

Providence City
Administrative Land Use Authority (ALUA)

Agenda – July 29, 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 – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Immaculate Construction for a new home located at 680 E 525 N., Providence, UT.

Item No. 2 Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Lifestyle Homes for a new home located at 1012 S 600 E., Providence, UT.

Agenda posted on July 28, 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 – Staff Report
Meeting Date: July 29, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a new home located at 680 E. 525 N. Providence, UT.

Item Type: Conditional Use

Applicant: Immaculate Construction

Address: 680 E. 525 N.
Providence

Parcel ID # 02-295-0321

General Plan: SFT

Zone: SFT

Background Information:

A complete application was received July 14, 2020 and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. Payment of \$100 fee, July 14, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure July 14, 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 a Hazard Landslide area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. 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 Landslide Area by: See mitigation statement emailed dated July 27, 2020, and drawing on site plan.

3. This conditional use is for the home only as shown on the site plan date stamped July 14, 2020.
4. 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.

DRAFT



PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY
Date 7/14/2020
Payment Form CARD
Amount 100.00
Receipt # EC
Clerk 129212971

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 JS Name J. Bankhead

Date 7-13-20

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

EC
EC
EC
EC
EC

Applicant Information (all information MUST be provided)

Name Immaculate Construction
Address 2 N. main #1 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 AJ Addison
Owner address 2 N. main #1 Providence
Owner phone 512-8320 Owner email jeff@buildimmaculate.com
Parcel address 6800 680 E. 525 N. Parcel Tax I.D. 02-295-0321
Zone Ros Height 26' 8" Initial JS
Setbacks (front yard) 20' min (side yard) 11' min (rear yard) 45' min Initial JS

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.

New home construction

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 JB 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 JB

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 JB

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.

Jeff Bennett
Signature of Applicant

Jeff Bennett
Printed Name

7-13-20
Date

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.

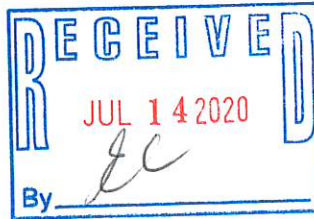
⁴ The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.

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: 7-13-20

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 Jeff Berrett Initial JB

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							*	*
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: Al Addison
Mailing address: 2 N. Main #1 Providence
Telephone: 512-8320 Email: jeff@buildimmaculate.com

Utilities (circle, if applicable):
Construction Type (circle):

Septic tank	<u>City sewer</u>	<u>Water</u>	Well
<u>New home</u>	Accessory building	Deck	Addition
			Other

Project Information

Address: 680 E. 525 N.
Subdivision: Providence Hollow Parcel Tax ID: 02-295-0321

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

7253 Initial JS
Zone Kes Height 26'8" Initial JS
Setbacks (front yard) 20'mh (side yard) 11'mh (rear yard) 45'mh Initial JS

Contractor Information

Name: Immaculate Construction
Mailing address: 2 N Main St Providence
Telephone: 512-8320 Email: js@immaculate.net

Stormwater Notice of Intent (NOI) Information

NOI No. UTR 400800 Permit issued to: Immaculate Construction

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 JS 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

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

JAF Berrett
Printed Name

7-13-20
Date



GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 14 Jul. 2020 at 09:00 AM

Parcel Number: 02-295-0321

Property Address: 680 E 0525 N
PROVIDENCE

Tax Roll Acreage: 0.31

Owner Name: AJ ADDISON INC

Owner Address: PO BOX 282
PROVIDENCE, UT 84332-0282

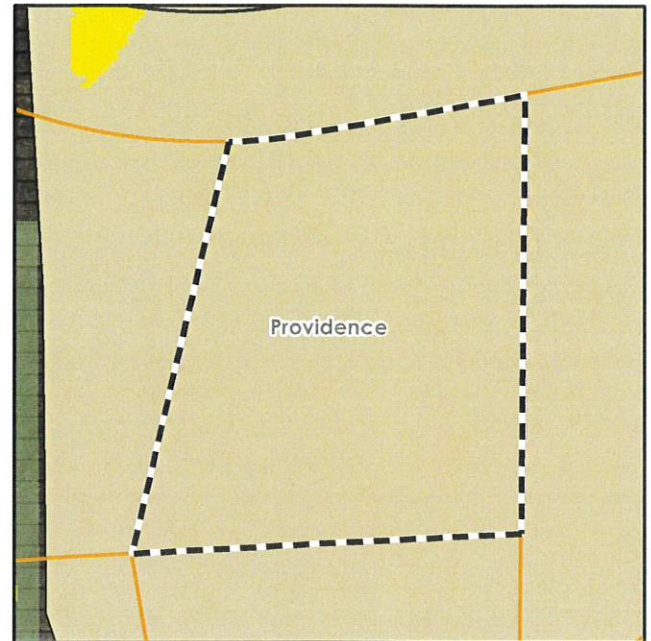
Jurisdiction: Providence

Future

Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

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

Moderate Slopes

Landslides

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.



Public Works Infrastructure Inspection

Project Address: 680 E 525 N

Contact Name: Jeff Barrett – Immaculate Construction

Phone Number: 435-512-8350

Inspection	Pass/Fail	Notes
Concrete	Pass	new
Curb/Gutter	Pass	new
Utilities	Pass	new
☐ Conditional Use Fire Hydrants: Location Flow		
SWPPP Needed: Yes No		SWPPP Completed: Yes No N/A
NOI Needed: Yes No		NOI UTR: _____ NOI Issued To: _____
Inspection Completed by 		Date 7.14.2020
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		



Diane Campbell <dcampbell@providence.utah.gov>

PH21

Jeff Berrett <jeff@buildimmaculate.com>

Tue, Jul 14, 2020 at 3:55 PM

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

Hi!

Here is the elevation height. On the owner's consent, AJ Addison is a subsidiary of Immaculate Construction (owned by Jordan Christensen), so here is our permission to pursue the conditional use permit. There aren't any neighbors on that street yet (other than the one house that we currently have under construction there).

Thanks, Jeff

[Quoted text hidden]



5. Felev H.pdf

313K

7/28/2020

State of Utah Mail - Providence Hollow lot 21



Diane Campbell <dcampbell@providence.utah.gov>

Providence Hollow lot 21

Jeff Berrett <jeff@buildimmaculate.com>

Mon, Jul 27, 2020 at 5:12 PM

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

Hi Diane

Thanks for the email, I'll look for the meeting invitation soon.

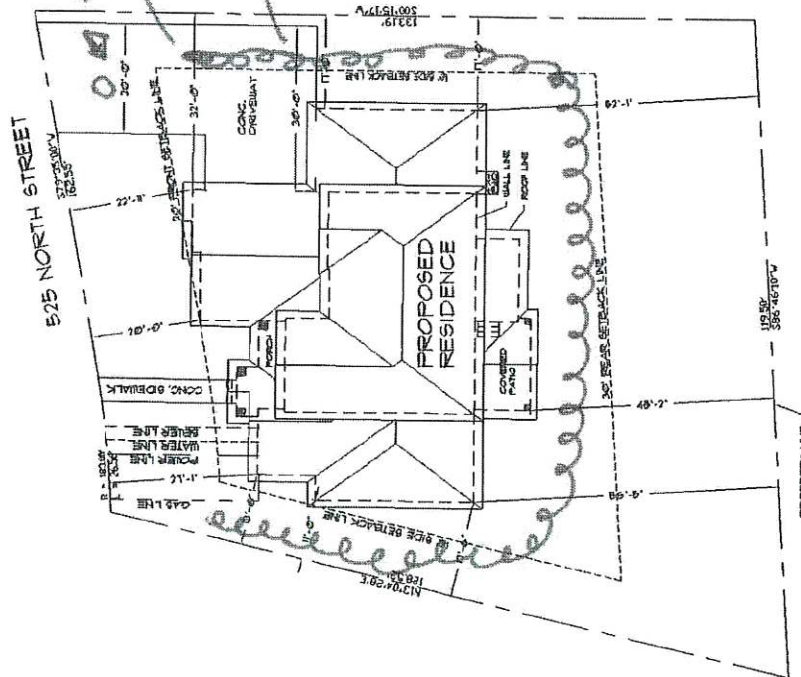
Sorry, the earth berm is only retention mitigation during the construction process. Long term retention mitigation is provided by engineered home itself as well as finished grade and landscaping

Thanks! Jeff



Virus-free. www.avg.com

525 NORTH
ENCE, UT.
trash receptacle
Partic's toilet and
entrance
style Construction



PLOT PLAN
SCALE: 1" = 10'

1. PLOT PLAN & COVER PAGE
2. FOOTING & FOUNDATION PLAN
3. MAIN FLOOR PLAN
4. UPPER FLOOR PLAN, ROOF & UPPER FLOOR FRAMING PLANS
5. FRONT & LEFT ELEVATIONS
6. REAR & RIGHT ELEVATIONS
7. ELECTRICAL FLOOR PLANS

SPECIFIC ITEMS FOR APPROVAL	BUTLER INITIALS
WINDOW SIZES	
WINDOW OPERATION	
DOOR SIZES	
DOOR OPERATION	
GLASSING DOOR SIZES	
BREAK/BIB LOCATIONS	
BREAK/PANEL LOCATION	
BRUSH DOOR/FLOOR MATTER	

**FINELINE DESIGN
& DRAFTING**

DATE OF ARRIVAL 1 JUL 68
ARRIVAL AT DESTINATION 7 AUG 68
DEPARTURE DATE 1 SEP 68
DEPARTURE TIME 0900Z
DEPARTURE PLACE 1 CROOK PACE

RECEIVED
JUL 14 2020

JUL 14 2020

By

RECEIVED
JUL 14 2020
By *EC*



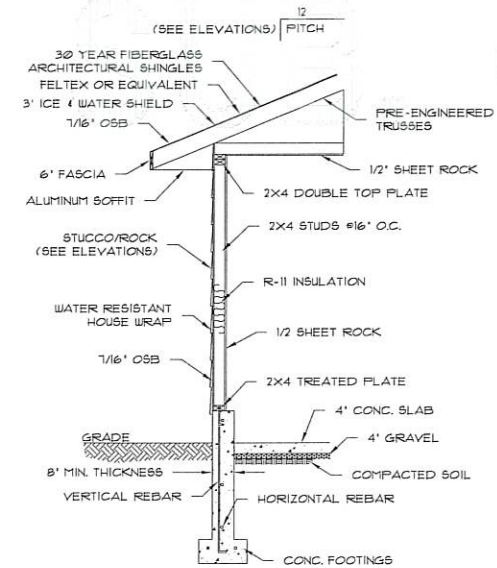
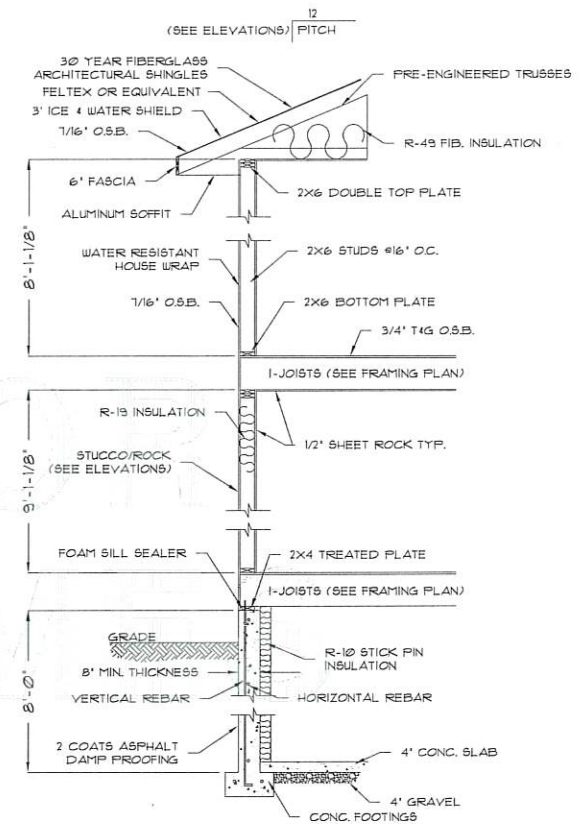
CONTENT:

1. PLOT PLAN & COVER PAGE
2. FOOTING & FOUNDATION PLAN
3. MAIN FLOOR PLAN
4. UPPER FLOOR PLAN, ROOF & UPPER FLOOR FRAMING PLANS
5. FRONT & LEFT ELEVATIONS
6. REAR & RIGHT ELEVATIONS
7. ELECTRICAL FLOOR PLANS

SPECIFIC ITEMS FOR APPROVAL	BUYER INITIALS
WINDOW SIZES	
WINDOW OPERATION	
DOOR SIZES	
DOOR OPERATION	
GARAGE DOOR SIZES	
HOSE BIB LOCATIONS	
BREAKER PANEL LOCATION	
COLD STORAGE DISCLAIMER	
FRENCH DOOR DISCLAIMER	

