



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on Thursday, August 17, 2023, starting at 7:00 PM in the **Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT**. The meeting will be streamed on YouTube, and the link to the meeting will be posted on www.KaysvilleLive.com.

Public comment is only taken during a meeting for Action Items, "Call to the Public", or for a public hearing. **Those wishing to speak during these times must sign-up in person before the meeting begins.** Comments may also be directed to the City Council via email to publiccomment@kaysville.gov. Emailed comments will NOT be read out-loud at the meeting.

CITY COUNCIL Q&A – 6:30 PM

The City Council will be available to answer questions or discuss any matters the public may have.

CITY COUNCIL MEETING – 7:00 PM

The agenda shall be as follows:

- 1) OPENING
 - a) Presented by Council Member Abbigayle Hunt
- 2) CALL TO THE PUBLIC (3 MINUTE LIMIT, MUST SIGN UP IN PERSON)
- 3) PRESENTATIONS AND AWARDS
 - a) Community Development Department Report - Melinda Greenwood, Director
- 4) DECLARATION OF ANY CONFLICTS OF INTEREST
- 5) CONSENT ITEMS
 - a) Approval of Minutes of July 20, 2023
- 6) WORK ITEMS
 - a) Farmington Boundary Line Adjustment Discussion
- 7) COUNCIL MEMBERS REPORTS
- 8) CITY MANAGER REPORT
- 9) RECESS OF CITY COUNCIL MEETING AND CONVENE A MEETING OF THE KAYSVILLE BUSINESS PARK ARCHITECTURAL REVIEW COMMITTEE
- 10) CLOSED SESSION
 - a) Closed session to discuss the character, professional competence, or physical or mental health of an individual or individuals, in conformance with Utah State Code §52-4-205.
- 11) ADJOURNMENT

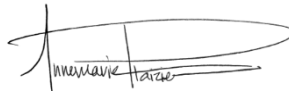
KAYSVILLE BUSINESS PARK ARCHITECTURAL REVIEW COMMITTEE MEETING

The agenda shall be as follows:

- 1) OPENING
- 2) CONSIDERATION OF A VARIANCE REQUEST FOR STORAGE UNITS FOR ALUMINUM SHINGLE COMPANY AT 524 NORTH 900 WEST
- 3) CONSIDERATION OF A ROOF ADDITION FOR CLOSET BUTLER AT 1272 WEST SPORTSPLEX DRIVE
- 4) DISCUSSION ON THE ARCHITECTURAL REVIEW COMMITTEE ASSIGNING KAYSVILLE BUSINESS PARK AUTHORITY TO PROPERTY OWNERS
- 5) ADJOURNMENT

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services, or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235 at least 24 hours in advance of the meeting to be held.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Kaysville City Hall, Kaysville City website at www.kaysville.gov, and the Utah Public Notice website at www.utah.gov/pmn. Posted on August 11, 2023.

A handwritten signature in black ink, appearing to read "Annemarie Plaizier", with a horizontal line extending to the right.

Annemarie Plaizier
City Recorder

KAYSVILLE CITY COUNCIL
July 20, 2023

Minutes of a regular Kaysville City Council meeting held on July 20, 2023 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Tamara Tran, Council Member John Swan Adams, Council Member Mike Blackham, Council Member Abbigayle Hunt, Council Member Nate Jackson, and Council Member Perry Oaks

Others Present: City Manager Jaysen Christensen, Finance Director Dean Storey, City Attorney Nic Mills, Community Development Director Melinda Greenwood, Administrative Assistant Mindi Edstrom, Information Systems Manager Ryan Judd, Assistant Police Chief Seth Ellington, Police Lt. Paul Thompson, Police Lt. Preston Benoit, Police Officer Chris Ransom, Parks and Recreation Director Cole Stephens, Cash Receipting Clerk Cheryl Weight, Laurene Starkey, Marissa Loertscher, Kathy Christensen, Tony Christensen, Quincy Loertscher, Allison Hopkin, Carter Little, Jacob Christensen, Luis Sanabria, Jace Ludwig, Tristan Olson, Tiberius Vannoy, Martin Gunnerson, Ingrid Sanabria, Andrew Branto, Dustin Hopkin, Jim Ludwig, Paul Frandsen, Katie Ransom, Bremer Frandsen, Lori Frandsen, Emily Rodriguez, Kim Lee, Cheryl Tarbet, Sara Cox, Ellen Peterson, Don Anderton, Nate Anderton, Dalane England

OPENING

Council Member Jackson opened the meeting with a thought and a prayer, and led the audience in the Pledge of Allegiance.

CALL TO THE PUBLIC

Laurene Starkey said that she was celebrating that the Bible was put back into local schools. Mrs. Starkey also commented the Planning Commission recently reviewed a proposed rezone that would allow a hotel to be built in the city, but it was tabled for further review. Her husband has since been gathering information about what kind of water and electrical usage a potential hotel would have, and they have concerns about it. Mrs. Starkey said she is also concerned about the proximity this hotel would have to the area designated in the city for SOB uses. The street this would be located on, 400 West, is already congested and the council needs to consider if they want to add this to our city where we consider ourselves to have a small-town feel. Mrs. Starkey thanked the council for their efforts in taking the time to listen and to consider what your constituents and residents feel.

PRESENTATIONS AND AWARDS

SWEARING-IN OF NEW POLICE OFFICER, CHRIS RANSOM

Assistant Police Chief Seth Ellington introduced Chris Ransom as their newest police officer, and said that he had been working for Salt Lake County for over six years.

Administrative Assistant Mindi Edstrom administered the Oath of Office to Officer Chris Ransom.

EMPLOYEE OF THE QUARTER AWARD

Finance Director Dean Storey explained that the city had a program for city employees where they are given the opportunity to nominate one of their peers for Employee of the Quarter. Cheryl Weight was nominated as Employee of the Quarter. She has worked as a cash-receipting clerk for the city for about fourteen years and we are grateful to have her as part of the city. Cheryl is always willing to take on new projects or help with any events where asked, and is a hard worker.

FREEDOMS LIGHT FOUNDATION PRESENTATION

Dalane England, with Freedoms Light Foundation, said that earlier this year Representative Stratton sponsored House Bill 179 that designates the month of September as American Founders Month. It is a great way to be able to celebrate our Constitution. As part of this, their group, Freedoms Light Foundation, decided to hold the Freedoms Light Festival as a way to celebrate and educate about the Constitution. They are also asking local cities and schools to do something through the month of September to learn more about the Constitution. The Festival will be a way for their group to try to recreate colonial America. The festival will be held at Bountiful Park on Saturday 14-16, 2023. They have many different activities, games, music and food planned that everyone will be able to participate in.

PRESENTATION OF LIBRARY ENDOWMENT EXPENDITURES

Ellen Peterson, with the Davis County Library, explained that Kaysville City has an endowment fund specifically for the Kaysville library and the city council serves as the endowment board for that Allen and Kay Blood Endowment Fund. Last year, the endowment board graciously allowed them to use \$20,000 of the fund to enhance their library branch. Ms. Peterson explained that she was here tonight to present how the funds were spent. The majority of the funds went towards children's materials, as that is what is used the most in our library system. As formats continue to change, electronic formats are becoming more popular so they were able to add more e-audio to their library over the last year as well.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

Council Member Hunt made a motion to approve the following consent items:

- a) Approval of Minutes of the May 5, 2023 Work Session.
- b) Approval of Minutes of the May 10, 2023 Work Session.
- c) Approval of Minutes of the May 18, 2023 Meeting.
- d) Approval of Minutes of the June 1, 2023 Meeting.
- e) Approval of Minutes of the June 15, 2023 Meetings.
- f) A Resolution to approve a Cooperative Agreement with the Utah Division of Forestry, Fire and State Lands.
- g) Award of Contract for Janitorial Maintenance Services.

- h) An Ordinance vacating the City's interest in certain public utility easements in Charly's Acres #2 Third Amended Subdivision.

The motion was seconded by Council Member Oaks.

The vote on the motion was as follows:

Council Member Blackham, yea
Council Member Adams, yea
Council Member Hunt, yea
Council Member Oaks, yea
Council Member Jackson, yea

The motion passed unanimously.

ACTION ITEMS

AN ORDINANCE AMENDING SECTION 17-24 "FARM ANIMALS" OF THE KAYSVILLE CITY CODE TO ALLOW CHICKENS, DUCKS AND SIMILAR ANIMALS IN THE R-1-6 ZONE AND ON TWIN-HOME PARCELS

Community Development Director Melinda Greenwood explained that recently the Loerttscher's submitted a text amendment application to amend current city code to allow for rabbits, ducks, chickens and similar fowl on properties zoned R-1-6 and on twin-home parcels. The reason for the text amendment application is because the Loerttscher's had contacted the city about keeping ducks on their property, which is a twin-home located on approximately 5,600 square feet of land. The existing code does not allow for farm animals on properties under 8,000 square feet. Staff did some research into the request and found that it was supportable. At their June 22, 2023 Planning Commission meeting, the Commission held a public hearing and received one comment from a resident who would like to have an allowance included so additional animals could be allowed if the animals were pygmy sized. The Planning Commission discussed the item and recommended that the ordinance be amended to require a minimum of 500 square feet for each fowl, rabbit or similar animal and that they be allowed on lots as small as 4,000 square feet. The Planning Commission voted 7-0 to recommend the City Council approve the proposed changes.

Mayor Tran opened the public comment period for this item.

There were no comments or questions from the public.

Council Member Adams asked about roosters.

Mayor Tran responded that roosters are not allowed in residential zones.

Council Member Adams made a motion to approve an Ordinance to amend Section 17-24 "Farm Animals" of the Kaysville City Code to allow chickens, ducks and similar animals in the R-1-6 zone and on twin-homes. The motion was seconded by Council Member Hunt.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Hunt, yea
Council Member Oaks, yea
Council Member Jackson, yea
Council Member Blackham, yea

The motion passed unanimously.

AN ORDINANCE AMENDING 17-33 “SIGN REGULATIONS” OF THE KAYSVILLE CITY CODE TO MAKE MINOR CHANGES TO THE LANGUAGE, AND TO RESTRICT HEIGHTS OF SIGNS ALONG THE WEST DAVIS CORRIDOR

Community Development Director Melinda Greenwood explained that at their June 22, 2023 meeting, the Planning Commission was presented with an item regarding changes to city code Section 17-33 for sign regulations. This item had been discussed earlier in the year by both the City Council and the Planning Commission, and at that time, both bodies asked Staff to look at best practices for signage along scenic byways, and return with a recommendation. City staff polled various communities that had scenic byways through their boundaries, and did not find any information regarding limitation of height along such corridors. Based on the lack of information, Staff proposed minimal changes to the ordinance, including some housekeeping items and limiting sign heights on the west side of the West Davis Corridor, which will help protect the Great Salt Lake view shed to the west. Development to the east of the scenic byway allows building heights that are equal to or higher than the proposed sign height limits. The Planning Commission discussed the ordinance and voted 7-0 to recommend the City Council approve the proposed changes. No comments were received during the public hearing. However, Staff included citizen comments from earlier meetings in the council packet.

Mayor Tran opened the public comment period for this item.

There were no comments or questions from the public.

Council Member Hunt said that most of the properties on the east side are residential so there will not be many instances where signs will be considered.

Council Member Jackson said that it has been mentioned that a precedence has not been set for signs along scenic byways. Council Member Jackson asked why there would only be limitations set for the west side of the byway. What determines a road as a scenic byway?

Melinda Greenwood responded that scenic byways are designated by UDOT. It is also a federal highways designation, but it is left up to each state to determine. A view shed is located along the Corridor and is trying to be protected. The Legacy Highway is considered a scenic byway and the byway is being continued north with the construction of the West Davis Corridor.

Council Member Adams commented that many neighbors attended the public meeting where the Kum & Go Convenience Store subdivision was discussed. Some of those neighbors had concerns about a twenty-five foot lighted sign being installed for the store. Council Member Adams said that he thought it seemed that the council had given the neighbors the impression in that meeting that the sign would be restricted to eight feet in height. Council Member Adams said that,

therefore, he does not feel like he could vote in favor of approving this ordinance because it seems that the Council had implied that they would not allow thirty-foot signs east of the West Davis Corridor.

Mayor Tran said that there was a question on the timing of the Kum & Go permit application.

Council Member Blackham said that the store could construct a thirty-five foot building and then build a sign taking up 25% of each wall of their building, and still comply with the city's sign ordinance. It would be less evasive to have them build a taller sign located closer to the street. Kum & Go need to be able to advertise their business and their gas prices. We need to help our commercial businesses succeed in Kaysville. The area where Kum & Go will be located has been zoned for commercial use for over twenty years. It became evident that a commercial business would be built here when the West Davis Corridor was proposed. If the city were to only allow eight-foot tall signs to be built here, it would be difficult for anyone traveling on the West Davis Corridor to be able to see their signage. A similar situation will likely occur at the West Davis Corridor interchange on Shepard Lane because it is likely that a convenience store will be proposed for that area as well. Convenience stores are services that need to be provided for our residents, and freeway interchanges are the best locations for them.

Council Member Oaks said that he recalled the discussion the council had about eight-foot tall signs at the Kum & Go location, but he did not like the idea of restricting the sign height for the convenience store. Allowing for taller signs will make it easier for those traveling along the West Davis Corridor to be able to see what services are being offered. Their sign will not be blocking any scenic byway because it is not in the sight lines for homes.

Council Member Jackson said that he feels that because of comments made during the Kum & Go discussion, he also made a commitment to the neighbors to restrict the sign height. While this property has been zoned for commercial use for a long time, there may have been mistakes made a long time ago in regards to how this was zoned. If you drive on Legacy Highway, you will not see any signs along there. There are many signs along I-15, but that is one of the main freeways for the state and it is traveled by both locals and people from out of state. The West Davis Corridor will likely be mostly used by residents, and with time, people will be aware of where gas stations are located along the highway. To be considered a scenic byway, there should be as much of a view of the mountains as there is of the wetlands and the Great Salt Lake. Council Member Jackson asked about how principal arterial streets are classified.

Melinda Greenwood said that Chapter 8 of the city's code defines what the city's arterial streets are. The city's sign code is based off proximity to these arterial streets. When UDOT first started to design the West Davis Corridor, they used the same numbering as they did for Legacy Highway, which was State Route 273. That number has since changed to State Route 177, and that change will be reflected in the city's code. There are a variety of reasons why Staff felt it was justified to leave the allowance of a thirty-foot sign. One of those reasons is because commercial building heights in this zone are allowed to be up to thirty-five feet. Residential homes are allowed to be up to thirty-feet. The grade of the Corridor will be about twenty-five feet above grade. It is reasonable to think that if you restrict Kum & Go, and any other business, to shorter signage, those signs are less likely to be visible and will therefore restrict advertising for these businesses. With a scenic byway designation, the Corridor will not be allowed to have blue logo signs advertising what services are offered ahead. This also restricts the advertising for these businesses. Because

of this property's proximity to the highway, it is justified that they be allowed a thirty-foot sign. In addition, in order to maintain the integrity of how land use is supposed to work with text amendments, it would not be appropriate for the council to give directive to the Planning Commission as to an outcome.

Council Member Hunt said that when we are talking about preserving view sheds, a twenty-five foot sign is not going to be any taller than the grade of the actual overpass. By forcing it to be smaller, we will not be preserving a view shed, if that is our intent by putting in restrictions.

Mayor Tran said that, as it has been mentioned, this property has been zoned for commercial long before the school or the neighborhoods were built in this area. It has always been the intention of the city to have a convenience store here, because the city knew that eventually the Corridor would be built. A convenience store is a permitted use for this zone and gas stations traditionally have tall signs to advertise. The city has tried to work with developer as much as we could to make concessions to help the residents, and the developer did. Mayor Tran said that she could understand how some neighbors may have left the Kum & Go discussion feeling like the city was going to do whatever we could do for them, and that is exactly what we did. The city has done our due diligence and have held many meetings between both the property owner and the neighbors. There are many other gas stations in the city and it would be unfair of us to limit this one in this location.

Council Member Oaks made a motion to approve an Ordinance amending 17-33 "Sign Regulations" of the Kaysville City Code to make minor changes to the language and to restrict heights of signs along the West Davis Corridor. The motion was seconded by Council Member Blackham.

Council Member Adams said that he felt that in the previous council meeting, the council had made a recommendation directed to the Planning Commission that the Kum & Go sign be limited to eight feet. At the end of that meeting, it was suggested that the recommendation did not matter because the applicant had already submitted their building plans to the city, meaning that Kum & Go were already vested. Council Member Adams said that he had then asked the City Attorney if Kum & Go would truly be considered as vested because they had not actually submitted an application specifically for the sign permit. Initially the Attorney thought that they were vested but then after looking deeper into it, he found that they were not vested because they had not completed a sign permit. Council Member Adams said that he felt that the council had told the neighbors that they would tell Kum & Go to change their sign, but then they found out they weren't vested and there was a lot of confusion and nothing seemed to change.

The vote on the motion was as follows:

Council Member Hunt, yea
Council Member Oaks, yea
Council Member Jackson, nay
Council Member Blackham, yea
Council Member Adams, nay

The motion passed with a motion of three to two.

COUNCIL MEMBER REPORTS

Council Member Oaks commented that he had seen what other cities have been doing with their RAMP funds, and he is excited to see what is being done now with RAMP funds, and what will be done for the community in coming years.

Council Member Hunt said that she was able to go on the Weber Basin Watershed tour, and felt it interesting to see how things have changed since she went on the tour two years ago when there was nothing in our reservoirs. It was great to see water in our reservoirs and overflowing from the spillways. Council Member Hunt said that she had a meeting earlier that day with the Land, Water and Air Board, and while it was great to see water in our reservoirs, there is still a lot that needs to be done with water conservation efforts.

Council Member Adams said that the construction on the Wilderness Park parking lot and trailhead project should be completed by the end of the month. The project was partially funded with RAMP funds.

Council Member Blackham said that the Mosquito Abatement District is trying hard to keep mosquitos in our area down. They had just found their first case of West Nile virus in one of their mosquito pools, which is early in the season for our area. There have been no recorded human cases yet this year. The Mosquito Abatement makes a huge effort throughout the county and we would be a lot worse off if we did not have them around.

Council Member Adams thanked everyone who helped with the Independence Day events. There is a lot that goes into it and those that run the events do not get enough credit for the outstanding work that they do.

CITY MANAGER REPORT

City Manager Jaysen Christensen said that the Community Development Director and himself wanted to meet with each council member to discuss the proposed development on 400 West Street before the developer spends any more time or money on revising their plans. They want to get a sense on where our council members stand on the recommendations that were made about the development from the Planning Commission. Mr. Christensen said that a financial analysis is being done in regards to both the proposed Mutton Hollow annexation and the proposed annexation with Farmington City. Once we have that information, Staff would present it to the council.

ADJOURNMENT

Council Member Oaks made a motion to adjourn the City Council meeting at 8:04 p.m. The motion was seconded by Council Member Jackson and passed unanimously.

CITY COUNCIL STAFF REPORT



MEETING DATE: 8-17-2023

TYPE OF ITEM: Work Item

PRESENTED BY: Jaysen Christensen, City Manager

SUBJECT/AGENDA TITLE: Farmington Boundary Line Discussion

EXECUTIVE SUMMARY:

The Council adopted a resolution at its June 15, 2023 meeting to initiate proceedings to consider adjusting the boundary line between Farmington and Kaysville. The proposed boundary line would place the entire length of the new connector road within Farmington as well as approximately 6.5 acres of land that is currently in Kaysville and south of the new connector road. The current boundary line is denoted by the red line in the attached aerial view.

Staff has completed a financial analysis (attached) of the proposed boundary adjustment and recommends against adjusting the boundary due to the potential for significant future revenue from the 6.5 acres, particularly if that land is rezoned for commercial use. It is therefore recommended that the Council direct staff to prepare a resolution to terminate proceedings for the proposed boundary adjustment and initiate the process to rezone the approximately 6.5 acres of land south of the connector road from RA (Residential Agricultural) to GC (General Commercial).

COUNCIL OPTIONS: Continue with boundary adjustment or direct staff as indicated above.

RECOMMENDED OPTIONS: Direct staff as indicated above.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

Potential to increase property and sales tax revenues. See attached financial analysis.

ATTACHMENTS:

1. Financial Analysis
2. Aerial View

Boundary Adjustment Discussion

Kaysville City and Farmington City are jointly constructing a new connector road between I-15 and the West Davis Corridor. The new road is within the boundaries of both cities. There have been ongoing discussions on whether a boundary adjustment would better facilitate providing city services; and the costs and benefits of a boundary adjustment.

Financial Costs of Services

City staff has reviewed the annual costs of providing services to the area.

Plowing	\$1,600
Street Maintenance (assumed 20 yr lifespan)	\$12,500
Park and Ride/Interchange Maintenance	<u>\$500</u>
	\$14,600

(Other City Service Costs Not Included)

Future Property Development

At the conclusion of the West Davis Corridor Project, it is estimated UDOT will sell approximately 6.5 acres of surplus property. This property will be available for development. Because of its proximity to the West Davis Corridor, the property has development potential for commercial and/or higher density residential.

The property is currently zoned R-A Agricultural Residential District, which has a minimum lot size of 21,780 feet. Staff recommends the City rezone the property to GC General Commercial District to facilitate commercial development, which from a revenue standpoint is the most desirable use of the property.

Future Development Assumptions

1. Gas and Convenience Store and Neighborhood Grocery/Retail

The assumption is approximately 2.0 acres for gas and convenience store and 4.5 acres for neighborhood grocery retail. (Sq ft estimates are approximated equivalent to existing properties in the city and included both retail sales tax and property tax.)

Estimated Annual Revenue:	
2.0 acres at \$.20 per sq. ft.	\$17,424
4.5 acres at \$.50 per sq. ft.	<u>\$98,010</u>
	\$115,434

2. Gas and Convenience Store and Multi Family Use

The assumption is approximately 2.0 acres for gas and convenience store and 4.5 acres for multifamily use. (Sq ft estimates are approximated equivalent to existing properties in the city City property for gas and convenience and a comparable of neighboring city for multi-family – Legacy Crossing in Centerville. The estimates include both retail sales tax and property tax.)

Estimated Annual Revenue:	
2.0 acres at \$.20 per sq. ft.	\$17,424
4.5 acres at \$.18 per sq. ft.	<u>\$35,283</u>
	\$56,628

Because of the commercial development potential, there is a net financial benefit of keeping the property in Kaysville

Recommendation

Because of the commercial development potential and the higher financial return, the City should rezone the property to commercial with the consideration of a portion of the property may be used as higher density residential or for a mixed used project.





KAYSVILLE BUSINESS PARK

ARCHITECTURAL REVIEW BOARD STAFF REPORT

ARB MEETING DATE: August 17, 2023

TYPE OF ITEM: Action

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: Consideration of a Variance Request for Storage Units for Aluminum Shingle Company at 524 North 900 West

EXECUTIVE SUMMARY:

In September of 2020, the Architectural Review Board (ARB) for the Kaysville Business Park was presented with comprehensive plans for the development of the property at 524 North 900 West. At that meeting, Aluminum Shingle Company was granted unanimous approval for a new office/warehouse building, which has subsequently been constructed. (The staff report and minutes from that meeting are attached.)

Aluminum Shingle Company has now applied for approval for some storage units that would be solely for their use. The concept for the storage area was included in the original concept plans discussed with the ARB in 2020. The proposed storage units will have four units, be 960 square feet in size and will be located in the southeast corner of the property, across the north fork of Holmes Creek.

The Kaysville [Business Park's Development Guide](#) does not allow for a building less than 5,000 square feet in size and states the following:

SECTION 3 BUILDINGS

All buildings shall be at least 5,000 square feet in ground floor area, with the exception of public service buildings. (1.7)

No building, structure or combination of such shall cover more than 70% of the total lot area. (17- 21-6)

Mr. Jake Stapp, the company owner, has asked for a variance to the Business Park Guideline's on building size. Please see his email and explanation in the attached document.

The Kaysville Business Park Guide allows a variance to be granted, but is void of criteria for approval versus denial. Section 3.10, pasted below, gives some circumstances in which considering a variance is appropriate, and includes topography, hardship, environmental considerations and natural obstructions as such circumstances.

3.10 VARIANCES

The Committee may authorize variances from compliance with any of the provisions of the Development Standards when circumstances such as topography, natural

obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with rules and regulations approved by the Committee. The Declarant may, but need not, reject, accept, or amend such rules and regulations of the Committee. Such variances may only be granted, however, when unique circumstances dictate and no variance shall:

- (i) be effective unless in writing,
- (ii) be contrary to the restrictions set forth in the body of this Master Declaration, or
- (iii) estop the Committee from denying a variance in other circumstances.

For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit or the terms of financing shall not be considered a hardship warranting a variance.

Mr. Stapp's reasons for the request include the following summarized points.

1. Holmes Creek creates a hardship for developing the property.
2. There are easements on the property that create a hardship for developing the property.
3. The original plans included the main building, bridge across Holmes Creek to the storage unit building. He indicates he was not informed that a building under 5,000 square feet would not comply with the guidelines.
4. The City approved the plans for the bridge and required it be wide enough for fire access. He spent \$69,275 on a box culvert and constructing a drive across the creek.
5. The storage units will not be visible to the public from the street and will be in a secluded location.

Mr. Stapp states the purpose for the storage units will be for storage of their own equipment and materials and the units will not be accessible to the public or be rented out.

The Kaysville Business Park Guide is akin to a Homeowners Association, so the ARB has broad discretion for approving or denying a variance request. It is important to note the variance request is for a variance to the Kaysville Business Park Guide, and not to the Light Industrial zoning code.

The applicant has supplied some architectural drawings and renderings of the storage units, and those documents have been attached to this report. The materials used in the construction of the storage units will be consistent with the materials used on their main building.

Because the Business Park Guide does not prescribe specific criteria for approvals or denials, staff is unable to provide a recommendation on the outcome. However, the nature of the request, which cite complications with the creek, setback requirements and easements on the property are reasonable justifications to grant a variance if the ARB wishes to do so.

Committee Options:

1. Approve the variance request and the building plans for construction of 960 square foot building with four storage bays.
2. Deny the variance request.

Recommended Option: No recommendation.

Fiscal impact: Building permit fees and increased property tax revenues.

Attachments:

1. August 9, 2023 Email Variance Request for Aluminum Shingle Company for Storage Units
 2. Architectural Details for Proposed Storage Units
 3. Minutes Excerpt ARB September 3, 2023
 4. ARB Staff Report Aluminum Shingle September 3, 2020
-

Melinda Greenwood

From: Jake Stapp [REDACTED]
Sent: Wednesday, August 9, 2023 9:11 AM
To: Melinda Greenwood
Cc: Dan Jessop; Jim Day
Subject: RE: Storage Building - Business Park Code

Melinda,

Thanks for your help with clarifications. We definitely would like to see if we would be allowed a variance on this project. Below is the explanation as to why we think we should be allowed a variance to build these storage units. Not sure if I need to submit this elsewhere or if this email is sufficient.

We started building our warehouse for the manufacturing of aluminum shingles in early 2021. This included building our warehouse and a bridge over the river to access our future storage units and yard.

We have a river that goes through our property. It has created a plot of land that is .4 acres on the east side. This plot goes all the way up to the railroad tracks that back up to I-15. There are multiple easements involved in this area with multiple agencies; Rocky Mountain Power, The Railroad Company and Kaysville City wanting access to the river banks. Due to the easements and location of the river a building size of 5000 sq ft is not achievable. The maximum size of storage units that we can build without feeling cramped and not enough space to maneuver around is 1000 sq ft. These storage units would not be rented out or used by anyone but ourselves. We simply need more space and this is an excellent place to have some units to store things. This area is completely hidden and not seen by the general public. It is tucked behind our building to the east side and backs up to the railroad tracks. It is very secluded and hidden.

I came before the Council and presented our plans a couple years ago. We submitted all of our drawings and were approved to build our manufacturing facility. We had the bridge and the storage units drawn up and they were included with our submissions. The City approved the bridge and the bridge was constructed in the first phase of the project. The original bridge was to be only 1 lane but the City required us to make it bigger so that if needed, a fire truck could cross the river and have access to the building. This bumped the cost of the bridge exponentially due to engineering. Jeff Parry was the inspector for our project the entire time and he knew that we were constructing this bridge for our future storage units that were to be built. We spent \$69,275.00 to construct the bridge for this project. If needed I can supply supporting documents of the total cost.

We wouldn't have done this if we were aware that we couldn't have our storage units built. We should have been more proactive with making sure that we were in accordance with the rules and regulations but we simply weren't aware of them. This was an extreme oversight on our part. If we would have been told of this we would have applied for a variance before building the bridge to make sure we would be in compliance.

We are hoping that we are allowed to build these 4 storage units. It will greatly enhance the area instead of just having weeds and trees grow everywhere. It will help out our business being able to store items that are not needed as often in our warehouse. We have loved being in Kaysville and are excited to grow and expand.

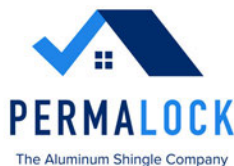
Let me know what you think and if you have any questions or concerns.

Thanks for your time in reviewing this.

Also, on a side note we would love to talk with city managers or whoever is in charge to see if our aluminum shingle would work for outbuildings or buildings that the city owns. You spend more money up front with our shingles but they have a 100 year warranty, 165 mph wind rating, Cool Roof rated, Class A Fire rated and we have manufactured our shingles since 1948 so it is a proven system.

Thanks again.

Jake Stapp
The Aluminum Shingle Co.
Perma Lock Products



On 07/28/2023 9:08 AM MDT Melinda Greenwood <mgreenwood@kaysville.gov> wrote:

Jake,

I can certainly understand your perspective on this and while I can't speak to what happened or didn't happen in the past, as a property owner, ultimately the responsibility lies on you to determine what is allowed. You can view all the regulations for the business park online at:
https://kaysville.municipalcodeonline.com/book?type=resolutions#name=DEVELOPMENT_GUIDE

There is a section for a variance, I've pasted it in below. If you want to submit a narrative explaining your request and justifications for a variance, we can put that before the Committee/Council to see if they will approve it. I'd suggest you include in your request details about that initial presentation to them, costs of the bridge, easement information, visibility, etc.

3.10 VARIANCES

The Committee may authorize variances from compliance with any of the provisions of the Development Standards when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with rules and regulations approved by the Committee. The Declarant may, but need not, reject, accept, or amend such rules and regulations of the Committee. Such variances may only be granted, however, when unique circumstances dictate and no variance shall:

(i) be effective unless in writing,

(ii) be contrary to the restrictions set forth in the body of this Master Declaration, or

(iii) estop the Committee from denying a variance in other circumstances.

For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit or the terms of financing shall not be considered a hardship warranting a variance.

Let us know how you would like to proceed.

Thank you,

Melinda Greenwood

Community Development Director

801-497-7021 (O)

385-245-6768 (M)

mgreenwood@kaysville.gov

<https://www.kaysville.gov/>



From: Jake Stapp [REDACTED]
Sent: Friday, July 28, 2023 7:52 AM
To: Melinda Greenwood [REDACTED]
Cc: Dan Jessop [REDACTED]; Jim Day [REDACTED]
Subject: Re: Storage Building - Business Park Code

Melinda,

I met with city council a couple years ago and we presented plans for our new building and a bridge for these storage units. They were included with the original drawings and the city never said anything about this. They were excited that the land was now going to be developed. So, we went ahead and spent a ton of money to make a bridge that made the land accessible. The city inspected the bridge and accepted money for the permits yet no-one told us that we could only build a 200 sq ft out building?

The land is under .4 acres. What else are we to do with the land? Don't you think it would have been courteous of the city to let us know that we couldn't do these units before we spent all this money on a bridge? Because of the easements and the land size it is not possible to build something over 5000 sq ft. The city requires an easement along the river and the railroad/utilites requires an easement as well on the other side.

There is a river that goes through the property so it is not possible to attach it to the current building.

Is there someone I can talk with to see if we can get a variance for this project? The units are not even visible because they are tucked back behind the building and go right up to the railroad and !-15.

Let me know your thoughts.

Thanks

Jake Stapp

The Aluminum Shingle Co.

Perma Lock Products



On 07/27/2023 5:57 PM MDT Melinda Greenwood

wrote:

Good evening Jake and Garth,

I have finally been able to take a look at your project and I am sorry to be the bearer of bad news – but the storage units you have submitted are not compliant with our code. All buildings in the Kaysville Business Park are subject to the [Kaysville Business Park Guide](#).

At more than 200 square feet and less than 5,000 square feet, the proposed units (960 square feet) are not compliant with the following two sections:

SECTION 3 BUILDINGS

All buildings shall be at least 5,000 square feet in ground floor area, with the exception of public service buildings. (1.7) No building, structure or combination of such shall cover more than 70% of the total lot area. (17- 21-6)

1A SITE PLAN DESIGN CRITERIA

1. The facilities entrance drive shall be readily observable to the first-time visitor.
2. Minimum conflict shall exist between service vehicles, private automobiles, and pedestrians within the site.
3. Visitor building entries shall be readily identifiable and accessible to the first-time visitor.
4. Passive solar-design orientation is to be encouraged.
5. Architecture will be evaluated based on its compatibility and relationships to the landscape and vice-versa.
6. Accessory structures necessary for incidental on-site services, such as landscape maintenance, may be approved by the Architectural Review Committee if such structures are less than 200 square feet in size, are located in the rear of the Lot, are built on a permanent foundation, are appropriately screened, and utilize materials and architecture that harmonizes with the architecture, design, and materials of the buildings on the Lot. Such structures shall be limited to a maximum of one per Lot.

You will have to rethink this. Is there a way to add the storage units on to the building?

Melinda Greenwood

Community Development Director

801-497-7021 (O)

385-245-6768 (M)

mgreenwood@kaysville.gov

<https://www.kaysville.gov/>



KAYSVILLE BUSINESS PARK 27 AMENDED

524 NORTH 900 WEST (LOT 2)

KAYSVILLE, UTAH

LAND OWNER

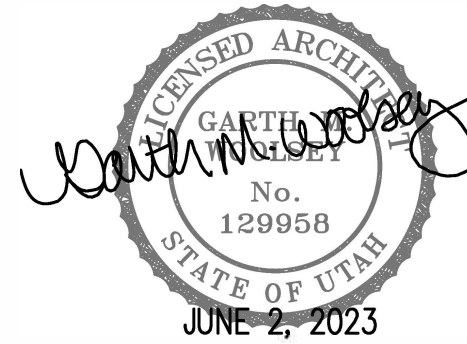
JACOB STAPP, ET AL.
102 ELLISON ST.
LAYTON, UTAH 84041
(801)633-1259
jake@aluminumshingle.com

ARCHITECT

GARTH M. WOOLSEY
WOOLSEY DESIGN, LLC
WEST BOUNTIFUL, UTAH 84087
(801) 589-9234
woolseydesign@q.com

BUILDING SIZE

STORAGE – 960 S.F.



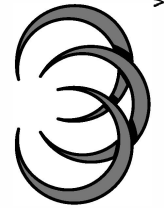
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File Number
STORAGE

Date
JUNE 2, 2023

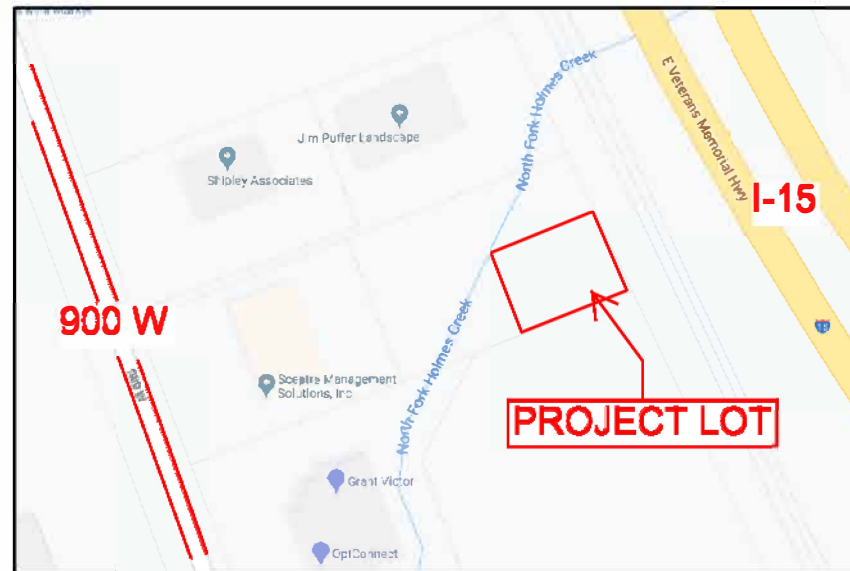
Revisions
-

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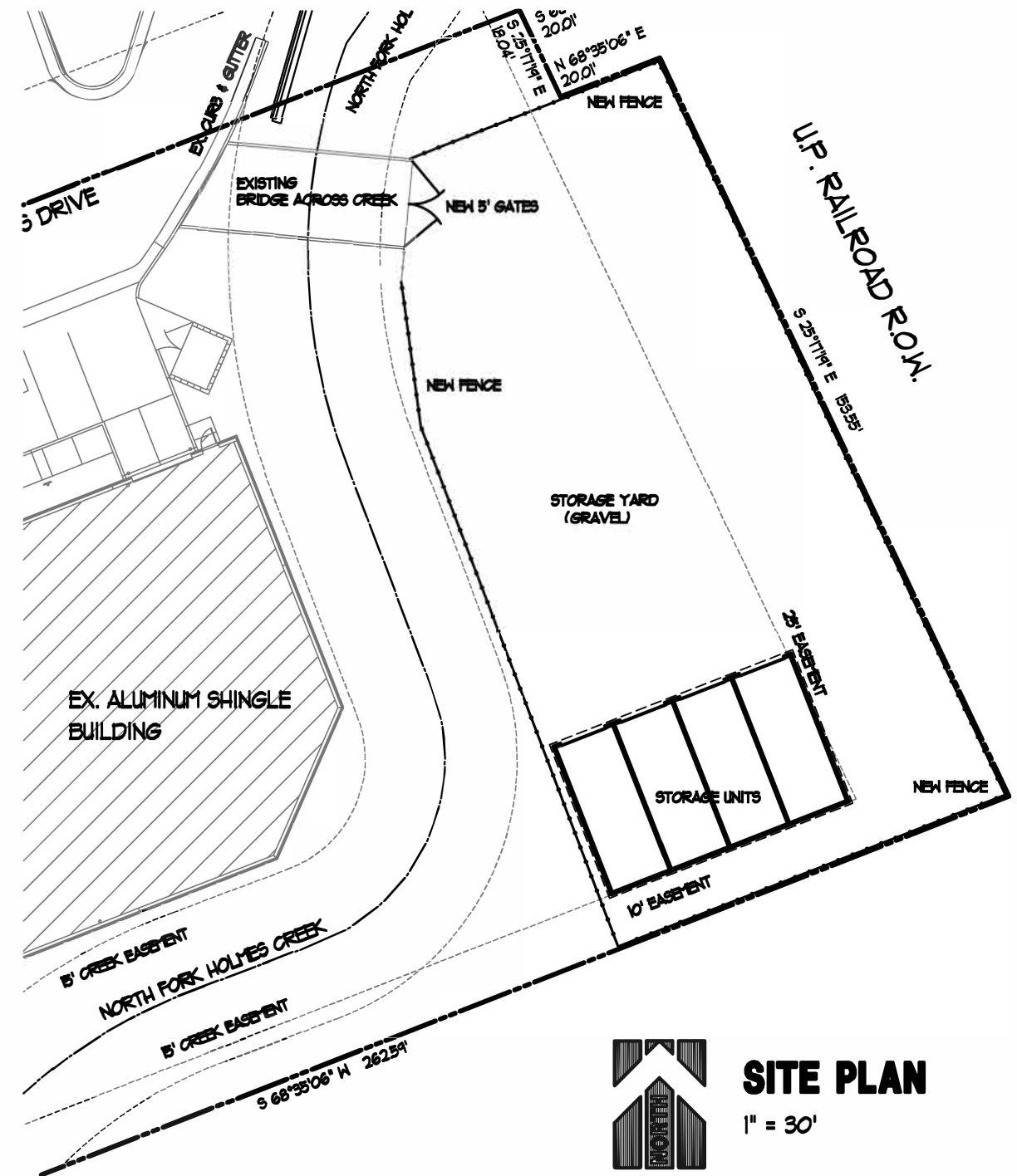


STORAGE UNITS FOR
ALUMINUM SHINGLE CO.
524 NORTH 900 WEST
KAYSVILLE, UTAH

Sheet
A1



VICINITY PLAN



SITE PLAN

1" = 30'

File Number
STORAGE

Date
JUNE 2, 2023

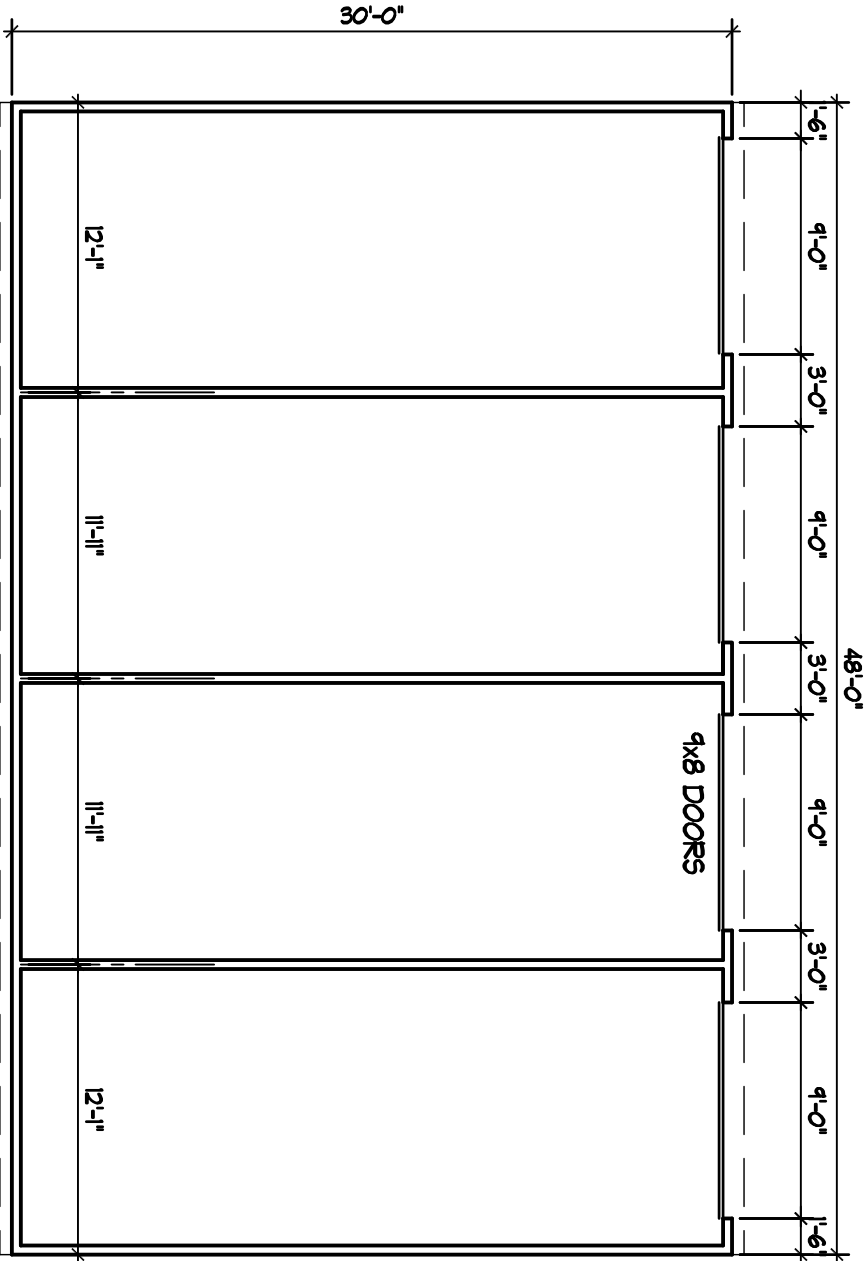
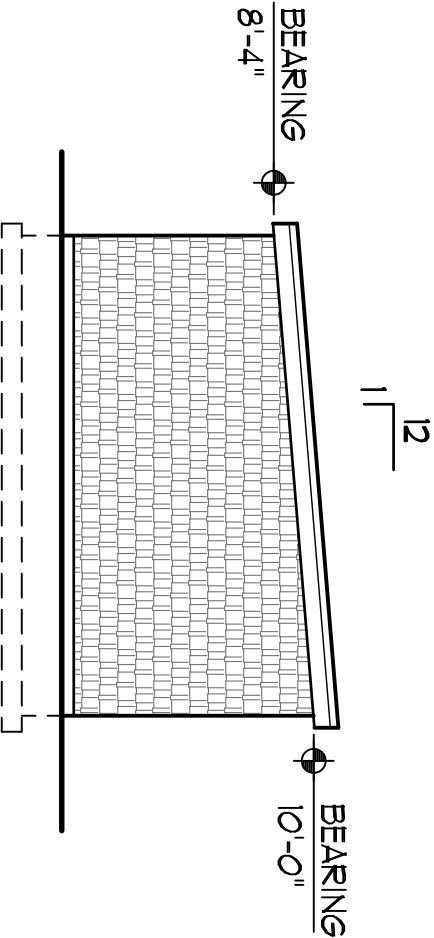
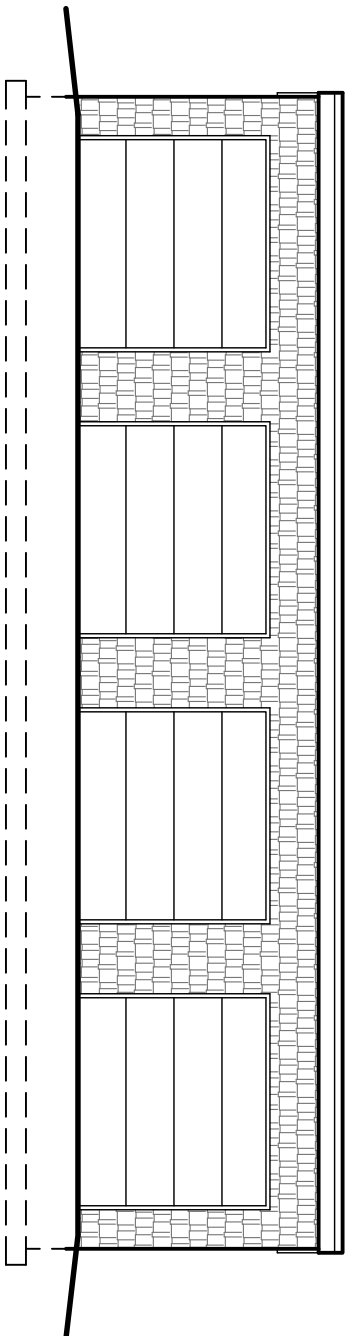
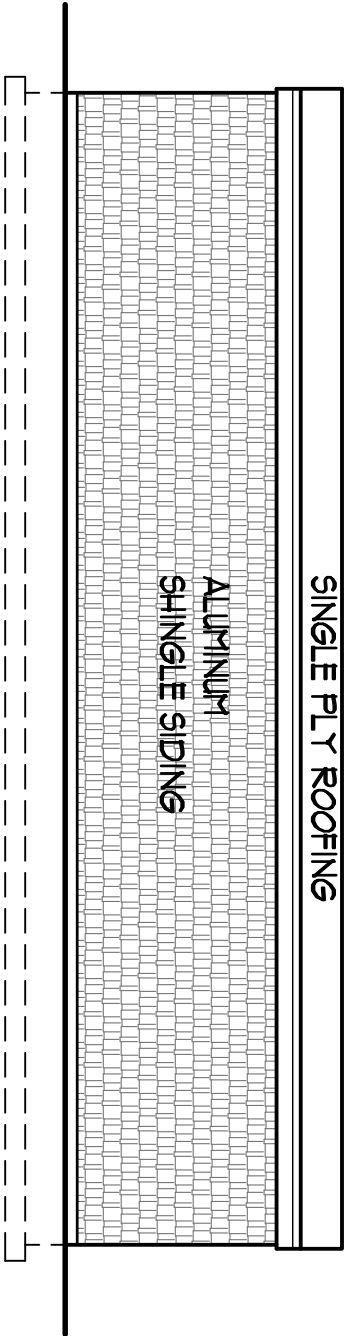
Revisions
-



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woolseydesign@q.com

**STORAGE UNITS FOR
ALUMINUM SHINGLE CO.
524 NORTH 900 WEST
KAYSVILLE, UTAH**

Sheet
A1



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

**EAST & WEST
EXTERIOR ELEVATIONS**
1/8" = 1'-0"



Council Member Tran said that the business outreach that was done using Cares Act funding was greatly received and the Hometown Values magazine will be published within the next week. It was a great opportunity for our local businesses to advertise.

Mayor Witt commented that in a recent Council meeting one of the Council Members had asked where the Cares Act money was being spent within the city. Mayor Witt read of a list of items that had been purchased by each department. These purchases were made after discussion about how to best use the money received.

Council Member Adams asked if there was any money left to try to address HVAC systems in our buildings.

Shayne Scott responded that the city has received 2 out of the 3 installments of the funding and we might have some leftover funds we might be able to use for something like that.

Mayor Witt said that Cade Bradshaw was promoted to a Sargent yesterday. Also, Wasatch Integrated Waste's new sorting facility is now online which sorts through all the trash received to pull out recyclables. This is putting less in our landfill and helping to extend its life.

ADJOURNMENT

Council Member Adams made a motion to adjourn the City Council meeting at 8:48 p.m., seconded by Council Member Barber and passed unanimously.

8:50 - KAYSVILLE BUSINESS PARK ARCHITECTURAL REVIEW COMMITTEE MEETING

APPROVAL OF A NEW OFFICE/WAREHOUSE BUILDING LOCATED AT 524 NORTH 900 WEST FOR ALUMINUM SHINGLES

Lyle Gibson explained that this property is a previously approved flag lot located against the rail-line and freeway and has a section of property impacted by Holmes Creek. The lot is just over an acre in size. A part from the regulations of the LI zoning district where this property is located within, buildings are subject to following additional standards regulated by the covenants of the Business Park. The proposed building is a single-story structure with a footprint of approximately 11,500 square feet, standing 18 feet in height. The construction is concrete tilt-up with a flat roof on the main warehouse portion of the building, and some office space in front using stucco and single materials as access to the concrete. Bays are provided for delivery and parking has been added for customers on site, with additional parking to be added with parking stalls on the property directly west, including a parking and access agreement with that adjacent neighbor. This business is a clean manufacturing where metal roofing products are produced and shipped. There are some spaces for the occasional customer. The office staff is few, limited to primarily a secretary who currently works remotely. Other employees will work in the production/warehouse area. Staff finds that the proposal meets the minimum specifications required and recommends approval of the proposed construction of a new office warehouse building as proposed.

Council Member Blackham commented that he is concerned that the proposal is not including landscaping on the entire lot. There is an area on the opposite side of the creek, on the southeast side of the lot, that isn't showing to have landscaping. He would like to see some kind of landscaping installed so that it looks completed and doesn't become an area for weeds to grow.

Jake Stapp, the owner of this property, said that they are trying to see if they can get a bridge across the creek and how much it will cost. That will be one factor in determining what kind of landscaping is done. The space will be unused if they aren't able to get a bridge installed because the area is otherwise inaccessible. They hope to install gravel, fencing and some storage units in that area. They are also having to deal with some power line and railroad easements back there.

Lyle Gibson said that there's a 10 percent landscape requirement he has met, as well as the tree coverage requirement.

Council Member Blackham commented that while you might not be able to see the back area from the street in front of the building, people will still be able to see it from the freeway. We want to make sure that the area is required to be landscaped so it doesn't become an eyesore.

Mayor Witt asked if there would be a showroom on the property.

Jake Stapp responded that they will have some roofing contractors that will come from time to time to pick up product, but we won't have a showroom for customers to come and see the product.

Council Member Barber made a motion to approve a new office/warehouse building located at 524 North 900 West for Aluminum Shingles, seconded by Council Member Barber.

The vote on the motion was as follows:

Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea
Council Member Adams, yea

The motion passed unanimously.

Council Member Adams made a motion to adjourn the Kaysville Business Park Architectural Review Committee meeting at 9:00 p.m., seconded by Council Member Barber and passed unanimously.

