



FARR WEST CITY PLANNING COMMISSION AMENDED AGENDA

October 23, 2025 at 5:30 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold a 5:30 p.m. work session and their regular meeting at 6:30 pm on Thursday, October 23, 2025

Work Session to discuss the Jersey Fields proposed subdivision

Regular Meeting

1. Call to Order –Chairwoman Genneva Blanchard
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Comments/Reports
 - a. Public Comments (2 minutes)
 - b. Report from City Council
4. Business Items
 - a. Recommendation to the City Council approval or denial of the request for a modified site plan for Ogden Cycle Association located at 2390 West 4000 North – *Brad Sweet*
 - b. Set a public hearing to consider the request of a conditional use permit for Steve Petersen for a 14,625 square foot pole barn
5. Consent Items
 - a. Approval of minutes dated October 9, 2025
6. Chairman/Commission Follow-up
 - a. Report on Assignments
7. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on October 21, 2025.

Lindsay Afuvai
Recorder

Preliminary Subdivision Application for 1-2 Family Residential Use



Name of Proposed Subdivision: JERSEY FIELDS SUBDIVISION

County Tax Parcel Number: 19-492-0001; 19-414-0001

Current Zoning of Property: R-1-15

THIS BOX IS FOR OFFICIAL USE ONLY:

Date Received: _____

Receipt #: _____

Amount Paid: _____

----- CONTACT INFORMATION -----

<p align="center">Applicant Information</p> <p>Name: <u>DAVID CHUGG</u></p> <p>Phone: [REDACTED]</p> <p>Email: [REDACTED]</p>	<p align="center">Property* Owner #1 Information</p> <p>Name: <u>DAVID & SARA CHUGG LIVING TRUST</u></p> <p>Phone: [REDACTED]</p> <p>Email: [REDACTED]</p>
<p align="center">Property* Owner #2 Information (If Applicable)</p> <p>Name: <u>CHUGG LIVING TRUST (JASON CHUGG)</u></p> <p>Phone: [REDACTED]</p> <p>Email: [REDACTED]</p>	<p align="center">Property* Owner #3 Information (If Applicable)</p> <p>Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p>
<p align="center">Engineer's Information (If Applicable)</p> <p>Name: <u>HAI - JIM FLINT</u></p> <p>Phone: [REDACTED]</p> <p>Email: [REDACTED]</p>	<p align="center">Surveyor's Information (If Applicable)</p> <p>Name: <u>HAI - ROGER SLADE</u></p> <p>Phone: [REDACTED]</p> <p>Email: [REDACTED]</p>

* Enter contact information for the owners of the property to be subdivided. If the property to be subdivided has more than three owners, attach supplemental information for remaining owners.

----- PRELIMINARY DOCUMENT CHECKLIST -----

1. **An approved land use application** that describes how the property will be used after it is subdivided. This land use application must include citations to specific City ordinances that permit the intended use. Or, if the intended use is currently prohibited under City ordinances, the land use application must contain an approved variance.

PROPERTY OWNER'S CONSENT & DEDICATION – PRELIMINARY APPLICATION

Name of Proposed Subdivision: JERSEY FIELDS SUBDIVISION

County Tax Parcel Number of Property to Be Subdivided: 19-492-0601; 19-414-0001

We certify under penalty of perjury that we are the sole owners of the property proposed to be subdivided and that we have thoroughly reviewed the preliminary subdivision application. We hereby consent to this preliminary subdivision application and, contingent on City approval, we intend to dedicate the portions of the property to the public that are so indicated in this application. We further consent to agents of the City entering onto the subject property for the purpose of making any inspections required by this application or related improvements.

Signed:


Property Owner #1

6-24-25
Date


Property Owner #2 (if applicable)

24 JUNE 2025
Date

Property Owner #3 (if applicable)

Date

Subscribed and sworn to before me:


Notary Public

6-24-25
Date

Notary Seal:



APPLICANT'S AFFIDAVIT – PRELIMINARY APPLICATION

Name of Proposed Subdivision: JERSEY FIELDS SUBDIVISION

County Tax Parcel Number of Property to Be Subdivided: 19-492-0001; 19-414-0001

I, DAVID CHUGG (applicant/agent name), certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Farr West City may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Farr West City Subdivision Title and understand that items and checklists contained in this application are basic and to the minimum requirements only and that other requirements may be imposed to ensure compliance with City ordinances or to protect the health and safety of City residents. Additionally, I agree to pay all fees associated with this application, as set by the currently adopted Farr West City fee schedule.

Signed:


Applicant/Agent

6-24-25
Date

Subscribed and sworn to before me:


Notary Public

6-24-25
Date

Notary Seal:



JERSEY FIELDS SUBD. PRELIMINARY PLAT

Section Line - Basis of Bearing

1898 Plat Section 36, T7N, R2W, SLB&M Plat Book 6, Page 68

CL Farr West Drive 1898 Plat

West Quarter Corner of Sec. 36, T. 7 N., R. 2 W., SLB&M Found Weber County Brass Cap Monument

Southwest Corner of Sec. 36, T. 7 N., R. 2 W., SLB&M Found Weber County Brass Cap Monument

60' Right-of-Way per Entry No. 1062180, Book 1550, Page 355 Vacated down from 99' width

1700 WEST STREET

FARR WEST DRIVE

1725 WEST STREET

1650 WEST STREET

2125 NORTH STREET

2100 NORTH STREET

2150 NORTH STREET

2200 NORTH STREET

2250 NORTH STREET

2300 NORTH STREET

2350 NORTH STREET

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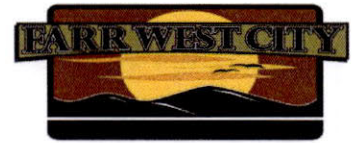
HAI

Designed By: _____
 Checked By: _____
 Approved By: _____
 Scale: 1" = 30'
 Drawing File: 24-127 V23 PP.dwg
 JOB NUMBER: 24-127

PARSEY FIELDS SUBD.
1700 WEST & FARR WEST DRIVE
FARR WEST CITY, WEBER COUNTY, UTAH
A Part of the Southwest Quarter of Section 36
Township 7 North, Range 2 West, S.L.B.&M.

Sheet
1
of
1
sheets

Application for Site Plan Approval



1896 North 1800 West
Farr West, UT 84404
Phone – (801)731-4187
Fax – (801) 731-7732

Date Submitted: 10/14/25

Applicant Name: Brad Sweet Applicant Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Business Name: Ogden Cycle Assoc. Application Number: _____

Business Address: 2390 W 4000 N. / P.O. Box 13066 Phone: 801.831.6001
Ogden, UT 84412

Address and description of site being considered: _____
4000x1 Hwy 126 : South East corner of OCA motorcross
track property

Tax ID number of site being considered: 87-0625050

Current zoning of site: A1

FEE SCHEDULE

Application: \$100.00 Engineering Deposit: \$1,000.00

Site Plan approval is required for the following conditions. Please indicate all conditions associated with this application:

- ☒ All proposed new development except single-family detached residences.
- ☐ All additions of alterations to nonconforming structures (see chapter 17.52 of the Farr West City municipal code for reference to nonconforming buildings).
- ☐ Issuance of a conditional use permit for new construction.
- ☐ New signs
- ☒ Modified site plan review shall be required for any change of use in a existing structure or site or addition, except single-family detached residences.
- ☐ All plans for earth sheltered dwellings.

