

SPECIAL COUNCIL MEETING PACKET

Racker Rezone Application

768 W. Christopher Circle, Kaysville, UT 84037

Rezone: RA → R-1-20 | Purpose: Breezeway connection only

Prepared by Nick and Heidi Racker for the Kaysville City Council

Contents: Core Arguments · Project Overview · Exterior Renderings · Legal Framework · CC&R Analysis · Exhibit A (Neighbor Correspondence) · Exhibit B (Neighborhood Structure Comparables)

Core Arguments

1. The only question before this Council is a five-foot breezeway. The building itself is permitted, vested, fabricated, and non-negotiable.
2. The Kaysville City Planning Commission reviewed this application on the merits and voted 5-1 to recommend approval. City staff recommended approval throughout the process.
3. Utah Code 10-9a-509 entitles the applicant to approval of a land use application that conforms to applicable regulations. No compelling countervailing public interest has been identified in writing.
4. Utah Code 10-9a-534 prohibits the city from conditioning approval on exterior building materials, colors, or roof type. Council Member Blackham correctly identified this legal exposure at the June 18 meeting.
5. CC&Rs are private civil matters outside the city's jurisdiction, as confirmed by the planning commission's own legal counsel and reiterated by Council Member Blackham.
6. Even if the CC&Rs were relevant to a city land use decision, the exterior-material restriction in Article V, Section 2 applies to “residences” only. The Racker building is a permitted accessory structure, not a residence.
7. The building's structural engineer of record has advised that the as-engineered cold-formed steel frame was not designed to carry the dead load of a masonry veneer such as brick or stucco, nor the resulting increase in wind shear demand on the structure. A brick or stucco exterior is not a stylistic option available to the applicant on this building — it is a structural impossibility under the permitted engineered design without a full re-engineering of the frame and foundation.
8. Selective enforcement: the O'Brien steel building at 728 Brandon Dr sits within the same CC&R-governed plats with zero enforcement action, and numerous additional non-brick, non-stucco accessory structures exist throughout the neighborhood without objection (see Exhibit B).
9. The neighbor who spoke against the application at city council (Garlick) has a non-brick, non-stucco shed of his own, visible from Kays Drive, and subsequently visited the building department attempting to have the applicant's valid permits rescinded. The city attorney confirmed on June 23, 2026 that the permits are valid.
10. The directly adjacent rear neighbor, the Warnick family, fully supports this application.
11. Brent Toller, the most vocal opponent at the planning commission hearing, has since withdrawn his opposition and issued a written apology (Exhibit A).
12. Financial harm of continued delay: \$2,000/month in Steelbilt storage fees, over \$500,000 in total project investment to date, and a fully fabricated steel building ready for erection.

Requested Action

We respectfully request that the City Council accept the Planning Commission's 5-1 recommendation and approve the rezone of 768 W. Christopher Circle from RA to R-1-20. This administrative adjustment allows the applicants to proceed with a fully permitted, structurally engineered project that is consistent with the surrounding R-1-20 neighborhood.

Project Overview

Exterior Renderings (For Color Reference)



Front/corner elevation — white R-panel siding, black wainscoting, black standing seam roof and trim.



Full side elevation — same finish package, showing garage door and window placement.

Controlling Legal Framework

Utah Code § 10-9a-509 — Right to Approval

An applicant is entitled to approval of a land use application if the application conforms to the requirements of the applicable land use regulations, land use decisions, and development standards in effect when the applicant submits a complete application and pays application fees.

Utah Code § 10-9a-534 — Building Design Elements

A municipality may not impose a requirement for a building design element on a one or two family dwelling. Building design elements include exterior color, type or style of exterior cladding material, and roof materials.

Utah Code § 10-9a-306(2) — Ambiguity Favors the Applicant

If a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.

Utah Code § 10-9a-801(3) — Standard of Review

A land use decision is reviewed for correctness or is presumed valid unless it is arbitrary and capricious — that is, not supported by substantial evidence — or illegal. A denial on this record would be both.

CC&R Analysis

Threshold point: CC&Rs are private civil covenants between lot owners. The City Council has no legal authority to enforce or interpret them, and a land use decision made on that basis would be outside the city's jurisdiction. This was confirmed by the planning commission's own legal counsel and reiterated by Council Member Blackham at the June 18, 2026 meeting. Any dispute over the CC&Rs belongs in a civil courtroom between the affected lot owners, not before this Council.

- The Architectural Control Committee (Article II) has been defunct for decades, with no successor elected.
- Article V, Section 2 restricts exterior materials for “residences” only. The Racker building is a permitted accessory structure, not a residence.
- Article V, Section 1 requires completion within one year of construction start. Construction began late March 2026; the applicants are on track for the late March 2027 deadline.
- The building's structural engineer of record has confirmed that the permitted cold-formed steel frame was not engineered to carry a brick or stucco veneer or the associated wind shear loads, making the CC&R exterior-material provision physically impossible to satisfy on this structure even if it applied.
- Selective enforcement is well documented: the O'Brien steel building (728 Brandon Dr) sits in the same CC&R-governed plats with zero enforcement action, and numerous RV, trailer, and non-conforming structure violations exist throughout the neighborhood with no enforcement history (see Exhibit B).

Exhibit A — Neighbor Correspondence

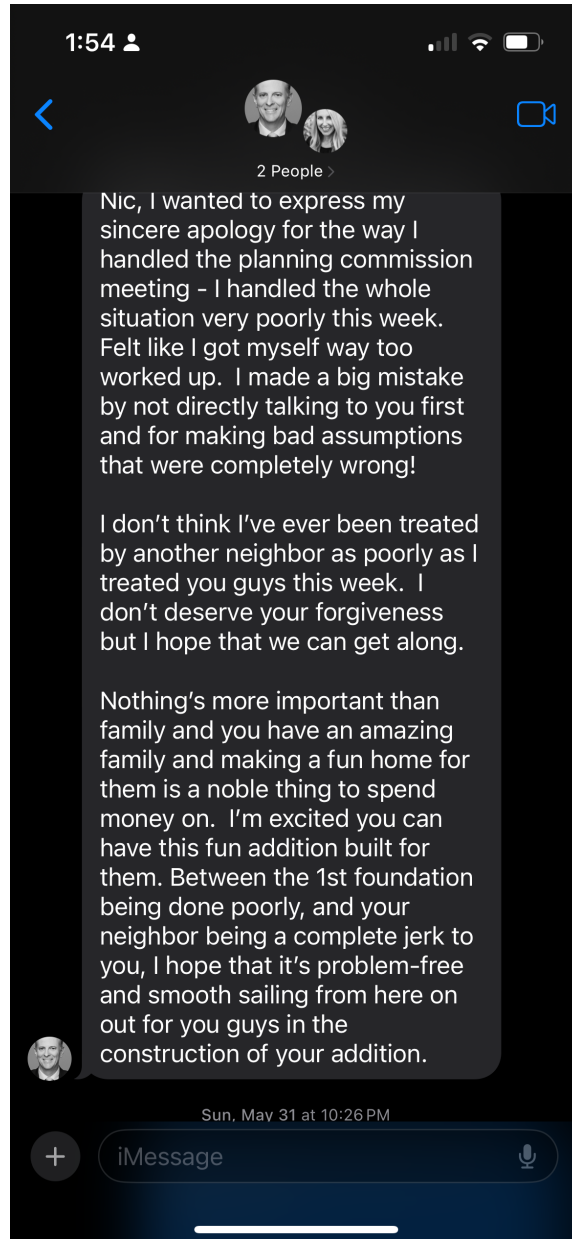


Exhibit B — Neighborhood Structure Comparables

Photo 1: 419 S Kays Dr, Kaysville, UT



Blue-gray wood shed, visible from Kays Drive frontage.

Photo 2: 474 Joshua Dr, Kaysville, UT



Two-story metal accessory building, tan siding with dark brown wainscoting, standing seam roof. Comparable scale to the Racker building, visible from the street.

Photo 3: 468 Joshua Dr, Kaysville, UT



Two-story accessory garage with red board-and-batten siding and dark charcoal upper gable. Primary residence is brick; accessory structure is non-matching, non-brick material. Visible from the street.

Photo 4: 436 Joshua Dr, Kaysville, UT



Tan wood-sided shed at driveway edge, directly beside a two-story brick residence.

Photo 5: 448 Joshua Dr, Kaysville, UT



Gambrel-roof barn-style shed plus attached tan-sided outbuilding, both visible above the fence line from the street.

Photo 6: 728 Brandon Dr, Kaysville, UT (O'Brien)



White R-panel steel accessory building with black trim and roof, located within the same CC&R-governed plat as the Racker property. No enforcement action has been taken against this structure. Central evidence for selective enforcement.

Photo 7: 868 Brandon Dr, Kaysville, UT



Two non-brick accessory sheds visible through the fence line.

Photo 8: 809 Charles Dr, Kaysville, UT



Tan/beige wood shed with asphalt shingle roof, non-brick, non-stucco.

Photo 9: 804 Chelsie Dr, Kaysville, UT



Metal carport/garage structure with a large RV stored in open carport, situated directly on Kays Drive.

Photo 10: 773 Old Mill Ln, Kaysville, UT



Vinyl-sided detached two-car garage with a travel trailer stored in the side yard/driveway -- also relevant to the CC&R Article V Section 5 RV-storage provision, which is widely unenforced in the neighborhood.

Photo 11: 889 W Old Mill Ln, Kaysville, UT



Weathered gray wood shed with metal roof, visible from the shared path/lot line.

Photo 12: 762 Mindy Cir, Kaysville, UT



Dark gray shed with composite/vinyl siding and shingled roof, prominent in a corner-lot front yard.

Photo 13: Water Mill Way, Kaysville, UT (address to be confirmed)



Gray composite-sided shed visible above the vinyl fence line; primary residence is stucco/stone, accessory structure is a different, non-masonry material.

Photo 14: 445 S Sunset Dr, Kaysville, UT



Large steel building, similar scale, with roll-up doors.

Photo 15: 509 S Sunset Dr, Kaysville, UT



Red metal-sided detached garage directly adjacent to a brick primary residence.

Photo 16: 370 S Kays Dr, Kaysville, UT



White shed, tan detached garage, and multiple trailers stored in plain view from Kays Drive -- direct rebuttal to any claim that Kays Drive carries special restrictions on accessory structures.

