



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
October 6, 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>**

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 October 6, 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 29, 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 an Amended Commercial Site Plan, known as Gunther's Metal Building, located at 81 S 700 E, American Fork City. The Commercial Site Plan will be on approximately 1.95 acres and will be in the General Commercial (GC-2) Zone.
- b. Review and action on an application for a Final Plat, known as The Flats at Lakeshore Landing, located at approximately 363 South 890 West, American Fork City. The Final Plat will be on approximately 2.4 acres and will be in the Transit Oriented Development (TOD).

4. Adjournment

Dated this [DATE] day of [MONTH] 2025

Patrick O'Brien

Development Services Director

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

UNAPPROVED MINUTES

09.29.2025

AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

September 29th, 2025

The American Fork City Development Review Committee met in a regular session on September 29th, 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:

Cody Opperman	Planner II
Mat Sacco	Fire Marshall
Angie McKee	Administrative Assistant I
Carolyn Lloyd	Administrative Assistant II

Others Present: Robert Vootmeyer

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the September 15th, 2025, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

UNAPPROVED MINUTES

09.29.2025

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for a Residential Accessory Structure, known as Moeaki Backyard Pavilion, that is over 200 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.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 200 square foot threshold, requiring the application to be brought to the Development Review Committee for a determination. There will be no living quarters in the structure, and the entire structure is just over 500 square feet.

Patrick O'Brien explained that this is the first item since the code changed to structures over 200 square feet needing approval from this DRC committee.

Patrick O' Brien moved to approve the proposed Residential Accessory Structure that is in excess of 200 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.

Sam Kelly seconded the motion

Voting was as follows:

UNAPPROVED MINUTES

09.29.2025

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

Patrick O'Brien motioned to adjourn the meeting.

Aaron Brems seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

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.

UNAPPROVED MINUTES
09.29.2025

Agenda Topic

Review and action on an application for an Amended Commercial Site Plan, known as Gunther's Metal Building, located at 81 S 700 E, American Fork City. The Commercial Site Plan will be on approximately 1.95 acres and will be in the General Commercial (GC-2) Zone.

BACKGROUND INFORMATION		
Location:		81 S 700 E
Project Type:		Metal Storage Building
Applicants:		Russell Gunther, David Healey
Existing Land Use:		General Commercial
Surrounding Land Use:	North	Design Industrial
	South	Design Commercial
	East	Residential High Density
	West	General Commercial
Existing Zoning:		GC-2
Surrounding Zoning:	North	PI-1
	South	GC-1
	East	R3-7500
	West	GC-2
Square Footage (By Use)		863 sq ft. Storage Building

Background

The applicant has applied for an Amended Commercial Site Plan to develop a storage building. The project looks to Provide additional storage space for the primary buildings by providing an 863 sq ft. Metal building.

Section 17.6.101 – Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
 - a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
 - b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
 - c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
 - d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
 - e. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.
5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date of the approval. Up to a twelve (12) month extension may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

Project Conditions of Approval

1. Address all outstanding DRC Comments

Findings of Fact

- a. The Commercial Site Plan meets the requirements of Section 17.4.404

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.

1. **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.
2. **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 Commercial Site Plan meets the requirements of Section 17.6.101. Staff recommends APPROVING the application.

Potential Motions – Commercial Site Plan

Approval

I move to approve the proposed Commercial Site Plan, located at 81 S 700 E, American Fork City, in the General Commercial (GC-2) Zone, subject to any conditions found in the staff report.

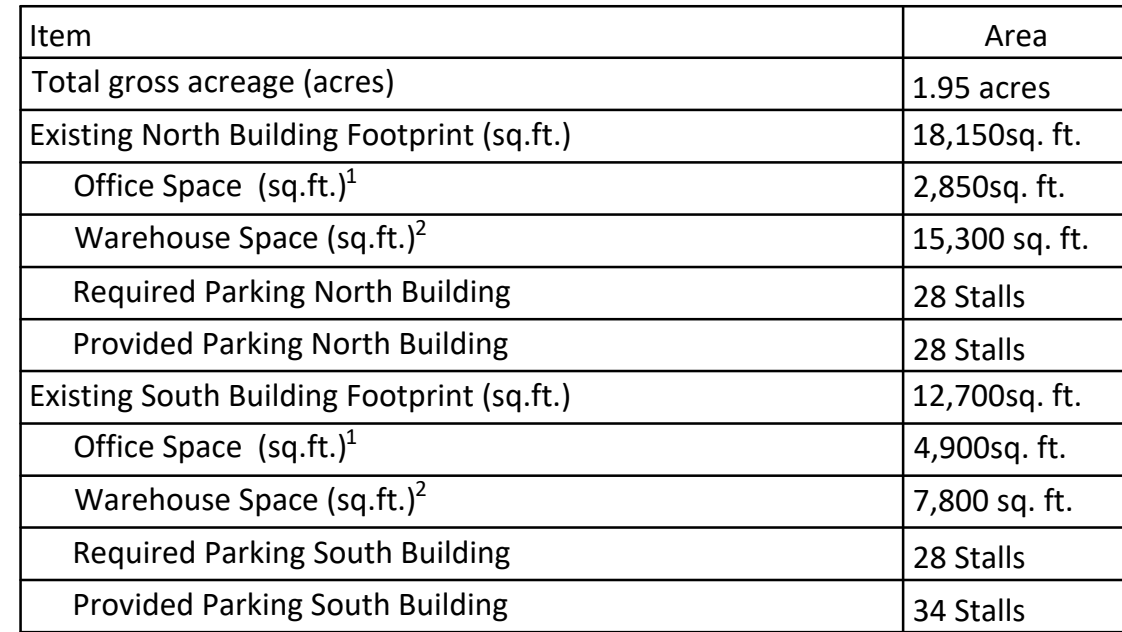
Denial

I move to deny the proposed Commercial Site Plan, located at 81 S 700 E, American Fork City, in the General Commercial (GC-2) Zone.

Table

I move to table action for the proposed Commercial Site Plan, located at 81 S 700 E, American Fork City, in the General Commercial (GC-2) Zone and instruct staff/developer to.....





path: P:\GUNTHERS AM FORK 4201\DESIGN\
file name: GUNTHERS SITE BASE.dwg | plot date: September 12, 2025 | plotted by: Kelly Joseph



Property Address: 706 East 50 South
Parcel Number: 13:058:0110
Zoning: GC-2 Planned Commercial Zone

0 20 40 60

Scale in Feet

 American Fork City Development Review 	
 <p>Planning and Zoning Reviewed Areed 09/22/2025</p>	<p>Sewer/Storm Drain Division Reviewed ahardy 09/23/2025</p>
<p>Public Infrastructure Reviewed cscott 9/30/2025</p>	<p>Water/PI Division Reviewed jbrents 09/29/2025</p>
<p>EC/LID Reviewed tmezenen 09/30/2025</p>	<p>Engineering Division Reviewed rburkhill 10/01/2025</p> 
<p>Communications Reviewed MHunsaker 10/01/2025</p>	<p>Streets Division Reviewed ehyde 09/24/2025</p>

**Proceed to the Development
Review Committee on
10/06/2025**

Revise and resubmit following the DRC meeting to address remaining comments

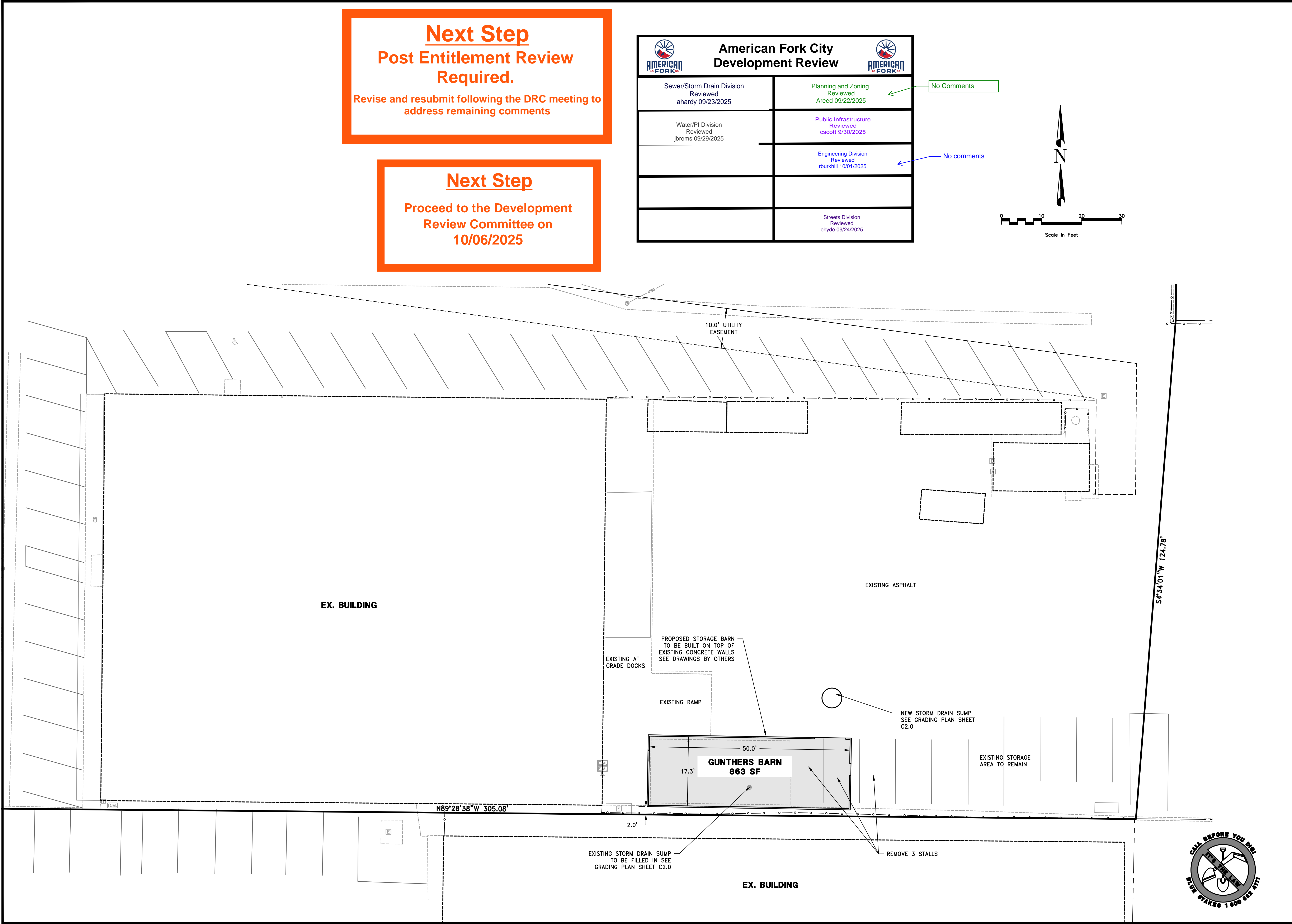


5

INDEX:

PROJECT NO.	4201
ISSUE DATE:	9/12/2025
SHEET NO.	C1.0

path: P:\GUNTHERS AM FORK 4201\DESIGN\ file name: GUNTHERS SITE BASE.dwg | plot date: August 25, 2025 | plotted by: jeremyh



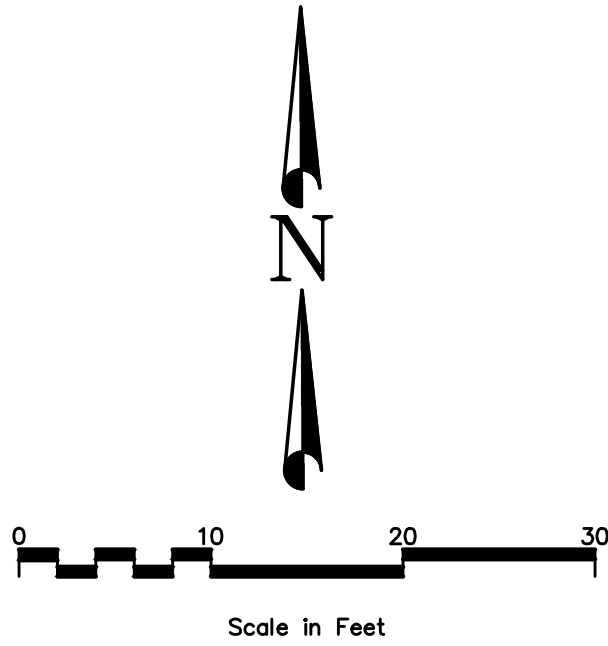
Next Step
Post Entitlement Review
Required.
Revise and resubmit following the DRC meeting to address remaining comments

Next Step
Proceed to the Development
Review Committee on
10/06/2025

American Fork City Development Review	
Sewer/Storm Drain Division Reviewed ahardy 09/23/2025	Planning and Zoning Reviewed Areed 09/22/2025
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	Engineering Division Reviewed rburkhill 10/01/2025
	Streets Division Reviewed ehyde 09/24/2025

No Comments

No comments



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OF DOMINION ENGINEERING.

NO.	REVISIONS	BY	DATE

DESIGNER: JRH
MANAGER: JRH
FILE NAME: GUNTHERS SITE BASE.dwg

SEAL

REGISTERED PROFESSIONAL ENGINEER

No. 8030527

3/2/22

JEREMY RICK HANSON

8/15/25

STATE OF UTAH

FOR:

GUNTHERS

LOCATION:

AMERICAN FORK CITY, UTAH

PROJECT:

GUNTHERS

SHEET:

DETAILED SITE PLAN

PROJECT NO.

4201

ISSUE DATE:

8/25/2025

SHEET NO.

C1.1

CALL BEFORE YOU DIG

800 666 4771



American Fork City
Development Review Committee

Planning and Zoning
Reviewed
Areed 09/22/2025

Engineering Division
Reviewed
rburkhill 10/01/2025

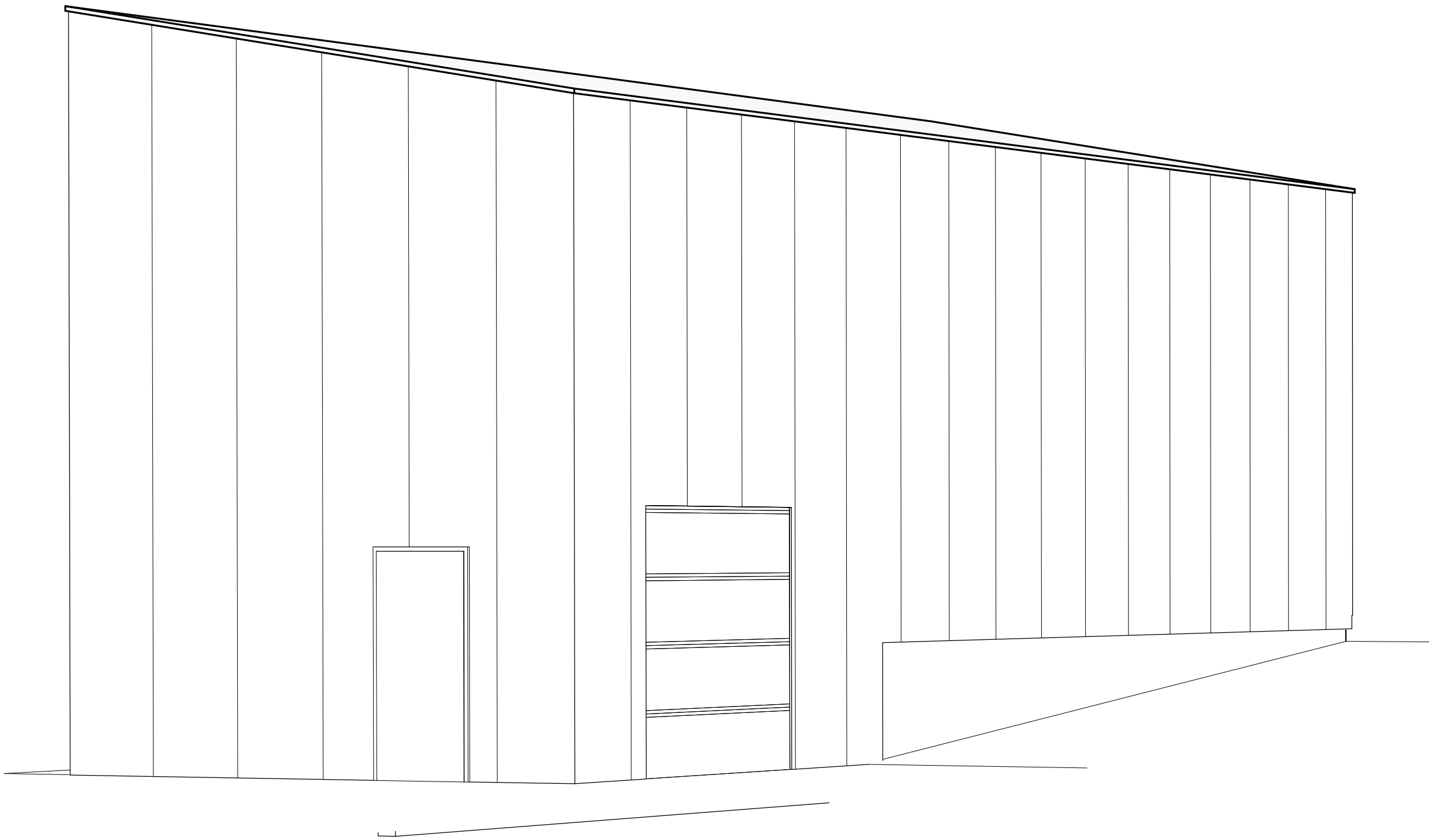
No Comments

No comments

GUNTHERS BARN

81 S 700 E ST

AMERICAN FORK, UTAH 84003



Next Step

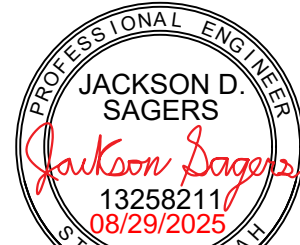
Post Entitlement Review
Required.

Revise and resubmit following the DRC meeting to
address remaining comments

Next Step

Proceed to the Development
Review Committee on
10/06/2025

DEFERRED SUBMITTALS	PROJECT INFORMATION	CONTRACTOR	DRAFTER - DESIGNER	ENGINEER	DRAWING INDEX	CONSULTANT STAMP
<div><div>1. TRUSS DETAILS AND LAYOUT FOR FRAMING</div><div>2. INSPECTIONS</div><div>3. HVAC DESIGN</div><div>4. GAS LINE SCHEMATIC</div></div> <div>NOTE: RETAINING WALLS (>4" OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS, AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS</div>	<div>PROJECT NUMBER: 25017</div> <div>SITE INFORMATION: 81 S 700 E ST AMERICAN FORK, UTAH 84003</div> <div>BUILDING INFORMATION: DIMENSIONS: 17'-3" x 50'-0" TOTAL SQUARE FOOTAGE: 863 SQ. FT. CLOSED SQUARE FOOTAGE: 863 SQ. FT.</div> <div>BUILDING USE: RESIDENTIAL ACCESSORY</div>	<div>WRIGHT BUILDINGS</div> <div>SALES sales@wrightbuildings.com 801-900-1290</div> <div>WRIGHT BUILDINGS</div>	<div>ADG STUDIOS</div> <div>STUART HOFFMAN stuart@adgstudios.com 801-549-8559</div> <div>ADG ARCHITECTURAL DESIGN GROUP STUDIOS</div>	<div>WHITE PINE ENGINEERING</div> <div>JACKSON SAGERS jackson@whitepineeng.com 385-329-1033</div> <div>WHITE PINE ENGINEERING - CIVIL STRUCTURAL -</div>	<div>00 COVER SHEET</div> <div>01 GENERAL NOTES</div> <div>02A FLOOR PLANS</div> <div>02B ROOF FRAMING PLAN</div> <div>03 ELEVATIONS</div> <div>04 PANEL LAYOUT</div> <div>05 GIRT PLANS</div> <div>06 DETAILS</div> <div>07 STRUCTURAL NOTES</div> <div>08 STRUCTURAL DETAILS</div>	<div><div>JACKSON D. SAGERS 132582111 08/29/2025 STATE OF UTAH</div><div>STRUCTURAL ONLY</div></div> <div>ISSUE DATE: 5-7-2025</div>



STRUCTURAL ONLY

1.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED. 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.
2.

ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL. FOOTINGS SHALL BE EXCAVATED TO A MINIMUM DEPTH SO AS TO PROVIDE FROST PROTECTION. FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. A MINIMUM SLOPE OF 5% SHALL BE MAINTAINED FOR FIRST 10'-0" WITH 1% SLOPE THEREAFTER TO APPROVED DRAINAGE AREA.
3.

ATTIC VENTILATION:
THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300 TH PROVIDED THAT AT LEAST 50% OF THE AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, THE OTHER TO BE PROVIDED BY VENTED SOFFIT SYSTEM.
4.

SHOWER COMPARTMENTS SHALL HAVE AT LEAST 900 SQ. INCHES OF FLOOR AREA AND BE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 30 INCHES. HINGED SHOWER DOORS SHALL OPEN OUTWARD. THE WALL AREA ABOVE BUILT-IN TUBS HAVING INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE CONSTRUCTED AS PER SECTION R702.4. SUCH WALLS SHALL FORM A WATERTIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR. BATHROOMS, WATER CLOSETS COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FEET, ONE HALF OF WHICH MUST BE OPERABLE. (IF NO WINDOWS, A MECHANICAL VENTILATION SYSTEM SHALL BE REQ. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM. FOR CONTINUOUS VENTILATION.
5.

ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATH TUB ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
6.

DRYER EXHAUST SYSTEMS SHALL CONVEY THE MOISTURE TO THE OUTDOORS AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINAL. DUCTS SHALL HAVE A BACK DRAFT DAMPER. THE MAX. LENGTH OF CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAX LENGTH OF THE DUCTS SHALL BE REDUCED 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND.
7.

ALL EXTERIOR DOORS SHALL HAVE A FLOOR OF LANDING ON EACH SIDE OF THE DOOR. IF THE DOOR IS NOT A REQ. EXIT DOOR THE LANDING SHALL NOT EXCEED 7-3/4" FROM THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. EGRESS DOORS SHALL NOT BE MORE THAN 1 1/2" LOWER THAN TOP OF THE THRESHOLD. ALL LANDINGS SHALL BE NOT LESS THAN 36" WIDE, MEASURED IN THE DIRECTION OF TRAVEL.
8.

WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORZ. MOVEMENT. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERT. DIMENSIONS. AT THE LOWER POINT, THE STRAPPING SHALL MAINTAIN A MIN. DISTANCE OF 4 INCHES ABOVE THE CONTROLS.
9.

EMERGENCY FLOOR DRAINS AT WATER HEATERS, LAUNDRIES, GARAGES, ECT. REQ. A TRAP SEAL PRIMER OR DEEP SEAL TRAP. (UTAH STATE AMENDMENT TO IPC SEC. 1002.4.1)
10.

BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER = 2,500 PSI. BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS = 2,500 PSI. BASEMENT WALLS, FOUNDATIONS WALLS, EXTERIOR WALLS EXPOSED TO THE WEATHER = 3,000 PSI. PORCHES, CARPORTS SLABS, AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS = 3,500 PSI.
11.

MECHANICAL CONTRACTOR TO PROVIDE COMBUSTION AIR TO FURNACE AREA IN ACCORDANCE WITH LOCAL NATURAL GAS SPECIFICATIONS. COMBUSTION AIR TO BE BROUGHT INTO HOUSE FROM OUTSIDE. COMBUSTION AIR SHALL BE SUPPLIED BY VERTICAL OPENING, EACH WITH 1 SQ. INCH PER 4,000 BTU/H OF TOTAL IMPUTING RATINGS OF ALL APPLIANCES WITHIN THE SPACE
OR
COMBUSTION AIR SHALL BE SUPPLIED BY TWO HORIZONTAL OPENINGS, EACH WITH ONE SQ. INCH PER 2,000 BTU/H OF THE TOTAL INPUT RATING OF ALL APPLIANCES WITHIN THE SPACE.

AIR DUCTS IN UNCONDITIONED SPACES (ATTIC, UNCONDITIONED BASEMENTS, VENTED CRAWLSPACES) WILL BE INSULATED W/ R-8 MIN.
12.

ALL STUMPS, ROOTS, & ORGANIC MATTER SHALL BE REMOVED FROM THE SOIL IN THE AREA OF THE BUILDING.
13.

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.

A.

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:

1)

VERTICALLY AT THE CEILING AND FLOOR LEVELS

2)

HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET

B.

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

C.

IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R311.2.2

D.

AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLE AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

E.

FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

REFER TO IRC 2021 SECTION R602 FOR ADDITIONAL REQUIREMENTS FOR THE USE OF EXPANDING CAULK AT ALL PENETRATIONS AND APPROVED METHODS FOR BASEMENT FIREBLOCKING.

14.

STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE AT LEAST ONE (1) HANDRAIL. HANDRAILS SHALL BE PLACED 34" TO 38" ABOVE THE NOSE OF THE TREADS VERTICALLY TO THE TOP OF THE RAIL. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE HANDGRIP PORTION SHALL BE NOT LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENTION. HANDRAILS PROJECTION FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. ENDS SHALL BE RETURNED TO THE WALL OR TERMINATED IN NEWEL POSTS OR SAFETY TERMINALS. LANDINGS ARE REQUIRED FOR ALL EXTERIOR DOORWAYS, AT THE TOP AND BOTTOM OF STAIRWAYS WITH MORE THAN 2 RISERS, THEY MUST BE AS WIDE AS THE STAIRWAY AND MINIMUM OF 3 FEET LONG.

15.

PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT OPEN SIDE OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. (R312.1)

EXCEPTIONS:

A.

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE SUCH A SIZE THAT A SPHERE 6" CANNOT PASS THROUGH.

B.

OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF THE STAIR TREADS SHALL NOT ALLOW A SHPERE 4" TO PASS THROUGH.

16.

APPROVED NUMBER FOR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY.

17.

GLASS IN DOOR SHALL BE SAFETY GLAZED. GLAZING ADJACENT TO A DOOR WITHIN A 24 INCH ARC OF EITHER DOOR EDGE WHEN CLOSED. MUST BE SAFETY GLAZED IF THE BOTTOM EDGE IS WITHIN 60 INCHES OF THE FLOOR OR WALKING SURFACE. GLAZED PANELS LARGER THAN NINE SQUIRE FEET LOCATED LESS THAN 18 INCHES ABOVE AND WITHIN 36 INCHES HORIZONTALLY OF A FLOOR OR WALKING SURFACE SHALL BE SAFETY GLAZED. IN LIEU OF SAFETY GLAZING, GLASS MAY BE PROTECTED BY A HORIZONTAL MEMBER 1 1/2" INCHES IN WIDTH, CAPABLE OF RESISTING 50 LBS PER LINEAL FOOT, LOCATED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE WALKING SURFACE PER R308.4

18.

WINDOWS ARE RECOMMENDED TO BE DOOR HEIGHT. MINIMUM WINDOW AREA SHALL BE EQUAL TO BUT NOT LESS THAN 1/10TH OF THE HABITAL FLOOR AREA, BUT NOT LESS THAN 10 SQ. FEET, ONE HALF OF WHICH SHALL BE OPEN A MINIMUM OF FIVE SQ. FEET. BASSEMENT AND EACH BEDROOM MUST HAVE ONE WINDOW THAT MEETS THE FOLLOWING:

A.

SILLS SHALL BE WITHIN 44 INCHES OF THE FINISHED FLOOR TO OPENING OF WINDOW.

B.

WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUIRE FEET WITH HEIGHT DINMENSIONS NOT LESS THAN 24 INCHES AND WIDTH DIMENSIONS NOT LESS THAN 20 INCHES.

OVER PRESSURE ZONE: NO PANE OF GLASS SHALL BE MORE THAN 4' WIDE OR LARGER THAN 12 SQ. FT.

19.

PROVIDE SCREENS ON ALL OPERABLE WINDOWS AND GLASS DOORS

20.

UNLESS OTHERWISE SPOCIFED, ALL BASEMENT WINDOWS NOT FULLY SIX INCHES ABOVE FINISHED GRADE SHALL BE PROTECTED BY GALVANIZED IRON OR CONCRETE WINDOW WELLS. WINDOW WELLS TO BE DUG TO A DEPTH BELOW THE WINDOW SILL TO ALLOW 10 INCHES OF ONE INCH AGGREGAE GRAVEL TO BE SIX INCHES BELOW THE WINDOW SILL. THE WINDOW WELL SIZE SHALL BE A MINIMUM OF NINE SQ. FEET. W/ A MIN. PROJECTION OF 36"

21.

ALL HEATING AND VENTILATING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE IMC 2021 CODE OR THE PREVAILING CODE. FURNACES AND WATER HEATERS SHALL BE SO INSTALLED THAT THEY CAN BE INDIVIDUALLY REMOVED WITHOUT REMOVING THE OTHER APPLIANCE.

22.

PROVIDE SIX INCHES OF CLEARANCE ON THE COMBUSTIBLE AIR SIDE OF THE FURNACE ROOM AND 30 INCHES X 36 INCHES WORKING SPACE IN FRONT OF ALL HEATING CONTROLS, THREE INCHES MINIMUM ON ALL OTHER SIDES.

23.

JOINTS OF DUCT SYSTEM SHALL BE MADE SUBSTANTIALLY AIRTIGHT BY MEANS OF TAPE, MASTICS, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS. CLOSURE SYSTEMS USED WITH RIGID FIBROUS GLASS DUCTS SHALL COMPLY WITH UL 181A AND SHALL BE MARKED "181A-P" FOR PRESSURE-SENSITIVE TAPE, "181A-M" FOR MASTIC OR "181A-H" FOR HEAT-SENSITIVE TAPE. CLOSURE SYSTEMS USED WITH FLEXIABLE AIR DUCTS AND FLEXIABLE AIR CONNECTORS SHALL HAVE A CONTACT LAP OF AT LEAST 1 1/2" AND SHALL BE MECHANICALLY FASTENED BY MEANS OF AT LEAST THREE SHEET-METAL SCREWS OR RIVITS EQUALLY SPACED AROUND THE JOINT (M1601.3.1)

24.

WATER HEATER AND FURNACE VENTS SHALL NOT TERMINATE WITHIN 10' HORIZONTALLY OR 3' ABOVE AN AIR CONDITIONER OR FORCED AIR INLET.

25.

ALL SHOWER HEADS SHALL BE WATER GONSERVING TYPES USING NOT MORE THAN 2.5 GALLONS PER MINUTE

26.

ALL FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST THREE FEET ABOVE AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE. ALL EXHAUST VENTS SHALL TERMINATE OUTSIDE

27.

ELECTRICAL PANELS SHALL HAVE A CLEAR WORKING SPACE OF 30 INCHES WIDE, 36 INCHES DEEP AND 6'-6" HIGH IN FRONT OF THE PANEL. ELECTRICAL PANELS CANNOT BE LOCATED IN BATHROOMS.

28.

PROVIDE UFER GROUNDING SYSTEM WHEN USING WATER SERVICES AS THE PRIMARY GROUND

29.

ALL ELECTRICAL SWITCHES, RECEPTACLES, EXT. IN A GARAGE SHALL BE A MINIMUM OF 18" ABOVE THE FINISHED FLOOR.

30.

STRUCTURAL FILL, IF REQUIRED, SHALL BE AS SPECIFIED BY A GEOTECHNICAL ENGINEER AND IN LIFTS NOT TO EXCEED EIGHT INCHES OF LOOSE THICKNESS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY, LIFTS SHALL NOT EXCEED FOUR INCHES OF LOOSE THICKNESS FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.

31.

FREEZELESS, BACKFLOW PREVENTION HOSE BIB REQUIRED ON ALL EXTERIOR LOCATIONS OF HOSE BIBS.

32.

PLUMBING SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 IPC.

33.

PROVIDE ANTI-SCALD SHOWER VALVES ON ALL SHOWER AND TUB-SHOWER COMBINATION INSTALLATIONS

34.

NO SLIP JOINT PLUMBING CONNECTIONS OR FITTINGS ALLOWED IN CONCEALED CONSTRUCTION AREAS

35.

CSST STAINLESS STEEL GAS LINE MAY BE USED BUT MUST BE SIZED AND APPROVED BEFORE INSTALLATION. ANY CSST INSTALLED MUYST BE VISUALLY INSPECTED AND PRESSURE TESTED BEFORE BEING CONCEALED WITHIN CONSTRUCTION

36.

ALL GAS LINES MUST BE PRESSURE TESTED AT INSPECTION

37.

NO CLOTH TYPE DUCT TAME IS ALLOWED. UL 181 LISTED TAPE MUST BE USED

38.

ALL JOINTS, TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH APPROVED AND LISTED TAPE OR MASTIC

39.

GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWAITER OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE

40.

AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

41.

ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WICH ARE TO BE INSTALED IN PREASSURE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.9.5

42.

TRUSS PACKAGE, AS REQUIRED BY IBC 2303.4 MUST BE SUBMITTED TO THE BUILDING OFFICIAL AS DEFERRED SUBMITTAL. PRIOR TO SUBMITTING TO THE CITY THE PACKAGE MUST BE REVIEWED BY THE ENGINEER OF RECORD AND STAMPED FOR GENERAL CONFROMANCE. NO TRUSSES ARE TO BE INSTALLED UNTIL APPROVED BY THE CITY (SEE IBC 107.3.4.2)

43.

FACTORY-BUILT CHIMNEY MUST BE AAT AN ANGLE LESS THAN 30 DEGREES FROM THE VERTICAL AT ANY POINT. AND THE ASSEMBLY SHALL NOT INCLUDE MORE THAN FOUR ELBOWS

44.

WHERE TWO OR MORE NON-METALLIC SHEATED CABLES (ROMEX) ARE INSTALLED TOGETHER IN THE SAME SPACE WITHOUT MAINTAINING SPACE BETWEEN THEM AND WHERE THE OPENING THEY ARE INSTALLED IN IS FILLED W/CAULKING, FOAM INSULATION, OR OTHER TYPES OF INSULATION, THE CONDUCTORS MUST BE DERATED AS REQ. BY IRC E3705.4.4

45.

STEEL LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL

46.

INSTALL ALL FUEL BURNING EQUIPMENT AS PER M1401.1

47.

