AMERICAN FORK CITY
AGENDA
PLANNING COMMISSION REGULAR SESSION
November 16th, 2022
7:00 p.m.

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on November 16th at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

REGULAR SESSION
Pledge of Allegiance
Roll call

COMMON CONSENT AGENDA
(Common Consent is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda.)

1. Approval of the November 2nd, 2022, Planning Commission minutes.

ACTION ITEMS:

1. Public hearing and recommendation on a proposed zone change for property located at approximately 96 N 350 W, from the R3-7500 Residential zone to the CC-2 (Central Commercial) zone
2. Review and Action on a site plan for the redevelopment of a property for use as the Children's Justice Center, located at 96 South 100 East, in the CC-1 zone.
3. Review and action on a site plan for an accessory structure to be used as a pool house, located at 1132 North 1050 East, in the R1-12000 zone.

OTHER BUSINESS

1. Upcoming Projects

ADJOURNMENT

Dated this 9th day of November, 2022.

Patrick O'Brien
Development Services Director

The order of agenda items may change

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

NOVEMBER 02, 2022

The American Fork City Planning Commission met in a regular session on November 02, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman Woffinden
Christine Anderson
Bruce Frandsen
Jenny Peay
Rodney Martin
Chris Christiansen
David Bird
Harold Dudley

Absent:

Staff Present:		
	Patrick O'Brien	Development Services Director
	George Schade	IT Director
	Megan Crowley	Administrative Assistant
	Cody Opperman	Planner 1
	Travis Van Ekelenburg	Senior Planner
	Susan Goebel-Canning	Public Works Director
	Rebecca Andrus	City Engineer
	Ben Hunter	Project Engineer

Others Present: Adam Anderson, Ginger Romriell, Dennis Beck, Maeta Beck, Heidi Shin, Daniel Shin, Luis Santana, Ken Berg, Chad Maughan, Brent Wilkinson, Nathan Dye, Greg Cronin, Thatius Falls, Suzy Hunter, Trevor Barlow, Jackson Foilett, Steve Davies

Chairman Woffinden led the "Pledge of Allegience"

Christine Anderson moved to approve minutes October 19, 2022, Planning Commission Regular Session. Chris Christiansen seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

1. **Public hearing and recommendation on a code text amendment, amending Section 17.12.204 titled "D" Definitions, related to the adopted provisions of the City and the use of the International Building Code.**

Patrick O'Brien: I'm presenting this on behalf of the Chief Building Official for the city. This is just updating some language in our code to reflect the code that they use at the state level for our building reviews. We're just changing to the International Building Codes which we've had adopted for a number of years. But it has not been reflected in the city's development code. So that's just the main function of this of this proposal. Before we came over to this meeting, the Chief Building Official asked me just to make everyone aware that there is an item that still needs to be added to this. He is asking that we table the item tonight until we can provide the breakdown of our list of fees that will follow along with this out of the International Building Code or out of the uniform building code to be adopted. So, it was just a last-minute item. He said that we can still adopt this language tonight. But the easiest thing, instead of having two things at a later stage, is just to wait and table the item if that's ok with the Planning Commissioners instead of removing it fully because we need to redo this.

Public Hearing Opened

No public comment

Public Hearing Closed

Chris Christiansen motioned to recommend Tabling of the: proposed text amendment of the American Fork Municipal Code, amending Section 17.12.204 and instruct staff and the City Building Official to complete the fees and other items to add to this. Harold Dudley seconded the motion.

Bruce Frandsen: How have we identified one family dwellings in the past in our code? I know down in the TOD area there's been a lot of discussion with individuals about single family dwellings. It has sometimes been interpreted by the city to mean townhomes. Is a dwelling unit the same as a single-family unit.

Patrick O'Brien: My understanding is that in the International Building Code townhomes are classified as being a single-family home they're single family attached rather than single family detached. I understand the difference between a townhome and the duplexes which would fall into our dwelling two family type of use has something to do with the finish on the property in terms of firewall for shared walls. I can get you some more information from our inspectors on that because they'll be the ones who have that detailed information.

Bruce Frandsen: I'm just looking at seven sub two, dwelling one family is detached. Are you saying that's not how American Fork is going to interpret that in the future? Do you mean if it's still attached, we're going to call it a one family home?

Patrick O'Brien: If its attached and it's under a townhome product under the International Building Code its assessed as being a single family dwelling. We can look into that and get a more concrete definition of that.

Bruce Frandsen: I think it will be worth really looking into that.

Patrick O'Brien: We will have to follow up the International Building Code sets out for that definition. We can just transfer the definitions of that across.

Bruce Frandsen: I would like to know how it reads today and it will read when this comes in. We'll see what the difference will be.

Patrick O'Brien: When I put it together like we've done for further down in this section, I will redline it, so you see what was in place and what we're proposing

now. I think that's kind of our standard approach now for any code text amendments, so that you can see what existing code is being repealed or amended.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion tabled

2. **Public hearing and recommendation on a proposed zone change for approximately 8 acres of land located at approximately 1500 South Center St, from the PF (Public Facilities) zone to PI-1 (Planned Industrial) zone.**

Patrick O'Brien: The zone change happened a number of years ago for the southern portion of this property its actually the majority of the area. When the property was annexed into city there was a requirement in the annexation agreement, for the northern portion that's about eight acres to be zoned for public facility use. The power corridor that runs through that area would match up with our trails master plan for that area for a trail and linear park. We have been working with a developer who is looking at that area. The rezone request is kind of linking in with that because the proposal is trying to have some development within that Public Facilities zone. Not within the utility easement so there would still be no development in that end it would be an open space type of use. The problem is our trails master plan calls for a linear park to run through that area. The staff recommendation on this is to table the item tonight because we have worked with city administration and the applicant is proposing to develop this area to look at the possible reroute of our linear park. Due to the nature of it being through a planned industrial area and potentially not having it be the type of use of around a park that we wanted. The recommendation is that it's tabled tonight while we further examined the feasibility of a potential new route for our trail and what impacts moving the linear park and trail would have that might allow for that area to be rezoned at a later point.

Jenny Peay: If they were to move that would they be surrendering acreage to do that?

Patrick O'Brien: The acreage would still remain with the owner of the property and the developer who's going to purchase it. What would happen is the public facility use would potentially go away to allow it to be rezoned. Because of the power easement that runs through that area, we wouldn't be able to have any development underneath the power lines, but it could be used for other uses like a parking lot or storage area or something. Open storage area not structured storage area that would allow them to utilize the full potential of the site while still respecting the easement. There would be no swap of land or anything we would just be looking at proposing a new route for the trail. We're looking at having it following along our thoroughfares in the city instead of trying to cut across through some properties. We have a better potential of developing along the roads in the city rather than waiting to piecemeal some of these projects together as they annex into the city or develop. We spoke with the developer who's working with the applicant who owns the property as well on this. The applicant seemed satisfied with that as of this morning when we met with them. You could recommend denial because right now it doesn't meet trails master plan for the city. Our recommendation for tabling is, if we're able to reroute everything and update our trails master plan and have that approved through our parks and trails committee back to planning commission and city council, if the owner wants to come back in, we wouldn't be making them pay a fee a second time. At that point we could take final action on it. If it works out that we can update our trails master plan or if that's not something that happens, we can still take final action.

Public Hearing Opened

No public comment

Public Hearing Closed

Bruce Frandsen motioned to recommend tabling of the: Public hearing and recommendation on the Zone Change to the PI-1 (Planned Industrial), for the properties located in the area of 1500 South Center Street and instruct the developer and staff to continue to coordination as to rerouting and updating the parks and Trails Master Plan. Jenny Peay seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion tabled

3. **Public hearing and recommendation on a proposed zone change for property located at approximately 96 N 350 W, from the R3-7500 Residential zone to the CC-2 (Central Commercial) zone.**

Patrick O'Brien: The applicant couldn't make it tonight just due to illness, so he's asked that we either not take action on it or just table the item till the next meeting. So, he can be here to present his case. The staff recommendation on this however, was to recommend denial. That will be creating a new island of zoning in our city. That would create a second CC-2 zone. We are trying to have our CC-2 zone to extend our existing zone rather than creating a secondary core through that. So just to give the applicant his ability to present to the planning commissioners we're fine if it's tabled or there no action taken. Table would be preferential from a staff perspective, so we don't have to re notice it.

Public Hearing Opened

No public comment

Public Hearing Closed

Harold Dudley motioned to recommend table of the zone change to the Central Commercial (CC-2) zone, for the properties located in the area of 96 north 350 West and instruct the developer and staff to put back on the agenda when the applicant can attend. Chris Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**

Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion tabled

John Woffinden: Beck Hillside Estates preliminary plan and final plat will be discussed together with two separate votes.

Patrick O'Brien: This is a 5.49-acre piece of property in the city up by the city golf course. The proposal is to have 12 lots in this subdivision. Planning commissioners are probably relatively familiar with this. We've had it before a number of times, and we've had some code text amendments brought forward that staff had initiated that are being utilized in this proposal. Staff hasn't found any issues with the applicant's proposal for either the preliminary plat or the final plat. There was one item that staff did discuss with the applicant. They have provided a proposal for a trail to run through the subdivision to meet the requirements of our master plan. Discussions with city administration mean that staff is recommending instead that the trail is conditioned to be on 200 east rather than through the subdivision to enable future development of that. I think the applicant is satisfied with that they've done everything that the city has asked to meet code. We are asking for this condition and that's something that we're going to address in the update to our trails master plan. We are going to highlight and reflect that new route rather than coming through the development that we're going to run along the side of the development.

Ben Hunter: There is just a few outstanding items that remain that were included in the packet and on plan set from our DRC review comments. The main items were extending the cul-de-sac the full length as code allows which is 650 feet which is measured from the right of way line to the center of the cul-de-sac. One other thing is to ensure that all the power lines are required for all subdivisions to be varied. They actually have overhead power lines of 200 East but there's also some on the south side of the property as well. Per code all overhead utilities would need to be varied. Aside from that, there are just a couple other minor comments that we had on that. But once those are addressed, then we should be good.

Adam Anderson: I'm with Anderson development and I'm here representing Beck Hillside Estates. Mr. Anderson Stated that he was happy that his project was moving forward and glad that the staff had helped him get this point and he was excited to move forward in this process.

Patrick O'Brien: Mr. Chairman, just in terms of language, I did notice one error we have just on our recommendations for the preliminary plan. It would be just to approve tonight for the preliminary plan. That's the power of the planning commission. My apologies for that error on the on the recommended motion. You will approve the preliminary plan. There's no recommendation on that. The recommendations are on the final plat

4. **Review and action on a Preliminary Plan for Beck Hillside Estates located in the area of 757 North 200 East, in the R1-9000 Residential zone.**

Chris Christiansen motioned to recommend approval of the: Review and action on a Preliminary Plan for Beck Hillside Estates located in the area of 757 North 200 East, in the R1-9000 Residential zone subject to any conditions found in the staff report or recommended by the Fire Marshall. Bruce Frandsen seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

5. **Review and action on a Final Plat for Beck Hillside Estates located in the area of 757 North 200 East, in the R1-9000 Residential zone.**

Chris Christiansen motioned to recommend approval of the: Review and action on a Final Plat for Beck Hillside Estates located in the area of 757

North 200 East, in the R1-9000 Residential zone subject to any conditions found in the staff report or recommended by the Fire Marshall. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

6. **Review and action of a Final Plat for Stonecreek Plat J, requesting approval of Plat J of the overall Stonecreek Development, in the PR 3.0 Zone, located in the area of 1000 South 380 West.**

Cody Opperman: The development is in PR 3.0 zone; they are creating 33 lots in this development. This is part of a multistage development that has been going on throughout our city. This area consists of 9.8 acres. There are some conditions of approval from engineering. The staff recommendation would be approval subject to those conditions.

Ben Hunter: This one has a couple of minor comments on the plat and then they're working with TSSD on obtaining a 40-foot easement for their sewer. But otherwise, everything else meets the standards and specifications

Bruce Frandsen: They have a detention pond on the property, who are the adjacent landowners? Is the parcel that on the south side UDOT property or is that on the next phase?

Ben Hunter: It’s in the subsequent phase, but it is in the very southwest corner of their overall development. South of that is the UDOT parcel for the vineyard and west of it is the Christiansen’s.

Bruce Frandsen: So thats not on this plat that we’re talking about?

Ben Hunter: Correct.

Bruce Frandsen: Are we talking about that plat tonight?

Ben Hunter: This is Plat J.

Bruce Frandsen: I think it's in plat K and I can hold my questions until then. But the concern is this, we ran 100 feet of sewer line into an existing sewer. We pumped over 1 million gallons of water out of that trench. That was following a sewer line in the ground that was installed a few years ago. There was 10 million gallons last year. That sewer lines gets filled in with large gravel and that collects all of the underground water in that area. The farmers count on using that. It hits the trench and follows trench and this one follows it for almost ¾ of a mile. It hits the end of the trench and has nowhere to go except up and it destroyed a couple acres worth of farmland. I looked at the plans and I was wondering if we're going to have any sewer lines or anything that will dump into those retention ponds. Those retention ponds fill up and they are banked higher than the surrounding properties. If they fill up higher than the surrounding properties it will seep out 100-150 feet into the neighbor's soil. You shouldn't put a retention pond right up against someone else's property you ought to keep it on your own property.

Ben Hunter: The pond is on Plat K which is the next one. Our requirements are if it overflows it overflows into the street or right of way. Down by the lake it heads further south into wetlands and into the lake. They have included this on the plans. The retention pond has a depth of about 4500 at the bottom of the pond.

Bruce Frandsen: They usually put an outlet at the top of the pond or berm. We expect the pond to fill up three or four feet worth of water and then percolate out into the neighbor's property.

John Woffinden: The pipe that was put in the ground is better than gravel? Can they put clay dikes every few feet along it to get the water out away from the pipe?

Bruce Frandsen: They did not until it went into the TSSD line. It ruined about 10 acres of alfalfa. TSSD hired someone to come in and put clay dams in every 100 feet. They dig the trench and put the 5-foot clay dam in it so the water can only come to that point. They did that almost all the way to the sewer plant to try and stop that. You still have the water, and it has to go somewhere and if it's a clay dam the water goes up.

John Woffinden: Can they solve the problem by putting clay dykes along the line they put in? I know years ago they put in clay dikes to divert the water.

Bruce Frandsen: That helps but it's not in our code, we don't require that.

John Woffinden: The waters still got to go someplace like you said.

Bruce Frandsen: Yes, there was a million and half gallons in one week and that was in a dry year.

Christine Anderson: Bruce are you saying you don't feel comfortable recommending approval for a plan where the water retention is set up like this?

Bruce Frandsen: I think Plat J is ok I got ahead of myself. The retention is adjacent to the property to the North. When we go down south another 100 yards then I'm concerned.

Christine Anderson motioned to recommend approval of the: Review and action of a Final Plat for Stonecreek Plat J, requesting approval of Plat J of the overall Stonecreek Development, in the PR 3.0 Zone, located in the area of 1000 South 380 West subject to any conditions found in the staff report. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

7. **Review and action of a Final Plat for Stonecreek Plat K, requesting approval of Plat K of the overall Stonecreek Development, in the PR 3.0 Zone, located in the area of 1000 South 380 West.**

Travis Van Ekelenburg: This development is about19.78 acres. They had recent submittal last week and they had to meet some requirements for square footage on the corner lots. We feel comfortable that they meet code section 17.7.210 and 17.7.211. We are recommending approval.

Ginger Romriell: Plat K has 58 lots and its our last one in this subdivision.

Harold Dudley motioned to recommend approval of the: Review and action of a Final Plat for Stonecreek Plat K, requesting approval of Plat K of the overall Stonecreek Development, in the PR 3.0 Zone, located in the area of 1000 South 380 West subject to any conditions found in the staff report. Chris Christiansen seconded the motion.

Christine Anderson: Bruce do you feel like this would need a different kind of code requirement to have the water retention on the outside of the property?

Bruce Frandsen: I personally am not in favor of that as it stands. The retention pond is not lined with clay or rubber to try and keep that water on the property. I think it can be engineered around that; they may have to move some things around. State law requires you to keep your own water on your property. Just because it goes underground it's still a problem.

Christine Anderson: Do you see a way to arrange the property so it's in the center of your property or it's engineered in a way that it would retain the water more.

Ken Berg: We are placing the extension of 1100 south, which is a city master plan roadway. Which is also adjacent to future alignment of the vineyard corridor. Right now, our pond is within what the vineyard corridor would be. If we are to move this pond to a different part of our property, we're just taking out lots. I can't move lots any other place then where they are. South of that is the UDOT property but it's also the "powerline park" underneath the park power lines. We've tried to design the pond per city code. Its only allowed to have three feet of water and you have an extra foot of freeboard in case a storm comes it outlets to the city street. It gets really hard when you're trying to track where groundwater goes. We are doing our best to meet the current city codes. When we're installing the sewer if we come across a vein of water, we will address that clay dams or dikes. As part of your sensitive land's ordinance, it requires us to look at existing water rights and keep the surrounding water rights whole. Your sensitive lands ordinance does not talk about this issue that we're talking about. How do you be the sheriff of ground water with who's pond is impacting who. We meet your current standards.

Christine Anderson: Parcel KE is that abutting linear park or is that part of the linear park?

Ken Berg: That's part of the linear park it clips a portion of it. That's one set of three power lines that run through there. The future vineyard would be North of that.

John Woffinden: Maybe this is something, Patrick, that we need to look out for more sensitive land on this and figure out some way to at least address the issue. I don't know how we can control ground water.

Patrick O'Brien: We can look into it I'll get with our engineers. When we go to water stuff that's a little bit beyond my technical expertise, but we can definitely put it on our list of things to look into.

Christine Anderson: If you're getting that much water from neighbors our code needs to be tightened for what's required in a water retention area.

Bruce Frandsen: Who is the landowner to the west?

Patrick O'Brien: Christensen's or Patterson's

Jenny Peay: Sometimes it's impossible for code to address every issue that comes up. Its best to look at it and mitigate the best way we can. These need to be addressed prior to moving forward.

Patrick O'Brien: Well, I understand where you're coming from. I think the applicant is vested in our current code that's what we need to assess them under.

Bruce Frandsen: Ken, is there not a slew on the west side of this retention pond? Immediately adjacent to it between woodside and Bill Anderson?

Ken Berg: There is an irrigation ditch. I think the slew is all the way out to 570 but there is a ditch there.

Bruce Frandsen: It runs water year-round and there's spring upstream?

Ken Berg: There is a ditch it may collect water. But it's not identified as one of those hunter slews.

Bruce Frandsen: Can this not be dumped into that slew?

Ken Berg: There is potential to do that. Based on the area that is encumbered by the future park. The future being a collector and not having to build a master plan drain all the way to the lake it makes sense in this area to propose a really large retention pond. More than is needed for this whole development to keep it shallow and use that area appropriately. So, it can be landscaped properly and wait until a time where a bigger and better use will happen when the vineyard goes through. This retention pond is a place holder for somebody else.

John Woffinden: The ditch is running water 24-7 would it be considered wetlands by any chance?

Ken Berg: It's from the sensitive land stuff that we've done there's no water rights associated with that ditch. They are similar to a slew where you have points of diversion. It shows up as an irrigation ditch.

John Woffinden: Where does the water go when it runs down that ditch it runs 24-7 where is it going?

Bruce Frandsen: There is not a lot of water, it will trickle down through there so it's always moist. It goes down and it's pulled out for farmers. There is no point of diversion it's an irrigation ditch. I know 12 years ago everyone had to put in oil separators in all these detention ponds and pipe all the way to the lake. We've seen the water go into an existing ditch that goes to the lake. As long as we're not pulling water off of the asphalt, that gets into another issue.

Ken Berg: The detention pond would help filter that water where it could be discharged to the ditch. Your current code allows you to discharge to historic slews if it goes through an oil water separator and that could be part of this development. Right now, we propose retention. That's the strictest criteria in your development ordinance for stormwater is 100% of the 100-year storm retention. Detention the pond shrinks because you don't need that size. So, in the future, the pond needs to be converted to a detention pond and there's future development to the south it makes sense to run those flows directly to the lake that's an option as well.

Jenny Peay: On your final plat it says that no outlet orifices are required here would they need to change that?

Ken Berg: Right now, it's a retention which means no water exits the site. There are no orifices or outlet structures, it's a retention pond. If it was modified to be a detention pond where you retain the water for a moment and then release it down stream. That pipe, downstream user agreements, and all of those things were not contemplated because we were doing a retention pond. They could be but that was not a requirement.

David Bird: Your current pond could be converted to a retention pond?

Ken Berg: It's easy to go from retention to detention, its really hard to go the other way.

David Bird: But that is a possibility?

Ken Berg: We've done it many times before.

Christine Anderson: So from what I'm hearing, it seems like this development is in line with our current code, but that our current code could use some adjusting to make it a little more secure for neighboring parcels.

Ken Berg: water Any time your nest to a 42-inch line of any type, which is the TSSD line that's going through there. You've got a big pipe and big gravel envelope around it and that moves a lot of water. We're installing eight and ten inch lines in this development. We will have some water but the farther we move away from the TSSD line the less water we will encounter. We're trying to be good neighbors and control that. I know when that initial sewer line went in we weren't the best of neighbors, we battled a long time to get that sorted out. But over the ten years, those construction methods have improved to monitor those and to not create the bog that disrupts the wetland.

Bruce Frandsen: We we're pulling it off the 10-inch line coming our way. I will vote nay on this so when it goes to City Council, which I think it will because it meets code, City Council will know there's something we need to address here. Our hands are tied because it meets current code. We should be looking at making changes to that code in the future, so we don't have this problem.

John Woffinden: Water is a valuable commodity.

Voting was as follows:

Chairman Woffinden	**NAY**
Christine Anderson	**AYE**
Bruce Frandsen	**NAY**
Jenny Peay	**NAY**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

Cody Opperman: So, we've got a pretty large development going here for AFPD South Plat B. We've got one lot for a single-family development, and it's going to be around .18 acres. But there are some subject to conditions of approval here. Based off of the fire marshals' comments. The major concern is with the fire hydrants just shrinking the widths between the two to meet the 500-foot maximum requirements. Staff recommends approval based off of that condition.

John Woffinden: Is this the same discussion for plat C also? We can discuss them together.

Cody Opperman: AFPD plat C will have two lots both with .18 acres. Directly above this location, and the same comment will apply to the fire hydrants from our fire marshal.

Ben Hunter: We have no concerns.

Ken Berg: This is all part of the AF crossings subdivision that we did. We had an internal rectangle that somebody didn't pay their property taxes. We finally fixed that situation and now we have these three last lots.

8. **Review and action on a Final Plat for AF PD South Plat B located in the area of 700 S 850 W, in the PR-3.0 Residential zone.**

Rodney Martin motioned to recommend approval of the: Review and action on a Final Plat for AF PD South Plat B located in the area of 700 S 850 W, in the PR-3.0 Residential zone subject to any conditions found in the staff report. Chris Christiansen seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

9. **Review and action on a Final Plat for AF PD South Plat C located in the area of 700 S 850 W, in the PR-3.0 Residential zone.**

Rodney Martin motioned to recommend approval of the: Review and action on a Final Plat for AF PD South Plat C located in the area of 700 S 850 W, in the PR-3.0 Residential zone subject to any conditions found in the staff report. Jenny Peay seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

10. **Review and action on a site plan for 500 E Automall Business Center, for the development of a business center in the PI-1 (Planned Industrial) zone, located at 450 E Automall Drive**

Cody Opperman: You previously saw 500 East Automall Business Center at the October 19th Planning Commission meeting. It is going to be one parcel for that office warehouse structure. The entire development parcel contains 3.81 acres. We have put in the staff report that we are tabling the item, but we have been working with the applicants. We have concluded that this can be approved as conditioned

based on the conditions in our staff report. Later on, we'll eventually make this move forward.

Patrick O'Brien: We can outline some of those conditions in more detail. The applicant is here, and they can speak to some of these things. I think we had a productive meeting this morning and I appreciate their time and willingness to engage with staff on all of this to help get the project moving forward. One of the items is related to a comment from our Fire Marshal for their aerial access. That's to have their 26-foot drive aisle within 15 to 30 feet of the building so they can get ladders up and maneuver. The other is a condition from the Planning staff related to the landscape plans. We would condition approval that the applicant would submit plans that address the previous comments from staff to get all of the planting material included in their plans to reflect what is required in our code. There was one item where our Trails Master Plan calls for a trail to be included on the edge of the property. I'm not sure how it happened, but when the plat was approved a few years ago, that was never required to be dedicated by staff at that time. That's one of the downfalls of missing it at that point. I don't think we can go back and require that of the applicant. For full transparency, I wanted to raise that information with the Planning Commission so you're aware of that issue. I think it's something we can address as we look at our Trails Master Plan update as well.

John Woffinden: Engineering, do you have any comments? In particular, I noticed that some of the traffic and drains still needs to be verified, is that still out there?

Ben Hunter: Yes, we have been working with them. The traffic impact was related to the overall plat for both this lot and the one next to it that the Maverick was going on. There are some missing components on the striping plan that we've been asking for that they're working on getting incorporated in. There had been some previous comments both related to the same trail. There's a ditch where that trail is supposed to go and we're trying to confirm how it ties in. They have several grades that were still sloping off to the adjacent properties, so [we were looking for] some additional grading and drainage information to make sure that there are not any issues in that way.

Christine Anderson: Do you feel that these can be completed if we move forward at this point?

Ben Hunter: Yes, and they are aware of it. After the meeting this morning I had a subsequent call with the Engineer on the project and he was going to get with the

traffic engineer to resolve some of those issues. We're working with them on the drainage as well.

Greg Cronin introduces Steve Davies to give more history on the project.

Steve Davies: I think you're familiar with this project. We bought the property some years ago and sold the corner piece off to Maverick. I think they have been in and received their site plan approval. This is at the intersection of 500 East and Automall Drive. We're putting in a 32,000 square foot warehouse on the piece to the West.

Greg Cronin: I'd like to thank the staff for a productive meeting, we're happy with where this is going. I think that the major things were all resolved and we're fully confident that working with the staff will get the last couple of things noted before we approach the [City] Council. *Mr. Cronin reiterates his thanks to the staff and their willingness to work through the comments.

Jenny Peay: asks for the list of conditions needed.

Patrick O'Brien: We need to meet the Fire Marshal's access requirement. These are all comments that are outlined on the plan set. We have a standalone condition of approval in our staff reports that would ask the applicant to meet the conditions or comments outlined in the plan. We will have it in the minutes. If someone wants to make a motion, we can read through the additional comments for you. We can do whatever the applicant and their counsel would like.

Christine Anderson: In the approval suggestion when it says "subject to any conditions found in the staff report" would that include everything?