The following information is required for site plan approval (check box next to all items submitted with application):

(Note: Not providing the required information will result in a delay of approval by the planning commission)

- ☒ A site plan (or set of plans as needed) showing all the required information listed below drawn accurately to an engineering scale. The plan needs to be submitted on 11x17, or larger paper, and in an electronic PDF format.
- ☒ Lot dimensions and orientations: North arrow, etc.
- ☒ Existing and proposed buildings with their dimensions and the locations of all opening in exterior walls.
- ☐ Height of all buildings and other proposed or existing structures; type and slope of roof construction.
- ☒ Indication of proposed use of buildings.
- ☐ All off street parking, locations and size of points of entry and exists, loading facilities, internal traffic circulation patterns, location of handicapped parking and handicapped access to building(s).
- ☐ Height of all existing and proposed walls and fences and type of construction.
- ☐ Location and type of landscaping.
- ☐ All existing easements (dedicated and prescriptive), irrigation ditches, alleys and street rights of ways. Locations and height of any overhead power and communication and transmission lines, and all utility easements which may affect the property.
- ☐ All existing and proposed improvements. Improvements include: curb and gutter, sidewalks, sanitary and storm sewer lines, fire hydrants and driveway approaches. Grades must be shown for curb and gutter, sidewalks, sanitary and storm sewer lines.
- ☐ Location, type, lighting and size of proposed and existing signs.
- ☐ Location, type and size of proposed and existing light poles.
- ☒ A method for controlling storm drainage so that storm runoff will not enter adjoining property must be shown. N/A
- ☒ One copy of a current county ownership plat showing the property and adjacent properties.
- ☐ Approval letter from Weber Fire District (801-782-3580).
- ☐ Approval letter from Bona Vista Water (801-621-0474).

If any of the above information is not being provided please indicate reasoning:

Existing site is 100% containing from any runoff of storm water or otherwise. No changes to anything on the site other than constructing water storage tanks.

Answer the following questions as applicable: (Attach additional paper if needed.)

1. State in detail what is intended to be done on or with the property? Water tanks for dust control are being added to the motorcycle track facility adjacent to the exist pump house on the south east corner of the property.

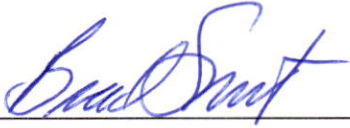
2. How will the proposed use be compatible with existing surrounding uses, buildings, and structures, when considering traffic generation, parking, building design, location and landscaping?

zero traffic, parking, or structures will be affected by this addition to the existing facility.

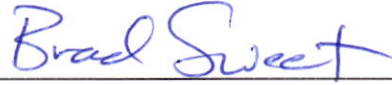
Signature of Applicant:

Applicant acknowledges they are responsible for all engineering fees associated with this application.

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the members of the planning commission and city council. **All** property owners must sign below in the presence of the city recorder/clerk or have their signatures notarized in order to be valid.



Owner Signature



Print Name

Owner Signature

Print Name

I/We authorize _____ to act as my/our agent in all matters relating to this application.
(Print name)

Owner Signature

Print Name

Owner Signature

Print Name

Authorized Agent Signature

Signature of City Recorder/Clerk
(Not Required if Notarized)

State of Utah)

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Count of _____)

On this _____ day of _____, in the year _____, before me _____,
a notary public, personally appeared _____, proved
on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,
and acknowledge (he/she/they) executed the same. Witness my hand and official seal.

NOTARY PUBLIC

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State of Utah)

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County of _____)

On this _____ day of _____, in the year _____, before me _____, a notary public, personally appeared _____, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.

NOTARY PUBLIC

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For City Use:

Fee received by: Bredanne Date received: 10/15/2025
Receipt number: 1-000000502 Cash/Check (circle one) Credit
Date site plan received: 10/15/25 Received by: Lindsay
Date met with city engineer: _____ Signed: _____
Date engineer approved plan: _____ Signed: _____
Date planning commission approved: _____
Date city council approved (conditional use permit only): _____

GENERAL NOTES

1. DESIGN LOADS:
a. GROUND SNOW LOADS: 36 psf.
b. WIND LOADS ASCE 7-16,
BASIC WIND SPEED OF 115 MPH, EXPOSURE "C".
d. SEISMIC: ASCE 7-16 & IBC 2021
SEISMIC IMPORTANCE FACTOR: 1.0.
SEISMIC USE GROUP: II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
S_S: 1.425 S_Ds: 1.14
S₁: 0.514 S_{D1}: NULL
SITE CLASSIFICATION: D.
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC-FORCE RESISTING SYSTEM(S):

ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

STRUCTURAL NOTES

A. GENERAL

1. THE STRUCTURAL NOTES ARE INTENDED TO COMPLEMENT THE PROJECT SPECIFICATIONS WHICH ARE PART OF THE CONSTRUCTION DOCUMENTS. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL GOVERN OVER THE STRUCTURAL NOTES AND TYPICAL DETAILS.
2. THESE DRAWINGS (AND, WHERE APPLICABLE, ACCOMPANYING WRITTEN SPECIFICATIONS) ARE THE ONLY CONTRACT DOCUMENTS PROVIDED BY IRONSIDE ENGINEERING FOR THE PROJECT REPRESENTED HEREIN. NOTHING IN ANY DIGITAL MODEL OR DIGITAL FILE RELATED TO THIS PROJECT SHALL BE TAKEN TO SUPERSEDE ANY INFORMATION SHOWN IN THESE DRAWINGS (INCLUDING, BUT NOT LIMITED TO, DIMENSIONS, SIZES, ETC.).
3. THE ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. THE STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO AND MUST BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND OTHER CONSULTANTS DRAWINGS. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
4. SEE SPECIFICATIONS FOR REQUIRED SUBMITTALS. SUBMITTALS SHALL BE MADE IN A TIMELY MANNER AS INDICATED IN SPECIFICATIONS. REVIEW OF SUBMITTALS BY IRONSIDE ENGINEERING IS FOR GENERAL COMPLIANCE ONLY AND IS NOT INTENDED AS APPROVAL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SIZES, DIMENSIONS, AND ELEVATIONS ON SUBMITTALS AS RELATED TO DESIGN DOCUMENTS. PREPARATION OF SHOP DRAWINGS FOR STRUCTURAL ELEMENTS WILL REQUIRE INFORMATION (I.E. DIMENSIONS, ETC.) FOUND IN THE ARCHITECTURAL, STRUCTURAL, AND OTHER CONSULTANTS DRAWINGS.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO FABRICATION OR CONSTRUCTION OF ANY AFFECTED ELEMENTS.
6. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT OR OTHER EQUIPMENT BEFORE FABRICATING AND ERECTING STRUCTURAL ELEMENTS. SIZES AND LOCATIONS THAT DIFFER FROM THOSE SHOWN ON THE CONTRACT DOCUMENTS SHALL BE REPORTED

7. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE ARCHITECT FOR ARCHITECT AND/OR ENGINEER APPROVAL BEFORE PROCEEDING WITH ANY CHANGES, MODIFICATIONS, OR SUBSTITUTIONS.
8. DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS AS NOTED IN THESE DOCUMENTS.
9. SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER, TYPICAL OR SIMILAR DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN. TYPICAL OR SIMILAR DETAILS REFER TO THE CONDITION ADDRESSED AND ARE NOT NECESSARILY DETAILS LABELED "TYPICAL" OR "SIMILAR" IN THE

10. DRAWINGS AND DETAILS HAVE BEEN PREPARED WITH THE INTENT TO VISUALLY REPRESENT INFORMATION PROVIDED IN SCALED FORM; HOWEVER CONTRACTOR/SUPPLIERS SHOULD NOT SCALE PLANS OR DETAILS FOR DIMENSIONAL INFORMATION.
11. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SHORING AND BRACING FOR ALL STRUCTURAL ELEMENTS UNTIL THE ENTIRE STRUCTURAL SYSTEM IS COMPLETED. DESIGN OF ALL SHORING AND BRACING IS BY OTHERS AT NO ADDITIONAL COST TO THE OWNER.
12. ENGINEER SHALL NOT BE RESPONSIBLE FOR ACTIVITIES UNDER CONTROL OF THE CONTRACTOR SUCH AS CONSTRUCTION SITE SAFETY, MEANS, METHODS AND SEQUENCING OF CONSTRUCTION. ENGINEER SHALL NOT BE RESPONSIBLE FOR FABRICATION, ERECTION AND CONSTRUCTION REQUIREMENTS AS PRESCRIBED BY OSHA OR OTHER REGULATORY AGENCIES REGARDLESS OF INDICATIONS IN THESE

