

**ABBREVIATIONS**

A.B.	ANCHOR BOLT	H.C.	HOLLOW CORE
ABV.	ABOVE	H.D.	HOLD DOWN
A.F.F.	ABOVE FINISH FLOOR	HDWD.	HARDWOOD
ALUM.	ALUMINUM	H.M.	HOLLOW METAL
ANOD.	ANODIZED	H.P.	HIGH POINT
A.V.	AUDIO VISUAL	I.D.	INSIDE DIAMETER
BEL	BELOW	INSUL.	INSULATION
BLK'G.	BLOCKING	INT.	INTERIOR
BM.	BEAM	JT.	JOINT
B.O.S.	BOTTOM OF STRUCTURE	LAM.	LAMINATE
BOT.	BOTTOM	LAV.	LAVATORY
BSMT.	BASEMENT	L.P.	LOW POINT
CAB.	CABINET	LT. WT.	LIGHT WEIGHT
CALCS.	CALCULATIONS	MACH.	MACHINE
CEM.	CEMENT	MATL.	MATERIAL
CER. TILE	CERAMIC TILE	M.B.	MACHINE BOLT
CLG.	CEILING	MECH.	MECHANICAL
CLR.	CLEAR	MFCTR.	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	ML	MATELINE
COL.	COLUMN	MOD.	MODULE
CONC.	CONCRETE	MULL	MULLION
CONST.	CONSTRUCTION	(N)	NEW
CONT.	CONTINUOUS	N.I.C.	NOT IN CONTRACT
CONTR.	CONTRACT / CONTRACTOR	N.T.S.	NOT TO SCALE
CORR.	CORRIDOR	O.C.	ON CENTER
CPT.	CARPET	O.D.	OUTSIDE DIAMETER
DAT.	DATUM	OPP.	OPPOSITE
DET.	DETAIL	PL	PROPERTY LINE
DIA.	DIAMETER	PLAM.	PLASTIC LAMINATE
DIM(S).	DIMENSION(S)	PLAS.	PLASTER
DR.	DOOR	PLUMB.	PLUMBING
DWG.	DRAWING	PLYWD.	PLYWOOD
D.S.	DOWNSPOUT	PROP.	PROPERTY
E.J.	EXPANSION JOINT	PT	PRESSURE TREATED
ELEC.	ELECTRICAL	PTD.	PAINTED
EM.	ELECTRIC METER MAIN PANEL	R.A.G.	RETURN AIR GRILL
ELEV.	ELEVATION	R.D.	ROOF DRAIN
EQ.	EQUAL	REF.	REFERENCE
EQUIP.	EQUIPMENT	RET.	RETAINING
EXPAN.	EXPANSION	R.O.	ROOF OPENING
EXIST.	EXISTING	S & P	SHELF AND POLE
EXT.	EXTERIOR	SIM.	SIMILAR
F.B.	FLAT BAR	S.O.G.	SLAB ON GRADE
F.D.	FLOOR DRAIN	ST. STL.	STRUCTURAL STEEL
F.F.	FINISH FLOOR	STOR.	STORAGE
F.G.	FINISH GRADE	STRUCT.	STRUCTURE
FIN.	FINISH	T & G	TONGUE AND GROOVE
FIXT.	FIXTURE	TEMP.	TEMPERATURE
FLASH.	FLASHING	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CONCRETE
FTG.	FOOTING	T.O.M.	TOP OF MASONRY
F.O.B.	FACE OF BLOCK	T.O.P.	TOP OF PARAPET
F.O.C.	FACE OF CONCRETE	T.O.R.	TOP OF ROOF
F.O.S.	FACE OF STUD OR STEEL	T.O.S.	TOP OF STRUCTURE
FT.	FEET	T.O.W.	TOP OF WALL
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED	U.L.	UNDERWRITER'S LABORATORY
G.C.	GENERAL CONTRACTOR	U.N.O.	UNLESS NOTED THERWISE
GL.	GLASS	W/C	WATER CLOSET
GLM. BM.	GLUE LAMINATED BEAM	WD.	WOOD
GRD.	GRADE	W.O.	WINDOW OPENING
GWB	GYPSUM WALL BOARD	W.P.	WATERPROOF
HB	HOSE BIB		

**BUILDING INFORMATION**

**SITE DATA**

PROJECT ADDRESS:  
7914 E. HEARTWOOD DR. UNIT 7, EDEN, UT 84310  
DISTRICT: RIDGE NEST. LOTS: #7  
ELEV: 8805 FT

**LEGAL DESCRIPTION**

REFER TO CIVIL PLANS

**ZONING**

RIDGE NEST DISTRICT  
CLIMATE ZONE: 5B [R301.1]

**SITE AREA (SQ.FT.)**

1293 S.F.

**BUILDING DATA**

SIZE: 720 S.F.  
HEIGHT: 16' - 4 5/8"

**WEBER COUNTY BUILDING CODE DATE**

GOVERNING BUILDING CODES:

- 2015 i-Codes
- 2009 ANSI A117.1
- 2014 NEC
- Any amendments to the above mentioned codes as required by the Utah Code and the Utah Administrative Code

**SEISMIC DATA**

REFER TO GENERAL STRUCTURAL NOTES

**PROJECT DESCRIPTION**

OCCUPANCY:  
NEW SINGLE FAMILY 1 BEDROOM RESIDENCE.  
FULLY SPRINKLERED (NFPA 13D). TO BE FACTORY  
BUILT, STATE-APPROVED (3RD PARTY) AND  
INSPECTED BY HCD

FOUNDATIONS TO BE SITE-BUILT. REFER TO  
DRAWINGS FOR CLARIFICATION.

**DESIGN CRITERIA**

Climate Zone: 5B [TABLE N1101.10 (TABLE R301.1)]

*Note:*  
1. "B" designation indicates that location is considered "dry" as per Figure N1101.10 (R301.1).  
2. Weber County Weather Data:  
Heating Cost Index: 285.00 (usa.com)  
Cooling Cost Index: 145.67 (usa.com)  
Average Temperature: 50.3° (usa.com)  
Avg. July High Temp.: 90.9° (usa.com)  
Avg. Jan. Low Temp.: 16.5° (usa.com)  
Precipitation: 17.2" (weber cty)  
Snow: 53.3" (weber cty)  
Wind Speed: 17.42 mph

Air Freezing Index: 2000 [FIGURE/TABLE R403.3(2)]  
Weathering Probability for Concrete: Severe [FIGURE R301.2(3)]  
Termite Infestation Probability: Moderate to Heavy [FIGURE R301.2(6)]

**VERY HIGH FIRE HAZARD SEVERITY ZONE**

1. Based on maps, this project is located within Very High Fire Hazard Severity Zone (VHFHSZ). It shall Comply with requirements of Materials, systems & construction methods of Chapter 7A. Add the following material specifications and/or notes/details to plans:
  - a. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted.
  - b. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3)
  - c. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4)
  - d. (Roof) (Attic) (Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4-inch (6mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3)
  - e. Eaves and soffits shall meet the requirements of 707A5.5 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (707A5.5)
  - f. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with 704A.3
  - g. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.1)
  - h. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating - glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of 708A.2.1
  - i. Exterior door assemblies shall conform to the performance requirements of 708A.3 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2074. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (708A.3)
  - j. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048mm) of the primary structure shall be constructed of heavy timber, non combustible or other approved materials per Sec. 709A.3
  - k. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8)
  - l. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8)
  - m. All utilities, pipes, furnances, water heaters or other mechanical devices located in an exposed under-floor area of a residential building shall be enclosed with materials as required for 1-hour fire-resistive construction.
  - n. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 705A.2.
  - o. No trellis is permitted within 10 feet of the primary structure.
  - p. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non combustible materials. Minimum of 4 inches spacing is required between the members.

**DRAWING INDEX**

	ISSUE FOR WEBER COUNTY PERMIT - 09/05/17	REISSUE FOR WEBER COUNTY PERMIT - 10/06/17
<b>ARCHITECTURAL</b>		
A0.1	TITLE SHEET	✓
A0.2	GENERAL NOTES	✓
A0.3	HCD INSPECTION FORMS	✓
A0.4	RESCHECK	✓
A1.1	SITE PLAN	✓
A2.0	FOUNDATION PLAN	✓
A2.1	FLOOR PLAN	✓
A2.3	ROOF PLAN	✓
A2.4	RCP&POWER PLAN	✓
A3.1	ELEVATIONS	✓
A4.1	SECTIONS	✓
A6.1	WINDOW/DOOR SCHEDULE	✓
A7.1	DETAILS	✓
A8.1	3D VIEWS	✓
<b>CIVIL DRAWINGS</b>		
C101	GENERAL NOTES AND LEGEND	✓
C201	SITE AND UTILITY PLAN	✓
C301	GRADING PLAN	✓
C401	EROSION CONTROL PLAN	✓
C501	DETAILS	✓
C502	DETAILS	✓
<b>STRUCTURAL DRAWINGS</b>		
SCS	STRUCTURAL COVER SHEET	✓
SN1	GENERAL NOTES	✓
SN2	GENERAL NOTES	✓
SN3	GENERAL NOTES	✓
S1	FOUNDATION PLAN	✓
S2	FLOOR FRAMING PLAN	✓
S3	ROOF/WALL FRAMING PLAN	✓
SD1	FOUNDATION DETAILS	✓
SD2	GENERAL FRAMING DETAILS	✓
SD3	ROOF FRAMING DETAILS	✓
<b>MECHANICAL DRAWINGS</b>		
M0	MECHANICAL COVER SHEET	✓
M1	MECHANICAL FLOOR PLAN	✓
M2	SPECIFICATIONS	✓

✓ ISSUED



**SCOPE OF WORK**

NEW SINGLE-FAMILY 1 BEDROOM RESIDENCE. FULLY SPRINKLERED (NFPA 13D). FACTORY-BUILT, AND INSPECTED BY HCD IN FACTORY AND ON SITE BY WEBER COUNTY.

FOUNDATIONS TO BE SITE-BUILT. REFER TO DRAWINGS FOR CLARIFICATION.

METAL SIDING AND ROOF INSTALLED ON SITE

ALL UTILITIES INSTALLED IN FACTORY, CONNECTED MOD TO MOD AND TO SITE UTILITIES BY GENERAL CONTRACTOR.

**DEFERRED SUBMITTALS**

1. SPRINKLER UNDER SEPARATE PERMIT, INSTALLED IN FACTORY COMPLETED ON SITE
2. FIREPLACE UNDER SEPARATE PERMIT

**PROJECT DESIGNER**

LIVINGHOMES, LLC.  
2910 LINCOLN BLVD.  
SANTA MONICA, CA 90405

**CONTACT**

AMY SIMS  
LIVINGHOMES  
2910 LINCOLN BOULEVARD  
SANTA MONICA, CA 90405  
310.581.8500 X 8

**HCD CERTIFIED DESIGN APPROVAL AGENCY (DAA)**

RADCO  
3220 EAST 59TH STREET  
LONG BEACH, CA 90805

**FABRICATOR**

PLANT PREFAB, INC.  
375 S. CACTUS AVE.  
REALTO, CA 92376

**livinghomes.**

2910 lincoln blvd  
santa monica, ca 90405  
p: 310.581.8500 f: 310.496.2167  
www.livinghomes.net

**GENERAL CONTRACTOR**  
BLUE WILLOW BUILDERS INC.  
7103 SOUTH REDWOOD RD. SUITE 426  
WEST JORDAN, UT 84084  
TEL: 801 910 7614

**SURVEYOR + CIVIL ENGINEER**  
TALISMAN CIVIL CONSULTANTS  
5217 SOUTH STATE ST. SUITE 200  
MURRAY, UT 84107  
TEL: 801 743 1300

**STRUCTURAL ENGINEER**  
INNOVATIVE STRUCTURAL ENG'G  
40810 COUNTY CENTER DR. SUITE 110  
TEMECULA, CA 92591  
TEL: 951 600 0032

**SOILS ENGINEER**  
INTERMOUNTAIN GEOENVIRON  
-MENTAL SERVICES, INC.  
12429 SOUTH 300 EAST, SUITE 100,  
DRAPER, UT, 84120  
TEL: 801 748 4044

**MECHANICAL ENGINEER**  
TREK ENGINEERING, INC.  
3840 E CASSELLE AVE  
ORANGE, CA 92869  
TEL: 714 769 9700



**PROJECT:**

**RIDGE NEST UNIT 7**

Address: SUMMIT POWDER MOUNTAIN

7914 E HEARTWOOD DR.  
UNIT 7, EDEN, UT 84310

APN:

DATE: 19 JUL 2017

DRAWN BY: YW

CHECKED BY: AS

#	DESCRIPTION	DATE
	ISSUE FOR PERMIT	09.05.2017
1	REISSUE FOR PERMIT	10.06.2017

**PLAN REVIEW ACCEPTANCE**

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

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

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

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

SHEET NUMBER: **A0.1**

TITLE SHEET



STATE OF CALIFORNIA  
BUSINESS, CONSUMER SERVICES, AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



**Certificate of Approval**  
for  
**FACTORY BUILT HOUSING  
QUALITY ASSURANCE INSPECTOR**

Certificate Number: IF1500758  
Issue Date: May 31, 2017      Expiration Date: May 31, 2020

This Will Certify That  
**HECTOR F LOPEZ**

has met the minimum qualifications required of a Factory Built Housing QUALITY ASSURANCE INSPECTOR (QAI), as addressed in the California Code of Regulations, Title 25, Division 1, Chapter 3. The California Department of Housing and Community Development (HCD) hereby grants approval for said individual to act as a Factory Built Housing Quality Assurance Inspector on behalf of HCD.

5/31/2017  
(Date)

  
(Approving Officer)

HCD-OL-119 (Rev. 3/03)

**INTERNATIONAL CODE COUNCIL**

**HECTOR F LOPEZ**

The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:

**California Residential Building Inspector**

Given this day of December 30, 2016

Certificate No. 8710026

  
M Dwayne Garriss  
President, Board of Directors
  
Dominic Sims  
Chief Executive Officer



This certificate is the property of ICC and must be returned to ICC in the event of suspension or revocation of the certificate.

**INTERNATIONAL CODE COUNCIL**

**HECTOR F LOPEZ**

The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:

**RESIDENTIAL BUILDING INSPECTOR**

Given this day of February 21, 2017

Certificate No. 8710026

  
M Dwayne Garriss  
President, Board of Directors
  
Dominic Sims  
Chief Executive Officer



This certificate is the property of ICC and must be returned to ICC in the event of suspension or revocation of the certificate.

livinghomes.

2910 lincoln blvd  
santa monica, ca 90405  
p: 310.581.8500 f: 310.496.2167  
www.livinghomes.net

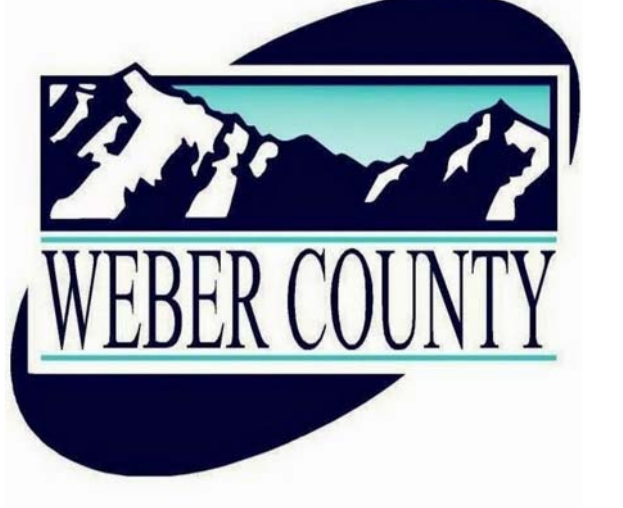
**GENERAL CONTRACTOR**  
BLUE WILLOW BUILDERS INC.  
7103 SOUTH REDWOOD RD. SUITE 426  
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TEL: 714 769 9700



**PROJECT:**  
**RIDGE NEST UNIT 7**

**Address:** SUMMIT POWDER MOUNTAIN  
7914 E HEARTWOOD DR.  
UNIT 7, EDEN, UT 84310

**APN:**

**DATE:** 19 JUL 2017

**DRAWN BY:** YW

**CHECKED BY:** AS

#	DESCRIPTION	DATE
	ISSUE FOR PERMIT	09.05.2017

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

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

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

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

**SHEET NUMBER:** A0.3  
**HCD INSPECTION FORMS**

REScheck Software Version 4.6.4  
**Compliance Certificate**

Project: RIDGE NEST UNIT 7

Energy Code: **Utah Energy Conservation Code**  
Location: **Huntsville, Utah**  
Construction Type: **Single-family**  
Project Type: **New Construction**  
Conditioned Floor Area: **732 ft<sup>2</sup>**  
Glazing Area: **26%**  
Climate Zone: **5 (8065 HDD)**  
Permit Date:  
Permit Number:

Construction Site: **Owner/Agent:** Designer/Contractor:  
7914 E. Heartwood Drive  
Unit 7  
Eden, UT 84310  
2910 Lincoln Blvd  
Santa Monica, CA 90405  
(310) 581-8500

Compliance: **Phases using UA trade-off**  
Compliance: **16.0% Better Than Code** Maximum UA: **212** Your UA: **178**  
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum code home.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Floor: All-Wood joist/Truss:Over Outside Air	732	30.0	0.0	0.033	24
NE Wall: Wood Frame, 16" o.c.	324	21.0	0.0	0.057	15
Window E: Wood Frame:Double Pane	40			0.260	10
Window F: Wood Frame:Double Pane	4			0.260	1
Window G: Wood Frame:Double Pane	25			0.260	7
SW Wall: Wood Frame, 16" o.c.	264	21.0	0.0	0.057	12
Window B: Wood Frame:Double Pane	30			0.260	8
Window H: Wood Frame:Double Pane	30			0.260	8
SE Wall: Wood Frame, 16" o.c.	283	21.0	0.0	0.057	13
Window A: Wood Frame:Double Pane	16			0.260	4
Door 1: Solid	21			0.500	11
Window I: Wood Frame:Double Pane	12			0.260	3
NW Wall: Wood Frame, 16" o.c.	283	21.0	0.0	0.057	8
Window D: Wood Frame:Double Pane	35			0.260	9
Door 3: Glass	77			0.260	20
Window C: Wood Frame:Double Pane	33			0.260	9

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.4 [FR1] <sup>1</sup>	Door U-factor.	U-___	U-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.3.6, 402.5 [FR2] <sup>1</sup>	Glazing U-factor (area-weighted average).	U-___	U-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] <sup>1</sup>	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.4.3 [FR20] <sup>1</sup>	Fenestration that is not site built is listed and labeled as meeting AAMA /WQMA/CSSA 1011.5.2/4440 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.4.4 [FR16] <sup>1</sup>	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.2.1 [FR12] <sup>1</sup>	Supply ducts in attics are insulated to ≥R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to ≥R-6.	R-___ R-___	R-___ R-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Ducts located completely inside the building envelope.
403.2.2 [FR13] <sup>1</sup>	All joints and seams of air ducts, air handlers, and filter boxes are sealed.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement is not applicable.
403.3 [FR17] <sup>1</sup>	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R-___	R-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.3.1 [FR24] <sup>1</sup>	Protection of insulation on HVAC piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.4.2 [FR18] <sup>1</sup>	Hot water pipes are insulated to ≥R-3.	R-___	R-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.5 [FR19] <sup>1</sup>	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Roof: Cathedral Ceiling	732	49.0	0.0	0.022	16

**Mechanical Equipment**

Description	Fuel type	Efficiency
Gas-Fired Steam		95 AFUE

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the Utah Energy Conservation Code requirements in REScheck Version 4.6.4 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Project Notes:  
Job# 129613

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

REScheck Software Version 4.6.4  
**Inspection Checklist**  
Energy Code: Utah Energy Conservation Code

Requirements: 96.0% were addressed directly in the REScheck software  
Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] <sup>1</sup>	Construction drawings and documentation demonstrate energy code compliance for the building envelope.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
302.1, 403.6 [PR2] <sup>1</sup>	Heating and cooling equipment is sized per ACCA Manual 5 based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr ___ Cooling: Btu/hr ___	Heating: Btu/hr ___ Cooling: Btu/hr ___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Complies?	Comments/Assumptions
303.2.1 [FO11] <sup>1</sup>	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.8 [FO12] <sup>1</sup>	Snow- and ice-melting system controls installed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Utah Energy Conservation Code Energy Efficiency Certificate

Insulation Rating	R-Value
<b>Above-Grade Wall</b>	<b>21.00</b>
<b>Below-Grade Wall</b>	<b>0.00</b>
<b>Floor</b>	<b>30.00</b>
<b>Celling / Roof</b>	<b>49.00</b>
<b>Ductwork (unconditioned spaces):</b>	
Glass & Door Rating	U-Factor SHGC
<b>Window</b>	<b>0.26</b>
<b>Door</b>	<b>0.26</b>
Heating & Cooling Equipment	Efficiency
<b>Gas-Fired Steam</b>	<b>95 AFUE</b>
<b>Cooling System:</b>	
<b>Water Heater:</b>	

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Comments

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

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

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

BY: **MEM** DATE: 10/18/17  
WEST COAST CODE CONSULTANTS, INC.

livinghomes.

2910 lincoln blvd  
santa monica, ca 90405  
p: 310.581.8500 f: 310.496.2167  
www.livinghomes.net

**GENERAL CONTRACTOR**  
BLUE WILLOW BUILDERS INC.  
7103 SOUTH REDWOOD RD. SUITE 426  
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TEL: 801 910 7614

**SURVEYOR + CIVIL ENGINEER**  
TALISMAN CIVIL CONSULTANTS  
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TEL: 801 743 1300

**STRUCTURAL ENGINEER**  
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40810 COUNTY CENTER DR. SUITE 110  
TEMECULA, CA 92591  
TEL: 951 600 0032

**SOILS ENGINEER**  
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MENTAL SERVICES, INC.  
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DRAPER, UT, 84120  
TEL: 801 748 4044

**MECHANICAL ENGINEER**  
TREK ENGINEERING, INC.  
3840 E CASSELLE AVE  
ORANGE, CA 92869  
TEL: 714 769 9700



PROJECT:  
**RIDGE NEST UNIT 7**

Address: SUMMIT POWDER MOUNTAIN

7914 E HEARTWOOD DR.  
UNIT 7, EDEN, UT 84310

APN:

DATE: 19 JUL 2017

DRAWN BY: YW

CHECKED BY: AS

#	DESCRIPTION	DATE
	ISSUE FOR PERMIT	09.05.2017

SHEET NUMBER: **A0.4**  
**RESCHECK**

**GENERAL CONTRACTOR**  
BLUE WILLOW BUILDERS INC.  
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Address: SUMMIT POWDER MOUNTAIN  
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UNIT 7, EDEN, UT 84310

APN:

DATE: 19 JUL 2017  
DRAWN BY: YW  
CHECKED BY: AS

#	DESCRIPTION	DATE
1	ISSUE FOR ARC CONCEPTUAL DESIGN REVIEW	08.04.2017
2	ISSUE FOR ARC FINAL REVIEW	08.25.2017
3	ISSUE FOR PERMIT	09.05.2017




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

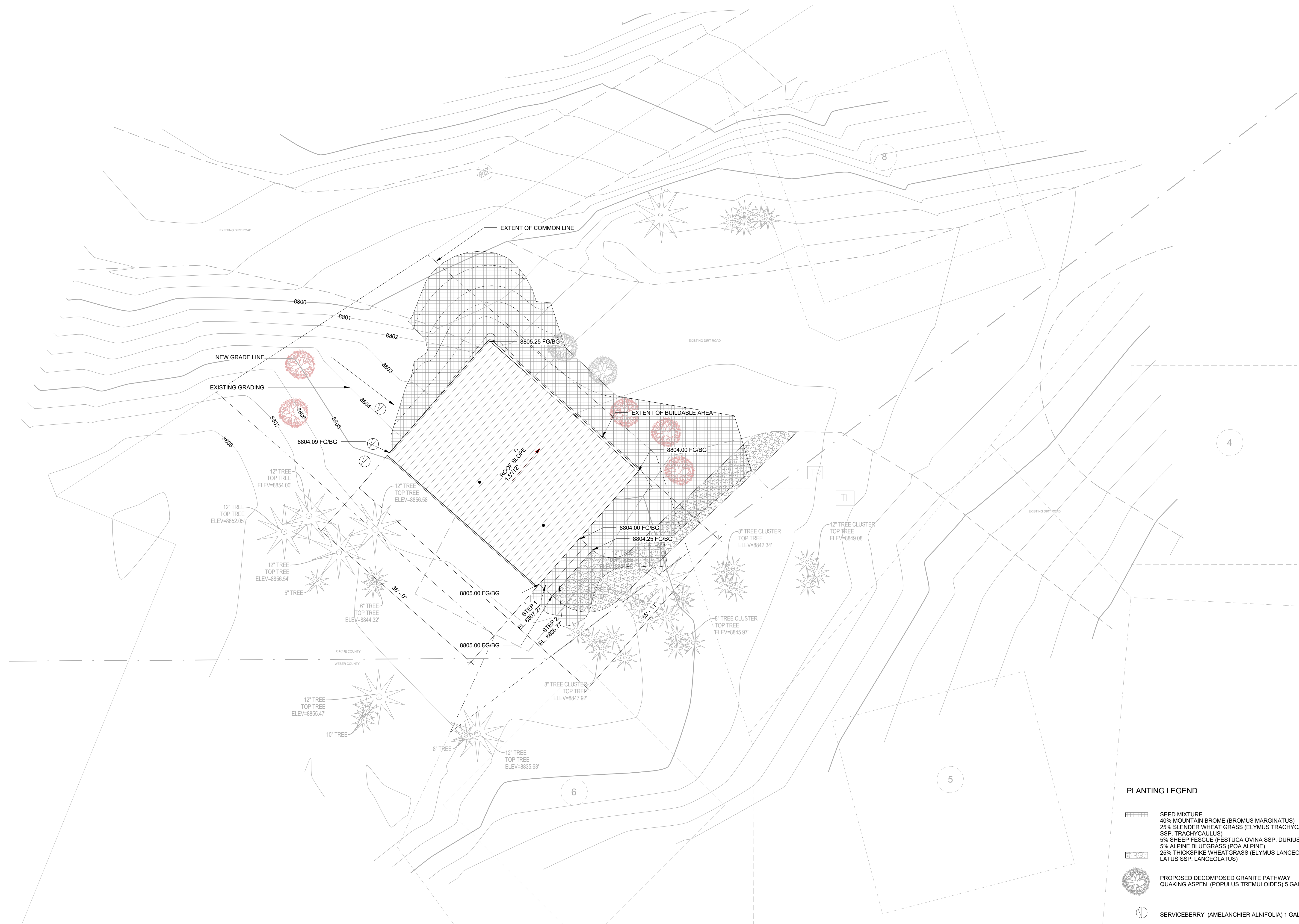
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BY: MEM DATE: 10/16/17  
WEST COAST CODE CONSULTANTS, INC.

**PLANTING LEGEND**

-  SEED MIXTURE  
40% MOUNTAIN BROME (BROMUS MARGINATUS)  
25% SLENDER WHEAT GRASS (ELYMUS TRACHYCAULUS SPP. TRACHYCAULUS)  
5% SHEEP FESCUE (FESTUCA OVINA SPP. DURIUSCULA)  
5% ALPINE BLUEGRASS (POA ALPINE)  
25% THICKSPIKE WHEATGRASS (ELYMUS LANCEO LATUS SPP. LANCEOLATUS)
-  PROPOSED DECOMPOSED GRANITE PATHWAY  
QUAKING ASPEN (POPULUS TREMULOIDES) 5 GAL.
-  SERVICEBERRY (AMELANCHIER ALNIFOLIA) 1 GAL.



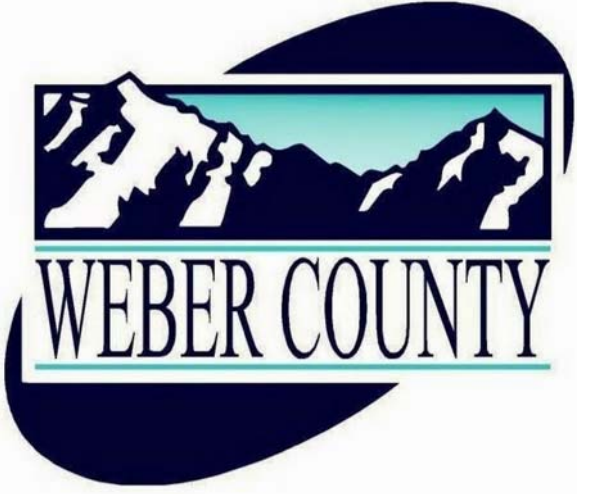
**GENERAL CONTRACTOR**  
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**PROJECT:**  
**RIDGE NEST UNIT 7**

Address: SUMMIT POWDER MOUNTAIN  
7914 E HEARTWOOD DR.  
UNIT 7, EDEN, UT 84310

APN:

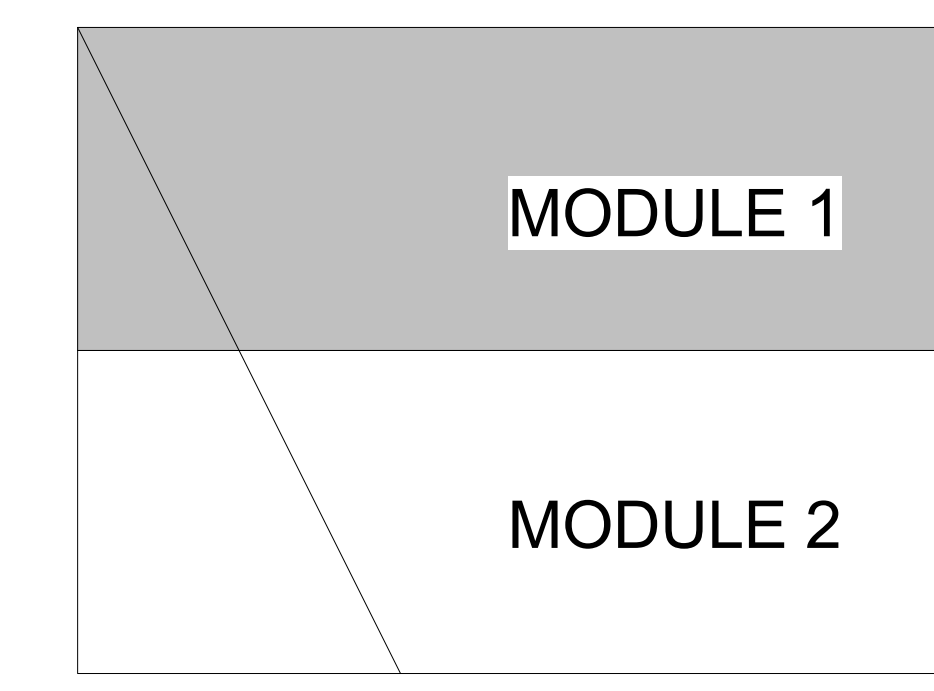
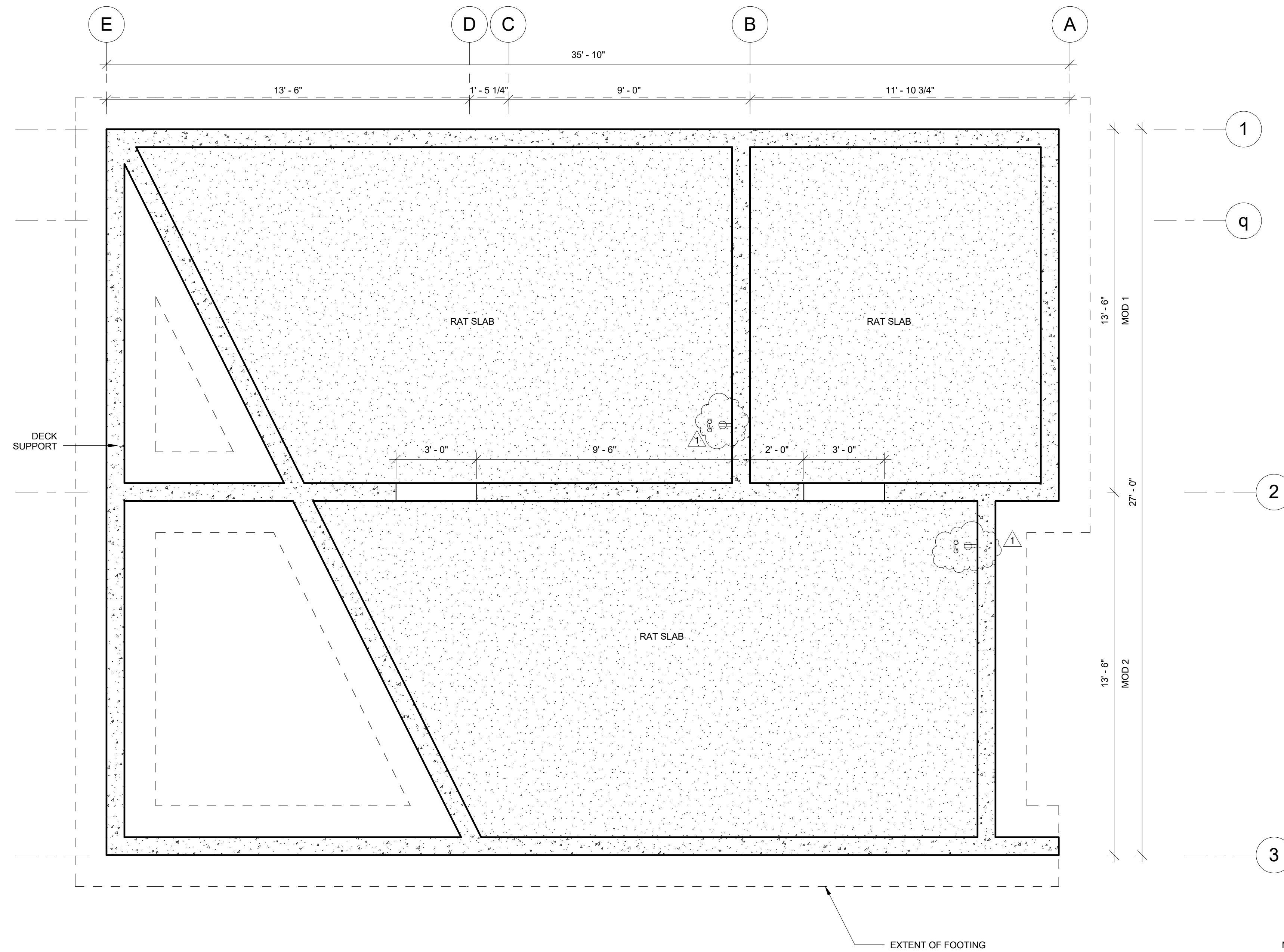
DATE: 19 JUL 2017  
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#	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	09.05.2017
1	REISSUE FOR PERMIT	10.06.2017

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MODULE KEY  
1/8" = 1'-0"

FOUNDATION PLAN  
3/8" = 1'-0"

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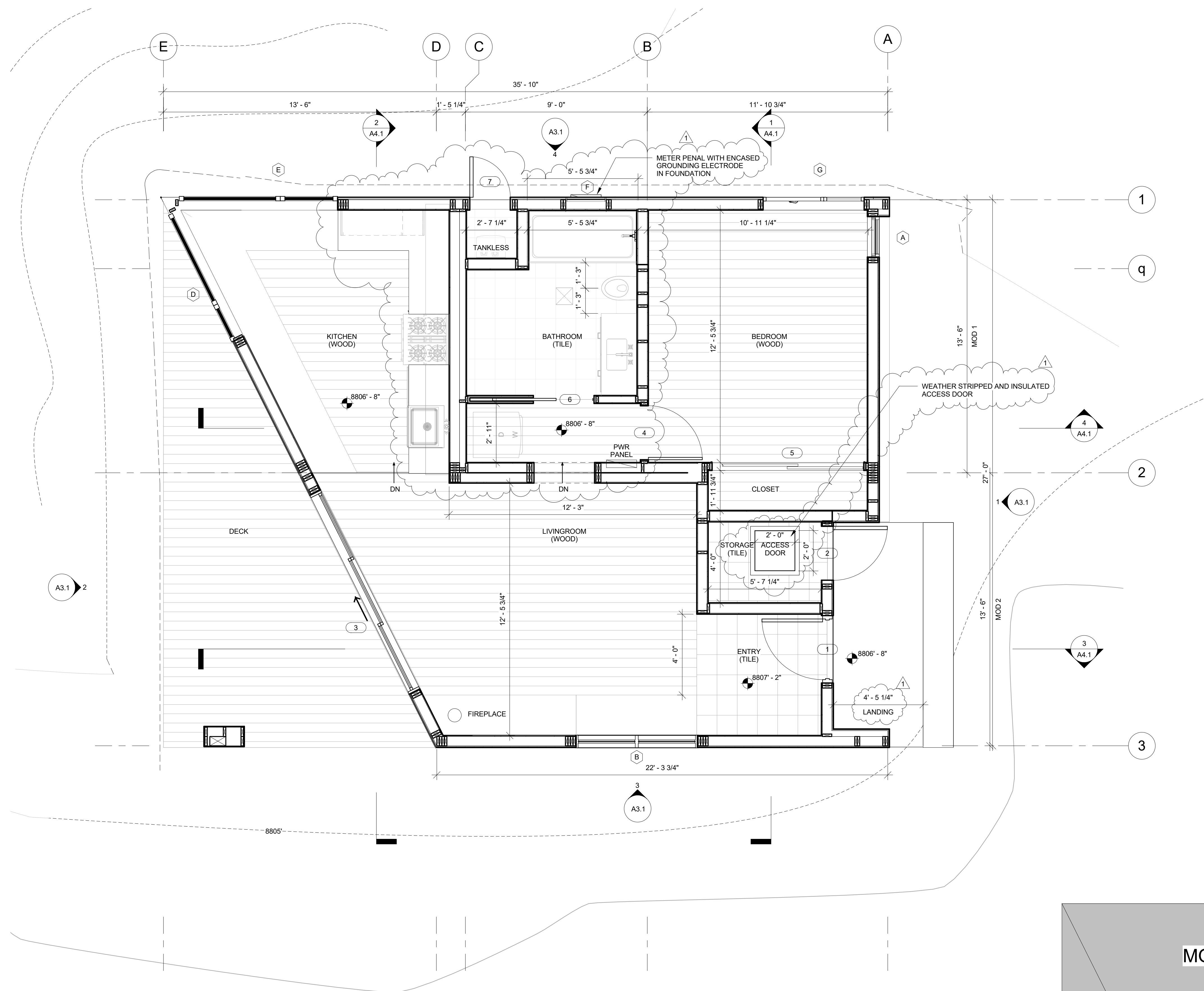
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	ISSUE FOR ARC FINAL REVIEW	08.25.2017
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1	REISSUE FOR PERMIT	10.06.2017

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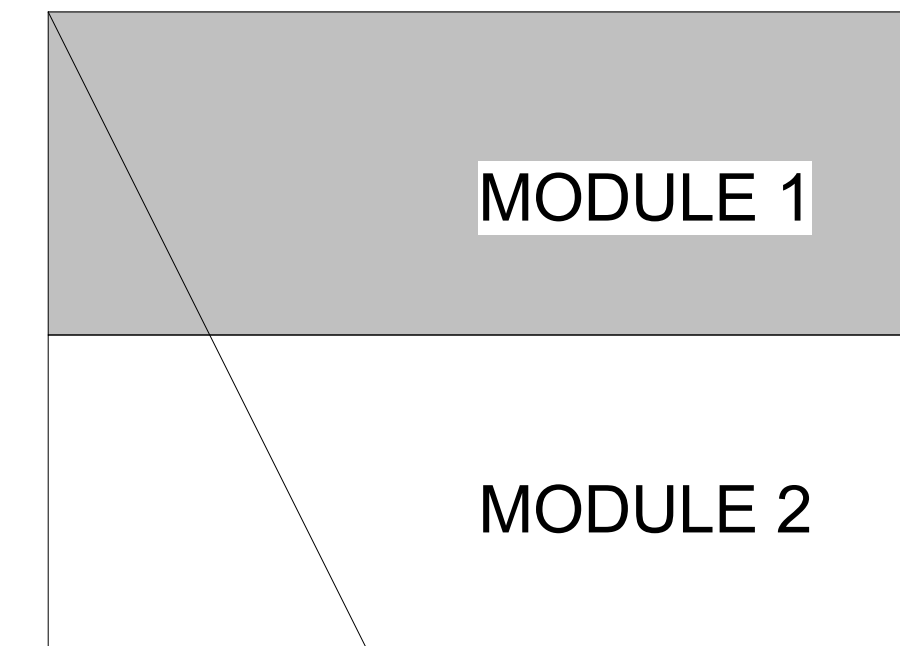
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BY: MEM DATE: 10/16/17  
WEST COAST CODE CONSULTANTS, INC.



