MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
June 6, 2024

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matthew Anderson, Kara Everton, Tara Hobbs, Pam June, Garrett Smith, Brigham Green, Eric Dursteler

Call to Order/Roll Call:
Commissioner Greenhalgh opened the meeting for June 6 2024, at 8:00 pm. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Matt Anderson were present. Commissioners Darcy Ripplinger and Larry Lewis are excused. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance
Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda
The agenda for the Planning Commission Meeting was reviewed. **Commissioner Farmer moved to approve the agenda for June 6, 2024.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Matt Anderson voted in favor. Commissioners Darcy Ripplinger and Larry Lewis are excused.

Approval of the Minutes of the Previous Meeting
The Planning Commission reviewed the minutes for the Planning Commission Meeting for May 16, 2024. **Commissioner Farmer moved to approve the minutes with revisions made for the meeting on May 16, 2024.** Commissioner Anderson seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Matt Anderson voted in favor. Commissioners Darcy Ripplinger and Larry Lewis are excused.

5.A. Zoning Clearance- Accessory Building- Eric Dursteler Barn located at 140 N. 100 W.
Commission asked what the foundation would be. The property owner was not here to answer, however, they will go get a permit through the county, so proper inspections will be completed. Setbacks are all met. **Commissioner Anderson moved to approve the zoning clearance for an accessory building for Eric Dursteler located at 140 N 100 W.** Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Matt Anderson voted in favor. Commissioners Darcy Ripplinger and Larry Lewis are excused.

5.B. Zoning Clearance- Attached Garage- Brigham Green located at 220 South 200 East
Garrett Smith is the owner and present. Brigham Green is the builder and present. The plan is to add a single car garage to the side of the house. Owner has a survey to mark off the boundaries. All setbacks are met, but tight. **Commissioner Anderson moved to approve the zoning clearance for an addition for Garrett Smith built by Brigham Green located at 220 S 200 E.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Matt Anderson voted in favor. Commissioners Darcy Ripplinger and Larry Lewis are excused.

5.C. Other
Commissioner Dickey brought up an incident while she was walking on 500 East in Mond-Aire. As she was walking there were quite a few cars zooming past that she was almost hit and asked what she can do in this situation. We have suggested to call the non-emergency phone number to report so that the Sheriff's Office can patrol that are more.

6. City Council Review- May 9, 2024
The commission reviewed the minutes from the latest city council meeting.

7. Agenda Items/Notes for Next Meeting
A brief discussion was conducted on retaining walls being a part of the hillside overlay application process and review.

8. Calendaring of future Planning Commission Meeting – June 20 2024, at 8:00 pm

9. Adjournment
Chairman Greenhalgh moved to adjourn the meeting at approximately 8:32 p.m.

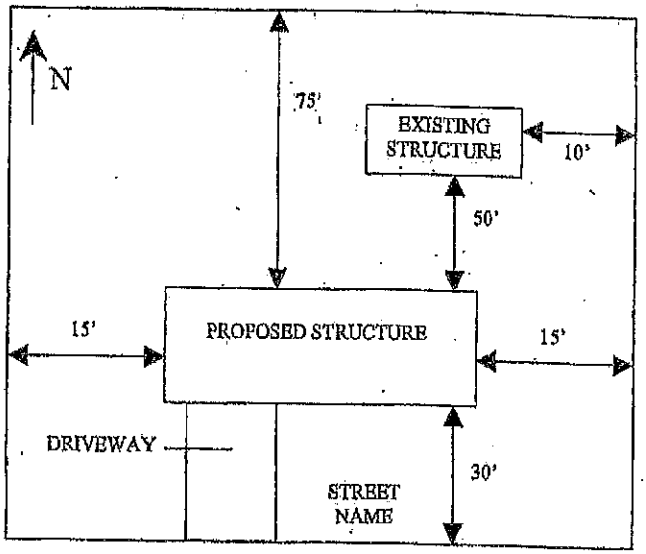
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

