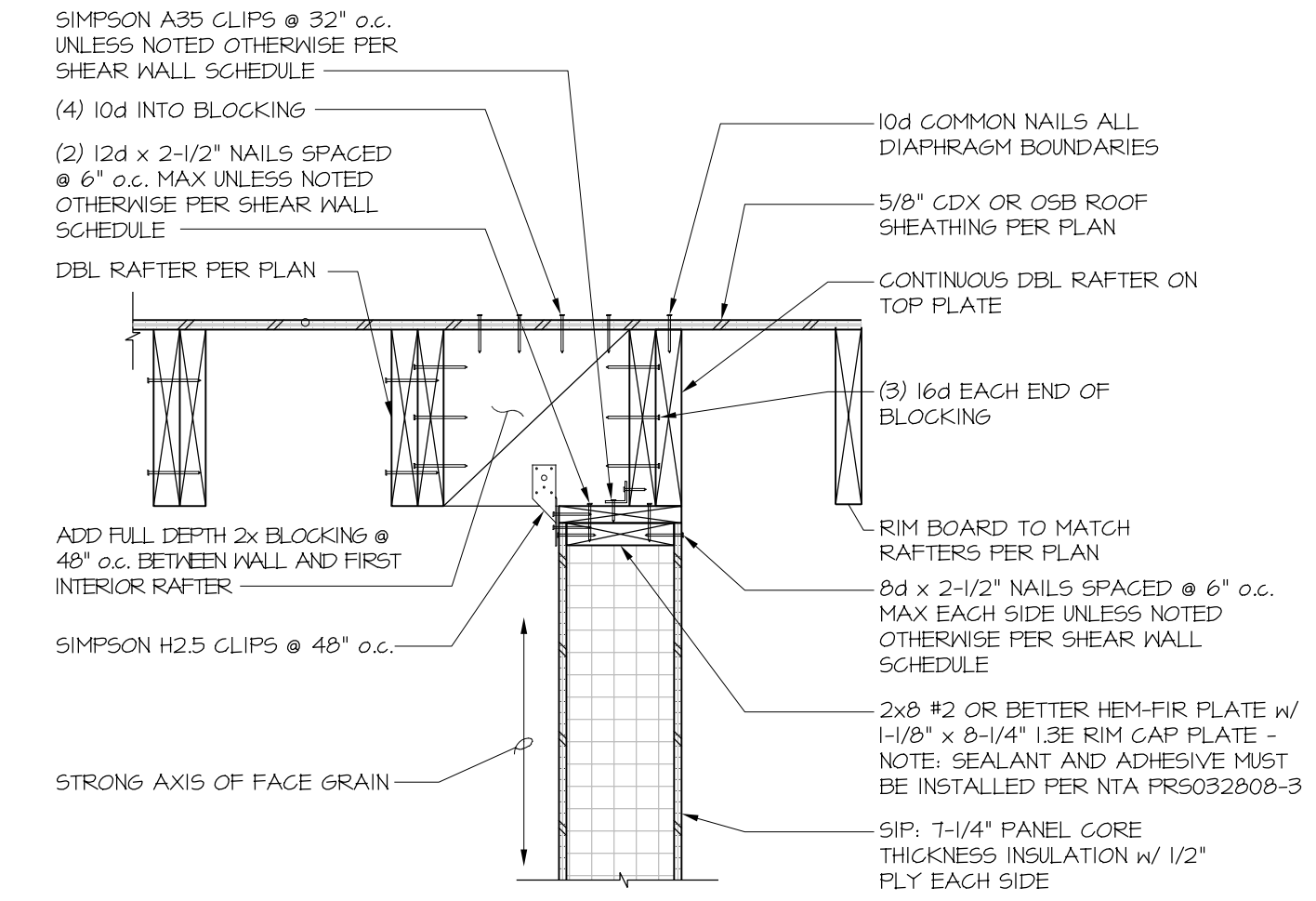
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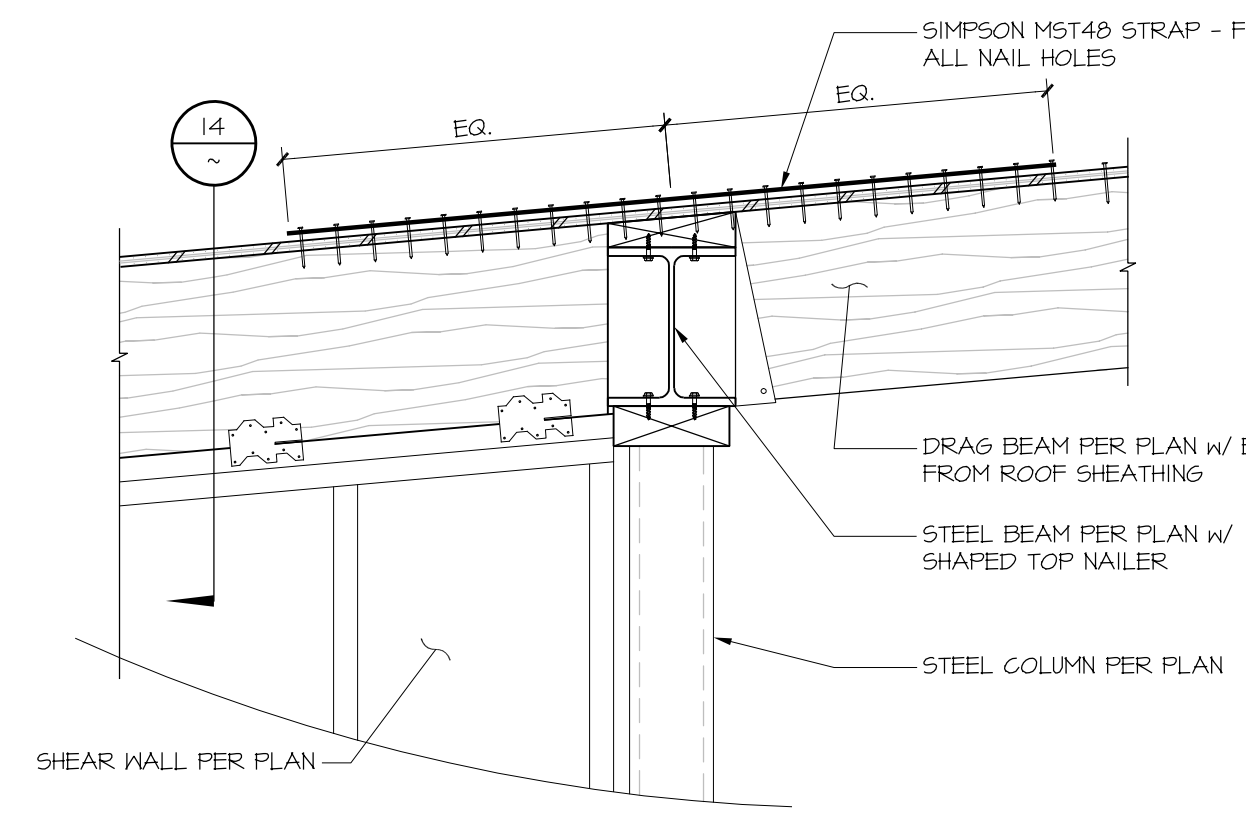
12 FRAMING DETAIL
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