

Providence City
Administrative Land Use Authority (ALUA)
Agenda – July 15, 2020 – 2:30 PM

Providence City Office Building
164 North Gateway Drive, Providence UT 84332

**Members of the ALUA may be attending this meeting electronically.
This meeting will live stream on Providence City's YouTube Channel
Persons wishing to comment on agenda items may email their comments to
providencecityutah@gmail.com or text comments to 435-752-9441.**

Call to Order: Skarlet Bankhead, Chair

Item No. 1 Conditional Use – Shop: The Providence City Administrative Land Use Authority will consider for approval a request by Doug Adams and Immaculate Construction for shop located at 736 Grandview Dr., Providence, UT.

Agenda posted on July 14, 2020


Diane Campbell

If you have a disability and/or need assistance while attending the Providence City Administrative Land Use Authority meeting, please call 435-752-9441 before 1:00 pm on the day of the meeting.

PROVIDENCE CITY
Land Use Authority – Record of Decision
Meeting Date: July 15, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a shop located at 736 Grandview Dr. Providence, UT.

Item Type: Conditional Use App

Applicant: Doug Adams and Immaculate Construction

Address: 736 Grandview Dr. Providence

Parcel ID # 02-114-0021

General Plan: SFT

Zone: SFT

Background Information:

A complete application was received June 24, 2020 and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. Payment of \$100 fee, June 24, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure June 26, 2020.

Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated July 9, 2020.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allow a municipality to adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set for in an applicable ordinance.
2. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
4. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in Hazard Wildfire and Hazard Slope areas.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code.
5. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate Wildfire Area by working with Fire Marshal to meet fire mitigation requirements.
 - a. See email dated June 29, 2020.
 - b. See letter from Aaron Walker, Deputy Fire Marshall, dated July 9, 2020.
3. The applicant will mitigate slope by using the structure itself. The engineered proposed structure will serve as retention and slope mitigation in the disturbed area. See email dated June 29, 2020.
4. This conditional use is for the shop only as shown on the site plan date stamped June 24, 2020.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY

Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City.

Initial JB Name Jeff Bernatt

Date 6-4-20

SUBMITTAL REQUIREMENTS

- \$100 application fee
- An 11"x17" of the property showing the location, function and characteristics of the use, including parking and percentage of space being used
- Cache County plat map of the property
- Copy of Cache County GIS Parcel Summary
<http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/>
- Mitigation Strategies for applicable sensitive areas
- Mailing addresses for the owners of adjacent properties
- Property owner consent for pursuit of conditional use (if owner is different than Applicant)
- Electronic copy of structure elevations & square footage including attached garage(s), covered porches, covered decks etc.
- Electronic copy of ALL submittals (email or flash drive is acceptable)

Staff Check

Applicant Information (all information MUST be provided)

Name Immaculate Construction
Address 2 N. main st. Providence
Phone 512-8320 Email jeff@buildimmaculate.com

Party Responsible for Payment (if different than applicant)- the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.

Name _____
Address _____
Phone _____ Email _____

Property Information

Owner of record Dan Adams
Owner address 736 grandview Dr.
Owner phone 512-8320 Owner email jeff@buildimmaculate.com
Parcel address 736 grandview Dr Parcel Tax I.D. _____
Zone res Height _____ Initial JB
Setbacks (front yard) 15' (side yard) 39'7" (rear yard) 18' Initial JB

Written Statement of Request (attach additional sheets if necessary)

- Briefly explain why you are seeking a conditional use and what the intended use of the property will be if the conditional use is granted.

The proposed structure is a shop for the homeowner

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov



Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial JS Name Jeff Bennett

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated. Initial JS

By signing this document, you agree that Providence City will bill you for any and all professional firm fees as they arise throughout the approval process. This is in addition to application fees. All subdivisions require engineering review throughout the approval process, such as but not limited to reviews of development agreements, construction drawings, preliminary and final plats, and inspections. These services are billed by our city engineer at an hourly rate. Some subdivision applications may also require legal review. Other applications, such as but not limited to conditional uses, may also require engineering and/or legal review at the City's discretion. You agree to reimburse the City for all such costs, whether or not you were forewarned about such costs, and that the City cannot predict all situations in which professional services may be required in order to process your application. Initial JS

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Signature of Applicant [Signature] Printed Name Jeff Bennett Date 8-4-20

The following is a general summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council, as shown below. This matrix does not include zoning clearance/permits for new single-home construction or for business licenses, both of which are reviewed and approved by city staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee ¹
Code Amendment	✓	----	✓	✓ ²	✓	----	----	\$100
Annexation	✓	----	----	----	✓	✓	----	\$150
Rezone	✓	----	✓	✓	✓	----	----	\$100
Conditional Use	✓	✓	----	----	----	----	----	\$100
Subdivision Concept Plan	✓	----	----	----	----	----	----	\$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	\$400
Final/Amended Subdivision Plat ³	✓	----	✓	----	✓ ⁴	----	----	\$600
Site Plan	✓	✓	----	----	----	----	----	\$50
Lot Consolidation ⁵	✓	----	✓	----	----	----	----	\$50
Exception to Title ⁶	✓	----	✓	----	✓	----	----	\$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	\$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	\$100
Variance/ Appeal	----	----	----	----	----	----	✓	\$100

¹ Filing Fees do **not** include professional firm review fees. Those will be billed to the applicant separately.

² Public Hearing required at Planning Commission only when the proposed code amendment is related to land use.

³ Construction drawings are reviewed/approved by the City Engineer and Public Works Director.

⁴ The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.

⁵ Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

⁶ Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.



Residential Site Plan Application

FOR OFFICE USE ONLY

Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

Date: 6-24-20

Required Submittals

Please Note: City Staff will **NOT** accept the application and fee payment if they are incomplete. Incomplete applications will **NOT** be processed or scheduled for review by the City. Application fees do not include professional firm fees, which will be billed separately. Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary. Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

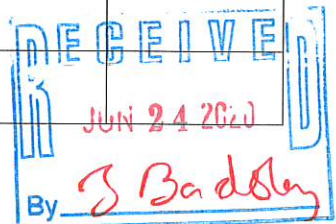
Name JTBurch Initial JS

Construction Type	Application	Filing Fee \$50- New Home \$25- all other	11x17 Site Plan Must Include:			Cache County Plat Map	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
			Existing & proposed buildings, dimensions, & setbacks	Existing/ proposed utilities	Dimensions of driveway cut - (35' max)			
New Home								
Acc. Building	<u>X</u>						*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: Immaculate Construction
Mailing address: 2 N. Main #1 Providence
Telephone: 512-8320 Email: Jeff@buildimmaculate.com



Property Owner Information (If applicant is not the property owner, the application **must** include the property owner's information and written consent for the applicant to pursue the permit)

Name: Doug Adams
Mailing address: 736 ~~211~~ Grandview Dr. Providence
Telephone: 512-8320 Email: Jeff@buildimmaculate.com

Utilities (circle, if applicable):
Construction Type (circle):
Septic tank
New home
City sewer
Accessory building
Water
Deck
Well
Addition
Other

Project Information

Address: 736 Grandview Dr.
Subdivision: N/A Parcel Tax ID: 02-114-0021

Square footage for fire flow (includes all floors and all areas under the roof, including garages and covered porches):

525 Initial JS
Zone Res Height 15'2" Initial JS
Setbacks (front yard) 115' (side yard) 39'7" (rear yard) 16'7" Initial JS

Contractor Information

Name: Immaculate Construction
Mailing address: 2 N. Main #1 Providence
Telephone: 512-8320 Email: _____

Stormwater Notice of Intent (NOI) Information

NOI No. UTR _____ Permit issued to: _____

If this construction will occur in an approved subdivision, you may be able to use the NOI permit taken out by the development contractor or the developer. If you have to obtain your own NOI permit, please visit: <https://secure.utah.gov/account/log-in.html>. You will create a log in and then access the Storm Water Permit Issuance System. There is a \$150 NOI fee, paid directly to the state when you file your permit.

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations.

Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances.

Initial JS Name JA Remat

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

Initial JS

By signing this document, you agree that Providence City will bill you for any and all professional firm fees as they arise throughout the approval process. This is in addition to application fees. All subdivisions require engineering review throughout the approval process, such as but not limited to reviews of development agreements, construction drawings, preliminary and final plats, and inspections. These services are billed by our city engineer at an hourly rate. Some subdivision applications may also require legal review. Other applications, such as but not limited to conditional uses, may also require engineering and/or legal review at the City's discretion. You agree to reimburse the City for all such costs, whether or not you were forewarned about such costs, and that the City cannot predict all situations in which professional services may be required in order to process your application. Initial JS

All Applicants Must Read the Following Before Signing This Application

The granting of a zoning permit does not override any federal, state, or local building code or authorize any individual to violate any local law or ordinance. Approval of this permit does not constitute a representation by the City that it will be liable for any issues arising from the construction of homes and other structures in a Sensitive or Hazard Area. It is the responsibility of the property owner to comply with all relevant local, state, and federal laws and regulations, including but not limited to Providence City Code 10-5 outlined below:

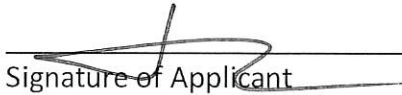
Sensitive and Hazard Areas:

1. JURISDICTIONAL WETLANDS: As Defined by the US Army Corps of Engineers
2. STEEP SLOPES: Where the rise or fall of the land is equal to or exceeds 30% over a horizontal distance of 50 feet or greater measured perpendicular to the contour lines.
3. NATURAL WATERWAYS OR OPEN WATER: Including but not limited to: rivers, creeks, or streams. Identified as those areas where surface waters flow sufficiently to produce a defined channel or bed.
4. FLOODPLAINS: See definitions in Chapter 16 Section 3 of this Title.
5. CRUCIAL WILDLIFE HABITAT AREAS: As identified by the State Division of Wildlife Resources (DWR)
6. GEOLOGICAL HAZARD AREAS: Earthquake fault lines or areas prone to debris flows, landslides, high or extreme liquefaction potential, and rock falls as identified by the US Geological Survey (USGS)

7. WILDFIRE HAZARD AREAS: Areas of the City designated as having moderate to extreme potential for wildfire hazards as identified by the City.
8. HAZARD WATER TABLE AREA: An area where potential ground water levels may occur within 12 feet of the natural grade.

By submitting this application, I affirm that I have read and understand the Title 10 Chapter 5 requirements for construction on property in the Sensitive or Hazard Area. I understand that the City is not liable for any issues which may arise because of the construction of structures in the Sensitive or Hazard Areas of the City. The property owner and their agents assume all liability for placing structures in this area of the City. I hereby certify that I am the property owner or authorized agent and I have read and examined this application and understand that the City has no liability. I accept responsibility for all soils and hazardous conditions on the site.

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.