Architectural Review Committee

STAFF REPORT



MEETING DATE: 9/3/2020

TYPE OF ITEM: New Construction Review

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Approval of a new office/warehouse building at 524 North 900 West for Aluminum Shingles.

EXECUTIVE SUMMARY:

The Kaysville City Council also functions as the Architectural Review Committee for the Kaysville Business Park where the Committee reviews new development and approves the use of land within the Business Park.

The subject property is a previously approved flag lot located against the rail line and freeway and has a section of property impacted by Holmes Creek. The lot is just over an acre in size. Apart from the regulations of the LI zoning district that is over the Kaysville Business Park, buildings are subject to following additional standards regulated by the covenants of the Business Park.

The proposed building is a single story structure with a footprint of approximately 11,500 sq. ft. standing 18 feet in height. The construction is concrete tilt-up with a flat roof on the main warehouse portion of the building with some office space in front using some stucco and single materials as accent to the concrete. Bays are provided for delivery and parking has been added for customers on site with additional parking to be added with new parking stall on the property directly west done with a parking and access agreement with the neighbor.

The applicant will be available at the meeting to more fully detail how the business operates. In short it is a clean manufacturing where metal roofing products are produced and shipped from. There are some spaces for the occasional customer. The office staff is small limited primarily to a secretary who currently works remotely. The other employees work in the production, warehouse area.

Staff has reviewed the proposed plans and has identified items below that need consideration of the Committee for approval.

The primary considerations from the Kaysville Business Park Development Guide are as follows:

Architecture

Buildings shall have a horizontal appearance, be visually reduced to human scale, and not have radical themes. (I.B.) (to be considered by the Committee)

Building materials shall convey permanence, substance, and restraint, and blend with those existing in the adjacent area of the Park. (I.C.) (to be considered by the Committee)

Walls with metal or painted metal as the outer layer are not allowed. (I.C.) (Some metal as accent on

walls and metal roofing, not metal construction, needs Committee approval)

Buildings

All buildings shall be at least 5,000 square feet in ground floor area, with the exception of public service buildings. (1.7) (Complies)

No building, structure or combination of such shall cover more than 70% of the total lot area. (17-21-6) (Complies)

Fences

Fences are allowed when required for security or screen purposes. The Committee must approve the location and design of all fences. (5.7) (See future storage area on plans)

Height

The maximum height of structures is 35 feet, unless a conditional use permit is granted. (17-21-5) (Complies)

Landscaping

Ten percent of each lot plus the right-of-way to the curb must be landscaped in accordance with an approved site plan. (18-4-11. 5.5, II) (Complies – 4,617 sq. ft. required ... 6,890 sq. ft. provided + creek (9,020 sq. ft.)

Landscaping must be developed in accordance with Section II of the Development Standards. Thirty (30) trees per acre of landscaping are required. (Complies – 5 trees required ... 6 provided)

Landscaping plans must be approved by the committee. (5.5, II) (to be considered by the Committee)

Lighting

Lighting shall not be installed which permits the light to penetrate beyond the property in such a manner as to annoy or interfere with the use of adjacent properties. (6.1) (Complies – down lighting on building)

All exterior lighting shall be concealed source except for pedestrian oriented accent lights. (IV.A) (Complies – down lighting on building)

Lighting fixtures (poles) for all parking lot and large area lighting must be approved by the Committee. (IV.B) (N/A)

Loading Areas

For every building or part thereof having a gross floor area of 10,000 square feet or more, to or from which delivery of materials or merchandise are regularly made by motor vehicle, there shall be provided and maintained, at least one off-street loading space plus one for each additional 20,000 square feet or major fraction thereof. (17-32-3) (Complies)

Each loading space shall be not less than 14 feet in width, 25 feet in length, and 15 feet in height. (17-32-3) (Complies)

Loading areas must be at least 75 feet from a property line fronting upon a street unless otherwise approved by the Committee. (5.9) (Complies)

Mechanical Equipment

Any exterior components of plumbing, processing, heating, cooling, and ventilating systems shall be kept to a visible minimum, shall be installed in a neat and compact fashion, and shall be finished so as to allow their visual blending with the buildings. (6.10) (Complies)

Parking

Off-street parking of at least 3.5 spaces for each 1,000 square feet of office floor area and 1.2 spaces for each industrial employee per shift shall be provided. The number of spaces and configuration must be approved by the Architectural Review Committee. (17-31-5, 5.8) (9 minimum required ... 13 provided + loading bays)

The size of parking spaces, interior driveways, and other features shall be in accordance with Section 17-32-5 of the Ordinances. (Complies)

Parking areas must be set back from property lines abutting streets 25 feet unless reduced setback is allowed by additional building setback, with a minimum setback of ten feet. (5.2) (Complies)

Performance Standards

Compliance with performance standards as set forth in Section 17-23-4 of the Ordinances is required. No nuisance shall be permitted to exist or operate upon any parcel so as to be offensive or detrimental to any adjacent parcel or property or to its occupants. (17-21-7, 6.3)

Refuse Collection Areas

All outdoor refuse collection areas shall be visually screened so as not to be visible from neighboring property or streets. No refuse collection area shall be permitted between a street and the front of a building. (Complies)

Setbacks

Only those improvements listed in Section 5.3 of the Master Declaration are allowed closer than 25 feet from a property line fronting a dedicated street unless reduced setback is allowed by additional building setback, with a minimum setback of ten feet. (5.2, 5.3)

The minimum front setback for any building or structure is 30 feet. (17-21-6, 5.2) (Complies)

Loading areas must be set back from abutting streets 75 feet unless reduced setback is allowed. (5.9) (Complies)

Storage

Outside storage of materials, supplies, or equipment, including trucks or other motor vehicles, is not permitted unless it is incidental to the activities regularly conducted in connection with the business, the area is screened and is located upon the rear portions of the lot, unless otherwise approved by the Committee. (5.9) (Future storage area ... to be considered by the Committee)

Uses

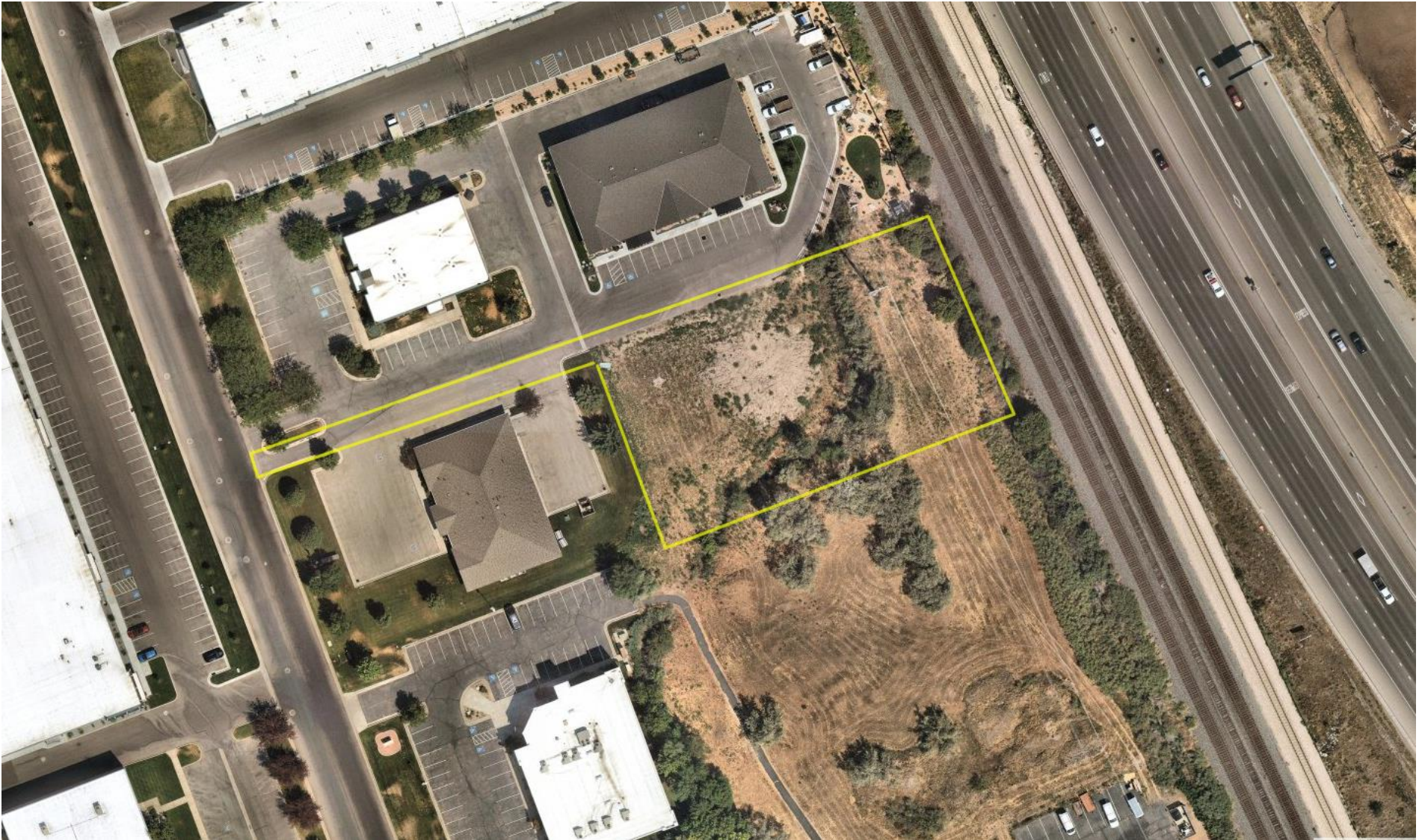
Any business, recreational, or light industrial operation and use will be permitted upon a site, if the Committee consents. The use must be performed or carried out entirely within a building that is so designed and constructed that the operations and uses do not cause or produce a nuisance to other property. (6.1, 6.12) (meets zoning, not listed as a prohibited use, to be considered by the Committee, staff believes it meets)

Committee Options: Approve, Deny, Table for more information

Recommended Options: Staff finds that the proposal meets the minimum specifications required and recommends approval of the proposed construction of a new office warehouse building as proposed. The Committee should review the items above in yellow to ensure it is okay with the architecture, future storage area, and site plan as proposed.

Attachments: plans for new building.

524 North 900 West
Lot 2 – Kaysville Business Park 27



CODE ANALYSIS

CLASSIFICATION:
OCCUPANCY GROUP --- S-1
CONSTRUCTION TYPE --- VB
EXISTING BUILDING:
ALLOWABLE BUILDING AREA --- 9,000
FRONTAGE INCREASE --- .6159% (5,544)
ALLOWABLE AREA --- 14,543 SF
ACTUAL AREA --- 11,765 SF

BUILDING IS NOT FIRE SPRINKLERED

APPLICABLE CODES:
MOST RECENT CODES AS ADOPTED BY STATE OR MUNICIPALITY

INTERNATIONAL BUILDING CODE 2018
INTERNATIONAL PLUMBING CODE 2018
NATIONAL ELECTRICAL CODE 2017
INTERNATIONAL FIRE CODE 2018
INTERNATIONAL MECHANICAL CODE 2018
ANSI A117.1 2009 (HANDICAP CODE)
INTERNATIONAL FUEL GAS CODE 2018
INTERNATIONAL ENERGY CONSERVATION CODE 2018

INDEX TO DRAWINGS

SITE		ARCHITECTURAL	
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SP11	DEMOLITION SITE PLAN	A12	DOOR & FINISH SCHEDULES
SD1	SITE DETAILS	A2	EXTERIOR ELEVATIONS & DETAILS
LI	LANDSCAPE PLAN	A3	BUILDING SECTIONS & WALL SECTIONS
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C0.00	COVER SHEET	M101	WAREHOUSE MECHANICAL
C0.01	GEN. NOTES, LEGEND & ABBR	M200	MECHANICAL SCHEDULES
C1.01	HORIZONTAL CONTROL PLAN	M201	MECHANICAL NOTES
C2.01	GRADING & DRAINAGE PLAN		
C2.10	EROSION CONTROL PLAN		
C4.01	SITE UTILITY PLAN		
C5.01	MISCELLANEOUS SITE DETAILS		
C5.02	MISCELLANEOUS EROSION DETAILS		
C5.03	MISCELLANEOUS UTILITY DETAILS		
STRUCTURAL		P100	WATER PIPING
S0.0	GENERAL NOTES	P101	WASTE & VENT PIPING
S0.1	GENERAL NOTES	P102	GAS PIPING
S1.0	FOOTING & FOUNDATION PLAN	P200	NOTES, SCHEDULES & DETAILS
S1.1	TILT WALL PANEL PLAN	P201	LEGENDS & NOTES
S1.2	SLAB PLAN	P202	SCHEDULES
S2.0	ROOF FRAMING PLAN		
S3.0	CROSS SECTIONS		
S4.0	FOOTING DETAILS		
S4.1	FOOTING DETAILS		
S4.2	CONCRETE DETAILS & SECTIONS		
S5.0	TILT WALL ELEVATIONS - DIMENSIONS	EE-001	GENERAL NOTES & DETAILS
S5.1	TILT WALL ELEVATIONS - REINFORCING	EE-002	SCHEDULES & ONE-LINE DIAGRAM
S5.2	TILT WALL ELEVATIONS-EMBED PLATES	EE-003	PANEL SCHEDULES
S5.3	TILT WALL DETAILS	EL-101	LIGHTING PLAN & NOTES
S6.0	FRAMING DETAILS	EP-101	POWER PLAN & NOTES
S6.1	FRAMING DETAILS	ES-101	ELECTRICAL SITE PLAN
S6.2	FRAMING DETAILS		

CONSULTANTS

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WOOLSEYDESIGN@QQ.COM

STRUCTURAL ENGINEER

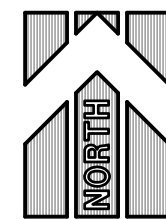
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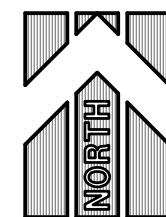
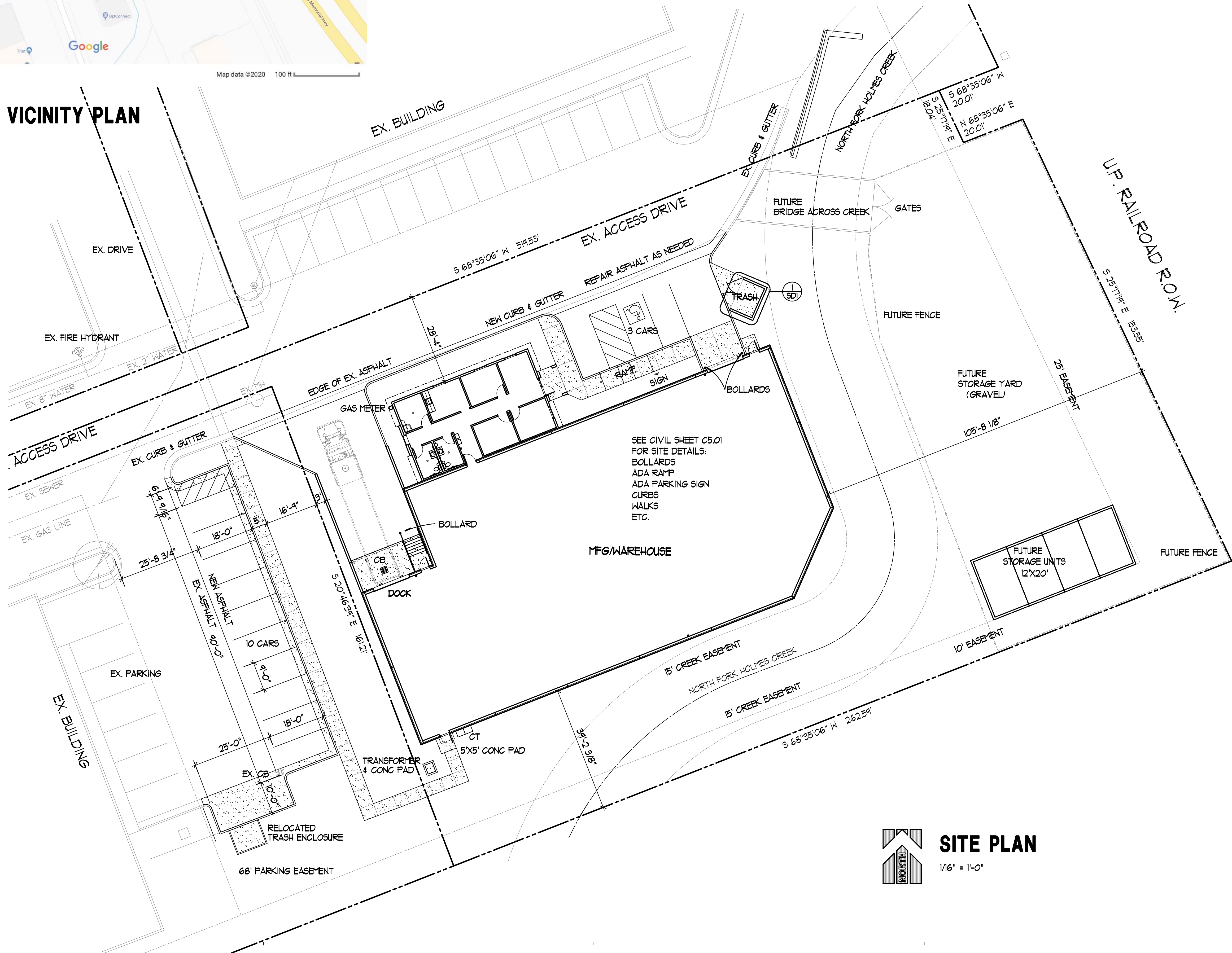
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(801) 486-2222
MANSOUR@EE-LD.COM



VICINITY PLAN



SITE PLAN

1/16" = 1'-0"

KAYSVILLE BUSINESS PARK 27 AMENDED

524 NORTH 900 WEST ILOT 21

KAYSVILLE, UTAH

LAND OWNER

JACOB STAPP, ET AL.
102 ELLISON ST.
LAYTON, UTAH 84041
(801) 633-1259
jake@aluminumshingle.com

ARCHITECT

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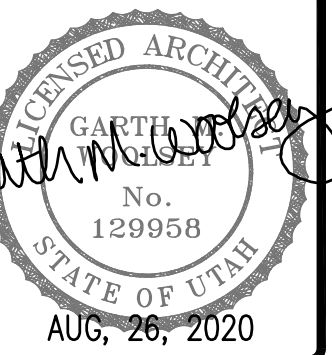
BUILDING SIZE

OFFICE - 1,230 SF
WAREHOUSE/MFG - 10,538 SF

PARKING

OFFICE: (1230 SF) 3.5/1000 SF = 4
WAREHOUSE/MFG: 1.2/EMPL/SHIFT = 5
= 9 REQUIRED
= 15 PROVIDED

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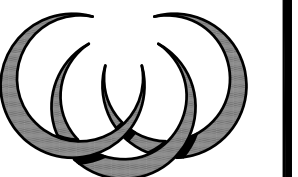
Date

AUG. 26, 2020

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West Bountiful, Utah
84087

(801) 589-9234

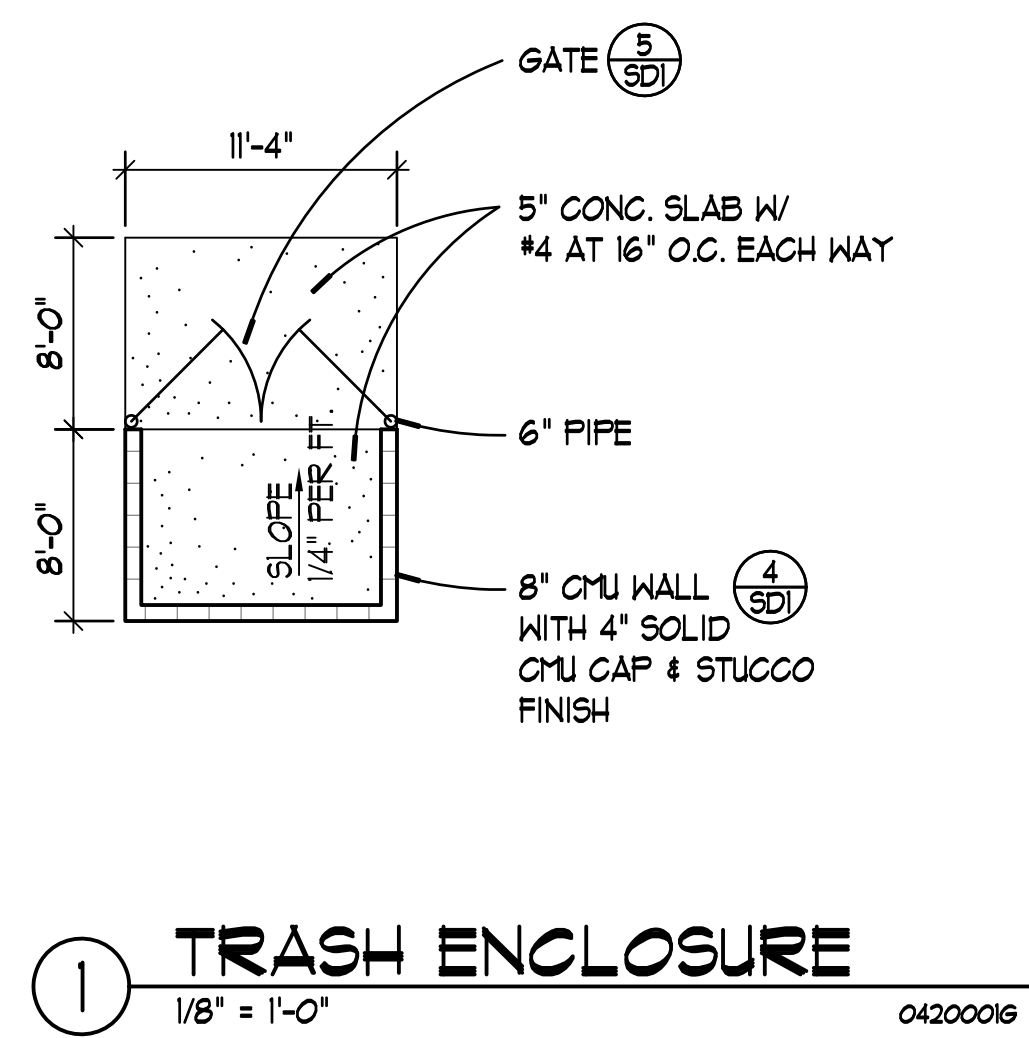
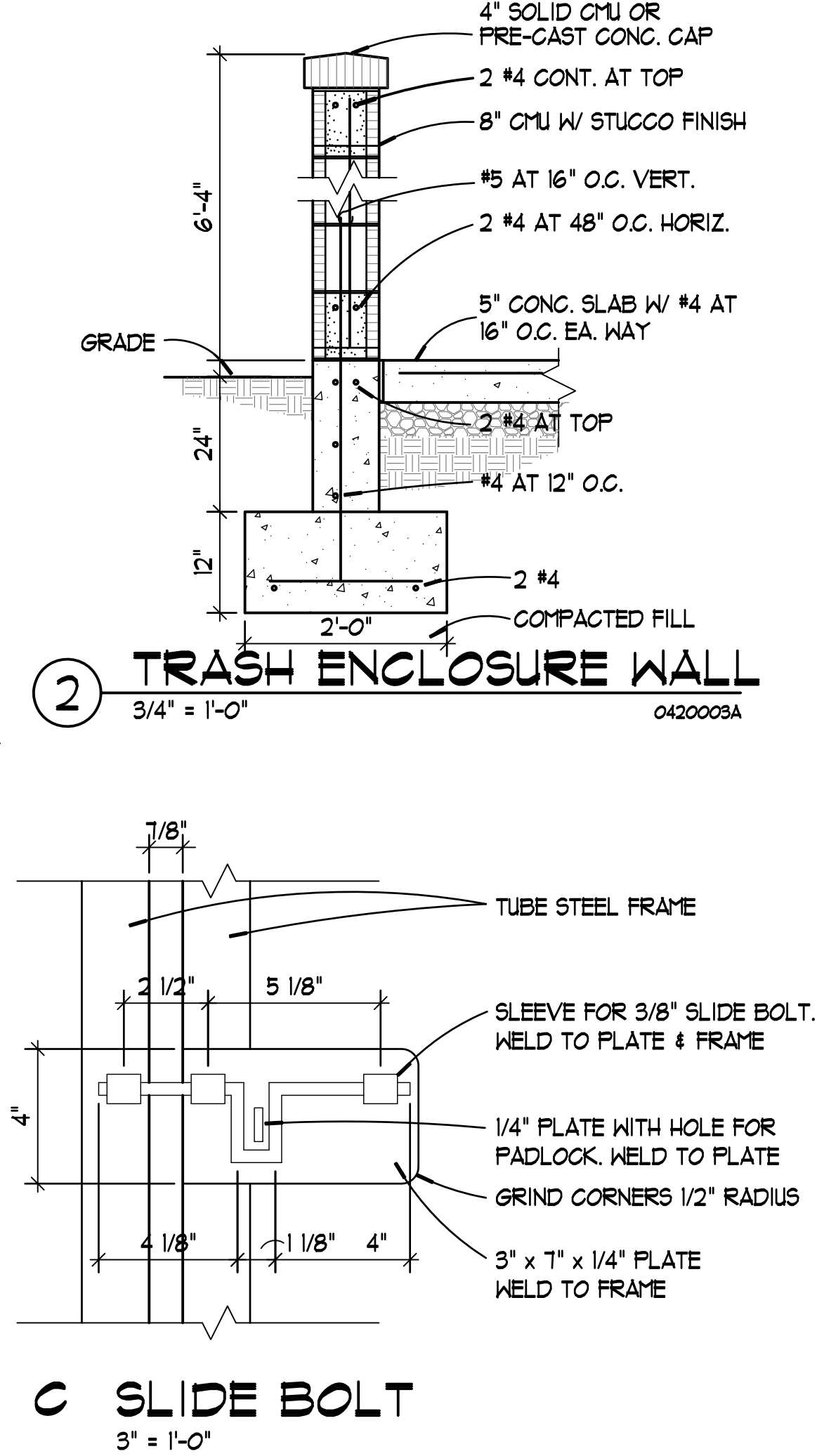
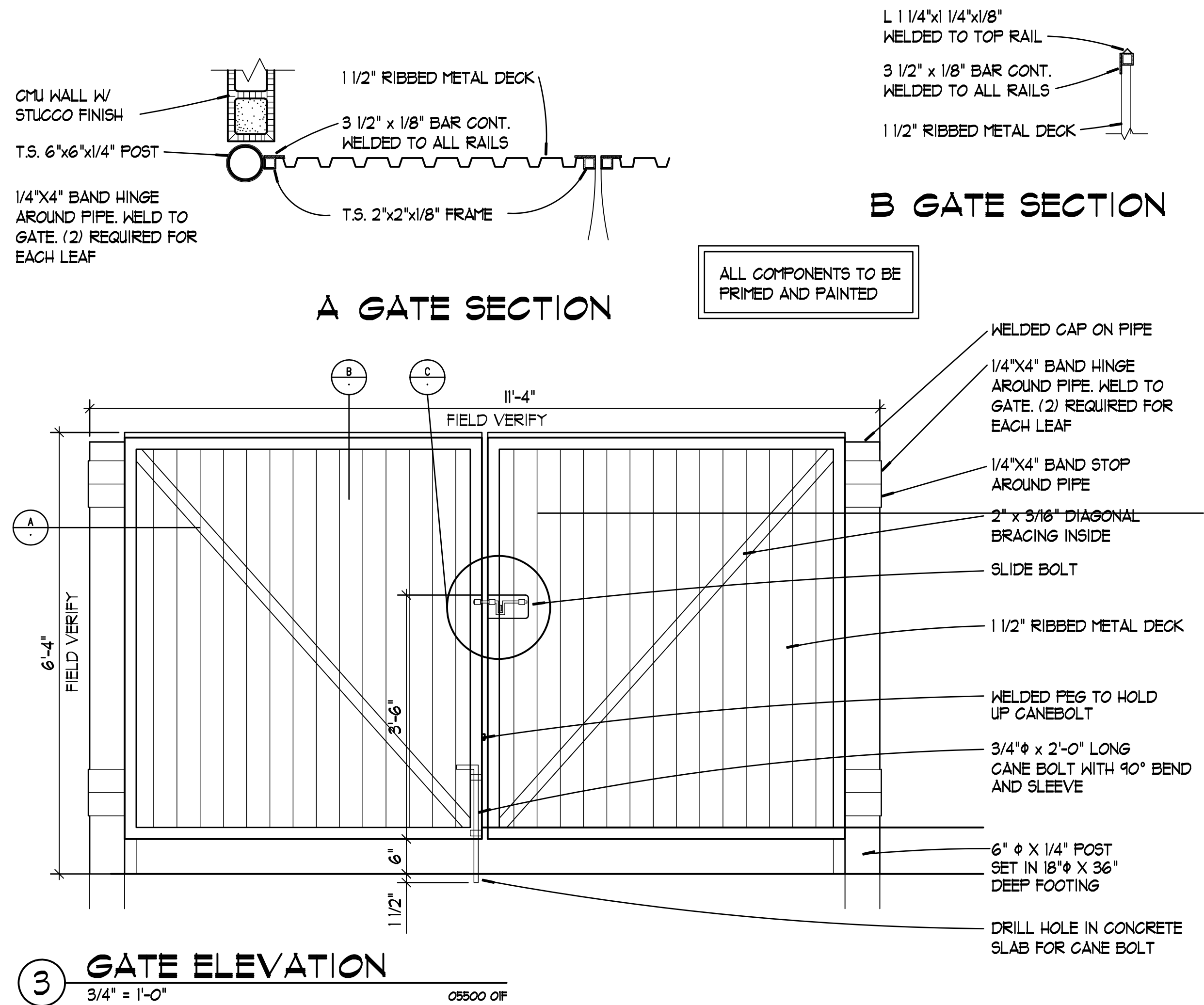
woolseydesign@q.com

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SITE DETAILS

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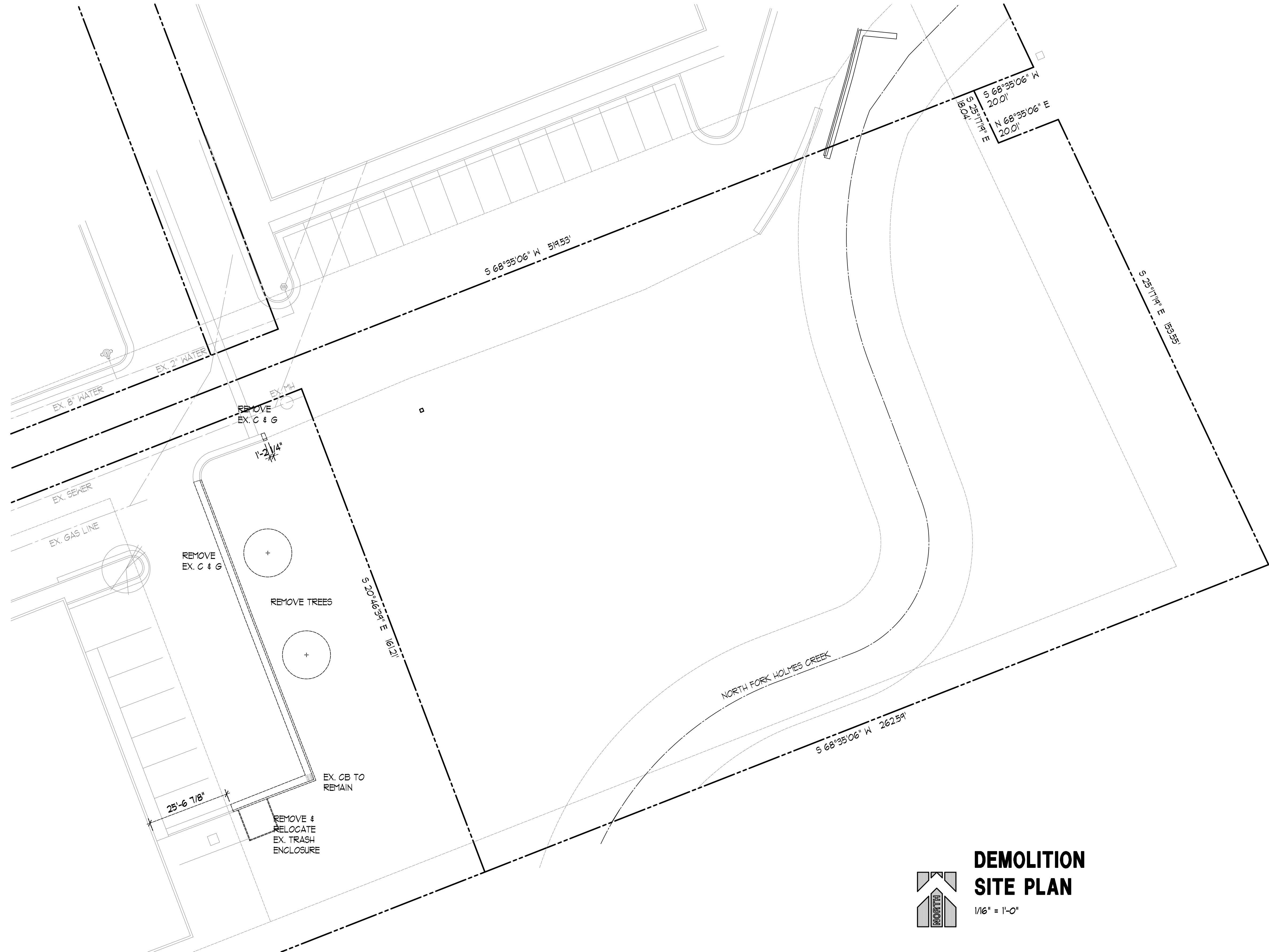
REGISTERED ARCHITECT
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STATE OF UTAH
AUG. 26, 2020

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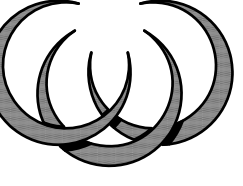
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No. 129958
STATE OF UTAH
AUG. 26, 2020

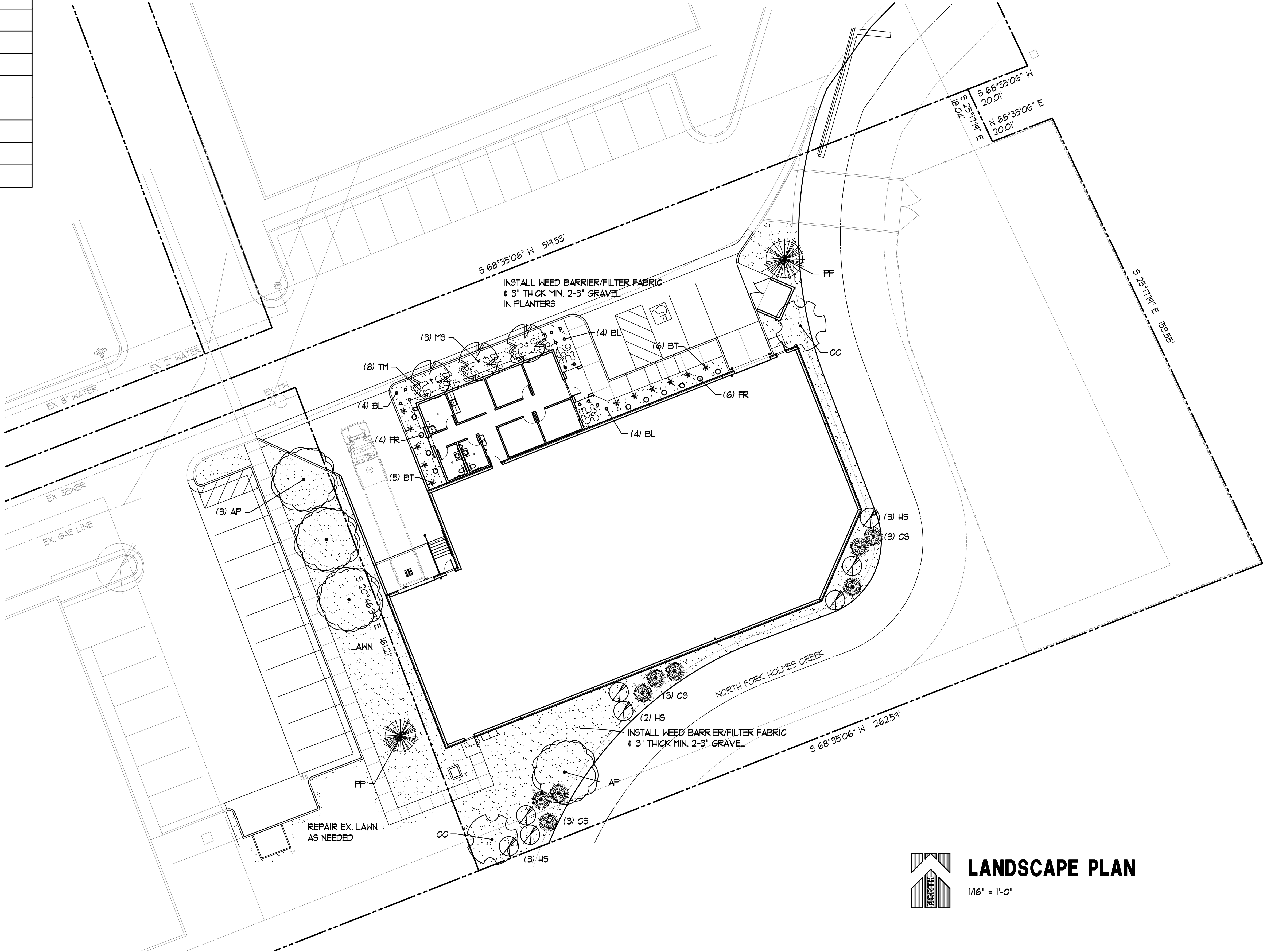
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PLANT SCHEDULE				
KEY	SCIENTIFIC NAME COMMON NAME	SIZE	SPACING	REMARKS
TREES				
AP	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL.	20' O.C.	-
CC	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	2" CAL.	AS SHOWN	-
MS	MAIUS SARGENTII SARGENT GRABAPPLE	2" CAL.	16' O.C.	-
PP	PICEA FUNGENS 'GLAUC'A COLORADO BLUE SPRUCE	6'-0"	AS SHOWN	-
SHRUBS				
BT	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	1 GAL.	6' O.C.	-
CS	CORNUS STOLONIFERA 'BAILEY' BAILEY'S RED OSIER DOGWOOD	5 GAL.	8' O.C.	-
HS	HIBISCUS SYRIACUS 'HELENE' HELENE ROSE OF SHARON	5 GAL.	8' O.C.	-
TM	TAXUS X MEDIA 'DENSIFORMIS' DENSE SPREADING YEW	5 GAL.	8' O.C.	-
FR	FEATHER REED GRASS KARL FOERSTER'	1 GAL.	6' O.C.	-
BL	HEPHEROCALIS 'BELA LUGOSI' BELA LUGOSI DAYLILY	1 GAL.	3'-0" O.C.	-



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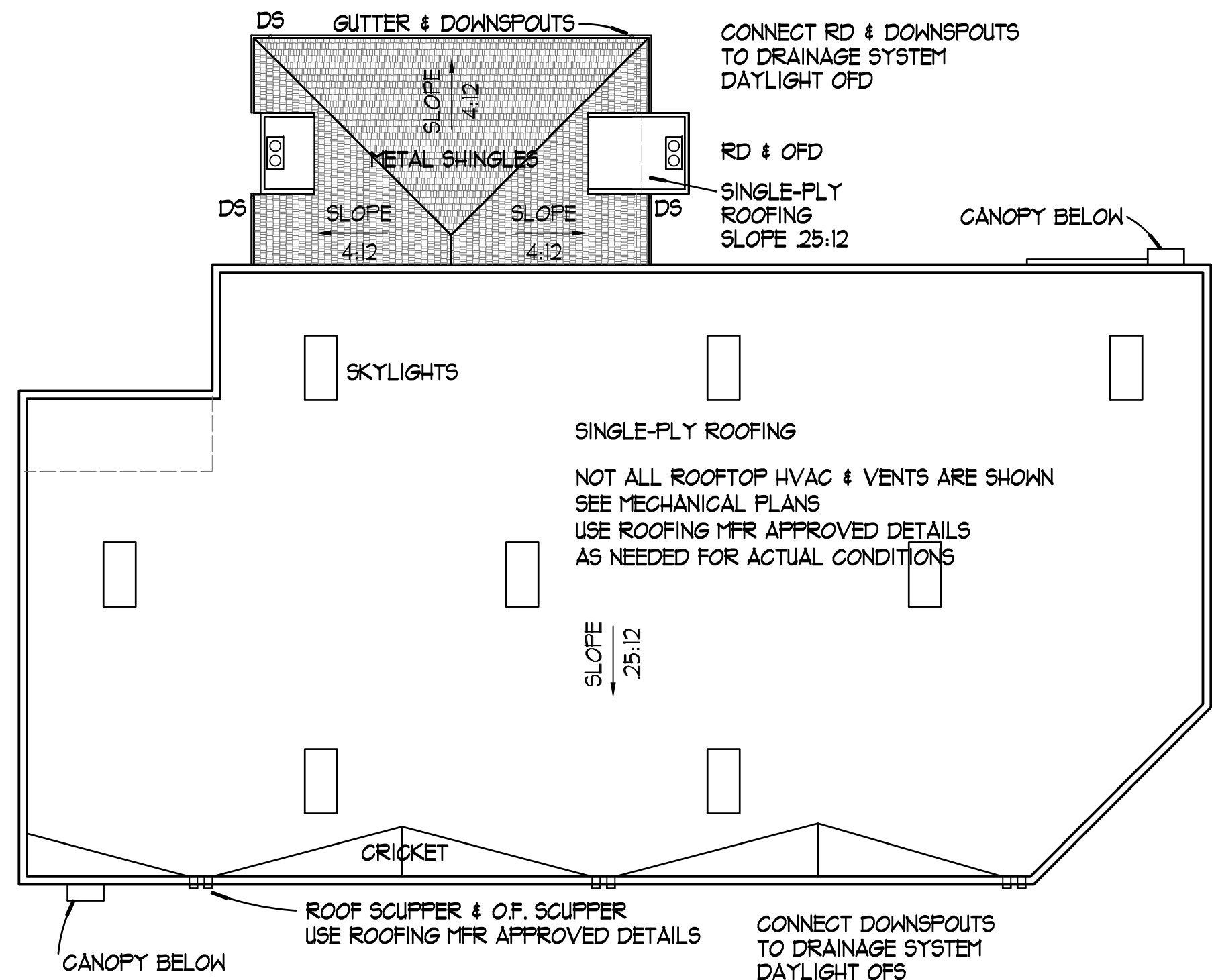
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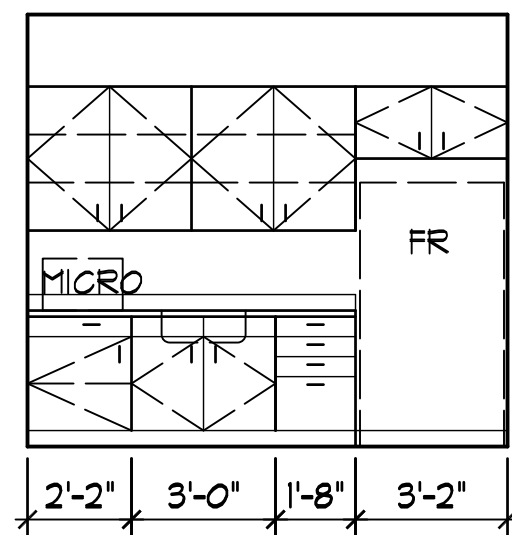
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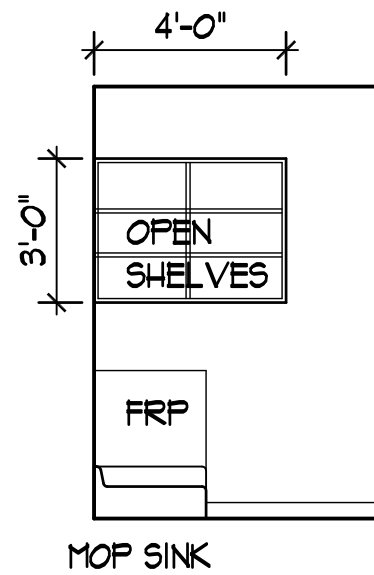


ROOF PLAN



1

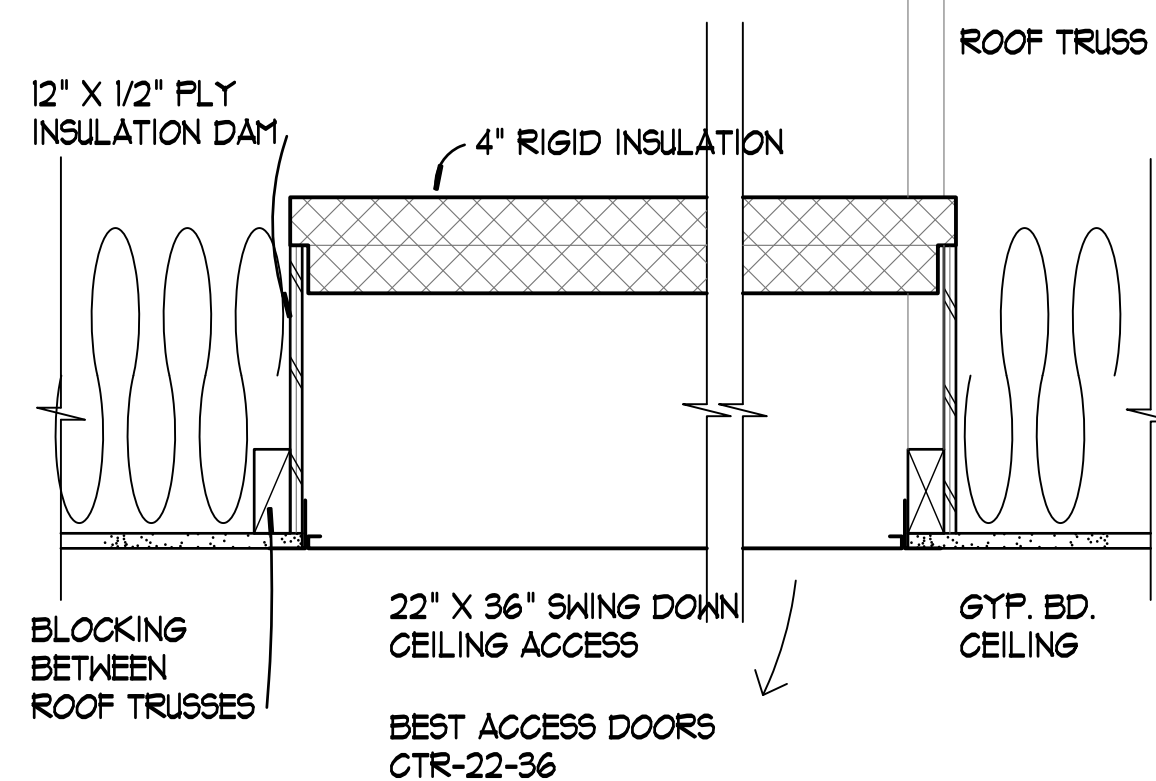
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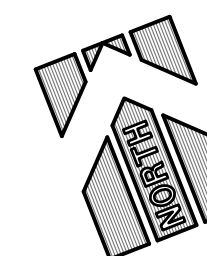
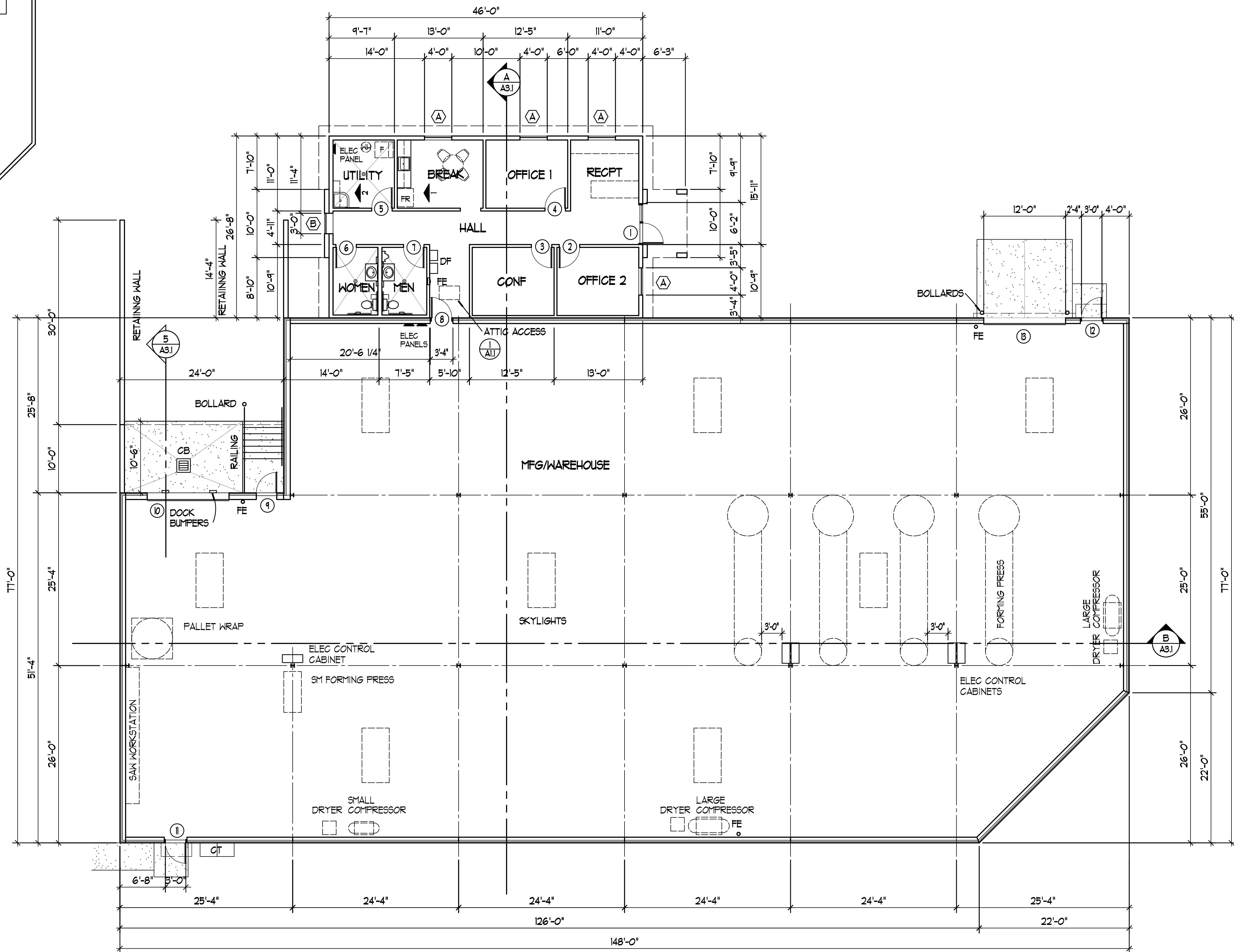
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UTILITY

INTERIOR ELEVATIONS



CEILING ACCESS HATCH NON-RATED
1 1/2" = 1'-0"
08305 02A



FLOOR PLAN

1/8" = 1'-0"