Photo 17: 761 Christopher Cir, Kaysville, UT



Two-tone gray shed/garage with black trim, located directly across the street from the Racker property.

Photo 18: 810 Brandon Dr, Kaysville, UT (Garlick)



Gray/white vertical board-sided shed belonging to the neighbor who spoke against the application at city council and subsequently attempted to have the permits rescinded. Not brick or stucco, and visible from Kays Drive -- the same street this neighbor argued must be protected from non-conforming exterior materials.

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ABBREVIATIONS

A	AMPS	EL	ELEVATION	MAX	MAXIMUM	SD	SMOKE DETECTOR
AFF	ABOVE FINISH FLOOR	ELEC	ELECTRICAL	MDF	MEDIUM DENSITY	SECT	SECTION
AFG	ABOVE FINISH GRADE	ELEV	ELEVATOR		FIBERBOARD	SG	SAFETY GLASS
AL	ALUMINUM	EQ	EQUAL	MECH	MECHANICAL	SGD	SLIDING GLASS DOOR
ALT	ALTERNATE	EQUIP	EQUIPMENT	MED	MEDIUM	SH	SHEET
ASPH	ASPHALT	EST	ESTIMATE	MFR	MANUFACTURER	SIM	SIMILAR
AVG	AVERAGE	EXH	EXHAUST	MIN	MINIMUM	SPECS	SPECIFICATIONS
AWG	AMERICAN WIRE GAGE	FA	FIRE ALARM	MISC	MISCELLANEOUS	SPKR	SPEAKER
BKR	CIRCUIT BREAKER	FC	FIBER CEMENT	MTL	METAL	SF	SQUARE FEET
BRG	BEARING	NIC	FLOOR DRAIN	NTL	NOT IN CONTRACT	SI	SQUARE INCH
C	CEILING MOUNTED	FG	FIBERGLASS	NTS	NOT TO SCALE	STD	STANDARD
CIP	CAST IN PLACE	FDN	FOUNDATION	NO	NUMBER	STL	STEEL
CJ	CONTROL JOINT	FIN	FINISH	NOM	NOMINAL	SUSP	SUSPENDED
CAB	CABINET	FL	FLOOR	OC	ON-CENTER	SYS	SYSTEM
CKT	CIRCUIT BREAKER	FTG	FOOTING	CHD	OVERHEAD DOOR	T&G	TONQUE AND GROOVE
CLG	CEILING	GA	GAUGE	OPNG	OPENING	TEMP	TEMPERED GLASS
CLR	CLEAR	GAR	GARAGE	PL	PROPERTY LINE	TOB	TOP OF BEAM
CO	CARBON MONOXIDE	GFI	GROUND FAULT CIRCUIT	PL	PLATE	TOF	TOP OF FOOTING
COL	COLUMN		INTERRUPTER	PLY	PLYWOOD	TOW	TOP OF WALL
COMB	COMBINATION	GL	GLASS	PSF	POUNDS PER SQUARE	TV	TELEVISION
CONC	CONCRETE	GLB	GLU-LAM BEAM		FOOT	TYP	TYPICAL
CONST	CONSTRUCTION	GYP	GYPSUM	PSI	POUNDS PER SQUARE	UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	HB	HOSE BIBB		INCH		VAPOR BARRIER
CU	COPPER	HOZ	HORIZONTAL	PVC	POLYVINYL CHLORIDE	VB	VOLT AMP
DW	DISHWASHER	IG	ISOLATED GROUND	PWR	POWER	VA	VERTICAL
DBL	DOUBLE	INSUL	INSULATION	QTY	QUANTITY	VERT	VERTICAL
DEMO	DEMOLITION	INT	INTERIOR	R	RADIUS	WC	WATER CLOSET
DIA	DIAMETER	J-BOX	JUNCTION BOX	RO	ROUGH OPENING	WP	WEATHERPROOF
DIM	DIMENSION	JCT	JUNCTION	REF	REFRIGERATOR	WT	WEIGHT
DN	DOWN	LED	LIGHT EMITTING DIODE	REF	REFERENCE	W/	WITH
DR	DOOR	LF	LINEAR FEET	REINF	REINFORCED	W/O	WITHOUT
EF	EXHAUST FAN	LAT	LATERAL	REQ'D	REQUIRED	WH	WATER HEATER
EW	EACH WAY	LT	LIGHT	REV	REVISION	WIC	WALK-IN-CLOSET
EA	EACH	LTG	LIGHTING	RM	ROOM		

GENERAL PLUMBING, GAS & HVAC NOTES:

- ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH THE IRC.
- ALL PLUMBING VENTS THROUGH THE ROOF TO BE MINIMUM 3" PIPE.
- PROVIDE EXPANSION TANK ON THE CULINARY WATER SYSTEM.
- WATER HEATER TO BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLUANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE IRC & IFGC.
- PROVIDE COMBUSTION AIR FOR ALL FUEL-BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. PROVIDE MINIMUM 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF APPLIANCE. PROVIDE MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE.
- HOT WATER SUPPLIED TO BATHTUBS AND WHIRL POOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBO TUB/SHOWER VALVE.
- EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN HAZARDOUS LOCATIONS AND PUBLIC GARAGES, PRIVATE GARAGES, AND PARKING GARAGES. ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE DIRECTLY WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE PRIVATE GARAGE.
- APPLIANCES LOCATED IN PRIVATE GARAGES SHALL BE INSTALLED WITH A MIN. CLEARANCE TO 6 FEET ABOVE THE FLOOR, EXCEPT WHERE THE APPLIANCE IS PROTECTED FROM MOTOR VEHICLE IMPACT.

GENERAL ELECTRICAL NOTES:

- CONCRETE ENCASED ELECTRODE REQUIRED AS PER IRC.
- ALL RECEPTACLES TO BE TAMPER RESISTANT.
- RECEPTACLES IN BATHROOM, KITCHEN, GARAGE, OR LOCATED OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPT SYSTEM (GFI).
- SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM THE CEILING. SMOKE DETECTORS ARE REQUIRED PER IRC. INCLUDING EACH SLEEPING AREA AND OUTSIDE EACH SLEEPING AREA. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER THE IRC.
- ARC FAULT CIRCUIT INTERRUPTER PROTECTION NOT REQUIRED PER UTAH AMENDED CODE.
- ALL LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE INSTALLED PER THE IRC.
- VENT DRYER WITH 4" METAL DUCTING AND TERMINATE WITH METAL TERMINATION CAP. DRYER VENT LENGTH MUST MEET REQUIREMENTS OF IRC.
- A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- BATH VENTS SHALL VENT TO THE OUTSIDE.

SOIL CONDITION NOTES:

- CONTRACTOR SHALL REFER TO SOILS REPORT PRIOR TO EXCAVATION. COORDINATE ANY FOUNDATION DRAINS, SOIL BEARING PRESSURE, OR OTHER REQUIREMENTS WITH THE APPROPRIATE PROFESSIONAL.
- GUTTERS SHALL EXTEND AND DISCHARGE BEYOND THE AREA OF BACK FILL.
- ALL ORGANICS, TOPSOIL, EXISTING FILL AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM PROPOSED BUILDING AREAS. UNDOCUMENTED FILL LEFT BELOW PAVEMENT AND FLATWORK AREAS COULD LEAD TO ADVERSE LONG TERM SETTLEMENT.

GENERAL PLAN ELEVATION NOTES:

- DO NOT SCALE ELEVATION DRAWINGS.
- ALL RAILS MUST BE 36" HIGH AND SHALL NOT ALLOW A 4" SPHERE TO PASS BETWEEN BALUSTERS.
- STAGGER VERTICAL JOINTS OF PLANK.
- CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 6" PER IRC.
- ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER IRC BASED ON SLOPE OF ROOF AND WIND RESISTANCE.
- GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS.
- MASONRY TO NOT TERMINATE ON OUTSIDE CORNER, UNLESS APPROVED BY CONTRACTOR/OWNER.
- PROVIDE 24" O.C. BLOCKING FOR VERTICAL SIDING PER IRC.

GENERAL ROOF NOTES:

- ROOF COVERINGS SHALL BE INSTALLED ACCORDING TO THE IRC. SEE IRC FOR APPROPRIATE UNDERLAYMENT APPLICATION AND ATTACHMENT BASED ON ROOF COVERING MATERIAL, ROOF SLOPE, WIND SPEED, ETC. PROVIDE ICE SHIELD EXTENDING FROM THE EAVES TO A POINT AT LEAST 24 OR 36 INCHES (DEPENDING ON SLOPE) INSIDE THE EXTERIOR WALL LINE.
- ROOF VALLEYS SHALL BE INSTALLED PER LINING REQUIREMENTS OF IRC.
- BASE FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE CONTINUOUS OR STEP FLASHING AND SHALL NOT BE LESS THAN 4" IN HEIGHT OR WIDTH AND SHALL DIRECT WATER AWAY FROM THE VERTICAL SIDEWALL ONTO THE ROOF OR GUTTER. SEE IRC FOR CONDITIONS SPECIFIC TO THE VERTICAL WALL BUILDING MATERIAL.
- FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THRU THE ROOF PLANE.
- CRICKETS AND SADDLES SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30" WIDE. CRICKET AND SADDLE COVERINGS SHALL BE SHEET METAL OR THE SAME MATERIAL AS THE ROOF COVERING. SEE IRC FOR SKYLIGHT EXCEPTIONS.
- ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
- PROVIDE CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1/300 IF NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS PER IRC. PROVIDE INSULATION BAFFLES IN ATTIC AT PERIMETER.
- PROVIDE A MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILINGS.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, DRILLED, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONCURRENCE AND APPROVAL OF REGISTERED DESIGN PROFESSIONAL.