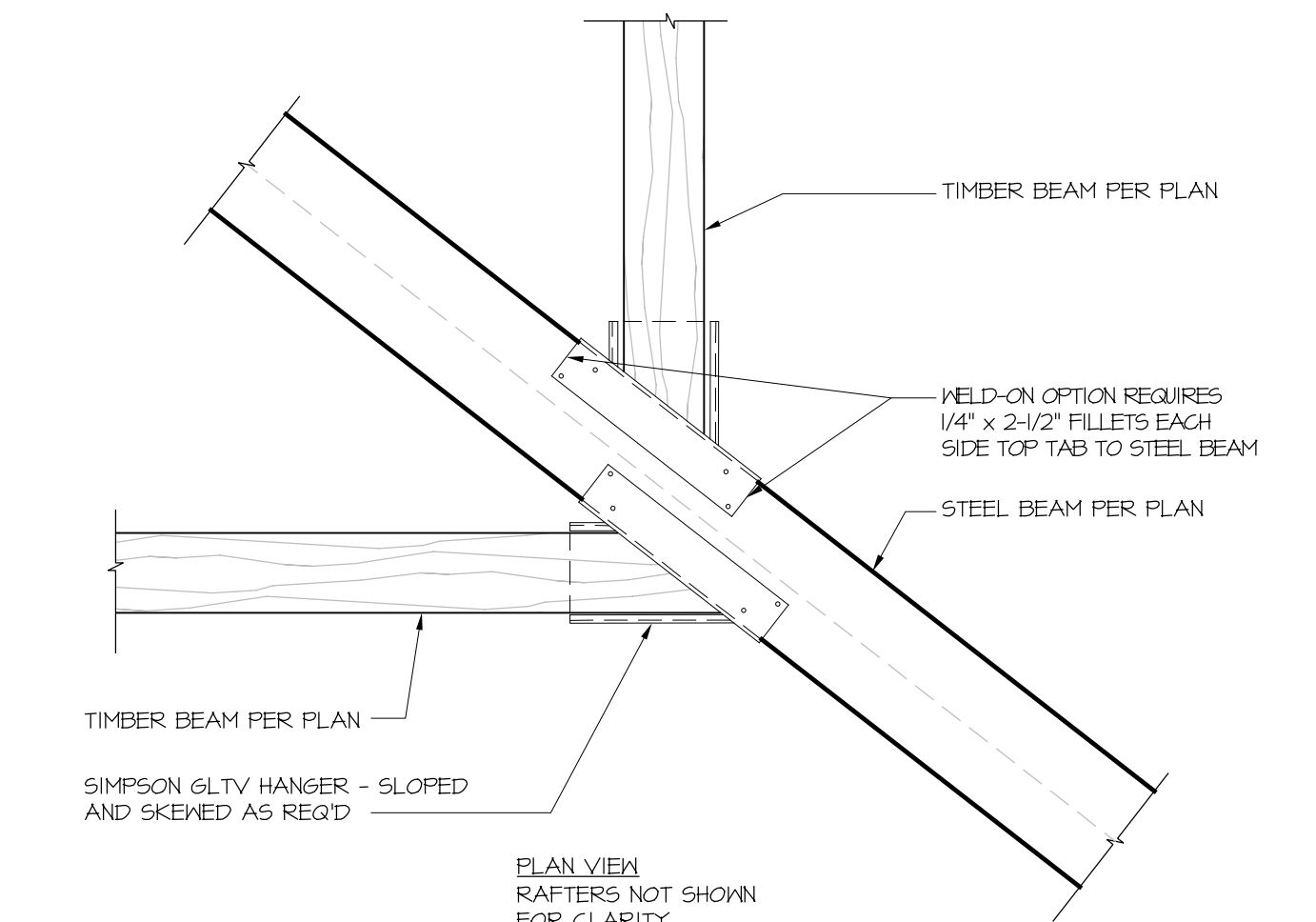
8 FRAMING DETAIL
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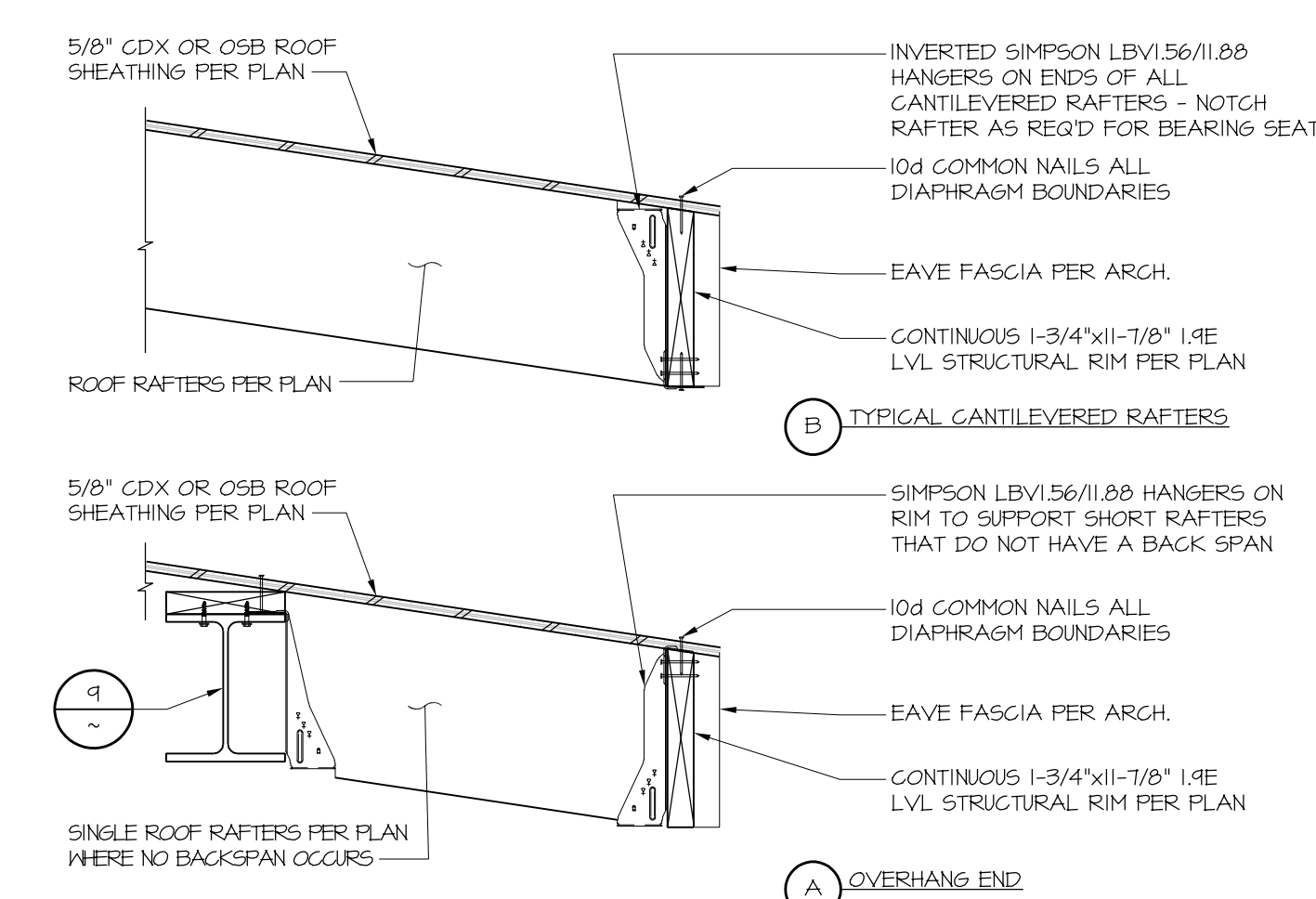