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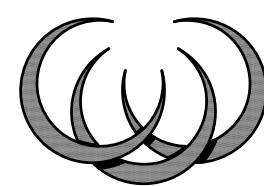
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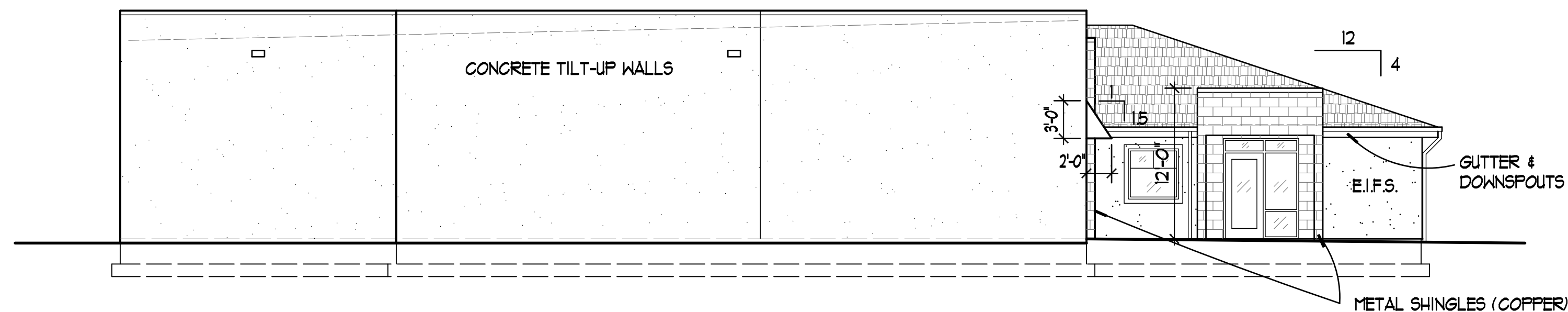
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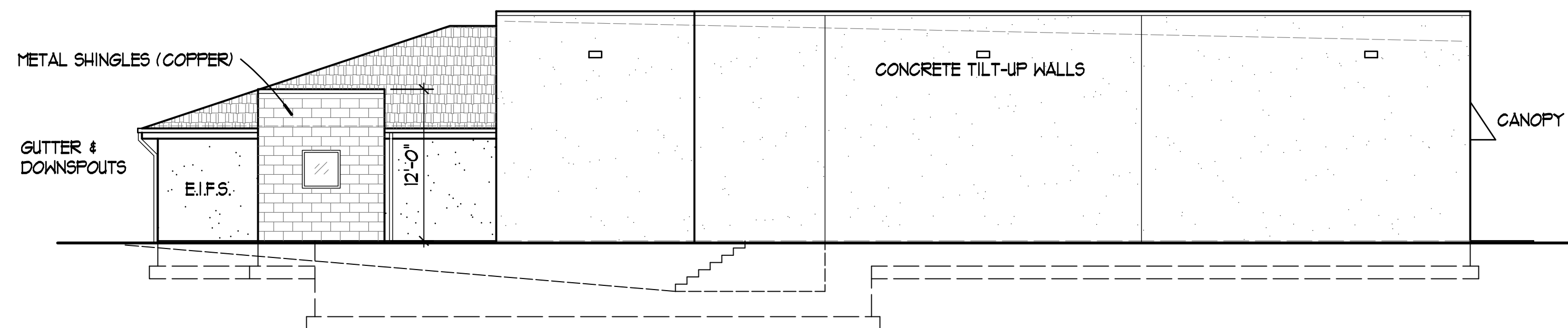
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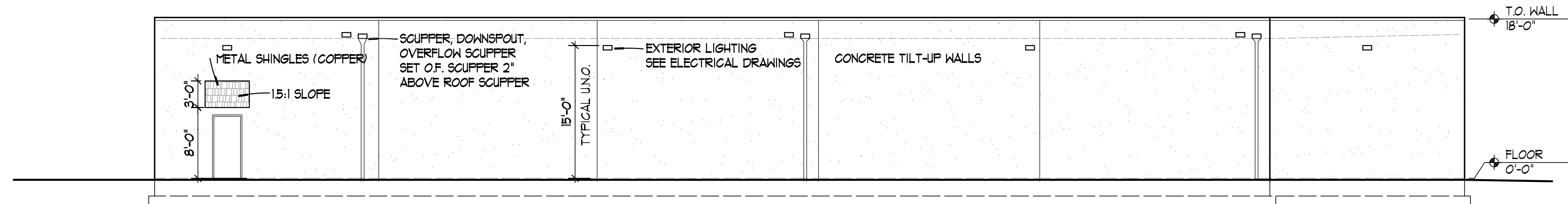
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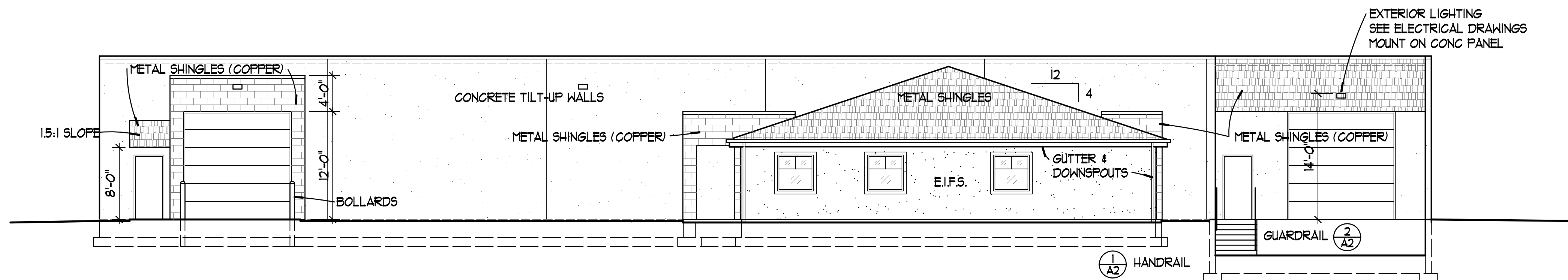
EAST ELEVATION



WEST ELEVATION



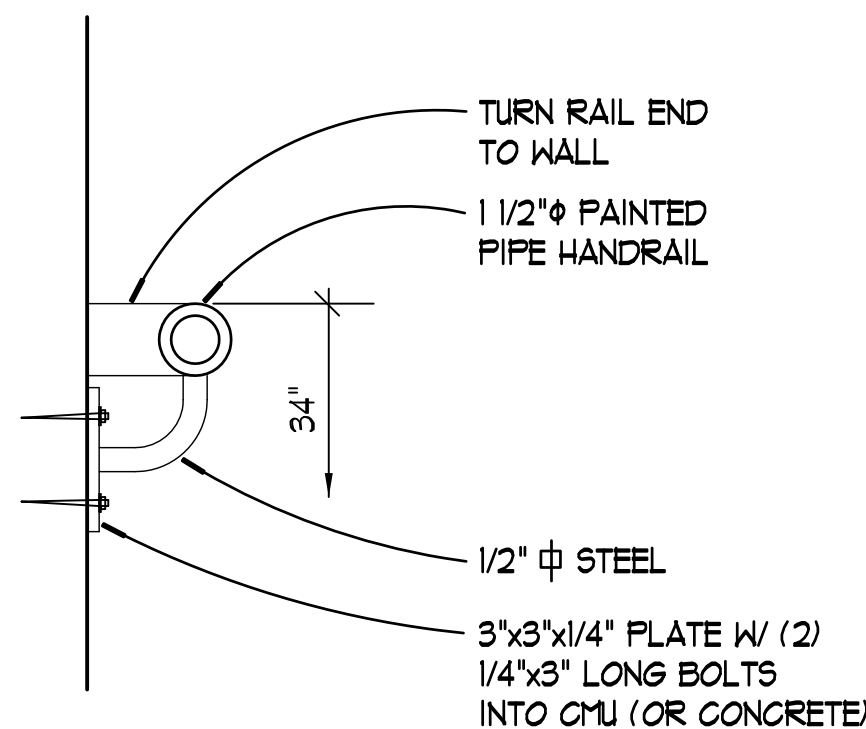
SOUTH ELEVATION



NORTH ELEVATION

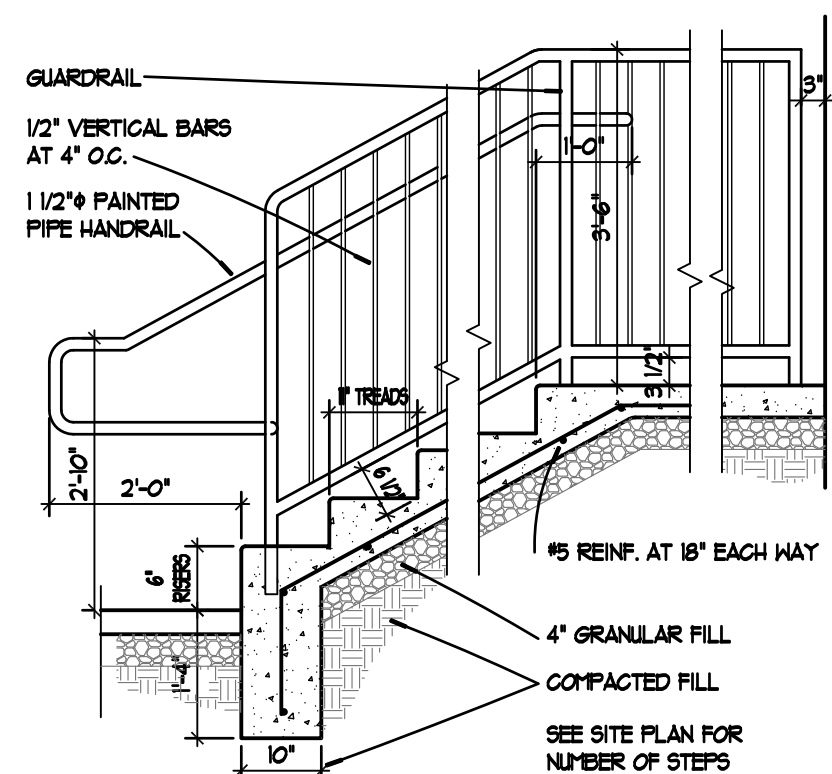
EXTERIOR ELEVATIONS

1/8" = 1'-0"



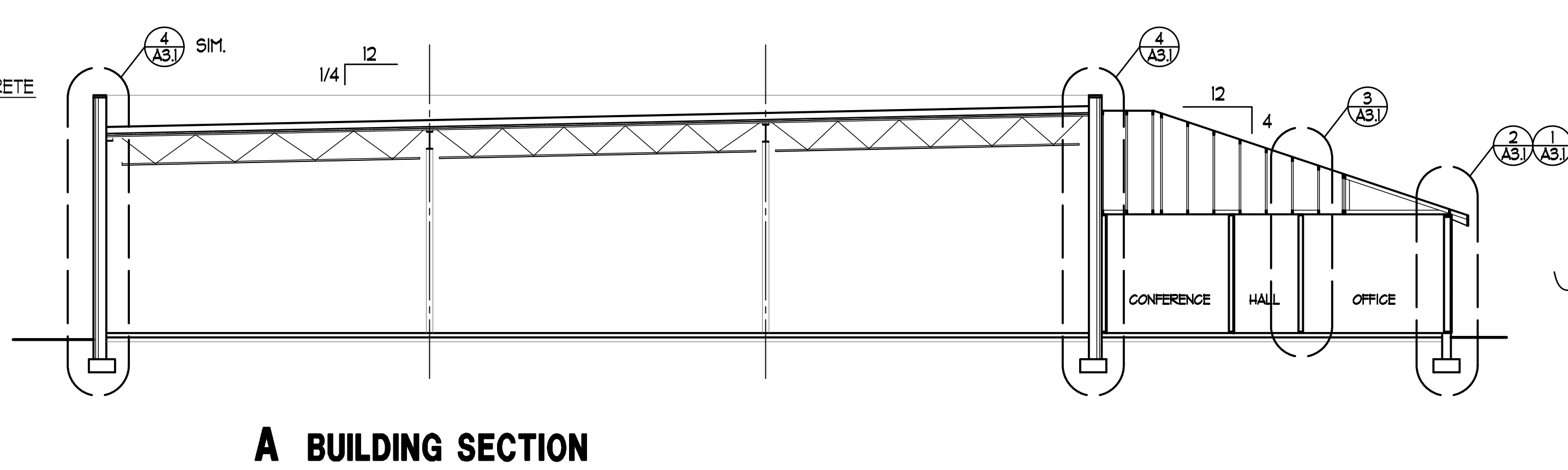
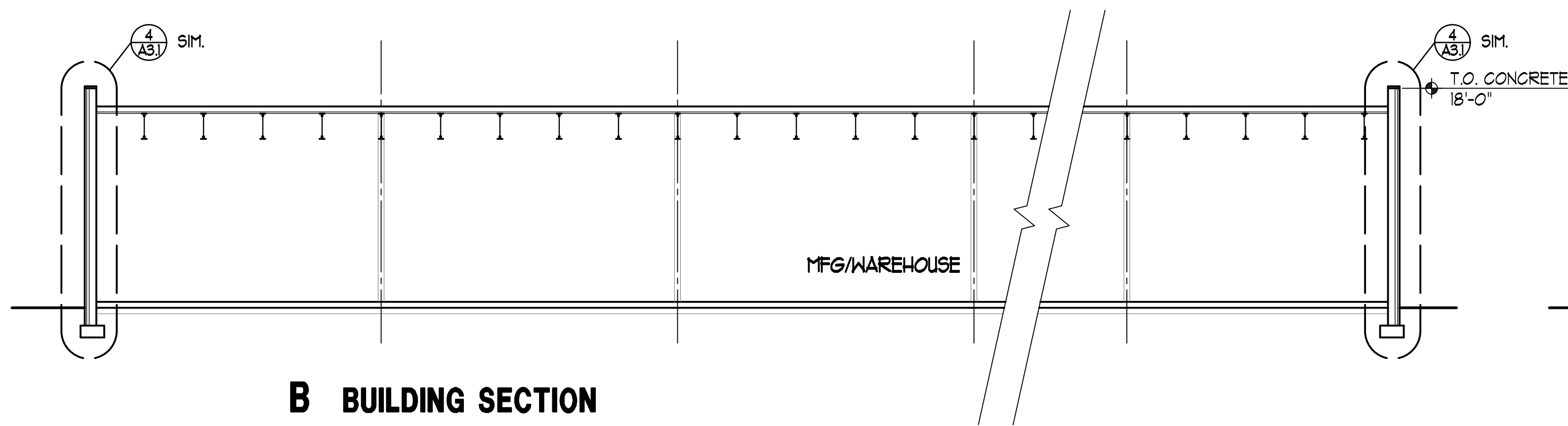
2 HANDRAIL
3" = 1'-0"

095001A

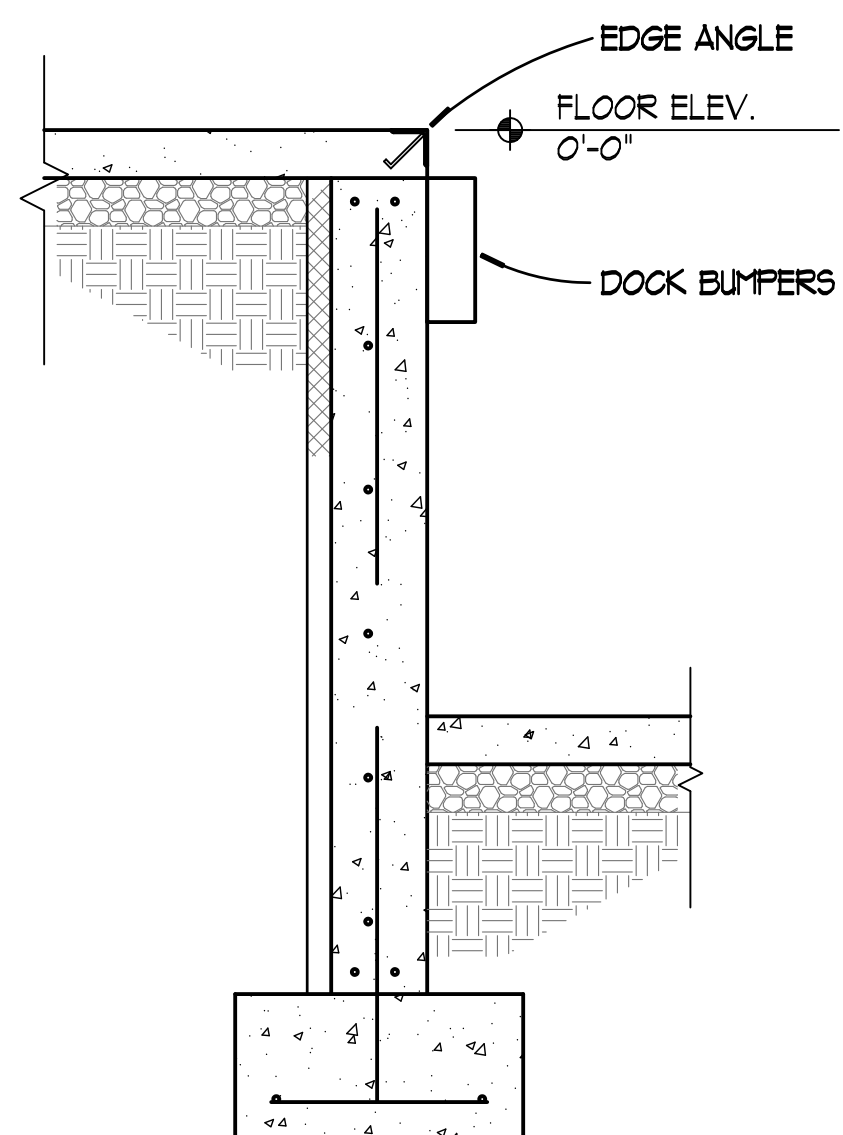
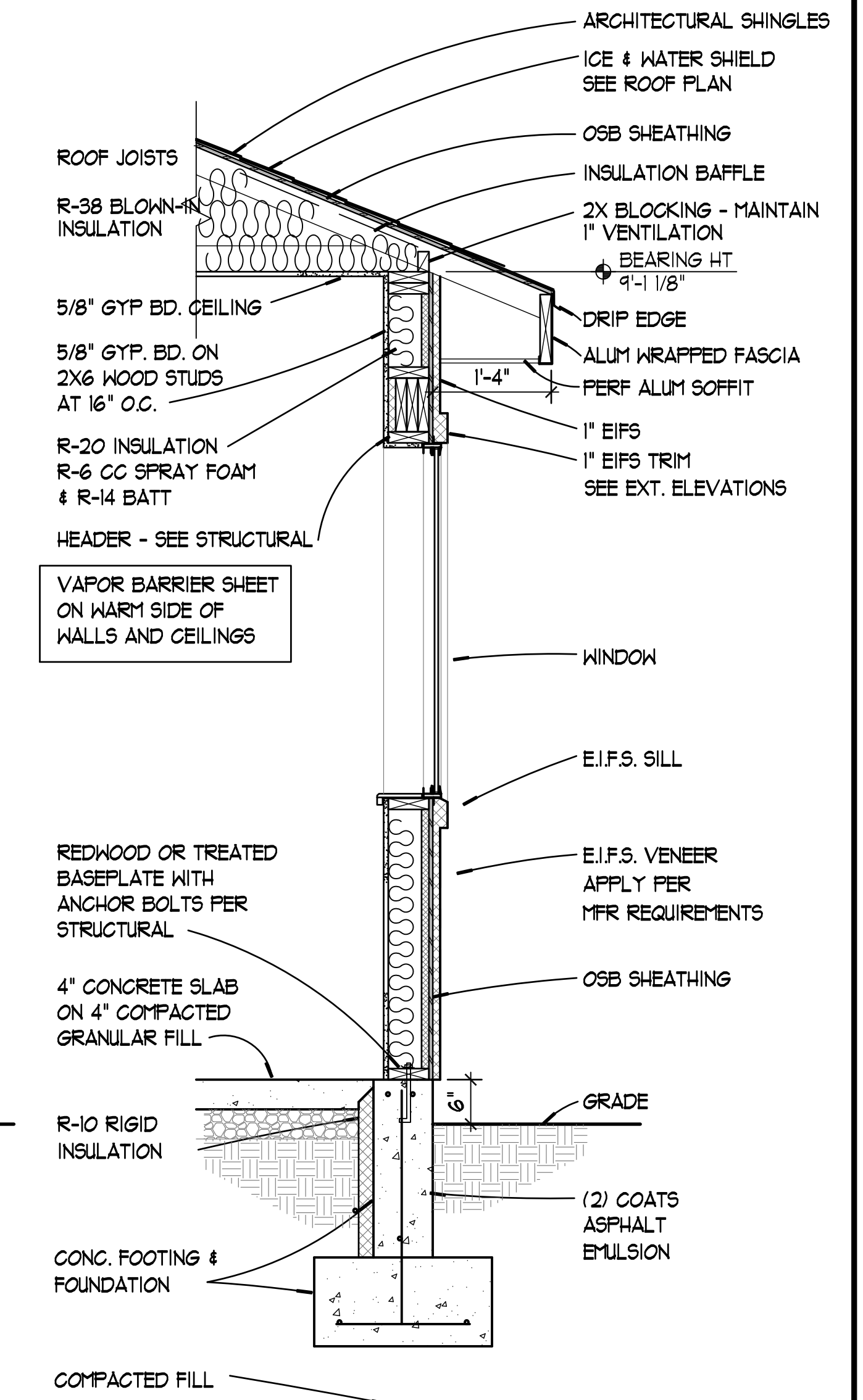
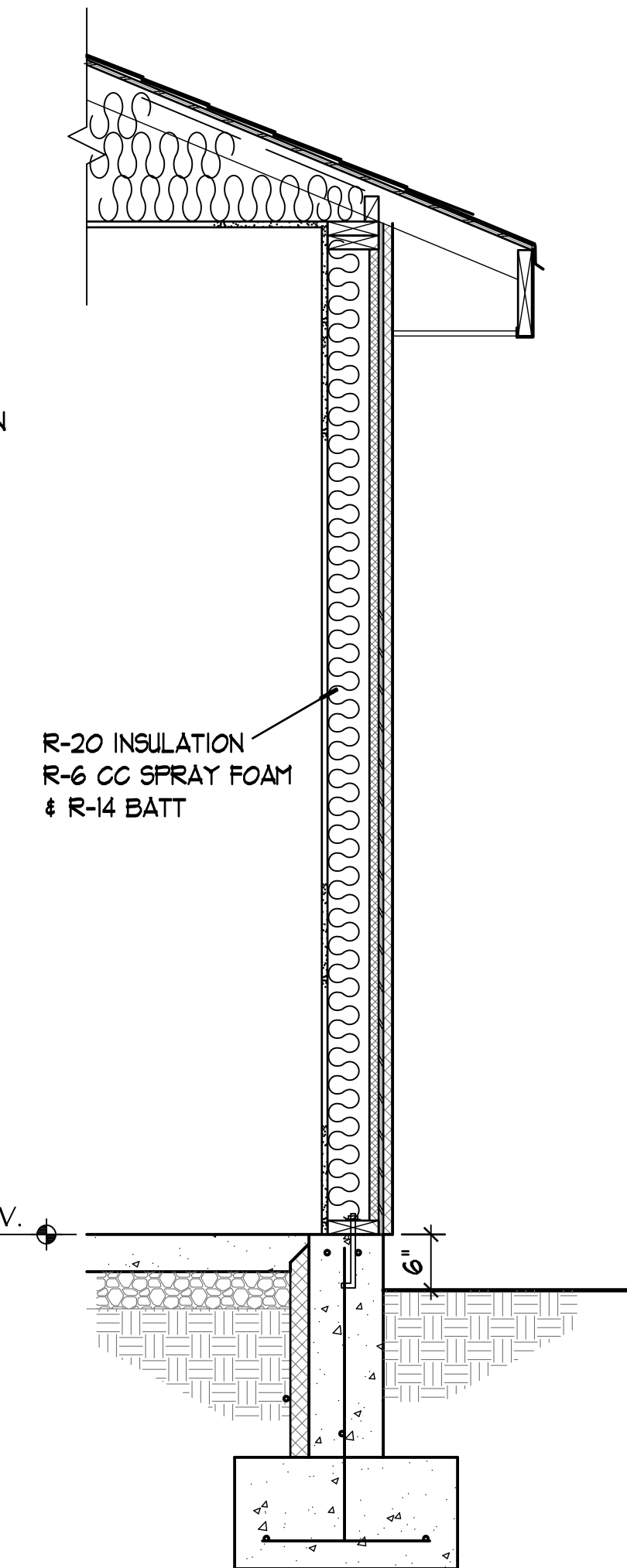
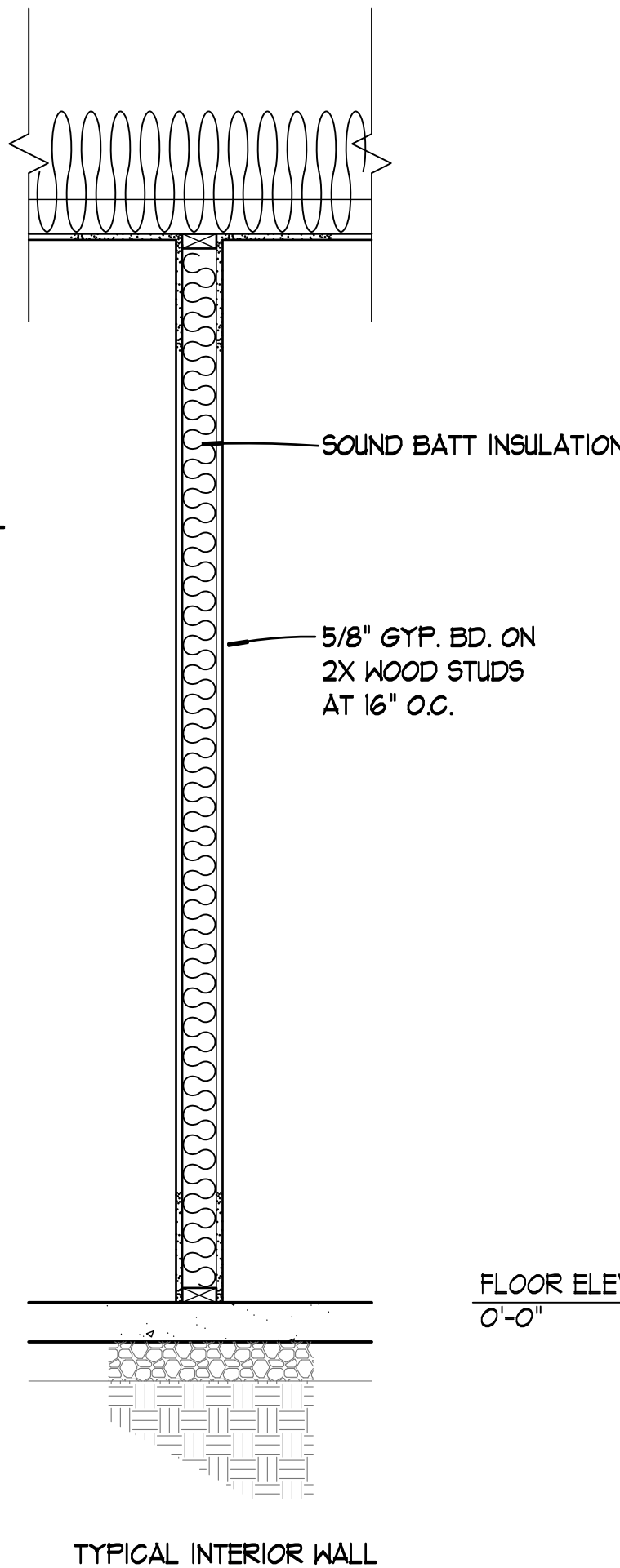
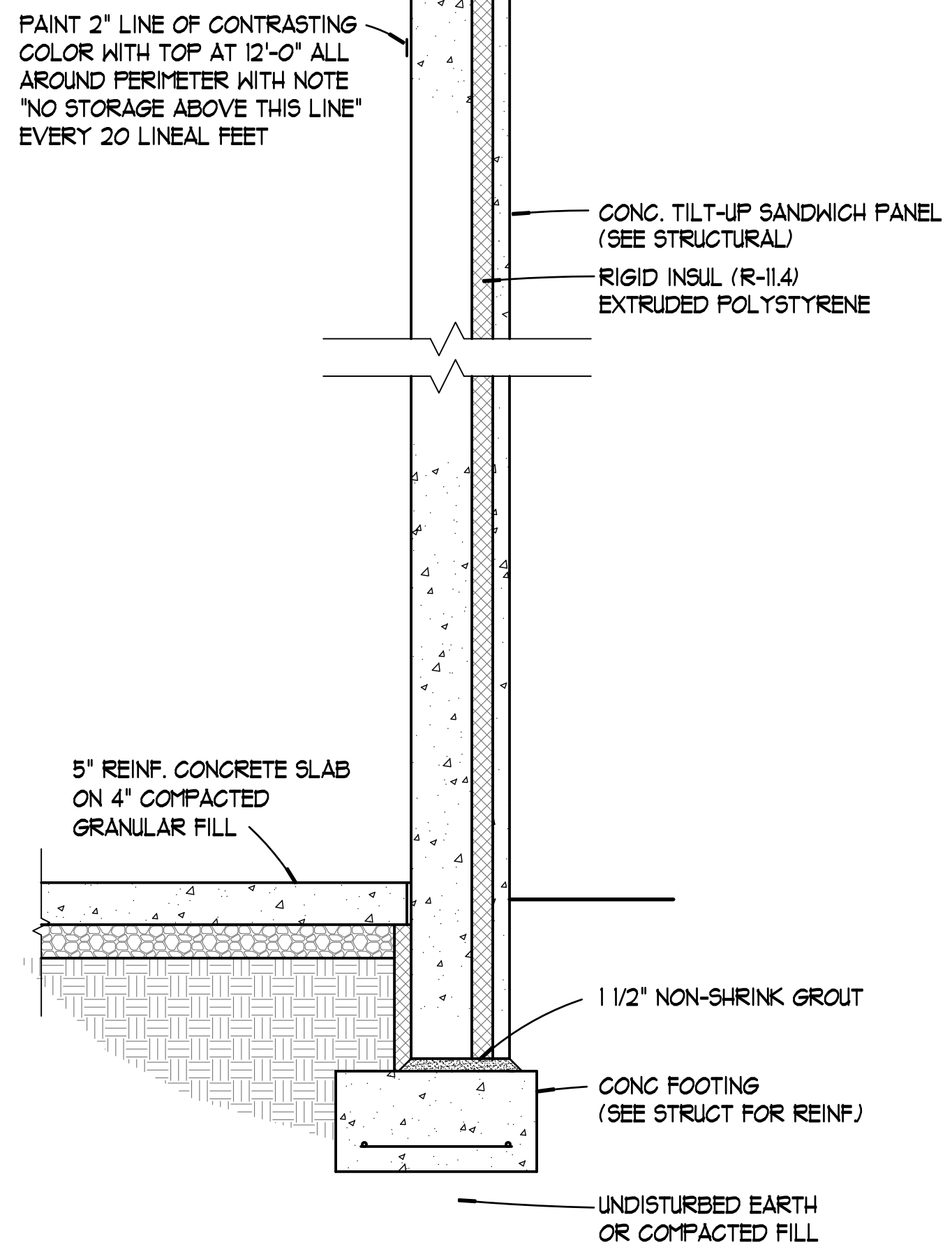
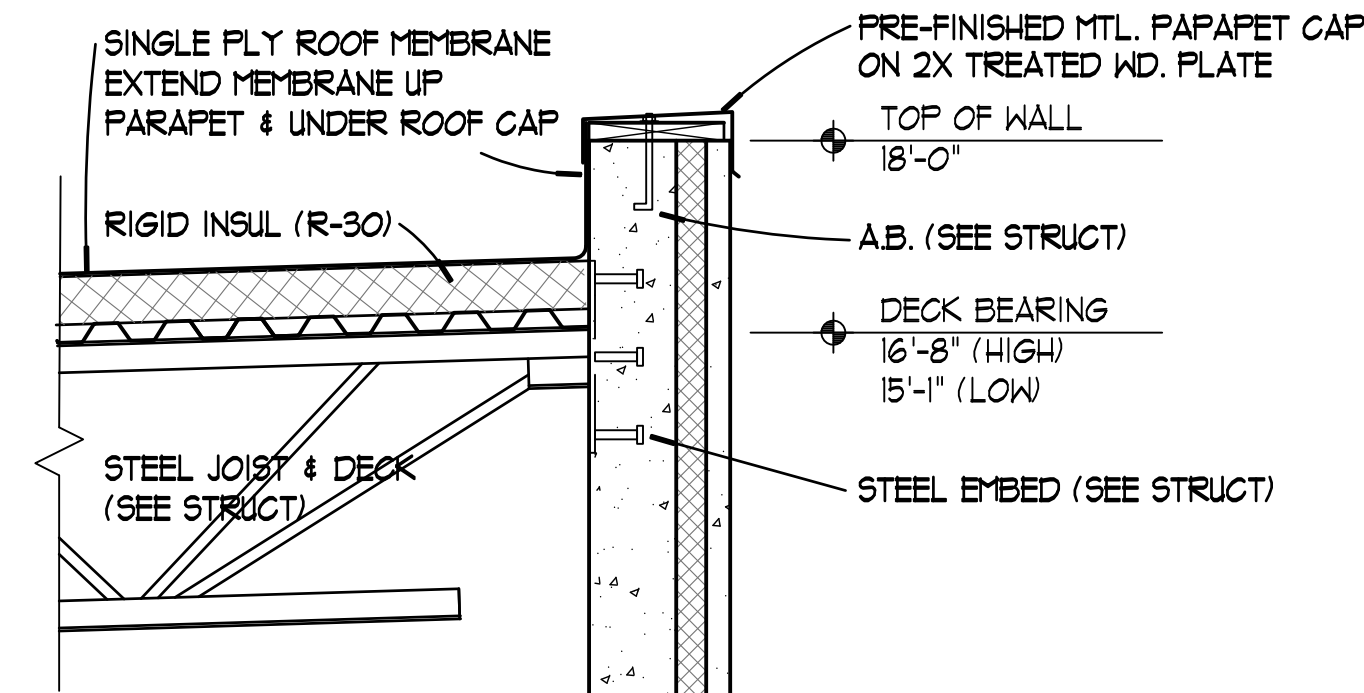
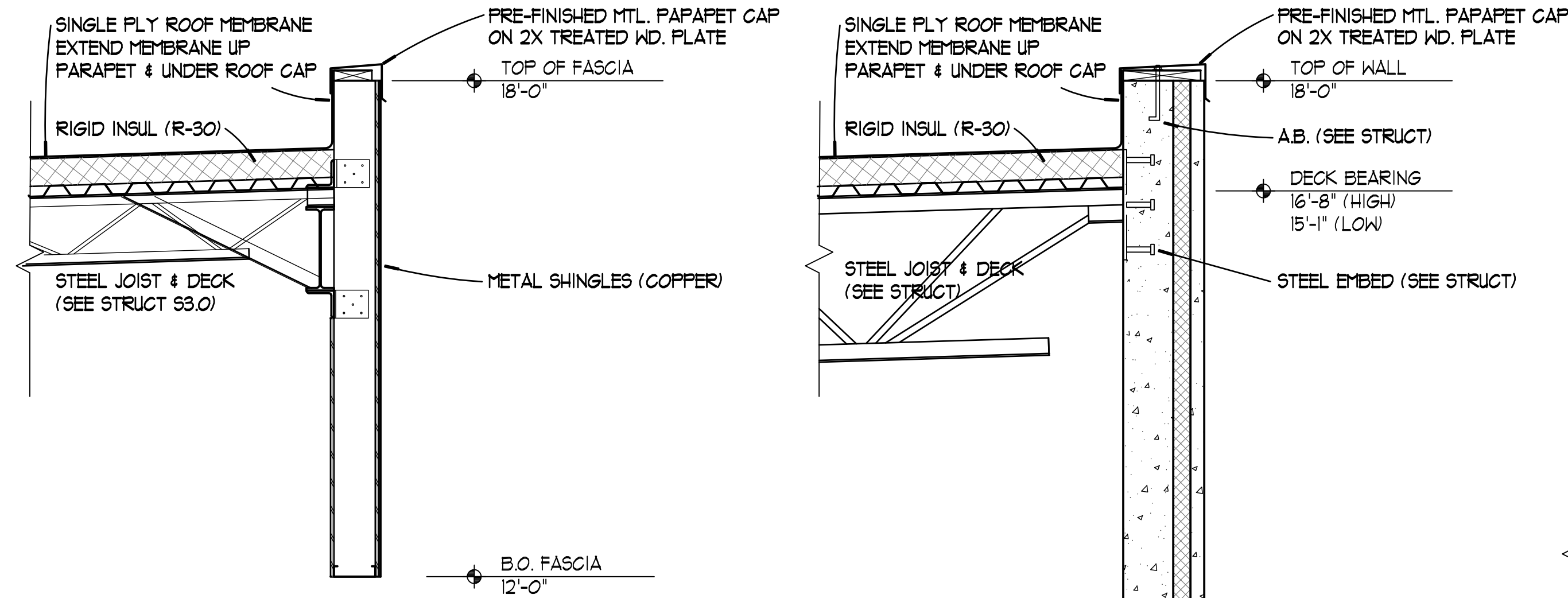


1 STAIR & HANDRAIL
1/2" = 1'-0"

09300 04J



BUILDING SECTIONS



WALL SECTIONS

3/4" = 1'-0"

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KAYSVILLE BUSINESS PARK

ARCHITECTURAL REVIEW BOARD STAFF REPORT

ARB MEETING DATE: August 17, 2023

TYPE OF ITEM: Action

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: Consideration of a Roof Addition for Closet Butler located at 1272 West Sportsplex Drive

EXECUTIVE SUMMARY:

In the ARB meeting of September 1, 2022, Closet Butler received approval for a 1,392 square foot addition to their existing building. The addition will provide warehouse storage for their expanding business and is currently under construction. Through the course of construction, Closet Butler has decided they would like to extend a roof over the area between the main building and the addition, where an alcove of sorts is currently located.

Section 2 of the Kaysville Business Park Guide Development Procedures specifically states that **all approvals** must go through the ARB. Because this portion of the roof was not included in the project approved last fall, staff is bringing this forward for the ARB to approve.

SECTION 2 - DESIGN REVIEW AND APPROVAL PROCEDURES

Site development within the Park will follow the procedures and meet the requirements of Kaysville City, in addition to being reviewed by the Architectural Review Committee (the "Committee") established pursuant to Article 3 of the Master Declaration. All exterior construction visible from adjacent properties or streets must be reviewed and approved by the Committee.

The attached plans show the roof addition will match existing materials. Staff have verified the proposed roof addition meets the development guidelines.

Committee Options:

1. Approval of a roof addition for Closet Butler 1272 West Sportsplex Drive.
2. Deny the roof addition request.

Recommended Option:

1. Approval of a roof addition for Closet Butler 1272 West Sportsplex Drive.

Attachments:

1. Proposed Building Plans for 1272 West Sportsplex Drive
-

POST PERMIT REVISION 3 JULY 23

POST PERMIT REVISION 3 JULY 23

TYPICAL NOTES:

NOT ALL NOTES ARE APPLICABLE

1. AN UNOBSTRUCTED WORKING SPACE NOT LESS THAN 30 INCHES IN DEPTH AND THE HEIGHT OF THE FURNACE, BUT NOT LESS THAN 30", SHALL BE PROVIDED ALONG THE ENTIRE FRONT OR CONTROL SIDE OF FURNACE WHEN DOOR OF ENCLOSURE IS OPEN. PER IMC.
2. ALL HEATING & A/C INSTALLATION IS TO BE PERFORMED BY A LICENSED CONTRACTOR IN KEEPING WITH THE BEST PRACTICES OF THE IMC. HEATING CONTRACTOR IS TO VERIFY ALL NOTES AND CONDITIONS PRIOR TO INSTALLATION. NOTES OF MECH. EQUIP. HEATING CONTRACTOR TO PROVIDE MIN. 1" CLEARANCE BETWEEN CLASS B VENT AND ANY COMBUSTIBLE MATERIAL. PROVIDE ALL COMBUSTION AIR FROM OUTSIDE SOURCES PER IMC.
3. ALL GLASS IS TO COMPLY WITH IBC.
4. ALL WINDOWS ARE TO HAVE THERMO-BREAK FRAMES.
5. CAULK ALL WINDOWS AND EXTERIOR DOOR OPENINGS.
6. KEY ALL EXTERIOR DOORS ALIKE. COORDINATE ALL LOCKS PER OWNER.
7. INSTALL AN ALUMINUM THRESHOLD ON ALL EXTERIOR DOORS. THRESHOLDS SHALL COMPLY WITH 302.303 OF ICC/ANSI.
8. INSTALL BREATHABLE VAPOR RETARDER OVER INSULATION AT ALL COLD WALLS.
9. PROVIDE WEATHER RESISTANT MEMBRANE AT ALL EXTERIOR PARTITIONS APPLIED TO SHEATHING BEHIND SIDING, STUCCO, BRICK, EIFS, OR STONE. BRICK & STONE VENEERS SHALL BE ANCHORED TO WOOD FRAMING PER IBC.
10. INSULATE ALL DUCTS, SUPPLIES & PIPING IN UNHEATED AREAS TO R 8.0 MIN. PROVIDE 6" FIBERGLASS BATT MIN. R-19 WITHIN CANTILEVERED FLOOR JOISTS AND AT THE PERIMETER OF FLOOR JOISTS. ALSO PROVIDE R-24 INSULATION TO ALL TO OVER UNHEATED AREAS. COORDINATE WITH COMCHECK COMPLIANCE REPORT FOR REQUIRED R VALUES THRU-OUT STRUCTURE.
11. PROVIDE A MINIMUM R-19 FIBERGLASS BATT INSULATION THRU OUT ALL EXTERIOR PARTITIONS. PROVIDE BLOWN WOOL PER COMCHECK INSULATION THRU-OUT ATTIC SPACES OVER HABITABLE ROOMS. DO NOT BLOCK EAVE VENTILATION SPACE WITH INSULATION, PLEASE. COORDINATE WITH COMCHECK COMPLIANCE REPORT FOR REQUIRED R VALUES THRU-OUT STRUCTURE.
12. PROVIDE SWITCHED LIGHT IN ATTIC, IF MECH. EQUIPMENT PRESENT. LOCATE SWITCH WITHIN 30" OF ACCESS DOOR. PER IMC.
13. ALL EXTERIOR GFI'S TO BE WATERPROOF & 18" ABOVE FINISH GRADE. DEVICE TO BE WEATHER RESISTANT WITH A LISTED AND APPROVED COVER
14. INSTALL BACK FLOW PREVENTION DEVICE ON ALL HOSE BIBBS, SPRINKLERS, FOOTING DRAINS, AND LANDSCAPE DRAINS.
15. VENT TERMINATIONS SHALL BE 10' AWAY OR 3' ABOVE SWAMP COOLERS.
16. FIREBLOCK WALLS & FURRED SPACES AT CEILINGS & AT 10' VERTICAL & HORIZONTAL.
17. ALL MECHANICAL EQUIPMENT WITH A SPARK IGNITION SHALL BE 18" A.F.F.
18. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPING, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATIONS TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING BE ON AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEG SHALL EXTEND PAST THE EXTERIOR SIDE OF THE FOUNDATION. PER IBC.
19. ALL APPLIANCES (WATER HEATER, BOILER, STEAM GENERATOR, ETC.) WHICH REQUIRE PRESSURE RELIEF VALVES SHALL BE PROVIDED WITH A FULL SIZE PAN WHICH SHALL EXTEND TO A FLOOR DRAIN. 504.7.1 IPC. WATER HEATERS LOCATED WHERE WATER DAMAGE MAY OCCUR SHALL HAVE A WATERTIGHT PAN INSTALLED BENEATH WITH A MINIMUM OF 1 1/2" DRAIN TO AN APPROVED RECEPTOR. IPC.
20. FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DICHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS. PER IBC. BACKWATER VALVES SHALL HAVE NON-CORROSIVE BEARINGS, SEATS AND SELF-ALIGNING DISCS, AND SHALL BE CONSTRUCTED TO ENSURE A POSITIVE MECHANICAL SEAL. VALVE ACCESS COVERS SHALL BE WATER TIGHT, PER IBC.
21. A SECONDARY OR AUXILIARY DRAIN PAN SHALL BE REQUIRED FOR EACH COOLING OR EVAPORATOR COIL WHERE DAMAGE TO ANY BUILDING COMPONENTS WILL OCCUR AS A RESULT OF OVERFLOW FROM THE EQUIPMENT DRAIN PAN OR STOPPAGE IN THE CONDENSATE DRAIN PIPING. DRAIN PIPING SHALL BE A MIN. OF 3/4" NOM. PIPE SIZE.
22. INTERIOR FINISHES SHALL HAVE FLAME SPREAD INDEX NO GREATER THAN THOSE VALUES SHOWN IN TABLE 803.11 IBC.
23. CONCRETE SLAB SHALL HAVE 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES. SHALL BE PLACED BETWEEN THE SUBGRADE AND THE CONCRETE FLOOR SLAB, PER 1907.1 IBC.
24. INSULATING MATERIALS, WHERE EXPOSED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450, PER 720.3, IBC.

GENERAL NOTES

THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING. THE CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS OR OMISSIONS ON THESE PLANS. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS.

IT IS THE DUTY OF THE GENERAL CONTRACTOR TO DISCOVER ANY POTENTIAL ERRORS, OMISSIONS, OR INCONSISTENCIES IN THESE PLANS AND TO REQUEST A SOLUTION OR CLARIFICATION BEFORE CONSTRUCTION BEGINS ON THIS PROJECT.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CURRENT IRC/IBC.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.

THE GENERAL CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

NOTE THAT ALL PLAN VIEWS TAKE PRECEDENCE OVER ELEVATIONS AND SECTIONS.

MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED

DESIGN PROFESSIONALS:

ARCHITECT:

NIELSON ARCHITECTURE/PLANNING, INC., KELLY M. NIELSON ARCHITECT
801-564-7200 M, NIELARCH@GMAIL.COM

STRUCTURAL ENGINEER:

DESIGN RESOURCES & INNOVATIONS, JOSEPH STUART, P.E.
435-764-6851 M, JSTUART@DRI-ENG.COM

ELECTRICAL ENGINEER:

DC ENGINEERING, DAVE CRAVEN, P.E.
801-732-9229 O, CRAVENGROUP@MSN.COM

2018 IBC CODE ANANLYSIS:

OCCUPANCY CLASSIFICATION:	S-2, MISC RAW MATERIALS
TYPE OF CONSTRUCTION:	V-B
ALLOWED SQUARE FOOTAGE:	9,000 SF
ACTUAL SQUARE FOOTAGE:	1,392 SF
ALLOWED STORIES:	SINGLE STORY
ACTUAL STORIES:	SINGLE STORY
ALLOWED HEIGHT:	40'
ACTUAL HEIGHT:	30'
ADDITION OCCUPANT LOAD (1:500 OLF) 1,392 SF / 500	= 3 OCCUPANTS
ONE EXIT REQUIRED & PROVIDED	
G.C. TO PROVIDE LIST OF REQUIRED SPECIAL INSPECTORS, WITH CERTIFICATES	

GOVERNING CODES:

2018 IBC	2018 IPC
2018 IECC	2018 IMC
2018 IFGC	ICC ANSI A.117.1-2017
2017 NEC	

APPLICABLE STATE AMENDMENTS



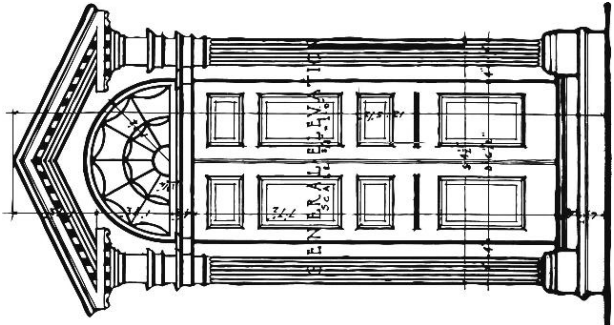
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CLOSET BUTLER ADDITION SCHEMATIC SITE PLAN
NOT TO SCALE

POST PERMIT REVISION 3 JULY 23

POST PERMIT REVISION 3 JULY 23

N i e l s o n
Architecture
Planning, Inc.
Kelly Nielson, Architect
1333 South 2375 West
Syracuse, Utah 84075
nielarch@gmail.com
801-564-7200 m



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**CLOSET BUTLER
STORAGE ADDITION**
1272 WEST SPORTSPLEX DRIVE,
KAYSVILLE, UTAH 84037
MAYWOOD DEVELOPMENT CO.
Kent Fisher, G.C., 801-721-5008, kent@maywoodcustomhomes.com

PROJECT NO: 2216
DATE: 16 June 2022
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SHEET TITLE
**TITLE SHEET & SCHEMATIC
SITE PLAN**

T-1
SHEET 1 OF 9

ALL OF LOT 61, KAYSVILLE BUSINESS PARK 61. CONTAINS 1.00 ACRE.

[illegible]

1272 WEST SPORTSPLEX DRIVE

TOWNSHIP 4 NORTH, RANGE 1 WEST, S.L.B. AND M.

1

SPORTSPLEX DRIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY KENT FISHER, THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, WHICH BEARS SOUTH 89°28'43" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3426936, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF KAYSVILLE BUSINESS PARK 61 WAS ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

I, KLAIR H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS DATE DAY OF DATE, 2022.