GENERAL PLAN NOTES:

- CONTRACTOR/OWNER IS TO VERIFY ALL PLAN INFORMATION IS CORRECT PRIOR TO STARTING CONSTRUCTION.
- ALL EXTERIOR WOOD FRAMED WALLS OF THE LIVING SPACE (INSULATED) ARE TO BE LIGHT GAUGE STEEL UNLESS NOTED OTHERWISE. EXTERIOR GARAGE WALLS TO BE LIGHT GAUGE STEEL. INTERIOR FRAMED WALLS TO BE 2x4 UNLESS NOTED OTHERWISE.
- NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL LOCAL AND STATE ORDINANCES.
- COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY GENERAL CONTRACTOR.
- GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS, DEVICES, FIXTURES AND EQUIPMENT SHALL BE FOLLOWED.
- CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE TO SPECIFY AND COORDINATE THE FOLLOWING ITEMS PRIOR TO START OF CONSTRUCTION:
 - SPECIFY ALL MATERIAL COLORS AND FINISHES.
 - COORDINATE SIZES OF ALL APPLIANCES AND EQUIPMENT TO ENSURE PROPER PLACEMENT AND FIT IN CABINetry AND FRAMING.
 - SPECIFY APPROVED MANUFACTURERS.
 - COORDINATE AND SPECIFY TYPES OF WALL COVERINGS, PAINT, FLOORING, TRIM STYLES, PLUMBING FIXTURES, ELECTRICAL FIXTURES, HARDWARE, CABINETS, COUNTERTOPS, DOORS, WINDOWS, ETC.
- TOILET, BATH AND SHOWER FIXTURES SHALL BE SPACED IN ACCORDANCE WITH IRC.
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE REQUIREMENTS OF IRC AND CONTRACTOR SHALL VERIFY ALL EGRESS WINDOWS MEET THESE REQUIREMENTS PRIOR TO ORDERING.
- ALL WINDOW WELLS TO PROVIDE MINIMUM NET CLEAR OPENING OF 9 SQ FT WITH A MINIMUM DIMENSION OF 36 INCHES. PROVIDE PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44 INCHES DEEP.
- LANDINGS AT EXTERIOR DOORS SHALL MEET THE REQUIREMENTS OF IRC. LANDING IS NOT REQUIRED AT STEPS FROM GARAGE TO HOUSE.
- ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD. GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH.
- STAIRS SHALL MEET THE REQUIREMENTS OF IRC AND LAYOUT SHALL BE VERIFIED THAT IT MEETS CODE BY CONTRACTOR AND FRAMING SUB CONTRACTOR PRIOR TO BUILDING OF STAIRS.
- COORDINATE WITH CONTRACTOR/OWNER FOR ANY PLANS SHOWN WITH OPTIONS.
- TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT OF STAIRS, OR GLAZING WITHIN 5 FT OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT OF HUMAN IMPACT.
- PROVIDE NOT LESS THAN 1/4 INCH GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL AND CEILING SEPARATING A GARAGE AND A DWELING. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE ASSEMBLY AND THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED WITH NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD ON THE CEILING.
- SEE RESCHECK SUBMITTAL FOR INSULATION VALUES AND IECC COMPLIANCE. FINAL RESCHECK CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL.
- DOORS FROM DWELLINGS TO THE GARAGE SHALL BE 1-3/8" THICK SOLID CORE OR 20 MIN FIRE RATED AND MUST BE SELF-CLOSING.
- ALL TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER. GREEN BOARD IS NOT ALLOWED IN THIS APPLICATION.
- FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10' HORIZONTALLY AND VERTICALLY AT FLOOR AND CEILING LINES, AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR FACTORY BUILT CHIMNEYS, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES.
- PROVIDE FLASHING OVER ALL EXPOSED WOOD CONNECTIONS (RIM JOIST CONNECTION TO STRUCTURE, DECK JOIST TO RIM JOIST, AND DECK JOIST TO DECK BEAMS) AND AT ANY WOOD PROJECTIONS FROM THE HOME PER IRC.

CODE ANALYSIS:

BUILDING:	2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AND STATE/LOCAL AMENDMENTS
MECHANICAL:	2021 INTERNATIONAL BUILDING CODE (IBC) IF REQ.
ELECTRICAL:	2021 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING:	2020 NATIONAL ELECTRICAL CODE (NEC)
ENERGY:	2021 INTERNATIONAL PLUMBING CODE (IPC)
	2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND UTAH AMENDMENTS
FIRE:	2021 INTERNATIONAL FIRE CODE (IFC)
	2021 INTERNATIONAL FUEL GAS CODE (IFGC)

INSULATION REQUIREMENTS:

PER RESCHECK:

EXTERIOR WALLS:	R-15 (2x4), R-19 (2x6)
ROOF/ATTIC:	R-38
CANTILEVERS:	R-30
UNFINISHED BASEMENT WALLS:	R-11 (CONTINUOUS)
FINISHED BASEMENT WALLS:	R-13 (CAVITY)
WALKOUT CONC. SLAB:	R-10 (CONTINUOUS) UNDER SLAB 24" MIN.
WINDOWS:	U-0.35 MAX.; LOW-E

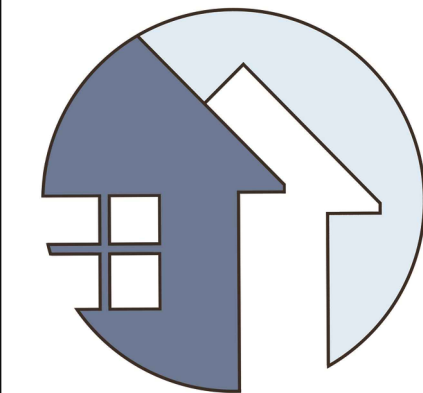
SEE SUBMITTED RESCHECK FOR ADDITIONAL INFORMATION.

PROJECT DATA:

FOUNDATION HEIGHT:	SLAB ON GRADE
1ST FLOOR PLATE HEIGHT:	VARIES
INTERIOR WALL FRAMING:	STEEL
EXTERIOR GARAGE WALL FRAMING:	STEEL
SPORTS COURT:	1753 SF
MEZZANINE:	999 SF
AUTO SHOP:	999 SF
ENCLOSED STAIRS:	138 SF
SHOP:	720 SF
DESIGNER:	J.H.
DRAFTER:	J.H.

SHEET INDEX:

G001:	GENERAL NOTES
A101:	MAIN FLOOR PLAN
A102:	UPPER FLOOR PLAN
A103:	FOUNDATION LAYOUT PLAN
A104:	ROOF LAYOUT PLAN
A201:	ELEVATIONS
A202:	ELEVATIONS
A301:	GENERAL NOTES & DETAILS
E101:	MAIN FLOOR ELECTRICAL PLAN
E102:	UPPER FLOOR ELECTRICAL PLAN



JAD
JEFF ADAMS DESIGN
Signature Collection

JEFF ADAMS DESIGN, LLC
1314 W 11400 S #200
SOUTH JORDAN, UT 84095
801-878-6244

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING IS CORRECTNESS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONALS, SUCH AS CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.
3. ANY CHANGES TO THESE PLANS MUST BE MADE IN A MANNER THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRICTEST COMPLIANCE.
4. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
5. THESE PLANS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.
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PLAN NAME:

**RACKER
GARAGE
(COMBINED)**
ADDRESS:
**768
CHRISTOPHER
CIR.
KAYSVILLE, UT**

DATE:
2026-05-27
PROJECT NUMBER:
2025-1484
TYPE:
CONSTRUCTION DOCS.
SHEET NAME:

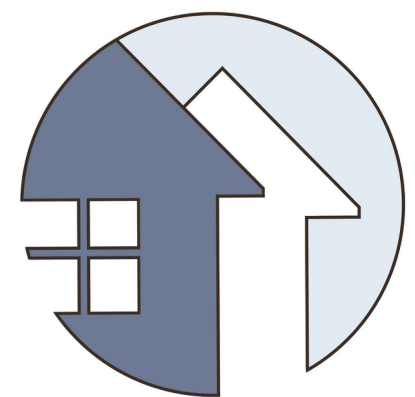
**GENERAL
NOTES**

SHEET NUMBER:

G001

RACKER GARAGE

KAYSVILLE, UT



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JEFF ADAMS DESIGN
Signature Collection

JEFF ADAMS DESIGN, LLC
1314 W 11400 S #200
SOUTH JORDAN, UT 84099
801-878-6244

THESE PLANS ARE NOT PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO INSURE THE DRAWING.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR COORDINATING DEVIATIONS FROM THESE PLANS WITH THE APPROPRIATE PROFESSIONAL. SUCH CHANGES MUST BE APPROVED BY THE PROFESSIONAL DESIGNER.
3. THE CONTRACTOR IS TO ENSURE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRICT COMPLIANCE.
4. THE CONTRACTOR SHALL BE USED IN ACCORDANCE WITH THE APPROVED DRAWING SET.
5. THE CONTRACTOR SHALL CONSULT DESIGNER, AT ANY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR, OMISSION, OR CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.

THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR OWNER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