Patrick O'Brien: That would be in the staff report as subject to the comments outlined on the plan set. If you want to add the language of "subject to comments on the plan set" that will also cover it. We have a list of them. We have a good faith agreement with the applicant. We know that the four major points that we're looking to address will get this movement to City Council as quick as possible and get them on their way.

Greg Cronin: We are also in agreement with that. I think we've resolved all the lining for the traffic.

Patrick O'Brien: And the updated landscape plans.

Cody Opperman: You also need 225 bushes and 8 trees.

Greg Cronin: Landscaping we agreed with Cody, and we've got that coming. Fire Marshall comment where we move the loading dock away from the building near to it so they can drive and move their ladders to get to the building but they're still within the distance they need to be. We opened that up and the Fire Marshall was good with that. We resolved the shared path with some modifications from your shared path plan. I think that was a staff and us discussion about the viability of that and what would happen. We agreed to provide an easement for the remainder of our property past our parking stalls in the event that it is becomes a trail. So, we have made that allocation just that we'll do what we can if y'all come to that point, but it looks like that will probably be abandoned by your new plan. But we tried to cooperate there.

Ben Hunter: The other one was the drainage at the property lines.

Greg Cronin: I think that's handled within your department. The striping that was requested was striping that's on mavericks' side, not adjacent to our property. Apparently in the platting phase there was a request to show some striping.

Ben Hunter: We requested the traffic impact study for the entire plat. Typically, what happens with the plat is that all of the public improvements meaning the roadway, the sidewalk, the curb and gutter that are part of that plat are included as construction drawings for that plat. They have to be bonded for before the plat is recorded. So, they've been working on that traffic impact study for the whole plat and not just their site because it was originally part of the plat. And there's been some comments back and forth and then the striking although Maverick may be installing it as they construct it since it was part of the overall plat of the whole subdivision of the two lots. That's why the striping needs to be shown because the striping was related to the overall plat not just one site but both sides.

Greg Cronin: We've agreed to show the lines on the plans and as Maverick improves it, they will construct that document. So, we're showing the construction lines so that it kind of cleans up something that probably should have occurred in the past. We've asked our engineers to clear those lines so we can get them cleaned up. So, I think those are the only things that were really outstanding. There were some other very small comments. There were 19 total and I think these were the only four that were still outstanding. We had a very productive, and I considered a

very pleasant, meeting this morning to fine tune those and I think we're in good, good shape.

Jenny Peay motioned to recommend approval of the: Review and action on a site plan for 500 E Automall Business Center, for the development of a business center in the PI-1 (Planned Industrial) zone, located at 450 E Automall Drive subject to any conditions found on the plan set as indicated from staff and in the staff report. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

John Woffinden: We will discuss 4 5 and 6 together and then we will discuss plats 7 & 8 together.

Patrick O'Brien: All of the Edgewater developments we are up to phase 2 and 3. Previous phases were phase one and The Yard. They've gone through the TOD approval process which includes district framework plan approval, preliminary and final block plan approval and lot plan approval issued by the city. One of the holdups in the past has been that lot plan approval has not been issued by the city. I can confirm now that the applicant has received their lot plan approval for phase two & three. Staff doesn't have any issues with their lot plan or what was being proposed by the applicant for any of the plats of the two different phases.

Chad Christopherson: We've been working with the city for a while and we feel like we've gotten to a point that everything worked out and we're ready to move forward.

Patrick O'Brien: There is one condition just on the approval, you'll see it in your packet. The condition is that there is a wall issue with the development and until that issue satisfied the condition is just to withhold the recording of the plats. That's something that the applicant is aware of. This has been the case with a previous plat amendment that came through for Edgewater 1A, 2A, and 3A. We're working with the applicant on that from the from the city side to try and get that resolved.

11. Review and action on a Final Plat for Edgewater Phase 2, Plat 4 located in the area of 350 S 1100 W, in the TOD zone.

Chris Christiansen motioned to recommend approval of the: Review and action on a Final Plat for Edgewater Phase 2, Plat 4 located in the area of 350 S 1100 W, in the TOD zone subject to any conditions found in the staff report and recommended by the Fire Marshall. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

12. Review and action on a Final Plat for Edgewater Phase 2, Plat 5 located in the area of 350 S 1100 W, in the TOD zone.

Rodney Martin motioned to recommend approval of the: Review and action on a Final Plat for Edgewater Phase 2, Plat 5 located in the area of 350 S 1100 W, in the TOD zone subject to any conditions found in the staff report and recommended by the Fire Marshall. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

13. Review and action on a Final Plat for Edgewater Phase 2, Plat 6 located in the area of 350 S 1100 W, in the TOD zone.

Chris Christiansen motioned to recommend approval of the: Review and action on a Final Plat for Edgewater Phase 2, Plat 6 located in the area of 350 S 1100 W, in the TOD zone subject to any conditions found in the staff report and recommended by the Fire Marshall. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

14. Review and action on a Final Plat for Edgewater Phase 3, Plat 7 located in the area of 450 S 1100 W, in the TOD zone.

Chris Christiansen motioned to recommend approval of the: Review and action on a Final Plat for Edgewater Phase 3, Plat 7 located in the area of 450

S 1100 W, in the TOD zone subject to any conditions found in the staff report and recommended by the Fire Marshall. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

15. Review and action on a Final Plat for Edgewater Phase 3, Plat 8 located in the area of 450 S 1100 W, in the TOD zone.

Chris Christiansen motioned to recommend approval of the: Review and action on a Final Plat for Edgewater Phase 3, Plat 8 located in the area of 450 S 1100 W, in the TOD zone subject to any conditions found in the staff report and recommended by the Fire Marshall. Christine Anderson seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

16. **Review and action on a site plan for an accessory building in excess of 1000 square feet for the Shin Family Lot, located at 685 W 1040 N, in the R1-12000 zone.**

Patrick O'Brien: I think you'll probably remember we had an amended subdivision in from the Shin family a few weeks ago. This is just for the accessory structure on their property. Planning staff didn't find any issues in relation to this. The actual size of the structure requires it to go before planning commission for approval. You are the approval body for this tonight as an administrative site plan. The staff recommendation is to approve this tonight.

Ben Hunter: I was just making sure the drainage didn't go off on onto the adjacent properties. I know that there is a separate building permit for walls or fences. Depending on what they're doing that will be a separate approval through the building department. The other one was combining the plans together into one which I think they've already done that.

Harold Dudley motioned to recommend approval of the: Review and action on a site plan for an accessory building in excess of 1000 square feet for the Shin Family Lot, located at 685 W 1040 N, in the R1-12000 zone subject to the conditions found in the staff report. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

17. **Review and action on preliminary plan for the Bridges at Fox Hollow development, located in the area of 350 E 1080 N, in the PR-3.0 Residential zone.**

Cody Opperman: This is a preliminary plan for the Bridges at Fox Hollow located up north in American Fork. This plan has been through a previous phase with Planning Commission. This project is a conservation subdivision in our PR3.0 zone. It has 52 lots for the flexible lot projects and 31 lots for their conservation subdivision project. The total is 83 lots on 31.2 acres. here were no major comments that need to be addressed on the preliminary plan. There is one subject to condition. There is a shared use path going through the Bridges at Fox Hollow. According to our bike and pedestrian master plan they need to incorporate that path on their final plat rather than right now.

Ben Hunter: Based on the latest plan set we don't have any additional comments.

Rodney Martin motioned to recommend approval of the: Review and action on preliminary plan for the Bridges at Fox Hollow development, located in the area of 350 E 1080 N, in the PR-3.0 Residential zone subject any conditions found in the staff report. Chris Christiansen seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

18. Other Business

John Woffinden: Asked Susan to step forward and introduce herself.

Susan Goebel-Canning: Introduced herself.

Patrick O'Brien: We will have a much shorter agenda for our next Planning Commission meeting.

Patrick and the commissioners spoke about the yearly trainings that the commissioners must complete to stay on Planning Commission.

Bruce Frandsen: I had a question about the trails master plan. Are we going to take a more comprehensive look at that? Which departments are working on that?

Patrick O'Brien: It will be a good mixture of staff; planning staff will take a good portion of the work on this. Our parks team will also be heavily involved underneath Derek Reichert as one of the directors. Camden Bird our Assistant City Administrator will also be involved. And then we'll have some input from engineering as well based on different cross sections of the different trail types throughout the city. We're going to revise and update our existing master plan. Rebecca brought up a good point earlier today that we do need to do an updated study on our impact fees as it relates to this. So, we want to get this thing moving pretty soon because we've got some developments that are hopeful that changes will enable them to move forward on different things. One of the main ones was the Sky Harbor project from earlier. We're hoping we can get that addressed so we don't have to open this up again in another 12 to 24 months. We want to have something that will be comprehensive for the next five to eight years.

Bruce Frandsen: Will we have any input before it shows up here (at Planning Commission).

Patrick O'Brien: Yes, you will have input. We will have to have a public consultation period where we will send this to all of the commissioners prior to it coming to Planning Commission and City Council. It will also go before the parks and trails committee, and they will probably have input. So, we're doing as much as possible to make sure that everyone who needs to be involved is involved, while trying to make sure that it doesn't blow up into an 18-month project. We want to really get this thing moving and underway.

Bruce Frandsen: We've taken a look at fixing our landscaping requirements to be more in line with state law which says more zero scaping. Bruce talked about the cost of water and zero scaping the city.

Patrick O'Brien: Cody is a bit of a tree hugger he does have a background in urban ecology. We are utilizing his expertise on that, and Cody and I are working on updating out landscaping section of code. It was adopted in 2012 and last updated in 2015 and there has been a lot of changes at the state level. We want to meet a lot of the challenges that the state is experiencing right now so we can have more

drought tolerant landscape materials and species. Zero scape we don't call for that right now. We are very turf friendly in what we look for, its cheaper to put in grass then shrubs. We have allowances to let people put in extra turf to get away with putting shrubs and that's a lot of water use. We are trying to explore what some of the good code options are for us. And we don't know right now if it's going to be a tweak to an existing ordinance or if it's going to be a repeal and adoption of a brand-new ordinance. We will bring it before the Planning Commission and City Council possibly in a joint work session. If we do this now and have a code text amendment, we don't want to come back to this again we want to make sure we get it right the first time.

John Woffinden: I'm the city representative to the home builders association and you might want to pay attention to the upcoming legislative session that starts in January. They are talking about going to a standardized set of plans for each city. All the road widths will be the same, all the sub basins will be the same. Trying to make it easier for everyone to be the same throughout the state.

Harold Dudley: I thought the water rights was handled by the state. Do we as a city handle that or are there state laws in place?

Bruce Frandsen: The state engineer is responsible for all water lines, all underground, subsurface, and surface. The water right owners need to have somebody protect their rights.

Ben Hunter: The state water engineer oversees all the water rights in Utah. Yes, there are state laws that prohibit you from infringing on a water users right that is established by the state. We as the city have some of those requirements in our sensitive land's ordinance, we make sure there is not an infringement on the water rights. The city's responsibility is limited unless we have more government intervention. The state water engineer identifies water right and when they are sold the state water engineer changes them from agricultural use to municipal use. This is why we have water right attorneys to verify change of use applications.

Harold Dudley: Do you think our development code needs some work?

Ben Hunter: There is always room for improvement. We've changed a lot of sections of code, and I have a list of more sections of code that are outdated. You can't always anticipate every single situation and we have to apply the code to each one.

Harold Dudley: You answered my question and I'm in agreement.

Jenny Peay: Is that up to us to enforce state codes?

Ben Hunter: I don't know. I don't believe so, but I don't have an answer. To be able to say what is established in state code. What's the municipalities responsibility, versus something that's between third parties. It just depends on the application. That's why we as staff are cautious in not inserting the city into a situation that is not the city's responsibility to be resolving.

Christine Anderson moved to adjourn the meeting. Jenny Peay seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Harold Dudley	**AYE**

The motion passed

Meeting adjourned at 8:48

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: November 16th, 2022

AGENDA TOPIC:

Public hearing and recommendation on a proposed zone change for property located at approximately 96 N 350 W, from the R3-7500 Residential zone to the CC-2 (Central Commercial) zone

BACKGROUND INFORMATION		
Location:		96 North 350 West
Applicants:		ABE Properties, LLC
Existing Land Use:		Residential High Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential High Density
	South	Residential High Density
	East	Residential High Density
	West	Residential High Density
Existing Zoning:		R3-7500
Proposed Zoning:		CC-2
Surrounding Zoning:	North	R3-7500
	South	R3-7500
	East	R3-7500
	West	R3-7500

BACKGROUND:

The applicant is applying for a zoning change for property located at approximately 96 N 350 W, from the R3-7500 Residential zone to the CC-2 (Central Commercial) zone. All parcels consist of 0.77 acres and the R3-7500 zoning would be replaced by the Central Commercial zoning (CC-2).

The proposed commercial zoning does not coincide with the current Land Use Map, resulting in a land use amendment to be done as well. The surrounding land uses of the area are all residential high density, general commercial, and design commercial. The surrounding zoning types are R3-7500, R4-7500, and CC-2.

The proposed zone change looks to leapfrog over another property to change the current zoning designation to CC-2. Additionally, the applicant is proposing to change the zoning of 350 West Street to achieve this zoning change. Due to the leapfrogging, or spotted

zoning, over the adjacent property staff does not recommend approval for the application of the zoning change to the CC-2 zone.

ADDITIONAL PROJECT CONDITIONS:

Approximately 14 additional feet from this parcel along the frontage of 350 W shall be dedicated to the City at no cost to the City as a condition of this zone map amendment. Right-of-way dedication for 350 W shall be shown on a subdivision plat that is submitted to the city for review within 60 days of the approved zone change or shall be deeded to the city by deed within 60 days of the approved zone change.

POTENTIAL MOTIONS – Zoning Change

APPROVAL

Mr. Chairman, I move that we recommend approval of the Zone Change to Central Commercial (CC-2) Zone, for the properties located in the area of 96 N 350 W, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the Zone Change to Central Commercial (CC-2) Zone, for the properties located in the area of 96 N 350 W, with a finding that the proposed zone is incongruent with adjacent existing development.

TABLE

Mr. Chairman, I move that we table action on the Zone Change to Central Commercial (CC-2) Zone, for the properties located in the area of 96 N 350 W, and instruct the developer/staff to _____.



Figure 1. Land Use Types.

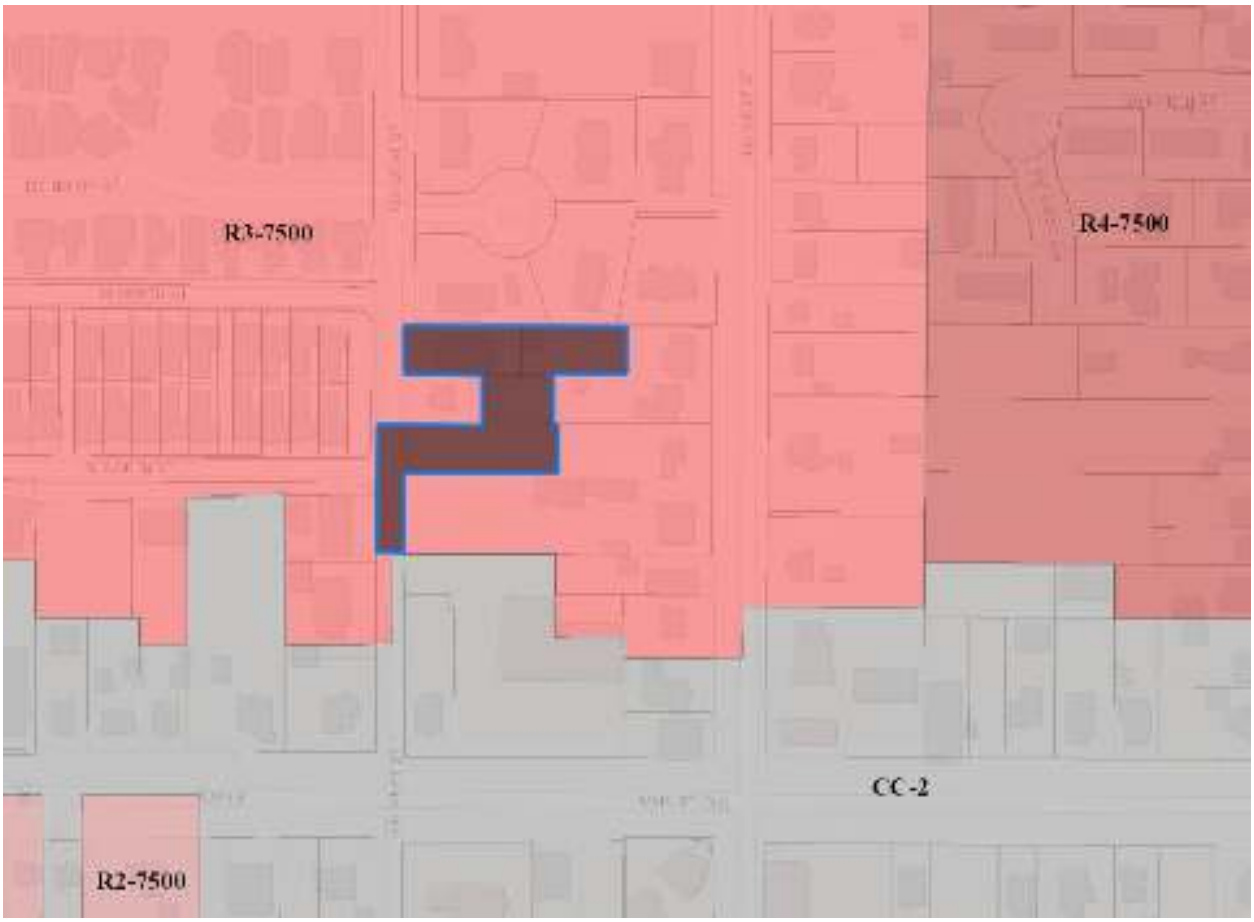


Figure 2. Zoning Types.

American Fork City
Development Review
Committee

Planning and Zoning Reviewed
TVANEKELENBURG
10/13/22

Engineering Division
Reviewed
jmortimer 10/12/2022

PROPOSED ZONE CHANGE

R3-7500 TO CC-2

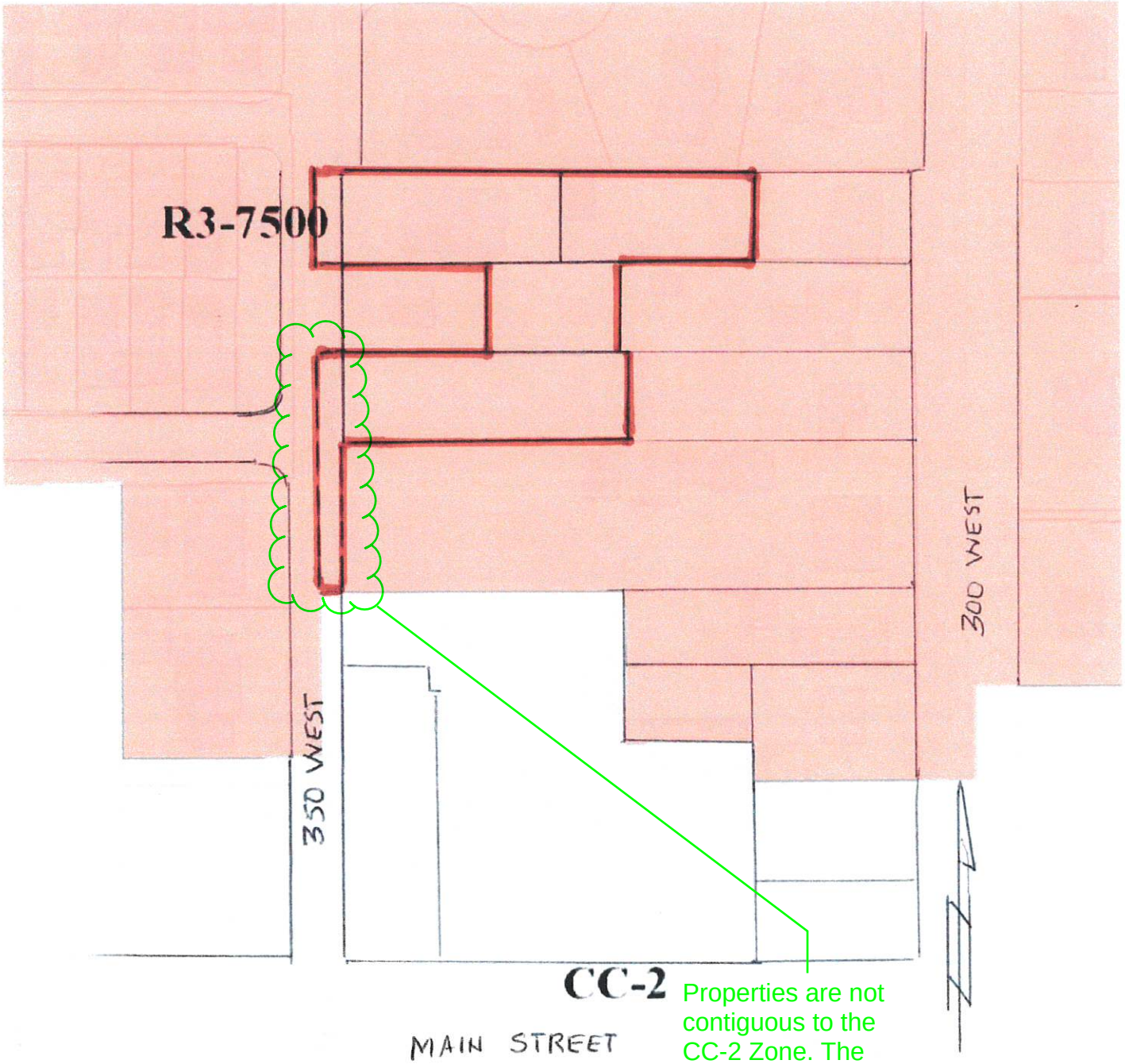
0.77 ACRES PLUS 1/2 ROADWAY

PREPARED SEPTEMBER 2022

NEXT STEP:

Proceed to Planning Commission on November 2nd, 2022.

Fire Department
Reviewed
M. Sacco 10/10/2022



Properties are not contiguous to the CC-2 Zone. The street is City property and rezoning half of the street will not be possible for connectivity.



Utah County Parcel Map

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 9/2/2022

N

PROPOSED ZONE CHANGE – 350 WEST – NARRATIVE – SEPTEMBER 2022

The owner of these parcels, ABE Properties, LLC, proposes to change 4 small parcels from the R3-7,500 Zone to the adjacent CC-2 Zone. A 5th parcel owner does not want to participate at this time. The accompanying figure shows the proposed boundaries for the zone change. A second map shows the County parcel numbers and acreage. A third sketch shows what ABE Properties proposed as a concept site plan for the properties under his control. It also shows a possible layout for the 5th parcel should it decide to participate in the future. This plan does not block or prevent any future property from developing. In fact, it facilitates that action.

As to the use of the property and it fitting into the CC-2 zone, it fits exactly the intent of the zone. This is part of the zone description as printed in the code.

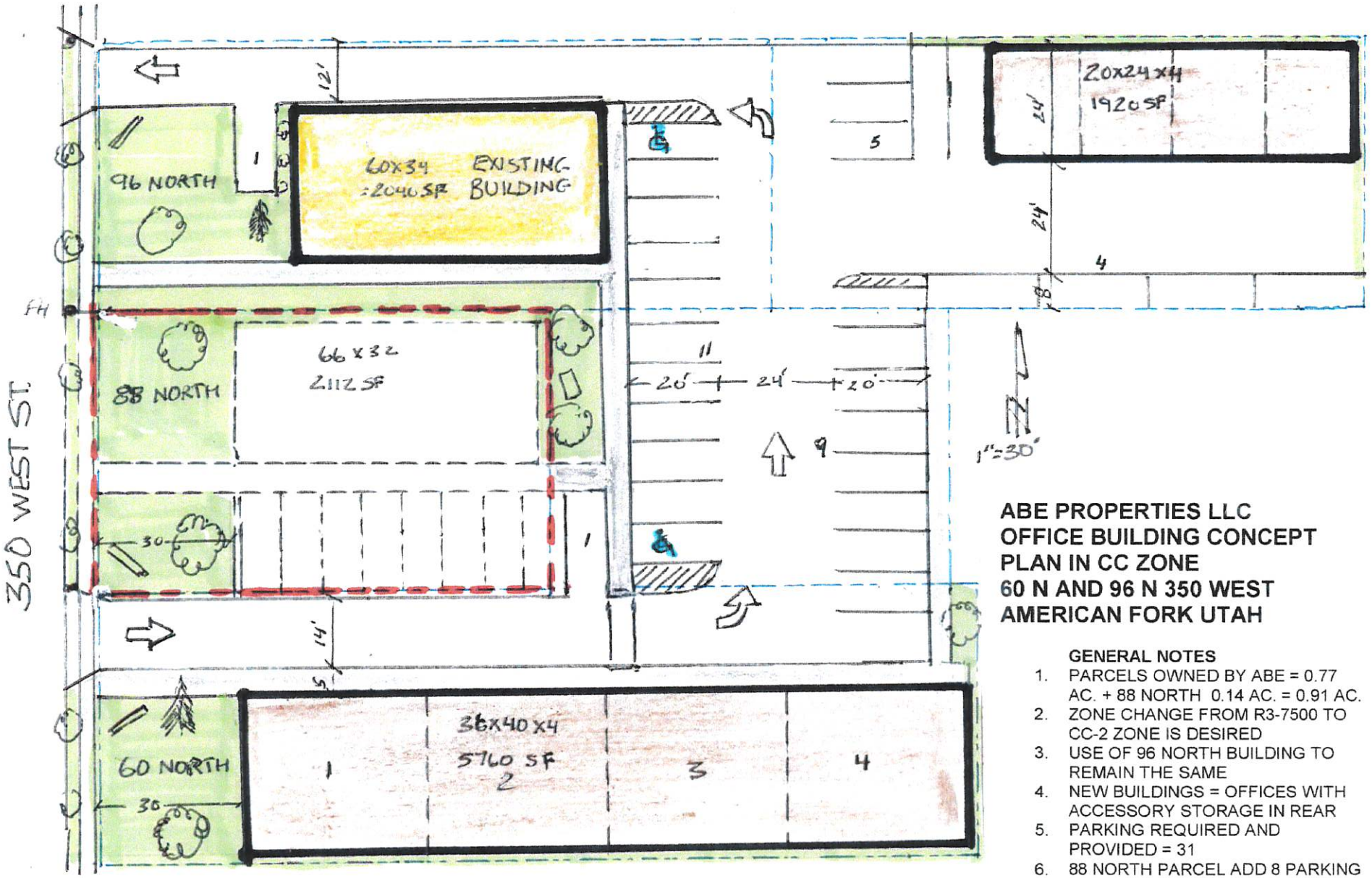
Sec 17.4.403 CC-2 Central Commercial Zone

1. Intent. It is the intent of this zone to: (1) facilitate the orderly development of property within and adjacent to the built-up central business area of the city for commercial purposes but to do so in a manner to minimize the adverse impacts of such commercial activity on existing residents and residential uses in the zone area and, (2) encourage and facilitate the preservation and restoration of homes in the zone area having unique historic significance.
The zone is to be applied to the existing built-up areas within and adjacent to the existing central commercial areas of the city which were initially developed for residential purposes, but which have more recently experienced a trend toward conversion in use for office and commercial purposes.
The zone is characterized by a mixture of relatively small commercial structures and existing residences converted for office and retail and service commercial purposes and located in pleasant landscaped settings, interspersed with older residential structures, still occupied as dwellings. Many of the dwellings and converted dwellings qualify for historic building status.
2. Permitted and conditional uses. The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this code:
1. Residential structures, provided that said structure existed as a residence prior to the effective date of this chapter. Also, customary residential accessory structures (i.e. swimming pools, detached garages, private greenhouses etc.) when appurtenant to and on the same lot as a residence.
2. Home occupations, when conducted as an incidental part of a residence permitted pursuant to paragraph 1 above, and subject to the provisions of Section 17.5.123.
3. General retail stores and shops providing goods and services for sale at retail in the customary manner.
4. Office buildings, medical clinics.
5. Commercial recreation enterprises including movie theaters, bowling alleys, recreation centers, athletic clubs,
6. Accessory signs in accordance with the provisions of Section 17.5.128.
7. Historic building conservation projects, subject to the applicable provisions of Section 17.7.801 of this code.
8. Specialty schools subject to the approval of a site plan in accordance with the provisions of section 17.6.101.