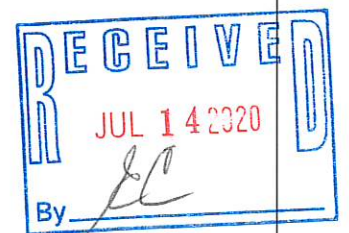
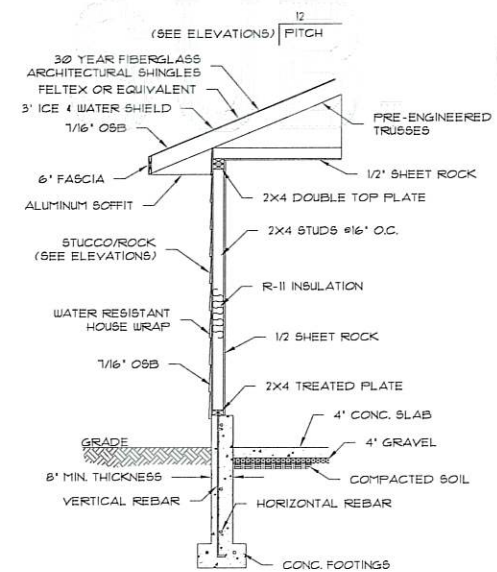
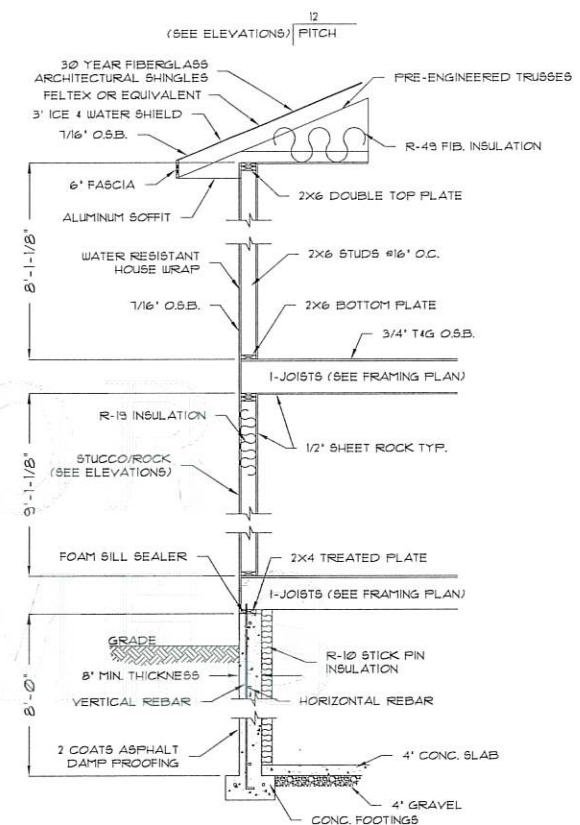
FINELINE DESIGN
& DRAFTING

TITLE: PLOT PLAN & COVER PAGE	
DRWG SIZE: D	DATE: 6/19/20
DRAWN BY: D. CROSSLEY (435)755-6647	
DRWG #: 1 OF 7	COPYRIGHT © 2014



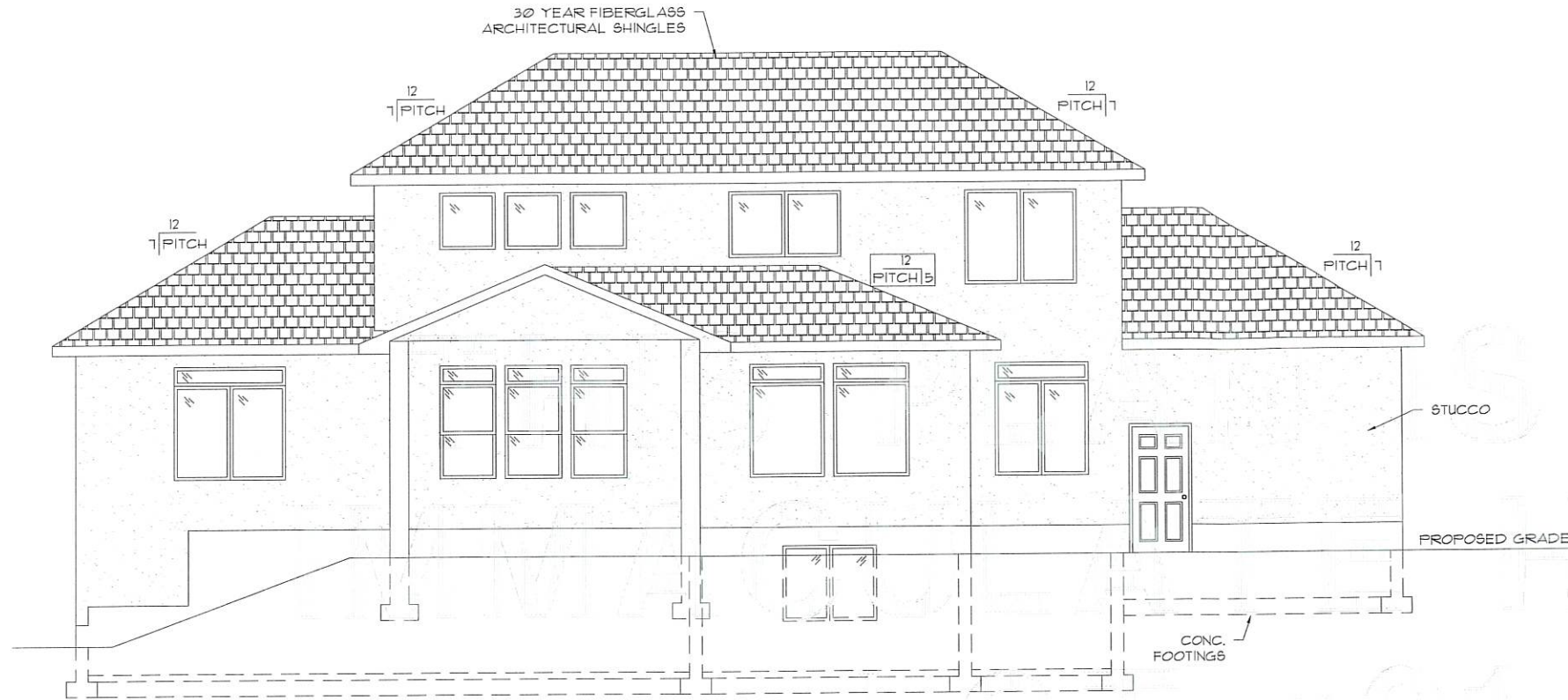
**FINELINE DESIGN
& DRAFTING**

TITLE: FRONT & LEFT ELEVATIONS
 DRWG SIZE: D DATE: 6/19/20
 DRAWN BY: D. CROSSLEY (435)755-6647
 DRWG #: 5 OF 7 COPYRIGHT © 2014

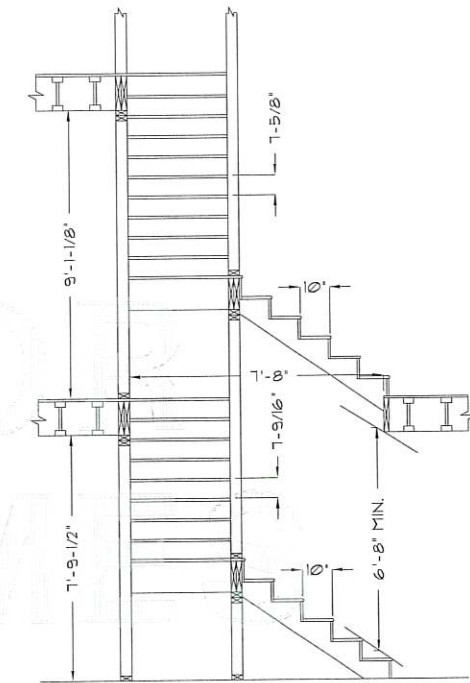


**FINELINE DESIGN
& DRAFTING**

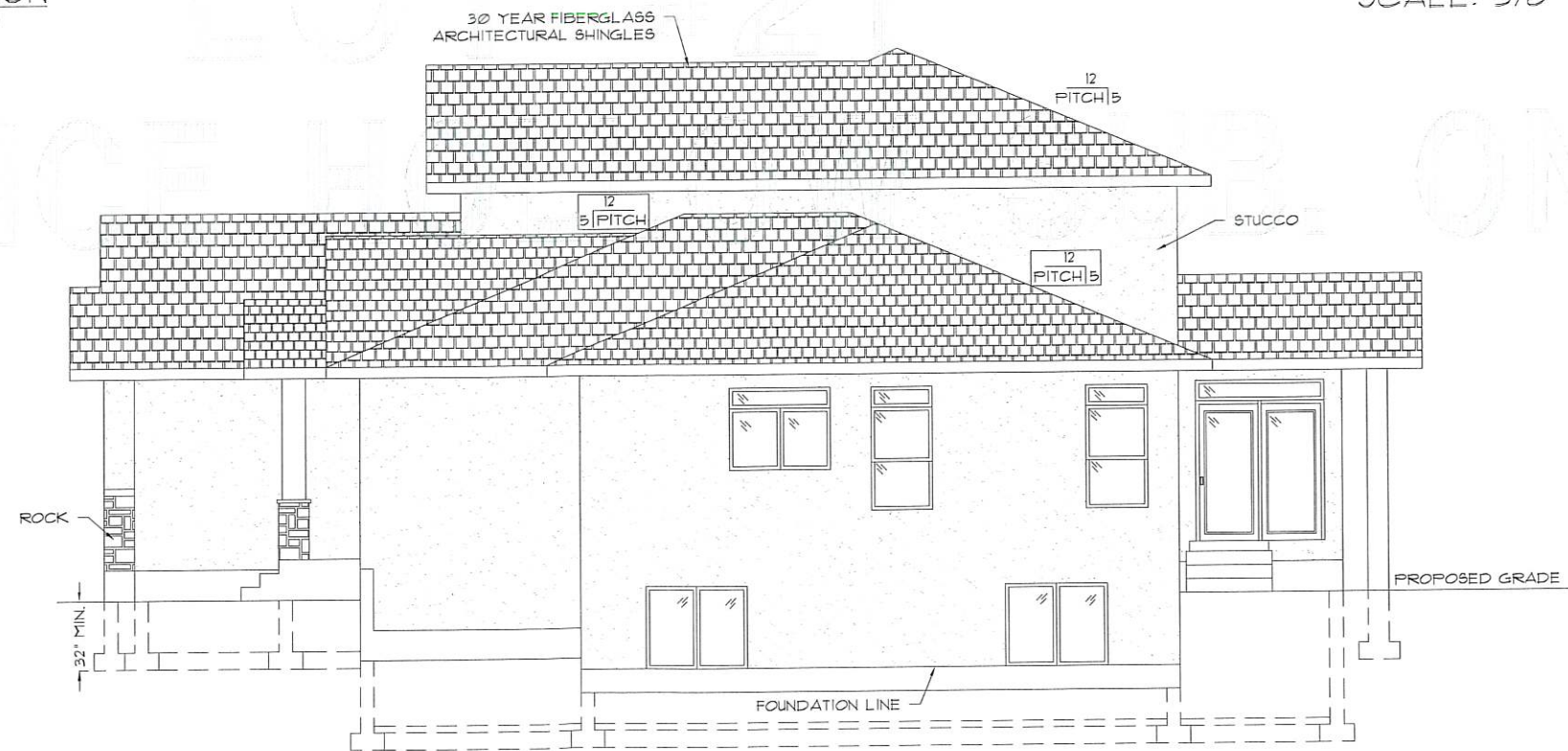
TITLE: FRONT & LEFT ELEVATIONS
 DWG SIZE: D DATE: 6/19/20
 DRAWN BY: D. CROSSLEY (435)755-6647
 DRWG #: 5 OF 7 COPYRIGHT © 2014



REAR ELEVATION
SCALE: 1/4" = 1'



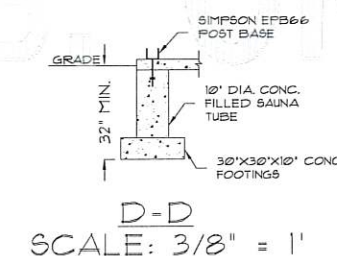
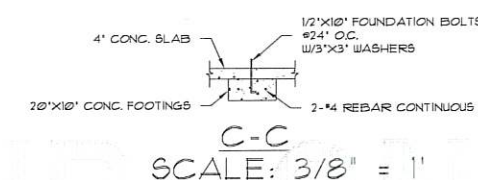
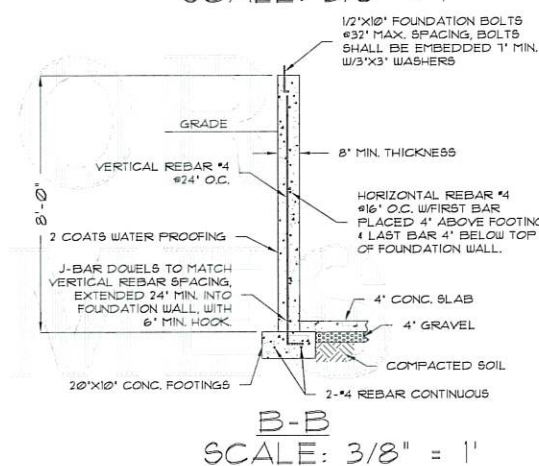
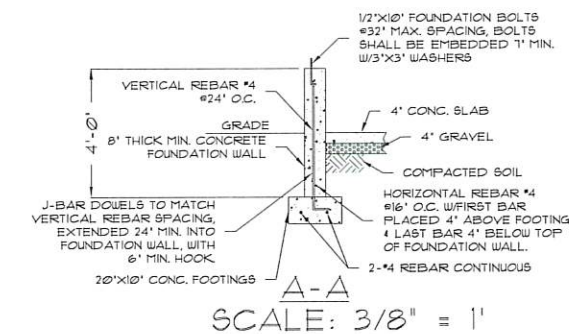
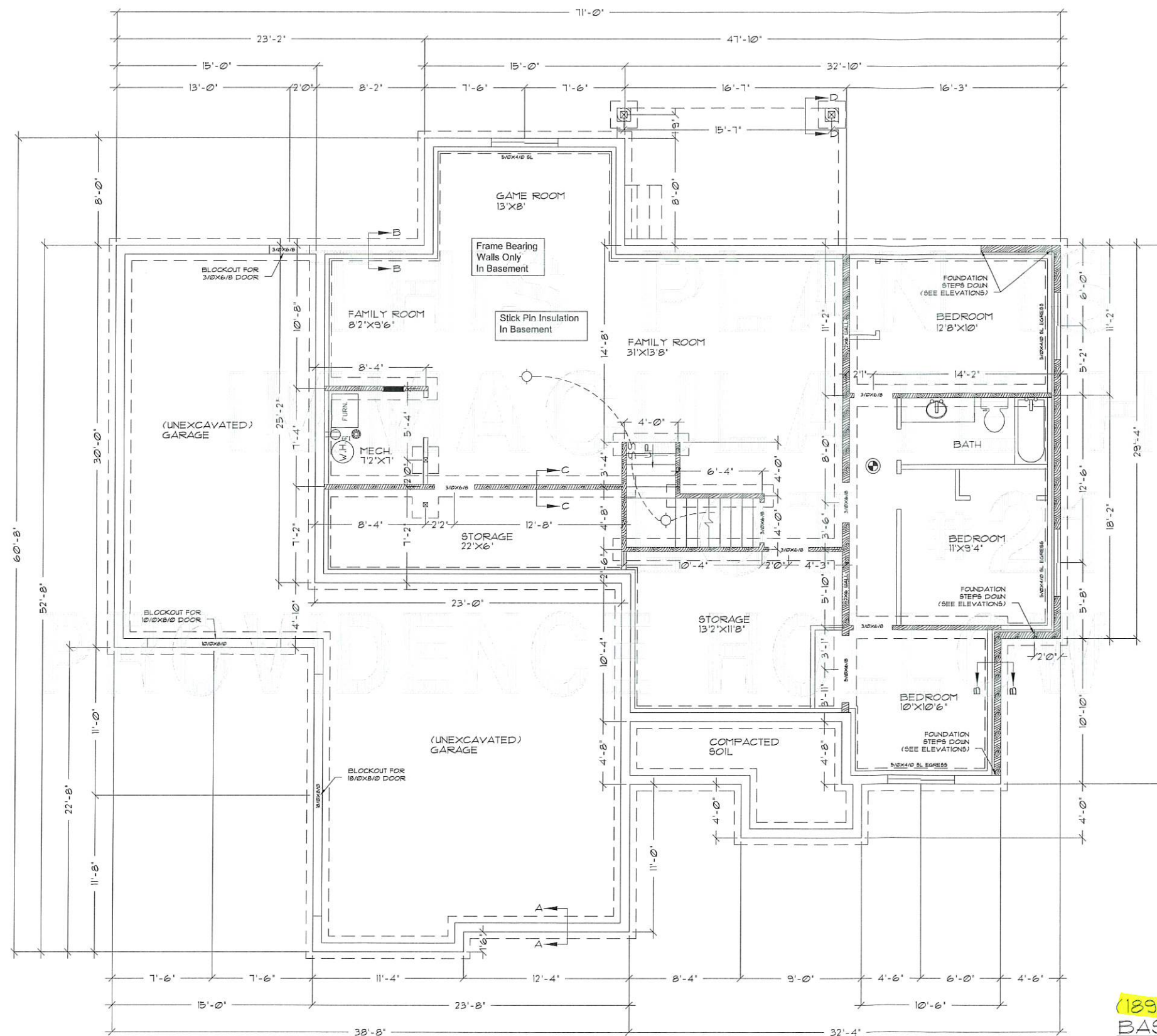
STAIR DETAIL
SCALE: 3/8" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'