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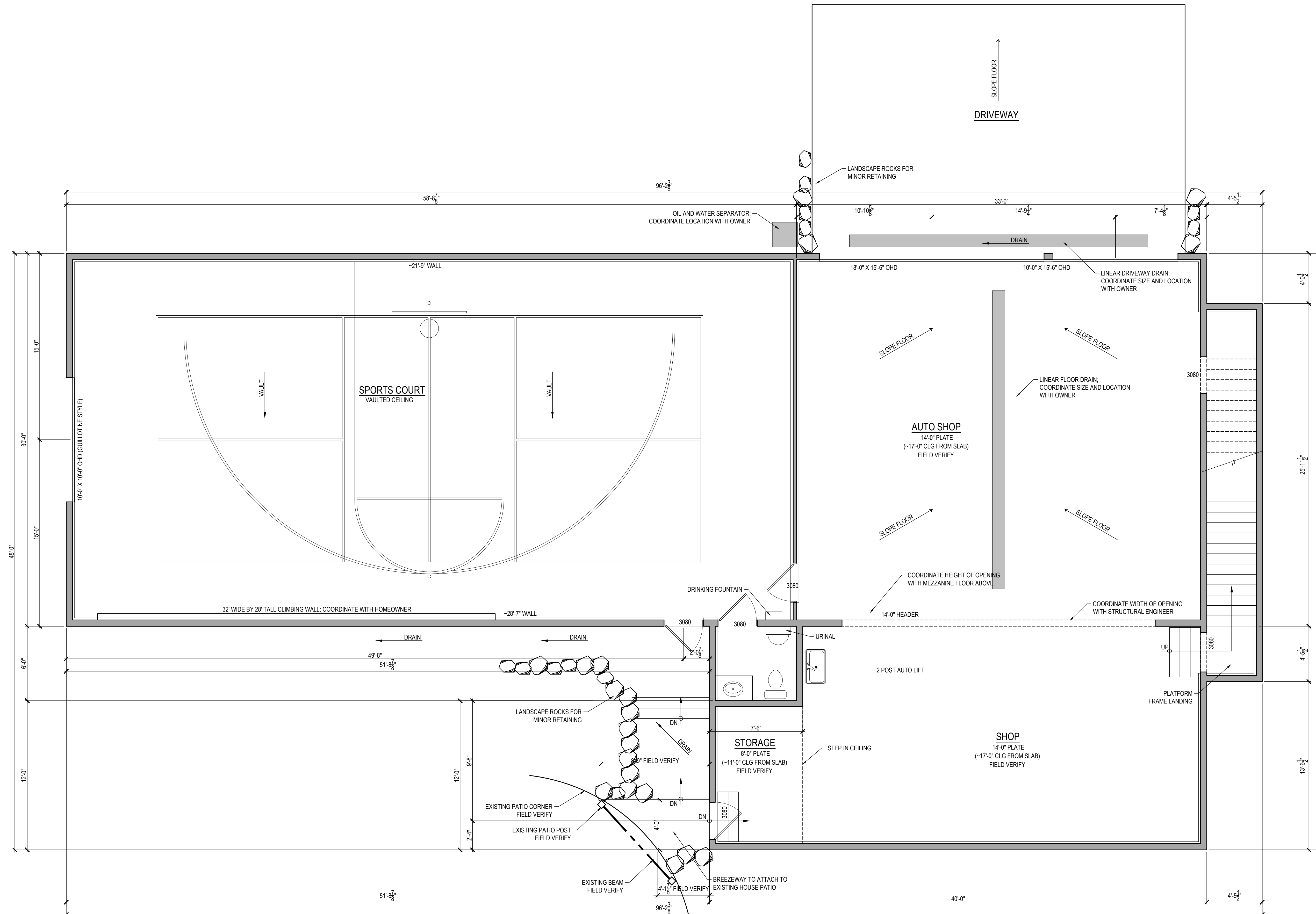
PLAN NAME:
RACKER
GARAGE
(COMBINED)
ADDRESS:
768
CHRISTOPHER
CIR.
KAYSVILLE, UT

DATE: 2026-05-27
 ROAD PROJECT NUMBER: 2025-1484
 SHEET: CONSTRUCTION DOCS.
 SHEET NAME:

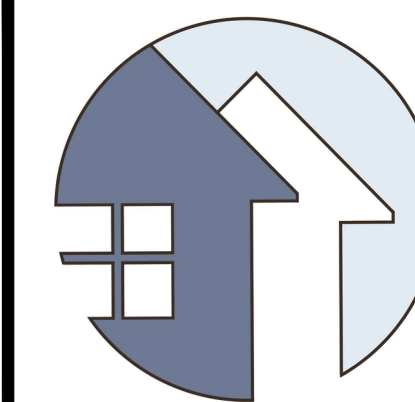
SITE PLAN

SHEET NUMBER: _____

SP01



1 MAIN FLOOR PLAN



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Signature Collection

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1314 W 11400 S #200
SOUTH JORDAN, UT 840
801-878-6244

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING IS USED FOR THE PROJECT AND NOT FOR ANY OTHER PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR COORDINATING DEVIATIONS FROM THESE PLANS WITH THE APPROPRIATE PROFESSIONAL, SUCH AS THE ARCHITECT, ENGINEER, ARCHITECTURAL FIRM, ETC.
3. THE CONTRACTOR IS TO ENSURE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRICT COMPLIANCE.
4. THE CONTRACTOR SHALL NOT BE DESIGNER, USER, OR APPROVED DRAWING SET.
5. THE CONTRACTOR SHALL CONSULT ADEQUATELY AT ANY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR, OMISSION, CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.

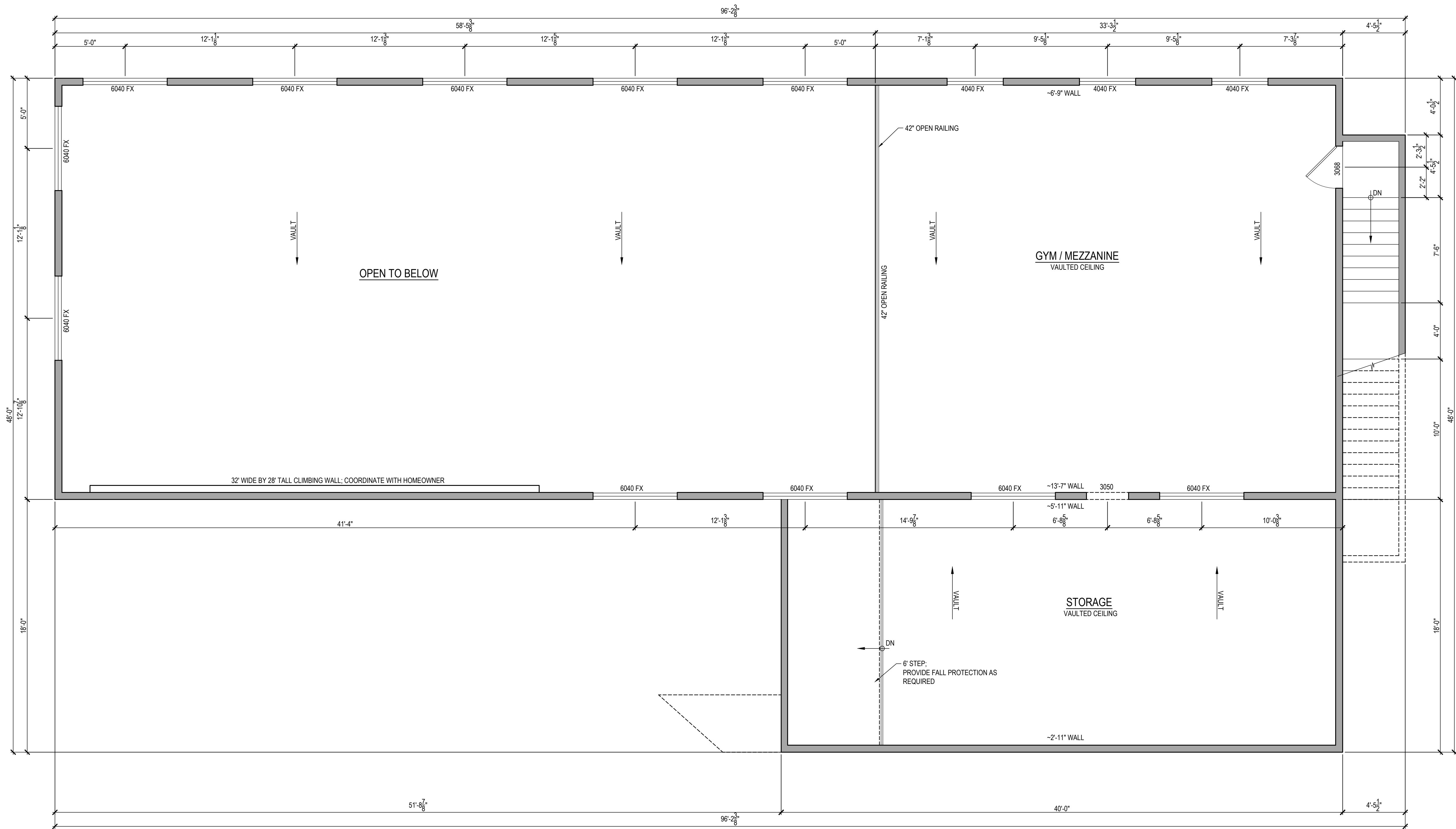
THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

PLAN NAME:
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GARAGE
(COMBINED)
ADDRESS:
768
CHRISTOPHER
CIR.
KAYSVILLE, U

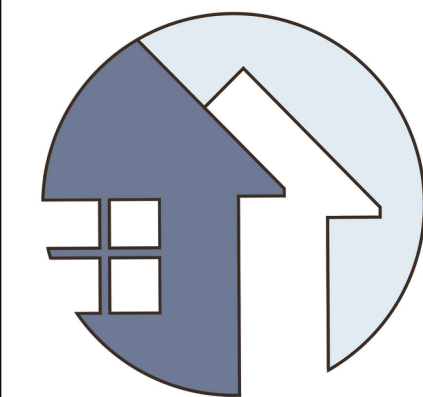
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2026-05-27
JAD PROJECT NUMBER:
2025-1484
SET:
CONSTRUCTION DOCS
SHEET NAME:
**MAIN FLOOR
PLAN**
SHEET NUMBER:

A101

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1 UPPER FLOOR PLAN
1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)



