

GENERAL NOTES

- [illegible]

FLOOR PLANS - GENERAL NOTES

1. IMMEDIATELY INFORM AGENCY OF ANY DISCREPANCIES AMONGST RECORDS AND RESOLVE WITH WRITTEN CLARIFICATION BEFORE ANY WORK COMMENCES
2. DISCREPANCY MUST BE CORRECTED FROM PAGE OF MAP TO PAGE OF MAP OF NEXT

FLOOR PLANS - KEY NOTES

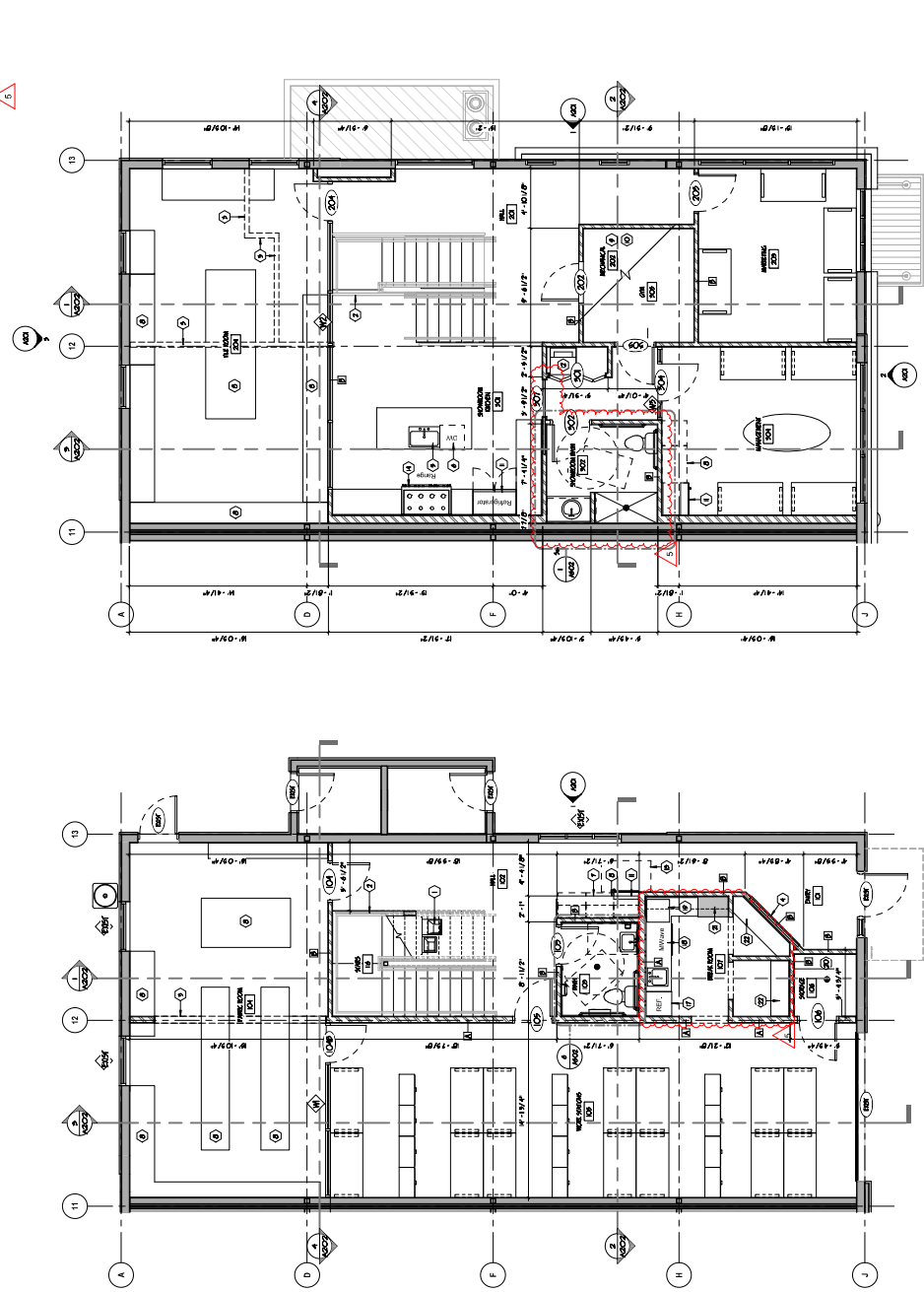
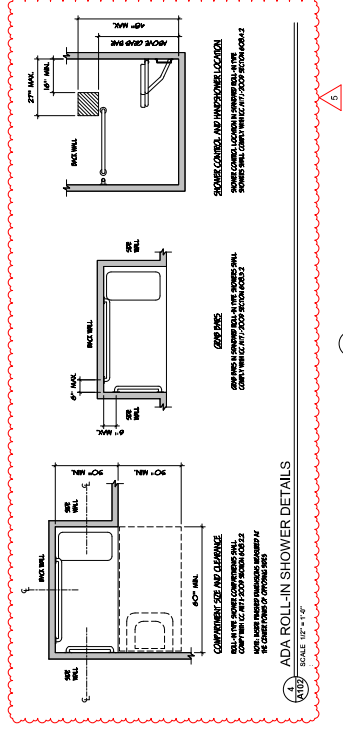
- [illegible]

WALL TYPE LEGEND

- | | |
|---|--|
| A | 2x6 WOOD STUD WALL, 5/8 GIP BORED EACH SIDE
TAPPED AND INTERLOCKED, SAND TO LEVEL, 4 FINISH |
| B | 2x4 WOOD STUD WALL, 5/8 GIP BORED EACH SIDE
TAPPED AND INTERLOCKED, SAND TO LEVEL, 4 FINISH |

Notes

1. USE 1/2" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED NET WALLS.
2. REFER TO SECTIONAL DRAWINGS FOR FOOTING, FOUNDATION, SHEATHING AND SHEAR WALL SPECIFICATIONS.
3. REFER TO F-VALUE INDEX FOR REQUIRED INSULATION VALUES FOR BUILDING ENVELOPE.
4. SOUND ATTENTION PART INSULATION AT ALL INTERIOR WALLS AND DRINKING WALLS.
5. GIP BOARD TO EXTEND TO WIND UP OR 6" ABOVE FIN IN G.C.



LEVEL 1 - FLOOR PLAN

2
LA102
SCALE: 1/4" = 1'-0"
LEVEL 2 & LEVEL 3 - FLOOR PLAN



PRINTED DATE:
04/20/2024 09:10 PM

LAYTONDAVIS
ARCHITECTS, PLLC
2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
P: 801.487.0715 | F: 801.487.0716

**PARK EAST II
UNIT-A1, T1**
PCBC LOT-19, BLDG A UNIT 1
4554 N Forestdale Drive Park City, UT 84060

8.1.2018 Plan Review Response #1
9.12.2018 Plan Review Response #2
1.17.2019 Plan Review Response #3
1.17.2019 Plan Review Response #4
5.22.2020 New Permit Issued
06.08.2020 Plan Review Response