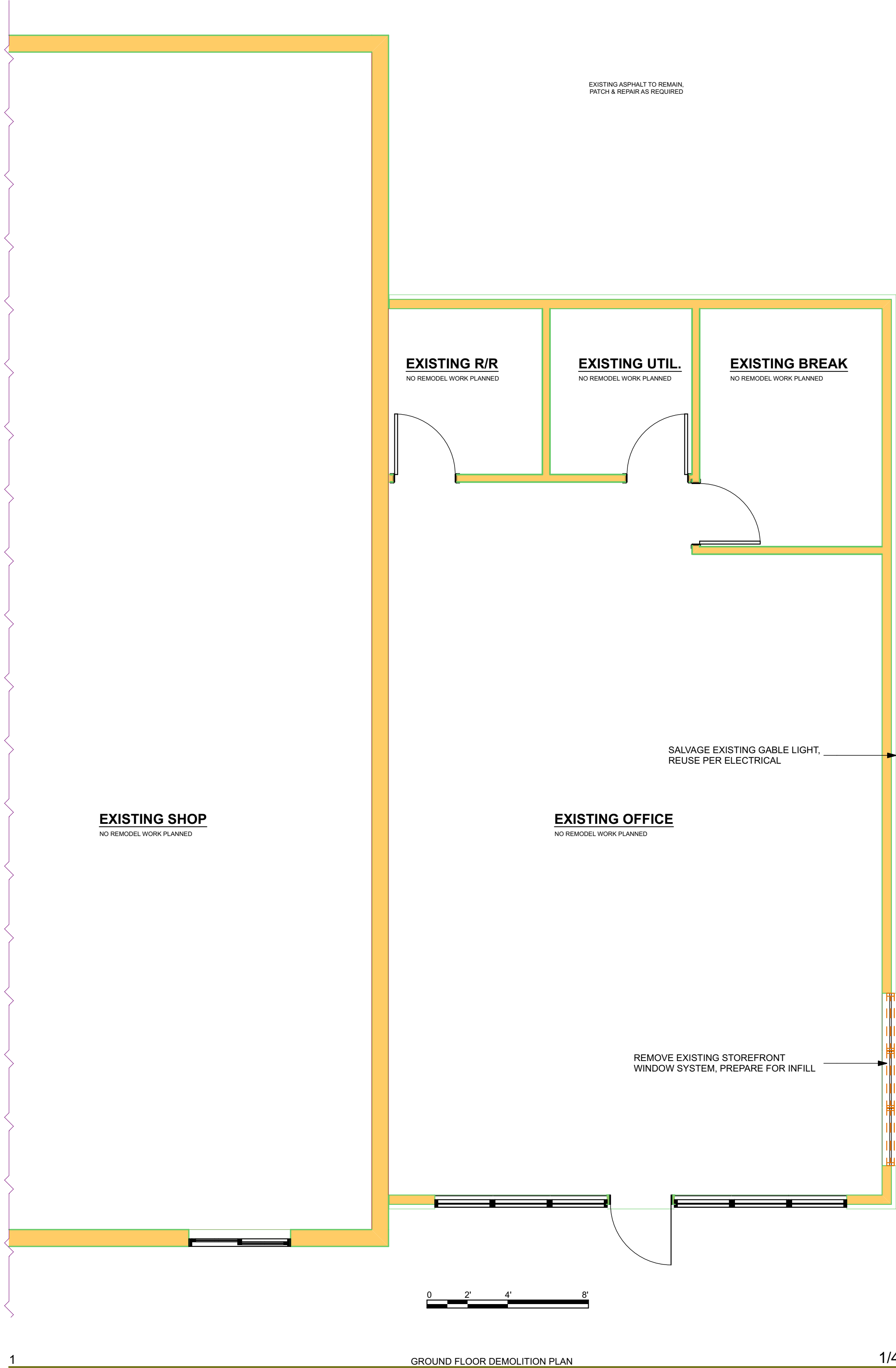
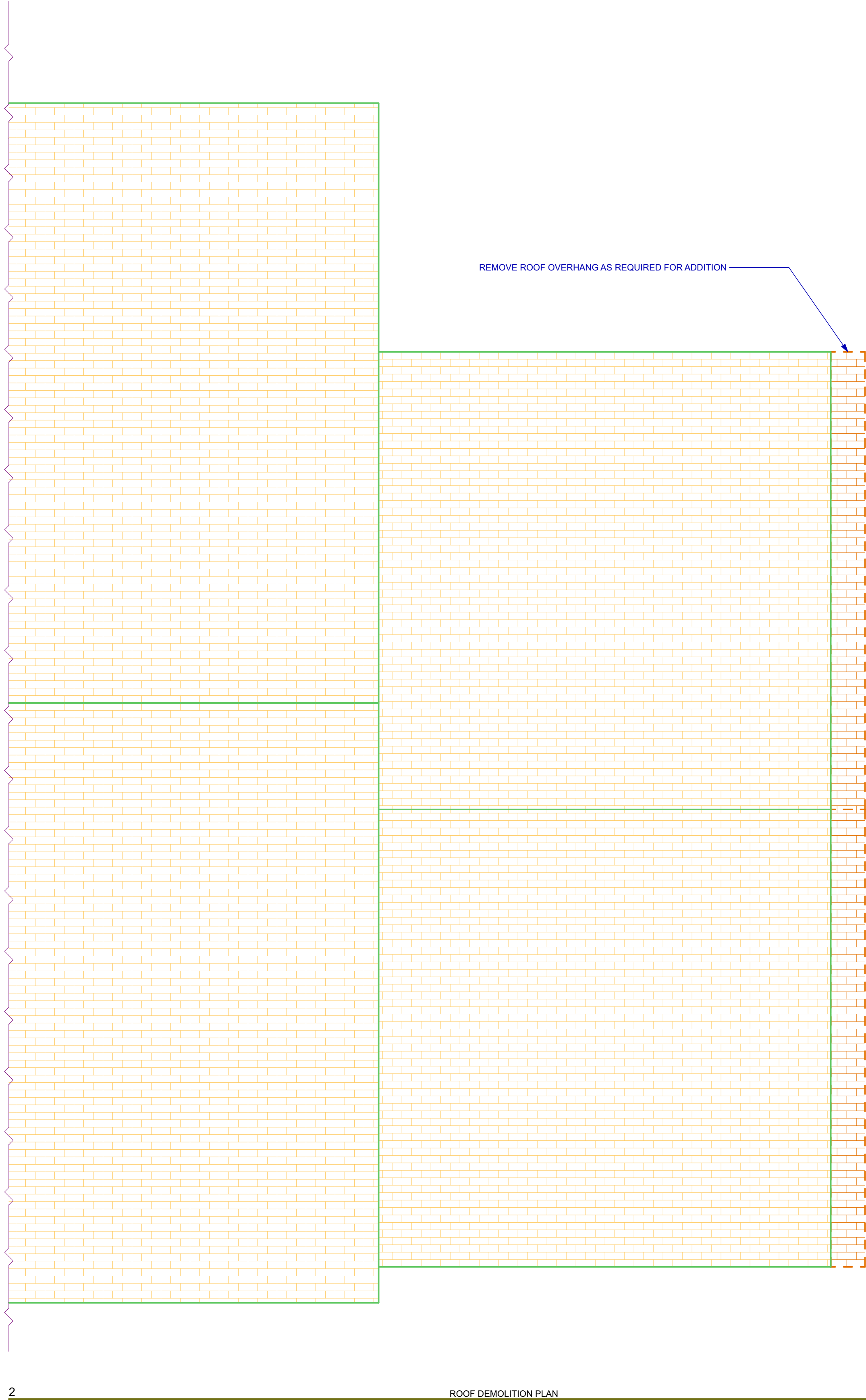
2022.

PROFESSIONAL LAND SURVEYOR
DATE
8227228
Klint H.
Whitney
STATE OF TEXAS

KLINT H. WHITNEY, PLS NO. 8227228

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CLOSET BUTLER STORAGE ADDITION

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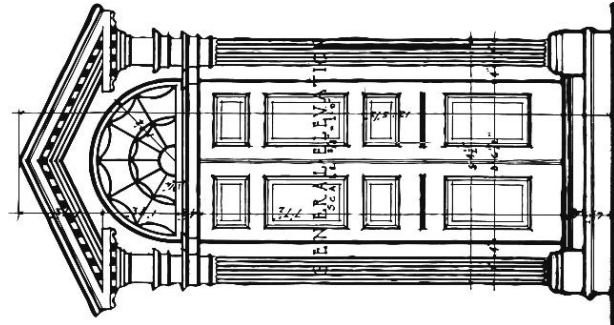
demo FLOOR PLAN

D-1

SHEET 3

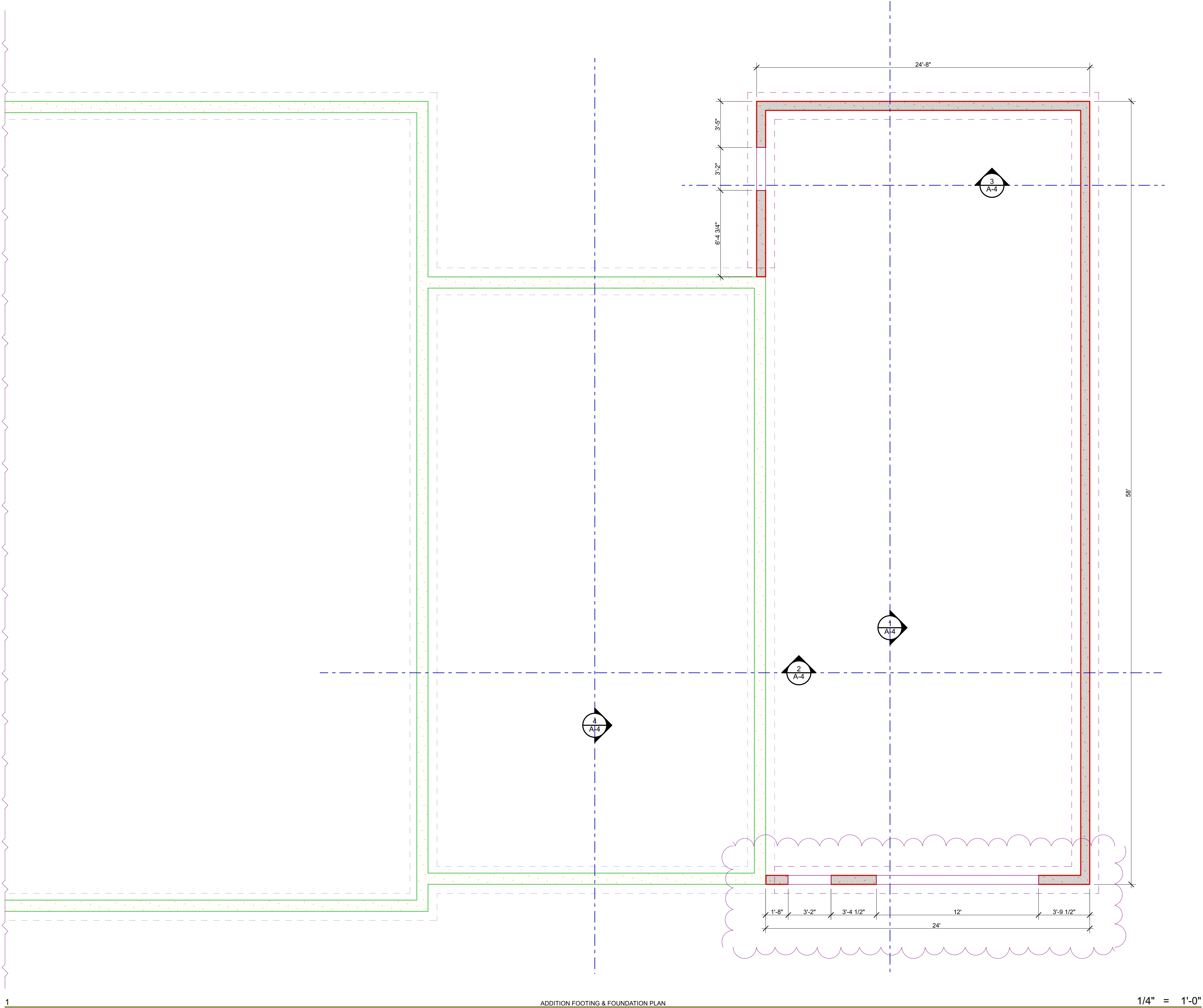
OF 9

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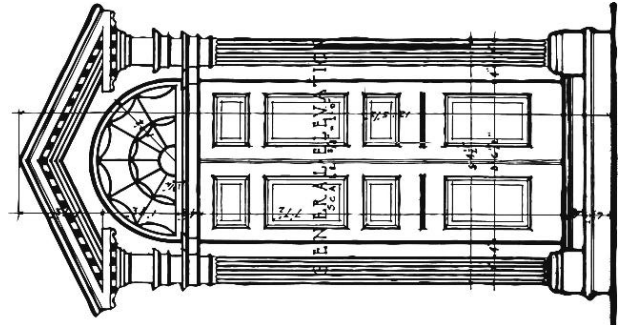
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SHEET TITLE

addition Footing & Foundation
Plan

A-0

SHEET 4 OF 9



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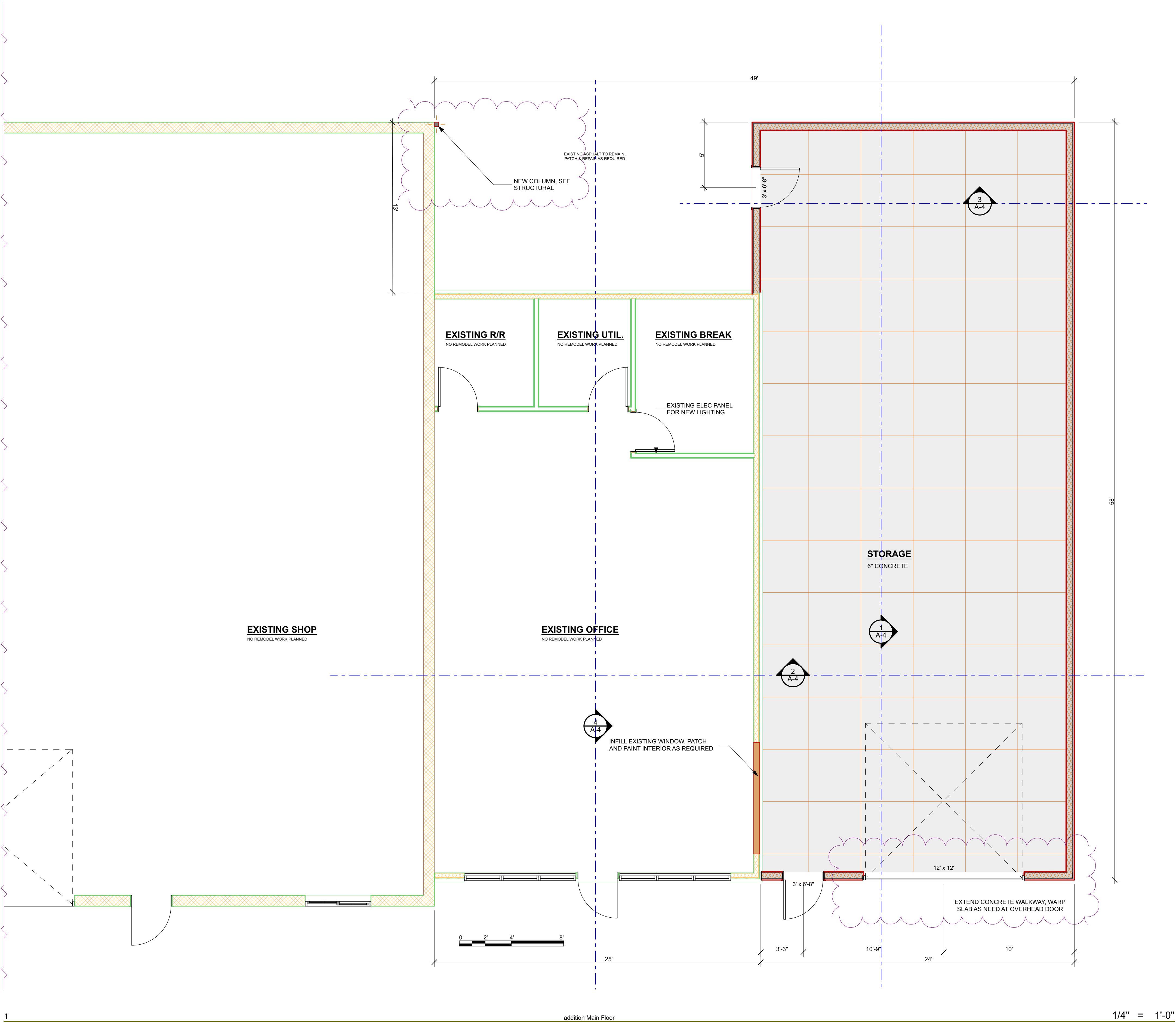
Kelly M. Nielson
KELLY M. NIELSON
131476
3 July 2023
LICENSED ARCHITECT

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SHEET TITLE
addition FLOOR PLAN

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SHEET 5 OF 9

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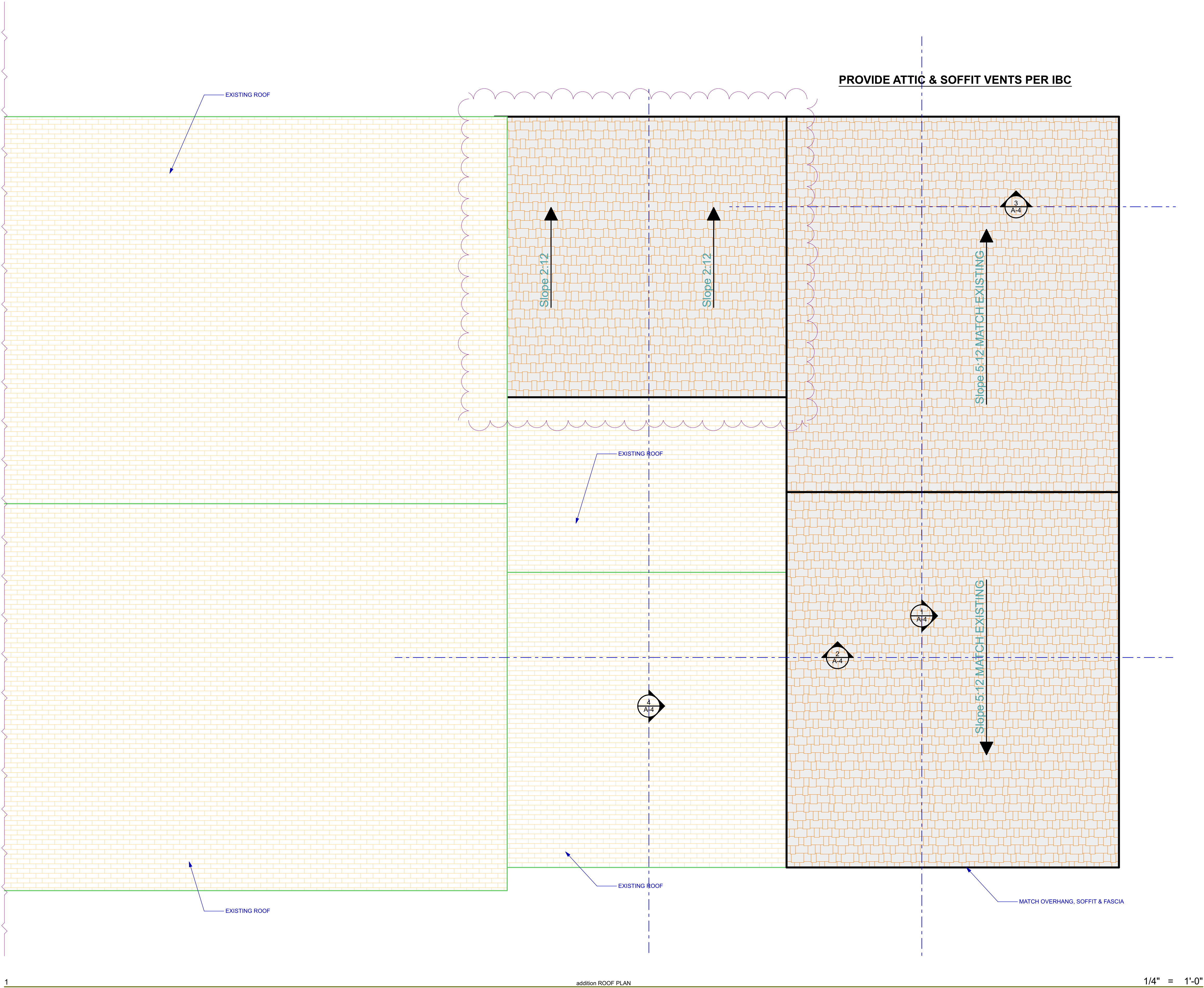
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MAYWOOD DEVELOPMENT CO.

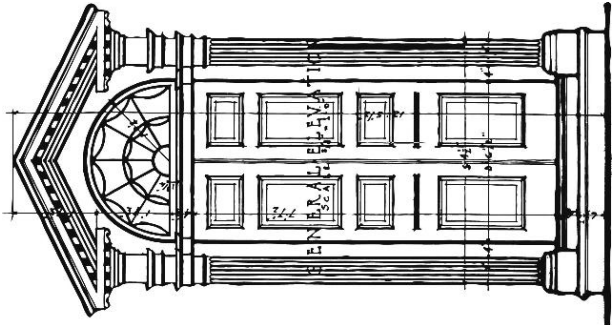
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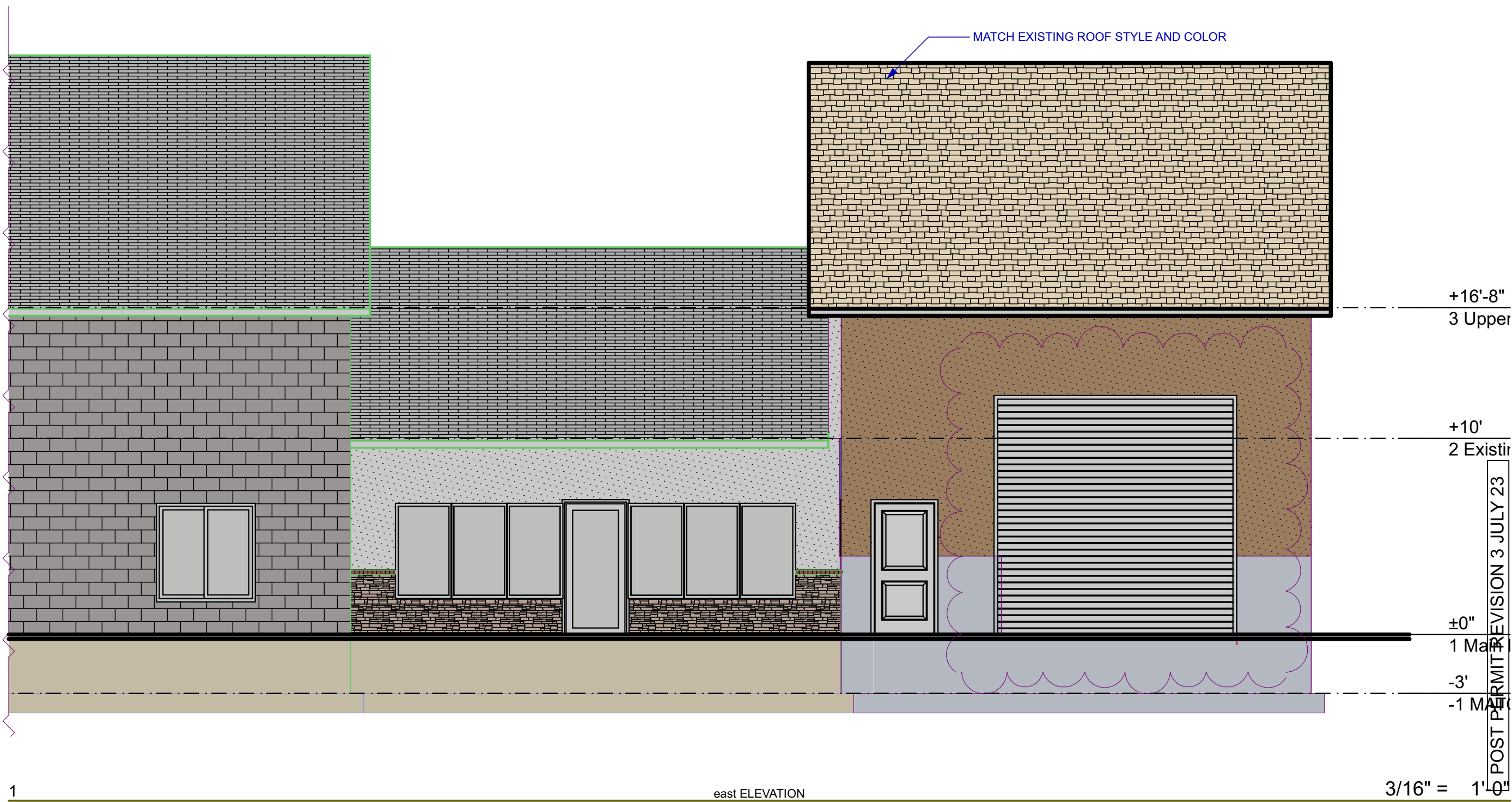
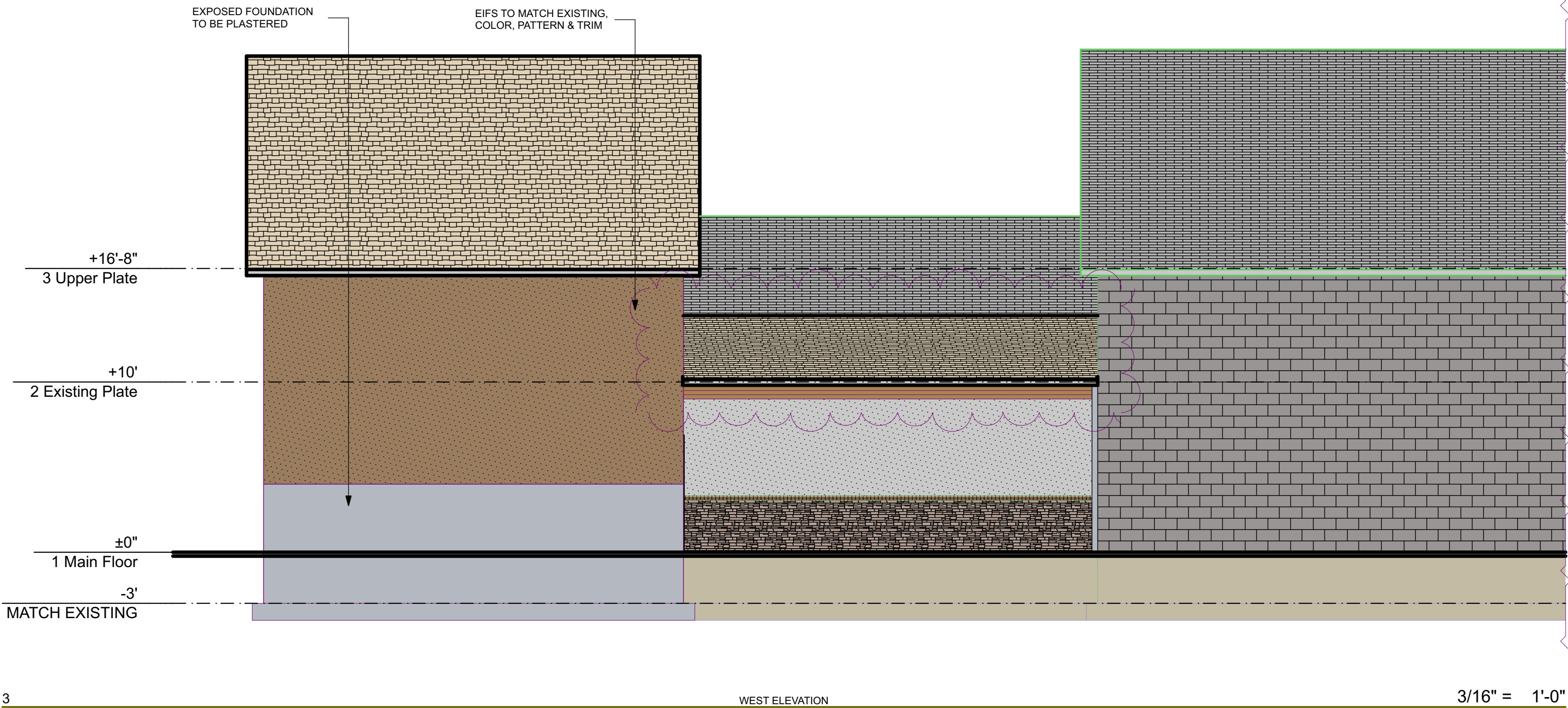
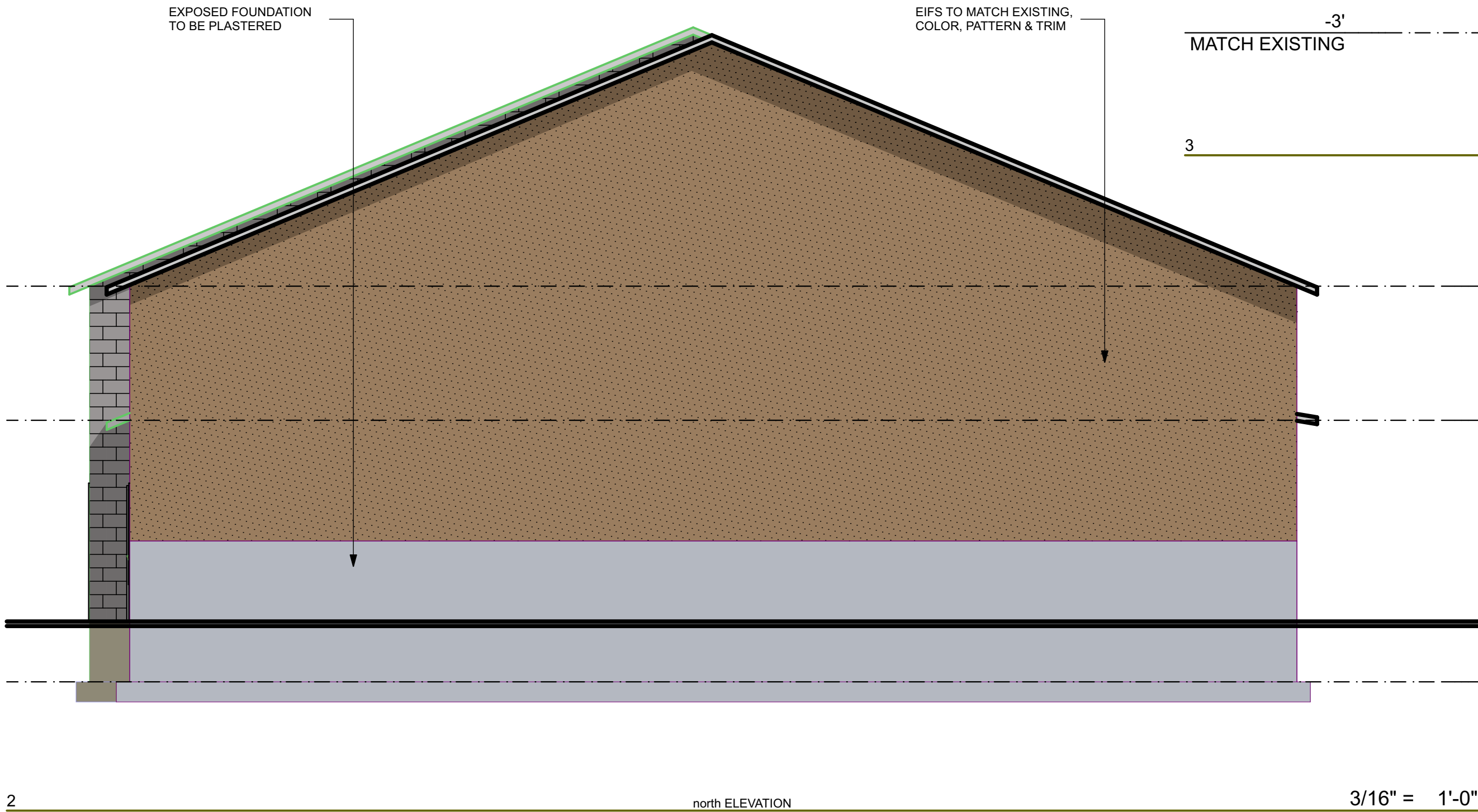
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SHEET TITLE
addition ROOF PLAN

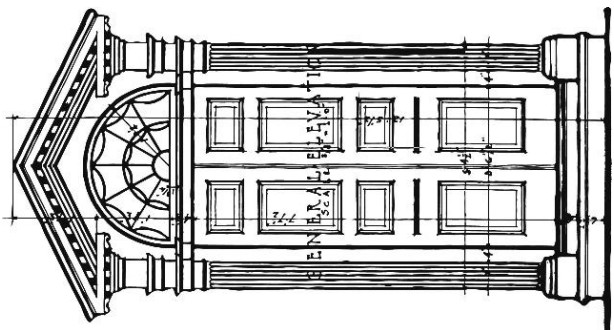
A-2
SHEET 6 OF 9

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SHEET TITLE

ADDITION EXTERIOR
ELEVATIONS

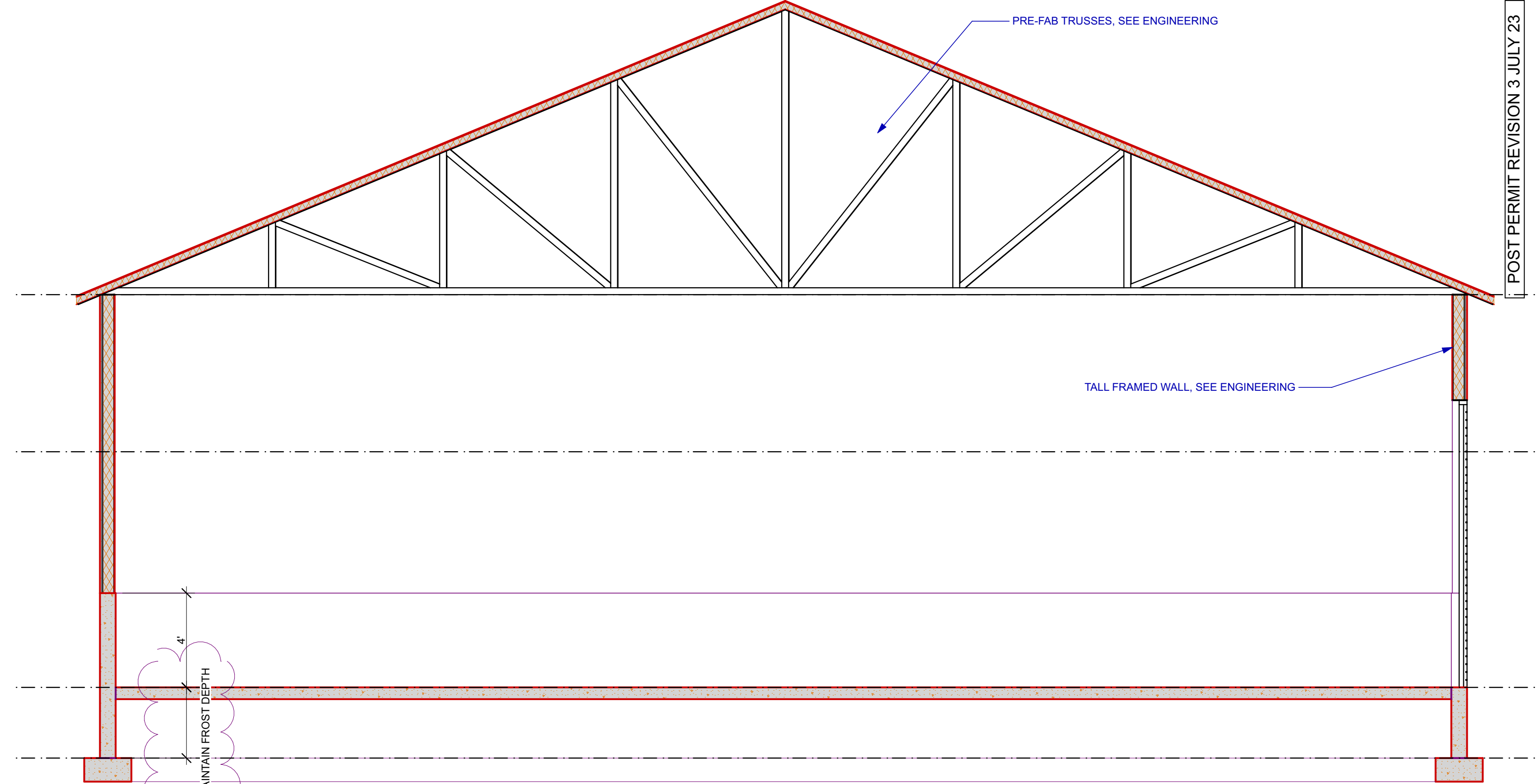
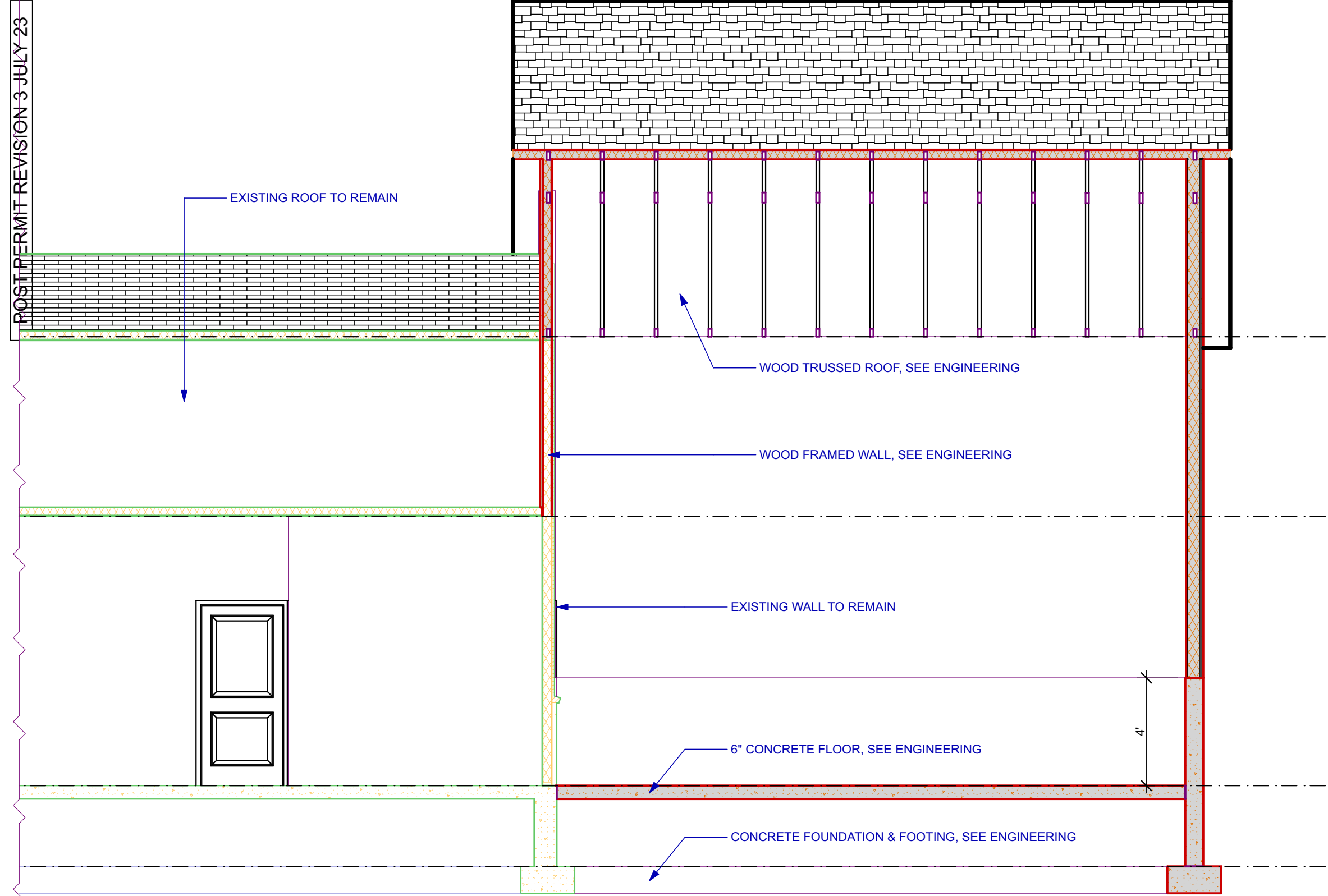
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SHEET 7

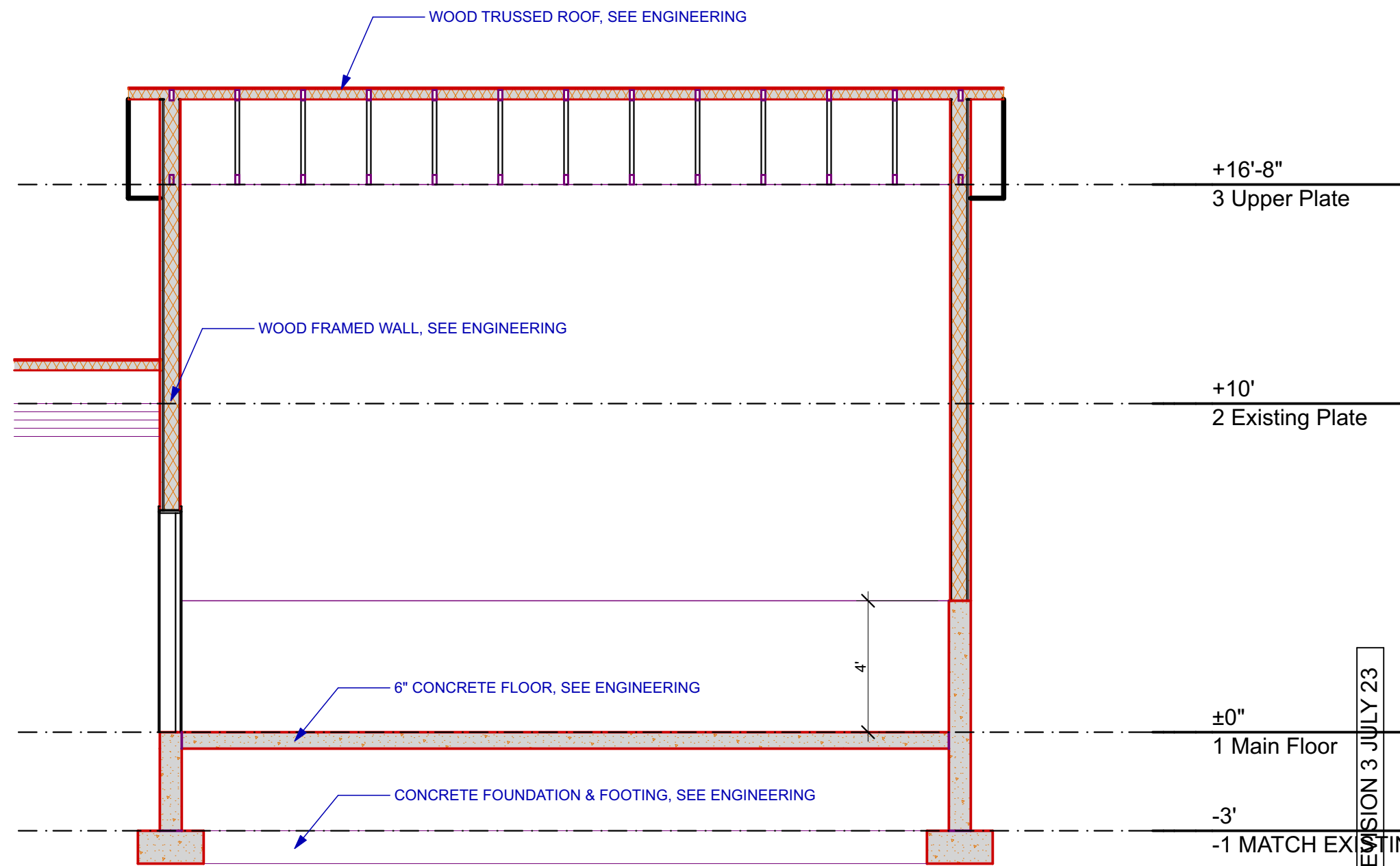
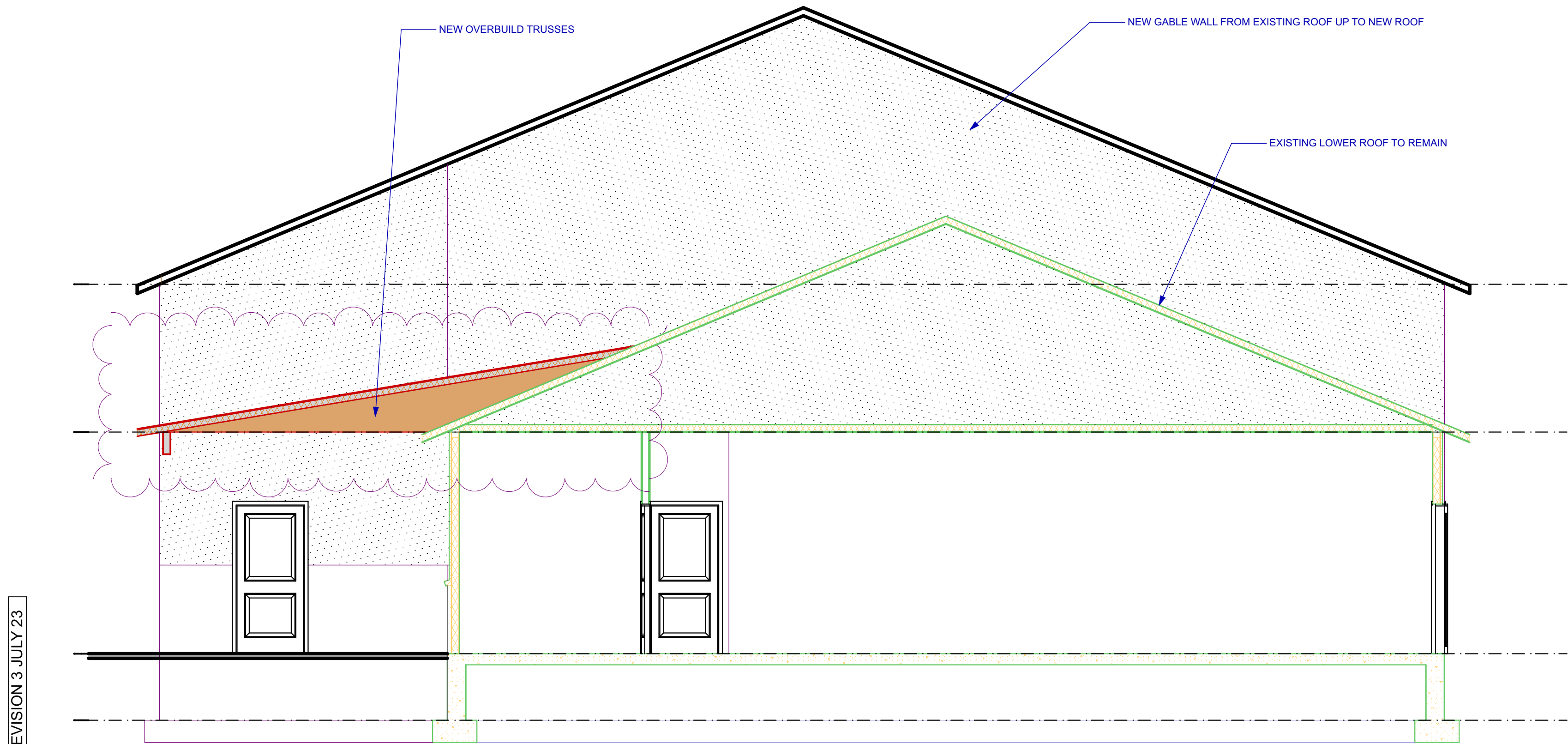
OF 9

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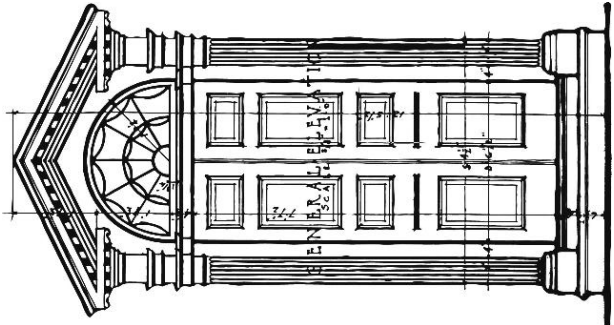
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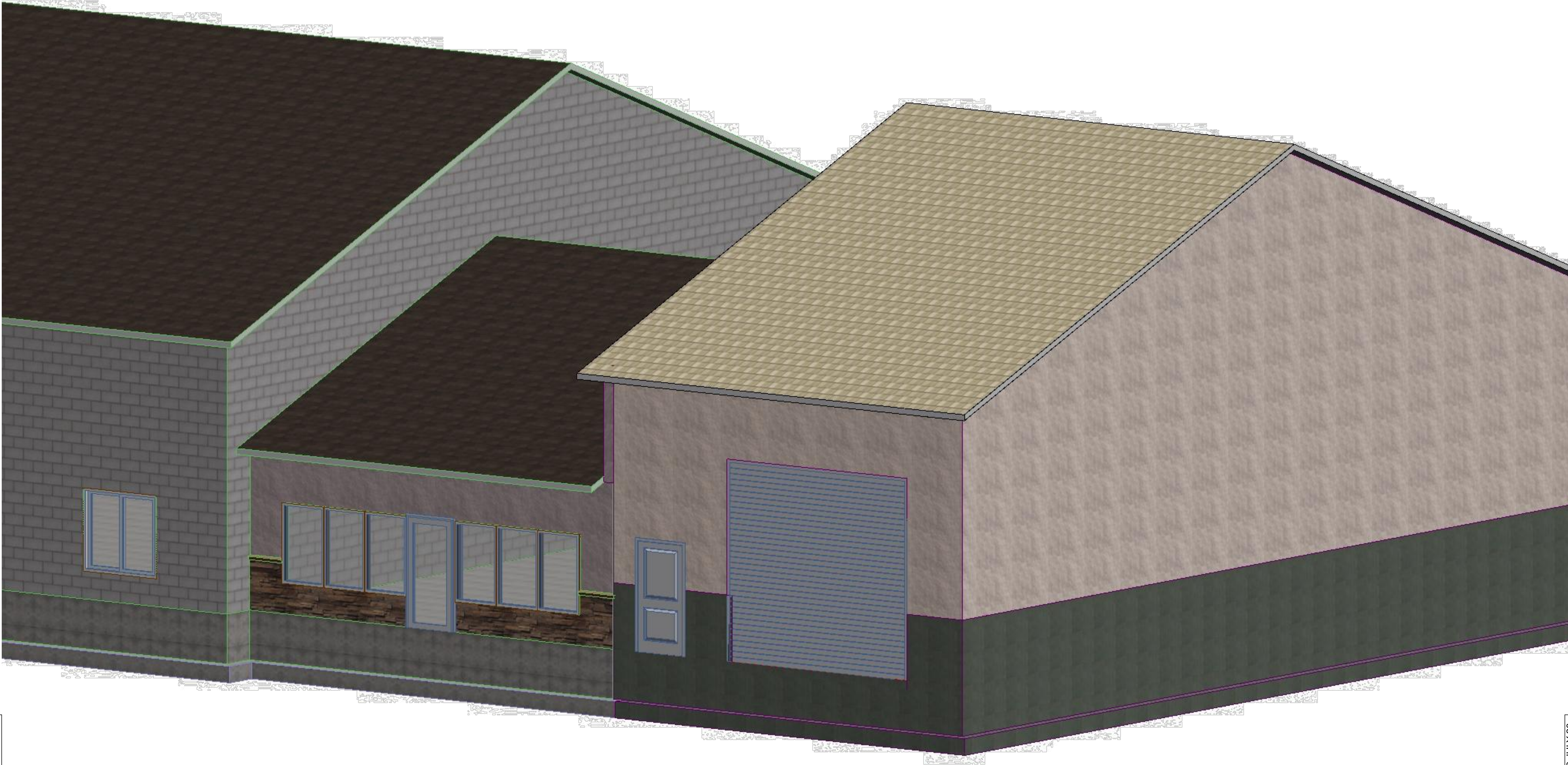
SHEET TITLE
ADDITION SECTIONS

A-4

SHEET 8 OF 9

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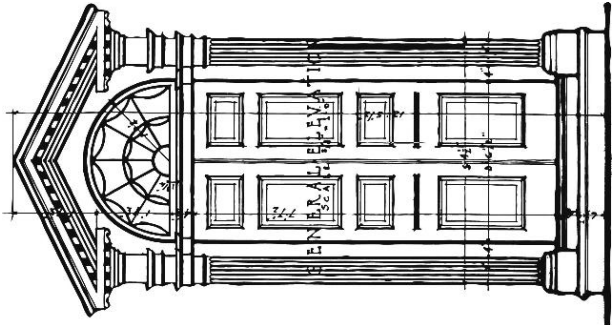
Generic Axonometry

1/4" = 1'-0"

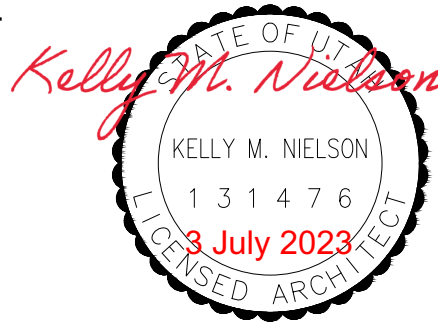
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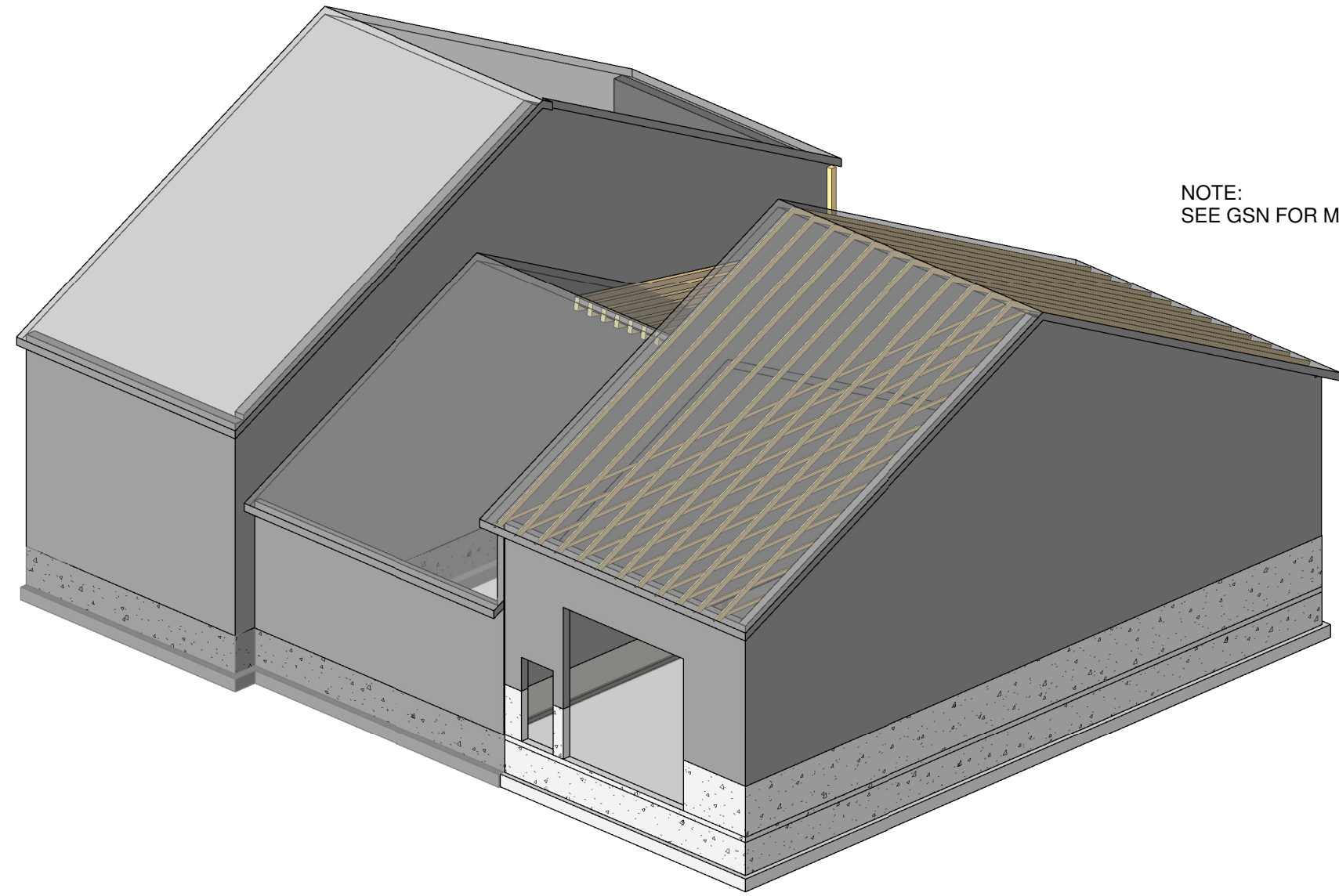
PERSPECTIVE