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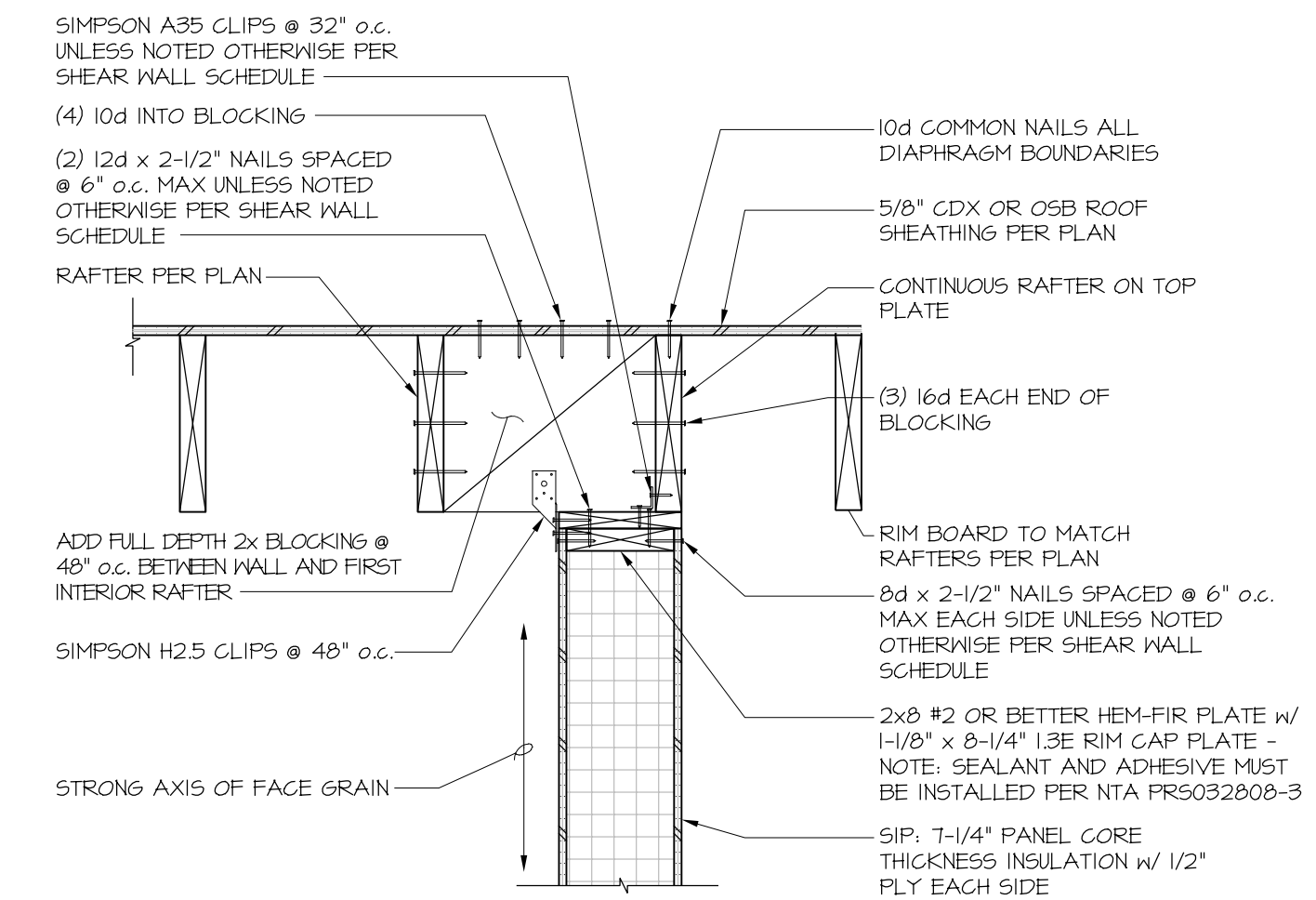
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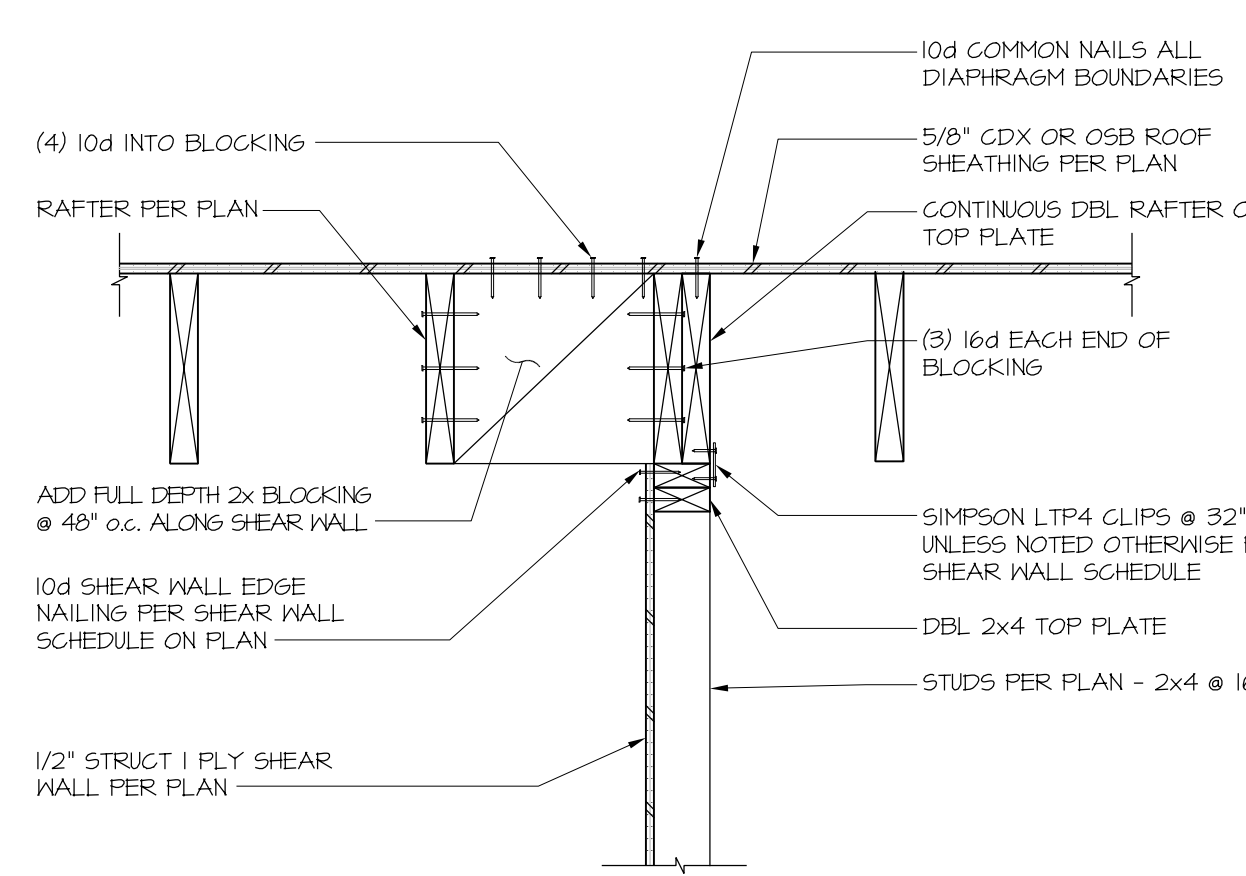