Signature of Applicant

Jeff Bennett
Printed Name

6-24-20
Date

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 25 Jun. 2020 at 10:03 AM

Parcel Number: 02-114-0021

Property Address: 736 GRANDVIEW DRIVE
PROVIDENCE

Tax Roll Acreage: 1.36

Owner Name: DOUGLAS B & JANINE P TRS
ADAMS

Owner Address: 736 GRANDVIEW DR
PROVIDENCE, UT 84332-9402

Jurisdiction: Providence

Future

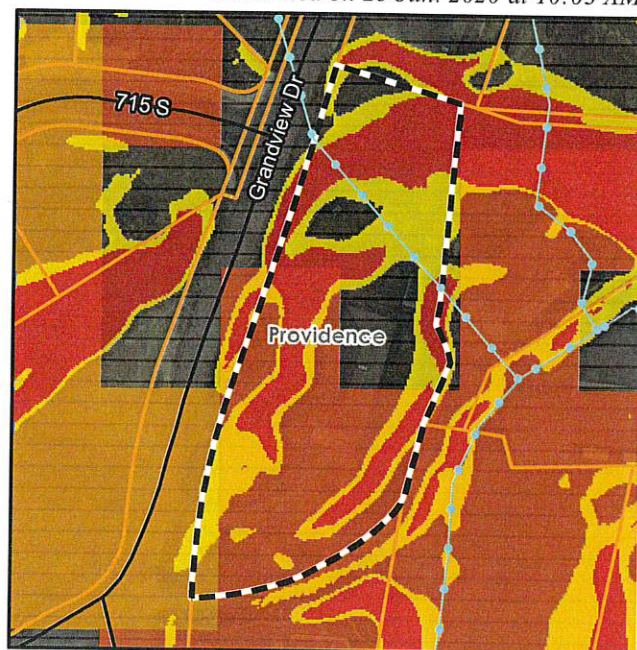
Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations



*Comprehensive maps can be found
at www.cachecounty.org/gis*

NOTE: Parcel legality does **NOT** guarantee that a parcel or lot is buildable; it is only one step in the development process. All other requirements must still be met. Parcel legality should be verified before submitting a land use application.

Areas That May Require Further Analysis

Canals
Source Water Protection
Zones 1 or 2

Moderate Slopes
Steep Slopes

Wildfire Hazard Areas

This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated with these areas. The definition of "Parcel/Lot" in Section 17.07.040 outlines parcel legality.

Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The information shown here is not intended to replace evaluation by a competent, licensed professional. In particular, the parcel boundaries are representational only and are not legal definitions of real property, nor are they intended to replace a land survey by a licensed surveyor.



RECEIVED
JUN 24 2020
By J. Bardsley

02-114

[illegible]



July 9, 2020

Providence City
164 North, Gateway Dr.
Providence, Ut 84332

RE: Conditional Use review for the Adams Shop/Garage - (02-114-0021)

The above-named conditional use permit plans have been submitted to the Logan Fire Department for a fire and life safety review. This review was made in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code. This review is not considered comprehensive nor regarded as sanctioning any code deficiencies not identified. The ultimate responsibility for compliance with the applicable codes, standards and ordinances rests with the owner.

This project was reviewed using 2018 IFC, 2006 Utah Wildland-Urban Interface Code and Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area, and has been found to meet the intent of the codes.

This project is being recommended to Providence City for approval.

The following comments document the review process:

Access

(IFC 503.1.1) Fire Apparatus Access shall extend to within 150 feet of all portions of the facility as measured by an approved route around the exterior of the building.

- **Access from Grandview is adequate as submitted.**

Fire Hydrant Locations and number of Hydrants

(IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building. Exception allows for the distance to be increased to 600 feet for R-3 occupancies.

- **Fire hydrants #241 is within 400 feet of all exterior areas of the proposed shop.**

Fire Water Flow

(IFC 507.1) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3) Fire flow requirements for buildings or portions of building and facilities shall be determine by an approved method.

- **Proposed structure is a shop, not a residence. Existing residential structures are much larger than proposed shop and as such water supply is presumed adequate.**

Wildfire hazard mitigation

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

- **Builder is planning on a Class A roof covering.**
- **Builder is planning on closing all underfloor decks and eaves with soffits.**
- **Builder is planning on installing 1/8-inch mesh on all vents.**
- **A discussion was held with the contractor, to advise the homeowner about maintaining defensible space of 30 feet between the structure and combustible vegetation.**

Other project comments:

- Proposed construction project is that of a shop and was not submitted as a residence or future residence. A further review of access and water available for fire flow is needed if ever the proposed structure is used or proposed to be used as a residence or for any sleeping purpose.

If you have any questions, please call me.

Respectfully,

Aaron Walker
Deputy Fire Marshal/Fire Inspector
Logan Fire Department
435-716-9516

Allan and Laura Wolford

744 Grandview Drive

Providence Utah 84332

Allan: 435-757-0220

Laura: 435-232-4444

6-30-2020

Concerning Douglas and Jan Adams property

To whom it may concern,

Doug approached us concerning a project he is considering adding on his property.

We are fine with whatever project they decide to do. They have great taste and will build appropriately.

We are thrilled to see them add what they want to their home and property.

Allan and Laura Wolford



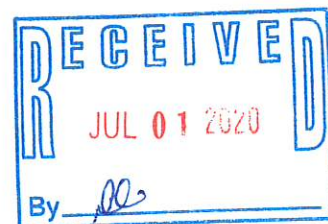
To whom it may concern:

Immaculate Construction has my permission to proceed with a construction project on my property.

Sincerely,

Doug Adams
736 Grandview Drive
Providence, Utah 84332

Sent from my iPhone





Diane Campbell <dcampbell@providence.utah.gov>

Adams Shop application

Jeff Berrett <jeff@buildimmaculate.com>

Wed, Jul 1, 2020 at 12:27 PM

To: Diane Campbell <dcampbell@providence.utah.gov>

Hi Diane,

Here is a letter from the Wolfords ([744 Grandview Dr](#)). Not sure if you need these other home owners in the area, but their names and address are:

Steven Theurer 740 Grandview Dr

Larry Knowles 660 Grandview Dr

Kim Frederick 750 Grandview Dr

Let me know if you need anything else

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

 Virus-free. www.avg.com

2 attachments

 **Doug letter to the city.docx**
13K

 **To whom it may concern.docx**
11K



Diane Campbell <dcampbell@providence.utah.gov>

Adams Shop application

Jeff Berrett <jeff@buildimmaculate.com>

Mon, Jun 29, 2020 at 10:27 AM

To: Diane Campbell <dcampbell@providence.utah.gov>

Hi Diane,

Thanks for the email.

1) Our mitigation strategies for slope are the structure itself. The engineered proposed structure will serve as our retention and slope mitigation in the disturbed area. We will also work with the fire marshal to meet wildfire mitigation.

2) The backyard will be impacted by approximately 15% with the addition of the structure.

I'll get the property owners consent for pursuit of the conditional use as well as the mailing address for adjacent property owners to you asap

Thanks, Jeff

[Quoted text hidden]



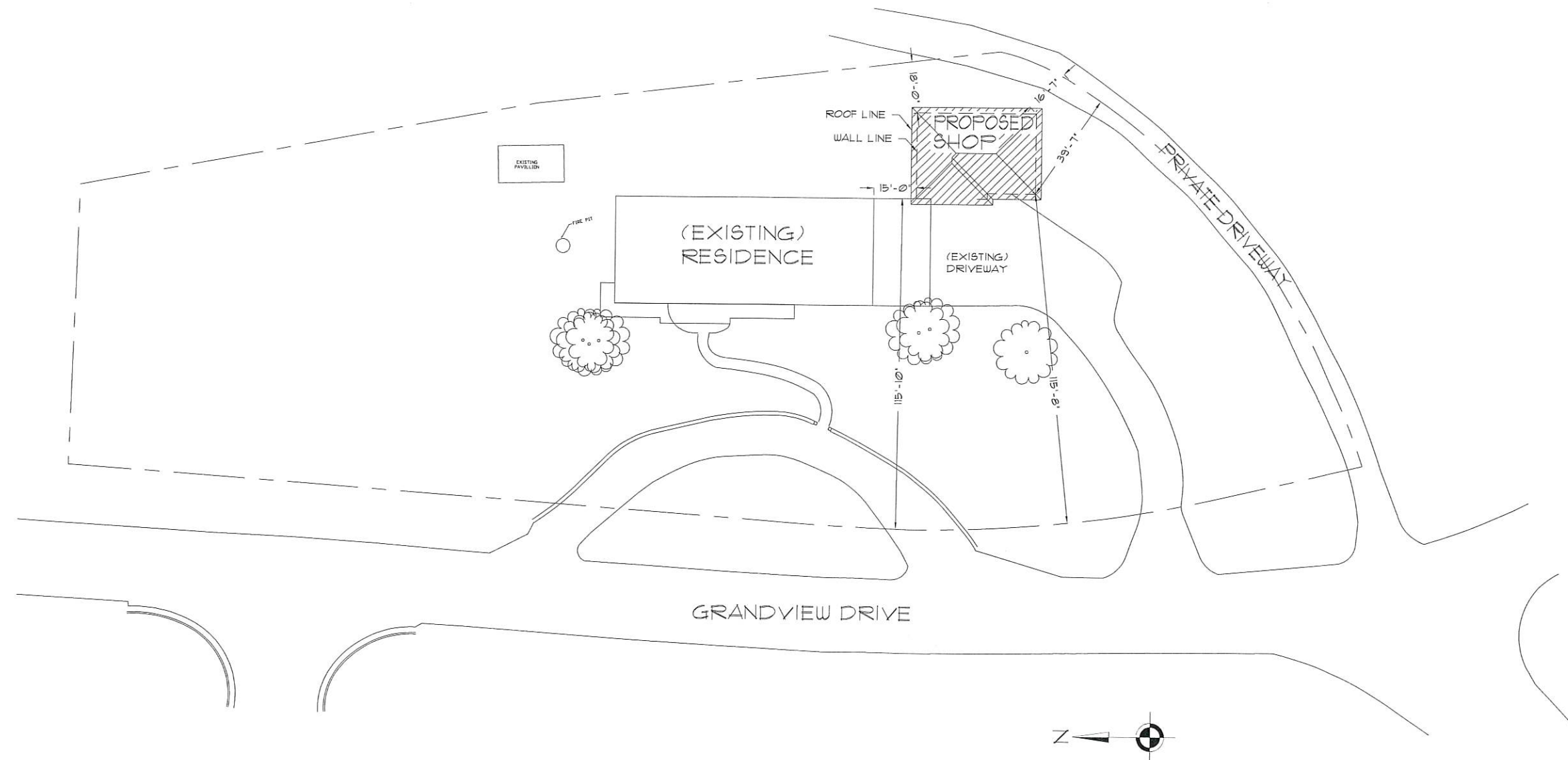
Virus-free. www.avg.com

Inspection Completed by _____ Date _____

IMMACULATE HOMES
ADAMS RESIDENCE SHOP PLANS
736 GRANDVIEW DRIVE
PROVIDENCE, UT.