A-5

SHEET 9 OF 9

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CLOSET BUTLER STORAGE ADDITION



3D VIEW
SCALE : NONE

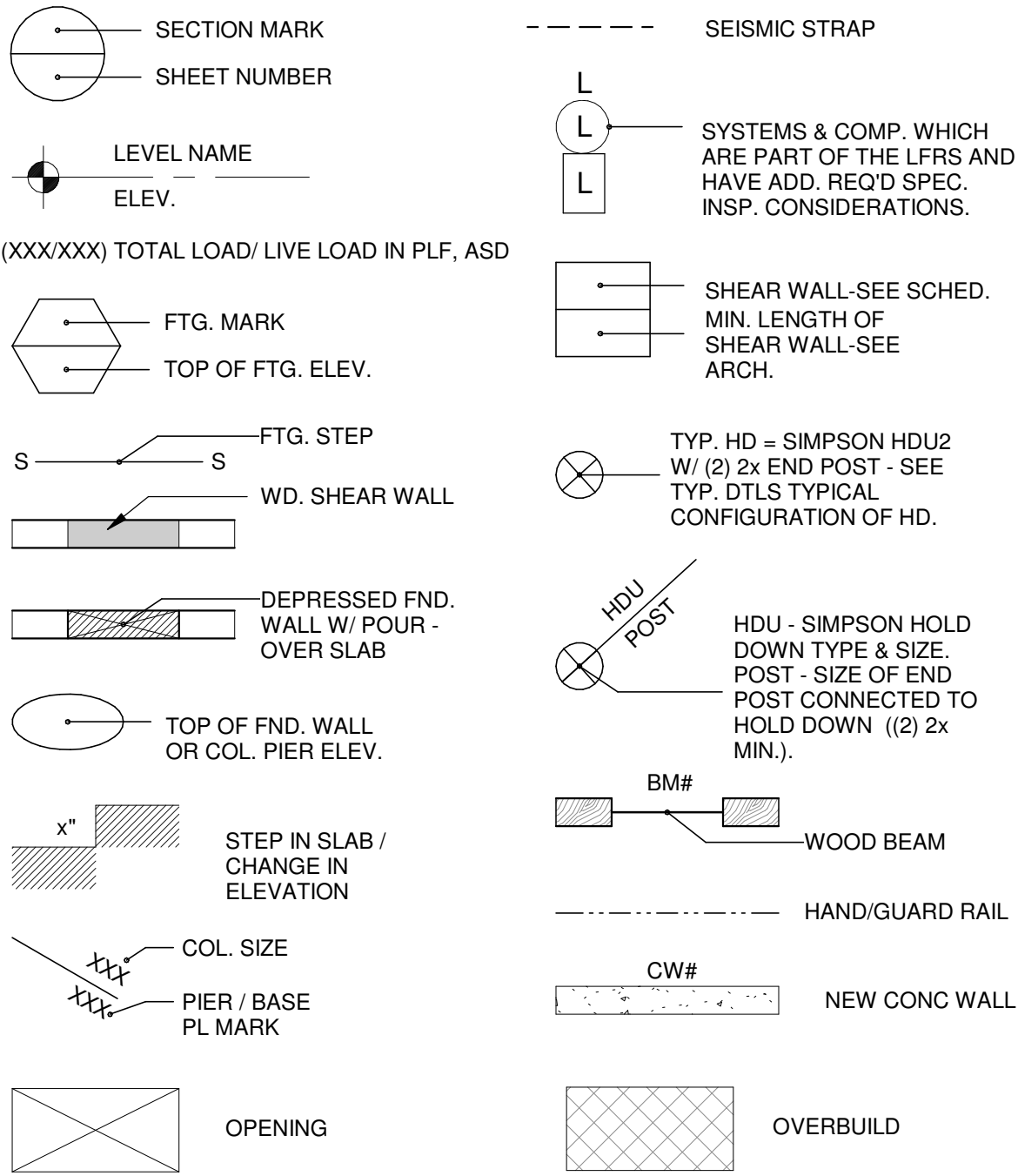
NOTE:
SEE GSN FOR MODEL NOTES

1
S0.1

ABBREVIATIONS

AB	ANCHOR BOLT	LHS	LEFT HAND SIDE
ABV	ABOVE	LL	LIVE LOAD (ASD, UNO)
ACI	AMERICAN CONCRETE INSTITUTE	LLH	LONG LEG HORIZ
A/E	ARCH. AND/OR ENGR.	LLV	LONG LEG VERT.
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	LN	LINE
ADD	ADDITIONAL	LT	LIGHT
ADDM	ADDENDUM	LSL	LAMINATED STRAND LUMBER
AGG	AGGREGATE	LSLT	LONG SLOTTED
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LVL	LAMINATED VANEER LUMBER
ALT	ALTERNATE	LWC	LIGHT WEIGHT CONCRETE
APPLIC	APPLICABLE	MAS	MASONRY
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECT	MB	MACHINE BOLT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MCJ	MASONRY CONTROL JOINT
		MECH	MECHANICAL
		MEP	MECHANICAL, ELECTRICAL, PLUMBING
BLDG	BUILDING	MEZZ	MEZZANINE
BLW	BELOW	MFR	MANUFACTURER
BM	BEAM	MIN	MINIMUM
BN	BOUNDARY NAILING	MISC	MISCELLANEOUS
BTM	BOTTOM	MONO	MONOLITHIC
BRG	BEARING	MSJC	MASONRY STANDARDS JOINT COMMITTEE
BRK	BRICK		
C	CAMBER	MTL	METAL
CALC	CALCULATIONS	(N)	NEW
CANT	CANTILEVERED	NA	NOT APPLICABLE
CD	CONTRACT DOCUMENTS/ CONTRACT DRAWINGS	NGVD	NATIONAL GEOGRAPHIC VERTICAL DATUM
CJ	CONTROL/CONST. JOINT	NIC	NOT IN CONTRACT/SCOPE
CJP	COMPLETE JOINT PENETRATION	NS	NEAR SIDE
CL	CENTER LINE	NTS	NOT TO SCALE
CLR.	CLEAR	NWC	NORMAL WEIGHT CONCRETE
CMU	CONC. MAS. UNIT	OAE	OR APPROVED EQUAL
CO	CLEAN OUT	OC	ON CENTER SPACING
COL.	COLUMN	OD	OUTSIDE DIA.
COMP.	COMPONENTS	OF	OUTSIDE FACE
CONC	CONCRETE	OPNG	OPENING
CONF	CONFIGURATION	OPP	OPPOSITE/ OPP. HAND
CONTR	CONTRACTOR	OSB	ORIENTED STRAND BOARD
COORD	COORDINATE	OWSJ	OPEN WEBBED STEEL JOIST
CTR	CENTER	OWWJ	OPEN WEBBED WOOD JOIST
d	PENNY NAIL	PARL	PARALLEL
DB	DECK BEARING	PCF	POUNDS PER CUBIC FOOT
DBL	DOUBLE	PEN	PENETRATION
DBA	DEFORMED BAR ANCHOR	PER	PERIODIC
DBE	DECK BEARING ELEV.	PERP	PERPENDICULAR
DEFL	DEFLECTION	PJP	PARTIAL JOINT PENETRATION
DEG	DEGREE	PL	PLATE
DTL	DETAIL	PLF	PER LINEAR FOOT
DIA	DIAMETER	PLUM	PLUMBING
DIAG	DIAGONAL	PMB	PREMANUFACTURED METAL BUILDING
DIM	DIMENSION		
DL	DEAD LOAD (ASD, UNO)	PNL	PANEL
DN	DOWN	PNT	POINT
DR	DRAIN	PSF	LBS. PER SQUARE FOOT
DTL	DETAIL	PSI	LBS. PER SQUARE INCH
DWG	DRAWING	PT	POST TENSIONED
DWL	DOWEL	QA	QUALITY ASSURANCE
E	MODULUS OF ELASTICITY	QC	QUALITY CONTROL
EA	EACH	QTY	QUANTITY
EF	EACH FACE	RAD	RADIUS
EJ	EXPANSION JOINT (SEISMIC SEPERATION)	RD	ROOF DRAIN
ELEC	ELECTRICAL	RECT	RECTANGULAR
ELEV.	ELEVATION	REINFP	REINFORCING/REINFORCED
E.N.	EDGE NAILING	REQ'D	REQUIRED
E.O.R.	ENGR. OF RECORD	RET	RETAINING
ENGR.	ENGINEER	RF	REQUEST FOR INFORMATION
EQUIP	EQUIPMENT	RFI	RIGHT FOR INFORMATION
ESR	ENGINEERING STANDARD REFERENCE (DOCUMENT)	RHS	RIGHT HAND SIDE
		RST	ROUGH SAWN TIMBER
EQ.	EQUAL	RTU	ROOF TOP UNIT
EW	EACH WAY	SCHED	SCHEDULE
EXT.	EXTERIOR	SELF	SELF DRILLING SCREWS
(E)/EXIST.	EXISTING	SECT	SECTION
(F)	FUTURE	SER	STRUC. ENGR. OF RECORD
FD	FLOOR DRAIN	SF	SQUARE FOOT (FEET)
FF	FINISHED FLOOR	SGL	SINGLE
FG	FINISHED GRADE	SHT/	SHEET
FLR	FLOOR	SHEATH	SHEATHING/SHEETING
FLEX	FLEXURAL	SI	SPECIAL INSPECTION
FND	FOUNDATION	SIM	SIMILAR
FP	FULL PENETRATION	SL	SNOW LOAD
FS	FAR SIDE	SOG	SLAB ON GRADE
FRMG	FRAMING	SPA	SPACING
FT	FOOT	SPEC	SPECIFICATION
FTG	FOOTING	SO	SQUARE
GA	GAUGE	SS	STAINLESS STEEL
GALV	GALVANIZED	SSLT	SHORT SLOTTED
GLB	GLU-LAMINATED BEAM	STAG	STAGGERED
GR	GRADE	STIFF	STIFFENER
GB	GRADE BEAM	STIR	STIRRUP
GSN	GENERAL STRUC. NOTES	STD	STANDARD
GYP	GYPNUM	STL	STEEL
HB	HORIZ BRIDGING	STRUC	STRUCTURE
HD	HOLD DOWN		
HORIZ	HORIZONTAL	SYM	SYMMETRIC
HSA	HEADED STUD ANCHOR	T&B	TOP & BOTTOM
HSS	HOLLOW STRUCTURAL SECTION	T&G	TONGUE & GROOVE
HT	HEIGHT	TEMP	TEMPERATURE
I	MOMENT OF INERTIA	THRU	THROUGH
IBC	INTERNATIONAL BUILDING CODE	TL	TOTAL LOAD (ASD, UNO)
IF	INSIDE FACE	T.O.	TOP OF (elevation)
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	T.O.B.	TOP OF BEAM
ICC	INTERNATIONAL CODE COUNCIL	T.O.C.	TOP OF CONCRETE
ID	INSIDE DIAMETER	T.O.D.	TOP OF DECK
IEBC	INTERNATIONAL EXISTING BUILDING CODE	T.O.F.	TOP OF FTG
IN	INCH	T.O.G.	TOP OF GIRDER
INT	INTERIOR	T.O.M.	TOP OF MASONRY
IRC	INTERNATION RESIDENTIAL CODE	T.O. PAR	TOP OF PARAPET
JBE	JOIST BEARING ELEV.	T.O.S.	TOP OF STL
JT	JOINT	T.O.W.	TOP OF WALL
KIP	1,000 LBS.	TS	TUBE STEEL
KLF	KIP PER FOOT	TYP	TYPICAL
L	ANGLE	TWS	THREADED WELDED STUD
ld	DEVELOPMENT LENGTH	U.N.O.	UNLESS NOTED OTHERWISE
LAT	LATERAL	VERT	VERTICAL
LBS	POUNDS	VOL	VOLUME
LF	LINEAL FOOT	W/	WITH
LFRS	LAT. FORCE RESISTING SYSTEM	WF	WIDE FLANGE
		W/O	WITHOUT
		WL	WIND LOAD
		WP	WORK POINT
		WT	WEIGHT
		WWF	WELDED WIRE FABRIC
		XB	CROSS BRACE
		XS	EXTRA STRONG
		XXS	DOUBLE EXTRA STRONG
		(#)	NUMERICAL QUANTITY

LEGEND OF SYMBOLS (WOOD)



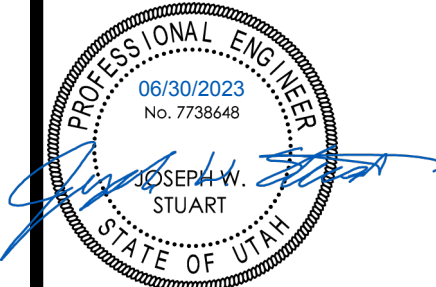
STRUCTURAL SHEET INDEX

SHEET #	SHEET NAME
S0.1	COVER SHEET
S0.2	GENERAL STRUCTURAL NOTES
S1.1	FOUNDATION/ ROOF FRAMING PLAN
S5.1	FND. SCHED./ TYP. DTL'S
S5.2	FOUNDATION DETAILS
S5.3	SHEAR WALL DETAILS
S5.4	FRAMING SCHEDULES/ DETAILS
S5.5	ROOF FRAMING DETAILS

PLAN MARKS

BF#	BRACED FRAME	GB#	GRADE BEAM
BM#	BEAM	LS#	LAT. STRAP
CB#	CONCRETE BEAM	LP#	LAT. PLATE
CC#	CONCRETE COLUMN	MC#	MASONRY COLUMN
CJ#	CONC. JOIST	MF#	MOMENT FRAME
CL#	CONC. LINTEL	MJ#	MASONRY JAMB
CP#	CONC. PIER	ML#	MASONRY LINTEL
CS#	CONC. SLAB	MP#	MASONRY PIER
CW#	CONC. WALL	MW#	MASONRY WALL
DP#	DRILLED PIER	RW#	RETAINING WALL
FC#	CONTINUOUS FTG.	BP#	BASE PLATE
FM#	MAT FTG.	SC#	STL. COLUMN
FR#-#	RECT. FTG.	SW#	SHEAR WALL
FS#	SQUARE FTG.	PB#	PANEL BLOCK
FT#	THICKENED SLAB FTG.	PL#	STEEL CAP PLATE
FW#	FND. WALL	WD#	WOOD DIAPHRAGM

DRI
Structural Consultants



CLOSET BUTLER STORAGE ADDITION

MAYWOOD DEVELOPMENT CO.
1272 WEST SPORTSPLEX DRIVE, KAYSVILLE,
UTAH 84037

Rev. # Rev. Date Rev. Desc.

Project No. 122055-2216

Engineer JWS

Drawn By LJW

Checked By JWS

Date 07/05/2022

COVER SHEET

S0.1

PERMIT SET

\\DRI\EX-2-10R1_Docs\DR\DR1_Files\proj\221205_2216_acri_rna_ClosetButlerAdd_06_Drawings\04_Structural\2205_ClosetButlerAdd_S00pgs_Rev1(12/20).rv

CLOSET BUTLER STORAGE ADDITION
6/30/2023 2:58:18 PM

1. DESIGN CRITERIA:
- A. BASIS OF DESIGN: 2018 IBC.
- B. OCCUPANCY CATEGORY: II
- C. FLOOR LIVE LOADS: 40 PSF / 300 LBS
- D. LIVE LOAD REDUCTION (PER 1607.9) NOT USED
- E. ROOF LIVE LOAD: 20 PSF / 300 LBS
- F. ROOF SNOW LOADS:
- a. GROUND SNOW LOAD PS: 43 PSF
- b. FLAT ROOF SNOW LOAD, PF: 30 PSF
- c. SNOW EXPOSURE FACTOR, CE: 1.0
- d. SNOW LOAD IMPORTANCE FACTOR, I: 1.0
- e. THERMAL FACTOR, CT: 1.0
- G. WIND DESIGN DATA
- a. BASIC WIND SPEED (3-SEC.): 140 MPH**
- b. WIND IMPORTANCE FACTOR, I: 1.0
- c. WIND EXPOSURE (ORIGINATING DIRECTION):
- d. ALL DIRECTIONS: 0.18
- e. INTERNAL PRESS. COEFF.: +/- 0.18
- f. COMPONENTS & CLADDING: EACH COMPONENT TO BE SPECIFICALLY DESIGNED PER ASCE 7-10.
- H. SEISMIC DESIGN DATA:
- a. IMPORTANCE FACTOR, I: 1.0
- b. MAPPED SPECTRAL RESPONSE: 1.400
- c. SD1: 0.491
- d. SD1: 0.933
- e. SD1: 0.494
- f. DESIGN CLASS: D
- g. SEISMIC DESIGN CATEGORY: D
- h. BASIC SEISMIC-FORCE RESISTING SYSTEM(S)
- i. SYSTEM / BUILDING
- j. RESPONSE MOD. FACTOR(S): R: 6.5
- k. SEISMIC RESPONSE COEFF.(S): CS: 0.15
- l. DESIGN BASE SHEAR: V: WT * CS
- m. ANALYSIS PROCEDURE USED: EQUIV. LAT FORCE
- I. GEOTECHNICAL:
- a. CONSTRUCTION LOAD BEARING: 1,500 PSF
- b. MIN. FROST DEPTH: 30 IN
- c. ELEV. 4,340 FT.

2. DRAWINGS:

- A. THE STRUCTURAL NOTES AND DRAWINGS ARE INTENDED TO COMPLEMENT THE SHOP DRAWINGS (IF APPLICABLE) WHICH ARE PART OF THE CONSTRUCTION DOCUMENTS.
- B. 3-D REPRESENTATIONS, IF APPLICABLE, ARE INTENDED TO ASSIST IN THE CONSTRUCTION. HOWEVER SPECIFIC ITEMS MAY OR MAY NOT BE MODELED OR MAY BE MODELED INCORRECTLY, AND STILL MEET THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. ALL FRAMING WITH THE STRUCTURAL FRAMING PLANS, STRUCTURAL DETAILS, AND ARCHITECTURAL PLANS.
- C. NOT ALL STRUCTURAL MEMBERS ARE SHOWN IN 3-D VIEW.
- D. THE ARCHITECTURAL DOCUMENTS (IF APPLICABLE) ARE THE PRIME CONSTRUCTION DOCUMENTS. THE STRUCTURAL DOCUMENTS ARE SUPPLEMENTARY TO, AND USED IN CONJUNCTION WITH, THE ARCHITECTURAL DOCUMENTS AND OTHER CONSULTANTS DOCUMENTS.
- E. THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE SUPERVISION OF A LICENSED ENGINEER TO MEET OR EXCEED INDUSTRY STANDARDS; HOWEVER, THESE CONSTRUCTION DOCUMENTS ARE BASED ON LIMITED INFORMATION, VARIABLE SITE CONDITIONS, ETC. ALL SITUATIONS, ELEMENTS AND CONDITIONS MAY NOT BE EXPLICITLY DEPICTED IN THESE DRAWINGS.
- F. GIVEN THE LIMITED INFORMATION PROVIDED, VARIOUS CIRCUMSTANCES AND SITE CONDITIONS, IT IS NECESSARY THAT THE WORK DEPICTED BE PERFORMED BY A QUALIFIED AND EXPERIENCED CONTRACTOR, INCLUDING CONTRACTOR'S EMPLOYEES OR SUB-CONTRACTORS, WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE BUILDING CODE REQUIREMENTS, INDUSTRY-STANDARD PRACTICES, AND HIGH QUALITY OF WORKMANSHIP.
- G. ALL OMISSIONS OR CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL BE FOLLOWED AS SPECIFICALLY DIRECTED BY THE ARCHITECT/ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- H. SPECIFIC NOTES AND DETAILS ON THE CONSTRUCTION DOCUMENTS SHALL GOVERN OVER THE STRUCTURAL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN. TYPICAL OR SIMILAR DETAILS REFER TO GENERAL CONDITIONS BEING ADDRESSED AND ARE NOT NECESSARILY DETAILS LABELED "TYPICAL" OR "SIMILAR" IN THE PLANS AND DOCUMENTS.
- I. DRAWINGS AND DETAILS HAVE BEEN PREPARED WITH THE INTENT TO VISUALLY REPRESENT INFORMATION PROVIDED IN SCALED FORM. ITEMS NOT SPECIFICALLY DIMENSIONED, ALTHOUGH INFORMATIONAL, SHOULD NOT BE SCALED ON PLANS OR DETAILS, REGARDLESS OF ANY SPECIFIC SCALE NOTED ON THE PLAN OR TITLE BLOCK.
- J. DETAILS MAY SHOW ONLY ONE VIEW OF AN ELEMENT(S) AND/OR MAY OMIT INFORMATION/ITEMS FOR CLARITY.
- K. WHERE REFERENCE IS MADE TO VARIOUS MATERIAL STANDARDS, SUCH STANDARDS SHALL BE THE EDITION REFERENCED IN THE GOVERNING BUILDING CODE.
- L. NOTICE OF COPYRIGHT: THESE DOCUMENTS, INCLUDING ANY DRAWING OR DETAIL, ARE HEREBY COPYRIGHTED BY DRI. ALL RIGHTS RESERVED. THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE FOR ONE USE ONLY. REPRODUCTION AND DISTRIBUTION OF THESE DRAWINGS IS ONLY ALLOWED AS REQUIRED FOR REGULATORY AGENCIES AND FOR CONVEYANCE OF INFORMATION TO CONTRACTED PARTIES IN THE CONSTRUCTION OF THIS PROJECT. THESE DOCUMENTS SHALL NOT BE REPRODUCED OR COPIED, IN PART OR WHOLE BY ANY PARTY FOR USE IN PREPARATION OF SHOP DRAWINGS OR OTHER SUBMITTALS.
3. CONTRACTOR RESPONSIBILITIES:
- A. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS. IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE FABRICATION OR CONSTRUCTION OF ANY AFFECTED ELEMENTS.
- B. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES TO ESTABLISH AND VERIFY ANY ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM SUCH AS OPENINGS, PENETRATIONS, INSERTS, MECHANICAL AND ELECTRICAL EQUIPMENT, ETC. SIZES AND LOCATIONS OF MECHANICAL AND OTHER EQUIPMENT OR ANY OF THE ITEMS PREVIOUSLY LISTED, THAT DIFFER FROM THOSE SHOWN ON THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER. ANY INTERFERENCES OR CONFLICTS OF ANY ITEM WITH A STRUCTURAL ELEMENT SHALL ALSO BE REPORTED IMMEDIATELY TO THE ENGINEER / ARCHITECT.

- C. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO MODIFY THE CONTRACT DOCUMENTS. CHANGES, MODIFICATIONS OR SUBSTITUTIONS MAY BE MADE ONLY BY AN AUTHORIZED REPRESENTATIVE OF DRI. ENGINEER SHALL NOT BE LIABLE FOR ANY CLAIMS ARISING DIRECTLY OR INDIRECTLY FROM CHANGES MADE WITHOUT WRITTEN AUTHORIZATION BY AN AUTHORIZED REPRESENTATIVE. ANY SUCH WORK DONE BY THE CONTRACTOR BEFORE RECEIVING WRITTEN APPROVAL WILL BE AT THE CONTRACTOR'S RISK.
- D. ENGINEER SHALL NOT BE RESPONSIBLE FOR ACTIVITIES UNDER CONTROL OF THE CONTRACTOR. ENGINEER SHALL NOT BE RESPONSIBLE FOR FABRICATION, ERECTION AND CONSTRUCTION REQUIREMENTS AS PRESCRIBED BY OSHA OR OTHER REGULATORY AGENCIES REGARDLESS OF INDICATIONS IN THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND CONSTRUCTION SITE SAFETY IN ORDER TO COMPLY WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING AS REQUIRED FOR THE CHOSEN METHOD OF ERECTION AND FOR THE SAFETY OF LIFE AND PROPERTY. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL THE ENTIRE STRUCTURAL SYSTEM HAS BEEN COMPLETED. DESIGN OF ALL SHORING AND BRACING IS BY OTHERS AT NO ADDITIONAL COST TO THE OWNER.
- F. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE PROTECTION FOR ALL STRUCTURAL ITEMS FROM CORROSION DUE TO MOLD, CONDENSATION, RUST, CHEMICAL REACTIONS, ETC.
- G. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS OR EQUIPMENT PLACED ON THE STRUCTURE IN QUANTITIES OR MASSES DO NOT EXCEED THE DESIGN LOADS STATED HEREIN OR THE DESIGN LOAD BEARING CAPACITY OF SHORING PROVIDED BY THE CONTRACTOR.

SPECIAL INSPECTION

- A. THE SPECIAL INSPECTOR SHOULD VERIFY ANY SIGNATURE BLOCKS ON THE TITLE BLOCK ARE SIGNED & DATED BY THE RESPECTIVE PARTIES.
- B. SPECIAL INSPECTIONS ARE NOT REQUIRED.

SHOP DRAWINGS:

- A. SEE SPECIFICATIONS AND THIS SECTION FOR REQUIRED SUBMITTALS.
- B. REVIEW OF SUBMITTALS BY DRI IS FOR GENERAL COMPLIANCE WITH THE STRUCTURAL CONSTRUCTION DOCUMENTS ONLY AND IS NOT INTENDED AS DESIGN APPROVAL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SIZES, DIMENSIONS, AND ELEVATIONS ON SUBMITTALS AS RELATED TO CONSTRUCTION DOCUMENTS.
- C. PREPARATION OF SHOP DRAWINGS FOR STRUCTURAL ELEMENTS MAY REQUIRE INFORMATION NOT FOUND IN THE STRUCTURAL CONSTRUCTION DOCUMENTS. COORDINATION BETWEEN THE ARCHITECTURAL (IF APPLICABLE) AND OTHER CONSULTANT DOCUMENTS MAY BE REQUIRED. THE SHOP DRAWING REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF COMPLETING THE PROJECT ACCORDING TO THE CONSTRUCTION DOCUMENTS.
- D. SUBMITTALS SHALL BE MADE IN A TIMELY MANNER (AS STATED IN THE SPECIFICATIONS).
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS AND COMPLETENESS OF SHOP DRAWINGS.
- F. ANY DEVIATIONS ON THE SHOP DRAWINGS FROM THE CONSTRUCTION DOCUMENTS SHALL BE CLOUDED ON THE SHOP DRAWINGS PRIOR TO REVIEW BY THE ENGINEER.
- G. SHOP DRAWINGS MADE FROM REPRODUCTIONS OF THE STRUCTURAL CONSTRUCTION DOCUMENTS WILL BE REJECTED. STRUCTURAL PLANS MAY BE AVAILABLE FOR USE IN SHOP DRAWING PREPARATION (EITHER HARD COPY OR ELECTRONIC) AT THE DISCRETION OF THE STRUCTURAL ENGINEER WITH PRIOR CONSENT, SIGNED RELEASE AGREEMENT, ETC.
- H. THE CONTRACTOR SHALL ALLOW A MINIMUM OF 5 BUSINESS DAYS FOR REVIEW OF EACH SHOP DRAWING. THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL COPY OF THE SHOP DRAWING SUBMITTAL FOR THE ENGINEER OF RECORD.

DEFERRED DESIGNS / SUBMITTALS:

- A. DEFERRED DESIGN IS A PART OR PORTION OF THE PROJECT THAT WAS NOT DESIGNED BY THE PROJECT ENGINEER OF RECORD. IT HAS BEEN DELEGATED TO THE CONTRACTOR TO COORDINATE THE DESIGN ELEMENTS WITH THE SPECIFIC MANUFACTURERS AND SUPPLIERS USED. ON ALL DEFERRED ITEMS, AN INDEPENDENT DESIGN MUST BE COMPLETED AND COORDINATED WITH THE ORIGINAL CONSTRUCTION DRAWINGS. THE COMPLETE SUBMITTAL FOR DEFERRED ELEMENTS (DEFERRED SUBMITTAL) MUST BE REVIEWED BY THE E.O.R. PRIOR TO ANY CONSTRUCTION OR FABRICATION OF ANY PORTION OF THE DEFERRED ITEM (SEE SHOP DRAWING NOTES AND SPECIFICATIONS (IF APPLICABLE) FOR ADDITIONAL CLARIFICATIONS AND REQUIREMENTS ON DEFERRED SUBMITTALS.
- B. THE DESIGN AND DETAILING OF PRE-FABRICATED STRUCTURAL ITEMS (INCLUDED, BUT NOT LIMITED TO FLOOR TRUSSES, ROOF TRUSSES, STEEL STAIRS AND OTHER DEFERRED SUBMITTAL ITEMS) ARE NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS AND SHALL BE DONE BY OTHERS UNLESS SPECIFICALLY NOTED OTHERWISE.
- C. ANY ENGINEERED DRAWINGS OR STRUCTURAL CALCULATIONS ON DEFERRED STRUCTURAL ITEMS SUBMITTED TO DRI FOR REVIEW SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER (OR PROFESSIONAL ENGINEER, IF APPLICABLE) LICENSED IN THE APPLICABLE STATE. DRI SHALL NOT BE HELD RESPONSIBLE FOR THE CORRECTNESS OR COMPLETENESS OF ENGINEERED DRAWINGS OR STRUCTURAL CALCULATIONS PERFORMED BY OTHERS.
- D. ALL ITEMS LISTED AS DEFERRED STRUCTURAL SUBMITTALS REQUIRE SHOP DRAWING SUBMITTALS. REQUIRED DEFERRED STRUCTURAL SUBMITTALS SPECIFICALLY INCLUDE THE FOLLOWING:
- (1) PRE-MANUFACTURED WOOD TRUSSES

FOUNDATION:

- A. DESIGN SOIL PRESSURE: SEE GSN / DESIGN CRITERIA
- B. ALL FOOTINGS SHALL BE PLACED ON MECHANICALLY COMPACTED FILL. COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557).
- C. UNLESS NOTED OTHERWISE, ALL CONCRETE SLABS ON EARTH SHALL BEAR ON STRUCTURAL FILL COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557).
- D. TOP OF FOOTING ELEVATIONS SHOWN ON THE FOOTING AND FOUNDATION PLAN ARE BASED ON PRELIMINARY GRADING INFORMATION AND MUST BE VERIFIED PRIOR TO CONSTRUCTION. STEPS WHERE SHOWN ARE AT APPROXIMATE LOCATIONS. ALL EXTERIOR FOOTINGS MUST BEAR A MINIMUM OF 36 INCHES BELOW LOWEST ADJACENT FINAL GRADE.
- E. ALL WALLS (EXCEPT CANTILEVERED RETAINING WALLS) SHALL BE ADEQUATELY BRACED AGAINST LATERAL MOVEMENT PRIOR TO BACKFILLING. DESIGN AND ERECTION OF BRACING/SHORING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. BRACING SHALL REMAIN IN PLACE UNTIL SUPPORTING STRUCTURAL ELEMENTS ARE IN PLACE AND HAVE ATTAINED FULL STRENGTH.

- F. UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS TO BE CENTERED BELOW COLUMNS.
- G. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL HAVE VERTICAL FACES FORMED WITH STANDARD FORMING MATERIALS (WOOD, METAL, ETC.), WITH PRIOR APPROVAL OF ARCHITECT AND ENGINEER. CONCRETE FOR FOOTINGS CAN BE PLACED IN EXCAVATED "SOIL" FORMS PROVIDED THAT THE DIMENSIONS ARE INCREASED 3" ON EACH SIDE.

8. CONCRETE:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT, REMOVAL AND COST OF ALL FORM WORK, SHORING, POUR STOPS, ETC. REQUIRED TO CONSTRUCT ALL CONCRETE WORK. SUCH FORM WORK IS NOT NECESSARILY SHOWN ON THE STRUCTURAL PLANS OR DETAILS.
- B. SUPPORTING FORMS AND SHORING SHALL NOT BE REMOVED UNTIL STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY CONSTRUCTION LOAD TO WHICH THEY MAY BE SUBJECTED. IN NO CASE SHALL FORMS AND SHORING BE REMOVED IN LESS THAN 24 HOURS AFTER CONCRETE PLACEMENT.
- C. UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS TO BE CENTERED BELOW COLUMNS.
- D. CONCRETE SHOULD BE SUPPLIED IN ACCORDANCE WITH ACI 318 AND THE FOLLOWING REQUIREMENTS:

CONC. USE	COMP. STRENGTH fc (psi)	Exp. Class	Cement Type *	Max W/ CM Ratio	Max Fly ash	Air Content %	Agg. Size, Max.	Slump Limit*
Figs#	4500	F1, S0,	I, II	0.45	50%	5%	1 1/2"	4"
Fnd Walls	4500	F1, S0, P0, C1	I, II	0.45	25%	5%	3/4"	4"
Int. Slabs on Grade	3000	F0, S0, P0, C0	I, II	0.50	25%	1.5%	1"	4"

TABLE FOOTINGS:

- a) CEMENT TO COMPLY WITH ASTM C150. USE TYPE V CEMENT WHERE REQUIRED BY SOILS REPORT.
- b) AIR CONTENT +/- 1.5%, MEASURED AT POINT OF FINAL PLACEMENT. AIR ENTERING ADMIXTURES SHALL COMPLY WITH ASTM C260 (WHEN USED). CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX. UNREINFORCED CONCRETE SLABS ON GRADE MAY HAVE CALCIUM CHLORIDE NOT EXCEEDING ONE PER ENTAINMENT SHALL BE ADJUSTED FOR THE USE OF ADMIXTURES AND FLY ASH.
- c) SLUMP LIMIT +/- 1" APPLIES TO NON-PLASTICIZED CONCRETE. TEST SHALL BE CONDUCTED PRIOR TO ADDING PLASTICIZER IF USED.
- d) THE REQUIRED COMPRESSIVE STRENGTH SPECIFIED IS PERMITTED TO BE EVALUATED AT 56 DAYS INSTEAD OF STANDARD 28 DAYS FOR FOOTING CONCRETE WITH FLY ASH CONTENT EXCEEDING 25%.
- E. MATERIALS, UNLESS NOTED OTHERWISE:
- 1) NORMAL WEIGHT AGGREGATES: ASTM C 330
- 2) LIGHT WEIGHT AGGREGATES: ASTM C 330
- 3) LIGHT WEIGHT CONCRETE: ≤ 100 (± 3) PCF
- 4) FLY ASH, CLASS F POZZOLAN: ASTM C618
- 5) REINFORCING STEEL:
- a. GRADE 60 (FY = 60 KSI): ASTM 615
- b. DEFORMED BAR ANCHORS (DBA): ASTM A496
- 7) HEADED STUD ANCHORS (HSA): ASTM A108
- 8) ANCHOR BOLTS: ASTM F1554

NOTE BELOW

- a. F1554 IS AN ANCHOR BOLT SPECIFIC MANUFACTURING SPECIFICATION, NOT A MATERIAL SPECIFICATION. ANY PROPERLY SIZED BOLT, WHETHER IT BE A PROPRIETARY PRODUCT OR SPECIALLY MACHINED BOLT, MAY BE USED ACCORDINGLY PROVIDED IT CONFORMS TO THE MATERIAL AND MANUFACTURING REQUIREMENTS SET FORTH IN ASTM F1554.
- b. WHERE NOT SPECIFICALLY SPECIFIED, GRADE 36 MAY BE USED, IF WELDING OF A.B. IS REQ'D. USE GRADE 55-S1. (IE. W/ S1 SUPPLEMENT).
- c. A.B. NUTS (WHERE APPLIC.): A563A HEX (1-1/2" DIA.)
- d. A.B. NUTS (WHERE APPLIC.): A563A HEAVY HEX (1-1/2" DIA.)
- e. A.B. WASHER (WHERE APPLIC.): F436 HARDENED WASHER
- 9) ADMIXTURES: AIR-ENTRAINING ADMIXTURES SHALL COMPLY WITH ASTM C 260 (WHEN USED). CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX. UNREINFORCED CONCRETE SLABS ON GRADE MAY HAVE CALCIUM CHLORIDE NOT EXCEEDING ONE PERCENT.
- 10) TYPE III CEMENT COMPLYING WITH ASTM C-150 SHALL BE USED FOR ALL CONCRETE.
- 11) THE WATER/CEMENT RATIO FOR CONCRETE 4000 PSI AND GREATER SHALL NOT EXCEED 0.5 (GROUT MIXES ARE EXCLUDED).
- 12) THE SLUMP OF ALL CONCRETE SHALL BE LIMITED TO 4" UNLESS PLASTICIZERS ARE USED.
- 13) PROVIDE AIR ENTRAINING AS RECOMMENDED BY ACI 318.
- 14) AIR ENTRAINMENT SHALL BE ADJUSTED FOR THE USE OF ADMIXTURES AND FLY ASH.
- 15) FLY ASH SHALL BE A MAXIMUM OF 20% OF THE CEMENTITIOUS MATERIAL.

- F. SEE REINFORCEMENT NOTES FOR REQUIRED CONCRETE COVER.
- G. CONSTRUCTION JOINTS AND CONTROL JOINTS:

- 1) PROVIDE A BEVELED 2 X 4 INTERMEDIATE KEYWAY THAT SHALL BE INSTALLED IN ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS INCLUDING BETWEEN TOP OF FOOTING AND FOUNDATION WALLS. IN ADDITION, ALL JOINTS SHALL BE INTENTIONALLY ROUGHENED TO FULL AMPLITUDE OF APPROXIMATELY 1/8" INCH.
- 2) CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1:25:1. CONTROL JOINTS SHALL BE COMPLETED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
- 3) CONTROL JOINTS MAY BE INSTALLED BY:
- a. SAW CUT A DEPTH OF 1/4" THE THICKNESS OF THE SLAB.
- b. TOOLED JOINTS A DEPTH OF 1/4" THE THICKNESS OF THE SLAB.
- c. INSTALL CONSTRUCTION OR CONTROL JOINTS IN SLABS ON GRADE AT A SPACING NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS NOTED OTHERWISE.

H. CONSTRUCTION:

- 1) USE CHAIRS OR OTHER SUPPORT DEVICES RECOMMENDED BY THE CRSI TO SUPPORT BAR AND THE REINFORCEMENT BARS AND W.W.F. PRIOR TO PLACING CONCRETE. W.W.F. SHALL BE CONTINUOUSLY SUPPORTED AT 36" O.C. MAXIMUM.
- 2) REINFORCING STEEL FOR SLABS ON GRADE SHALL BE ADEQUATELY SUPPORTED ON PRECAST CONCRETE UNITS. LIFTING THE REINFORCING OFF THE GRADE DURING PLACEMENT OF CONCRETE IS NOT PERMITTED.
- a. TRUSSES & TRUSS BLOCKING (IF APPLICABLE):

- 2) CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL OPENINGS, CURBS, DOWELS, SLEEVES, CONDUITS, BOLTS, INSERTS AND OTHER EMBEDDED ITEMS PRIOR TO CONCRETE PLACEMENT.
- 3) ALL EMBEDS AND DOWELS SHALL BE SECURELY TIED TO FORM WORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.
- 4) NO PIPES, DUCTS, SLEEVES, ETC. SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. PENETRATIONS THROUGH WALLS WHEN APPROVED SHALL BE BUILT INTO THE WALL PRIOR TO CONCRETE PLACEMENT. PENETRATIONS WILL NOT BE ALLOWED IN FOOTINGS OR GRADE BEAMS UNLESS DETAILED. PIPING SHALL BE ROUTED AROUND THESE ELEMENTS AND FOOTINGS STEPPED TO AVOID PIPING.
- 5) REINFORCING BARS SHALL NOT BE WELDED. DO NOT SUBSTITUTE REINFORCING BARS FOR DBAs OR HSAs, U.N.O.

I. DETAILING:

- 1) LAP LENGTHS (SEE TYPICAL LAP LENGTH SCHEDULE)
- 2) DO NOT SPICE STIRRUPS AND TIES
- 3) AT JOINTS PROVIDE REINFORCING DOWELS TO MATCH THE MEMBER REINFORCING, UNLESS NOTED OTHERWISE.
- 4) AT ALL DISCONTINUOUS CONTROL OR CONSTRUCTIONS SLAB ON GRADE POINTS, PROVIDE 2-#4 X CONT.
- 5) PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE AND SPACING AS THE HORIZONTAL WALL REINFORCING.
- 6) ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS OR TO THE STRUCTURE BELOW WITH THE SAME SIZE AND SPACING AS THE VERTICAL REINFORCING FOR THE ELEMENT ABOVE. DOWELS EXTENDING INTO THE FOOTING SHALL TERMINATE WITH A 90 DEGREE STANDARD HOOK AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING U.N.O. FOOTING DOWELS (#8 BARS AND SMALLER) WITH HOOKS NEED NOT EXTEND MORE THAN 20" INTO FOOTINGS U.N.O.
- 7) CONCRETE SLAB SHALL BE REINFORCED WITH W1.6XW1.6 WIRE MESH 6"x6" = W1.4XW1.4
- 8) PROVIDE (2) #5 BARS AROUND CONCRETE OPENING IN FLOOR DECKING
- J. UNLESS NOTED OTHERWISE, MINIMUM REINFORCEMENT OF ALL CONCRETE FOUNDATION WALLS SHALL BE:

THICK	TOP & BTM	VERT.	HORIZ
8"	(2) #5	#4@14" O.C.	#4@12" O.C.
10"	(2) #5	#4@12" O.C.	#5 @ 12" O.C.
12"	(2) #5	#4@18" O.C.	#4 @ 18" O.C. E.F.

9. REINFORCING STEEL

- A. ALL REINFORCING BARS SHALL CONFORM TO ASTM STANDARD A-615 GRADE 60 AND ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-185 AND SHALL BE SUPPLIED IN FLAT SHEETS. ADAPTED V.T.E. AND HORIZONTAL REINFORCING STEEL AS SPECIFIED BY ACI 315, TO MAINTAIN EXACT REQUIRED POSITION.
- B. ALL FIELD BENT DOWELS SHALL BE GRADE 40 WITH SPACING INDICATED REDUCED BY 1/3.
- C. UNLESS NOTED OTHERWISE, REINFORCEMENT SHALL HAVE THE FOLLOWING CONNECTIONS:
- 1) CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
- 2) EXPOSED TO EARTH OR WEATHER:
- a. #6 & LARGER: 2"
- b. #5 & SMALLER: 1-1/2"
- 3) NOT EXPOSED TO WEATHER OR EARTH:
- a. SLABS, WALLS, JOISTS, #11 & SMALLER: 3/4"
- b. BEAMS, COLUMNS: MAIN REINFORCING OR TIES: 1-1/2"
- c. SLAB ON GRADE: PLACE REINFORCING AT CENTER OF SLAB UNLESS INDICATED OTHERWISE.
- D. EXCEPT WHERE NOTED ON PLANS OR DETAILS CONTINUOUS REINFORCEMENT SHALL BE SPLICED AT POINTS OF MINIMUM STRESS BY LAPPING PER THE REBAR LAP SCHEDULE.
- E. REINFORCING STEEL MAY BE SPLICED WITH MECHANICAL COUPLERS THAT HAVE A TENSION CAPACITY OF AT LEAST 125% OF THE STRENGTH OF THE BAR. MECHANICAL COUPLERS SHALL BE A POSITIVE CONNECTING TYPE COUPLER, AND SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED ICC RESEARCH REPORT. WHERE THESE ARE USED, SPLICES ON ADJACENT BARS SHALL BE STAGGERED AT LEAST 24 INCHES ALONG THE LENGTH OF THE BARS.
- F. ALL VERTICAL REINFORCING IN STRUCTURAL ELEMENTS ABOVE SHALL BE SPLICED WITH MATCHING DOWELS EMBEDDED WITHIN THE FOOTINGS OR STRUCTURE BELOW. SPLICE LENGTHS SHALL COMPLY WITH REBAR LAP SCHEDULE. DOWELS INTO FOOTINGS SHALL TERMINATE WITH A STANDARD HOOK, AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING, BUT NEED NOT EXTEND MORE THAN 20" INTO FOOTING UNLESS OTHERWISE PERMITTED BY THE STRUCTURAL NOTE "MASONRY".
- G. DO NOT WELD REINFORCING EXCEPT AS NOTED ON PLANS, WHERE REINFORCING IS WELDED, USE ASTM A-706 REINFORCING.
- H. REINFORCING BARS, TIES, AND TENDONS SHALL BE SUPPORTED BY NYLON CONES, PLASTIC-COATED TIE-WIRES, OR PLASTIC-COATED CHAIRS. REINFORCING IN FOOTINGS IS PERMITTED TO BE SUPPORTED ON CONCRETE DOBIES.
- I. UNLESS NOTED OTHERWISE, HOOKS, STIRRUPS, TIES, AND OTHER BENDS IN REINFORCING STEEL SHALL MEET THE STANDARDS SET FORTH IN ACI 318/18/18-08. UNLESS OTHERWISE PERMITTED BY THE ENGINEER, ALL REINFORCEMENT SHALL BE BENT COLD. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, EXCEPT AS SHOWN ON THESE DRAWINGS OR OTHERWISE PERMITTED BY THE ENGINEER.
- J. UNLESS SPECIFICALLY NOTED AND/OR DETAILED IN THE STRUCTURAL DRAWINGS CONDUIT SHALL NOT BE IN CONTACT WITH REINFORCING STEEL.

10. GENERAL TIMBER NOTES

- A. GENERAL:
- 1) THESE NOTES APPLY TO TYPICAL SITUATIONS AND MATERIALS. EACH NOTE SHOULD BE TAKEN AS PROJECT MINIMUM STANDARDS, BUT MAY BE AMENDED AND/OR SUPERSEDED BY OTHER NOTES, DETAILS, SCHEDULES AND SPECIFICATIONS (IF APPLICABLE). "U.N.O." APPLIES TO EACH NOTE IN THE "GENERAL WOOD NOTES" SECTION.
- 2) ALL HORIZONTAL FRAMING MEMBERS SHALL BE INSTALLED WITH THE NATURAL CROWN UP, AS MARKED ON THE MEMBER (U.N.O.).
- 3) ALL FRAMING IN CONTACT WITH FOOTINGS, FOUNDATIONS OR SLABS ON GRADE SHALL BE GRADUALLY SIZED TO USUAL GRADES TO TYPICAL FRAMING MEMBERS AND BE EITHER:
- a. PRESSURE TREATED LUMBER
- b. TIMBERSTRAND LSL TREATED LUMBER
- 4) ALL FRAMING USED IN EXTERIOR APPLICATIONS SHOULD HAVE AN EXTERIOR TREATMENT APPLIED (IE. WOOD PRESERVATIVE). ENGINEERED LUMBER SHOULD NOT BE USED IN EXTERIOR APPLICATIONS UNLESS COVERED APPROVED BY THE MANUFACTURER.
- B. DIMENSIONAL LUMBER
- 1) ALL FRAMING LUMBER SHALL BE DOUGLAS FIR/LARCH CLEARLY MARKED WITH A STAMP BY WPPA APPROVED AGENCY AND SHALL BE GRADED AS FOLLOWS:
- a. TRUSSES & TRUSS BLOCKING (IF APPLICABLE):

1. CHORDS: NO. 1
2. WEBS: NO. 2
3. ROOF/FLOOR FRAMING:
4. BEAMS & STRINGERS: NO. 1.
- b. WALLS:
1. JOISTS & RAFTERS: NO. 1.
2. BEAMS & STRINGERS: NO. 1.
3. POST & TRIMMERS: NO. 1.
4. STUDS: NO. 2.
- c. INTERIOR NON-BEARING WALLS:
1. JOISTS & RAFTERS: NO. 2.
2. BEAMS & STRINGERS: NO. 2.
3. POST & TRIMMERS: NO. 2.
4. STUDS: NO. 2.
- 2) ALL BEARING WALLS SHALL BE 2x6 SPACED AT 16" O.C. BLOCK ALL NON-SHEATHED BEARING WALLS AT 4'-0" O.C. (U.N.O.).
- 3) VERIFY THE STUD SPACING WITH THE ANCHOR BOLT SPACING REQUIREMENTS. WHERE STUDS INTERFERE WITH ANCHOR BOLTS, PROVIDE AN ADDITIONAL FULL-HEIGHT STUD TO ENSURE THAT THE FULL CROSS-SECTIONAL AREA OF THE STUD IS IN CONTACT WITH THE BOLT PLATE.
- 4) EXTERIOR WALLS SHALL HAVE DOUBLE 2X TOP PLATES SPLICED WITH A MINIMUM OF 3'-0" OF OVERLAP AT SPLICES AND SHALL BE CONNECTED WITH A MINIMUM OF (12) 16D NAILS WITH (2) NAILS @ 3' O.C. MAX, STAGGERED.
- 5) AT SHEAR WALLS, PROVIDE DOUBLE 2X END STUDS AT EACH END OF WALL.
- 6) WHERE A BEAM OR COLUMN IS BEARING ON A TOP PLATE, AS A MINIMUM, PROVIDE (2) ADDITIONAL 2X STUDS IN WALL BELOW.

SHEATHING

- 1) SHEATHING SHALL BE APA RATED SHEATHING. EXPOSURE I EXTERIOR GLUE AND PANEL INDEX RATING AS NOTED BELOW (U.N.O.):
- 2) PROVIDE 2X SHAPED BLOCKING AT RIDGES UNLESS A CONTINUOUS MEMBER EXISTS. PANEL EDGES ARE UNBLOCKED (U.N.O.).
- 3) ALL ROOF SHEATHING SHALL HAVE 8D COMMON NAILS AT 6" O.C. AT BOUNDARY (BN) AND EDGES (EN) AND AT 6" O.C. FIELD NAILING (FN). INSTALL FLAT BLOCKING AT ALL PANEL EDGES (U.N.O.).
- 4) ALL FLOOR SHEATHING SHALL HAVE 10D COMMON NAILS AT 6" O.C. AT BOUNDARY (BN) AND EDGES (EN) AND AT 6" O.C. FIELD NAILING (FN). INSTALL FLAT BLOCKING AT ALL PANEL EDGES (U.N.O.).
- 5) AT SHEAR WALLS, SHEATHING SHALL HAVE 8D COMMON NAILS AT 6" O.C. AT BOUNDARY (BN) AND EDGES (EN) AND AT 12" O.C. FIELD NAILING (FN). INSTALL FLAT BLOCKING AT ALL PANEL EDGES (U.N.O.).
- 6) INDIVIDUAL PIECES OF SHEATHING AT ROOF, FLOOR, AND SHEAR WALLS SHALL NOT BE SMALLER THAN 24" IN EITHER DIRECTION AND SHALL SPAN A MINIMUM OF THREE MEMBERS, UNO.
- 7) ALL 2x32" FLOOR/ROOF SHEATHING SHALL BE TONGUE AND GROOVE (U.N.O.).
- 8) ALL ROOF SHEATHING AND WALL SHEATHING AT SHEAR WALLS SHALL HAVE SOLID BLOCKING AT ALL PANEL EDGES (U.N.O.).
- 9) AT ALL OVERBULL LOCATIONS, ROOF SHEATHING SHALL BE COMPLETE BELOW OVERBULLS PRIOR TO OVERBULL CONSTRUCTION.
- 10) AT SHEAR WALLS, PANEL EDGE NAILING IS TO INCLUDE TOP & BOTTOM PLATES, END POSTS, ALL VERTICAL ELEMENTS, HOLD-DOWN ANCHORS AND HORIZONTAL BLOCKING.
- 11) AT ROOF & FLOOR DIAPHRAGMS, PANEL EDGE NAILING IS TO INCLUDE DRAG STRUTS, TENSION CHORDS, BLOCKING OVER BEARING WALLS AND SHEAR WALLS, AND ANY OTHER SPECIAL DIAPHRAGM MEMBERS NOTED ON PLANS.

