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## **AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA**

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**Regular Session**

**September 29, 2025**

**Monday 10:00 AM**

**American Fork City Public Works Building**

**275 East 200 North**

**American Fork City, UT 84003**

**<https://www.americanfork.gov/AgendaCenter>**

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### **Development Review Committee Members**

Patrick O'Brien, Dev. Services Director

Sam Kelly, Public Works Director

Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on September 29, 2025, at the American Fork City Public Works building, 275 East 200 North commencing at 10:00 AM. The agenda shall be as follows:

**1. Regular Session**

- a. Roll Call
- 2. **Common Consent Agenda** (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
  - a. Approval of the September 19, 2025, Development Review Committee minutes.
- 3. **Action Items** (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Site Plans.)
  - a. Review and action on an application for a Residential Accessory Structure, known as Moeaki Backyard Pavilion, that is 750 square feet or greater, located at approximately 742 N 730 E, American Fork City. The Accessory Structure will be on approximately .42 acres and will be in the R1 – 9000 Zone.
- 4. **Other Business**
  - a. Upcoming Projects
- 5. **Adjournment**

Dated this 25th day of September 2025

Patrick O'Brien

Development Services Director

*\*The order of agenda items may change at the discretion of the Development Review Committee*

## UNAPPROVED MINUTES

09.15.2025

## AMERICAN FORK CITY

## DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

September 15th, 2025

The American Fork City Development Review Committee met in a regular session on September 15th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 8:00 a.m.

## **Development Review Committee:**

## Public Works Director: Sam Kelly

Development Services Director: Patrick O'Brien

Fire Chief: Aaron Brems

Staff Present:

Ben Hunter City Engineer

Cody Opperman Planner II

Annalisa Reed Planner I

Mat Sacco Fire Marshall

Angie McKee Administrative Assistant I

### Others Present:

## REGULAR SESSION

## Roll Call

## **COMMON CONSENT AGENDA**

## Minutes of the September 2nd, 2025, Development Review Committee Regular Session.

## UNAPPROVED MINUTES

09.15.2025

**Patrick O'Brien motioned to approve the Common Consent agenda**

**Aaron Brems seconded the motion**

**Voting was as follows:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>

**The motion passed**

## **PUBLIC HEARING**

- a. **Public hearing on an application for an Amended Final Plat, known as Miller Property (210 N 825 E), located at approximately 210 N 825 E, American Fork City. The Amended Final Plat will be for approximately 0.29 acres and will be in the Residential (R1-9000) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for an Amended Final Plat Application to amend their current subdivision. The project looks to provide new property lines for the current properties owned by the applicant. 210 N 825 E and 229 N 860 E are currently going through an Amended Final Plat review with the Development Review Committee. This item on the agenda is the public hearing portion for the requirement to follow Utah State Code for amendments to a subdivision. As there have not been all the signatures of property owners within the originally approved subdivision to sign the petition, it is required to hold a public hearing within 45 days of the petition being filed and accepted into review.

## UNAPPROVED MINUTES

09.15.2025

### **OPENED PUBLIC HEARING**

No comment

### **CLOSED PUBLIC HEARING**

- b. Public hearing on an application for an Amended Final Plat, known as Miller Property (229 N 860 E), located at approximately 229 N 860 E, American Fork City. The Amended Final Plat will be for approximately 0.45 acres and will be in the Residential (R1-9000) Zone.**

Cody Opperman reviewed the background information for action item letter b: The applicant has applied for an Amended Final Plat Application to amend their current subdivision. The project looks to provide new property lines for the current properties owned by the applicant. 210 N 825 E and 229 N 860 E are currently going through an Amended Final Plat review with the Development Review Committee. This item on the agenda is the public hearing portion for the requirement to follow Utah State Code for amendments to a subdivision. As there have not been all the signatures of property owners within the originally approved subdivision to sign the petition, it is required to hold a public hearing within 45 days of the petition being filed and accepted into review.

### **OPENED PUBLIC HEARING**

No comment

### **CLOSED PUBLIC HEARING**

### **Other Business**

There was no other business to discuss

### **Adjournment**

**Sam Kelly motioned to adjourn the meeting.**

**Aaron Brems seconded the motion.**

## UNAPPROVED MINUTES

09.15.2025

**Voting was as follows:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>

**The motion passed**

Meeting adjourned at 10:06 AM

Angie McKee

Administrative Assistant I

The order of agenda items may change to accommodate the needs of the committee, public and staff.

### Agenda Topic

Review and action on an application for a Residential Accessory Structure, known as Moeaki Backyard Pavilion, that is 750 square feet or greater, located at approximately 742 N 730 E, American Fork City. The Accessory Structure will be on approximately .42 acres and will be in the R1 – 9000 Zone.

BACKGROUND INFORMATION		
Location:		742 N 730 E, American Fork, Utah, 84003
Project Type:		Residential Accessory Structure Site Plan
Applicants:		Bobby Voortmeyer – Titan Scape
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R1-9000
Proposed Zoning:		N/A
Surrounding Zoning:	North	R1-9000
	South	R1-9000
	East	R1-9000
	West	R1-9000

### Background

The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 750 square foot threshold, requiring the application to be brought to the Development Review Committee for a determination.

### Section 17.5.105 – Area of Accessory Buildings

- A. Accessory Buildings shall comply with all requirements of the underlying zoning and land use in addition to the following:
  - 1. General Requirements:
    - a. A building permit is required for all buildings larger than 200 sq.ft.
      - (I) In addition to the review of plans by the Building Authority, all other approvals contemplated herein, as applicable, shall be received prior to the issuance of a building permit.
    - b. Site plans, inclusive of utilities, shall be provided for all buildings larger than 200 sq.ft.
      - (I) The Administrative Land Use Authority shall have the authority to approve Site Plans for Accessory Buildings.
    - c. Civil engineering plans, in addition to standard building plans shall be provided for Accessory Buildings larger than 750 sq.ft.
      - (I) The City Engineer shall have authority to approve the civil plans identified in A(1)(c).
    - d. Storm Water Pollution Prevention Plans (SWPPP) shall be provided for Accessory Buildings larger than 750 sq.ft. if the accessory building is within 50 feet of a water of the state wetland, watershed outfall, or ditches, slough, or similar waterways.
      - (I) The City Engineer shall have authority to approve SWPPP.
    - e. Accessory Buildings shall be located in the rear yard.
      - (I) Unique lots, such as corner lots or those with increased width and minimum depth, may seek a variance from the Board of Adjustment for the allowance of an Accessory Building in a side yard.
    - f. The footprint of the Accessory Building may not cover more than 25% of the rear yard (or side yard if a variance is granted, as provided for above).
    - g. No building, or portion thereof, including eaves, shall be within the applicable setbacks or within the easement areas.
  - 2. Residential, and Planned Residential Zones
    - a. The use of an Accessory Building shall be subordinate to the primary structure on the lot.
    - b. The materials of the Accessory Buildings shall be consistent with the existing structure.
    - c. The maximum height of the Accessory Building:
      - (I) Shall not exceed the height of the primary structure;
      - (II) Shall not exceed 25 feet at its highest point; and
      - (III) Shall not exceed 20 feet within 10 feet of any property line.
    - d. Setbacks:

- (1) From main building: Accessory Buildings shall be set back not less than 12 feet to the rear of the closest rear wall of the main building and not less than 12 feet from the closest side wall of the main building.
  - (A) Accessory buildings that are located 12 feet or closer to a main building shall be considered as part of the main building, for setback determination only.
- (2) Side setback – corner lot – side abutting street: Accessory Buildings shall be set back not less than forty feet from the side lot line which abuts on a street.
- (3) Side and rear setback – interior lot line: Accessory buildings shall be set back not less than five feet from the lot line.