1 FLOOR PLAN  
3/8" = 1'-0"



MODULE KEY  
1/8" = 1'-0"

SHEET NUMBER: **A2.1**  
FLOOR PLAN

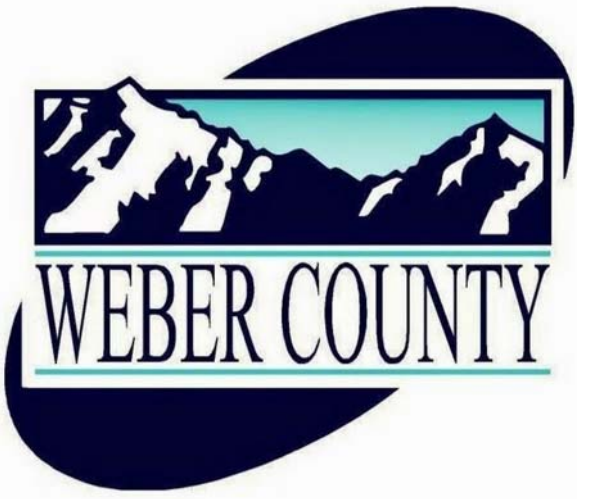
**GENERAL CONTRACTOR**  
 BLUE WILLOW BUILDERS INC.  
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**PROJECT:**  
**RIDGE NEST UNIT 7**

Address: SUMMIT POWDER MOUNTAIN  
 7914 E HEARTWOOD DR.  
 UNIT 7, EDEN, UT 84310

APN:

DATE: 19 JUL 2017  
 DRAWN BY: YW  
 CHECKED BY: AS

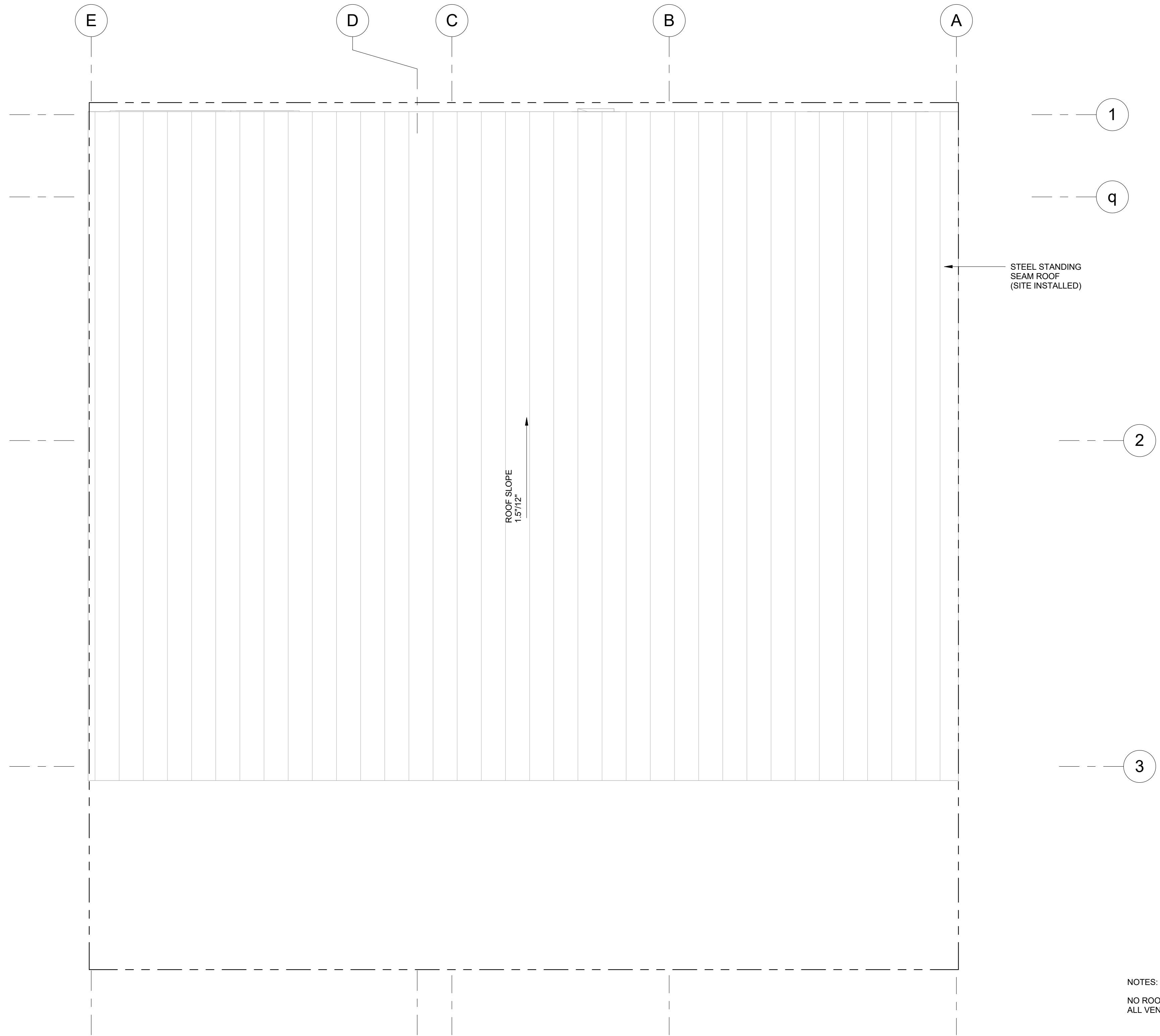
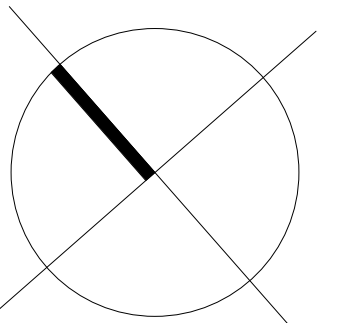
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BY: **MEM** DATE: 10/16/17  
 WEST COAST CODE CONSULTANTS, INC.



NOTES:  
 NO ROOF PENETRATIONS  
 ALL VENTS TO SIDEWALLS

1 ROOF PLAN  
 3/8" = 1'-0"

SHEET NUMBER: **A2.3**  
 ROOF PLAN



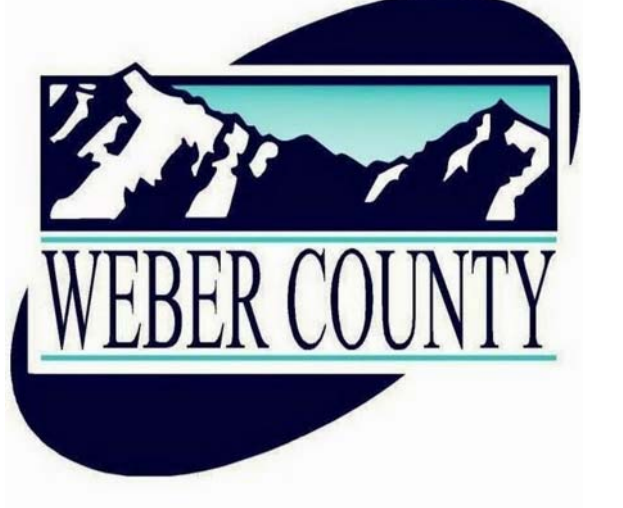
**GENERAL CONTRACTOR**  
BLUE WILLOW BUILDERS INC.  
7103 SOUTH REDWOOD RD. SUITE 426  
WEST JORDAN, UT 84084  
TEL: 801 910 7614

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**MECHANICAL ENGINEER**  
TREK ENGINEERING, INC.  
3840 E CASSELLE AVE  
ORANGE, CA 92869  
TEL: 714 769 9700



**PROJECT:**  
**RIDGE NEST UNIT 7**

Address: SUMMIT POWDER MOUNTAIN  
7914 E HEARTWOOD DR.  
UNIT 7, EDEN, UT 84310

APN:

DATE: 19 JUL 2017

DRAWN BY: YW

CHECKED BY: AS

#	DESCRIPTION	DATE
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	ISSUE FOR PERMIT	09.05.2017
1	REISSUE FOR PERMIT	10.06.2017

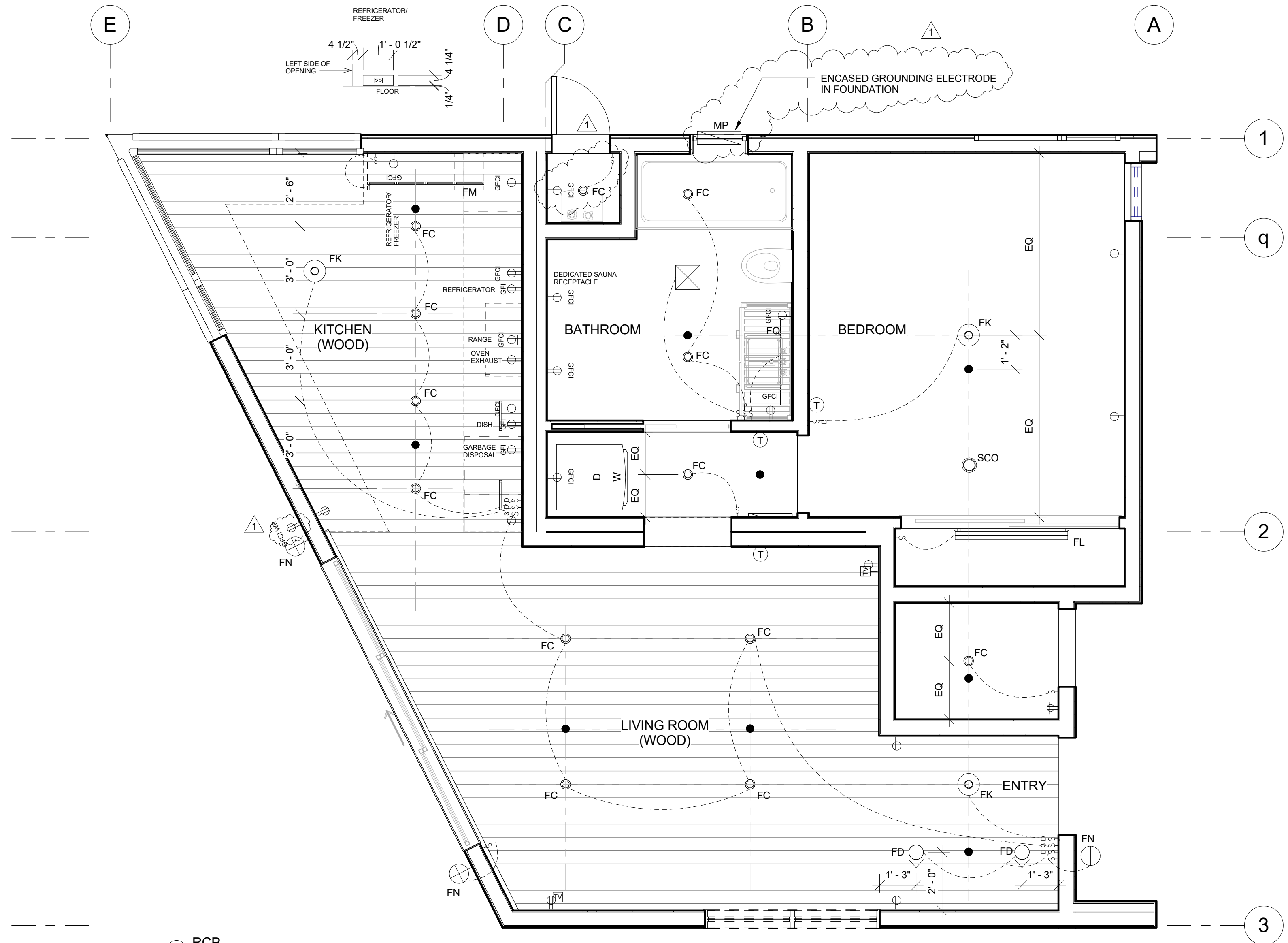
**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE  
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<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
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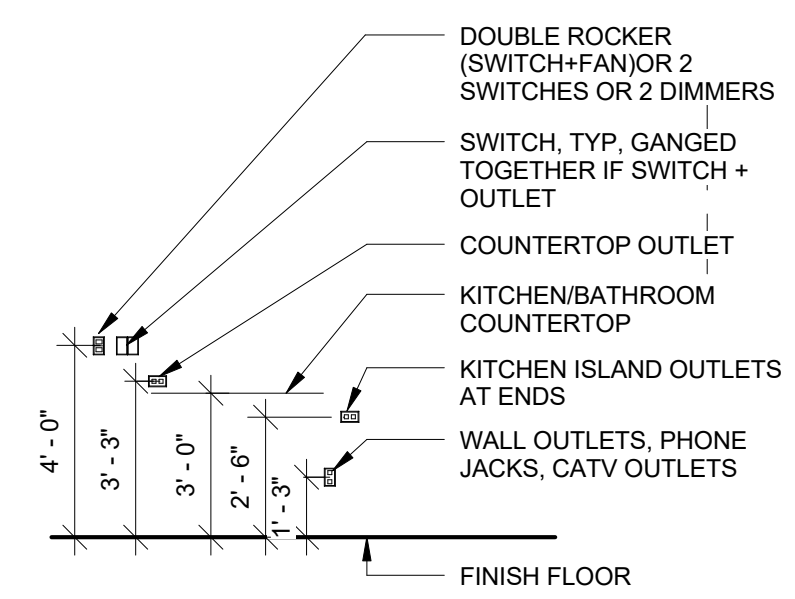
- ELECTRICAL NOTE:
- PLEASE CONTACT ELECTRICIAN & LOG STACKER PRIOR TO CONSTRUCTION OF BUILDING TO ENSURE ACCURACY OF ALL ELECTRICAL WIRING.
  - ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, BATHS, UNFINISHED BASEMENTS AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED (IRC E3802).
  - EXTERIOR OUTLETS SHALL HAVE WATERPROOF COVERINGS.
  - ALL ELECTRICAL OUTLET BRANCH CIRCUITS IN ALL BEDROOMS TO BE PROVIDED WITH/ ARC FAULT PROTECTION.
  - 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)
  - 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 BACKUP. (R313.2 AS AMENDED BY STATE).
  - 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).
  - 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.
  - ALL RECEPTACLES SERVING UNFINISHED BASEMENTS TO BE GFCI PROTECTED.
  - ELECTRICAL PANELS MUST HAVE 30" WIDE BY 36" DEEP WORKING SPACE & 6'-6" HEADROOM. PROVIDE PROPER FIRE RATING FOR BOXES FACING INTO GARAGES.
  - LL SPAS AND HOT TUBS SHALL COMPLY WITH THE CURRENT INTERNATIONAL RESIDENTIAL CODE. SPECIFICALLY EQUIPMENT LOCATION AND CLEARANCES SHALL COMPLY WITH E4103.
  - 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).
  - OUTLETS ARE REQUIRED TO BE INSTALLED SO THAT NO POINT ALONG WALLS IS MORE THAN 6 FEET FROM AN OUTLET.
  - A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION 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
  - A MINIMUM OF 50 PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.
  - ALL 15 AND 20 AMP RECEPTACLES WITH-IN THE DWELLING UNIT SHALL BE TAMPER RESISTANT RECEPTACLES.
  - IN THE KITCHEN, A MINIMUM OF TWO 20 AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS.



1 RCP  
3/8" = 1'-0"

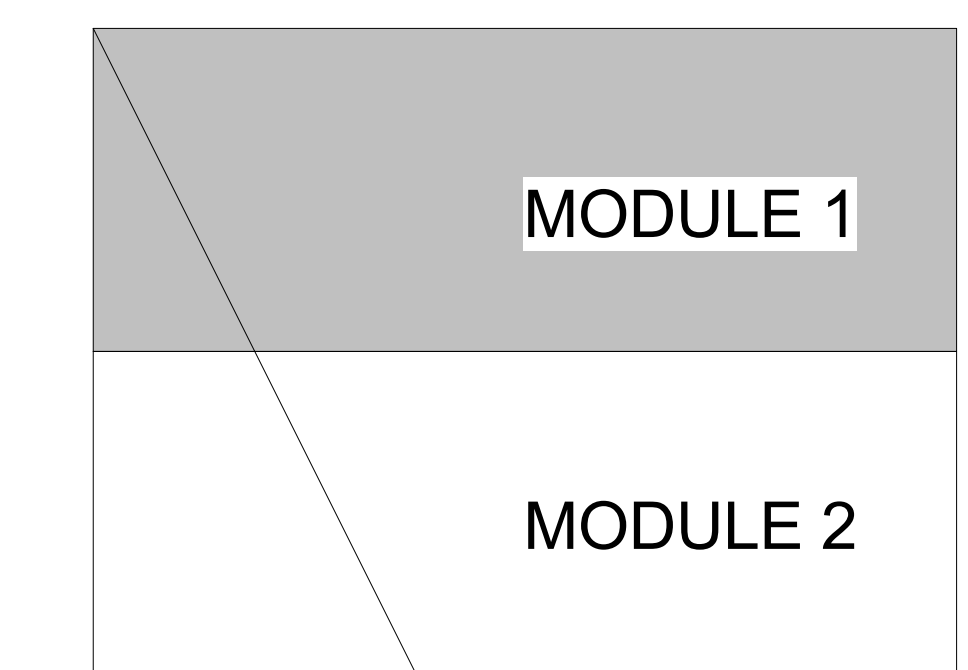
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|--|---------------------------------|--|--|
|  | SWITCH SINGLE                   |  | RECESSED DOWNLIGHT - LED               |
|  | SWITCH 3-WAY                    |  | RECESSED WALLWASH - LED                |
|  | SWITCH DIMMER                   |  | WALL SCONCE - EXTERIOR ENERGY STAR LED |
|  | OUTLET DUPLEX                   |  | PENDANT LIGHT                          |
|  | OUTLET GFI/ WATERPROOF          |  | BATH SCONCE                            |
|  | OUTLET GFI/ WEATHER PROOF       |  | WALL STRIP LIGHT LED                   |
|  | LOW VOLTAGE TV                  |  | EXHAUST FAN                            |
|  | OUTLET QUAD                     |  | SPRINKLER                              |
|  | 4 PRONG OUTLET (SEE RANGE SPEC) |  | THERMOSTAT                             |
|  | OUTLET DUPLEX FLOOR BOX         |  | UNDERCABINET LIGHT                     |
|  | SMOKE DETECTOR /CO MONITOR      |  |  |

1 ELECTRICAL LEGEND  
1/4" = 1'-0"

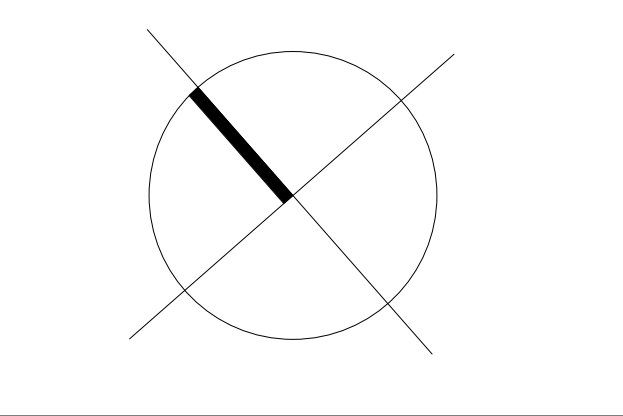


NOTE: TYPICAL RECEPTACLE HEIGHTS

1 ELECTRICAL HEIGHT  
1/4" = 1'-0"

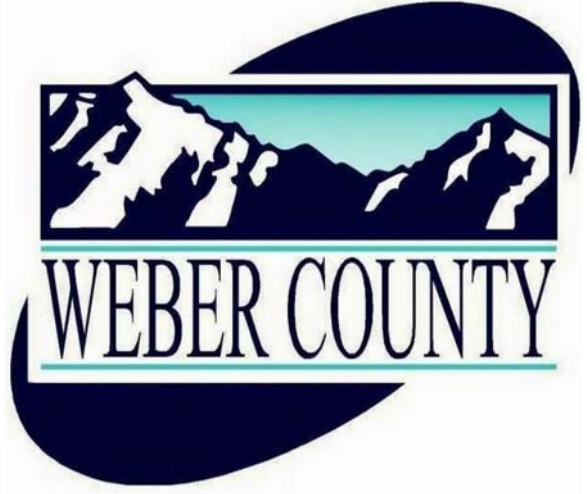


1 MODULE KEY  
1/8" = 1'-0"



SHEET NUMBER: **A2.4**  
**RCP & POWER PLAN**





**PROJECT:**

**RIDGE NEST UNIT 7**

Address: SUMMIT POWDER MOUNTAIN

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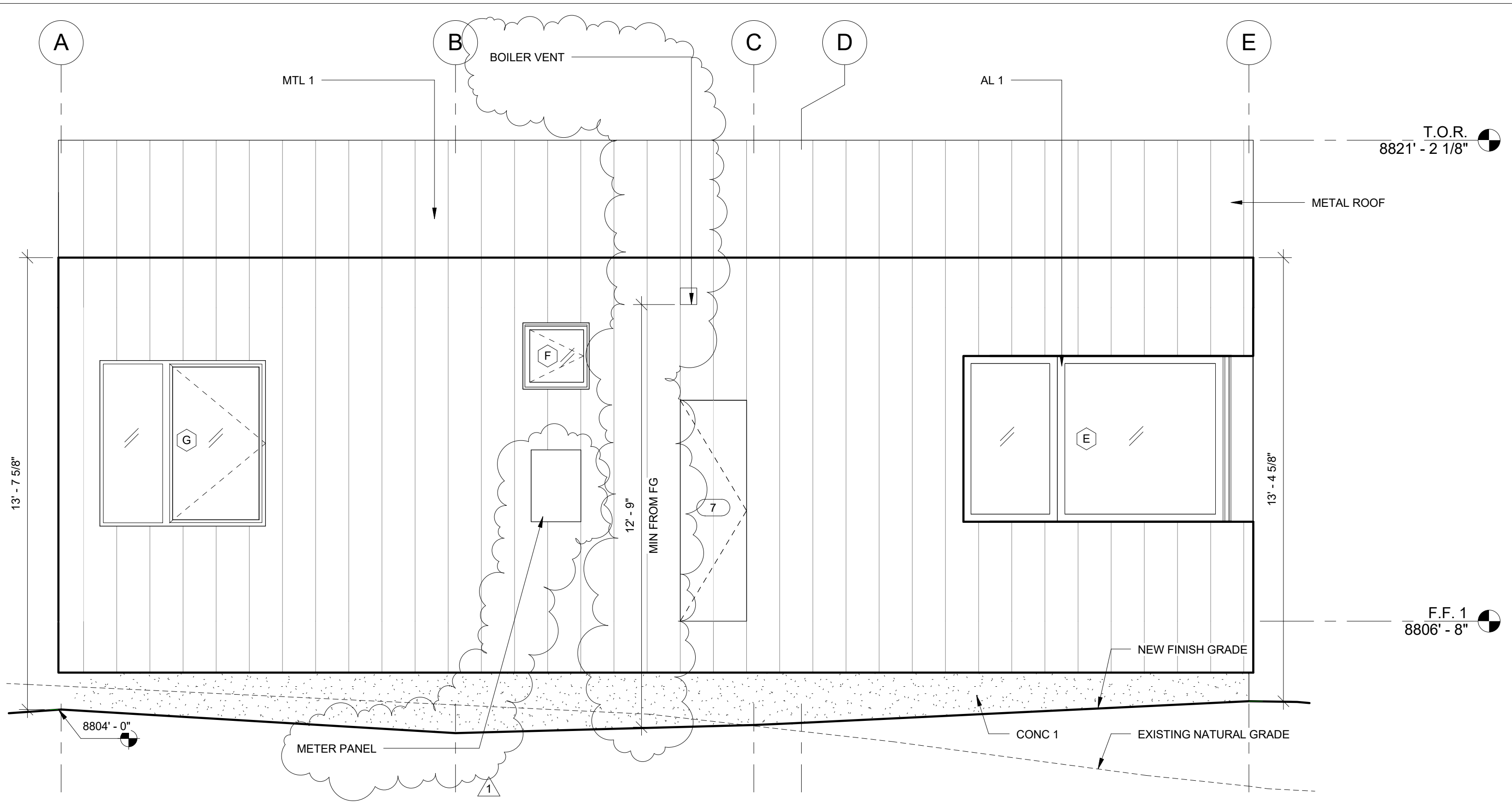
APN:

DATE: 19 JUL 2017

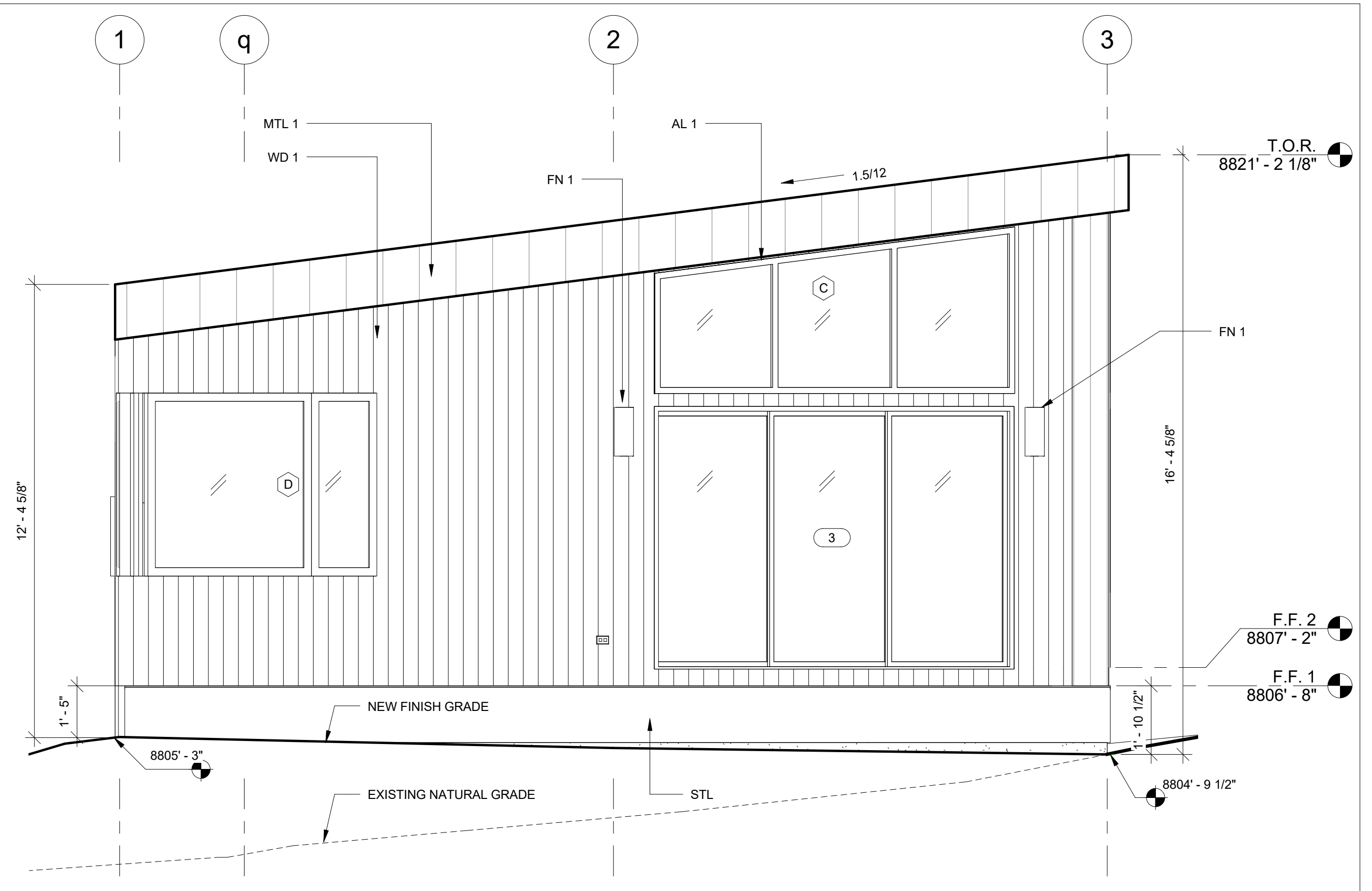
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CHECKED BY: AS

#	DESCRIPTION	DATE
	ISSUE FOR ARC CONCEPTUAL DESIGN REVIEW	08.04.2017
	ISSUE FOR ARC FINAL REVIEW	08.25.2017
	ISSUE FOR PERMIT	09.05.2017
1	REISSUE FOR PERMIT	10.06.2017

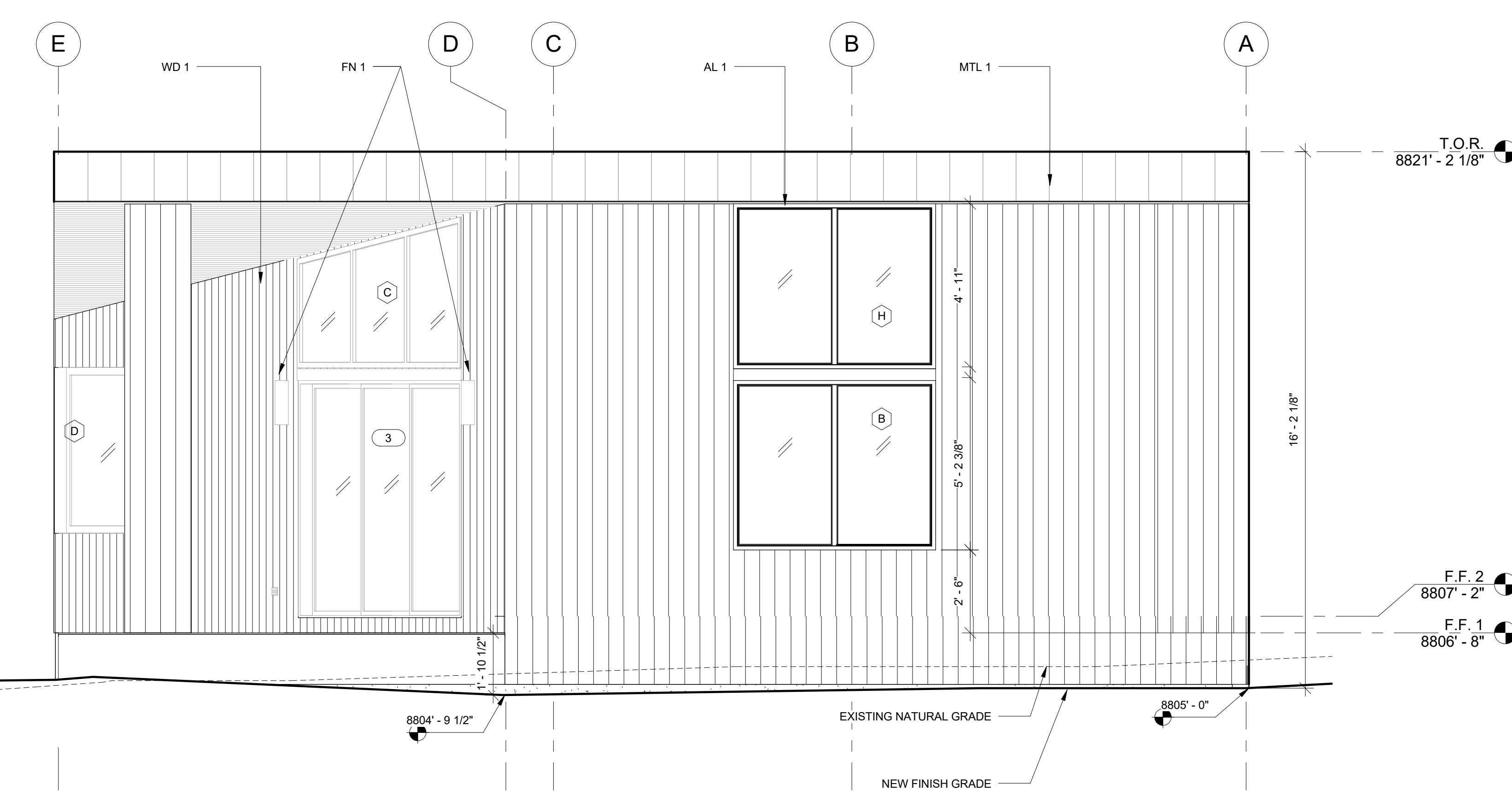


4 NORTHEAST ELEVATION  
3/8" = 1'-0"

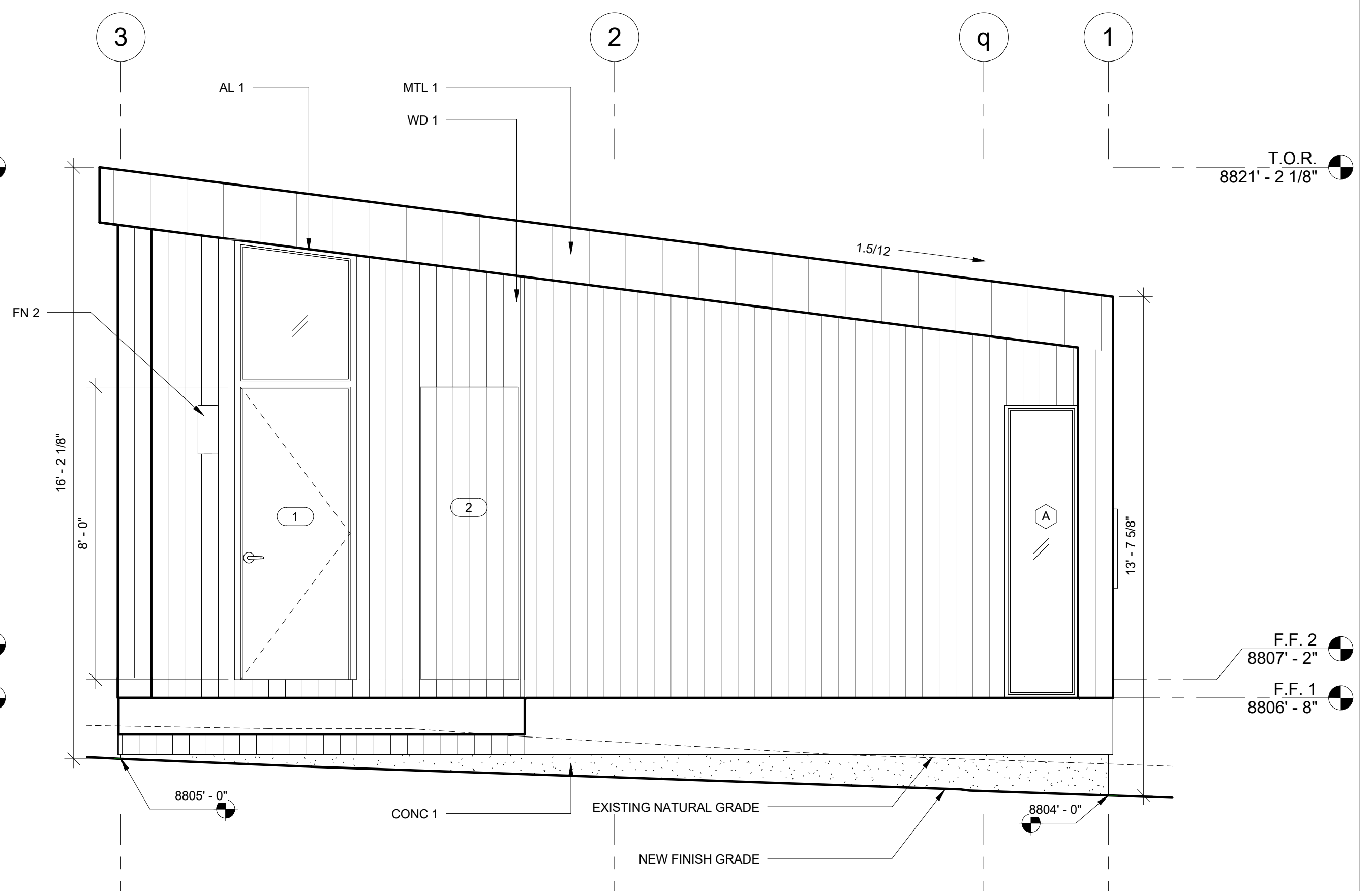


2 NORTHWEST ELEVATION  
3/8" = 1'-0"

- MATERIAL LEGEND**
- WD 1 WESTERN RED CEDAR - STAINED
  - MTL 1 DARK BRONZE STANDING SEAM METAL (SITE INSTALLED)
  - AL 1 CHESTNUT BRONZE ANODIZED FRAME
  - CONC 1 POURED IN PLACE CONCRETE
  - STL PTD STEEL FASCIA @ DECK
  - FN 1 LED EXTERIOR DOWNLIGHT



3 SOUTHWEST ELEVATION  
3/8" = 1'-0"



1 SOUTHEAST ELEVATION  
3/8" = 1'-0"

**GENERAL CONTRACTOR**  
BLUE WILLOW BUILDERS INC.  
7103 SOUTH REDWOOD RD. SUITE 426  
WEST JORDAN, UT 84084  
TEL: 801 910 7614

**SURVEYOR + CIVIL ENGINEER**  
TALISMAN CIVIL CONSULTANTS  
5217 SOUTH STATE ST. SUITE 200  
MURRAY, UT 84107  
TEL: 801 743 1300

**STRUCTURAL ENGINEER**  
INNOVATIVE STRUCTURAL ENG'G  
40810 COUNTY CENTER DR. SUITE 110  
TEMECULA, CA 92591  
TEL: 951 600 0032

**SOILS ENGINEER**  
INTERMOUNTAIN GEOENVIRON-  
MENTAL SERVICES, INC.  
12429 SOUTH 300 EAST, SUITE 100,  
DRAPER, UT, 84120  
TEL: 801 748 4044

**MECHANICAL ENGINEER**  
TREK ENGINEERING, INC.  
3840 E CASSELLE AVE  
ORANGE, CA 92689  
TEL: 714 769 9700



**PROJECT:**  
**RIDGE NEST UNIT 7**

Address: SUMMIT POWDER MOUNTAIN  
7914 E HEARTWOOD DR.  
UNIT 7, EDEN, UT 84310

APN:

DATE: 19 JUL 2017  
DRAWN BY: YW  
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1	REISSUE FOR PERMIT	10.06.2017

**PLAN REVIEW ACCEPTANCE**

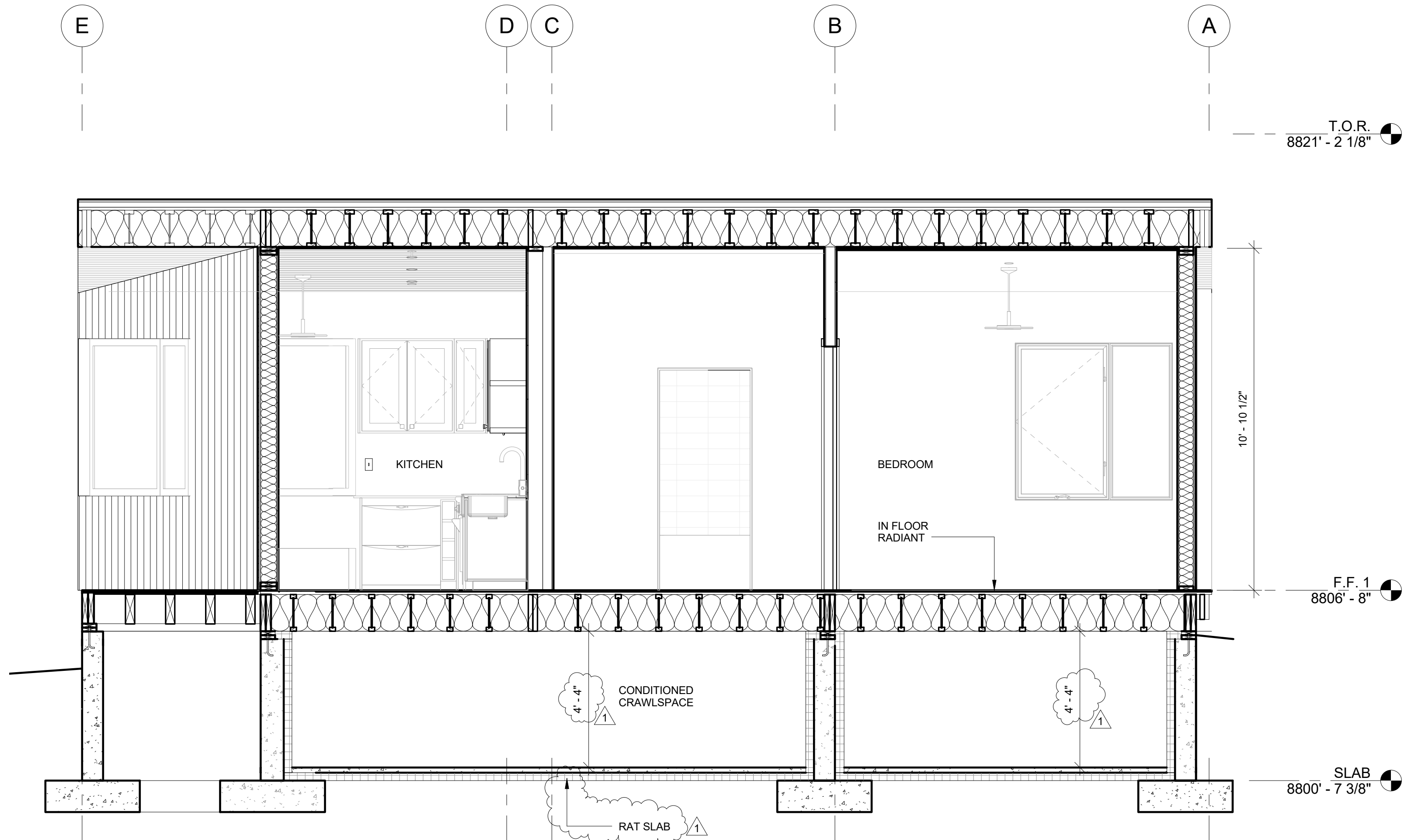
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

BUILDING     STRUCTURAL  
 MECHANICAL     PLUMBING  
 ELECTRICAL     ENERGY  
 ACCESSIBILITY     FIRE

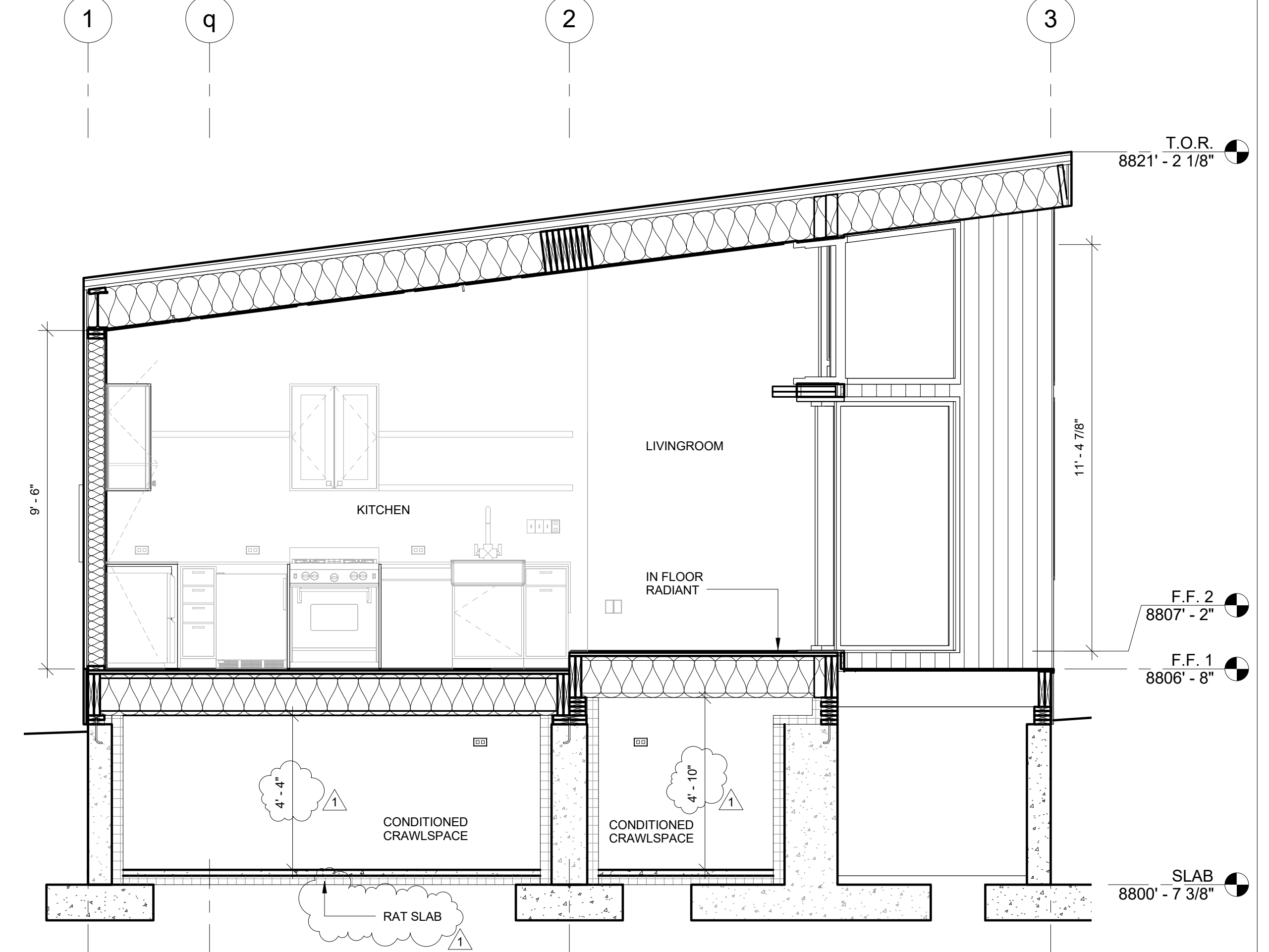
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