13. NOTICE OF COPYRIGHT: THESE STRUCTURAL DRAWINGS ARE HEREBY COPYRIGHTED BY IRONSIDE ENGINEERING. ALL RIGHTS RESERVED. THESE DOCUMENTS DEFINE A STRUCTURE AND ARE INSTRUMENTS OF SERVICE, FOR ONE USE ONLY. REPRODUCTION AND DISTRIBUTION OF THESE DRAWINGS IS ONLY ALLOWED AS REQUIRED FOR REGULATORY AGENCIES AND FOR CONVEYANCE OF INFORMATION TO PARTIES INVOLVED IN THE CONSTRUCTION OF THIS PROJECT. THESE DOCUMENTS SHALL NOT BE REPRODUCED OR COPIED, IN PART OR WHOLE BY ANY PARTY FOR USE IN PREPARATION OF SHOP

STATEMENT OF SPECIAL INSPECTIONS AND SPECIAL INSPECTIONS

1. THE DESIGNATED SEISMIC/WIND SYSTEMS AND SEISMIC/WIND-FORCE-RESISTING SYSTEMS THAT ARE SUBJECT TO SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.1 ARE IDENTIFIED IN THE SPECIAL INSPECTION NOTES ON SHEET S001.
2. SPECIAL INSPECTIONS AND TESTING ARE TO BE PROVIDED AS REQUIRED BY IBC SECTIONS 1704 THROUGH 1708 AND OTHER APPLICABLE SECTIONS OF THE IBC. THE TYPE AND FREQUENCY OF TESTING AND SPECIAL INSPECTIONS SHALL BE AS NOTED IN THE SPECIAL INSPECTION SCHEDULE, JOB SPECIFICATIONS, AND ACCORDANCE WITH IBC SECTION 110 AND CHAPTER 17. CONTRACTOR SHALL COORDINATE AND

3. ALL TESTING AND SPECIAL INSPECTION SHALL BE PROVIDED BY A QUALIFIED INDEPENDENT SPECIAL INSPECTION AGENCY IN ACCORDANCE WITH IBC 1704 AND AS OUTLINED IN THE JOB SPECIFICATIONS. REPORTS OF FINDINGS OR DISCREPANCIES SHALL BE NOTED AND FORWARDED TO THE CONTRACTOR, ARCHITECT, ENGINEERS, AND BUILDING OFFICIAL IN A TIMELY MANNER.

BASIS OF DESIGN

1. GOVERNING BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC) 2018
RISK CATEGORY: II
2. FOOTINGS AND FOUNDATIONS HAVE BEEN DESIGNED USING INFORMATION PROVIDED BY GARDNER ENGINEERING

FOUNDATION

1. DESIGN VALUES (BASED ON ASSUMED VALUES)
A) ALLOWABLE SOIL BEARING PRESSURE - 2000PSF
B) COEFFICIENT OF FRICTION - 0.30
C) PASSIVE EARTH PRESSURE - 200 PSF/FT OF DEPTH
2. THE BUILDING PAD AREA SHALL BE STRIPPED OF ALL FROZEN SOILS, DEBRIS, VEGETATION, AND TOPSOIL. ALL FILL SOILS AND ANY REMAINING LOOSE NATURAL SOILS SHALL BE EXCAVATED TO EXPOSE SUITABLE NATURAL SOILS.
3. PROOF ROLL THE ENTIRE BUILDING PAD AREA TO LOCATE AND REMOVE ALL SOFT SPOTS. REPLACE WITH COMPACTED STRUCTURAL FILL.
4. PLACE ALL FOOTINGS AND SLABS ON UNDISTURBED NATURAL SOIL OR ON PROPERLY COMPACTED STRUCTURAL FILL. CONTRACTOR SHALL VERIFY THAT SOIL UNDER FOOTINGS IS SUITABLE TO SUPPORT FOOTINGS.
5. TOP OF FOOTING ELEVATIONS SHOWN ON THE FOOTING AND FOUNDATION PLAN ARE BASED ON PRELIMINARY GRADING INFORMATION AND MUST BE VERIFIED PRIOR TO CONSTRUCTION. STEPS WHERE SHOWN ARE AT APPROXIMATE LOCATIONS. ALL EXTERIOR FOOTINGS MUST BEAR A MINIMUM OF 30 INCHES BELOW LOWEST ADJACENT FINAL GRADE.
6. ALL WALLS (EXCEPT CANTILEVERED RETAINING WALLS) SHALL BE ADEQUATELY BRACED AGAINST LATERAL MOVEMENT PRIOR TO BACKFILLING. DESIGN AND ERECTION OF BRACING/SHORING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. BRACING SHALL REMAIN IN PLACE UNTIL SUPPORTING STRUCTURAL ELEMENTS ARE IN PLACE AND HAVE ATTAINED FULL STRENGTH.
7. UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS TO BE CENTERED BELOW COLUMNS.
8. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL HAVE VERTICAL FACES FORMED WITH STANDARD FORMING MATERIALS (WOOD, METAL, ETC.), WITH PRIOR APPROVAL OF ARCHITECT AND ENGINEER. CONCRETE FOR FOOTINGS CAN BE PLACED IN EXCAVATED "SOIL" FORMS PROVIDED THAT THE DIMENSIONS ARE INCREASED 3" ON EACH SIDE.

E. CONCRETE

1. ALL CONCRETE MIX DESIGNS SHALL COMPLY WITH THE PROJECT SPECIFICATIONS AND THE REQUIREMENTS LISTED BELOW:
a. FOOTINGS, GRADE BEAMS, FOUNDATION WALLS:
1) WHERE THE TOP OF THE ELEMENT IS EXPOSED OR LOCATED WITHIN 30" OF THE LOWEST ADJACENT GRADE:
a) 28 DAY COMPRESSIVE STRENGTH: 4000 PSI TYPE V CEMENT
b) MAXIMUM W/C RATIO: 0.45
c) MAXIMUM AGGREGATE SIZE: 1"
b. INTERIOR SLABS ON GRADE:
1) 28 DAY COMPRESSIVE STRENGTH: 3000 PSI TYPE V CEMENT
c. EXTERIOR SLABS (DOCKS, ETC.):
1) 28 DAY COMPRESSIVE STRENGTH: 4000 PSI TYPE V CEMENT
2) MAXIMUM W/C RATIO: 0.45
3) MAXIMUM AGGREGATE SIZE: 1"
4) MINIMUM AIR CONTENT: 6%
2. WATER USED IN MIXING CONCRETE SHALL CONFORM TO ASTM C1602.
3. NO PIPES, DUCTS, SLEEVES, ETC. SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO ALUMINUM PRODUCTS SHALL BE EMBEDDED IN CONCRETE. PENETRATIONS THRU STRUCTURAL CONCRETE ELEMENTS MUST BE APPROVED BY THE ENGINEER AND SHALL BE BUILT INTO THE ELEMENT PRIOR TO CONCRETE PLACEMENT.
4. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, ETC. TO BE CAST IN TO CONCRETE, AND FOR EXTENT AND LOCATION OF DEPRESSIONS, CURBS, RAMPS, ETC.
5. UNLESS NOTED OTHERWISE, FOR OPENINGS LARGER THAN 12" IN ANY DIRECTION IN CONCRETE WALLS ADD (2) #5 BARS WITH ADDITIONAL REGULAR WALL REINFORCING AND EXTEND 24" EACH WAY BEYOND OPENING. WHERE 24" IS NOT AVAILABLE, EXTEND BARS AS FAR AS POSSIBLE AND TERMINATE WITH A STANDARD HOOK.
6. CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE MADE AND LOCATED SO AS TO NOT IMPAIR THE STRENGTH OF THE STRUCTURE AND AS APPROVED BY THE STRUCTURAL ENGINEER. PROVIDE 2 X 4 (SHAPED) KEYWAY IN ALL VERTICAL AND HORIZONTAL JOINTS UNLESS NOTED OR DETAILED OTHERWISE. ALL STEEL REINFORCING SHALL BE CONTINUOUS THROUGH COLD JOINTS UNLESS NOTED OTHERWISE. SEE TYPICAL DETAILS FOR COLD/CONSTRUCTION JOINTS FOR SLABS ON GRADE.