11 FRAMING DETAIL
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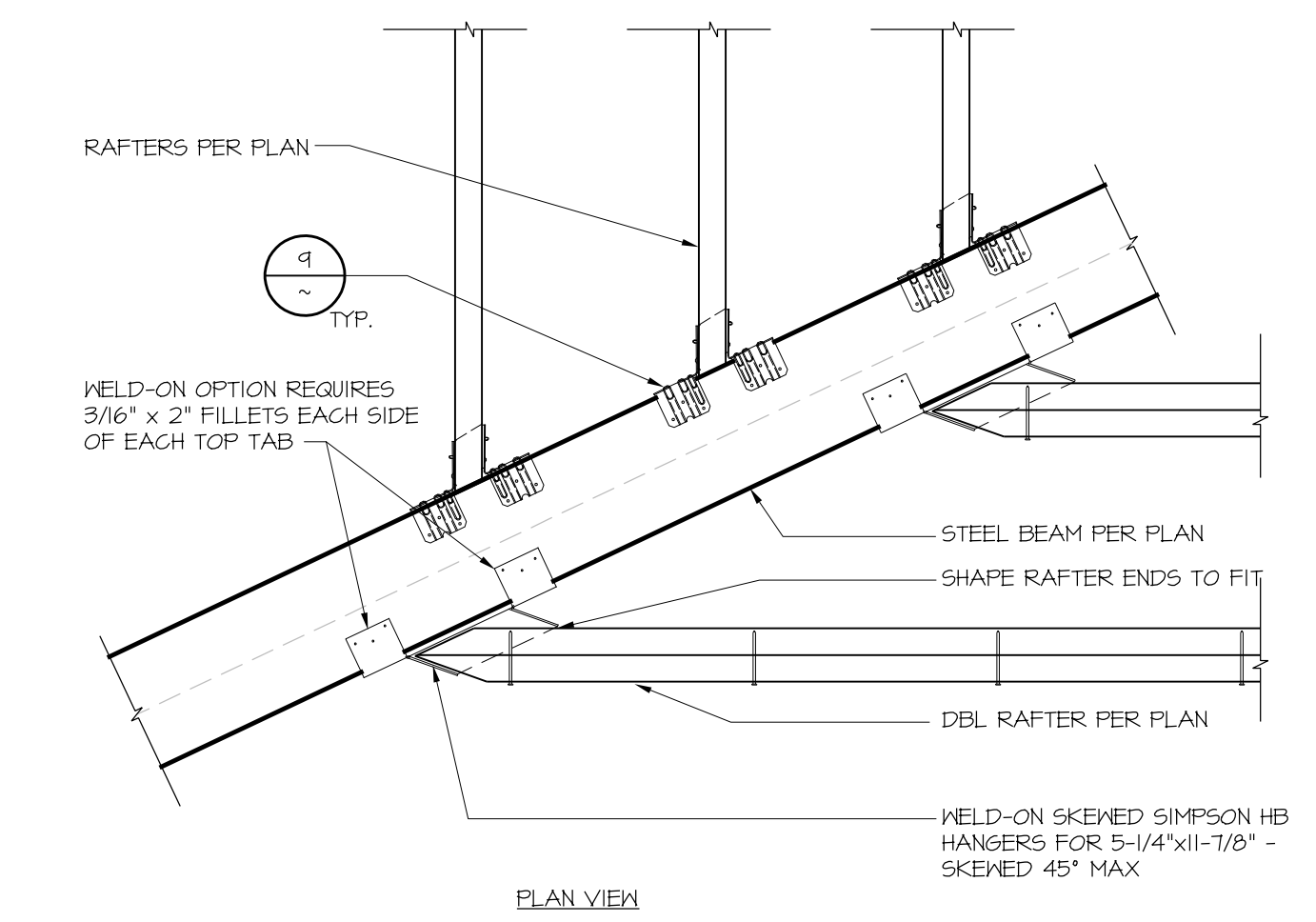
7 FRAMING DETAIL
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