CONNECTIONS & FASTENERS

- 1) THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE STRUCTURAL CONNECTIONS. CONNECTIONS MUST CARRY THE BEARING CAPACITY OF THE MEMBER AND ANY UPLIFT OR SEISMIC FORCES GENERATED IN THE MEMBER. SPECIAL CONSIDERATION SHALL BE GIVEN TO CRUSHING OF WOOD AT BEARING, SPLITTING AND OR CRACKING, ETC.
- 2) ALL BOLTS THRU WOOD SHALL BE ASTM A-307 AND SHALL HAVE HARDENED WASHERS UNDER ASTM A-563 HEAVY HEX NUT AND BOLT HEADS.
- 3) AT EXPOSED LOCATIONS OR IN TREATED WOOD, NAILS SHALL BE GALVANIZED OR STAINLESS STEEL (SEE NOTE BELOW FOR FASTENERS CONNECTED TO OR IN CONTACT WITH TREATED WOOD). THE HEAD OF ALL NAILS SHALL BE FLUSH WITH SURFACE OF THE SHEATHING. ALL NAILS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
- | NAIL SIZE | SHANK DIAMETER | MIN. PENETRATION INTO SUPPORT MEMBER |
|-----------|----------------|--------------------------------------|
| 60 | 0.113" | 1.25" |
| 80 | 0.131" | 1.50" |
| 100 | 0.148" | 1.63" |
| 120 | 0.168" | 1.63" |
| 160 | 0.162" | 1.75" |
- 4) A CONTINUOUS BEAD OF PERMANENT BOND TIMBER/WOOD ADHESIVE COMPOUND SHALL BE USED TO FASTEN ALL PLYWOOD FLOOR SHEATHING TO FLOOR JOISTS IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS.
- 5) ALL FRAMING ANCHORS, POST CAPS, HOLD DOWNS, COLUMN BASES ETC., TO BE SIMPSON OR APPROVED EQUAL.
- 6) ALL WALL BOTTOM PLATES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS (U.N.O.):
- a. ANCHORAGE TO FOUNDATIONS OR FOOTINGS WITH 3/4" DIAMETER ANCHOR BOLTS AT 32" O.C. WITH 8" MINIMUM EMBEDMENT.
- b. THERE SHALL BE A MINIMUM OF (2) ANCHOR BOLTS PER PLATE WITH END BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 4" FROM EACH END OF EACH PIECE.
- c. WALL BOTTOM PLATES AT SHEAR WALLS SHALL INCLUDE 1/4" X 3" X 5' STEEL PLATE WASHERS BETWEEN THE SILL PLATE AND NUT OF THE ANCHOR BOLT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE SLOTTED DIAGONALLY WITH A WIDTH UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND SLOT LENGTH NOT TO EXCEED 1'-3/4". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
- 7) FASTENERS CONNECTED TO OR IN CONTACT WITH PRESERVATIVE-TREATED AND/OR FIRE-RETARDANT-TREATED WOOD (EXCEPT FOR TIMBERSTRAND LSL TREATED LUMBER AND BORATE BASED TREATMENTS) SHALL BE OF G-185 HOT-DIP GALVANIZED STEEL OR 304 OR 316 STAINLESS STEEL. STAINLESS STEEL AND GALVANIZED STEEL SHALL NEVER BE USED IN CONTACT WITH EACH OTHER.

- 8) ALL NAILS SPECIFIED IN THE DETAILS AND SCHEDULES SHALL BE COMMON NAILS (U.N.O.).
- 9) EXCEPT WHERE NOTED OTHERWISE, THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THE REQUIREMENTS SET FORTH IN IBC TABLE 2304.9.1. CONNECTIONS FOR MULTIPLE PIECES OF ENGINEERED LUMBER SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
- 10) ALL STRUCTURAL MEMBERS SHALL HAVE 1 1/2" BEARING (MINIMUM).
- E. BLOCKING, BRIDGING & MISC.
- 1) ALL JOISTS & RAFTERS SHALL HAVE FULL-HEIGHT BLOCKING AT THEIR BEARING POINTS. CONNECT EACH BLOCK TO THE TOP OF EXTERIOR WALLS WITH SIMPSON A34 CLIP, OR EQUAL, (U.N.O.). EACH RAFTER/JOIST SHALL BE ANCHORED WITH SIMPSON J1, OR EQUAL, (U.N.O.).
- 2) INSTALL BRIDGING AT THE MID-SPAN OF ALL FLOOR JOISTS AND/OR 8'-0" O.C. (WHICHEVER IS SMALLER).
- 3) STANDARD PENETRATIONS THROUGH STRUCTURAL MEMBERS FOR MECH. & PLUM. SYSTEMS, ETC. SHALL BE PROVIDED ON THE CENTERLINE OF THE MEMBERS' DEPTH AND WITHIN THE MIDDLE ONE-THIRD OF THE SPAN. LARGER PENETRATIONS ARE NOT PERMITTED WITHOUT PRIOR APPROVAL.
- 4) BIRD'S MOUTHS' AND OTHER NOTCHING OF STRUCTURAL MEMBERS NOT SPECIFICALLY DETAILED ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL.
- 5) AT FLOOR FRAMING PARALLEL TO EXTERIOR FOUNDATION WALLS, MINIMUM BLOCKING SHOULD BE ADDED AT 4'-0" O.C., WITH A MINIMUM OF (6) NAILS PER BLOCK THROUGH SHEATHING.

F. ENGINEERED MEMBERS

- 1) ALL ENGINEERED LUMBER SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
- 2) GLULAMINATED BEAMS SHALL BE DOUGLAS-FIR INDUSTRIAL APPEARANCE GRADE WITH A COMBINATION NUMBER 24F-V8. EXCEPT CANTILEVERED AND CONTINUOUS BEAMS SHALL BE COMBINATION NUMBER 24F-V8.
- 3) ALL ENGINEERED LUMBER SHALL BE FURNISHED BY TRUS-JOISTRED BUILT CORPORATION OR APPROVED EQUAL AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: (U.N.O.):
- | | MODULUS OF ELASTICITY | FLEXURAL STRESS RATING |
|------|-----------------------|------------------------|
| LVL: | 1,900,000 PSI | 2,600 PSI |
| PSL: | 2,000,000 PSI | 2,900 PSI |
| LSL: | 1,500,000 PSI | 2,250 PSI |
- 4) ALL WOOD "T" JOISTS AND BRIDGING SHALL BE FURNISHED BY THE MANUFACTURER.
- 5) ENGINEERED LUMBER, WITH THE EXCEPTION OF GLU-LAMINATED MEMBERS, SHALL NOT BE USED IN EXTERIOR APPLICATIONS.
- G. PRE-MANUFACTURED TRUSSES
- 1) ALL WOOD TRUSSED RAFTERS SHALL BE FABRICATED IN COMPLIANCE WITH THE ICC RESEARCH COMMITTEE RECOMMENDATIONS FOR THE CONNECTOR PLATES USED. SUBMIT DESIGN CALCULATIONS WITH ENGINEERS SEAL FOR REVIEW WITH SHOP DRAWINGS. PROVIDE CALCULATIONS AND DETAILS FOR ALL TRUSS TO TRUSS CONNECTIONS INCLUDING CONNECTION HARDWARE.
- 2) MINIMUM NOMINAL DIMENSIONS FOR TRUSS MEMBERS ARE AS FOLLOWS:
- a. TOP CHORD: 2x6
- b. BOTTOM CHORD: 2x4
- c. WEBS: 2x4
- 3) TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER THE IBC/IBC, INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD-UP IN VALLEYS, ETC. TRUSS MANUFACTURER SHALL RECOMMEND AND PROVIDE ALL REQUIRED TRUSS BRACING, BLOCKING, TRUSS-TO-TRUSS & TRUSS-TO-BEAM CONNECTIONS, ETC.
- 4) TRUSS DESIGNER TO PROVIDE A DETAILED KEY PLAN AND INDIVIDUAL MEMBER DESIGNS AS PART OF THE SUBMITTAL FOR APPROVAL.
- 5) 3-D REPRESENTATION IS INTENDED TO PORTRAY THE OVERALL DESIGN INTENT. THE SPECIFIC TRUSS DESIGN IS DEFERRED TO THE TRUSS MANUFACTURER. THE PRE-MANUFACTURED TRUSS DESIGNER TO COORDINATE FRAMING, INCLUDING SPECIFIC EAVE CONFIGURATIONS WITH THE ARCHITECTURAL DRAWINGS.
- 6) TRUSS MINIMUM DESIGN LOADING (U.N.O.):
- a. TOP CHORD SNOW LOAD: 40 PSF
- b. TOP CHORD DEAD LOAD: 10 PSF
- c. BOTTOM CHORD DEAD LOAD: 7 PSF
- H. INSTALLATION OF ALL METAL-PLATE-CONNECTED WOOD TRUSSES SHALL COMPLY WITH THE FOLLOWING STANDARDS:
- 1) ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSSES".
- 2) TPI HB "COMMMENTARY AND RECOMMENDATIONS FOR HANDLING INSTALLING & BRACING METAL-PLATE-CONNECTED WOOD TRUSSES".
- 3) TPI DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL-PLATE-CONNECTED WOOD TRUSSES".
- 4) PROVIDE SOLID 2" (NOMINAL) FULL DE

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CLOSET BUTLER STORAGE ADDITION
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GENERAL STATEMENT OF SPECIAL INSPECTIONS	
1.	WHERE APPLICATION IS MADE FOR CONSTRUCTION, THE OWNER SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER IBC 2018. THESE INSPECTIONS ARE IN ADDITION TO THOSE IDENTIFIED IN SECTION 110.
2.	THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR THE INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING. EXPERIENCE OR TRAINING SHALL BE CONSIDERED RELEVANT WHEN THE DOCUMENTED EXPERIENCE OR TRAINING IS RELATED IN COMPLEXITY TO THE SAME TYPE OF SPECIAL INSPECTION ACTIVITIES FOR PROJECTS OF SIMILAR COMPLEXITY AND MATERIAL QUALITIES. THE SPECIAL INSPECTION AGENCY SHALL ALSO COMPLY WITH IBC CHAPTER 17.
3.	ALL MATERIALS INSPECTIONS & TESTS IDENTIFIED IN THE SPECIAL INSPECTION TABLES AND GENERAL STRUCTURAL NOTES ARE TO COMPLY WITH THE REFERENCES AND STANDARDS LISTED IN THE TABLES IN IBC, CHAPTERS 17, 35 & ELSEWHERE IN THIS CODE.
4.	THE TYPE AND EXTENT OF SPECIAL INSPECTIONS ARE AS SPECIFIED IN THE INDIVIDUAL SPECIAL INSPECTION TABLES AND PROJECT SPECIFICATIONS.
5.	SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE ARE REQUIRED FOR THE FOLLOWING (SEE PLAN FOR SEISMIC DESIGN CATEGORY): a. THE SEISMIC-FORCE-RESISTING SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F. b. DESIGNATED SEISMIC SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F. c. ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL COMPONENTS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F AS STATED IN IBC CHAPTER 17.
6.	REPORTS OF FINDINGS OR DISCREPANCIES SHALL BE NOTED AND FORWARDED TO THE CONTRACTOR, ARCHITECT, ENGINEERS, AND BUILDING OFFICIAL IN A TIMELY MANNER.
7.	STRUCTURAL OBSERVATION VISITS SHALL BE PERFORMED BY A REPRESENTATIVE OF DRI IN ACCORDANCE WITH THE CONTRACT AS NEEDED TO OBSERVE THE CONSTRUCTION OF CRITICAL BUILDING ELEMENTS (I.E. FOOTINGS, BRACED FRAMES, MOMENT FRAMES, DRAG STRUTS AND THEIR CONNECTIONS, COLLECTORS, AND ROOF AND FLOOR DIAPHRAGMS, ETC.). STRUCTURAL OBSERVATION REPORTS FOR EACH VISIT SHALL BE SENT DIRECTLY TO THE ARCHITECT OR DISTRIBUTED TO THE CONTRACTOR AND BUILDING OFFICIAL. STRUCTURAL OBSERVATION VISITS ARE TO VERIFY THAT WORK IS IN GENERAL CONFORMANCE WITH CONTRACT DOCUMENTS AND SHALL NEITHER BE CONSTRUED AS SPECIAL INSPECTION, INSPECTION BY A BUILDING OFFICIAL, NOR APPROVAL OF COMPLETED CONSTRUCTION.
8.	ITEMS THAT ARE LISTED AS DEFERRED STRUCTURAL SUBMITTALS MAY REQUIRE SPECIAL INSPECTIONS IN ADDITION TO THOSE FOUND IN THESE CONSTRUCTION DOCUMENT. SEE GENERAL STRUCTURAL NOTES (SHOP DRAWINGS/ DEFERRED SUBMITTALS) FOR ADDITIONAL INFORMATION. PERIODIC INSPECTION U.N.O. IS DEFINED AS COMPLETE INSPECTION OF EACH ELEMENT DURING THE CONSTRUCTION PHASE. CONTRACTOR TO COORDINATE AND COOPERATE WITH SPECIAL INSPECTION REQUIREMENTS.
9.	EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND- OR SEISMIC-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND- OR SEISMIC-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF <i>SPECIAL INSPECTIONS</i> .
10.	INSPECTION OF LABELED MATERIALS SHALL BE PER IBC.
11.	INSPECTION OF ARCHITECTURAL, ELECTRICAL, MECHANICAL EQUIPMENT, SHALL BE PER IBC.
12.	TESTING OF NON-STRUCTURAL ITEMS SHALL BE PER IBC.
13.	SPECIAL INSPECTION REQUIREMENTS FOR <i>THE SEISMIC WIND-FORCE-RESISTING SYSTEMS</i> IN ACCORDANCE WITH IBC ARE IN ADDITION TO THE REQUIREMENTS OUTLINED IN THE SPECIAL INSPECTION TABLES IN THESE DOCUMENTS AND IN IBC CHAPTER 17. ALL OTHER ITEMS REQUIRING SPECIAL INSPECTION ARE IDENTIFIED IN THE SPECIAL INSPECTION SCHEDULE(S). IN CASE OF CONFLICT, THE MOST STRINGENT SPECIAL INSPECTION REQUIREMENTS SHOULD BE PERFORMED. SEISMIC WIND-FORCE-RESISTING SYSTEMS AND ALL OTHER SYSTEMS, COMPONENTS THAT ARE SUBJECT TO SPECIAL INSPECTIONS ARE IDENTIFIED ON THESE DOCUMENTS WITH A BOXED ☒ OR ☐ SEE REQUIRED VERIFICATION AND INSPECTION OF WOOD ELEMENTS FOR EXCEPTIONS.

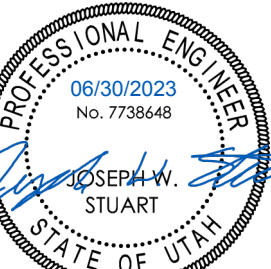
QUALIFICATION OF SPECIAL INSPECTOR	
1.	THE INSPECTION AGENCY SHALL SUBMIT QUALIFICATIONS AND / OR CERTIFICATIONS TO THE BUILDING OFFICIAL, OWNER, AND/OR OWNER'S REPRESENTATIVE TO DETERMINE THAT THE AGENCY MEETS THE APPLICABLE REQUIREMENTS AND IS QUALIFIED TO PERFORM THE TESTS AND INSPECTIONS. a. THE AGENCY SHALL BE OBJECTIVE AND COMPETENT. b. THE AGENCY SHALL ALSO DISCLOSE POSSIBLE CONFLICTS OF INTEREST SO THAT OBJECTIVITY CAN BE CONFIRMED AND SHALL BE INDEPENDENT OF THE CONTRACTOR. c. THE AGENCY SHALL HAVE ADEQUATE EQUIPMENT TO PERFORM REQUIRED TESTS. d. THE EQUIPMENT SHALL BE PERIODICALLY CALIBRATED. e. THE AGENCY SHALL EMPLOY EXPERIENCED PERSONNEL EDUCATED IN CONDUCTING, SUPERVISING AND EVALUATING TESTS AND INSPECTIONS. f. THE SPECIAL INSPECTOR SHALL KEEP RECORDS OF INSPECTIONS. g. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE ARCHITECT, ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. h. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, ENGINEER, CONTRACTOR AND BUILDING OFFICIAL PRIOR TO THE COMPLETION OF THAT PHASE OF WORK. i. WELDING INSPECTOR QUALIFICATION SHALL BE PER (IF APPLICABLE) CHAPTER 17.

SPECIAL INSPECTION SCHEDULE			
ESTABLISHED PER 2018 IBC AND CHAPTER 17			
ITEM		REFERENCE	COMMENTS
	3 ONGOING 3 PERIODIC		
CONCRETE CONSTRUCTION		REFERENCE NOTE C1	1. SPECIAL INSPECTION IS NOT REQUIRED FOR CONC. ISOLATED SPREAD FOOTINGS, CONTINUOUS FOOTINGS, NON-STRUCTURAL SLABS, FOUNDATION WALLS, PATIOS, DRIVEWAYS, AND SIDEWALKS PROVIDED THE REQUIREMENTS OF IBC ARE MET. 2. PERIODIC SPECIAL INSPECTION IS ALLOWED FOR VERIFICATION OF THE WELDABILITY OF REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS, AND SHEAR REINFORCEMENT. PERIODIC SPECIAL INSPECTION IS ALLOWED FOR WELDING OF OTHER ASTM A 706 REINFORCING STEEL NOT INCLUDED IN THE CONTINUOUS SPECIAL INSPECTION REQUIREMENTS NOTED ABOVE. PERFORM AIR, SLUMP AND TEMP. TESTS WHEN CONCRETE SAMPLES ARE CAST. 3. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR VERIFICATION OF IN-SITU CONCRETE STRENGTH FOR POST-TENSIONED CONCRETE PRIOR TO TENSIONING TENDONS OR REMOVING SHORING OR FORMS. 4. EPOXY AND EXPANSION ANCHORS INTO MASONRY OR CONCRETE MAY BE USED ONLY WHEN APPROVED BY ARCHITECT. AND/OR ENGINEER USING AN APPROVED PRODUCT WITH CURRENT PUBLISHED ICC RESEARCH REPORT NUMBERS.
REINFORCING STEEL PLACEMENT	●		
WELDING OF REINFORCING STEEL	●	REFERENCE NOTE 2	
EMBEDDED BOLTS & PLATES	●		
VERIFYING REQUIRED DESIGN MIX	●		
CONCRETE PLACEMENT / SAMPLING	●	REFERENCE NOTE 3	
CURING TEMPERATURE / TECHNIQUES	●		
VERIFICATION OF IN-SITU STRENGTH	●	REFERENCE NOTE 4	
EPOXY / EXPANSION ANCHOR PLACEMENT	●	REFERENCE NOTE 5	
WOOD		●	1. WOOD STRUCTURAL PANEL SHEATHING SHALL BE INSPECTED TO ASCERTAIN THAT GRADE AND THICKNESS ARE IN COMPLIANCE WITH APPROVED BUILDING PLANS. NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES, THE NAIL OR STAPLE DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES, AND SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE MARGINS SHALL ALSO BE INSPECTED AND VERIFIED FOR COMPLIANCE WITH APPROVED BUILDING PLANS. 2. SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, WOOD DIAPHRAGMS, INCLUDING NAILING AND BOLTING AND OTHER FASTENING TO OTHER COMPONENTS WHERE THE SPACING OF THE SHEATHING FASTNERS IS GREATER THAN 4" O.C.
SITE-BUILT ASSEMBLIES	●	REFERENCE NOTE 1	
SHEAR WALL & DIAPHRAGM NAILING	●	REFERENCE NOTE 2	
DRAG STRUTS	●		
BRACES & SHEAR PANELS	●		
GENERAL SPECIAL INSPECTION NOTES :			
1.	THE ITEMS MARKED WITH A "●" IN THE SPECIAL INSPECTION SCHEDULE SHALL BE INSPECTED IN ACCORDANCE WITH IBC CHAPTER 17 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE MATERIAL SAMPLING AND TESTING SECTION, THE PROJECT SPECIFICATIONS, AND THE SPECIFIC GENERAL NOTES SECTIONS. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE ARCHITECT, ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL. ANY ITEMS WHICH FAIL TO COMPLY WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF DISCREPANCIES ARE NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL, ARCHITECT, AND ENGINEER PRIOR TO COMPLETION OF THAT PHASE OF WORK. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.		
2.	ANY CONSTRUCTION OR MATERIAL THAT HAS FAILED INSPECTION SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT.		
3.	CONTINUOUS SPECIAL INSPECTION MEANS THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED. PERIODIC SPECIAL INSPECTION MEANS THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK.		

PERMIT SET

CLOSET BUTLER STORAGE
ADDITION

MAYWOOD DEVELOPMENT CO.
1272 WEST SPORTSPLEX DRIVE, KAYSVILLE,
UTAH 84037



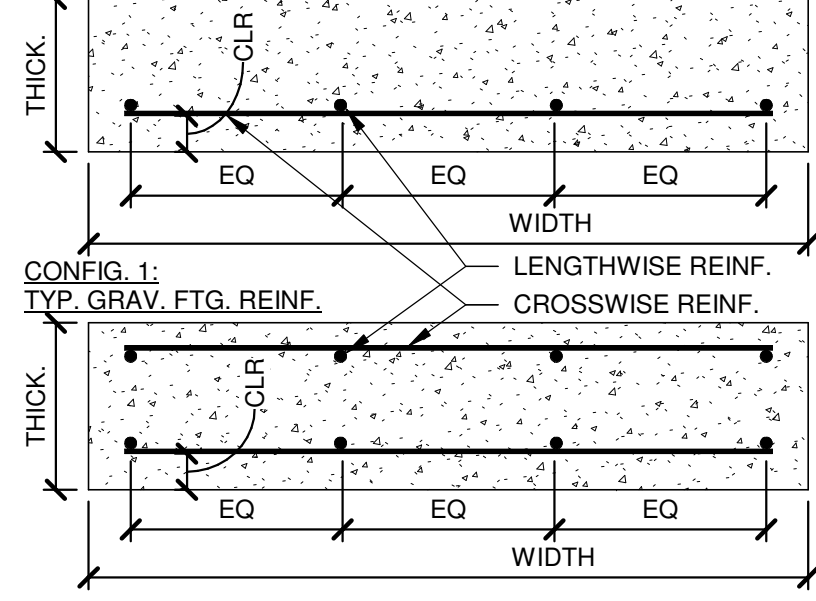
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Rev. #	Rev. Date	Rev. Desc.
Project No.	122055-2216	
Engineer	JWS	
Drawn By	AWF	
Checked By	JWS	
Date	07/05/2022	

SPECIAL
INSPECTIONS

S0.3



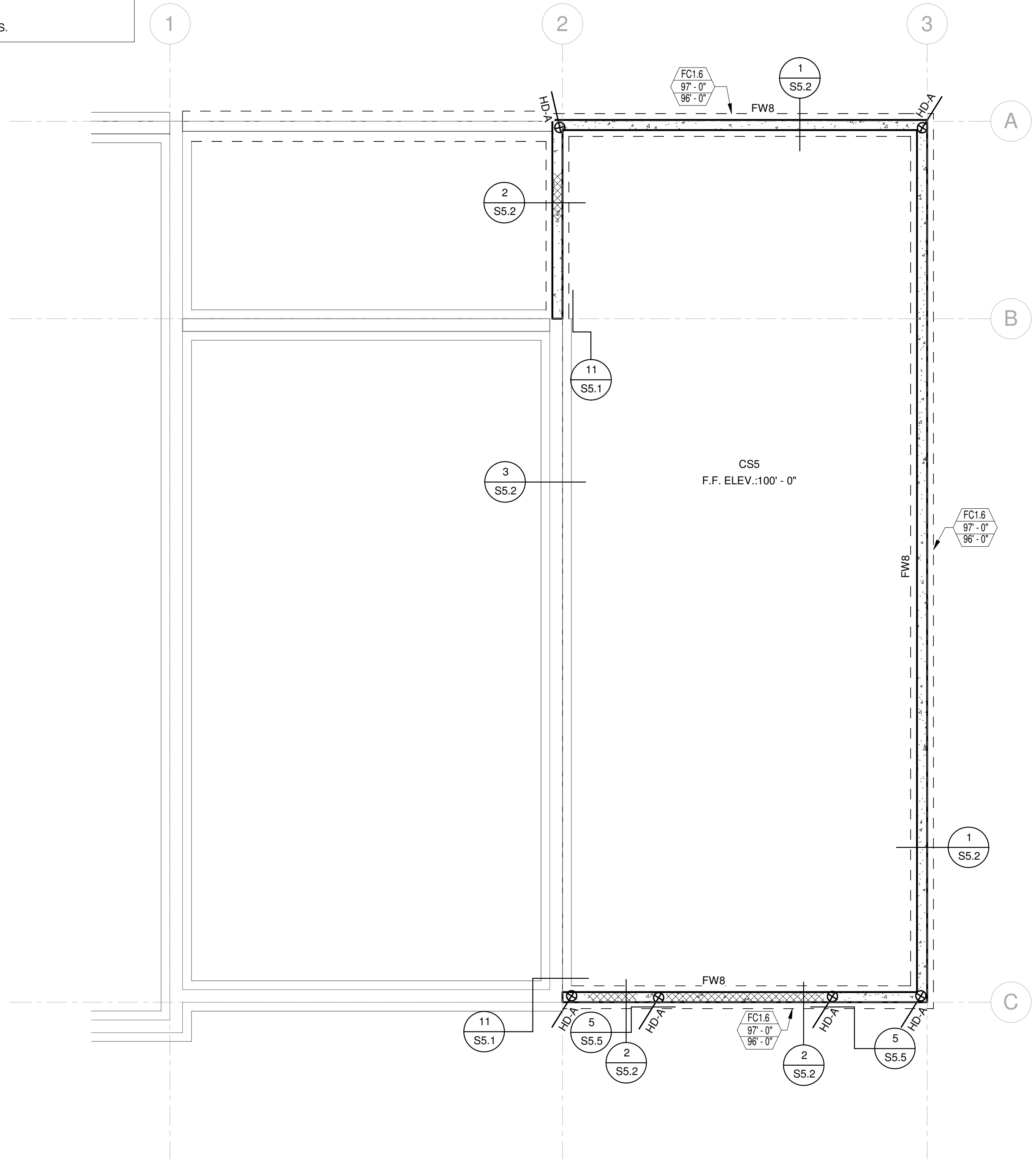
CONFIG. 2:
TYP. LAT. FTG. REINF. (MARKED W/ "L") ELEV.

NOTES:
1. FOR FTG'S W/ MARK FOLLOWED BY AN "L", USE LAT. FTG. CONFIG. #2.
2. TOP REINF. TO MATCH BTM. REINF., U.N.O.
3. FTG. MARKS INDICATED DESIGNATE FTG. TYPE.

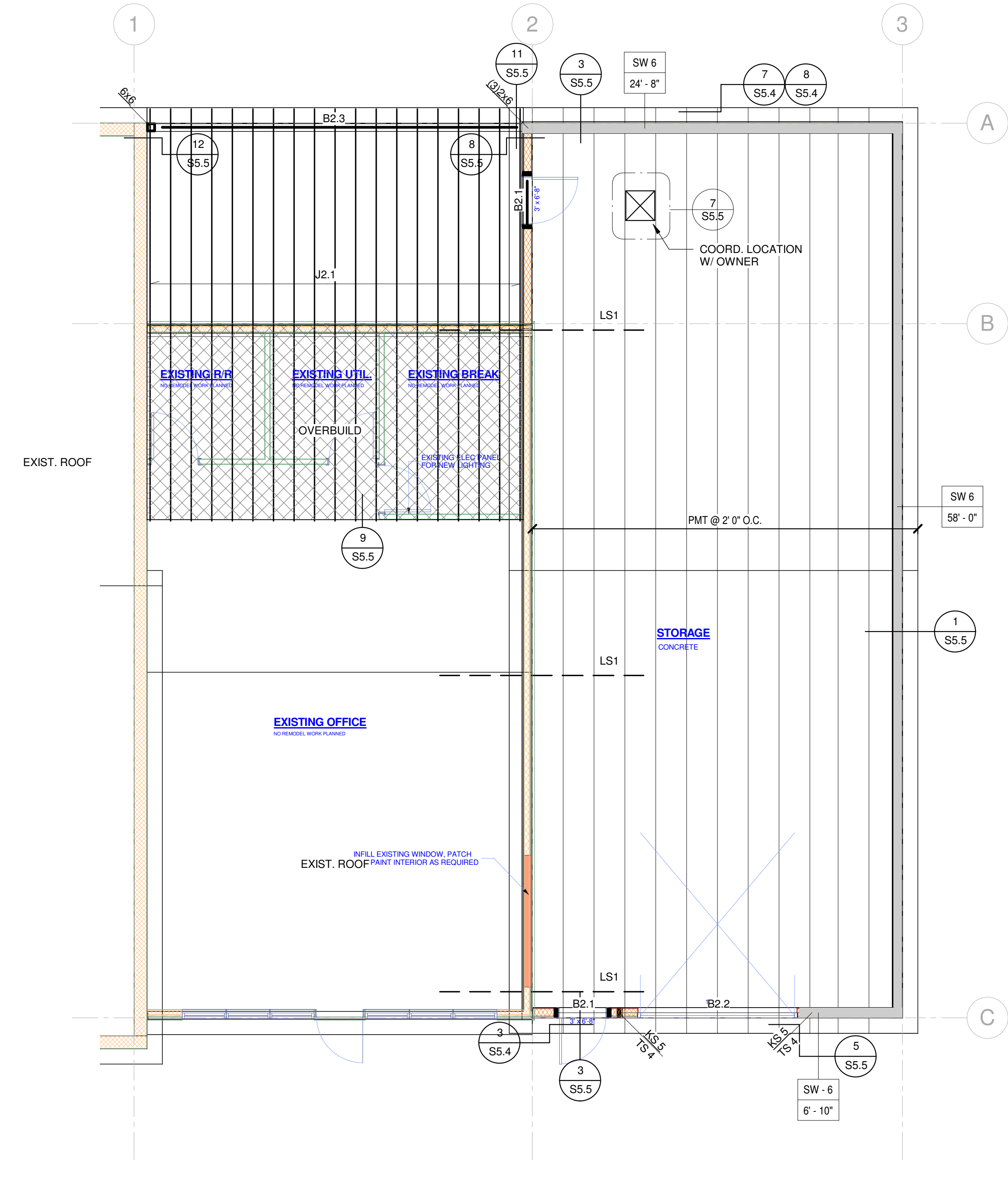
FTX = THICKENED FOOTING
FCX = CONTINUOUS FOOTING
FX = SPOT FOOTING W/ DIMENSIONS "X" BY "X"
FRX-X = RECTANGULAR FOOTING W/ DIMENSIONS "X" BY "X"
FWX = FOUNDATION WALL
CPX = CONCRETE PIER

FOOTING NOTES:
1. PLACE ALL FOOTING REINF. IN BOTTOM OF FTG. WITH 3" CLEAR COVER U.N.O.
2. TOP REINF., WHERE OCCURS, SHALL BE PLACED IN TOP OF FTG. WITH 2" MIN. CONCRETE COVER.
3. IF FTGS. ARE EARTH-FORMED, FTGS. SHALL BE 6" LONGER AND WIDER THAN SCHEDULED.
4. RUN CONT. FTG. REINF. THROUGH SPOT FTGS.
5. SEE FOOTING AND FOUNDATION PLAN FOR FTG. MARKS.

MARK	FOUNDATION SCHEDULE									BEAM SCHEDULE			JOIST SCHEDULE			
	WIDTH	LENGTH	THICK	QTY. (LW)	SIZE (LW)	SPA. (LW)	QTY. (CW)	SIZE (CW)	SPACE (CW)	MARK	OPTION 1	OPTION 2	MARK	BEAM TYPE	SPACING (O.C.)	OPTION 2
FC1.6	1' - 6"	CONT.	1' - 0"	(3)	#4	-	-	#4	@ 10" O.C.	B2.1	(3) 2x8		J2.1	DRI BEAM	1' - 4"	
										B2.2	(3) 1 3/4" x 11 7/8" LVL					
										B2.3	6 3/4" x 15" GLB					



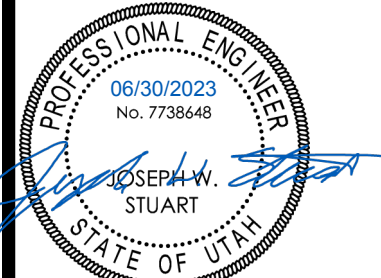
FOUNDATION PLAN
SCALE : NONE



ROOF FRAMING PLAN
SCALE : NONE

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CLOSET BUTLER STORAGE ADDITION

MAYWOOD DEVELOPMENT CO.
1272 WEST SPORTSPLEX DRIVE, KAYSVILLE, UTAH 84037

Rev. #	Rev. Date	Rev. Desc.
1	Date 1	Revision 1

Project No.	122055-2216
Engineer	JWS
Drawn By	LJW
Checked By	JWS
Date	07/05/2022

FOUNDATION/
ROOF
FRAMING PLAN

S1.1

\\DRI-EX2-1DR1_Docs\DR1\Files\Projects\2022\122055_Arch_KNA_ClosetButlerAdd\06_Drawings\04_Structural\122055_ClosetButlerAdd_SDraws_Rev1 (2023).rvt
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CLOSET BUTLER STORAGE ADDITION

The diagram illustrates the development length of reinforcement bars for different lap and hook configurations. It consists of three main parts:

- Left Part:** Shows a bar with a hook. The development length is labeled l_d . The label "FACE OF JOINT OR CRITICAL SECTION" points to the left end of the bar.
- Middle Part:** Shows a bar with a lap splice. The development length is labeled l_{ts} . The label "FACE OF JOINT OR CRITICAL SECTION" points to the left end of the bar.
- Right Part:** Shows a bar with a hook and a lap splice. The development length is labeled l_{dh} . The label "FACE OF JOINT OR CRITICAL SECTION" points to the left end of the bar.

Below the diagrams, the following labels are provided:

- DEVELOPMENT LENGTH
- LAP SPlice LENGTH
- HOOk DEVELOPMENT LENGTH

On the far right, a detail shows a bar with a hook and a lap splice, with the following labels:

- COUPLER OR WELDED SPlice
- 2' - 0"
- CLEAR

BAR LOCATION	CONCRETE	#3			#4			#5			#6			#7			#8			#9			#10	#11	COMMENTS	
		TYPE	STRENGTH	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts			
VERT. WALL BARS, FILL ON METAL DECK	NWC	3000 PSI	17	22	8	22	29	8	28	36	10	33	43	12	48	62	13	55	72	15	62	17	69	19	76	30
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	3000 PSI	17	22	8	22	29	8	28	36	10	33	43	12	48	62	13	55	72	15	62	17	69	19	76	30
BEAM BOTTOM BARS, COLUMN BARS	NWC	3000 PSI	17	22	8	22	29	11	28	36	14	33	43	16	48	62	19	55	72	22	62	25	69	27	76	30
FOOTING BOTTOM BARS	NWC	3000 PSI	12	16	8	14	18	8	17	22	10	20	26	12	29	38	13	33	43	15	37	17	42	19	46	30
BEAM TOP BARS	NWC	3000 PSI	22	29	8	29	38	11	36	47	14	43	56	16	63	82	19	72	94	22	81	25	90	27	96	30
SLAB ON GRADE	NWC	3000 PSI	12	16	8	14	18	8	17	22	10	20	26	12	32	42	13	42	55	15	53	17	69	19	76	30

BAR LOCATION	CONCRETE	#3			#4			#5			#6			#7			#8			#9			#10			#11			COMMENTS
	TYPE	STRENGTH	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh			
VERT. WALL BARS, FILL ON METAL DECK	NWC	4500 PSI	14	18	7	18	23	6	23	30	8	27	35	9	40	52	11	45	59	13	51	14	56	16	62	25			
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	4500 PSI	14	18	7	18	23	6	23	30	8	27	35	9	40	52	11	45	59	13	51	14	56	16	62	25			
BEAM BOTTOM BARS, COLUMN BARS	NWC	4500 PSI	14	18	7	18	23	9	23	30	11	27	35	13	40	52	16	45	59	18	51	20	56	22	62	25			
FOOTING BOTTOM BARS	NWC	4500 PSI	12	16	7	12	16	6	14	18	8	17	22	9	24	31	11	27	35	13	31	14	34	16	37	25			
BEAM TOP BARS	NWC	4500 PSI	18	23	7	24	31	9	30	39	11	35	46	13	51	66	16	59	77	18	66	20	73	22	80	25			
SLAB ON GRADE	NWC	4500 PSI	12	16	7	12	16	6	14	18	8	17	22	9	27	35	11	34	44	13	44	14	56	16	62	25			

NOTES:

1. MECHANICAL COUPLERS MAY BE USED IN LIEU OF LAP SPLICES SHOWN. SEE STRUCTURAL NOTES FOR MINIMUM COUPLER CAPACITY. WHERE MECHANICAL COUPLERS ARE USED, STAGGER ADJACENT SPLICES A MINIMUM OF 24" AS INDICATED ABOVE.
2. DEVELOPMENT LENGTHS SHALL BE INCREASED BY 50% FOR STRAIGHT BAR DEVELOPMENT AND 20% FOR HOOKED BARS WHERE EPOXY COATING IS USED.
3. WHEN SPLICING BARS OF DIFFERENT SIZES, USE LAP SPLICE LENGTH OF LARGER BARS U.N.C.O.
4. SPLICE BARS LARGER THAN #11 USING MECHANICAL COUPLERS.

MARK	WIDTH (IN.)	MAX HEIGHT WALL (HW)	TYPE	REINF.						COMMENTS	NOTES: 1- SEE GSN FOR ADD. INFO. 2- LOCATE (2) HORIZ. BARS, AS CALLED ABOVE, IN THE TOP & BTM. OF EACH CONC. WALL. 3- PROVIDE 2x4xCONT. ON EACH EXPOSED FACE OF	CONC. WALL 2x4xCONT. (REMOVE REFFORF SECOND	
				VERT.			HOR'Z.						
				QTY.	SIZE	SPACE	QTY.	SIZE	SPACE				

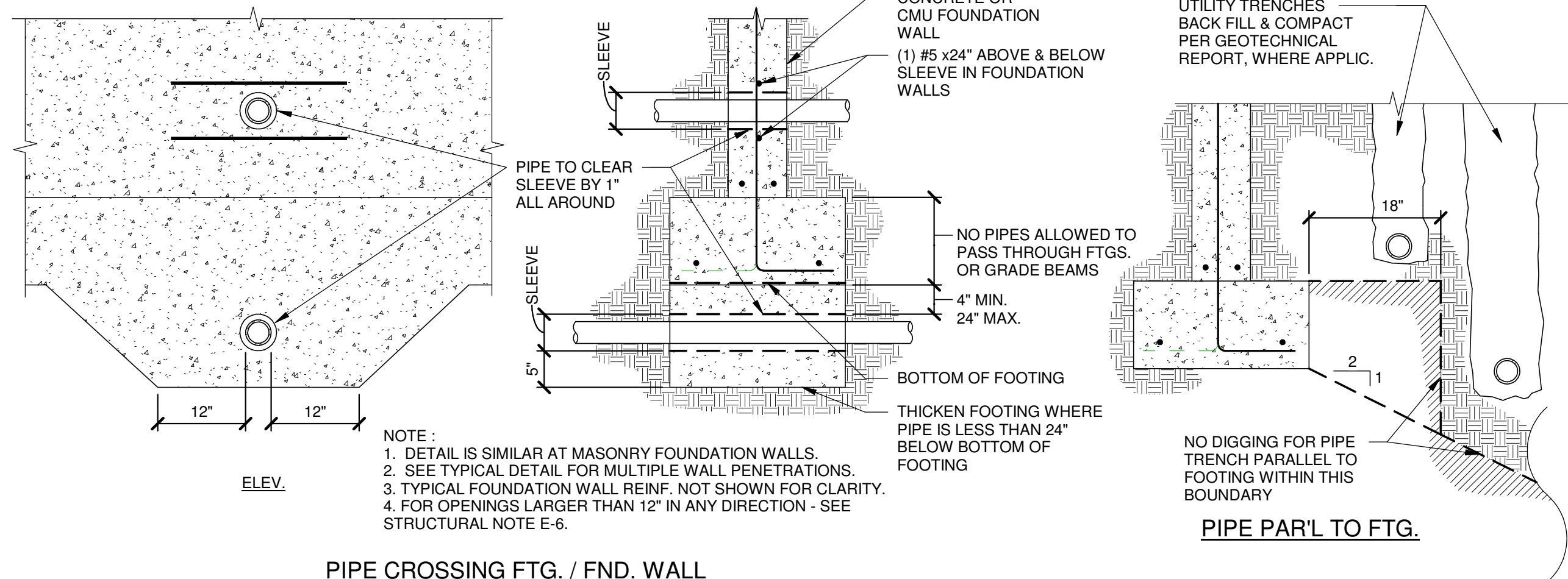
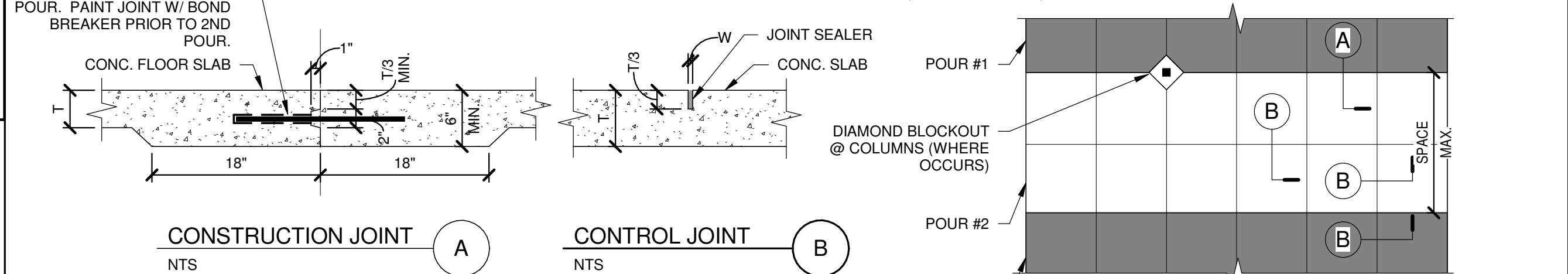
FOUNDATION WALLS:								
FW8	8"	< 4'-0"	A	---	#4	12"	---	#5 18"
		< 6'-0"	A	---	#4	12"	---	#5 18"
		< 8'-0"	A	---	#4	12"	---	#5 18"
		< 10'-0"	A	---	#6	12"	---	#5 18"
FW10	10"	< 10'-0"	B	---	#4	12"	---	#5 12"
FW12	12"	< 12'-0"	B	---	#4	10"	---	#5 12"

CW6	6"	---	A	---	#4	18"	---	#4	12"	
CW8	8"	< 6'-0"	A	---	#4	12"	---	#5	18"	
		< 8'-0"	A	---	#5	12"	---	#5	18"	
		< 10'-0"	A	---	#6	12"	---	#5	18"	
CW10	10"	< 10'-0"	B	---	#4	12"	---	#5	12"	
CW12	12"	< 12'-0"	B	---	#4	10"	---	#5	10"	

[illegible]

NOTES:

1. THICKENING OF SLAB NOT REQUIRED FOR SLABS WITH $T_s = 6"$ OR GREATER. SEE PLAN FOR T AND SLAB REINFORCEMENT SIZE AND SPACING.
2. COORD. JOINT LOCATIONS WITH ARCH.
3. FILL ALL INTERIOR CONTROL JOINTS WITH SEALER AFTER 28 DAYS FOLLOWING CONC. PLACEMENT.
4. 1" EQUAL TO 1/8" FOR JOINTS LEFT EXPOSED. 1/4" FOR OTHER.
5. SLAB SHALL BE UNDERLAIN BY FREE DRAINING MATERIAL. SEE GEOTECH REPORT, WHERE APPLIC.
6. REINF. TO RUN CONT. THROUGH COLD JOINTS, AS SHOWN.
7. SLAB ON GRADE SHALL BE PER SCHD. SLAB SHALL BE UNDERLAIN BY FREE DRAINING MATERIAL AS PRESCRIBED IN THE SOILS REPORT (WHERE APPLIC.)
8. SEE ARCH. SLAB PLAN AND REFRIGERATION, MECH. AND ELEC. DRAWINGS FOR LOCATIONS OF RECESSED SLABS, UNDER OCCUPIES AND TRENCHES ETC.
9. RECESSED SLAB AND REIN. DRAWINGS FOR MORE INFO. RUN REINF. CONT. THROUGH RECESSED SLABS (WHERE OCCURS).

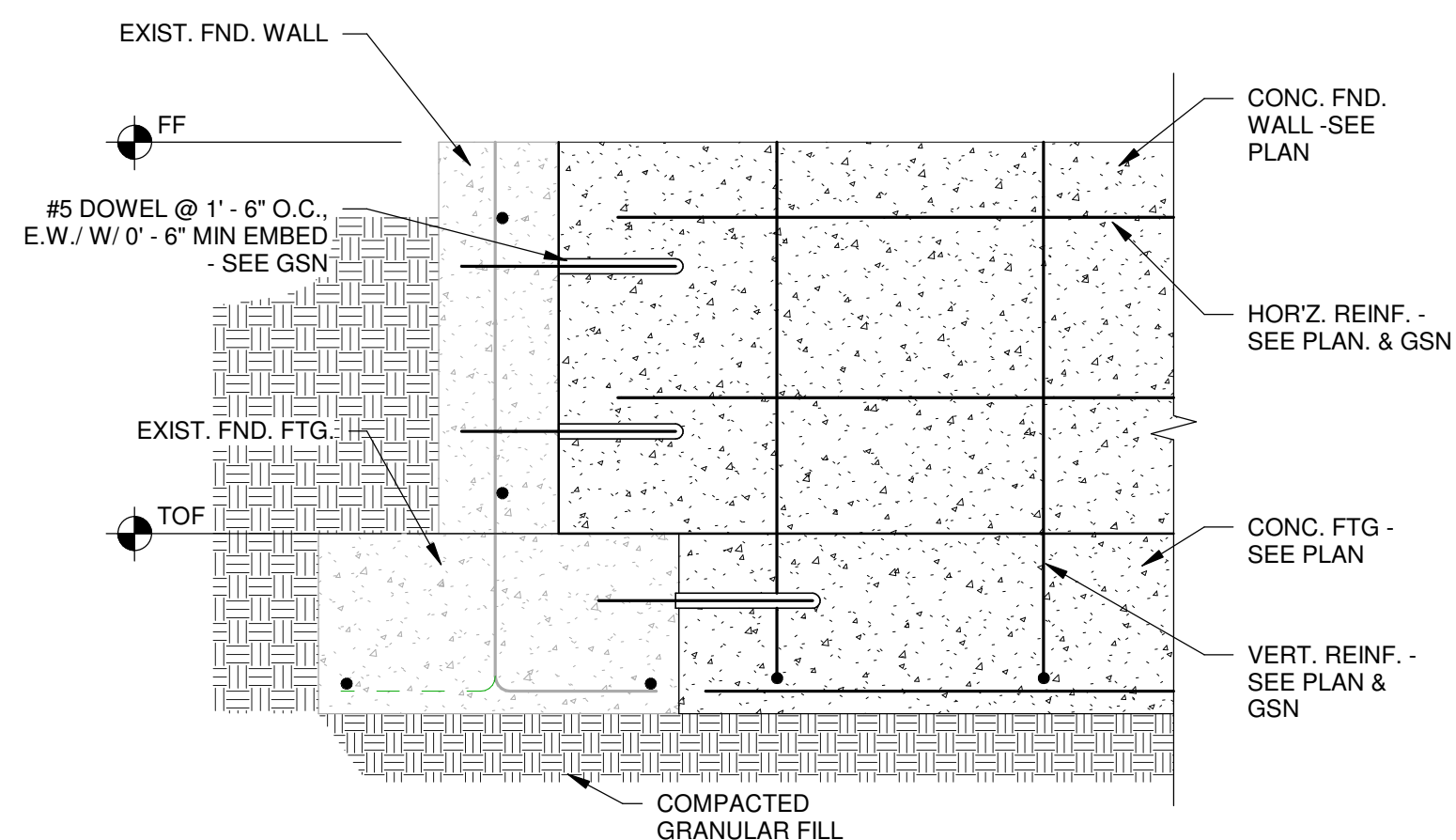


0300.07-A - ALLOWABLE PIPING
LOCATION @ FTG. DTL.

SCALE : NONE

9

35.1



0302.05 - EXIST. TO NEW FND. CONN.
DTL.