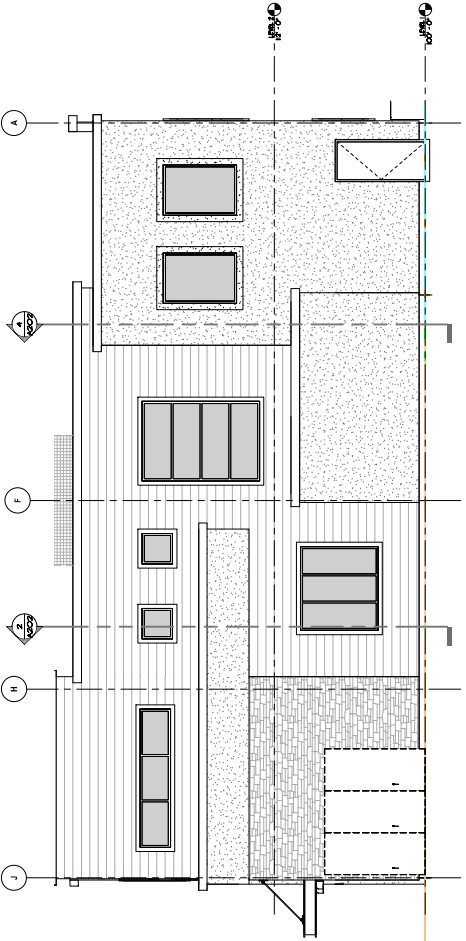
PROJECT NO.
201062

OWNER: CHRYL
VP/LO

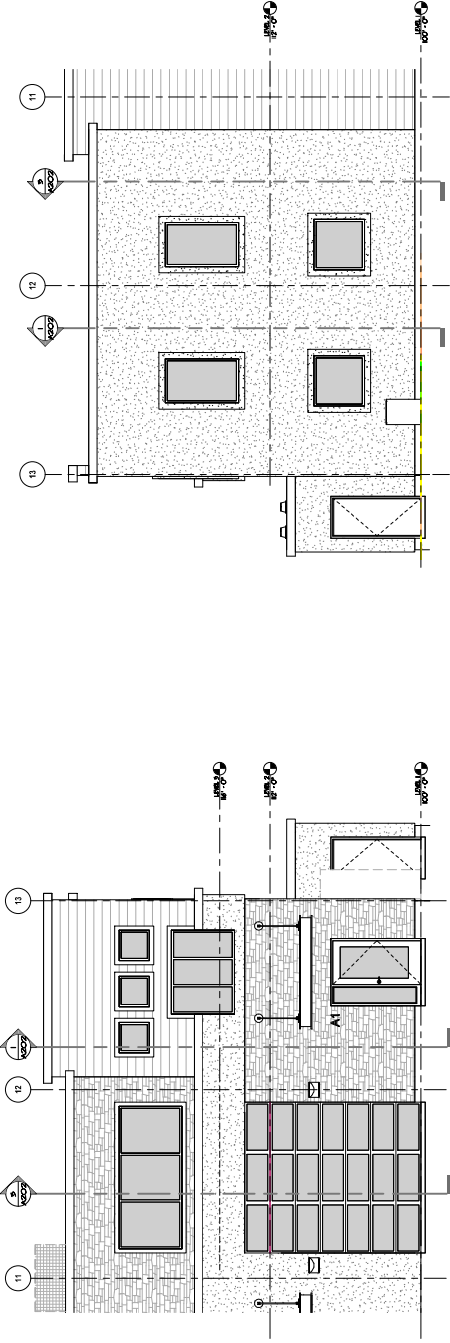
TITLE
EXTERIOR ELEVATIONS

3042 SHEET 1
A201

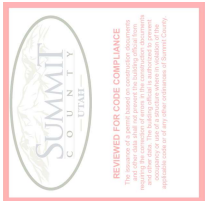
EXTERIOR ELEVATIONS - GENERAL NOTES
1. EXISTING ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. NOT IN SCOPE OF WORK.
2. EXISTING ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. NOT IN SCOPE OF WORK.



1 EXISTING RIGHT ELEVATION FOR REF ONLY. NOT IN SCOPE OF WORK
SCALE: 1/8" = 1'-0"



2 EXISTING REAR ELEVATION FOR REF ONLY. NOT IN SCOPE OF WORK
SCALE: 1/8" = 1'-0"



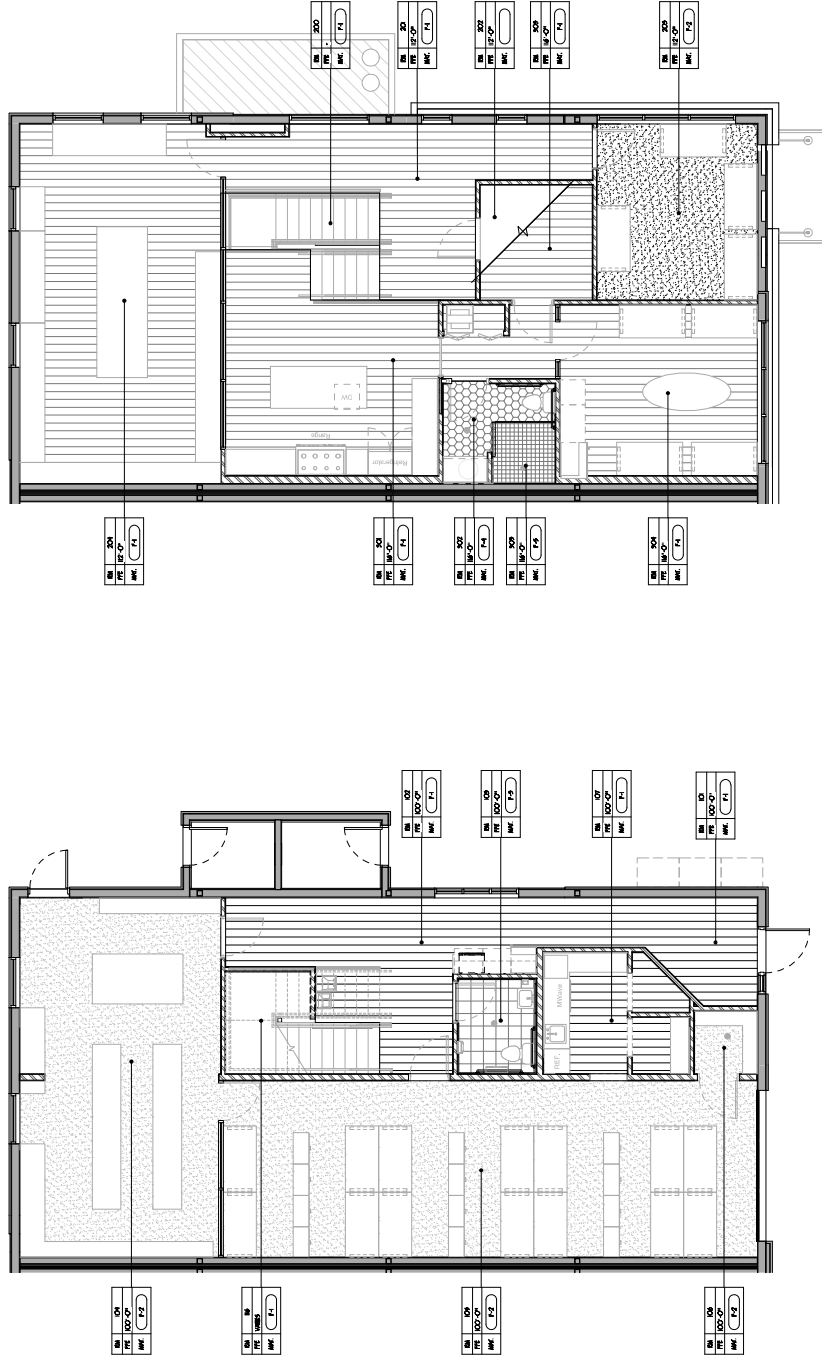
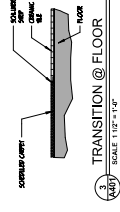
FLOOR FINISH MATERIAL LEGEND					
CALLOUT	MATERIAL	MANUFACTURER	COLOR	THICKNESS	NOTES
F-1	WOOD FLOORING (LANS)				
F-2	CORRUGATED	TR-9	TR-9	1/2"	
F-3	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-4	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-5	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-6	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-7	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-8	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-9	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-10	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-11	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-12	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-13	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-14	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-15	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-16	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-17	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-18	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-19	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-20	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-21	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-22	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-23	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-24	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-25	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-26	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-27	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-28	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-29	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-30	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-31	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-32	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-33	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-34	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-35	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-36	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-37	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-38	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-39	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-40	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-41	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-42	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-43	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-44	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-45	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-46	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-47	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-48	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-49	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-50	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-51	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-52	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-53	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-54	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-55	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-56	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-57	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-58	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-59	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-60	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-61	POULICAN SL - HENSON	SM-12	SM-12	1/2"	
F-62	POULICAN SL - HENSON	SM-12	SM-12	1/2"	

FLOOR FINISH - GENERAL NOTES

- 1- FLOODING CONNECTION TO VERIFY LOCATION, PATENT, LIFT/DIRECTION, ETC. WITH ARCHITECT PRIOR TO INSTALLATION
- 2- SOLIDITY INSPECTION ATTEMPT TO BE USED AT ALL INSPECTION CHANGES, VERIFY SIZE & LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION
- 3- CONDUCTOR TO PROTECT FLOODING FROM EQUIPMENT DAMAGE