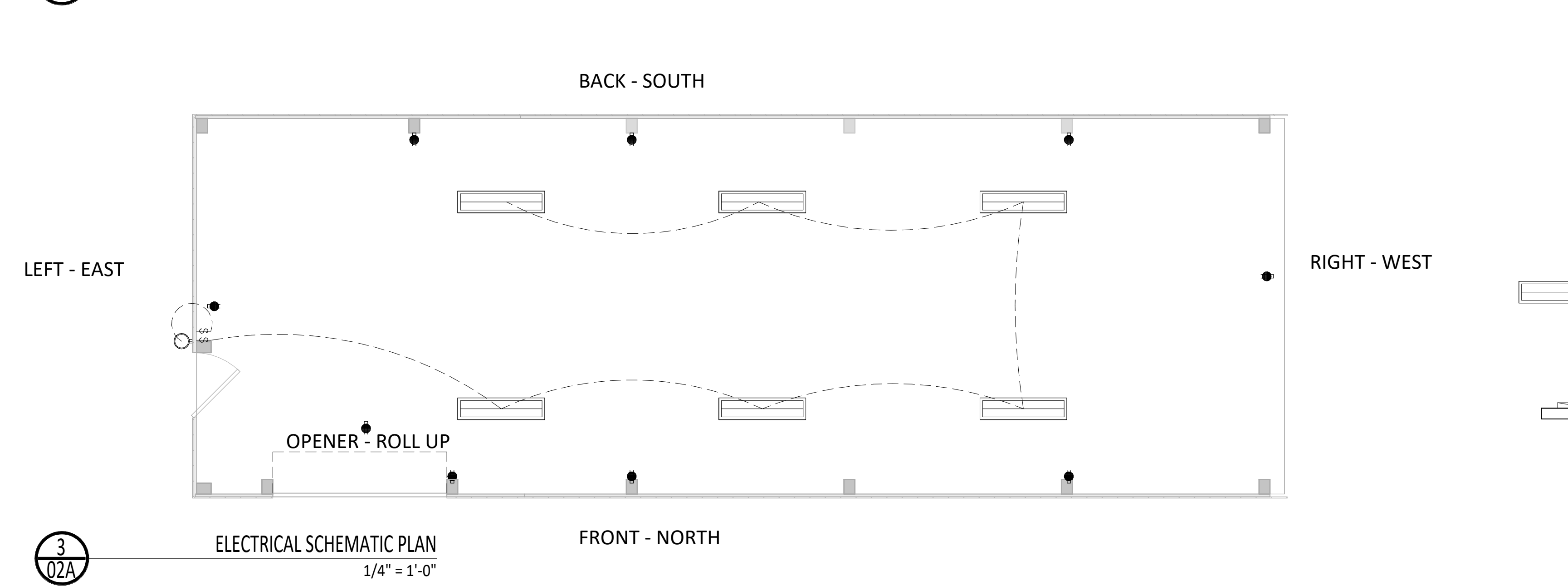
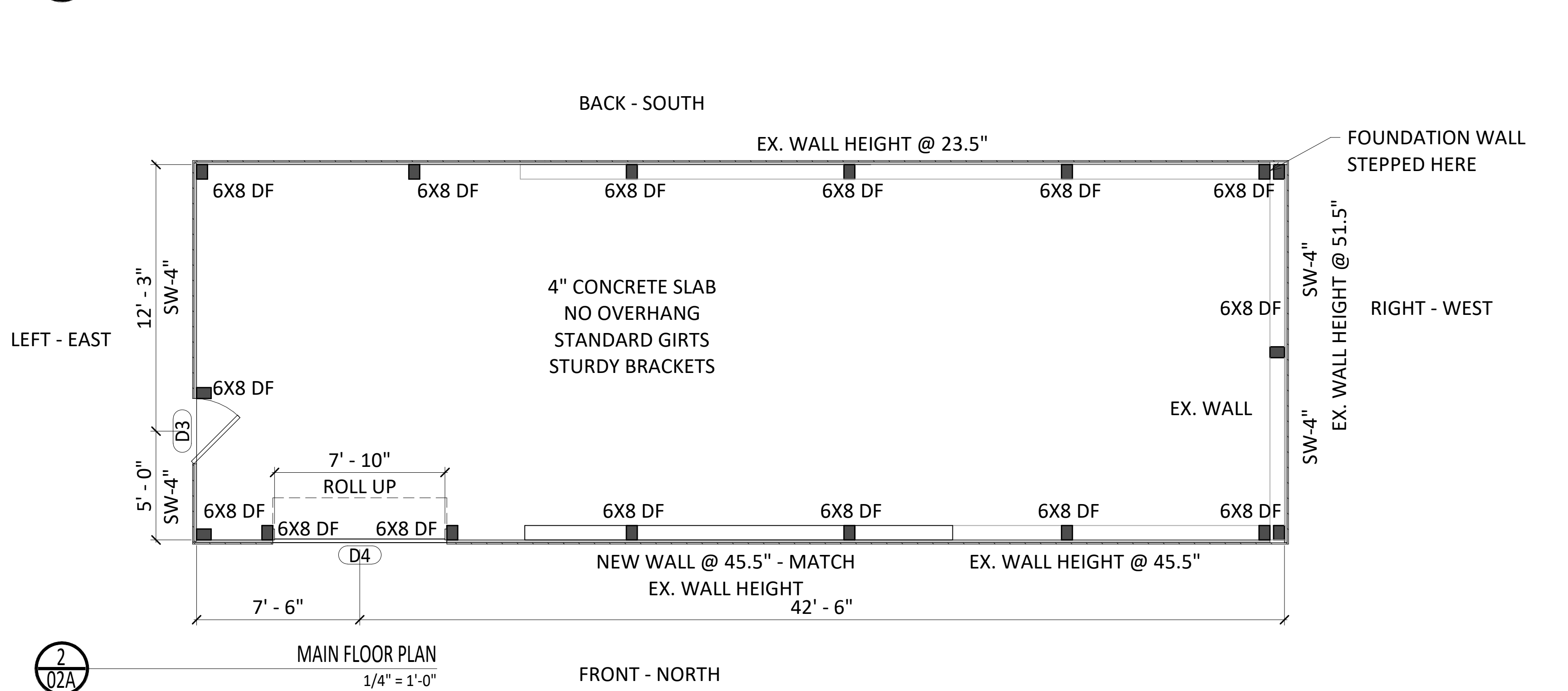
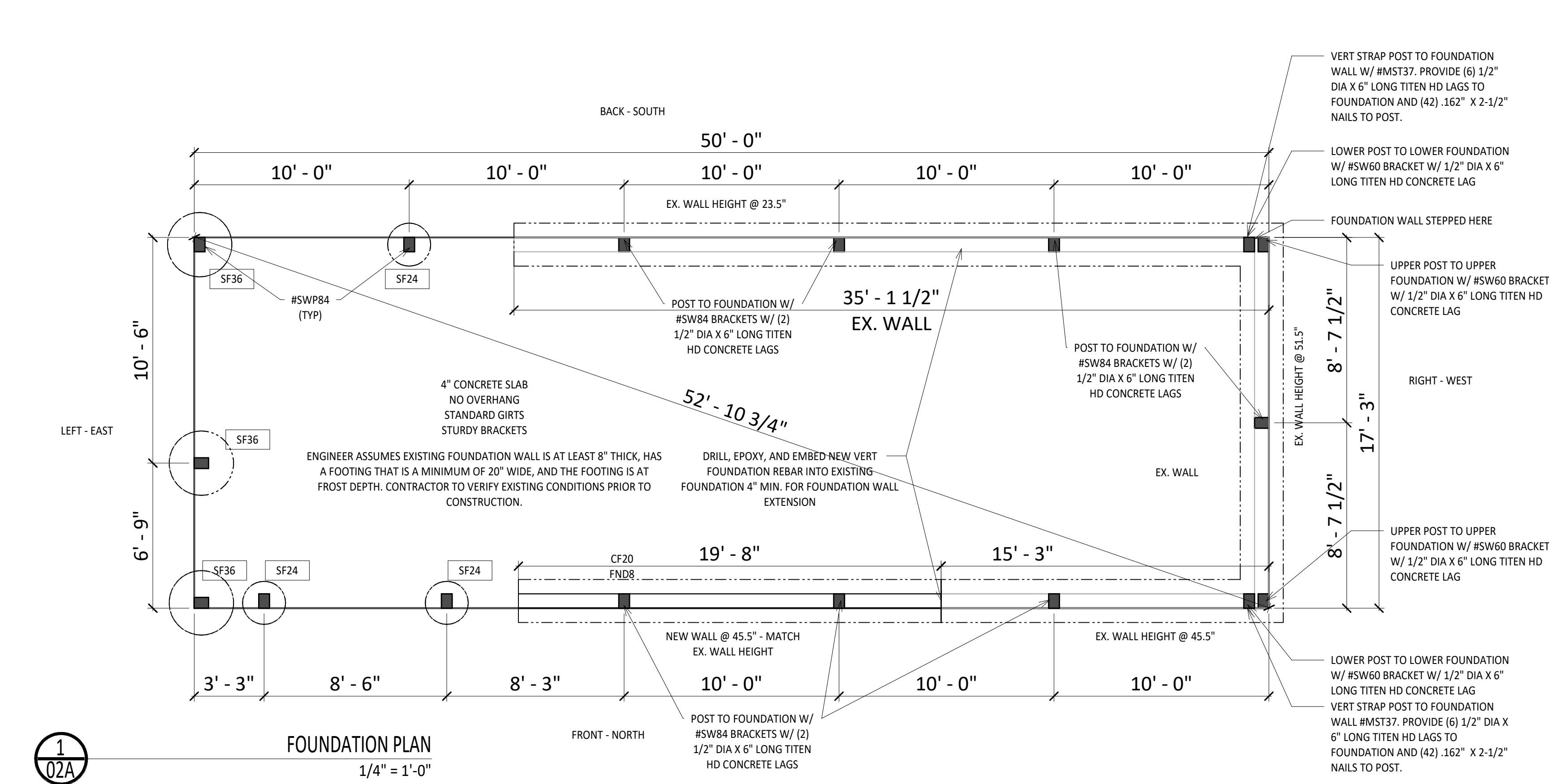
APPLIANCE SHALL NOT BE LOCATED IN SLEEPING ROOMS, BATHROOMS, TOILET ROOMS, STORAGE ROOM OR A SPACE THAT OPENS INTO SUCH ROOMS

48.

GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHITITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING. SHALL BE VENTED ABOVE GRADE TO OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.

49.

AIR LEAKAGE-MUST COMPLY WITH N1102.4.1.1 (PERSCRIPTIVE METHOD)
DUCT TESTING IS REQUIRED ON ALL PERMITS ISSUED PRIOR TO JAN 1, 2017
WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCE THE DUCT AND APPLIANCE SHALL BE LOCATED OUTSIDE OF THE BUILDING THERMAL ENVELOP OR ENCLOSED AND ISOLATED FROM THE THERMAL ENVELOPE. SUCH ROOMS SHALL BE SEALED AND INSULATED PER TABLE N1102.1.2 THE DOOR INTO THE ROOM SHALL BE FULLY GASKETED AND ANY WATER LINES AND DUCT IN THE ROOM INSULATION PER N1103



CONC. PIER SCHEDULE				
MARK	COUNT	SHAFT DIAMETER	SHAFT DEPTH	VOLUME
SF24	3	24"	36"	28 CF
SF36	3	36"	44"	78 CF

FLOOR SCHEDULE					
FLOOR TYPE	AREA	THICKNESS	LENGHT	WIDTH	COMMENTS
CONC.	863 SF	0' - 4"	50'-0"	17'-3"	

DOOR SCHEDULE					
MARK	COUNT	DESCRIPTION	TYPE	WIDTH	HEIGHT
D3	1	FLUSH PANEL	SWING	3' - 0"	6' - 8"
D4	1	INSULATED METAL	ROLL UP DOOR	8' - 0"	8' - 0"

FOUNDATION WALL SCHEDULE					
MARK ⁽²⁾	FND8 - 8" THICK CONCRETE FOUNDATION WALLS				
MAX HEIGHT	VERT. STEEL ⁽³⁾	HORIZ. STEEL ⁽⁴⁾	LINTELS ⁽⁵⁾		
			MAX SPAN	MIN DEPTH	
2'	#4 @ 32" O.C.	(2) #4	N/A	N/A	
3'	#4 @ 32" O.C.	(3) #4	N/A	N/A	
4'	#4 @ 32" O.C.	(4) #4	N/A	N/A	

- VALUES IN THE TABLE ABOVE BETWEEN 2'-9" ARE PROVIDED FROM UTAH STATE CODE 15A-3-108.
- FOUNDATION WALLS SHALL BE 8" THICK (FND8) U.N.O. (FND.)
- VERTICAL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE WALL. REBAR EXTENSION BARS INTO THE FOOTINGS SHALL EXTEND UP INTO FOUNDATION WALL A MINIMUM OF 24".
- ONE HORIZONTAL BAR SHALL BE PLACED 4" FROM THE TOP OF THE WALL AND 4" FROM THE BOTTOM OF THE WALL WITH ALL OTHER HORIZONTAL BARS EVENLY SPACED. PROVIDE REINFORCING AROUND CORNERS SUCH THAT IT LAPS HORIZONTAL BARS A MINIMUM OF 24".
- PROVIDE (2) #4 BARS ABOVE MAX LINTEL SPAN SHOWN IN TABLE WITH (1) #4 ON EACH SIDE AND (1) #4 BELOW THE OPENING. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND 24" (MIN.) BEYOND THE OPENING. VERTICAL BARS MAY TERMINATE 3" BELOW THE TOP OF WALL.
- CONCRETE SHALL CURE A MINIMUM OF 7 DAYS AND HAVE INTERIOR SLAB INSTALLED PRIOR TO ANY BACKFILL. FOUNDATION WALLS 6' IN HEIGHT AND ABOVE DESIGNED FOR TOP SUPPORT. CONTRACTOR SHALL INSTALL FLOOR OR ROOF DIAPHRAGM PRIOR TO BACKFILL AND SHALL NOT COMPACT ANY BACKFILL PLACED AROUND THESE WALLS.
- ALL FOUNDATIONS SHALL HAVE 6" MIN. EXPOSED ABOVE GRADE.
- PROVIDE 2" DEPTH OF LINTEL FOR EACH FOOT OF OPENING, 6" MINIMUM.

FOOTING SCHEDULE				
FROST DEPTH FOR ALL EXTERIOR FOOTINGS			30"	
CONTINUOUS FOOTINGS				
MARK ON PLANS	FOOTING WIDTH	FOOTING DEPTH	CONT. REINF.	PERP. REINF.
CF20	20"	10"	(2) #4	N/A

- CONTINUOUS FOOTINGS SHALL BE CF20 EXTERIOR U.N.O.
- FOOTINGS SHALL BE PLACED ON COMPACTED NATIVE SOILS AT FROST DEPTH SPECIFIED OR ON ENGINEERED FILL MATERIAL AS SPECIFIED BY A LICENSED GEOTECHNICAL ENGINEER.
- FOOTING REINFORCEMENT SHALL BE PLACED 3" FROM BOTTOM OF FOOTING AND LAPPED 24" MINIMUM WHERE NECESSARY

PROJECT #
25017

GUNTHERS BARN

81 S 700 E ST

AMERICAN FORK, UTAH 84003



FLOOR PLANS

SCREW ROOF PANELS TO PURLINS W/1-1/2" LONG #10 SCREWS @ 9" O.C. FIELD AND 4-1/2" O.C. END

SCREW WALL PANELS TO GIRTS W/1-1/2" X #10 SCREW @ 9" O.C. FIELD AND 4-1/2" O.C. END

ALL POSTS ARE TREATED DF-L #1

CONSULTANT

SCALE
1/4" = 1'-0"

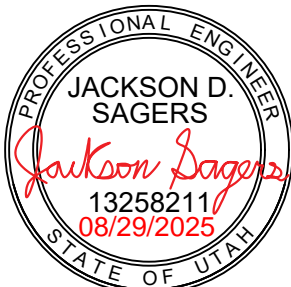
ISSUE DATE:
5-7-2025

02A

SCREW ROOF PANELS TO PURLINS
W/1-1/2" LONG #10 SCREWS @ 9" O.C.
FIELD AND 4-1/2" O.C. END

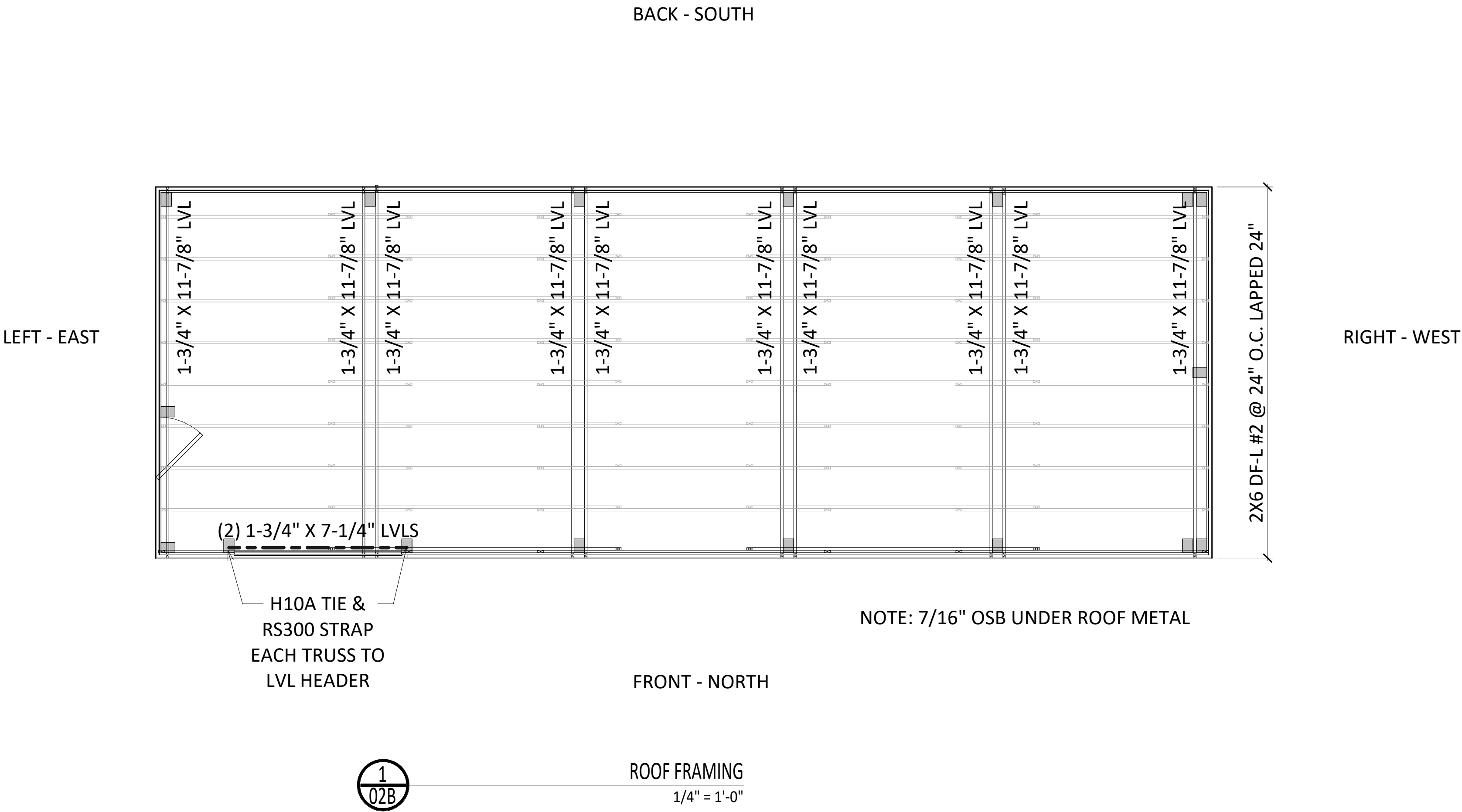
SCREW WALL PANELS TO GIRTS W/1-1/2" X
#10 SCREW @ 9" O.C.
FIELD AND 4-1/2" O.C. END