SCALE : NONE

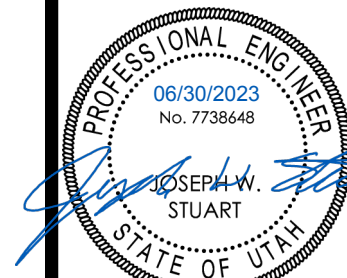
11

S5.1

DR

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CLOSET BUTLER STORAGE ADDITION

MAYWOOD DEVELOPMENT CO.
1272 WEST SPORTSPLEX DRIVE, KAYSVILLE,
UTAH 84037

Rev. #	Rev. Date	Rev. Desc
--------	-----------	-----------

Project No. 122055-2216

Engineer JWS

Drawn By L.IWA

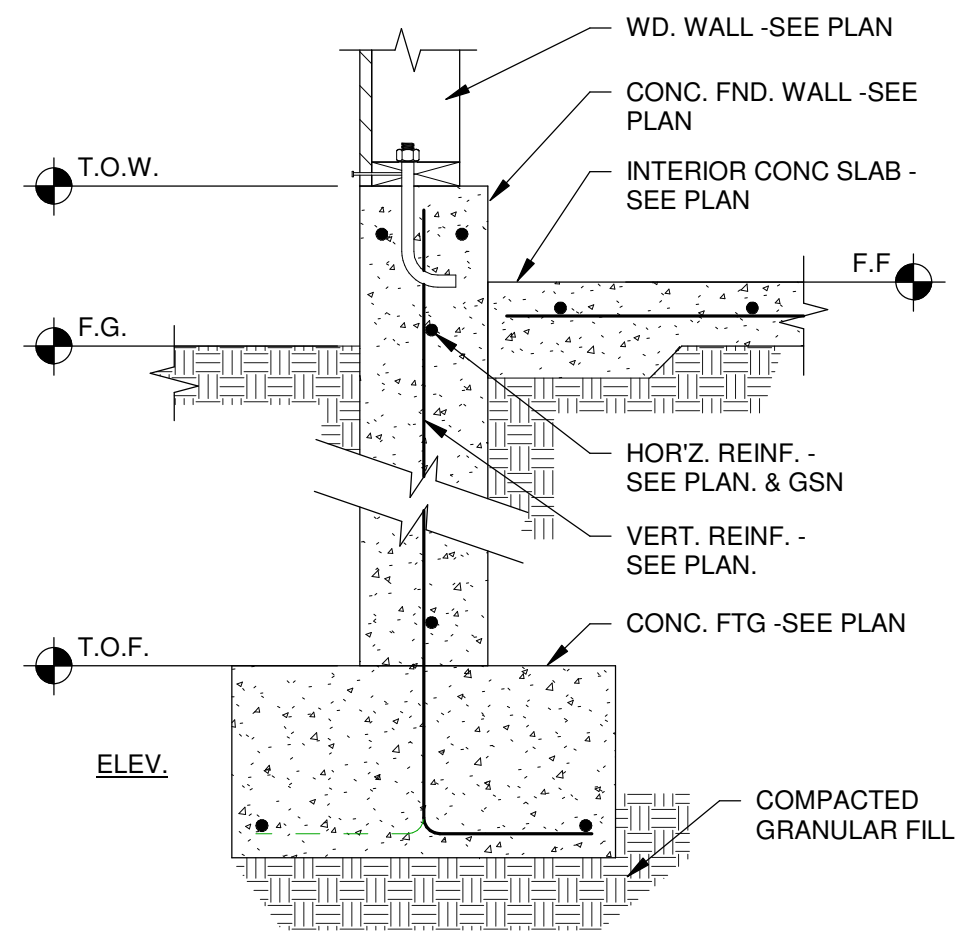
Checked By JWS

Date 07/05/2022

FND. SCHED./
TYP. DTL'S

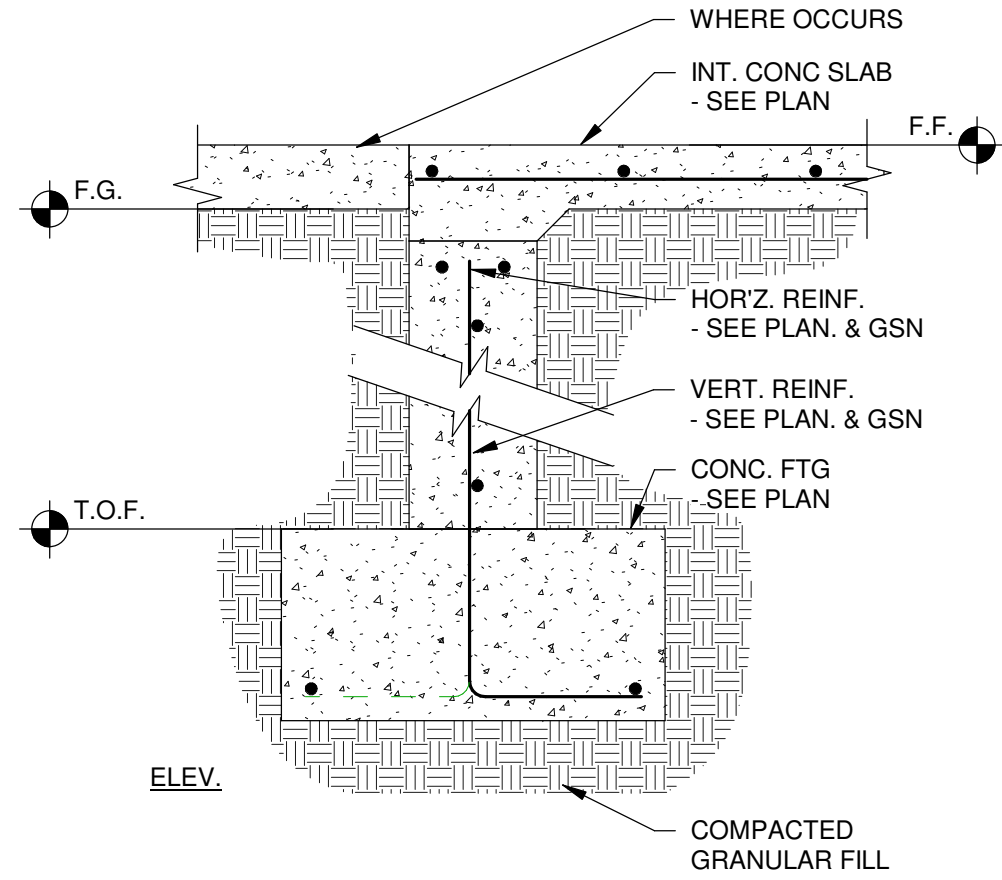
S5.1

PERMIT SET



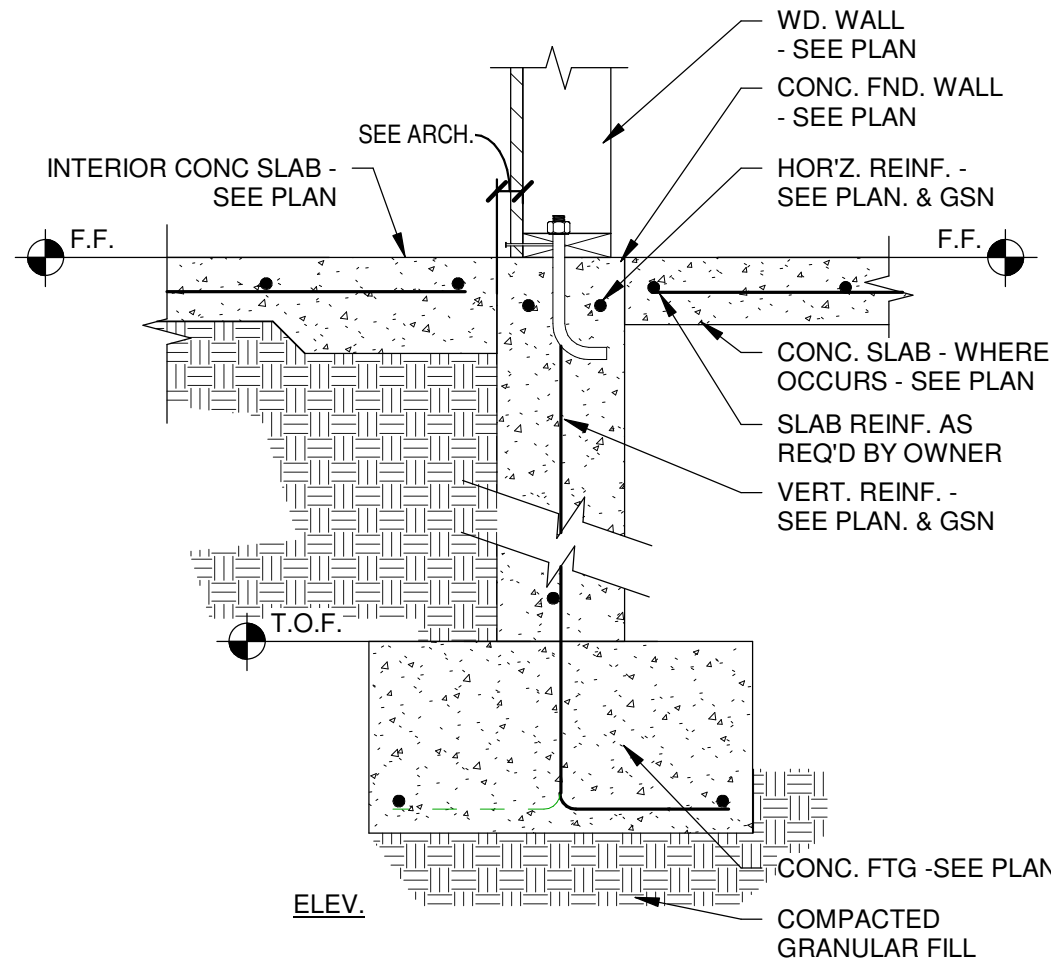
0306.07 - EXT. FND. WALL DTL.
SCALE : NONE

1
S5.2



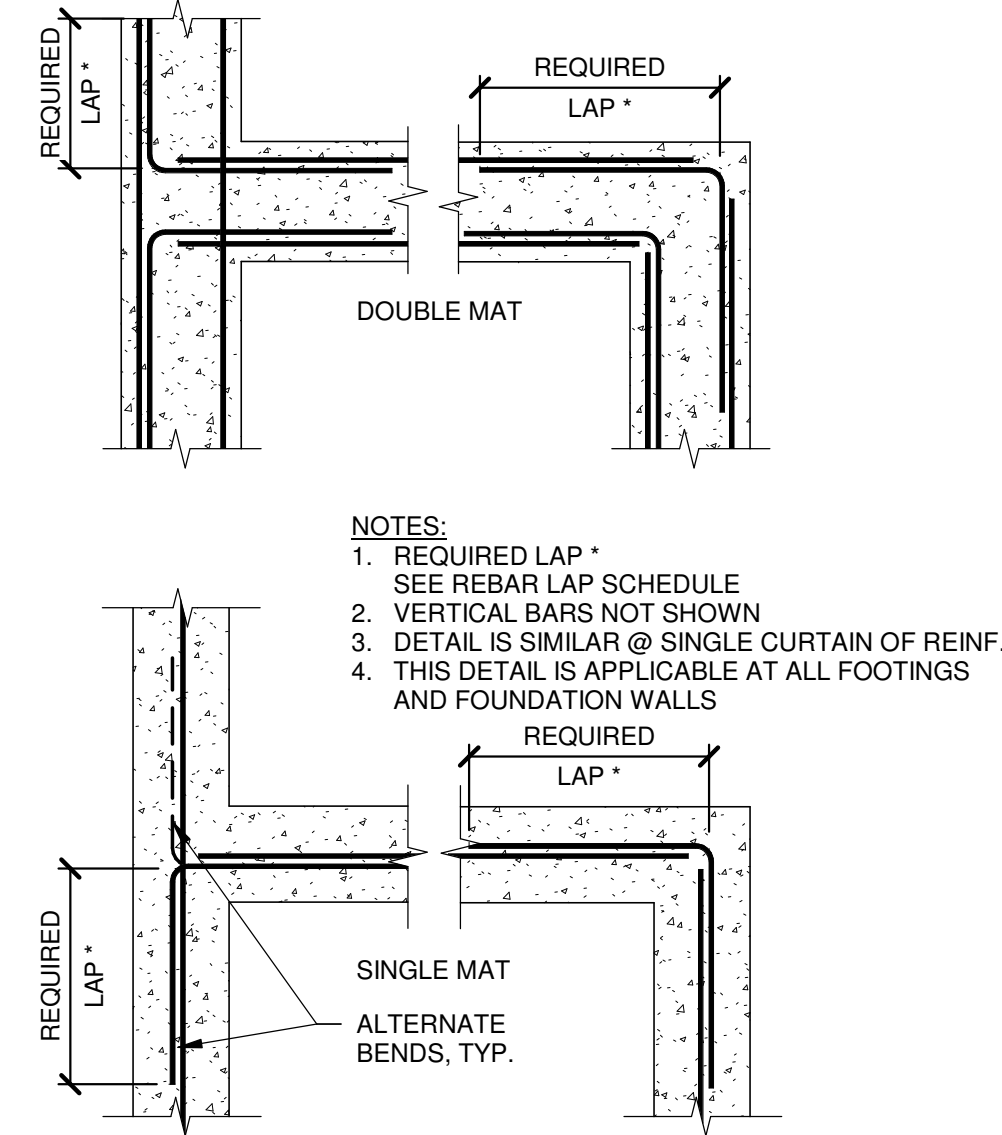
0303.01 - EXT. FND. WALL W/ POUR
OVER SLAB DTL.
SCALE : NONE

2
S5.2



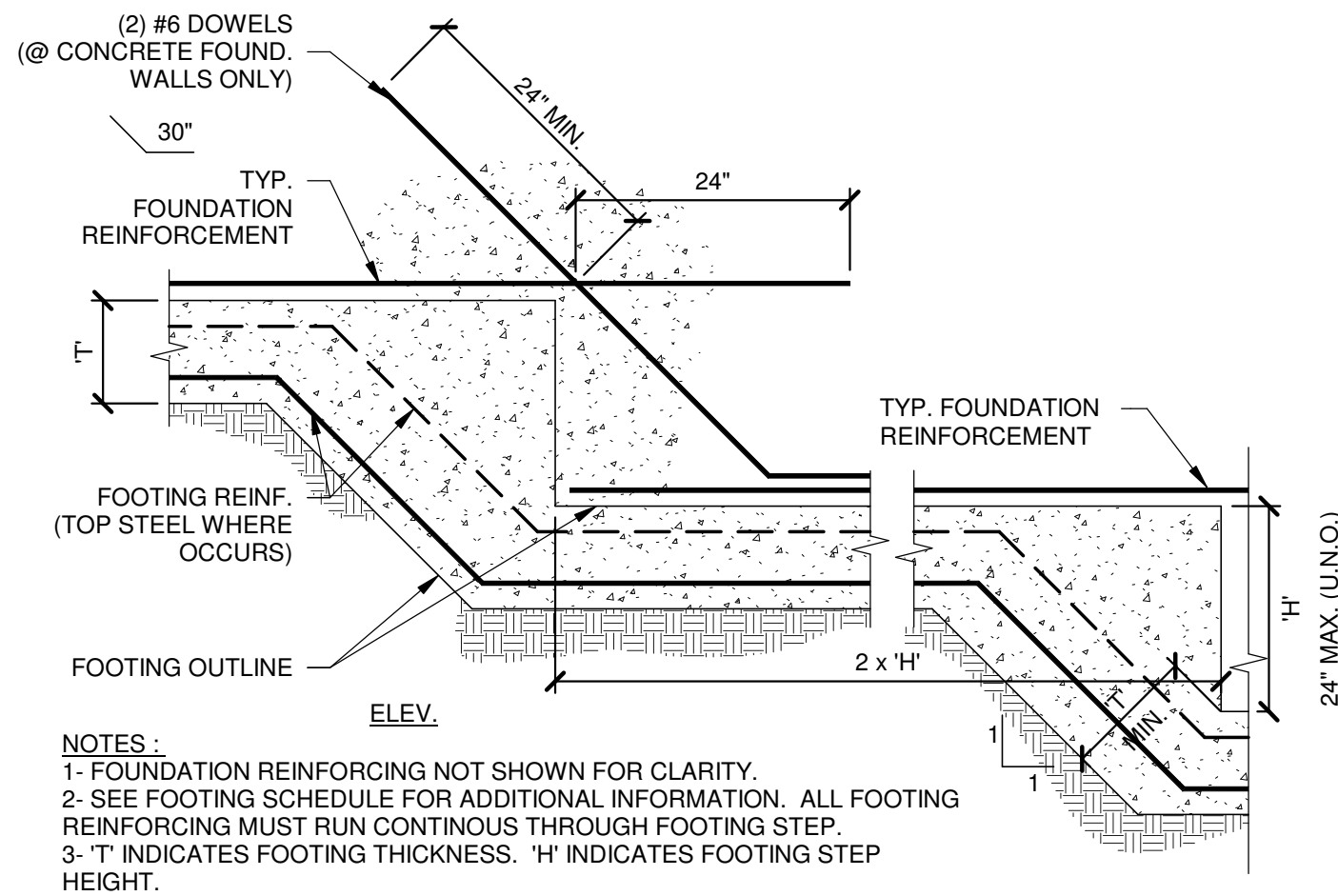
0303.02 - EXT. WD. WALL TO CONC.
SLAB DTL.
SCALE : NONE

3
S5.2



0300.02 - TYP. REINF. @ INTERSECTION
IN CONC. DTL.
SCALE : NONE

4
S5.2



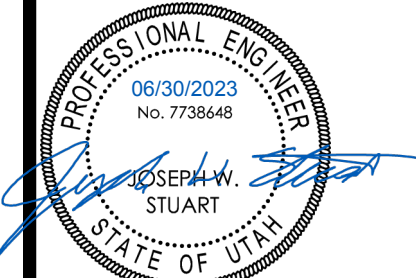
NOTES :
1- FOUNDATION REINFORCING NOT SHOWN FOR CLARITY.
2- SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION. ALL FOOTING REINFORCING MUST RUN CONTINUOUS THROUGH FOOTING STEP.
3- 'T' INDICATES FOOTING THICKNESS. 'H' INDICATES FOOTING STEP HEIGHT.

0300.03 - TYP. STEPPED FTG.
SCALE : NONE

5
S5.2

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**CLOSET BUTLER STORAGE
ADDITION**
MAYWOOD DEVELOPMENT CO.
1272 WEST SPORTSPLEX DRIVE, KAYSVILLE,
UTAH 84037

Rev. # Rev. Date Rev. Desc.

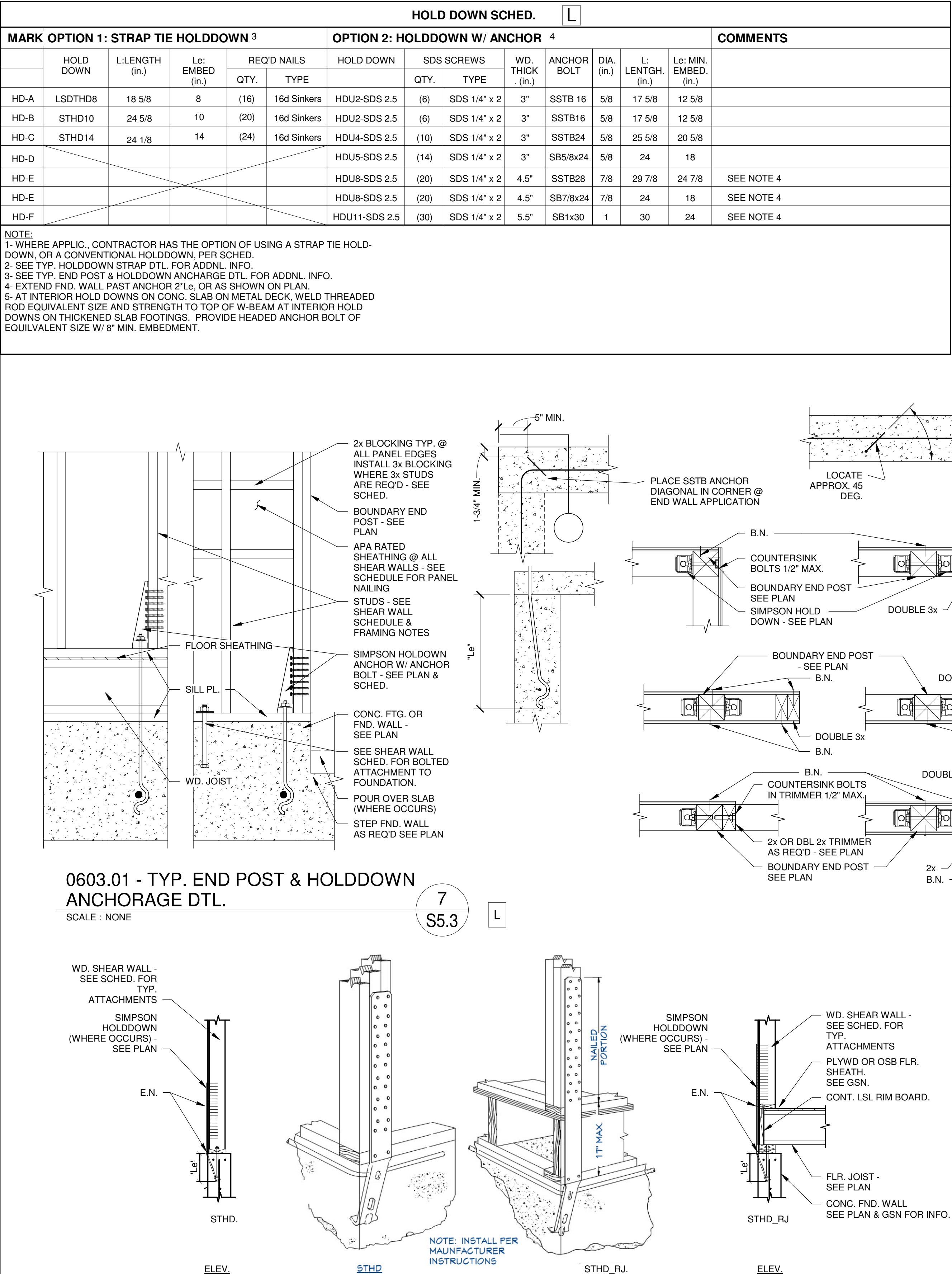
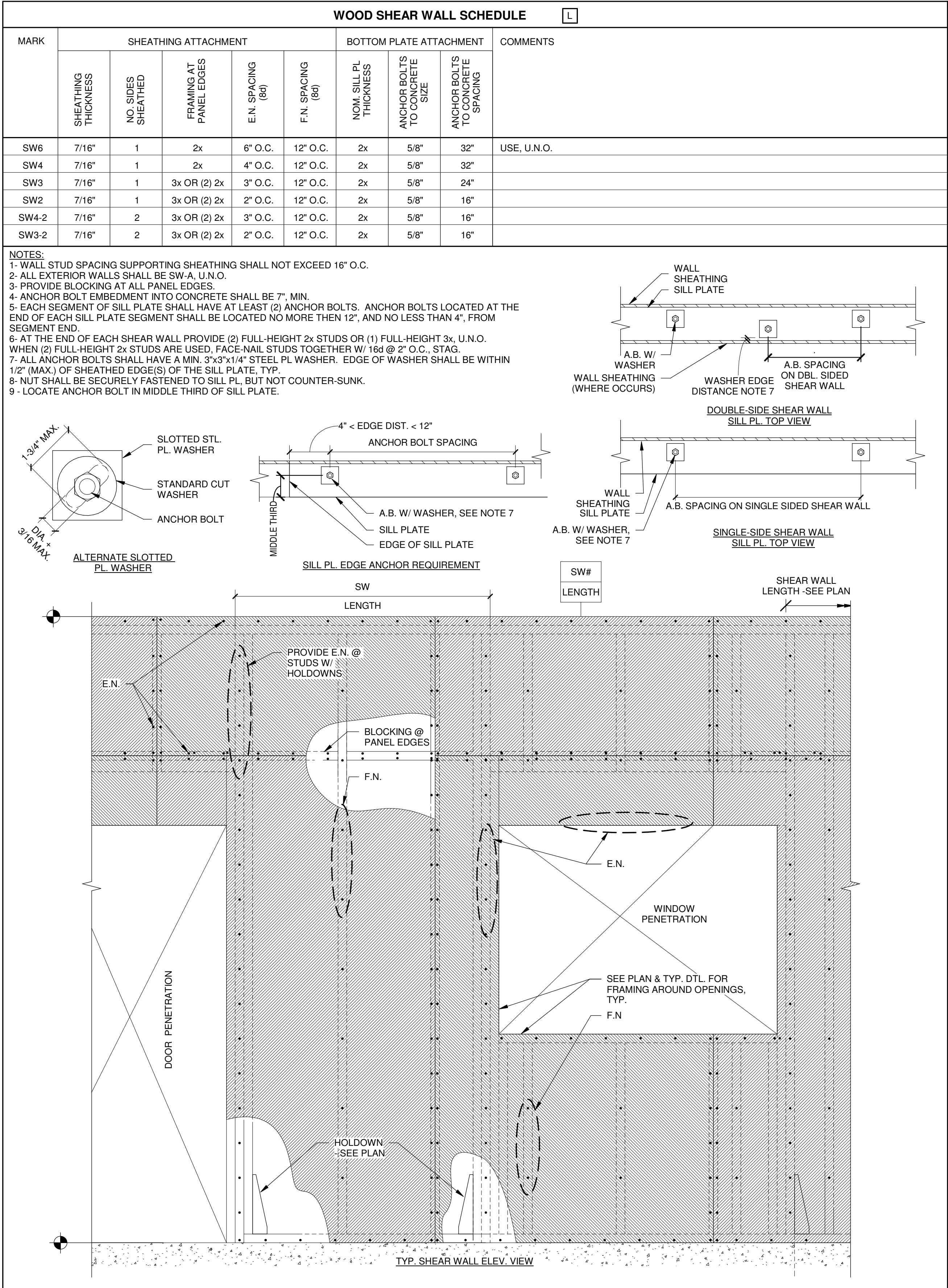
Project No. 122055-2216
Engineer JWS
Drawn By LJW
Checked By JWS
Date 07/05/2022

**FOUNDATION
DETAILS**

S5.2

PERMIT SET

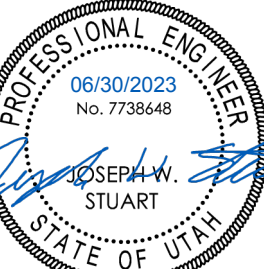
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CLOSET BUTLER STORAGE ADDITION



0603.02 - HOLDDOWN STRAP DTL.
SCALE : NONE

PERMIT SET

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CLOSET BUTLER STORAGE ADDITION
MAYWOOD DEVELOPMENT CO.
1272 WEST SPORTSPLEX DRIVE, KAYSVILLE, UTAH 84037

Rev. #	Rev. Date	Rev. Desc.
Project No.	122055-2216	
Engineer	JWS	
Drawn By	LJW	
Checked By	JWS	
Date	07/05/2022	

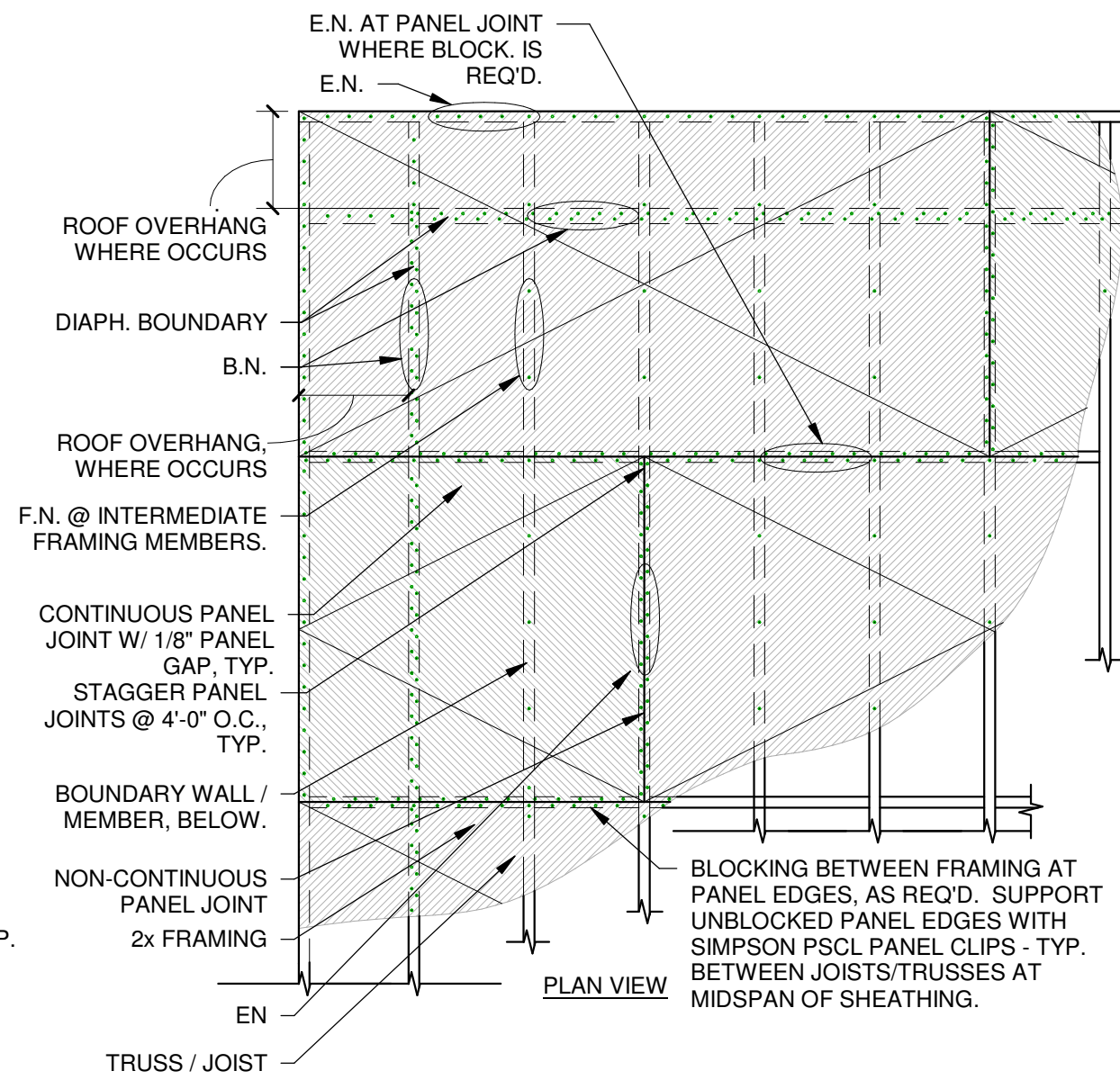
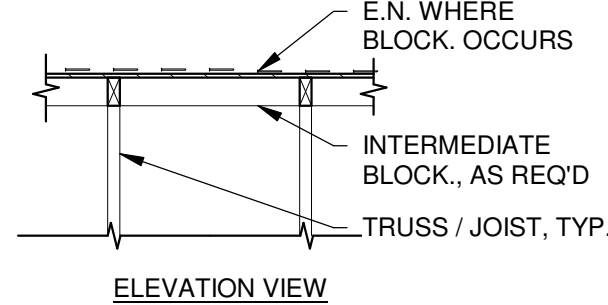
SHEAR WALL DETAILS

S5.3

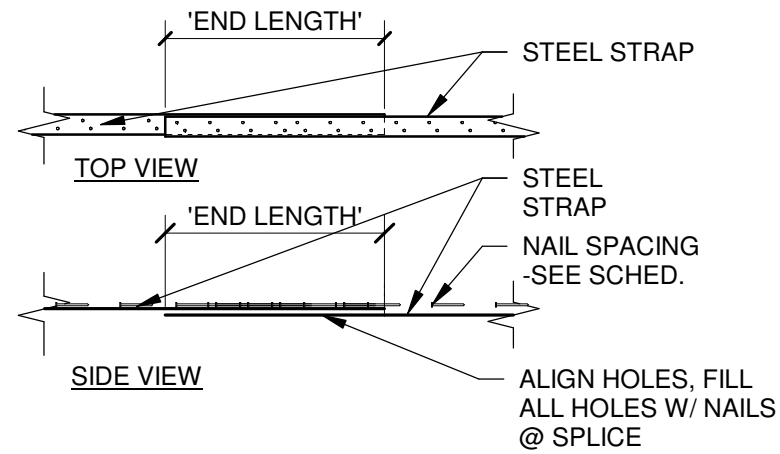
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DIAPHRAGM SHEATHING ATTACHMENT SCHEDULE 							
MARK	NAIL SIZE	SHEATH. THICK.	B.N.	E.N.	F.N.	BLOCK.	COMMENTS
WD6X	10d	-	6" o.c.	6" o.c.	12" o.c.	NO	EXIST. SHEATH. TO REMAIN
WD6N	10d	19/32"	6" o.c.	6" o.c.	12" o.c.	NO	USE, U.N.O.
WD6	10d	19/32"	6" o.c.	6" o.c.	12" o.c.	YES	
WD4	10d	19/32"	4" o.c.	6" o.c.	12" o.c.	YES	
WD2.5	10d	19/32"	2-1/2" o.c.	4" o.c.	12" o.c.	YES	
WD2	10d	19/32"	2" o.c.	3" o.c.	12" o.c.	YES	

NOTES:
1. ALL NAIL SIZES ARE 'COMMON NAILS', U.N.O.
2. SHEATHING GRADE TO BE STRUCTURAL 1, U.N.O.
3. WHERE NAIL SPACING IS 3" O.C. OR LESS, FRAMING MEMBERS AND BLOCKING SHALL BE 3x NOMINAL (MIN.) AT ADJOINING PANEL EDGES. NAILS SHALL BE STAGGERED.
4. ALL NAILING TO BE 3/8" MIN. TO EDGE OF SHEATHING AND SUPPORT.
5. ON RE-ROOF OF EXIST. REMOVE & REPLACE SHEATHING W/ NEW, U.N.O.

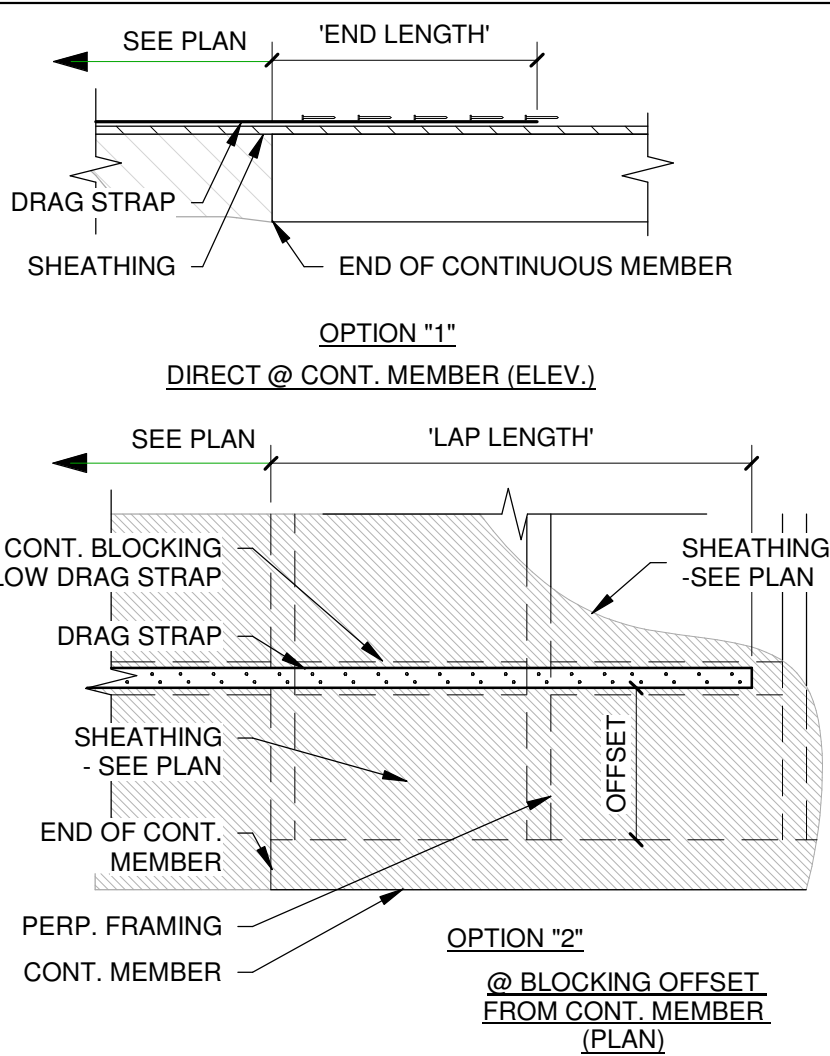


LATERAL STRAP SCHEDULE						
MARK	TYPE	END LENGTH	LAP LENGTH	NAIL @ LAP	NAIL @ CENTER	COMMENTS
	QTY.	SIZE				
LS1	1	CS20	9"	4'	EVERY HOLE	NOT REQ'D USE, U.N.O.
LS2	1	CS16	14"	6'	EVERY HOLE	NOT REQ'D
LS3	1	CS14	19"	9'	EVERY HOLE	NOT REQ'D
LS4	1	CMSTC16	25"	16'	EVERY HOLE	NOT REQ'D
LS5	1	CMST14	34"	23'	EVERY HOLE	NOT REQ'D
LS6	1	CMST12	44"	32'	EVERY HOLE	NOT REQ'D
LS7	2	CMST14	34"	23'	EVERY HOLE	NOT REQ'D
LS8	2	CMST12	44"	32'	EVERY HOLE	NOT REQ'D



TYP. STRAP SPLICE AS REQ'D

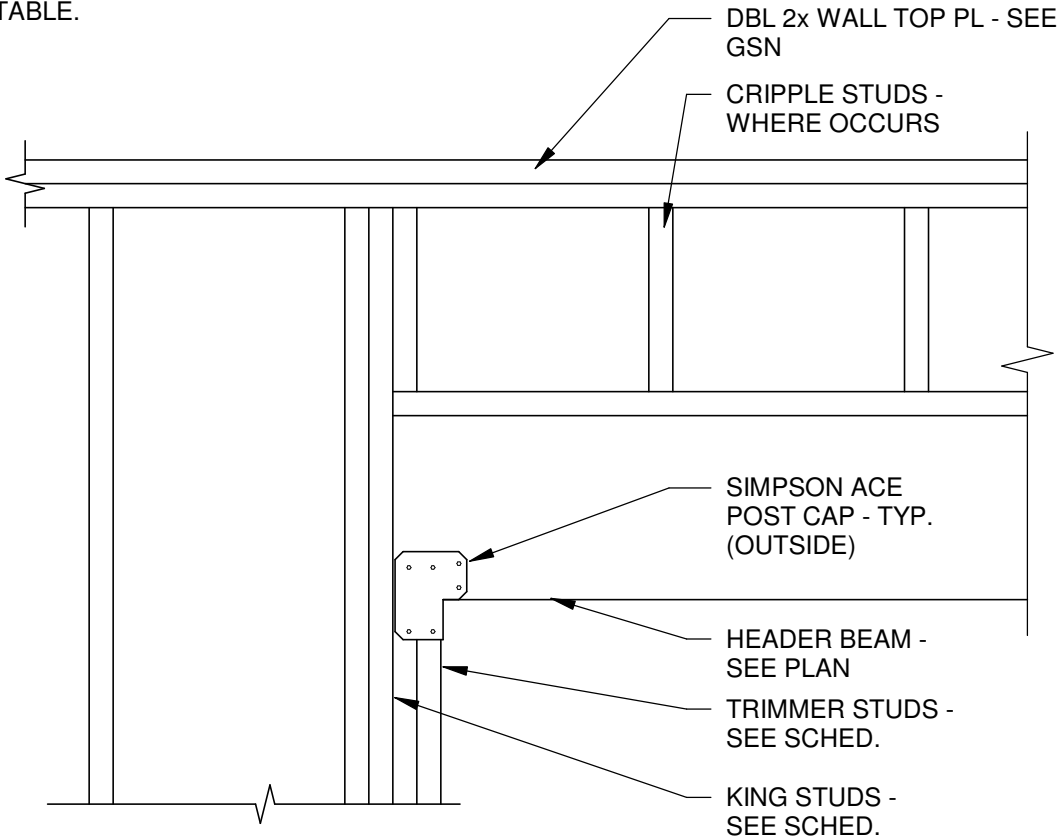
NOTES:
1. CONTRACTOR HAS THE OPTION TO CONNECT DIRECTLY TO MEMBER OR ADD BLOCKING AND CONNECT THRU SHEATHING



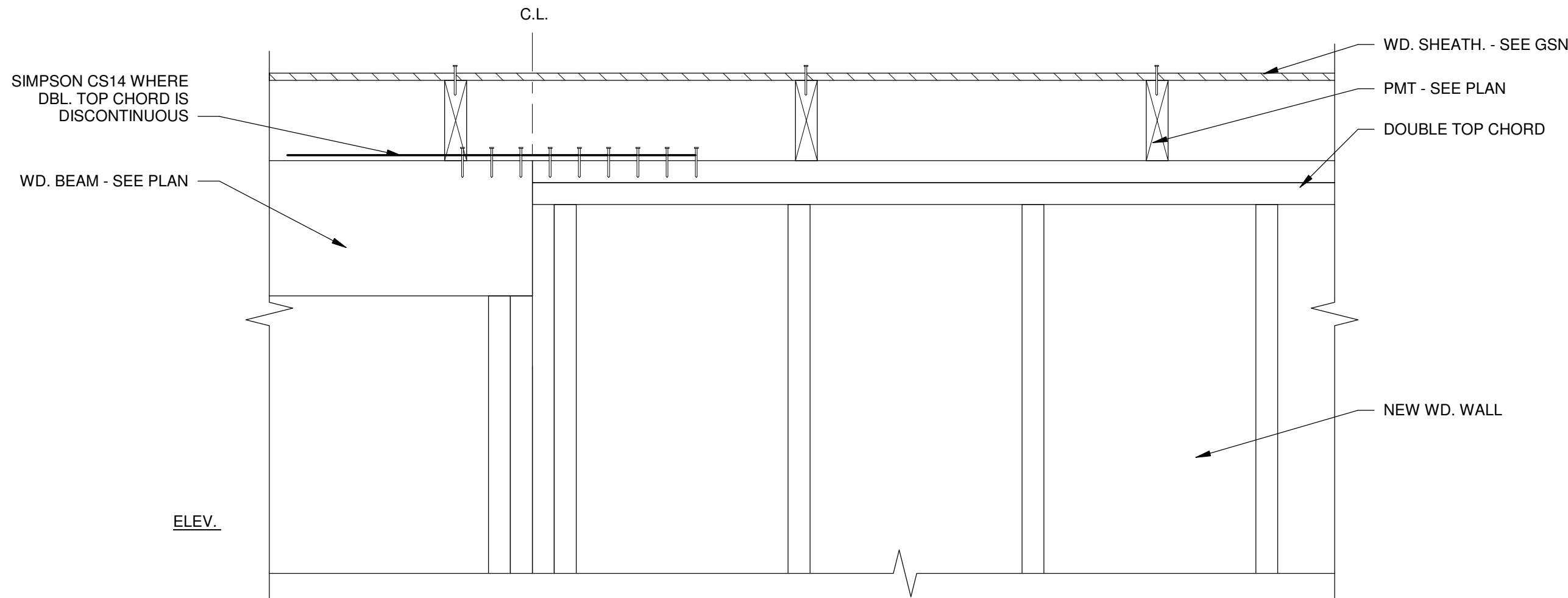
TYP. STRAP OPTIONS TO CONT. MEMBER

TYPICAL WALL FRAMING SCHEDULE						
	MARK	BEAM		TRIMMER		COMMENTS
DIM. LUMBER		QTY.	SIZE	MIN. QTY.	SIZE	
	B2-8	2	2x8	1	2x6	
	B2-10	2	2x10	1	2x6	USE, U.N.O.
	B2-12	2	2x12	2	2x6	
	B3-10	3	2x10	1	2x6	
LSL	B3-12	3	2x12	2	2x6	
LVL	B2-9.25	2	1 3/4" x 9 1/4 LVL	1	2x6	
	B3-9.25	3	1 3/4" x 9 1/4 LVL	2	2x6	
	B2-11.78	2	1 3/4" x 11 7/8 LVL	2	2x6	
	B3-11.78	3	1 3/4" x 11 7/8 LVL	2	2x6	
	B4-11.78	4	1 3/4" x 11 7/8 LVL	2	2x6	
	B3-14	3	1 3/4" x 14 LVL	2	2x6	
	B3-16	3	1 3/4" x 16 LVL	2	2x6	
	B3-18	3	1 3/4" x 18 LVL	2	2x6	
	B4-16	4	1 3/4" x 16 LVL	2	2x6	
	B4-18	4	1 3/4" x 18 LVL	2	2x6	

NOTES:
1 - WHERE A SPECIFIC HEADER SIZE IS NOT CALLED OUT ON THE PLAN, USE THE DEFAULT BEAM AS INDICATED IN THE COMMENTS COLUMN OF THIS TABLE.



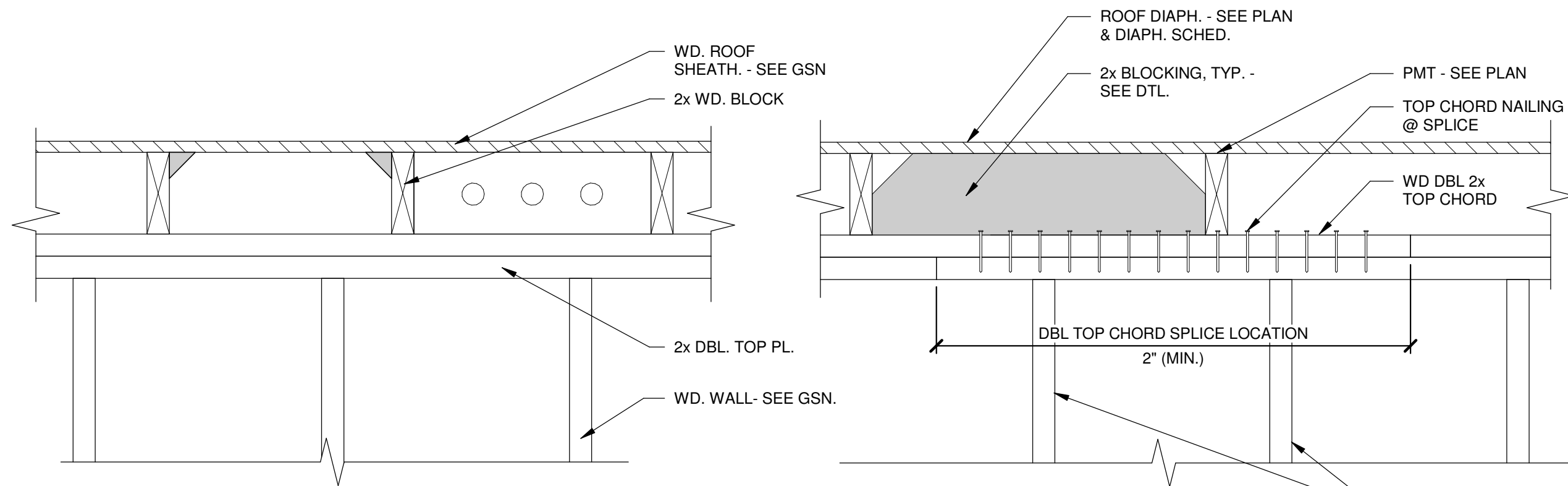
KING STUD		
SPAN	MIN. QTY.	SIZE
≤ 2	1	2x6
≤ 5	2	2x6
≤ 8	3	2x6
≤ 10	4	2x6
≤ 14	5	2x6
≤ 16	6	
≤ 18	7	
≤ 21	8	



0606.58 - WALL & ROOF FRAMING DETAIL

SCALE : NONE

3
S5.4



VENT OPTIONS:
1 - OMIT EVERY 3RD BLOCK.
2 - DRILL 2" DIA. HOLES @ 4" O.C.
3 - NOTCH EA. BLOCK @ 45 DEGREES TO CENTER OF BLOCK AS SHOWN.

NOTE(S):
1 - SEE GSN FOR ADDITIONAL REQUIREMENTS.
2 - SEE BLOCKING DTL. FOR ADDITIONAL BLOCKING OPTIONS.

0600.09 - BLOCK VENT OPTIONS DTL.

SCALE : NONE

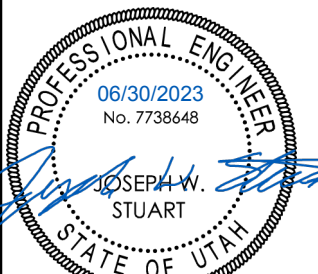
7
S5.4

0600.06 - TOP CHORD SPLICE DTL.

SCALE : NONE

8
S5.4

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CLOSET BUTLER STORAGE ADDITION

MAYWOOD DEVELOPMENT CO.
1272 WEST SPORTSPLEX DRIVE, KAYSVILLE, UTAH 84037

Rev. # Rev. Date Rev. Desc.

Project No. 122055-2216

Engineer JWS

Drawn By LJW

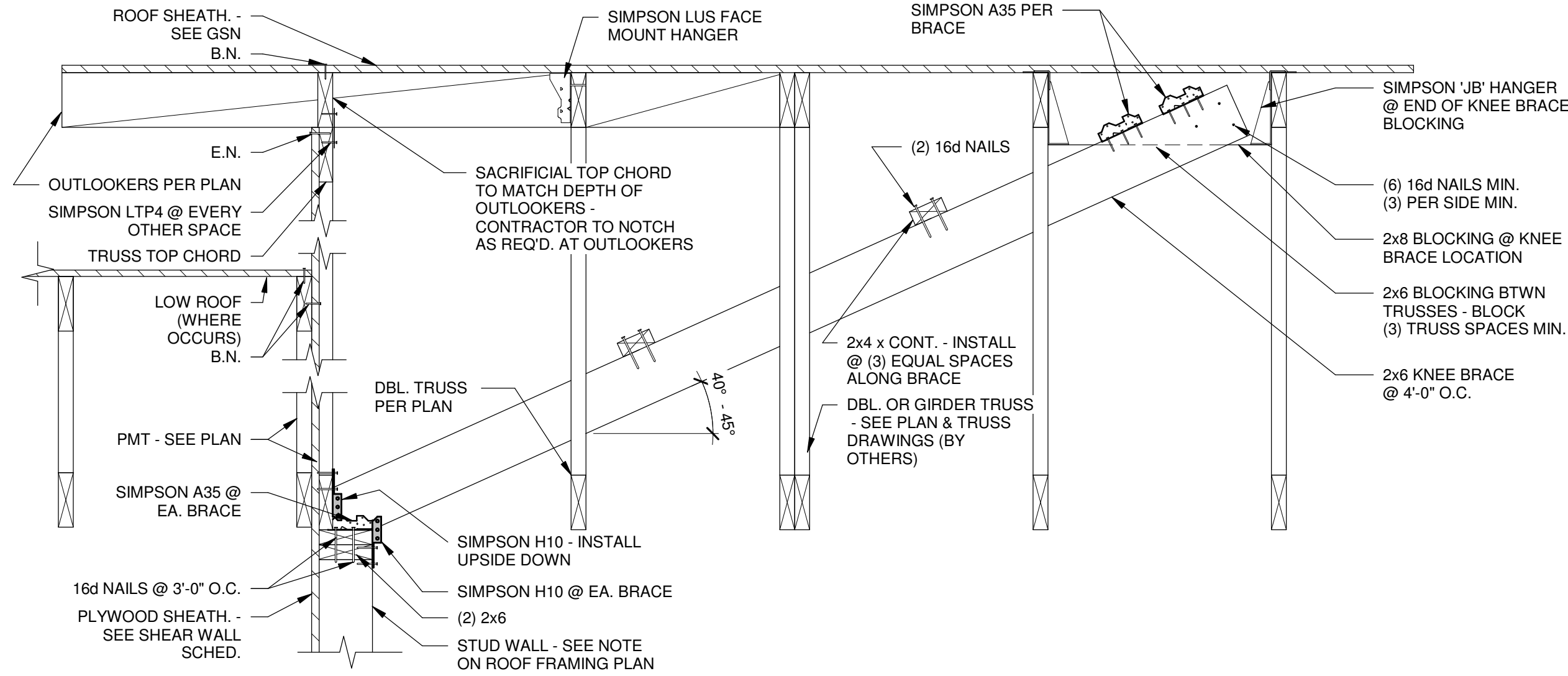
Checked By JWS

Date 07/05/2022

FRAMING SCHEDULES/ DETAILS

S5.4

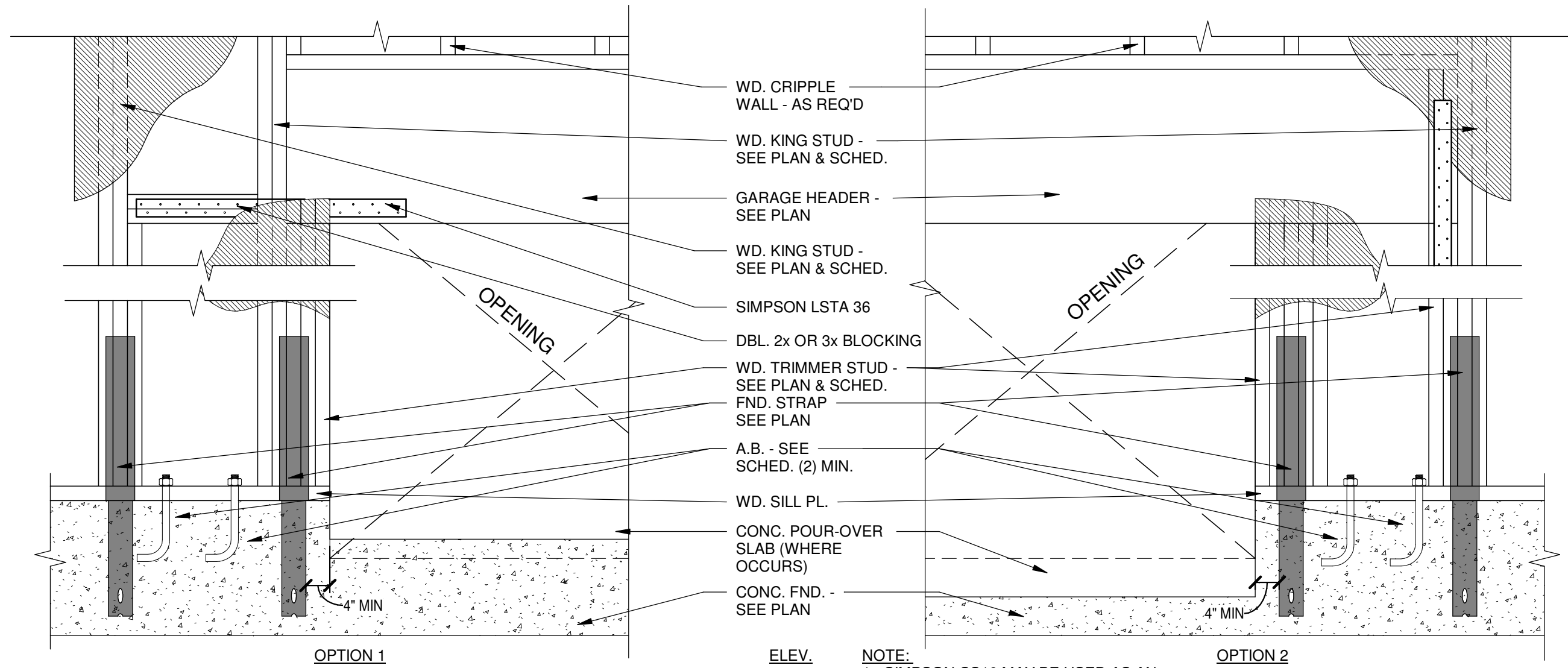
PERMIT SET



0600.03R - T.O. WALL BRACING DTL.