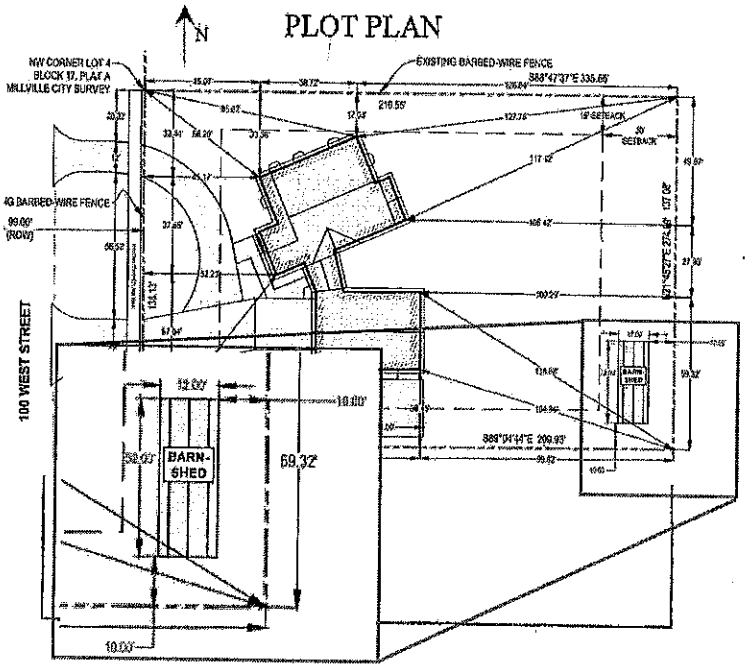
APPLICATION INFORMATION

1. Eric Dursteler
   APPLICANT'S NAME
2. 2714 N 300 E
   MAILING ADDRESS
   North Logan — CITY; Utah — STATE; 84341 — ZIP CODE
3. 435-770-4845 — HOME TELEPHONE
4. 208-866-1393 — BUSINESS TELEPHONE
5. OWNER'S NAME (if different from applicant)
6. Barn-Shed
   TYPE OF STRUCTURE
7. 384 — SQUARE FOOTAGE
8. Residential — ZONE
9. Verna N. Olson Subdivision, Lot 1
   SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 – 029 – 0131
    TAX IDENTIFICATION NUMBER
11. 140 N 100 W
    ADDRESS OF CONSTRUCTION
12. 0.66 acres — LOT SIZE
13. 14'-3" Bldg Height
14. SEWER ☐ (choose one) SEPTIC TANK ☐ N/A ☒
15. CITY WATER ☐ (choose one) PRIVATE WELL ☐ N/A ☒
16. ELECTRICITY ☒ GAS ☐ OTHER UTILITY ☐ (specify in remarks)
17. Electrical power will be run to shed from house service
    REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



APPROVED – PLANNING AND ZONING — DATE

FEES PAID – TREASURER — DATE

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes.

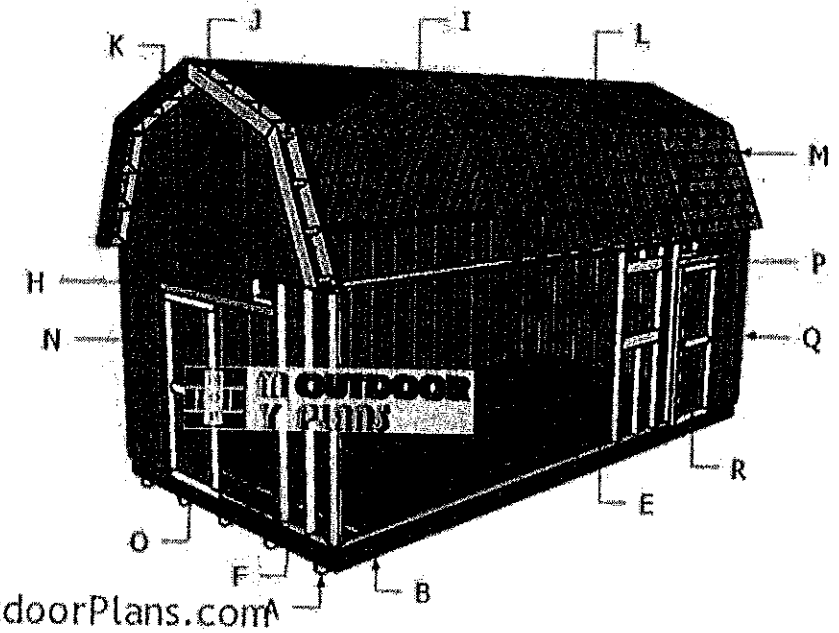
This step by step diy project is about **12x32 gambrel shed plans**. This is a large barn shed with 8' tall walls. This shed features a double front door for easy access inside and two side windows. Moreover, this shed has a small side door for easy access, when you don't have large items with you. You can easily add a ramp to the front double doors, so you can store bikes, and atv or other large items. Take a look over the rest of my **woodworking plans**, if you want to get more building inspiration.