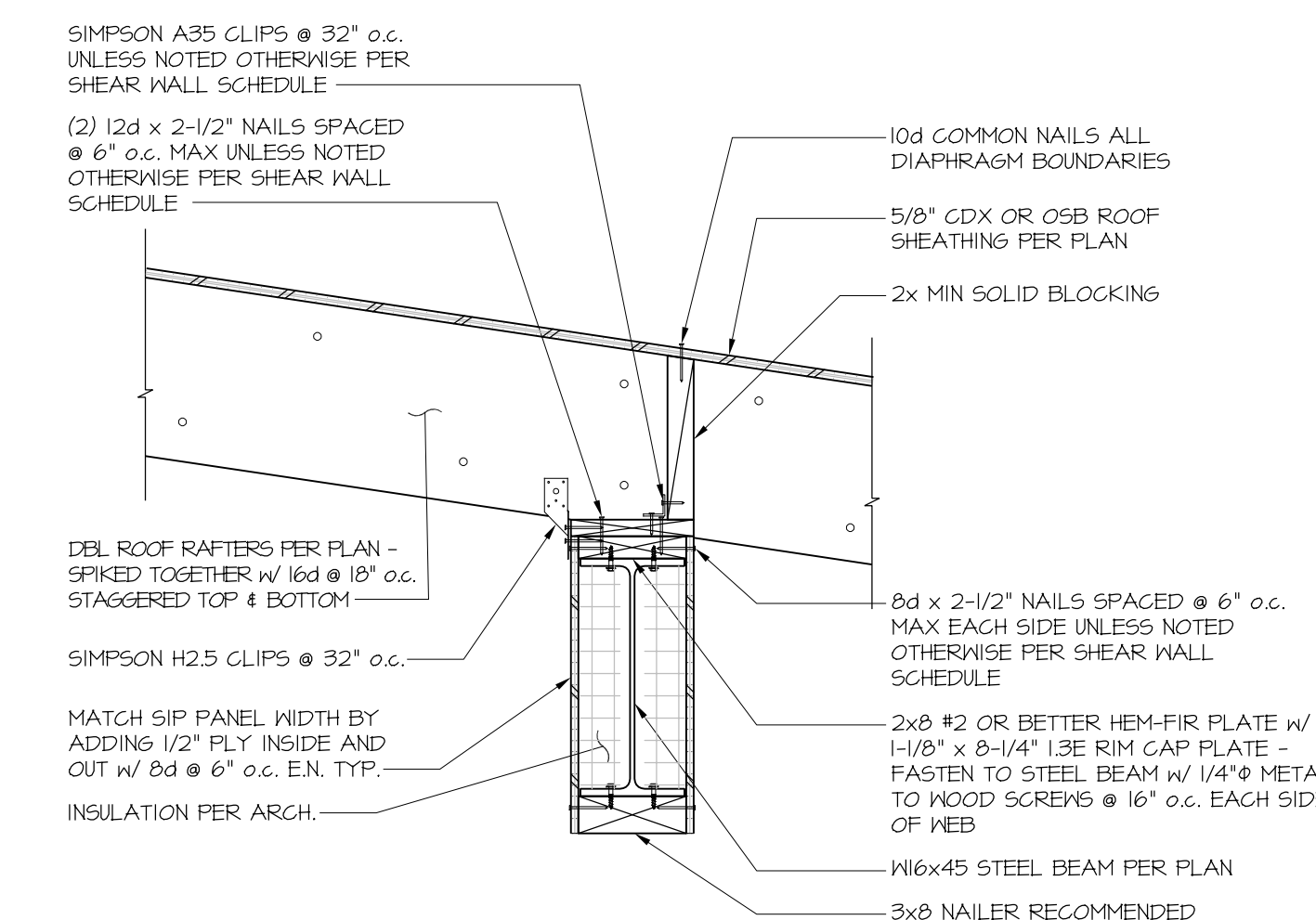
3 FRAMING DETAIL
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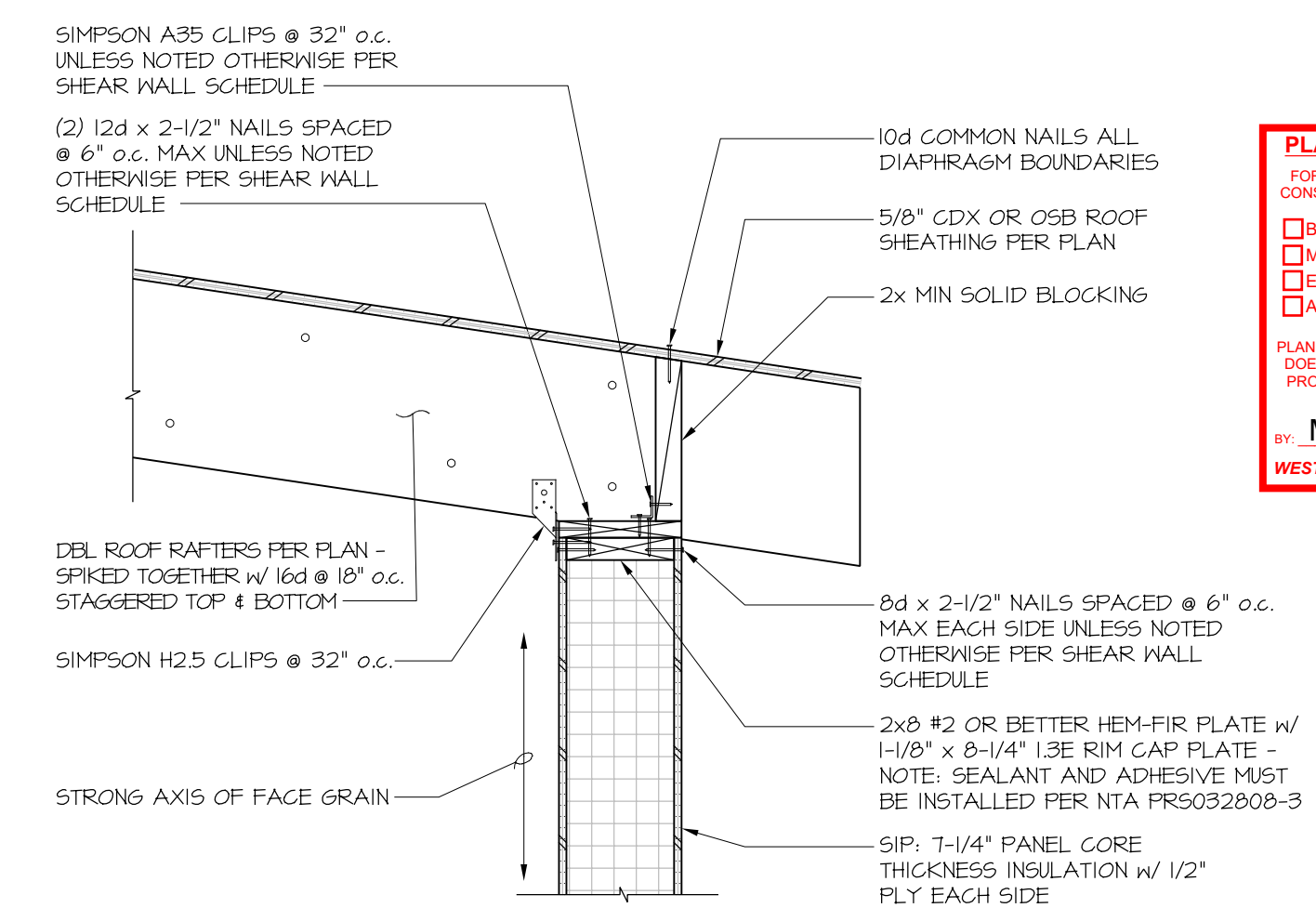
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