ALL POSTS ARE TREATED DF-L #1



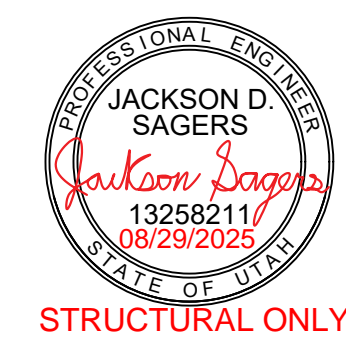
STRUCTURAL ONLY

CONSULTANT

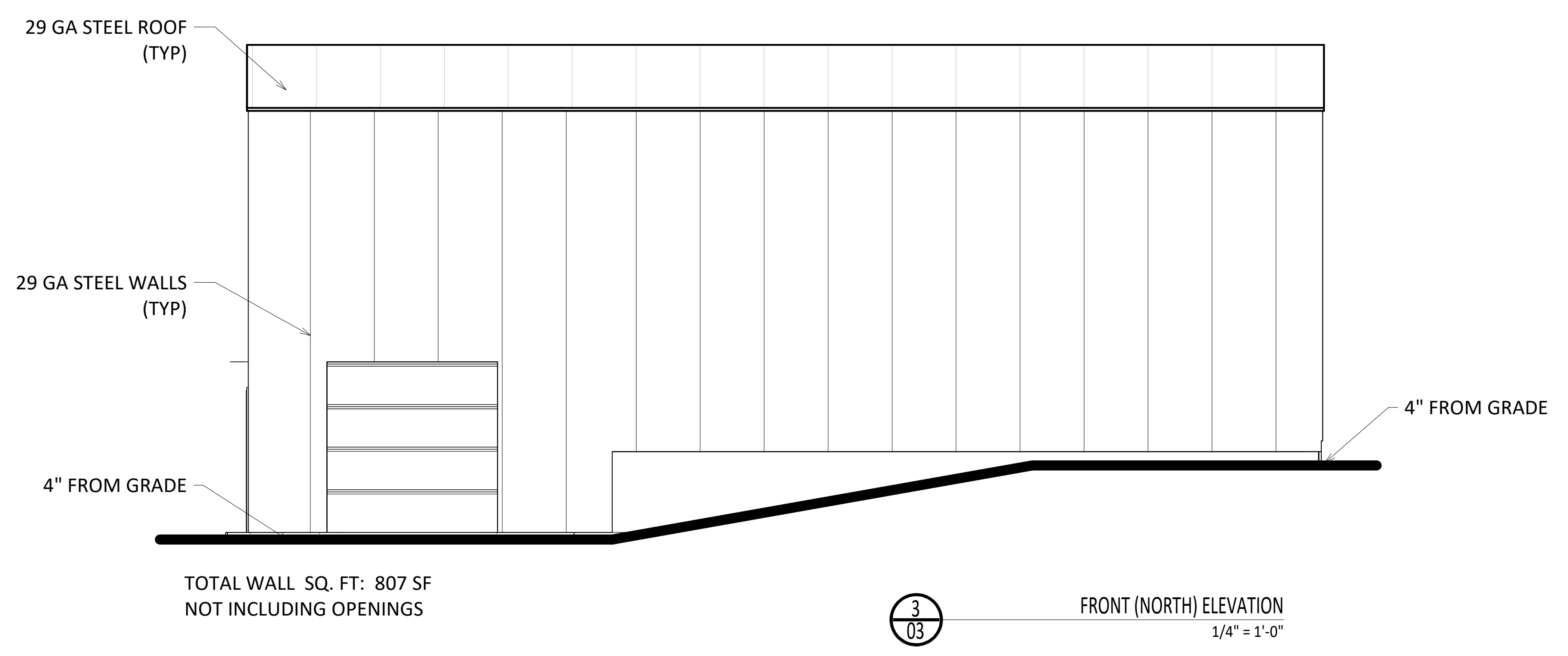
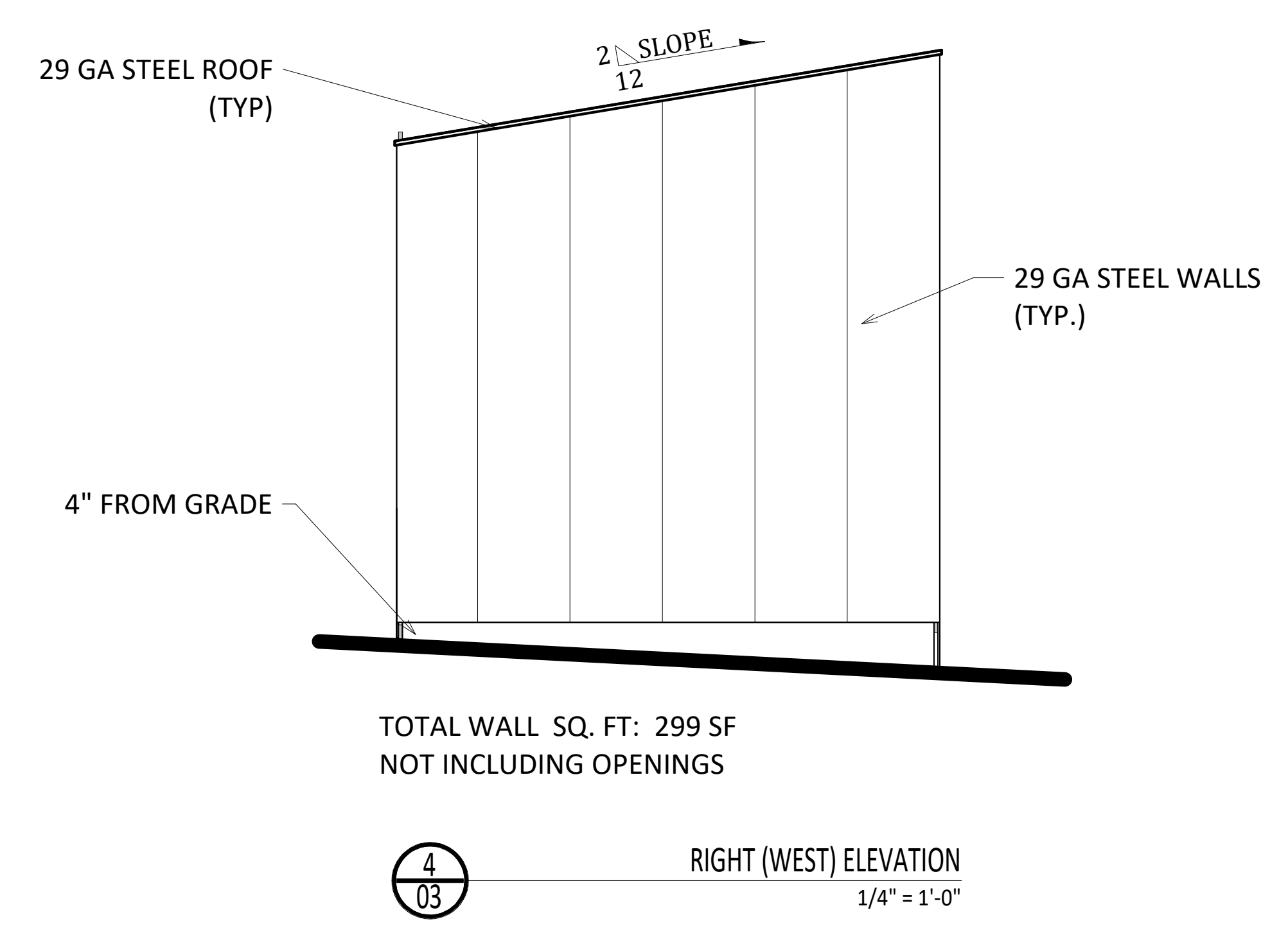
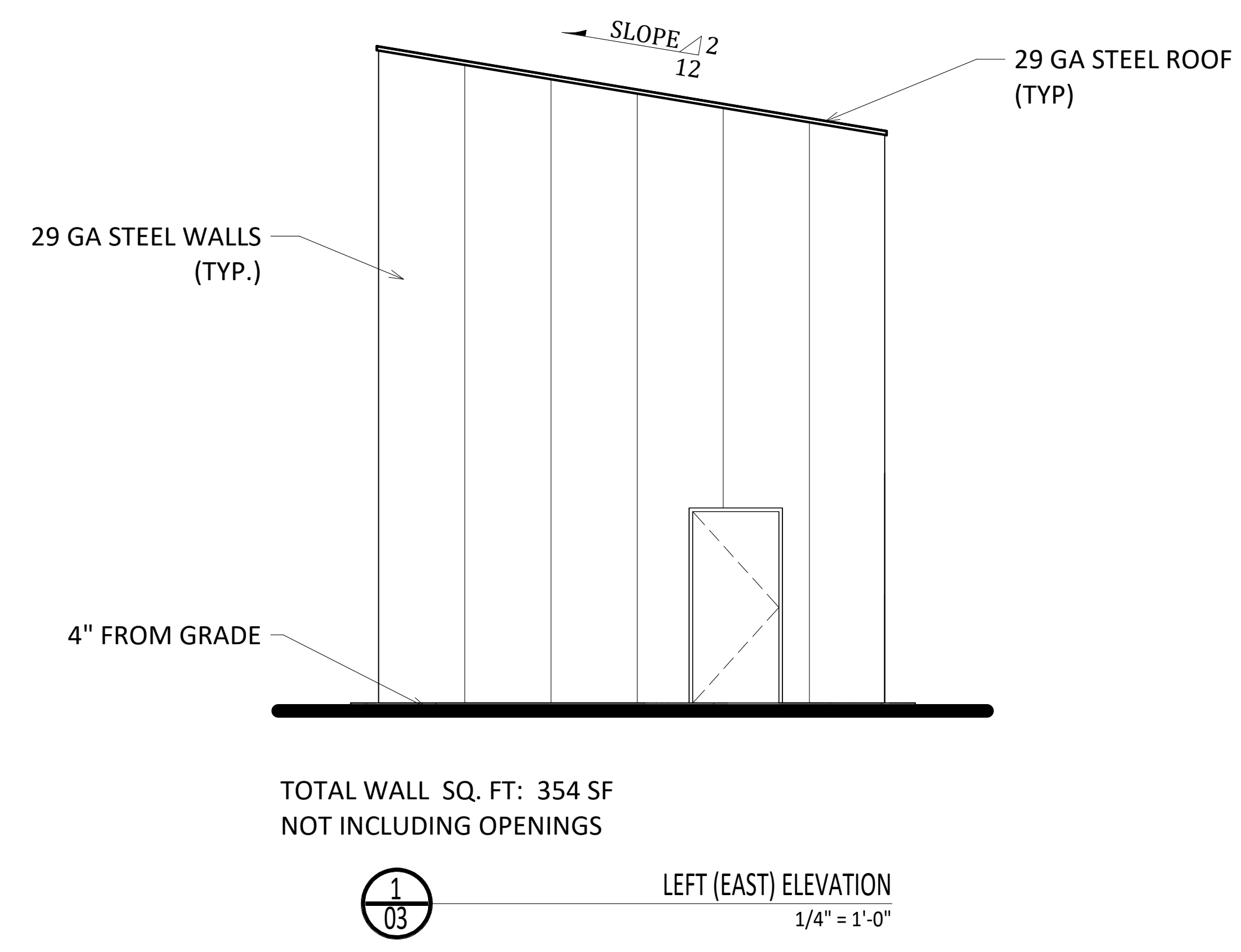


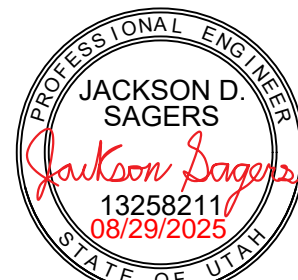


ELEVATIONS

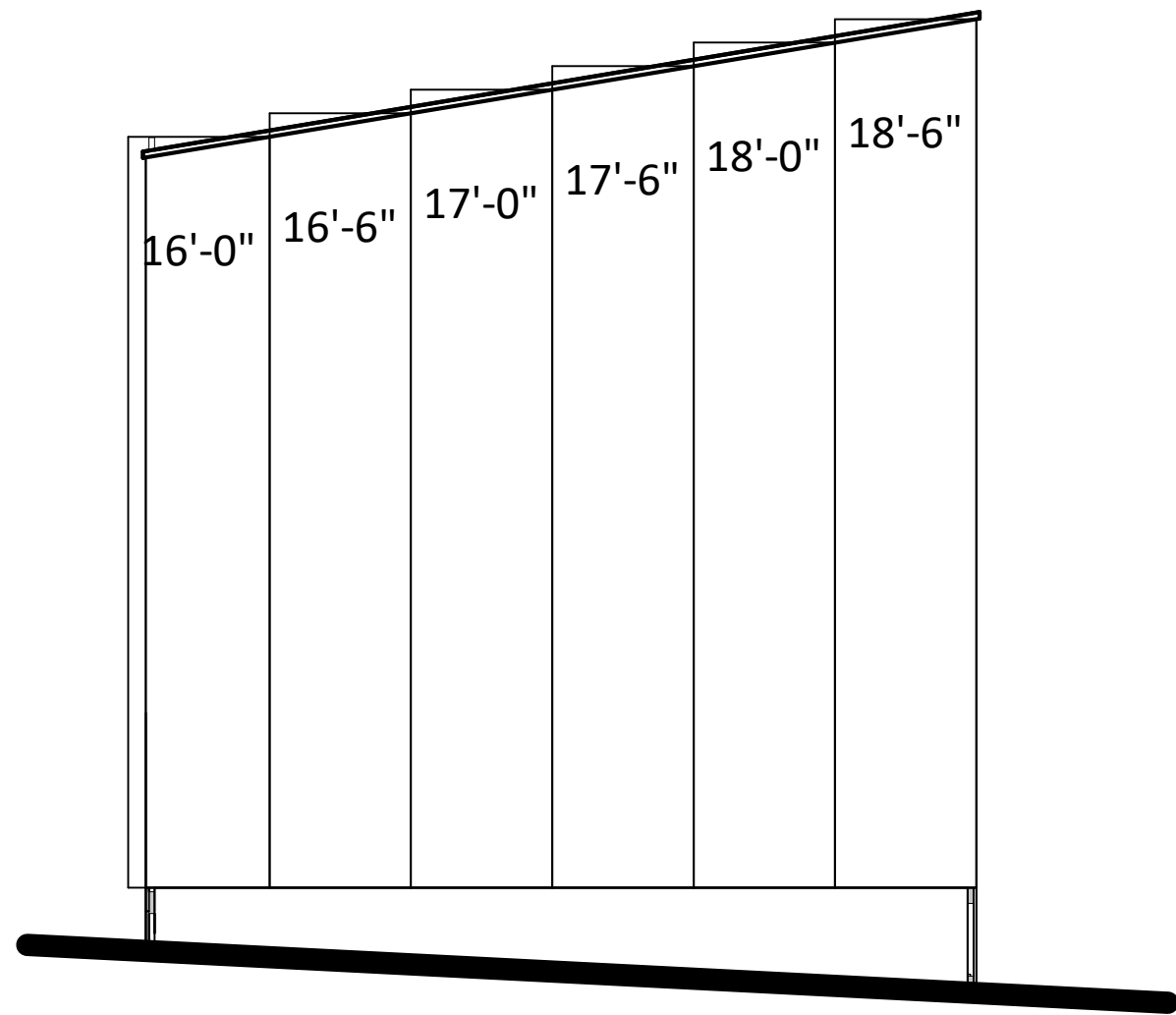


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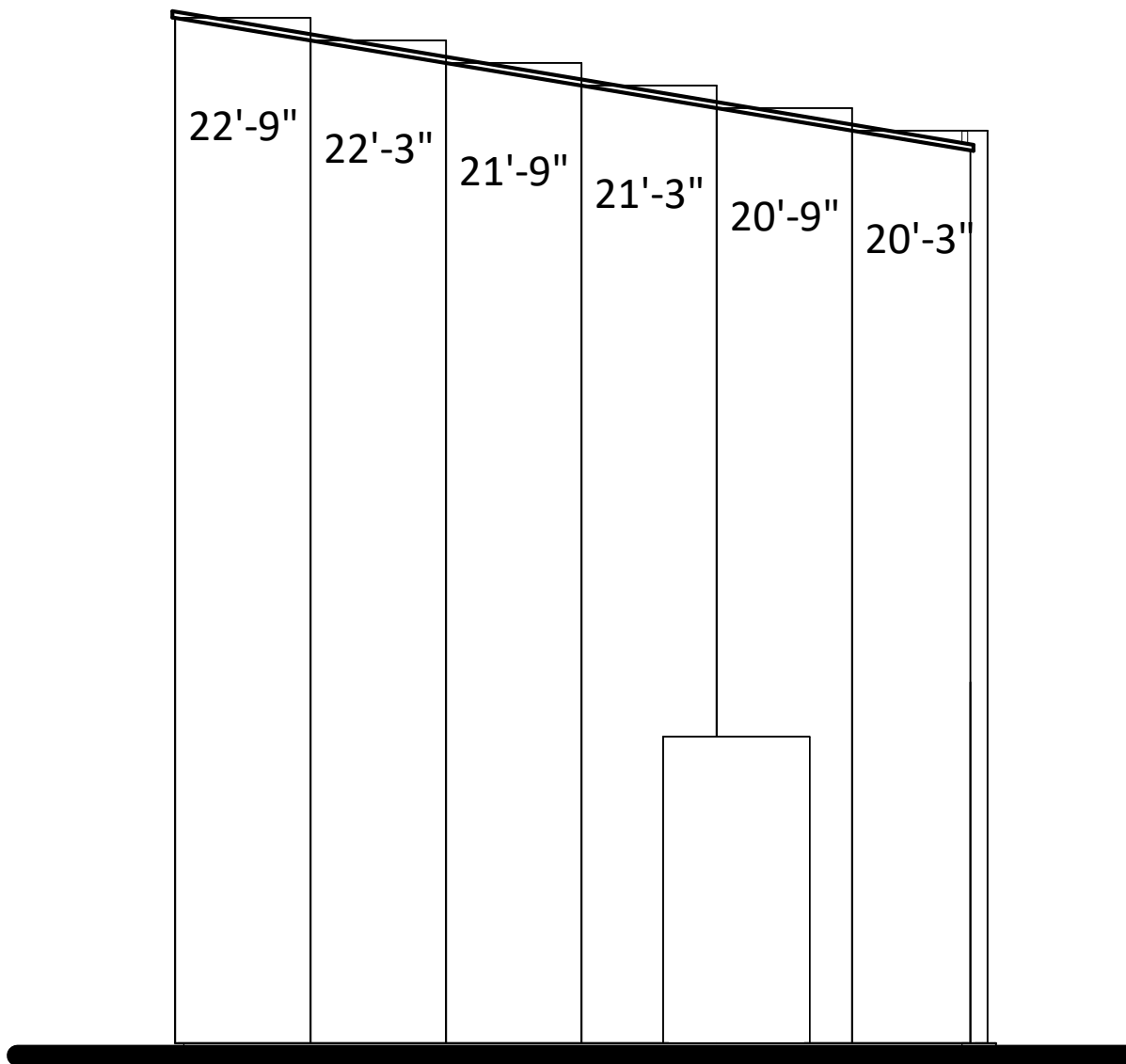




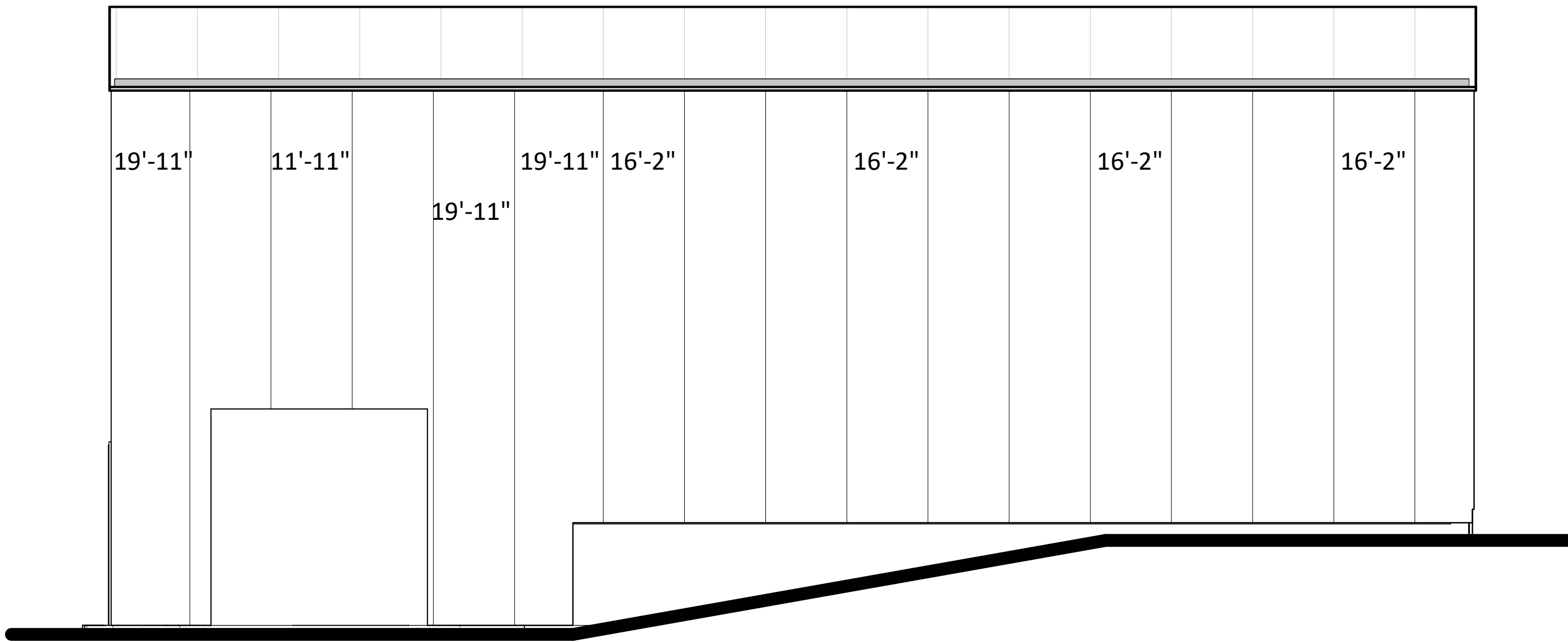
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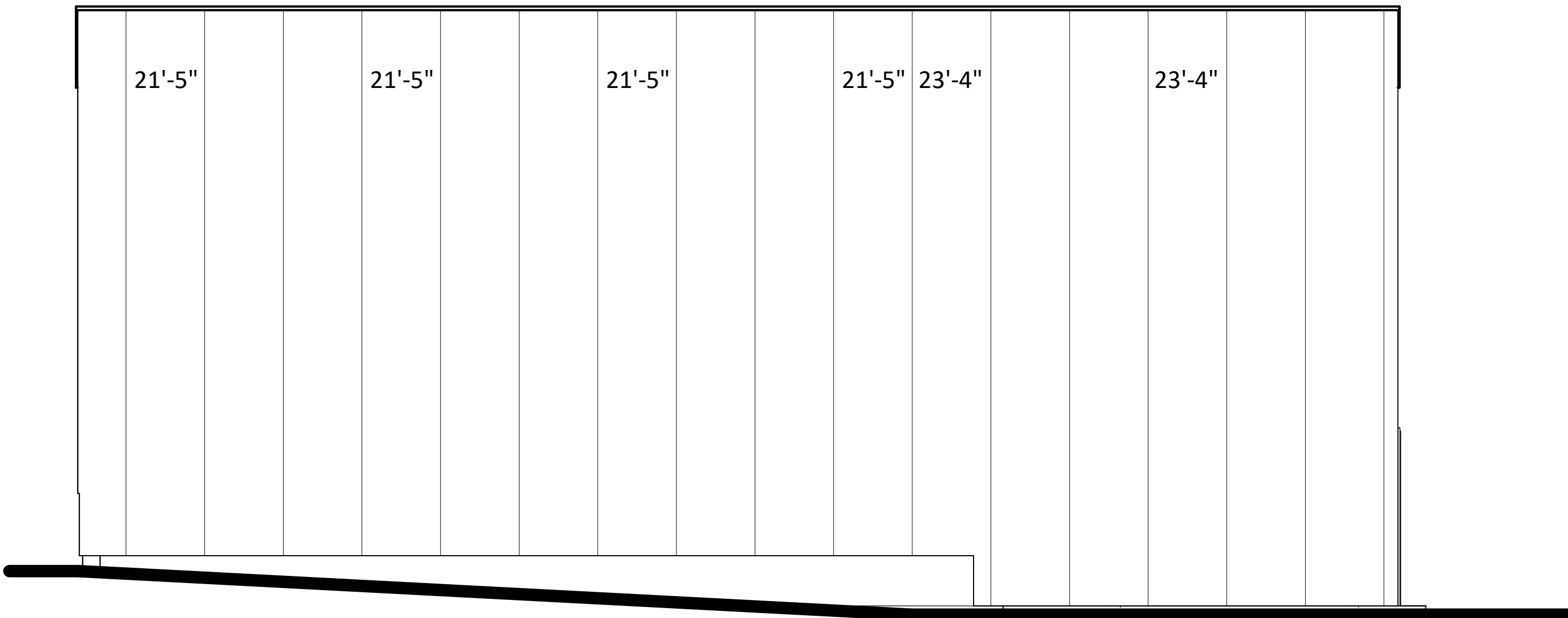
3
04 RIGHT (WEST) PANEL PLAN
1/4" = 1'-0"