**Make sure you check the local codes and make adjustments to the plans, if required, so you comply with the legal requirements.*

When buying the lumber, you should select the planks with great care, making sure they are straight and without any visible flaws (cracks, knots, twists, decay). Investing in cedar or other weather resistant lumber is a good idea, as it will pay off on the long run. Use a spirit level to plumb and align the components, before inserting the galvanized screws, otherwise the project won't have a symmetrical look.

12x32 Gambrel Shed Plans

Note: Plans shown herein are for a 12x24 shed but are expandable to 12x32 with 8-foot extension



Building-a-12x24-barn-shed

Sold to
edunstan@forsgren.com

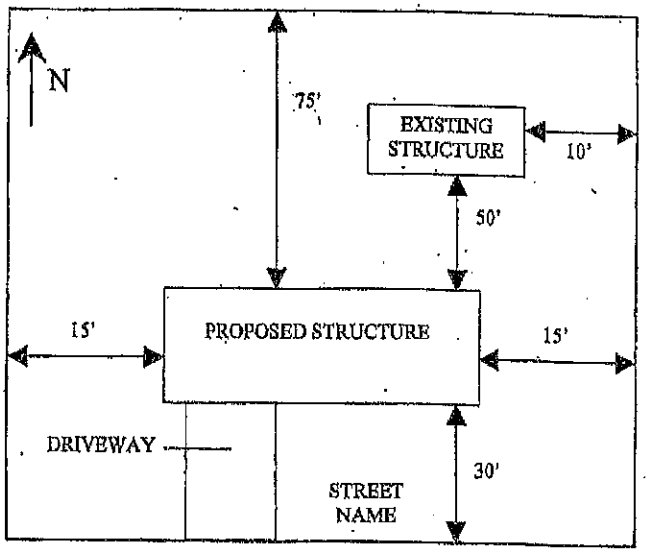
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

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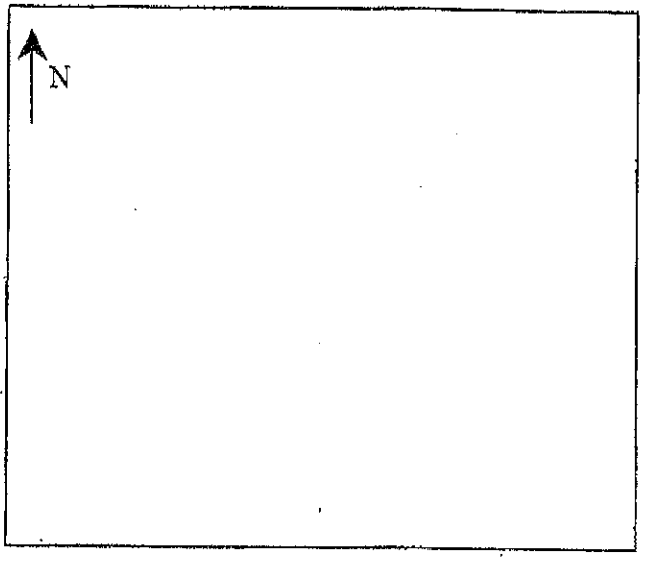
APPLICATION INFORMATION

1. Brigham Green
   APPLICANT'S NAME
2. 12570 W 8040 N
   MAILING ADDRESS
   Tremonton Utah 84337
   CITY STATE ZIP CODE
3. _____ HOME TELEPHONE
4. 801-367-0765 BUSINESS TELEPHONE
5. Garret Smith
   OWNER'S NAME (if different from applicant)
6. Attached Garage
   TYPE OF STRUCTURE
7. 480 SQUARE FOOTAGE
8. Residential ZONE
9. NA
   SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 _ 035 _ 0061
    TAX IDENTIFICATION NUMBER
11. 220 S 200 E
    ADDRESS OF CONSTRUCTION
12. .25 LOT SIZE
13. 15' Bldg Height
14. SEWER ☐ (choose one) SEPTIC TANK ☐ N/A ☑
15. CITY WATER ☐ (choose one) PRIVATE WELL ☐ N/A ☑
16. ELECTRICITY ☑ GAS ☐ OTHER UTILITY ☐ (specify in remarks)
17. _____ REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



APPROVED – PLANNING AND ZONING _____ DATE _____

FEES PAID – TREASURER _____ DATE _____

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes.
Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

KEEP

RESOLUTION 2017-19

A Resolution Requiring a Deposit for Building within Millville City
(A Resolution Amending Resolution 2017-3)

WHEREAS, the cost associated with building inspection of completed infrastructure within Millville City has increased; and

WHEREAS, the Millville City Council deems it necessary to maintain the integrity of the infrastructure improvements; and

WHEREAS, the Millville City Planning and Zoning Commission has reviewed the requirements for construction deposits and timelines for refunds and proposed changes to the Millville City Council;

NOW THEREFORE, be it ordained, that the Millville City Council requires a deposit of $2,000 for a new building zoning clearance approval. After inspection of the dedicated infrastructure occurs and all required items are completed to meet the requirements of the Manual of Design and Construction Standards (Standards), and the exterior construction is completed per the submitted building design, the $2,000 deposit will be refunded.