FLOOR FINISH - KEY NOTES

1. FLOOR PLAN
2. SHOW FLOOR TO FLOOR VIEW, VERIFY ON SITE



1
A401

2
A401



PRINTED DATE:
04/20/2024 4:09:23 PM

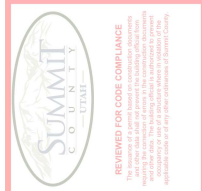
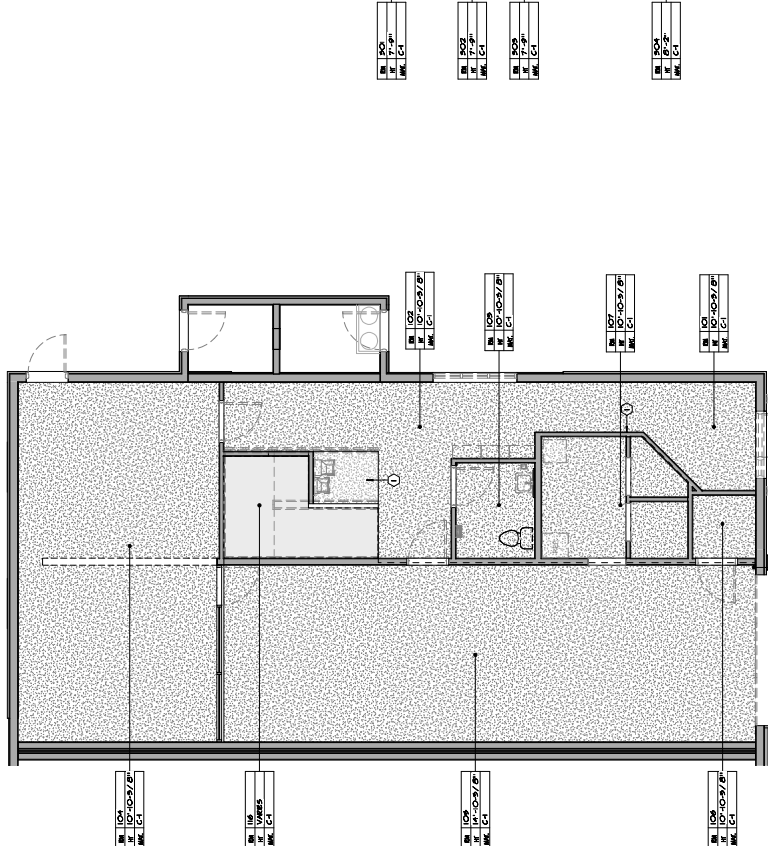
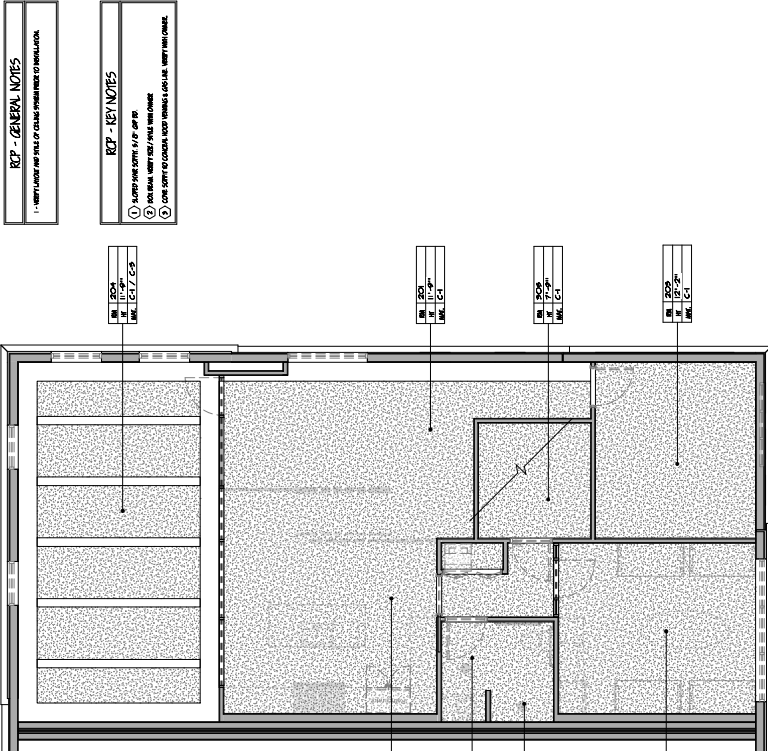
LAYTON DAVIS
ARCHITECT
2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
P: 801.487.0715 | F: 801.487.0716

PARK EAST II
UNIT-A1, T1
PCBC LOT-19, BLDG A UNIT 1
4554 N Forestdale Drive Park City, UT 84060

8.1.2018
Plan Review Response #1
9.17.2018
Plan Review Response #2
1.17.2019
Plan Review Response #3
5.22.2020
New Construction
06.08.2020
Plan Review Response

PROJECT NO.
20.082
OWNER/OWNER
CMK / JLD
TITLE
REFLECTED
CEILING PLAN
SHEET # 1
A402

REFLECTED CEILING PLAN - MATERIAL LEGEND			
COLOR	MANUFACTURER	SIZE	NOTES
1/2" Ø	OPUS BOND	CEILING	1/2" Ø OPUS BOND
3/4" Ø	OPUS BOND	CEILING	3/4" Ø OPUS BOND
1" Ø	OPUS BOND	CEILING	1" Ø OPUS BOND



2 UPPER LEVEL - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

MAIN LEVEL - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



PRINTED DATE:
04/24/2020 4:58:28 PM

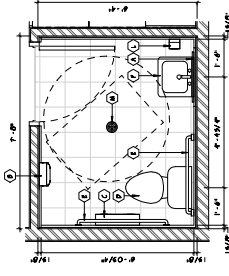
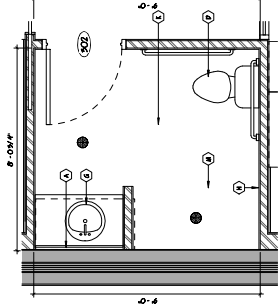
LAYTON DAVIS
ARCHITECT
2005 East 2700 | South Salt Lake 200 Salt Lake City, Utah 84109
P: 801.487.0715 | 801.487.0716

PARK EAST II
UNIT-A1, T1
PCBC LOT-19, BLDG A UNIT 1
4554 N Forestdale Drive Park City, UT 84060

8.1.2018
Plan Review Response #1
9.17.2018
Plan Review Response #2
1.17.2019
Plan Review Response #3
1.17.2019
Plan Review Response #4
5.22.2020
New Construction
06.08.2020
Plan Review Response