3. Residential-Agricultural Zones

- a. The use of an Accessory Building shall be subordinate to the primary structure on the lot.
  - (1) The Accessory Building may be the only building on the lot.
  - b. The materials of the Accessory Building shall be compatible with the existing character of the immediate vicinity, as to appear consistent in style and aesthetic.
  - c. The maximum height of the Accessory Building shall not exceed 35 feet.
  - d. Setbacks:
    - (1) From main building: Accessory Buildings shall be set back not less than 12 feet to the rear of the closest rear wall of the main building and not less than 12 feet from the closest side wall of the main building.
      - (A) Accessory buildings that are located 12 feet or closer to a main building shall be considered as part of the main building for setback determination only.
      - (B) Where no main building exists on the lot, a detached Accessory Building shall be set back no less than 75 feet from the front lot line.
    - (2) Side setback – corner lot – side abutting street: Accessory Buildings shall be set back not less than forty feet from the side lot line which abuts on a street.
      - (A) Side and rear setback – interior lot line: Accessory buildings shall be set back not less than five feet from the lot line.

B. Appeals.

1. An applicant may appeal the interpretation of the building code by the Building Official by filing an appeal within 10 days of the denial of a building permit. Said appeal shall be filed, in writing, with the American Fork City Development Services Department. The appeal authority for said appeals shall be the American Fork City IBC Appeals Board.
2. An applicant may appeal the denial of a site plan, engineered plans, and/or SWPPP, or the denial of a building permit for any reason other than that set forth in B(1), by filing an appeal within 10 days of the denial. Said appeal shall be filed, in writing, with the

American Fork Development Services Department. The appeal authority for said appeals shall be the American Fork Planning Commission.

**Section 17.5.106 – Accessory Building Prohibited as Living Quarters**

Living and sleeping quarters shall not be permitted in any accessory building.

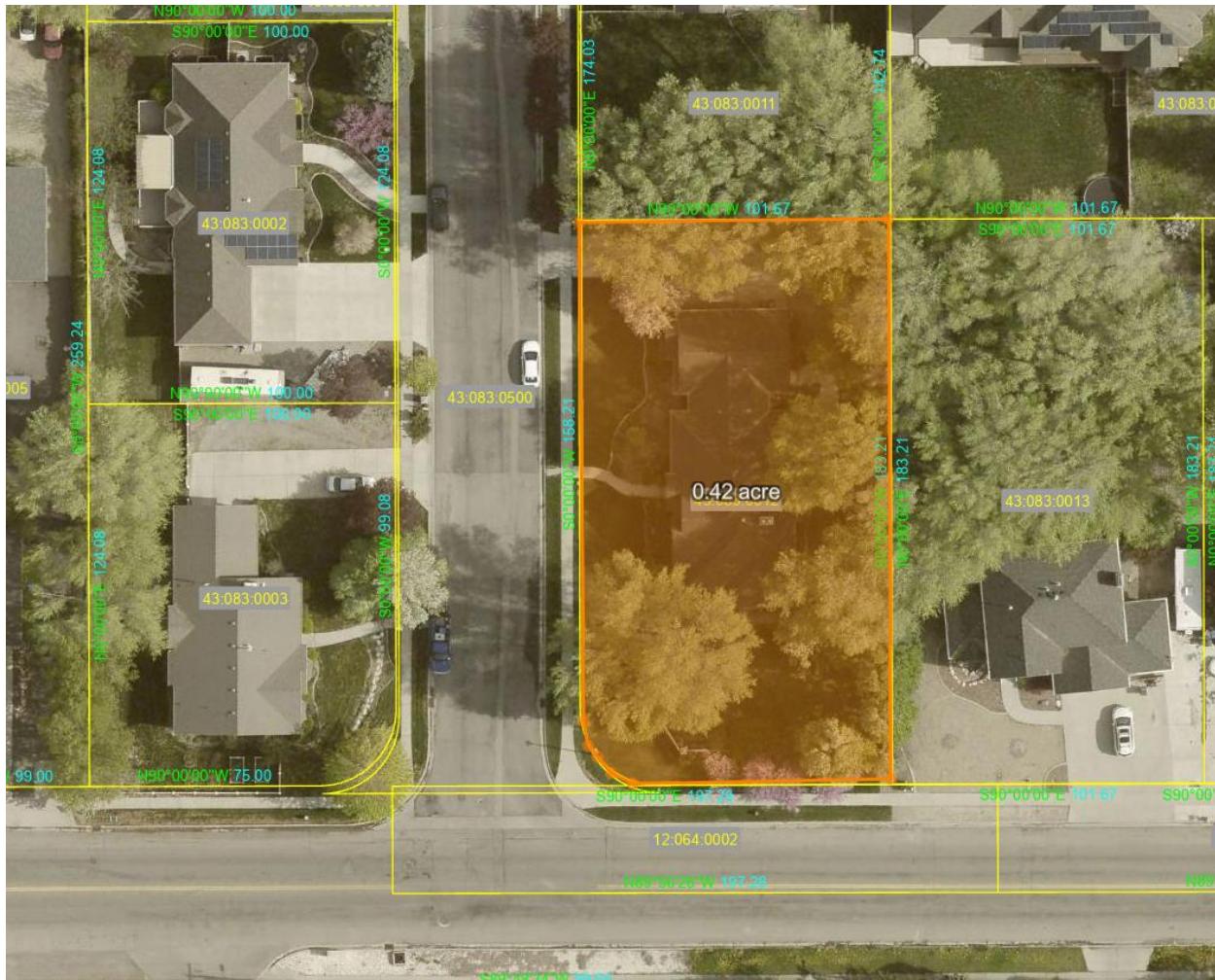
**Project Conditions of Approval**

1. N/A

**Findings of Fact**

1. The Residential Accessory Structure **MEETS** the requirements of Section 17.5.105.
2. The Residential Accessory Structure **MEETS** the requirements of Section 17.5.106

### Project Map



### Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

- Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
- Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.

3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

### **Staff Recommendation**

The Residential Accessory Structure **MEETS** the requirements of Section 17.5.105 and Section 17.5.106. Staff recommends APPROVING the application WITH CONDITIONS.

### **Potential Motions – Residential Accessory Structure**

#### **Approval**

I move to approve the proposed Residential Accessory Structure that is in excess of 750 square feet, located at approximately 742 N 730 E, American Fork City, UT 84003, in the R1-9000 Zone, subject to any conditions found in the staff report.

#### **Denial**

I move to deny the proposed Residential Accessory Structure that is in excess of 750 square feet, located at approximately 742 N 730 E, American Fork City, UT 84003, in the R1-9000 Zone.

#### **Table**

**Development Review Committee Staff Report**  
**Meeting Date: September 29, 2025**

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I move to table action for the proposed Residential Accessory Structure that is in excess of 750 square feet, located at approximately 742 N 730 E, American Fork City, UT 84003, in the R1-9000 Zone and instruct staff/developer to.....