SCALE: NONE

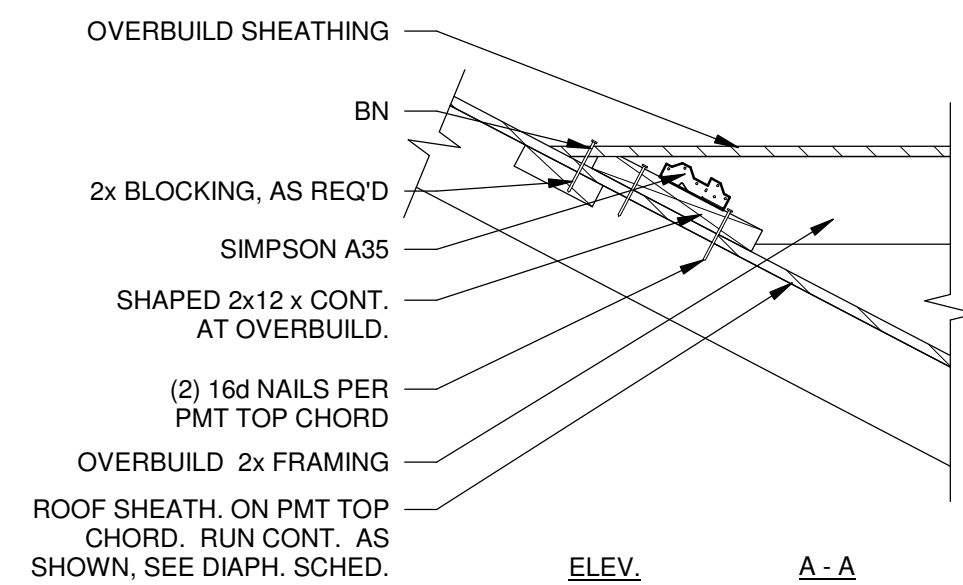
1
S5.5



0600.04 - TYP. GARAGE FRMG OPT. DTL.

SCALE: NONE

5
S5.5

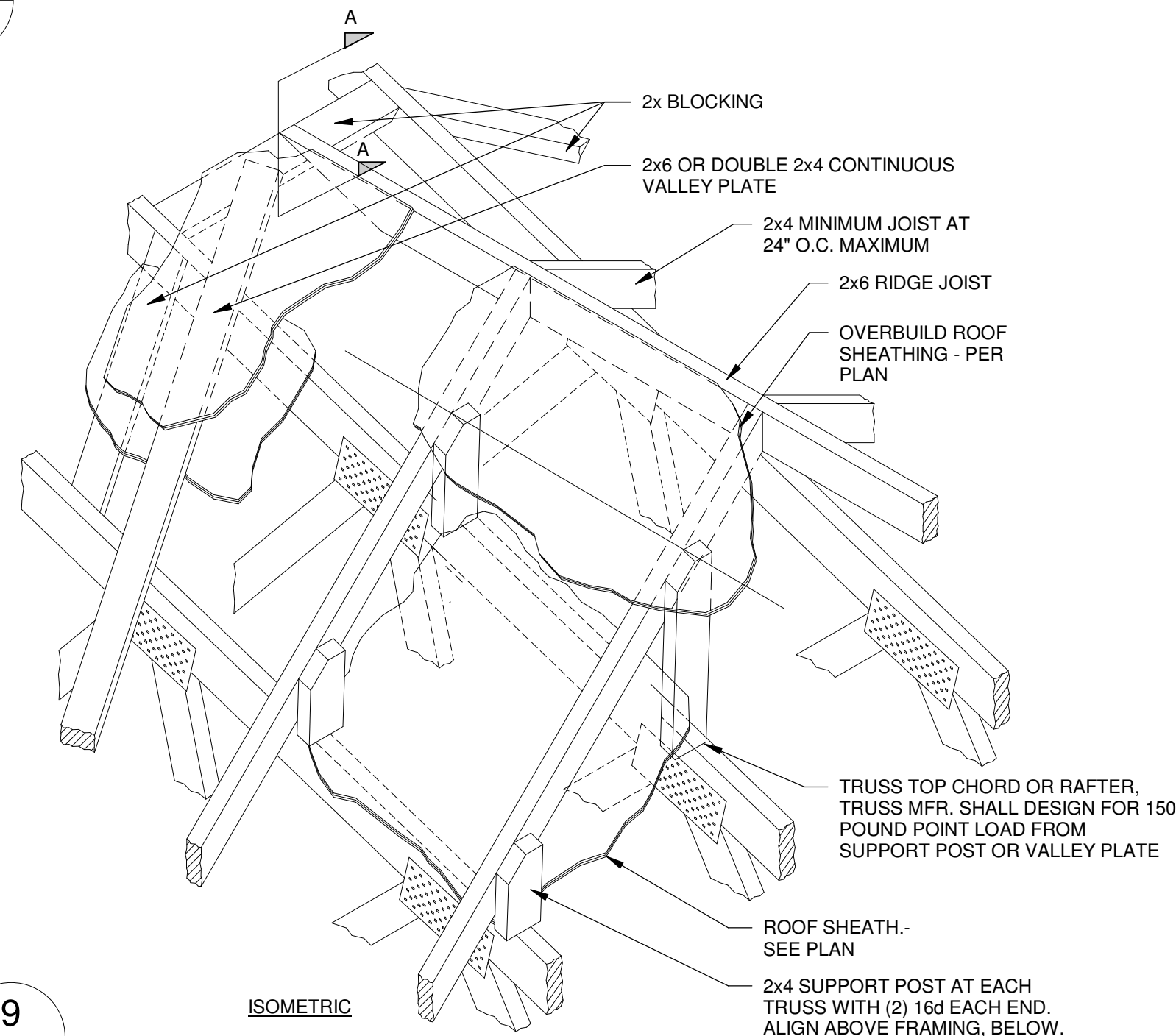


NOTES:
1- PREMANUFACTURED TRUSSES MAY BE USED IN LIEU OF CONVENTIONAL FRAMING, AS SHOWN. TRUSS SHOULD BE DESIGNED TO BEAR AT EACH INTERMEDIATE PERPENDICULAR TRUSS.
2- PREMANUFACTURED TRUSSES TO BE DESIGNED FOR OVERBUILD FRAMING. OVERBUILD FRAMING MAY BE SUPPORTED ON TOP CHORD OF PMT AT OR BETWEEN CONNECTION POINTS.

0600.01R - ROOF OVERBUILD DTL.

SCALE: NONE

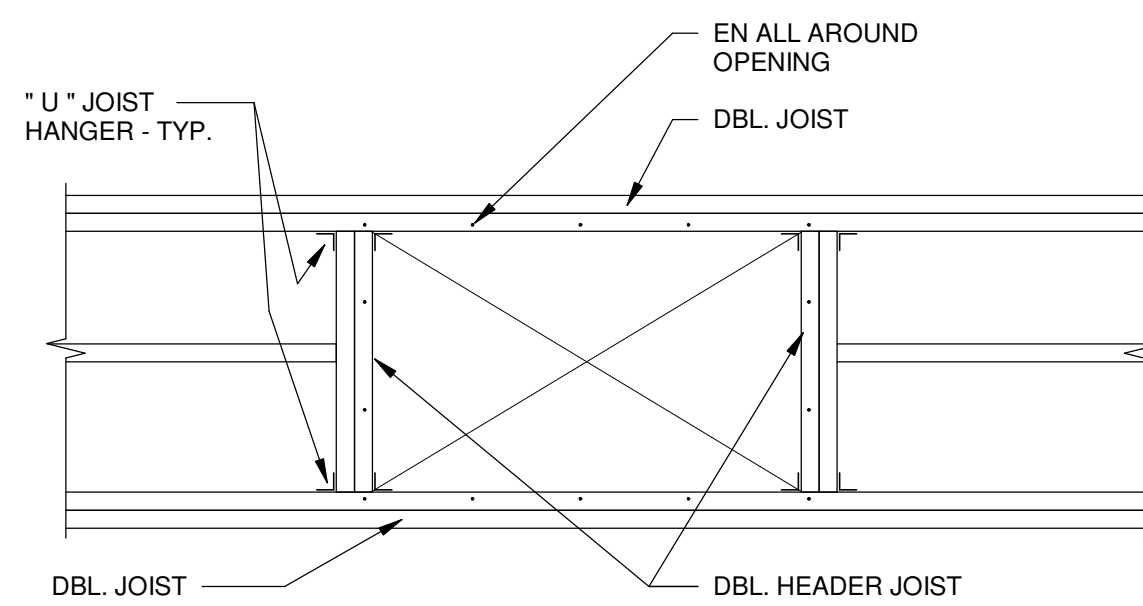
9
S5.5



0600.05 - TYP. WALL TO TRUSS DTL.

SCALE: NONE

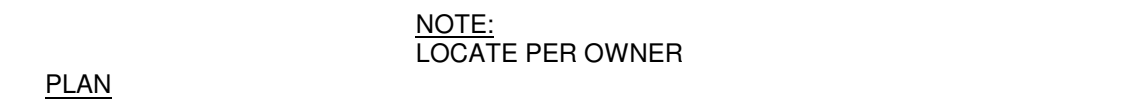
3
S5.5



0600.06 - TYP. BEAM/JOIST SIS.CONN. DTL.

SCALE: NONE

4
S5.5



0600.07 - TYP. OPNG. DTL.

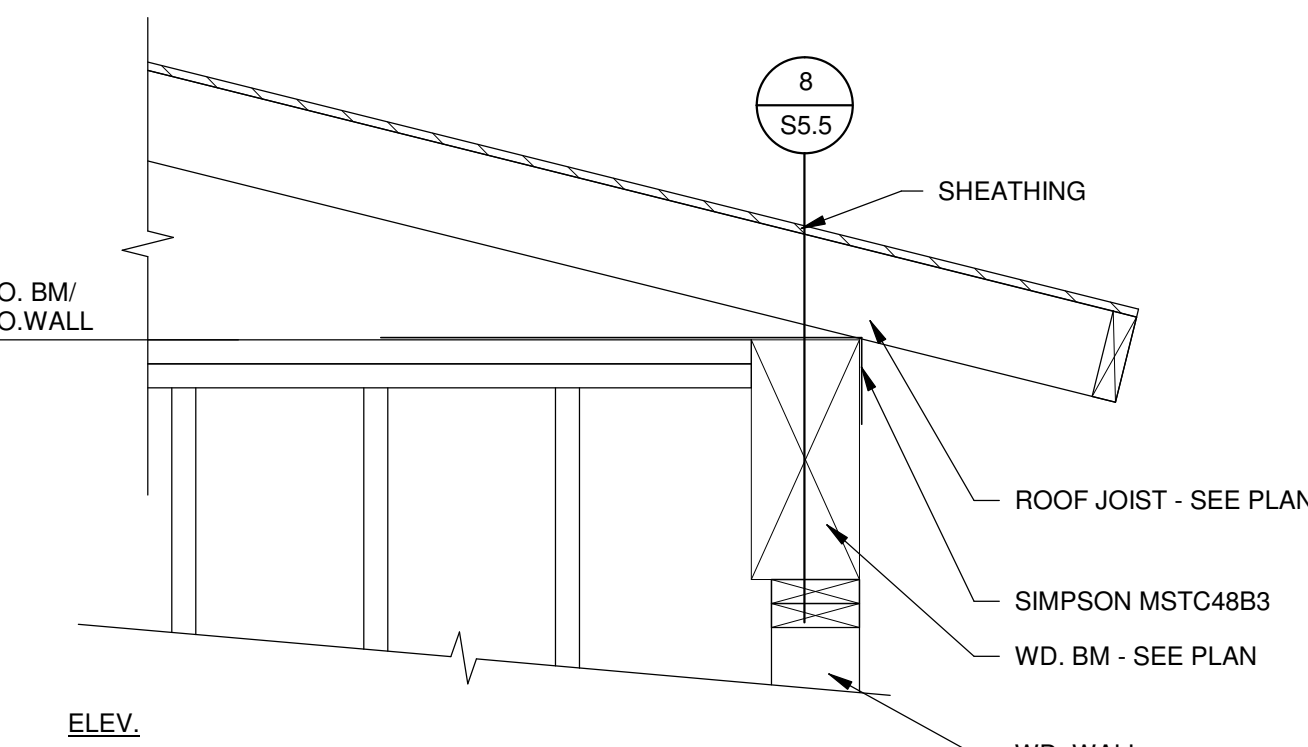
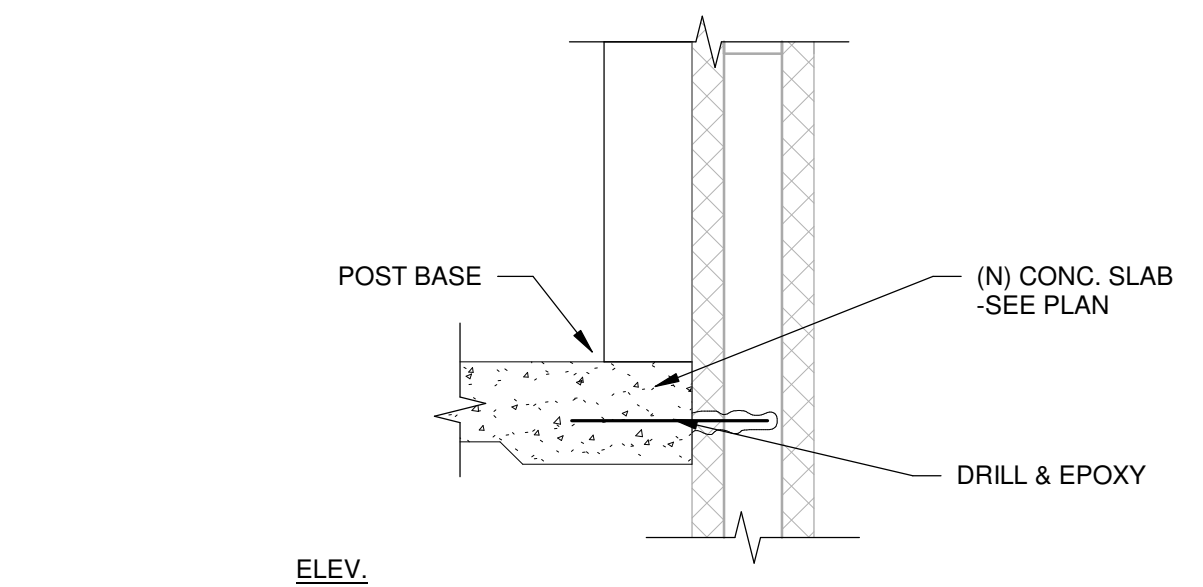
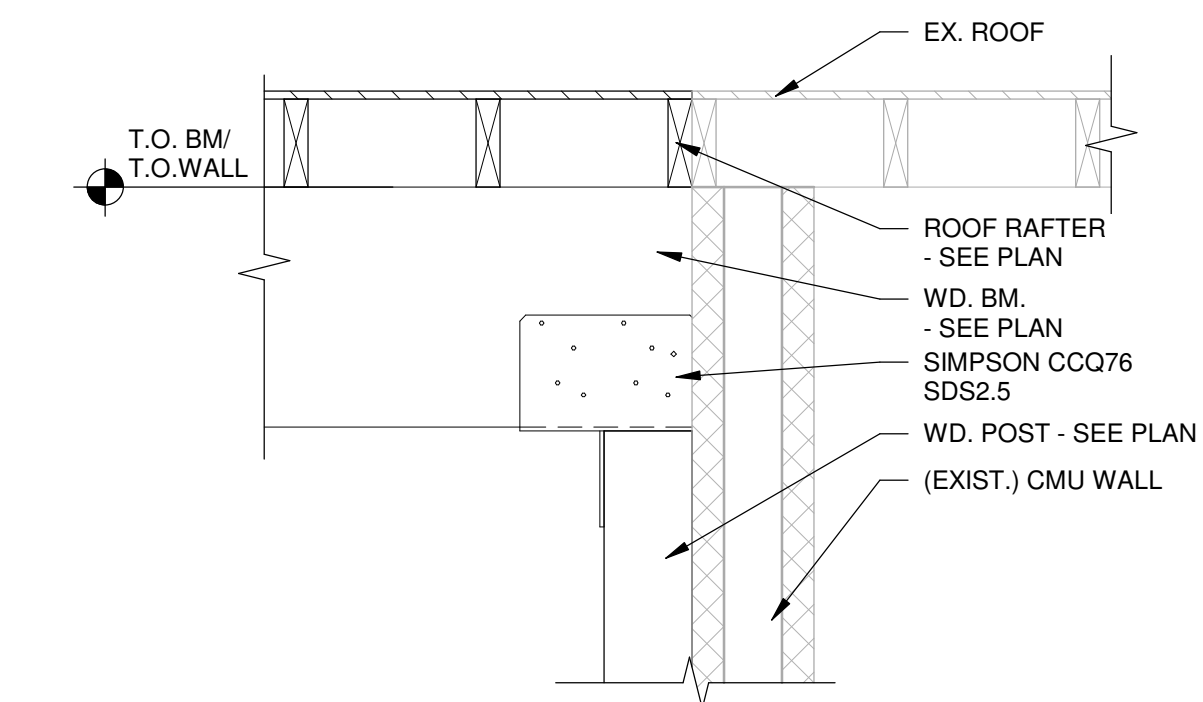
SCALE: NONE

7
S5.5

WD. BM. ON WD. WALL DTL.

SCALE: NONE

8
S5.5



0600.10 - TYP. OPNG. DTL.

SCALE: NONE

11
S5.5

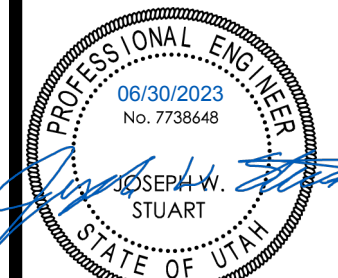
(N) WALL TO EX. CMU DTL.

SCALE: NONE

12
S5.5

DRI
Structural Consultants

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CLOSET BUTLER STORAGE ADDITION

MAYWOOD DEVELOPMENT CO.
1272 WEST SPORTSPLEX DRIVE, KAYSVILLE, UTAH 84037

Rev. #	Rev. Date	Rev. Desc.
1	Date 1	Revision 1

Project No.	122055-2216
Engineer	JWS
Drawn By	LJW
Checked By	JWS
Date	07/05/2022

ROOF FRAMING DETAILS

S5.5

PERMIT SET

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
REFERENCE AND LINE SYMBOLS	
	DETAIL INDICATOR: A5 INDICATES DETAIL NUMBER, E-501 INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN.
	ELEVATION OR SECTION INDICATOR, EXTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
	ELEVATION OR SECTION INDICATOR, INTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
	ROOM IDENTIFIER WITH ROOM NAME AND NUMBER.
	KEYNOTE INDICATOR.
	REVISION INDICATOR.
	EQUIPMENT INDICATOR.
	BREAK, STRAIGHT: TO BREAK PARTS OF DRAWING.
	BREAK, ROUND.
	MATCH LINE INDICATOR: CENTER, EXTRA WIDE LINE.
	NEW LINE: MEDIUM LINE.
	HIDDEN FEATURES LINE: HIDDEN, THIN LINE.
	EXISTING TO REMAIN LINE: THIN LINE.
	DEMOLITION LINE: DASHED, MEDIUM LINE.
	PROPERTY LINE: DASHED, WIDE LINE.
	CONTRACT LIMIT LINE: DASHDOT, WIDE LINE.
WIRING METHODS	
	WIRING.
	WIRING TURNED UP OR TOWARDS OBSERVER.
	WIRING TURNED DOWN OR AWAY FROM OBSERVER.
	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS. USE #12 CONDUCTORS, EXCEPT #10 CONDUCTORS SHALL BE INSTALLED IF DISTANCES EXCEED THOSE SPECIFIED IN THE ELECTRICAL SPECIFICATIONS.
	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS. NUMBER IN BOX REFERS TO THE CONDUCTOR AND CONDUIT SCHEDULE. FOR BRANCH WIRING USE #12 CONDUCTORS, EXCEPT #10 CONDUCTORS SHALL BE INSTALLED IF DISTANCES EXCEED THOSE SPECIFIED IN THE ELECTRICAL SPECIFICATIONS.
	FLEXIBLE WIRING.
	WIRING AND/OR RACEWAY: THIN LINE. WHERE "X" = : NC = NURSE CALL P = POWER RC = RIGID CONDUIT S = SOUND T = TELEPHONE TV = TELEVISION
OTHERS AS NOTED IN OTHER SCHEDULES. RACEWAYS AND WIRING SHALL BE SIZED AS SHOWN AND/OR SPECIFIED.	
	LOW VOLTAGE WIRING: DIVIDE, MEDIUM LINE.
	CONDUIT STUB. DIMENSION RECORD DRAWINGS AND MARK.
	FUSED DISCONNECT / MOTOR STARTER
	JUNCTION BOX.
	JUNCTION BOX, SYSTEMS FURNITURE COMMUNICATION CONNECTION.
	JUNCTION BOX, SYSTEMS FURNITURE POWER CONNECTION.
	CABLE TRAY ABOVE ACCESSIBLE CEILING.
	WIREWAY.
	EARTH GROUND (ONE-LINE DIAGRAM).
	JUNCTION BOX, CEILING.
	LADDER RACK.
	CABLE TRAY BELOW ACCESSIBLE FLOOR.
WIRING DEVICES	
	RECEPTACLE, SINGLE: NEMA 5-20R.
	RECEPTACLE, DUPLEX: NEMA 5-20R.
	RECEPTACLE, DUPLEX, ABOVE COUNTER: NEMA 5-20R.
	RECEPTACLE, DUPLEX, CEILING: NEMA 5-20R.

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, DRINKING FOUNTAIN, CONCEAL WATER COOLER RECEPTACLE BEHIND WATER COOLER. SEE MECHANICAL/PLUMBING SHOP DRAWINGS FOR INSTALLATION REQUIREMENTS.
	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WET LABEL, "WEATHERPROOF IN USE": NEMA 5-20R.
	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER: NEMA 5-20R.
	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WEATHERPROOF: NEMA 5-20R.
	RECEPTACLE, QUADRUPLE: NEMA 5-20R.
	RECEPTACLE, FURNITURE
	RECEPTACLE, QUADRUPLE WITH GROUND FAULT CIRCUIT INTERRUPTER: NEMA 5-20R.
	RECEPTACLE, SPECIAL PURPOSE. PROVIDE RECEPTACLE TO MATCH EQUIPMENT PLUG.
	MULTI-OUTLET ASSEMBLY: NEMA 5-20R.
	FLUSH FLOOR BOX. "#" SHOWN ON DRAWINGS. REFER TO WIRING DEVICE SCHEDULE IN THE ELECTRICAL SPECIFICATIONS FOR CONFIGURATION AND DEVICES.
	POWER POLE. "#" SHOWN ON DRAWINGS. REFER TO WIRING DEVICE SCHEDULE IN THE ELECTRICAL SPECIFICATIONS FOR CONFIGURATION AND DEVICES.
	FLUSH FIRE RATED POKE THRU. "#" SHOWN ON DRAWINGS. REFER TO WIRING DEVICE SCHEDULE IN THE ELECTRICAL SPECIFICATIONS FOR CONFIGURATION AND DEVICES.
	SWITCH, DIMMER.
	SWITCH, SINGLE POLE ("x" INDICATES FIXTURES CONTROLLED).
	SWITCH, DOUBLE POLE ("x" INDICATES FIXTURES CONTROLLED).
	SWITCH, THREE-WAY ("x" INDICATES FIXTURES CONTROLLED).
	SWITCH, FOUR-WAY ("x" INDICATES FIXTURES CONTROLLED).
LIGHTING (REFER TO FIXTURE SCHEDULE FOR SYMBOLS)	
	FIXTURE IDENTIFICATION: (W-3) INDICATES FIXTURE TYPE AS SCHEDULED.
	FIXTURE IDENTIFICATION, EMERGENCY WITH BATTERY PACK, CONNECTED TO GENERATOR AS INDICATED: (W-3) INDICATES FIXTURE TYPE AS SCHEDULED.
	EMERGENCY.
LIGHTING CONTROL	
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, OMNI-DIRECTIONAL, CEILING.
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, WALL.
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, DIRECTIONAL.
	PHOTOCELL.
	TIME CLOCK.
	CEILING FAN.
STRUCTURED CABLING	
	TELEPHONE, WALL MOUNTED ("X" INDICATES QUANTITY OF CABLES).
	TELEPHONE, WALL MOUNTED: PAY PHONE.
	TELEPHONE, WALL MOUNTED: WALL PHONE.
	OUTLET, DATA COMMUNICATION ("X" INDICATES QUANTITY OF CABLES).
	OUTLET, DATA COMMUNICATION, FURNITURE
	OUTLET, BUILDING STANDARD COMBINATION TELEPHONE/DATA COMMUNICATION.
	OUTLET, BUILDING STANDARD COMBINATION TELEPHONE/DATA COMMUNICATION, FURNITURE.
	TELEPHONE TERMINAL BOARD, FIRE TREATED PLYWOOD PAINTED.
	LAN RACK, FLOOR STANDING.
	DATA CABLE, CATEGORY 5 (ONE-LINE DIAGRAM).
	VOICE CABLE, CATEGORY 3 (ONE-LINE DIAGRAM).
FIRE ALARM	
	FIRE ALARM CONTROL PANEL, SEMI-RECESSED.
	FIRE ALARM MANUAL PULL STATION.
	DETECTOR, SMOKE.
	ALARM, HORN/STROBE, ONE ASSEMBLY, CEILING MOUNTED. SUBSCRIPT INDICATES CANDELA RATING.

ABBREVIATIONS			
NOTE: ALL ABBREVIATIONS MAY NOT BE USED.			
1P 1PH 1WAY 2/C 2WAY 3/C 3PH 3WAY 4OUT	SINGLE POLE SINGLE-PHASE ONE-WAY TWO-CONDUCTOR TWO-WAY THREE-CONDUCTOR THREE-PHASE THREE-WAY QUADRUPLE RECEPTACLE OUTLET	KV KVA KVAR	KILOVOLT KILOVOLT AMPERE KILOVOLT AMPERE REACTIVE KILOWATT KILOWATT HOUR LIGHT EMITTING DIODE LIQUID TIGHT FLEXIBLE METAL CONDUIT
4PDT 4PST	FOUR-POLE DOUBLE FOUR-POLE SINGLE THROW	LFNC LPS LRA LTG LV MATV	LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT LOW PRESSURE SODIUM LOCKED ROTOR AMPS LIGHTING LOW VOLTAGE MASTER ANTENNA TELEVISION SYSTEM
4W 4WAY A ADA	FOUR-WIRE FOUR-WAY ABOVE COUNTER ARMORED CABLE AMERICANS WITH DISABILITIES ACT ADJACENT	MAX MH MCA MCB MCC MCP	MAXIMUM METAL CLAD MINIMUM CIRCUIT AMPS MAIN CIRCUIT BREAKER MOTOR CONTROL CENTER MOTOR CIRCUIT PROTECTION
ADJ AFF AFG AIC	ADJACENT ABOVE FINISHED FLOOR ABOVE FINISHED GRADE AMPERE INTERRUPTING CAPACITY	MDP	MAIN DISTRIBUTION PANEL
ALUM AMP ANN AP	ALUMINUM AMPERE ANNUNCIATOR ACCESS POINT (WIRELESS DATA)	MG MH MIN MLO MOCP	MOTOR GENERATOR MANHOLE MINIMUM MAIN LUGS ONLY MAXIMUM OVERCURRENT PROTECTION
AR ASC ATS	AS REQUIRED AMPS SHORT CIRCUIT AUTOMATIC TRANSFER SWITCH	NA NC NEC	NOT APPLICABLE NORMALLY CLOSED NATIONAL ELECTRICAL CODE
AV AWG BB XFMR	AUDIO VISUAL AMERICAN WIRE GAGE BUCK-BOOST TRANSFORMER	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
C CATV	CEILING MOUNTED COMMUNITY ANTENNA TELEVISION	NFC NFPA	NATIONAL FIRE CODE NATIONAL FIRE PROTECTION ASSOCIATION
CB CCBA	CIRCUIT BREAKER CUSTOM COLOR AS SELECTED BY ARCHITECT	NIC NL NO NORMALLY OPEN NOT TO SCALE ON CENTER	NOT IN CONTRACT NIGHT LIGHT NORMALLY OPEN NOT TO SCALE ON CENTER
CCTV	CLOSED CIRCUIT TELEVISION	OC	OVER CURRENT PROTECTION
CFBA	CUSTOM FINISH AS SELECTED BY ARCHITECT	OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
CF/CI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED	OF/OI	OWNER FURNISHED/ OWNER INSTALLED
CF/OI	CONTRACTOR FURNISHED/ OWNER INSTALLED	OPF OH DR	OBTAIN FROM PLANS OVERHEAD (COILING) DOOR
CKT CM CND CO COR	CIRCUIT CONSTRUCTION MANAGER CONDUIT CONVENIENCE OUTLET CONTRACTING OFFICER'S REPRESENTATIVE	OL PB PF PH PNL PT PTZ QTY REMOVE	OVERLOAD PUSHBUTTON POWER FACTOR PHASE PANEL POTENTIAL TRANSFORMER PAN/TILT/ZOOM QUANTITY REMOVE
CP CT CTV CU dBA DPDT	CONTROL PANEL CURRENT TRANSFORMER CABLE TELEVISION COPPER UNIT OF SOUND LEVEL DOUBLE POLE DOUBLE THROW	RCP RMC RNC	REFLECTED CEILING PLAN RIGID METAL CONDUIT RIGID NONMETALLIC CONDUIT
DS EA EM EMT	DISCONNECT SWITCH EACH EMERGENCY ELECTRICAL METALLIC TUBING	RP RR SCA SCBA	REVOLUTIONS PER MINUTE REMOVE AND RELOCATE SHORT CIRCUIT AMPS STANDARD COLOR AS SELECTED BY ARCHITECT
EPO EQUIP EX F FA FCP	EMERGENCY POWER OFF EQUIPMENT EXISTING FURNITURE MOUNTED FIRE ALARM FIRE ALARM CONTROL PANEL	SF SFBA SPDT	SQUARE FOOT (FEET) STANDARD FINISH AS SELECTED BY ARCHITECT SINGLE POLE, DOUBLE THROW
FLA FMC FOB FVNR	FULL LOAD AMPS FLEXIBLE METALCONDUIT FREIGHT ON BOARD FULL VOLTAGE NON-REVERSING	SPEC SPST ST S/S ST SWBD SWGR	SPECIFICATION SINGLE POLE, SINGLE THROW START/STOP SINGLE THROW SWITCHBOARD SWITCHGEAR
FVR G GEN GFCI	FULL VOLTAGE REVERSING GROUND GENERATOR GROUND FAULT CIRCUIT INTERRUPTER	TL TP TTB	TWIST LOCK TELEPHONE POLE TWISTED PAIR
GFP	GROUND FAULT PROTECTION	TV TVSS	TELEVISION TRANSIENT VOLTAGE SURGE SUPPRESSER TYPICAL
HOA HP HPF HPS HV HZ IG IMC	HAND-OFF-AUTOMATIC HORSE POWER HIGH POWER FACTOR HIGH PRESSURE SODIUM HIGH VOLTAGE HERTZ ISOLATED GROUND INTERMEDIATE METAL CONDUIT	TYF UF UGND UPS V VA VFC/VFD	UNDERFLOOR UNDERGROUND UNINTERRUPTIBLE POWER SUPPLY VOLTS VOLT AMPERE VARIABLE FREQUENCY MOTOR CONTROLLER
IN/IS I/O IR J-BOX	INSULATED/ISOLATED INPUT/OUTPUT INFRARED JUNCTION BOX	W/ W/O WP XFMR	WITH WITHOUT WEATHERPROOF TRANSFORMER

DIRECTORY CARDS AND LABELING

Provide labels and neatly typed directory cards for panel boards and load centers. Directory cards shall indicate the general area and type of electrical load served by each circuit. Provide appropriate labels for the panel covers.

PLENUM-RATED CABLES

Provide UL-listed plenum rated cable in environmental air space, including ceilings.

FIRE/SMOKE DAMPERS

Provide power circuits to all fire/smoke dampers indicated on mechanical and fire alarm drawings.

LOW VOLTAGE WIRING

All low voltage wiring including fire alarm, security, telephone/data, CATV, wireless media, shall be furnished and installed by low voltage contractor. All conduits and raceway shall be furnished and installed by electrical contractor. Low voltage is part of this building contract.

FIRE ALARM

General Contractor shall be responsible for hiring Fire Alarm Contractor. Fire Alarm Contractor shall be responsible for generating working documents according to NFPA & all local codes and shall be responsible for proper sealing and signing of all fire alarm drawings by a licensed Professional Fire Protection Engineer. Electrical Contractor shall coordinate all conduit requirements with Fire Alarm Contractor. Fire Alarm Contractor shall also coordinate all wiring requirements with low voltage contractor.

SWITCHBOARDS

These will be Cutler-Hammer Pow-R-Line C type or equal.

PANELBOARDS

These will be Cutler-Hammer Pow-R-Line type or equal. Contactor shall verify that breakers used for HVAC units (including roof-top units) are HACR type.

DRY TYPE TRANSFORMERS

These will be Cutler-Hammer type or equal. These units may be type K-1 and/or type K-13. Where type K-13 are furnished they will also have an electrostatic shield.

SAFETY SWITCHES

Safety switches are not required for self-contained roof-top HVAC units, nor are power fuses. Disconnecting means for equipment shall be furnished and installed by contractor.

ENCLOSED BREAKERS

These will be Cutler-Hammer type and will usually be in either NEMA 1 or NEMA 12 enclosures or equal.

COMPACT FLUORESCENT LIGHT FIXTURES DIMMING

All fluorescent lamps which will be used on dimming circuits shall be preconditioned by burning at full intensity (100%) for a minimum of 100 hours before any attempt is made to use the dimming feature.

PENDANT LIGHT FIXTURES

All pendant stems shall be mounted using an UL-approved hook or swivel device.

DEFINITIONS

NOTE: ALL DEFINITIONS MAY NOT BE USED.

INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWING", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE, NO LIMITATION ON LOCATION IS INTENDED.

DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", "AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.

APPROVED: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.

TECHNOLOGY SYSTEMS: THE TERM "TECHNOLOGY SYSTEMS" IS USED TO DESCRIBE ALL LOW VOLTAGE SYSTEMS GENERALLY REFERRED TO AS "SPECIAL SYSTEMS". THESE SYSTEMS INCLUDE BUT ARE NOT NECESSARILY LIMITED TO ALL SYSTEMS WHICH UTILIZE VOLTAGES OF LESS THAN 71 VOLTS SUCH AS SOUND SYSTEMS, VIDEO SYSTEMS, TV SYSTEMS, SECURITY SYSTEMS, VOICE AND DATA CABLING SYSTEMS, ETC...

GENERAL ELECTRICAL NOTES

CONDUIT & WIRE SIZES

All conduit and wire sizes shall be 3/4"C, 3-#12, 1-#12 GND unless otherwise noted. All 120 volt circuits longer than 100 ft. shall be #10 AWG. Service entrance and panels conduits shall be copper conductors type THWN/THHN or XHHW-2. Branch circuit conductors and grounding electrode conductors shall be copper type THWN/THHN. All underground conduits shall be PVC. All overhead conduits shall be EMT, overhead conduit exposed to damage shall be RMC.

ELECTRICAL SERVICE

Furnish and install underground service as shown on the drawings. Contractor shall coordinate with serving agency on all items and the complete cost for service shall be included in the electrical bid. All service entrance equipment (panelboards, switchboards, etc.) shall be UL listed for use as service entrance equipment.

ELECTRICAL DESIGN

- All service entrance equipment (panelboards, switchboards, etc.) shall be UL listed for use as service entrance equipment.
- All equipment shall be fully-rated for short circuit (fault) capacity.
- Bond building structural steel, metallic water pipes, and concrete-encased electrodes (rebar) to each other and to the enclosure grounding bus inside the enclosure containing the service disconnect switch. The concrete installation contractor shall be instructed to leave at least 1 ft. of rebar exposed at the service entrance panel for bonding.
- Structural steel columns shall be bonded to earth using an approved grounding electrode at every other column in accordance with the 2008 NEC 250.52(A)(2).
- Ground rods, plates and rings are not required, nor are Ufer grounds unless rebar is not installed in the foundations. However, if any of these are present they must be bonded to the rest of the grounding system as required by the National Electrical Code.
- For separately-derived systems and the transformer secondary neutral (grounded conductor) to the structural metal and the nearest available point of the metal water piping systems in the area served by the transformer. The metal water piping shall be bonded to the structural metal.
- For both services and separately-derived systems the grounded (neutral) conductor and the grounding conductors shall be bonded together at only one point in the enclosure which contains the service disconnecting means (for services) or the transformer secondary overcurrent device (for separately derived systems). The grounded and grounding conductors shall not be bonded together at any other point including downstream electrical panels.
- All bonding shall be effected by means of UL listed devices specifically tested and approved for the purpose.
- Transformers which serve harmonic rich loads such as dimming panels shall be K13 rated.
- All metallic conduit joints shall be made up wrench-tight using UL approved devices. In addition, all conduits, metallic and non-metallic, shall have a bonding conductor installed in accordance with either NEC 250.66 or 250.122 as applicable.
- The electrical contractor will be responsible for all conduit, junction boxes and 110 VAC power.

PHASE ROTATION

Electrical contractor shall assure and be responsible for proper phase rotation of all motors, compressors and other three phase equipment prior to energizing equipment. Contractor shall be responsible and coordinate proper phase rotation connections made by the serving utility company prior to energizing main service equipment.

BALANCING

The complete system shall be load balanced within 10-15 percent between phases.

TRENCHING AND BACKFILLING

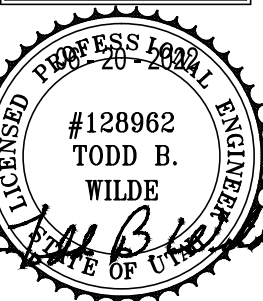
Burial depth for underground conduit on site shall be 24 inches minimum referenced to final grade. Excavate trenches to minimum 3 inches deeper than bottom of conduit and backfill 3 inches with screened sand prior to installing conduit. Backfill minimum 3 inches over top of conduit with screened sand and remainder with 3/4 inch minus road mix and compact with vibrating plate compactor. Trench width shall be minimum 24 inches and shall extend at least six inches beyond outer conduits. Refer to Civil specifications and conform to more stringent requirement for similar work. Contractor shall be responsible for all new and existing buried utilities.

EXTERIOR OUTLETS

All outlets installed outdoors shall be in a weatherproof enclosure, the integrity of which is not affected when the receptacle is in use (attachment plug inserted), Crouse-Hinds WLRS or WLRD or UL-approved equal.

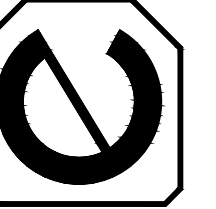
MECHANICAL EQUIPMENT WIRING SYSTEM

- Provide all power branch circuits and final connections to all motors specified under mechanical portion of these specifications. Motors shall be furnished and set in place by Mechanical Contractor.
- Install and wire through all devices such as magnetic starters, speed controllers, relays, line voltage thermostats, switches, etc., furnished by others, which directly handle the full load current of the motors. Locate as directed by Mechanical Contractor.
- Mechanical Contractor shall be responsible for all temperature control wiring for this project and for all such interlock and control wiring which does not directly handle the full load current. Refer to mechanical drawings and specifications to determine locations for all power and control outlets and necessary wiring required including general GFI outlets. In general, GFCI outlets will be provided with mechanical rooftop units; however, verify with Mechanical Contractor. Provide weatherproof, heavy duty, fused disconnects for mechanical rooftop units. Size dual element fuses according to manufacturer's recommendations and NEC.
- All motors shall comply with NEC 430.102(B).
- The electrical contractor shall run conduit for all HVAC control wiring. Conduit shall run from thermostat location to above ceiling in finished areas and to mechanical unit where there is no ceiling. Control contractor shall run all HVAC control wiring. Control wiring shall be plenum rated. Mechanical contractor shall coordinate location and quantity of conduit with electrical contractor.



CURRENT ISSUE DATE:	SR
ORIGINAL ISSUE DATE:	DEC
JOB NO.	
DRAWN BY:	
CHECKED BY:	

DC ENGINEERING, INC.
CONSULTING ENGINEERS
2688 South 4050 West Ogden, Utah 84401
(801) 388-3920 • Fax (801) 732-9229

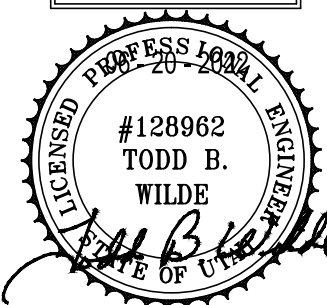


PROJECT TITLE: BUTLER STORAGE ADDITION
CLOSET
1272 W SPORTSPLEX DRIVE
KAYSVILLE, UT 84037

SHEET TITLE: ELECTRICAL NOTES & LEGENDS

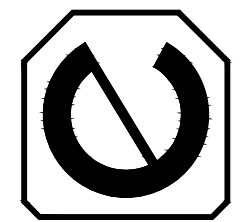
SHEET NO:

E101



CURRENT ISSUE DATE:	SB	DEC
ORIGINAL ISSUE DATE:		
JOB NO:		
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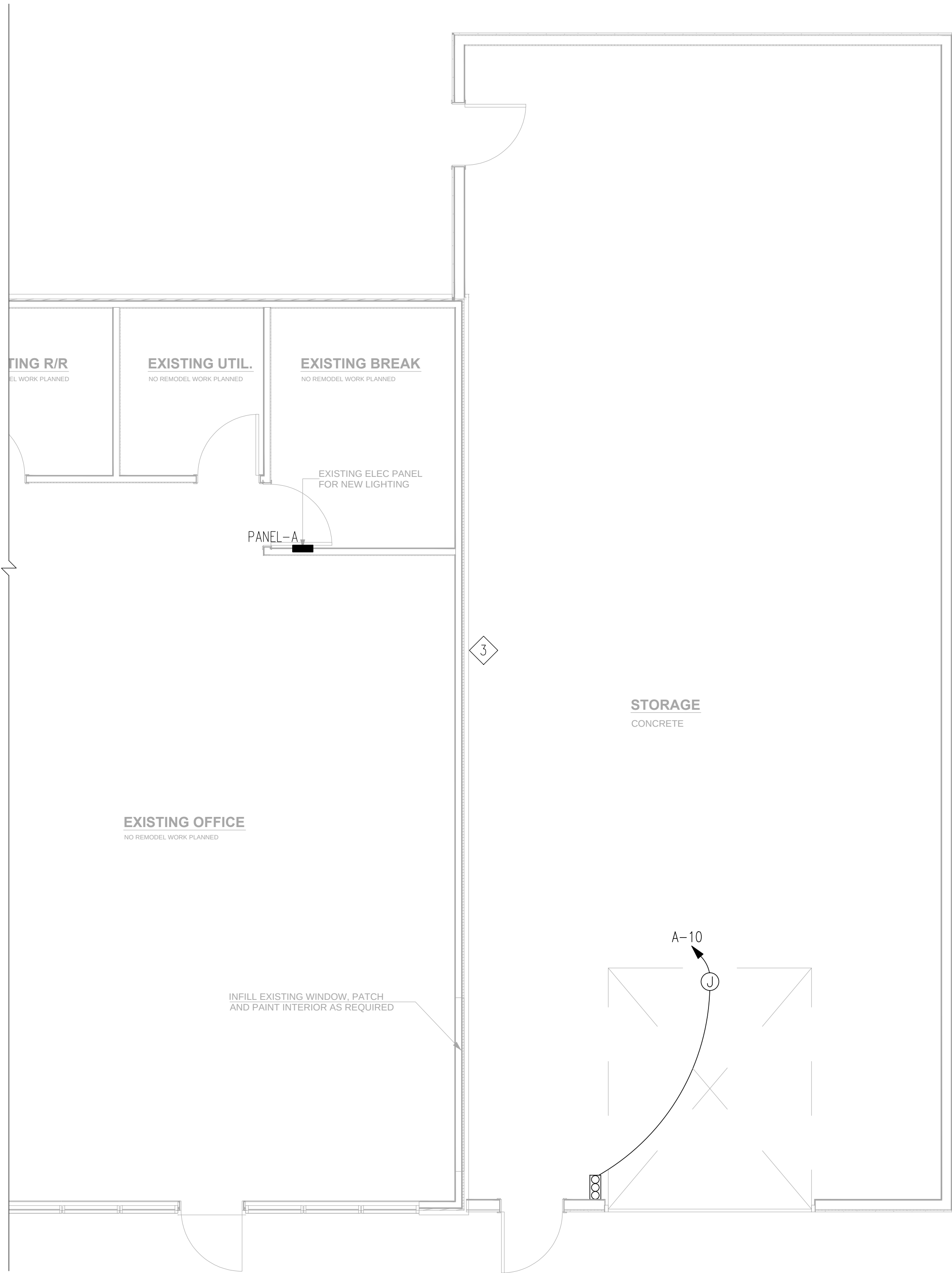
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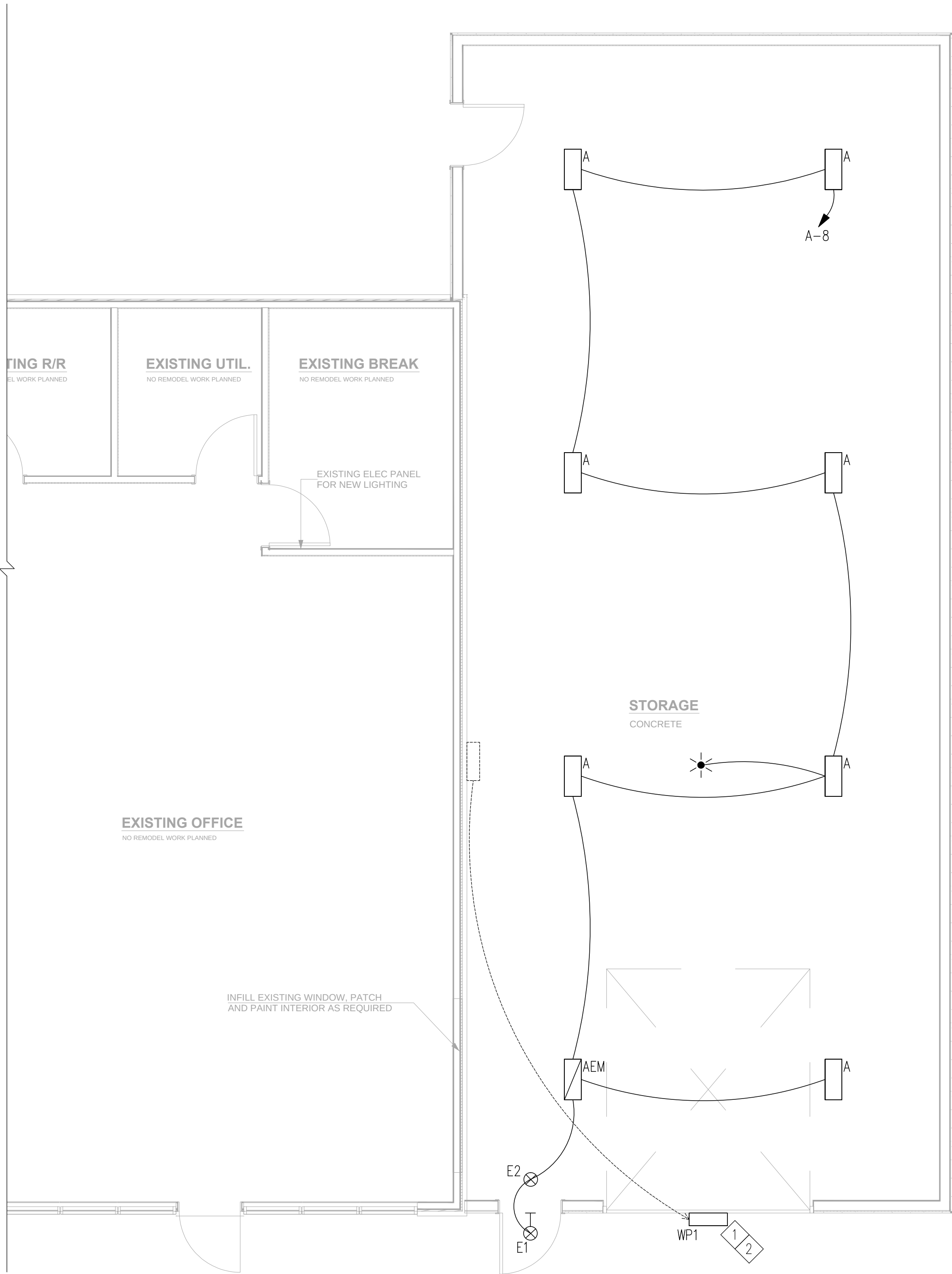
PROJECT TITLE: BUTLER STORAGE ADDITION
CLOSET
1272 W SPORTSPLEX DRIVE
KAYSVILLE, UT 84037

SHEET TITLE:
ELECTRICAL FLOOR PLANS

SHEET NO:
E101



ELECTRICAL POWER PLAN
SCALE: 1/4" = 1'-0"
NORTH



ELECTRICAL LIGHTING PLAN
SCALE: 1/4" = 1'-0"
NORTH

KEYED NOTES

- 1 RELOCATE EXISTING WALL PACK TO NEW LOCATION ABOVE DOOR.
- 2 PHOTOCELL ON, TIMECLOCK OFF. REUSE EXISTING CIRCUIT.
- 3 HOSE BIBB TO BE REMOVED AND CAPPED.



KAYSVILLE BUSINESS PARK

ARCHITECTURAL REVIEW BOARD STAFF REPORT

ARB MEETING DATE: August 17, 2023

TYPE OF ITEM: Action

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: Discussion on the Architectural Review Committee Assigning Kaysville Business Park Authority to Property Owners

EXECUTIVE SUMMARY:

The Kaysville Business Park was approved and created by the City Council in February of 2008. Along with that approval came the creation of a [Master Declaration of Covenants, Conditions, Restrictions, and Standards Affecting Kaysville Business Park West](#). The Master Declaration spells out specific development guidelines for all properties within the [park boundaries](#) and an approval process, and assigns that authority to the City Council who serves in the capacity of the Architectural Review Board.

In the 15 years since the Kaysville Business Park was created, the vast majority of the properties have been developed.

Article 7.1 states:

7.1 PROCEDURE

This Master Declaration or any provision hereof, or any covenant, condition, restriction, or standard contained herein, may be terminated, extended, modified, or otherwise amended, as to the whole of the property in the Park or any portion thereof, with the written consent of the Owners of sixty percent (60%) of the Park based upon the number of square feet subject to these covenants, conditions, restrictions, and standards; provided, however, that for a period of fifteen (15) years from the effective date hereof, no such termination, extension, modification, or other amendment shall be effective without the written approval of the Kaysville City Council. No such termination, extension, modification, or other amendment shall be effective if it conflicts with a valid governmental enactment, ordinance, or regulation and until a Supplemental Declaration reflecting the termination, extension, modification or amendment has been executed, acknowledged, and recorded.

Because the 15-year period has now been surpassed, the ARB should consider whether they would like to subrogate the authority of Kaysville Business Park to those who own property within the park.

The current process of having the ARB/City Council approve projects, modifications and alterations creates a burden on staff to draft staff reports and causes a few weeks of delays to the development and building permit process. Simplification of any development process

is always a positive change to facilitate. Consideration should also be given to the minimal amount of property within the Business Park, which is left to develop.

Staff is asking the ARB to hold a discussion on the potential of transferring authority to property owners

Committee Options:

1. Direct staff to begin the process of assigning Kaysville Business Park authority over to property owners.
2. Keep the Kaysville Business Park authority as the City Council serving as the Architectural Review Board.

Recommended Option:

1. Provide direction to staff on the preferred option.

Fiscal impact: N/A

Attachments: None