PROJECT NO.
20.082
OWNER / OWNER
CMK / JLD
TITLE
DOOR & WINDOW
SCHEDULE &
DETAILS
SMA2 SHEET 1
A501

DOOR SCHEDULE						
MARK	DOOR LOCATION	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	FINISHES
01	ENTRANCE DOOR	3'-0"	6'-8"	A	1	SEE HARDWARE
02	CL. 1000	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
03	CL. 1001	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
04	CL. 1002	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
05	CL. 1003	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
06	CL. 1004	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
07	CL. 1005	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
08	CL. 1006	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
09	CL. 1007	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
10	CL. 1008	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
11	CL. 1009	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
12	CL. 1010	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
13	CL. 1011	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
14	CL. 1012	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
15	CL. 1013	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
16	CL. 1014	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
17	CL. 1015	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
18	CL. 1016	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
19	CL. 1017	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
20	CL. 1018	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
21	CL. 1019	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
22	CL. 1020	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
23	CL. 1021	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
24	CL. 1022	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
25	CL. 1023	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
26	CL. 1024	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
27	CL. 1025	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
28	CL. 1026	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
29	CL. 1027	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
30	CL. 1028	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
31	CL. 1029	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
32	CL. 1030	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
33	CL. 1031	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
34	CL. 1032	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
35	CL. 1033	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
36	CL. 1034	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
37	CL. 1035	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
38	CL. 1036	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
39	CL. 1037	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
40	CL. 1038	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
41	CL. 1039	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
42	CL. 1040	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
43	CL. 1041	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
44	CL. 1042	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
45	CL. 1043	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
46	CL. 1044	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
47	CL. 1045	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
48	CL. 1046	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
49	CL. 1047	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
50	CL. 1048	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
51	CL. 1049	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
52	CL. 1050	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
53	CL. 1051	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
54	CL. 1052	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
55	CL. 1053	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
56	CL. 1054	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
57	CL. 1055	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
58	CL. 1056	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
59	CL. 1057	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
60	CL. 1058	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
61	CL. 1059	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
62	CL. 1060	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
63	CL. 1061	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
64	CL. 1062	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
65	CL. 1063	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
66	CL. 1064	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
67	CL. 1065	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
68	CL. 1066	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
69	CL. 1067	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
70	CL. 1068	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
71	CL. 1069	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
72	CL. 1070	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
73	CL. 1071	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
74	CL. 1072	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
75	CL. 1073	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
76	CL. 1074	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
77	CL. 1075	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
78	CL. 1076	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
79	CL. 1077	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
80	CL. 1078	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
81	CL. 1079	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
82	CL. 1080	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
83	CL. 1081	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
84	CL. 1082	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
85	CL. 1083	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
86	CL. 1084	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
87	CL. 1085	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
88	CL. 1086	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
89	CL. 1087	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
90	CL. 1088	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
91	CL. 1089	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
92	CL. 1090	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
93	CL. 1091	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
94	CL. 1092	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
95	CL. 1093	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
96	CL. 1094	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
97	CL. 1095	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
98	CL. 1096	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
99	CL. 1097	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
100	CL. 1098	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
101	CL. 1099	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
102	CL. 1100	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
103	CL. 1101	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
104	CL. 1102	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
105	CL. 1103	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
106	CL. 1104	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
107	CL. 1105	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
108	CL. 1106	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
109	CL. 1107	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
110	CL. 1108	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
111	CL. 1109	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
112	CL. 1110	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
113	CL. 1111	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
114	CL. 1112	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
115	CL. 1113	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
116	CL. 1114	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
117	CL. 1115	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
118	CL. 1116	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
119	CL. 1117	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
120	CL. 1118	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
121	CL. 1119	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
122	CL. 1120	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
123	CL. 1121	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
124	CL. 1122	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
125	CL. 1123	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
126	CL. 1124	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE
127	CL. 1125	3'-0"	6'-8"	A	1	SEE HARDWARE FOR USE WITH HARDWARE



KEYNOTES-ENLARGED RESTROOM PLAN

- NOTE: REFER TO INTERIOR DRAWINGS (HOP-HOT) FOR INTERIOR ELECTRONS / PIPING.
- 1. HURDLE - HURDLE, REVEALED
 - 2. PAPER CONE, DOWNGRADE -
 - 3. VALVE, FIPPER, DOWNING
 - 4. FLOOR, REVEALED, WATER, CLOSET - RE. PLUMBING DRAWINGS
 - 5. WARDEN, GARDEN - 42" - 36" (VERTICAL) - GRAB BARS AND RACKING
 - 6. REVEALED AND REVEALED BY CONDUCTOR
 - 7. WARDEN ACCESSIBLE VANTY, SAK W/ FANET, RE. PLUMBING DRAWINGS
 - 8. SAK AND VANTY, CONDUCTOR
 - 9. SMOKE HURD / CONDUCTOR
 - 10. WARD, CLOSET, FLOOR SPACE AND TURNING SPACE
 - 11. FANWHEEL, GLOSS, PAPER, WARD, SMOKE SYSTEM - RE. INTERIOR ELECTRONS
 - 12. FLOOR, REVEALED, SMOKE, PAPER, TURNING, DOWNGRADE
 - 13. WARD, REVEALED, SMOKE, PAPER, TURNING, DOWNGRADE

RE: 12 & 15 / 1602 FOR TYPICAL MOUNTING HEIGHTS
1602 Fresh materials.
walls, floors and partitions in hotels and bedrooms shall comply with Section 1602.1 through 1602.4.

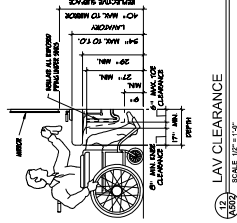
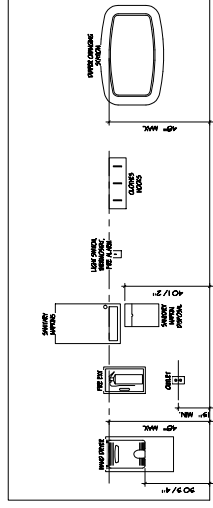
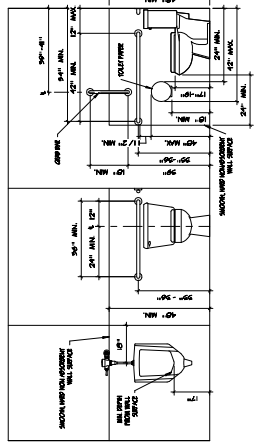
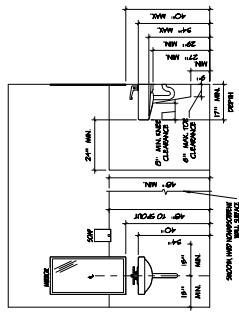
Q021 Floors and wall bases.
After three masonry units, beds, battens and shower runs floor finish materials shall have a second coat of noncombustible surface. The extensions of such floors with walls shall have a smooth, hard, noncombustible vertical base that extends upward onto the walls not less than 2 inches (Q2102.2.2) Walls and partitions.
a) (Q202.2.2) Walls and partitions within 2 feet (610 mm) of service walls, urinals and water closets shall have a smooth, hard, noncombustible surface, to a height of not less than 4 feet (1219 mm) above the floor and except for structural elements, the materials used in such walls shall be of a type that is not readily affected by moisture.

6 LEVEL 1 - ENLARGED TOILET ROOM FLOOR PLAN

SCALE 1/2" = 1'-0"

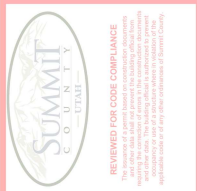
1 LEVEL 2.1 - ENLARGED TOILET ROOM FLOOR PLAN

SEEK 10 SHEET FOR INTERELEVATIONS / FINISHES



12
A502

13
A502



[illegible]

REVIEWED FOR CODE COMPLIANCE

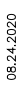
The issuance of a permit based on construction documents and other data shall not prevent the submitting official from conducting a field inspection of the project to determine if the project complies with the applicable codes and other data. This building official is authorized to prevent the issuance of a permit if the project does not comply with the applicable codes or any other ordinances of Summit County.

ELECTRICAL SHEET INDEX	
E001	ELECTRICAL GENERAL SHEET
E101	LIGHTING PLAN
E201	POWER PLAN
E601	ELECTRICAL SCHEDULES



REVIEWED FOR CODE COMPLIANCE

The Summit County Board of Health has reviewed the proposed code and other state rules that prevent the use of building off-site fees and other fees. This review is to ensure that the code is consistent with the state rules. The review is to ensure that the code is consistent with the state rules. The review is to ensure that the code is consistent with the state rules.



Chris Layton & Associates
ARCHITECTURE | PLANNING | INTERIORS

2005 East 2700 South | Suite 200 | Salt Lake City, Utah 84109
P: 801.487.0715 | F: 801.487.0716

PARK EAST
A1 TENANT FINISH
PCBC - LOT 19
SUMMIT COUNTY, UTAH

24.17 - A	SI_001 -	service	isconnect	19.18 - A	SI_002 -	ity Changes	23.18 - A	ity Review	5.20 - A	uture Over
-----------	----------	---------	-----------	-----------	----------	-------------	-----------	------------	----------	------------

30x42
17 014

SL / TS

FIGHTING PLAN

F101

KEYED NOTES

1. INSTALLED UNDER STAIR LANDING.
2. UP TO PENDANT ABOVE.
3. DOWN TO SWITCH BELOW.
4. DOWN TO STAIRWELL FIXTURE.
5. UP TO D/L FIXTURE ABOVE.
6. TO FIXTURE IN UTILITY ROOM.
7. CONNECT THRU PHILIPS BOSSINE ELS
8. EMERGENCY LIGHTING

GENERAL NOTES

- CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. EMERGENCY AND EXIT LIGHTS SHOULD BE NORMALLY SWITCHED WITH THE LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY.
- IN THE EVENT OF THE CONSTRUCTION DOCUMENTS THAT REQUIRE THE INSTALLATION OF HANDRAILS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE.
- COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.
- COORDINATE WITH ARCHITECT TO VERIFY THE TRIMMING CONTROLS AND TO PROVIDE THE NECESSARY REMOTE AND DEVICES.