As the site plan shows, the owner proposes to follow the code exactly with no exceptions.

Acreages and parcel numbers are as follows: 12:072:062 = 0.21 ac, 12:072:063 = 0.18 ac, 12:072:022 = 0.12 ac, 12:072:039 = 0.26 ac, for a total of 0.77 acres. The plan was drawn to include one-half of 350 West in front of the two parcels to allow it to be contiguous. The City may choose to include the one-half street as is normally done. Also, the City may chose to invite other adjacent parcels to join in this zone change.

The changing conditions that made this proposed amendment necessary include a) owners desire to foster several commercial enterprises, b) continued use of the former dance studio as a similar specialty school, c) location of these parcels relatively close to other CC-2 commercial enterprises, d) owners desire to construct a nice, functional, new, useful, beautifully landscaped office building site, e) desire to improve existing fences and delineation of residential properties, and f) provide a needed type of office/storage facilities.



ABE PROPERTIES LLC
OFFICE BUILDING CONCEPT PLAN IN CC ZONE
60 N AND 96 N 350 WEST
AMERICAN FORK UTAH

GENERAL NOTES

1. PARCELS OWNED BY ABE = 0.77 AC. + 88 NORTH 0.14 AC. = 0.91 AC.
2. ZONE CHANGE FROM R3-7500 TO CC-2 ZONE IS DESIRED
3. USE OF 96 NORTH BUILDING TO REMAIN THE SAME
4. NEW BUILDINGS = OFFICES WITH ACCESSORY STORAGE IN REAR
5. PARKING REQUIRED AND PROVIDED = 31
6. 88 NORTH PARCEL ADD 8 PARKING
7. PLAN WILL WORK WITH OR WITHOUT 88 NORTH PARCEL
8. 4-5 PARCELS LIKELY NEED TO BE COMBINED FOR ONE SITE PLAN
9. LANDSCAPING = 0.10 AC. NIC 88 N
10. R.O.S. MAP TO BE PREPARED
11. SKETCH PREPARED BY STEPHEN SOWBY, P.E. 22 AUG 2022

AMERICAN FORK CITY **MEETING DATE:** November 16th, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Review and Action on a site plan for the redevelopment of a property for use as the Children's Justice Center, located at 96 South 100 East, in the CC-1 zone.

BACKGROUND INFORMATION		
Location:		96 South 100 East
Project Type:		Site Plan
Applicants:		Utah County Children's Justice Center, Legend Engineering
Existing Land Use:		General Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	General Commercial
	South	Residential High Density
	East	Residential High Density
	West	Residential High Density
Existing Zoning:		CC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	CC-1
	South	R4-7500
	East	R4-7500
	West	R4-7500

BACKGROUND:

The applicant is applying for Site Plan Approval for the Children's Justice Center, for the development of a justice center for children facing abuse, located at 96 South 100 East. The proposal consists of 1 parcel for a governmental structure and the entire development parcel consists of approximately 0.2 acres. The applicants have provided three site plans for review to show different iterations of how they have provided their parking. The current site has a requirement of 14 parking stalls, designated by the Zoning Administrator, and the three different site plans show anywhere from 7-10 total parking stall counts.

The applicant has provided a parking study and based off the study the Planning Commission may recommend to the City Council an increase or decrease to the

number of off-street parking spaces under American Fork City Code Section 17.5.133(D):

Adjustments permitted.

1. The planning commission may recommend to the city council an increase or decrease to the number of off-street parking spaces herein specified upon a finding, made following a study on the matter, that the use characteristics of the proposed use warrant adjustment. Provided, however, no reduction in the parking requirement shall be permitted based on the projected demand of the initial occupant of a new retail, office or similar use for which a subsequent change in tenancy to another user is probable.
2. After receiving a recommendation (positive or negative) from planning commission regarding the number of off-street parking spaces, the city council shall have the authority to increase or decrease the number of off-street parking spaces herein specified upon a finding, made following a study on the matter, that the use characteristics of the proposed use warrant adjustment. Provided, however, no reduction in the parking requirement shall be permitted based on the projected demand of the initial occupant of a new retail, office or similar use for which a subsequent change in tenancy to another user is probable.

Sec 17.6.101 Administrative Site Plan Review

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

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
    1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
    2. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
    3. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
    4. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
    5. The locations of solid waste receptacles and trash pick-up areas.

3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

PROJECT MAP:



STAFF RECOMMENDATION:

The plan set comments have not been addressed some of those comments include adding drainage plans, utility plans for water lateral and proposed parking issues.

PROJECT CONDITIONS OF APPROVAL:

1. None

STANDARD CONDITIONS OF APPROVAL:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

POTENTIAL MOTIONS – Site Plan

APPROVAL

Mr. Chairman, I move that we recommend approval on the site plan for the redevelopment of a property for use as the Children's Justice Center, located at 96 South 100 East, in the CC-1 zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the site plan for the redevelopment of a property for use as the Children's Justice Center, located at 96 South 100 East, in the CC-1 zone.

TABLE

Mr. Chairman, I move that we table action on the site plan for the redevelopment of a property for use as the Children's Justice Center, located at 96 South 100 East, in the CC-1 zone, and instruct the developer/staff to _____.

HALES ENGINEERING
innovative transportation solutions

MEMORANDUM



Date: October 28, 2022

To: David Thorne

From: Hales Engineering

Subject: American Fork Children's Justice Center Parking Study

UT22-2358

Introduction

This memorandum discusses the parking study completed for the proposed Children's Justice Center location in American Fork, Utah. The study identifies the City parking supply rates and parking demand rates calculated with local data. The proposed location is at the northwest corner of the 100 East / 100 South intersection in American Fork, Utah. A vicinity map of the project site is shown in Figure 1.



Figure 1: Site vicinity map of the proposed location in American Fork, Utah

Project Description

A temporary location for the Children's Justice Center is in a building at 90 South Center Street in American Fork, Utah. It is anticipated to move to an existing building at the proposed location and a supply of 7 to 10 stalls is currently planned.

City Parking Code

The American Fork City code specifies parking rates for various land use types. Since there is no government office building land use in the City code, the general business office suburban / low-rise land use was used instead since it is the most comparable. The required parking rates found in the City code for the land use is shown in Table 1. The calculations for the parking required by the City are shown in Table 2. As shown, it is anticipated that the City would require 14 stalls for the proposed location, if this category was used.

Table 1: City Parking Rates

Land Use	Unit Type	Rate (stalls per unit)
General business office suburban / low-rise	KSF GFA	3.60

Source: American Fork code Ordinance 2020-07-35, 2020

Table 2: City Parking Calculations

City Parking Calculations American Fork - Children's Justice Center					
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Stalls	Total Stalls
General business office suburban / low-rise	4	KSF GFA	3.60	14	14
TOTAL				14	14

Source: American Fork code Ordinance 2020-07-35, 2020.

Local Parking Demand

Hales Engineering collected parking data at the temporary Children's Justice Center located at 90 South Center Street in American Fork, Utah. The parking data was collected between 1:00 p.m. and 5:00 p.m. on Thursday, October 20, 2022. From the parking data, a maximum parking demand of 4 vehicles was found between 1:00 and 2:00 p.m. This includes both the vehicles that were parked in the front in the development and vehicles parked in the back of the development.

At the time of data collection, a total of six employees were working at the temporary location. The office employs a mix of full- and part-time employees. Using the maximum parking demand of 4 vehicles and a total of 6 employees, Hales Engineering calculated a rate of 0.67 parking stalls per employee.

To accommodate fluctuations in demand an additional 10%, or one stall, is recommended, for a total of 5 stalls. Based on this, the minimum planned supply of 7 stalls would be sufficient to accommodate the local parking demand given the current number of employees, which is not anticipated to increase in the near future.

If at some point operations and the number of employees were to increase in the future, the proposed location would accommodate nine employees with 7 stalls and 13 employees with 10 stalls.

Comparison and Recommendation

A comparison of the proposed supply, the local parking demand, the City's parking requirement, and the recommended supply based on the local rates is shown in Table 3. Based on the provided information, Hales Engineering recommends that 10 stalls be provided for the proposed location to meet the local parking demand and accommodate any future growth.

Table 3: Parking Comparison

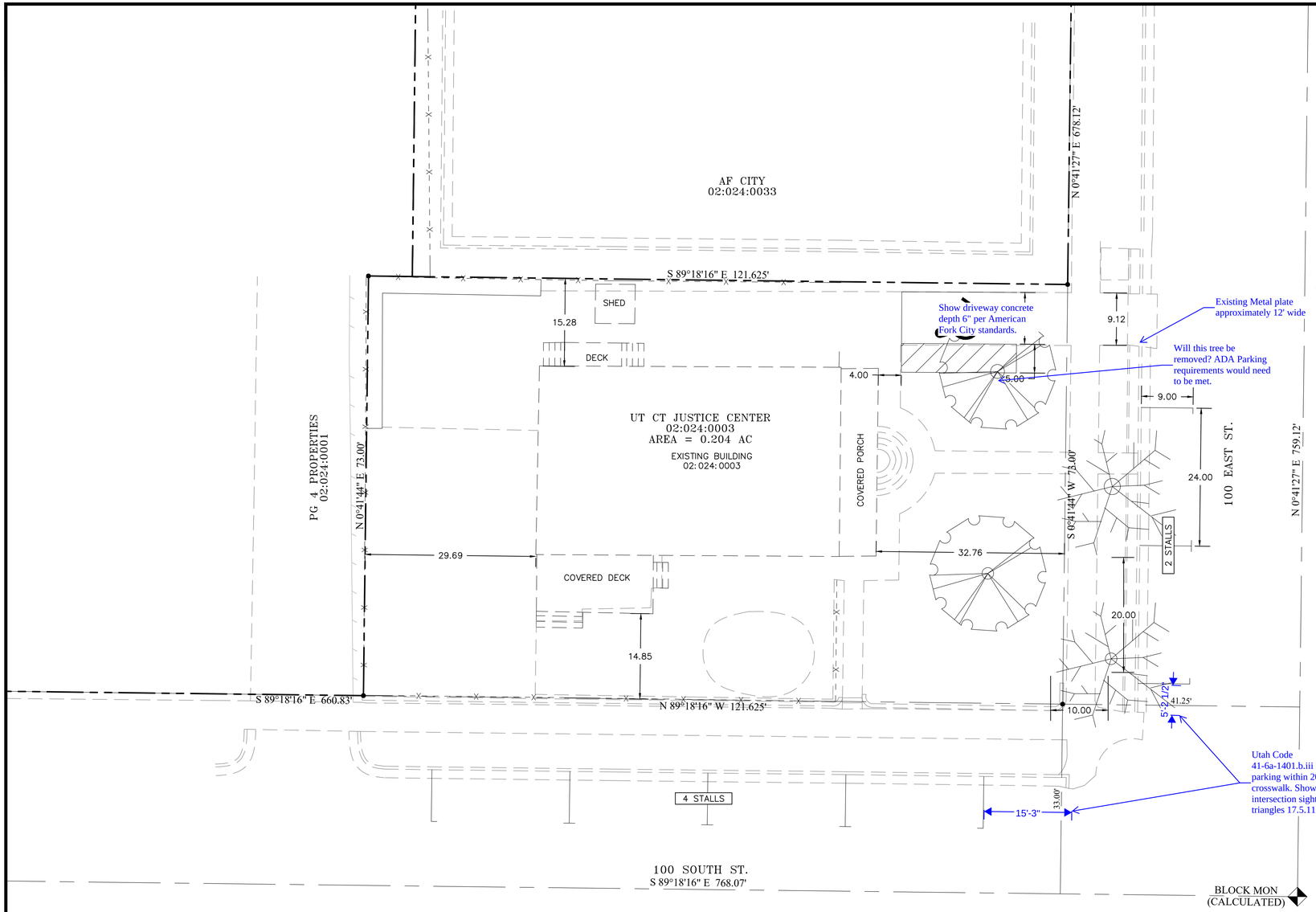
Source	# of Stalls
Proposed Site Plan	7-10
Local Data	5
City Requirement	14

Conclusions

The key findings of this study are as follows:

- The proposed location includes a government office building.
- The proposed site plan is anticipated to have a supply of 7-10 stalls, local parking data would require 5 stalls and American Fork City parking rates would require 14 stalls.
- Based on the provided information, Hales Engineering recommends a supply of 10 stalls for the proposed location to meet the local parking demand and any future growth.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.



Follow Legend for landscaping and concrete. Show new versus existing.

Considered Angled Parking

Utah Code 41-6a-1401.b.iii Prohibits parking within 20' of a crosswalk. Show intersection sight triangles 17.5.110

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
SETBACK LINE	
EXISTING FENCE	
LANDSCAPE AREA	
CONCRETE AREA	

GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW

SITE DATA

LOT AREA:	8,886	SF (0.20 ACRES)
BUILDING AREA:	2,185	SF± 24.6%
PAVEMENT AREA:	3,275	SF± 36.8%
LANDSCAPE AREA:	3,426	SF± 38.6%

BUILDING DATA

ZONE: CC-1 (CENTRAL COMMERCIAL ZONE)

PARKING TABULATION

PROVIDED: 1 ADA STALL ON SITE
6 ON STREET STALLS

Vicinity map to Include True North, street names, and scale of map
Include an index sheet table

Include a contact list for the developer, consultants, and utility contacts.

Company : AF Public Works	Contact	Number
- Culinary Water/P.I.	Jay Brems	(801)763-3060
- Sewer/Storm Drain	Ashton Hardy	(801)763-3060
- City Inspector	Dee Howard	(801)763-3060
- SWPPP Inspector	Harlan Nielson	(801)763-3060
AF Fiber	Will Davis	(801)897-9826
AF Fire Marshall	Mat Sacco	(801)763-3045
AF Irrigation Company	Ernie John	(801)471-6576
Blue Stake UT 811		(800)662-4111
Comcast	Elysia Valdez	(801)401-3017
Century Link	Bill Westfall	(435)623-4252
Dominion Energy	Trent Johnson	(801)853-6548
T.S.S.D.	David Barlow	(801)756-5231
Mitchell Hollow Irrigation Co.	Dale Jones	(801)768-8150
Rocky Mountain Power	Teria Walker	(801)756-1310

Water lateral will need to be replaced to the main. Show profile view.
Sewer lateral will need to be inspected to verify existing condition. Include the note: "All lateral connections shall be insert-a-tee or WYE at ten o'clock or two o'clock positioning to the center of the main line"

Include for review

GENERAL NOTES:
1. CONTRACTOR SHALL CALL 811 PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
3. ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER.
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

American Fork City
Development Review
Committee

PLANNING AND ZONING
TVANEKELENBURG
11/3/22

Engineering Division
Reviewed
lburr 11/03/2022

Fire Department
Reviewed
M. Sacco 11/01/2022

811

N

0 10 20 30
1" = 10'
Scale in Feet

In compliance with the Utah State Division of Professional Licensing, plans submitted for review to a government agency must be signed, stamped, and dated by a licensed professional.

Submittal Purpose

NO.	REVISIONS	BY	DATE

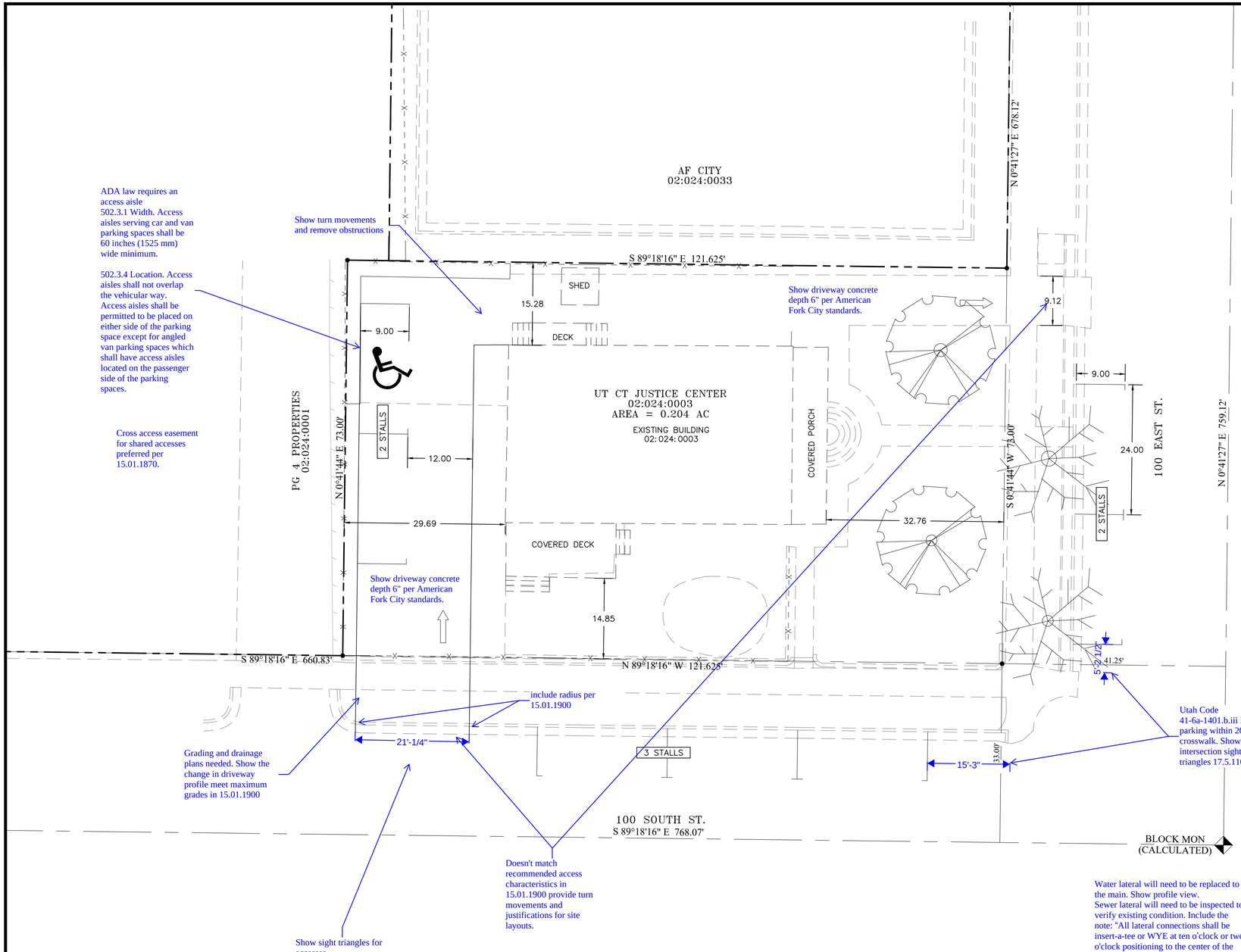
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LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

UTAH COUNTY CHILDREN'S JUSTICE CENTER
SITE PLAN
96 S 100 E, AMERICAN FORK CITY, UTAH 84003

SHEET: C-1

DATE: 8/24/2022



ADA law requires an access aisle
502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Cross access easement for shared accesses preferred per 15.01.1870.

Show turn movements and remove obstructions

Show driveway concrete depth 6" per American Fork City standards.

Show driveway concrete depth 6" per American Fork City standards.

include radius per 15.01.1900

Grading and drainage plans needed. Show the change in driveway profile meet maximum grades in 15.01.1900

Show sight triangles for accesses

Doesn't match recommended access characteristics in 15.01.1900 provide turn movements and justifications for site layouts.

Utah Code 41-6a-1401.b.iii Prohibits parking within 20' of a crosswalk. Show intersection sight triangles 17.5.110

Follow Legend for landscaping and concrete. Show new versus existing.

Water lateral will need to be replaced to the main. Show profile view.
Sewer lateral will need to be inspected to verify existing condition. Include the note: "All lateral connections shall be insert-a-tee or WYE at ten o'clock or two o'clock positioning to the center of the main line"

LEGEND

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PROPOSED CURB AND GUTTER	
SETBACK LINE	
EXISTING FENCE	
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LANDSCAPE AREA:	3,426	SF± 38.6%

BUILDING DATA

ZONE: CC-1 (CENTRAL COMMERCIAL ZONE)

PARKING TABULATION

PROVIDED: 2 STALLS ON SITE (1 ADA)
5 ON STREET STALLS

American Fork City
Technical Review Committee

Fire Department
Reviewed
M. Sacco 11/01/2022

Engineering Division
Reviewed
lburr 11/03/2022

GENERAL NOTES:
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811

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1" = 10'
Scale in Feet

NO.	REVISIONS	BY	DATE

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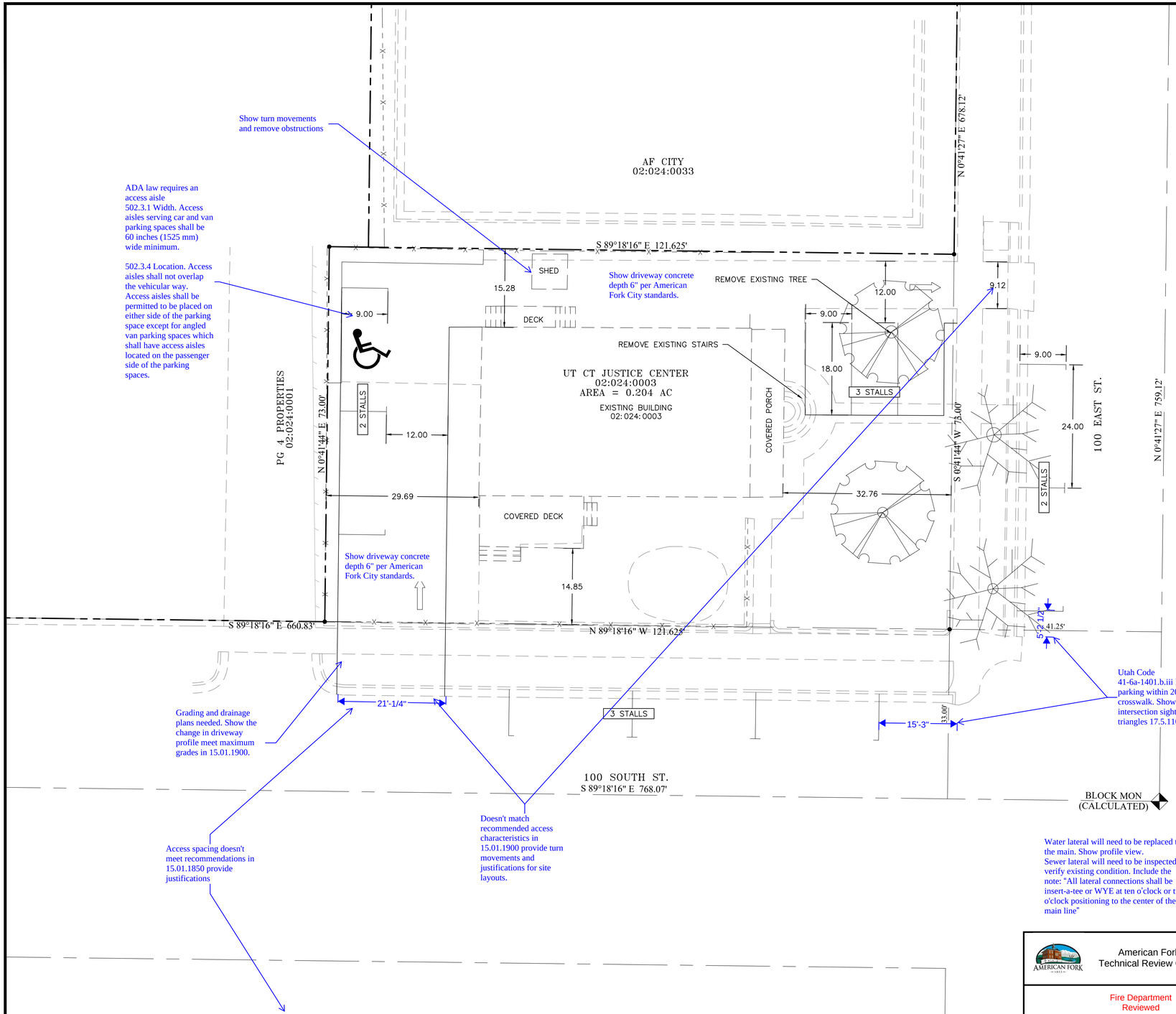
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UTAH COUNTY CHILDREN'S JUSTICE CENTER
SITE PLAN
96 S 100 E, AMERICAN FORK CITY, UTAH 84003

SHEET: C-1

Submittal Purpose

DATE: 10/3/2022



Show turn movements and remove obstructions

ADA law requires an access aisle 502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Show driveway concrete depth 6" per American Fork City standards.

Show driveway concrete depth 6" per American Fork City standards.

Grading and drainage plans needed. Show the change in driveway profile meet maximum grades in 15.01.1900.

Access spacing doesn't meet recommendations in 15.01.1850 provide justifications

Doesn't match recommended access characteristics in 15.01.1900 provide turn movements and justifications for site layouts.