CONTENT:

1. PLOT PLAN & COVER PAGE
2. FOOTING & FOUNDATION PLAN
3. MAIN FLOOR PLAN, ROOFING,
& MAIN FLOOR ELECTRICAL PLANS
4. ELEVATIONS



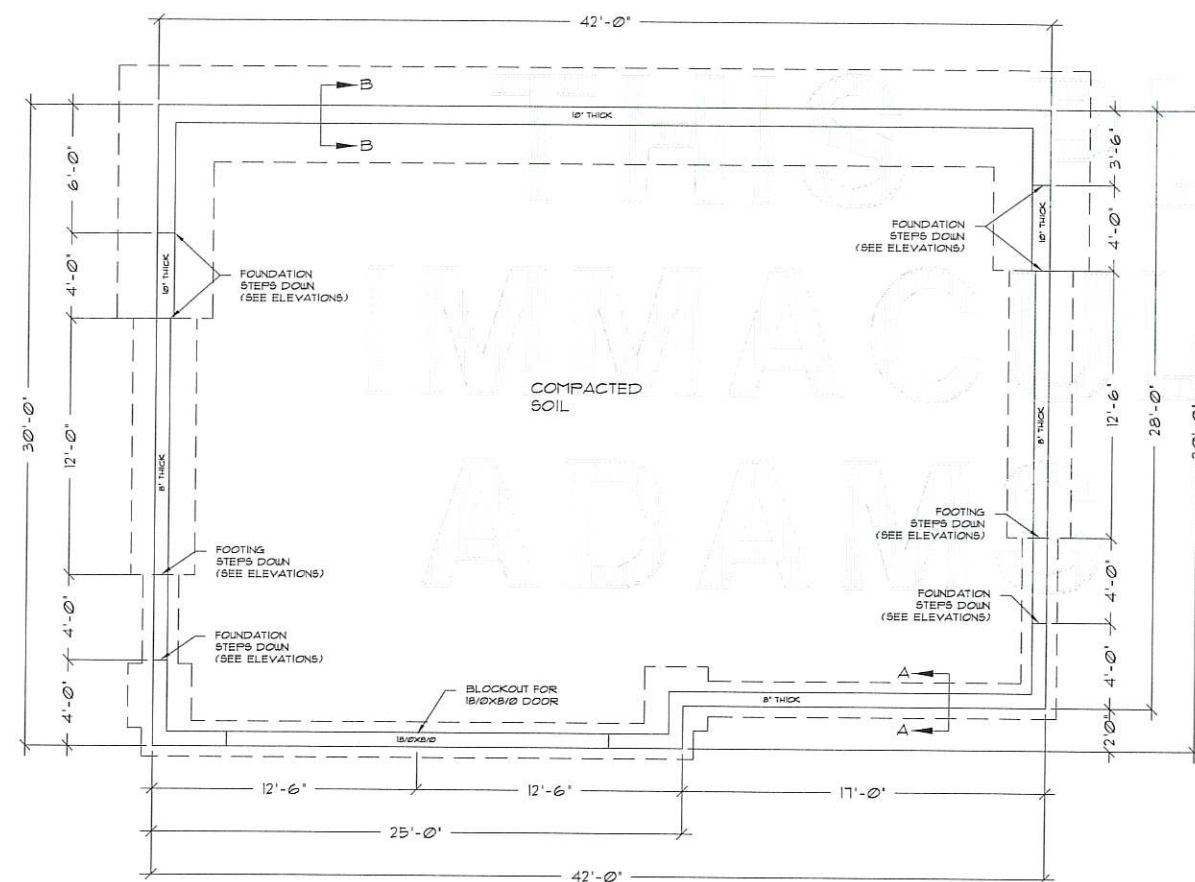
PLOT PLAN
SCALE: 1" = 20'

**FINELINE DESIGN
& DRAFTING**

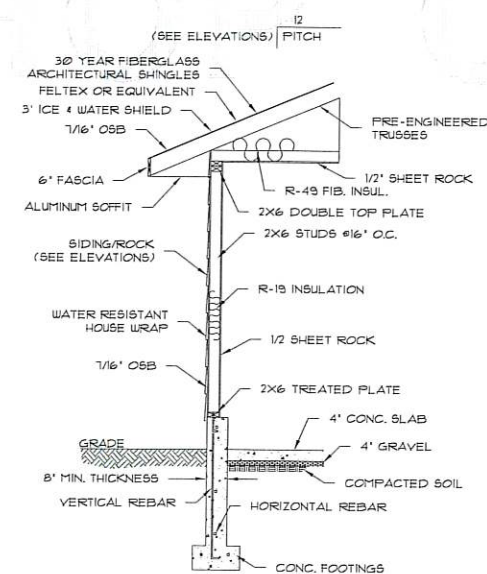
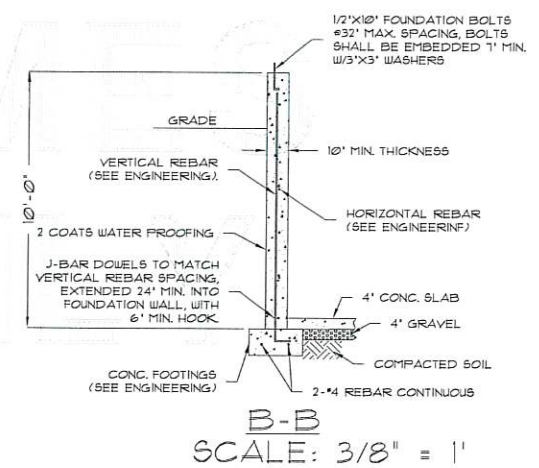
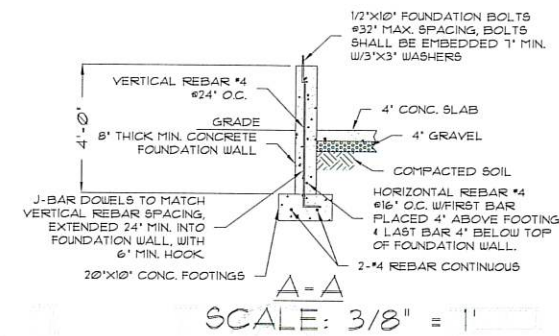
TITLE: PLOT PLAN & COVER PAGE	
DRWG SIZE: D	DATE: 5/22/20
DRAWN BY: D. CROSSLEY (435)755-6647	
DRWG #: 1 OF 4	COPYRIGHT © 2019

RECEIVED
JUN 24 2020
By *J. B. B. B. B.*

FOUNDATION PLAN FOR
REFERENCE ONLY SEE
ENGINEERING FOR SPECS.



FOOTING & FOUNDATION PLAN
SCALE: 1/4" = 1'



TYP. GARAGE WALL DETAIL
SCALE: 3/8" = 1'

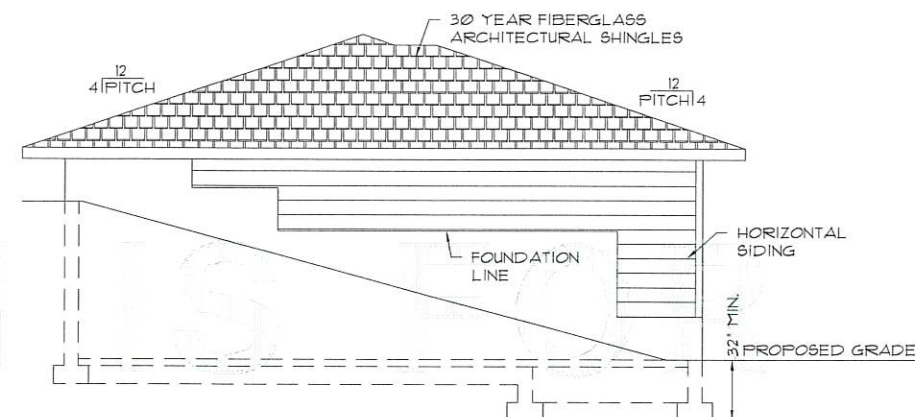
RECEIVED
JUN 24 2062
By J. Bardsley

**FINELINE DESIGN
& DRAFTING**

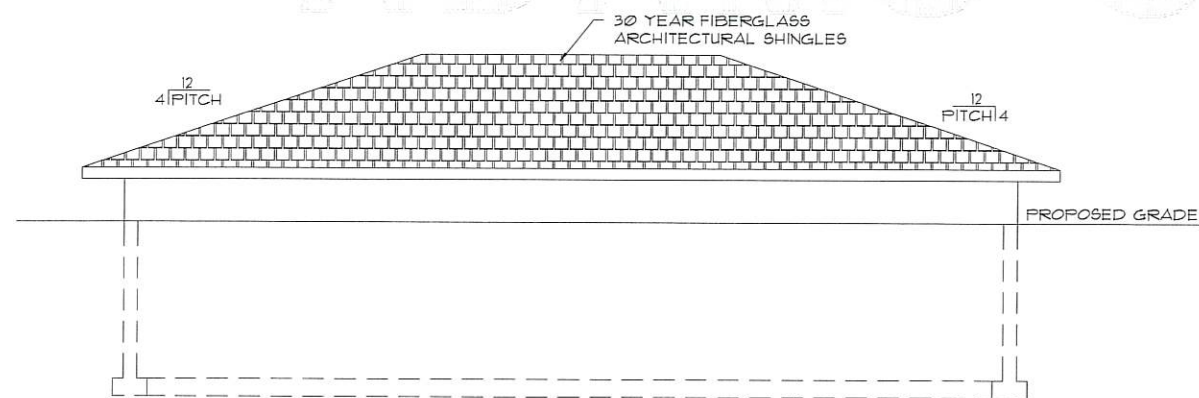
TITLE: FOOTING & FOUNDATION PLAN	
DRWG SIZE: D	DATE: 5/22/20
DRAWN BY: D. CROSSLEY (435)755-6647	
DRWG #: 2 OF 4	COPYRIGHT © 2019



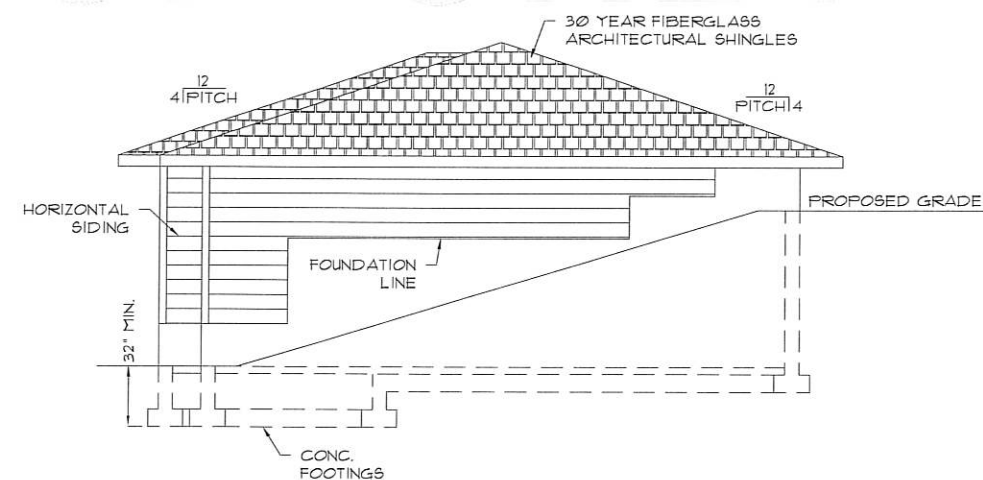
FRONT ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/4" = 1'