**FINELINE DESIGN
& DRAFTING**
TITLE: REAR & RIGHT ELEVATIONS
DWG. SIZE: D DATE: 6/19/20
DRAWN BY: D. CROSSLEY (435)755-6647
DRWG. #26 OF 7 COPYRIGHT © 2014

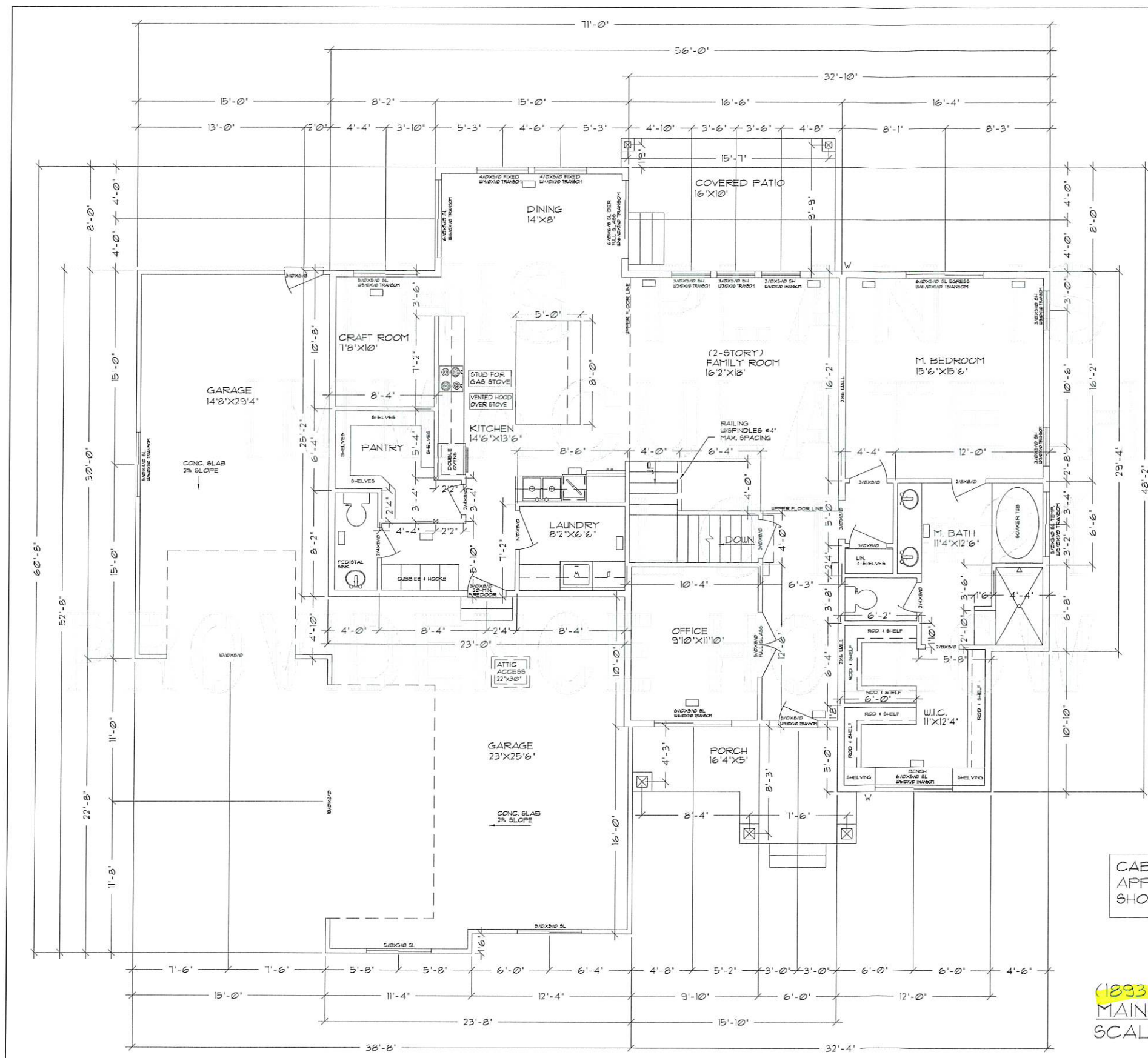


- SYMBOLS:
- S LIGHT SWITCH
 - ⊙ SMOKE/C.M. DETECTOR
 - LIGHT FIXTURE
 - ⊖ GFI OUTLET
 - BREAKER PANEL
 - ▤ WALLS TO BE FRAMED

(1899 SQ. FT. UNFINISHED)
BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'

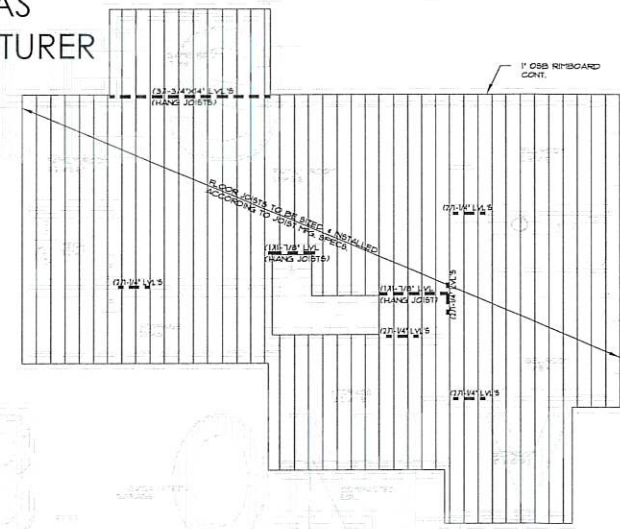


FINELINE DESIGN & DRAFTING
 TITLE: FOUNDATION/BASEMENT FLOOR PLAN
 DWG. SIZE: D DATE: 6/19/20
 DRAWN BY: D. CROSSLEY (435)755-6647
 DWG. #: 2 OF 7 COPYRIGHT © 2014



- 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. GAS/PROPANE FORCED AIR HEAT THRU-OUT. SUBCONTRACTOR TO SUPPLY GENERAL CONTRACTOR WITH COMPLETE SHOP DRAWINGS AND HEAT LOSS CALCULATIONS. ALL WARM AIR DUCTS AND COLD AIR RETURNS SHOWN ARE FOR REFERENCE ONLY.
 4. FLOOR JOISTS ARE TO BE AS PER FRAMING PLAN OR COMPATIBLE. FLOOR DEFLECTION MUST BE 1/480 OR BETTER.
 5. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONSTRUCTION DETAILS.
 6. RESIDENCE ENERGY COMPLIANCE TO MEET PRESCRIPTIVE REQUIREMENTS OF 2015 IRC AND IECC.
 7. WIRE FOR TELEPHONE AND TELEVISION JACKS (UL LISTED) GENERAL CONTRACTOR TO COORDINATE LOCATIONS WITH OWNER. ALL ELECTRICAL PARTS SHOWN ARE FOR REFERENCE ONLY. CHECK WITH OWNER FOR EXACT LOCATION.
 8. ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED BREAKERS.
 9. CONTRACTOR SHALL VERIFY ALL BEAM AND JOISTS SIZES AND SPACING.
 10. GENERAL CONTRACTOR TO VERIFY WITH OWNER ALL EXTERIOR DOOR AND WINDOW TYPES AND MANUFACTURER PRIOR TO THE STARTING OF ANY FRAMING.
 11. SEE FOUNDATION PLAN FOR LOCATIONS OF FOUNDATION STRAPS.
 12. CONTRACTOR SHALL PROVIDE ENGINEERED TRUSS PLAN. BEAMS MAY NEED TO BE REEVALUATED.
 13. DESIGN NOTE:
ROOF LOADS: LIVE - 40 PSF
DEAD - 12 PSF
FLOOR LOADS: LIVE - 40 PSF
DEAD - 15 PSF
DECK LOADS: LIVE - 40 PSF
DEAD - 15 PSF

FLOOR JOISTS AS PER MANUFACTURER



MAIN FLOOR FRAMING PLAN
SCALE: 1/8" = 1'

CABINETS ARE ACCORDING TO APPROVED LAYOUT AT CABINET SHOP. (SUBS TO VERIFY)

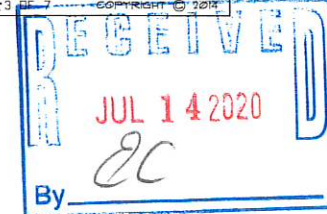
NOTE: HEAT REGISTER PLACEMENT WILL VARY ACCORDING TO HEATING CONTRACTORS LAYOUT TO MAXIMIZE EFFICIENCY IN HEATING AND COOLING THE HOME

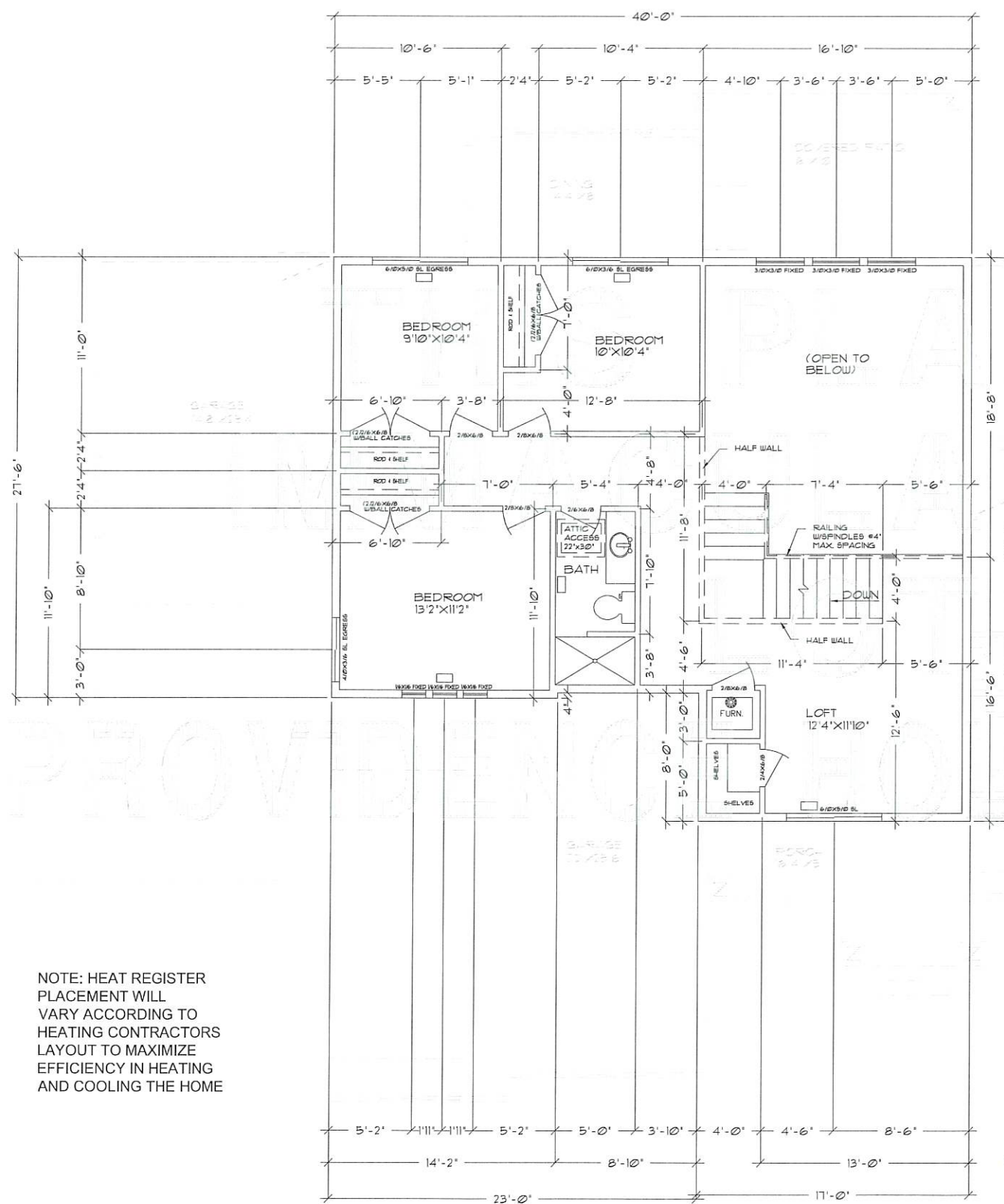
(1893 SQ. FT.)
MAIN FLOOR PLAN
SCALE: 1/4" = 1'