An addition to an existing residence requires a deposit of $1,000 for a zoning clearance approval. After inspection of the dedicated infrastructure occurs, all required items are completed to meet the requirements of the Standards, and the exterior construction is completed per the submitted building design, the $1,000 deposit will be refunded.

All other zoning clearances greater than 500 square feet will require a $500 deposit for the purpose of restoring and maintaining the right-of-way infrastructure during the building process. The $500 deposit will be refunded after the final inspection is complete to confirm all of the dedicated or right-of-way improvements are complete.

Zoning clearances of less than 500 square feet will require a $200 deposit for the purpose of restoring and maintain the right-of-way infrastructure during the building process. The $200 deposit will be refunded after the final inspection is complete to confirm all of the dedicated or right-of-way improvements are complete.

In all instances, landscaping must be completed and storm water Standards and permits must be followed.

The deadline for a deposit refund request will be two years from the date of the first utility billing after which all deposit refunds will be forfeited.

GENERAL NOTES:
THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES.

BUILDING PERFORMANCE:
1 ALL ENERGY-RELATED COMPONENTS AND SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE UTAH BUILDING CODES AND THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC).
2 THE BUILDING ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE THERMAL INSULATION AND AIR SEALING IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC.
3 INSULATION LEVELS FOR WALLS, ROOFS, FLOORS, AND FOUNDATIONS SHALL MEET OR EXCEED THE MINIMUM R-VALUES SPECIFIED BY THE UTAH BUILDING CODES AND THE 2021 IRC.
4 WINDOWS AND DOORS SHALL MEET THE ENERGY EFFICIENCY REQUIREMENTS OUTLINED IN THE UTAH BUILDING CODES AND THE 2021 IRC. PROPER INSTALLATION METHODS SHALL BE FOLLOWED TO ENSURE AIR TIGHTNESS AND THERMAL PERFORMANCE.
5 HVAC (HEATING, VENTILATION, AND AIR CONDITIONING) SYSTEMS SHALL BE PROPERLY SIZED, INSTALLED, AND COMMISSIONED TO MEET THE HEATING AND COOLING LOAD REQUIREMENTS OF THE RESIDENTIAL STRUCTURE. EQUIPMENT EFFICIENCY SHALL COMPLY WITH THE STANDARDS SPECIFIED IN THE UTAH BUILDING CODES AND THE 2021 IRC.
6 DUCTWORK FOR HVAC SYSTEMS SHALL BE SEALED AND INSULATED IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC TO MINIMIZE ENERGY LOSSES AND ENSURE EFFICIENT DISTRIBUTION OF CONDITIONED AIR.
7 LIGHTING FIXTURES AND LAMPS SHALL MEET THE ENERGY EFFICIENCY REQUIREMENTS SPECIFIED BY THE UTAH BUILDING CODES AND THE 2021 IRC. ENERGY-EFFICIENT LIGHTING TECHNOLOGIES, SUCH AS LED (LIGHT EMITTING DIODE), SHALL BE UTILIZED WHERE APPROPRIATE.
8 RENEWABLE ENERGY SYSTEMS, SUCH AS SOLAR PHOTOVOLTAIC PANELS OR SOLAR WATER HEATERS, MAY BE INCORPORATED INTO THE DESIGN TO PROMOTE ENERGY EFFICIENCY AND SUSTAINABILITY. COMPLIANCE WITH THE RELEVANT UTAH BUILDING CODES AND THE 2021 IRC REQUIREMENTS SHALL BE ENSURED.
9 AIR LEAKAGE TESTING, SUCH AS BLOWER DOOR TESTING, SHALL BE CONDUCTED TO VERIFY THE AIR TIGHTNESS OF THE BUILDING ENVELOPE. THE TEST RESULTS SHALL MEET THE STANDARDS SPECIFIED BY THE UTAH BUILDING CODES AND THE 2021 IRC
10 VENTILATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO PROVIDE ADEQUATE FRESH AIR EXCHANGE WHILE MAINTAINING ENERGY EFFICIENCY. COMPLIANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC VENTILATION REQUIREMENTS SHALL BE ENSURED.
11 WATER HEATING SYSTEMS SHALL BE SELECTED AND INSTALLED TO MEET THE ENERGY EFFICIENCY STANDARDS OUTLINED IN THE UTAH BUILDING CODES AND THE 2021 IRC.
12 ENERGY LABELS AND EFFICIENCY RATINGS FOR APPLIANCES, EQUIPMENT, AND FIXTURES SHALL BE CONSIDERED DURING THE SELECTION PROCESS TO ENSURE COMPLIANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC.
13 THE DESIGN AND ORIENTATION OF THE RESIDENTIAL STRUCTURE SHALL TAKE ADVANTAGE OF PASSIVE SOLAR STRATEGIES TO OPTIMIZE NATURAL DAYLIGHTING, SOLAR HEAT GAIN, AND SHADING. COMPLIANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC REQUIREMENTS SHALL BE ENSURED.
NOTE: THE PROVIDED ENERGY NOTES ARE GENERAL IN NATURE AND INTENDED TO SERVE AS A STARTING POINT. IT IS CRUCIAL TO CONSULT WITH A QUALIFIED ENERGY PROFESSIONAL AND REFER TO THE SPECIFIC REQUIREMENTS OF THE UTAH BUILDING CODES AND THE 2021 IRC FOR DETAILED COMPLIANCE GUIDELINES AND MODIFICATIONS BASED ON THE PROJECT'S LOCATION AND OTHER FACTORS.