F. ANCHOR BOLTS/EMBEDDED BOLTS

1. ALL ANCHOR BOLTS SHALL HAVE ASTM A-563 HEAVY HEX NUT AND ASTM F-436 WASHERS AT STANDARD OR OVERSIZED HOLES PER AISC SPECIFICATION TABLE J3.3. WHERE HOLE SIZES DO NOT COMPLY WITH THE LIMITATIONS FOR OVERSIZED HOLES THE STRUCTURAL ENGINEER SHALL BE NOTIFIED TO DETERMINE STEEL PLATE WASHER REQUIREMENTS. ANCHOR BOLTS SHALL COMPLY WITH THE FOLLOWING:
a. AT ALL OTHER ANCHOR BOLTS (UNLESS NOTED OTHERWISE) - ASTM F1554 GRADE 36 WELDABLE ANCHOR BOLTS.
2. EMBEDDED BOLTS IN MASONRY SHALL BE (UNLESS NOTED OTHERWISE) ASTM A-307 GRADE HEADED BOLTS.
3. SEE TYPICAL ANCHOR BOLT DETAIL FOR DEFINITIONS OF EMBEDMENT LENGTH, ETC.
4. FURNISH TEMPLATES AND OTHER DEVICES AS NECESSARY FOR PRESETTING ALL BOLTS PRIOR TO PLACING CONCRETE AND/OR GROUT.
5. IF THREADED RODS ARE USED AS PERMITTED ABOVE, THEY SHALL BE CLEAR OF SOIL AND DIRT.
6. WHERE REQUIRED FOR ERECTION, HOLES LARGER THAN OVERSIZED MAY BE PERMITTED WITH THE USE OF STEEL PLATE WASHERS AT THE DISCRETION OF THE STRUCTURAL ENGINEER.

G. EPOXY ANCHORS

1. UNLESS NOTED OTHERWISE, ALL EPOXY ANCHORS INTO CONCRETE SHALL USE HILTI HIT-RE 500-SO OR SIMPSON SET XP EPOXY. INSTALL ANCHORS IN ACCORDANCE WITH A CURRENT ICC REPORT.
2. UNLESS NOTED OTHERWISE, ALL EXPANSION OR WEDGE ANCHORS INTO CONCRETE SHALL BE HILTI KWIK BOLT TZ, POWERS WEDGE BOLT, OR SIMPSON STRONG-BOLT OR APPROVED EQUAL. INSTALL ANCHORS IN ACCORDANCE WITH A CURRENT ICC REPORT.
3. THE TESTING LABORATORY SHALL PERFORM VISUAL INSPECTION OF ANCHORS AND DOWELS AS SPECIFIED IN THE SPECIAL INSPECTION SCHEDULE. TENSION TESTING CAN BE REQUIRED AT THE DIRECTION OF THE STRUCTURAL ENGINEER OF RECORD OR THE SPECIAL INSPECTOR.
4. IF REINFORCEMENT IS ENCOUNTERED WHILE DRILLING, ABANDON THAT HOLE AND SHIFT THE ANCHOR LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM SPACE OF (2) ANCHOR HOLE DIAMETERS OR 1 INCH WHICHEVER IS LARGER, OF SOUND CONCRETE/MASONRY BETWEEN THE ANCHOR AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. AT CONTRACTORS OPTION, LOCATE EXISTING REINFORCEMENT PRIOR TO DRILLING/CORING. IF THE ANCHOR OR DOWEL CANNOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
5. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OT OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.

H. REINFORCING STEEL

1. HEADED SHEAR STUD ASSEMBLIES SHALL CONFORM TO ASTM A1044.
2. STEEL DISCONTINUOUS FIBER REINFORCEMENT SHALL BE DEFORMED AND CONFORM TO ASTM A820 AND SHALL HAVE A LENGTH TO DIAMETER RATIO NOT SMALLER THAN 50 AND NOT GREATER THAN 100.
3. HEADED DEFORMED BARS SHALL CONFORM TO ASTM A670. OBSTRUCTIONS OR INTERRUPTIONS OF THE BAR DEFORMATIONS, IF ANY, SHALL NOT EXTEND MORE THAN 2 BAR DIAMETERS FROM THE BEARING FACE OF THE HEAD.
4. ALL FIELD BENT DOWELS SHALL BE GRADE 40 WITH SPACING INDICATED REDUCED BY 1/3.
5. UNLESS NOTED OTHERWISE, REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVERAGE:
a. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
b. EXPOSED TO EARTH OR WEATHER:
1) #6 & LARGER 2"
2) #5 & SMALLER 1-1/2"
c. NOT EXPOSED TO WEATHER OR EARTH:
1) SLABS, WALLS, JOISTS, #11 & SMALLER 3/4"
2) BEAMS, COLUMNS: MAIN REINFORCING OR TIES 1-1/2"
d. SLAB ON GRADE:
1) PLACE REINFORCING AT CENTER OF SLAB UNLESS INDICATED OTHERWISE.
7. EXCEPT WHERE NOTED ON PLANS OR DETAILS CONTINUOUS REINFORCEMENT SHALL BE SPLICED AT POINTS OF MINIMUM STRESS BY LAPPING PER THE REBAR LAP SCHEDULE.
8. REINFORCING STEEL MAY BE SPLICED WITH MECHANICAL COUPLERS THAT HAVE A TENSION CAPACITY OF AT LEAST 125% OF THE STRENGTH OF THE BAR. MECHANICAL COUPLERS SHALL BE A POSITIVE CONNECTING TYPE COUPLER, AND SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED ICC RESEARCH REPORT. WHERE THESE ARE USED, SPLICES ON ADJACENT BARS SHALL BE STAGGERED AT LEAST 24 INCHES ALONG THE LENGTH OF THE BARS.
9. ALL VERTICAL REINFORCING IN STRUCTURAL ELEMENTS ABOVE SHALL BE SPLICED WITH MATCHING DOWELS EMBEDDED WITHIN THE FOOTINGS OR STRUCTURE BELOW. SPlice LENGTHS SHALL COMPLY WITH REBAR LAP SCHEDULE. DOWELS INTO FOOTINGS SHALL TERMINATE WITH A STANDARD HOOK, AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING, BUT NEED NOT EXTEND MORE THAN 20" INTO FOOTING.
10. DO NOT WELD REINFORCING EXCEPT AS NOTED ON PLANS, WHERE REINFORCING IS WELDED, USE ASTM A-706 REINFORCING.
11. REINFORCING BARS, TIES, AND TENDONS SHALL BE SUPPORTED BY NYLON CONES, PLASTIC-COATED TIE-WIRES, OR PLASTIC-COATED CHAIRS. REINFORCING IN FOOTINGS IS PERMITTED TO BE SUPPORTED ON CONCRETE DOBIES.
12. UNLESS NOTED OTHERWISE, HOOKS, STIRRUPS, TIES, AND OTHER BENDS IN REINFORCING STEEL SHALL MEET THE STANDARDS SET FORTH IN ACI 318/318R-11, UNLESS OTHERWISE PERMITTED BY THE ENGINEER. ALL REINFORCEMENT SHALL BE BENT COLD. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, EXCEPT AS SHOWN ON THESE DRAWINGS OR OTHERWISE PERMITTED BY THE ENGINEER.
13. UNLESS SPECIFICALLY NOTED AND/OR DETAILED IN THE STRUCTURAL DRAWINGS CONDUIT SHALL NOT BE IN CONTACT WITH REINFORCING STEEL.

J. STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING:
a. AISC 303-05 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" EXCLUDING THE FOLLOWING SECTIONS: 4.4, 4.4.1, AND 4.4.2.
b. AISI "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
c. AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
d. AWS D1.1 AND 1.3, "STRUCTURAL WELDING CODE" (EXCEPT SPECIFIC ITEMS DO NOT APPLY IF THEY CONFLICT WITH AISI).
e. ANSI/AISC 341-05 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS".