Utah Code 41-6a-1401.b.iii Prohibits parking within 20' of a crosswalk. Show intersection sight triangles 17.5.110

follow Legend for landscaping and concrete. Show new versus existing

Water lateral will need to be replaced to the main. Show profile view.
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LANDSCAPE AREA:	3,426	SF± 38.6%

BUILDING DATA

ZONE: CC-1 (CENTRAL COMMERCIAL ZONE)

PARKING TABULATION

PROVIDED: 5 STALLS ON SITE (1 ADA)
5 ON STREET STALLS

AMERICAN FORK	American Fork City Technical Review Committee
	Fire Department Reviewed M. Sacco 11/01/2022
	Engineering Division Reviewed lburr 11/03/2022

GENERAL NOTES:
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ENGINEER: LR CHECKED BY: LR

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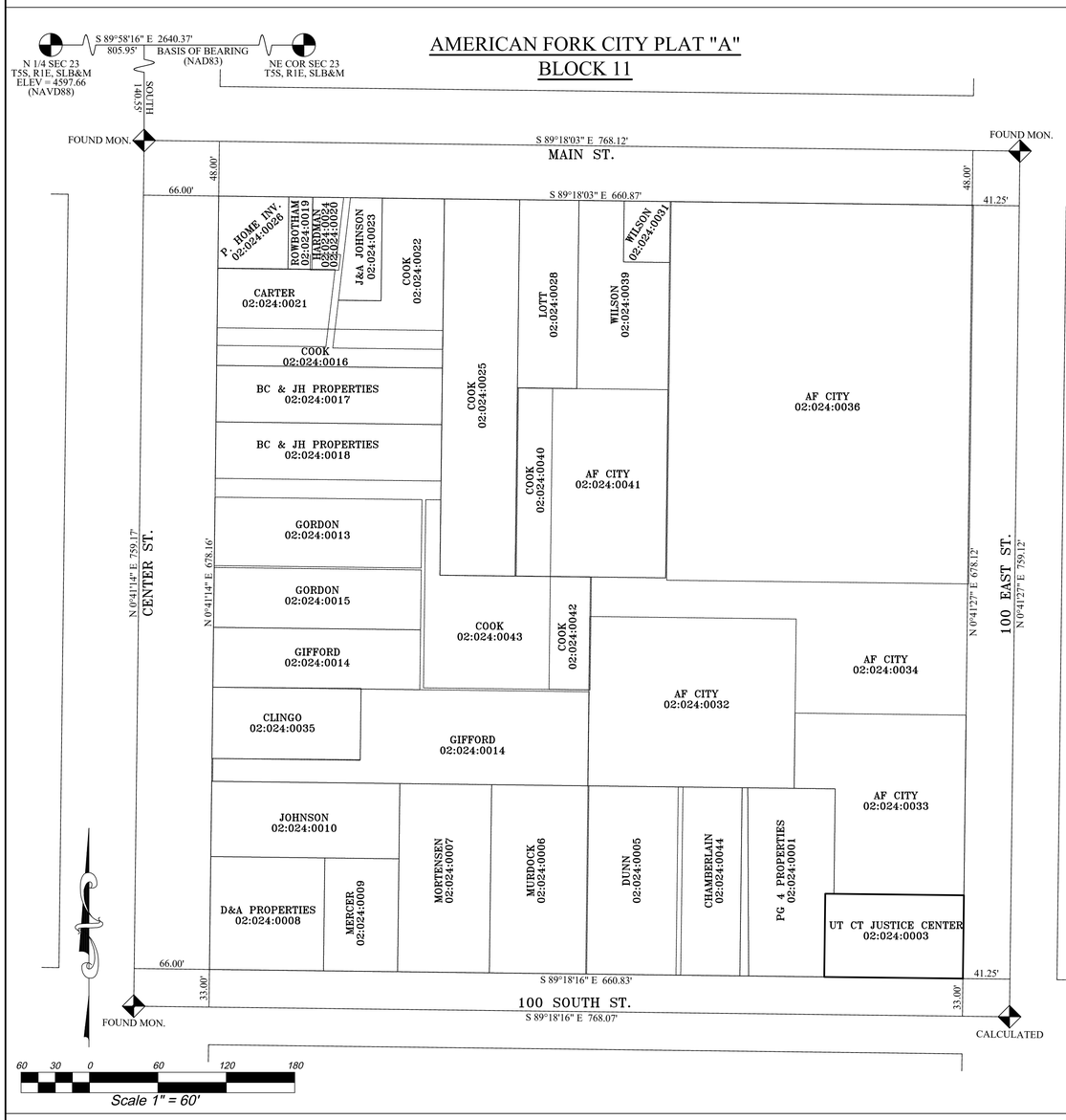
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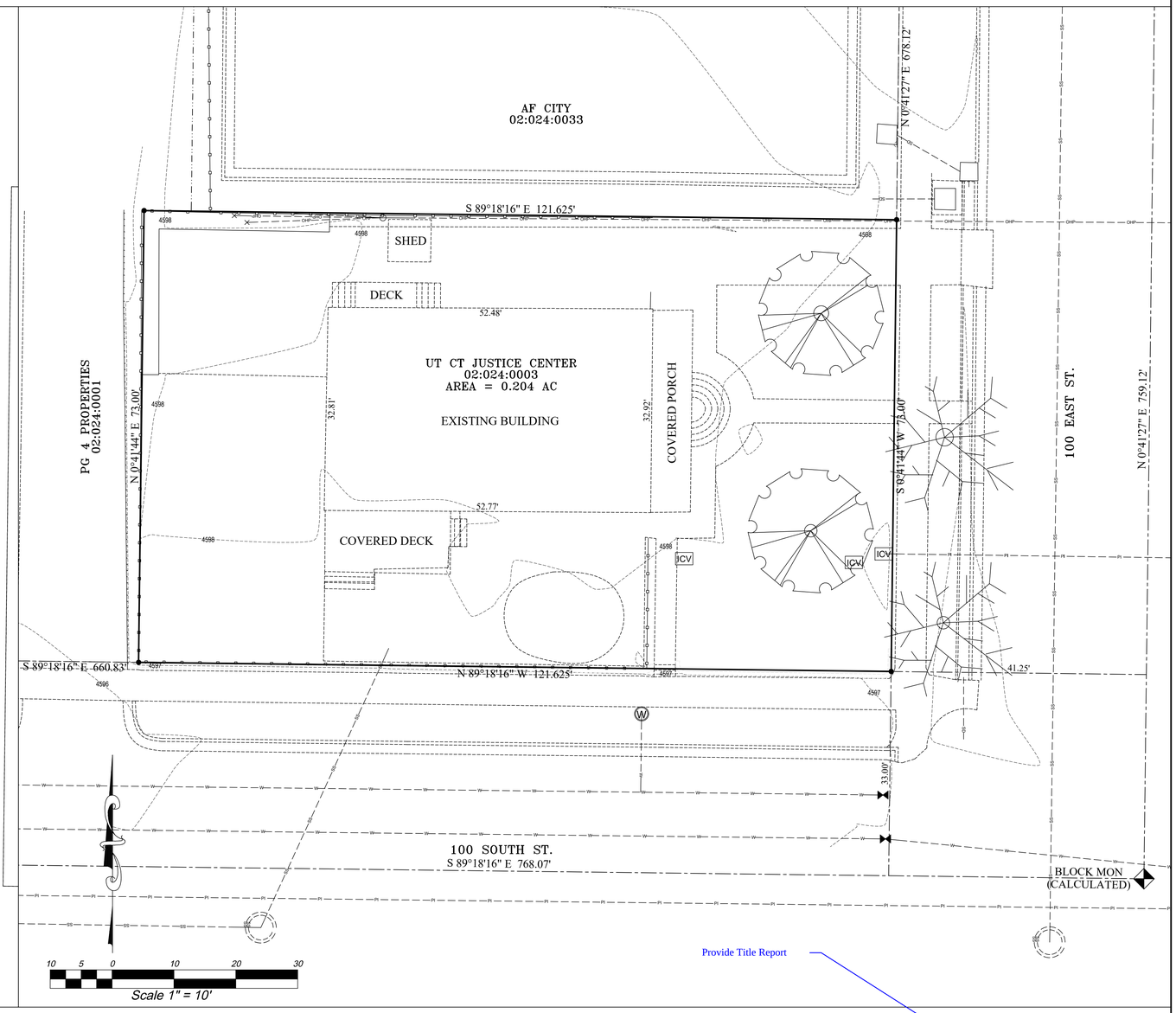
SHEET: C-1

Submittal Purpose

DATE: 10/3/2022

Engineering Division
Reviewed
lburr 11/03/2022





Provide Title Report

PLAT LEGEND

- PARCEL BOUNDARIES
- NEIGHBOR TITLES
- EASEMENT LINE
- CENTERLINE ROAD
- CONCRETE
- FENCE LINE
- EDGE ASPHALT
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- PRESS. IRRIGATION
- OVERHEAD POWER
- CONTOUR LINE

DESCRIPTION

Commencing at the Southeast Corner of Block 11, Plat "A", American Fork City Survey of building lots; thence West 121.625 feet; thence North 73 feet; thence East 121.625 feet; thence South 73 feet to the point of beginning.
Area = 0.204 Acres

NARRATIVE

The Basis of Bearing for this survey is South 89°58'16" East along Section Line from the North Quarter Corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian to the Northeast Corner of said Section 23. Both monuments were located as shown on county tie sheets. Block monuments were found in the intersections at the NE, NW and SW corners of Block 11. The position of the monument in the SE intersection is based on the American Fork Pressurized Irrigation Monument Plan Survey. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements.

TITLE REPORT

A Commitment for Title Insurance #7-046337, issued by Old Republic National Title Insurance Company dated September 25, 2020.

- No recorded easements were listed on the title report
- A possible unrecorded power easement exists along the northerly boundary.

CERTIFICATION

I Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in August 2022, I made a survey of the property described on this plat. This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.

PROFESSIONAL LAND SURVEYOR
No. 6418780
AARON D. THOMAS
8-19-22
STATE OF UTAH

PROJECT NAME	BOUNDARY & TOPOGRAPHIC SURVEY			
ADDRESS +/-	96 SOUTH 100 EAST			
CITY:	AMERICAN FORK	COUNTY: UTAH	STATE:	UTAH

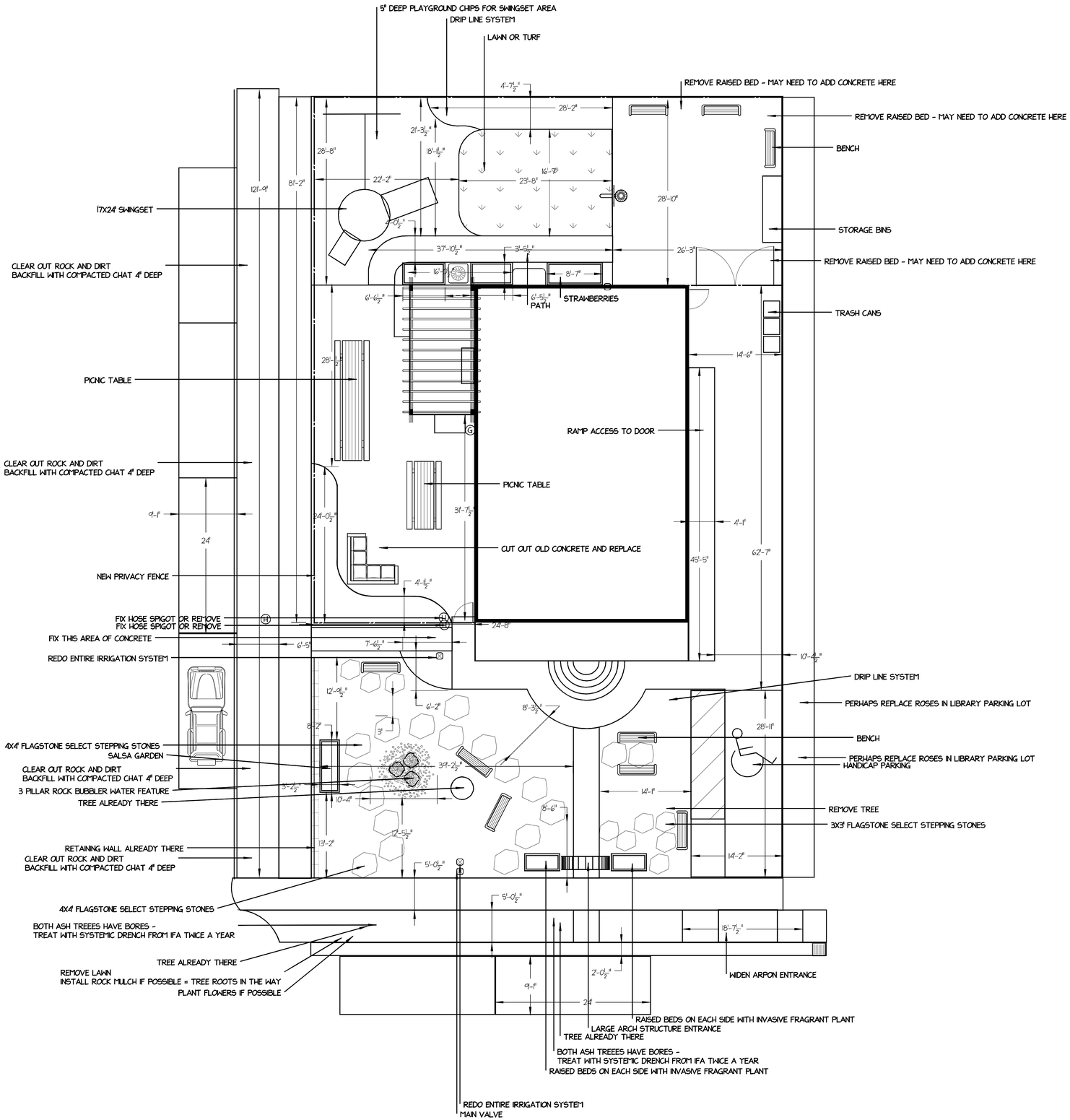
SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

PREPARED FOR:
UTAH COUNTY CHILDREN'S JUSTICE CENTER
96 SOUTH 100 EAST
AMERICAN FORK, UT 84003

UTAH COUNTY CHILDREN'S JUSTICE CENTER

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

SHEET:	1 OF 1
DATE:	AUG. 19, 2022
SCALE:	1"=40'



162 SQFT PATH FROM DECK TO BASKETBALL COURT - CONCRETE

52 LINEAR FEET SUBMERGED METAL EDGING AROUND LAWN AND FLOWER BEDS BACKYARD

385 SQFT LAWN AREA

535 SQFT SWINGSET AREA 5" DEEP PLAYGROUND CHIPS

276 SQFT BEDS SIDE AND BACKYARD 3" DEEP ROCK MULCH OR SOIL PEP

415 SQFT PARKING STALL HANDICAP - CONCRETE

33 SQFT ADDITION TO WALKING PATH CONCRETE SIDE FRONT YARD

ATLEAST 105 LINEAR FEET NEW FENCING ON SOUTH SIDE

1585 SQFT FRONT YARD 3" DEEP CRUSHED ROCK MULCH OR SOIL PEP

2905QFT FRONT PARKSTRIP AREA 3" DEEP ROCK MULCH IF POSSIBLE

792 SQFT SIDE PARKING STRIP AREA - TREES AND 3" DEEP COMPACTED CHAT

WILL NEED ADDITIONAL CONCRETE FOR BASKETBALL COURT, AREA BY DECK, AND RAMP ENTRANCE

EDEN'S GARDEN DESIGN

NORTH

SCALE IN FEET
0 5 20

AF CHILDREN'S JUSTICE CENTER

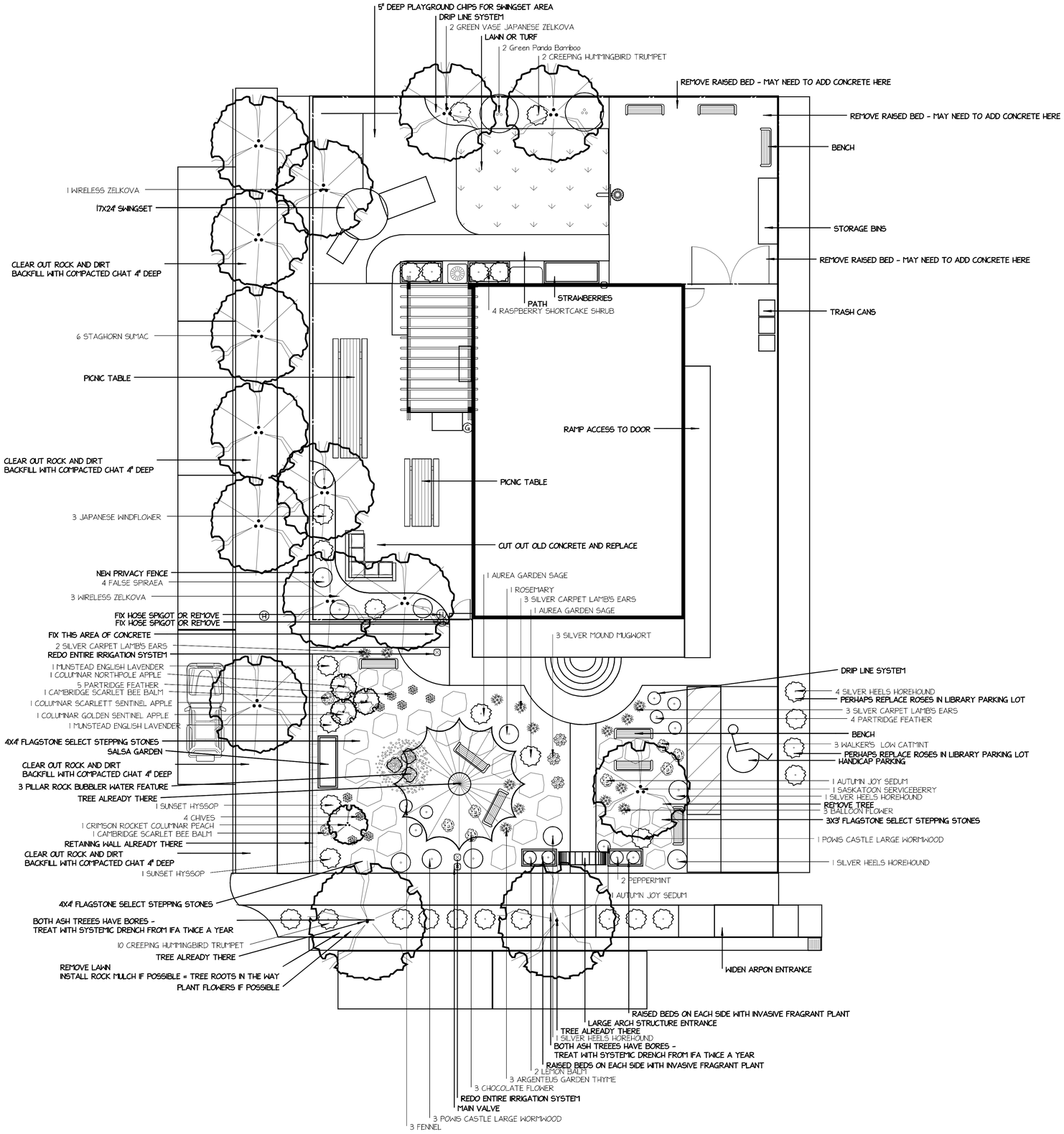
96 S 100 E AMERICAN FORK

SCALE 1" = 8'

DATE NOV 2022

DRAWING #

Powered by DynaSCAPE®



Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	Amelanchier alnifolia	SASKATOON SERVICEBERRY	7GAL
1	Malus 'Golden Sentinel'	COLUMNAR GOLDEN SENTINEL APPLE	5 GAL
1	Malus 'Northpole'	COLUMNAR NORTHPOLE APPLE	5 GAL
1	Malus 'Scarlett Sentinel'	COLUMNAR SCARLETT SENTINEL APPLE	5 GAL
1	Prunus persica 'Crimson Rocket'	CRIMSON ROCKET COLUMNAR PEACH	5GAL
4	ZELKOVA SERRATA 'WIRELESS'	WIRELESS ZELKOVA	15 GAL
2	Zelkova serrata 'Green Vase'	GREEN VASE JAPANESE ZELKOVA	15 GAL
Shrubs			
2	Lavandula angustifolia 'Munstead'	MUNSTEAD ENGLISH LAVENDER	1GAL
4	Rubus idaes 'Shortcake'	RASPBERRY SHORTCAKE SHRUB	2GAL
1	Rosmarinus officinalis	ROSEMARY	1GAL
6	Rhus typhina	STAGHORN SUMAC	5GAL
4	Sorbaria sorbifolia	FALSE SPIRAEA	2GAL
Ornamental Grasses			
2	Fargesia sp 'Rufa'	Green Panda Bamboo	2GAL
Perennials and Annuals			
4	Artemisia arborescens 'Powis Castle'	POWIS CASTLE LARGE WORMWOOD	1GAL
2	Agastache x 'Sunset'	SUNSET HYSSOP	1 GAL
3	Anemone hupehensis var. japonica	JAPANESE WINDFLOWER	1 GAL
4	Allium schoenoprasum	CHIVES	4" HERB
3	Artemisia schmidtiana 'Silver Mound'	SILVER MOUND MUGWORT	1GAL
3	Berlandiera lyrata	CHOCOLATE FLOWER	1GAL
3	Foeniculum vulgare	FENNEL	4" HERB
2	Monarda didyma 'Cambridge Scarlet'	CAMBRIDGE SCARLET BEE BALM	1GAL
2	Mentha x piperita	PEPPERMINT	4" HERB
2	Melissa officinalis	LEMON BALM	4" HERB
3	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	1GAL
3	Platycodon grandiflorus	BALLOON FLOWER	1GAL
8	Stachys byzantina 'Silver Carpet'	SILVER CARPET LAMB'S EARS	1 GAL
2	Salvia officinalis 'Aurea'	AUREA GARDEN SAGE	4" HERB
3	Thymus vulgaris 'Argenteus'	ARGENTEUS GARDEN THYME	4" HERB
12	Zauschneria garretii 'Orange Carpet'	CREEPING HUMMINGBIRD TRUMPET	1GAL
Succulents			
2	Hylotelephium (Herbstfreude Group) 'Autumn Joy'	AUTUMN JOY SEDUM	1 GAL
Groundcovers			
7	Marrubium rotundifolium 'Silver Heels'	SILVER HEELS HOREHOUND	1GAL
9	Tanacetum densum 'Zahir'	PARTRIDGE FEATHER	1GAL

162 SQFT PATH FROM1 DECK TO BASKETBALL COURT - CONCRETE

52 LINEAR FEET SUBMERGED METAL EDGING AROUND LAWN AND FLOWER BEDS BACKYARD

385 SQFT LAWN AREA

535 SQFT SWINGSET AREA 5" DEEP PLAYGROUND CHIPS

276 SQFT BEDS SIDE AND BACKYARD 3" DEEP ROCK MULCH OR SOIL PEP

415 SQFT PARKING STALL HANDICAP - CONCRETE

33 SQFT ADDITION TO WALKING PATH CONCRETE SIDE FRONT YARD

ATLEAST 105 LINEAR FEET NEW FENCING ON SOUTH SIDE

1585 SQFT FRONT YARD 3" DEEP CRUSHED ROCK MULCH OR SOIL PEP

240SQFT FRONT PARKSTRIP AREA 3" DEEP ROCK MULCH IF POSSIBLE

792 SQFT SIDE PARKING STRIP AREA - TREES AND 3" DEEP COMPACTED CHAT

WILL NEED ADDITIONAL CONCRETE FOR BASKETBALL COURT, AREA BY DECK, AND RAMP ENTRANCE

EDEN'S GARDEN DESIGN

NORTH

SCALE IN FEET
0 5 20

AF CHILDREN'S JUSTICE CENTER

96 S 100 E AMERICAN FORK

SCALE 1" = 8'

DATE NOV 2022

DRAWING #

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AMERICAN FORK CITY **MEETING DATE:** November 16th, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Review and action on a site plan for an accessory structure to be used as a pool house, located at 1132 North 1050 East, in the R1-12000 zone.

BACKGROUND INFORMATION		
Location:		1132 North 1050 East
Project Type:		Accessory Structure Site Plan
Applicants:		Rob Shelton
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R1-12000
Proposed Zoning:		N/A
Surrounding Zoning:	North	R1-12000
	South	R1-9000
	East	R1-9000
	West	R1-12000

BACKGROUND:

The applicant is applying for site plan approval for Shelton's Pool House, for the development of an accessory structure in the R1-12000 Zone, located at 1132 North 1050 East. The proposal consists of 1 parcel for a pool house and the entire development parcel consists of 0.38 acres. The accessory structure exceeds the 1000 square foot requirement to be brought to the Planning Commission and Planning Commission will be the approval body for this structure.

Sec 17.5.105 Area Of Accessory Buildings

Accessory buildings shall not be larger than an area two times the size of the footprint (foundation) of the primary structure; or cover more than twenty-five percent of the total rear yard area of a lot, whichever is less. All accessory buildings shall be of a character

which is consistent and compatible with the bulk, height, style and construction materials of existing dwellings in the immediate vicinity. There shall be no signage on any portion of the accessory building and the area surrounding the accessory building shall be landscaped. An accessory building containing a building footprint of one thousand square feet or larger shall require approval of the planning commission, subject to the following findings: (1) the accessory building will be incidental to the primary use of the parcel, (2) the applicant has provided adequate assurance that neither the accessory building nor any portion thereof will be used or converted for use as living or sleeping quarters (see Section 17.5.106) or for the conduct of a business (except when located in a commercial zone permitting such activity), and (3) the bulk, height, style and construction material of the accessory structure is compatible with dwellings in the immediate vicinity and will not result in an undue negative impact upon adjacent properties.

PROJECT MAP:



STANDARD CONDITIONS OF APPROVAL:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

STAFF RECOMMENDATION:

Staff recommends tabling this proposal, as all of the staff comments outlined in the initial review have yet to be addressed. There is a significant volume of comments which are outstanding and will require a revised plan set.

POTENTIAL MOTIONS – Accessory Structure Site Plan

APPROVAL

Mr. Chairman, I move that we approve the site plan for an accessory structure to be used as a pool house, located at 1132 North 1050 East, in the R1-12000 zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the site plan for an accessory structure to be used as a pool house, located at 1132 North 1050 East, in the R1-12000 zone.