American Fork City  
Development Review  
Committee

No comments  
Planning and Zoning  
Reviewed  
copperman 09/24/2025

Fire Department  
Reviewed  
M. Sacco 09/16/2025

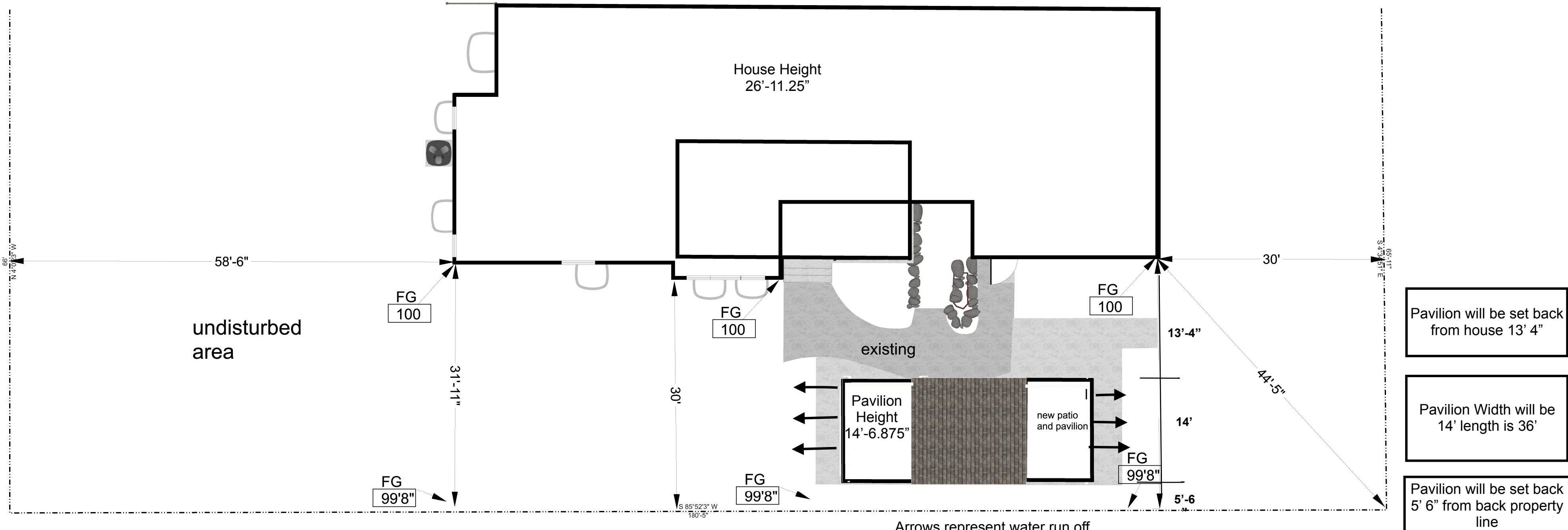
No comments  
Engineering Division  
Reviewed  
rburkhill 09/17/2025

730 East Street

### Next Step

Proceed to the Development  
Review Committee on  
09/29/2025

**MOEAKI**  
742 N 730 E  
American Fork Ut 84003



**Note:**  
Lot is flat  
Grading as gentle  
slope away from house

Arrows represent water run off  
of structure. Water to be  
retained in mulch beds with  
plants to retain water at all  
parcel boundaries and will not  
flow to adjacent properties.

\*Structure is Sized  
to fit current code  
and property  
boundaries

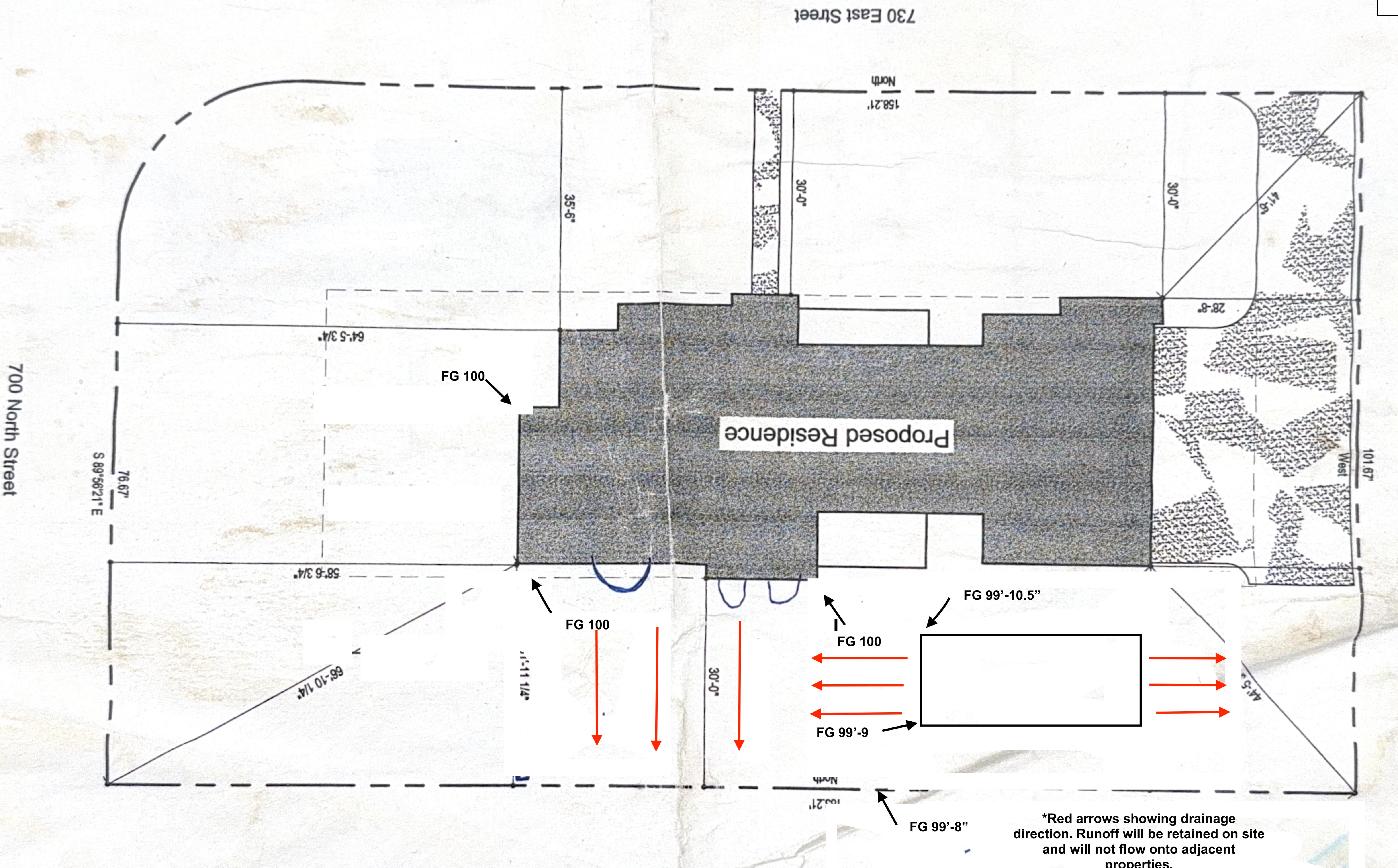
Subdivision	Jockey Hollow
#	12
Lat	A
Long	Utah
City	American Fork



# Next Step

# Proceed to the Development Review Committee on **09/29/2025**

<p>Comments</p>	 <p>American Fork City Development Review Committee</p>
	<p>Planning and Zoning Reviewed copperman 09/24/2025</p>
<p>Comments</p>	<p>Engineering Division Reviewed rburkhill 09/17/2025</p>