- SYMBOLS:**
- W WATER FAUCET
 - HEAT VENT
 - ⊙ FLOOR DRAIN

FINELINE DESIGN & DRAFTING

TITLE: MAIN FLOOR PLAN
 DRWG SIZE: D DATE: 6/19/20
 DRAWN BY: D. CROSSLEY (435)755-6647
 DRWG #: 3

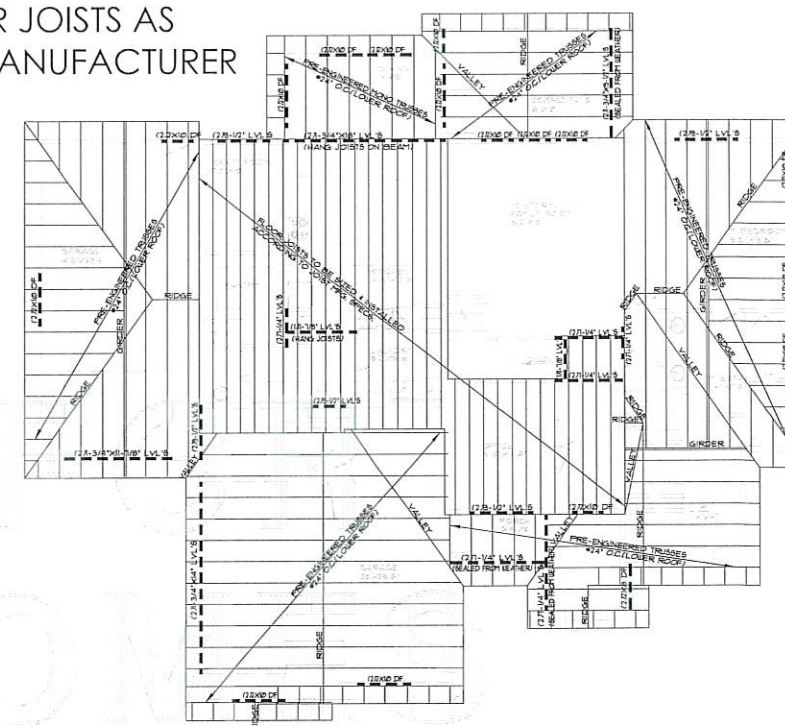




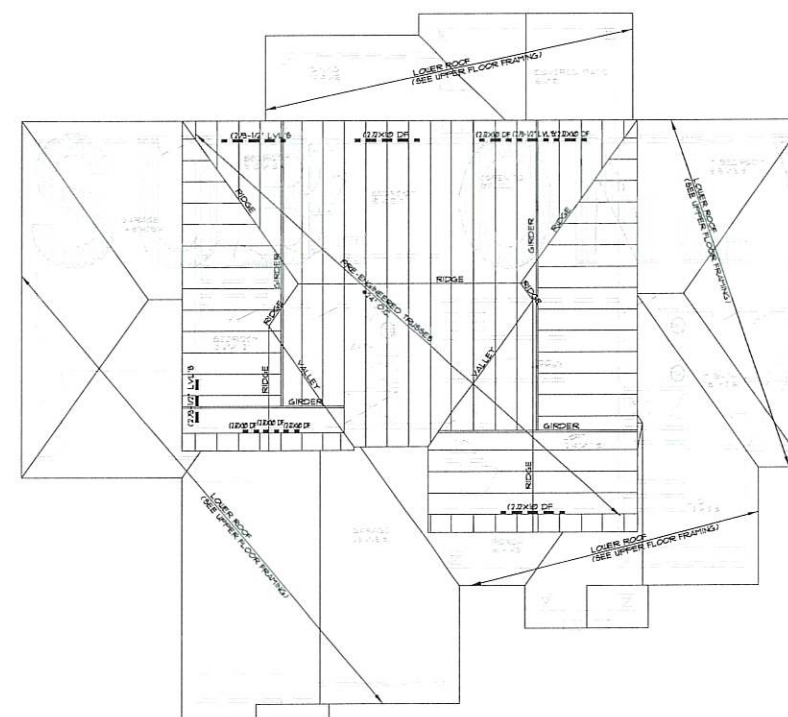
NOTE: HEAT REGISTER
PLACEMENT WILL
VARY ACCORDING TO
HEATING CONTRACTORS
LAYOUT TO MAXIMIZE
EFFICIENCY IN HEATING
AND COOLING THE HOME

(308 SQ. FT. OPEN TO BELOW)
(919 SQ. FT.)
UPPER FLOOR PLAN
SCALE: 1/4" = 1'

FLOOR JOISTS AS
PER MANUFACTURER



UPPER FLOOR FRAMING PLAN
SCALE: 1/8" = 1'



ROOF FRAMING PLAN
SCALE: 1/8" = 1'

FINELINE DESIGN
& DRAFTING

TITLE: UPPER FLOOR PLAN
DATE: 6/19/20
DRAWN BY: D. CROSSLEY (435)755-6647
DRWG # 4 OF 7

RECEIVED
JUL 14 2020
EC

GENERAL STRUCTURAL NOTES

GENERAL

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

Soil Bearing Pressure = 1500 psf (ASSUMED)
Site Class "D" (per Soils Report)
Roof SNOW Load = 37 psf
Roof Dead Load = 15 psf
Floor Live Load = 40 psf
Floor Dead Load = 15 psf
Deck Live Load = 60 psf
Deck Dead Load = 10 psf
Seismic Design Cat. D Risk Cat II
Wind: 115 MPH ULTIMATE Exp C
- Coordination: Check with conditions at the job site and with all other subcontractors.
- Datum: See PLAN.
- 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 for this project. If a Soils Report becomes available, all recommendations within the Soils Report shall be followed. The Contractor is responsible to verify the suitability of the sub soils to support the foundation loads.
- Unless noted otherwise in a Soils Report, remove top 12" of soil including all vegetation and debris. Remove existing elements as required and replace voids and soft spots with compacted granular fill.
- Unless otherwise noted in a Soils Report, all footings are to be placed on properly compacted granular fill to a depth as required by the Report. The natural undisturbed soil below all footings shall be proof rolled prior to placing fill material. Replace voids and soft spots with compacted granular fill. Clear excavations of debris and loose soil prior to placing concrete.
- Compacted Granular (Structural) Fill: Unless noted otherwise in the 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, per Soils Report.
- 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 1500 psf with negligible settlement.
- FOUNDATION DRAINAGE AND WATERPROOFING SYSTEMS SHALL BE SPECIFIED & DESIGNED BY OTHERS.

EPOXY

- All epoxy shall be Simpson brand or equivalent. The following systems shall be used:
 - Hollow CMU - Simpson SET-XP with screen tubes.
 - Concrete or grouted masonry - Simpson SET-XP.
- 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: For concrete work provide 48 bar diameters for dowel embedment and splice lap lengths, and 48 bar diameters for masonry work. Do not splice vertical reinforcing bars in retaining walls unless noted otherwise. Minimum splice length is 15 inches.
- 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. Bars larger than #5 shall not be field bent.
- Splice locations: In slabs, beams and girders, reinforcing steel shall not be spliced at zones of maximum tensile stress, unless noted otherwise on the drawings.
- Embedments, dowels, & all reinforcement shall be securely tied to formwork or adjacent reinforcement prior to concrete or grout placement using tie wire or positioners. "Wet-sticking" is not permitted.

CARPENTRY NOTES:

- Sawn Lumber Grade: Doug-Fir #2 or better.
LVL Grade: Boise-Cascade - VersaLam 2.0 2800 or better 1-3/4" THICK.
Glu-Lam: DF/DF 24F-V4
- 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.B.O. 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.

CONCRETE

- Concrete Density: Normal Weight Concrete approximately 145 to 150 pounds per cubic foot.
- Strength: Minimum ultimate 28-day compressive strength:

Footings	3000 psi
Slabs on grade	4000 psi
Walls	4000 psi
SUSPENDED SLABS	5000 psi
All other site cast concrete	4000 psi
- Construction Joints: Continue vertical and horizontal reinforcing through all construction joints.
- 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 shall be completed within 12 hours of concrete placement. Control joints may be installed by saw cut or tooled joints a depth of 1/4 the thickness of the slab. Contractor is responsible for exact locations and spacing of all control & construction joints.
- Form Work: Form work shall comply with ACI Standards Publication 347 and Project Specifications.
- Wall reinforcing: Unless noted otherwise on the drawings, reinforce all concrete wall as follows:

THICKNESS	HORIZONTAL	VERTICAL
8"	#4 @ 12" o/c	#4 @ 18" o/c

- 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.
- Openings: Around all sides of openings with a size greater than 12" provide (2) #5 bars (unless noted otherwise) and extend 24" beyond the corners of the opening.
- Concrete protection for reinforcing steel: Provide concrete cover equal to the bar diameter but not less than:
See schedule on sheet S-0
- Slabs on grade: Any reinforcing steel shall be adequately supported on precast concrete units or stand chairs, to keep the reinforcing the minimum height specified or indicated above the grade. Lifting the reinforcing off the grade during placement will not be permitted.
- Curing: All concrete is to be cured and protected in strict accordance with ACI Cold Weather Curing Procedures. Testing of the concrete and added heat may be required for certain temperature levels. If heat is added, proper venting shall be provided to eliminate the harmful effects of carbon dioxide exposed to fresh concrete.

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 DESIGNER and Structural Engineer before proceeding with any work involved. In case of conflict, follow the most stringent requirement as directed by the DESIGNER without additional cost to the owner.
- Notification of Engineer: The Engineer shall be notified twenty-four hours prior to:
 - Completion of footing excavation
 - Placing concrete in any footing
 - Closing any wall forms
 - Completing diaphragm fastening
 - Crafting of any masonry
 - Completion of structural welding
- Shoring and Bracing Requirements:
 - Roof Structures - The General Contractor is responsible for the method and sequence of all structural erection. 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 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 general contractor shall review and mark all shop drawings prior to submitting them to the DESIGNER for his review. Shop Drawings made from reproductions of (these) contract drawings will be rejected.
- Project Coordination: It shall be the responsibility of the general 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 general contractor and shall be coordinated with the DESIGNER/Engineers. The order of construction is the responsibility of the general contractor. It is the contractor's obligation to provide all items necessary for his chosen procedure.

- Observation visits to the site by the Engineer's field representatives shall not be construed as inspection or approval of construction.
- Contractor shall field verify all dimensions, and conditions. If the contract drawings do not represent actual conditions, contractor shall notify DESIGNER/Engineer prior to fabrication or construction within that area.
- The structural drawings, plans, schedules, notes and details shall not be reproduced, or copied, in whole or in part by the contractor or his subcontractors for preparation of shop drawings or other submittals.

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	1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR IN CONTACT WITH GROUND	1. SLABS, WALLS, JOISTS	3/4"
	2. BEAM OR COLUMN TIES, STIRRUPS, OR PRIMARY REINFORCEMENT	1 1/2"
NOTES		1. TOLERANCE FOR CONCRETE COVER AND REINFORCEMENT LOCATION IS $\pm 3/8"$

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.
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 HEADERS AND BEAMS	16d AT 16" O.C. ALONG TOP AND BOTTOM EDGE
DOUBLE SILL PLATES, FACE NAIL (STAGGER)	10d AT 12" O.C.	BUILT-UP COLUMNS BELOW BEAMS, FACE NAIL	16d AT 16" O.C. - EACH FACE
DOUBLE STUDS, FACE NAIL (STAGGER)	10d AT 12" O.C. - EACH FACE	BUILT-UP CORNER STUDS (3 STUDS MINIMUM)	16d AT 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d AT 24" O.C.	BACKING AND BLOCKING AT TRUSSES AND 2x FRAMING, END NAIL OR TOE NAIL	(2)- 16d EACH END
TOP PLATES AT WALL INTERSECTIONS, FACE NAIL	(2)- 16d	BACKING AND BLOCKING AT I-JOIST FRAMING	SIMPSON Z2 OR EQUAL AT EACH END [W/ (4)- 10d x 1 1/2" NAILS]

TABLES OF EQUIVALENT FASTENERS, STAPLES, NAILS, AND T-NAILS. (VALID FOR LATERAL LOAD ONLY)						
COMMON NAIL SPACING	EQUIV. SPACING OF APPR'D FASTENER					
	GAUGE	16	15	14	113	131
6d A	1"	1"	1"	1 1/4"	1 1/2"	
	4"	3 1/2"	4"	5"	4"	5"
	6"	5"	6"	7"	6"	7 1/2"
	8"	5 1/2"	8"	9 1/2"	8"	10"
	10"	8 1/2"	10"	12"	10"	12"
8d AT	12"	10"	12"	14 1/2"	12"	14 1/2"
	4"	2 1/2"	3 1/2"	4"	3 1/2"	4"
	6"	4"	5"	6"	5"	6"
	8"	5 1/2"	6 1/2"	8"	6 1/2"	8"
	10"	6 1/2"	8"	10"	8"	10"
10d AT	12"	8"	10"	12"	9 1/2"	12"
	4"	2"	2 1/2"	3"	2 1/2"	3 1/2"
	6"	3 1/2"	4"	5"	4"	5"
	8"	4 1/2"	5 1/2"	6 1/2"	5 1/2"	7"
	10"	5 1/2"	7"	8"	6 1/2"	8 1/2"
12"	6 1/2"	8"	9 1/2"	8"	10"	

NOTE:
PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) FOR LATERAL LOADING.