2. STRUCTURAL STEEL SHALL COMPLY WITH THE FOLLOWING:

- a. DEFORMED BAR ANCHORS (DBA) - ASTM A-496, WELDED IN ACCORDANCE WITH AWS D1.1
b. HEADED STUD ANCHORS (HSA) - ASTM A-108, GRADE 1015 STEEL AND WELDED IN ACCORDANCE WITH AWS D1.1 FOR TYPE "B". USE 3/4" DIAMETER STUDS, UNLESS NOTED OTHERWISE.
c. THREADED ROD - ASTM A-449.
3. CONNECTIONS SHALL COMPLY WITH THE STRUCTURAL DRAWINGS UNLESS WRITTEN APPROVAL TO CHANGE IS GIVEN BY THE STRUCTURAL ENGINEER.
4. ALL SHOP FABRICATIONS SHALL BE PERFORMED BY AN APPROVED FABRICATOR IN ACCORDANCE WITH SECTIONS 1702 AND 1704 OF THE IBC OR WITH SHOP INSPECTION BY AN INDEPENDENT AGENCY IN ACCORDANCE WITH SECTION 1704.2 OF THE IBC.
5. WELDING
a. ALL WELDING AND CUTTING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS IN ACCORDANCE WITH ANSIAWS D1.1 (LATEST EDITION).
b. E-60XX ELECTRODES MAY BE USED FOR WELDING STEEL DECKS.
c. ALL INTERSECTING STEEL SHAPES WHICH ARE NOT CONNECTED WITH BOLTS SHALL BE WELDED TOGETHER WITH A FILLET WELD ALL AROUND UNLESS NOTED OTHERWISE. WHERE WELD SIZES ARE NOT SHOWN USE THE FOLLOWING:
1) WHERE ALL CONNECTED PARTS ARE THICKER THAN 1/4", WELD IS 1/16" LESS THAN THE THICKNESS OF THE THINNEST PART.
2) WHERE ANY OF THE CONNECTED PARTS IS LESS THAN 1/4" THICK, WELD IS SAME AS THICKNESS OF THE THINNEST PART.
d. WELDING OF HSA'S AND DBA'S SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
e. WHEREVER POSSIBLE, WELDS SHALL BE SHOP WELDS. SPECIAL CONSIDERATIONS, SUCH AS ITEMS WHICH MAY NEED ADJUSTMENT AT THE SITE, REQUIRE THAT SOME WELDS BE FIELD WELDS. WHERE QUESTIONS OR DISCREPANCIES OCCUR THE CONTRACTOR SHALL COORDINATE THE WORK BETWEEN THE SHOP FABRICATOR AND THE STEEL ERECTOR.
6. BOLTING
a. UNLESS NOTED OTHERWISE, ALL BOLTING IS CLASSIFIED AS NON-SLIP CRITICAL BEARING TYPE CONNECTIONS AND SHALL BE INCLUDED IN SHEAR PLANE. TIGHTEN BOLTS TO A SNUG TIGHT CONDITION, WITH ALL PLIES OF THE JOINT IN FIRM CONTACT.
b. AT OVERSIZED AND SLOTTED HOLES, WASHERS SHALL CONFORM TO ASTM F-436 AND COMPLETELY COVER THE HOLE.
c. WHERE A STEEL BEAM TO BEAM CONNECTION IS NOT SHOWN, PROVIDE AN AISC STANDARD FRAMED CONNECTION SIZED FOR 1/2 OF THE TOTAL LOAD CAPACITY OF THE BEAM FOR THE SPAN AND STEEL SPECIFIED.
7. METAL DECKING
a. UNLESS NOTED OTHERWISE, METAL ROOF DECK SHALL BE GALVANIZED/PAINTED STEEL DECK. SEE ROOF DECK SCHEDULE FOR ATTACHMENTS.
b. ALL DECK SHALL BE CONTINUOUS OVER 3-SPANS. WHERE NOT POSSIBLE, THE DECK SUPPLIER/CONTRACTOR SHALL PROVIDE HEAVIER GAUGE DECK AS NEEDED TO PROVIDE THE EQUIVALENT PERFORMANCE OF THE SPECIFIED DECK WITH 3-SPAN CONTINUITY.
c. SEE TYPICAL DETAILS FOR SUPPORT OF DECK AT OPENINGS.
d. PROVIDE 12"x2"x3/16" FOR DECK SUPPORT AT LOCATIONS WHERE COLUMNS EXTEND THROUGH DECK.
e. PAINTED STEEL DECK SHALL CONFORM TO ASTM A1008 AND GALVANIZED STEEL DECK SHALL CONFORM TO A653 GRADE 60.
f. BUILDING ELEMENTS MAY BE SUPPORTED BY HANGING DIRECTLY FROM METAL DECKING, PROVIDED THAT THE TOTAL WEIGHT PER CONNECTION IS LESS THAN 50 LBS AND THAT THE ATTACHMENT TO THE DECKING IS DISTRIBUTED ACROSS AT LEAST TWO RIBS AND SPACED AT LEAST 6 FEET APART IN ANY DIRECTION.
8. PROVIDE FULL DEPTH WEB STIFFENER PLATES AT EACH SIDE OF STEEL BEAMS AT ALL BEARING (EXCEPT SECONDARY FRAMING) POINTS. STIFFENER PLATES SHALL BE THICKNESS SHOWN UNLESS NOTED OTHERWISE AND SHALL BE WELDED BOTH SIDES WITH FILLET WELDS ALL AROUND.
FLANGE WIDTH STIFFENER THICKNESS WELD THICKNESS
< 8 1/4" 1/4" 3/16"
8 1/4" < BF < 12 1/2" 3/8" 1/4"
12 1/2" < BF < 18" 1/2" 5/16"
9. FABRICATORS AND SUPPLIERS SHALL COORDINATE PAINT/FINISHES WITH REQUIREMENTS FOR DIRECT APPLIED INSULATION, FIREPROOFING, ETC. AS NOTED IN THE PROJECT SPECIFICATIONS.
10. WHEN DETERMINING THE FIRE RESISTANCE OF ASSEMBLIES, USE THE FOLLOWING: STEEL ROOF MEMBERS ARE CONSIDERED UN-RESTRAINED AND STEEL FLOOR FRAMING MEMBERS ARE CONSIDERED RESTRAINED.
11. UNLESS NOTED OTHERWISE, ALL HORIZONTAL FRAMING MEMBERS SHALL BE ERECTED WITH THE NATURAL CROWN UP.