**\*Red arrows showing drainage direction. Runoff will be retained on site and will not flow onto adjacent properties.**

### 36'x14' Pole Barn Pavilion

No comments

#### Next Step

Proceed to the Development  
Review Committee on  
09/29/2025

	American Fork City Development Review Committee
	Planning and Zoning Reviewed copperman 09/24/2025

Note: Pre Barn Pavilion has  
been adjusted to 36'x14' to fit  
city set back requirements.

 sinel1office@gmail.com



#### Content

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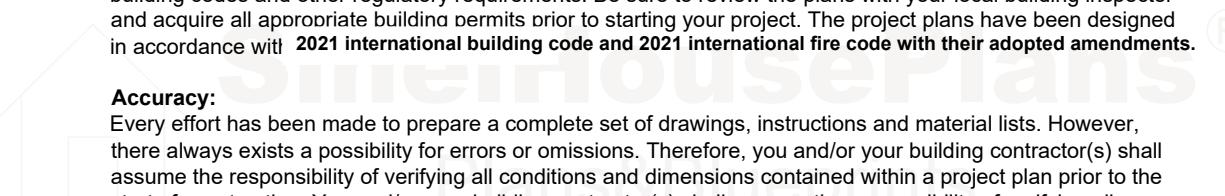
## Disclaimer

### **Terms and Conditions:**

The architectural drawing is intended for use by one household. The duplication, publication, sale or distribution of any portion of these plans without prior written consent from the original designer will be subject to the appropriate penalties for copyright infringement.

For multiple production unlimited options and permits for this model, please contact SineHousePlans at [sine1office@gmail.com](mailto:sine1office@gmail.com)

### **Building Codes:**

Variations in building codes, specific local development covenants, or site conditions may require modification to the design of the project plans. You are ultimately responsible for complying with all applicable permit, building codes and other regulatory requirements. Be sure to review the plans with your local building inspector and acquire all appropriate building permits prior to starting your project. The project plans have been designed in accordance with **2021 international building code and 2021 international fire code with their adopted amendments.** 

### **Accuracy:**

Every effort has been made to prepare a complete set of drawings, instructions and material lists. However, there always exists a possibility for errors or omissions. Therefore, you and/or your building contractor(s) shall assume the responsibility of verifying all conditions and dimensions contained within a project plan prior to the start of construction. You and/or your building contractor(s) shall assume the responsibility of verifying all conditions and dimensions contained within a project plan prior to the start of construction.

### **Liability:**

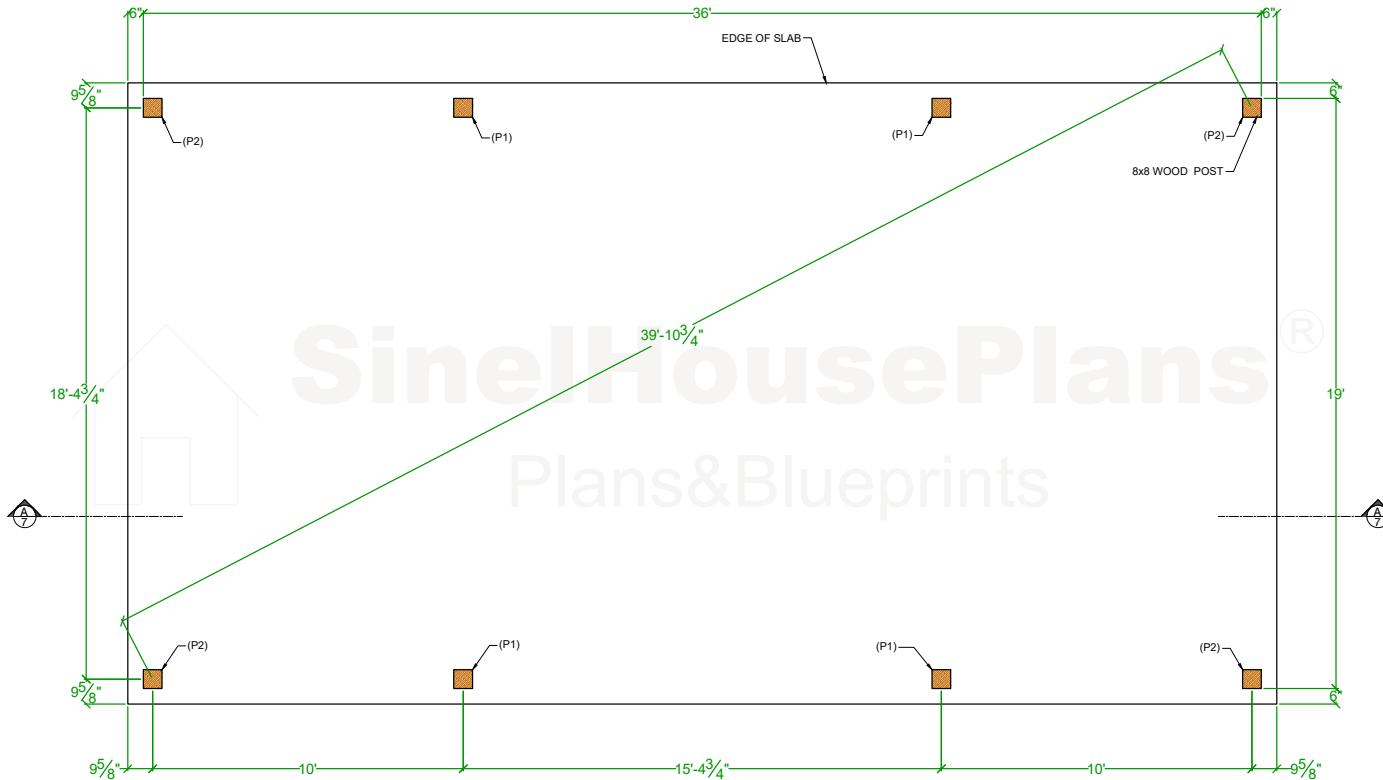
**SineHousePlans** -Plans and Publications shall have no liability or responsibility for your action or inaction in connection with any project plan, or for any damage or liability that arises during the construction and/or use of any project or project plan. Always read and observe all of the safety precautions provided by any tool or equipment manufacturer and follow all accepted safety procedures. If you decide to use these plans, you should use only quality materials and should always follow good safety practices. In the event that you are unable to complete the project on your own, you should contact a certified contractor to ensure that construction is completed in accordance with the highest standards.

### **Material Lists:**

Material Lists are based upon the drawings contained in this plan set. Actual quantities may vary based upon actual site conditions.