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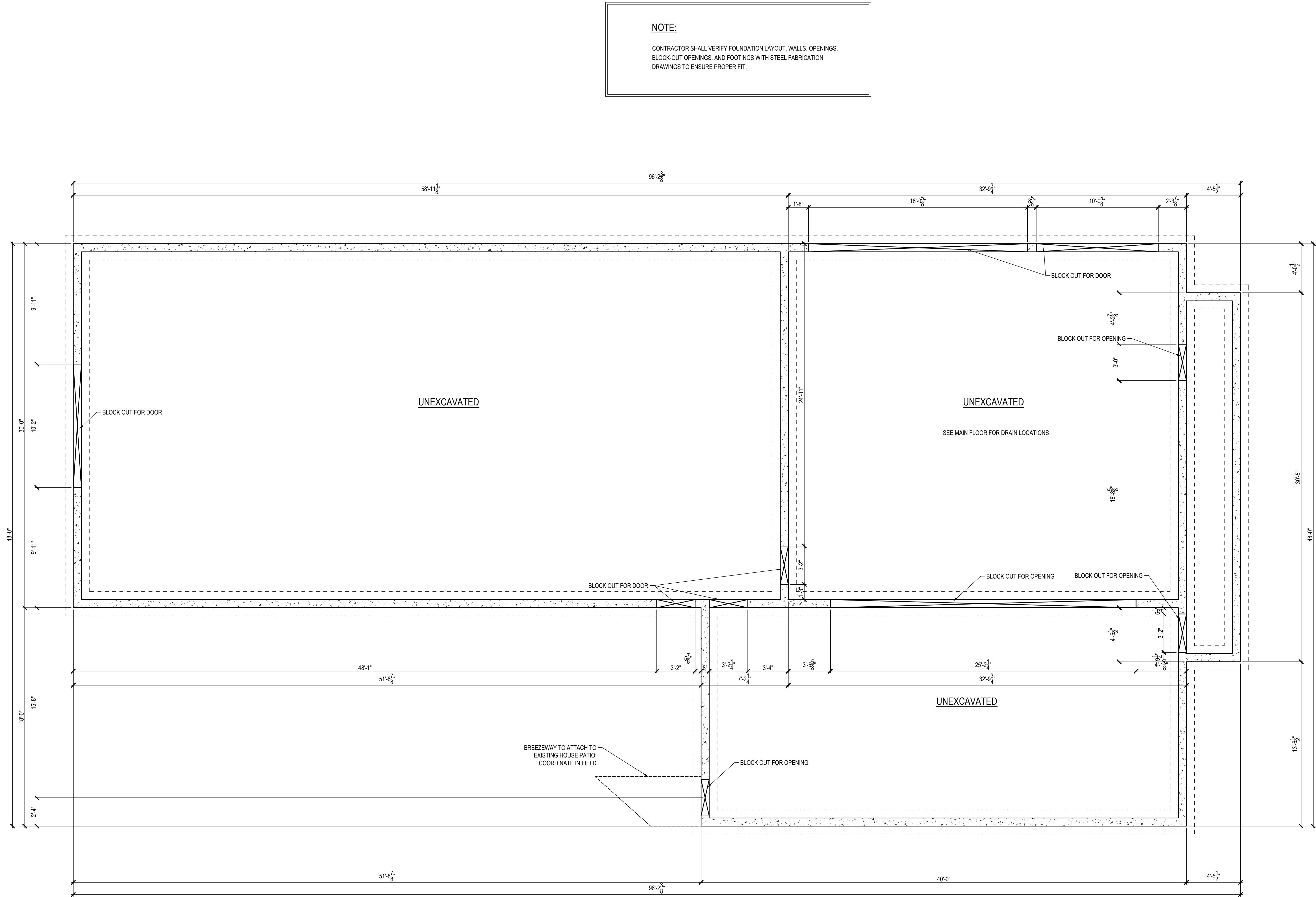
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1314 W 11400 S #200
SOUTH JORDAN, UT 84095
801-878-6244

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING
2. CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION.
3. ANY CHANGES TO THE PLANS MUST BE MADE IN WRITING AND SIGNED BY THE APPROPRIATE PROFESSIONAL, SUCH
4. AS A CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT ALL LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES ARE FOLLOWED IN THE
6. CONSTRUCTION OF THE PROJECT.
7. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT ALL LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES ARE FOLLOWED IN THE
9. CONSTRUCTION OF THE PROJECT.
10. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT ALL LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES ARE FOLLOWED IN THE
12. CONSTRUCTION OF THE PROJECT.
13. THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO
14. HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN
15. THESE DRAWINGS.
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CHRISTOPHER
CIR.
KAYSVILLE, UT**

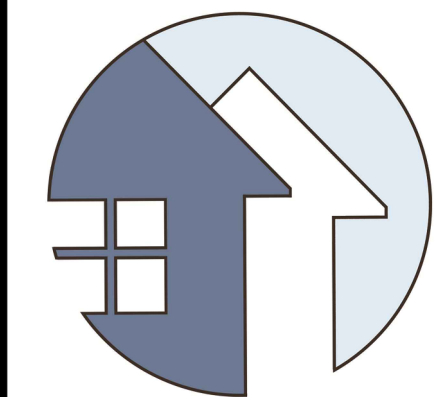
DATE:
2026-05-27
SHEET PROJECT NUMBER:
2025-1484
SHEET
CONSTRUCTION DOCS.
SHEET NAME:
**UPPER FLOOR
PLAN**
SHEET NUMBER:

A102



1 FOOTING & FOUNDATION LAYOUT

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)



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1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING IS CORRECTNESS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS OF EXISTING CONDITIONS, SUCH AS STRUCTURES, UTILITIES, ETC., AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.
4. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
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PLAN NAME:
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GARAGE
(COMBINED)**

ADDRESS:
**768
CHRISTOPHER
CIR.
KAYSVILLE, UT**

DATE:
2026-05-27

PROJECT NUMBER:
2025-1484

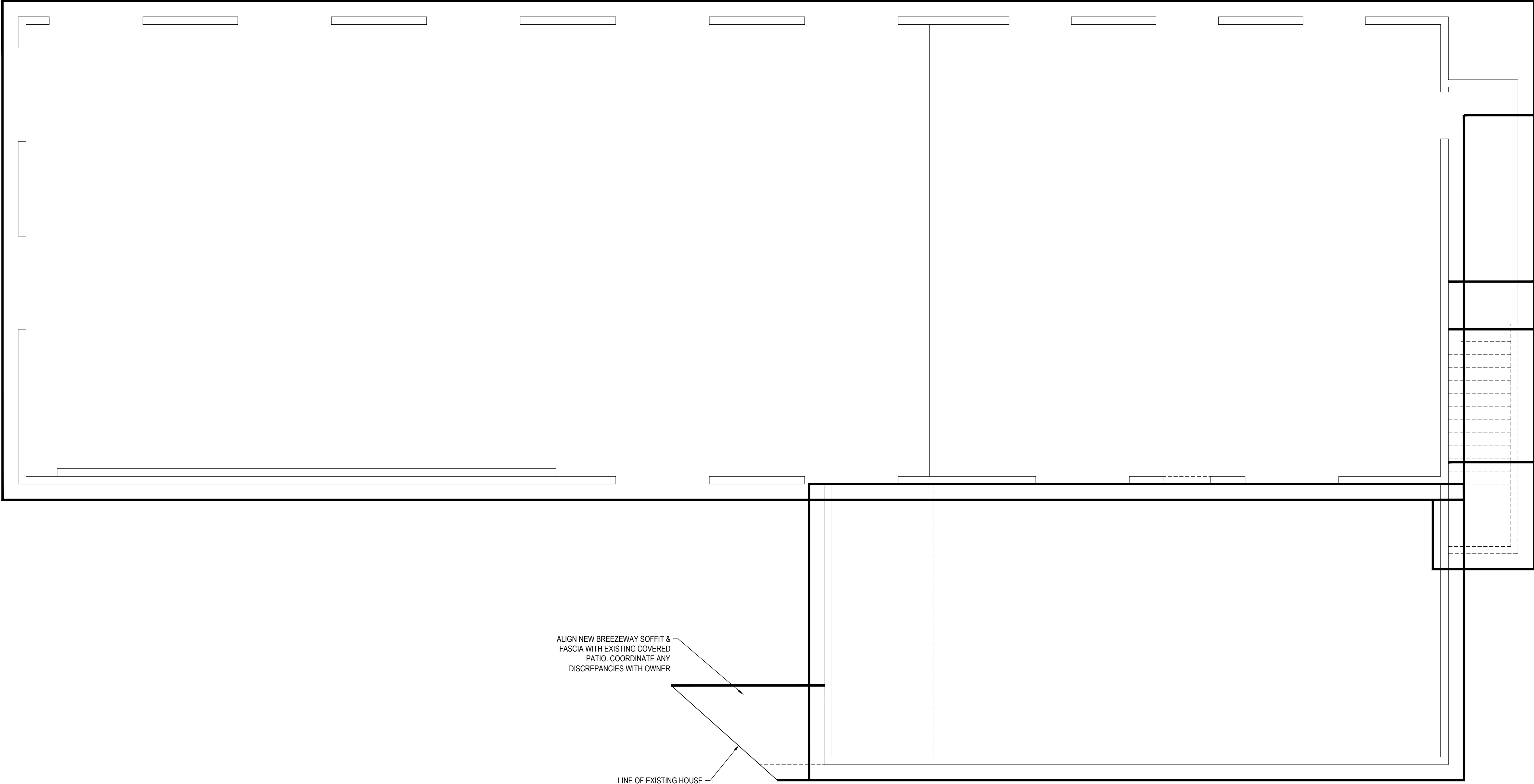
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**FOUNDATION
LAYOUT**

SHEET NUMBER:

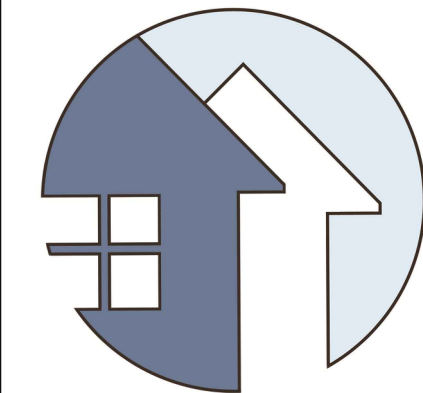
A103

NOTE:

SEE FLOOR PLANS FOR ANY VAULTED OR TRAY CEILING LOCATIONS.