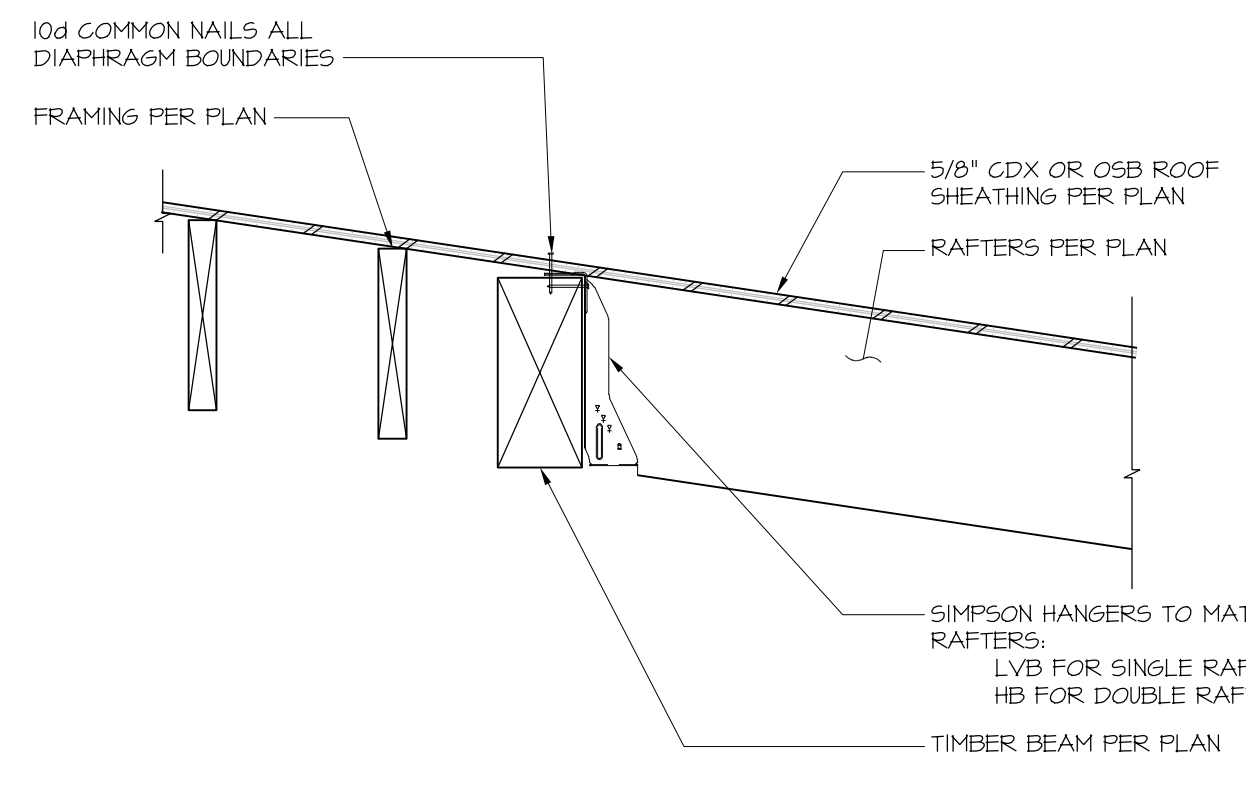
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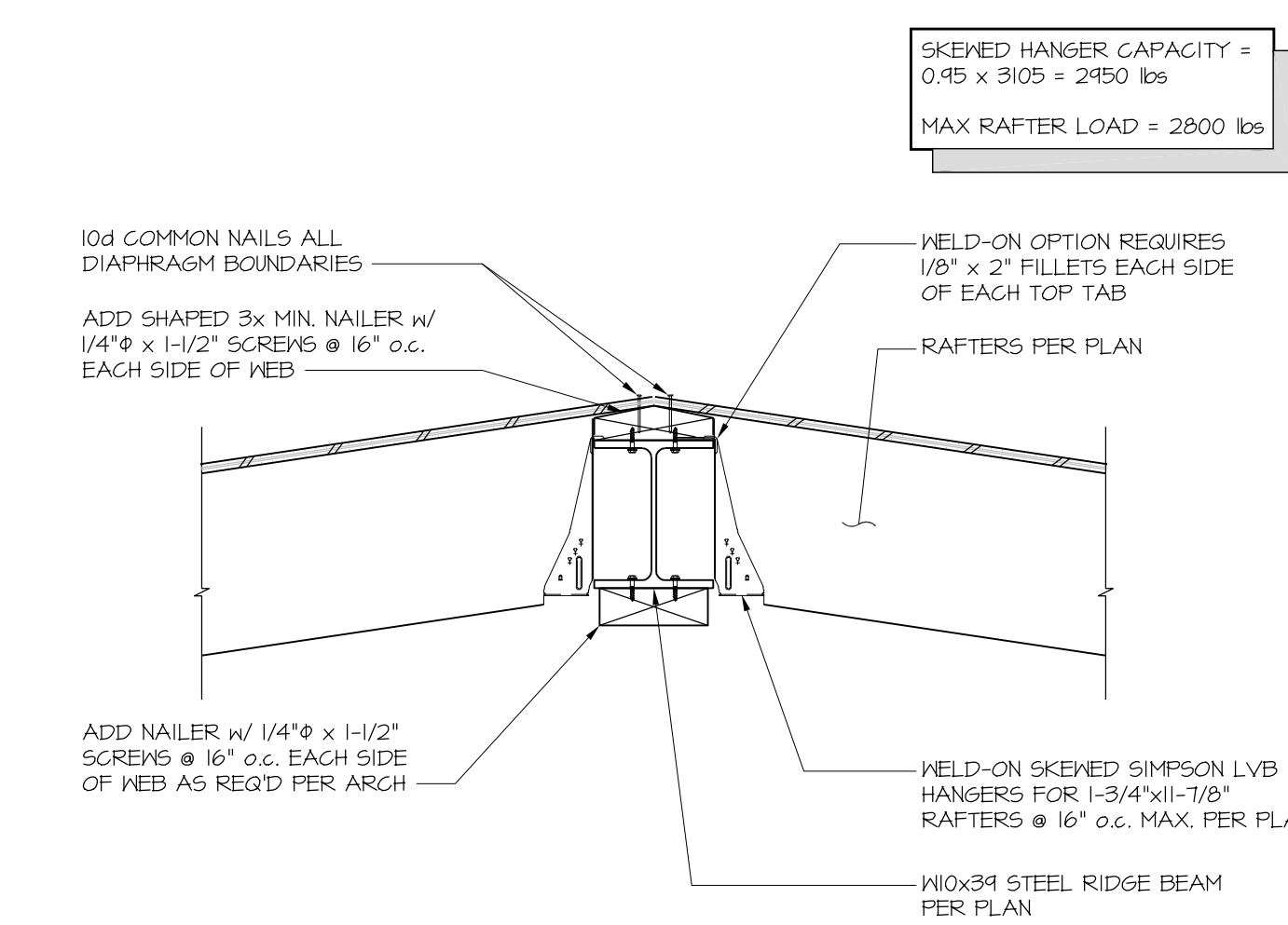
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