RAILING NOTES:
1 ALL RAILINGS AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THE UTAH BUILDING CODES AND THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC).
2 RAILINGS SHALL BE PROVIDED ON EXTERIOR DECKS, BALCONIES, PORCHES, AND LANDINGS WHERE THE ELEVATION CHANGE IS 30 INCHES OR GREATER.
3 RAILINGS SHALL ALSO BE INSTALLED ON INTERIOR STAIRCASES, BOTH OPEN AND ENCLOSED, THAT CONSIST OF MORE THAN THREE RISERS.
4 THE HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRCASES HAVING FOUR OR MORE RISERS. IT SHALL BE CONTINUOUS ALONG THE FULL LENGTH OF THE STAIRCASE, AND ITS HEIGHT SHALL BE BETWEEN 34 AND 38 INCHES. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
5 THE HANDRAIL SHALL BE EASILY GRASPABLE AND FREE OF SHARP EDGES OR PROTRUDING OBJECTS.
6 THE STAIR TREADS AND RISERS SHALL BE UNIFORM IN SIZE, WITH A MAXIMUM VARIANCE OF 3/8 INCH IN RISERS.
7 THE WIDTH OF STAIRS SHALL BE A MINIMUM OF 36 INCHES.
8 THE OPENINGS BETWEEN RAILING BALUSTERS OR SPINDLES SHALL NOT ALLOW THE PASSAGE OF A 4-INCH SPHERE.
9 THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.
10 STAIRWAYS SHALL HAVE A MINIMUM CLEAR HEADROOM OF 6'-8" AT THE NOSE OF THE STAIR.
11 EXTERIOR SPIRAL STAIRS SHALL BE FABRICATED AND INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
12 THE MATERIALS USED FOR RAILINGS AND STAIRS SHALL BE DURABLE, WEATHER-RESISTANT, AND CAPABLE OF MEETING THE REQUIRED STRENGTH AND LOAD-BEARING CAPACITY.
13 ALL RAILINGS, STAIRS, AND HANDRAILS SHALL BE INSPECTED TO ENSURE COMPLIANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC BEFORE OCCUPANCY.
NOTE: THE PROVIDED RAILING AND STAIR NOTES ARE GENERAL IN NATURE AND INTENDED TO SERVE AS A STARTING POINT. IT IS IMPORTANT TO CONSULT WITH LOCAL BUILDING AUTHORITIES AND REFER TO THE SPECIFIC REQUIREMENTS OF THE UTAH BUILDING CODES AND THE 2021 IRC FOR DETAILED COMPLIANCE GUIDELINES AND MODIFICATIONS BASED ON THE PROJECT'S LOCATION AND OTHER FACTORS.

ELECTRICAL, DATA, & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

DATA / CABLE:
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.