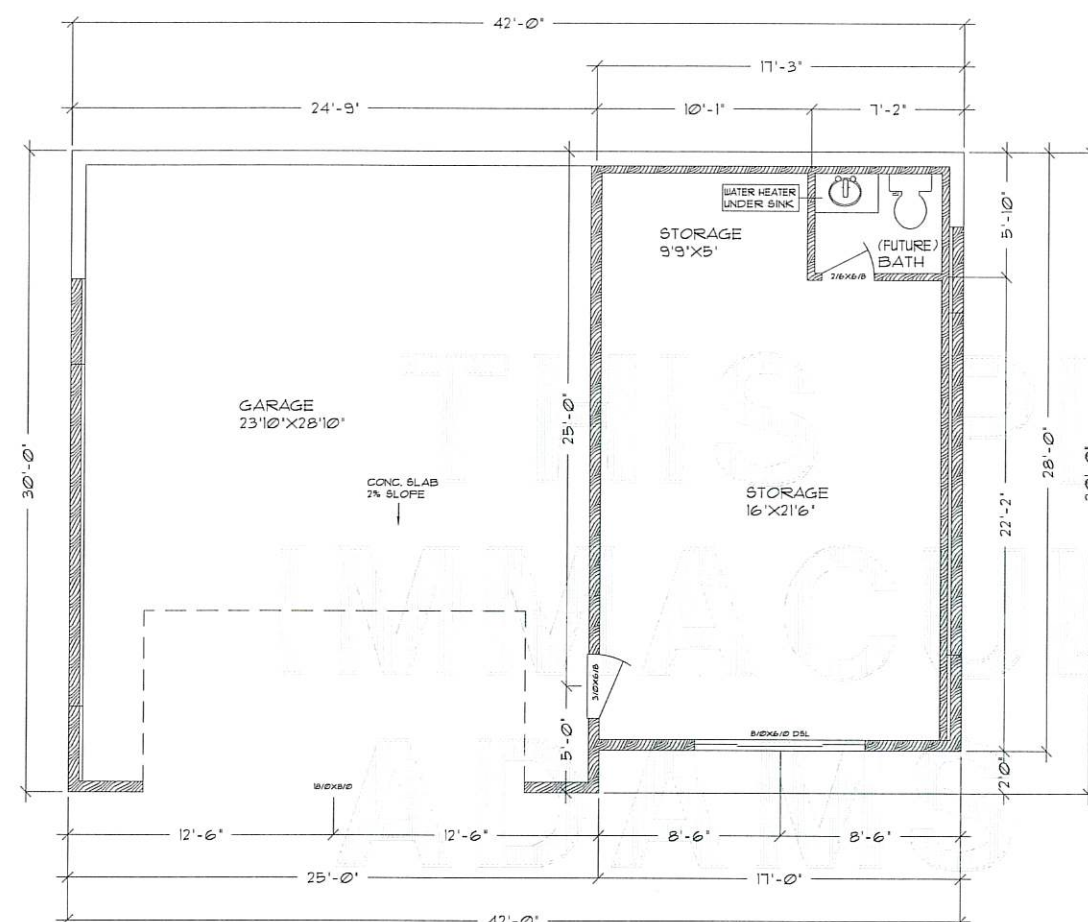
REAR ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'



FINELINE DESIGN
& DRAFTING
TITLE: ELEVATIONS
DRWG SIZE: D DATE: 5/22/20
DRAWN BY: D. CROSSLEY (435) 755-6
DRWG #: 4 OF 4 COPYRIGHT ©



(490 SQ. FT. OFFICE)
MAIN FLOOR PLAN
SCALE: 1/4" = 1'

GENERAL NOTES:

1. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL BUILDING CODE AND STATE AND LOCAL CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE ANY WORK PROCEEDS.
3. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONSTRUCTION DETAILS.
4. RESIDENCE ENERGY COMPLIANCE TO MEET PRESCRIPTIVE REQUIREMENTS OF 2015 IRC AND IECC.
5. ALL ELECTRICAL PARTS SHOWN ARE FOR REFERENCE ONLY. CHECK WITH OWNER FOR EXACT LOCATION.

6. CONTRACTOR SHALL VERIFY ALL BEAM AND JOISTS SIZES AND SPACING.
7. GENERAL CONTRACTOR TO VERIFY WITH OWNER ALL EXTERIOR DOOR AND WINDOW TYPES AND MANUFACTURER PRIOR TO THE STARTING OF ANY FRAMING.
8. CONTRACTOR SHALL PROVIDE ENGINEERED TRUSS PLAN. BEAMS MAY NEED TO BE REEVALUATED.

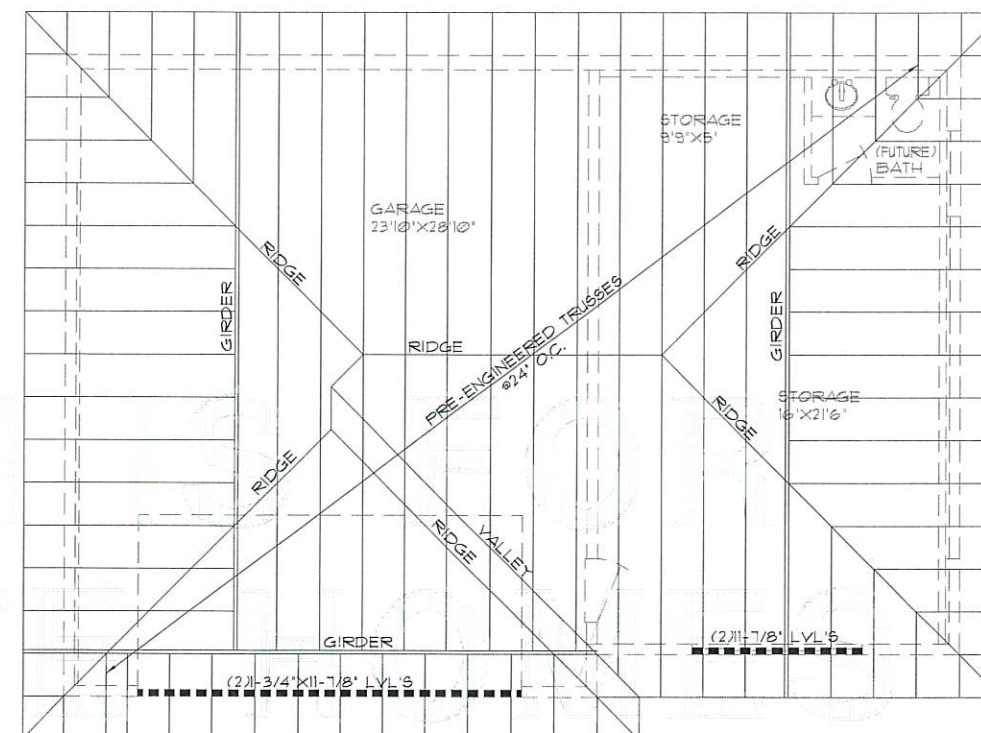
DESIGN NOTE:
ROOF LOADS

- FLOOR LOADS
- DECK LOADS
- LIVE - 40 PSF
DEAD - 12 PSF
- LIVE - 40 PSF
DEAD - 15 PSF
- LIVE - 40 PSF
DEAD - 15 PSF

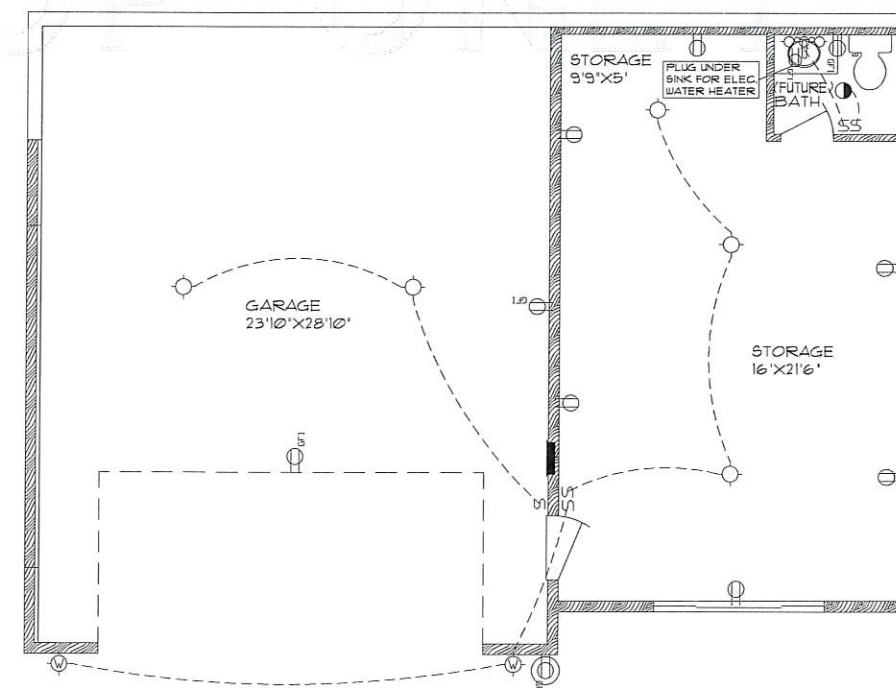
SYMBOLS:

- LIGHT FIXTURE
- ⊕ PLUG OUTLET
- ⊙ EXTERIOR LIGHT
- ⊖ GFI OUTLET
- BREAKER PANEL
- ⊙ BATHROOM FAN
- ⊙ LIGHT SWITCH
- ⊙ RECESSED LIGHT
- ⊖ W/P GFI OUTLET
- ⊙ VANITY LIGHT
- ▨ FRAMED WALLS

ELECTRICAL OUTLETS AND SWITCHES WILL BE DONE ACCORDING TO ELECTRICAL CODE AND MAY VARY FROM WHAT IS DRAWN ON PLAN



ROOF FRAMING PLAN
SCALE: 1/4" = 1'



MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'

FINELINE DESIGN & DRAFTING

TITLE: MAIN FLOOR PLAN
DRWG SIZE: D DATE: 5/22/20
DRAWN BY: D. CROSSLEY (435)755-6647
DRWG #: 3 OF 4 COPYRIGHT © 2019



GENERAL STRUCTURAL NOTES

GENERAL

- Code: I.B.C 2018
- Notes: Notes apply to all drawings unless noted otherwise.
- Design Criteria:

Occupancy Cat. II
Importance Factors= 1.0 (Snow) 1.0 (Seismic)
Seismic Design Cat D (SI < 0.75)
Ss = 1.108 Sds = 0.78
Si = 0.335 Sd1 = 0.39
F0 = 1.05
Fv = 1.73
R = 6.5 Wood Shear Walls

Wind Speed 115 mph Ultimate, Exposure C

Roof Snow Load= 40 psf + Drift
Live Load= 20 psf
Dead Load= 15 psf + Mech Units

Floor Live Loads = 40 psf (LIVING AREAS)
60 psf (Decks & Garage Floor)

Floor Dead Loads = 20 psf (Interior Floors -)
15 psf (Decks)
150 psf (Concrete Decks)

Soil Bearing Pressure 2000 psf on Native Soil (Assumed - Contractor to Verify)
Soil Site Class "D" (ASSUMED)

- Coordination: Check with conditions at the job site and with all other subcontractors.
- Details: Details, sections, and notes as shown on the drawings are intended to be typical and shall apply to all similar situations elsewhere unless noted otherwise.

FOUNDATION

- No soils report has been prepared. If a Soils Report is prepared, all recommendations in the Soils Report shall be followed.
- Unless noted otherwise in a Soils Report, remove top 8" of soil including all vegetation and debris. Remove existing elements as required and replace voids and soft spots with compacted granular fill.
- Unless noted otherwise in a Soils Report, all footings are to be placed on firm, undisturbed, natural soil or properly compacted granular fill unless noted otherwise in the project Soils Report. The natural undisturbed soil below all footings shall be proof rolled prior to placing concrete. Replace voids and soft spots with compacted granular fill. Clear excavations of debris and loose soil prior to placing concrete.
- Compacted Granular Fill: Unless noted otherwise in a project Soils Report, Contractor shall be responsible for the selection of all fill material, and verification of adequate compaction. All fill shall be tested to ensure adequate compaction and proper gradation by a qualified materials testing agency. Compact all fill to 95% dry density minimum. All fill shall be placed and compacted in lift heights not to exceed 8".
- Frost protection: All exterior footings shall be placed a minimum of 30" below finish grade.
- Center all footings under walls, columns or grid lines unless noted otherwise on plans.
- Contractor is responsible to verify natural undisturbed soil below all footing is adequate to support loading of 2000 psf with negligible settlement.
- FOUNDATION DRAINAGE AND WATERPROOFING SYSTEMS SHALL BE SPECIFIED & DESIGNED BY OTHERS.