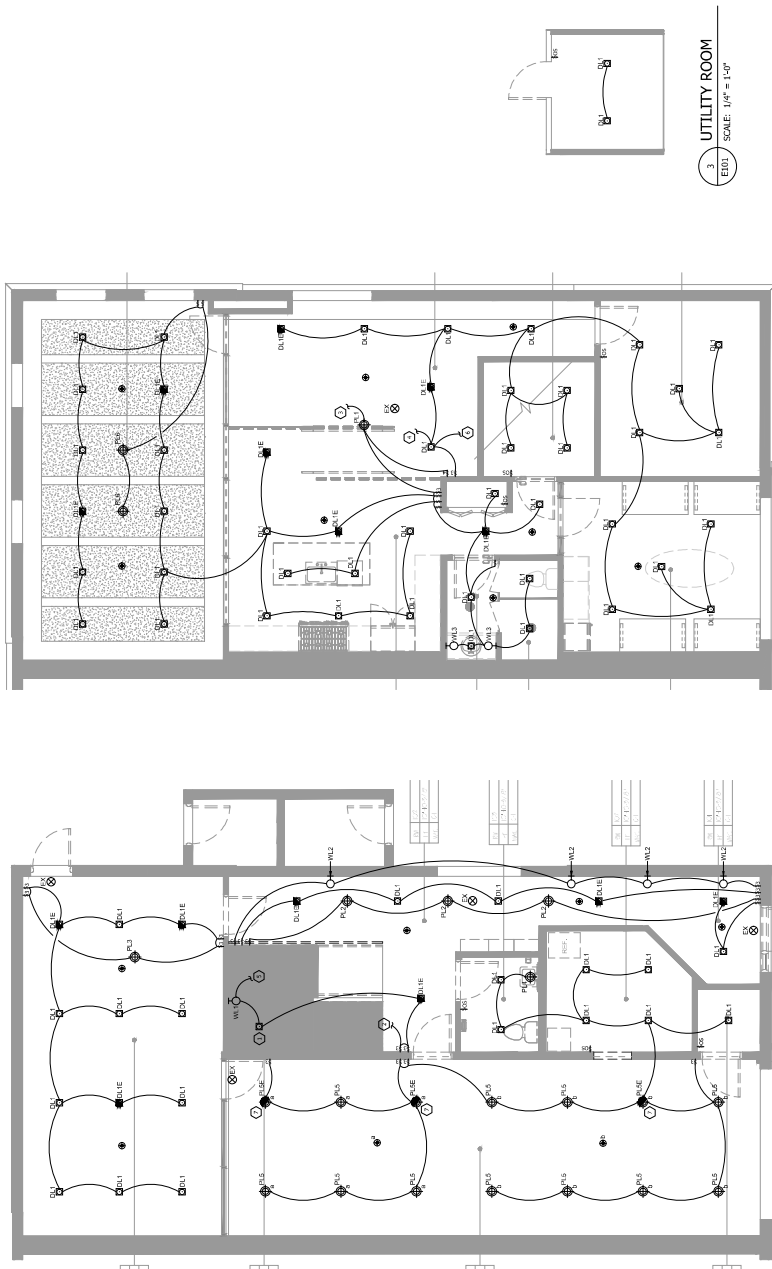
SEQUENCE OF OPERATION	TG CTRL
1. Start	
2. Set initial values	
3. Read input data	
4. Calculate output data	
5. Print output data	
6. Stop	

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2018 OCCUPANCY SENSORS WILL CONTROL LIGHTING IN RESTROOMS, UTILITY, AND BREAK ROOMS.

OCCUPANCY SENSORS IN OPEN OFFICES WILL CONTROL AREAS NOT GREATER THAN 60 SQUARE FEET AND TURN OFF WITHIN 20 MINUTES AFTER OCCUPANTS HAVE LEFT THE SPACE. (1,040.2.1.3)

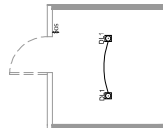
CORRIDOR, AND STAIRWELL LIGHTING ARE EXEMPT FROM LIGHTING CONTROLS PER IECC 2018 CH24.

DAYLIGHT ZONING EXEMPT FROM AUTOMATIC CONTROLS. REQUIREMENTS PER IECC 2018 405.2.1.1 (LESS THAN 150 W)

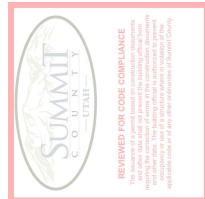


1 MAIN LEVEL LIGHTING PLAN
E101 SCALE: 1/4" = 1'-0"

2 UPPER LEVEL LIGHTING PLAN
E101 SCALE: 1/4" = 1'-0"



3
E101



ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 S. 3600 W., SALT LAKE CITY, UT 84119
(801) 566-0103. www.rmeci.com E-mail: rmeci@rmeci.com Fax: (801) 566-0106



Chris Layton & Associates
ARCHITECTURE | PLANNING | INTERIORS

2005 East 2700 South | Suite 200 | Salt Lake City, Utah 84109
P: 801.487.0715 | F: 801.487.0716



PARK EAST
A1 TENANT FINISH
PCBC - LOT 19
SUMMIT COUNTY, UTAH

1.24.17 - **A**
SI_001 -
service
disconnect
1.19.18 - **A**
SI_002 -
Utility Changes
1.23.18 - **A**
Utility Review
1.5.20 - **A**
Future Over

