



RESIDENTIAL BUILDING

PERMIT APPLICATION

~PLEASE FILL IN ALL BLANKS~

Town of Alpine
P & Z Commission

NOV 20 2024

RECEIVED

PROJECT NAME:

Physical Address:

425 SNAKE RIVER DRIVE

Legal Description (Lot # and Subdivision):

LOT 50 RIVERVIEW MEADOWS

Complete Description of Work:

CONSTRUCT NEW HOME

Property Zoning District & Proposed Building Use:

SINGLE FAMILY HOME

Estimated Valuation of Work:

\$1300,000.00

Floor Area:

First Flr: 1472

Second Flr: —

Third Flr: —

Basement: —

Garage & Deck
700 sq ft

Total Square Footage including Garage:

2,000 sq ft

2,172 = Sq ft - Total

APPLICANT/CONTRACTORS AND/OR CONSULTANTS:

Owner: MARK SEVERSON
510 SEVERSON

Phone: 801-541-6311

Mailing Address: 2452 BRAMBLE WAY SLC UT 84117

Contractor: MARK SEVERSON
510 SEVERSON

Phone: 801-541-6311

Mailing Address: 2452 BRAMBLE WAY SLC UT 84117

Excavating Contractor: 3D EXCAVATION LLC

Phone: 307-248-0788

Mailing Address: 2400 DEY CREEK RD AFTON WY 83110

Electrical Contractor: SID SEVERSON

Phone: 801-548-2357

TOWN OF ALPINE - PLAN REVIEW RECORD

PERMIT #: R1-12-24 DATE RECEIVED: 11-20-2024

APPLICATION DATE: <u>November 20, 2024</u>		TYPE OF REVIEW COMPLETED: (Circle One): COMMERCIAL - <u>RESIDENTIAL</u>	
INSPECTOR:	<u>Robert Wagner</u>	CONTRACTOR:	<u>Property Owner</u>
OWNER: <u>Mark Severson</u>			
JOB ADDRESS: <u>425 Snake River Drive</u>			
PROJECT DESCRIPTION: <u>Single Family Home</u>			

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Date Received: _____ Date Completed: _____

YES	NO	TO BE COMPLETED BY TOWN BUILDING OFFICIAL
		<u>See Attached</u> PRELIMINARY SITE PLAN INCLUDED WITH DOCUMENTS: Proposed Vehicular Access, Water/Sewer Connection Locations, Proposed Utility's Locations, Propane Appliances, Driveway (culverts, if required), Setbacks, and <u>onsite drainage facilities {Commercial Only}</u>
		COMPLIANT WITH 2021 INTERNATIONAL BUILDING AND/OR RESIDENTIAL CODE
		THREE {3} COMPLETE SETS OF SCALED CONSTRUCTION DRAWINGS STAMPED BY A STATE OF WYOMING LICENSED ENGINEER:
		a. FOUNDATION
		b. FLOOR PLAN
		c. WALL SECTIONS
		d. ROOF SYSTEM
		e. BUILDING ELEVATIONS {Including Building Height from Finished Grade}
		f. EXTERIOR MATERIAL SPECIFICATIONS
		g. ELECTRICAL PLAN (INCLUDED {No Town Review Completed})
		ELECTRICAL CONTACTOR IDENTIFICATION:
		h. PLUMBING PLAN {Fixture Locations}
		i. HVAC SYSTEM DESCRIPTION
		j. INSULATION SCHEDULE: {ENERGY CODE, RESCHECK OR COMCHECK USED}
		k. RADON IDENTIFICATION
		l. TYPE OF OCCUPANCY IDENTIFIED
		m. ENGINEERING REVIEW NOTES/NEEDED

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Seversen Plan Review Code Sections

2021 International Residential Code (IRC)

CHAPTER 3 BUILDING PLANNING

R311.7.8 Handrails.

Handrails shall be provided on not less than one side of each flight of stairs with four or more risers.

Sheet A3 - Risers between Garage Floor and Main Floor

Classification Tag: Severson **Created By:** Robert Wagner December 04, 2024

R314.3 Location.

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.

Sheet E1- Smoke Alarm will be required if top height of vault exceeds 24 inches above hallway ceiling.

Classification Tag: Severson **Created By:** Robert Wagner December 04, 2024

R314.3.1 Installation near cooking appliances.

Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm)

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horizontally from a permanently installed cooking appliance.

3. Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

4. Smoke alarms listed and marked "helps reduce cooking nuisance alarms" shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

Sheet E1 - Section is Informational

Classification Tag: Severson **Created By:** Robert Wagner December 04, 2024

R406.1 Concrete and masonry foundation dampproofing.

Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the finished grade to the higher of the top of the footing or 6 inches (152 mm) below the top of the basement floor. Masonry walls shall have not less than $\frac{3}{8}$ -inch (9.5 mm) Portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:

1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m²) of acrylic modified cement.
3. One-eighth-inch (3.2 mm) coat of surface-bonding cement complying with ASTM C887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other approved methods or materials.

Exception: Parging of unit masonry walls is not required where a material is approved for direct application to the masonry.

Concrete walls shall be dampproofed by applying any one of the listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

Sheet S1.0

Classification Tag: Severson **Created By:** Robert Wagner December 06, 2024

R602.11.1 Wall anchorage for all buildings in Seismic Design Categories D₀, D₁ and D₂ and townhouses in Seismic Design Category C.

Plate washers, not less than 0.229 inch by 3 inches by 3 inches (5.8 mm by 76 mm by 76 mm) in size, shall be provided between the foundation sill plate and the nut except where approved anchor straps are used. The hole in the plate washer is permitted to be diagonally slotted with a width of up to $\frac{3}{16}$ inch (5 mm) larger than the bolt diameter and a slot length not to exceed $1\frac{3}{4}$ inches (44 mm), provided a standard cut washer is placed between the plate washer and the nut.

Sheet S1.0 Bearing Plates Required

Classification Tag: Severson **Created By:** Robert Wagner December 04, 2024

M1401.1 Installation.

Heating and cooling equipment and appliances shall be installed in accordance with the manufacturer's instructions and the requirements of this code.

Sheet A2 - Heating System Type and Design is Needed

Classification Tag: Severson **Created By:** Robert Wagner December 06, 2024

Date : Friday, December 6, 2024 at 7:58 PM UTC

TOWN OF ALPINE - SITE PLAN REVIEW RECORD AND SITE INSPECTION

PERMIT #: R1-12-24

Stage 1 - Inspection Record

APPLICATION DATE: November 20, 2024

INSPECTOR: R. Haggard

OWNER: Mark Severson

CONTRACTOR: Property Home

JOB ADDRESS: 425 Snake River Drive

PROJECT DESCRIPTION: Single Family Home

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YES	NO	TO BE COMPLETED BY PLANNING & ZONING COMMISSION	
		COMPLETED, SIGNED AND DATED THE APPLICATION AND <u>APPLICATION CHECKLIST</u>	
✓		COMPLETED AND ATTACHED SITE PLAN - IT MUST INCLUDE THE FOLLOWING ITEMS:	
✓		a.	NORTH ARROW
✓		b.	ALL PROPERTY BOUNDARIES AND DIMENSIONS
✓		c.	LOCATION OF EXISTING AND/OR PROPOSED STRUCTURES, <u>UTILITY LINES</u> (WATER/SEWER AND POWER), DRIVEWAYS, YARD HYDRANTS, PROPANE TANKS, ETC.,
✓		d.	IDENTIFICATION OF SETBACKS (HAVE MINIMUM SETBACK REQUIREMENTS BEEN MET?)
✓		e.	LOCATION AND DIMENSIONS OF PARKING AREAS, DRIVEWAY, ETC., <u>20' setback</u>
✓		f.	LOCATION OF ACCESS ROADS - <u>Snake River Drive</u>
<u>None</u>		g.	IDENTIFICATION OF ANY EASEMENTS SUCH AS ELECTRICAL LINES (OVERHEAD AND/OR UNDERGROUND) TELEPHONE, ETC.
<u>Y/N/A</u>		h.	DRAINAGE PLAN - INDICATED LOCATION OF EXISTING AND/OR PROPOSED CULVERTS, DITCHES OR FLOW OF WATER ACROSS THE SITE
<u>N/A</u>		i.	LOCATION OF IRRIGATION DITCHES (EXISTING IRRIGATION DITCHES PRESERVED)
✓		WINDOWS & ENTRYWAY - AT LEAST 15% OF THE AREA OF A STREET-FACING FACADE SHALL INCLUDE WINDOWS OR MAIN ENTRYWAYS. {Single Family Residential Only}	
✓		MAXIMUM BUILDING HEIGHT VERIFICATION - <u>21.214</u>	
✓		ARE <u>LANDSCAPING</u> AND SNOW STORAGE AREAS IDENTIFIED. {All Districts} <u>not identify</u>	
✓		FUTURE THOUGHTS TO FENCING, SHED AND/OR SIGN INSTALLATION	
✓		ATTACHED A COPY OF THE RECORDED DEED	

APPLICATION REVIEW DEEMED:

ACCEPTABLE

UNACCEPTABLE

REVIEWED BY: _____

PLANNING & ZONING REVIEW & PERMIT APPROVAL: _____

SITE INSPECTION

SCHEDULED: DATE: Heads Certificate

SITE INSPECTION

COMPLETED: DATE: of placement; BY: _____

ADDITIONAL NOTES:

Dimension of parking & snow storage area
to be identified

Window + Entry = 7.5 sq ft

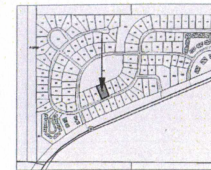
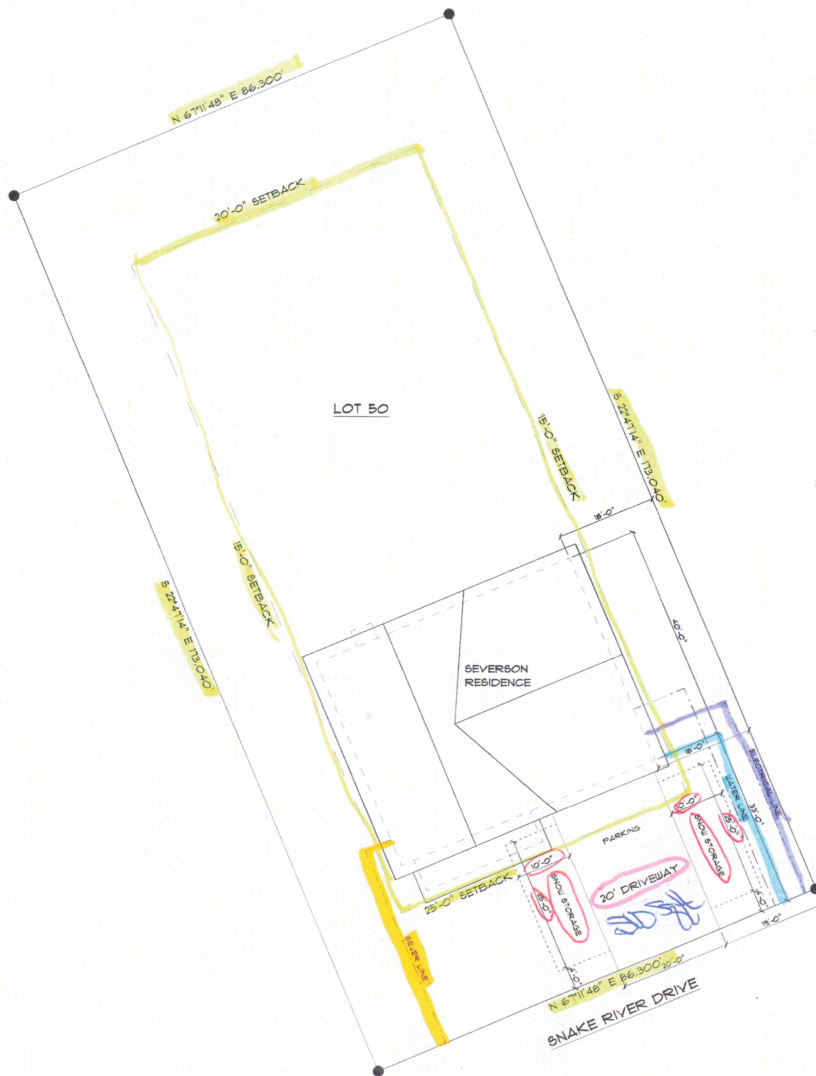
Project has: 100 sq ft;
w/o door window

Parking Area:

Driveway = 510 sq ft;

Garage -
 $22 \times 24 = 528$ sq ft

Combined: 1,028 sq ft



VICINITY MAP

LEGAL DESCRIPTION

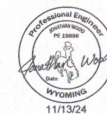
LOT 50 RIVER MEADOWS SEVERSON RESIDENCE,
LOT 50, RIVER VIEW MEADOWS ADDN,
ALPINE, UTAH

*DMU Storage
10x75 = 750 sq ft
@ 7
500 sq ft*



SITE PLAN

SCALE 1" = 10'-0"



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CONTRACTOR'S RESPONSIBILITY
It is the CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL PRIOR TO CONSTRUCTION. ANY COMPLETS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE FORWARDED BY THE CONTRACTOR IF HE BELIEVES THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

C1	DATE 11/13/2024	SCALE AS NOTED	DESIGN INTELLIGENCE, LLC 1031 BRICKSON DR. REXBURG, IDAHO 83400 PHONE: (208) 398-1461 FAX: (208) 398-0740 EMAIL: JOHNSON@DESIGNINTELLIGENCE.COM	C1
C1	11/13/2024	AS NOTED	DESIGN INTELLIGENCE, LLC 1031 BRICKSON DR. REXBURG, IDAHO 83400 PHONE: (208) 398-1461 FAX: (208) 398-0740 EMAIL: JOHNSON@DESIGNINTELLIGENCE.COM	C1