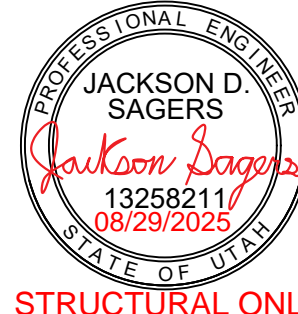
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04 LEFT (EAST) PANEL PLAN
1/4" = 1'-0"



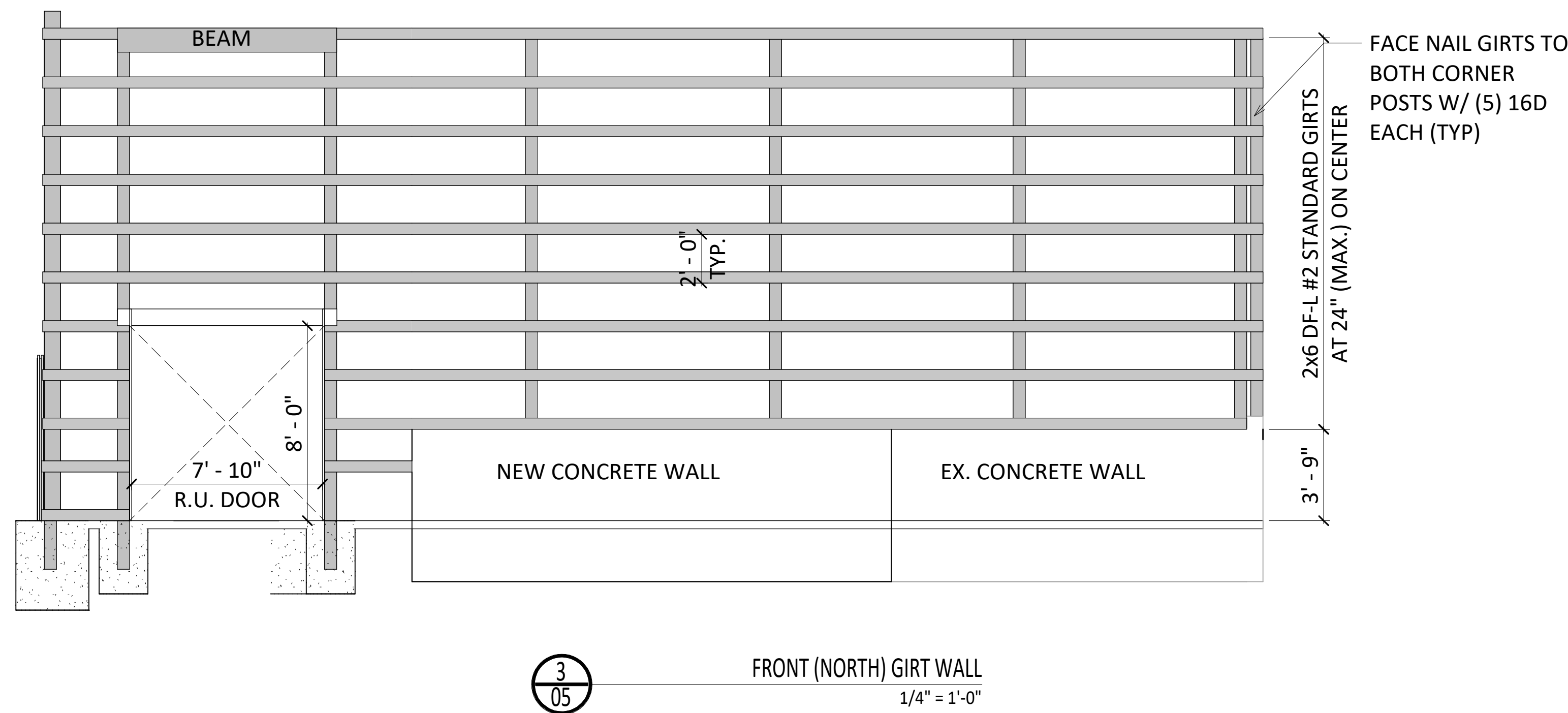
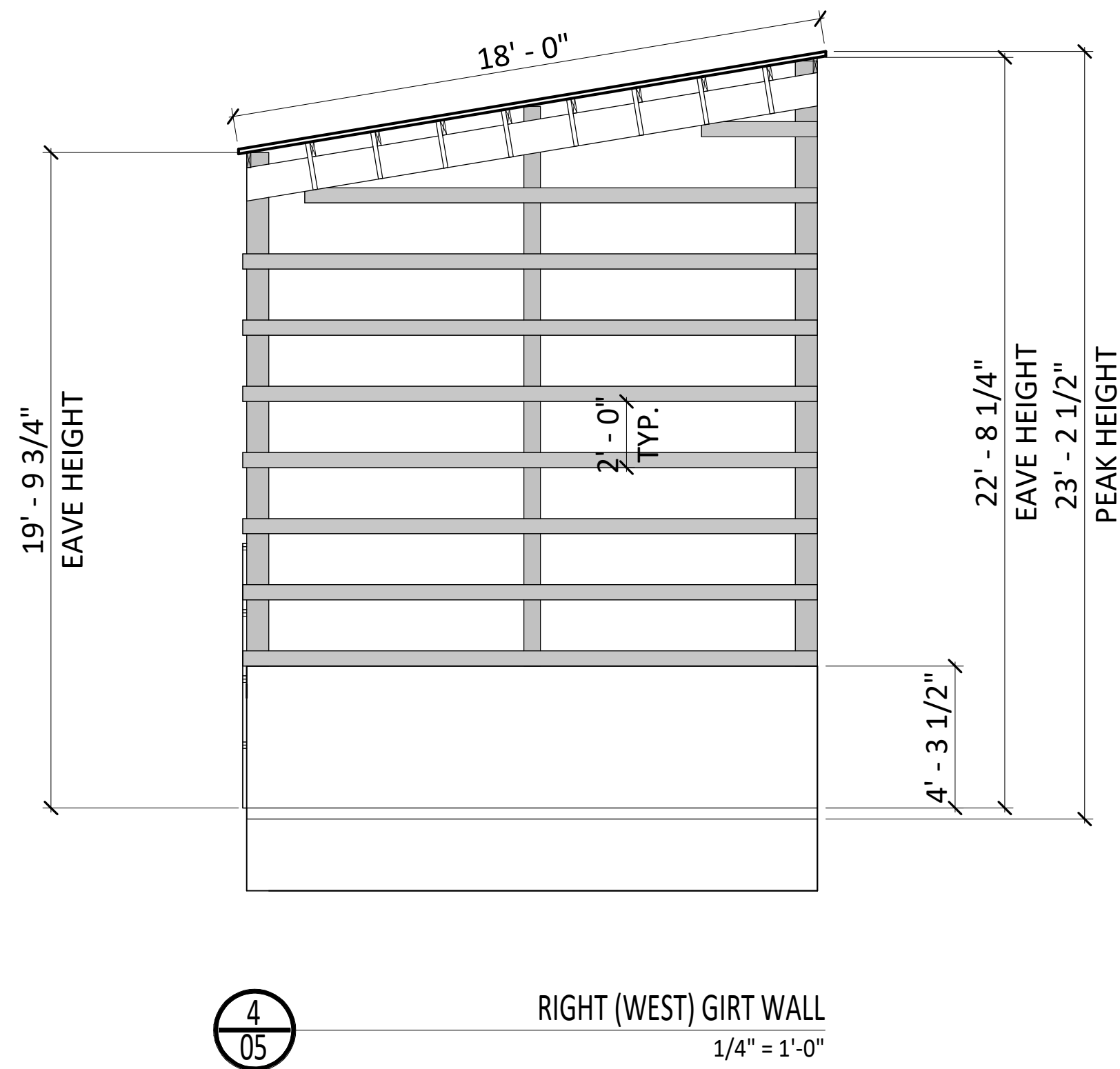
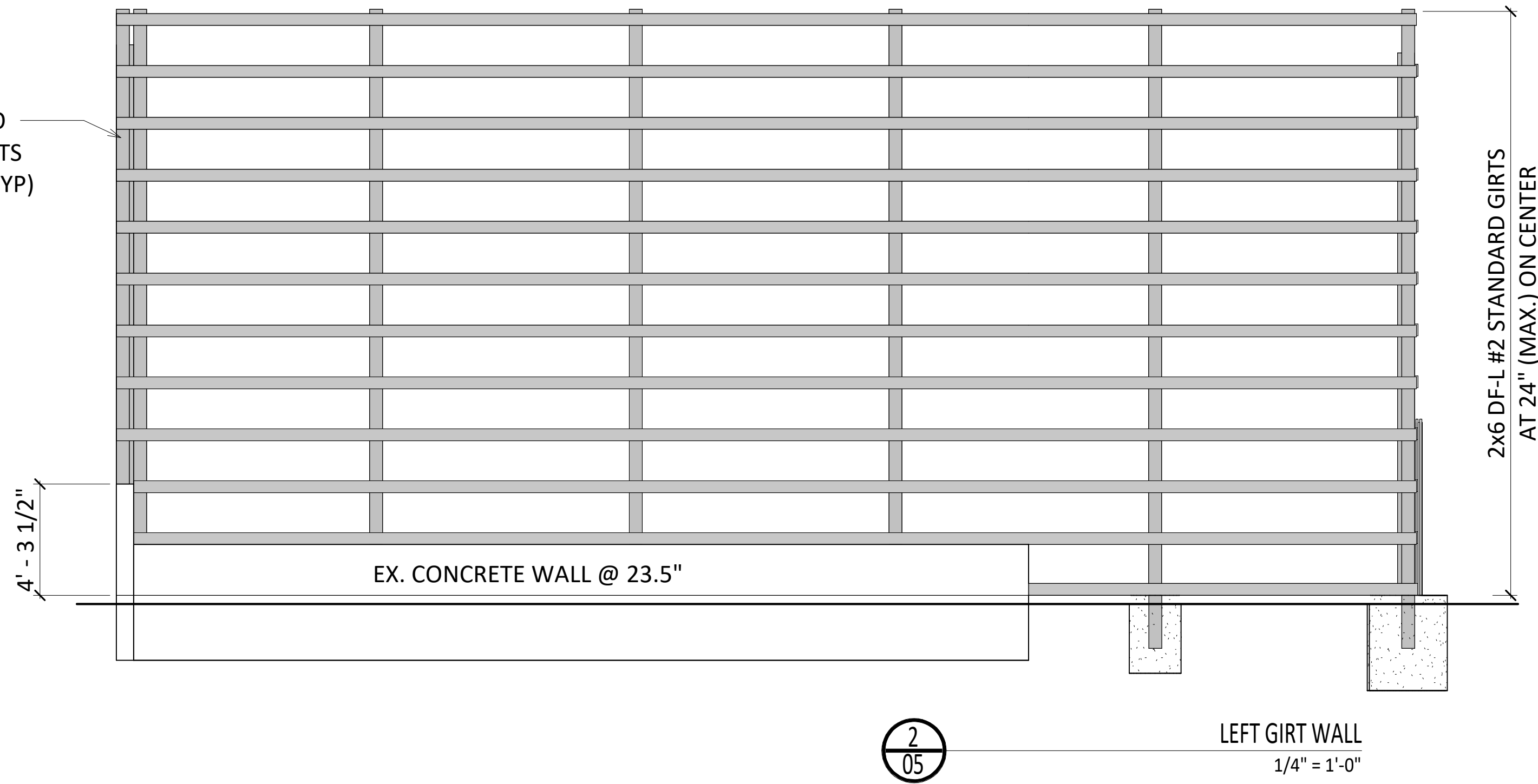
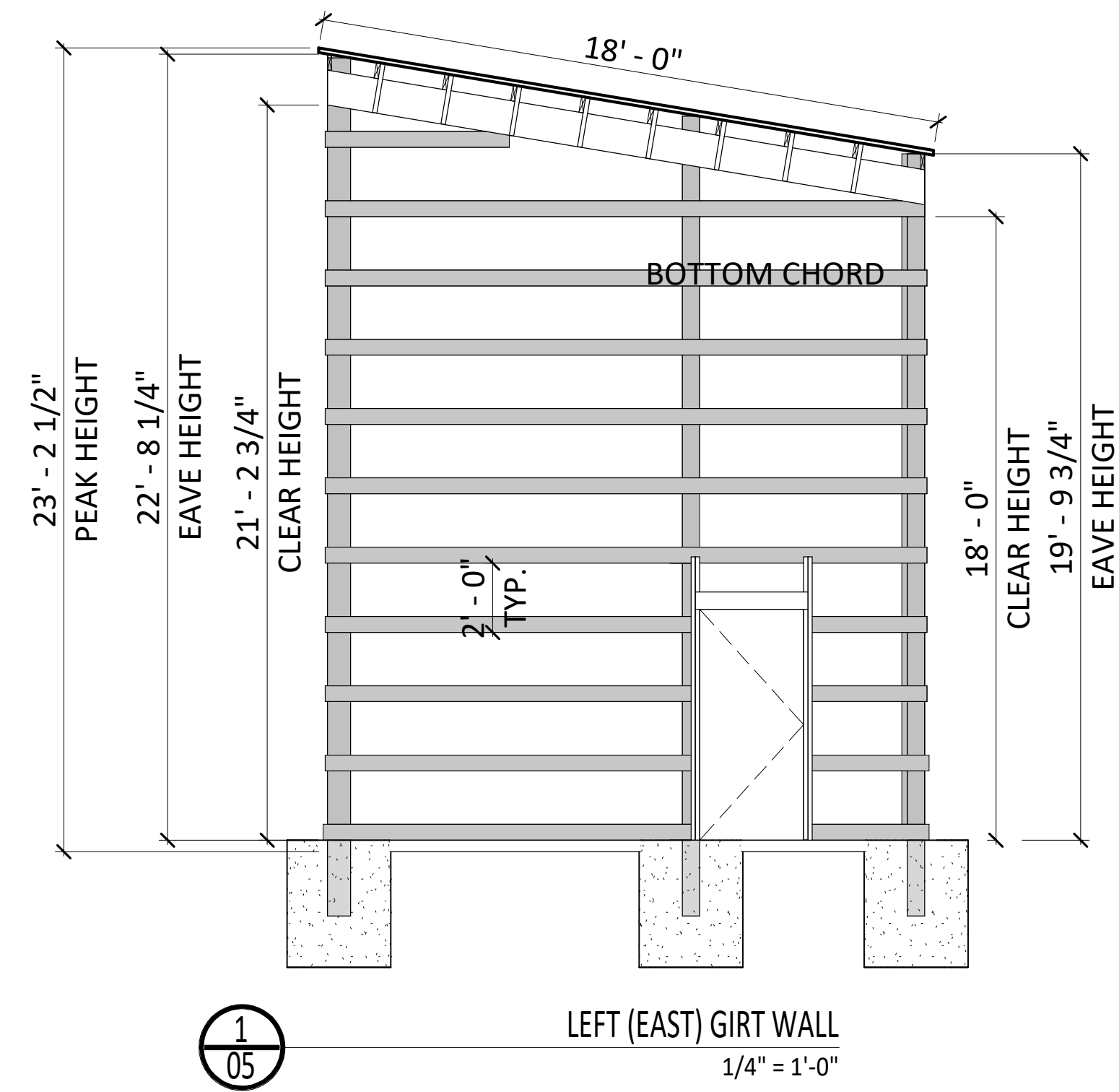
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04 FRONT (NORTH) PANEL PLAN
1/4" = 1'-0"

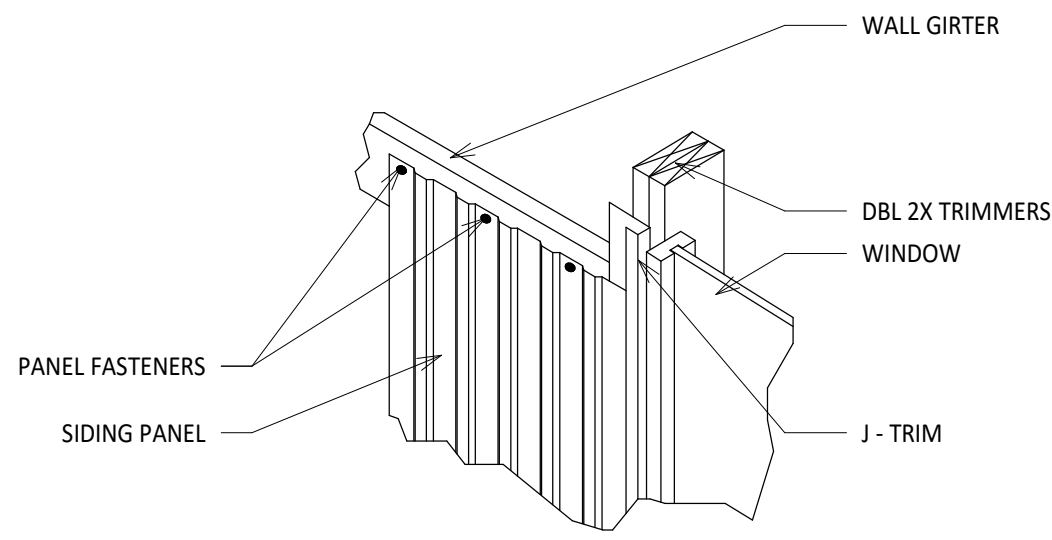


2
04 LEFT PANEL ELEVATION
1/4" = 1'-0"