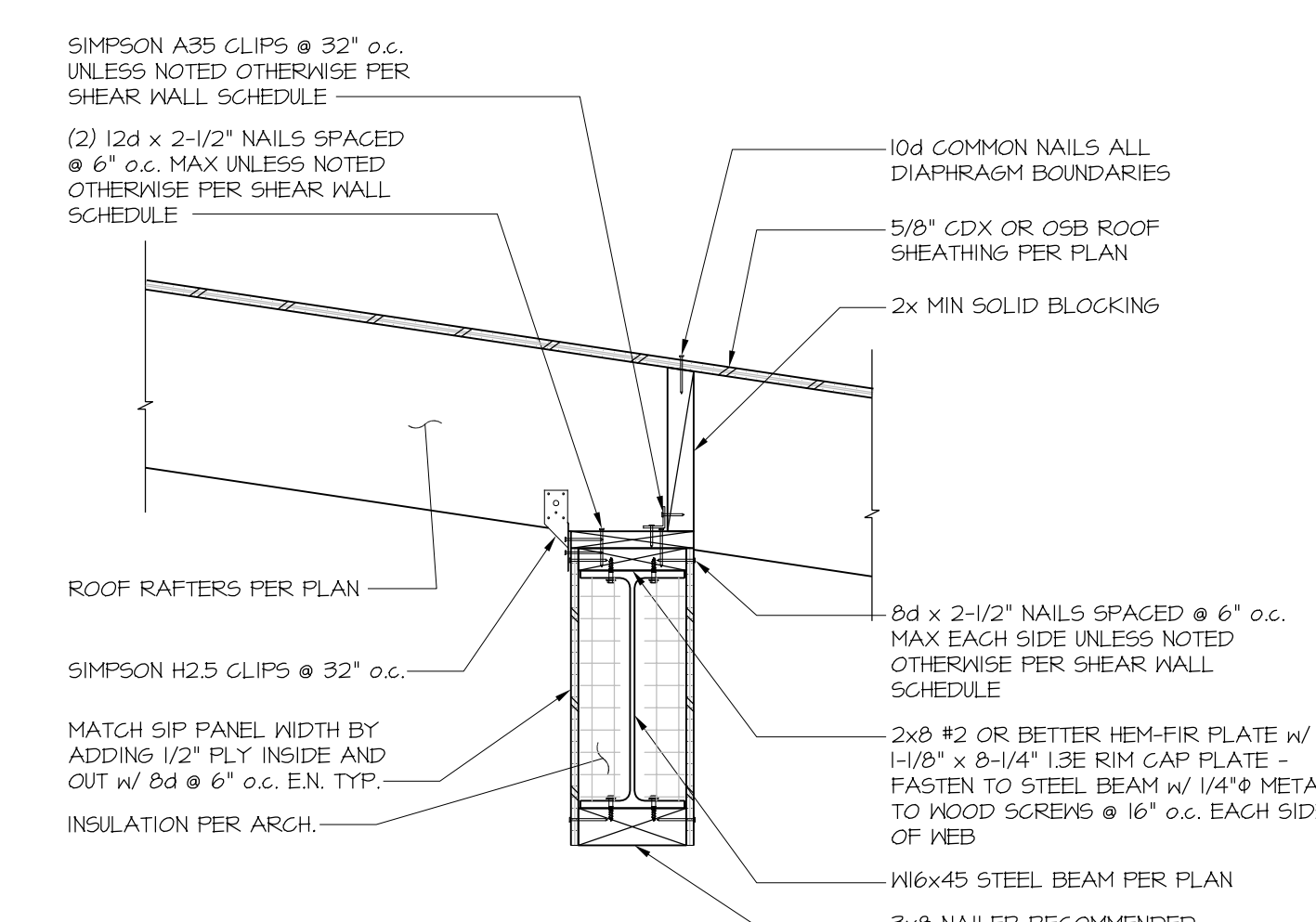
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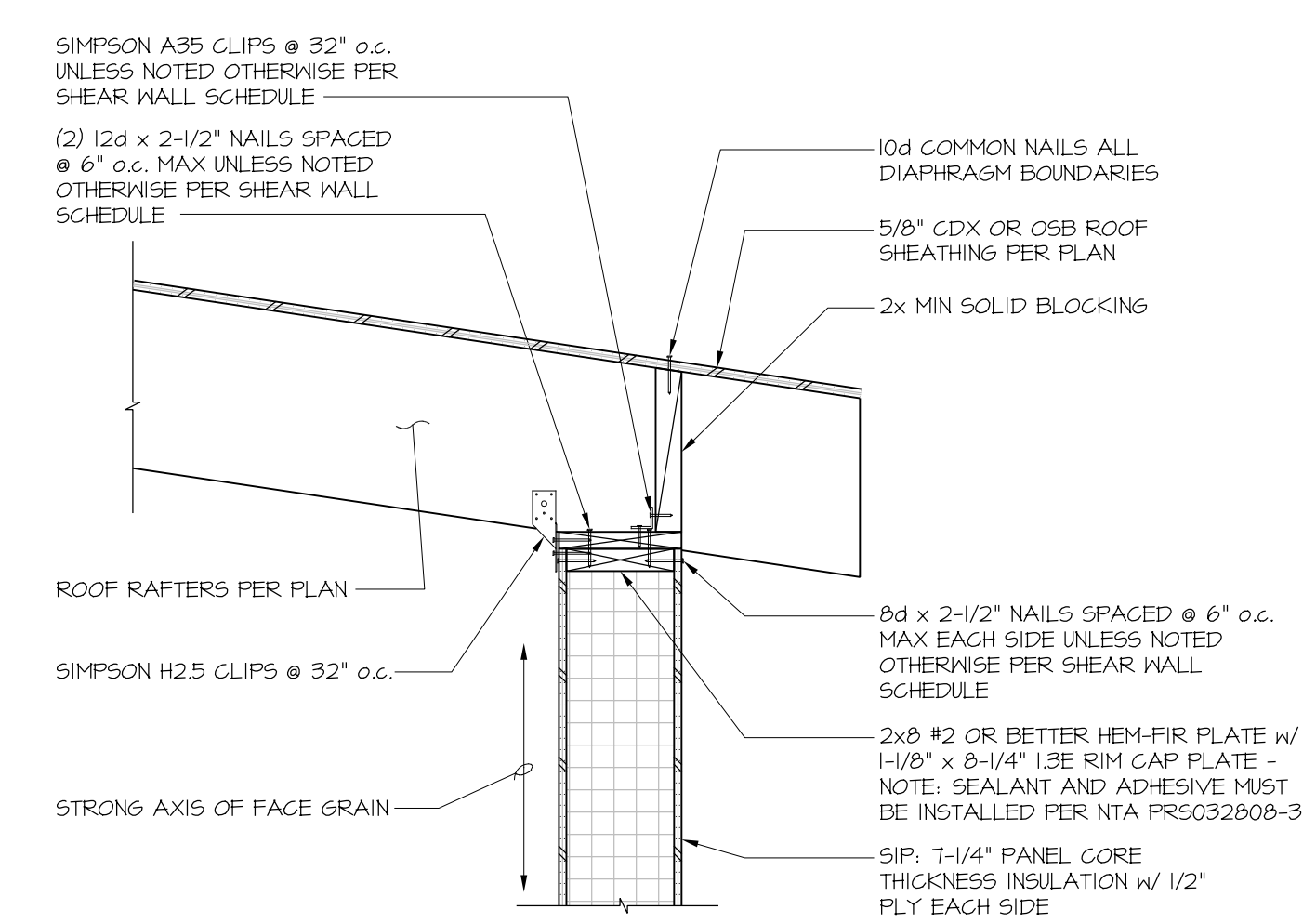
13 FRAMING DETAIL
SCALE: NONE