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

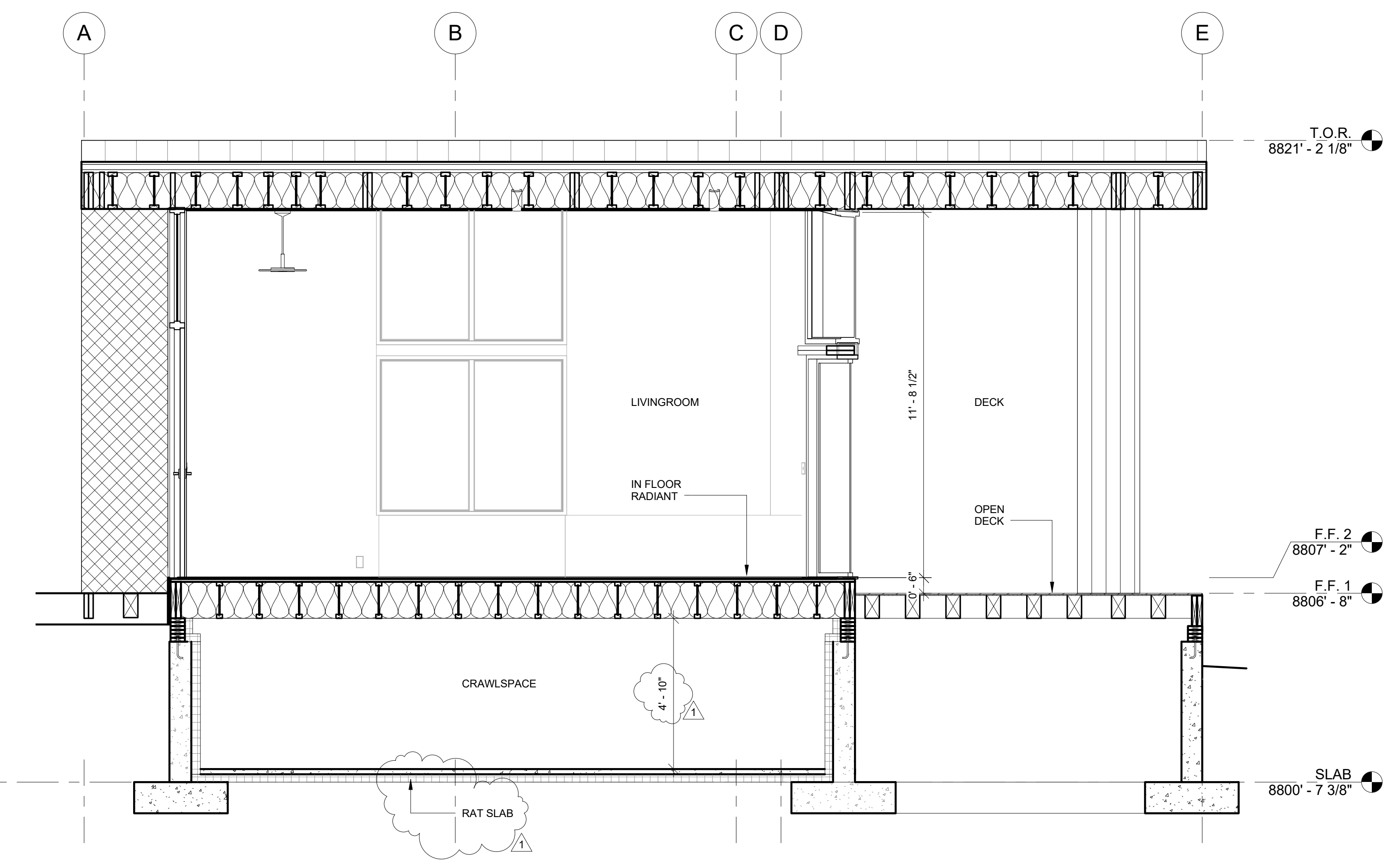
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**SECTIONS**



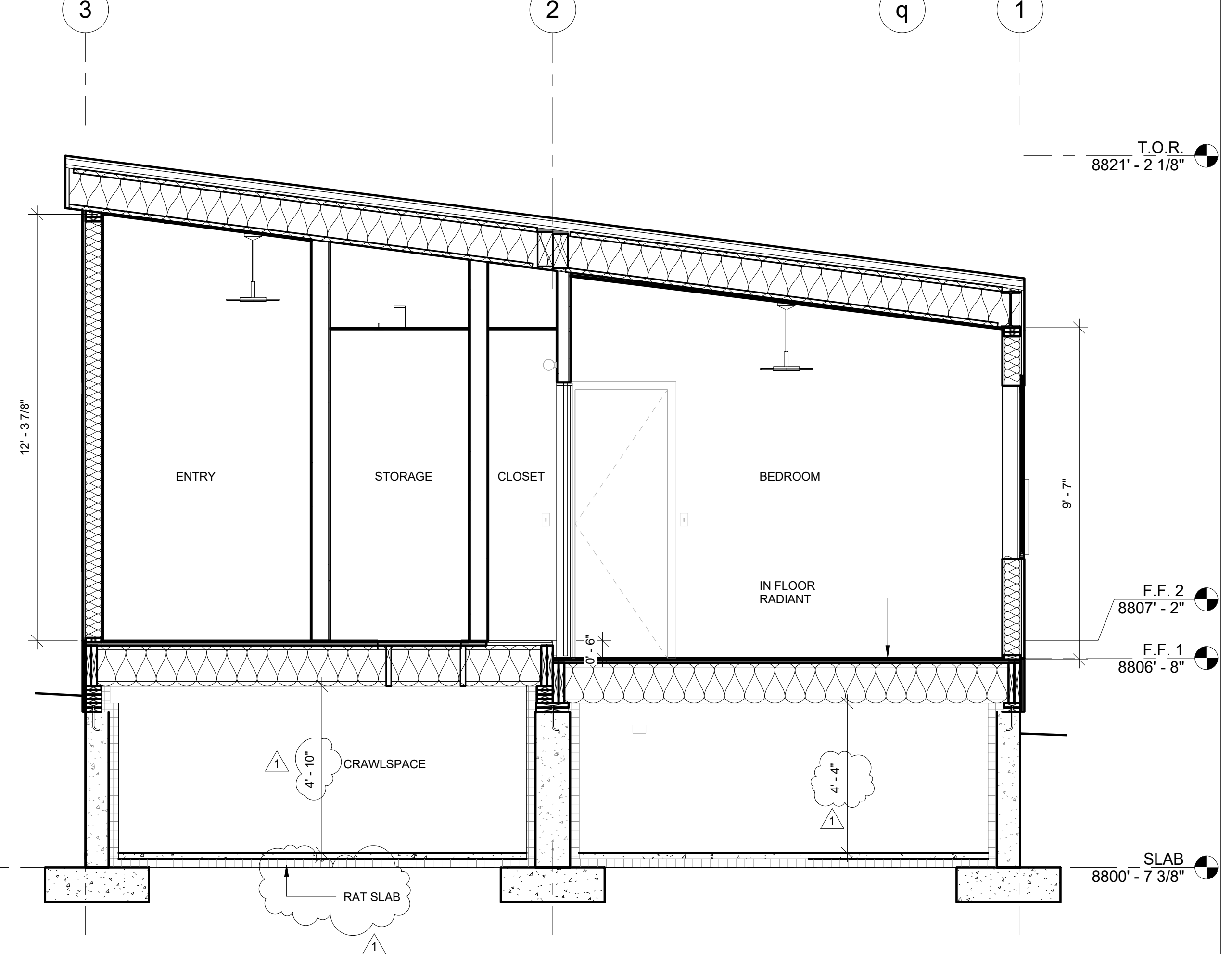
SECTION 4  
3/8" = 1'-0"



SECTION 2  
3/8" = 1'-0"



SECTION 3  
3/8" = 1'-0"



SECTION 1  
3/8" = 1'-0"

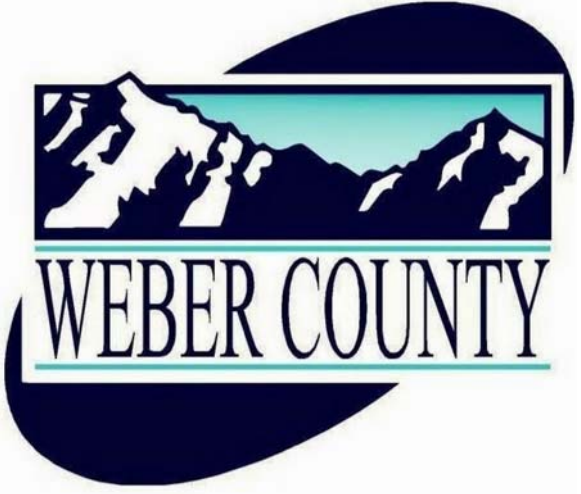
**GENERAL CONTRACTOR**  
BLUE WILLOW BUILDERS INC.  
7103 SOUTH REDWOOD RD. SUITE 426  
WEST JORDAN, UT 84084  
TEL: 801 910 7614

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TEL: 801 748 4044

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TREK ENGINEERING, INC.  
3840 E CASSELLE AVE  
ORANGE, CA 92869  
TEL: 714 769 9700



**PROJECT:**  
**RIDGE NEST UNIT 7**

Address: SUMMIT POWDER MOUNTAIN  
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UNIT 7, EDEN, UT 84310

APN:

DATE: 19 JUL 2017  
DRAWN BY: YW  
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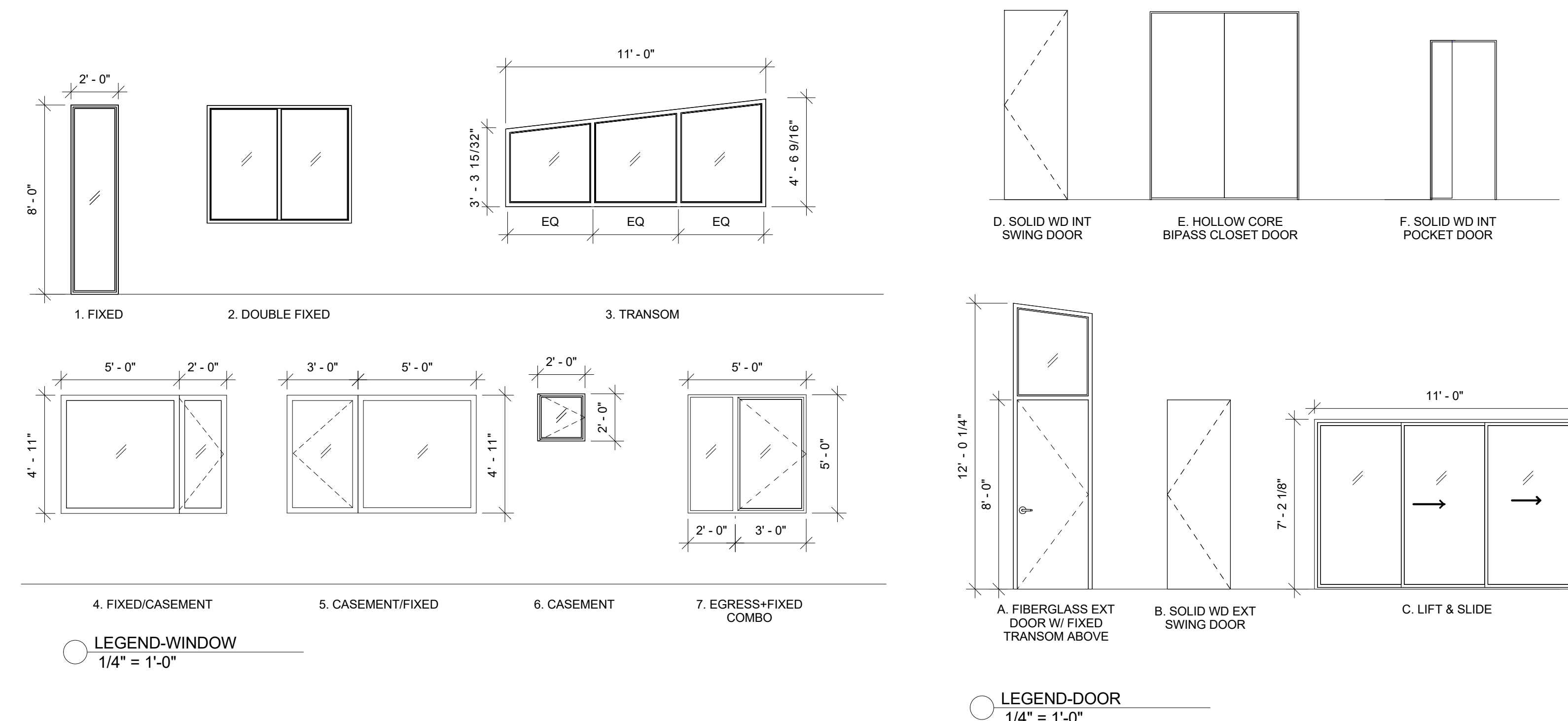
#	DESCRIPTION	DATE
	ISSUE FOR ARC FINAL REVIEW	08.25.2017
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DOOR SCHEDULE									
MARK	TYPE	WIDTH	HEIGHT	THICKNESS	FRAME MATERIAL	HARDWARE TYP	U-VALUE	SHGC	COMMENTS
1	A	3' - 0"	8' - 0"	0' - 1 3/4"					
2	B	2' - 8"	8' - 0"	0' - 1 3/4"					
3	C	11' - 0"	7' - 2 1/8"	0' - 1 3/4"					
4	D	2' - 8"	7' - 9"	0' - 1 3/8"					PRIVATE LOCK
5	E	7' - 6"	7' - 11 5/8"	0' - 1 3/8"					
6	F	3' - 0"	7' - 0"	0' - 1 3/8"					PRIVATE LOCK
7	B	2' - 0"	6' - 8"						

WINDOW SCHEDULE									
MARK	TYPE	WIDTH	HEIGHT	HARDWARE TYP	MODEL	U VALUE	SHGC	COMMENTS	
A	1	2' - 0"	8' - 0"						
B	2	6' - 0"	5' - 0 1/8"						
C	3	11' - 0"	4' - 6 9/16"						
D	4	7' - 0"	5' - 0"						
E	4	7' - 10"	5' - 0"						
F	6	2' - 0"	2' - 0"						
G	7	5' - 0"	5' - 0"						
H	2	6' - 0"	4' - 10 1/2"						

NOTE:  
1. ALL GLASS TO BE TEMPERED  
2. GLAZING SPEC: TRIPLE PANE - 180, CL, 180  
3. WINDOWS + DOORS ARE JELD-WEN EPICVUE SERIES, EXTERIOR ALUMINUM CLAD WOOD, EXTERIOR COLOR CHESTNUT BRONZE; INTERIOR PINE (U.N.O.)



SHEET NUMBER: **A6.1**  
WINDOW/DOOR SCHEDULE

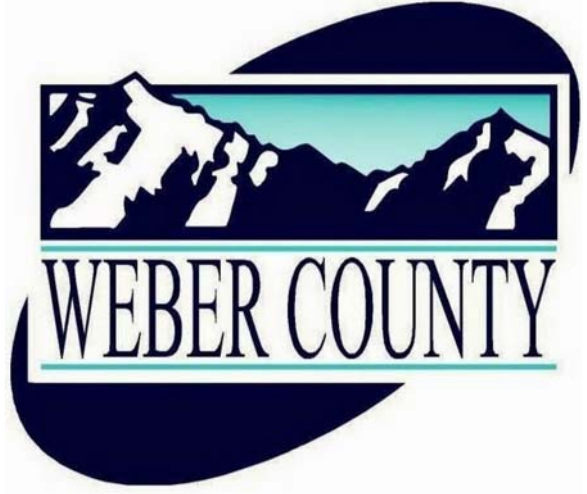
**GENERAL CONTRACTOR**  
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7103 SOUTH REDWOOD RD. SUITE 426  
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APN:

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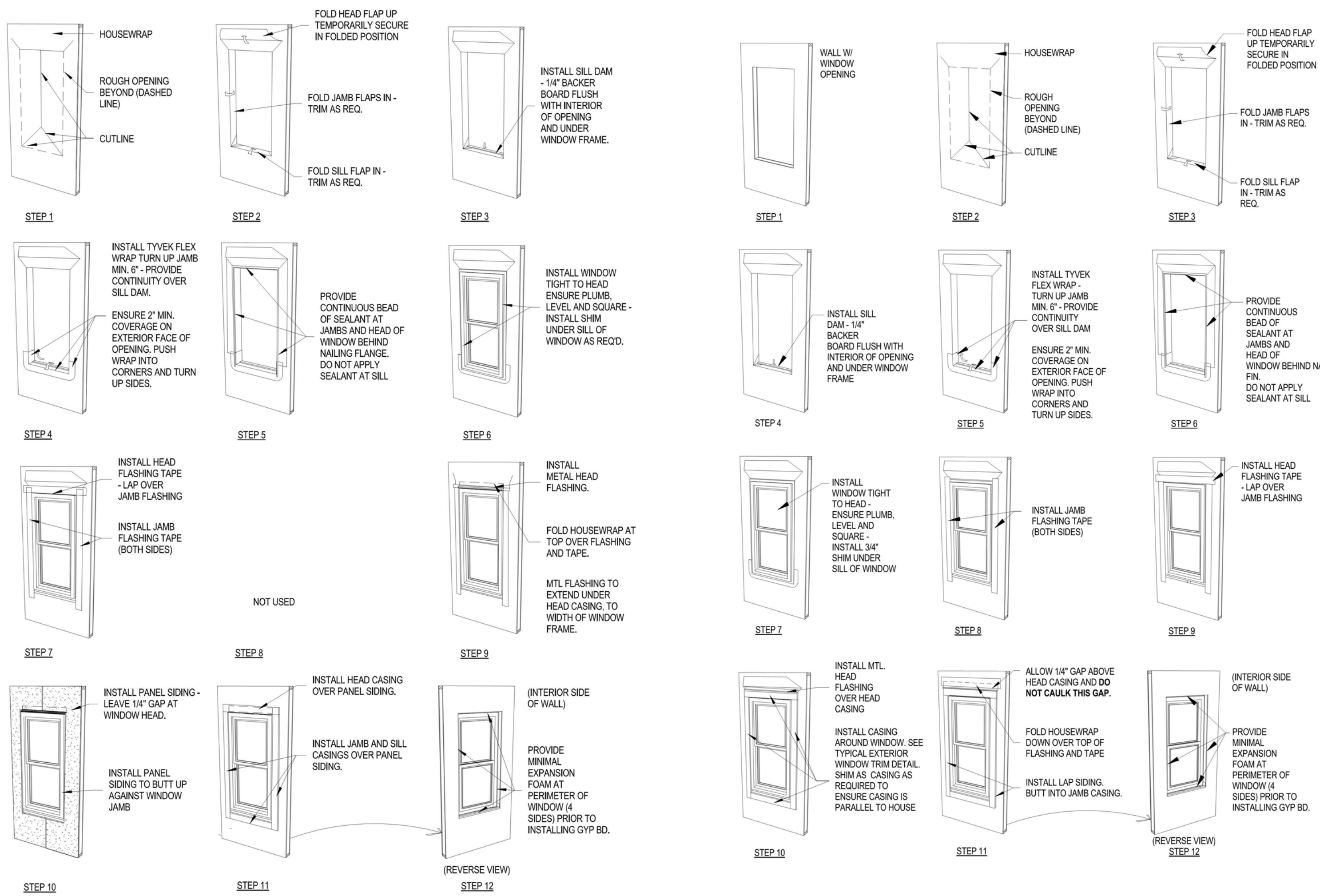
#	DESCRIPTION	DATE
	ISSUE FOR ARC FINAL REVIEW	08.25.2017
	ISSUE FOR PERMIT	09.05.2017
1	REISSUE FOR PERMIT	10.06.2017

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

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

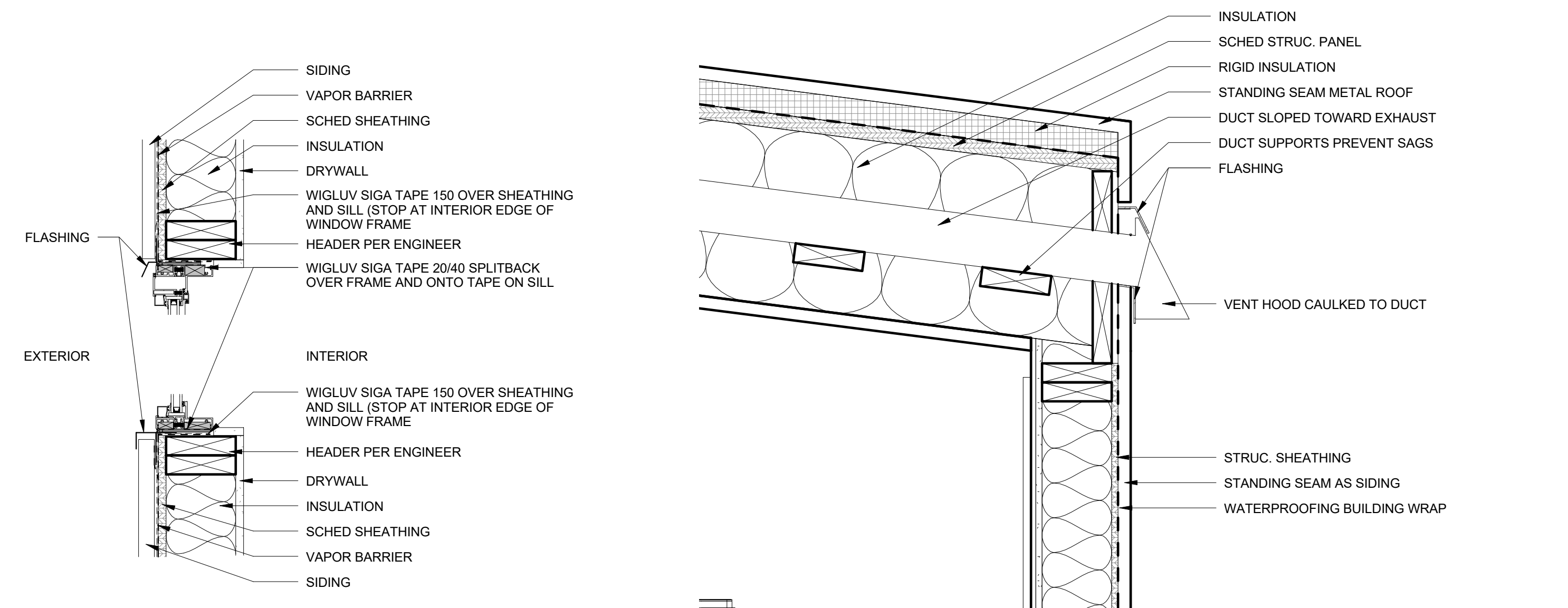
PLAN REVIEW ACCEPTANCE OF DOCUMENTS  
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BY: MEM DATE: 10/16/17  
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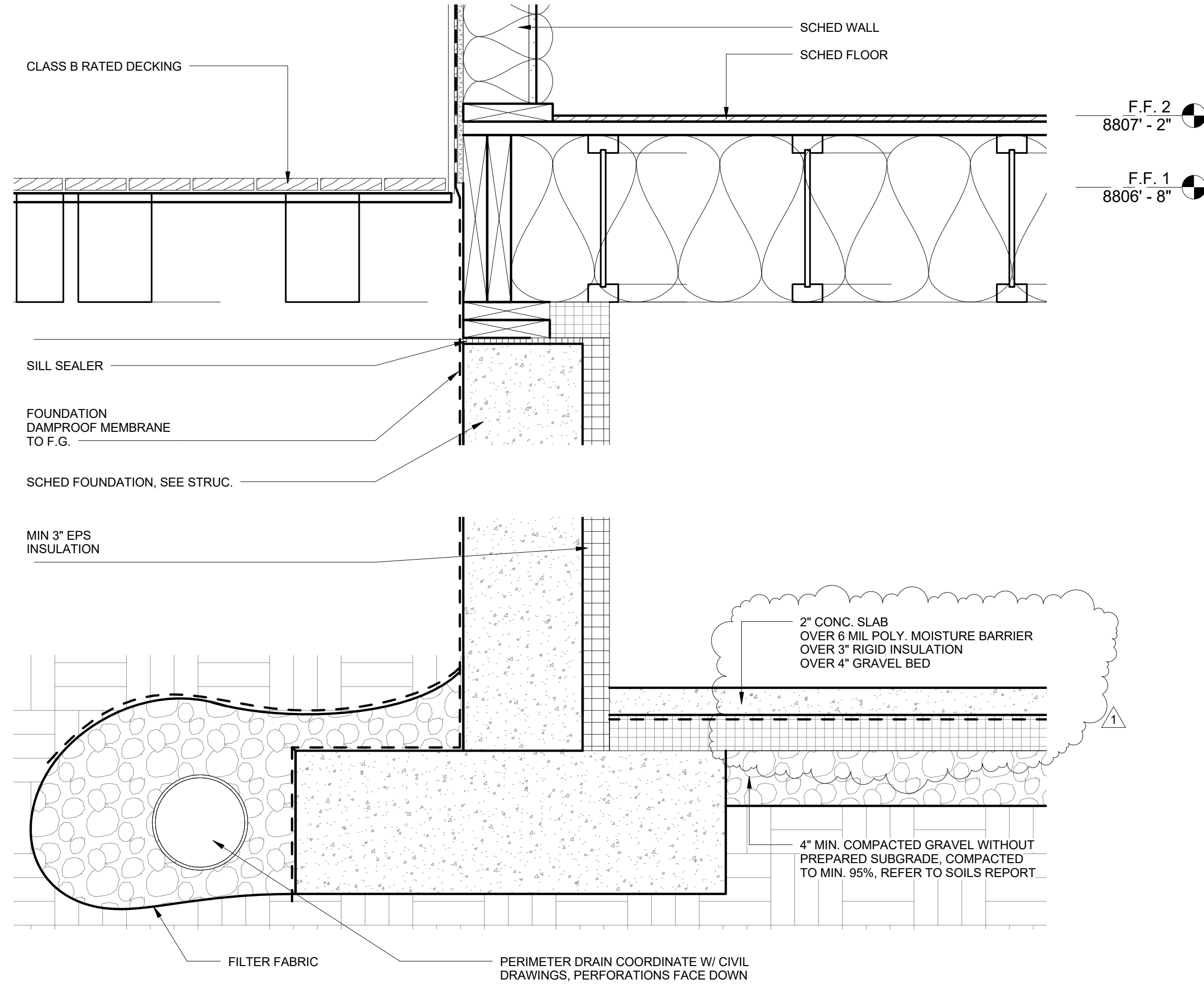
5 WINDOW DETAIL - PANEL SIDING  
12" = 1'-0"

4 WINDOW DETAIL - LAP SIDING  
12" = 1'-0"



3 TYP WINDOW DETAIL  
1 1/2" = 1'-0"

2 MECHANICAL VENT DETAIL  
1 1/2" = 1'-0"



1 DETAIL @ HOUSE/DECK CONNECTION  
1 1/2" = 1'-0"

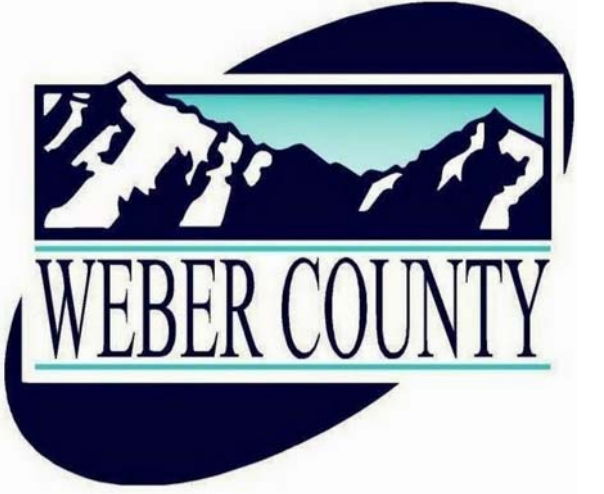
**GENERAL CONTRACTOR**  
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 7103 SOUTH REDWOOD RD. SUITE 426  
 WEST JORDAN, UT 84084  
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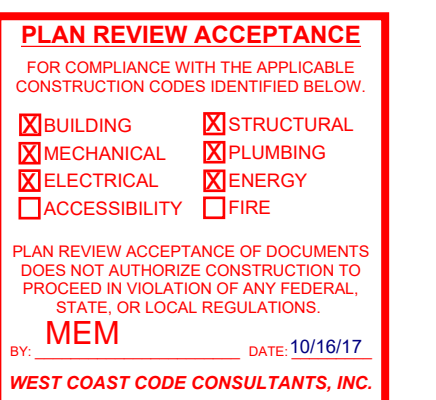
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APN:

DATE: 19 JUL 2017  
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 CHECKED BY: AS

#	DESCRIPTION	DATE
	ISSUE FOR ARC FINAL REVIEW	08.25.2017
	ISSUE FOR PERMIT	09.05.2017



SHEET NUMBER: **A8.1**  
 3D VIEWS



① 3D VIEW - 1  
 1 1/2" = 1'-0"



③ 3D VIEW - 3  
 1 1/2" = 1'-0"



② 3D VIEW - 2  
 1 1/2" = 1'-0"



④ 3D VIEW - 4  
 1 1/2" = 1'-0"

## DESIGN PARAMETERS

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

### USGS Design Maps Summary Report

#### User-Specified Input

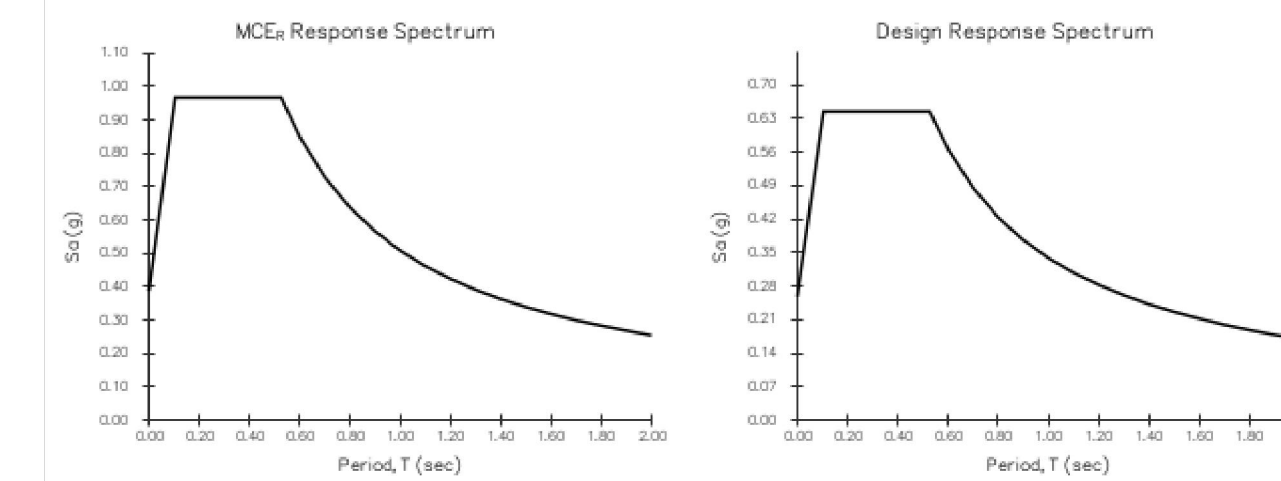
Report Title: Ridge Nest  
 Wed August 16, 2017 17:08:42 UTC  
 Building Code Reference Document: ASCE 7-10 Standard  
 (which utilizes USGS hazard data available in 2008)  
 Site Coordinates: 41.36907°N, 111.75905°W  
 Site Soil Classification: Site Class D - "Stiff Soil"  
 Risk Category: I/II/III



#### USGS-Provided Output

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

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



For  $PGA_{M}$ ,  $T_r$ ,  $C_{S2}$ , and  $C_{M1}$  values, please [view the detailed report](#).

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

## SHEET INDEX

### GENERAL NOTES

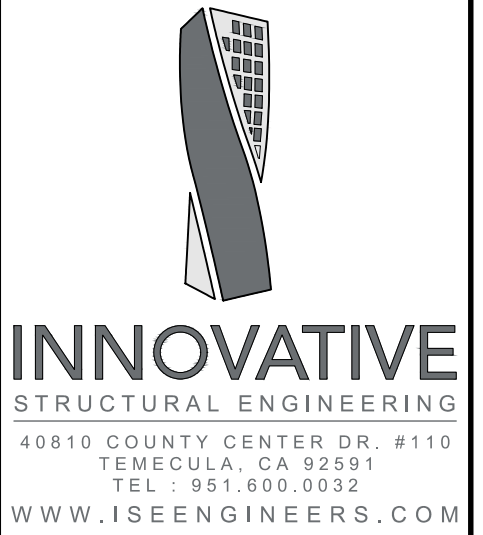
- SCS STRUCTURAL COVER SHEET
- SN1 STRUCTURAL GENERAL NOTES
- SN2 STRUCTURAL GENERAL NOTES
- SN3 STRUCTURAL GENERAL NOTES

### PLANS

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

### STRUCTURAL DETAILS

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



#### TEAM CONTACT INFORMATION:

ISE PROJECT NO.: 17-4815

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

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

#### PROJECT INFORMATION:

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

#### CONTACT INFORMATION:

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



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



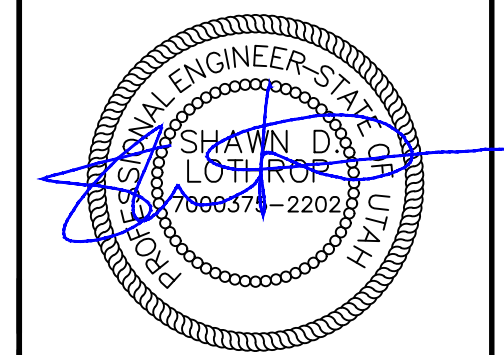
#### APPROVAL STAMP

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

#### PLAN REVISIONS

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

#### ENGINEER STAMP & SIGNATURE



DATE: 10/03/17

SHEET TITLE:

**STRUCTURAL COVER SHEET**

SHEET REV: 

--	--	--	--	--

SHEET NUMBER

**SCS**







DEPUTY SPECIAL INSPECTOR

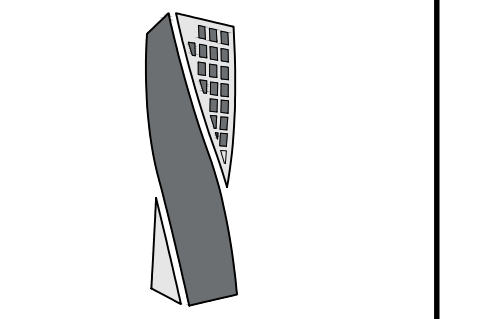
- 1. DEPUTY SPECIAL INSPECTIONS SHALL BE PROVIDED BY:
NAME:
PHONE NUMBER:
2. SPECIAL INSPECTOR SHALL BE HIRED BY THE OWNER TO PROVIDE SPECIAL INSPECTIONS AS REQUIRED PER THE PLANS.
3. SPECIAL INSPECTOR: A QUALIFIED PERSON, EMPLOYED BY THE OWNER, WHO HAS DEMONSTRATED COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL...
4. CONTINUOUS INSPECTION: ON SITE INSPECTION BY THE SPECIAL INSPECTOR ON A CONTINUOUS BASIS OBSERVING ALL WORK REQUIRING SPECIAL INSPECTION.
5. PERIODIC INSPECTION: INTERMITTENT INSPECTION AS PERMITTED BY THE PLAN, SPECIFIED AT PRE-DETERMINED INTERVALS OR MORE FREQUENTLY AS WORK PROGRESSES...
6. REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN A TIMELY MANNER AS DETERMINED BY THE BUILDING OFFICIAL.

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

- 1. STRUCTURAL OBSERVATION:
A. COORDINATION RESPONSIBILITIES OF CONTRACTOR, NOTIFY ARCHITECT (STRUCTURAL ENGINEER) 48 HOURS IN ADVANCE OF CRITICAL STAGES OF CONSTRUCTION...
B. PRE-CONSTRUCTION MEETING: OWNER MAY COORDINATE AND CALL FOR MEETING BETWEEN ARCHITECT (STRUCTURAL ENGINEER) RESPONSIBLE FOR STRUCTURAL DESIGN...
C. CRITICAL STAGES OF CONSTRUCTION REQUIRING STRUCTURAL OBSERVATION:
I. CASTING OF FIRST CONCRETE FOOTING.
II. FRAMING & PRE-CONCRETE POUR REBAR OBSERVATIONS.
2. MILL TEST REPORTS: CONTRACTOR TO SUBMIT MILL TEST REPORTS CERTIFYING REINFORCING STEEL, STRESSING TENDONS, AND STRUCTURAL STEEL...
3. CERTIFICATE OF COMPLIANCE FOR OFFSITE FABRICATION: SUBMIT FOR STRUCTURAL STEEL, GLU-LAMS, AND PLYWOOD-WEB JOISTS...
4. WELD TESTING AND INSPECTION: TESTING LABORATORY WILL SUBMIT WELD TEST RESULTS TO OWNER, CONTRACTOR, ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY...
5. CONTINUOUS SPECIAL INSPECTION: UNLESS OTHERWISE INDICATED, CONTINUOUS SPECIAL INSPECTION WILL BE PERFORMED BY SPECIAL INSPECTOR COMPLYING WITH APPLICABLE CODE SECTION 1701...
6. PERIODIC INSPECTION IS NOT PERMITTED UNLESS INDICATED IN THE PROGRAM OR OTHERWISE ACCEPTED BY ARCHITECT (STRUCTURAL ENGINEER).

Table with multiple columns for required verifications and inspections across different categories: SEISMIC RESISTANCE (TABLE 1705.1.1), PIER FOUNDATIONS (TABLE 1704.8), CONCRETE CONSTRUCTION (TABLE 1704.3), MASONRY LEVEL 1 INSPECTION REQUIREMENTS (TABLE 1704.5.1), STEEL CONSTRUCTION (TABLE 1705A.2.1), and MASONRY LEVEL 2 INSPECTION REQUIREMENTS (TABLE 1704.5.3). Each section includes verification tasks and a grid for continuous/periodic inspections with Yes/No columns.

Table with 2 columns: Category (Structural Observations for Seismic Resistance, Wind Resistance) and Description (Structural observations shall be provided by the engineer of record for structures in seismic design categories D, E, F when the following conditions exist: 1. Structure is classified as occupancy category III or IV... 2. The height of the structure is greater than 75 ft... 3. The structure is assigned to seismic design category E, is classified as occupancy category I or II and is greater than two stories in height... 4. When designated by the engineer of record. 5. When required by the building official).



INNOVATIVE STRUCTURAL ENGINEERING
40810 COUNTY CENTER DR. #110
TEMECULA, CA 92591
TEL: 951.600.0032
WWW.ISEENGINEERS.COM

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2380 WASHINGTON BLVD, #240
OGDEN, UT 84401



GOVERNING JURISDICTIONS:
WEBER COUNTY, UTAH
BUILDING DIVISION
2380 WASHINGTON BLVD, #240
OGDEN, UT 84401



APPROVAL STAMP

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
[ ] BUILDING [ ] STRUCTURAL
[X] MECHANICAL [X] PLUMBING
[X] ELECTRICAL [X] ENERGY
[ ] ACCESSIBILITY [ ] FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
MEM 10/3/17
WEST COAST CODE CONSULTANTS, INC.