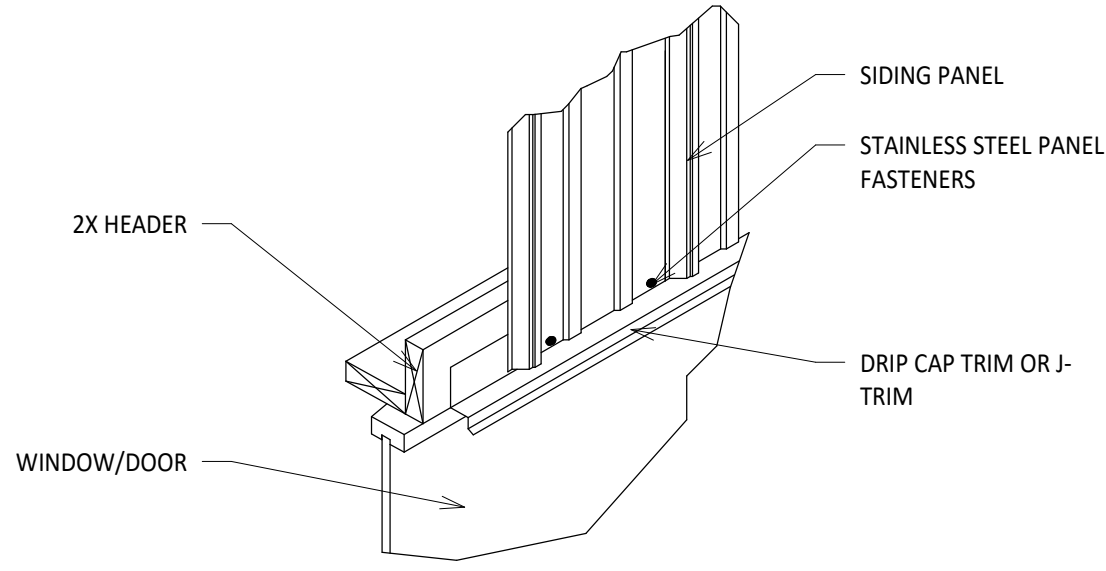


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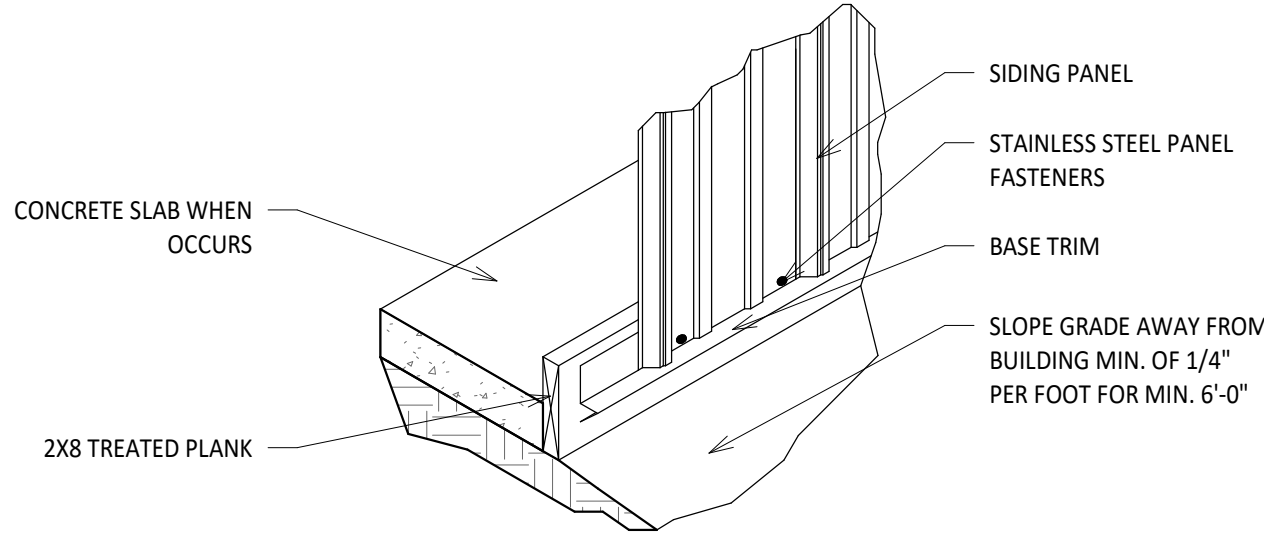




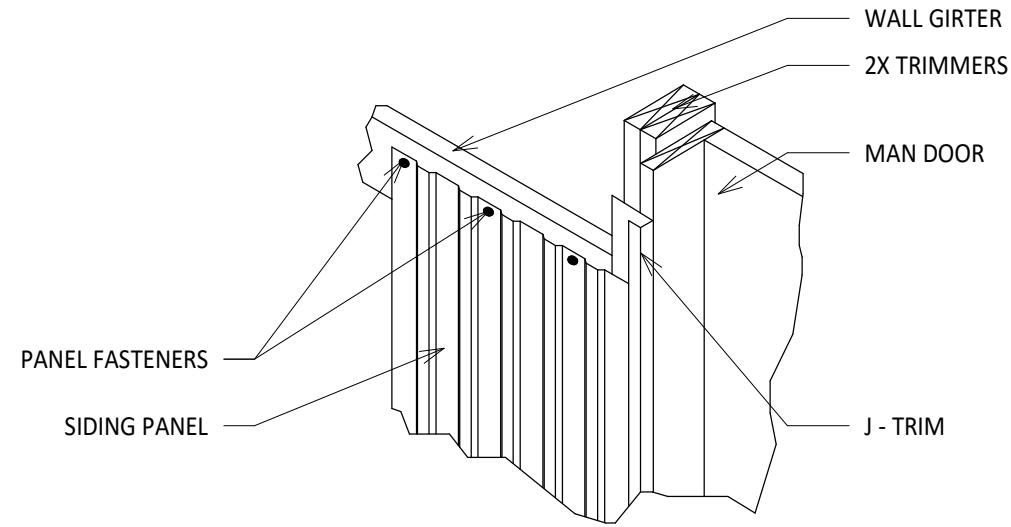
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06 WINDOW JAMB FLASHING
1" = 1'-0"



2
06 WINDOW/DOOR HEADER FLASHING
1" = 1'-0"



3
06 BASE GUARD FLASHING
1" = 1'-0"



4
06 DOOR JAMB FLASHING
1" = 1'-0"



STRUCTURAL ONLY

<div>DESIGN CRITERIA:</div> <div>RISK CATEGORY</div> <div>DESIGN RISK CATEGORY: II</div> <div>SNOW LOAD IMPORTANCE FACTOR (I_s): 1.0</div> <div>SEISMIC IMPORTANCE FACTOR (I_e): 1.0</div> <div>SEISMIC LOADS</div> <div>S_c: 0.54</div> <div>S_{mi}: 1.11</div> <div>S_{ms}: 1.55</div> <div>T_L: 8</div> <div>R: 6.5 (SHEAR WALLS) OR 1.5 (CANTILEVER SYSTEM)</div> <div>SITE CLASS: D (ASSUMED)</div> <div>SDC: D</div> <div>WIND LOADS</div> <div>V (3 SEC GUST): 115 MPH</div> <div>EXPOSURE CATEGORY: C</div> <div>ELEVATION: 4604 FT</div> <div>SNOW LOADS</div> <div>P_g: 43 PSF</div> <div>W_s: 0 PSF</div> <div>C_e: 1.0</div> <div>C_t: 1.0</div> <div>C_s: 1.0</div> <div>P_f: 30 PSF</div> <div>P_s: 30 PSF</div> <div>DEAD LOADS</div> <div>ROOF: 5 PSF (TRUSSES, PURLINS, METAL, OSB)</div> <div>FLOOR: 10 PSF (JOISTS, OSB)</div> <div>WALLS: 5 PSF (POSTS, GIRTS, METAL, OSB)</div> <div>DECKS: 10 PSF (JOISTS, DECKING)</div> <div>CONCRETE: 145 PSF</div> <div>LIVE LOADS</div> <div>ROOF: 20 PSF</div> <div>FLOOR: 40 PSF</div> <div>DECK: 60 PSF</div> <div>SOIL LOADS AND VALUES (ASSUMED):</div> <div>SOIL BEARING PRESSURE: 1500 PSF</div> <div>ACTIVE PRESSURE: 35 PCF</div> <div>PASSIVE PRESSURE: 250 PCF</div> <div>AT-REST PRESSURE: 60 PCF</div> <div>LATERAL BEARING PRESSURE: 400 PSF/FT (IBC 1806.1, 1806.2, & 1806.3.4)</div> <div>*SEE NOTES FOR SOIL ASSUMPTIONS AS FOUND IN THE CONCRETE FOOTINGS & FOUNDATIONS SECTION. THIS PAGE</div> <div>**ENGINEER ASSUMES STABLE SOIL CONDITIONS. IF THERE ARE ANY GLOBAL STABILITY CONCERNS, A GEOTECHNICAL REPORT IS REQUIRED.</div> <div>***VALUES ASSUMED ARE FOR FOOTINGS AND FOUNDATIONS PLACED IN NATIVE SOIL CONDITIONS.</div>				
DIAPHRAGM/SHEATHING SCHEDULE				
LOCATION	NOMINAL THICKNESS	SPAN RATING	EDGE NAILING	FIELD NAILING
ROOF W/ DESIGN SNOW LOAD UP TO 40 PSF	7/16"	24/16	8d @ 6" O.C.	8d @ 12" O.C.
ROOF W/ DESIGN SNOW LOAD UP TO 120 PSF	19/32"	40/20	10d @ 6" O.C.	10d @ 12" O.C.
FLOOR	3/4" TONGUE AND GROOVE	48/24	10d @ 6" O.C.	10d @ 12" O.C.
NOTES TO TABLE ABOVE:				
1. ROOF AND FLOOR FRAMING MEMBERS SHALL BE PLACED NO FURTHER THAN 24" O.C.				
2. NAILS SHALL BE CARBON STEEL SMOOTH SHANK COMMON OR GALVANIZED BOX. GALVANIZED NAILS SHALL BE HOT-DIPPED OR MECHANICALLY DEPOSITED.				
3. NAILS SHALL BE DRIVEN WITH THE HEAD OF THE NAIL FLUSH WITH THE SURFACE OF THE SHEATHING.				
4. STRUCTURAL PANELS SHALL BE APA APPROVED, EXPOSURE 1, AND MEET THE REQUIREMENTS OF USDOC PS 2.				
5. FLOOR SHEATHING SHALL BE GLUED TO FRAMING MEMBERS PRIOR TO NAILING W/ AN ADHESIVE CONFORMING TO APA SPECIFICATIONS.				
6. STRENGTH AXIS (LONG DIRECTION) OF PANELS SHALL BE ORIENTED PERPENDICULAR TO FRAMING MEMBERS AND PANEL END JOINTS SHALL BE STAGGERED.				
7. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE EDGES OF PANELS.				
8. 1-1/2" LONG 16 GAGE STAPLES W/ 7/16" CROWN MAY BE SUBSTITUTED FOR 8d NAILS AT HALF THE SPACING FOR 7/16" PANELS ONLY. CROWNS SHALL BE INSTALLED PARALLEL TO FRAMING MEMBERS.				
9. PANELS SHALL NOT BE LESS THAN 4'X8' EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE MINIMUM PANEL DIMENSION SHALL BE 24" UNLESS ALL EDGES OF THE UNDERSIZED PANELS ARE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.				

CONCRETE FOOTINGS, FOUNDATIONS, AND SLABS	
NOTES:	
1. CONCRETE SHALL MEET REQUIREMENTS OUTLINED IN THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI318-19)	
2. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM ALL FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 IN WITHIN THE FIRST 10 FT DISTANCE FROM THE BUILDING.	
3. IMPERVIOUS SURFACES (I.E. CONCRETE, ASPHALT) SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING	
4. CONTRACTOR SHALL DAMP PROOF ALL CONCRETE WALLS THAT RETAIN EARTH OR HAVE ENCLOSED USABLE SPACES BY PLACING A BITUMINOUS COATING ON BELOW GRADE EXTERIOR SECTIONS OF FOUNDATION WALL OR WITH ANOTHER APPROVED DAMP PROOFING METHOD AS OUTLINED IN R406 OF THE IRC.	
5. FOUNDATION DRAINAGE SYSTEM IS NOT REQUIRED IF BACKFILLED WITH WELL-DRAINING BACKFILL OR SAND-GRAVEL MIXTURE SOILS OF GROUP 1 SOILS OF THE UNIFIED SOILS CLASSIFICATION SYSTEM AS SHOWN IN TABLE R405.1 OF THE IRC.	
6. ALL CONCRETE WALLS THAT RETAIN EARTH AND ANY FOUNDATION WALLS THAT ENCLOSE USABLE AREAS WITH GROUP II-GROUP IV SOILS OF THE UNIFIED SOILS CLASSIFICATIONS SYSTEM AS SHOWN IN TABLE R405.1 OF THE IRC SHALL HAVE A FOUNDATION DRAIN INSTALLED CONSISTING OF A PERFORATED DRAIN PIPE NOT LESS THAN 1" BEYOND THE OUTSIDE EDGE OF THE FOOTINGS AND 6" ABOVE THE TOP OF FOOTING WITH A GRAVEL DRAIN WRAPPED IN AN APPROVED FILTER FABRIC.	
7. ANY FOUNDATION WALLS THAT ENCLOSE USABLE SPACE WITH A HIGH WATER TABLE OR OTHER SEVERE GROUND WATER CONDITIONS SHALL BE WATERPROOFED AS REQUIRED IN SECTION R406.2 OF THE IRC.	
8. WPE ASSUMES STABLE SOIL CONDITIONS. CONTACT ENGINEER IF SOIL CONDITIONS DIFFER FROM THOSE ASSUMED. SEE DESIGN CRITERIA FOR ASSUMED VALUES. THESE VALUES SHALL BE REPLACED BY DATA INCLUDED IN A SITE SPECIFIC GEOTECHNICAL REPORT IF AVAILABLE.	
9. CRUSHED ROCK OR GRAVEL FILL WITH RELATIVELY LOW AMOUNTS OF FINES MAY BE USED TO BRING BOTTOM OF FOOTINGS OR SLABS UP TO GRADE WITH A MAXIMUM GRAVEL FILL DEPTH OF 2' GRAVEL OR CRUSHED ROCK FILLS SHALL BE COMPACTED USING A VIBRATORY PLATE COMPACTOR.	
10. ANY FILL SOILS OR GRAVEL FILL DEEPER THAN 2' THAT SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED BY A LICENSED GEOTECHNICAL ENGINEER. FILL SOILS SHALL BE INSTALLED, AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.	
11. WHERE QUANTIFIABLE DATA OR OBSERVATIONS INDICATE EXPANSIVE, COMPRESSIBLE, SHIFTING, OR OTHER QUESTIONABLE SOIL CHARACTERISTICS OR GEOTECHNICAL HAZARDS ARE LIKELY TO BE PRESENT, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SITE SPECIFIC GEOTECHNICAL STUDY TO DETERMINE SOIL CHARACTERISTICS OF THE SITE.	
12. FROST DEPTH OF FOOTINGS AND MINIMUM FREEBOARD OF FOUNDATION WALLS SHALL BE MET AS SPECIFIED BY JURISDICTION. NO FOOTINGS IN UNCONDITIONED SPACE SHALL BE CONSTRUCTED SHALLOWER THAN THE MINIMUM FROST DEPTH.	
13. CONCRETE SHALL BE MECHANICALLY VIBRATED WHEN PLACED TO AVOID HONEYCOMBING ALONG FORMS AND TO HELP CONCRETE FREELY FLOW AROUND REINFORCEMENT	
14. CONCRETE SHALL NOT BE DROPPED MORE THAN 5' MAXIMUM DURING PLACEMENT.	
15. CONCRETE FOR FOUNDATION WALLS SHALL CURE A MINIMUM OF 7 DAYS AND HAVE INTERIOR SLAB INSTALLED PRIOR TO ANY BACKFILL. FOUNDATION WALLS 6' IN HEIGHT AND ABOVE DESIGNED FOR TOP SUPPORT. CONTRACTOR SHALL INSTALL FLOOR OR ROOF DIAPHRAGM PRIOR TO BACKFILL AND SHALL NOT COMPACT ANY BACKFILL PLACED AROUND THESE WALLS.	
16. ALL FOUNDATIONS SHALL HAVE 6" MIN. EXPOSED ABOVE GRADE.	
17. CONTRACTOR SHALL ROUGHEN COLD JOINT BETWEEN FOOTING AND WALL TO ¾" AMPLITUDE.	
18. ALL SLABS ON GRADE SHALL HAVE CONTROL JOINTS IN SLAB AT 15' O.C. MAXIMUM SPACING.	
19. ALL CONCRETE SLABS ON GRADE SHALL BE A MINIMUM OF 4" THICK ON 4" PLATE COMPACTED GRAVEL OR OTHER APPROVED FREE DRAINING MATERIAL.	
20. REINFORCING STEEL IN CONCRETE SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SECTION ENTITLED "REINFORCING STEEL".	
21. ALL REINFORCEMENT IN CONCRETE SHALL BE PROPERTY TIED AND SECURED PRIOR TO POURING CONCRETE IN SUCH A WAY THAT REINFORCEMENT REMAINS IN DESIGNED LOCATION. VERTICAL REINFORCING STEEL FOR MASONRY CONSTRUCTION MAY BE FLOATED INTO PLACE.	
22. ANY COMPONENTS THAT ARE CAST IN PLACE SHALL BE SECURELY PLACED IN THE FORMS (I.E. STRAPS, BOLTS, SLEEVES, ETC.)	
23. REINFORCEMENT IN FOUNDATION WALLS SHALL BE CENTERED IN WALL U.N.O. REINFORCEMENT FOR CONCRETE WALLS RETAINING EARTH SHALL BE PLACED WHERE DESIGNED ON PLANS.	
24. ENGINEER ASSUMES 2,500 PSI COMPRESSIVE STRENGTH IN STRUCTURAL CONCRETE, THEREFORE CONCRETE FOR FOOTINGS, FOUNDATION WALLS, AND SLABS ON GRADE CAN BE EXEMPT FROM SPECIAL INSPECTIONS ACCORDING TO EXEMPTIONS LISTED IN SECTION 1705.3 IN THE IBC UNLESS NOTED OTHERWISE.	

CONCRETE SPECIFICATIONS			
STRUCTURAL ELEMENT	MIN. COMRESSIVE STRENGTH (f'c)	AIR CONTENT	W/C RATIO
FOUNDATION WALLS AND FOOTINGS, NOT EXPOSED TO WEATHER	3000 PSI	5%-7% ⁽¹⁾	.55
SLABS (EXCLUDING GARAGE SLABS)	3000 PSI	5%-7% ⁽¹⁾	.55
WALLS, EXPOSED TO WEATHER	3000 PSI	5%-7%	.45
SLABS EXPOSED TO WEATHER (INCLUDING GARAGE AND SUSP SLABS)	3500 PSI	5%-7%	.45
NOTES TO TABLE ABOVE:			
1. AIR ENTRAINMENT ONLY REQUIRED IN CONCRETE NOT EXPOSED TO WEATHER IF EXPOSED TO FREEZE/THAW DURING CONSTRUCTION.			
2. f'c IS CONCRETE COMPRESSIVE STRENGTH AT 28-DAYS			
3. PORTLAND CEMENT TYPE III/II			
4. W/C RATIO BASED ON ALL CEMENTITIOUS AND SUPPLEMENTARY CEMENTITIOUS MATERIAL IN CONCRETE MIXTURE.			
5. CONCRETE SHALL NOT INCLUDE CALCIUM CHLORIDE ADMXTURE			
6. NOMINAL MAXIMUM AGGREGATE SIZE OF 3/4" AND SHALL CONFORM TO ASTM C33			
7. CONCRETE MIXTURE MAY HAVE A MAXIMUM OF 25% BY MASS OF FLY ASH OR OTHER NATURAL POZZOLANS CONFORMING TO ASTM C618			
8. SEE SECTION R404.1.3.3.4 (IRC 2021) FOR SLUMP REQUIREMENTS. SLUMP OF CONCRETE SHALL BE ADEQUATE TO PROVIDE WORKABILITY AROUND REINFORCEMENT.			
REINFORCING STEEL:			
NOTES:			
1. PLACEMENT OF REINFORCING STEEL SHALL MEET REQUIREMENTS OF CHAPTER 25 OF ACI 318-19.			
2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 (Fy = 60 KSI).			
3. REINFORCING STEEL SHALL NOT BE WELDED UNLESS SPECIFIED ON THE PLANS. REINFORCING STEEL THAT IS WELDED SHALL BE ASTM A806 GRADE 60.			
4. REINFORCING WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-185.			
5. ALL REINFORCING STEEL DIMENSIONS SHALL BE TO CENTER OF BAR UNLESS DIMENSION IS SPECIFIED AS "CLEAR" OR "CLR" IN WHICH CASE THE DIMENSION IS TO EDGE OF REBAR.			
6. EDGE DISTANCE, HOOK AND BEND RADII, AND REBAR LAP LENGTHS SHALL MEET THE FOLLOWING REQUIREMENTS ON THIS SHEET AND THE REQUIREMENTS IN THE ACI 318.			
7. REINFORCING IN FOUNDATION WALLS AND AROUND OPENINGS SHALL MEET REQUIREMENTS OF THE FOUNDATION SCHEDULE SHOWN ON S1.0 AND THE UTAH AMENDMENT TO THE CODE 15A-3-108.			
8. ON CENTER (O.C.) SPACING SHOWN ON PLANS SHALL BE MAXIMUM SPACING ALLOWABLE.			
9. BARS SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS (d _b) TO MEET DEVELOPMENT LENGTH. DEVELOPMENT LENGTH ASSUMES UNEPOXIED REBAR AND NORMAL WEIGHT CONCRETE. CONTACT ENGINEER FOR OTHER CONDITIONS IF NEEDED.			
FRAMING			
NOTES:			
1. ALL LUMBER SHALL MEET PLANS SPECIFICATIONS AND BE GRADED AND STAMPED BY AN APPROVED AGENCY (I.E. APA, WWPA, ETC.)			
2. BEAMS ON PLAN ARE SIZED AS A MINIMUM. LARGER SIZES AND HIGHER GRADES MAY REPLACE MEMBERS ON PLAN.			
3. BEAMS CONSISTING OF (4) OR MORE PLYS SHALL BE FASTENED W/ (2) ROWS OF 1/2" DIA THRU BOLTS @ 12" O.C. 2" FROM TOP AND 2" FROM BOTTOM OF BEAM.			
4. HOLES FOR BOLTS SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. A STANDARD CUT WASHER SHALL BE PROVIDED BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.			
5. LEAD HOLES FOR LAG SCREWS SHALL BE BORED AS FOLLOWS			
A) THE CLEARANCE HOLE FOR THE THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK			
B) THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 40%-70% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE LARGER PERCENTILE SHALL APPLY TO LAG SCREWS OF GREATER DIAMETERS.			
9. POSTS AND WALLS SHALL BE CENTERED ON CONTINUOUS AND SPOT FOOTINGS U.N.O.			
10. ENGINEERED WOOD RIM BOARDS SHALL CONFORM TO ANSI/APA PRR 410 OR SHALL BE EVALUATED IN ACCORDANCE W/ ASTM D7672.			
11. WOOD CONSTRUCTION CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.			