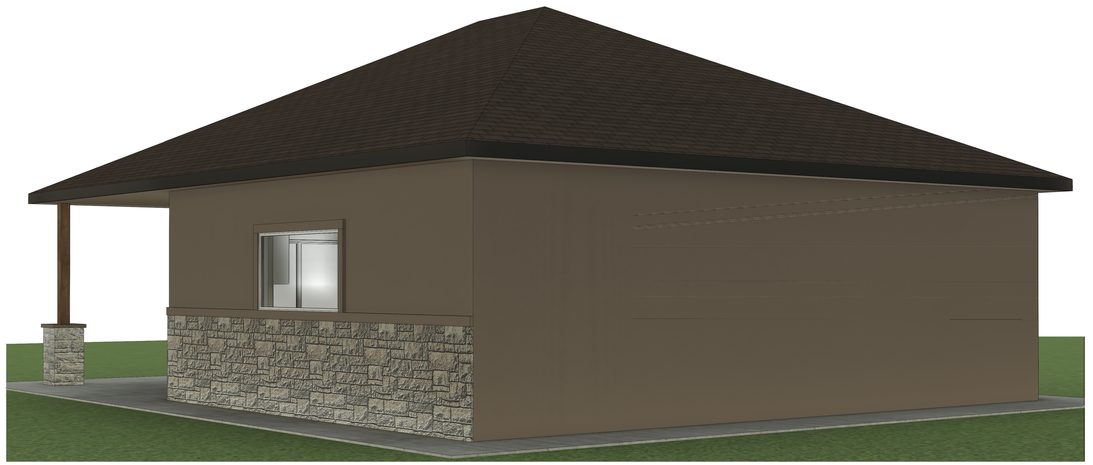
TABLE

Mr. Chairman, I move that we table action on the site plan for an accessory structure to be used as a pool house, located at 1132 North 1050 East, in the R1-12000 zone, and instruct the developer/staff to _____.









Legacy Drafting and Design

GREGORY D. BROWN - OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
992 W. 800 N, OREM, UT 84057 E-MAIL: greg@Legacyhomedesign.com

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A CUSTOM POOL HOUSE FOR THE SHELTON FAMILY

1132 NORTH 1050 E
AMERICAN FORK, UT

SQUARE FOOTAGE

POOL HOUSE	669 SF
COV. PATIO	390 SF

PROJECT MANAGER:
JBS

DRAFTER:
JBS

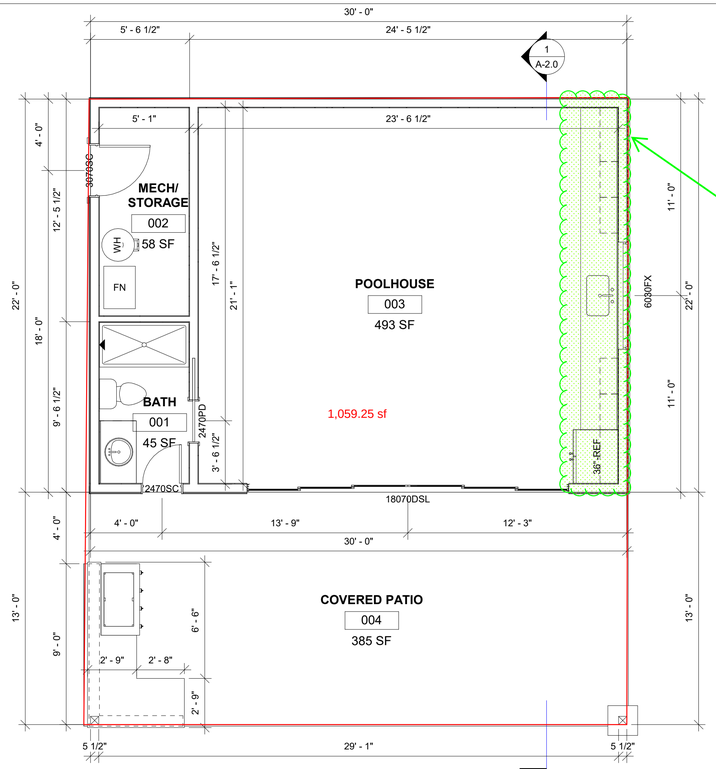
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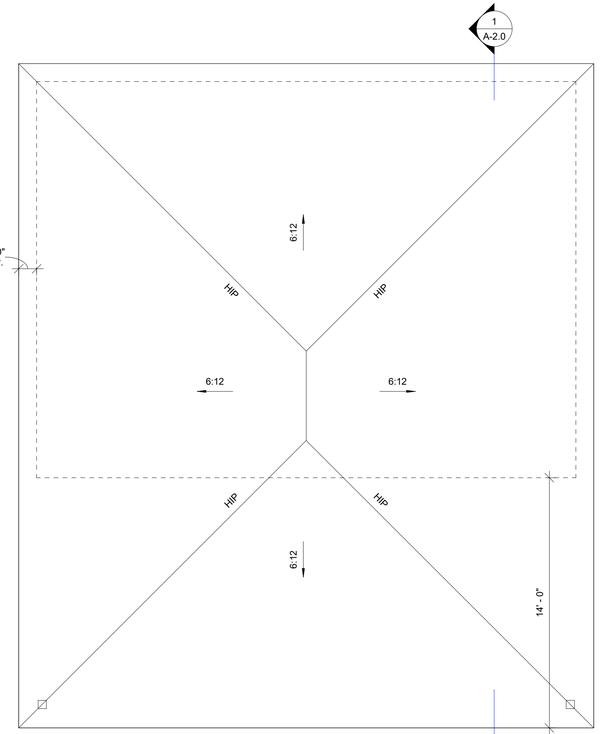
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POOL HOUSE FLOOR PLAN

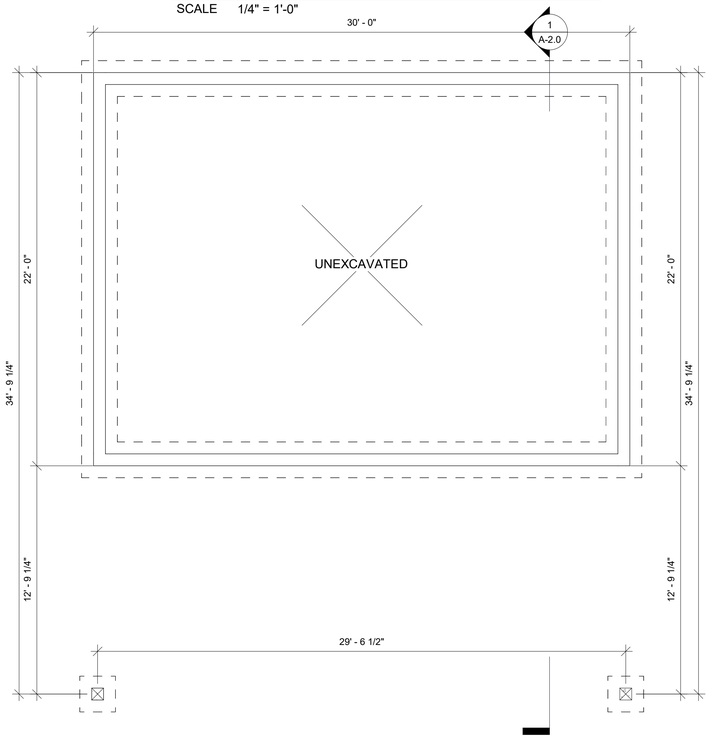
SCALE 1/4" = 1'-0"

Section 17.5.105 Kitchen facility is not permitted in an accessory unit per Section 17.5.106 - Living and sleeping quarters prohibited in an accessory structure. Per the definition from the International Residential Code, living space is defined as space used for living, sleeping, or eating purposes. Removal of the indoor kitchen space on the interior of the structure will overcome this code issue.



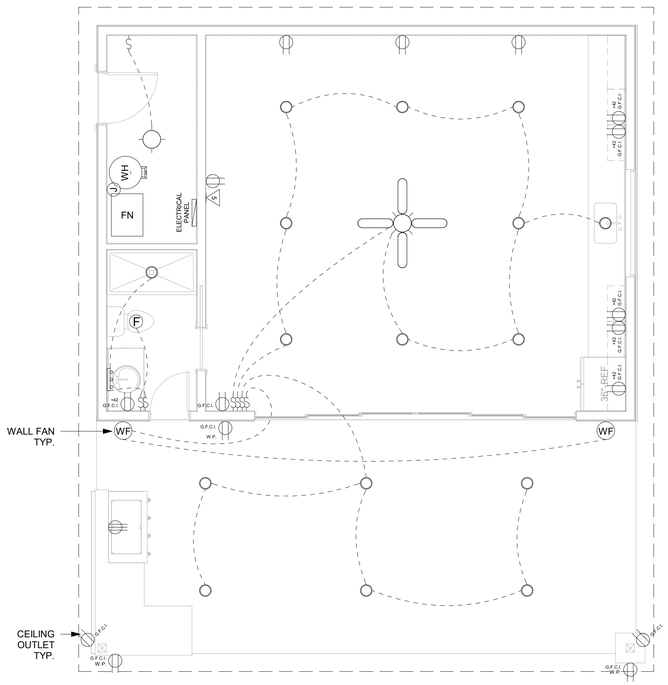
ROOF PLAN

SCALE 1/4" = 1'-0"



POOL HOUSE FOUNDATION PLAN

SCALE 1/4" = 1'-0"



POOL HOUSE FLOOR PLAN - ELECTRICAL

SCALE 1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS

ENCLOSED ATTIC SPACE: 1200 SF

REQUIRED VENTILATION: 1200/300 = 4 SF MIN.

PROVIDE: MINIMUM OF 2 SF IN VENTED SOFFITS AND MINIMUM OF 2 SF IN RIDGE VENTS, TURTLE VENTS, GABLE VENTS, OR A COMBINATION OF EACH.

NOTE THAT ENTIRE BUILDING TO HAVE VENTED ALUMINUM SOFFITS UNLESS NOTED OTHERWISE.

SEE CONTRACTORS SUBMITTAL FOR THE EXACT TYPE OF VENTS TO BE USED.

PRE-ENGINEERED TRUSSES

CONTRACTOR SHALL VERIFY THAT THE TRUSS MANUFACTURER'S LAYOUT AND DESIGN IS ACCORDING TO THE FRAMING PLANS AND PROJECT REQUIREMENTS.

WHERE ATTIC TRUSSES ARE USED, CONTRACTOR SHALL VERIFY THAT THE TRUSS MANUFACTURER'S ATTIC TRUSSES ARE DESIGNED SO THAT THE FLOOR PLAN LAYOUT WITHIN THE TRUSSES WORKS. THIS MAY REQUIRE A HEEL TO BE ADDED TO THE TRUSS TO PROVIDE ADEQUATE HEAD ROOM.

ELECTRICAL LEGEND

	LED LIGHT FIXTURE
S_D	DIMMER SWITCH
S	SWITCH
	CEILING MOUNTED LIGHT
	WALL MOUNTED LIGHT
	RECESSED CAN LIGHT
	HANGING LIGHT FIXTURE
	110V DUPLEX FLOOR OUTLET
	110V DUPLEX OUTLET
G.F.C.I.	110V GROUND FAULT INTERRUPT
W.P.	110V WATER PROOF OUTLET
	CEILING MOUNTED 110V OUTLET
	240V OUTLET
F	BATHROOM FAN
J	JUNCTION BOX
T	THERMOSTAT
S	SMOKE DETECTOR
C	CARBON MONOXIDE DETECTOR
	CEILING MOUNTED SPEAKER
N	NIGHT LIGHT

ELECTRICAL NOTES:

ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC AND 2018 NEC.

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL IN COMPLIANCE WITH SECTION R314 OF THE IRC.

ALL OUTLETS MUST BE TAMPER-RESISTANT AS REQUIRED BY E4002.14

American Fork City
Development Review
Committee

Engineering Division
Reviewed
jmortimer 11/02/2022

Fire Department
Reviewed
M. Sacco 11/01/2022

Planning Department:
Reviewed
pobrien 11/01/2022

NEXT STEPS:

Revise and resubmit to address staff comments.

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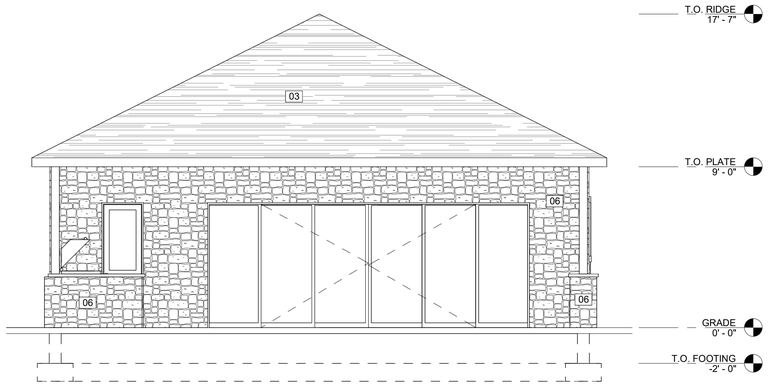
DRAFTER:
JBS

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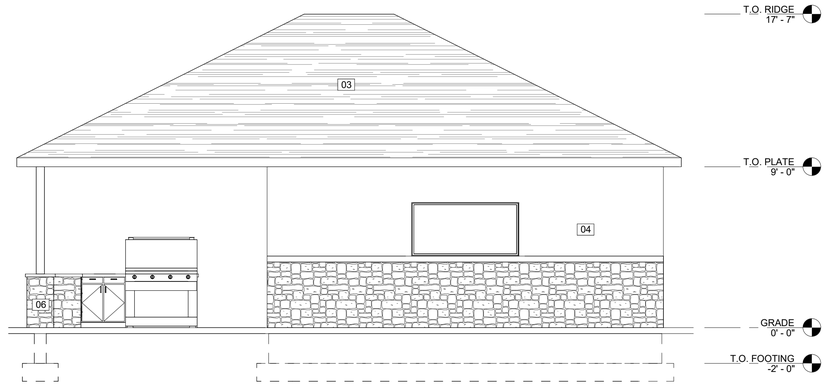
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MATERIAL LEGEND	
NUMBER	MATERIAL
03	30 YEAR ARCHITECTURAL SHINGLES
04	STUCCO
06	STONE



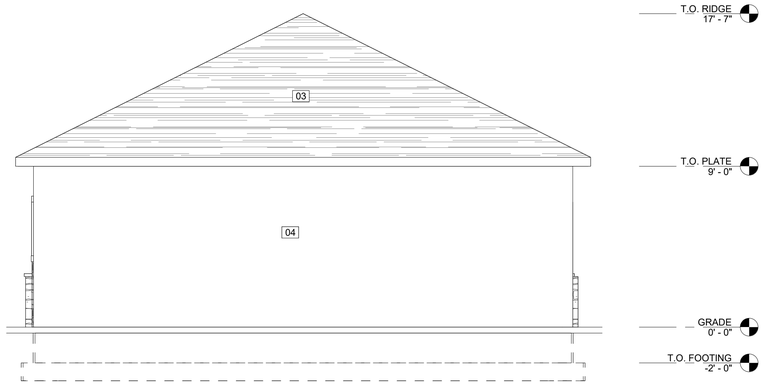
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



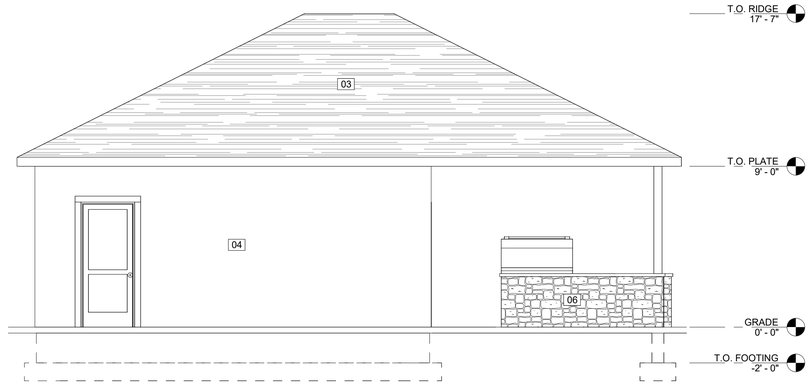
EAST ELEVATION

SCALE 1/4" = 1'-0"



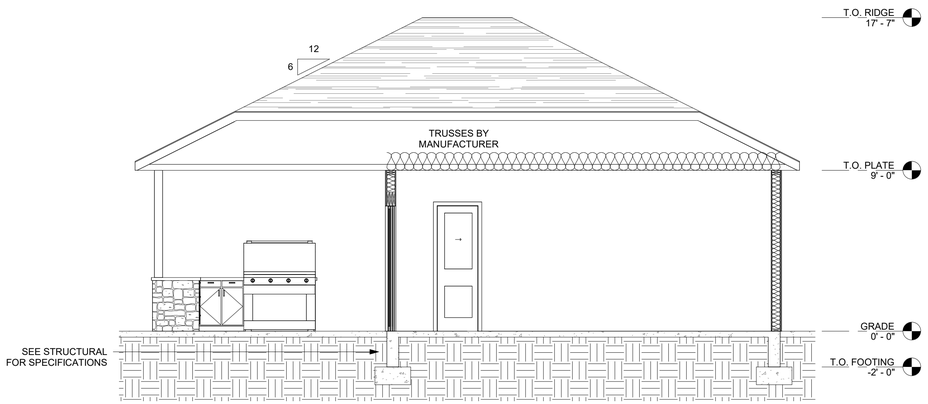
NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



1 - BUILDING SECTION

SCALE 1/4" = 1'-0"

Legacy Drafting and Design

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1132 NORTH 1050 E
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SQUARE FOOTAGE

POOL HOUSE	669 SF
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PROJECT MANAGER:
JBS

DRAFTER:
JBS

REVISIONS:

1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:

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09-15-2022

DESIGN BASIS

BUILDING CODE	=2018 IBC
RISK CATEGORY	=II
ROOF LOADS	
DEAD LOAD	=15 PSF
LIVE LOAD	=20 PSF
SNOW LOAD	
GROUND SNOW LOAD	=36 PSF
FLAT ROOF SNOW LOAD	=30 PSF
EXPOSURE FACTOR	=1.0
IMPORTANCE FACTOR	=1.0
THERMAL FACTOR	=1.2
SLOPE FACTOR	=1.0
WIND LOAD	
ULTIMATE WIND SPEED	=103 MPH
ASD WIND SPEED	=80 MPH
EXPOSURE	=B
INTERNAL PRESSURE COEFFICIENT	=+/- 0.18
SEISMIC LOAD	
IMPORTANCE FACTOR	=1.0
S_S	=1.351
S_1	=0.501
SITE CLASS	=D
S_{DS}	=1.081
S_{D1}	=0.601
SEISMIC DESIGN CATEGORY	=D
SEISMIC FORCE-RESISTING SYSTEM	=LIGHT-FRAMED (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
DESIGN BASE SHEAR	=4.28 KIPS
SEISMIC RESPONSE COEFFICIENT (Cs)	=0.17
RESPONSE MODIFICATION FACTOR (R)	=6.5
ANALYSIS PROCEDURE	=EQUIVALENT LATERAL FORCE PROCEDURE

FOUNDATION

1. FOUNDATIONS HAVE BEEN DESIGNED BASED ON PRESUMPTIVE BEARING CAPACITY OF 1500 PSF.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND PROTECTING ALL EXCAVATION.
3. PERMANENTLY BRACE ALL BASEMENT FOUNDATION WALLS PRIOR TO BACKFILLING.
4. DO NO BACKFILL AGAINST CANTILEVER RETAINING WALLS UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.
5. FOOTINGS SHALL BE 30" MINIMUM BELOW FINISHED GRADE.
6. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED SOIL.
7. FOUNDATIONS SHALL NOT BE PLACED ON FROZEN GROUND OR IN WATER.
8. ALL FOOTING EXCAVATIONS SHALL BE FINISHED BY HAND.
9. CONTRACTOR TO COORDINATE ALL FLOOR DRAINAGE AND PLUMBING.

REINFORCING

1. ALL CONCRETE SHALL INCLUDE REINFORCEMENT. IF REINFORCING IS NOT SPECIFICALLY INDICATED ON DRAWINGS, CONTACT ENGINEER.
2. REINFORCEMENT SHALL CONFORM TO THE FOLLOWING STANDARDS:

ITEM	MATERIAL
DEFORMED BARS	ASTM A615 GRADE 60
WELDED WIRE REINFORCEMENT	ASTM A706

3. WHERE 90, 135, OR 180 DEGREE HOOKS ARE INDICATED ON PLANS, PROVIDE ACI STANDARD HOOK.
4. LAP REINFORCEMENT PER LAP SPLICE LENGTH SCHEDULE UNO.
5. PROVIDE NECESSARY ACCESSORIES TO PROPERLY PLACE REINFORCEMENT.
6. REINFORCEMENT SHOWN IN DETAILS IS MEANT TO BE TYPICAL UNO.
7. DOWELS SHALL MATCH BAR SIZE AND NUMBER OF THE MAIN REINFORCING.

CONCRETE

1. ALL CONCRETE WORK SHALL COMPLY WITH THE CURRENT VERSION OF ACI 318.
2. CONCRETE COMPRESSIVE STRENGTHS, EXPOSURE CLASSIFICATION AND WEIGHT:

COMPONENT	EXPOSURE CLASS	COMPRESSIVE STRENGTH
FOOTINGS	F0/S0/W0/C1	2500 PSI
FOUNDATION WALLS	F1/S0/W0/C1	3500 PSI
INT. SLAB ON GRADE	F0/S0/W0/C0	2500 PSI
EXT. PIERS/COLUMNS	F1/S0/W0/C1	3500 PSI
INT. SLABS ON METAL DECK	F0/SO/W0/C0	2500 PSI
EXT. SLABS ON METAL DECK	F2/SO/W0/C2	5000 PSI

3. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED.
4. USE OF CHLORIDE CONTAINING AGENTS AND CALCIUM CHLORIDE IS PROHIBITED. PLACEMENT OF CONCRETE IN CONTACT WITH ALUMINUM IS ALSO PROHIBITED.
5. CONCRETE SHALL BE NORMAL WEIGHT UNO.
6. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4" UNO BY ARCHITECT.
7. CONCRETE COVER SPECIFIED IN CONCRETE COVER TABLE.
8. SUBMIT ENGINEERED CONCRETE MIXES INCLUDING REQUIRED BACKUP DATA FOR EACH TYPE OF CONCRETE TO BE USED FOR ENGINEER REVIEW.
9. FORMS SHALL NOT BE STRIPPED UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.
10. CONCRETE COVER PER CONCRETE COVER SCHEDULE

WOOD TRUSSES

1. WOOD TRUSS DESIGN AND FABRICATION SHALL CONFORM TO THE FOLLOWING STANDARDS: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND THE DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES.
2. WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. THEY SHALL BE DESIGNED FOR THE POSTED LOADS ON THE PLANS USING APPROPRIATE LOAD COMBINATIONS. IN ADDITION TO DEAD, LIVE, AND SNOW LOADS, ROOF TRUSSES SHALL BE DESIGNED FOR +/- FOR WIND LOADING.
3. DESIGN DEAD LOADS SHALL BE DISTRIBUTED IN THE FOLLOWING MANNER: 65% TOP CHORD/35% BOT CHORD.
4. STAMPED SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO FABRICATION AND SHALL INCLUDE THE FOLLOWING INFORMATION:(1) PLAN LAYOUT AND TRUSS IDENTIFICATION (2) CALCULATIONS INDICATING APPLIED LOADS (3) INDIVIDUAL TRUSS DIAGRAMS INDICATING MEMBER SIZE, GRADE, AND STRESSES (4) TRUSS DEFLECTIONS INCLUDING CREEP FOR DEAD LOADS (5) CONNECTOR TYPE (6) ALL TRUSS ENG HANGERS SHALL BE CLEARLY INDICATED ON SHOP DRAWINGS (7) INCLUDE DETAILS SHOWING END BEARING CONDITIONS, INFRAMING BEAM CONDITIONS, ETC (8) ALL TEMPORARY AND PERMANENT BRIDGING (9) ALL OTHER INFORMATION REQUIRED TO PROPERLY CONSTRUCT AND INSTALL THE WOOD TRUSSES.
5. TRUSS CONNECTORS SHALL BE A MINIMUM OF 20 GA THICKNESS AND GALVANIZED.
6. ENGINEER TO SPECIFY HURRICANE TIES AT ALL SUPPORT POINTS OF ROOF TRUSSES SIZED FOR THE CALCULATED UPLIFT LOADS.
7. ALL TRUSSES SHALL BEAR DIRECTLY ABOVE THE STUD BELOW SUCH THAT THE TRUSS REACTION IS TRANSFERRED DIRECTLY THROUGH THE TOP PLATE INTO THE STUD BELOW. THE TOP PLATE HAVE NOT BEEN SIZED TO SPAN BETWEEN STUDS AND THEREFORE SHALL NOT BE PLACED IN BENDING.

WOOD

1. LUMBER AND FASTENERS SHALL CONFORM TO NDS SPECIFICATIONS OF STRESS-GRADE LUMBER AND ITS FASTENING.
2. ALL SHEATHING SHALL BE APA RATED.
3. ALL FASTENERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL.
4. SILL PLATES SHALL BE PRESSURE TREATED.
5. ALL STRUCTURAL MEMBERS SHALL BE DOUGLAS FIR-LARCH #2 UNO.
6. ALL GLULAM MEMBERS SHALL BE DF 24F-V4 UNO.
7. ALL LVL MEMBERS SHALL BE 2.0E OR BETTER UNO.
8. ALL PSL HEADERS AND BEAMS SHALL BE 2.0E OR BETTER.
9. ALL PSL POSTS AND COLUMNS SHALL BE 1.8E OR BETTER.
10. ALL LSL POSTS AND COLUMNS SHALL BE 1.3E OR BETTER.
11. ALL NAILING OF WOOD MEMBERS SHALL BE IN ACCORDANCE WITH TABLE 2304.10.1 OF THE APPLICABLE VERSION OF THE IBC.
12. OVERBUILD FRAMING SHALL BE MADE WITH 2X MEMBERS IN ACCORDANCE WITH THE CURRENT VERSION OF THE IBC.
13. POSTS SUPPORTING HEADERS SHALL CONTINUE FROM POINT OF LOAD DOWN TO FOUNDATION.
14. FLUSH FRAMING CONNECTIONS SHALL BE MADE WITH HANGER.
15. ALL BEAMS OVER COLUMNS SHALL HAVE METAL POST CAP.
16. BOLT HOLES SHALL BE LIMITED TO 1/16" LARGER THAN REQUIRED BOLT DIAMETER.
17. BORED HOLES IN WALL STUDS SHALL BE AT LEAST 5/8" FROM EDGE.
18. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
19. WOOD STRUCTURAL PANELS SHALL BE INSTALLED WITH 1/8" GAP BETWEEN PANEL EDGES.
20. ALL INTERIOR BEARING WALLS SHALL HAVE AT LEAST ONE MID-HEIGHT ROW OF BLOCKING. UNSHEATHED WALLS SHALL HAVE BLOCKING EVERY 4'-0" O.C.
21. ALL NAILS IN NAILING SCHEDULE SHALL BE COMMON. THREADED, HARDENED STEEL NAILS MAY BE SUBSTITUTED FOR COMMON SIZE NAILS OF CORRESPONDING SIZE FOR PLYWOOD. USE ANNULAR-RING, COMMON WIRE, GALVANIZED NAILS FOR PLYWOOD. GALVANIZED NAILS SHALL BE HOT-DIP GALVANIZED, ASTM-A153.
22. ALL FASTENERS USED IN PRESSURE TREATED WOOD SHALL BE COATED, TREATED, AND APPROVED FOR USE BY THE MANUFACTURER.
23. EDGE DISTANCE FOR NAILS SHALL BE MINIMUM OF 2 TIMES THE WIRE DIAMETER UNLESS UNO ON PLANS.