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

ENGINEER STAMP & SIGNATURE
[Professional Engineer Seal for Shane Lotthrop, State of Utah, No. 7060574, Exp. 2/2026]

DATE: 10/03/17

SHEET TITLE: GENERAL NOTES

Table with 2 columns: SHEET REV, Description (1, 2, 3, 4)

SHEET NUMBER: SN3

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

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

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

**PROJECT INFORMATION:**

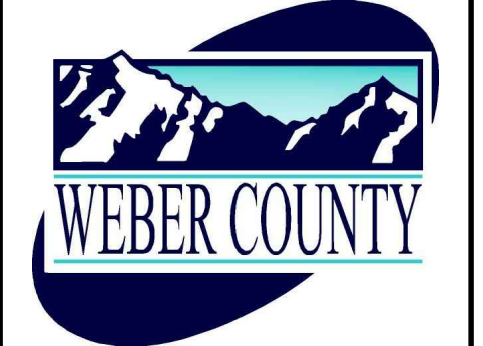
**RIDGE NEST LOT 7**  
7914 E. HEARTWOOD DRIVE  
EDEN, UTAH 84310

**CONTACT INFORMATION:**

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

**livinghomes.**

**GOVERNING JURISDICTION(S):**  
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BUILDING DIVISION  
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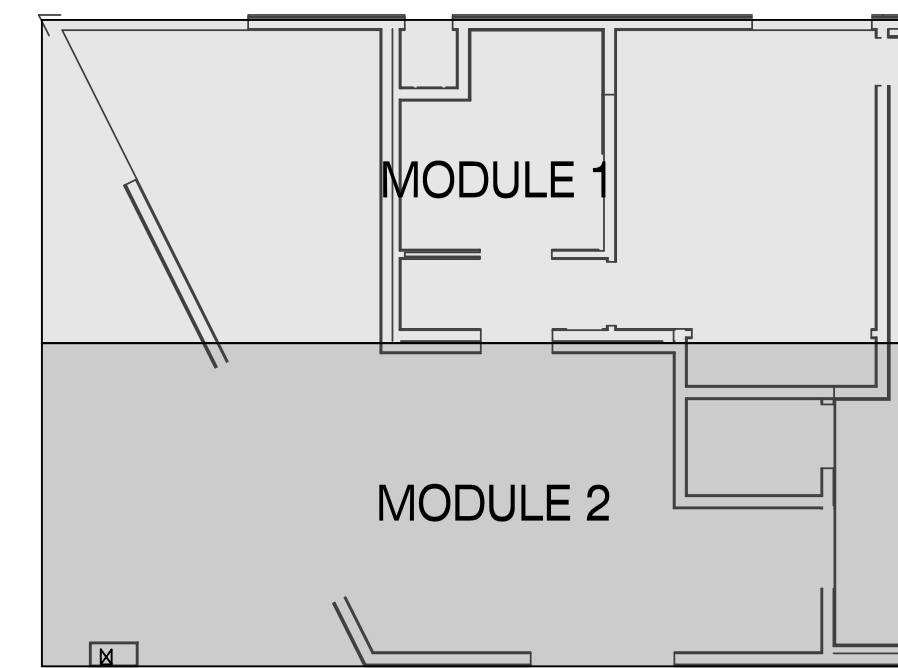
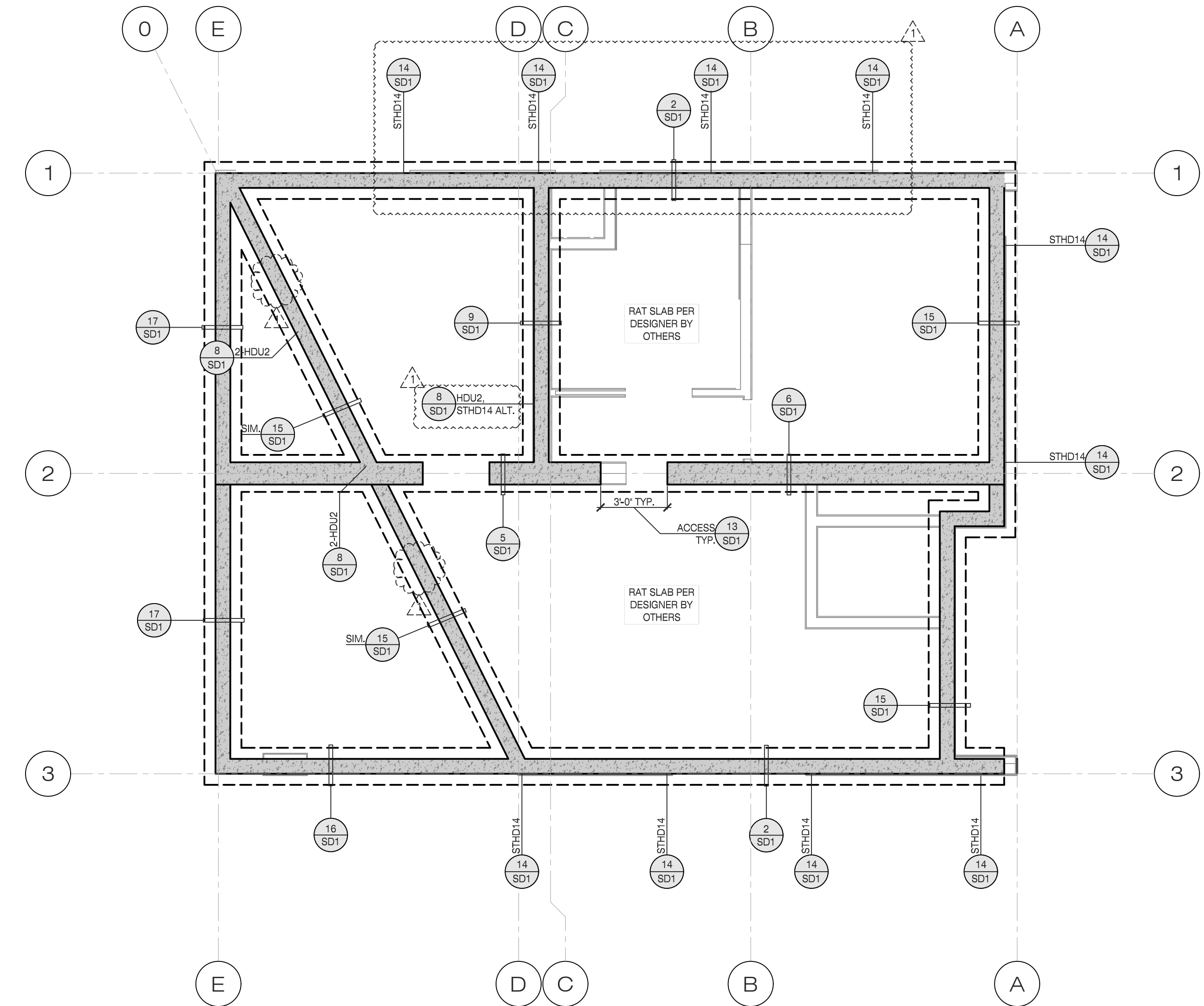


**FOUNDATION NOTES**

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

**FOUNDATION LEGEND & SYMBOLS**

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



**FOUNDATION PLAN**

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

**MOD LAYOUT**

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

**APPROVAL STAMP**

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

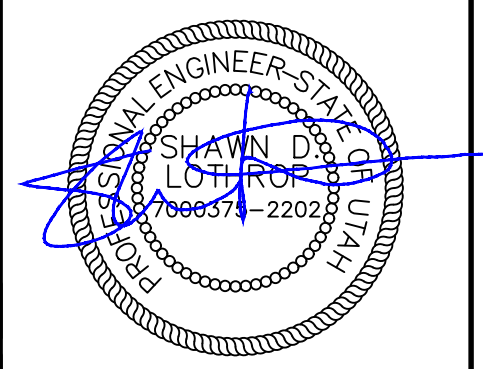
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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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

**PLAN REVISIONS**

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

**ENGINEER STAMP & SIGNATURE**



DATE: 10/03/17

SHEET TITLE:

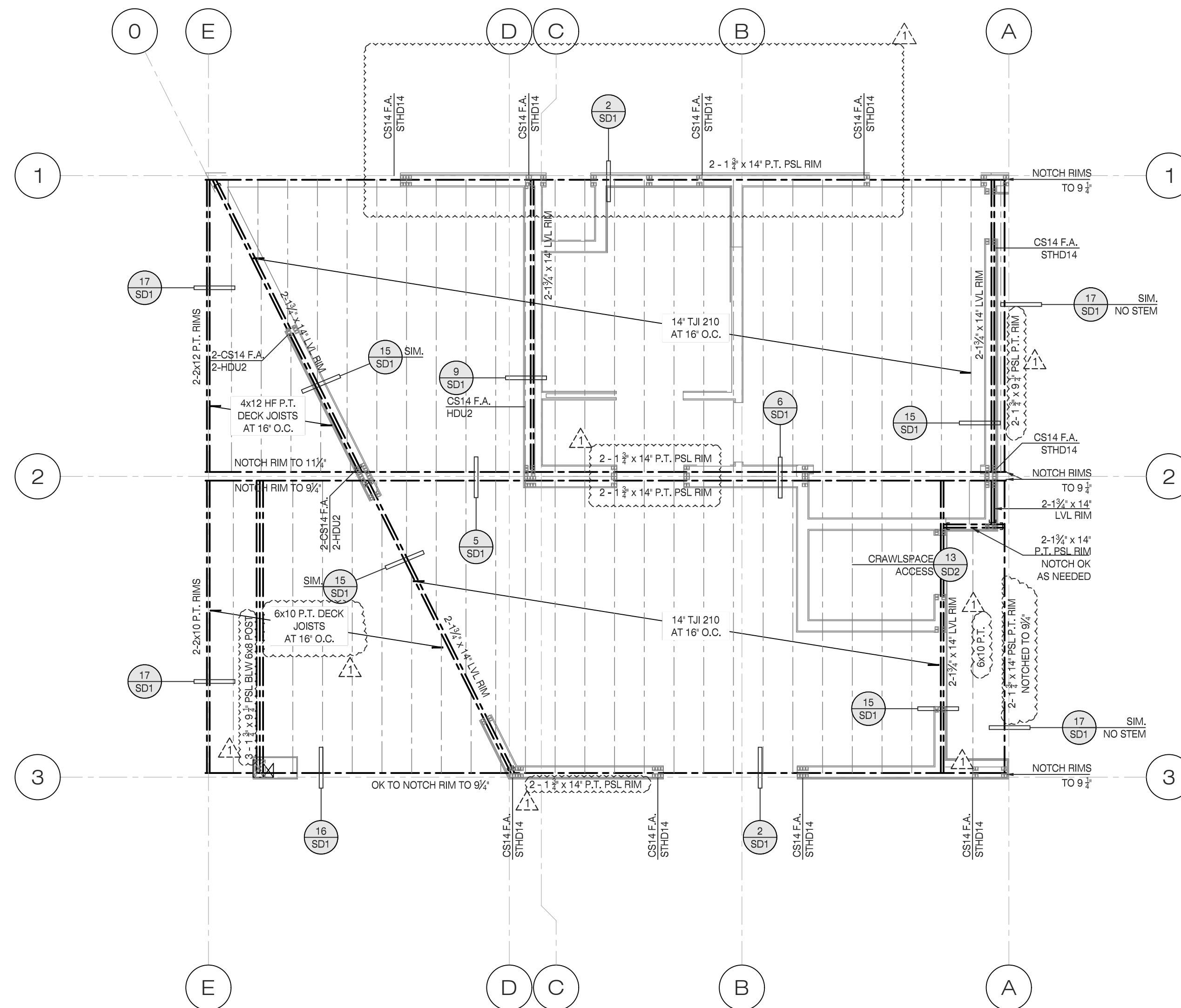
**FOUNDATION PLAN**

SHEET REV:

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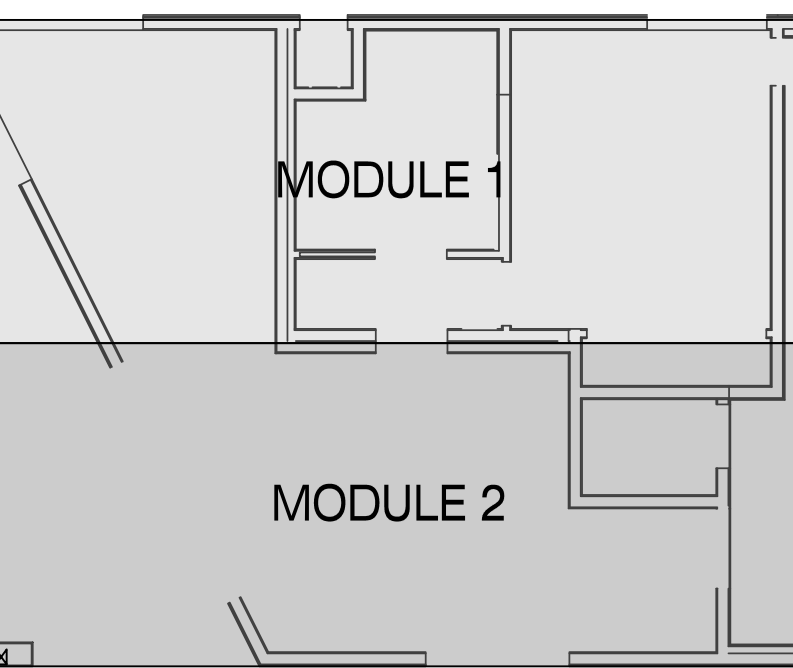
SHEET NUMBER

**S1**



# FLOOR FRAMING PLAN

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



# MOD LAYOUT

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

FRAMING NOTES	
1. REFER TO STRUCTURAL GENERAL NOTE SHEETS SN AND DETAILS SD FOR INFORMATION NOT SHOWN ON THE MAIN FRAMING PLANS.	
2. TOP PLATE SPLICES SHALL BE PROVIDED PER DETAIL SHEET SD2 AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS.	
3. REFER TO DETAIL 1 THROUGH 3 ON SHEET SD2 FOR SHEAR WALL, ROOF AND FLOOR SHEATHING REQUIREMENTS.	
4. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN.	
5. REFER TO DETAIL 11 ON SHEET SD2 FOR BUILT-UP MEMBER FRAMING REQUIREMENTS.	
6. ALL EXTERIOR WALL HEADERS ARE TO BE 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 11/SD2 TYPICAL UNLESS NOTED OTHERWISE ON THE PLANS.	
FRAMING LEGEND & SYMBOLS	
	IDENTIFIES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL
	INDICATES 2x4 STUD WALL PER PLAN & DETAIL 5/SD2
	INDICATES 2x6 STUD WALL PER PLAN & DETAIL 5/SD2
	INDICATES: 1. WALL OPENING HEADER PER FRAMING SCHEDULE BELOW 2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN 3. PROVIDE KING STUDS EACH SIDE PER DETAIL 5/SD2 U.N.O. ON PLAN.
	INDICATES: 1. BEAM PER FRAMING SCHEDULE BELOW 2. PROVIDE BEARING STUDS OR POST EACH END TO MATCH WIDTH OF BEAM AND SUPPORT WALL, U.N.O. 3. (1) 2x WALL STUD ALIGNED AT 1 3/4" WIDE LSL BEAMS IS ACCEPTABLE 4. BEAM SHOULD BE INSTALLED WITH BOTTOM ON TOP PLATE U.N.O.
	INDICATES FRAMING MEMBER SIZE AND SPACING. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT
	INDICATES SPAN AND DIRECTION DECK JOISTS PER PLAN RIPPED TO SLOPE PER ARCHITECT
	INDICATES: 1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL 2. REFER TO DETAIL 1/SD2 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS 3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL MIN AS INDICATED PER PLAN 4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND AND EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 1/SD2
	INDICATES: DRAG TIE STRAP TO ROOF BL'G LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL
	INDICATES: 48' LONG CS14 STRAP (U.N.O. PER PLAN) W/ 10d NAILS AT FRAMING MEMBERS TO BE INSTALLED AFTER SET OF MODULAR UNITS. (MAY BE APPLIED OVER SHEATHING)
	INDICATES: STEEL MOMENT FRAME PER PLAN AND DETAIL SHEET SD4

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TEMECULA, CA 92591  
TEL: 951.600.0032  
WWW.ISEENGINEERS.COM

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

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

**PROJECT DESIGN ENGINEER:**  
MATTHEW ESPINOZA EXT. 209  
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**PROJECT INFORMATION:**  
**RIDGE NEST LOT 7**  
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EDEN, UTAH 84310

**CONTACT INFORMATION:**  
**DESIGNER:**  
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**GOVERNING JURISDICTION(S):**  
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2380 WASHINGTON BLVD, #240  
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**APPROVAL STAMP**

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

BUILDING     STRUCTURAL  
 MECHANICAL     PLUMBING  
 ELECTRICAL     ENERGY  
 ACCESSIBILITY     FIRE

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

**PLAN REVISIONS**

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

**ENGINEER STAMP & SIGNATURE**

DATE: 10/03/17

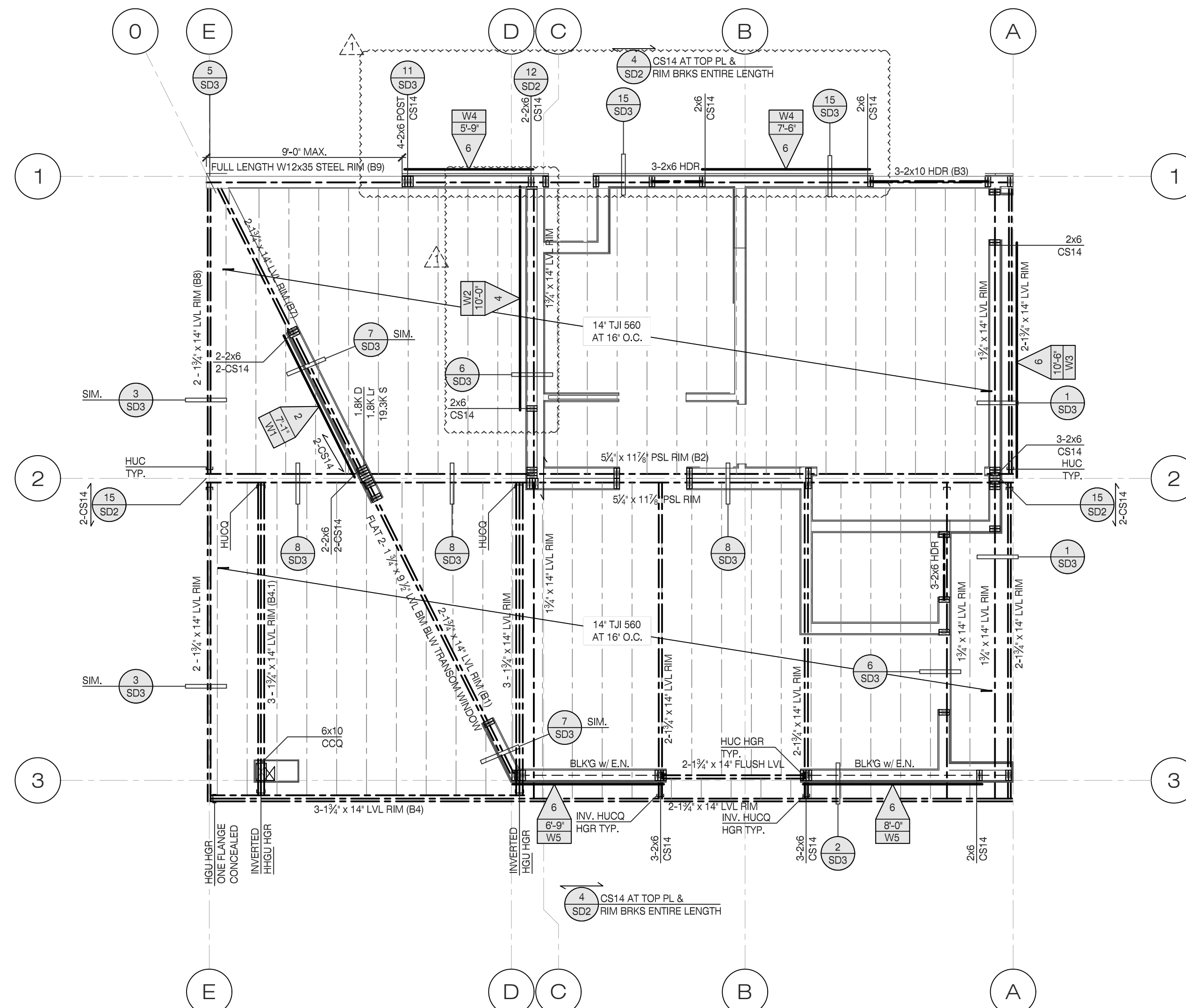
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**FLOOR FRAMING PLAN**

**SHEET REV:**

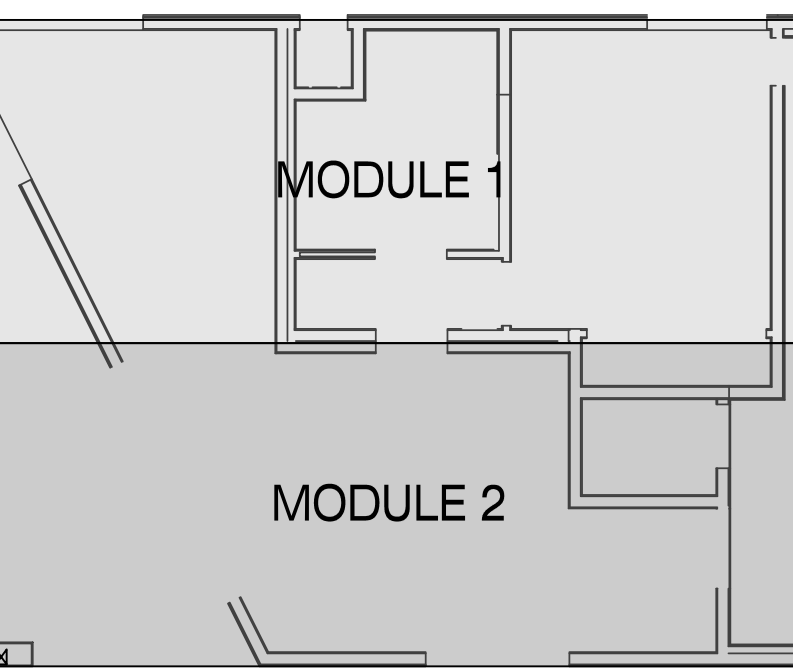
**SHEET NUMBER**

**S2**



# ROOF/WALL FRAMING PLAN

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



# MOD LAYOUT

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

FRAMING NOTES	
1. REFER TO STRUCTURAL GENERAL NOTE SHEETS SN AND DETAILS SD FOR INFORMATION NOT SHOWN ON THE MAIN FRAMING PLANS.	
2. TOP PLATE SPLICES SHALL BE PROVIDED PER DETAIL SHEET SD2 AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS.	
3. REFER TO DETAIL 1 THROUGH 3 ON SHEET SD2 FOR SHEAR WALL, ROOF AND FLOOR SHEATHING REQUIREMENTS.	
4. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN.	
5. REFER TO DETAIL 11 ON SHEET SD2 FOR BUILT-UP MEMBER FRAMING REQUIREMENTS.	
6. ALL EXTERIOR WALL HEADERS ARE TO BE 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 11/SD2 TYPICAL UNLESS NOTED OTHERWISE ON THE PLANS.	
FRAMING LEGEND & SYMBOLS	
	INDICATES REQUIRED ANCHORS/SPACING
	INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL
	INDICATES 2x4 STUD WALL PER PLAN & DETAIL 5/SD2
	INDICATES 2x6 STUD WALL PER PLAN & DETAIL 5/SD2
	INDICATES: 1. WALL OPENING HEADER PER FRAMING SCHEDULE BELOW 2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN 3. PROVIDE KING STUDS EACH SIDE PER DETAIL 5/SD2 U.N.O. ON PLAN.
	INDICATES: 1. BEAM PER FRAMING SCHEDULE BELOW 2. PROVIDE BEARING STUDS OR POST EACH END TO MATCH WIDTH OF BEAM AND SUPPORT WALL, U.N.O. 3. (1) 2x WALL STUD ALIGNED AT 1 3/8\"/>
	INDICATES FRAMING MEMBER SIZE AND SPACING. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT
	INDICATES SPAN AND DIRECTION DECK JOISTS PER PLAN RIPPED TO SLOPE PER ARCHITECT
	INDICATES: 1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL 2. REFER TO DETAIL 1/SD2 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS 3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL MIN AS INDICATED PER PLAN 4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND AND EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 1/SD2
	INDICATES: DRAG TIE STRAP TO ROOF BLKG LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL
	INDICATES: 48\"/>

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**PROJECT DESIGN ENGINEER:**  
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**PROJECT INFORMATION:**  
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**CONTACT INFORMATION:**  
**DESIGNER:**  
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**GOVERNING JURISDICTION(S):**  
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BUILDING DIVISION  
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OGDEN, UT 84401

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**APPROVAL STAMP**

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

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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
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**MEM** 10/3/17  
WEST COAST CODE CONSULTANTS, INC.