K. OPEN WEB JOISTS AND GIRDERS
1. ALL OPEN WEB STEEL JOISTS AND GIRDERS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS AND CODE OF STANDARD PRACTICE" OF THE STEEL JOIST INSTITUTE.
2. (####/####) DENOTES APPLIED TOTAL AND LIVE UNIFORMLY DISTRIBUTED LOADS IN POUNDS PER LINEAR FOOT OF JOIST, RESPECTIVELY.
3. SEE JOIST LOAD PROFILES FOR SPECIALLY LOADED JOISTS.
4. CONCENTRATED POINT LOADS (NOT SPECIFICALLY SHOWN ON THE PLANS) OF LESS THAN 200 LBS FOR MECHANICAL UNITS, FIRE SPRINKLER MAINS, AND OTHER EQUIPMENT SUPPORTED FROM JOISTS SHALL BE SUPPORTED WITHIN 6" OF A CHORD PANEL POINT. SUPPORT BEYOND PANEL POINTS CAN BE PROVIDED BY ADDING (2) 12"x2"x1/4" DIAGONALS TO THE NEAREST OPPOSITE CHORD PANEL POINT. LOADS SHALL BE SPACED AT LEAST 6 FEET APART WITH NO MORE THAN 4 PER JOIST. SEE JOIST FABRICATOR FOR ADDITIONAL REQUIREMENTS.
5. ANY BRACING REQUIRED FOR MISCELLANEOUS UNITS (I.E. DUCTWORK, PIPING, ETC.) MUST CONNECT TO THE TOP CHORD OF THE JOIST OR GIRDER. BRACING TO THE BOTTOM CHORD IS NOT ALLOWED UNLESS SPECIFICALLY DETAILED THAT WAY ON THE PLANS.
6. PROVIDE SPECIAL BEARING ENDS AS REQUIRED AT SLOPED BEARING CONDITIONS. CONTRACTOR SHALL COORDINATE WITH OTHER STRUCTURAL ELEMENTS.
7. ALL JOISTS SHALL BE CAMBERED PER SJI SPECIFICATIONS, UNLESS NOTED OTHERWISE.
8. FIELD MODIFICATIONS (INCLUDING HOLES IN THE CHORD OR WEB MEMBERS) SHALL NOT BE MADE TO ANY JOIST OR GIRDER WITHOUT PRIOR APPROVAL BY THE MANUFACTURER.
9. FABRICATORS AND SUPPLIERS SHALL COORDINATE PAINT/FINISHES WITH REQUIREMENTS FOR DIRECT APPLIED INSULATION, FIREPROOFING, ETC. AS NOTED IN THE PROJECT SPECIFICATIONS.
10. JOIST BRIDGING SHALL BE PROVIDED AS REQUIRED BY THE JOIST MANUFACTURER AND SJI STANDARDS. BRIDGING WHERE SHOWN ON THE STRUCTURAL DRAWINGS IS A SCHEMATIC REPRESENTATION ONLY. SEE JOIST MANUFACTURER FOR BRIDGING SIZE, CONNECTIONS, TYPE AND QUANTITY.
11. WHERE ADDED LOADS ARE SHOWN ON THE JOISTS BUT NOT SPECIFICALLY DIMENSIONED, THE JOIST DESIGNER SHALL PLACE THOSE LOADS ON THE JOIST AT A LOCATION THAT RESULTS IN THE HIGHEST STRESS IN THE MEMBERS. THE DESIGNER MAY ASSUME THAT THE LOAD OCCURS WITHIN 10 FEET OF A SCALED DIMENSION.
12. FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL PER IBC 2208.5 STATING THAT WORK WAS PERFORMED IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS AND WITH SJI SPECIFICATIONS.
13. UNLESS NOTED OTHERWISE, ROOF JOISTS AND GIRDERS SHALL BE DESIGNED FOR A NET WIND UPLIFT OF 10 PSF.
14. ALL ROOF JOISTS BEARING ON EXTERIOR WALLS SHALL BE DESIGNED TO TRANSFER 3.75 KIPS (ULTIMATE) TOP CHORD AXIAL FORCE THROUGH THE BEARING SHOE.
15. ALL JOISTS AT GRID LINES SHALL BE DESIGNED TO RESIST A 10 KIP TOP CHORD AXIAL FORCE (ULTIMATE).

L.SPECIAL INSPECTIONS

A. CONCRETE

1. SPOT FOOTINGS - NOT REQUIRED (IBC 1705.3 EXCEPTION 1)
2. CONTINUOUS FOOTINGS - NOT REQUIRED (IBC 1705.3 EXCEPTION 2.3)
3. SLABS - NOT REQUIRED (IBC 1705.3 EXCEPTION 3)
4. GRADE BEAMS - NOT REQUIRED (IBC 1705.3 EXCEPTION 4)
5. WALLS - NOT REQUIRED (IBC 1705.3 EXCEPTION 4)
6. ANCHOR RODS/BOLTS - REQUIRED (IBC TABLE 1705.3) SPECIAL INSPECTION MAY BE WAIVED SUBJECT TO APPROVAL OF THE BUILDING OFFICIAL.

B. STEEL

1. A325 AND A490 HIGH STRENGTH BOLTS - PERIODIC - VERIFY THAT CONNECTED MATERIALS HAVE BEEN DRAWN TOGETHER AND PROPERLY TIGHTENED
2. FIELD WELDED FILLET WELDS < 3/8" - PERIODIC - VISUAL VERIFICATION
3. FIELD WELDED COMPLETE OR PARTIAL PENETRATION WELDS - CONTINUOUS - TEST EA. WELD PER AWS D1.1
4. STEEL DECK WELDS - PERIODIC - VISUAL VERIFICATION OF COMPLIANCE



THE GENERAL CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING.

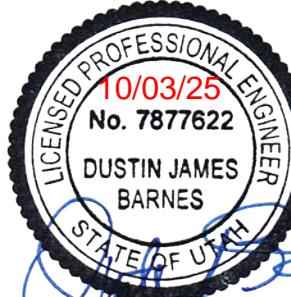
THIS PLAN IS THE PROPERTY OF IRONSIDE ENGINEERING AND SHALL NOT BE DUPLICATED IN ANY FORM OR USED AS THE BASIS FOR ANY NEW PLANS.

445 N 1500 W
OGDEN, UT 84404
(801) 923-3780
OFFICE@IRONSIDE-ENGR.COM

O.C.A. WATER STORAGE

APPROX. 4000 N 2300 W

FARR WEST, WEBER, UTAH



Scale: 1/4" = 1'-0"

SHEET:

S001

PLANS PRINTED ON 11X17 PAPER ARE 1/2 THE SCALE NOTED



THE GENERAL CONTRACTOR IS TO ASSUME
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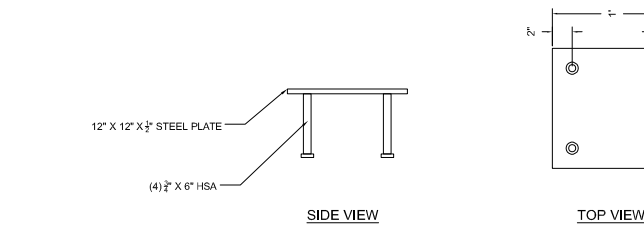
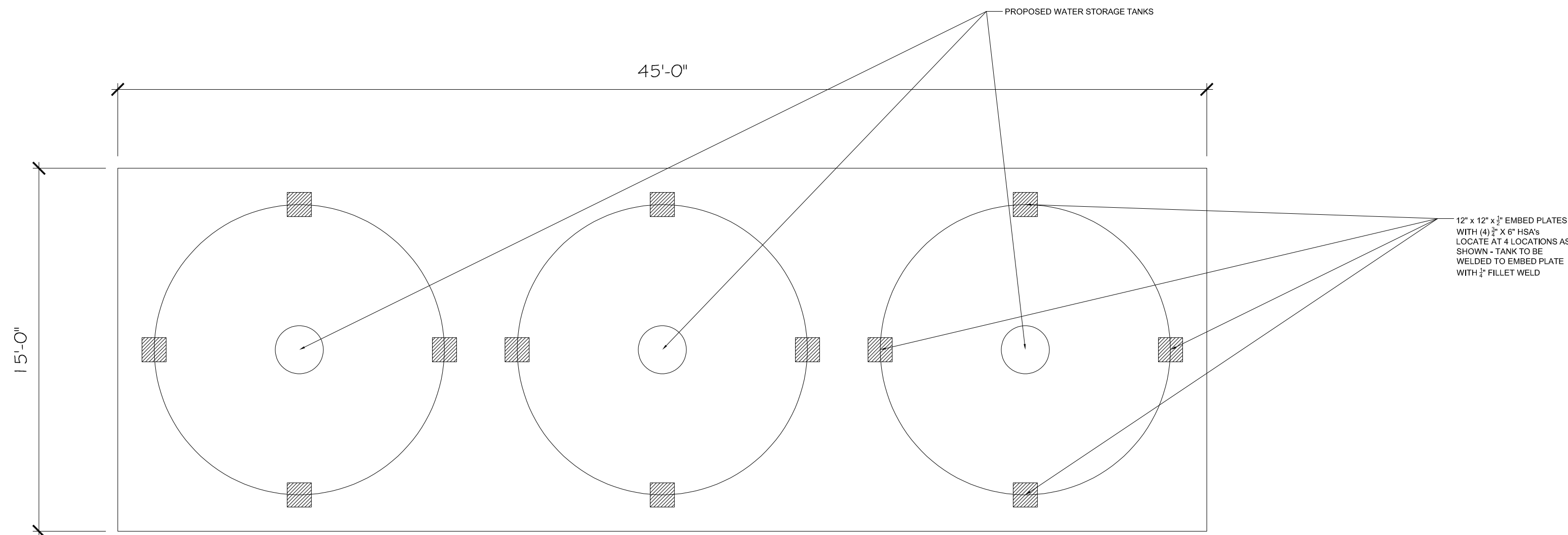