WOOD JOISTS

1. ALL WOOD I-JOISTS SHALL BE STAMPED WITH APA PRI TRADEMARK.
2. JOISTS SHALL BE TOE-NAILED TO SUPPORT WITH (2) 10d NAILS.
3. JOISTS SHALL HAVE MINIMUM BEARING OF 1-1/2".
4. LAP JOISTS AT BEARING WALL A MINIMUM OF 4" AND NAIL TOGETHER WITH (3) 16d NAILS.

BAR COVER

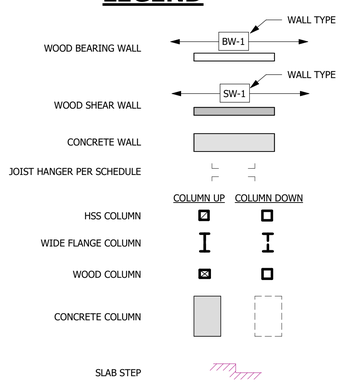
ITEM	
CAST AGAINST EARTH	3"
SLABS ON GRADE	1 1/2"
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER AT SLABS, WALL, AND JOISTS	3/4"
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER AT BEAMS AND COLUMNS	1 1/2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	1 1/2"

LAP SPLICE SCHEDULE

	F'_c=3000 PSI	F'_c=3500 PSI	F'_c=4000 PSI	F'_c=4500 PSI	F'_c=5000 PSI
BAR SIZE	TYP/TOP (IN)	TYP/TOP (IN)	TYP/TOP (IN)	TYP/TOP (IN)	TYP/TOP (IN)
#3	17/22	16/20	15/19	14/18	13/17
#4	22/29	21/27	19/25	18/24	17/23
#5	28/36	26/33	24/31	23/30	22/28
#6	33/43	31/40	29/37	27/35	26/34
#7	48/63	45/58	42/54	40/51	38/49

NOTES:
1. ALL LAP SPLICES ARE CLASS B
2. HORIZONTAL BARS WHERE 12" OR MORE OF FRESH CONCRETE IS CAST BELOW SHALL BE CONSIDERED "TOP"

LEGEND



TYP WOOD HANGERS

FRAMING TYPE	SIMPSON FASTENER
SINGLE JOIST END HANGER TO WOOD BEAM	
2X4	LUS24
2X6	LUS26
2X8	LUS28
2X10	LUS210
2X12	LUS212
DOUBLE JOIST END HANGER TO WOOD BEAM	
(2) 2X4	LUS24-2
(2) 2X6	LUS26-2
(2) 2X8	LUS28-2
(2) 2X10	LUS210-2
(2) 2X12	LUS212-2
TRIPLE JOIST END HANGER TO WOOD BEAM	
(3) 2X6	LUS26-3
(3) 2X8	LUS28-3
(3) 2X10	LUS210-3
(3) 2X12	LUS212-3
I-JOIST END HANGER TO WOOD BEAM	
ALL SIZES	IUS SERIES
LVL END HANGER TO WOOD BEAM	
ALL SIZES	HU SERIES
RAFTER END HANGER TO WOOD BEAM	
2X6	LRU26Z
2X8	LRU28Z
2X10	LRU210Z
2X12	LRU212Z
RAFTER END HANGER TO WOOD BEAM - SLOPED AND SKEWED	
2X6	LSU26
2X8	LSSU28
2X10	LSSU210
2X12	LSSU210

NOTES:
1. JOIST HANGER NAILING SHALL BE IN ACCORDANCE WITH SIMPSON'S REQUIREMENTS. WHERE A MINIMUM AND MAXIMUM NAILING PATTERN ARE GIVEN, THE MAXIMUM SHALL BE USED.
2. INSTALLATION PER MANUFACTURER'S REQUIREMENTS.
3. SIMPSON ZMAX FINISH REQUIRED FOR EXTERIOR APPLICATIONS.

ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ARCH	ARCHITECT
ASD	ALLOWABLE STRESS DESIGN
AWS	AMERICAN WELDING SOCIETY
BOT	BOTTOM
BOF	BOTTOM OF FOOTING
BRG	BEARING
CIP	CAST-IN-PLACE
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D&E	DRILL AND EPOXY
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DWLS	DOWELS
(E)	EXISTING
EA	EACH
EF	EACH FACE
EL	ELEVATION
EQ	EQUAL
EF	EACH FACE
EW	EACH WAY
(F)	FUTURE
FND	FOUNDATION
FLR	FLOOR
FT	FEET
FTG	FOOTING
GT	GIRDER TRUSS
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
IBC	INTERNATIONAL BUIDLING CODE
IN	INCH
K	KIP
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LRFD	LOAD RESISTANCE FACTOR DESIGN
LWC	LIGHT WEIGHT CONCRETE
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
(N)	NEW
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OWJ	OPEN WEB JOIST
PL	PLATE
PSF	POUNDS PER SQUARE FEET
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REF	REFERENCE
REINF	REINFORCING
SIM	SIMILAR
SOG	SLAB-ON-GRADE
STL	STEEL
T&B	TOP AND BOTTOM
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
WWF	WELDED WIRE FABRIC

DRAWING LIST	
SHEET NUMBER	DRAWING NAME
S0.0	GENERAL NOTES
S1.0	MAIN LEVEL & ROOF FRAMING PLANS
S2.0	DETAILS I

See 3rd Party Structural Review Comments

American Fork City
Development Review Committee

Engineering Division
Reviewed
jmortimer 11/03/2022

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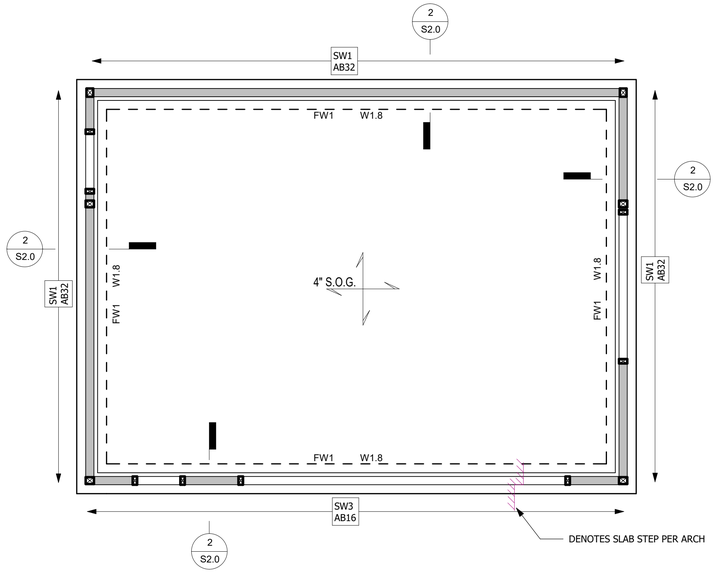
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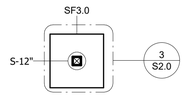
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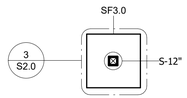
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APPROVED BY	RRH

GENERAL NOTES

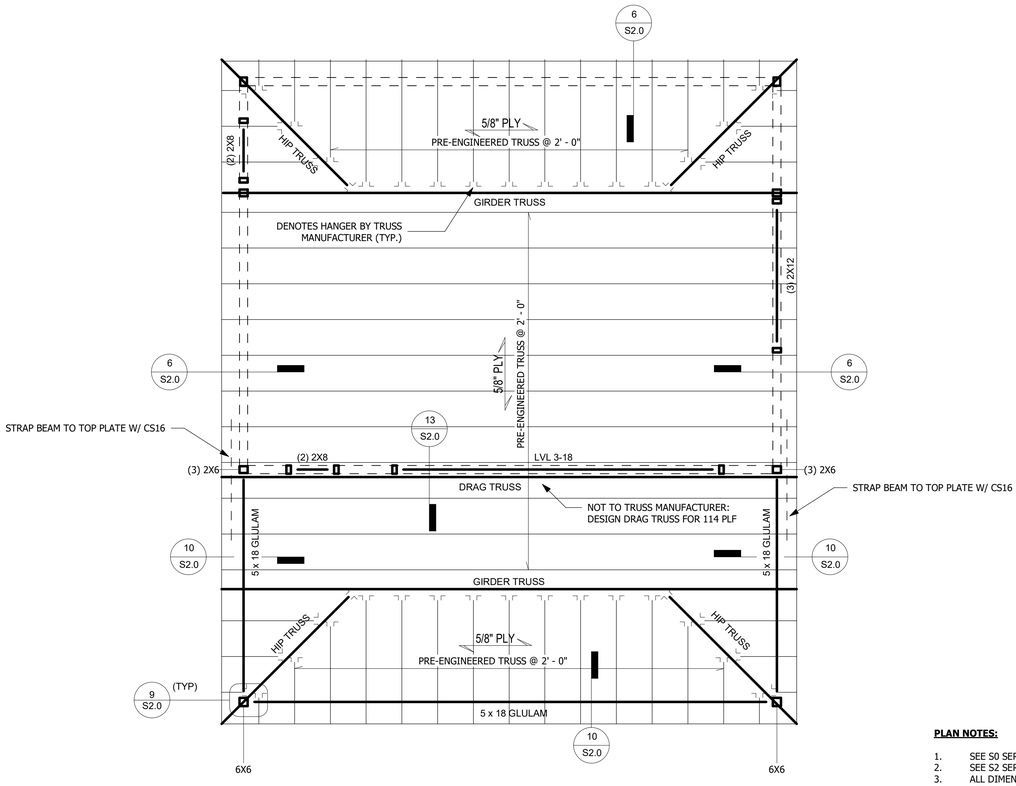
S0.0







1 MAIN LEVEL PLAN
1/4" = 1'-0"



2 ROOF FRAMING PLAN
1/4" = 1'-0"

WALL FOOTING SCHEDULE

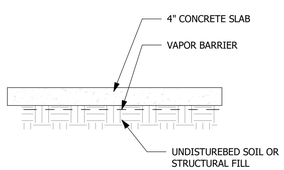
TYPE	WIDTH (FW)	THICKNESS (FT)	LONG REINFORCEMENT (LR)	SHORT REINFORCEMENT (SR)	COMMENTS
W1.8	1' - 8"	0' - 10"	(2) #4	#4 @ 18" O.C.	

SPOT FOOTING SCHEDULE

TYPE	DIMENSIONS			REINFORCEMENT OPTIONS		REINFORCEMENT LOCATION	COMMENTS
	THICKNESS	LENGTH	WIDTH	#4 EW	#5 EW		
SF3.0	10"	3' - 0"	3' - 0"	(4) #4	(4) #5	BOT	

FOUNDATION WALL SCHEDULE

NAME	MAX HEIGHT	WALL THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING	COMMENTS
FW1	3' - 0"	8"	#4 @ 18" O.C.	#4 @ 18" O.C.	

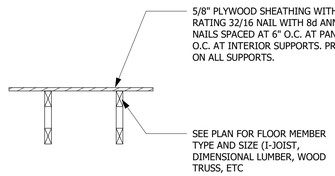


4" SLAB ON GRADE (4" S.O.G.)
3/4" = 1'-0"

SHEAR WALL SCHEDULE

TYPE	SHEATHING	EDGE NAILING	FIELD NAILING	MIN END POST	MAX 1/2" ANCHOR BOLT SPACING	MAX 5/8" ANCHOR BOLT SPACING
SW1	7/16" APA RATED OSB	8d@6" O.C.	8d@12" O.C.	(3) 2x	32" O.C.	32" O.C.
SW2	7/16" APA RATED OSB	8d@4" O.C.	8d@12" O.C.	(3) 2x	24" O.C.	32" O.C.
SW3	7/16" APA RATED OSB	8d@3" O.C.	8d@12" O.C.	(3) 2x	16" O.C.	24" O.C.
SW4	7/16" APA RATED OSB	8d@2" O.C.	8d@12" O.C.	(3) 2x	12" O.C.	16" O.C.

NOTES:
1. ALL STUDS ARE DFL #2 OR BETTER
2. 2x BLOCKING AT ALL SHEATHING PANEL EDGES
3. USE 8d COMMON WIRE NAILS. USE HOT-DIPPED GALVANIZED NAILS WHEN NAILING TO PRESSURE TREATED LUMBER
4. PROVIDE END POST AT EACH END OF SHEAR WALL.
5. ANCHORS TO BE 1/2" DIA. J-BOLT W/ 7" MIN EMBED UNO.
6. SW3 AND SW4 TO HAVE (2) 2X OR 3X MEMBER AT ABUTTING PANEL EDGES



5/8 TRUSS (5/8" PLY)
3/4" = 1'-0"

PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES.
2. SEE S2 SERIES FOR TYPICAL DETAILS.
3. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECT AND ARCHITECTURAL DRAWINGS.
4. SF2.0 - INDICATES SPREAD FOOTING TYPE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
5. W2.0 - INDICATES STRIP FOOTING TYPE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
6. S-12 - INDICATES SONOTUBE FOOTING SIZE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
7. BF20 - INDICATES "BIG FOOT" FOOTING SIZE. SEE "POST ON BIG FOOT" DETAIL IF APPLICABLE. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
8. AB32 - INDICATES ANCHOR BOLT SPACING. SEE SHEAR WALL SCHEDULE FOR ALTERNATIVE 5/8" SPACING. ANCHORS BOLTS TO BE 1/2" AND SPACED AT 32" O.C. UNO. AB24= 24" O.C. SPACING. AB16=16" O.C. SPACING
9. FW8 - INDICATES FOUNDATION WALL TYPE. SEE FOUNDATION WALL SCHEDULE. MAX HEIGHT GIVEN IS FLOOR TO FLOOR HEIGHT.
10. ROOF SHEATHING TO BE 5/8" 24/16 APA RATED SHEATHING. NAIL PANEL EDGES W/ 8d COMMON @ 6" EDGE/12" FIELD.
11. FLOOR SHEATHING TO BE 3/4" T&G 48/24 APA RATED SHEATHING. NAIL PANEL EDGES W/ 10d COMMON @ 6" EDGE/12" FIELD
12. PROVIDE H CLIPS AT ALL UNSUPPORTED PANEL EDGES
13. PROVIDE 1/8" GAP BETWEEN PANELS AT INSTALLATION.
14. USE (16) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR SHEAR WALLS. PROVIDE 4'-0" MINIMUM SPLICE.
15. 1-1/4" TIMBERSTRAND RIM JOIST AROUND PERIMETER.
16. SILL PLATE TO BE NAILED TO RIM JOIST W/ 16d @ 4" O.C.
17. ALL HEADERS AT 2x4 WALLS TO BE (2) 2x8, UNO
18. ALL HEADERS AT 2x6 WALLS TO BE (3) 2x8, UNO
19. xJS - INDICATES NUMBER OF JACK STUD. REFER TO TYPICAL HEADER DETAILS FOR CONFIGURATION AND KING STUD QUANTITIES. TOTAL STUD COUNT=JACK STUD QUANTITY + KING STUD QUANTITY. IF JACK STUD NOT NOTED ON PLANS, HEADER SHALL BE SUPPORTED BY (1) JACK STUD AND KING STUD QUANTITY BASED ON TYPICAL DETAIL.
20. WOOD FLOOR BEAMS SHALL BE SUPPORTED WITH THE FOLLOWING MINIMUM POST SIZES UNO: 2x BEAM=(2) 2x4 POST OR (2) 2x6 POST, TRIPLE 2x BEAM=(3) 2x4 POST OR (3) 2x6 POST, TRIPLE LVL BEAMS=(4) 2x4 POST OR (4) 2x6 POST. GIRDER TRUSSES = (3)2x6 POST OR (4)2x4 POST. ALL POSTS SHALL BE CONNECTED TO BEAMS WITH POST CAPS SUCH AS SIMPSON LPCZ OR BCS. POST DEPTH SHALL MATCH STUD WALL DEPTH.
21. ALL BEAMS SHOWN ON PLAN ARE TO BE FLUSH WITH FLOOR FRAMING EXCEPT HEADERS OVER DOORS AND WINDOWS UNO.
22. ONLY MAJOR OPENINGS ARE SHOWN ON STRUCTURAL PLANS. REFER TO ARCH AND MEP PLANS FOR OTHER OPENINGS. LOCATIONS SHOWN ON STRUCTURAL PLANS SHALL BE VERIFIED WITH ARCH DRAWINGS.
23. 5 x 12 GLULAM - INDICATES THE SIZE AND DEPTH OF GLULAM BEAM (FOR INSTANCE 5 x 12 GLULAM INDICATES 5 1/8" X 12" GLULAM BEAM). ALL GLULAM BEAM WIDTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 3=3 1/8" ACTUAL WIDTH, 5=5 1/8" ACTUAL WIDTH, 7=6 3/4" ACTUAL DEPTH.
24. LVL3-12 - INDICATES THE NUMBER AND DEPTH OF LVL BEAM (FOR INSTANCE LVL3-12 INDICATES 3-PLY 1 3/4" X 11 7/8"). ALL LVL PLYS SHALL BE 1 3/4" THICK. LVL DEPTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 6= 5 1/2" ACTUAL DEPTH, 8=7 1/4" ACTUAL DEPTH, 10=9 1/2" ACTUAL DEPTH, 12=11 7/8" ACTUAL DEPTH.
25. 5X5 PSL - INDICATES THE WIDTH AND DEPTH OF PARALLEL STRAND (PSL) POST (FOR INSTANCE 5X5 PSL INDICATES 5 1/4" X 5 1/4" PSL POST). UNLESS NOTED OTHERWISE WOOD SHEAR WALLS SHALL BE TYPE SW-1. (REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION).
26. WOOD BEARING WALLS TO BE 2x6 @ 16" O.C. UNO.

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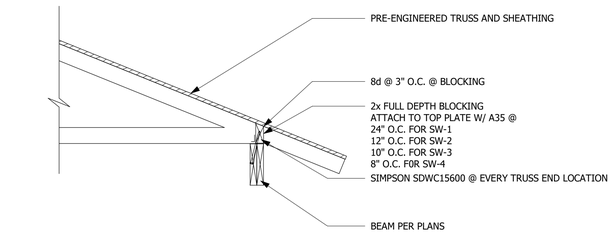
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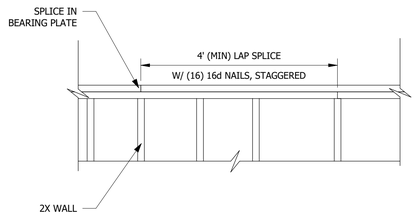
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APPROVED BY	RRH

MAIN LEVEL & ROOF FRAMING PLANS

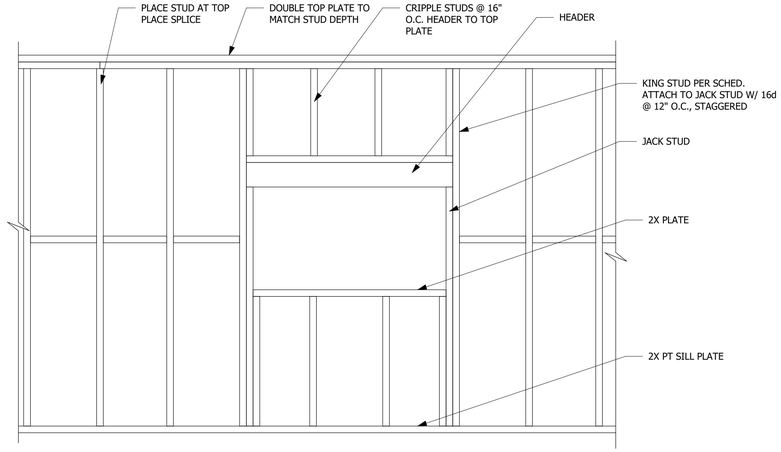
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10 TYPICAL TRUSS CONNECTION TO BEAM
3/4" = 1'-0"



11 TYPICAL TOP PLATE SPLICE DETAIL
3/4" = 1'-0"



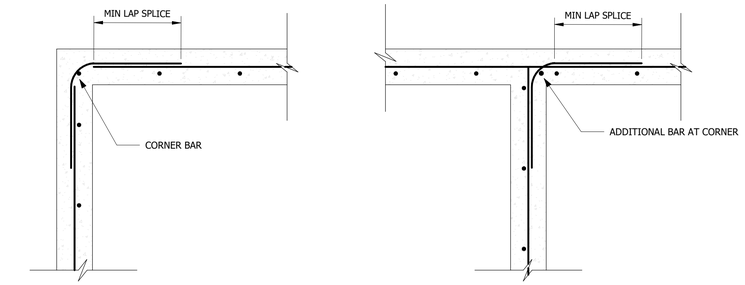
KING STUD QUANTITIES (10' MAX HEIGHT)

INTERIOR OPENINGS	1 KING STUD (MIN)
EXTERIOR OPENINGS <= 3'-4"	1 KING STUD (MIN)
EXTERIOR OPENINGS > 3'-4" AND < 8'-0"	2 KING STUD (MIN)
EXTERIOR OPENINGS > 8'-0"	3 KING STUD (MIN)

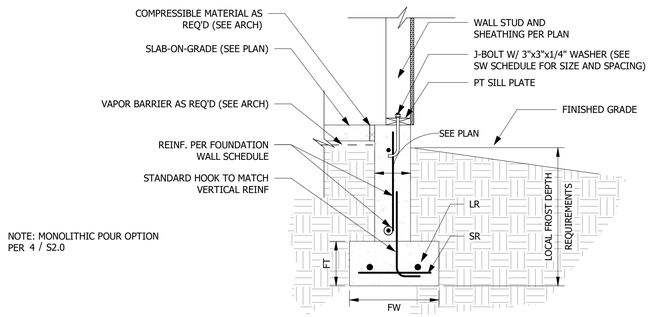
KING STUD QUANTITIES (20' MAX HEIGHT)

INTERIOR OPENINGS	1 KING STUD (MIN)
EXTERIOR OPENINGS <= 3'-4"	2 KING STUD (MIN)
EXTERIOR OPENINGS > 3'-4" AND < 8'-0"	4 KING STUD (MIN)
EXTERIOR OPENINGS > 8'-0"	5x10 PSL (FLAT IN WALL)

5 TYPICAL WALL FRAMING
3/4" = 1'-0"

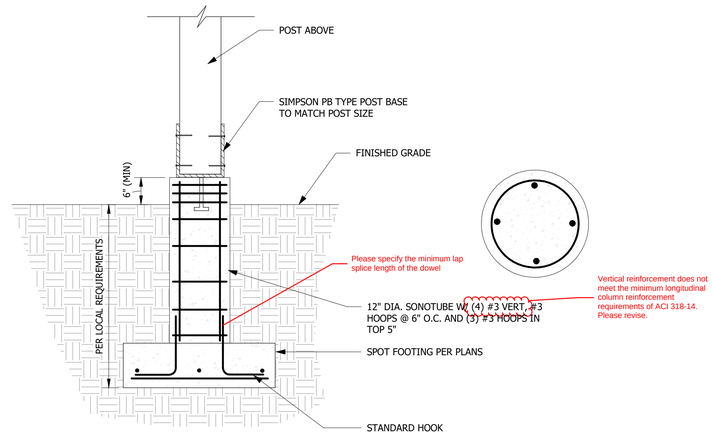


1 TYPICAL FOUNDATION INTERSECTION
3/4" = 1'-0"

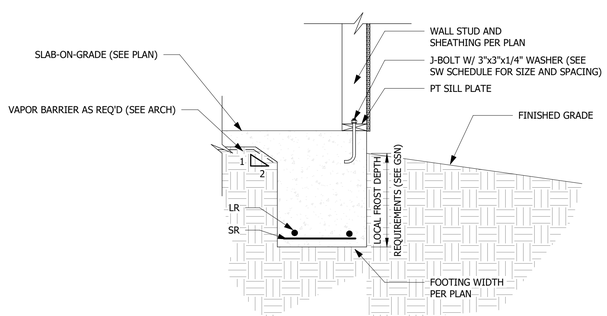


NOTE: MONOLITHIC POUR OPTION
PER 4 / S2.0

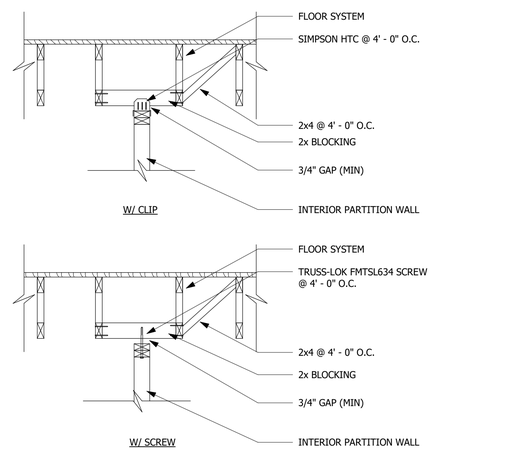
2 TYPICAL FOUNDATION WALL
3/4" = 1'-0"



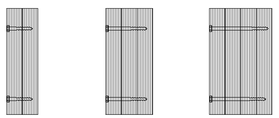
3 SONOTUBE PIER ON SPOT FOOTING
3/4" = 1'-0"



4 FOUNDATION WALL - MONOLITHIC POUR OPTION
3/4" = 1'-0"

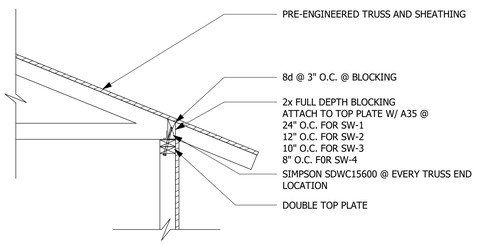


12 NON-STRUCTURAL WALL BRACING
3/4" = 1'-0"

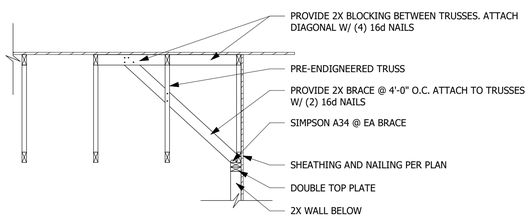


NOTES:
1. SCREWS TO BE SDW22 @ 16" O.C.
2. SCREW LENGTH AS FOLLOWS
   -2 PLY= 3 3/8"
   -3 PLY=5"
   -4 PLY=6 3/4"
3. NUMBER OF FASENTING ROWS AS FOLLOWS
   -9 1/2"=2 ROWS
   -11 7/8"=3 ROWS
   -14"= 3 ROWS
   -16" AND GREATER= 4 ROWS

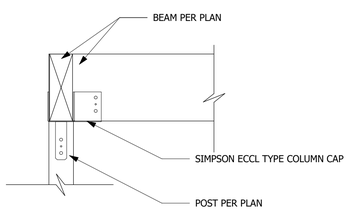
8 TYPICAL LVL ATTACHMENT
1 1/2" = 1'-0"



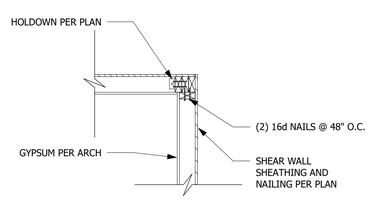
6 TYPICAL TRUSS CONNECTION
3/4" = 1'-0"



13 DRAG TRUSS AT SHEAR WALL
1/2" = 1'-0"



9 WOOD BEAM TO WOOD COLUMN
3/4" = 1'-0"



7 SHEAR WALL INTERSECTION
3/4" = 1'-0"

HAZELWOOD ENGINEERING
SALT LAKE CITY, UT
801.810.5061

CLIENT

RICK MEINZER

POOL HOUSE FOR SHELTON FAMILY

1132 NORTH 1050 EAST
AMERICAN FORK, UT

PROFESSIONAL ENGINEER
10/12/2022
No.10272187-2202
RYAN R. HAZELWOOD
STATE OF UTAH

STATUS

MARK	DATE	DESCRIPTION
	10-13-2022	PERMIT

PROJECT NUMBER	22-225
DATE	10/07/2022
DRAWN BY	RHPM
APPROVED BY	RRH

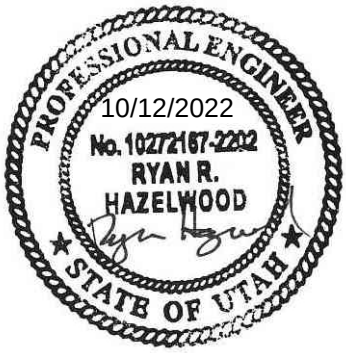
DETAILS I

S2.0

STRUCTURAL CALCULATIONS

PROJECT:
POOL HOUSE FOR SHELTON FAMILY
1132 NORTH 1050 EAST
AMERICAN FORK, UT

PROJECT NUMBER:
22-225



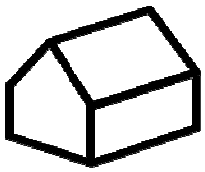
CLIENT:
RICK MEINZER

DATE:
10/7/2022

BY:
RICARDO HENRIQUE PIRES MUZZI

See 3rd Party Structural Review Comments

APPROVED BY:
RYAN HAZELWOOD, PE



HAZELWOOD ENGINEERING
159 BROADWAY SUITE 200
SALT LAKE CITY, UT
P: 801-810-5061

AMERICAN FORK

American Fork City
Development Review
Committee

Engineering Division
Reviewed
jmortimer 11/03/2022

⚠ This is a beta release of the new ATC Hazards by Location website. Please contact us with feedback.