ELECTRICAL NOTES:
1 ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE UTAH BUILDING CODES AND THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC).
2 ALL ELECTRICAL INSTALLATIONS SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
3 THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
4 ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE OF APPROVED TYPE AND SHALL MEET THE APPROPRIATE STANDARDS AS SPECIFIED BY THE UTAH BUILDING CODES AND THE 2021 IRC.
5 THE ELECTRICAL SYSTEM SHALL BE DESIGNED TO MEET THE ANTICIPATED ELECTRICAL LOAD OF THE RESIDENTIAL STRUCTURE, CONSIDERING THE NUMBER OF OUTLETS, LIGHTING FIXTURES, APPLIANCES, AND OTHER ELECTRICAL DEVICES.
6 A DEDICATED CIRCUIT SHALL BE PROVIDED FOR ALL MAJOR APPLIANCES, INCLUDING BUT NOT LIMITED TO, ELECTRIC RANGES, OVENS, REFRIGERATORS, FREEZERS, DISHWASHERS, AND LAUNDRY EQUIPMENT.
7 AFCI (ARC-FAULT CIRCUIT INTERRUPTER) PROTECTION SHALL BE PROVIDED FOR ALL BEDROOM CIRCUITS IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC.
8 GFCI (GROUND FAULT CIRCUIT INTERRUPTER) PROTECTION SHALL BE PROVIDED FOR ALL OUTLETS IN BATHROOMS, KITCHENS, GARAGES, UNFINISHED BASEMENTS, CRAWL SPACES, LAUNDRY AREAS, OUTDOOR LOCATIONS, AND WITHIN 6 FEET OF ANY SINK OR WET BAR.
9 TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS ACCESSIBLE TO CHILDREN AS REQUIRED BY THE UTAH BUILDING CODES AND THE 2021 IRC.
10 SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC, INCLUDING PLACEMENT IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL OF THE DWELLING.
11 CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC, INCLUDING PLACEMENT OUTSIDE EACH SLEEPING AREA AND ON EVERY LEVEL OF THE DWELLING.
12 ELECTRICAL PANELS AND SERVICE EQUIPMENT SHALL BE ACCESSIBLE, PROPERLY LABELED, AND LOCATED IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC.
13 ALL ELECTRICAL WIRING SHALL BE PROPERLY SIZED AND INSTALLED IN COMPLIANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC. WIRING METHODS, SUCH AS NM (NON-METALLIC), MC (METAL-CLAD), OR CONDUIT, SHALL BE USED AS APPROPRIATE FOR THE APPLICATION.
14 ALL JUNCTION BOXES SHALL BE ACCESSIBLE, PROPERLY SIZED, AND INSTALLED IN COMPLIANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC. THE BOX FILL REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) SHALL BE FOLLOWED.
15 ALL ELECTRICAL EQUIPMENT, SUCH AS SWITCHES, OUTLETS, AND LIGHT FIXTURES, SHALL BE INSTALLED SECURELY AND ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
16 GROUNDING AND BONDING SHALL BE PROVIDED IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC TO ENSURE ELECTRICAL SAFETY AND PROPER EQUIPMENT OPERATION.
17 OUTDOOR ELECTRICAL INSTALLATIONS SHALL BE WEATHERPROOF, PROPERLY GROUNDED, AND INSTALLED IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC.
18 ALL ELECTRICAL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL BUILDING DEPARTMENT BEFORE BEING COVERED OR PUT INTO SERVICE.
NOTE: THE PROVIDED ELECTRICAL NOTES ARE GENERAL IN NATURE AND INTENDED TO SERVE AS A STARTING POINT. IT IS CRUCIAL TO CONSULT WITH A LICENSED ELECTRICIAN AND THE LOCAL BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENTS AND MODIFICATIONS BASED ON THE PROJECT'S LOCATION AND OTHER FACTORS.

AUDIO:
1 LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2 AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3 LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

OTHER NOTES:

1. ELECTRICAL AS PER CONTRACTOR/CUSTOMER. ELECTRICAL SHOWN IS FOR REFERENCE ONLY. EXISTING ELECTRICAL TO REMAIN EXCEPT AS SHOWN.
2. EXTERIOR WALLS AND INSULATION PER IRC CODE.
3. ALL WINDOW AND DOORS SIZES AND LOCATIONS SUBJECT TO CHANGE.
4. ALL HEADERS AND STRUCTURAL MEMBERS PER PROJECT ENGINEER.
5. ALL OUTLETS TO BE TAMPER PROOF.
6. MICROWAVE TO BE ON DEDICATED CIRCUIT.
7. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT.
8. PROVIDE GUARDRAILS AT ANY OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES. SHOW THE GUARDRAIL TO BE MINIMUM HEIGHTS OF 36" AND HAVE NO NET OPENINGS EXCEEDING 4"
9. 10' STANDARD CEILING ON THE MAIN FLOOR, 9' STANDARD ON THE UPPER FLOOR. FLAT CEILING STANDARDS, MASTER AND PORCHES VAULTED.
10. ALL WORK TO BE COMPLETED IN COMPLIANCE WITH 2021 IRC.