Scale: 1/4" = 1'-0"

SHEET:

S1

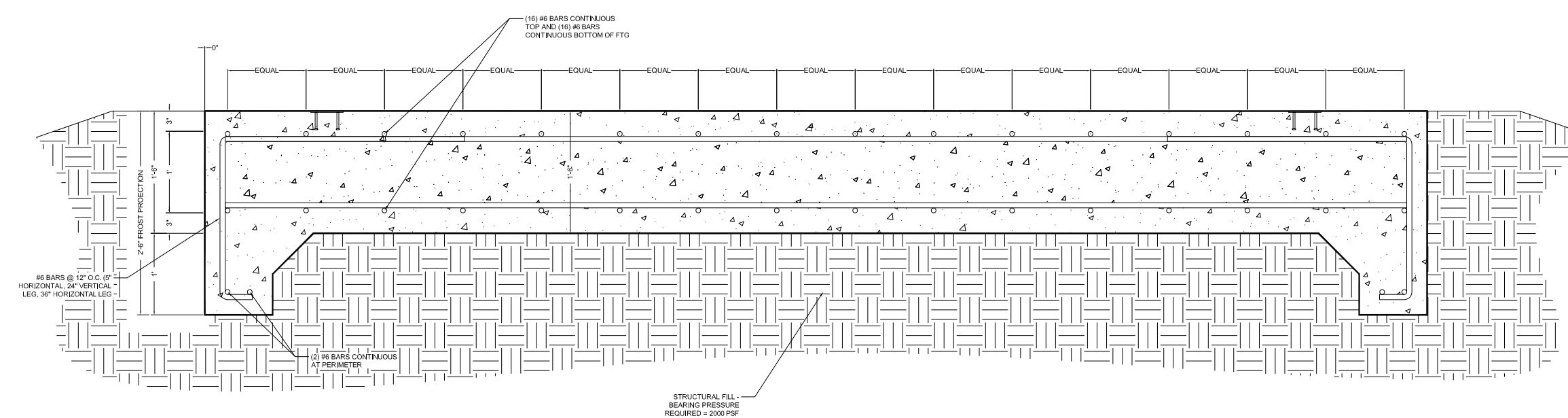
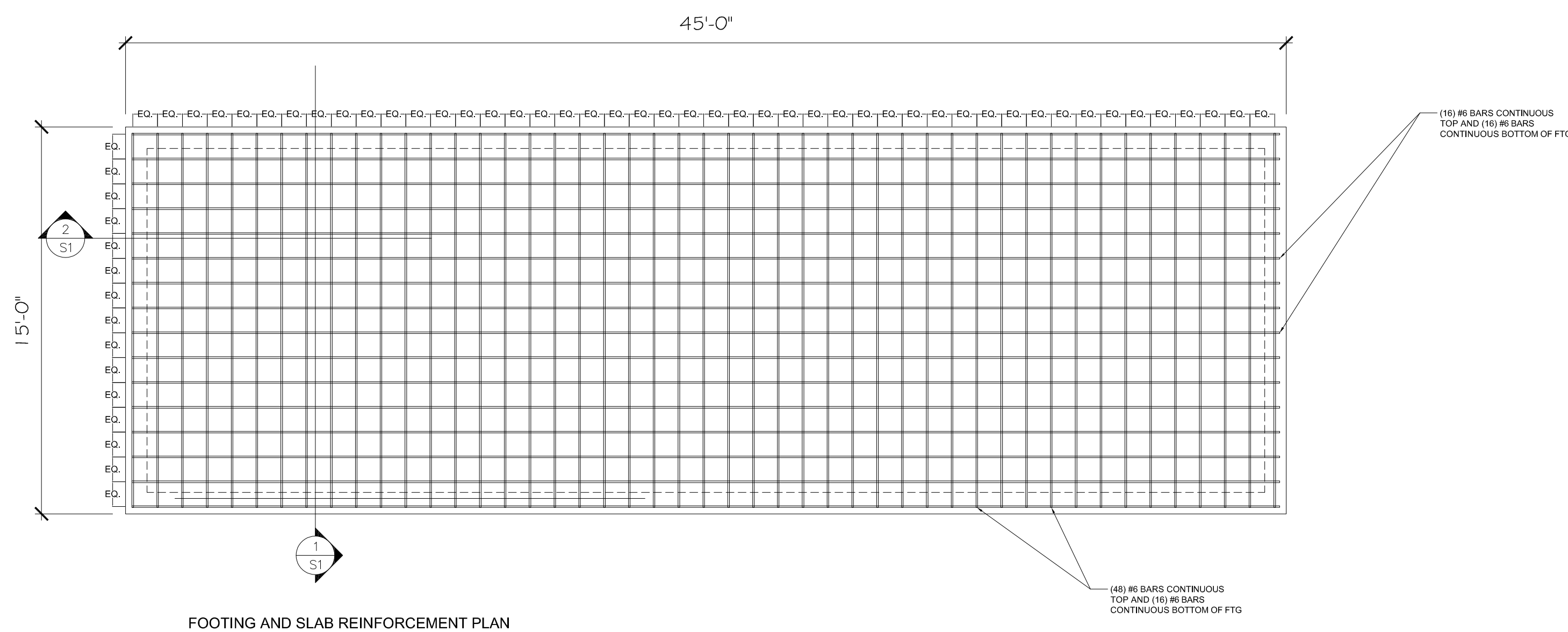
PLANS PRINTED ON 11X17 PAPER ARE 1/2 THE SCALE NOTED



3
S1 EMBED PLATE DETAIL

TANK PLACEMENT PLAN

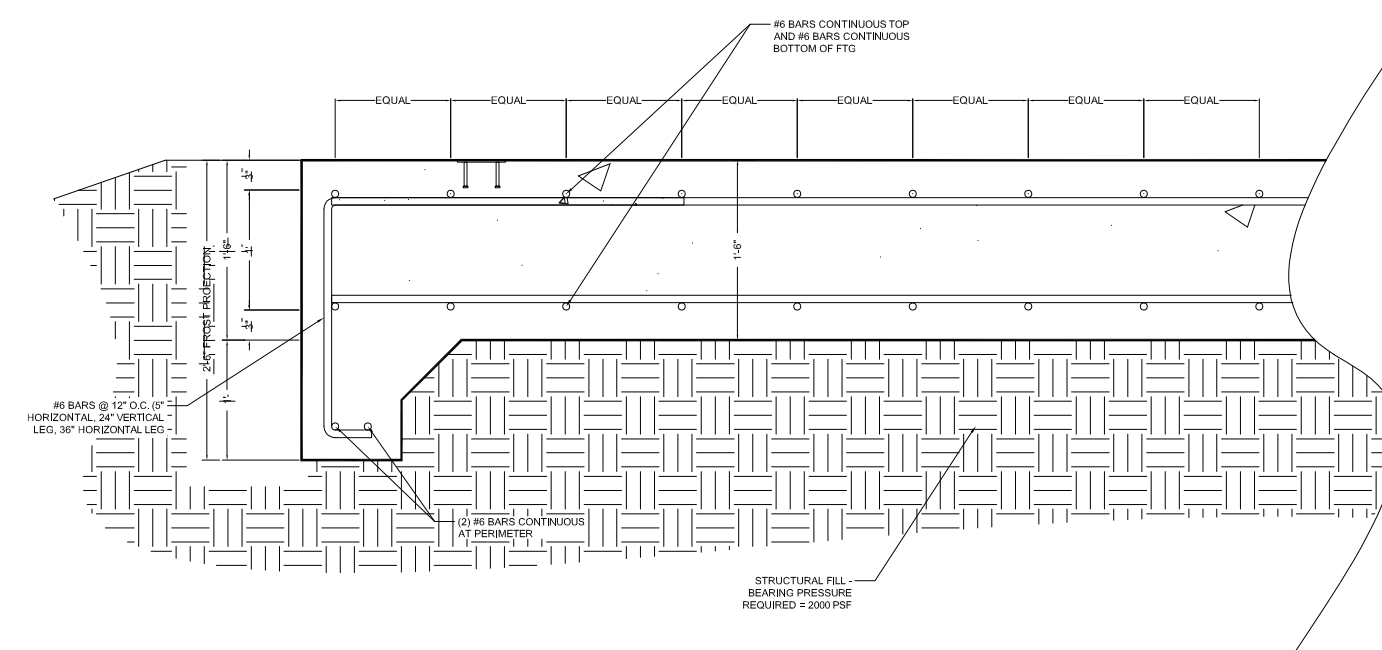
1/4" = 1'-0"