1 ROOF LAYOUT PLAN
1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)



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SOUTH JORDAN, UT 84095
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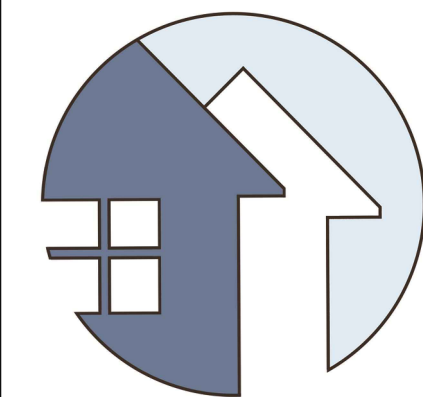
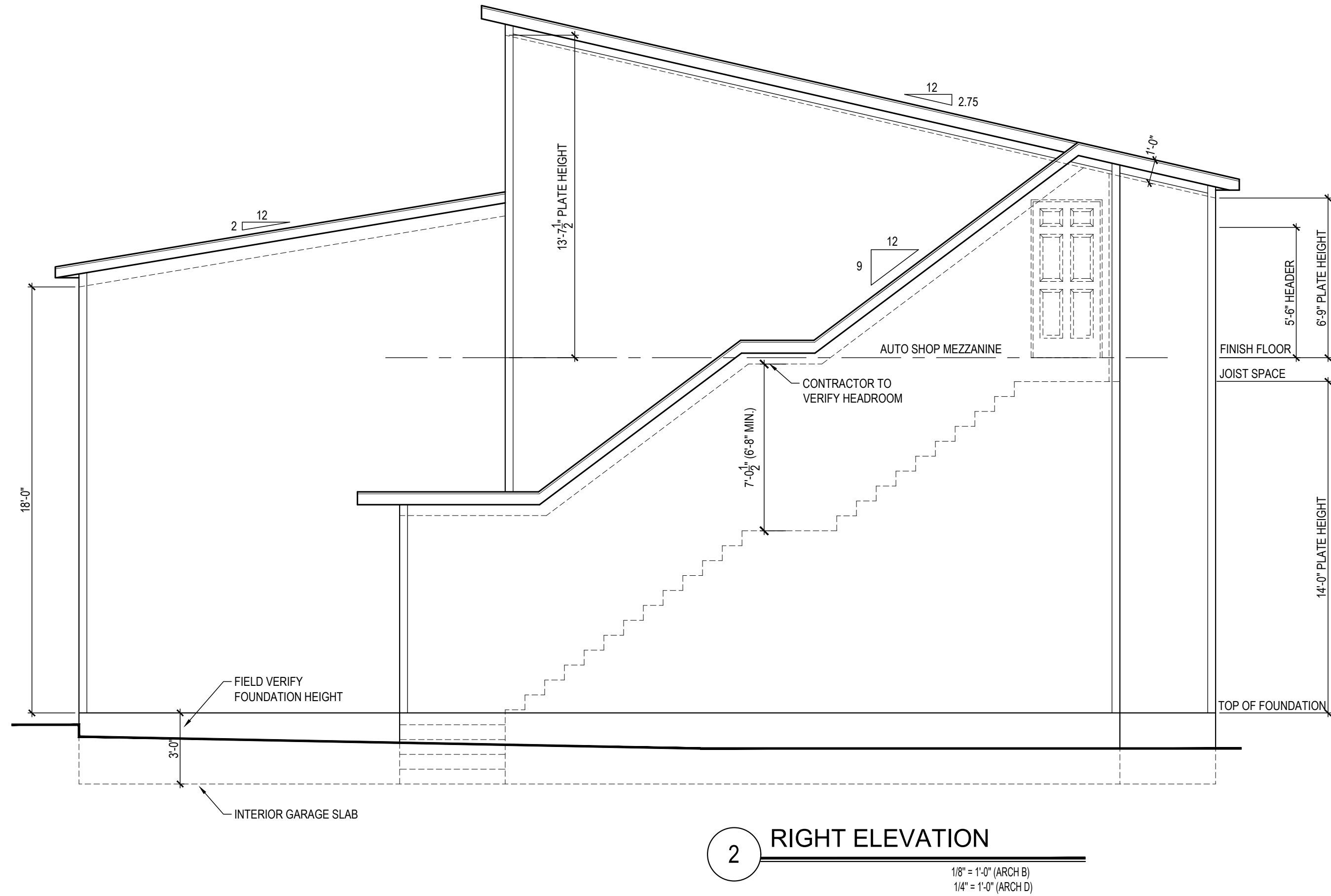
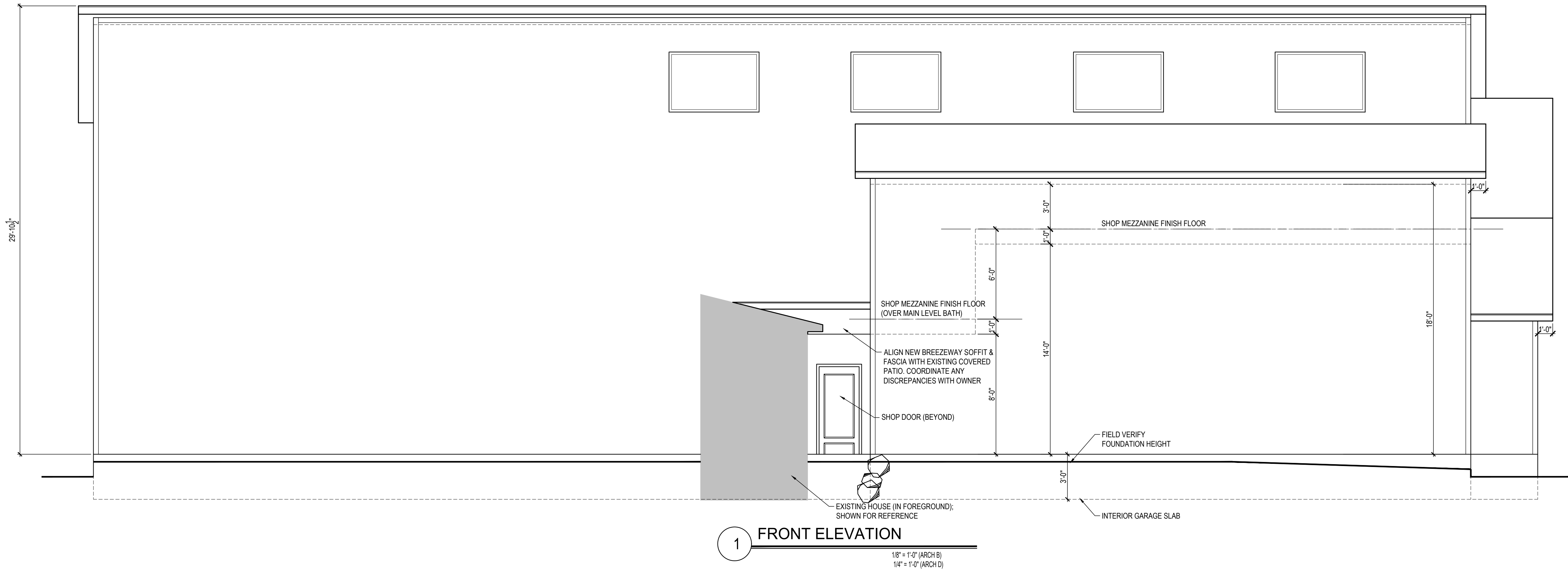
THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING
2. CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION.
3. THESE PLANS ARE TO BE USED IN CONJUNCTION WITH THE APPROPRIATE PROFESSIONAL, SUCH
4. AS CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.
5. STRICTLY COMPLIANT WITH ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE
6. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
7. NO SHEET OR DETAIL SHALL BE USED IN CONJUNCTION WITH ANY OTHER SET OF PLANS WITHOUT A PLAN ERROR, OMISSION,
8. CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.
9. THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO
10. HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN
11. THESE DRAWINGS.
12. COPYRIGHT: JEFF ADAMS DESIGN ©2025 ALL RIGHTS RESERVED - NO REPRODUCTION IN WHOLE OR IN PART
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PLAN NAME:
**RACKER
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ADDRESS:
**768
CHRISTOPHER
CIR.
KAYSVILLE, UT**

DATE:
2026-05-27
JAD PROJECT NUMBER:
2025-1484
SHEET:
CONSTRUCTION DOCS.
SHEET NAME:

**ROOF
LAYOUT PLAN**

SHEET NUMBER:
A104



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1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING IS CORRECTNESS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.
3. THE CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.
4. THE CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.
5. THE CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.

NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET. ANY CHANGES TO THE DRAWING SET SHALL BE MADE BY THE DESIGNER AND/OR DRAFTER. ANY CHANGES MADE WITHOUT A PLAN ERROR, OMISSION, OR CONFLICT OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.

THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

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**RACKER
GARAGE
(COMBINED)**

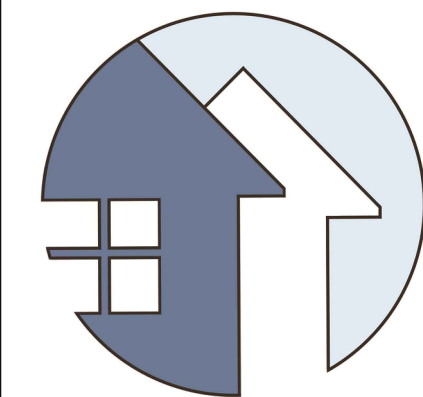
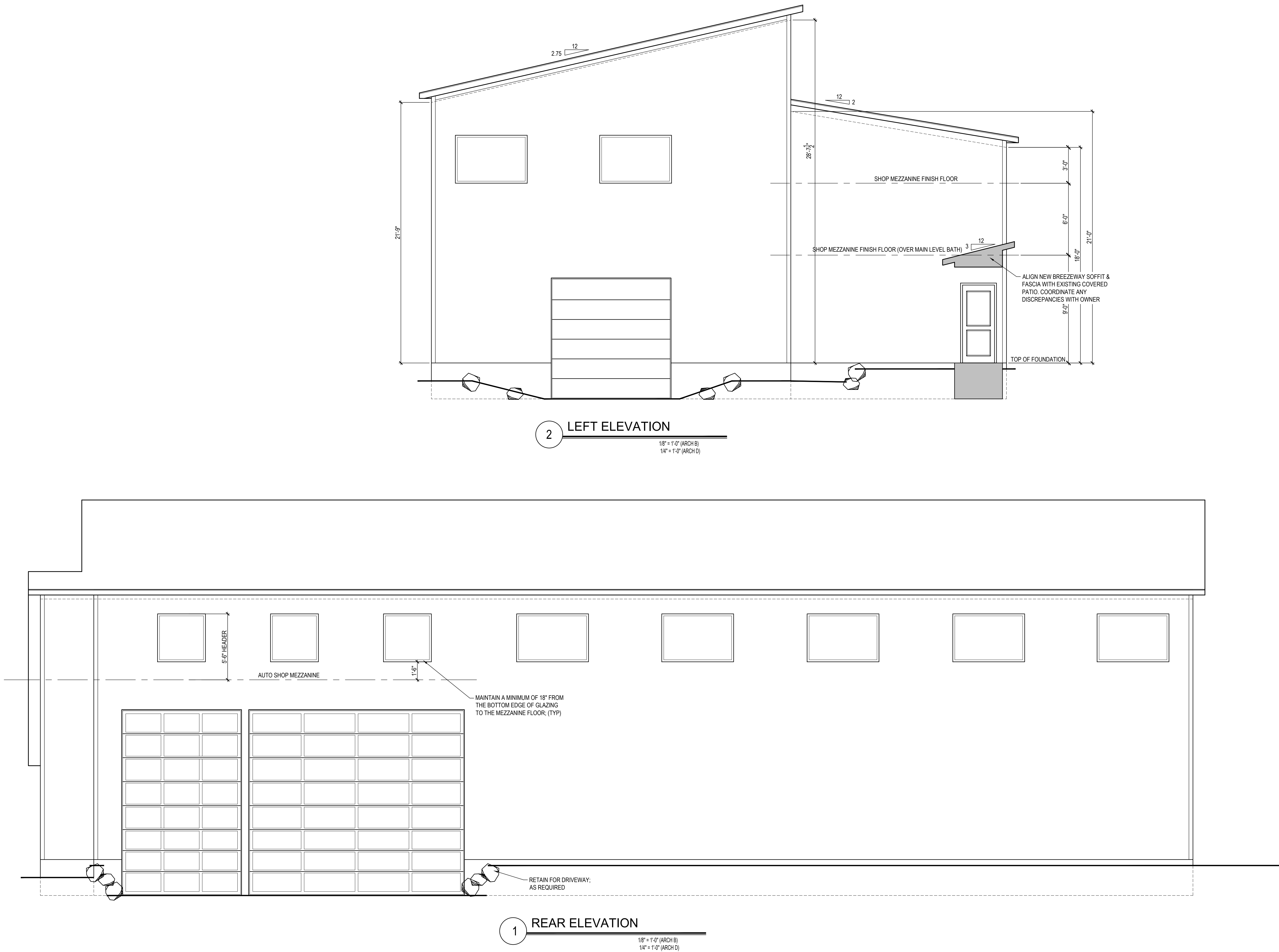
ADDRESS:
**768
CHRISTOPHER
CIR.
KAYSVILLE, UT**