30x42
17.014
BT / ES

POWER PLAN

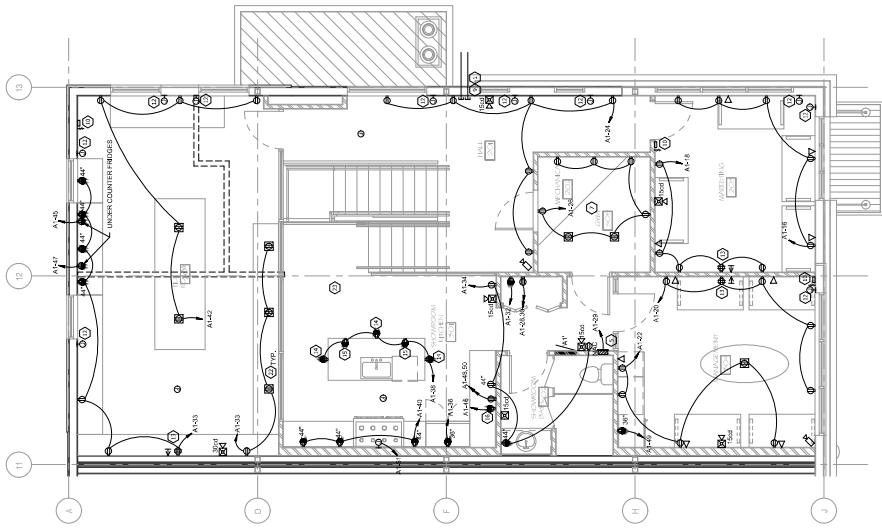
201

GENERAL NOTES

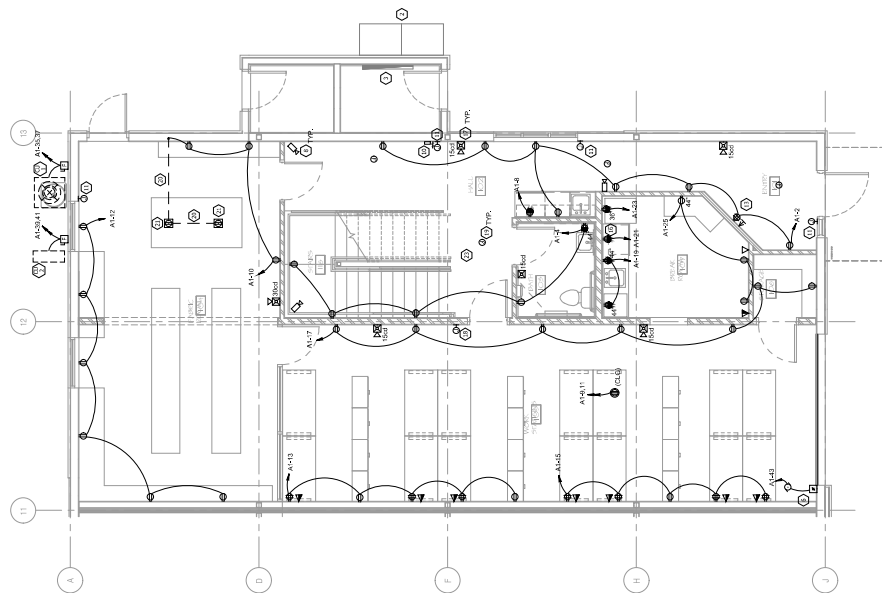
- ALL NEW FIRE ALARM DEVICES SHALL BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEMS. ALL DEVICES SHALL BE CONNECTED TO EXISTING SPICE TO FIRE ALARM CONTROL PANEL.
- EXISTING FIRE ALARM PANELS WHICH SUPPLY POWER TO FIRE ALARM DEVICES SHALL BE REWIRING TO BE CONNECTED TO RED LABELS STATING "FIRE ALARM CIRCUIT" PER NEC 760-116".
- EC TO COORDINATE CONNECTION TO EXISTING BUILDING WIRING WITH BUILDING OWNER PRIOR TO CONSTRUCTION.
- COORDINATE FINAL OUTLET LAYOUT AND MOUNTING HEIGHTS WITH MILLWORK CONTRACTOR PRIOR TO CONSTRUCTION.
- VERIFY AND COORDINATE EXACT ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MANUFACTURERS RECOMMENDATIONS PRIOR TO CONSTRUCTION.

KEYED NOTES

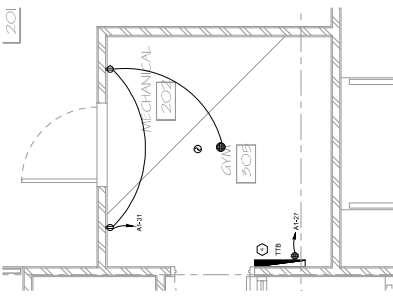
- [illegible]



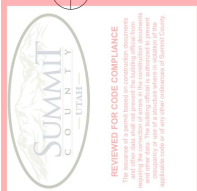
2 UPPER LEVEL POWER PLAN
E201 SCALE: 1/4" = 1'-0"



1 MAIN LEVEL POWER PLAN

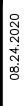


3
E201
ENLARGED UTILITY ROOM
SCALE: 1/2" = 1'-0"



ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 S. 3600 W., SALT LAKE CITY, UT 84119
(801) 266-0203 www.rmcoi.com Project # JH0316

(001) 566-0503 www.mmcruft.com Project # JH036



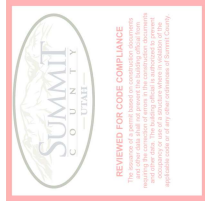
PARK EAST
A1 TENANT FINISH

30x42
17.014
BT / ES
ELECTRICAL SCHEDULES

**ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.**
2117 S. 3660 W., SALT LAKE CITY, UT 84119
(801) 566-0203 www.rmcei.com Project # 180106

E601	NO SCALE
------	----------

E601	NO SCALE
------	----------



REVIEWED FOR CODE COMPLIANCE
The issuance of a permit based on construction documents is not a guarantee of the accuracy of the information provided. The building official is authorized to prevent the construction of a building that does not comply with the applicable code of any other ordinance of Summit County and other data. The building official is authorized to prevent the occupancy or use of a structure where in violation of the applicable code of any other ordinance of Summit County.

[illegible][illegible][illegible][illegible][illegible]

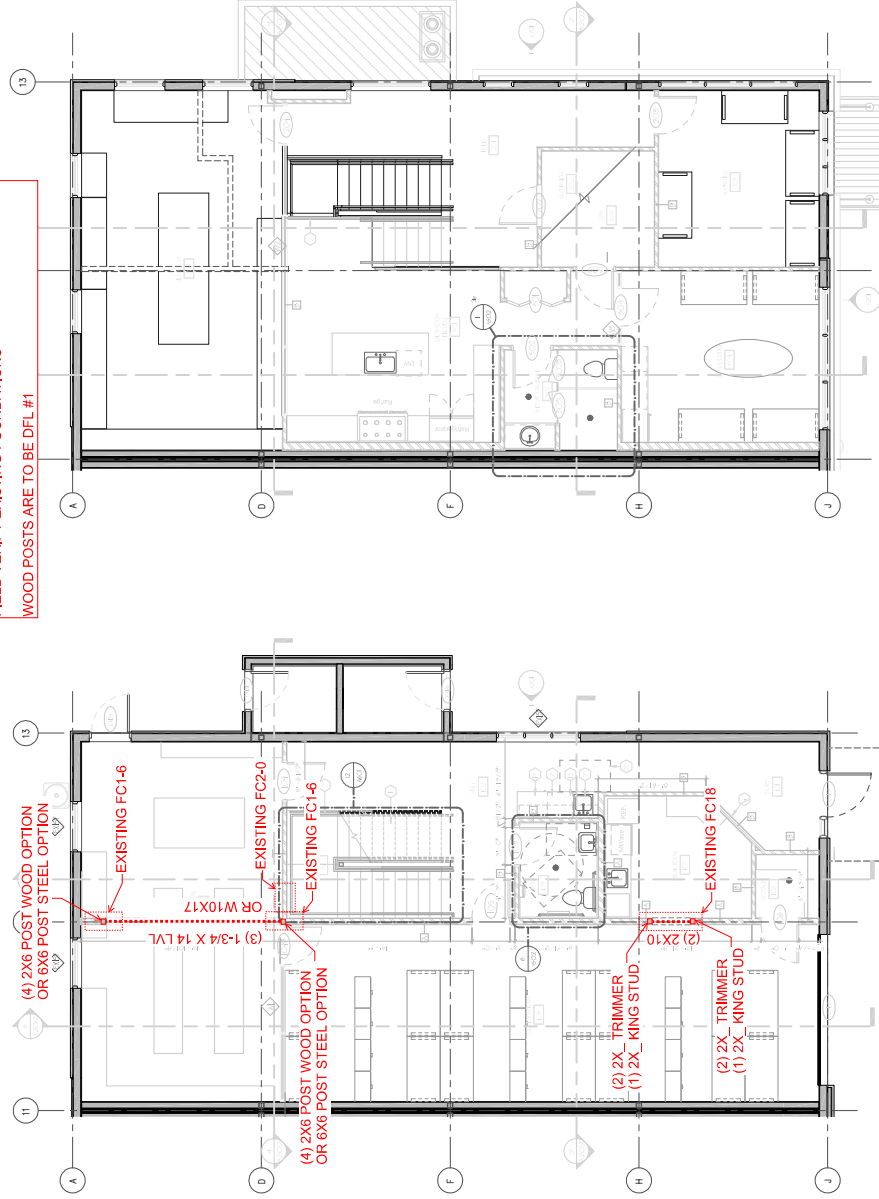
100,000 CALICO WAY, HENRIETTA,
 NY 14456-1000
 TEL: 1416-438-5023 FAX: 416-438-5020



- KEYED NOTES



**MAIN LEVEL
WASTE & VENT PLUMBING PLAN**
SCALE: 1/4"=1'-0"



TO CONNECT STEEL BEAM TO WOOD POST: ATTACH (1) 9"x4"x1/4" STEEL STRAP TO BOTH SIDES OF POST. ATTACH W/ (6) SDS 1/4"x3" SCREWS EACH PLATE. ATTACH STRAPS TO UNDERSIDE OF STEEL BEAM W/ 1/4" FILLET WELD ALL AROUND. SPACE STRAPS TO MATCH WIDTH OF WOOD POST

PROVIDE (2) 3/8" THICK WEB STIFFENERS IN STEEL BEAM OVER EACH POST. ATTACH STIFFENERS TO BEAM W/ 1/4" FILLET WELD ALL AROUND @ FLANGES & WEB. WELD BOTH FACES OF STIFFENER

PROVIDE 2X NAILER FOR STEEL BEAM. ATTACH TO TOP OF BEAM W/ (2) 1/2" DIAMETER THRU BOLTS @ 24" O.C.