## Post Layout Plan

(scale 1/4" = 1'-0")



## Post Materials

Post Materials			
Description	Dimension, / Area SF/	Length	Qty.
Wood Post	8"x 8"	8'-10"	4
Wood Post	8"x 8"	6'-10"	4

## Rebar:

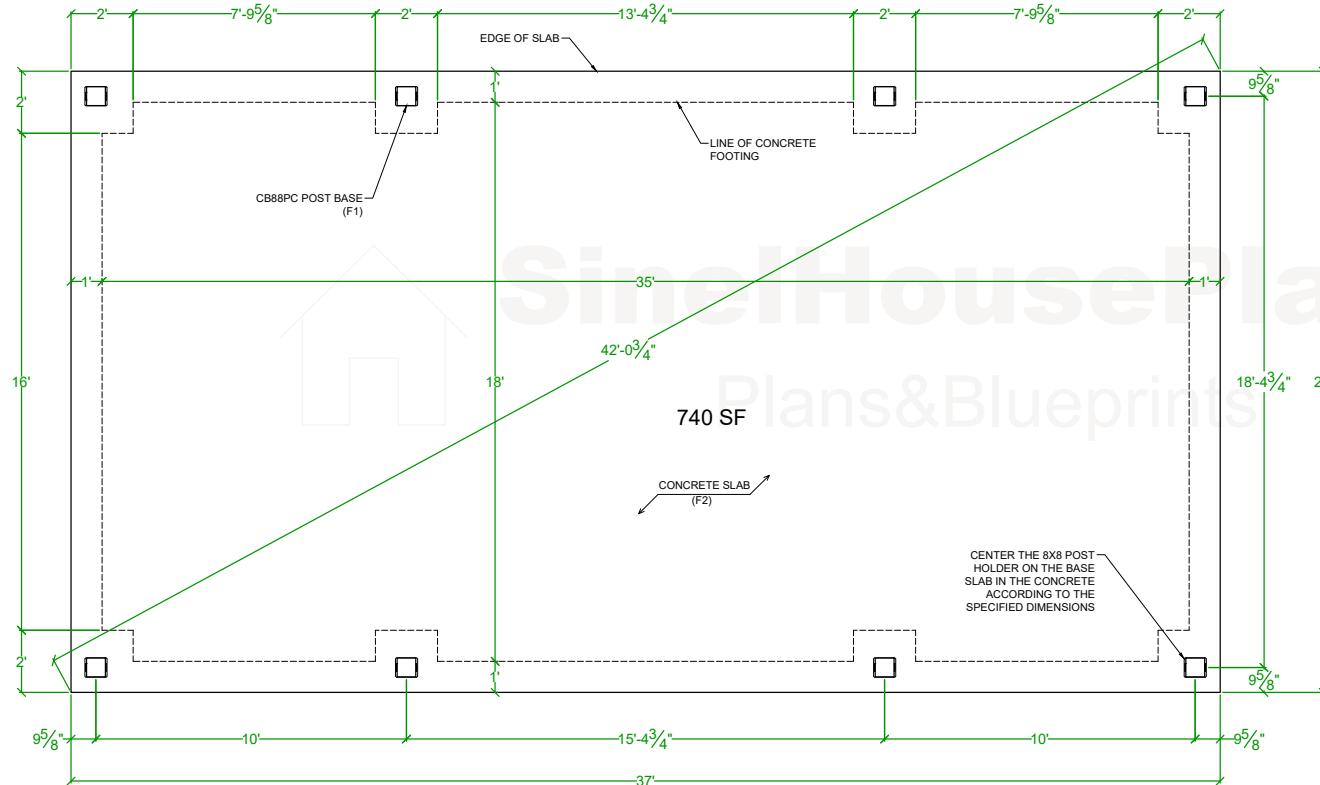
Please calculate the quantities and dimensions of the fittings with the local engineer.

### Post Notes:

Secure post using a 5/32" bit for Strong-Drive® SDS Heavy-Duty Connector screws and a 3/32" bit for Strong-Drive SD9/SD10 Connector screws, Or 3/4" Machine Bolts.

### Concrete Slab Foundation Plan

(scale 1/4" = 1'-0")



#### Foundation Materials

Description	Dimension, / Area SF/	Qty.
CB88PC Post Base (F1)		8
Concrete (F2)	740 SF	

(Footing not included in square footage)

#### Slab Monolithic Foundation Notes:

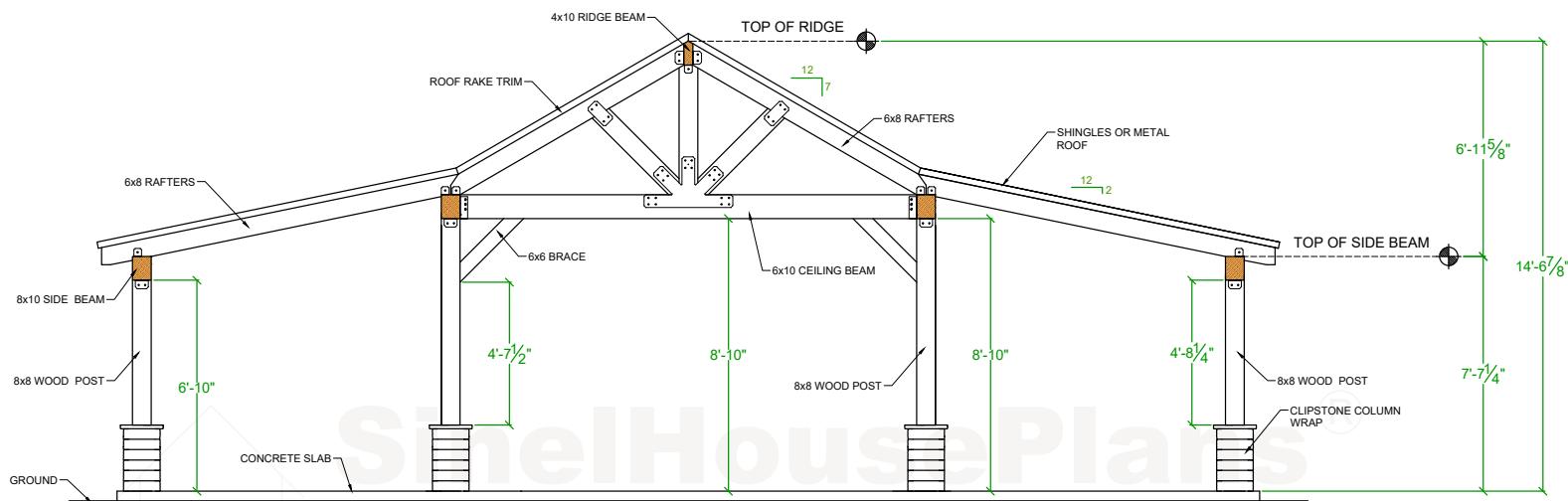
Level the site taking top soil off, dig 24" - 30" deep trenches around perimeter sloping the inside of the trench wall (as shown) and compact the soil. The bottom of the trench should be at least 24" wide. Next, prepare the stone base, install concrete form (we recommend 4"-6" thick slab) and place all of necessary re-bars and wire mesh in place. We recommend at least (3) #4 re-bars inside the trench and a wire mesh for the slab. Pour concrete and finish the slab.

Call your local municipality to find out if this type of foundation is allowed in your area and consult with an engineer to properly design it for your area.

Concrete & Cement Material Calculator:  
<https://www.decks.com/calculators/concrete-calculator>

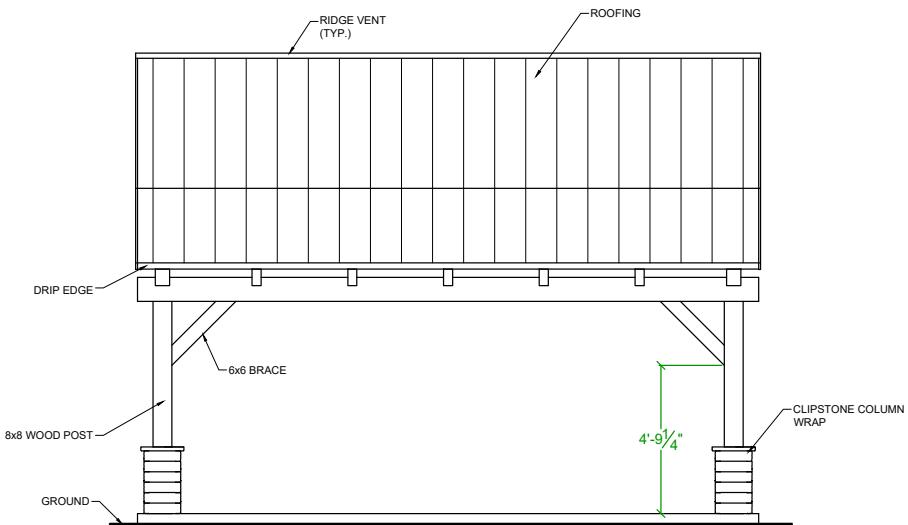
### Front and Rear Wall Elevation

(scale 1/4" = 1'-0")