DATE:
2026-05-27

PROJECT NUMBER:
2025-1484

CONSTRUCTION DOCS.
SHEET NAME:
**FRONT & RIGHT
ELEVATIONS**

SHEET NUMBER:
A201



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Signature Collection

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1314 W 11400 S #200
SOUTH JORDAN, UT 84095
801-878-6244

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1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING IS CORRECTNESS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.
3. THE CONTRACTOR IS TO ENSURE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE CONSTRUCTION OF THE PROJECT.
4. THE CONTRACTOR IS TO ENSURE THAT ALL MATERIALS AND METHODS OF CONSTRUCTION ARE IN ACCORDANCE WITH THE STRICTEST COMPLIANCE WITH THE CITY OF SALT LAKE COUNTY, UTAH, AND THE STATE OF UTAH.
5. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
6. THE CONTRACTOR IS TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.
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PLAN NAME:
**RACKER
GARAGE
(COMBINED)**
ADDRESS:
**768
CHRISTOPHER
CIR.
KAYSVILLE, UT**

DATE:
2026-05-27
JAD PROJECT NUMBER:
2025-1484
SHEET NAME:
**CONSTRUCTION DOCS.
LEFT & REAR
ELEVATIONS**
SHEET NUMBER:

A202

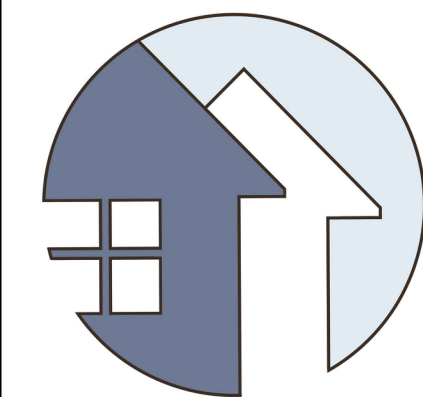
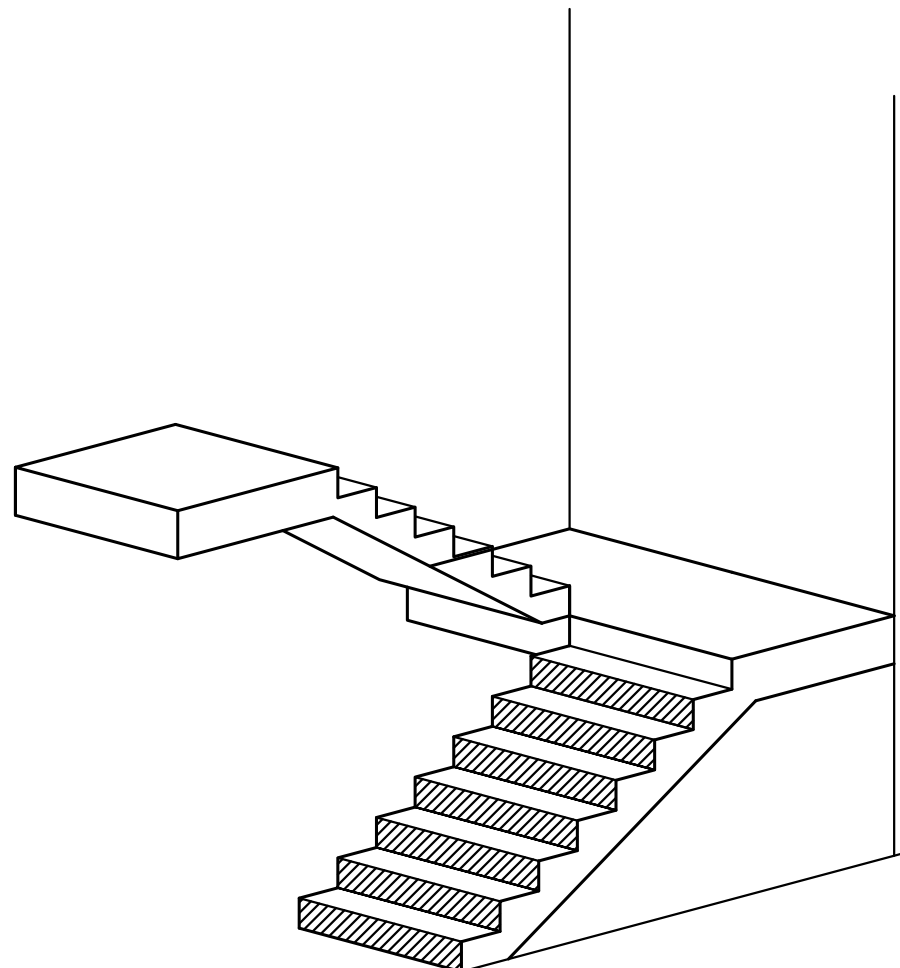
GENERAL STAIR NOTES:

1. CONTRACTOR TO VERIFY STAIR LAYOUT AND FRAMING PRIOR TO BUILDING OF STAIRS.
2. PROVIDE 2x12 STRINGERS AND 2x TREADS.
3. PROVIDE 5/8" GP. BOARD @ USABLE SPACE UNDER STAIRS
4. FIREBLOCK BETWEEN STUDS ALONG RUN & MIDPOINT BETWEEN STRINGERS
5. PROVIDE RISERS PER PLATE HEIGHT:
 - 5.1.1. 8" PLATE = 14 RISERS
 - 5.1.2. 9" PLATE = 16 RISERS
 - 5.1.3. 10" PLATE = 17 RISERS
6. PROVIDE A TREAD DEPTH OF 10" AND A RISER HEIGHT OF 7.75" MAXIMUM. 9" MINIMUM TREAD AND 8" MAXIMUM RISER ALLOWED ONLY IF APPROVED BY OWNER/GENERAL CONTRACTOR.
7. PROVIDE A MINIMUM OF 6'-8" HEADROOM FROM STAIR TO CEILING.
8. TOP OF HANDRAILS SHALL BE PLACED BETWEEN 34" AND 38" ABOVE NOSING OF TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR CAPPED SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDSPRIF PORTION OF THE HANDRAIL SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 2-5/8" IN CROSS-SECTION OR THE SHAPE SHALL PROVIDE A EQUIVALENT GRIPPING SURFACE. HANDRAILS PROJECTING FROM WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN WALL AND THE HANDRAIL. IRC 311.7.8

3

STAIR DETAIL

NT



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THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. THE GENERAL CONTRACTOR AND OWNER, AS PART OF THE DESIGN TEAM ARE TO ENSURE THE CORRESPONDENCE PRIOR TO THE START OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR AND OWNER, AS PART OF THE DESIGN TEAM, WILL BE RESPONSIBLE FOR COORDINATING DEVIATIONS FROM THESE PLANS WITH THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIALS, DESIGNER, STRUCTURAL ENGINEER, ETC.
3. THE GENERAL CONTRACTOR AND OWNER, AS PART OF THE DESIGN TEAM, SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE PROJECT JURISDICTION.
4. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
5. NO CHANGES TO THE DESIGN SHALL BE MADE WITHOUT THE WRITTEN APPROVAL FROM THE DESIGNER. CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.