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION WORK SHALL FOLLOW THE STANDARDS FOUND IN THE INTERNATIONAL BUILDING CODE (IBC 2021) AND THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS 2018).

2. THE ENGINEERED DRAWINGS PROVIDED HEREIN WERE COMPLETED USING THE PROFESSIONAL STANDARD OF CARE REQUIRED BY THE GOVERNING MUNICIPALITY AND/OR STATE. THESE DRAWINGS, HOWEVER, DO NOT AND CAN NOT PROVIDE EVERY EXPLICIT ELEMENT OR CONDITION OF THE STRUCTURE. AS SUCH, CONTRACTOR SHALL PROVIDE INDUSTRY STANDARD GOOD CARE AND PRACTICE FOR MISCELLANEOUS ELEMENTS NOT SHOWN ON PLANS AND SHALL CONTACT ENGINEER FOR FURTHER INFORMATION IF REQUIRED.

3. STRUCTURAL ENGINEERING PROVIDED HEREIN ASSUMES FINAL CONSTRUCTED CONDITION. CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY OF UNFINISHED STRUCTURE DURING ALL STAGES OF CONSTRUCTION. CONSTRUCTION LOADS SHALL NOT EXCEED DESIGN LIVE LOADS SHOWN IN DESIGN CRITERIA. CONTRACTOR SHALL PROVIDE BRACING OR SHORING AS NECESSARY TO SUPPORT UNFINISHED STRUCTURE.

4. WHITE PINE ENGINEERING (WPE) ASSUMES NO LIABILITY FOR THE MEANS AND METHODS OF CONSTRUCTION PRACTICES. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION AND FOR JOBSITE SAFETY PER OSHA REGULATIONS

3. CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING APPROVAL AND ANY NECESSARY PERMITS FROM THE GOVERNING MUNICIPALITY PRIOR TO BEGINNING OF CONSTRUCTION.

4. ANY OBSERVATIONS PROVIDED BY WPE DURING CONSTRUCTION SHALL BE CONSIDERED OBSERVATIONS LIMITED TO THE SCOPE REQUESTED, AND NOT FULL INSPECTIONS OR APPROVAL. THE GOVERNING MUNICIPALITY SHALL BE SOLELY RESPONSIBLE FOR INSPECTIONS AND APPROVAL OF FINAL CONSTRUCTION.

5. CONTRACTOR SHALL INFORM ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND CONDITIONS ASSUMED ON THESE PLANS (I.E. DIMENSIONS, MATERIALS, ASSUMED LOADS, ETC).

6. SHOP DRAWINGS FOR ANY PRE-MANUFACTURED STRUCTURAL ELEMENTS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONSTRUCTION AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD TO REVIEW IF DIMENSIONS OR OTHER ASPECTS OF SHOP DRAWINGS DIFFER FROM THOSE ON THESE PLANS.

SHEAR WALL

MARK	SHEATHING	EDGE NAILING	EDGE STAPLING	EDGE MEMBER	FIELD NAILING	FIELD STAPLING	FIELD MEMBER	PLF
SW-6"	7/16" OSB, 1 SIDE	8d @ 6" O.C.	1-1/2" LONG 16 GAUGE @ 3" O.C.	(1) 2X	8d @ 6" O.C.	1-1/2" LONG 16 GAUGE @ 6" O.C.	(1) 2X	240
SW-4"	7/16" OSB, 1 SIDE	8d @ 4" O.C.	1-1/2" LONG 16 GAUGE @ 2" O.C.	(1) 3X OR (2) 2X W/ 16d @ 4" O.C.	8d @ 6" O.C.	1-1/2" LONG 16 GAUGE @ 6" O.C.	(1) 2X	350
SW-3"	7/16" OSB, 1 SIDE	8d @ 3" O.C.	N/A	(1) 3X OR (2) 2X W/ 16d @ 4" O.C.	8d @ 6" O.C.	N/A	(1) 2X	450
SW-2"	7/16" OSB, 1 SIDE	8d @ 2" O.C.	N/A	(1) 3X OR (2) 2X W/ 16d @ 3" O.C.	8d @ 6" O.C.	N/A	(1) 2X	585
(2)SW-4"	7/16" OSB, BOTH SIDES	8d @ 4" O.C.	1-1/2" LONG 16 GAUGE @ 2" O.C.	(1) 3X OR (2) 2X W/ 16d @ 4" O.C.	8d @ 6" O.C.	1-1/2" LONG 16 GAUGE @ 6" O.C.	(1) 2X	700
(2)SW-3"	7/16" OSB, BOTH SIDES	8d @ 3" O.C.	N/A	(1) 3X OR (2) 2X W/ 16d @ 4" O.C.	8d @ 6" O.C.	N/A	(1) 2X	900
(2)SW-2"	7/16" OSB, BOTH SIDES	8d @ 2" O.C.	N/A	(1) 3X OR (2) 2X W/ 16d @ 3" O.C.	8d @ 6" O.C.	N/A	(1) 2X	1170

NOTES TO TABLE ABOVE:

1. GIRTS SHALL BE DF-L @ 24" O.C.

2. NAILS SHALL BE CARBON STEEL SMOOTH SHANK 8d COMMON OR 8d GALVANIZED BOX. GALVANIZED NAILS SHALL BE HOT-DIPPED OR MECHANICALLY DEPOSITED.

3. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16" AND SHALL BE INSTALLED WITH THEIR CROWNS PARALLEL TO THE LONG DIMENSION OF THE FRAMING MEMBERS.

4. NAILS/STAPLES SHALL BE DRIVEN WITH THE HEAD/CROWN OF THE NAIL/STAPLE FLUSH WITH THE SURFACE OF THE SHEATHING.

5. DOUBLE SIDED SHEAR WALLS SHALL HAVE PANEL JOINTS OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. NAILS AT PANEL EDGES SHALL BE STAGGERED.

6. BLOCK ALL PANEL EDGES. FLAT BLOCKING/GIRTS IS ACCEPTABLE ON SINGLE SIDED SHEAR WALLS.

7. ALL WALLS SHALL FOLLOW SW-6" U.N.O.

8. STRUCTURAL PANELS SHALL BE APA APPROVED, EXPOSURE 1, AND MEET THE REQUIREMENTS OF USDOC PS 2.

9. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE PANEL EDGES.

10. PANELS SHALL NOT BE LESS THAN 4'X8' EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.

PROJECT #

25017

GUNTHERS BARN

81 S 700 E ST

AMERICAN FORK, UTAH 84003

WRIGHT BUILDINGS

STRUCTURAL NOTES

SCALE

ISSUE DATE:

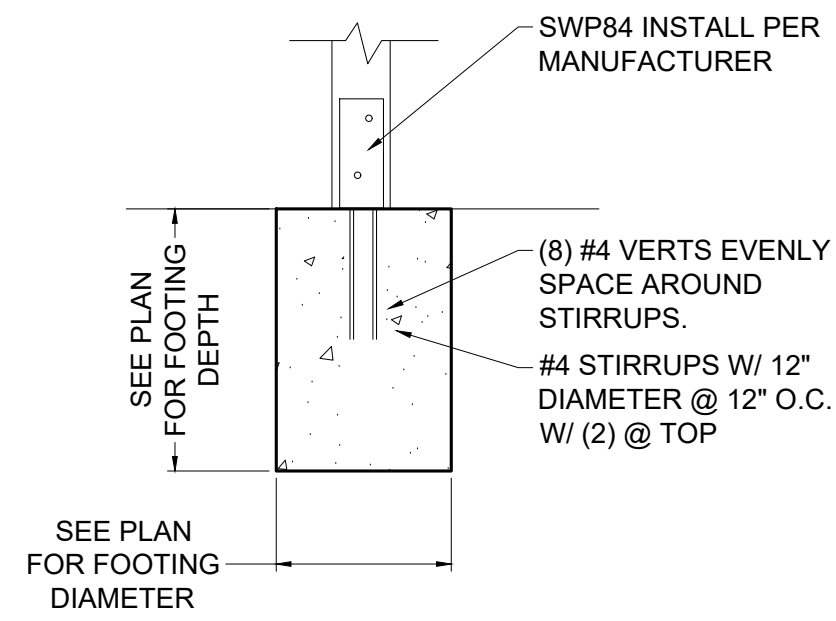
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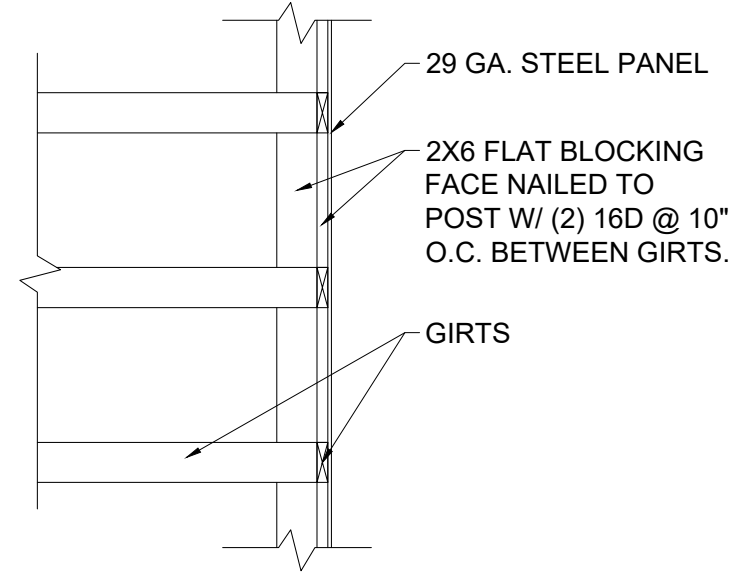


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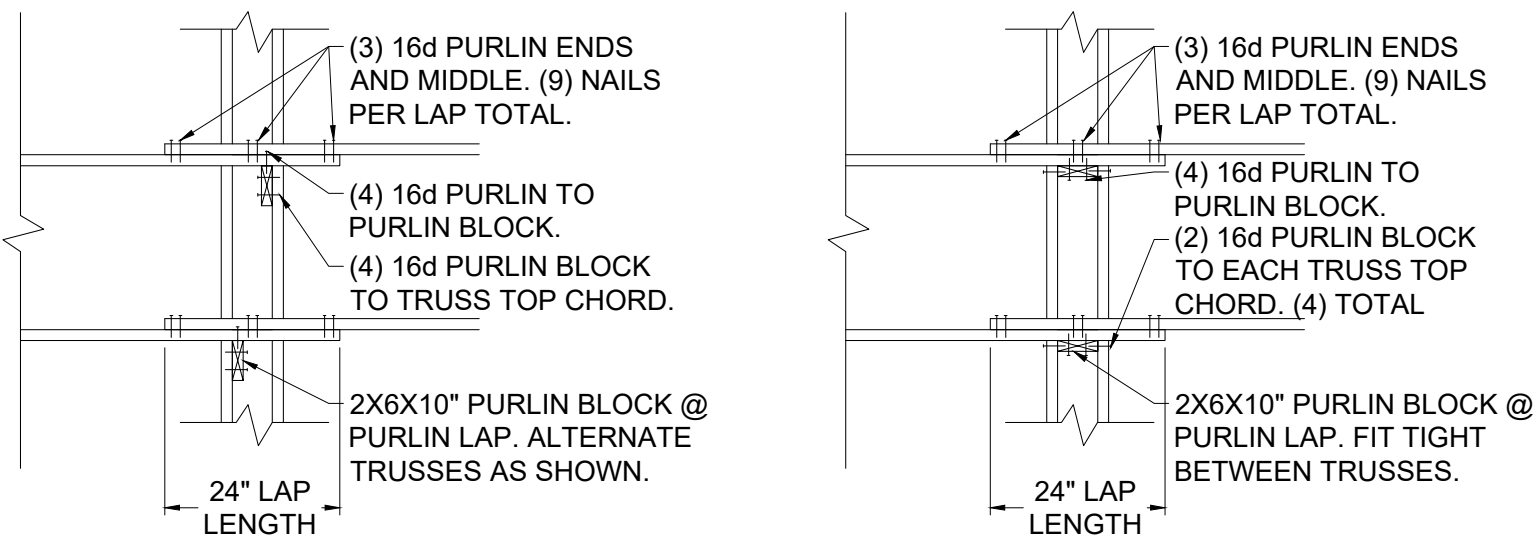
CONSULTANT