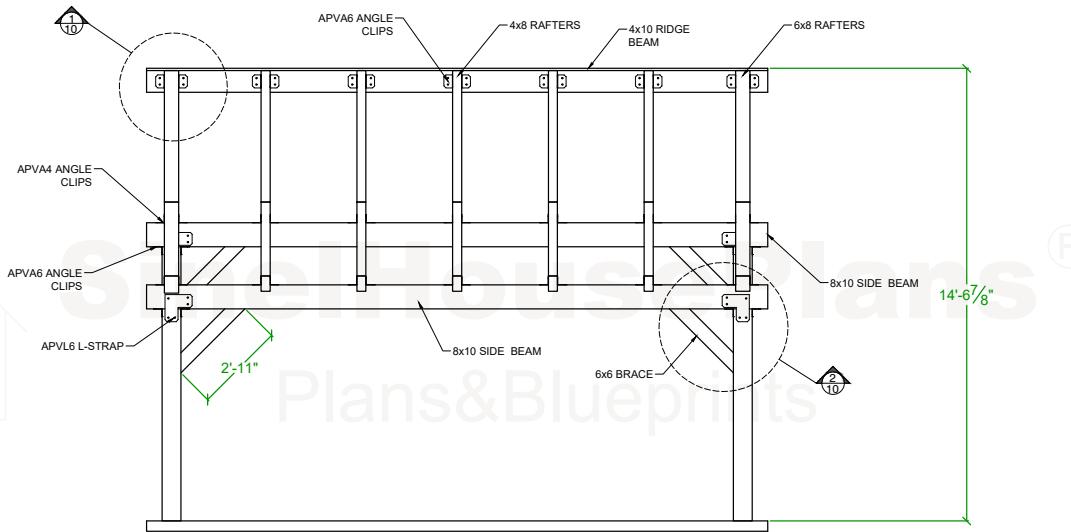
### Right and Left Wall Elevation

(scale 1/4" = 1'-0")



### Side Construction View

(scale 1/4" = 1'-0")

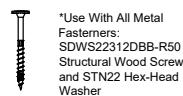


#### Beam and Brace Materials

Description	Dimension, / Area SF	Length	Qty.
Side Beam	w 8", h 10"	20'-0"	4
Brace	w 6", h 6"	2'-11"	12
Ceiling Beam	w 6", h 10"	14'-9 1/2"	2
APVA6 Angle Clips			16
APVL6 L-Strap			12
APHH610 Joist Hanger			4

#### Nails and Screws:

The quantities of nails and screws are not included in the material list.



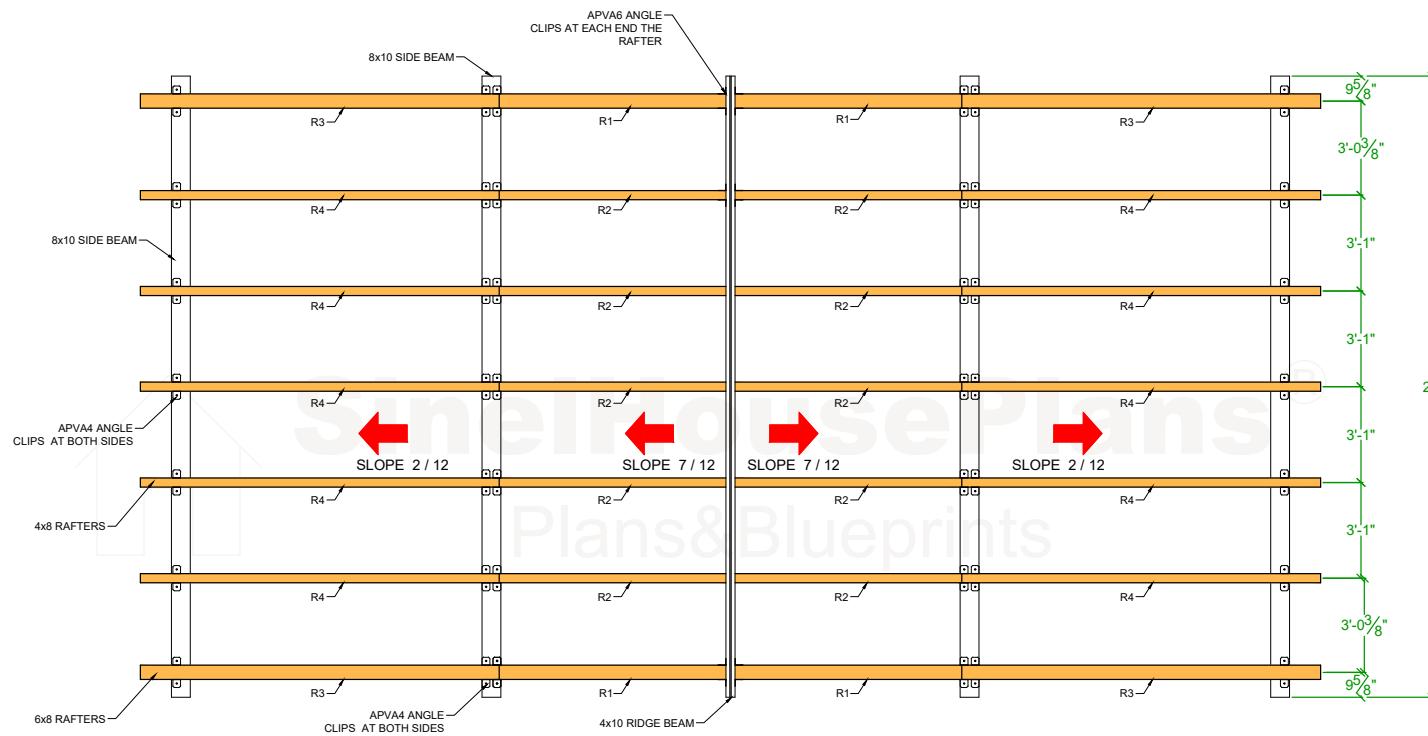
\*Use With All Metal  
Fasteners:  
SDWS22312DBB-R50  
Structural Wood Screw  
and STN22 Hex-Head  
Washer





### Roof Framing Plan

(scale 1/4" = 1'-0")



#### Roofing

Description	Dimension, / Area SF/	Length	Qty.
Roofing	828 SF		
2x6 Decking Board	828 SF		
Wind Barrier	828 SF		
Rafter (R1)	w 6", h 8"	8' 11 7/8"	4
Rafter (R2)	w 4", h 8"	8' 11 7/8"	10
Rafter (R3)	w 6", h 8"	11' 10 7/8"	4
Rafter (R4)	w 4", h 8"	11' 10 7/8"	10
Ridge Beam	w 4", h 10"	20' 0"	1
King Post	w 6", h 8"	4' 2 1/2"	2
Web Post	w 6", h 8"	3' 9"	4
APVA4 Angle Clips		88	
APVA6 Angle Clips		28	
APVST610 Flat Strap		8	
APVGP1212 Gable Plate Bracket		4	
Roof Rake Trim	Verify	11' 11"	4
Roof Rake Trim	Verify	8' 9"	4
Drip Edge	Verify	20' 1 1/2"	2
Ridge Vent.	Verify	20' 1 1/2"	1

#### GENERAL:

THE FRAMING LAYOUT ON THIS PAGE IS INTENDED TO BE A SUGGESTED LAYOUT ONLY. DESIGN LOADS & WEATHER CONDITIONS VARY BY REGION. AS A RESULT THE SIZE, SPACING & LAYOUT OF ALL STRUCTURAL ELEMENTS IN THIS PAVILION DESIGN MUST BE APPROVED BY A STRUCTURAL ENGINEER AND CODE OFFICIAL BASED ON YOUR SPECIFIC SITE LOCATION PRIOR TO CONSTRUCTION.