---

PLAN REVISIONS		
DELTA	DESCRIPTION	DATE
Δ	CO. PG & LH REVS	10/03/17

---

**ENGINEER STAMP & SIGNATURE**

SHAWN D. LUTHROP  
Professional Engineer  
No. 17068 - State of Utah

---

**DATE:** 10/03/17

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

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<b>SHEET</b>	
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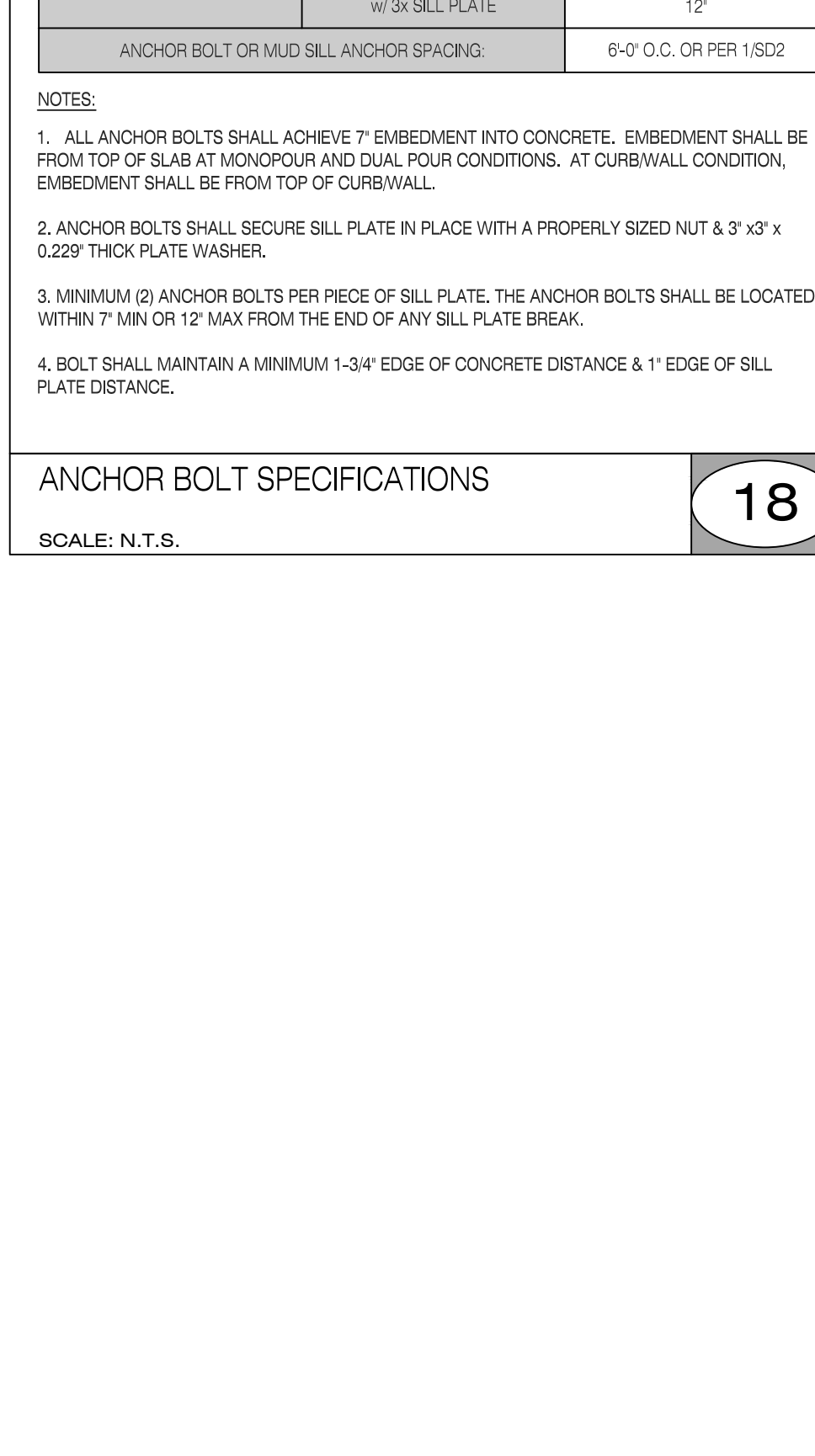
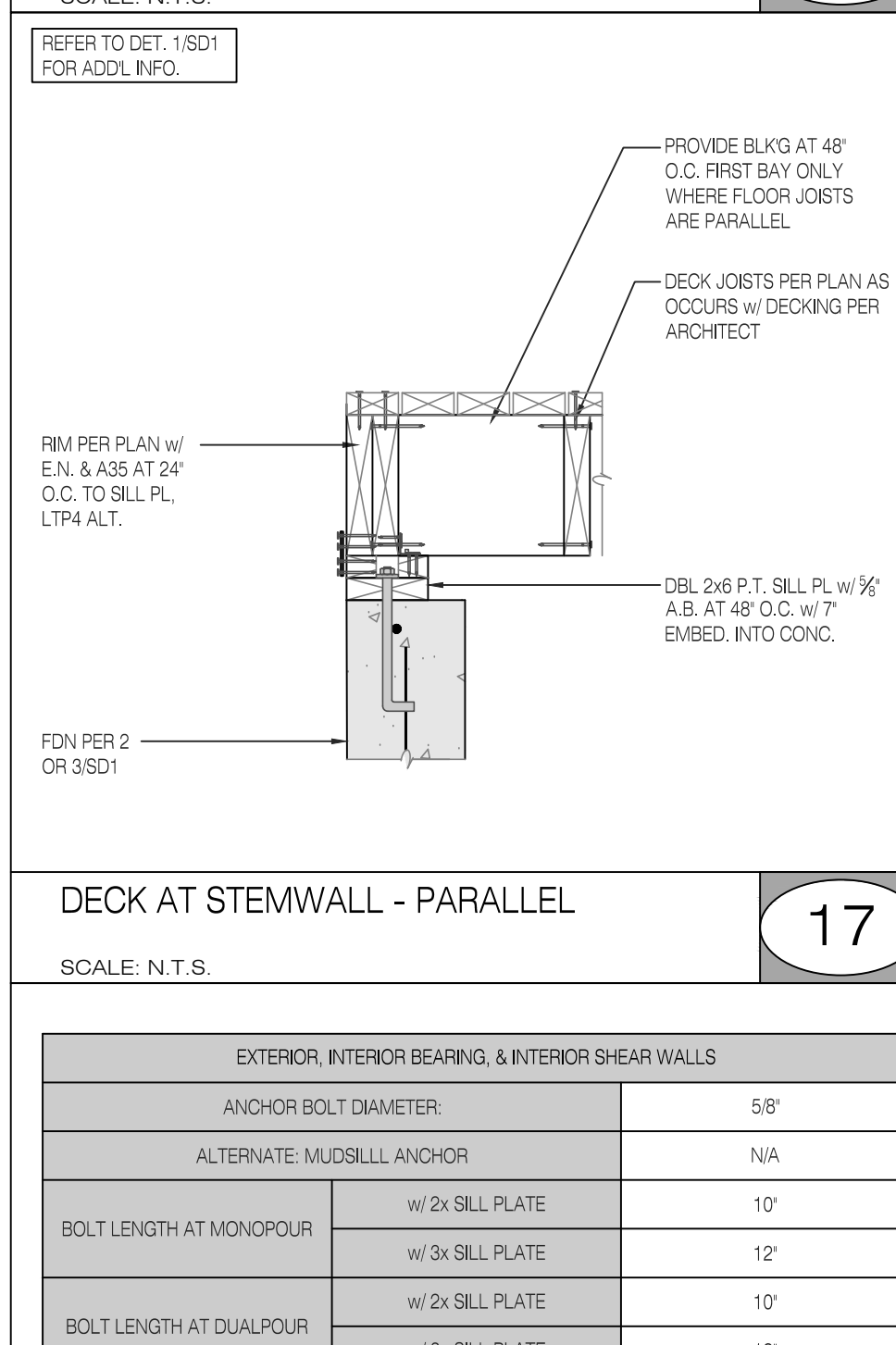
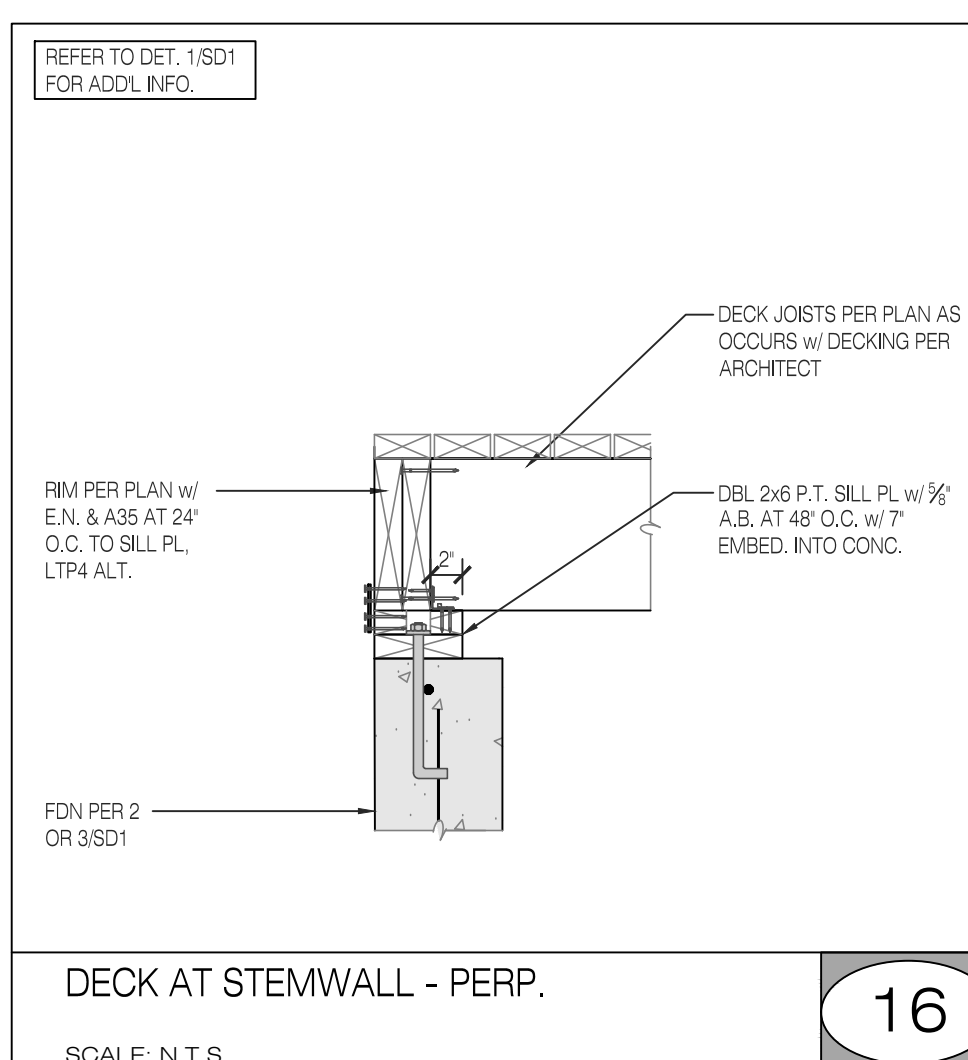
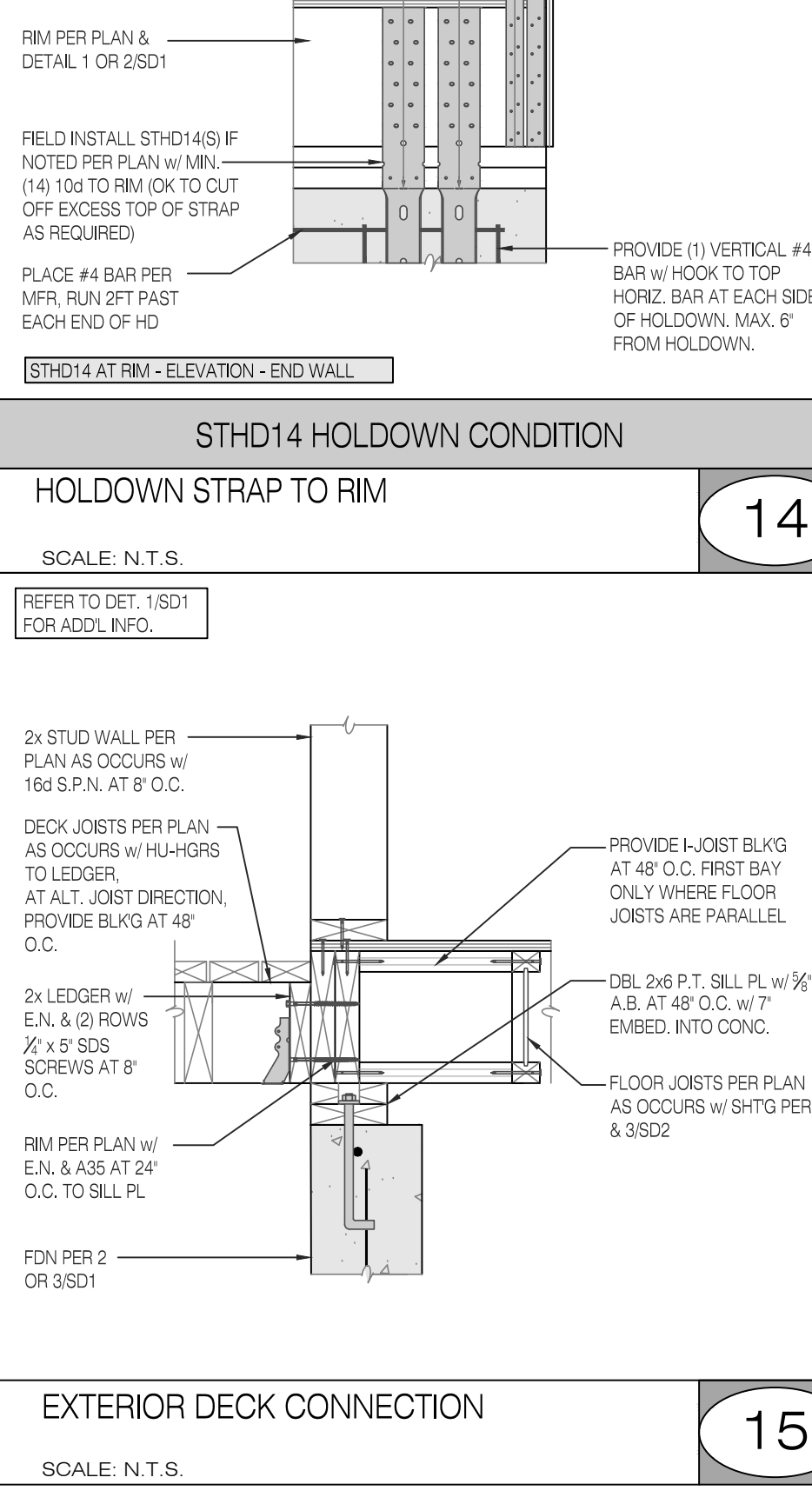
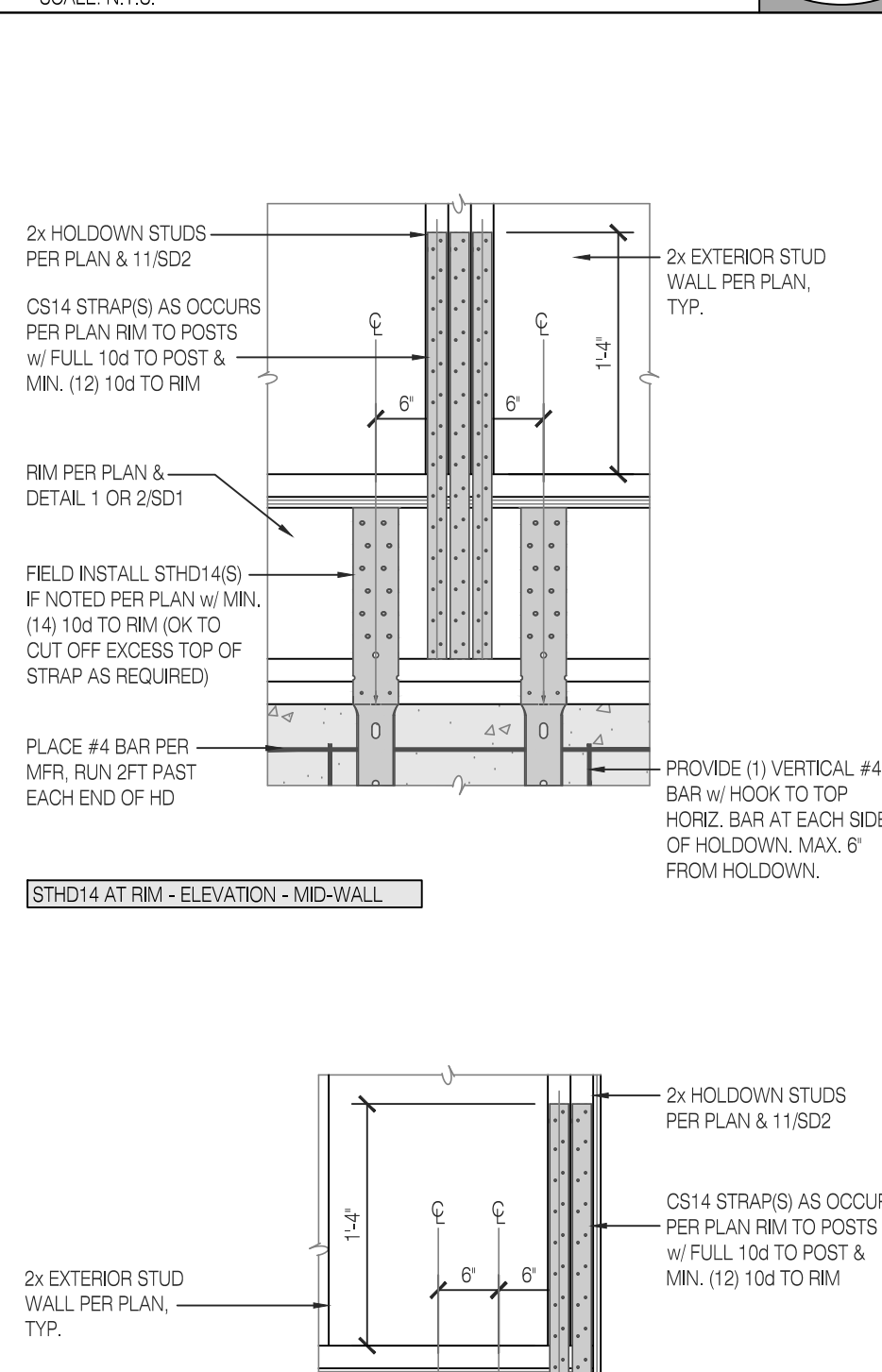
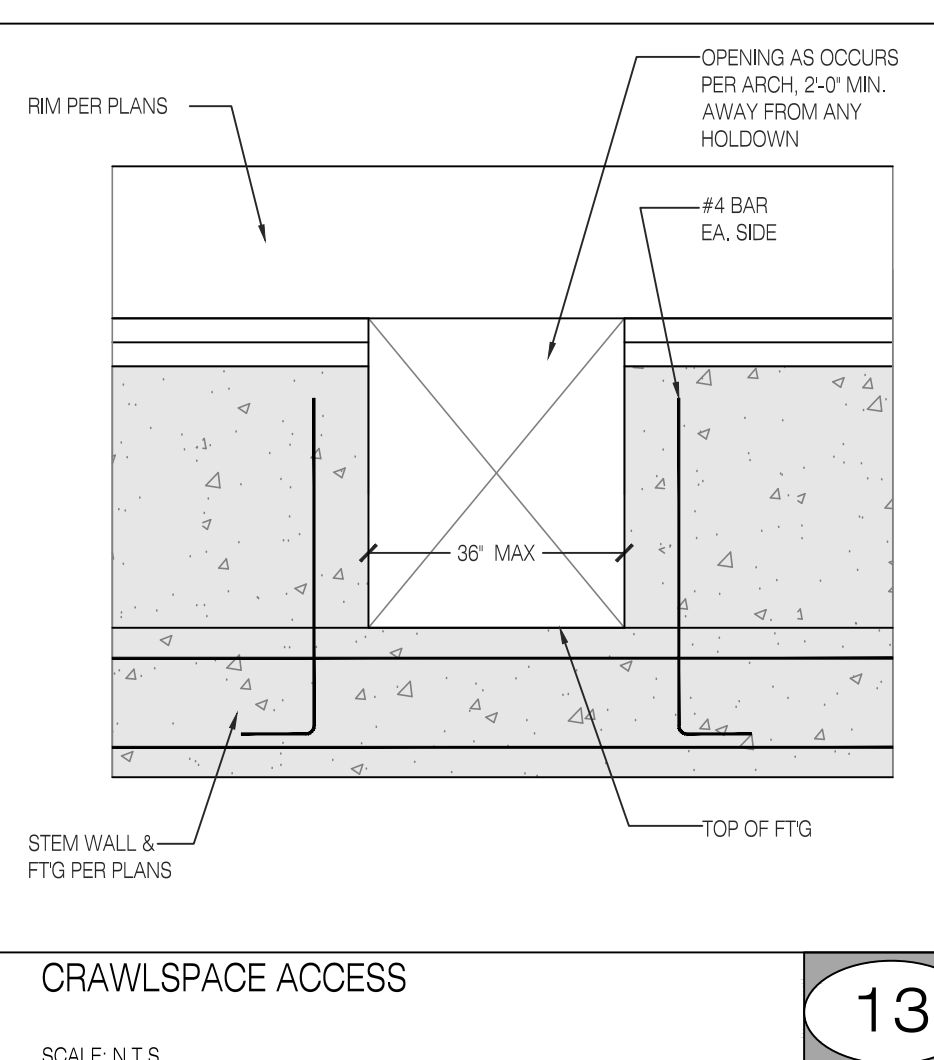
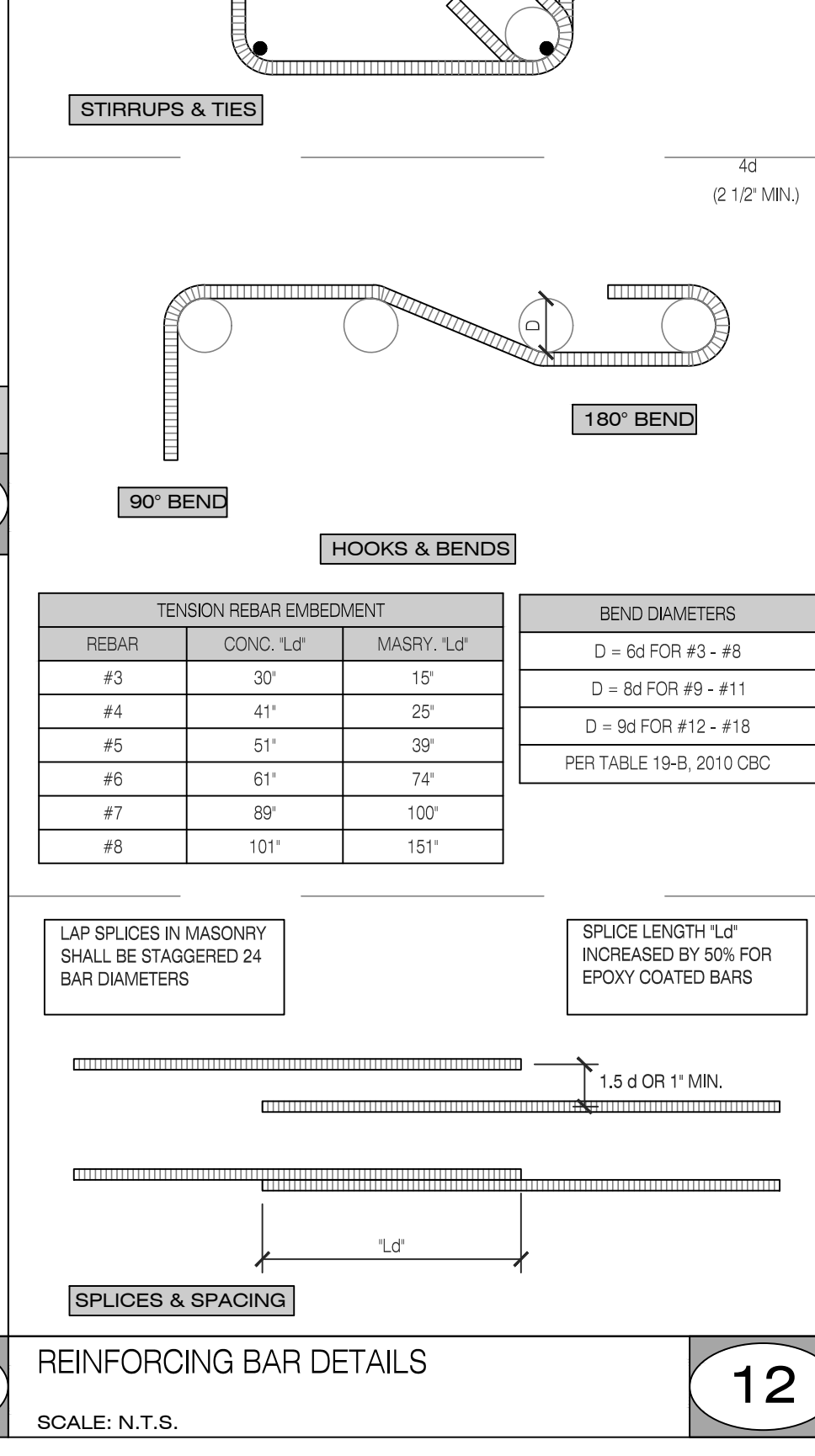
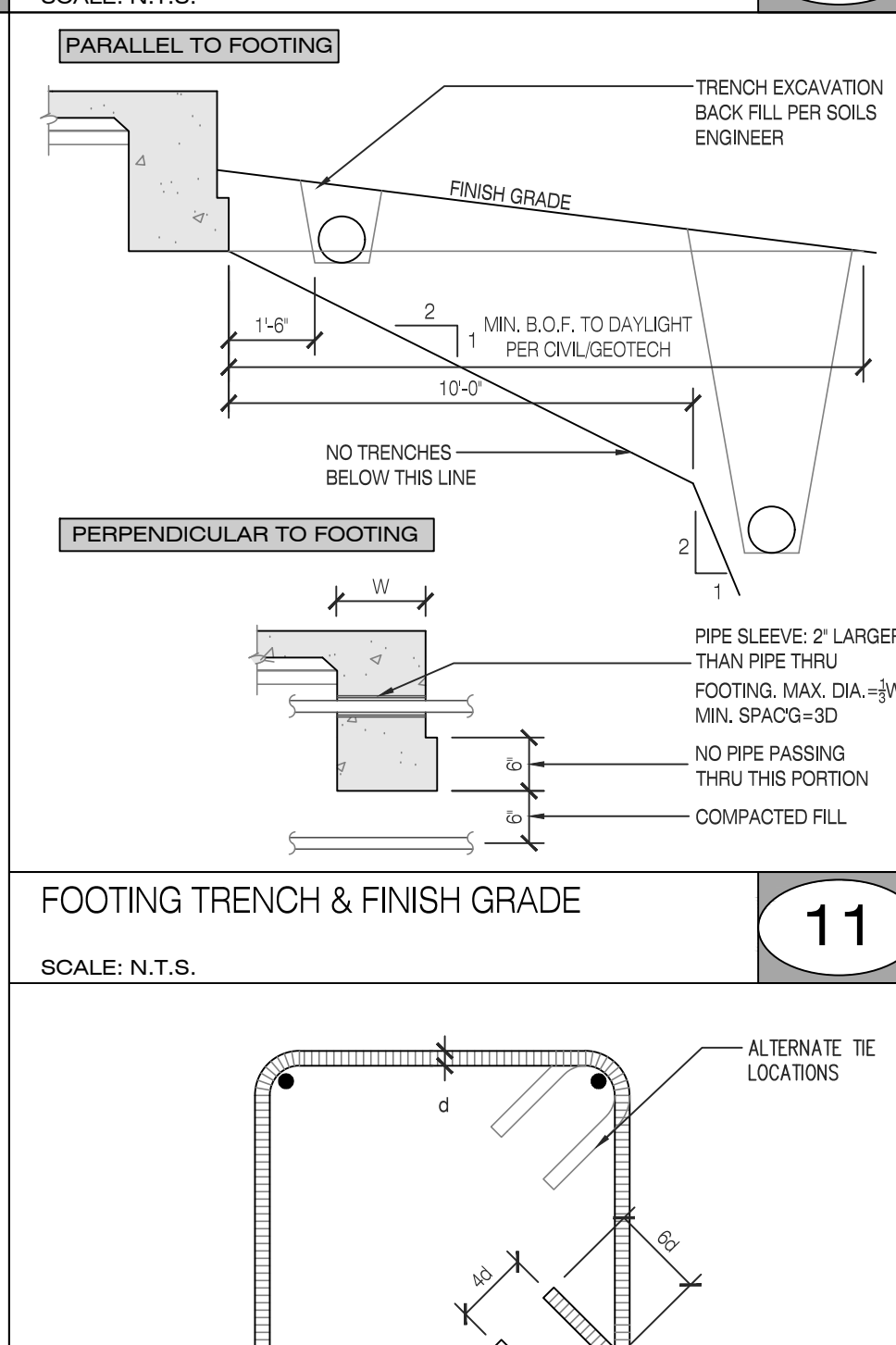
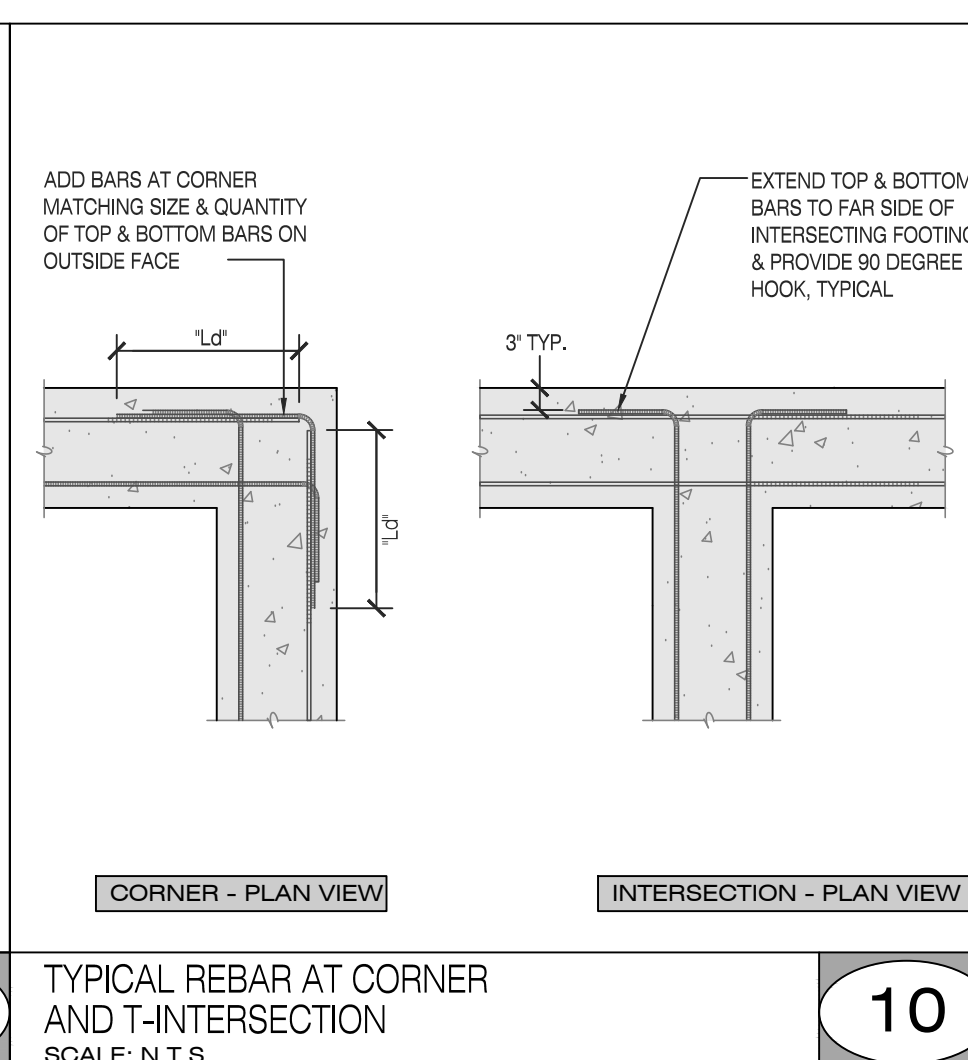
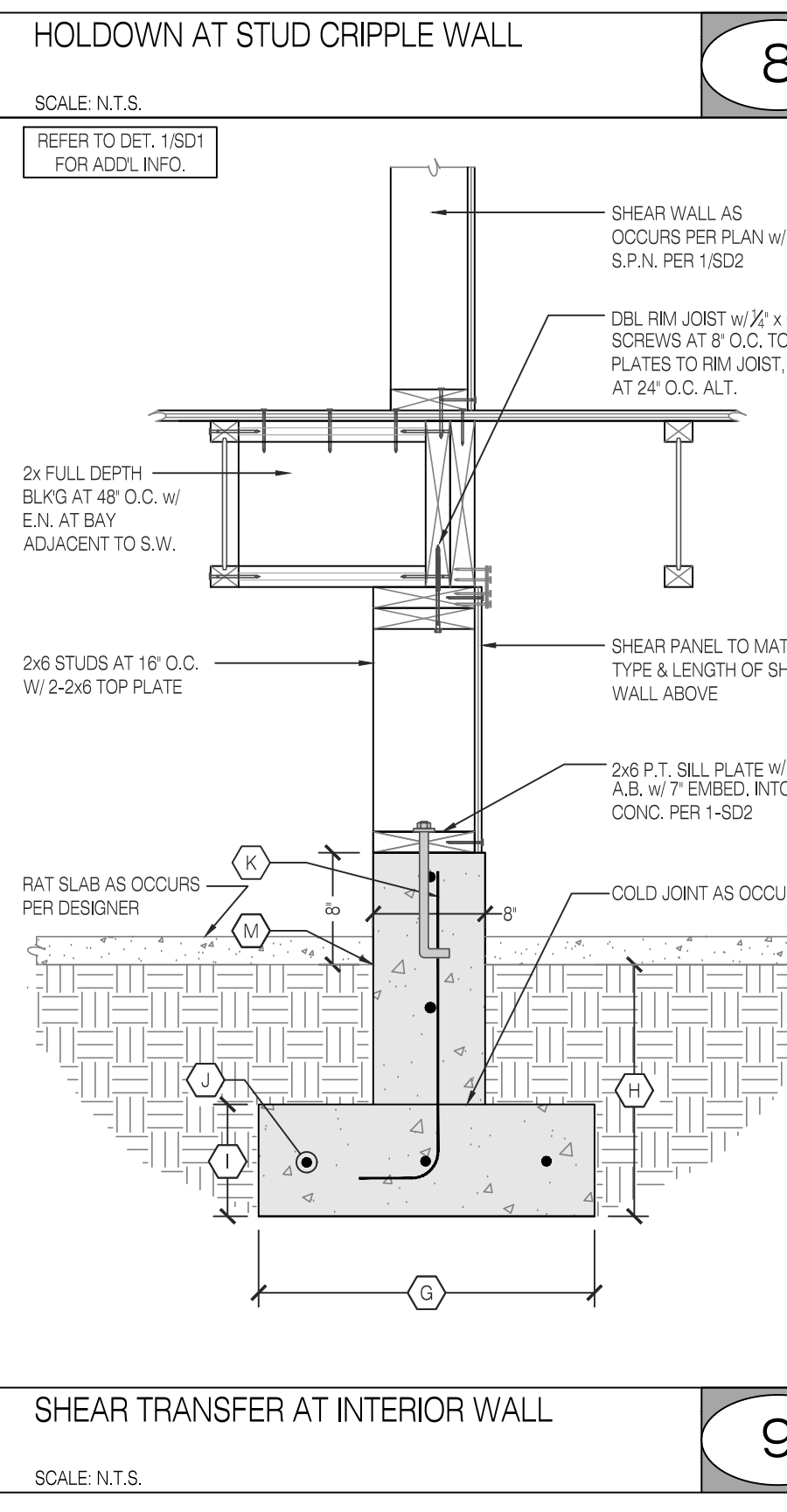
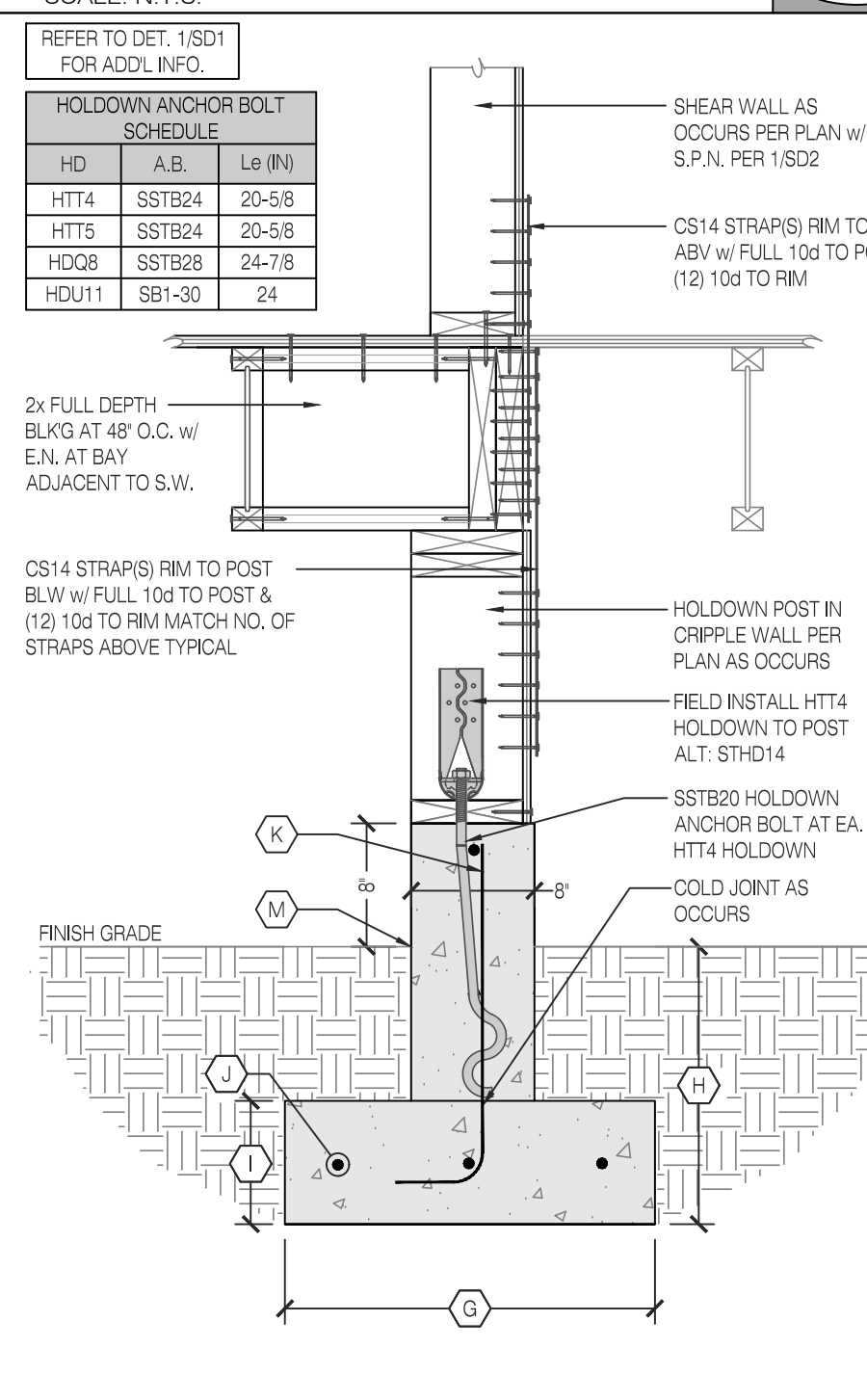
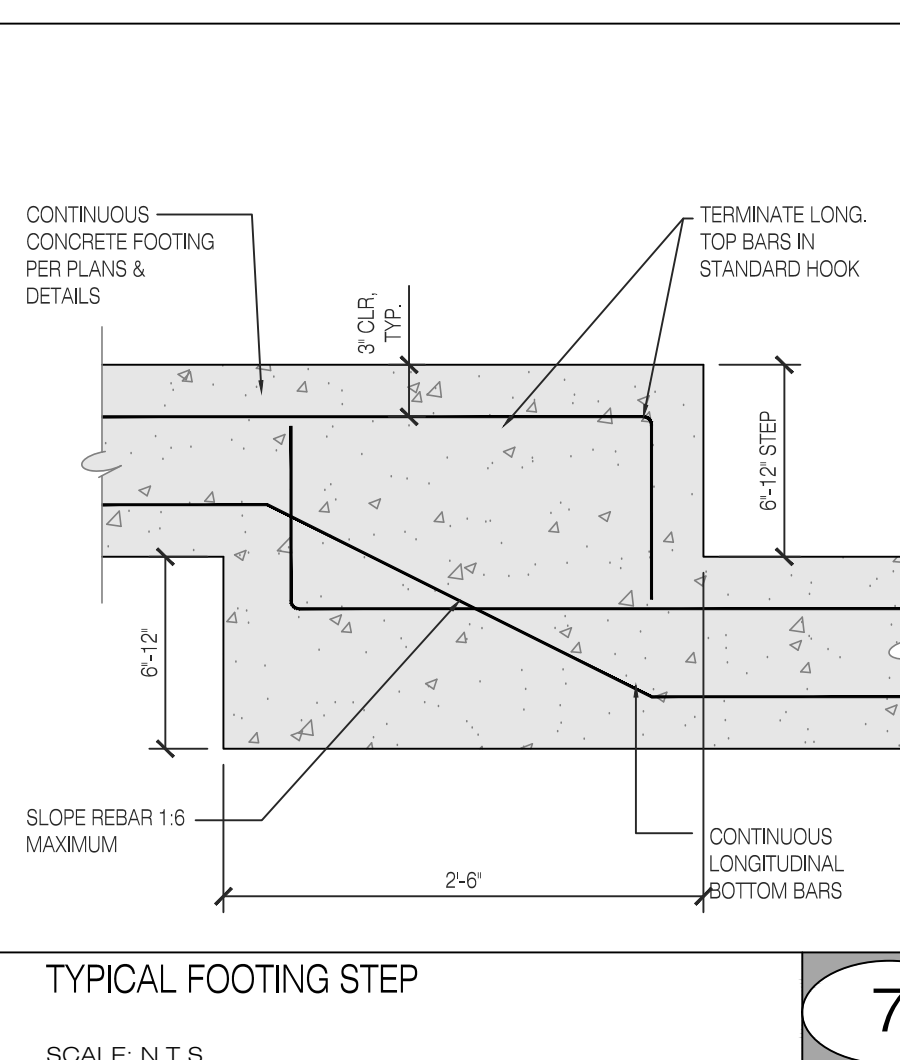
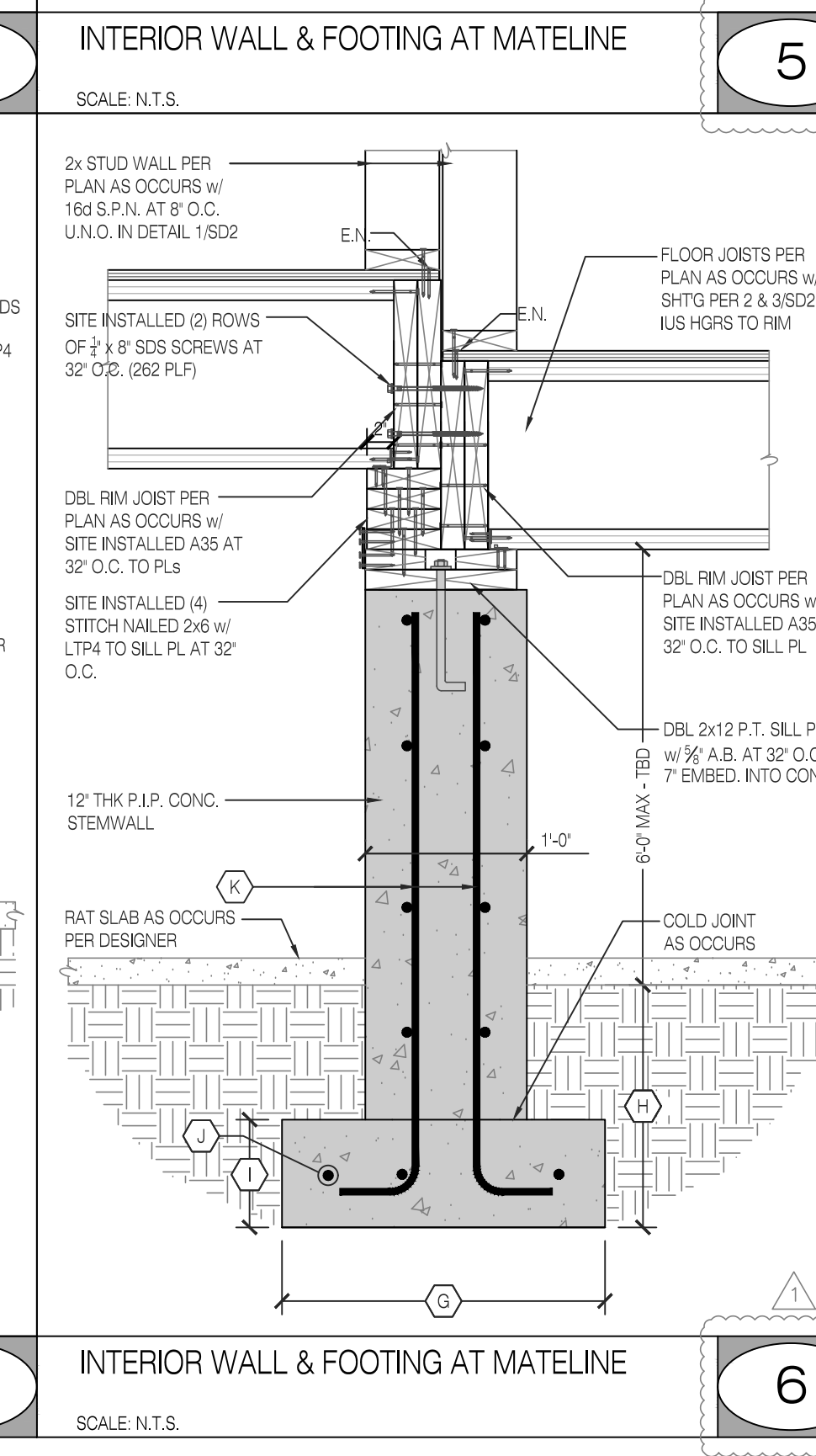
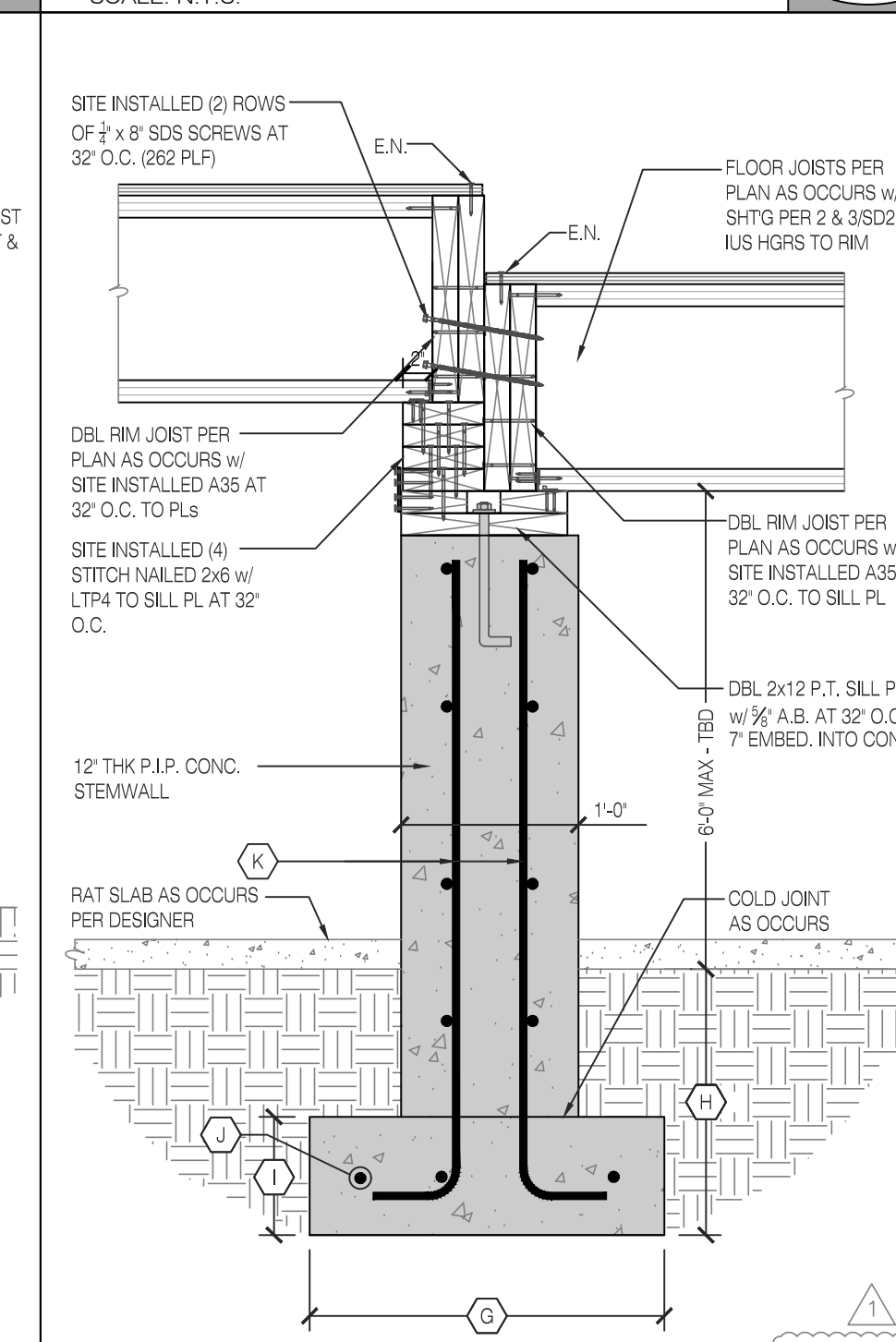
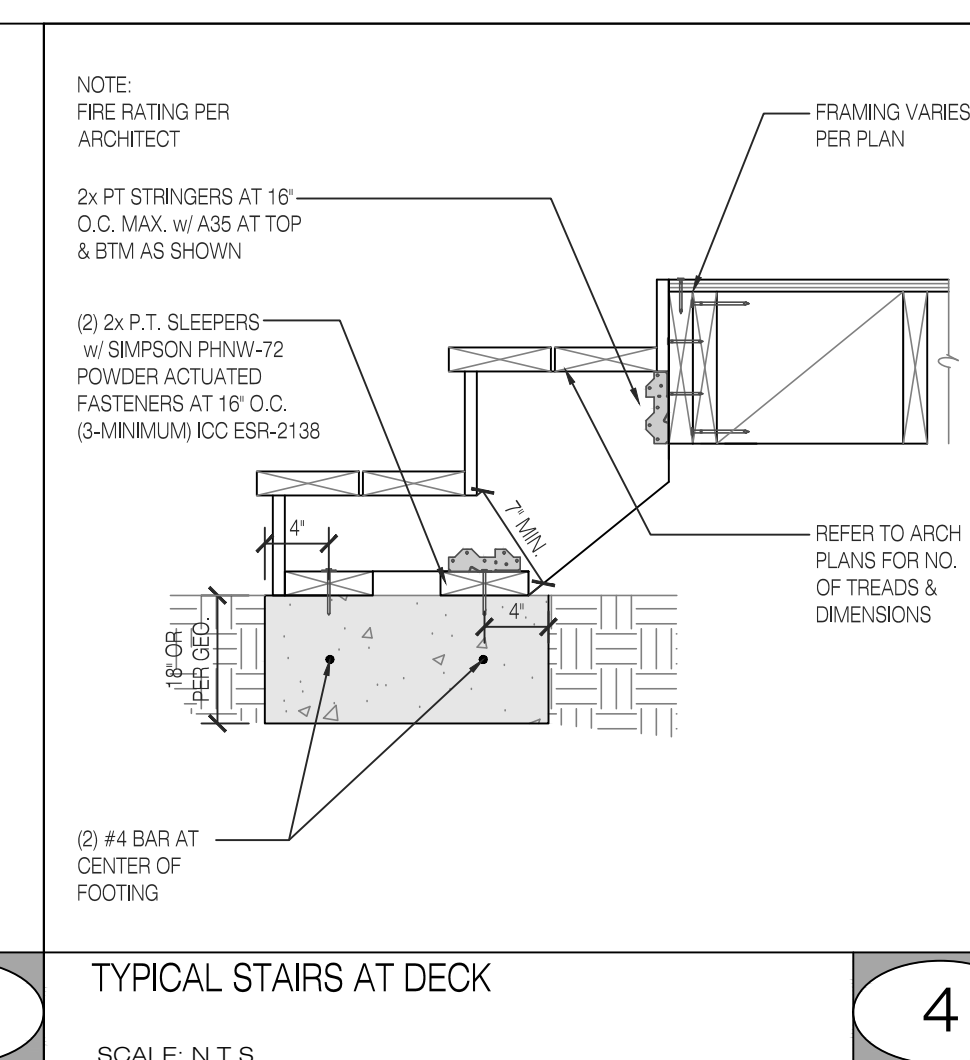
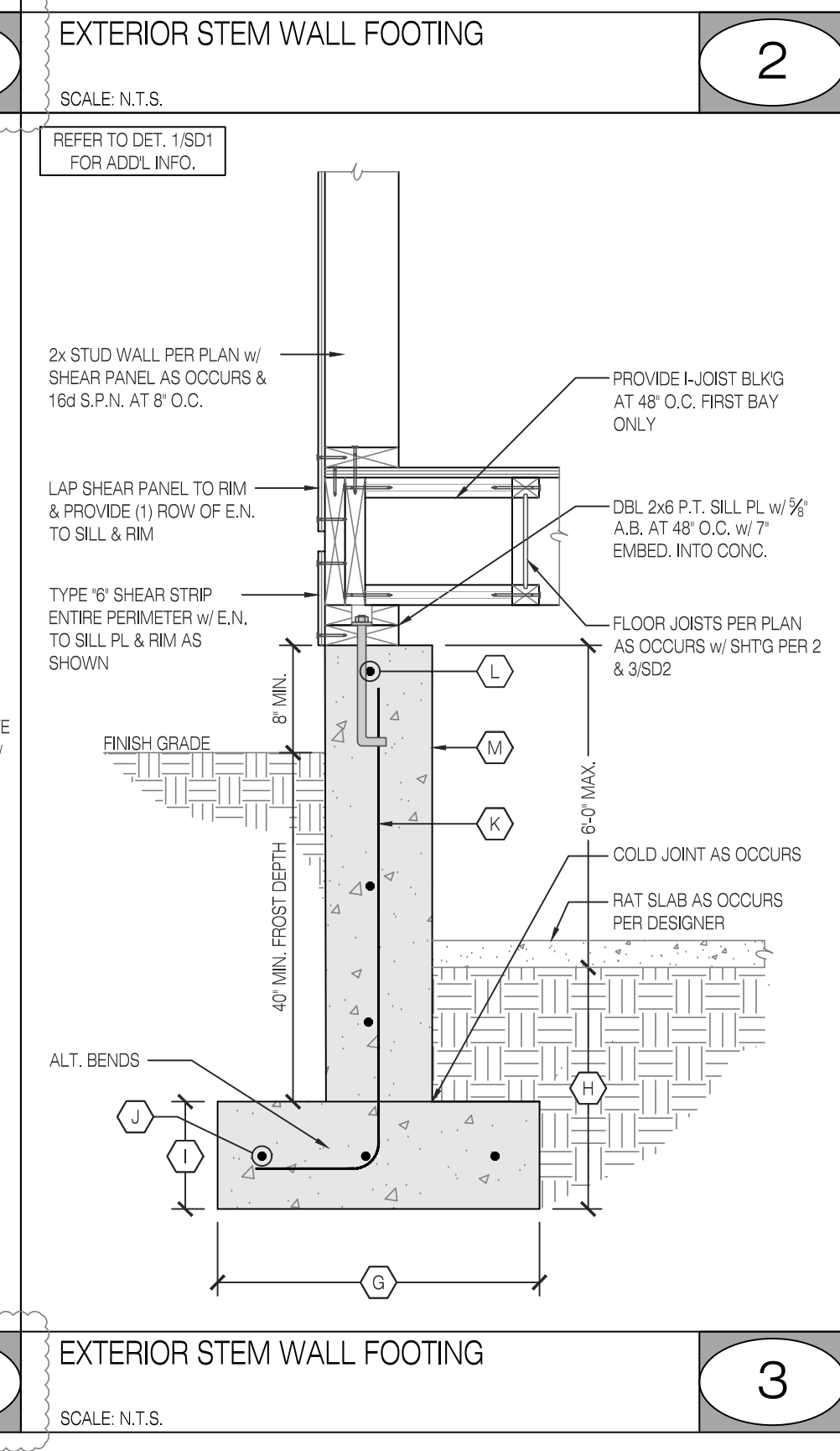
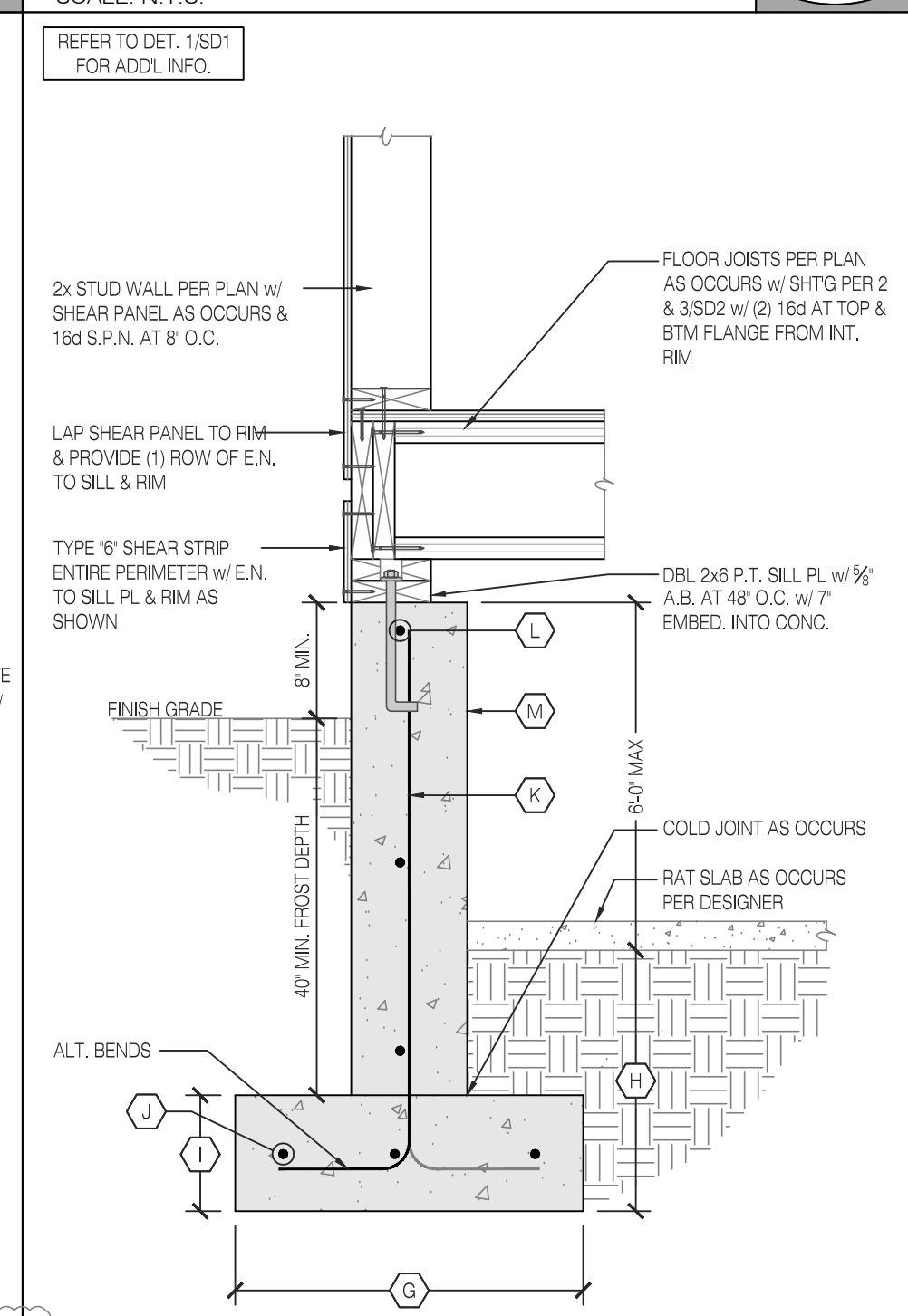
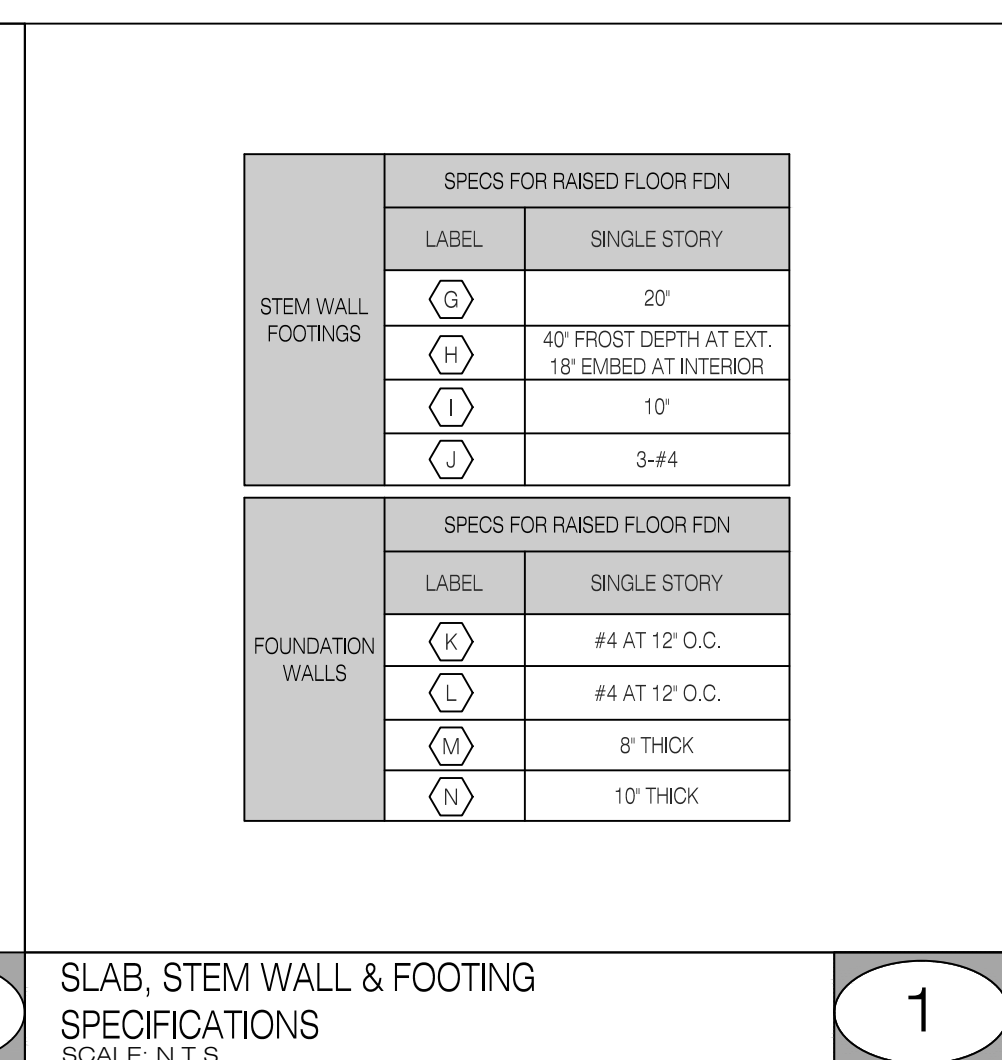
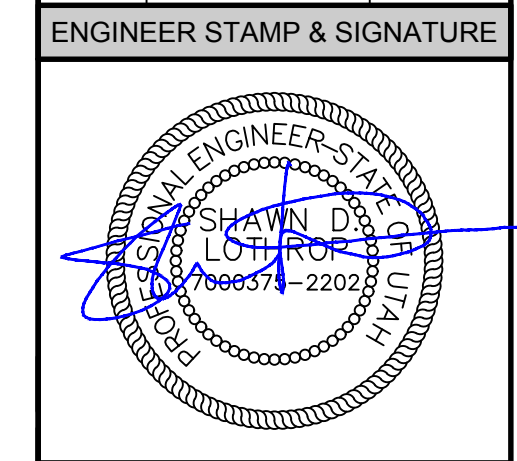
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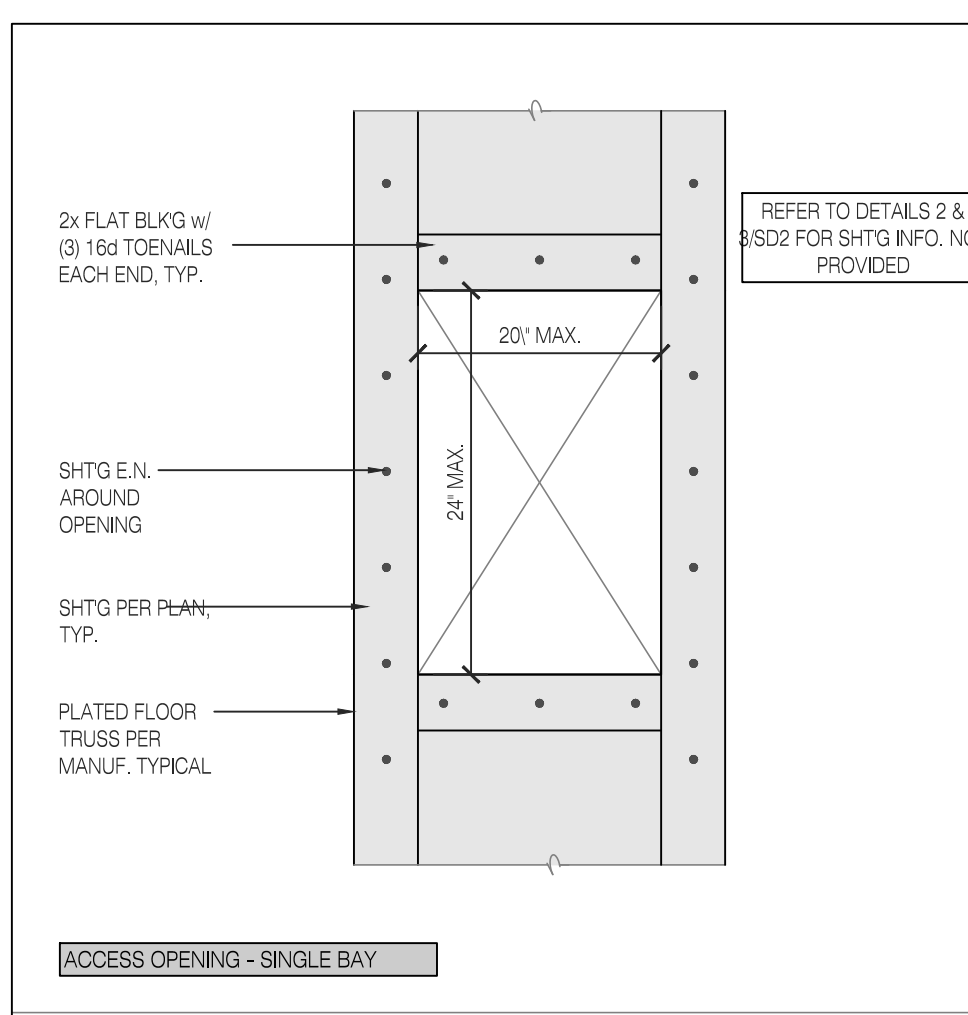
**SHEET NUMBER**