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Bloc Consulting and Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

BLOC
Consulting and Design

CALEB WATKINS
801-404-0650
CALEB@BLOCPARTS.COM

Smith
220 South 200 East
Millville City, UT

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

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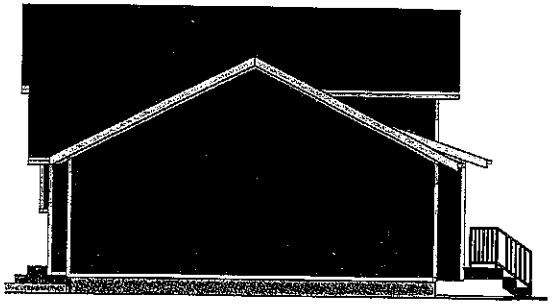
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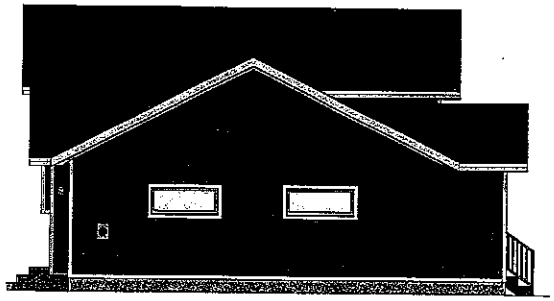
Existing Front Elevation
Scale 1/4" = 1'



Proposed Front Elevation
Scale 1/4" = 1'



Existing Right Elevation
Scale 1/4" = 1'



Proposed Right Elevation
Scale 1/4" = 1'



Existing Rear Elevation
Scale 1/4" = 1'



Proposed Rear Elevation
Scale 1/4" = 1'

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Millville City, UT

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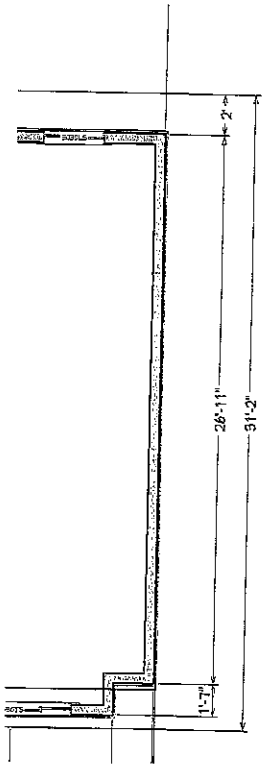
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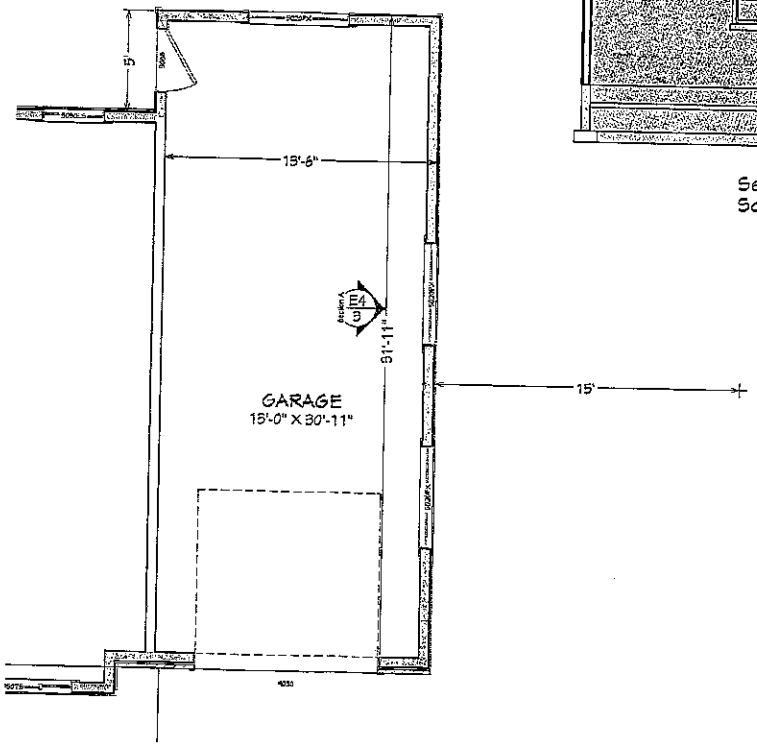
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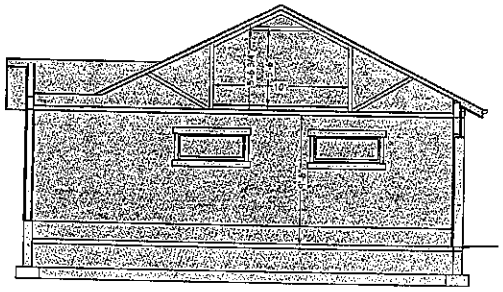
DATE: 5/28/2024