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PROVIDENCE, UT
84352
435-787-2789



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JULY 13, 2020

-IMMACULATE HOMES-

LOT# 21

PROVIDENCE HOLLOW PHASE 3 SUB.
680 EAST 525 NORTH
PROVIDENCE, UT.

REVISIONS

REV #	DATE	COMMENTS
1		
2		
3		
4		

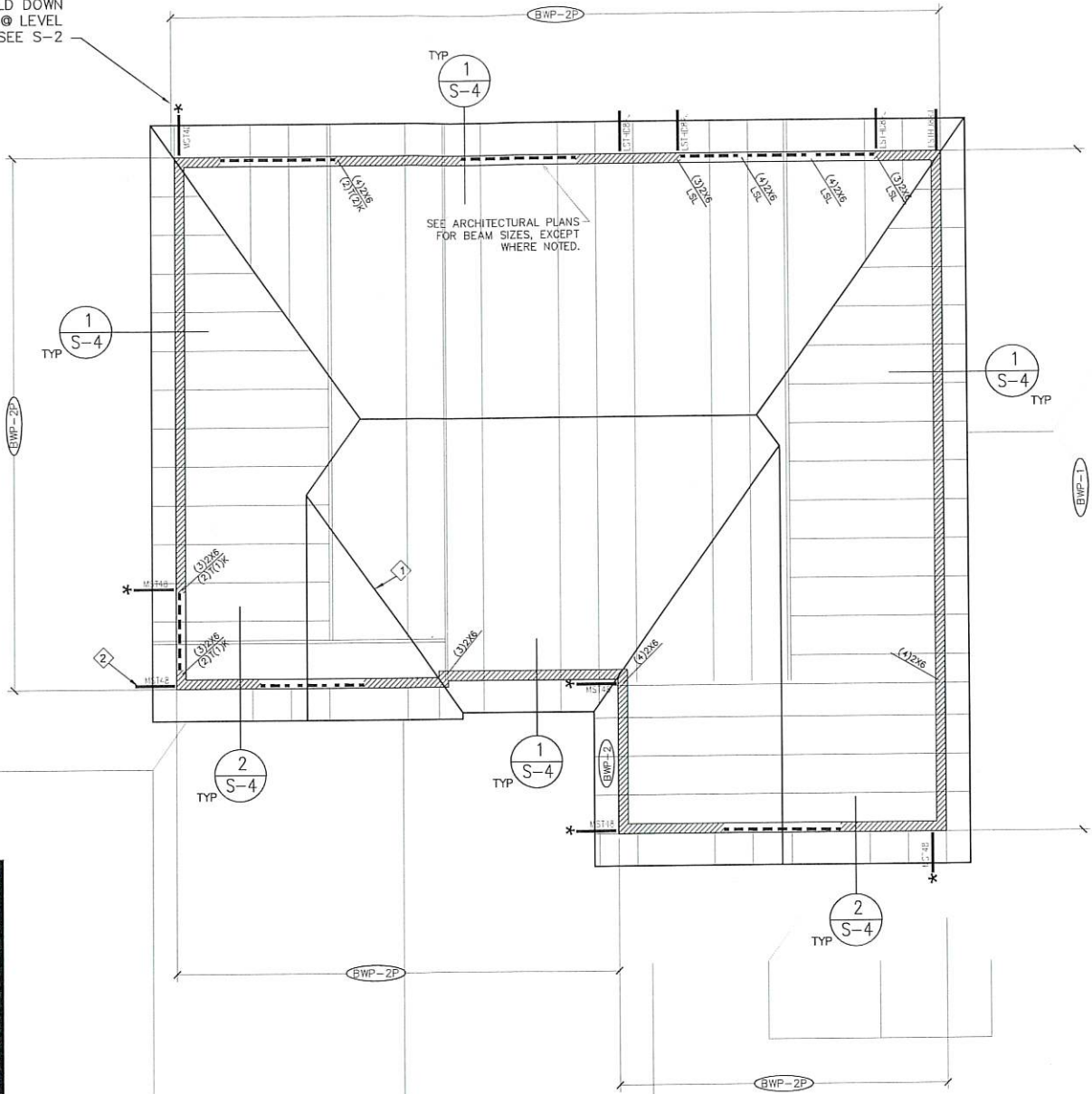
GENERAL
STRUCTURAL
NOTES

S-0

PLAN NOTES:

1. COORDINATE & VERIFY THIS DRAWING WITH ELECTRICAL, MECHANICAL, ARCHITECTURAL, & TRUSS MANUFACTURER'S DRAWINGS PRIOR TO START OF CONSTRUCTION.
2. APPLY DETAILS TO ALL APPLICABLE LOCATIONS.
3. **BWP-1** DESIGNATES BRACED WALL PANEL TYPE. SEE BRACED WALL PANEL SCHEDULE. INSTALL SPECIFIED HOLD DOWN ANCHORS AT EACH END OF EACH BRACED WALL PANEL.
4. 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.
5. ROOF SHEATHING: ALL ROOF SHEATHING SHALL BE 7/16" RATED OSB MINIMUM. ROOF SHEATHING SHALL BE NAILED WITH 8d NAILS @ 6" 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.
6. 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.
7. 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 2X4 AT 16" O/C, EXCEPT IF NOTED OTHERWISE. INTERIOR BEARING WALLS SHALL BE 2X4 AT 16" O/C, EXCEPT IF NOTED OTHERWISE. SUPPORT HEADER BEAMS WITH A SINGLE 2X4 TRIMMER STUD AND A SINGLE 2X4 KING STUD, EXCEPT WHERE ADDITIONAL STUDS ARE INDICATED.
8. GRAVITY LOADS:
ROOF DEAD LOAD= 15 PSF 5 PSF BC + 10 PSF TC
ROOF SNOW LOAD= 37 PSF or ROOF LIVE LOAD=20 PSF
FLOOR DEAD LOAD= 15 PSF
FLOOR LIVE LOAD= 40 PSF
DECK DEAD LOAD= 10 PSF
DECK LIVE LOAD= 60 PSF
9. OTHER THAN THE SPECIFIC ITEMS SHOWN ON THE STRUCTURAL DRAWINGS, AS PER THE OWNER'S REQUEST, GRAVITY LOAD ANALYSIS FOR JOISTS, BEAMS, COLUMNS, & FOOTINGS, WERE NOT INCLUDED AS PART OF THIS STRUCTURAL DESIGN. THE LOCATIONS OF ANY SUCH MEMBERS ARE SHOWN FOR LAYOUT PURPOSES ONLY. DESIGNS SHALL BE PROVIDED BY OTHERS.
10. INSTALL SOLID SQUASH BLOCKING IN FLOOR SPACE BTWN FLOORS @ ALL COLUMN LOCATIONS.

"*" INDICATES ALIGN HOLD DOWN STRAP WITH HOLD DOWN @ LEVEL BELOW, SEE S-2

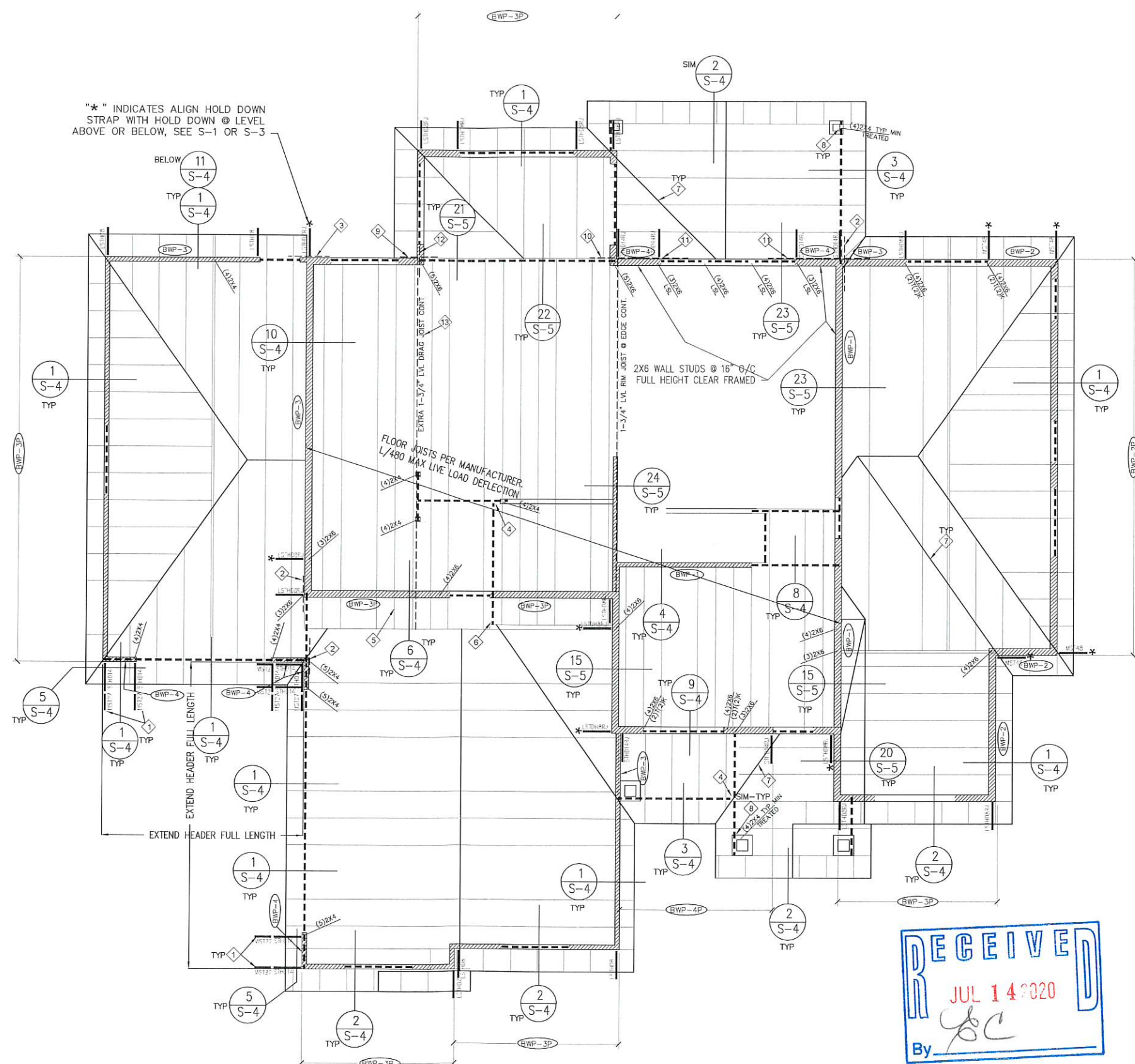


BRACED WALL PANEL SCHEDULE											
MARK	WALL FRAMING			WALL ANCHORAGE			EDGE NAILING			FIELD NAILING	
	STUDS	SPACING	END STUDS OR POST	END STUDS OR POST	HOLD DOWN	WALL SHEATHING	SIZE	SPACING	SIZE	SPACING	REMARKS
BWP-1	2x	16"	(2) 2x	(2) 2x	NONE	7/16" OSB	8d	6"	8d	12"	
BWP-2	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-3	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-4	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-5	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-6	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-7	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-8	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-9	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-10	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-11	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-12	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-13	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-14	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-15	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-16	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-17	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-18	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-19	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-20	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-21	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-22	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-23	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-24	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-25	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-26	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-27	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-28	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-29	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-30	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-31	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-32	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-33	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-34	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-35	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-36	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-37	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-38	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-39	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-40	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-41	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-42	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-43	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-44	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-45	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-46	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-47	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-48	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-49	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-50	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-51	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-52	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-53	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-54	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-55	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-56	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-57	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-58	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-59	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-60	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-61	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-62	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-63	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-64	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-65	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-66	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-67	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-68	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-69	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-70	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-71	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-72	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-73	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-74	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-75	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-76	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-77	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-78	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-79	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-80	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-81	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-82	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-83	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-84	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-85	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-86	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-87	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-88	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-89	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-90	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-91	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-92	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-93	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-94	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-95	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-96	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-97	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-98	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-99	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES
BWP-100	"	"	"	(2) 2x	(1) 1/2" A.B. @ 3/4" O.C.	7/16" OSB	"	"	"	"	PERF. BWP FULLY SHEATH BOTH SIDES

1. COORDINATE & VERIFY THIS DRAWING WITH ELECTRICAL, MECHANICAL, ARCHITECTURAL, & TRUSS MANUFACTURER'S DRAWINGS PRIOR TO START OF CONSTRUCTION.