S3



PLAN REVISIONS		
DELTA	DESCRIPTION	DATE
△	CO. PC & LH REVS	10/03/17





JOIST SIZE	MAX. NOTCH WIDTH: D/3	MAX. NOTCH DEPTH: D/6	MAX. HOLE SIZE: D/3
2x6	1"	1/2"	1"
2x8	2 1/2"	1 1/2"	2 1/2"
2x10	3"	1 1/2"	3"
2x12	3 1/2"	1 1/2"	3 1/2"
2x14	4 1/2"	2"	4 1/2"

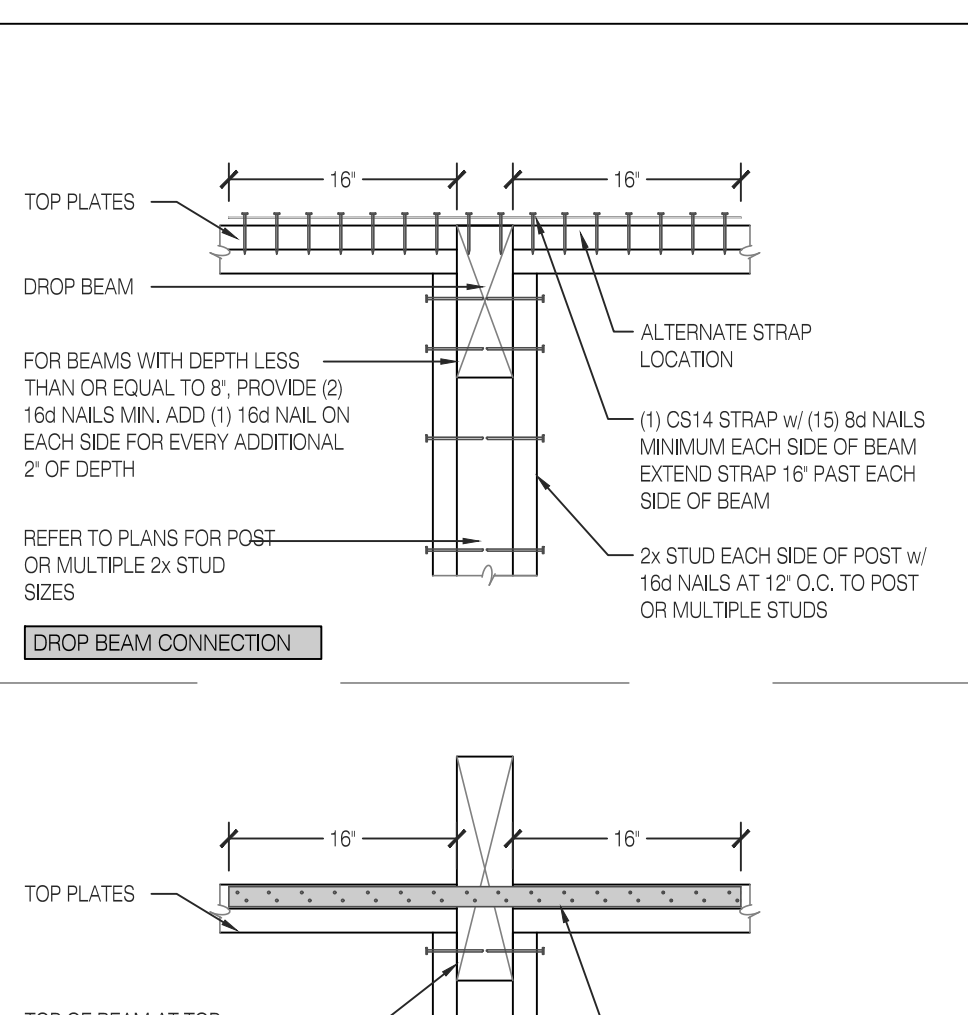
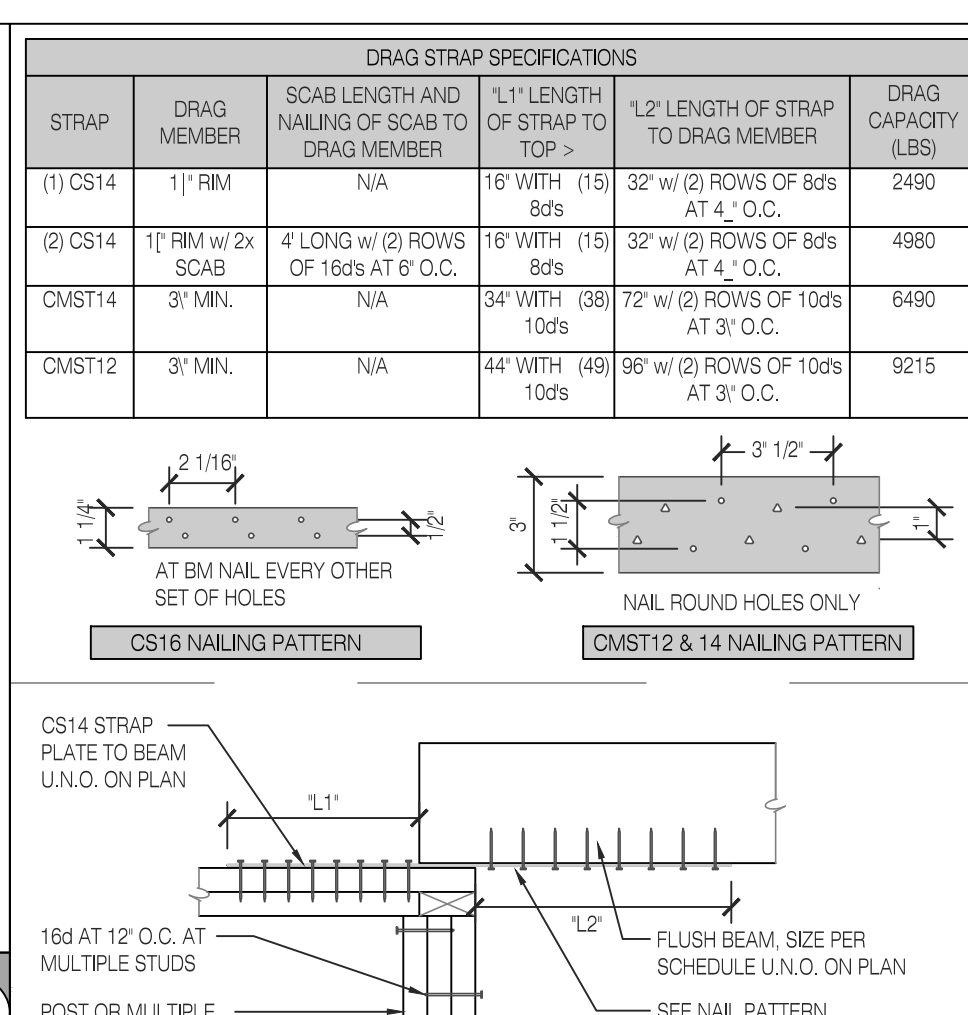
NOTCHES AND HOLES ALLOWED

NO NOTCHES

NOTCHES AND HOLES ALLOWED

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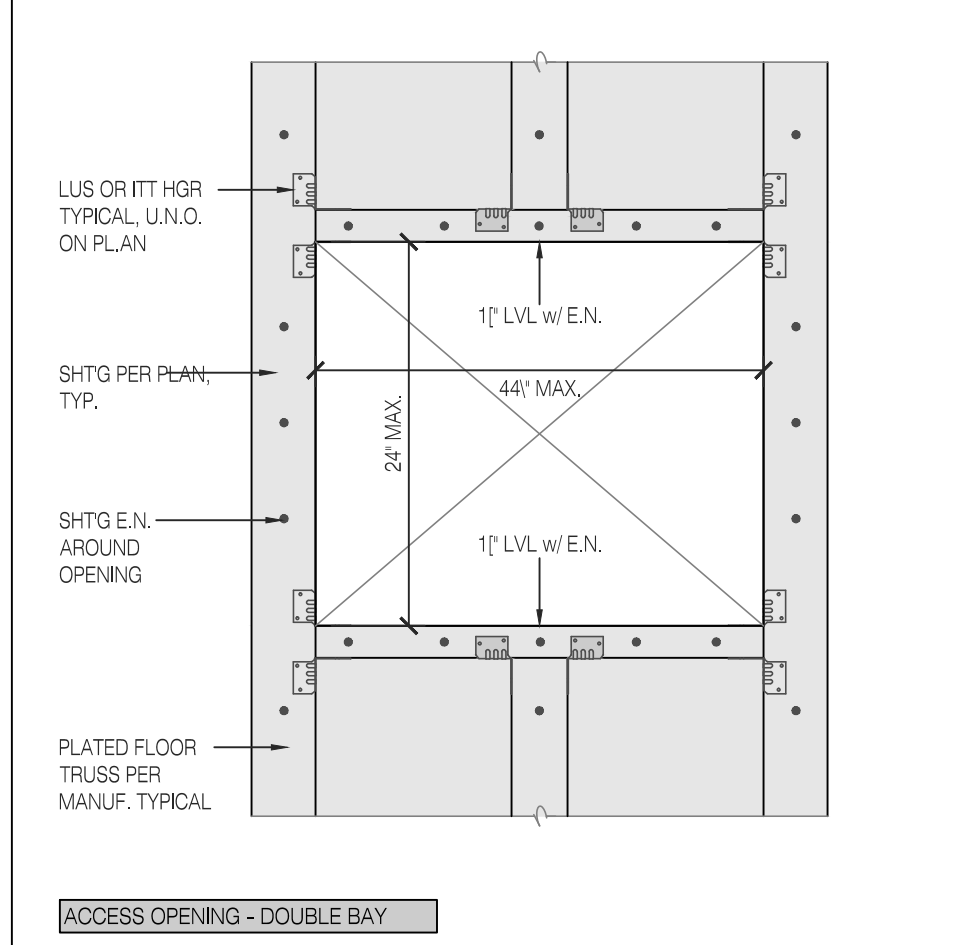
- Holes may be drilled in any 1/3 span. Holes must be a min 12" from any notch.
- Do not notch both top and bottom surfaces within the same 1/3 span.
- Max allowed is a combination of two notches and/or holes per 1/3 span.
- This detail does not apply to notches and holes in structural beams; they must be specifically detailed.
- Notches and holes are not allowed in cantilevered joists.
- Refer to manufacturer's recommendations for holes in manufactured I-joists. Do not notch I-joists.



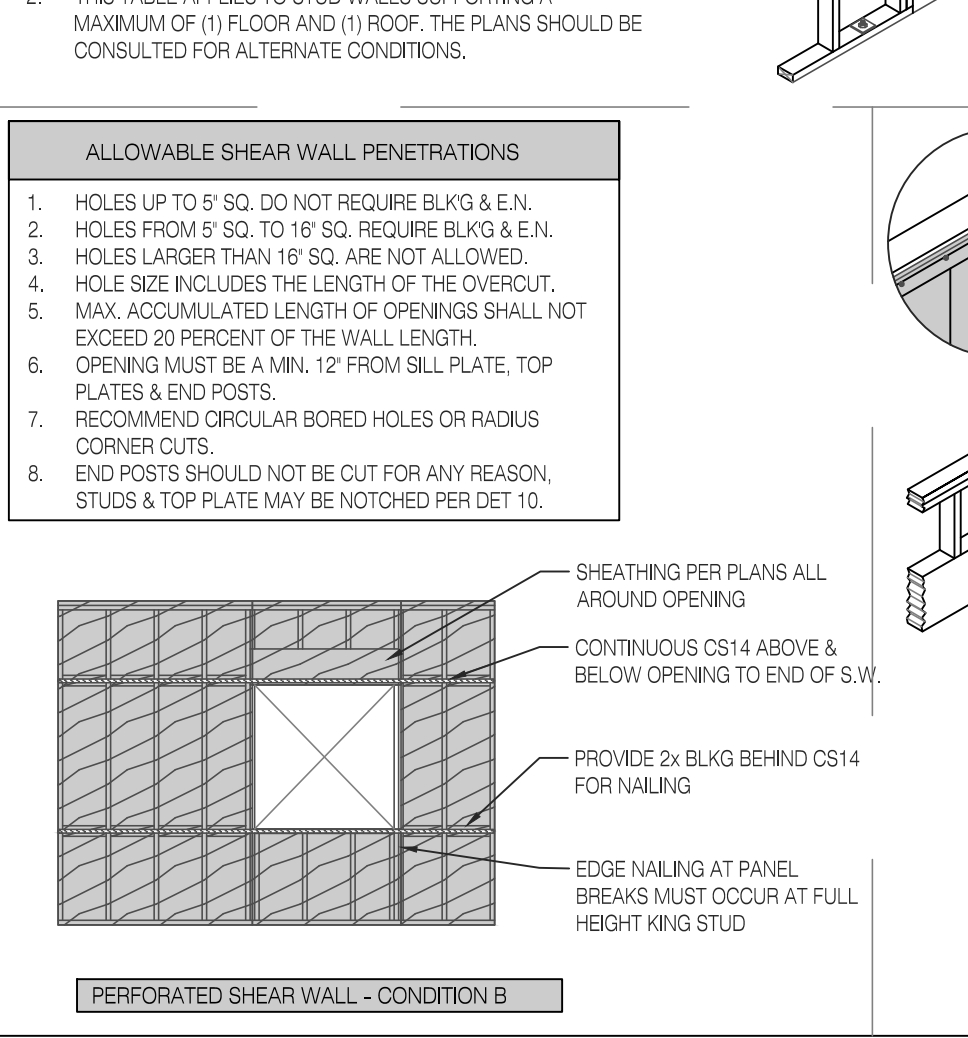
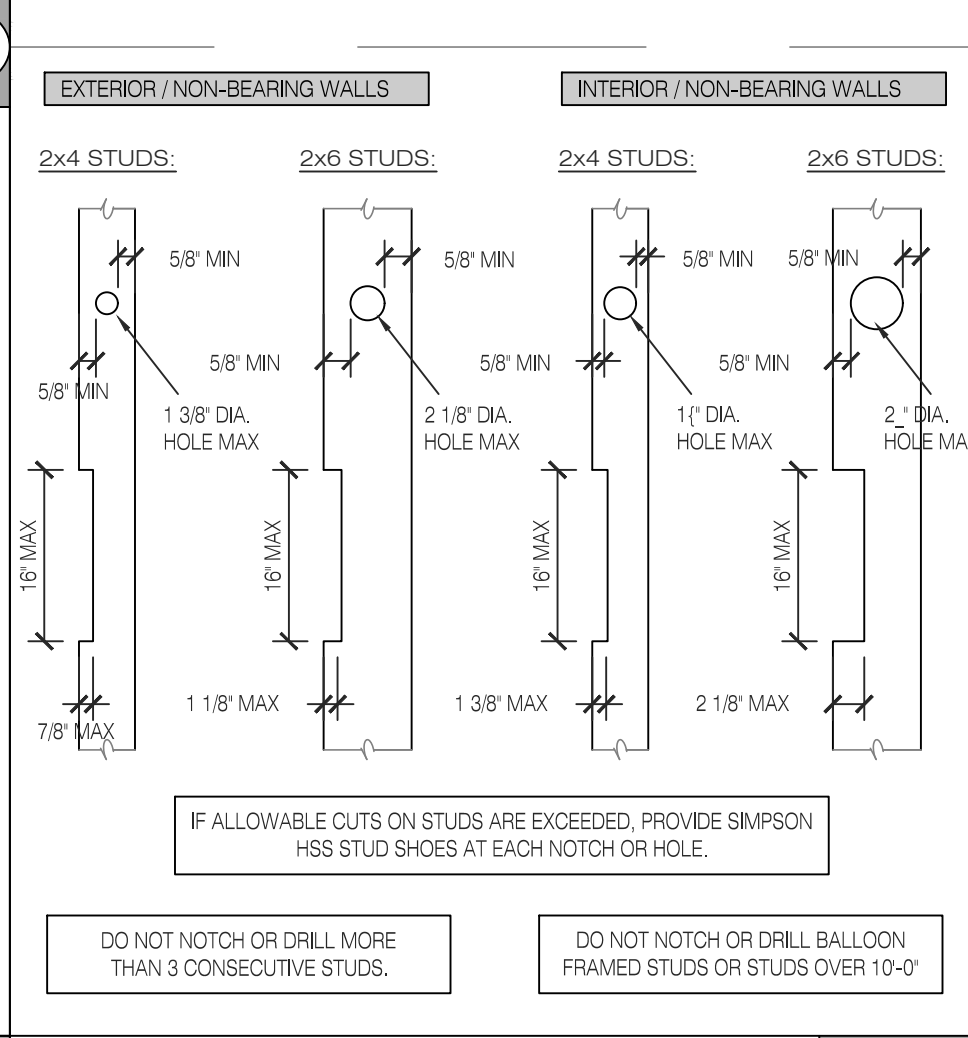
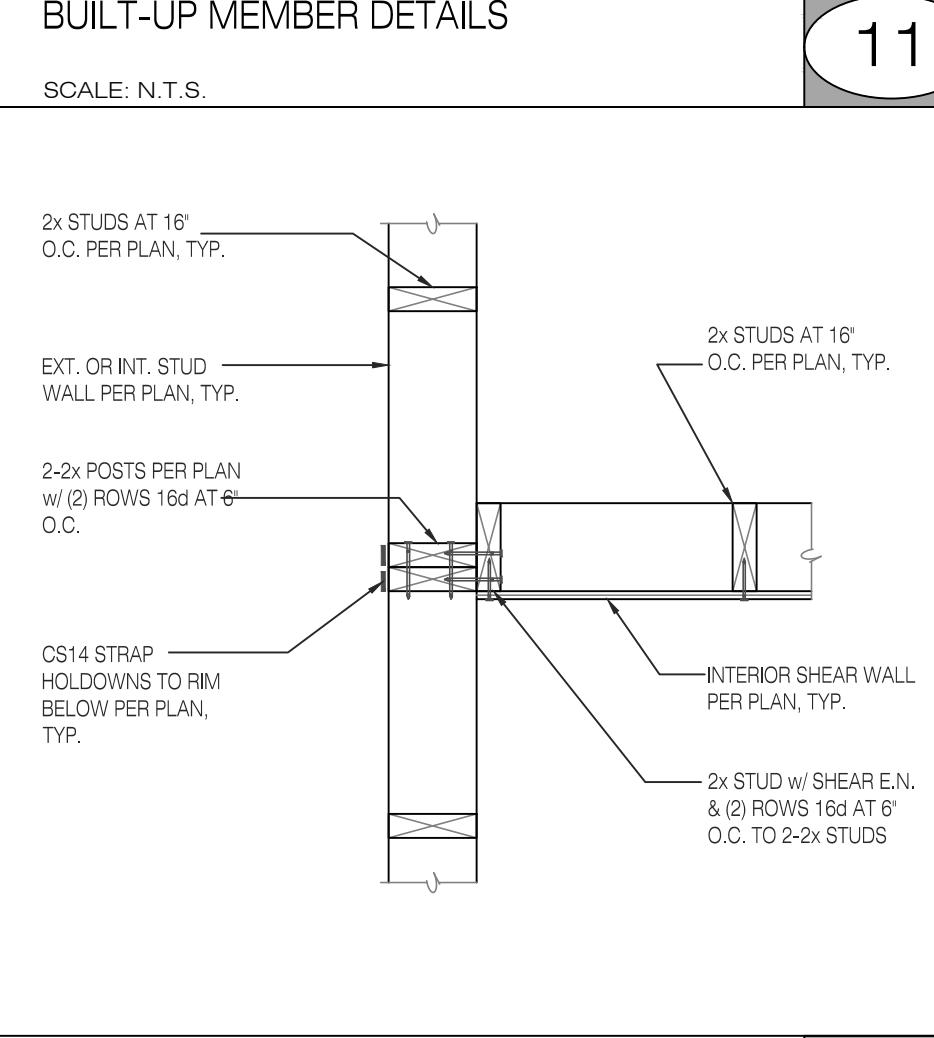
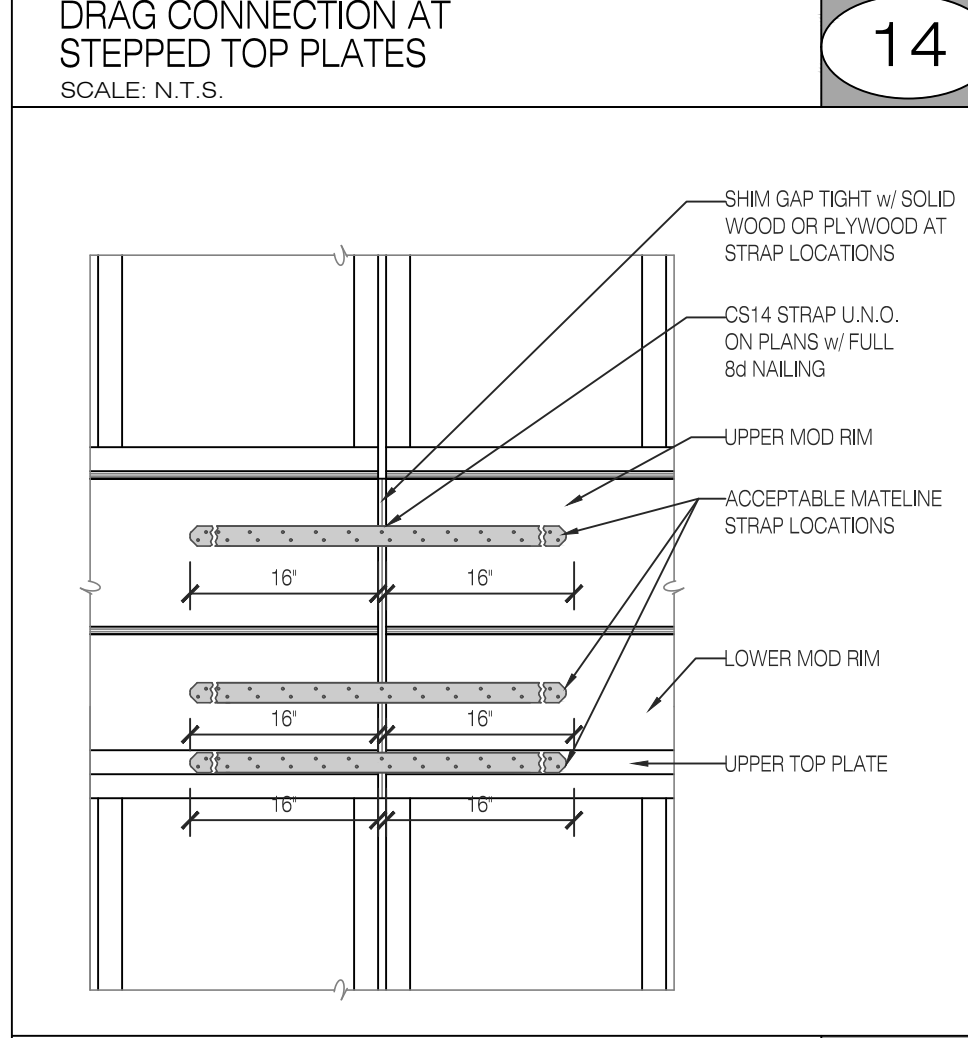
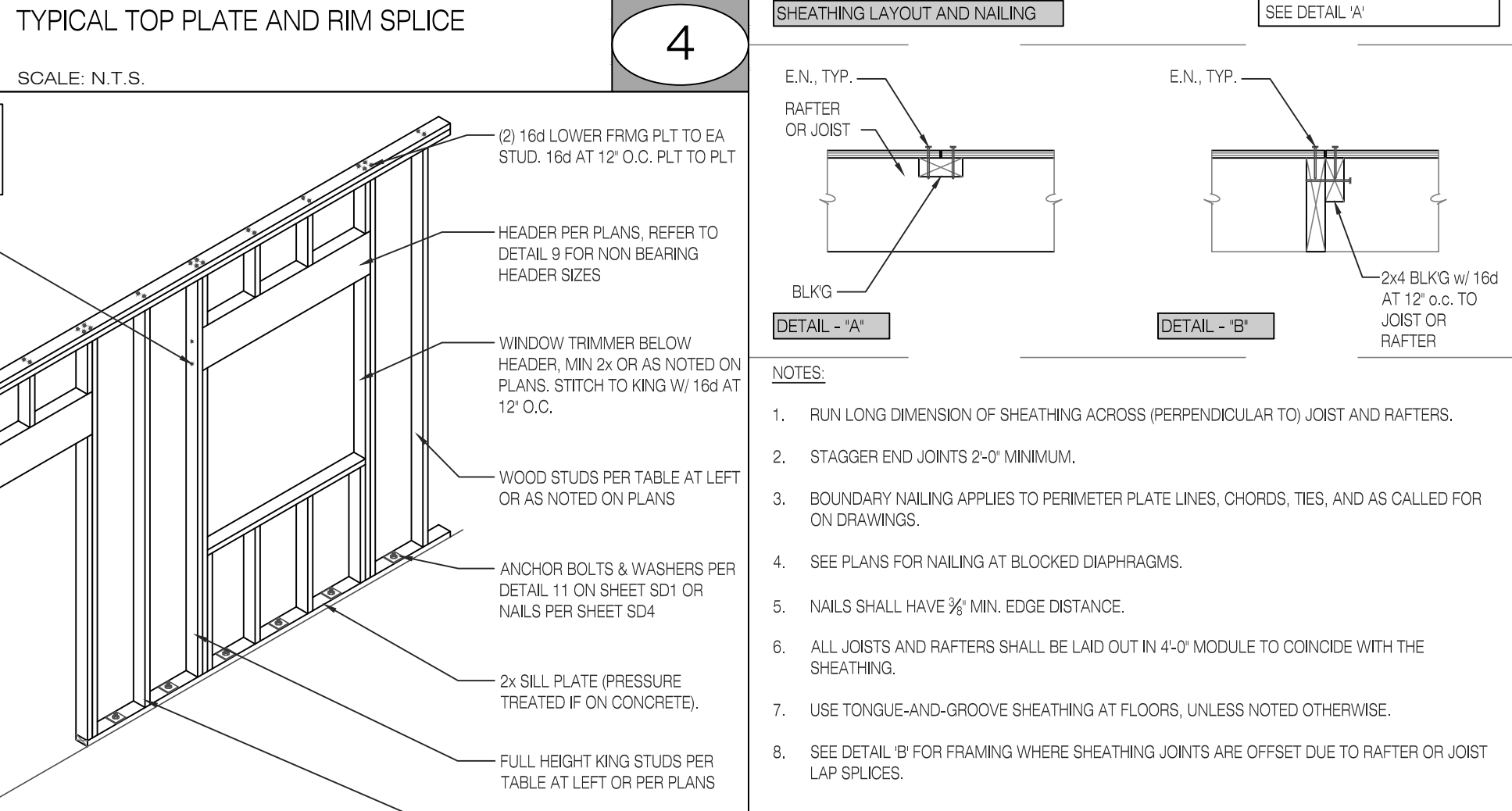
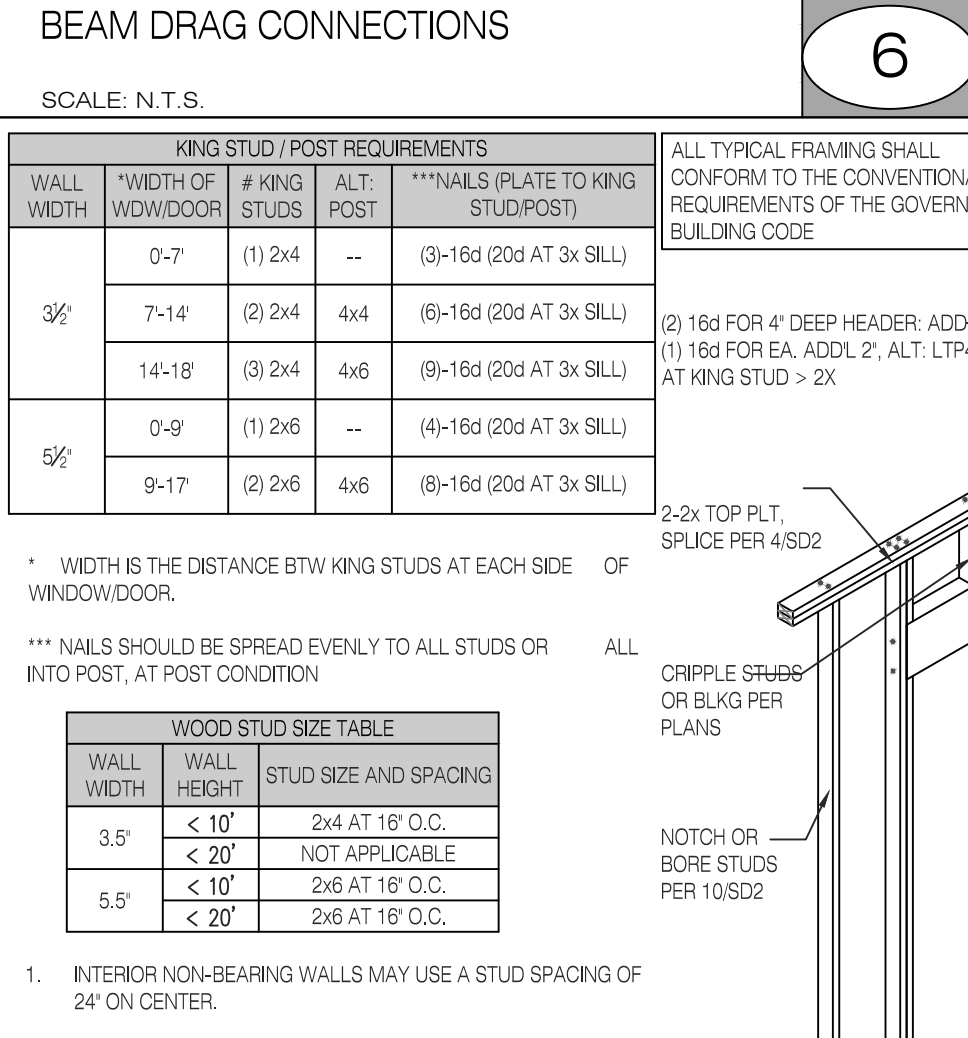
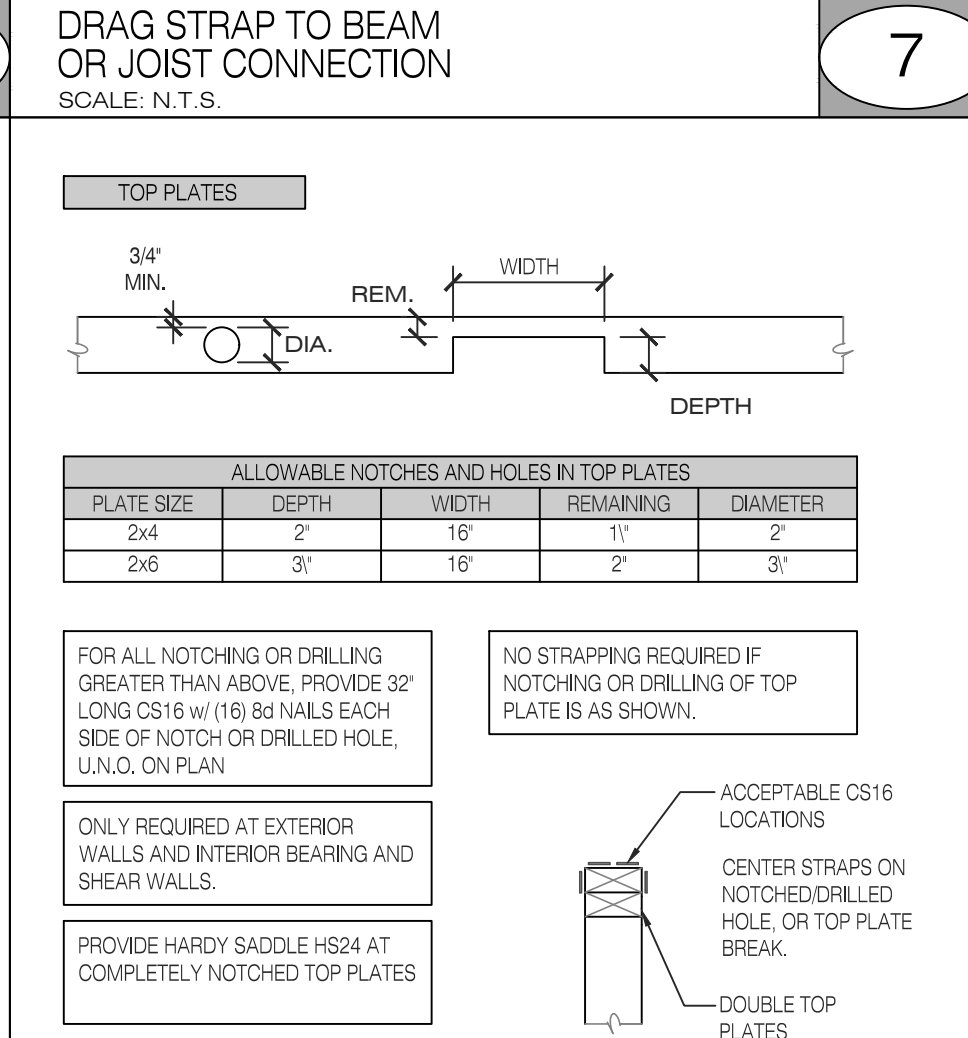
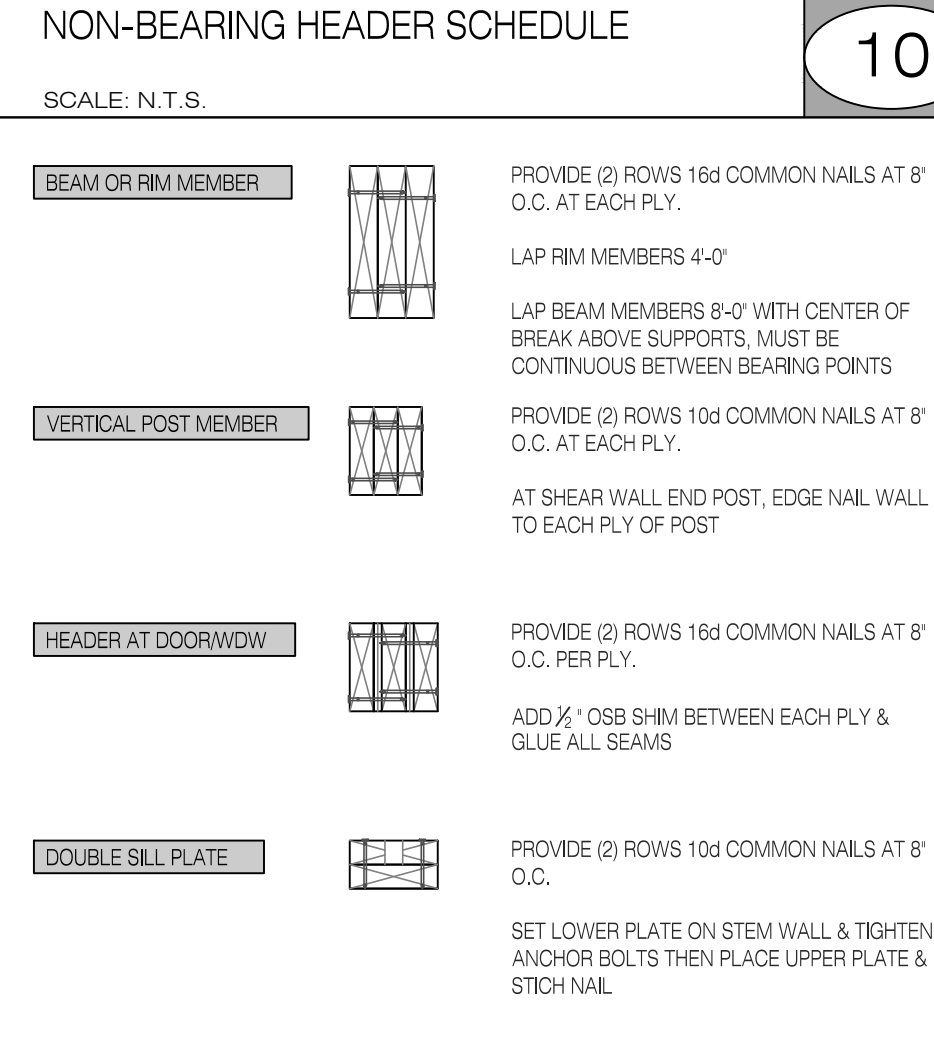
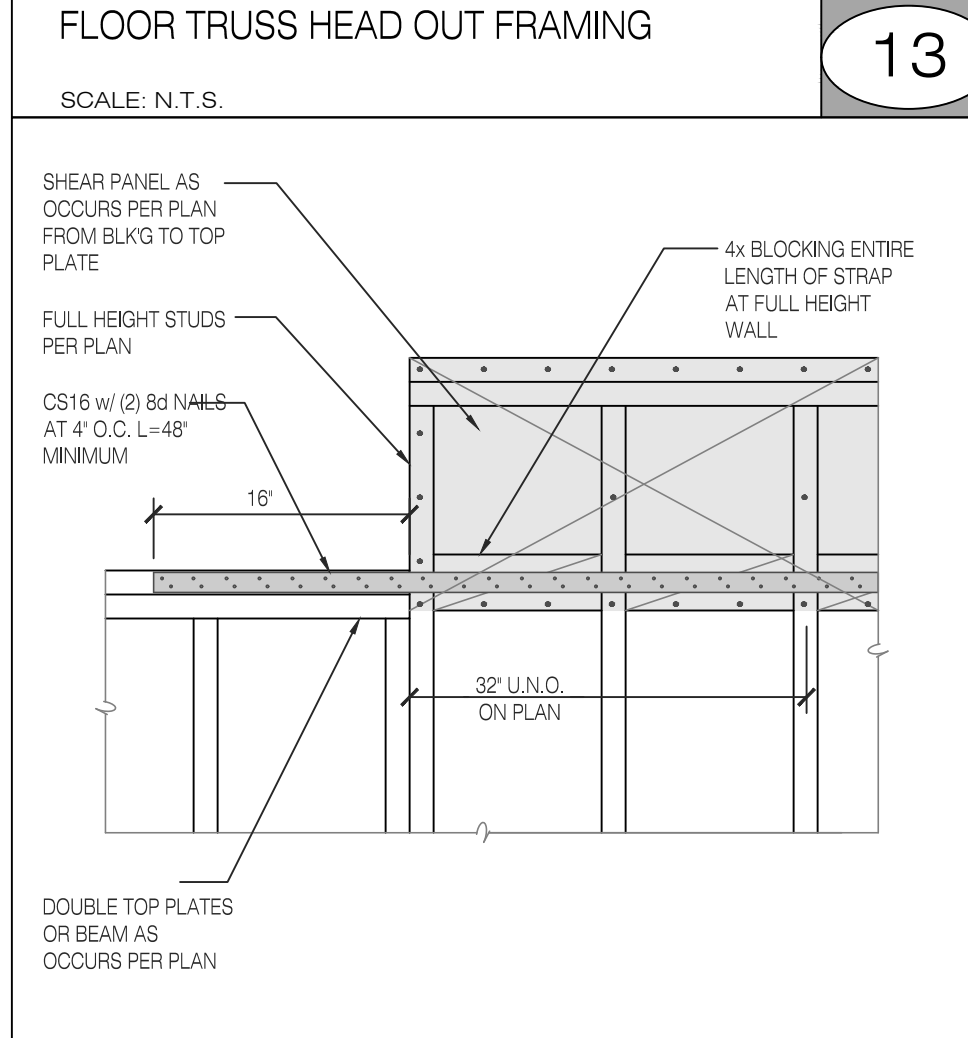
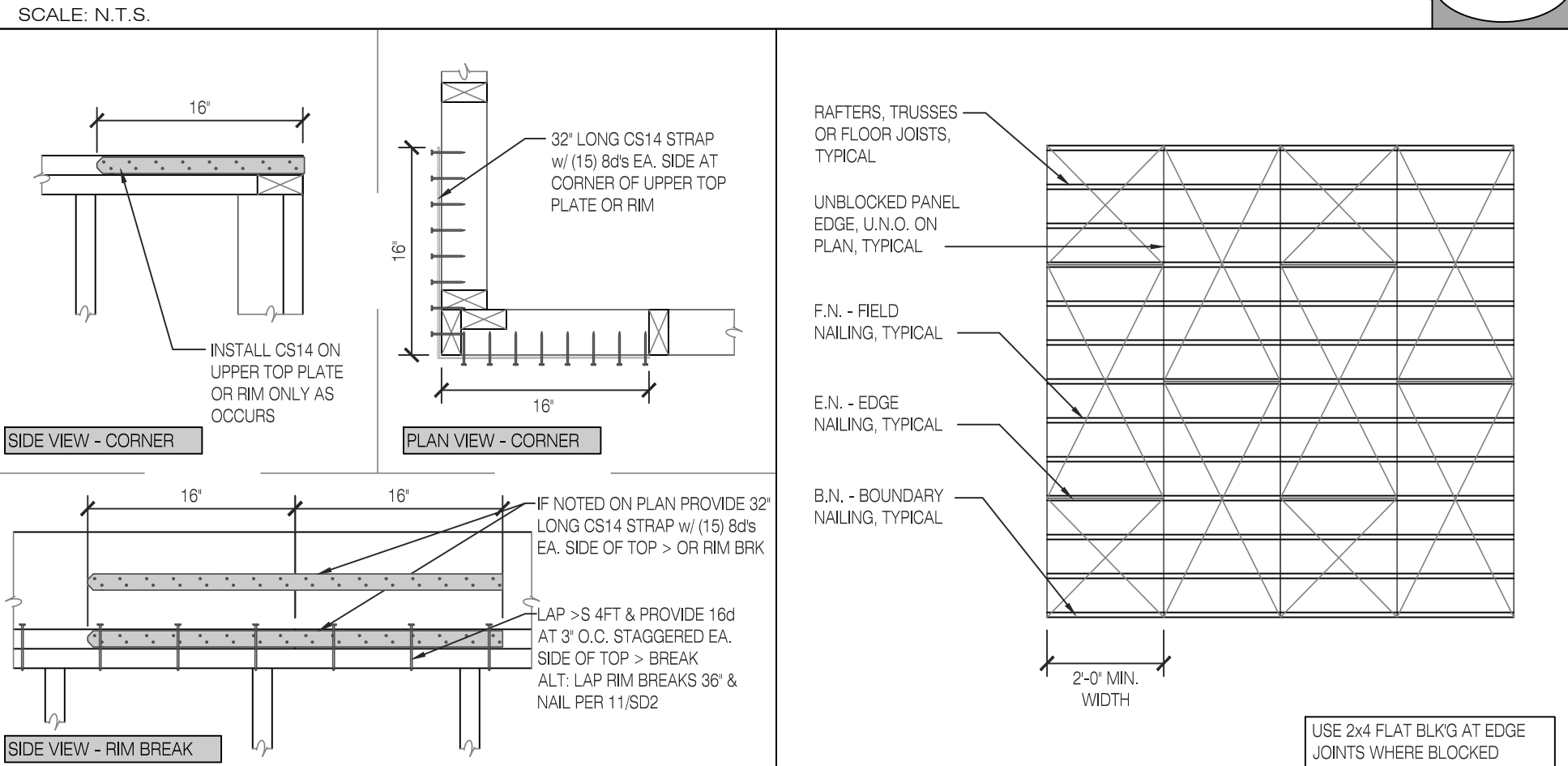
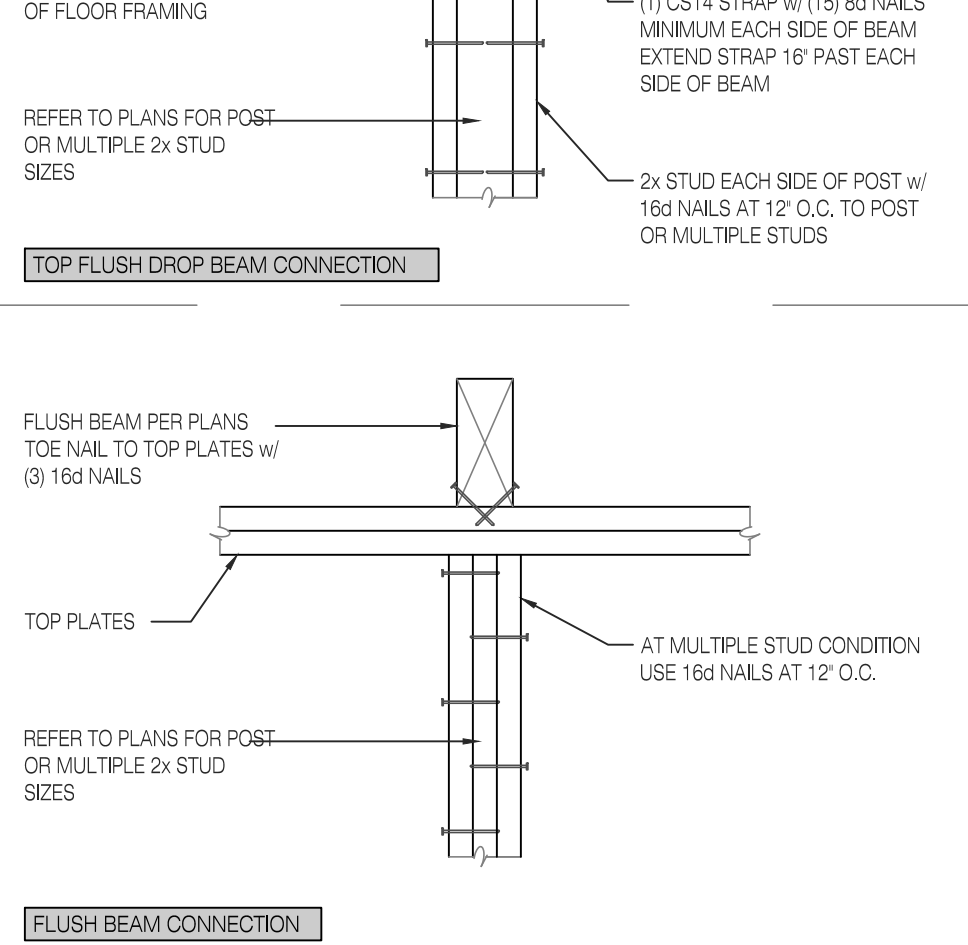
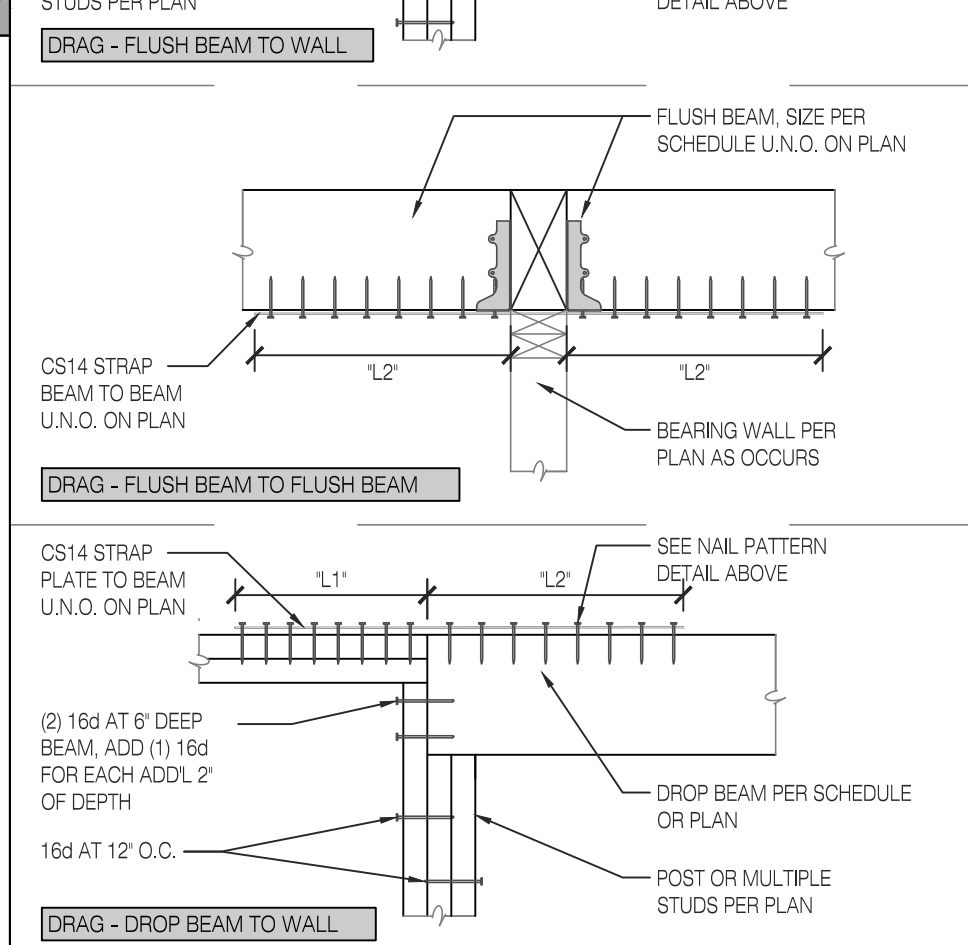
#	WOOD STRUCTURAL PANEL			PANEL NAILING		SHEAR WALL SILL PLATE		FRAMING MEMBERS		ASD CAPACITY (PLF) (DOUGLAS FIR)			
	THICK (IN)	GRADE RATING	SPAN RATING	NAIL SIZE	EDGE NAIL ON CENTER SPACING	FIELD NAIL ON CENTER SPACING	NOMINAL PLATE THICKNESS	Ø OF ANCHOR SPACING TO CONC.	FASTENER	SPACING	SEISMIC	WIND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