EPOXY

- All epoxy shall be Hilti brand or equivalent.
The following systems shall be used:
a. Hollow & Grouted CMU - Hilti HY-70 with screen tubes.
b. Concrete - Hilti RE500 - V3
- Install all epoxied anchors per manufacturer's instructions and recommendations.
- All holes shall be sized properly and cleaned thoroughly prior to placement of epoxy adhesive.

REINFORCING STEEL

- Grade: ASTM A615, Grade 60.
- Dowel and lap lengths: Provide 48 bar diameters minimum for concrete, and 64 bar diameters for masonry.
- Detailing and fabrication: Reference "American Concrete Institute" (ACI 318-14).
- Field bending: Reinforcing steel shall not be bent or straightened in a manner injurious to the concrete or steel.
- Welded wire fabric shall conform to ASTM A185 and shall be lapped one full mesh at side and end splices and wired together.
- Embedments and dowels are to be securely tied to formwork or adjacent reinforcement prior to concrete placement.

CARPENTRY NOTES:

- Sawn Lumber Grade: Doug-Fir #2 or better.
LVL Grade: Boise-Cascade - Versulam 2.0 2800 or better 1-3/4" THICK.
Glu-lam Grade: DF/DF 24F-V4, EXCEPT AT EXTERIOR DECK USE ALASKAN YELLOW CEDAR OR PORT ORFORD CEDAR.
TREATED LUMBER: Louisiana-Pacific 1-1/2" LP SolidGuard LSL
- Openings in Floor Framing: Provide double header and trimmer joists at openings where joists are cut. Provide joist hangers where joists frame into headers and headers frame into trimmers.
- Openings in Walls: Provide headers as indicated on plans. All headers in bearing walls shall be supported by a single 2x trimmer and double king studs, unless larger columns are indicated on the drawings.
- General Framing and Carpentry: Connect all items as per IBC Table 2304.9.1, "Fastening Schedule", unless noted otherwise.
- Framing connections shown on drawings refer to Simpson Strong-Tie Connectors or I.C.C. APPROVED Equal. All framing connections not shown or otherwise indicated on the drawings shall be connected in a manner similar to the connections shown in the drawings or with approved Simpson Strong-Tie connectors.
- All wood framing shall conform to the "Conventional Light-Frame Construction" provisions in Section 2308 of the I.B.C. 2018 unless noted otherwise.
- Install triple 2x, nail laminated studs below all girder truss bearing points, unless noted otherwise on the drawings.
- Install solid squash blocking vertical studs in floor cavity at all column and jamb locations with more than (2) jamb studs. Squash blocking cross-sectional area shall match column area. Continue all columns in walls below. Rim joists may be considered part of the squash block area. Secure all squash blocking as req'd with nails, lags screws, and glue.

CONCRETE

- Concrete Density: Normal Weight Concrete - approximately 145 pcf.
- Strength, Exposure, Properties: Minimum ultimate 28-day compressive strength:

Location	Strength	Exposure Class	Max W/C	% air
Footings	3000 psi	F0	0.5	1-2%
Interior Slabs	4000 psi	F0	0.45	1-2%
Exterior Slabs on Grade	4500 psi	F3	0.45	6%
Foundation Walls & Piers	4500 psi	F1	0.45	4.5%
All other site cast concrete	4500 psi	F1	0.45	4.5%
GUNIT	4500 PSI	F1	0.45	4.5%
- Control & Construction Joints: By Contractor. Contractor shall be responsible for timing, locating, and spacing all joints. Joints shall be placed to minimize uncontrolled cracking of slabs. Control joints shall not be placed in suspended slabs.
- Slabs: Slabs are to be placed in as large of sections as possible. Where construction joints are necessary, provide bulkhead shear keyways and reinforcing dowels as required to maintain full section capacity. Control joints shall be installed in slabs on grade so the length to width ratio of the slab is no more than 1.25:1. Control joints in slabs on grade shall be completed within 12 hours of concrete placement. Control joints in slabs on grade may be installed by saw cut or tooled joints a depth of 1/4 the thickness of the slab. All exterior flatwork (concrete) shall be treated with lithium based admixture during ready mixing, to prevent aggregate reactivity.
- Cast-in-place all reinforcing: Unless noted otherwise on the drawings, reinforce all concrete wall as follows:

THICKNESS	HORIZONTAL	VERTICAL
8"---Wall	SEE SCHEDULE ON S-2	SEE SCHEDULE ON S-2
10"---Wall	*	*
12"---16"---Walls	*	*

- Provide corner bars at intersecting wall corners using the same size and spacing as horizontal wall reinforcing. Dowel vertical reinforcing to the footing or structure below with the same size and spacing as wall, column, or pier reinforcing above. Footing dowels shall terminate with a 90 degree standard hook.
- Concrete protection for reinforcing steel: SEE SCHEDULE BELOW
- Slab Reinforcing: Reinforcing steel shall be adequately supported on precast concrete units or chairs, to keep the reinforcing to the heights specified or indicated. Lifting the reinforcing during placement will not be permitted.
- Suspended Slabs: Follow all provisions of current ACI 117, 301, 302, and related references for slab placement.
- Openings: Unless otherwise notes on the drawings, reinforce around all sides of openings with (2) #5 bars, extending 48" beyond the corners. Bars shall be within 4" of edges of openings.
- Submittals: Submit the following:
 - Design mixtures shall be submitted in accordance with aci 318-14 section 5.3. submittals shall contain 30 consecutive tests minimum. If 30 consecutive tests can not be provided test records shall be provided showing the average compressive strength is equal to 1200 psi greater than the design strength. Submittals that are not prepared as stated above or in ACI 318-14 will be rejected.
 - Steel reinforcement shop drawings
- Reinforcement shall be clean of ice and other deleterious coatings.
- Mixing: per ACI recommendations
- All debris and ice shall be removed from spaces to be occupied by concrete
- Items to be embedded in concrete are to be securely tied in place prior to placing concrete. Repositioning of embedded items after concrete has been placed will not be permitted.
- Do not add water to concrete during delivery, at project site, or during placement without prior approval from engineer.
- Concrete shall be conveyed from mixer to place of final deposit by methods that will prevent separation or loss of materials. Concrete shall be deposited as nearly as practical in its final position to avoid segregation due to rehandling or flowing. After placement has started, it shall be carried on as a continuous operation. Concrete that has partially hardened or been contaminated by foreign materials shall not be deposited in the structure.
- All concrete shall be consolidated by a mechanical vibrator. Vibrator shall be inserted vertically at a medium pace and retracted immediately. Do not use vibrator to transport concrete.
- Concrete shall be maintained above 50 degrees F, and in a moist condition for at least 7 days after placement. Accelerated schedules are permissible provided an accelerated curing plan is provided to and approved by Architect/ Engineer.
- Shoring and bracing shall remain in place until concrete has obtained full design strength.
- Concrete protection shall be provided if hot/cold weather conditions are present during placement of concrete.

DEFERRED SUBMITTALS

- Designs for the following items shall be submitted to the Building Official and Engineer for approval, prior to installation. All items listed shall be designed and stamped by a licensed Professional Engineer in the State of Utah.
 - Premanufactured Wood Trusses - Roof Trusses, Floor Trusses, Heavy Timber Trusses, and Heavy Timber beams.
 - Manufactured plate steel beam, column, and truss connectors for Timber Framing
 - Site Retaining Walls

SPECIAL INSTRUCTION

- The project specifications are not superseded by the General Structural Notes but are intended to be complementary to them. Consult the specification for additional requirements in each section. Notes and details on the drawings shall take precedence over General Structural Notes and typical details.
- 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 without additional cost to the owner.
- "STRUCTURAL OBSERVATION PROGRAM" - The Engineer shall be notified forty-eight hours prior to each of the following items: STRUCTURAL OBSERVATION for Seismic and Wind by the Engineer, or his representatives, is required for the following:
 - Placing concrete in any footing.
 - Closing any concrete wall or column forms.
 - Placing concrete in suspended slabs/beams.
 - Completion of Diaphragm fastenings.
 - Completion of structural field welding.
 - Grouting of Structural Masonry.

Observation visits to the site by the Engineer's field representatives shall not be construed as inspection, Special Inspection, or approval of construction.

Shoring and Bracing Requirements:

- Roof Structures - The CONTRACTOR is solely responsible for the means, methods, and sequence of all structural erection and bracing. He shall provide temporary shoring and bracing as his method of erection requires to provide adequate vertical and lateral support. Shoring and bracing shall remain in place as the chosen method requires until all permanent members are in place and all final connections are completed, including all roof attachments. The building shall not be considered stable until all connections and diaphragms are complete.
- Walls above grade shall be braced until the structural system is complete. Walls shall not be considered to be self supporting.
- Submittals: A copy of all shop drawings that have been submitted for review must be kept at the construction site for reference. These drawings must bear the appropriate review stamps. The shop drawing review shall not relieve the contractor of the responsibility of completing the project according to the contract documents. The CONTRACTOR shall review and mark all shop drawings prior to submitting them to the Architect for his review. Shop Drawings made from reproductions of (these) contract drawings will be rejected. Review of shop drawings is for general compliance only and is not intended for approval. The shop drawings review shall not relieve the contractor from the responsibility of completing the project according to the contract documents

- Reproduction of these contract documents for use as shop drawings will not be permitted and will be rejected.
- The Contractor shall coordinate with all other trades any items that are to be integrated into the structural system such as openings, penetrations, mechanical and electrical equipment, etc. Sizes and locations of mechanical and other equipment that differ from those shown on the contract drawings shall be reported to the architect / engineer.
- Project Coordination: It shall be the responsibility of the CONTRACTOR to coordinate with all trades any and all items that are to be integrated into the structural system. Openings or penetrations through, or attachments to the structural system that are not indicated on these drawings shall be the responsibility of the CONTRACTOR and shall be coordinated with the Architect/Engineers. The order of construction is the responsibility of the CONTRACTOR. It is the contractor's obligation to provide all items necessary for his chosen procedure.
- Contractor shall field verify all dimensions, and conditions. If the contract drawings do not represent actual conditions, contractor shall notify Architect/Engineer prior to fabrication or construction within that area.