- KEYED NOTES:

- 1 RUN GARAGE HANGER BEAM CONTINUOUS OVER TOP BWP AT SIDES OF GARAGE DOOR OPENINGS. FASTEN TOP OF WALL TO BOTTOM OF BEAM WITH SIMPSON MS127 STRAPS PLACED VERTICALLY PER DETAIL 5/S-4.
- 2 FASTEN END OF BEAM TO BWP DBL TOP PLATE WITH SIMPSON MS134 STRAP PLACED HORIZONTALLY, OR RUN WALL DOUBLE TOP PLATE CONTINUOUSLY ALONG TOP OF ALL BEAMS IN THIS AREA, AND SPlice AND DBL TOP PLATE JOINTS WITH MS134 STRAP ALONG TOP OR SIDES OF JOINT.
- 3 INSTALL SIMPSON MS137 STRAP ACROSS JOINT IN DOUBLE TOP PLATES. PLACE STRAP ON TOP OF WALLS, OR OUTSIDE FACE OF DOUBLE TOP PLATES.
- 4 HANG BEAM FROM BEAM WITH SIMPSON FACE MOUNT HANGER WITH 2400# MIN DOWN LOAD CAPACITY, AND 1500# UPLIFT CAPACITY MIN.
- 5 JOIST MANUF. SHALL DESIGN JOISTS TO CANTILEVER, AND CANTILEVER SHALL SUPPORT LOADS FROM WALLS AND ROOF ABOVE, OR DESIGN FIRST ROOF TRUSS OVER GARAGE TO BE A GIRDER TRUSS, SUPPORTING LOADS FROM UPPER FLOOR AND ROOF WITH HANGERS.
- 6 ALIGN FLOOR BEAM BELOW INTERIOR ROOF BEARING WALL AT LEVEL ABOVE, AND GIRDER TRUSS BEARING POINT. BEAM SHALL CANTILEVER, AND CANTILEVER SHALL SUPPORT LOADS FROM WALLS AND ROOF ABOVE.
- 7 INSTALL DL WALLS @ 8" O/C ALONG BOTH SIDES OF ALL ROOF RIDGES & VALLEYS. BACK WITH CONT SOLID 2X RUNNER OR 2X OVERBUILT BTWN TRUSSES/JOISTS. FULLY SHEATH UNDERLATH AREAS OF BLOCKING. ALL OVERBUILT AREAS SHALL BE FRAMED WITH PRE MANUFACTURED OVERBUILT TRUSSES (VALLEY TRUSSES) @ 24" O/C MAX.
- 8 BEAR BEAMS OVER TOP OF IN-WALL POSTS. SECURE WITH SIMPSON S118 EACH SIDE @ EACH POST, OR SIMILAR SIMPSON CONNECTOR WITH 1500# MIN UPLIFT CAPACITY. SECURE BASE OF POSTS TO CONCRETE BELOW WITH SIMPSON L1109E WITH 1/2" THREADED ROD BOLT EPOXY ANCHORED WITH 6" EMBED, OR SIMILAR SIMPSON HARDWARE WITH 1500# MIN UPLIFT LOAD CAPACITY.
- 9 FASTEN END OF BEAM TO RM JOIST OR WALL DBL TOP PLATES WITH SIMPSON MS134 STRAP PLACED HORIZONTALLY.
- 10 FASTEN END OF BEAM TO BWP-4" WALL WITH 48" LONG CS14 STRAP PLACED ON OUTSIDE FACE OF WALL SHEATHING. BACK BTWN WALL STUDS WITH DBL 2XG BLOCKING. FILL EVERY OTHER NAIL HOLE.
- 11 DASHED LINE INDICATES 48" LONG SIMPSON CS14 STRAP PLACED HORIZONTALLY ON OUTSIDE FACE OF WALL SHEATHING, @ TOP & BOTTOM EDGES OF WINDOW OPENINGS. BACK BTWN WALL STUDS WITH DBL 2XG BLOCKING. FILL EVERY OTHER NAIL HOLE. CENTER STRAPS AT CORNERS OF OPENINGS.
- 12 DASHED LINE INDICATES TO FASTEN END OF I/L DRAG JOIST TO WALL DBL TOP PLATES WITH 48" LONG SIMPSON CS14 STRAP PLACED HORIZONTALLY. FILL EVERY OTHER NAIL HOLE.
- 13 FASTEN FLOOR SHEATHING TO DRAG JOIST WITH GUE & 10d @ 12" O/C.



UPPER FLOOR FRAMING & MAIN LEVEL BRACED WALL PANEL PLAN

SCALE: 1/4" = 1'



545 W 405 N, SUITE 150
PROVIDENCE, UT
84332
435-787-2789



JULY 13, 2020

-IMMACULATE HOMES-

LOT# 21

PROVIDENCE HOLLOW PHASE 3 SUB.
680 EAST 525 NORTH
PROVIDENCE, UT.

REVISIONS

REV #	DATE	COMMENTS
1		
2		
3		
4		

UPPER FLOOR
FRAMING & MAIN
LEVEL BWP
PLAN

S-2



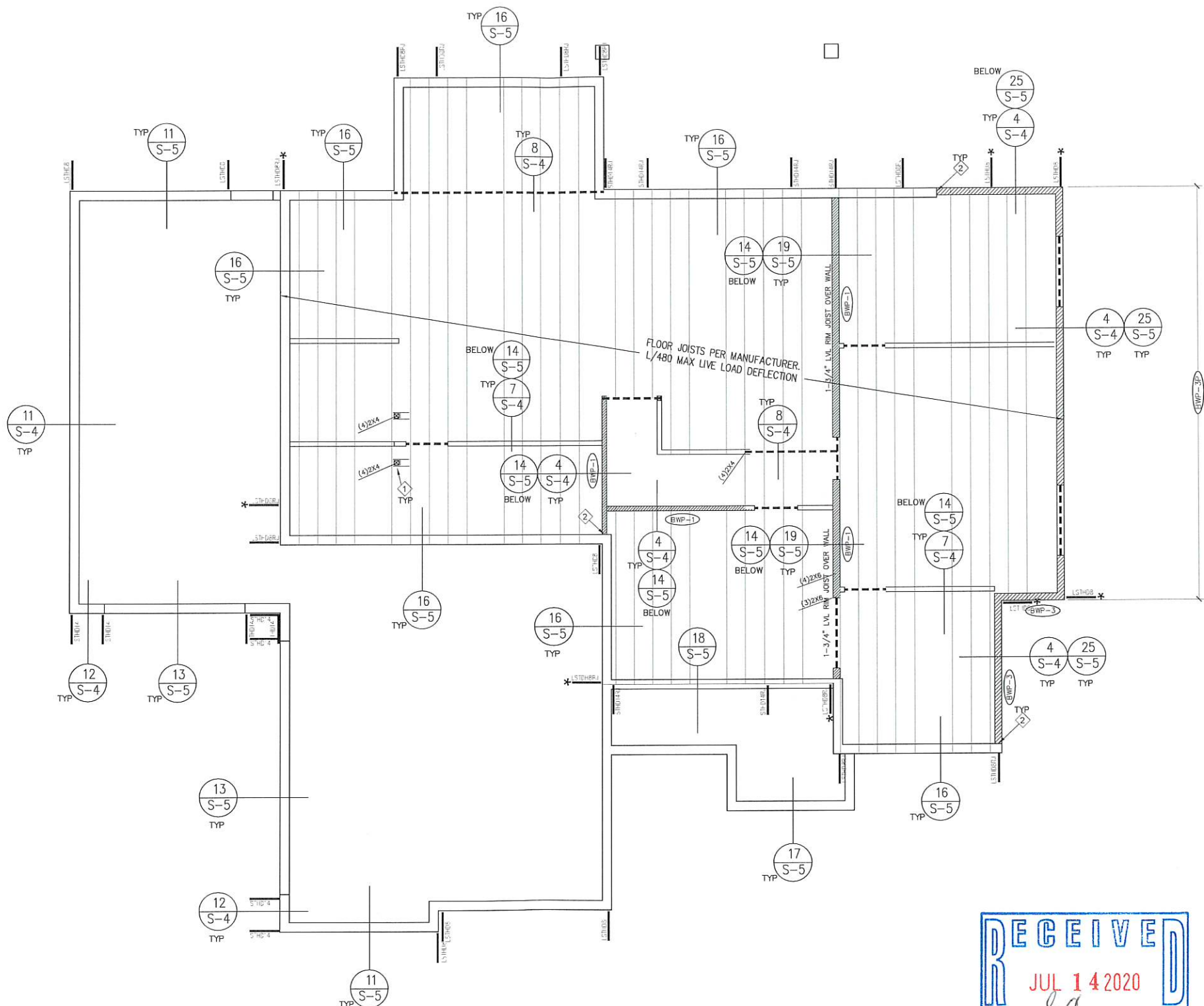
PLAN NOTES:

- 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 7/16" RATED OSB MINIMUM. ROOF SHEATHING SHALL BE NAILED WITH 8d NAILS @ 6" 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 2X4 AT 16" o/c, EXCEPT IF NOTED OTHERWISE. INTERIOR BEARING WALLS SHALL BE 2X4 AT 16" o/c, EXCEPT IF NOTED OTHERWISE. SUPPORT HEADER BEAMS WITH A SINGLE 2X4 TRIMMER STUD AND A SINGLE 2X4 KING STUD, EXCEPT WHERE ADDITIONAL STUDS ARE INDICATED.
- GRAVITY LOADS:
ROOF DEAD LOAD= 15 PSF 5 PSF BC + 10 PSF TC
ROOF SNOW LOAD= 37 PSF or ROOF LIVE LOAD=20 PSF

FLOOR DEAD LOAD= 15 PSF
FLOOR LIVE LOAD= 40 PSF
DECK DEAD LOAD= 10 PSF
DECK LIVE LOAD= 60 PSF
- OTHER THAN THE SPECIFIC ITEMS SHOWN ON THE STRUCTURAL DRAWINGS, AS PER THE OWNER'S REQUEST, GRAVITY LOAD ANALYSIS FOR JOISTS, BEAMS, COLUMNS, & FOOTINGS, WERE NOT INCLUDED AS PART OF THIS STRUCTURAL DESIGN. THE LOCATIONS OF ANY SUCH MEMBERS ARE SHOWN FOR LAYOUT PURPOSES ONLY. DESIGNS SHALL BE PROVIDED BY OTHERS.
- INSTALL SOLID SQUASH BLOCKING IN FLOOR SPACE BTWN FLOORS @ ALL COLUMN LOCATIONS.

KEYED NOTES:

- BEAR BEAMS OVER TOP OF 6x6 POSTS. SECURE WITH SIMPSON H-2.5 EACH SIDE @ EACH POST, OR SIMILAR SIMPSON CONNECTOR WITH 1500# MIN UPLIFT CAPACITY. SECURE BASE OF POSTS TO CONCRETE BELOW WITH SIMPSON ABUG6 WITH 5/8" THREADED ROD BOLT EPOXY ANCHORED WITH 8" EMBED.
- ANCHOR EXTERIOR DECK JOISTS TO INTERIOR FLOOR JOISTS AT 48" o/c MAXIMUM WITH SIMPSON DTT22 EACH SIDE OF RIM JOIST WITH THRU ROD AND DBL NUTS BTWN. RIM JOIST SHALL BE 1-3/4" THICK @ DECK. SEE DETAIL 22/S-5.
- FASTEN END DECK JOIST TO RIM JOIST WITH (2) SIMPSON SDS1/4x3-1/2 LAG SCREW @ 16" o/c.



MAIN FLOOR FRAMING & LOWER LEVEL BRACED WALL PANEL PLAN
SCALE: 1/4" = 1'



STRUCTURAL SOLUTIONS Inc.
545 W 465 N, SUITE 150
PROVIDENCE, UT 84332
435-67-2789



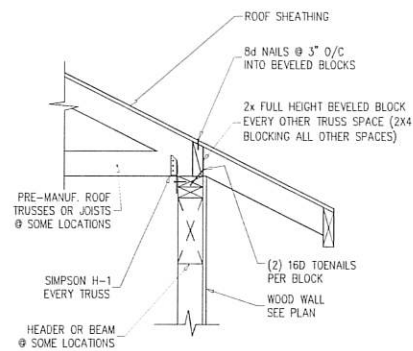
JULY 13, 2020

-IMMACULATE HOMES-
LOT# 21
PROVIDENCE HOLLOW PHASE 3 SUB.
680 EAST 525 NORTH
PROVIDENCE, UT.

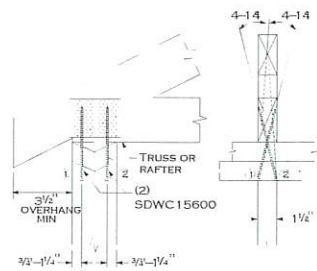
REVISIONS		
REV #	DATE	COMMENTS
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3		
4		

MAIN FLOOR
FRAMING & LOWER
LEVEL BWP
PLAN

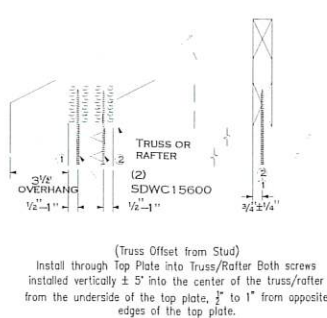
S-3



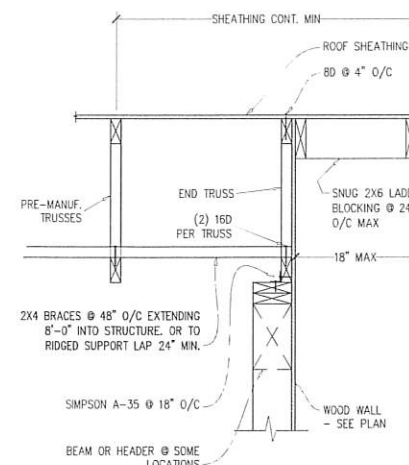
OPTION 1



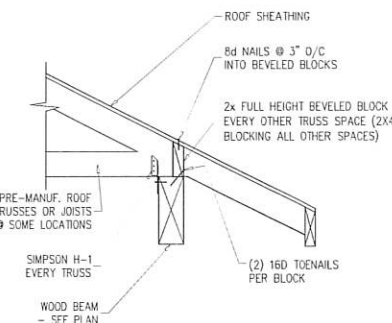
OPTION 2
(2) SIMPSON SDW15600 PER TRUSS
BLOCKING AND NAILS PER OPTION 1 (NOT SHOWN FOR CLARITY)



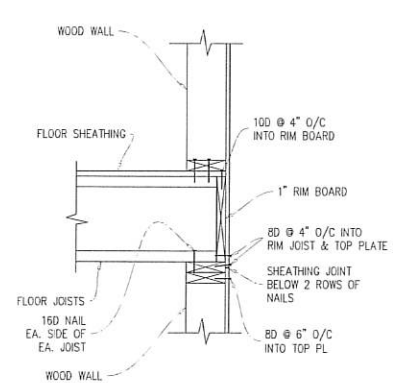
OPTION 3
(2) SIMPSON SDW15600 PER TRUSS
BLOCKING AND NAILS PER OPTION 1 (NOT SHOWN FOR CLARITY)