SHEAR WALL NOTES:

- PANEL NAILS - MAY BE EITHER COMMON OR GALVANIZED BOX. GALVANIZED NAILS ARE REQUIRED WHEN PENETRATING PRESSURE TREATED LUMBER THAT CONTAINS TREATMENTS OTHER THAN BORATE.
- PANEL RATING - WOOD PANELS MAY CONSIST OF EITHER OSB OR 5-PLY PLYWOOD WITH A MINIMUM EXPOSURE 1 RATING.
- STUD SPACING - 2x WOOD STUDS AT SHEAR WALL SHALL BE SPACED A MAXIMUM 16" ON CENTER.
- PANEL BREAKS - ALL PANEL EDGES SHALL BE 2x BLOCKED IF OCCURS.
- STAGGERED NAILS - ALL NAILING AT 3" O.C. OR CLOSER SHALL BE STAGGERED.
- SILL PLATE ANCHOR BOLT WASHERS - SHALL BE 0.229" x 3" x 3" STEEL PLATE WASHERS WITH A DIAGONALLY SLOTTED HOLE NO LARGER THAN 3/16" GREATER THAN THE BOLT DIAMETER OR 1/4" MAXIMUM. THE WASHER SHALL BE PLACED BETWEEN THE NUT AND SILL PLATE AND SHALL NOT BE OFFSET BY MORE THAN 1/2" OF THE EDGE OF THE SILL PLATE ON THE SIDE WITH SHEATHING ATTACHMENT.
- DOUBLE SIDED SHEAR WALLS - MEMBERS SHALL BE 3x AT ALL ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED ON EACH SIDE OF THE PANEL BREAK ON EACH SIDE OF THE ADJOINING MEMBER. SILL PLATE FASTENER SPACING SHALL BE REDUCED IN HALF.



NON-BEARING HEADER SCHEDULE		
HEADER SIZE	MAXIMUM SPAN (8'-0" WALL ABOVE)	MAXIMUM SPAN (10'-0" WALL ABOVE)
2x4 FLAT	3'-0"	--
4x4 STD & BTR	6'-6"	4'-6"
4x6 DF NO. 2	10'-0"	9'-6"
4x8 DF NO. 2	12'-0"	12'-0"



HORIZONTAL DIAPHRAGM SCHEDULE - 2016 CBC				
MAXIMUM SPACING	PANEL DESCRIPTION	NAIL SIZE	EDGE NAILING	FIELD NAILING
ROOF 16' O.C.	1-1/2" WOOD STRUCTURAL PANEL, P1 16d (RADWAT BARRIER)	10d	6" o.c.	6" o.c. 12" o.c.
FLOOR 16' O.C.	1-1/2" WARMBOARD-S PANEL T&G SHEATHING, P1#	10d	6" o.c.	6" o.c. 12" o.c.
DECK 16' O.C.	3/4" WOOD STRUCTURAL PANEL T&G SHEATHING, P11 32/16	10d	6" o.c.	6" o.c. 12" o.c.

NOTES:

- ALL ROOF AND FLOOR SHEATHING TO BE EXPOSURE 1 OR EXTERIOR PER TABLE 2306.3.1. 3/4" SHEATHING IS NOT STRUCTURALLY ACCEPTABLE FOR ROOF SHEATHING.
- FOR FLOOR SHEATHING, WOOD STRUCTURAL PANEL SHALL BE UNDERLAYMENT GRADE. ALL FLOOR SHEATHING SHALL BE GLUED TO FRAMING.
- ALL ROOF NAILS MUST BE 8d (BLUE). ALL FLOOR NAILS MUST BE 10d (LIME). IN LIEU OF 10d NAILS AT FLOOR SHEATHING, #8 x 2" LONG SCREWS MAY BE USED.
- FOR ALL FLOOR SHEATHING, PANEL EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH BLOCKING.
- REFER TO ALL MANUFACTURER SUGGESTIONS FOR WARMBOARD APPLICATIONS AND ICC-ESR #1421 FOR ANY INFORMATION NOT SHOWN.

**INNOVATIVE STRUCTURAL ENGINEERING**  
40810 COUNTY CENTER DR. #110  
TEMECULA, CA 92591  
TEL: 951.830.9322  
WWW.ISEENGINEERS.COM

**TEAM CONTACT INFORMATION:**  
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SHANE@ISEENGINEERS.COM

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

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

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

**WEBER COUNTY**

**APPROVAL STAMP**

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

MECHANICAL  STRUCTURAL  
 ELECTRICAL  PLUMBING  
 ENERGY  FIRE

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

MEM DATE 10/01/17  
WEST COAST CODE CONSULTANTS, INC.

**PLAN REVISIONS**

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

**ENGINEER STAMP & SIGNATURE**

SHANE LOTHROP  
10/03/17

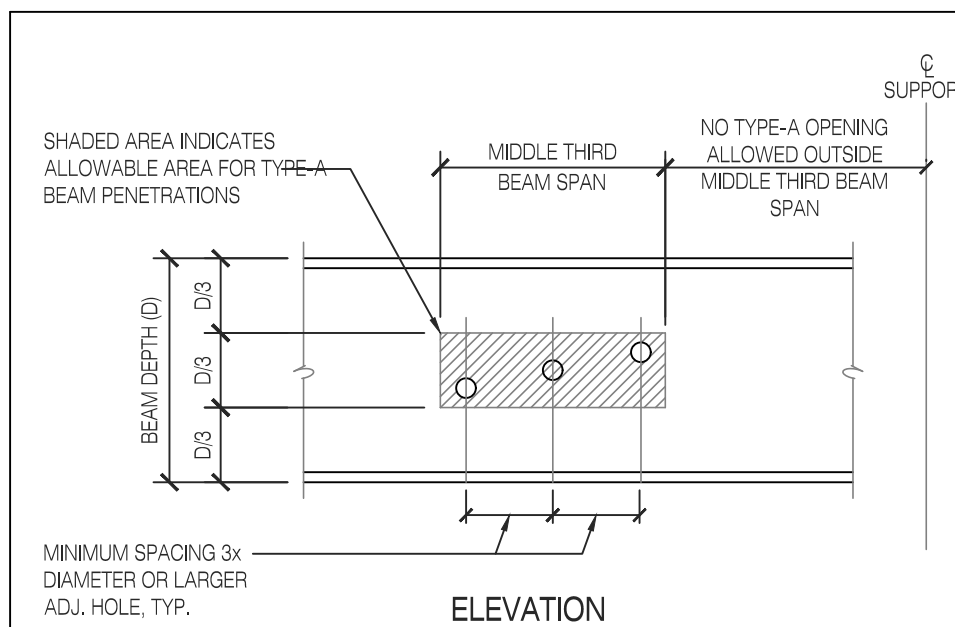
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**SHEET TITLE:**  
**GENERAL FRAMING DETAILS**

**SHEET REV:**

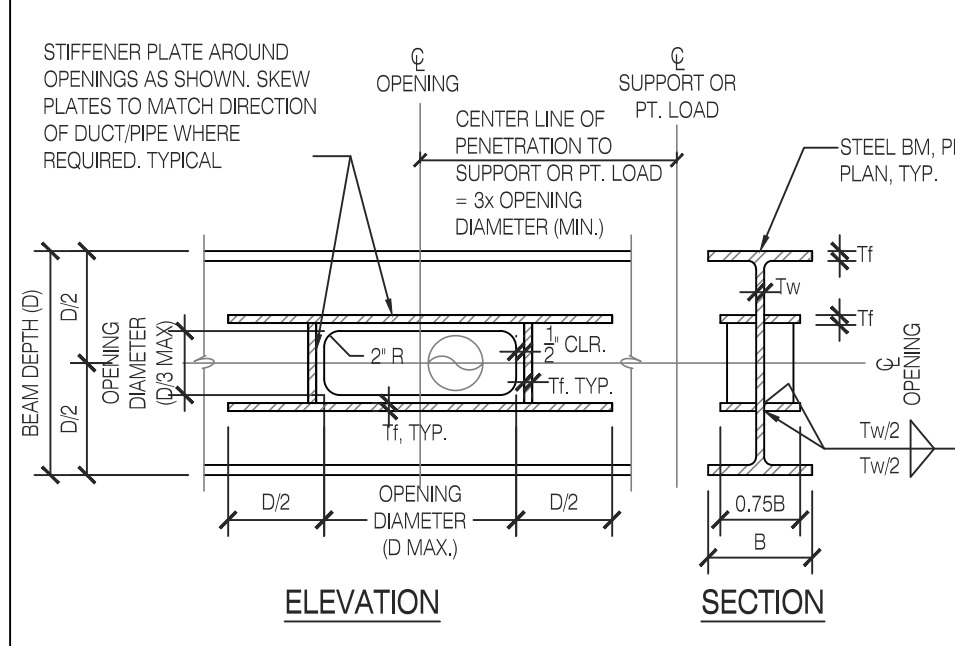
**SHEET NUMBER**  
**SD2**





- NOTES:**
- TYPE-A PENETRATIONS ALLOWED IN MIDDLE THIRD OF BEAM DEPTH (D3) & SPAN (L3) ONLY.
  - TYPE-A PENETRATIONS MAXIMUM ALLOWABLE ROUND FINISHED HOLE SIZE = D3 OR #4
  - FINISH LAST 1/2 OF HOLE BY BEAMING OR GRINDING.
  - ALL OPENINGS OUTSIDE MIDDLE THIRD OF BEAM SPAN OR LARGER THAN 4" REQUIRE REINFORCEMENT TYPE-B OR TYPE-C DETAILING.
  - L INDICATES BEAM SPAN LENGTH

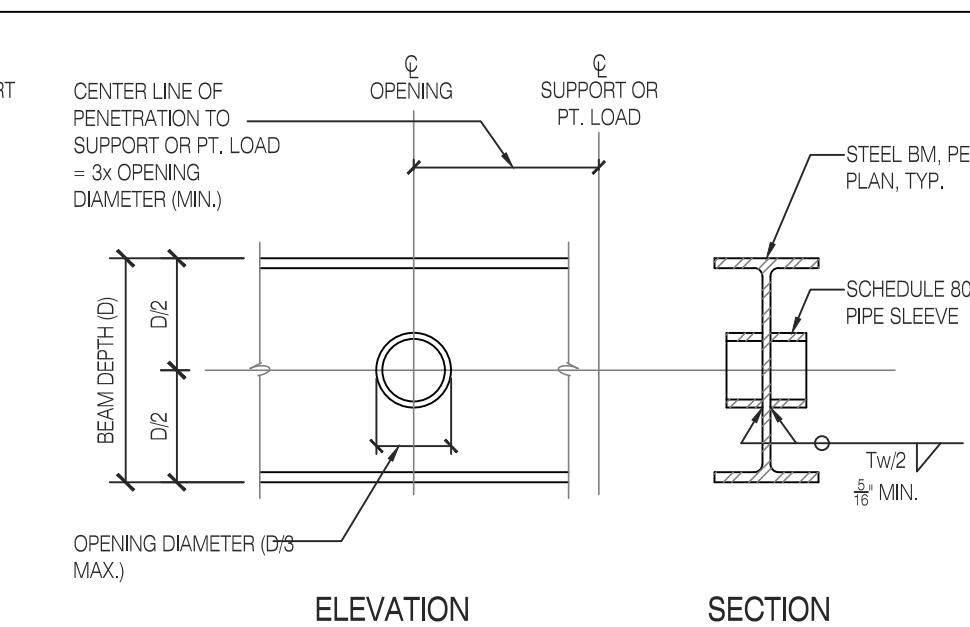
**PENETRATION TYPE-A**  
NO SCALE



- NOTES:**
- TYPE-B PENETRATIONS ALLOWED IN MIDDLE THIRD OF BEAM DEPTH (D3) ONLY.
  - TYPE-B PENETRATIONS MAXIMUM ALLOWABLE ROUND FINISHED HOLE SIZE = D3 OR #4
  - FINISH LAST 1/2 OF HOLE BY BEAMING OR GRINDING.
  - ALL OPENINGS OUTSIDE MIDDLE THIRD OF BEAM SPAN OR LARGER THAN 4" REQUIRE REINFORCEMENT TYPE-B OR TYPE-C DETAILING.
  - L INDICATES BEAM SPAN LENGTH

**PENETRATION TYPE-B**  
NO SCALE

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



- NOTES:**
- TYPE-C PENETRATIONS ALLOWED IN MIDDLE HALF OF BEAM DEPTH (D2) ONLY.
  - TYPE-C PENETRATIONS MUST BE A MINIMUM OF 3 TIMES THE OPENING DIAMETER FROM ALL SUPPORTS AND POINT LOADS.
  - TYPE-C PENETRATIONS MAXIMUM ALLOWABLE ROUND FINISHED HOLE SIZE = D2
  - FINISH LAST 1/2 OF HOLE BY BEAMING OR GRINDING.
  - L INDICATES BEAM SPAN LENGTH

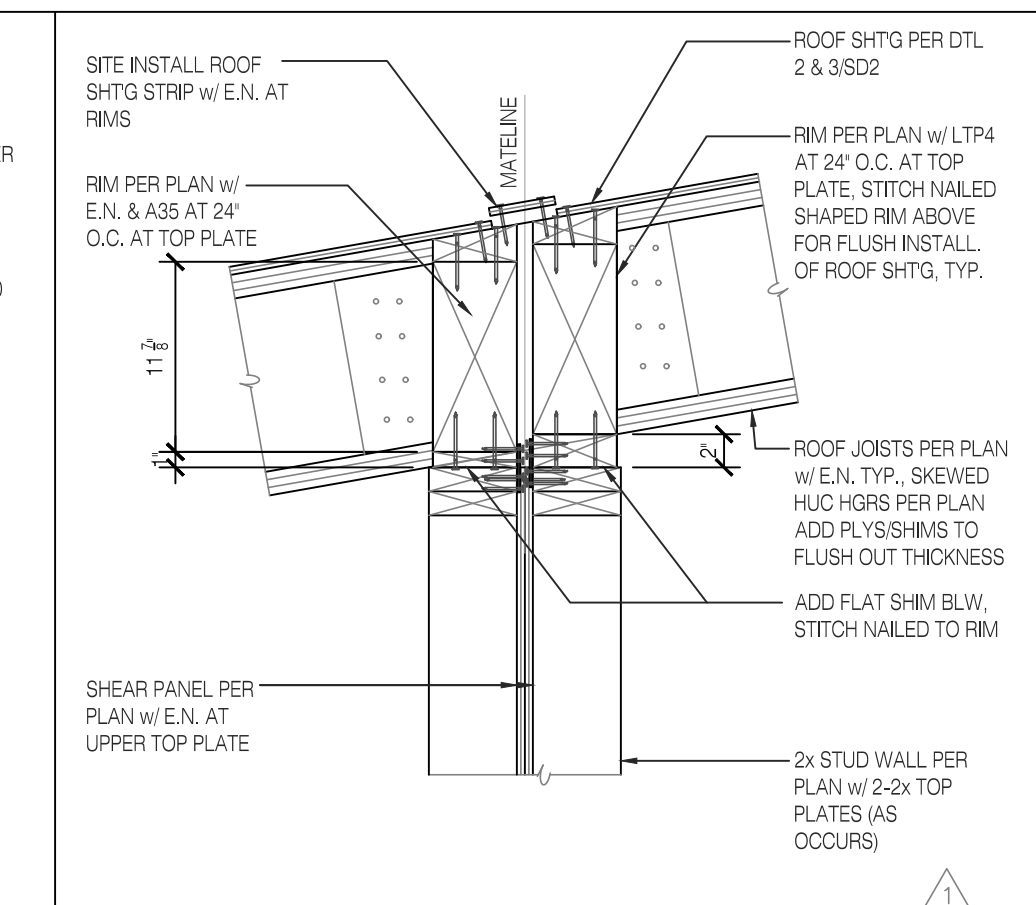
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NO SCALE

**BEAM PENETRATION SIZES**

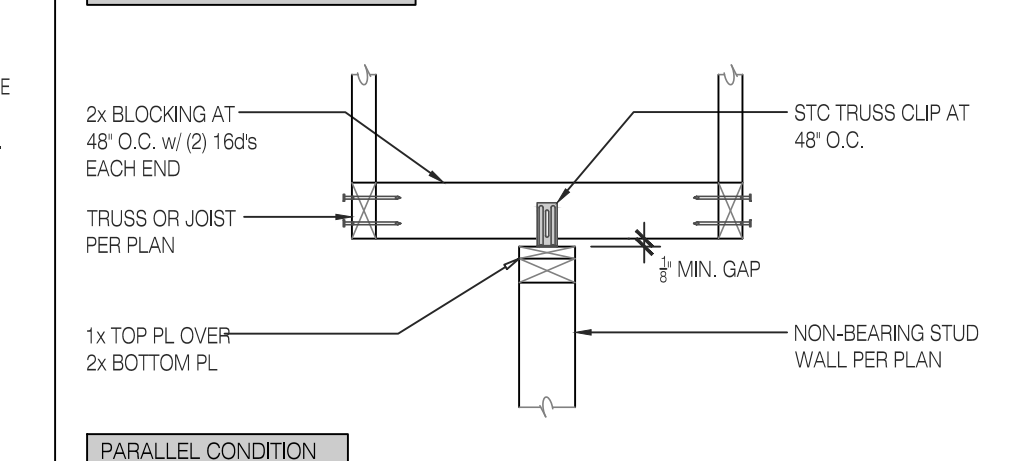
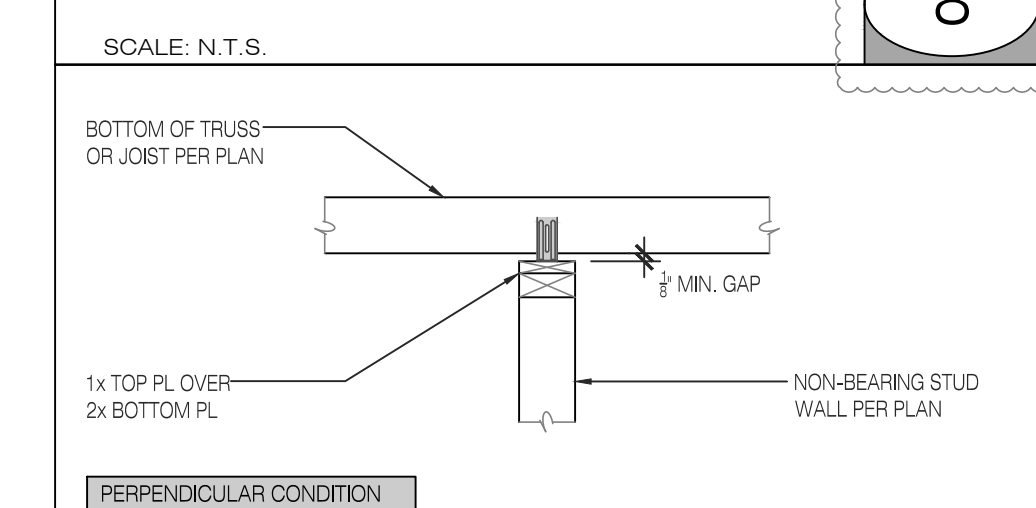
BEAM DEPTH	PENETRATION TYPE		
	TYPE-A	TYPE-B	TYPE-C
W12	4" Ø	4" Ø	6" Ø
W14	4" Ø	4 1/2" Ø	7" Ø
W16	4" Ø	5" Ø	8" Ø
W18	4" Ø	6" Ø	9" Ø
W21	4" Ø	6" Ø	10 1/2" Ø
W24	4" Ø	6" Ø	12" Ø