CONCRETE PROTECTION FOR REINFORCEMENT

APPLICATION		MINIMUM CLEAR COVER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	1. ALL APPLICATIONS EXCEPT SLABS ON GRADE	3"
	2. SLABS ON GRADE - CLEAR DISTANCE FROM TOP OF SLAB	1"
CONCRETE EXPOSED TO EARTH OR WEATHER	1. NO. 6 BARS AND LARGER	2"
	2. NO. 5 BARS AND SMALLER	2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR IN CONTACT WITH GROUND	1. SLABS, WALLS, JOISTS	2"
	2. BEAM OR COLUMN TIES, STIRRUPS, OR PRIMARY REINFORCEMENT	2"
NOTES	1. TOLERANCE FOR CONCRETE COVER AND REINFORCEMENT LOCATION IS ±3"	

FRAMING NAILING SCHEDULE

CONNECTION	NAILING	CONNECTION	NAILING
TOP PLATE TO STUD, END NAIL	2x4 (2)- 16d 2x6 (3)- 16d 1 3/4" x 5 1/2" LVL (3)- 16d 1 3/4" x 7 1/4" LVL (4)- 16d 1 3/4" x 9 1/4" LVL (5)- 16d 1 3/4" x 11 7/8" LVL (6)- 16d	TOP PLATE LAPS (4"-0" MINIMUM)	16d AT 6" O.C.
		BUILT-UP HEADERS AND BEAMS	16d AT 16" O.C. ALONG TOP AND BOTTOM EDGE
		BUILT-UP COLUMNS BELOW BEAMS, FACE NAIL	16d AT 16" O.C. - EACH FACE
STUD TO SILL PLATE, END NAIL	2x4 (2)- 16d 2x6 (3)- 16d 1 3/4" x 5 1/2" LVL (3)- 16d 1 3/4" x 7 1/4" LVL (4)- 16d 1 3/4" x 9 1/4" LVL (5)- 16d 1 3/4" x 11 7/8" LVL (6)- 16d	BUILT-UP CORNER STUDS (3 STUDS MINIMUM)	16d AT 24" O.C.
DOUBLE SILL PLATES, FACE NAIL (STAGGER)	10d AT 12" O.C.	BACKING AND BLOCKING AT TRUSSES AND 2x FRAMING, END NAIL OR TOE NAIL	(2)- 16d EACH END
DOUBLE STUDS, FACE NAIL (STAGGER)	10d AT 12" O.C. - EACH FACE	BACKING AND BLOCKING AT I-JOIST FRAMING	SIMPSON Z2 OR EQUAL AT EACH END [W/ (4)- 10d x 1 1/2" NAILS]
DOUBLE TOP PLATES, FACE NAIL	16d AT 24" O.C.		
TOP PLATES AT WALL INTERSECTIONS, FACE NAIL	(2)- 16d		



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84332
435.767.2789



The Engineer hereby certifies that he is a duly Licensed Professional Engineer in the State of Utah, and that he is duly qualified to perform the services herein. The Engineer's seal shall be placed on all drawings and specifications prepared by him or under his direct supervision and shall be a true and correct copy of the original.

JUNE 18, 2020

- IMMACULATE HOMES -
ADAMS RESIDENCE SHOP PLANS

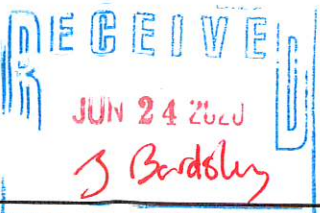
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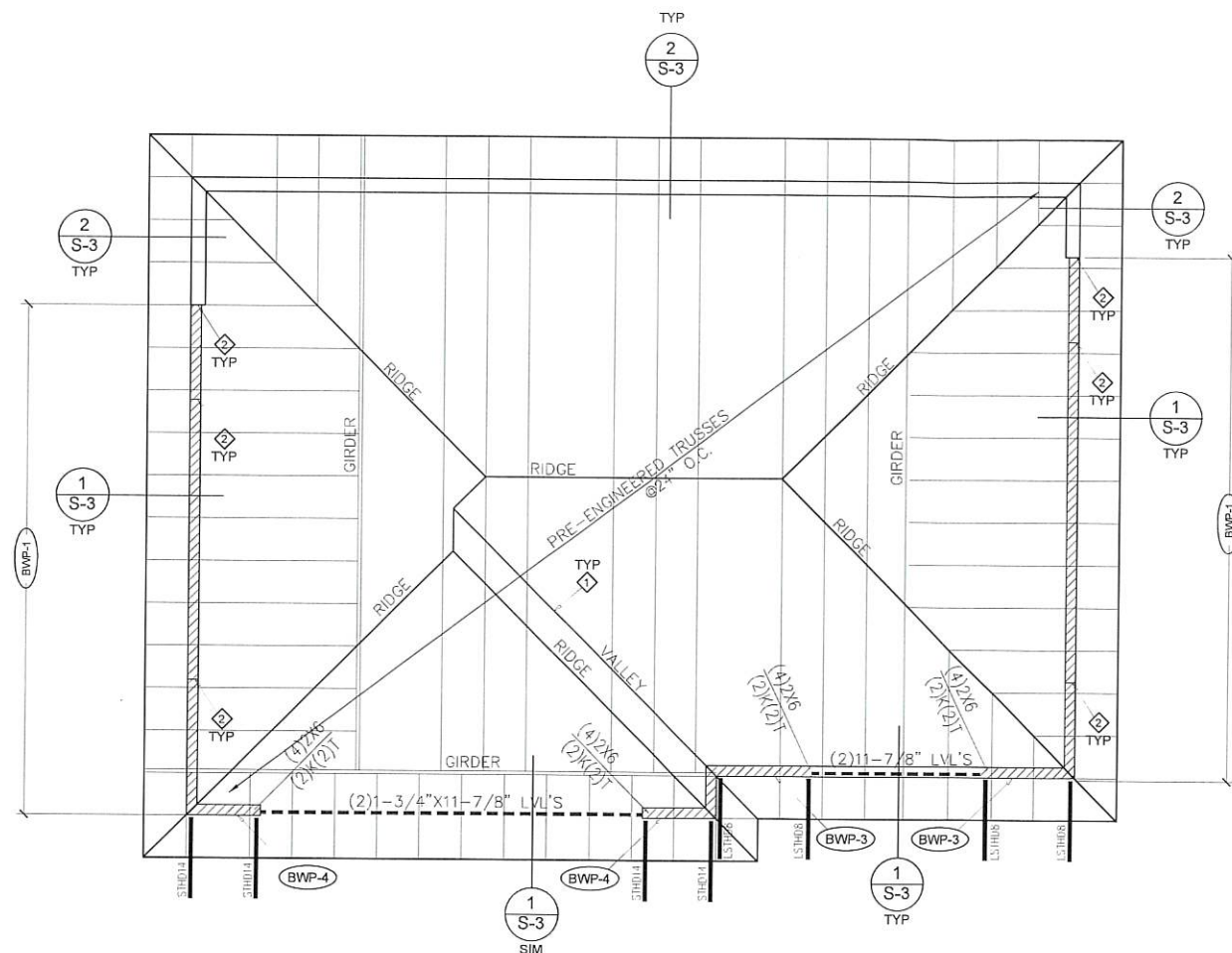
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STRUCTURAL
DETAILS

S-0





ROOF FRAMING
SCALE: 1/4" = 1'

PLAN NOTES:

- COORDINATE & VERIFY THIS DRAWING WITH ELECTRICAL, MECHANICAL, ARCHITECTURAL, & TRUSS MANUFACTURER'S DRAWINGS PRIOR TO START OF CONSTRUCTION.
- APPLY DETAILS TO ALL APPLICABLE LOCATIONS.
- BWP-*** DESIGNATES BRACED WALL PANEL TYPE. SEE BRACED WALL PANEL SCHEDULE. INSTALL SPECIFIED HOLD DOWN ANCHORS AT EACH END OF EACH BRACED WALL PANEL.
- ALL ROOF TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER. ALL TRUSS TO TRUSS CONNECTIONS SHALL ALSO BE DESIGNED AND SPECIFIED BY THE TRUSS MANUFACTURER.
- ROOF SHEATHING: ALL ROOF SHEATHING SHALL BE 5/8" RATED OSB. MINIMUM. ROOF SHEATHING SHALL BE NAILED WITH 8d NAILS @ 4" o/c ALONG ALL SUPPORTED EDGES, AND 12" o/c IN THE FIELD. SPECIAL NAILING SHALL BE APPLIED INTO TRUSSES AND TRUSS BLOCKING NEAR ALL PERIMETER WALLS AS INDICATED IN THE FRAMING DETAILS.
- FLOOR SHEATHING: ALL FLOOR SHEATHING SHALL BE 3/4" RATED OSB. FLOOR SHEATHING SHALL BE GLUED & NAILED WITH 10d RING SHANK NAILS @ 6" o/c ALONG ALL SUPPORTED EDGES, AND 12" o/c IN THE FIELD. SPECIAL NAILING SHALL BE APPLIED INTO RIM JOIST AND BLOCKING NEAR ALL PERIMETER WALLS AS INDICATED IN THE FRAMING DETAILS.
- WALLS: ALL EXTERIOR WALLS NOT LABELED AS BRACED WALL PANELS SHALL BE SHEATHED AND NAILED PER BWP-1 ON THE BRACED WALL PANEL SCHEDULE. EXTERIOR BEARING WALLS SHALL BE 2X6 AT 16" O/C, UNLESS NOTED OTHERWISE. INTERIOR BEARING WALLS SHALL BE 2X4 AT 16" O/C, UNLESS NOTED OTHERWISE. SUPPORT HEADER BEAMS WITH A SINGLE 2X TRIMMER STUD AND A SINGLE 2X KING STUD, EXCEPT WHERE ADDITIONAL STUDS ARE INDICATED.

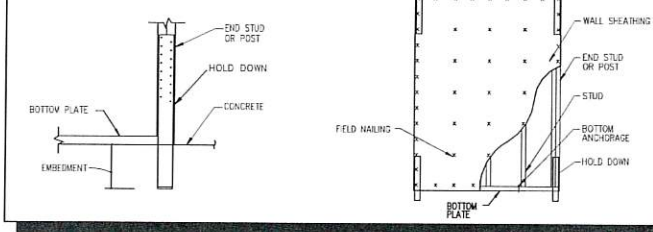
KEYED NOTES:

- INSTALL 10d NAILS @ 6" o/c ALONG BOTH SIDES OF ALL ROOF VALLEYS. BACK WITH CONT SOLID 2X RUNNER OR 2X BLOCKING BTWN TRUSSES. FULLY SHEATH UNDERBUILT AREAS OF OVERBUILDS.
- WHERE STEP IN FOUNDATION WALL OCCURS, STUD AGAINST FACE OF STEP SHALL BE TREATED LUMBER, AND SHALL BE SIMPSON 1/2x8 TITEN HD BOLTS WITH 3x3 PLATE WASHERS, STARTING 6" FROM BOTTOM OF STUD, & SPACED 16" o/c MAX. ALONG FACE OF CONCRETE WALL STEP.