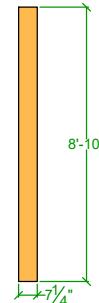
#### DECKING NOTES:

2X6 T&G DECKING AND SCREWS, DSVT3, ARE SHOWN AS AN OPTION, BUT ARE NOT INCLUDED IN THE MATERIAL LIST. IF USED, 2X6 DECKING TO BE FASTENED TO 4X8 AND 6X8 FRAMING WITH (2) SIMPSON STRONG-TIE® DSVT (TAN) SCREWS AT EACH 4X8 INTERSECTION.

**Cut List**  
(scale 1/4" = 1'-0")

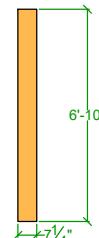
**8x8 Wood Post (P1)**

(scale 1/4" = 1'-0")



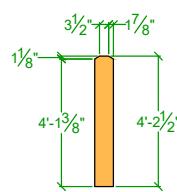
**8x8 Wood Post (P2)**

(scale 1/4" = 1'-0")



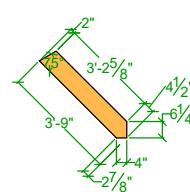
**6x8 King Post**

(scale 1/4" = 1'-0")



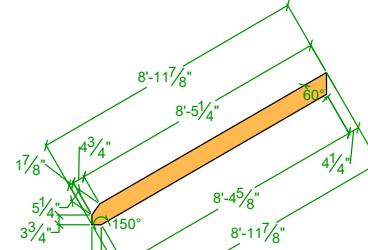
**6x8 Web Post**

(scale 1/4" = 1'-0")



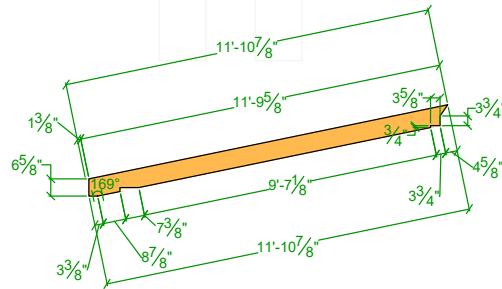
**6x8, 4x8 Rafter (R1),(R2)**

(scale 1/4" = 1'-0")



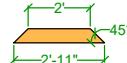
**6x8, 4x8 Rafter (R3),(R4)**

(scale 1/4" = 1'-0")



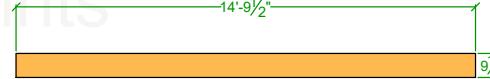
**6x6 Brace**

(scale 1/4" = 1'-0")



**6x10 Ceiling Beam**

(scale 1/4" = 1'-0")



**8x10 Side Beam**

(scale 1/4" = 1'-0")



**4x10 Ridge Beam**

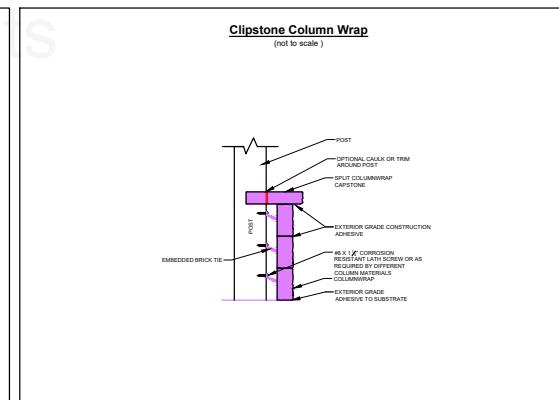
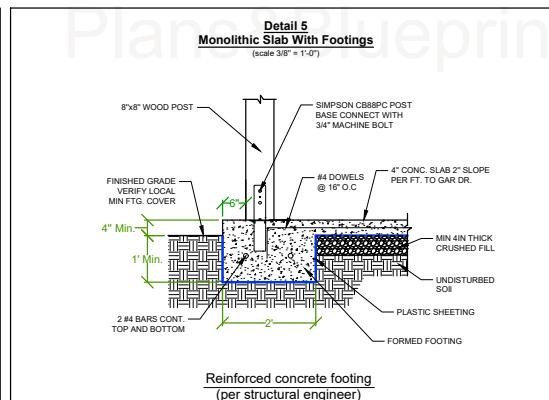
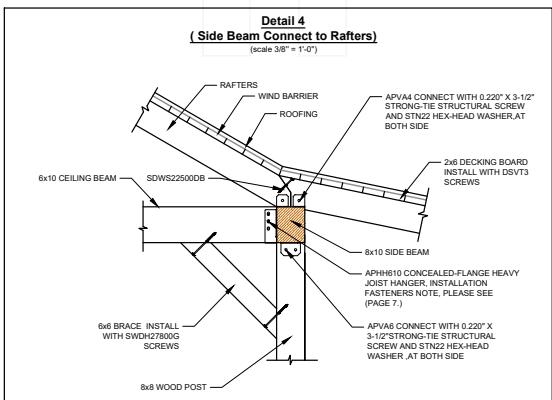
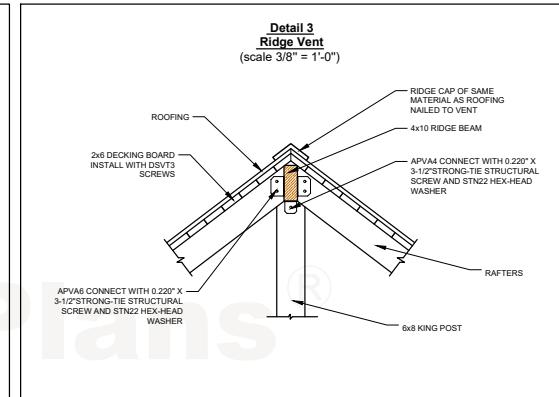
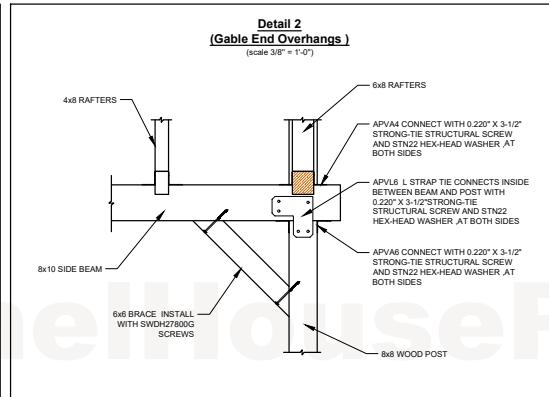
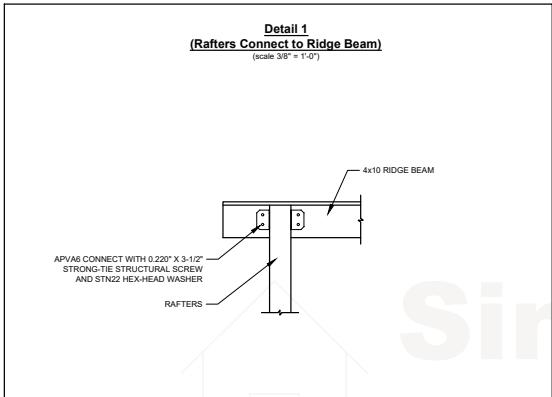
(scale 1/4" = 1'-0")