FIELD VERIFY EXISTING FOUNDATIONS

WOOD POSTS ARE TO BE DFL #1



Mechanical Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title:
Location: Park City, Utah
Climate Zone: 6b
Project Type: Alteration

Construction Site:
UT

Owner/Agent:

Designer/Contractor:
Ryan Parry
JTB HVAC & Plumbing Engineering,
Inc.
922 W Baxter Suite 100
South Jordan, UT 84095
801-849-8590
RyanParry@jtbengineering.net

Mechanical Systems List

Quantity System Type & Description

- 1 Furnace-1 (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 135 kBtu/h
Proposed Efficiency = 95.00% Et, Required Efficiency: 80.00 % Et or 80% AFUE
Cooling: 1 each - Split System, Capacity = 60 kBtu/h, Air-Cooled Condenser, No Economizer, Economizer exception: Low Capacity Residential
Proposed Efficiency = 14.00 SEER, Required Efficiency: 13.00 SEER
Fan System: Furnace - 1 -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 1 Supply, Constant Volume, 1200 CFM, 1.0 motor nameplate hp, 0.0 fan efficiency grade

- 4 FC-1, 2, 3, 4 (Single Zone):
Split System Heat Pump
Heating Mode: Capacity = 10 kBtu/h,
Proposed Efficiency = 9.80 HSPF, Required Efficiency = 8.20 HSPF
Cooling Mode: Capacity = 9 kBtu/h,
No minimum efficiency requirement applies
Fan System: FC- 1-6 -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 2 Supply, Constant Volume, 300 CFM, 0.0 motor nameplate hp, 0.0 fan efficiency grade

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.3.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jeff Brown, PE

Signature of a permit based on construction documents
Name - Title other data shall not prevent the building official from
requiring the correction of errors in the construction documents
and other data. The building official is authorized to prevent
occupancy or use of a structure where in violation of the
applicable code or of any other ordinances of Summit County.

08/24/20

Date

Project Title:

Report date: 08/24/20

Data filename: X:\!!-JTB\!!-2018 Projects\18.035 - Park East A1 - CLA\COMcheck\Park East A1 Revised - 08-24-20.cck Page 1 of 11



Inspection Checklist

Energy Code: 2018 IECC

Requirements: 98.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck 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	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR2] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical systems and equipment and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:



REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

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

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C403.12.2 , C403.12.3 [FO9] ³	Snow/ice melting system and freeze protection systems have sensors and controls configured to limit service for pavement temperature and outdoor temperature. future connection to controls.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:



REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

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

Project Title:

Report date: 08/24/20

Data filename: X:\!!-JTB\!!!-2018 Projects\18.035 - Park East A1 - CLA\COMcheck\Park East A1 Revised - 08-24- 20.cck Page 3 of 11

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 [PL6] ³	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C404.5, C404.5.1, C404.5.2 [PL6] ³	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C404.6.3 [PL7] ³	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C404.6.3 [PL7] ³	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C404.7 [PL8] ³	Demand recirculation water systems have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C404.7 [PL8] ³	Demand recirculation water systems have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:



REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

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

Project Title:

Report date: 08/24/20

Data filename: X:\!!-JTB\!!!-2018 Projects\18.035 - Park East A1 - CLA\COMcheck\Park East A1 Revised - 08-24- 20.cck Page 4 of 11

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 [ME41] ³	Thermally ineffective panel surfaces of sensible heating panels have insulation $\geq R-3.5$.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.11.3 [ME61] ²	HVAC piping insulation insulated in accordance with Table C403.11.3. Insulation exposed to weather is protected from damage and is provided with shielding from solar radiation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.11.3 [ME61] ²	HVAC piping insulation insulated in accordance with Table C403.11.3. Insulation exposed to weather is protected from damage and is provided with shielding from solar radiation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.8.4 [ME142] ²	Motors for fans that are not less than 1/12 hp and less than 1 hp are electronically commutated motors or have a minimum motor efficiency of 70 percent. These motors have the means to adjust motor speed.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.8.4 [ME142] ²	Motors for fans that are not less than 1/12 hp and less than 1 hp are electronically commutated motors or have a minimum motor efficiency of 70 percent. These motors have the means to adjust motor speed.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.8.5 [ME143] ²	Each DX cooling system > 65 kBtu and chiller water/evaporative cooling system with fans > 1/4 hp are designed to vary the indoor fan airflow as a function of load and comply with detailed requirements of this section.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.8.5 [ME143] ²	Each DX cooling system > 65 kBtu and chiller water/evaporative cooling system with fans > 1/4 hp are designed to vary the indoor fan airflow as a function of load and comply with detailed requirements of this section.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.12.1 [ME71] ²	Systems that heat outside the building envelope are radiant heat systems controlled by an occupancy sensing device or timer switch.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.2.3 [ME55] ²	HVAC equipment efficiency verified.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Mechanical Systems list for values.
C403.2.2 [ME59] ¹	Natural or mechanical ventilation is provided in accordance with International Mechanical Code Chapter 4. Mechanical ventilation has capability to reduce outdoor air supply to minimum per IMC Chapter 4.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.7.1 [ME59] ¹	Demand control ventilation provided for spaces >500 ft ² and >25 people/1000 ft ² occupant density and served by systems with air side economizer, auto modulating outside air damper control or design airflow >3,000 cfm.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Systems with design outdoor air of less than 1200 cfm.

The is not to be used to prevent occupancy of a structure where in violation of the applicable code or of any other ordinances of Summit County.

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

Project Title:

Report date: 08/24/20

Data filename: X:\!!-JT\!!-2018 Projects\18.035 - Park East A1 - CLA\COMcheck\Park East A1 Revised - 08-24- Page 5 of 11
20.cck

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.7.2 [ME115] ³	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.7.6 [ME141] ³	HVAC systems serving guestrooms in Group R-1 buildings with > 50 guestrooms: Each guestroom is provided with controls that automatically manage temperature setpoint and ventilation (see sections C403.7.6.1 and C403.7.6.2).	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.7.4 [ME57] ¹	Exhaust air energy recovery on systems meeting Table C403.7.4(1) and C403.7.4(2).	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.7.5 [ME116] ³	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and maximum exhaust rate criteria.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.11.1, C403.11.2 [ME60] ²	HVAC ducts and plenums insulated in accordance with C403.11.1 and constructed in accordance with C403.11.2, verification may need to occur during Foundation Inspection.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.4.3.3.2 [ME121] ³	Closed-circuit cooling tower within heat pump loop have either automatic bypass valve or lower leakage positive closure dampers. Open-circuit tower within heat pump loop have automatic valve to bypass all heat pump water flow around the tower. Open- or closed-circuit cooling towers used in conjunction with a separate heat exchanger have heat loss by shutting down the circulation pump on the cooling tower loop. Open- or closed circuit cooling towers have a separate heat exchanger to isolate the cooling tower from the heat pump loop, and heat loss is controlled by shutting down the circulation pump on the cooling tower loop.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.4.1.4 [ME63] ²	Heating for vestibules and air curtains with integral heating include automatic controls that shut off the heating system when outdoor air temperatures > 45F. Vestibule heating and cooling systems controlled by a thermostat in the vestibule with heating setpoint <= 60F and cooling setpoint >= 80F.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.3.3 [ME35] ¹	Hot gas bypass limited to: <=240 kBtu/h - 50% >240 kBtu/h - 25%	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.2.1 [ME53] ³	Air outlets and zone terminal devices and have means for air balancing during the correction of errors in the construction documents and other data. The building official is authorized to prohibit occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

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

Project Title:

Report date: 08/24/20

Data filename: X:\!!-JTb\!!!-2018 Projects\18.035 - Park East A1 - CLA\COMcheck\Park East A1 Revised - 08-24-20.cck Page 6 of 11