1
S1 TYPICAL X-SECTION (15FT WIDTH)

FOOTING AND SLAB REINFORCEMENT PLAN

1/4" = 1'-0"



2
S1 TYPICAL X-SECTION (45FT WIDTH)

MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **OGDEN CYCLE ASSOCIATION WATER STORAGE**
Site Plan Review

Date: October 16, 2025

Our office has completed a review of the amended site plan for the Ogden Cycle Association (OCA) and the proposed water storage tanks on their site. The OCA is planning to construct 3 new water storage tanks on a reinforced concrete pad to store water for their track watering and dust control operations. The work will include construction of a 4' embankment, reinforced concrete pad, and installation of three 12' diameter by 20' tall storage tanks. The submitted site plan shows the location of these new tanks to the north of their existing pump house. This is the extent of the work and changes to their existing site.

The existing zone is A-1 and there is nothing in the city ordinance that addresses tanks such as these. The tanks are shown about 12' from their east property line. If these are considered accessory buildings/structures, then the minimum side setback for a 20' structure would be 10', which this plan meets. We don't see any drainage concerns or any other concerns that would affect the City. We recommend approval of the submitted site plan at this time.



Farr West City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date 10-13-25 Applicant Name Steven Petersen (PETERSEN PROPERTIES, INC.)

Mailing Address 2444 West 2000 North Farr West Utah
84404

Phone Number [REDACTED]

Email: [REDACTED]

Property address of proposed conditional use 2444 West 2000 North Current Zoning: A1

Parcel # 190390054

Please list the requested conditional use as listed within the city zoning ordinance

A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community. The request is to build an
agriculture building to store farm equipment. The building exceeds the 2000 Sq. feet currently allowed in
the Farr West Ordinance. We understand the strict requirements of the agriculture building and will adhere
to
them.

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses. Does not
apply.

C) Explain how the proposed use will comply with the regulations and conditions specified in this title for such use.

It will comply with all the requirements for an agriculture building in an agriculture zoned
area.

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

 Does not
apply. _____

E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole. Where there are no utilities being installed, there will be no impact. _____

Date Application & \$100.00 Processing Fee received _____
Steven M. Peterson Property Owner? ☒ N
Signature of Applicant

Received by _____

Date of public hearing: _____

Date application was Approved Denied by Planning Commission _____

Conditions/Reasons

Date application was Approved Denied by City Council: _____

Conditions/Reasons

Planning Commission Chair _____

Mayor _____

No Sketches Available



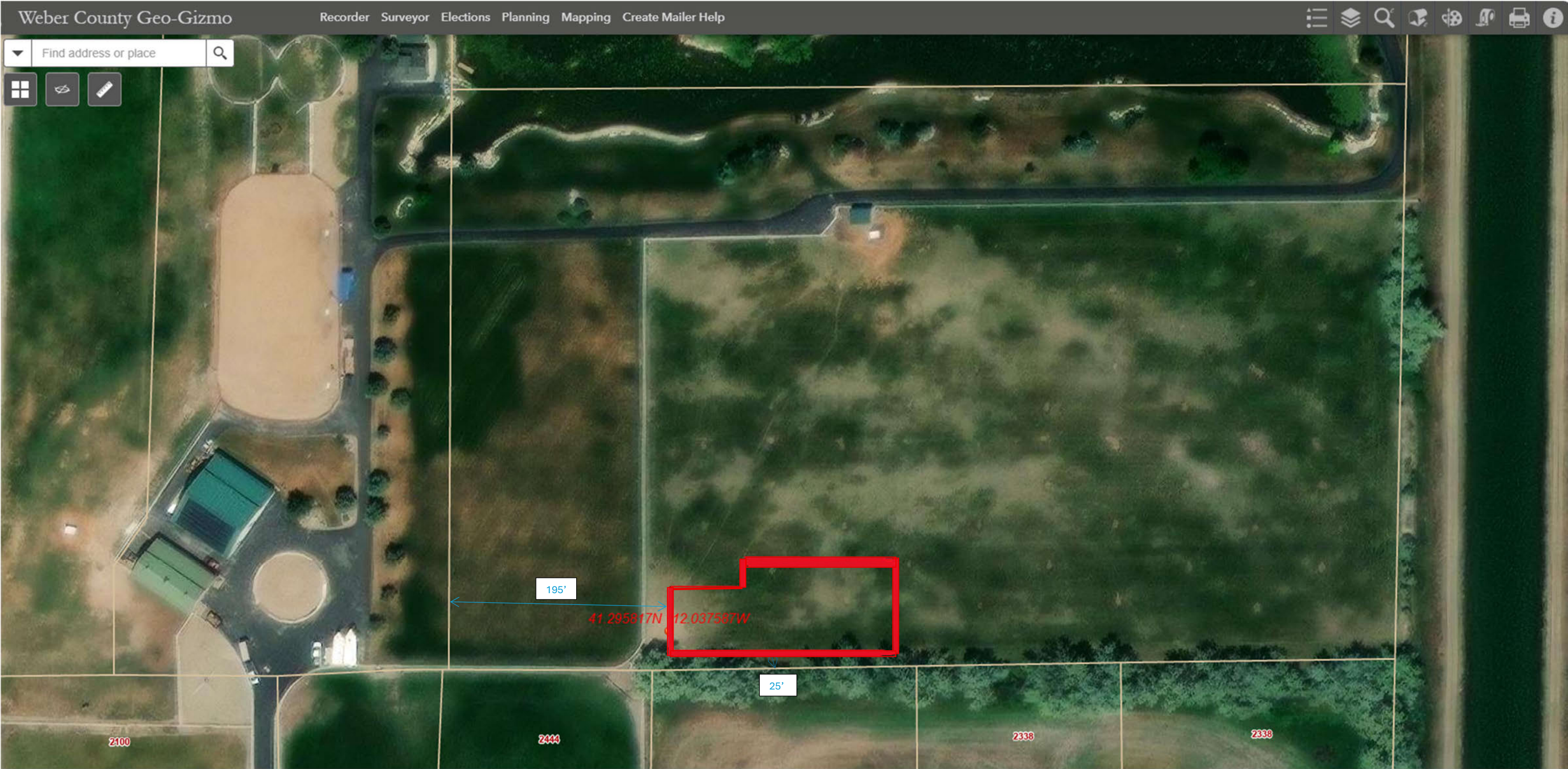
**Property Characteristics for 190390054
as of Oct-15-2025 11:10:30am**

Parcel Number: 190390054

Property Characteristics	
Assessment Data Year:	2025
Lot Size:	10.5 Acres
Land Type:	Agricultural
Neighborhood:	

Building Characteristics	
Building:	#1
Property Type:	N/A
Style:	N/A
Exterior:	N/A
Roof Cover:	N/A
Quality:	N/A
Year of Construction:	N/A
Gross Living Area (Above-Grade):	0 ft ²
Basement Square Feet:	0 ft ²

Building Sketches



Parcel: 190390054