9 FRAMING DETAIL
SCALE: NONE



5 FRAMING DETAIL
SCALE: NONE



1 FRAMING DETAIL
SCALE: NONE

SKEWED HANGER CAPACITY = 0.45 x 3105 = 2450 lbs
MAX RAFTER LOAD = 2800 lbs

RICHMOND HOFFMAYER INC.
STRUCTURAL ENGINEERING
445 CANOGA AVE. WOODLAND HILLS CA 91364
PHONE (818) 341-7008 FAX (818) 883-8889

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VILLAGE NESTS AT SUMMIT

HUGHES UMBANHOWAR ARCHITECTS
DESIGN:
ADDRESS: 1322 PACIFIC AVE
CITY: VENICE, CA 90291
PHONE: 1310.39.5757

STRUCTURAL DETAILS

SUMMIT MOUNTAIN HOLDING GROUP
ADDRESS: 3622 NORTH WOLF CREEK DRIVE
EDEN, UTAH
CITY: EDEN, UTAH
PHONE: 1310.39.5757

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

BUILDING STRUCTURAL
 MECHANICAL PLUMBING
 ELECTRICAL ENERGY
 ACCESSIBILITY FIRE

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

MEM DATE: 07/19/18
WEST COAST CODE CONSULTANTS, INC.

STATUS	DESCRIPTION	DATE
100%	BUILDING DEPARTMENT SUBMITTAL #1	08/21/2017

VOID WITHOUT SIGNATURE & SEAL

DRAWN BY: J.H. CHECKED BY: J.H.

JOB NUMBER: 2017-0610

SHEET: SD.4

PROFESSIONAL ENGINEER
Joseph Hoffmayer
No. 0418409-2202
STATE OF UTAH
JOSEPH HOFFMAYER