ℹ The ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

Hazards by Location

Search Information



Address:	1132 N 1050 E, American Fork, UT 84003, USA
Coordinates:	40.3998043, -111.7696872
Elevation:	4795 ft
Timestamp:	2022-10-07T19:05:17.850Z
Hazard Type:	Seismic
Reference Document:	ASCE7-16
Risk Category:	II
Site Class:	D-default

Basic Parameters

Name	Value	Description
S_S	1.351	MCE_R ground motion (period=0.2s)
S_1	0.501	MCE_R ground motion (period=1.0s)
S_{MS}	1.621	Site-modified spectral acceleration value
S_{M1}	* null	Site-modified spectral acceleration value
S_{DS}	1.081	Numeric seismic design value at 0.2s SA
S_{D1}	* null	Numeric seismic design value at 1.0s SA

* See Section 11.4.8

Additional Information

Name	Value	Description
SDC	* null	Seismic design category
F_a	1.2	Site amplification factor at 0.2s
F_v	* null	Site amplification factor at 1.0s
CR_S	0.865	Coefficient of risk (0.2s)
CR_1	0.882	Coefficient of risk (1.0s)
PGA	0.615	MCE_G peak ground acceleration

F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.738	Site modified peak ground acceleration
T_L	8	Long-period transition period (s)
SsRT	1.351	Probabilistic risk-targeted ground motion (0.2s)
SsUH	1.562	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	3.022	Factored deterministic acceleration value (0.2s)
S1RT	0.501	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.568	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	1.295	Factored deterministic acceleration value (1.0s)
PGAd	1.18	Factored deterministic acceleration value (PGA)

* See Section 11.4.8

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

Disclaimer

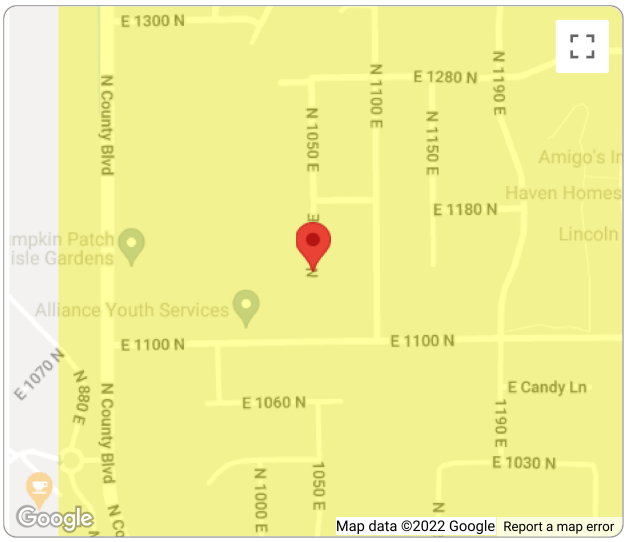
Hazard loads are provided by the U.S. Geological Survey Seismic Design Web Services.

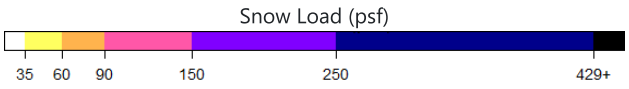
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Utah Ground Snow Load Map

Latitude: 40.400
Longitude: -111.770
Elevation: 4,795 ft

Ground Snow Load:
36 psf / 1.73 kPa





*This document is not legally binding. The user is urged to verify ground snow load values with the local authority having jurisdiction.

These ground snow load values represent 50-year ground snow load estimated value at a 2% probability of exceedance for the location given. The grid used in the map is 3350ft by 3350ft. Elevations for these grid cells were estimated by aggregating data from 100ft by 100ft USGS digital elevation models and may not coincide with the actual site elevation. These predictions are calculated using the process outlined in The Utah Snow Load Study.[1]

Final predictions given are bounded at a lower limit for a minimum ground snow load of 21 psf to meet ASCE 7. Estimated values for snow loads at elevations significantly higher than all nearby stations lead to unreasonably high snow load estimates, therefore, the predictions in the map are not allowed to extend beyond the highest 50-year station ground snow load of 429 psf. Elevations over 9,000 ft are also considered less accurate due to the limited number of stations at these elevations. The results shown in this report have included a warning if the results have reached or exceeded the upper limit.

While great efforts have been made to ensure these predictions are as accurate as possible, designers must use expert judgement to ensure that such predictions are appropriate for their particular project. The SEAU and the authors cannot accept responsibility for prediction errors or any consequences resulting therefrom.

1 Bean, Brennan; Maguire, Marc; and Sun, Yan, "The Utah Snow Load Study" (2018). Civil and Environmental Engineering Faculty Publications. Paper 3589.

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Hazards by Location

Search Information

Address: 1132 N 1050 E, American Fork, UT 84003, USA

Coordinates: 40.3998043, -111.7696872

Elevation: 4795 ft

Timestamp: 2022-10-07T19:04:37.322Z

Hazard Type: Wind



ASCE 7-16

MRI 10-Year	74 mph
MRI 25-Year	79 mph
MRI 50-Year	84 mph
MRI 100-Year	89 mph
Risk Category I	97 mph
Risk Category II	103 mph
Risk Category III	109 mph
Risk Category IV	113 mph

ASCE 7-10

MRI 10-Year	76 mph
MRI 25-Year	84 mph
MRI 50-Year	90 mph
MRI 100-Year	96 mph
Risk Category I	105 mph
Risk Category II	115 mph
Risk Category III-IV	120 mph

ASCE 7-05

ASCE 7-05 Wind Speed	90 mph

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Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

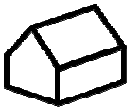
Disclaimer

Hazard loads are interpolated from data provided in ASCE 7 and rounded up to the nearest whole integer. Per ASCE 7, islands and coastal areas outside the last contour should use the last wind speed contour of the coastal area – in some cases, this website will extrapolate past the last wind speed contour and therefore, provide a wind speed that is slightly higher. NOTE: For queries near wind-borne debris region boundaries, the resulting determination is sensitive to rounding which may affect whether or not it is considered to be within a wind-borne debris region.

Mountainous terrain, gorges, ocean promontories, and special wind regions shall be examined for unusual wind conditions.

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or liability for its accuracy. The material presented in the report should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. ATC does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the report provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the report.



Project #: 22-225 Date 10/7/2022
Project: POOL HOUSE FOR SHELTON FAMILY
By: RICARDO HENRIQUE PIRES MUZZI

PROJECT INFORMATION

ADDRESS:	1132 NORTH 1050 EAST AMERICAN FORK, UT
COUNTY:	UTAH
LAT:	40.4
LONG:	-111.7700
ELEVATION:	4795

PROJECT DESCRIPTION

ONE-STORY RESIDENTIAL POOL HOUSE NEW BUILD

DESIGN CRITERIA

STRUCTURE TYPE:	RESIDENTIAL - POOL HOUSE
DESIGN CODE:	2018 IBC
RISK CATEGORY:	II

DESIGN LOADS

ROOF LOADS

DL	15	PSF
LLR	20	PSF

FLOOR LOADS

DL	18	PSF
LL	40	PSF

WALL LOADS

EXT	15	PSF
INT	10	PSF
EXT (STONE)	35	PSF

DEFLECTION CRITERIA

	TOTAL	LIVE
ROOF	L/240	L/360
FLOOR	L/360	L/480

SNOW LOADS

GROUND SNOW LOADS (P_g)	**36**	PSF
EXPOSURE FACTOR(C_e)	1.0	
THERMAL FACTOR(C_t)	1.2	
IMPORTANCE FACTOR(I_s)	1.0	
ROOF SNOW LOAD	**30**	**PSF**
EAVE SNOW LOAD	**60.48**	**PSF**

WIND LOADS

WIND SPEED	103	MPH
EXPOSURE	B	
V_{asd}	80	

SEISMIC LOADS

Ss	1.351	g
S1	0.501	g
SITE CLASS	D (DEFAULT)	

FOUNDATION CRITERIA

SOILS REPORT		
COMPANY	PRESUMPTIVE	
DATE		
NUMBER		
ALLOWABLE BEARING PRESSURE	1500	PSF
PASSIVE PRESSURE		PSF
ACTIVE PRESSURE		PSF
AT REST PRESSURE		PSF
COEFFICIENT OF FRICTION (μ)		

Project #: 22-225 Date: 10/7/2022
Project: POOL HOUSE FOR SHELTON FAMILY
By: RICARDO HENRIQUE PIRES MUZZI

WIND FORCE ANALYSIS - DIRECTIONAL PROCEDURE

PER CHAPTER 27 ASCE 7-16

WIND DATA			BUILDING DATA		
V	103	MPH	h	14	ft
EXPOSURE	B		$W_{x\ upper}$	30	ft
Kd	0.85		$W_{y\ upper}$	22	ft
Kzt	1		$W_{x\ lower}$	0	ft
G	0.85		$W_{y\ lower}$	0	ft
ENCLOSURE	ENCLOSED				
Kz	0.7		ROOF SLOPE	6	/12
PARAPET?	NO		θ	27	DEGREES
qz	16.2	psf	θ	0.46	RADIANS
PARAPET: PRESS(qz)	0	psf	HEIGHT	0	FT

X-DIRECTION (X-DIRECTION SHEARWALLS)

UPPER FLOOR

h/L	0.64	ROOF COEFFICIENTS			
L/B	0.73	C_{ww}	-0.3	p_{ww}	-4.1 psf
Kz	0.7	C_{lw}	-0.6	p_{lw}	-8.2 psf
		WALL COEFFICIENTS			
Kz	0.7	C_{ww}	0.8	p_{ww}	11.0 psf
		C_{lw}	-0.5	p_{lw}	-6.9 psf

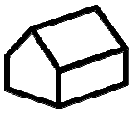
PROJECTION AREA			WIND FORCE			MIN PER 27.1.5	
ROOF	145	SF	ROOF	598	LBS	ROOF	1160
WALL	180	SF	WALL	3214	LBS	WALL	2880
			TOTAL	4040	LBS		4040

Y-DIRECTION (Y-DIRECTION SHEARWALLS)

UPPER FLOOR

h/L	0.47	ROOF COEFFICIENTS			
L/B	1.36	C_{ww}	-0.25	p_{ww}	-3.4 psf
Kz	0.7	C_{lw}	-0.6	p_{lw}	-8.2 psf
		WALL COEFFICIENTS			
Kz	0.7	C_{ww}	0.8	p_{ww}	11.0 psf
		C_{lw}	-0.3	p_{lw}	-4.1 psf

PROJECTION AREA			WIND FORCE			MIN PER 27.1.5	
ROOF	190	SF	ROOF	913	LBS	ROOF	1520
WALL	120	SF	WALL	1813	LBS	WALL	1920
			TOTAL	3440	LBS		



Project #: 22-225 Date: 10/7/2022
Project: POOL HOUSE FOR SHELTON FAMILY
By: RICARDO HENRIQUE PIRES MUZZI

SEISMIC FORCE ANALYSIS - ELFP

PER CHAPTER 12 ASCE 7-16

BUILDING HEIGHT 9 ft
STRUCTURE TYPE All other structural systems

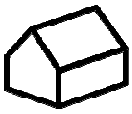
Notes: applies to x and y direction.

SEISMIC INPUT DATA							
SITE CLASS	D (DEFAULT)		T0	0.11	per Fig 22-12		
I_E	1		TS	0.56	sec		
S_s	1.351		TL	8	sec		
S_1	0.501		Sa	NA			
F_a	1.20		Ct	0.02			
F_v	1.80		x	0.75			
S_{MS}	1.621	g	Ta	0.10			
S_{M1}	0.902	g	R	6.5			
S_{DS}	1.081	g	Ω_O	3			
S_{D1}	0.601	g	Cs	0.17			
SDC	D		k	1		STORIES	1

ANLALYSIS

STORY	HEIGHT (FT)	ABOVE GRADE (FT)	WEIGHT (K)	wh^k	C	F (K)	V (K)	M (K-FT)
ROOF	9	9	26	232	1.00	4.28	4.28	0.0
BASE							4.28	

ΣW (K)	Σwh^K
25.725	231.525



Project #: 22-225 Date: 10/7/2022
Project: POOL HOUSE FOR SHELTON FAMILY
By: RICARDO HENRIQUE PIRES MUZZI

WOOD SHEAR WALLS CAPACITY

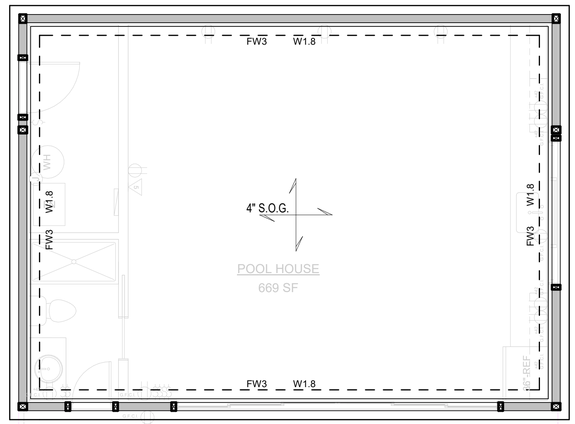
PER SPDWS 4.2.3

WOOD SPECIES: DF

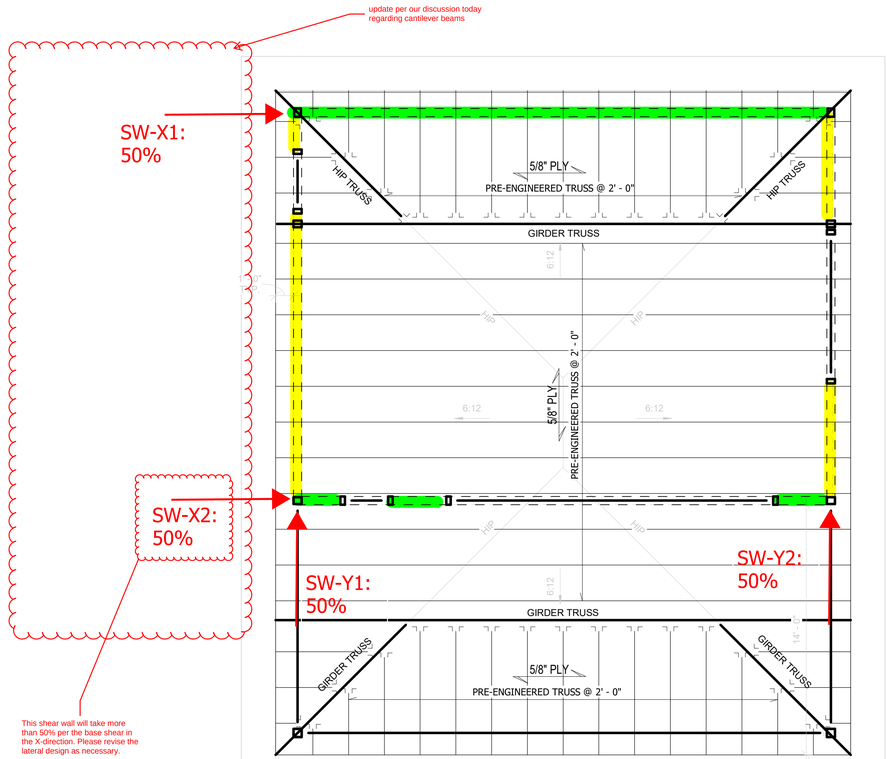
TYPE	$V_{SEISMIC}$ (PLF)	V_{WIND} (PLF)	SHEATHING	NAILING (EDGE/FIELD)	ANCHOR BOLT SPACING 1/2" DIA	ANCHOR BOLT SPACING 5/8" DIA
SW1	240	335	7/16" OSB	8d@6/12	32"	32"
SW2	350	490	7/16" OSB	8d@4/12	24"	32"
SW3	450	630	7/16" OSB	8d@3/12	16"	24"
SW4	585	820	7/16" OSB	8d@2/12	12"	16"

HOLDOWN CAPACITY

TYPE	POST	CAPACITY (LBS)
NONE	DF	0
CS16	DF	1705
CS14	DF	2490
MST27	DF	3700
MST48	DF	5310
STHD10	DF	2175
STHD14	DF	3500
HDU2	DF	3075
HDU4	DF	4565
HDU5	DF	5645
HDU8	DF	6765
HDU11	DF	9535
HDU14	DF	14445



1 MAIN LEVEL PLAN
1/4" = 1'-0"



2 ROOF FRAMING PLAN
1/4" = 1'-0"

WALL FOOTING SCHEDULE

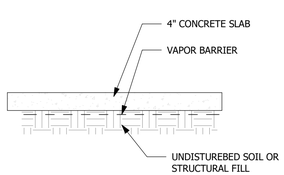
TYPE	WIDTH (FW)	THICKNESS (FT)	LONG REINFORCEMENT (LR)	SHORT REINFORCEMENT (SR)	COMMENTS
W1.8	1' - 8"	0' - 10"	(2) #4	#4 @ 18" O.C.	

SPOT FOOTING SCHEDULE

TYPE	DIMENSIONS			REINFORCEMENT OPTIONS		REINFORCEMENT LOCATION	COMMENTS
	THICKNESS	LENGTH	WIDTH	#4 EW	#5 EW		
SF2.0	10"	2' - 0"	2' - 0"	(3) #4	(3) #5	BOT	

FOUNDATION WALL SCHEDULE

NAME	MAX HEIGHT	WALL THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING	COMMENTS
FW3	3' - 0"	8"	#4 @ 18" O.C.	#4 @ 18" O.C.	

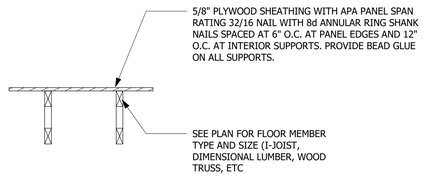


3 4" SLAB ON GRADE (4" S.O.G.)
3/4" = 1'-0"

SHEAR WALL SCHEDULE

TYPE	SHEATHING	EDGE NAILING	FIELD NAILING	MIN END POST	MAX 1/2" ANCHOR BOLT SPACING	MAX 5/8" ANCHOR BOLT SPACING
SW1	7/16" APA RATED OSB	8d@6" O.C.	8d@12" O.C.	(3) 2x	32" O.C.	32" O.C.
SW2	7/16" APA RATED OSB	8d@4" O.C.	8d@12" O.C.	(3) 2x	24" O.C.	32" O.C.
SW3	7/16" APA RATED OSB	8d@3" O.C.	8d@12" O.C.	(3) 2x	16" O.C.	24" O.C.
SW4	7/16" APA RATED OSB	8d@2" O.C.	8d@12" O.C.	(3) 2x	12" O.C.	16" O.C.

NOTES:
1. ALL STUDS ARE DFL #2 OR BETTER
2. 2x BLOCKING AT ALL SHEATHING PANEL EDGES
3. USE 8d COMMON WIRE NAILS. USE HOT-DIPPED GALVANIZED NAILS WHEN NAILING TO PRESSURE TREATED LUMBER
4. PROVIDE END POST AT EACH END OF SHEAR WALL.
5. ANCHORS TO BE 1/2" DIA. J-BOLT W/ 7" MIN EMBED UNO.
6. SW3 AND SW4 TO HAVE (2) 2X OR 3X MEMBER AT ABUTTING PANEL EDGES



4 5/8 TRUSS (5/8" PLY)
3/4" = 1'-0"

PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES.
2. SEE S2 SERIES FOR TYPICAL DETAILS.
3. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECT AND ARCHITECTURAL DRAWINGS.
4. SF2.0 - INDICATES SPREAD FOOTING TYPE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
5. W2.0 - INDICATES STRIP FOOTING TYPE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
6. S-12 - INDICATES SONOTUBE FOOTING SIZE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
7. BF20 - INDICATES "BIG FOOT" FOOTING SIZE. SEE "POST ON BIG FOOT" DETAIL IF APPLICABLE. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
8. AB32 - INDICATES ANCHOR BOLT SPACING. SEE SHEAR WALL SCHEDULE FOR ALTERNATIVE 5/8" SPACING. ANCHORS BOLTS TO BE 1/2" AND SPACED AT 32" O.C. UNO. AB24= 24" O.C. SPACING. AB16=16" O.C. SPACING
9. FW8 - INDICATES FOUNDATION WALL TYPE. SEE FOUNDATION WALL SCHEDULE. MAX HEIGHT GIVEN IS FLOOR TO FLOOR HEIGHT.
10. ROOF SHEATHING TO BE 5/8" 24/16 APA RATED SHEATHING. NAIL PANEL EDGES W/ 8d COMMON @ 6" EDGE/12" FIELD.
11. FLOOR SHEATHING TO BE 3/4" T&G 48/24 APA RATED SHEATHING. NAIL PANEL EDGES W/ 10d COMMON @ 6" EDGE/12" FIELD
12. PROVIDE H CLIPS AT ALL UNSUPPORTED PANEL EDGES
13. PROVIDE 1/8" GAP BETWEEN PANELS AT INSTALLATION.
14. USE (16) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR SHEAR WALLS. PROVIDE 4'-0" MINIMUM SPLICE.
15. 1-1/4" TIMBERSTRAND RIM JOIST AROUND PERIMETER.
16. SILL PLATE TO BE NAILED TO RIM JOIST W/ 16d @ 4" O.C.
17. ALL HEADERS AT 2x4 WALLS TO BE (2) 2x8, UNO
18. ALL HEADERS AT 2x6 WALLS TO BE (3) 2x8, UNO
19. xJS - INDICATES NUMBER OF JACK STUD. REFER TO TYPICAL HEADER DETAILS FOR CONFIGURATION AND KING STUD QUANTITIES. TOTAL STUD COUNT=JACK STUD QUANTITY + KING STUD QUANTITY. IF JACK STUD NOT NOTED ON PLANS, HEADER SHALL BE SUPPORTED BY (1) JACK STUD AND KING STUD QUANTITY BASED ON TYPICAL DETAIL.
20. WOOD FLOOR BEAMS SHALL BE SUPPORTED WITH THE FOLLOWING MINIMUM POST SIZES UNO: 2x BEAM=(2) 2x4 POST OR (2) 2x6 POST, TRIPLE 2x BEAM=(3) 2x4 POST OR (3) 2x6 POST, TRIPLE LVL BEAMS=(4) 2x4 POST OR (4) 2x6 POST. GIRDER TRUSSES = (3)2x6 POST OR (4)2x4 POST. ALL POSTS SHALL BE CONNECTED TO BEAMS WITH POST CAPS SUCH AS SIMPSON LPCZ OR BCS. POST DEPTH SHALL MATCH STUD WALL DEPTH.
21. ALL BEAMS SHOWN ON PLAN ARE TO BE FLUSH WITH FLOOR FRAMING EXCEPT HEADERS OVER DOORS AND WINDOWS UNO.
22. ONLY MAJOR OPENINGS ARE SHOWN ON STRUCTURAL PLANS. REFER TO ARCH AND MEP PLANS FOR OTHER OPENINGS. LOCATIONS SHOWN ON STRUCTURAL PLANS SHALL BE VERIFIED WITH ARCH DRAWINGS.
23. 5 x 12 GLULAM - INDICATES THE SIZE AND DEPTH OF GLULAM BEAM (FOR INSTANCE 5 x 12 GLULAM INDICATES 5 1/8" X 12" GLULAM BEAM). ALL GLULAM BEAM WIDTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 3=3 1/8" ACTUAL WIDTH, 5=5 1/8" ACTUAL WIDTH, 7=6 3/4" ACTUAL DEPTH.
24. LVL3-12 - INDICATES THE NUMBER AND DEPTH OF LVL BEAM (FOR INSTANCE LVL3-12 INDICATES 3-PLY 1 3/4" X 11 7/8"). ALL LVL PLYS SHALL BE 1 3/4" THICK. LVL DEPTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 6= 5 1/2" ACTUAL DEPTH, 8=7 1/4" ACTUAL DEPTH, 10=9 1/2" ACTUAL DEPTH, 12=11 7/8" ACTUAL DEPTH.
25. 5X5 PSL - INDICATES THE WIDTH AND DEPTH OF PARALLEL STRAND (PSL) POST (FOR INSTANCE 5X5 PSL INDICATES 5 1/4" X 5 1/4" PSL POST). UNLESS NOTED OTHERWISE WOOD SHEAR WALLS SHALL BE TYPE SW-1. (REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION).
26. WOOD BEARING WALLS TO BE 2x6 @ 16" O.C. UNO.
27.