BRACED WALL PANEL SCHEDULE

MARK	WALL FRAMING				WALL ANCHORAGE		WALL SHEATHING	EDGE NAILING		FIELD NAILING		REMARKS
	STUDS	SPACING	BOTTOM PLATE	TOP PLATE	END STUDS OR POST	HOLD DOWN		SIZE	SPACING	SIZE	SPACING	
BWP-1	2x	16"	2x	(2) 2x	(3) 1/2" A.B. @ 12" O/C	NONE	7/16" OSB	8d	6"	8d	12"	-
BWP-2	"	"	"	"	(3) 1/2" A.B. @ 12" O/C	W500 BTNN FLOORS	"	"	6"	"	"	
BWP-2P	"	"	"	"	(2) 2x	(3) 1/2" A.B. @ 12" O/C	W500 BTNN FLOORS	"	"	"	"	PERF. ENP FULLY SHEATH
BWP-2S	"	"	"	"	(2) 2x	(3) 1/2" A.B. @ 12" O/C	W500 BTNN FLOORS	"	"	6"	"	"
BWP-3	"	"	"	"	(2) 2x	(3) 1/2" A.B. @ 12" O/C	STH-D14	"	"	"	"	
BWP-3P	"	"	"	"	(2) 2x	(3) 1/2" A.B. @ 12" O/C	STH-D14	"	"	6"	"	"
BWP-4	"	"	(2) 2x	"	(2) 2x	(3) 1/2" A.B. @ 12" O/C	STH-D14	"	"	"	"	PERF. ENP FULLY SHEATH BOTH SIDES
BWP-4P	"	"	(2) 2x	"	(2) 2x	(3) 1/2" A.B. @ 12" O/C	STH-D14	"	"	6"	"	"
BWP-5	"	"	(2) 2x	"	(3) 2x MIN	(3) 1/2" A.B. @ 12" O/C	HQSB	"	6"	"	"	PERF. ENP FULLY SHEATH BOTH SIDES

- NOTES:
- ALL WALL SHEATHING SHALL BE A.P.A. RATED SHEATHING, EXPOSURE 1. INSTALL (1) HOLD DOWN ANCHOR @ EACH END OF EACH SHEAR WALL.
 - WHERE STUD MUST BE CUT DUE TO THE PLACEMENT OF ANCHOR BOLTS OR OTHER PRODUCTS, AN ADDITIONAL STUD SHALL BE INSERTED ALONG SIDE.
 - ALL PANEL EDGES SHALL BE SOLID BLOCKED WITH 2x FRAMING MEMBER, EXCEPT USE 3x MEMBER FOR NAIL SPACING OF 2' O.C. OR LESS.
 - WHERE PLYWOOD SHEATHING IS APPLIED ON BOTH SIDES OF WALL AND NAIL SPACING IS LESS THAN 8" O.C. ON EITHER SIDE, OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
 - DISTANCE FROM PANEL EDGE TO NAILING SHALL BE NOT LESS THAN 3/4".
 - SHEATHING SHALL BE APPLIED WITH EDGES 1/8" APART AT SIDE JOINTS AND 1/16" APART AT END JOINTS.
 - NAILS REFERRED TO SHALL BE COMMON OR GALVANIZED BOX NAILS.
 - THE "10" MARK REFERS TO "SIMPSON" HOLD-DOWN ANCHORS.
 - INSTALL STRAPS AND ANCHORS PER SIMPSON'S RECOMMENDATIONS.
 - ALL ANCHOR BOLT WASHERS SHALL BE 3x3 PLATE STEEL (SIMPSON BP OR BPS).



The Engineer is duly licensed under the provisions of the Utah Professional Engineer Act, and is authorized to practice in the State of Utah.

JUNE 18, 2020

- IMMACULATE HOMES -
ADAMS RESIDENCE SHOP PLANS
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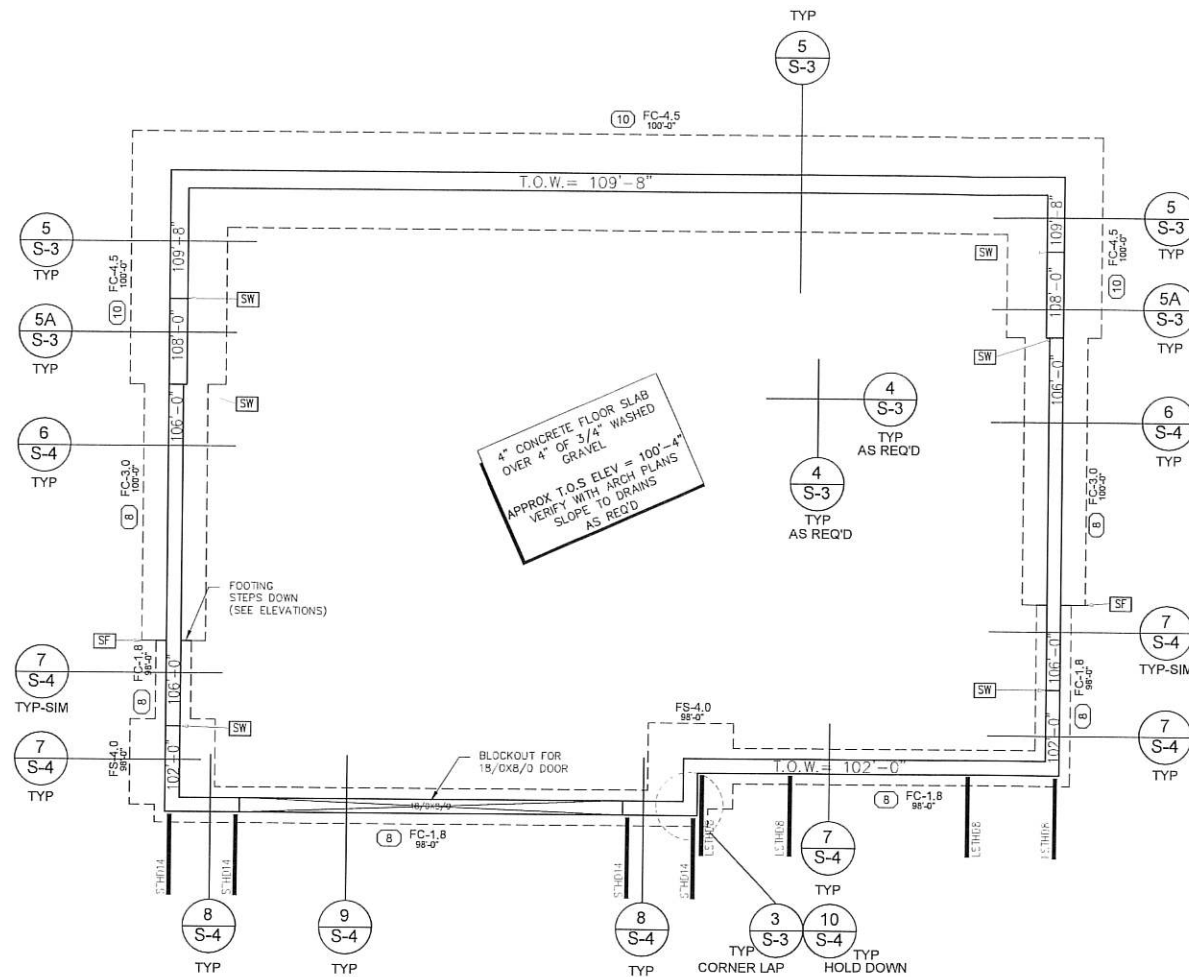
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MAIN FLOOR
FRAMING
PLAN

S-1

RECEIVED
JUN 24 2020
BY J. Bardsley



FOOTING AND FOUNDATION PLAN
SCALE: 1/4" = 1'

PLAN NOTES:

- COORDINATE & VERIFY THIS DRAWING WITH EXISTING SITE CONDITIONS, ARCHITECTURAL, SITE, MECHANICAL, ELECTRICAL, AND CIVIL DRAWINGS PRIOR TO START OF CONSTRUCTION.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN ON THIS DRAWING. CROSS COORDINATE ALL DIMENSIONS.
- REFER TO GENERAL STRUCTURAL NOTES & THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- FIELD VERIFY ALL TOP OF FOOTING ELEVATIONS WILL ACHIEVE 30" OF FROST PROTECTION FROM THE FINISHED GRADE, PRIOR TO COMPLETION OF EXCAVATION.
- REFER TO DETAIL (4/S-3) FOR TYPICAL SLAB CONTROL JOINT, AND CONSTRUCTION JOINT DETAIL. JOINT LOCATIONS & SPACING SHALL BE DETERMINED BY CONTRACTOR. SEE DETAIL (3/S-3) FOR TYPICAL HORIZONTAL BAR LAPS AT ALL WALL AND FOOTING CORNERS AND INTERSECTIONS.
- REFER TO ARCHITECT FOR VAPOR BARRIER REQUIREMENTS BELOW SLABS.
- "[SW]" INDICATES APPROXIMATE TOP OF WALL STEP LOCATION. COORDINATE WITH ARCHITECTURAL PLANS AND DETAILS.
- "[SF]" INDICATES APPROXIMATE FOOTING STEP LOCATION. STEP FOOTINGS AS REQ'D TO ACHIEVE 30" FROST PROTECTION.
- DEPRESS SLABS &/OR SLOPE FLOOR SLABS AS REQ'D TO FLOOR DRAINS AND ALL RESTROOMS, JANITOR CLOSETS, AND MECHANICAL ROOMS. COORDINATE WITH OWNER AND ARCHITECT.

STRUCTURAL SOLUTIONS Inc.

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435.787.2789

PROFESSIONAL ENGINEER
No. 318994-2021
JAMES E. ADAMS
STATE OF UTAH

This document was prepared by me or under my direct supervision and I am a duly licensed Professional Engineer in the State of Utah. I am the author of the design and calculations shown on this drawing. I am not responsible for the accuracy of the information provided by others.