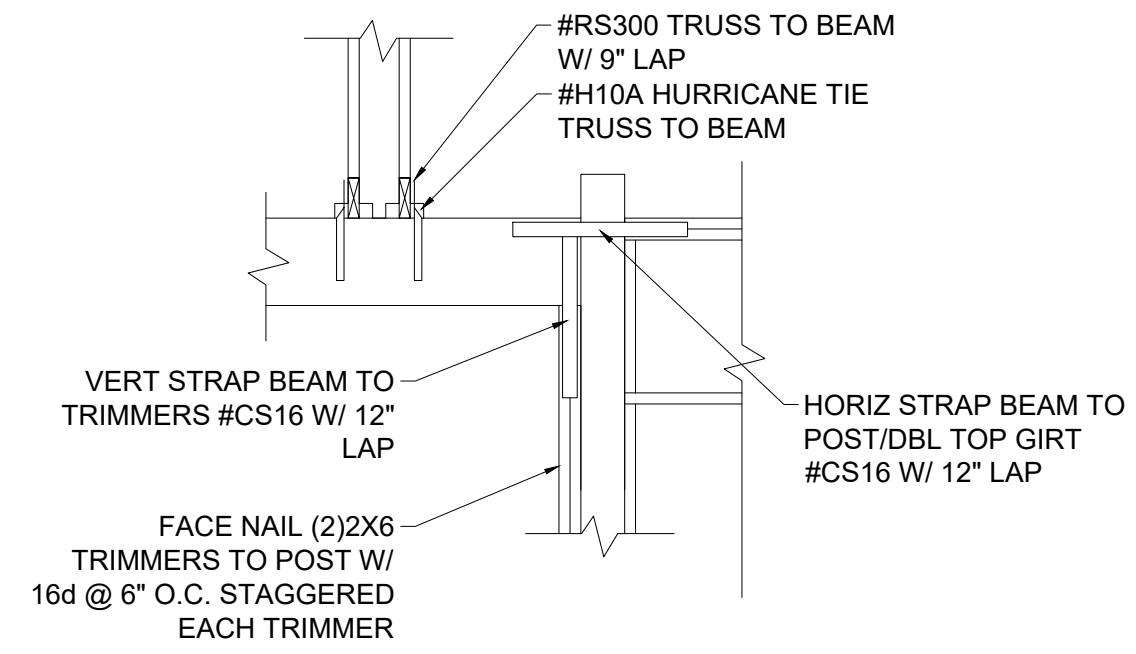
1 FOOTING
NTS



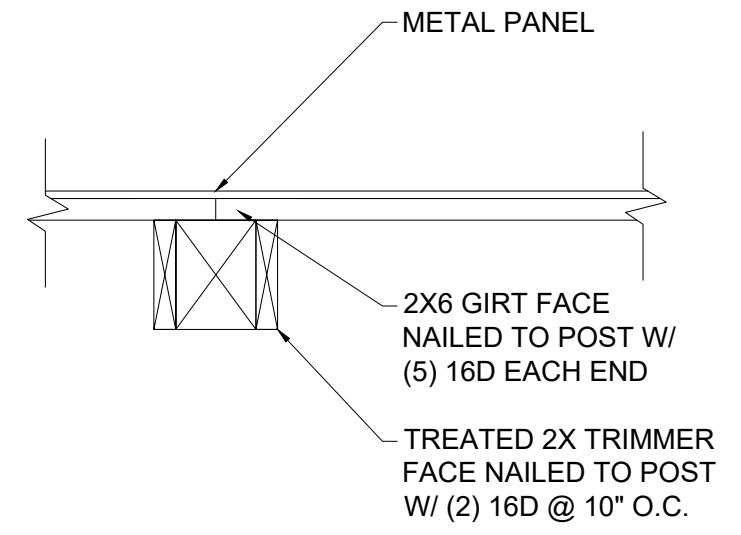
2 CORNER BLOCKING
NTS



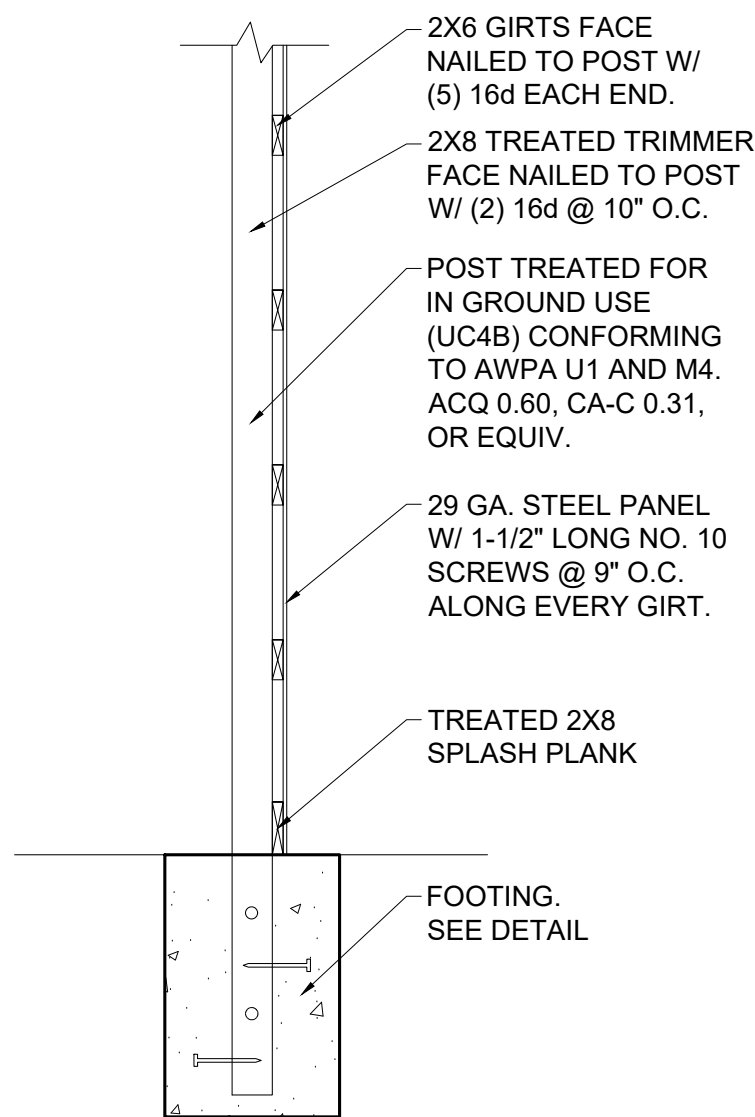
3 PURLIN LAP -OR- PURLIN LAP
NTS



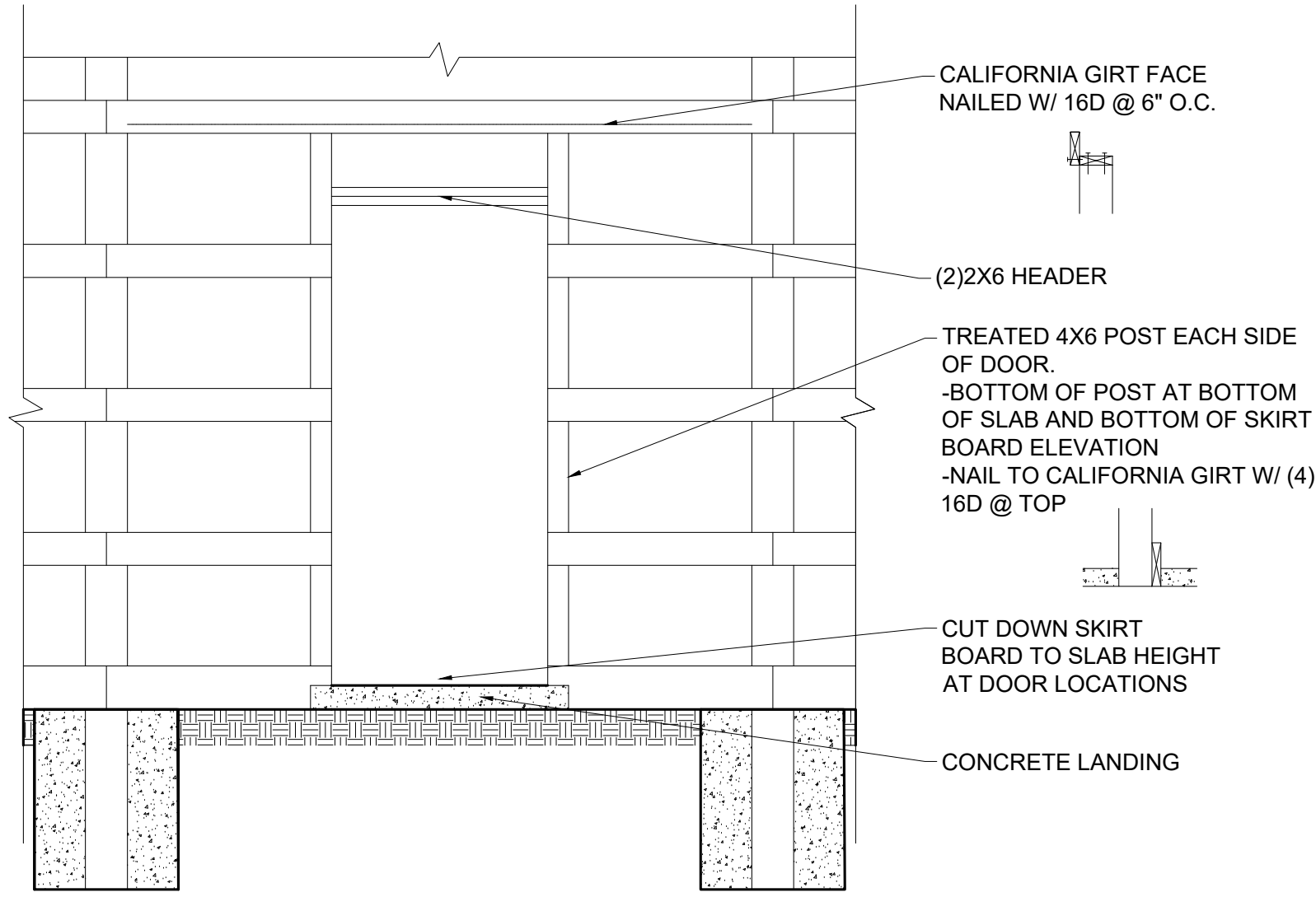
4 BEARING GARAGE HDR
NTS



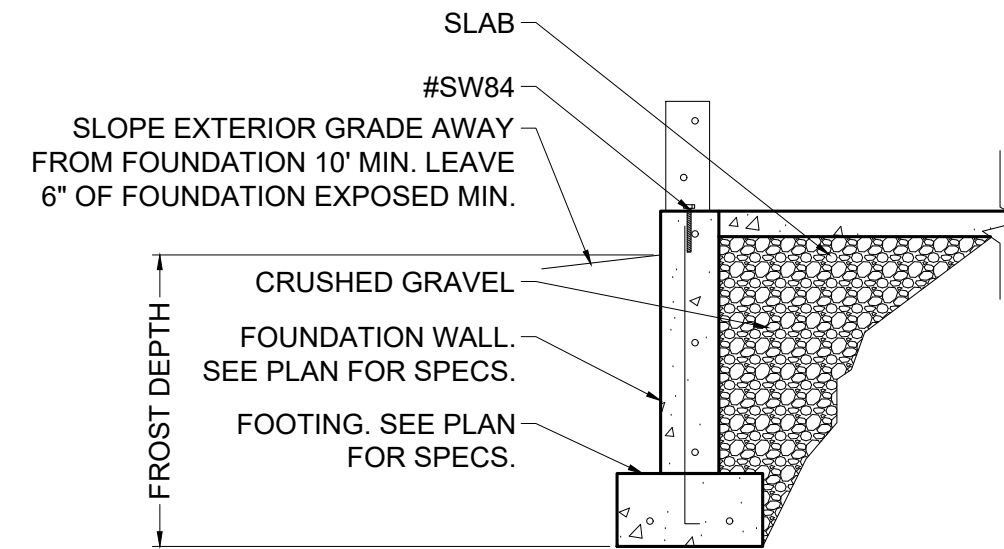
5 SECTION AT POST
NTS



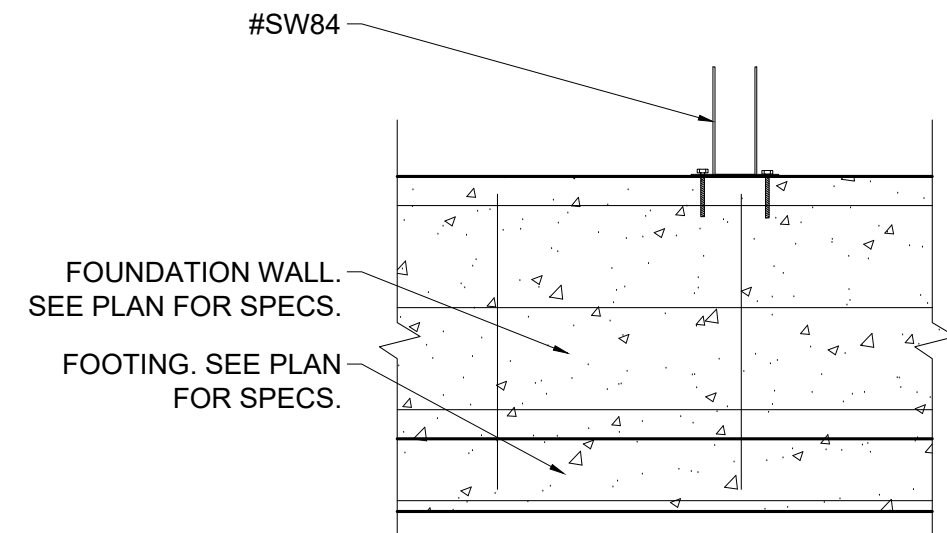
6 WALL SECTION
NTS



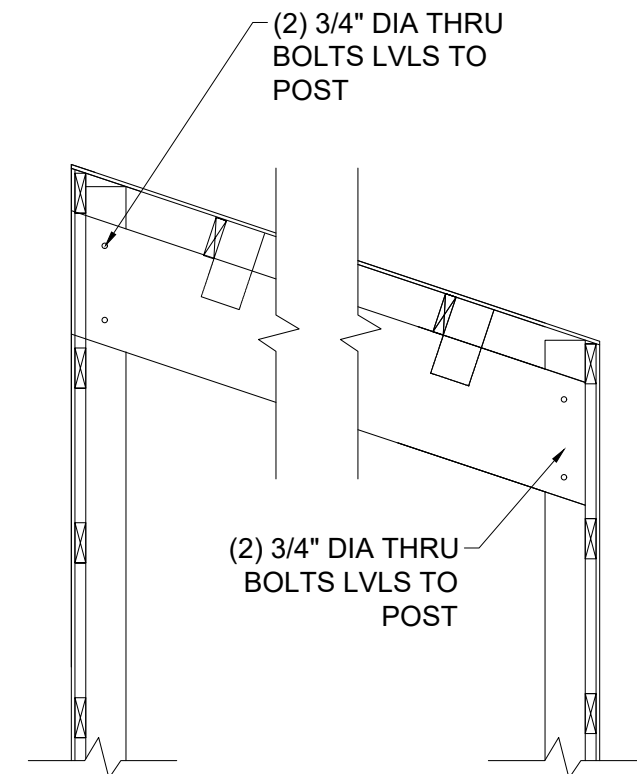
7 MAN DOOR FRAMING
NTS



8 FOUNDATION WALL
NTS



9 BRACKET TO FOUNDATION
NTS



10 LVL TO TRUSS LEAN SECTION
NTS



STRUCTURAL ONLY

CONSULTANT

Agenda Topic

Review and action on an application for a Final Plat, known as The Flats at Lakeshore Landing, located at approximately 363 South 890 West, American Fork City. The Final Plat will be on approximately 2.4 acres and will be in the Transit Oriented Development (TOD).

BACKGROUND INFORMATION		
Location:		363 South 890 West
Project Type:		Residential Apartments
Applicants:		Ken Berg, Ron Bartee
Existing Land Use:		TOD
Surrounding Land Use:	North	TOD
	South	TOD and Residential Low Density
	East	TOD
	West	TOD
Existing Zoning:		TOD
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	TOD
Square Footage (By Use)		104,889 sq.ft
Total Number of Units		93 units
Parking Requirement		1.5 per dwelling, *93= 139.5
		140 required, 142 provided.

Background

The applicant has applied for a Final Plat to develop an Apartment Building. The project looks to offer 93 units and open space in the TOD area TOD- Garden District- General Mixed-Use Core.

Sec 17.8.207 Subdivider Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

After receiving authorization to proceed, the subdivider shall prepare and submit to the Development Services Department a final plat submittal packet containing the following:

- A. Application for final plat approval.
- B. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
- C. Copies of the detailed engineering documents and other supporting materials.
- D. An itemized engineers estimate of the cost of constructing the required improvements.
- E. Evidence of payment of review and recording fee.
- F. Documents conveying water rights to city.
- G. Evidence that any boundary conflicts with adjacent properties are fully resolved.
- H. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

Sec 17.8.208 DRC Reviews Final Plats, Detailed Engineering And Supporting Materials

Upon receipt of the submission from the subdivider the Development Services Director or assignee shall review the plans, documents, and statements for completeness. Upon determination of a complete application, the plans, documents and statements, or portions thereof, shall then be provided to the Development Review Committee and applicable public agencies for review of compliance with Federal, State and local laws and regulations, city requirements and standards, and the general plan.

Sec 17.8.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plat, Detailed Engineering Plans And Supporting Materials To Subdivider

- A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the subdivider.
- B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the subdivider.
- C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plan approval.

Sec 17.8.211 Development Review Committee Acts On Final Plat, And Supporting Materials

After considering the recommendation of all Development Review Committee members, the DRC, acting as the administrative land use authority, may table the matter, deny, or grant approval, including granting approval upon conditions stated. Approval of the final plat shall be made only upon a finding that:

1. The final plat conforms with terms of the preliminary plan approval.
2. The final plat complies with all city requirements and standards relating to subdivisions.
3. The detailed engineering plans and materials comply with the city standards and policies.
4. The estimates of cost of constructing the required improvements are realistic.
5. The water rights conveyance documents have been provided.

If approved, the City Manager, Community Development Director, and City Engineer shall sign the Final Plat upon completion of all conditions. If any conditions are attached, the Final Plat or construction drawings shall be amended to reflect such changes and an accurate Final Plat shall be submitted to the City, prior to signing

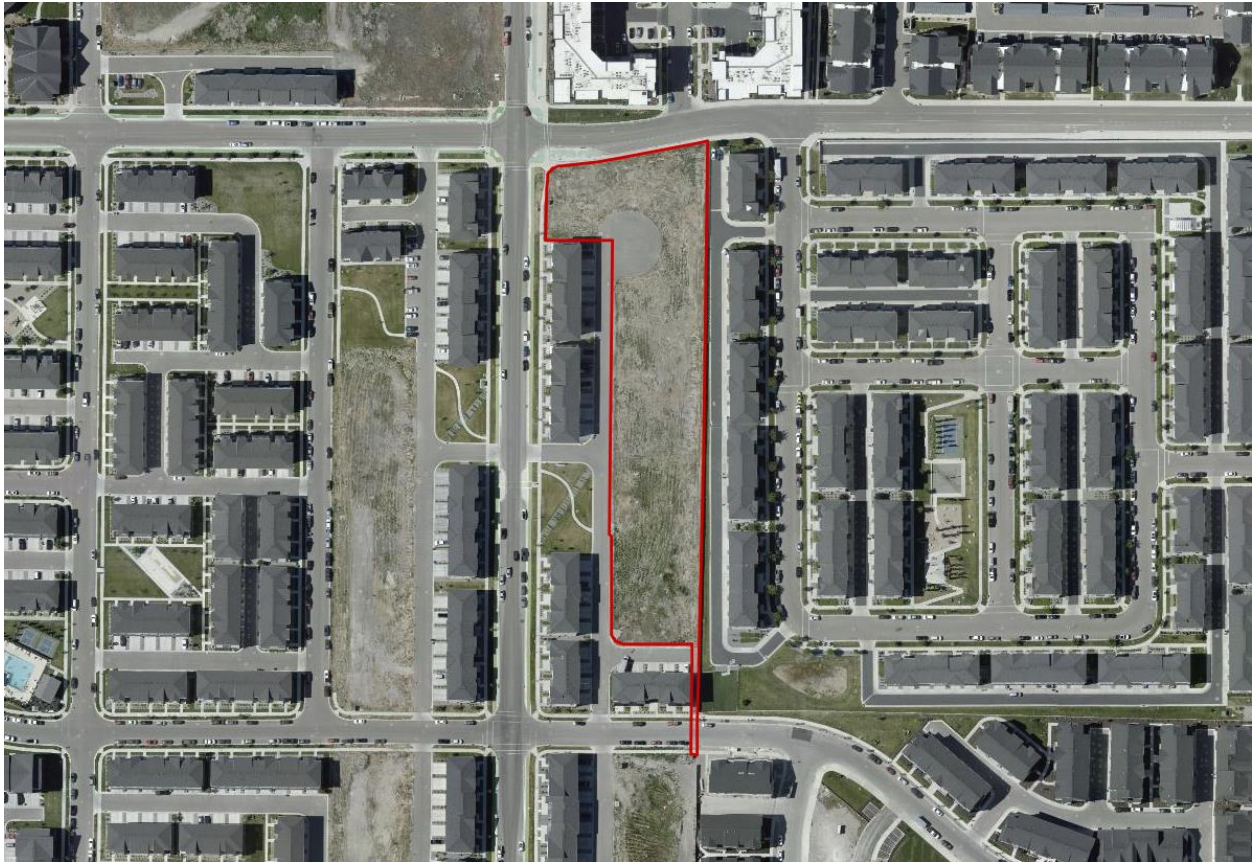
Project Conditions of Approval

1. N/A

Findings of Fact

1. The Final Plat meets the requirements of Section 17.4.608.

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.

1. **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.
2. **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 Final Plat meets the requirements of Section 17.7.211. Staff recommends APPROVING the application.

Potential Motions – Final Plat

Approval

I move to recommend approval for the proposed Final Plat, located at approximately 363 South 890 West, American Fork City, in the Transit Oriented Development (TOD), subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at approximately 363 South 890 West, American Fork City, in the Transit Oriented Development (TOD).

Table

I move to table action for the proposed Final Plat, located at approximately 363 South 890 West, American Fork City, in the Transit Oriented Development (TOD) and instruct staff/developer to.....

LAKESHORE LANDING BLOCK 2 PLAT D

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

OWNER

IMH SLC AMERICAN FORK, LLC

By: _____ Date _____
Brian Doyle, President

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

ON THE _____ DAY OF _____, A.D. 20_____
PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE
TO ME THAT THEY DID EXECUTE THE SAME IN THEIR RESPECTIVE CAPACITIES ON BEHALF OF
IMH SLC AMERICAN FORK, LLC, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC _____
NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN CALIFORNIA.
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

OWNER

JACAR INVESTMENTS, LLC

By: _____ Date _____
Eric Schrier, Manager

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

ON THE _____ DAY OF _____, A.D. 20_____
PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE
TO ME THAT HE DID EXECUTE THE SAME IN HIS RESPECTIVE CAPACITIES ON BEHALF OF
JACAR INVESTMENTS, LLC, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC _____
NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN CALIFORNIA.
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

OWNER

7758 ARJONS, LLC

By: _____ Date _____
LEO SISMANIS, MANAGER

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

ON THE _____ DAY OF _____, A.D. 20_____
PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE
TO ME THAT HE DID EXECUTE THE SAME IN HIS RESPECTIVE CAPACITIES ON BEHALF OF
7758 ARJONS, LLC, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC _____
NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN CALIFORNIA.
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

OWNER

O'BRIEN POKORNY FAMILY TRUST dated March 11, 2019

By: _____ Date _____
Tamera O'Brien, trustee

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

ON THE _____ DAY OF _____, A.D. 20_____
PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE
TO ME THAT HE DID EXECUTE THE SAME IN HIS RESPECTIVE CAPACITIES ON BEHALF OF
O'BRIEN POKORNY FAMILY TRUST dated March 11, 2019, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS
OF SUCH COMPANY.

NOTARY PUBLIC _____
NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN CALIFORNIA.
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

OWNER

O'BRIEN POKORNY FAMILY TRUST dated March 11, 2019

By: _____ Date _____
James F. Pokorony, trustee

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

ON THE _____ DAY OF _____, A.D. 20_____
PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE
TO ME THAT HE DID EXECUTE THE SAME IN HIS RESPECTIVE CAPACITIES ON BEHALF OF
O'BRIEN POKORNY FAMILY TRUST dated March 11, 2019, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS
OF SUCH COMPANY.

NOTARY PUBLIC _____
NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN CALIFORNIA.
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

LAKESHORE LANDING BLOCK 2 PLAT D

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SHEET 2 OF 2

SURVEYOR'S SEAL	CITY CLERK - RECORDER SEAL	COUNTY RECORDER SEAL