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.5, C403.5.1, C403.5.2 [ME123] ³	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered condensers that comply with Sections C403.5.1 and refrigeration compressor systems that comply with C403.5.2..	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:



REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

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

Project Title:

Report date: 08/24/20

Data filename: X:\!!-JTB\!!!-2018 Projects\18.035 - Park East A1 - CLA\COMcheck\Park East A1 Revised - 08-24- 20.cck Page 7 of 11

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.6 [EL26] ²	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.7 [EL27] ²	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.8.2, C405.8.2.1 [EL28] ²	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.9 [EL29] ²	Total voltage drop across the combination of feeders and branch circuits $\leq 5\%$.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:



REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

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

Project Title:

Report date: 08/24/20

Data filename: X:\!!-JTB\!!!-2018 Projects\18.035 - Park East A1 - CLA\COMcheck\Park East A1 Revised - 08-24- 20.cck Page 8 of 11

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.3 [FI8] ³	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.2 [FI27] ³	HVAC systems and equipment capacity does not exceed calculated loads.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.4.1 [FI47] ³	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.4.1 [FI47] ³	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.4.1.1 [FI42] ³	Heat pump controls prevent supplemental electric resistance heat from coming on when not needed.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C403.4.1.2 [FI38] ³	Thermostatic controls have a 5 °F deadband.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.4.1.3 [FI20] ³	Temperature controls have setpoint overlap restrictions.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.4.2 [FI39] ³	Each zone equipped with setback controls using automatic time clock or programmable control system.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.4.2.1, C403.2.4.2.2 [FI40] ³	Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C403.2.4.2.3 [FI41] ³	Systems include optimum start controls.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.2.4.2.3 [FI41] ³	Systems include optimum start controls.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

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

Project Title:

Report date: 08/24/20

Data filename: X:\!!-JTB\!!!-2018 Projects\18.035 - Park East A1 - CLA\COMcheck\Park East A1 Revised - 08-24-20.cck Page 9 of 11

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C408.1.1 [FI57] ¹	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.1 [FI28] ¹	Commissioning plan developed by registered design professional or approved agency.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.3.1 [FI31] ¹	HVAC equipment has been tested to ensure proper operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Unitary or packaged HVAC equipment without supply air economizers.
C408.2.3.2 [FI10] ¹	HVAC control systems have been tested to ensure proper operation, calibration and adjustment of controls.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.4 [FI29] ¹	Preliminary commissioning report completed and certified by registered design professional or approved agency.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.5.1 [FI7] ³	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.5.3 [FI43] ¹	An air and/or hydronic system balancing report is provided for HVAC systems.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.5.4 [FI30] ¹	Final commissioning report due to building owner within 90 days of receipt of certificate of occupancy.	☐ Complies ☐ Does Not ☒ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:



REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

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

Project Title:

Report date: 08/24/20

Data filename: X:\!!-JTB\!!!-2018 Projects\18.035 - Park East A1 - CLA\COMcheck\Park East A1 Revised - 08-24- Page 10 of 11
20.cck



REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.



Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: Park East A1
Project Type: New Construction

Construction Site:
Park City, UT

Owner/Agent:

Designer/Contractor:
Stephen Lewis
Rocky Mountain Consulting
Engineers
2117 South 3600 West
Salt Lake City, UT 84119
801-566-0503
Steve@rmceut.com

Additional Efficiency Package(s)

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B X C)
1-Lower Level (Office)	1675	0.71	1191
2-Upper Level (Office)	1675	0.71	1191
Total Allowed Watts =			2382

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
<u>1-Lower Level (Office)</u>				
LED 1: PL2: Pendant: Other:	1	3	15	45
LED 2: PL3: Pendant: Other:	1	1	30	30
LED 3: PL4: Pendant: Other:	1	1	45	45
LED 4: PL5: Pendant: Other:	1	14	15	210
LED 7: WL1: Wall Sconce: Other:	1	1	60	60
LED 8: WL2: Wall Sconce: Other:	1	4	30	120
LED 10: DL1: Downlight: Other:	1	26	18	481
<u>2-Upper Level (Office)</u>				
LED 5: PL1: Pendant: Other:	1	1	210	210
LED 6: PL6: Pendant: Other:	1	2	105	210
LED 9: WL3: Wall Sconce: Other:	1	2	12	24
LED 11: DL1: Downlight: Other:	1	50	18	925
Total Proposed Watts =			2360	

REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Stephen Lewis

Name - Title

Stephen Lewis

Signature

7-21-20

Date



REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.



Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: Park East A1
Project Type: New Construction
Exterior Lighting Zone: 0 (Unspecified)

Construction Site:
Park City, UT

Owner/Agent:

Designer/Contractor:
Stephen Lewis
Rocky Mountain Consulting
Engineers
2117 South 3600 West
Salt Lake City, UT 84119
801-566-0503
Steve@rmceut.com

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Total Tradable Watts (a) =				0
Total Allowed Watts =				0
Total Allowed Supplemental Watts (b) =				350

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 350 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

Exterior Lighting TBD: Exterior lighting zone not specified (see project screen)



REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.



Inspection Checklist

Energy Code: 2018 IECC

Requirements: 47.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck 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	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C406 [PR9] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

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

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.2.2 [EL22] ¹	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern ≥ 50 percent.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.1, C405.2.1.1 [EL18] ¹	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces ≤ 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.1.2 [EL19] ¹	Occupancy sensors control function in warehouses: In warehouses, the lighting in aiseways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.2.1.3 [EL20] ¹	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces ≥ 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas ≤ 600 sq.ft. within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by $\geq 80\%$ of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.2, C405.2.2.1, C405.2.2.2 [EL21] ²	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

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

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3, C405.2.3.1, C405.2.3.2 [EL23] ²	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.4 [EL26] ¹	Separate lighting control devices for specific uses installed per approved lighting plans.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.4 [EL27] ¹	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.3 [EL6] ¹	Exit signs do not exceed 5 watts per face.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.6 [EL26] ²	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.7 [EL27] ²	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.8.2, C405.8.2.1 [EL28] ²	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.9 [EL29] ²	Total voltage drop across the combination of feeders and branch circuits ≤ 5%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

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

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17] ³	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.4.1 [FI18] ¹	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Interior Lighting fixture schedule for values.
C408.1.1 [FI57] ¹	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C408.2.5.1 [FI16] ³	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C408.3 [FI33] ¹	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

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



REVIEWED FOR CODE COMPLIANCE

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

Summit County Building Division

Commercial Plan Review

P.O. Box 128 Coalville, Utah 84017

Telephone 435-336-3156

Fax 435-336-3046

Project # 18-505

Project Name: Alder Tweed

Address: 4554 Forestdale Dr.

Date: 8/13/20

☐ Building/Addition ☐ Apartments ☐ Condominiums ☒ Tenant Improvement

This review is based on the 2015 Editions of the IBC, IFGC, IPC, IMC, 2009 ICC/ANSI A117.1, 2015 IECC (commercial only) and the 2014 NEC along with the Utah State Amendments to those codes. The code items in this report are not intended to be a complete listing of all possible code requirements in these codes. It is a guide to selected sections of these codes.

Please note your reply in the Response line provided stating the action taken and location of corrections on the plans or other documents. Please call the Building Secretary for an appointment @ 435-336-3156 and bring this completed review with you.

Reviewed by: Jason Nelson

Code Section / Item

Comments/Deficiencies Noted

1. Please update the occupant load to reflect the new use of the space.

I do not understand how the area increases and the occupant load stays the same. Please justify.

Response: **The area has not increased. The original plan had 2 full levels and the revised plan also has 2 full levels, the area did not increase. The occupant load is also based on the 'Reduced Occupancy Letter' that has been approved for this Unit & Development.**

2. Are the appliances in the show room functional? If so, please show compliance with the mechanical code for ventilation.

If the area is going to be roughed in it needs to be completely roughed in including mechanical, electrical, plumbing, ...

Response: **See revised Mechanical Plans. The Appliances will be functional.**

REVIEWED FOR CODE COMPLIANCE

3. Based on the changes it appears that the electrical and mechanical COMchecks will need to be revised.

The issuance of a permit shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable provisions of the International Building Code.

Response: **Current COMChecks have been uploaded.**