JUNE 18, 2020

- IMMACULATE HOMES -
ADAMS RESIDENCE SHOP PLANS

736 GRANDVIEW DRIVE
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FOOTING &
FOUNDATION
PLAN

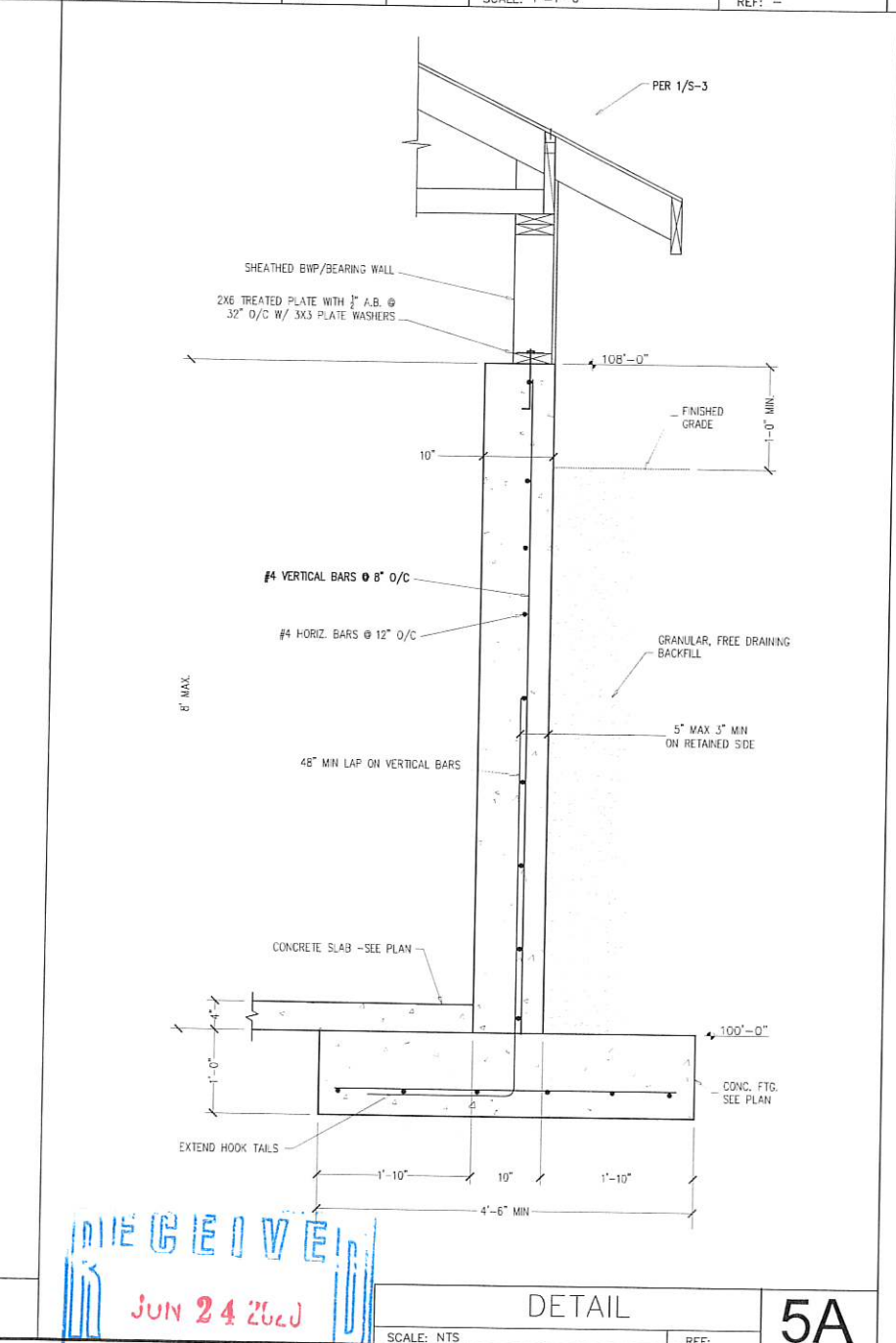
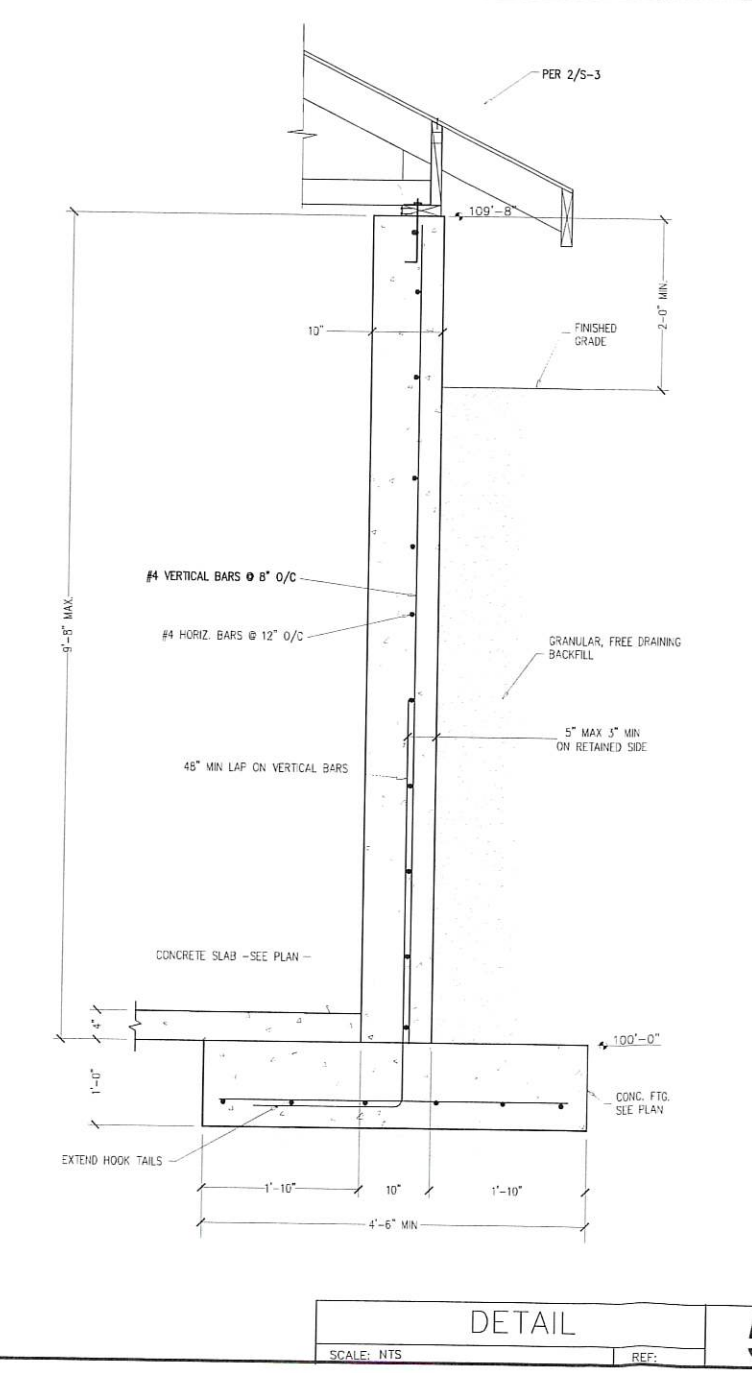
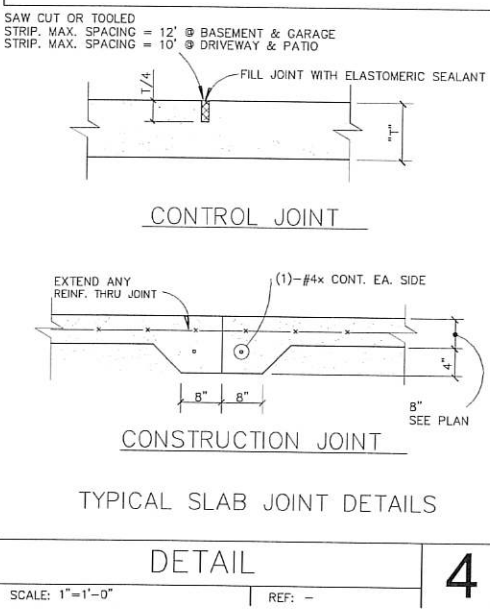
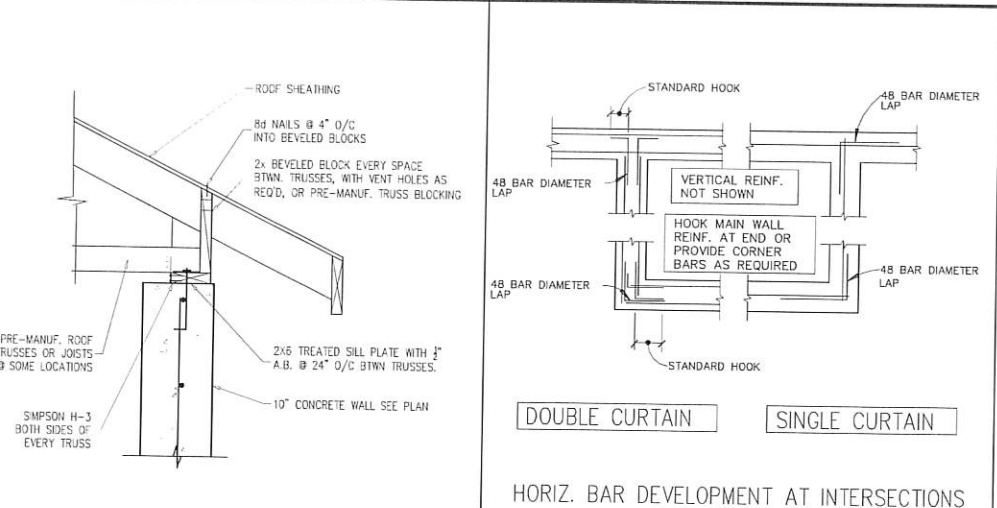
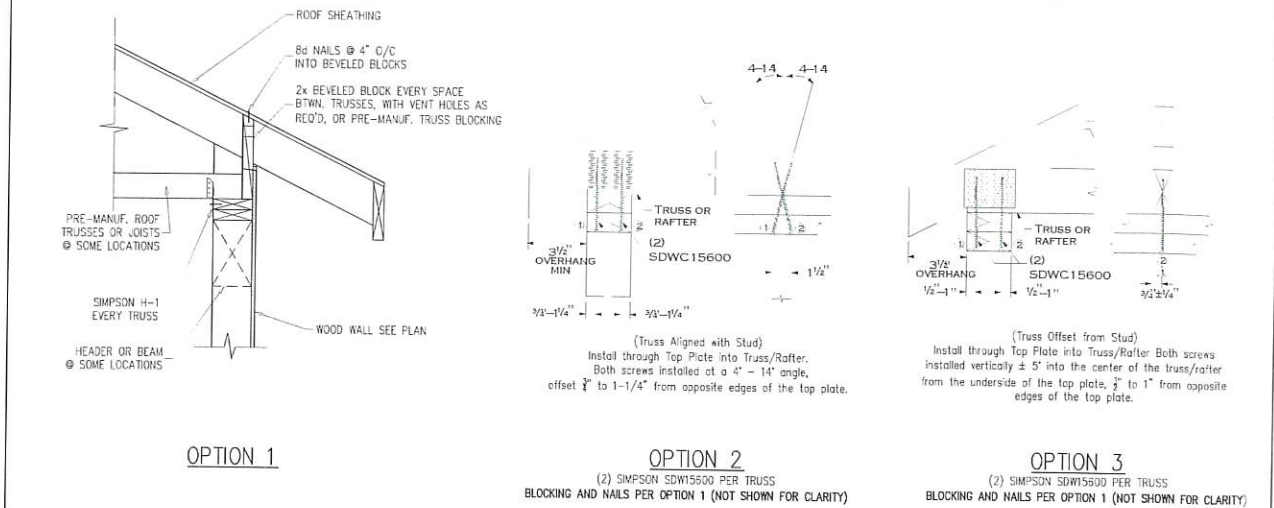
S-2

CONCRETE FOUNDATION WALL SCHEDULE						
WALL NO.	THICKNESS	VERT. REINF.		HORIZ. REINF.		COMMENTS
		SIZE	SPACE	SIZE	SPACE	
8	8"	#4	16" MAX	#4	12" MAX	CENTER REINF. IN WALL
10	10"	#4	8" MAX	#4	12" MAX	CENTER REINF. IN WALL OR UP TO 2" TOWARD THE RETAINED SOIL SIDE OF THE WALL - SEE 5/S-3

CONCRETE FOOTING SCHEDULE											
MARK NO.	DIMENSIONS			CROSSWISE REINFORCEMENT				LENGTHWISE REINFORCEMENT			
	WIDTH	LENGTH	THICKNESS	NO.	SIZE	LENGTH	SPACE	NO.	SIZE	LENGTH	SPACE
FC-1.8	1'-8"	CONT.	12"	-	-	-	-	(2)	#4	CONT.	10"
FC-3.0	3'-0"	CONT.	12"	-	-	-	-	(4)	#4	CONT.	EQ
FC-4.5	4'-6"	CONT.	12"	-	#4	3'-6"	8"	(5)	#4	CONT.	EQ

3" CLEAR MIN.

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Professional Engineer Seal
 No. 318795-2700
 JOSHUA R. MCGUIRE
 STATE OF UTAH

JUNE 18, 2020

- IMMACULATE HOMES -
ADAMS RESIDENCE SHOP PLANS
 736 GRANDVIEW DRIVE
 PROVIDENCE, UT.

REVISIONS		
REV #	DATE	COMMENTS
1		
2		
3		
4		

STRUCTURAL DETAILS

S-3

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