Existing Site Plan
Scale 3/8" = 1'



Proposed Site Plan
Scale 3/8" = 1'



Section A
Scale 1/4" = 1'

BLOC
Consulting and Design

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Smith
220 South 200 East
Millville City, UT

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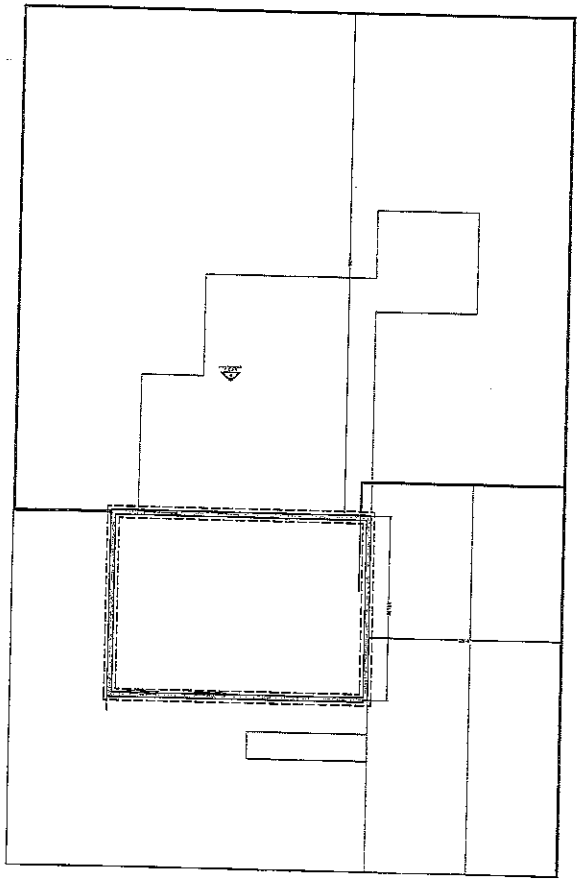
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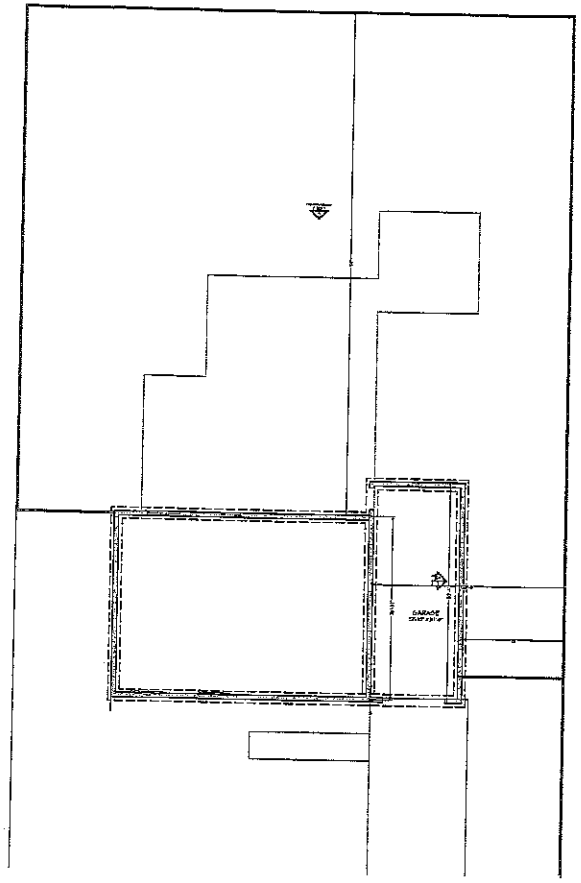
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Existing Site Plan
Scale 1/8" = 1'



Proposed Site Plan
Scale 1/8" = 1'

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