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

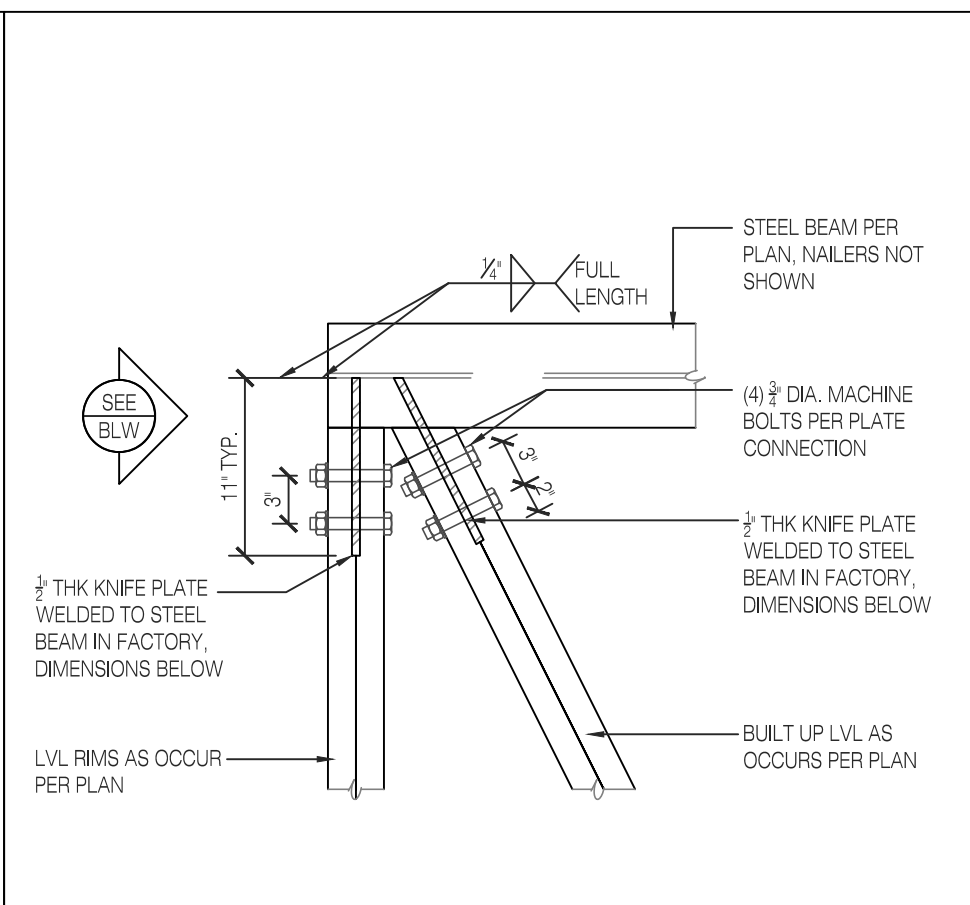
**PENETRATION TYPE-C**  
NO SCALE



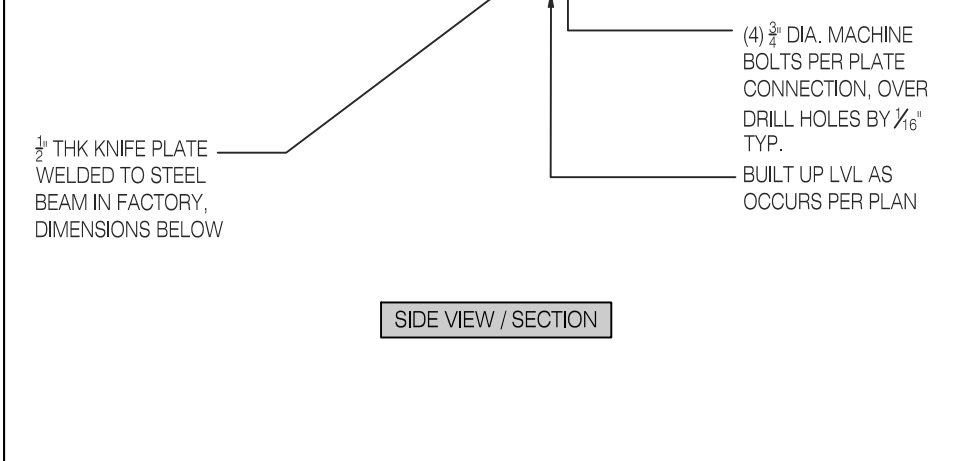
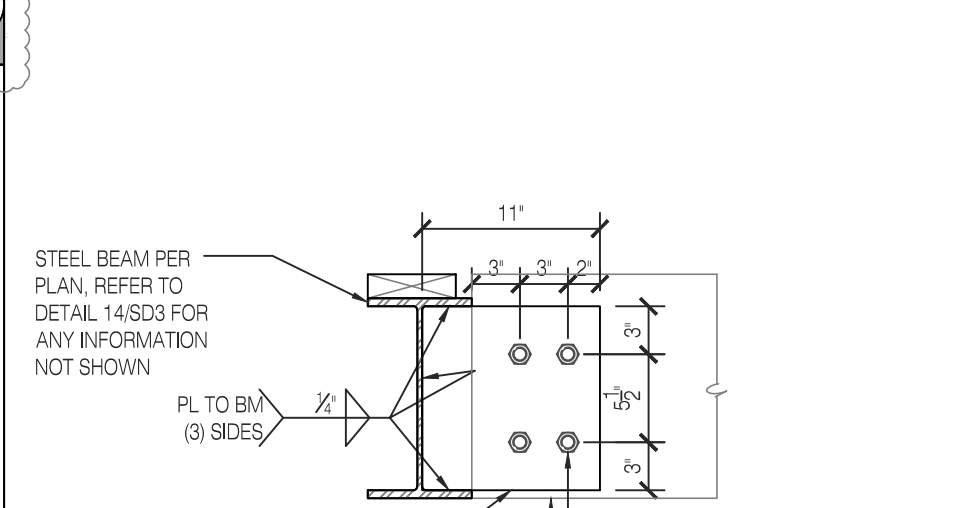
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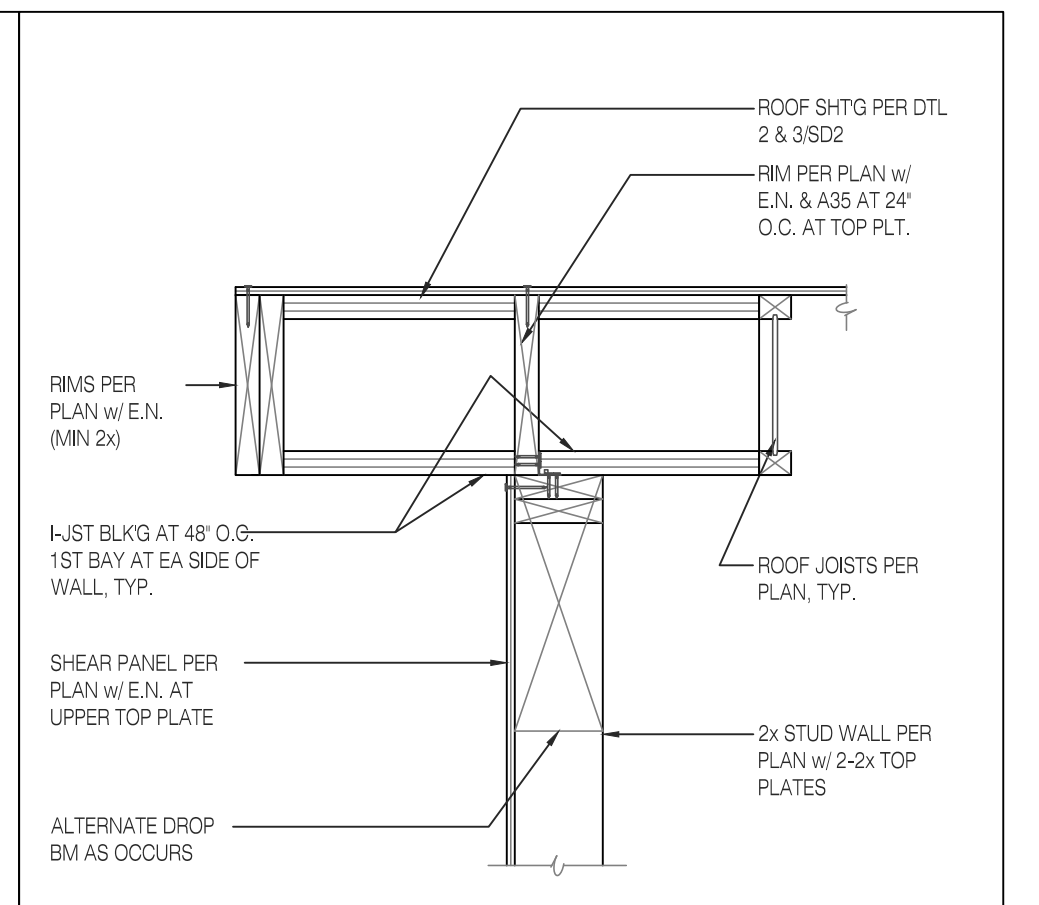
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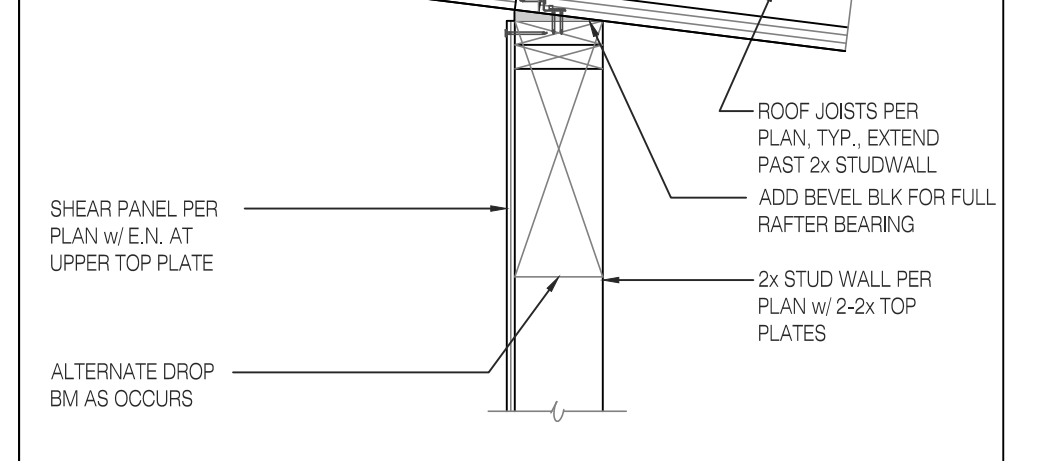
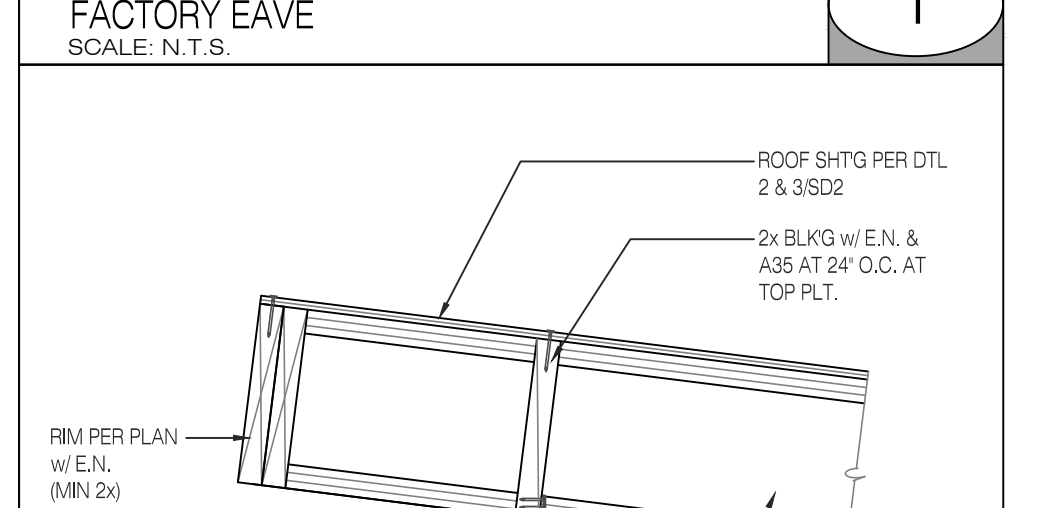
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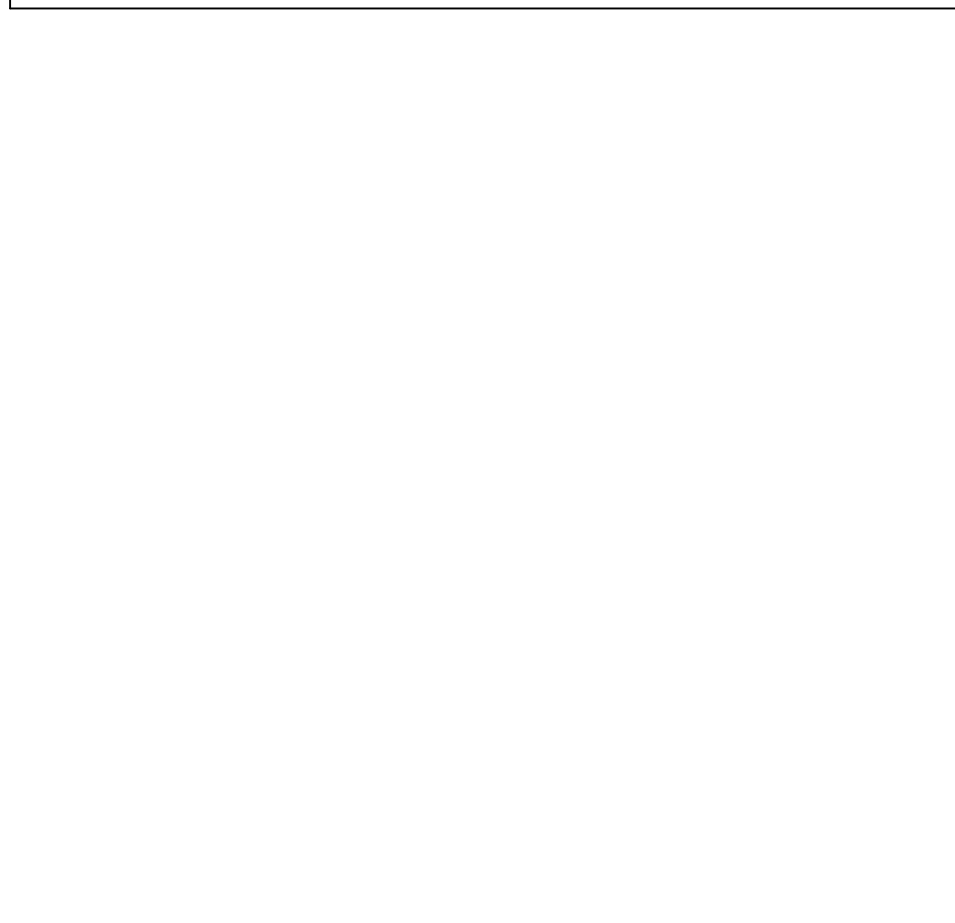
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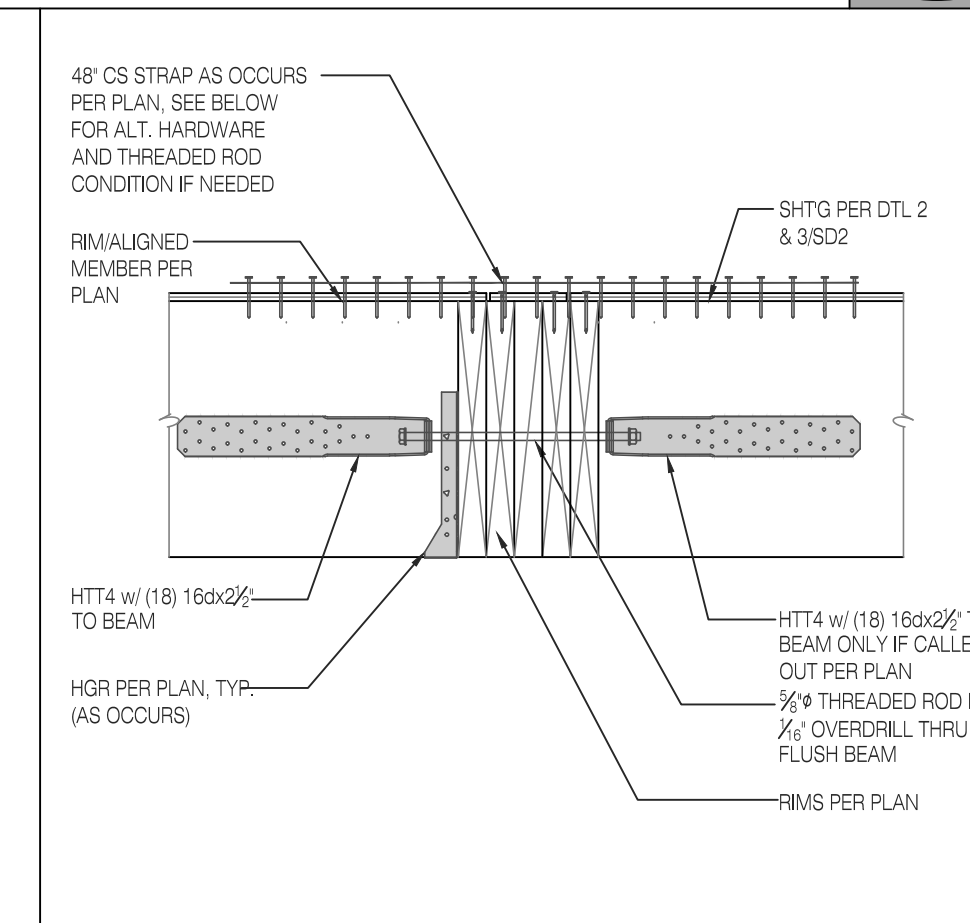
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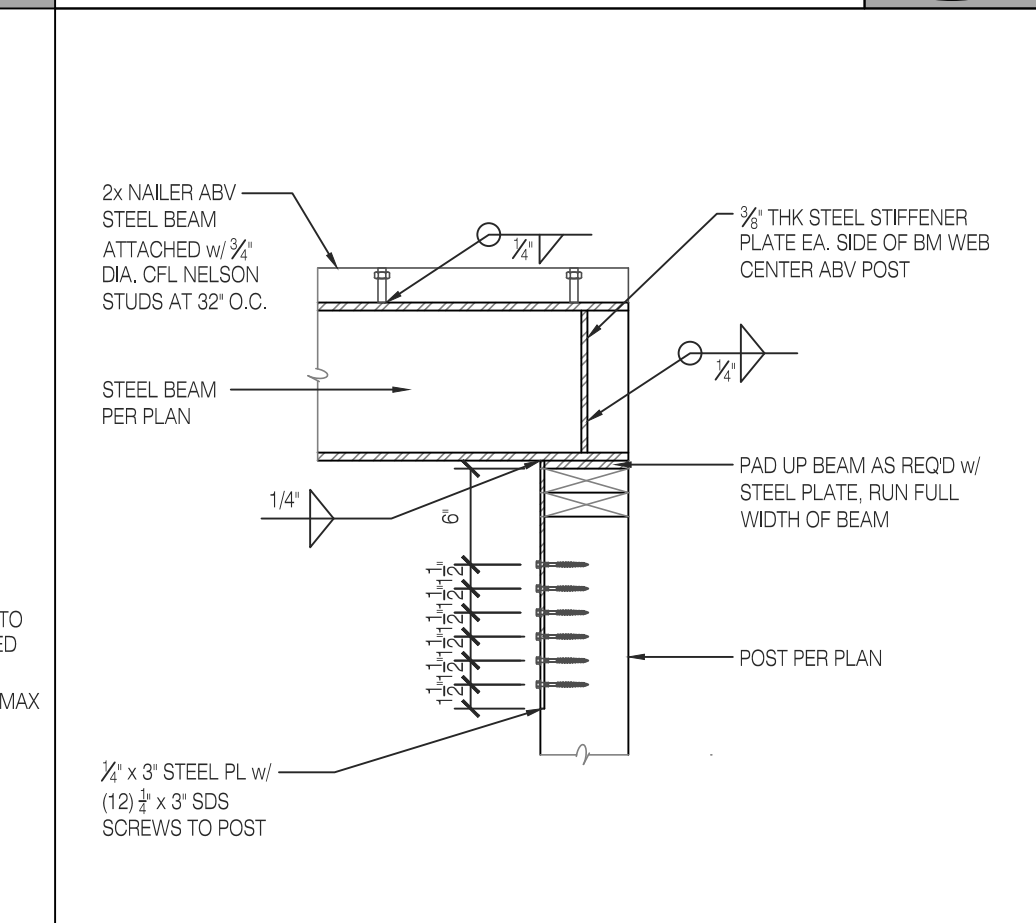
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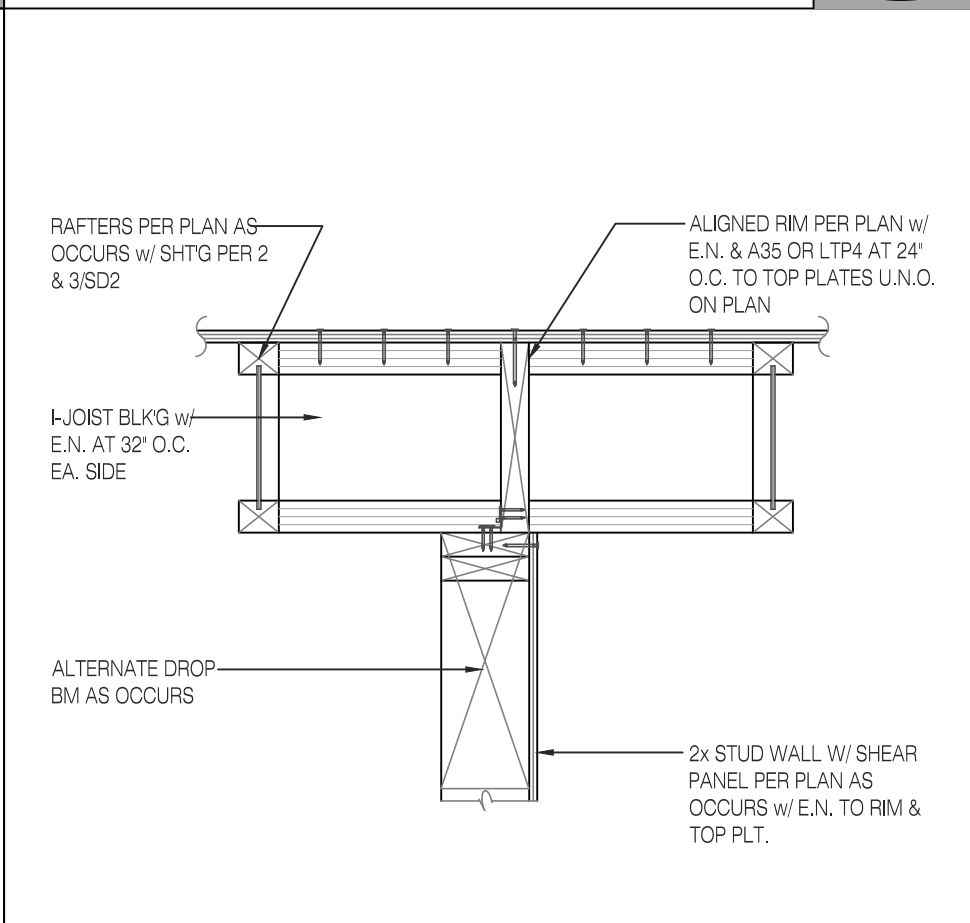
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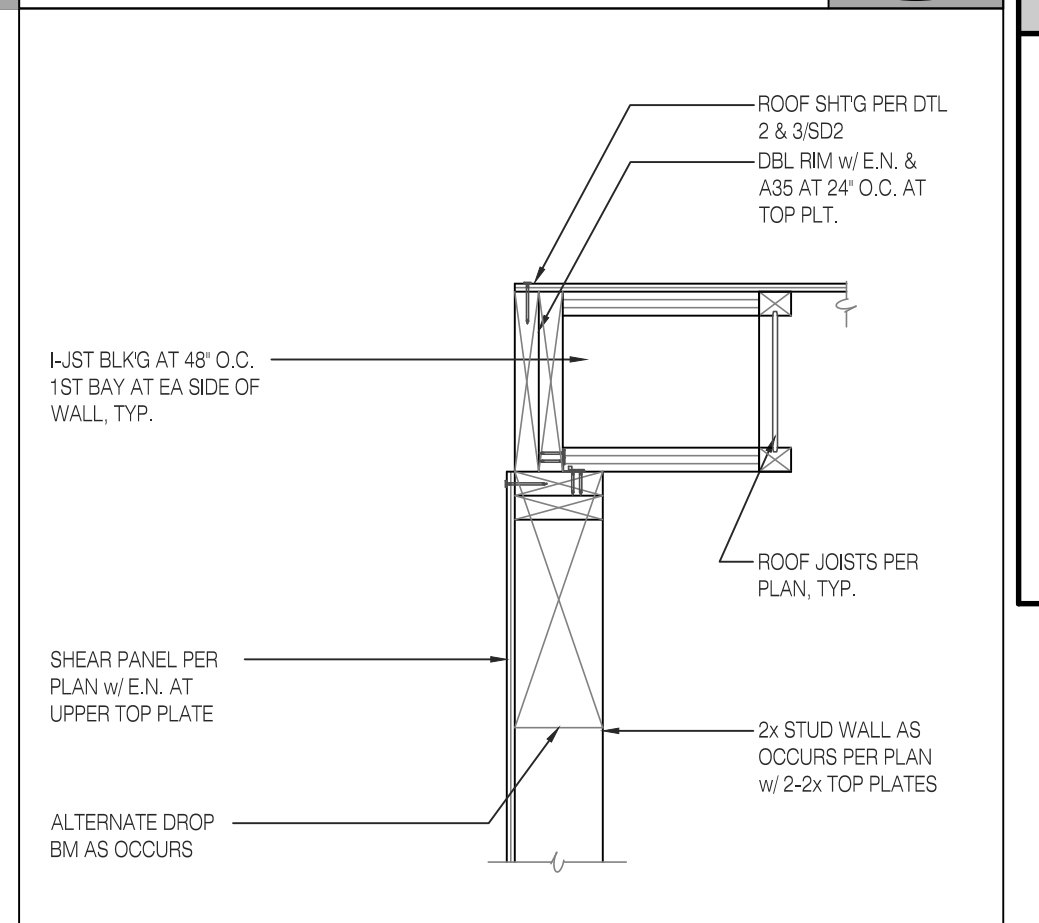
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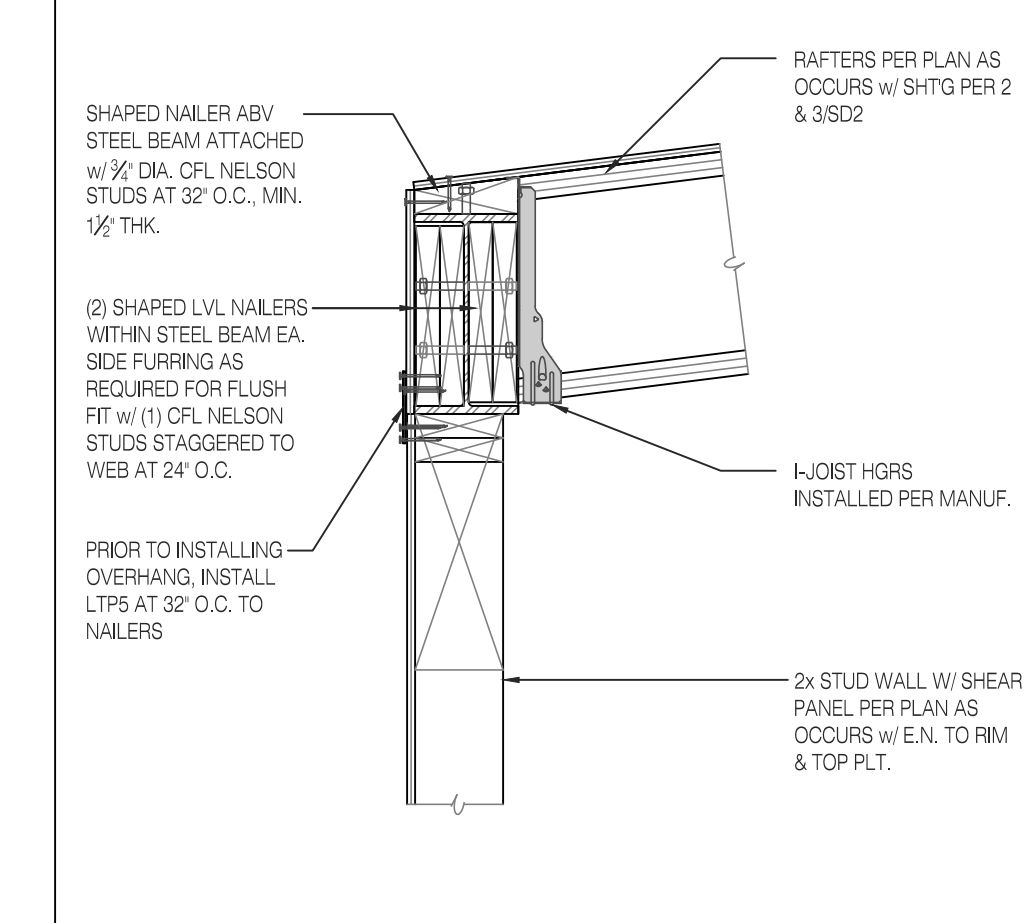
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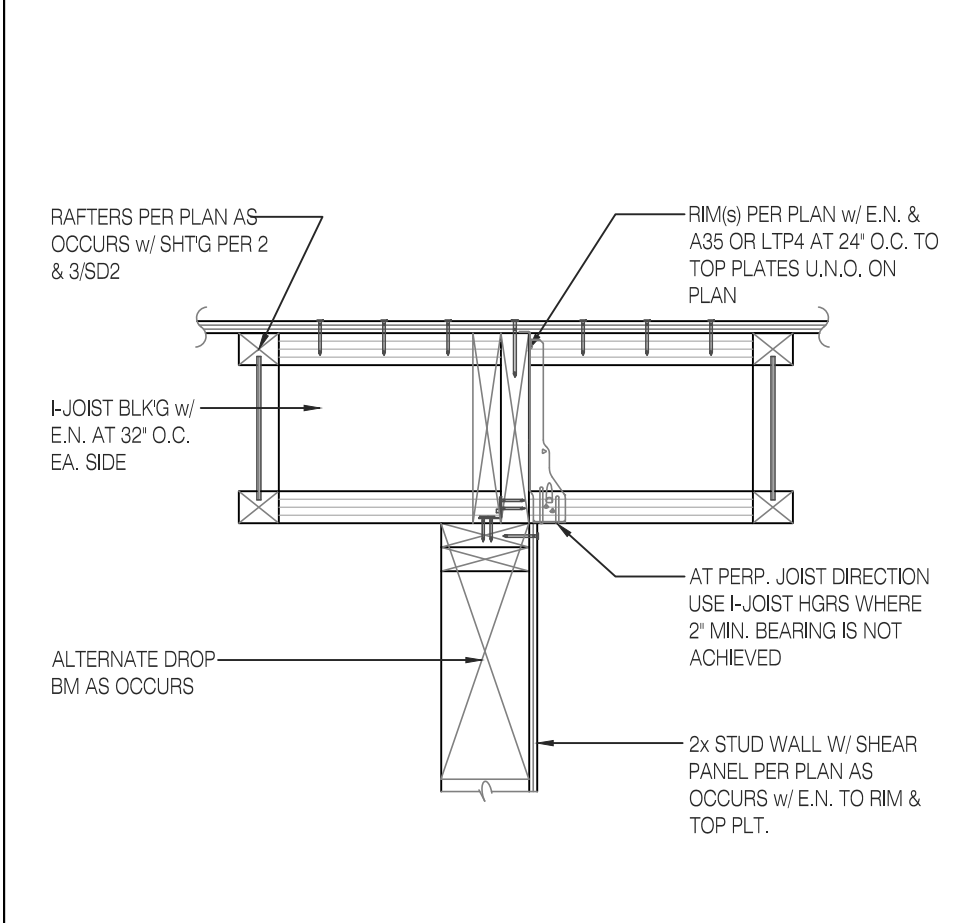
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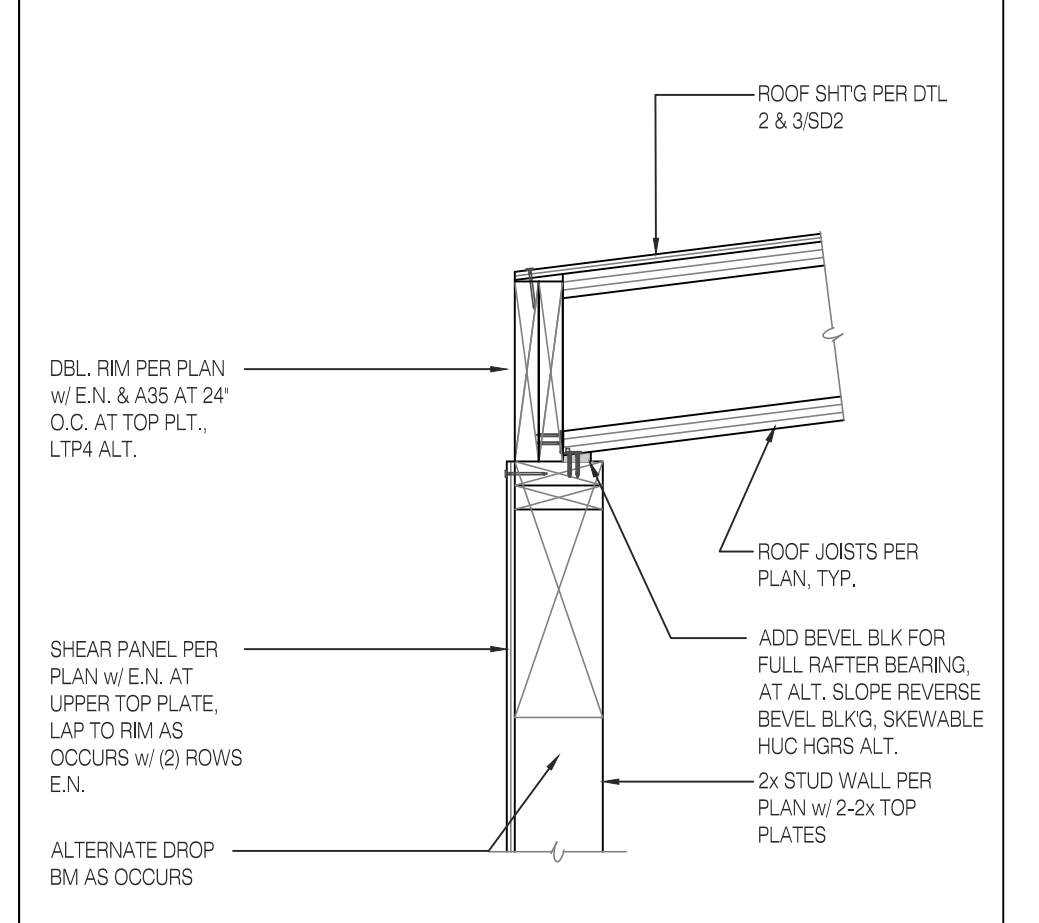
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SCALE: N.T.S.



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



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



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

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

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

**CONTACT INFORMATION:**  
**DESIGNER:**  
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2910 LINCOLN BLVD.  
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310.581.8500  
www.LIVINGHOMES.NET

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

**APPROVAL STAMP**

**PLAN REVIEW ACCEPTANCE**  
THIS DOCUMENT IS FOR THE USE OF THE BUILDING DIVISION ONLY. ANY OTHER USE IS UNAUTHORIZED. CONSTRUCTION CODES IDENTIFIED BELOW:

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

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

**PLAN REVISIONS**

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

**ENGINEER STAMP & SIGNATURE**

**DATE:** 10/03/17

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

**SHEET REV:**

**SHEET NUMBER**  
**SD3**

PROJECT:  
**RIDGE NEST UNIT 7**

Address: SUMMIT POWDER MOUNTAIN

7914 E. HEARTWOOD DR.  
 UNIT 7, EDEN, UT 84310

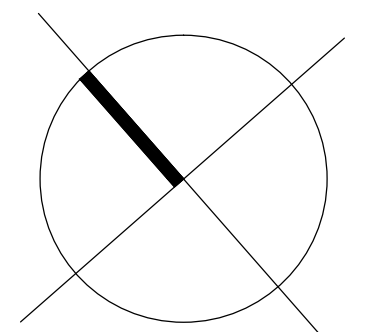
APN:

DATE: 30, AUG 2017

DRAWN BY: JP

CHECKED BY: WN

#	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	09.05.2017
1	REISSUE FOR PERMIT	10.05.2017



BOILER SCHEDULE	
MARK	B-1
INPUT (BTUH)	80,000 EACH
OUTPUT (BTUH)	72,000 EACH
VENT SIZE (INCHES)	3"Ø
MODEL NUMBER	NAVIEN NCB-180E
MIN THERMAL EFFICIENCY	95%
DUAL TEMP (INPUT/OUTPUT)	50/120 DHW, 100/120 HEATING
FLOW RATE	0.5 - 3.4 GPM
PRESSURE DROP	12 FT HD MAX
PROPANE PRESSURE	8.0 PSI MIN / 13.5 PSI MAX
OPERATING WEIGHT	80 LBS
ELECTRICAL	120/1/60 2 AMPS

NOTES:  
 DUAL S.S. HEAT EXCHANGER, DUAL SUPPLY/CONTROL FOR DOMESTIC HOT WATER AND HEATING. PROVIDE PROPANE CONVERSION KIT, NCB MANIFOLD, EASY VALVE KIT, CONDENSATE NEUTRALIZER, AND VENT TERMINATION CAPS AND ROOF FLANGES.

HOT WATER DEMAND			
ITEM	QTY.	GPH	TOTAL GPH
LAVATORY	1	4	4
KITCHEN SINK	0	5	10
DISH WASHER	1	15	15
WASHING MACHINE	1	20	20
BATH TUB	1	20	20
SERVICE SINK	0	20	0
SHOWER	0	20	0
TOTAL			69

HOT WATER CALCULATION:  
 1. 69 GPH (MAX. DEMAND) X 0.30 (PROBABLE DEMAND) = 20.7 GPH  
 2. 20.7 GPH (PROBABLE DEMAND) X 0.7 (STORAGE FACTOR) = 14.5 GALS  
 3. 20.7 GPH (MAX DEMAND) / 60 MIN./HR = 0.35 GPM  
 4. (500) X (GPM) X (T) = BTUH REQUIRED AT HEATER  
 (500)(0.35)(70) = 12,250 BTUH

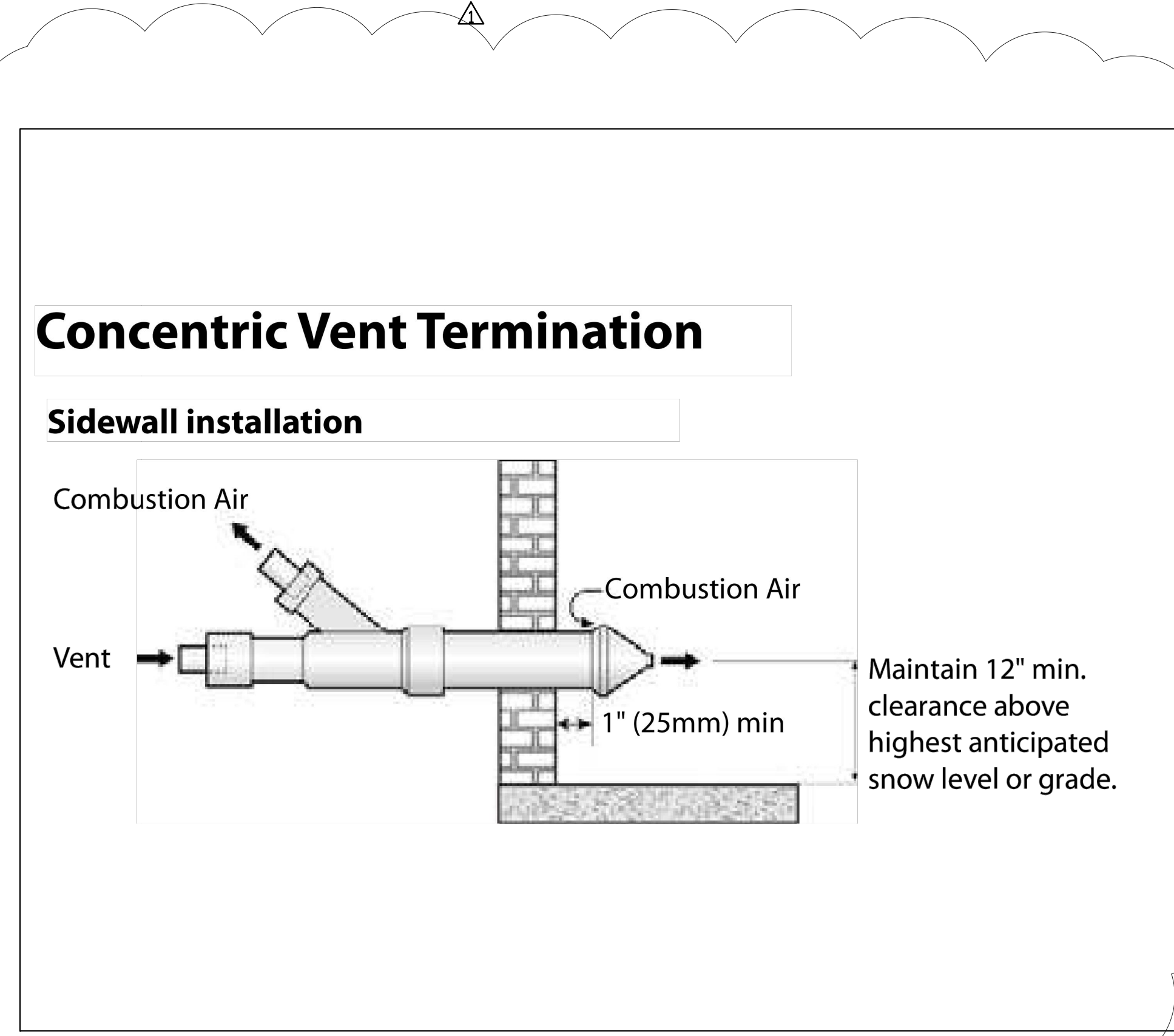
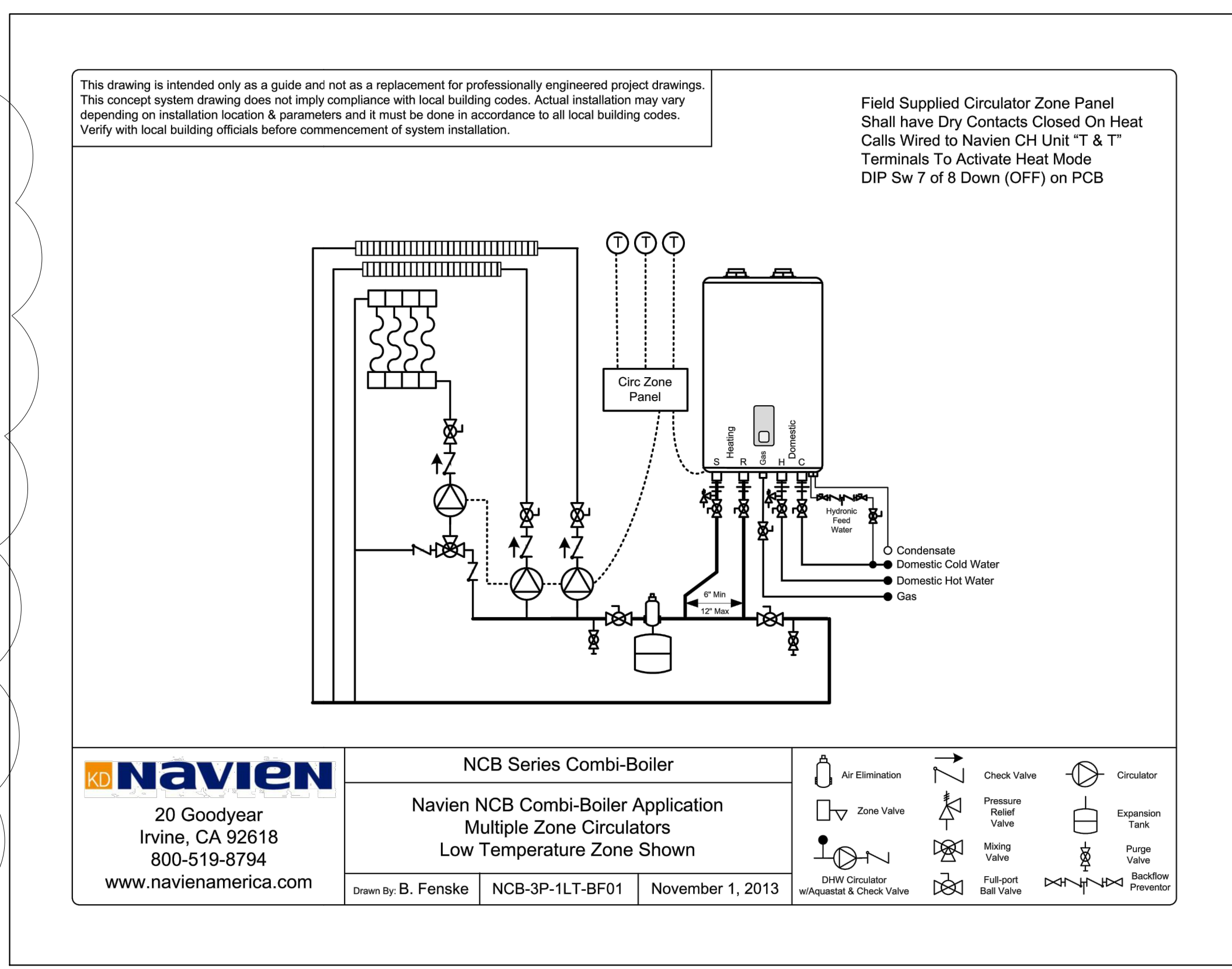
HEATING WATER DEMAND			
HEATING WATER CALCULATION:			
1.	15,134 BTUH HEATING LOAD		
2.	GPM = (BTUH) / (500 * DELTA T)	(15,134) / (500 * 20)	1.5 GPM
3.	0.35 GPM + 1.5 GPM = 1.85 GPM		
4.	DWH-1 CAPACITY: 3.4 GPM		

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

PIPE SCHEDULE			
SERVICE	LOCATION	MATERIALS	FITTINGS
		TYPE 1 COPPER	
		TYPE M COPPER	
		SCH. 40 ABS OR CP	
		40 BLACK STEEL	
		PLA KETRALENE	
*SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION			
	INSIDE		LEAD FREE SOLDERED FITTINGS
	OUTSIDE		LEAD FREE SOLDERED FITTINGS
WASTE (SANITARY)	ABV. FLR.		PVC SCHEDULE 40 PIPE AND FITTINGS
	BEL. FLR.		ABS SCHEDULE 40 PIPE AND FITTINGS
WASTE (SODA MACHINES)	BEL. FLR.		ABS SCHEDULE 40 PIPE AND FITTINGS
STORM DRAIN OVERFLOW DRAIN	ABV. FLR.		ABS SCHEDULE 40 PIPE AND FITTINGS
	BEL. FLR.		ABS SCHEDULE 40 PIPE AND FITTINGS
VENT (SANITARY)	ABV. FLR.		ABS SCHEDULE 40 PIPE AND FITTINGS
	BEL. FLR.		ABS SCHEDULE 40 PIPE AND FITTINGS
INDIRECT WASTE	INSIDE		LEAD FREE SOLDERED FITTINGS
	OUTSIDE		LEAD FREE SOLDERED FITTINGS
CONDENSATE DRAIN	INSIDE		LEAD FREE SOLDERED FITTINGS, INSULATED
	OUTSIDE		LEAD FREE SOLDERED FITTINGS, INSULATED
GAS	INSIDE		SCH. 40 PIPE AND MALLEABLE IRON FITTINGS
	BEL. GRADE		P.E. PIPE AND FITTINGS W/ ELEC. FUSION JOINTS

LEGEND	
SYMBOLS LISTED ARE FOR GENERAL USE. DISREGARD THOSE WHICH ARE NOT USED ON DRAWING.	
SYMBOL	DESCRIPTION
	PLAN REFERENCE / KEY NOTE
	REVISION
	AIR DEVICE CALLOUT
	POINT OF CONNECTION
	POINT OF DISCONNECTION/DEMOLITION
	REFER TO DRAWING/DETAIL NUMBER
	EQUIPMENT TAG
	EQUIPMENT I.D. DUCT CONSTRUCTION STANDARDS

PLUMBING LEGEND		
SYMBOL	ABBR.	DESCRIPTION
	S OR W	SOIL OR WASTE LOCATED ABOVE FLOOR OR GRADE
	S OR W	SOIL OR WASTE LOCATED ABOVE FLOOR OR GRADE
	GW	GREASE WASTE LOCATED BELOW FLOOR OR GRADE
	SD	STORM DRAIN LOCATED ABOVE FLOOR OR GRADE
	SD	STORM DRAIN LOCATED ABOVE FLOOR OR GRADE
	OD	OVERFLOW DRAIN LOCATED ABOVE FLOOR OR GRADE
	OD	OVERFLOW DRAIN LOCATED ABOVE FLOOR OR GRADE
	V	SANITARY VENT
	CW	COLD WATER LINE
	ICW	INDUSTRIAL COLD WATER LINE
	HW	HOT WATER LINE
	HWR	HOT WATER RECIRCULATION LINE
	A	COMPRESSED AIR LINE
	F	FIRE MAIN
	AS	AUTOMATIC FIRE SPRINKLER LINE
	ASD	AUTOMATIC SPRINKLER DRAIN LINE
	D	INDIRECT DRAIN LINE
	CD	CONDENSATE DRAIN LINE
	LPG	PROPANE GAS LINE
		UNION
		BALL VALVE
		CHECK VALVE
		HOSE-BIBB / WALL HYDRANT
		DOMESTIC COLD WATER ANGLE STOP
		DOMESTIC COLD WATER ANGLE STOP
	WHA	WATER HAMMER ARRESTOR
		VENT THRU ROOF
	GC	GAS COCK
	PRV	PRESSURE REDUCING VALVE
		GAS SYSTEM SOLENOID INTERLOCK VALVE
	TMV	THERMOSTATIC MIXING VALVE
	FCO	FLOOR CLEAN-OUT
	COTG	CLEAN-OUT TO GRADE
	2-WAY COTG	2-WAY CLEAN-OUT TO GRADE
		FLOOR DRAIN
		FLOOR SINK
	WCO	WALL CLEANOUT
		DOWN
		RISE
		DEMOLITION
	WHA	WATER HAMMER ARRESTOR
	POC	POINT OF CONNECTION
	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
	PCD	PUMPED CONDENSATE DRAIN
	ABV	ABOVE
	AFF	ABOVE FINISHED FLOOR
	A	ACCESS PANEL
	BEH	BEHIND
	BEL	BELOW
	CLG	CEILING
	CONT	CONTINUATION
	EXIST	EXISTING
	FDC	FIRE DEPARTMENT CONNECTION
	FFE	FINISHED FLOOR ELEVATION
	FLR	FLOOR
	VTR	VENT THROUGH ROOF
	I.E.	INVERT ELEVATION



GENERAL CONTRACTOR  
BLUE WILLOW BUILDERS INC.  
7103 SOUTH REDWOOD RD. SUITE 426  
WEST JORDAN, UT 84084  
TEL: 801 910 7614

SURVEYOR + CIVIL ENGINEER  
TALISMAN CIVIL CONSULTANTS  
5217 SOUTH STATE ST. SUITE 200  
MURRAY, UT 84107  
TEL: 801 743 1300

STRUCTURAL ENGINEER  
INNOVATIVE STRUCTURAL ENG'G  
40810 COUNTY CENTER DR. SUITE 110  
TEMECULA, CA 92591  
TEL: 951 600 0036

SOILS ENGINEER  
INTERMOUNTAIN GEOENVIRON-  
MENTAL SERVICES, INC.  
12429 SOUTH 300 EAST, SUITE 100,  
DRAPER, UT, 84120  
TEL: 801 748 4044

ELECTRICAL ENGINEER  
BIABANI AND ASSOCIATES, INC.  
1600 SAWTELLE BLVD, SUITE 104  
LOS ANGELES, CA 90025  
TEL: 310 268 1665

MECHANICAL ENGINEER  
TREK ENGINEERING, INC.  
321 RAMPART STREET  
SUITE 203  
ORANGE, CA 92868  
TEL: 714.769.9700

PLUMBING ENGINEER  
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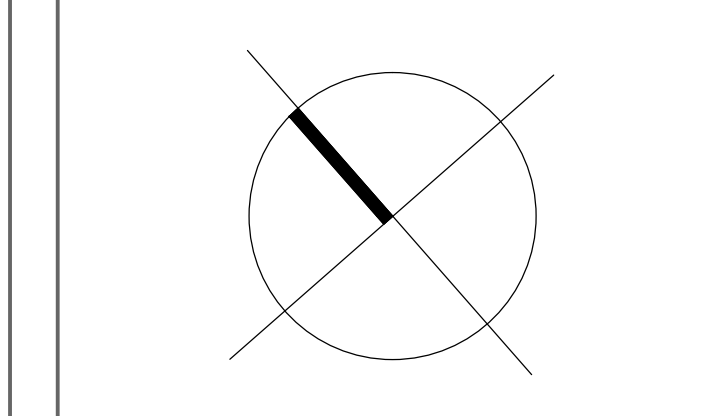
PROJECT:  
**RIDGE NEST UNIT 7**

Address: SUMMIT POWDER MOUNTAIN  
7914 E. HEARTWOOD DR.  
UNIT 7, EDEN, UT 84310

APN:

DATE: 30, AUG 2017  
DRAWN BY: JP  
CHECKED BY: WN

#	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	09.05.2017
1	REISSUE FOR PERMIT	10.05.2017



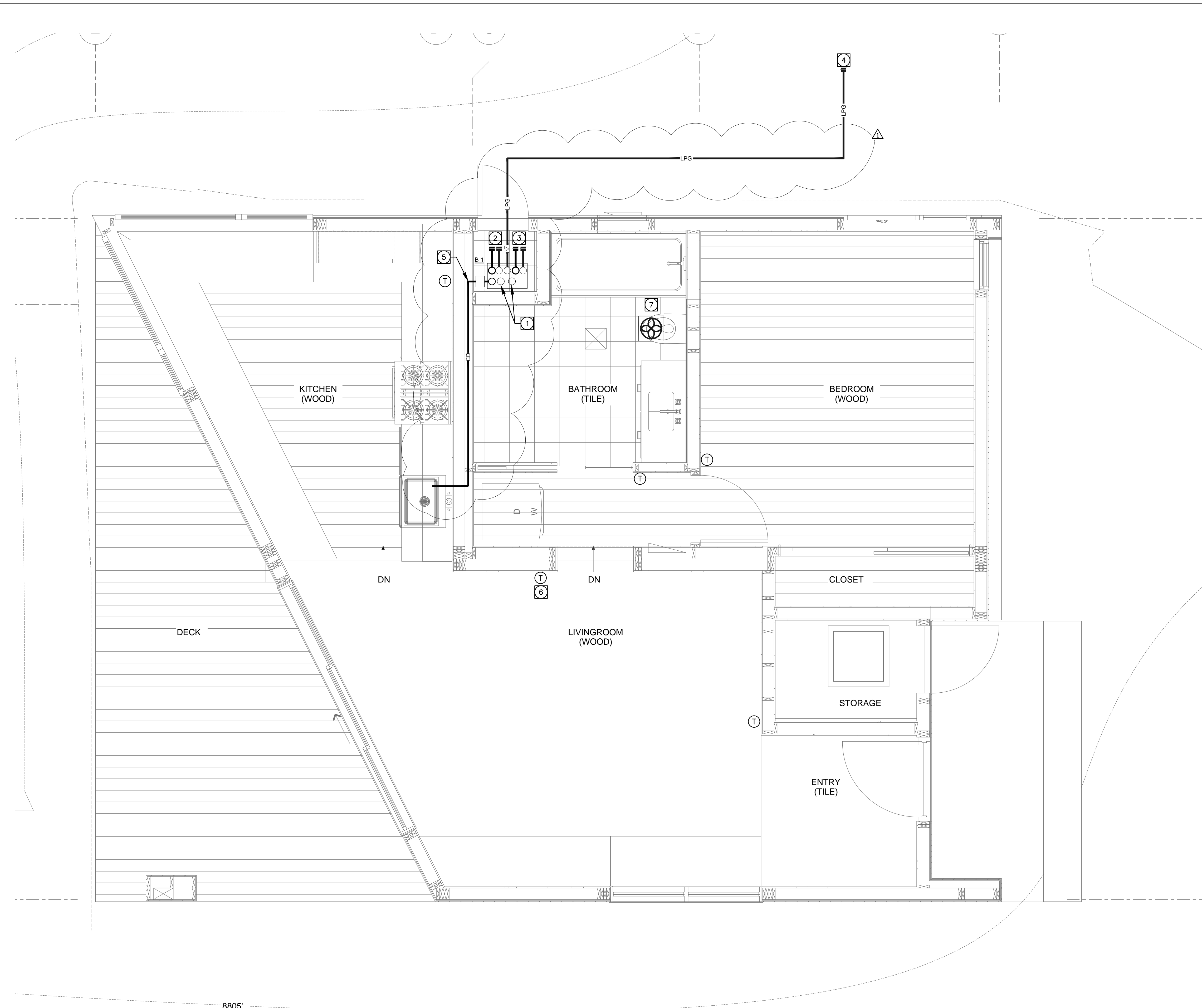
SHEET NUMBER: **M-1**  
**MECHANICAL FLOOR PLAN**

**GENERAL NOTES:**

- COORDINATE ALL WORK WITH GENERAL CONTRACTOR AND OTHER TRADES.
- LOCATION OF FCU'S ARE APPROXIMATE. FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- REUSE ALL EXISTING THERMOSTATS, REPLACE WITH NEW IF DEFECTIVE.

**PLAN NOTES:**

- ROUTE 3"Ø COMBUSTION PIPE AND 3"Ø FLUE TO WALL. REFER TO DETAIL ON M-0.
- PROVIDE 3/4" HW AND 1" CW TO PRE-FABRICATED PLUMBING SYSTEM. VERIFY POINT OF CONNECTION WITH MANUFACTURER.
- PROVIDE 3/4" HWS AND 3/4" HW TO RADIANT HEATING SYSTEM CONNECTIONS (BY OTHERS), COORDINATE ACTUAL POINT OF CONNECTION.
- PROVIDE 3/4" LPG LINE (80,000 BTUH, 150 FTDL), CONNECT 5' OUTSIDE OF BUILDING TO LPG SUPPLY LINE (BY OTHERS).
- PROVIDE 1/2" CONDENSATE LINE, CONNECT TO NEUTRALIZER, THEN TO TAIL PIECE OF KITCHEN SINK.
- PROVIDE THERMOSTAT COMPATIBLE WITH RADIANT HEATING SYSTEM. CONFIRM WITH MANUFACTURER, MOUNT AT 48" AFF. TYPICAL OF 5.
- PROVIDE EXHAUST FAN WITH 5"Ø EA DUCT AND WALL CAP. BALANCE TO 60 CFM AT 0.25" ESP.



**1 MECHANICAL FLOOR PLAN**  
SCALE: 1/2" = 1'- 0"

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

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

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

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

8805'