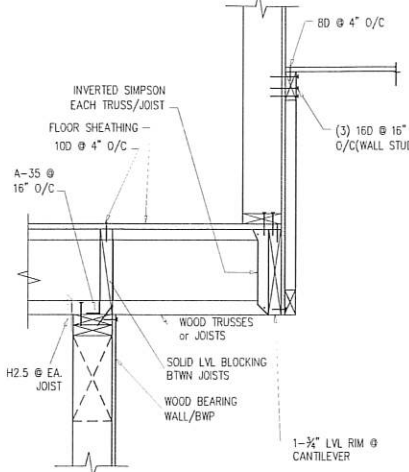
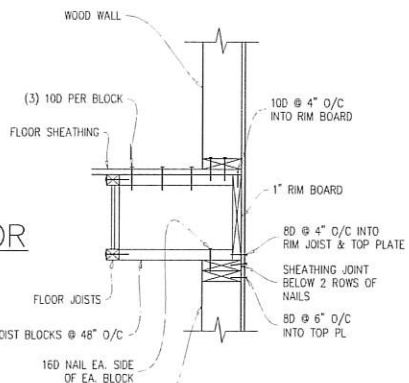
DETAIL 1



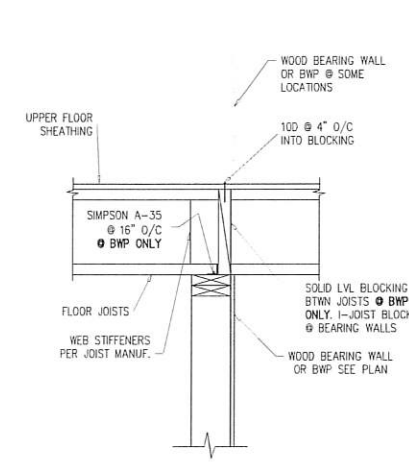
DETAIL 2



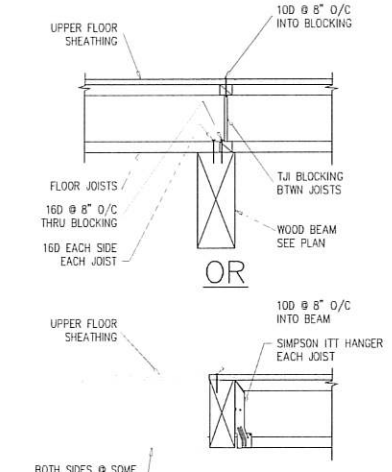
DETAIL 4



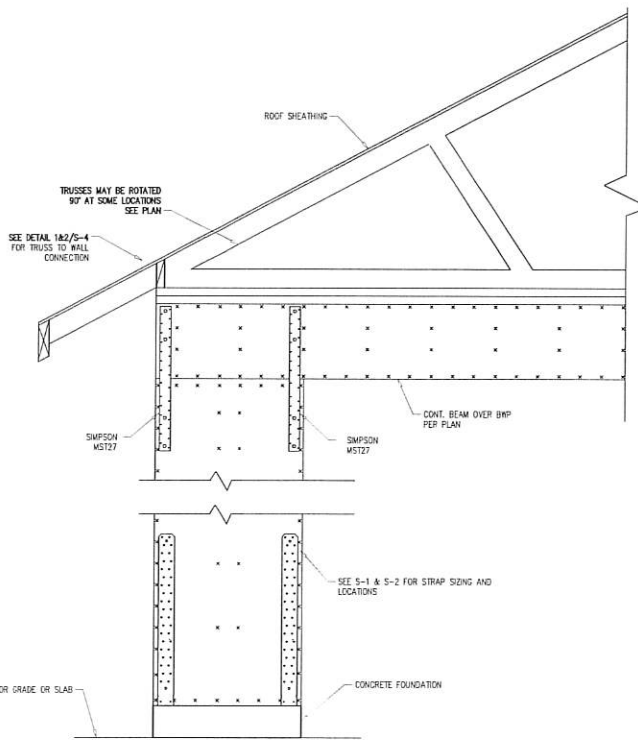
DETAIL 6



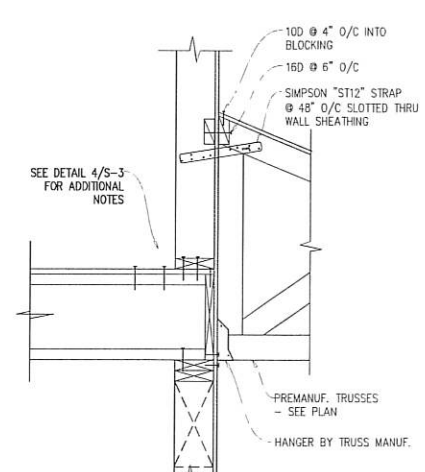
DETAIL 7



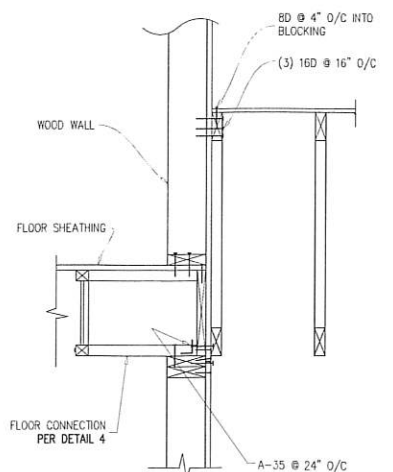
DETAIL 8



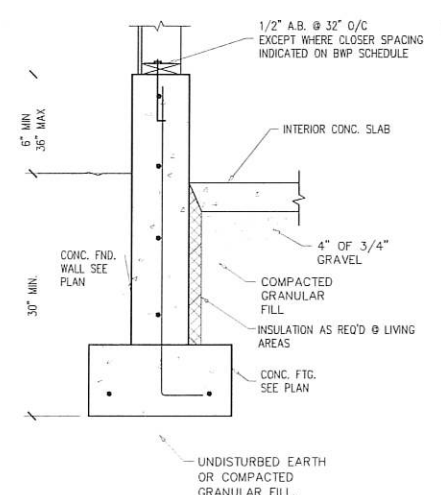
DETAIL 5



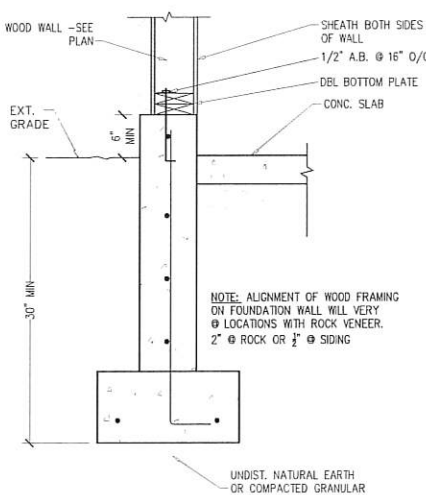
DETAIL 9



DETAIL 10



DETAIL 11



DETAIL 12

STRUCTURAL SOLUTIONS Inc.

545 W. 405 N. S.W. 152
PROVIDENCE, UT 84332
435.767.2789



JULY 13, 2020

-IMMACULATE HOMES-

LOT# 21

PROVIDENCE HOLLOW PHASE 3 SUB.

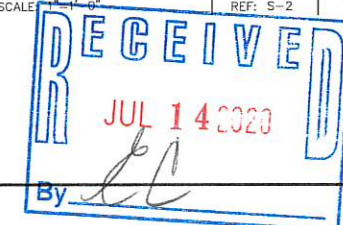
680 EAST 525 NORTH

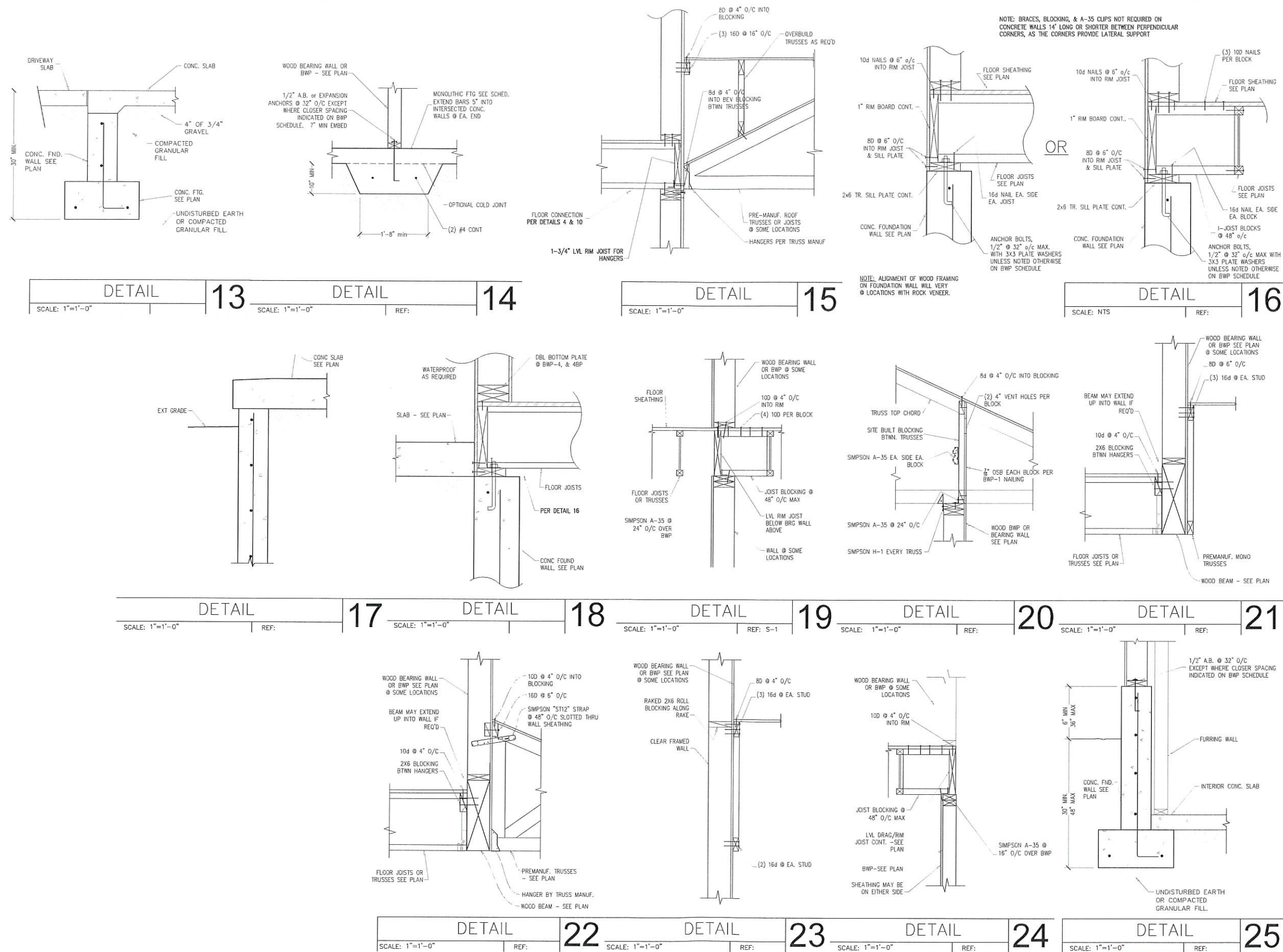
PROVIDENCE, UT.

REVISIONS		
REV #	DATE	COMMENTS
1		
2		
3		
4		

STRUCTURAL DETAILS

S-4





STRUCTURAL SOLUTIONS Inc.

545 W. 465 N. S.W. 150
PROVIDENCE, UT
84332
435 787 2789

SHAWN A. NAUGHTON
STATE OF UTAH
No. 31877, Exp. 12/31/2024

JULY 13, 2020

-IMMACULATE HOMES-
LOT# 21
PROVIDENCE HOLLOW PHASE 3 SUB.
680 EAST 525 NORTH
PROVIDENCE, UT.

REVISIONS		
REV #	DATE	COMMENTS
1		
2		
3		
4		

STRUCTURAL DETAILS

S-5

RECEIVED
JUL 14 2020
By:

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: July 29, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a new home located at 1012 S. 600 E. Providence, UT.

Item Type: Conditional Use

Applicant: Lifestyle Homes (Benson)

Address: 1012 S 600 E.
Providence

Parcel ID # 02-154-0029

General Plan: SFT

Zone: SFT

Background Information:

A complete application was received June 23, 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 13, 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 a Hazard Wildfire area.
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 Marshal/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 mitigation statement; email dated July 7, 2020.
 - b. See letter from Aaron Walker, Deputy Fire Marshall, dated July 13, 2020.
3. This conditional use is for the home only as shown on the site plan date stamped July 13, 2020.
4. 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.

Benson Home



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 MC Name Mike Carter

Date 06/22/2020

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 Lifestyle Homes
Address 957 S HWY 89 STE 130, Logan UT, 84321
Phone 435-363-0100 Email mike.carter@olobuilders.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 Lifestyle Homes
Address 957 S HWY 89 STE 130, Logan UT, 84321
Phone 435-363-0100 Email mike.carter@olobuilders.com

Property Information

Owner of record B & C LAND DEVELOPMENT LLC
Owner address 586 E 170 S, Logan UT, 84321
Owner phone 435-770-3033, 435-753-8824 Owner email bleishman@cbgkr.com
Parcel address 1012 S 600 E, Providence UT, 84332 Parcel Tax I.D. 02-154-0029
Zone SFT Height 24'7" Initial MC
Setbacks (front yard) 20' (side yard) 10' (rear yard) 15' Initial MC

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.

We are requesting the conditional use to build a residential home similar to the projects on lots 36 and 37

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

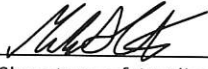


Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial MC Name Mike Carter

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 MC

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 MC

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

Mike Carter

Printed Name

06/22/2020

Date

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.