THESE TERMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND OWNER DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

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(COMBINED)

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768
CHRISTOPHER
CIR.
KAYSVILLE, UT

DATE: _____

2026-05-27

JAD PROJECT NUMBER

2025-1484

SET: CONSTRUCTION DOCS

SHEET NAME

GENERAL NOTES & DETAILS

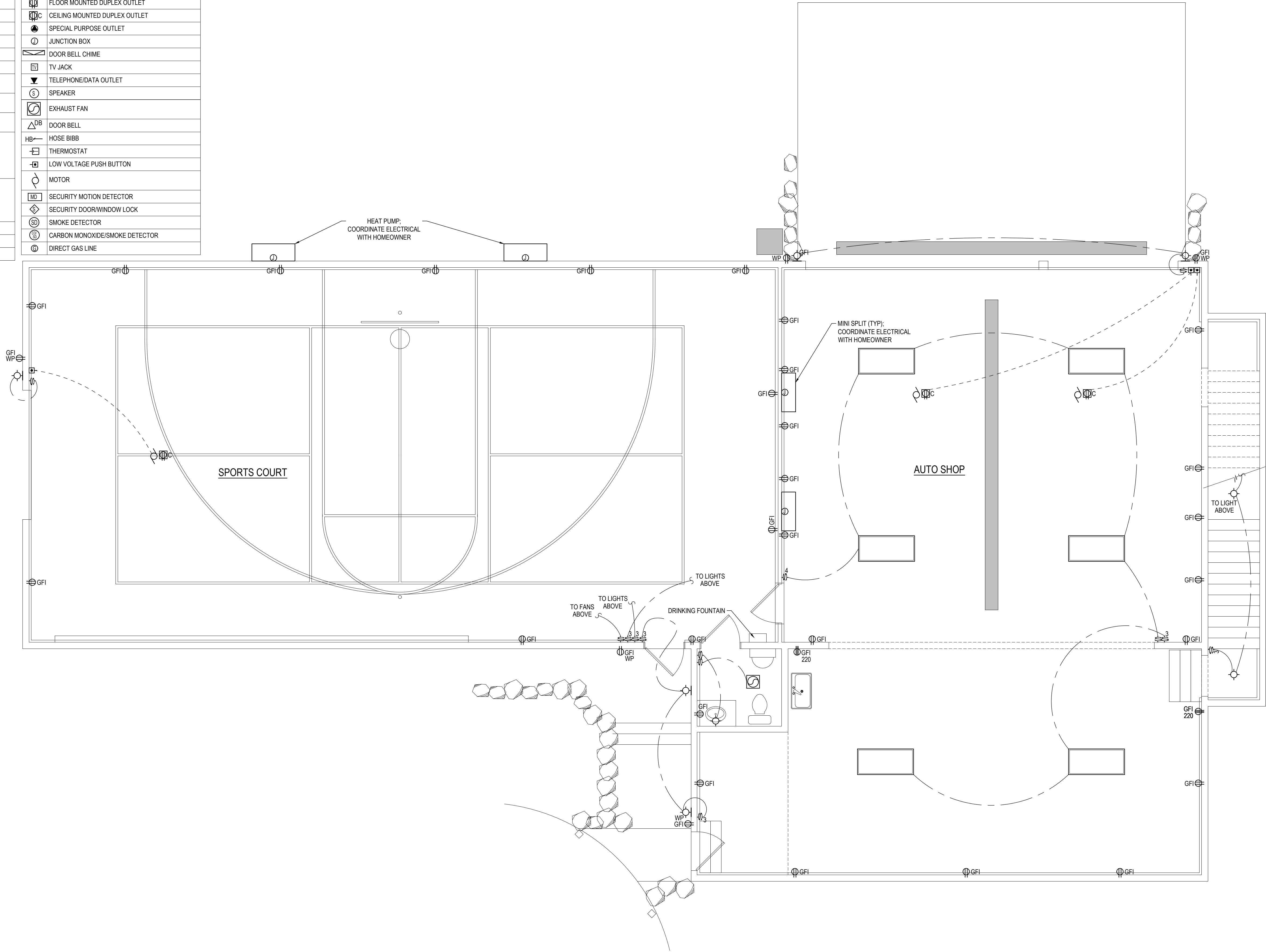
SHEET NUMBER:

A50

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ELECTRICAL SYMBOL LEGEND	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	CEILING MOUNTED FIXTURE
	CEILING MOUNTED FIXTURE w/ PULL CHAIN
	REINFORCED CEILING MOUNTED CHANDELIER
	WALL MOUNTED FIXTURE
	WALL MOUNTED FLOOD LIGHT
	RECESSED LIGHT
	WATERPROOF RECESSED LIGHT
	LIGHT & CEILING FAN REINFORCED
	2x4 LED LIGHT FIXTURE
	DUPLEX OUTLET
	FOURPLEX OUTLET
	SWITCHED OUTLET

	GROUND FAULT CIRCUIT INTERRUPTION OUTLET
	WEATHERPROOF OUTLET
	220V OUTLET
	FLOOR MOUNTED DUPLEX OUTLET
	CEILING MOUNTED DUPLEX OUTLET
	SPECIAL PURPOSE OUTLET
	JUNCTION BOX
	DOOR BELL CHIME
	TV JACK
	TELEPHONE/DATA OUTLET
	SPEAKER
	EXHAUST FAN
	DOOR BELL
	HOSE BIBB
	THERMOSTAT
	LOW VOLTAGE PUSH BUTTON
	MOTOR
	SECURITY MOTION DETECTOR
	SECURITY DOOR/WINDOW LOCK
	SMOKE DETECTOR
	CARBON MONOXIDE/SMOKE DETECTOR
	DIRECT GAS LINE



1 MAIN FLOOR ELECTRICAL PLAN
1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

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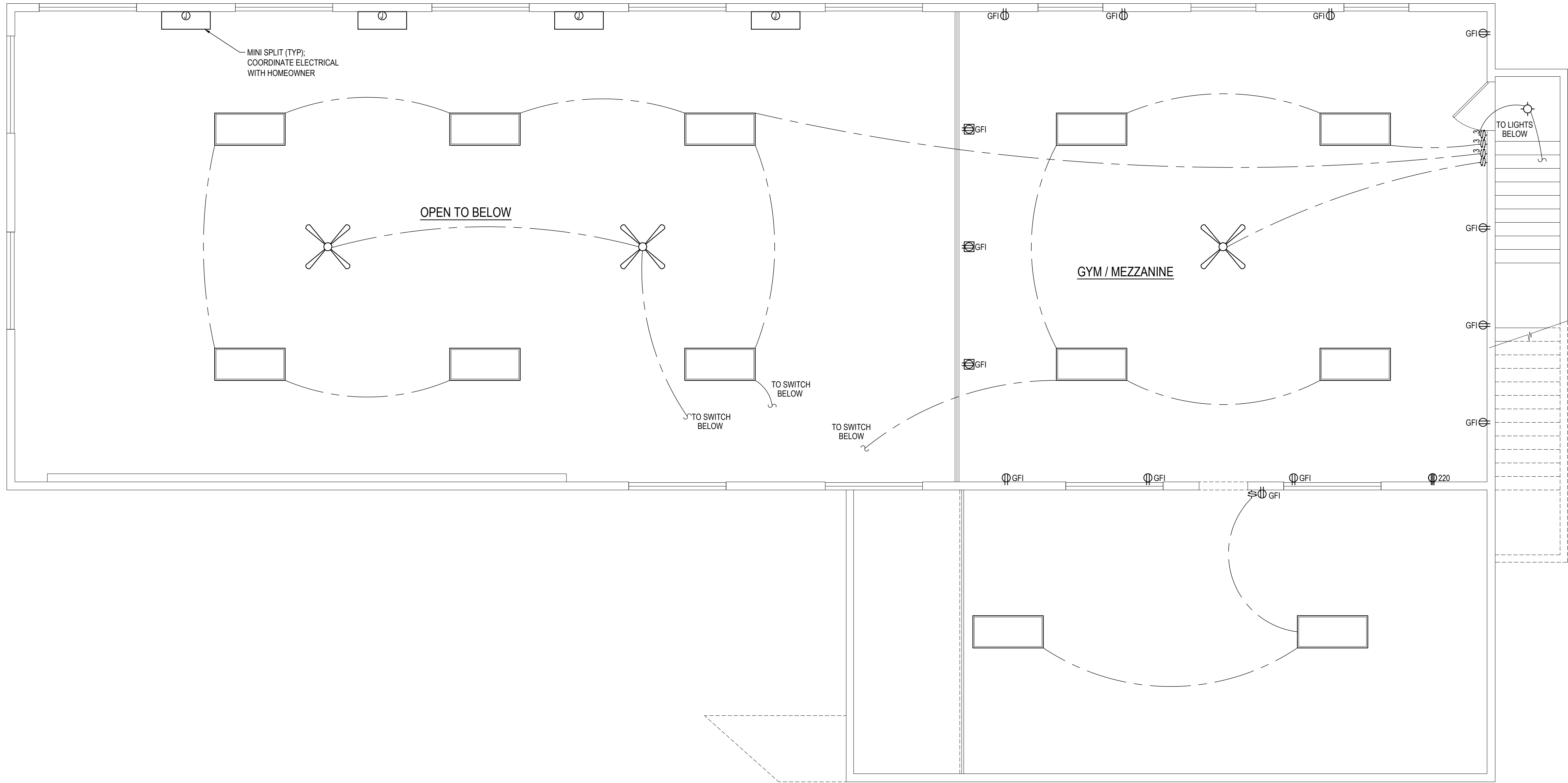
1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING IS CORRECTNESS PRIOR TO THE START OF CONSTRUCTION.
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3. AS CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.
4. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
5. THESE PLANS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

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PLAN NAME:
RACKER GARAGE (COMBINED)
ADDRESS:
768 CHRISTOPHER CIR. KAYSVILLE, UT

DATE:
2026-05-27
JAD PROJECT NUMBER:
2025-1484
SHEET:
CONSTRUCTION DOCS.
SHEET NAME:
MAIN FLOOR ELECTRICAL
SHEET NUMBER:

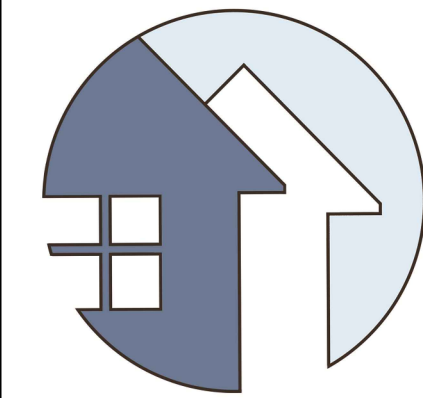
E101



1 UPPER FLOOR ELECTRICAL PLAN
1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

GENERAL ELECTRICAL NOTES:

- SEE SHEET E101 FOR ELECTRICAL SYMBOLS AND NOTES.



JAD
JEFF ADAMS DESIGN
Signature Collection

JEFF ADAMS DESIGN, LLC
1314 W 11400 S #200
SOUTH JORDAN, UT 84095
801-878-6244

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING IS CORRECTNESS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.
4. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
5. THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.
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PLAN NAME:

**RACKER
GARAGE
(COMBINED)**

ADDRESS:

**768
CHRISTOPHER
CIR.
KAYSVILLE, UT**

DATE:

2026-05-27

PROJECT NUMBER:

2025-1484

SET:

CONSTRUCTION DOCS.

SHEET NAME:

**UPPER FLOOR
ELECTRICAL**

SHEET NUMBER:

E102