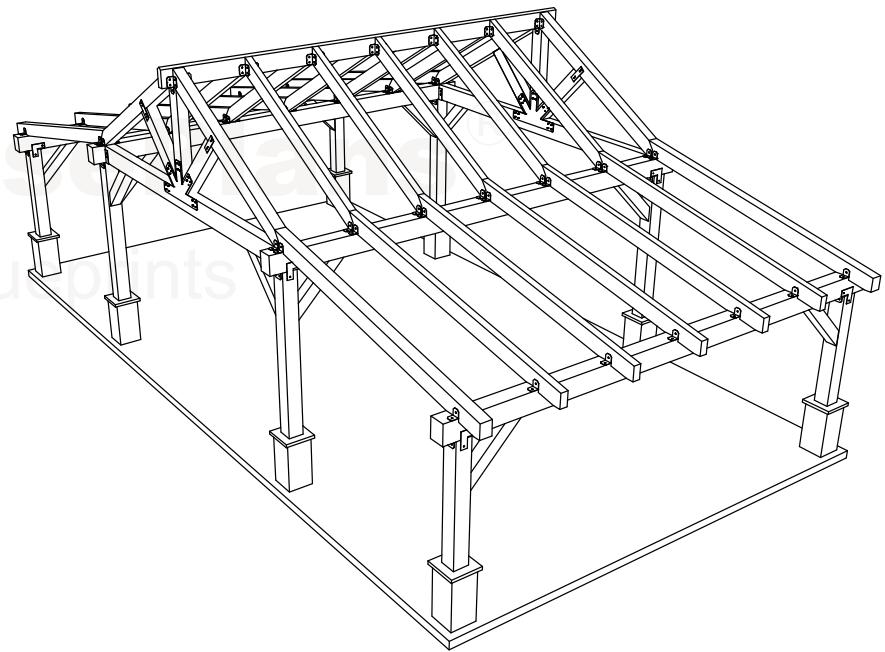
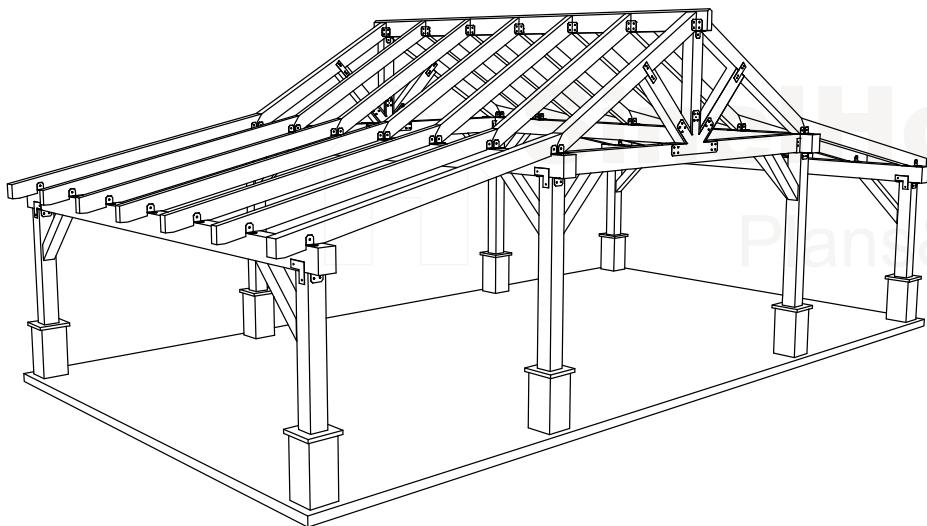
**Cutting Schedule**

Name	Nominal Size	Qty.	Cut Length
Wood Post( P1)	8x8	4	8'- 10"
Wood Post( P2)	8x8	4	6'-10"
Ceiling Beam	6x10	2	14'-9 1/2"
Side Beam	8x10	4	20'-0"
Ridge Beam	4x10	1	20'-0"
Rafter (R1)	6x8	4	8'-11 7/8"
Rafter (R2)	4x8	10	8'-11 7/8"
Rafter (R3)	6x8	4	11'-10 7/8"
Rafter (R4)	4x8	10	11'-10 7/8"
King Post	6x8	2	4'-2 1/2"
Web Post	6x8	4	3'-9"
Brace	6x6	12	2'-11"

**Details**  
(scale 1/4" = 1'-0")



**3D View**  
(not to scale)



**SinelHousePlans®**  
Plans&Blueprints

**36'x19' Pole Barn Pavilion**

**3D View**

**Page**

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## Material List

### Foundation Materials

Description	Dimension, / Area SF/	Qty.
CB88PC Post Base (F1)		8
Concrete (F2)	740 SF	

(Footing not included in square footage)

### Post Materials

Description	Dimension, / Area SF/	Length	Qty.
Wood Post	8"x 8"	8'-10"	4
Wood Post	8"x 8"	6'-10"	4

### Beam and Brace Materials

Description	Dimension, / Area SF/	Length	Qty.
Side Beam	w 8", h 10"	20'-0"	4
Brace	w 6", h 6"	2'-11"	12
Ceiling Beam	w 6", h 10"	14'-9 1/2"	2
APVA6 Angle Clips			16
APVL6 L-Strap			12
APHH610 Joist Hanger			4

### Roofing

Description	Dimension, / Area SF/	Length	Qty.
Roofing	828 SF		
2x6 Decking Board	828 SF		
Wind Barrier	828 SF		
Rafter (R1)	w 6", h 8"	8'-11 7/8"	4
Rafter (R2)	w 4", h 8"	8'-11 7/8"	10
Rafter (R3)	w 6", h 8"	11'-10 7/8"	4
Rafter (R4)	w 4", h 8"	11'-10 7/8"	10
Ridge Beam	w 4", h 10"	20'-0"	1
King Post	w 6", h 8"	4'-2 1/2"	2
Web Post	w 6", h 8"	3'-9"	4
APVA4 Angle Clips			88
APVA6 Angle Clips			28
APVST610 Flat Strap			8
APVGP1212			4
Gable Plate Bracket			
Roof Rake Trim	Verify	11'-11"	4
Roof Rake Trim	Verify	8'-9"	4
Drip Edge	Verify	20'-1 1/2"	2
Ridge Vent.	Verify	20'-1 1/2"	1

### Screws Note:

Roof, Deck and connectors bolts are not included in the list of materials, check the quantity at your local manufacturer.

### Construction Connections:

At all connections nails and screws please see "Simpson strong-tie construction catalogue".

### Notes:

This estimate is designed solely to provide the customer with a rough estimate of the amount of material used in the given project. The material estimate is based on normal and typical building and construction techniques. The actual amount of material used may vary from this estimate due to a number of factors. Consequently, no representation or warranty has been made that the amount of material used will not vary from the estimate.