164 N. Gateway Dr * Providence UT 84332

435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov



Residential Site Plan Application

FOR OFFICE USE ONLY

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

Date: 06/23/2020

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 Mike Carter Initial MC

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							*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: Lifestyle Homes

Mailing address: 957 S HWY 89 Suite 130 Logan, UT 84321

Telephone: 435-363-0100

Email: mike.carter@olobuilders.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: B & C LAND DEVELOPMENT LLC

Mailing address: 586 E 170 S. Logan UT, 84321

Telephone: 435-770-3033, 435-753-8824

Email: bleishman@cbgkr.com

Utilities (circle, if applicable):

Septic tank

City sewer

Water

Well

Construction Type (circle):

New home

Accessory building

Deck

Addition

Other

Do the plans include an Accessory Apartment Unit

Yes

No

(circle):

Is this an Accessory Dwelling Unit (circle):

Yes

No



Project InformationAddress: 1012 S 600 E, Providence UT, 84332Subdivision: Orchard HillsParcel Tax ID: 02-154-0029

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

3580

Initial

MC

Zone SFT

Height

24'7"

Initial

MC

Setbacks (front yard) 20' (side yard) 10' (rear yard) 15' Initial MC**Contractor Information**Name: Lifestyle HomesMailing address: 957 S HWY 89 STE 130, Logan UT, 84321Telephone: 435-363-0100Email: mike.carter@olobuilders.com**Stormwater Notice of Intent (NOI) Information**NOI No. UTR H00639Permit issued to: 6/16/2020

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 MC Name Mike Carter

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 MC

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 MC

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

Mike Carter

Printed Name

6/23/2020

Date

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 22 Jun. 2020 at 11:51 AM

Parcel Number: 02-154-0029

Property Address: 1012 S 0600 E
PROVIDENCE

Tax Roll Acreage: 0.33

Owner Name: B & C LAND DEVELOPMENT
LLC

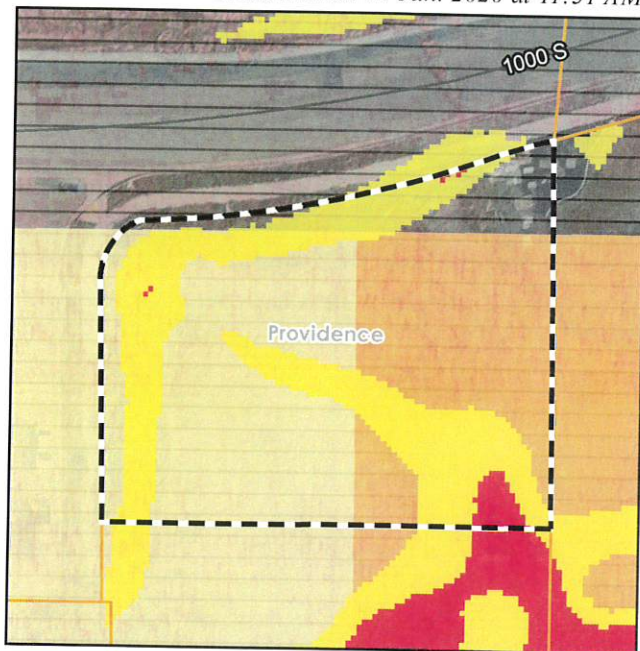
Owner Address: 586 E 170 S
LOGAN, UT 84321-5371

Jurisdiction: Providence

**Future
Annexation Area:** n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

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

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.



July 13, 2020

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

RE: Conditional Use Review, Lifestyle Homes, 1012 S 600 E, Providence Ut. (02-154-0029)

The above-named site 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 is adequate from 1000 South and/or 600 East. Approved.**

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 hydrant #244 and #449 are within 600 feet of all buildable areas of the lot. Approved.**

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.

- The building appears to be approx. 3,580 sq. ft. in size. According to Table B105.1(1), the fire flow for a combined fire area 3,580 sq. ft. of type V-B is 1,000 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- **Fire flows have not been confirmed by Providence City. However, there are homes in the immediate area that are much larger and fire flows for the proposed home call for the minimum allowed at 1,000 GPM. There are also several hydrants within 600 feet. Approved.**

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Sections 506.

506.2 Roof covering. Roofs shall have at least a Class A covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers. (No wood shakes or combustible roofing used). Per phone discussion with Mike Carter, they are planning on using Class A asphalt shingles. Approved.

506.3 Unenclosed under-floor protection. Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction. (Per County Fire Marshal - Soffits to be installed as to close underside of combustible decks and supported structures). Per phone discussion with Mike Carter, they are planning on aluminum soffits under all eves and deck spaces. Approved.

506.4 Vents. Attic ventilation openings, soffit vents, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch. Per phone discussion with Mike Carter, they are planning on using screens on all vents with no greater than 1/8-inch mesh. Approved.

Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area

Property owners are encouraged to implement the following:

- Construct the roof with fire-resistant materials like tile or metal, asphalt or fiberglass shingles. Clean roof surfaces and gutters of pine needles, leaves, branches, etc. regularly to avoid accumulation of flammable materials.
- Inspect your property regularly, clearing dead wood and dense vegetation from at least 30' around your house. Rake piles of leaves and twigs. If on a hill, more space will be needed to protect your home. A fuel break should be maintained around all structures.
- Move firewood away from the house or attachments like fences or decks.
- Cover vents with wire mesh no larger than 1/8 of an inch to keep sparks from enter your home through vents.
- Driveways should be wide enough for firefighting equipment to maneuver.

If you have any questions, please call me.

Respectfully,

FIRE DEPARTMENT

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



Public Works Infrastructure Inspection

Project Address: Benson Home 1012 S 600 E

Contact Name: Mike Carter (Lifestyle Homes)

Phone Number: 435-363-0100

Inspection	Pass/Fail	Notes
Concrete	Pass	spalding in some areas (1000 S.) Driveway length Exceeds 35'....
Curb/Gutter	Pass	1000 S. lots of spalding
Utilities	Pass	
☐ Conditional Use Fire Hydrants: Location Flow		
SWPPP Needed: Yes No	SWPPP Completed: Yes No N/A	
NOI Needed: Yes No	NOI UTR: _____ NOI Issued To: _____	
Inspection Completed by <u><i>Rob B</i></u>		Date <u>6.26.2020</u>
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____		Date _____



Diane Campbell <dcampbell@providence.utah.gov>

Orchard Hills Lot 29 Conditional Use Consent Request

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

Thu, Jul 16, 2020 at 10:20 AM

----- Forwarded message -----

From: **CAROLYN LEISHMAN** <clblondie5@comcast.net>
Date: Thu, Jul 16, 2020 at 10:04 AM
Subject: Re: Orchard Hills Lot 29 Conditional Use Consent Request
To: Mike Carter <mike.carter@olobuilders.com>
Cc: <bleishman@cbgkr.com>, Diane Campbell <dcampbell@providence.utah.gov>

To whom it may concern: As the owner of the lots adjacent to Lot 29 in the Orchards Hills subdivision, I hereby grant consent to the builder proposing to build a home on Lot 29 for a conditional permit relative to the moderate wildfire zone.

Best Regards.

Bruce Leishman..

On 07/14/2020 9:32 AM Mike Carter <mike.carter@olobuilders.com> wrote:

Hi Bruce,

The City of Providence has requested that you provide consent for us to be able to pursue Conditional Use of this lot being that it's located in a moderate Wildfire Zone. They've instructed that consent can be as simple as an email. Let me know if you have any questions. I've attached the document we are to return to the city as well as a screenshot of the GIS showing the wildfire zoning. Thank you!



Diane Campbell <dcampbell@providence.utah.gov>

Benson Home application

Mike Carter <mike.carter@olobuilders.com>

Tue, Jul 7, 2020 at 10:01 AM

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

Hi Diane,

This is my Statement for the wildfire mitigation strategies: I have discussed over the phone with fire Fire Marshall Aaron Walker the materials and restrictions required for him to pass the project off. The home will be built according to his instruction.

Thank you,

Mike Carter
Contract Manager



OLO Builders - Mt Logan
o. 435.363.0100
c. 801.928.0634
e. mike.carter@olobuilders.com
a. 957 S HWY 89 STE 130
Logan, UT 84321

[Quoted text hidden]

ORCHARD HILLS SUBDIVISION

02-154

-2-

PHASE 2

Electronic Only





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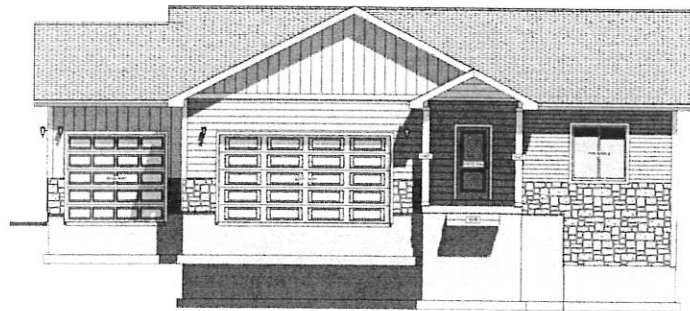
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

[illegible]

PROJECT #: _____
DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 6/9/2020

SITE PLAN

SHEET 1 OF 1



FRONT ELEVATION

SCALE: 1/8"=1'-0"

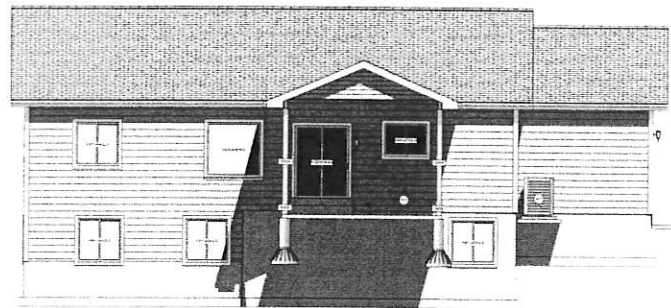
NOTE: SEE DISCLAIMER TO RIGHT



RIGHT ELEVATION

SCALE: 1/8"=1'-0"

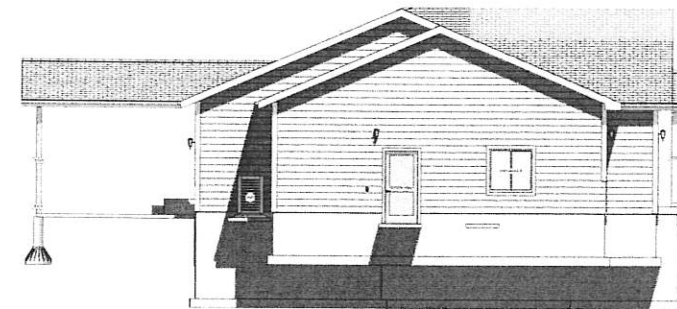
NOTE: SEE DISCLAIMER TO RIGHT



REAR ELEVATION

SCALE: 1/8"=1'-0"

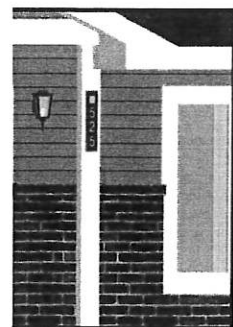
NOTE: SEE DISCLAIMER TO RIGHT



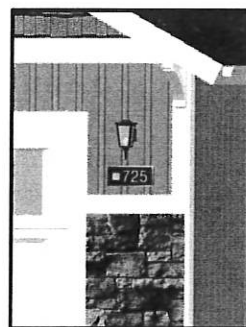
LEFT ELEVATION

SCALE: 1/8"=1'-0"

NOTE: SEE DISCLAIMER TO RIGHT



OPTION "A"
INSTALLED ON POST
ON FRONT PORCH



OPTION "B"
INSTALLED ON SIDE OF
GARAGE BELOW LIGHT



OPTION "C"
INSTALLED ON SIDE OF
GARAGE NEXT TO LIGHT

CUSTOM ADDRESS PLATES

FOUNDATION / BASEMENT INFO	
FOUNDATION TYPE	BASEMENT
BASEMENT STATUS	UNFINISHED
CRAWLSPACE STATUS	N/A
FOUND. WALL HEIGHT	9'-0"
FOUND. WALL THICK.	8"
MAIN FLOOR INFO	
FLOOR STRUCTURE	I-JOISTS
JOIST DEPTH	11-7/8"
WALL PLATE HEIGHT	9'-0"
ROOF FRAMING INFO	
ROOF PITCH	SEE PLAN
ROOF OVERHANG	1'-6"
FASCIA BOARD SIZE	2X6
ROOFING MATERIAL	ASPHALT SHINGLES OR AS NOTED

EXTERIOR ITEMS SCHEDULE				
MARK	LEVEL	QTY	DESCRIPTION	COMMENTS
EX01	1	8	ROOF, TURTLE VENTS, LOMANGO- T50	
EX02	1	7	DOWNSPOUT (W/ 2 OFFSETS)	
EX03	1	1	TYP. GARAGE CONCRETE STAIRS	
EX04	1	1	TYP. CONCRETE LANDING AND STAIRS	
EX05	1	1	TYP. FRONT PORCH STAIRS	
EX07	1	2	LP 2"X8" STRAIGHT COL. W/ T&B TRIM	
EX08	0	2	FOOTING, BIGFOOT	
EX09	1	2	COLUMN, VINYL SLEEVE (6X6)	

RECEIVED
JUN 24 2020
J. B. Borden

GENERAL WALL NOTES

- *(THE FOLLOWING NOTES ARE A MINIMUM PER
CODE. ANY DESIGN OR INSTRUCTION BY A
LICENSED ENGINEER WILL SUPERCEDE THESE
NOTES.)
1. WOOD FRAMED EXTERIOR WALLS W/ 2x4 STUDS
@ 16" o.c.
 2. WOOD FRAMED INTERIOR WALLS W/ 2x4 STUDS
@ 16" o.c.
 3. TYP. WALL SHEATHING ATTACHED W/ 8d NAILS
@ 6" o.c. @ EDGES & 12" o.c. IN FIELD
 4. EXTERIOR FINISH SHOWN ON ELEVATIONS
 5. FLASH ALL EXTERIOR OPENINGS
 6. BUILDING W/RAFTER ENTIRE STRUCTURE PER
LOCAL CODES



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drawings or specifications without the written authorization
of OLC Builders.

BENSON RESIDENCE
612 E 1000 S
LOT 29

AREA SQ. FT.	
MAIN FLOOR	1
BASEMENT	1
TOTAL	2
GARAGE	4

HOME OWNERS
JASON & TAMM
BENSON

SHEET TITLE
ELEVATIONS

DATE 5/27/2020
SCALE AS NOTED

SHEET NUMBER

A-11