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CLIENT

RICK MEINZER

POOL HOUSE FOR SHELTON FAMILY

1132 NORTH 1050 EAST
AMERICAN FORK, UT

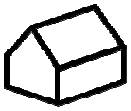
STATUS

MARK	DATE	DESCRIPTION
	10-13-2022	PERMIT

PROJECT NUMBER	22-225
DATE	10/07/2022
DRAWN BY	RHPM
APPROVED BY	RRH

MAIN LEVEL & ROOF FRAMING PLANS

S1.0



Project #: 22-225 Date: 10/7/2022
Project: POOL HOUSE FOR SHELTON FAMILY
By: RICARDO HENRIQUE PIRES MUZZI

WOOD SHEARWALL *PER SDPWS* **DIRECTION** X WALL # 1

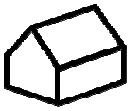
STORY	WALL ID	STORY HEIGHT (FT)	CUM. SEISMIC (KIPS)	CUM. WIND (KIPS)	% EXPOSURE	SEISMIC FORCE (KIPS)	WIND FORCE (KIPS)	CRITICAL CASE
ROOF	X	9	4	3	50%	1.5	1.0	SEISMIC

STORY	WALL LENGTH	FLOOR DL (PSF)	GRAVITY TRIB (FT)	WALL DL (PSF)
ROOF	30	15	5	15

	WALL PIER (LENGTH)							
STORY	1	2	3	4	5	SUM	A_O	C_o
ROOF	30	0	0	0	0	30	0	NA

SHEAR WALL DESIGN

STORY	TYPE	HOLDOWN	SEISMIC %	WIND %	UPLIFT FORCE	HOLDOWN FORCE	HOLDOWN UTILIZATION	DRIFT
ROOF	SW1	NONE	21%	10%	0	0	NA	



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Date: 10/7/2022

WOOD SHEARWALL *PER SDPWS*

DIRECTION X
WALL # 2

STORY	WALL ID	STORY HEIGHT (FT)	CUM. SEISMIC (KIPS)	CUM. WIND (KIPS)	% EXPOSURE	SEISMIC FORCE (KIPS)	WIND FORCE (KIPS)	CRITICAL CASE
ROOF	X	9	4	3	50%	1.5	1.0	SEISMIC

this wall takes more than 50% of the lateral load in the X-direction due to cantilevered diaphragm.

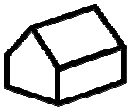
Where did these shear values come from? The seismic base shear per page 11 of 30 of the calculations is higher than this value. Please address.

STORY	WALL LENGTH	FLOOR DL (PSF)	GRAVITY TRIB (FT)	WALL DL (PSF)
ROOF	30	15	2	35

	WALL PIER (LENGTH)							
STORY	1	2	3	4	5	SUM	A_O	C_o
ROOF	2.916667	3.5	3.25	0	0	8.077932	142	0.541

SHEAR WALL DESIGN

STORY	TYPE	HOLDOWN	SEISMIC %	WIND %	UPLIFT FORCE	HOLDOWN FORCE	HOLDOWN UTILIZATION	DRIFT
ROOF	SW3	NONE	76%	20%	0	0	NA	



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WOOD SHEARWALL *PER SDPWS* **DIRECTION** Y WALL # 1

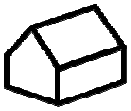
STORY	WALL ID	STORY HEIGHT (FT)	CUM. SEISMIC (KIPS)	CUM. WIND (KIPS)	% EXPOSURE	SEISMIC FORCE (KIPS)	WIND FORCE (KIPS)	CRITICAL CASE
ROOF	Y	9	4	4	50%	1.5	1.2	SEISMIC

STORY	WALL LENGTH	FLOOR DL (PSF)	GRAVITY TRIB (FT)	WALL DL (PSF)
ROOF	16	15	16	35

	WALL PIER (LENGTH)							
STORY	1	2	3	4	5	SUM	A_O	C_o
ROOF	16	0	0	0	0	16	0	NA

SHEAR WALL DESIGN

STORY	TYPE	HOLDOWN	SEISMIC %	WIND %	UPLIFT FORCE	HOLDOWN FORCE	HOLDOWN UTILIZATION	DRIFT
ROOF	SW1	NONE	39%	23%	0	0	NA	



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WOOD SHEARWALL *PER SDPWS* **DIRECTION** Y WALL # 2

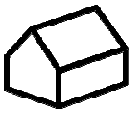
STORY	WALL ID	STORY HEIGHT (FT)	CUM. SEISMIC (KIPS)	CUM. WIND (KIPS)	% EXPOSURE	SEISMIC FORCE (KIPS)	WIND FORCE (KIPS)	CRITICAL CASE
ROOF	Y	9	4	4	50%	1.5	1.2	SEISMIC

STORY	WALL LENGTH	FLOOR DL (PSF)	GRAVITY TRIB (FT)	WALL DL (PSF)
ROOF	7	15	16	35

	WALL PIER (LENGTH)							
STORY	1	2	3	4	5	SUM	A_O	C_o
ROOF	7	0	0	0	0	7	0	NA

SHEAR WALL DESIGN

STORY	TYPE	HOLDOWN	SEISMIC %	WIND %	UPLIFT FORCE	HOLDOWN FORCE	HOLDOWN UTILIZATION	DRIFT
ROOF	SW1	NONE	89%	52%	0	0	NA	



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STUD WALL DESIGN

PER 2015 NDS

SPECIES	DFL #2	ROOF TRIB	16	FT
	2x6	FLOOR TRIB	0	FT
		HEIGHT	9	FT
		SPACING	16	IN O.C.
		WIND	30	PSF

LOADS (PSF)

ROOF DL	15
FLOOR DL	18
LLR	20
SL	30
LL	40

LOADS (PLF)

DL	390
LLR	320
SL	484
LL	0

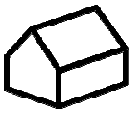
SECTION PROP.

S	7.56	IN^3
A	8.25	IN^2
d	5.5	IN

PROPERTIES

Fb	850	PSI
Fc	1400	PSI
E	1400	KSI
Emin	580000	KSI
Cd	0.9	DL
Cd	1.00	LL
Cd	1.15	SNOW
Cd	1.6	WIND
Cf	1.05	COMPRESSION
Cf	1.10	BENDING
C_r	1.35	
c	0.8	
C_L	1.0	
E	0.5	IN

	AXIAL (LB)	fc (PSI)	fb (PSI)	F'b	F'c	Unity
D	578	70	NA	1262	1470	0.03
D+SL	1165	141	NA	1320	1690	0.07
D+L	520	63	NA	1148	1543	0.03
D+3/4(L+S)	1004	122	NA	1148	1617	0.06
D+W	578	70	386	1836	1984	0.23
D+3/4(W+L+S)	874	106	265	1836	1176	0.18



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STRIP FOOTING DESIGN

BEARING CAPACITY	1500	PSF
ROOF TRIB	16	FT
FLOOR TRIB	0	FT

ROOF LOADS (PSF)

DL	15
LLR	20
SL	30

FLOOR LOADS (PSF)

DL	18
LL	40

ROOF LOADS (PLF)

DL	240
LLR	320
SL	484

FLOOR LOADS (PLF)

DL	0
LL	0

FOUNDATION LOADS

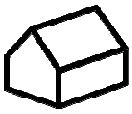
HEIGHT	3	FT
THICKNESS	8	IN
UNIT WEIGHT	150	PCF
DL	300	PLF

WALL LOADS (PLF)

HEIGHT	9	FT
DL	15	PSF
DL	135	PLF

FOOTING

WIDTH	20	IN
LENGTH	12	IN
LOAD	1159	PLF
BEARING LOAD	695	PSF

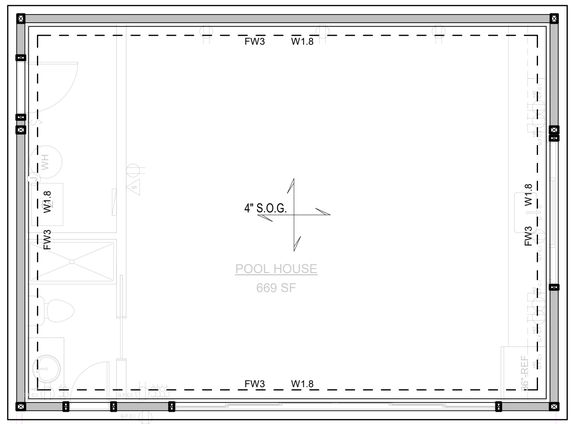


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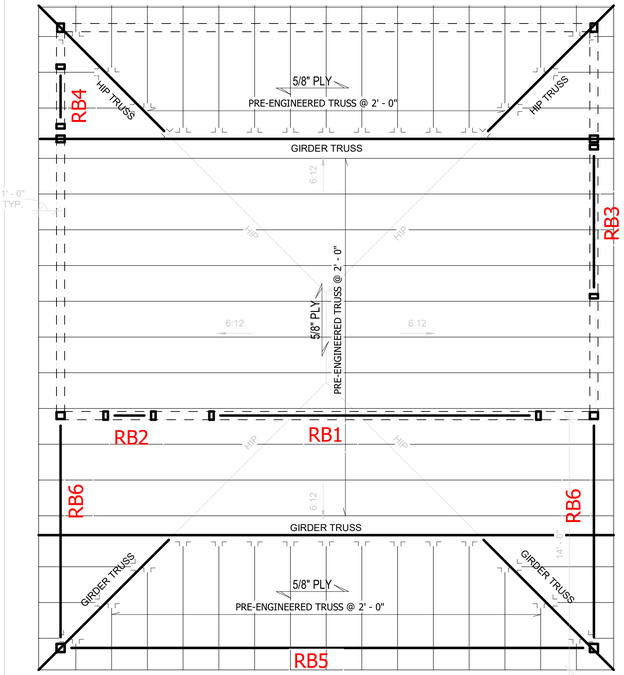
SPOT FOOTING CAPACITY

BEARING CAPACITY 1500 PSF

		DIMENSIONS			REINFORCEMENT	
	MAX LOAD (LB)	THICKNESS (IN)	LENGTH (FT)	WIDTH (FT)	#4 EW	#5 EW
SF2.0	6,000	10	2.0	2.0	(3) #4	(3) #5
SF2.5	9,375	10	2.5	2.5	(3) #4	(3) #5
SF3.0	13,500	10	3.0	3.0	(4) #4	(4) #5
SF3.5	18,375	10	3.5	3.5	(4) #4	(4) #5
SF4.0	24,000	12	4.0	4.0	(6) #4	(5) #5
SF4.5	30,375	12	4.5	4.5	(6) #4	(5) #5
SF5.0	37,500	14	5.0	5.0	(8) #4	(6) #5
SF5.5	45,375	14	5.5	5.5	(9) #4	(6) #5
SF6.0	54,000	14	6.0	6.0	(10) #4	(7) #5
SF6.5	63,375	16	6.5	6.5	(12) #4	(8) #5



1 MAIN LEVEL PLAN
1/4" = 1'-0"



2 ROOF FRAMING PLAN
1/4" = 1'-0"

WALL FOOTING SCHEDULE

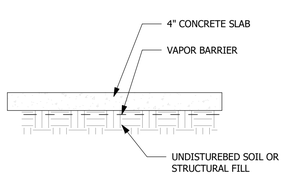
TYPE	WIDTH (FW)	THICKNESS (FT)	LONG REINFORCEMENT (LR)	SHORT REINFORCEMENT (SR)	COMMENTS
W1.8	1' - 8"	0' - 10"	(2) #4	#4 @ 18" O.C.	

SPOT FOOTING SCHEDULE

TYPE	DIMENSIONS			REINFORCEMENT OPTIONS		REINFORCEMENT LOCATION	COMMENTS
	THICKNESS	LENGTH	WIDTH	#4 EW	#5 EW		
SF2.0	10"	2' - 0"	2' - 0"	(3) #4	(3) #5	BOT	

FOUNDATION WALL SCHEDULE

NAME	MAX HEIGHT	WALL THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING	COMMENTS
FW3	3' - 0"	8"	#4 @ 18" O.C.	#4 @ 18" O.C.	

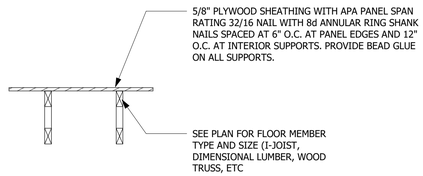


3 4" SLAB ON GRADE (4" S.O.G.)
3/4" = 1'-0"

SHEAR WALL SCHEDULE

TYPE	SHEATHING	EDGE NAILING	FIELD NAILING	MIN END POST	MAX 1/2" ANCHOR BOLT SPACING	MAX 5/8" ANCHOR BOLT SPACING
SW1	7/16" APA RATED OSB	8d@6" O.C.	8d@12" O.C.	(3) 2x	32" O.C.	32" O.C.
SW2	7/16" APA RATED OSB	8d@4" O.C.	8d@12" O.C.	(3) 2x	24" O.C.	32" O.C.
SW3	7/16" APA RATED OSB	8d@3" O.C.	8d@12" O.C.	(3) 2x	16" O.C.	24" O.C.
SW4	7/16" APA RATED OSB	8d@2" O.C.	8d@12" O.C.	(3) 2x	12" O.C.	16" O.C.

NOTES:
1. ALL STUDS ARE DFL #2 OR BETTER
2. 2x BLOCKING AT ALL SHEATHING PANEL EDGES
3. USE 8d COMMON WIRE NAILS. USE HOT-DIPPED GALVANIZED NAILS WHEN NAILING TO PRESSURE TREATED LUMBER
4. PROVIDE END POST AT EACH END OF SHEAR WALL.
5. ANCHORS TO BE 1/2" DIA. J-BOLT W/ 7" MIN EMBED UNO.
6. SW3 AND SW4 TO HAVE (2) 2X OR 3X MEMBER AT ABUTTING PANEL EDGES



4 5/8 TRUSS (5/8" PLY)
3/4" = 1'-0"

PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES.
2. SEE S2 SERIES FOR TYPICAL DETAILS.
3. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECT AND ARCHITECTURAL DRAWINGS.
4. SF2.0 - INDICATES SPREAD FOOTING TYPE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
5. W2.0 - INDICATES STRIP FOOTING TYPE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
6. S-12 - INDICATES SONOTUBE FOOTING SIZE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
7. BF20 - INDICATES "BIG FOOT" FOOTING SIZE. SEE "POST ON BIG FOOT" DETAIL IF APPLICABLE. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
8. AB32 - INDICATES ANCHOR BOLT SPACING. SEE SHEAR WALL SCHEDULE FOR ALTERNATIVE 5/8" SPACING. ANCHORS BOLTS TO BE 1/2" AND SPACED AT 32" O.C. UNO. AB24= 24" O.C. SPACING. AB16=16" O.C. SPACING
9. FW8 - INDICATES FOUNDATION WALL TYPE. SEE FOUNDATION WALL SCHEDULE. MAX HEIGHT GIVEN IS FLOOR TO FLOOR HEIGHT.
10. ROOF SHEATHING TO BE 5/8" 24/16 APA RATED SHEATHING. NAIL PANEL EDGES W/ 8d COMMON @ 6" EDGE/12" FIELD.
11. FLOOR SHEATHING TO BE 3/4" T&G 48/24 APA RATED SHEATHING. NAIL PANEL EDGES W/ 10d COMMON @ 6" EDGE/12" FIELD
12. PROVIDE H CLIPS AT ALL UNSUPPORTED PANEL EDGES
13. PROVIDE 1/8" GAP BETWEEN PANELS AT INSTALLATION.
14. USE (16) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR SHEAR WALLS. PROVIDE 4'-0" MINIMUM SPLICE.
15. 1-1/4" TIMBERSTRAND RIM JOIST AROUND PERIMETER.
16. SILL PLATE TO BE NAILED TO RIM JOIST W/ 16d @ 4" O.C.
17. ALL HEADERS AT 2x4 WALLS TO BE (2) 2x8, UNO
18. ALL HEADERS AT 2x6 WALLS TO BE (3) 2x8, UNO
19. xJS - INDICATES NUMBER OF JACK STUD. REFER TO TYPICAL HEADER DETAILS FOR CONFIGURATION AND KING STUD QUANTITIES. TOTAL STUD COUNT=JACK STUD QUANTITY + KING STUD QUANTITY. IF JACK STUD NOT NOTED ON PLANS, HEADER SHALL BE SUPPORTED BY (1) JACK STUD AND KING STUD QUANTITY BASED ON TYPICAL DETAIL.
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21. ALL BEAMS SHOWN ON PLAN ARE TO BE FLUSH WITH FLOOR FRAMING EXCEPT HEADERS OVER DOORS AND WINDOWS UNO.
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23. 5 x 12 GLULAM - INDICATES THE SIZE AND DEPTH OF GLULAM BEAM (FOR INSTANCE 5 x 12 GLULAM INDICATES 5 1/8" X 12" GLULAM BEAM). ALL GLULAM BEAM WIDTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 3=3 1/8" ACTUAL WIDTH, 5=5 1/8" ACTUAL WIDTH, 7=6 3/4" ACTUAL DEPTH.
24. LVL3-12 - INDICATES THE NUMBER AND DEPTH OF LVL BEAM (FOR INSTANCE LVL3-12 INDICATES 3-PLY 1 3/4" X 11 7/8"). ALL LVL PLYS SHALL BE 1 3/4" THICK. LVL DEPTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 6= 5 1/2" ACTUAL DEPTH, 8=7 1/4" ACTUAL DEPTH, 10=9 1/2" ACTUAL DEPTH, 12=11 7/8" ACTUAL DEPTH.
25. 5X5 PSL - INDICATES THE WIDTH AND DEPTH OF PARALLEL STRAND (PSL) POST (FOR INSTANCE 5X5 PSL INDICATES 5 1/4" X 5 1/4" PSL POST). UNLESS NOTED OTHERWISE WOOD SHEAR WALLS SHALL BE TYPE SW-1. (REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION).
26. WOOD BEARING WALLS TO BE 2x6 @ 16" O.C. UNO.
27.

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CLIENT

RICK MEINZER

POOL HOUSE FOR SHELTON FAMILY

1132 NORTH 1050 EAST
AMERICAN FORK, UT

STATUS

MARK	DATE	DESCRIPTION
	10-13-2022	PERMIT

PROJECT NUMBER	22-225
DATE	10/07/2022
DRAWN BY	RHPM
APPROVED BY	RRH

MAIN LEVEL & ROOF FRAMING PLANS

S1.0

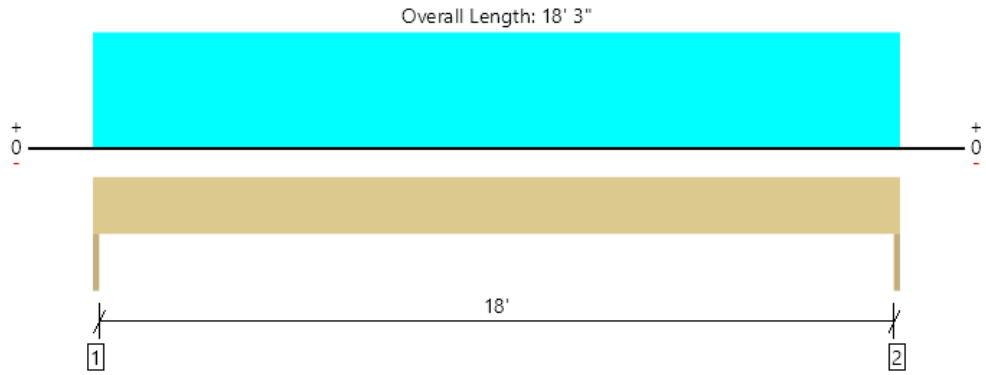
ROOF			
Member Name	Results	Current Solution	Comments
RB1	Passed	3 piece(s) 1 3/4" x 18" 2.0E Microllam® LVL	
RB2	Passed	2 piece(s) 2 x 8 DF No.2	
RB3	Passed	3 piece(s) 2 x 12 DF No.2	
RB4	Passed	2 piece(s) 2 x 8 DF No.2	
RB5	Passed	1 piece(s) 5 1/8" x 18" 24F-V4 DF Glulam	
RB6	Passed	1 piece(s) 5 1/8" x 18" 24F-V4 DF Glulam	
POSTS	Passed	1 piece(s) 6 x 6 DF No.2	

ForteWEB Software Operator	Job Notes
Ricardo Muzzi Hazelwood Engineering (385) 259-2999 muzzi@hazelwood-eng.com	

Weyerhaeuser

ROOF, RB1

3 piece(s) 1 3/4" x 18" 2.0E Microllam® LVL



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1712 @ 0	5906 (1.50")	Passed (29%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1407 @ 1' 7 1/2"	20648	Passed (7%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	7809 @ 9' 1 1/2"	66849	Passed (12%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.032 @ 9' 1 1/2"	0.365	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.101 @ 9' 1 1/2"	0.913	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/600) and TL (L/240).
- A 1.4% decrease in the moment capacity has been added to account for lateral stability.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Roof Live	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	1164	365	548	1712	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	1164	365	548	1712	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	1' 4" o/c	
Bottom Edge (Lu)	End Bearing Points	

Vertical Loads	Location	Tributary Width	Dead (0.90)	Roof Live (non-snow: 1.25)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 18' 3"	N/A	27.6	--	--	
1 - Uniform (PSF)	0 to 18' 3"	2'	15.0	20.0	30.0	ROOF LOADS
2 - Uniform (PSF)	0 to 18' 3"	2'	35.0	-	-	WALL LOAD (STONE)

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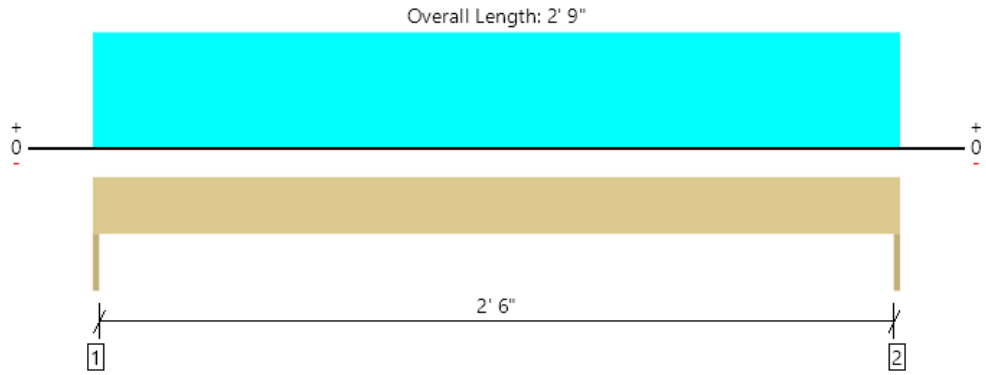
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Ricardo Muzzi Hazelwood Engineering (385) 259-2999 muzzi@hazelwood-eng.com	

Weyerhaeuser

ROOF, RB2

2 piece(s) 2 x 8 DF No.2



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	228 @ 0	2813 (1.50")	Passed (8%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	107 @ 8 3/4"	3002	Passed (4%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	156 @ 1' 4 1/2"	2702	Passed (6%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.001 @ 1' 4 1/2"	0.055	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.001 @ 1' 4 1/2"	0.138	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/600) and TL (L/240).
- A 0.7% decrease in the moment capacity has been added to account for lateral stability.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Roof Live	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	145	55	83	228	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	145	55	83	228	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	1' 4" o/c	
Bottom Edge (Lu)	End Bearing Points	

Vertical Loads	Location	Tributary Width	Dead (0.90)	Roof Live (non-snow: 1.25)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 2' 9"	N/A	5.5	--	--	
1 - Uniform (PSF)	0 to 2' 9"	2'	15.0	20.0	30.0	ROOF LOADS
2 - Uniform (PSF)	0 to 2' 9"	2'	35.0	-	-	WALL LOAD (STONE)

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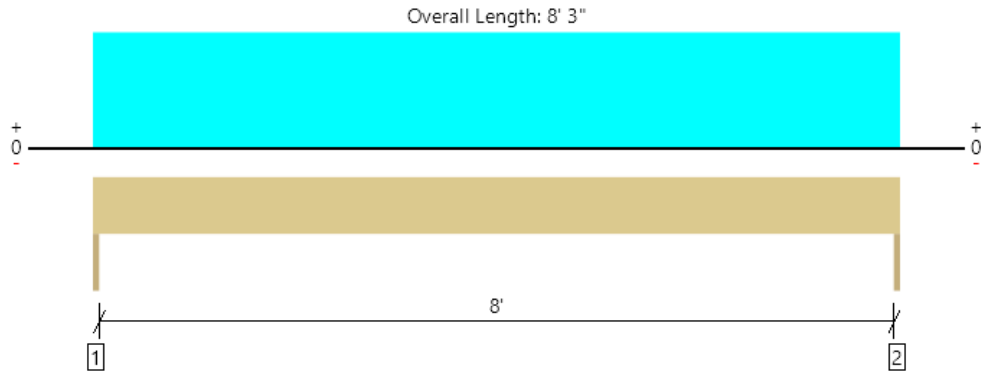
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Ricardo Muzzi Hazelwood Engineering (385) 259-2999 muzzi@hazelwood-eng.com	

Weyerhaeuser

ROOF, RB3

3 piece(s) 2 x 12 DF No.2



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	3213 @ 0	4219 (1.50")	Passed (76%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	2385 @ 1' 3/4"	6986	Passed (34%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	6626 @ 4' 1 1/2"	8133	Passed (81%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.062 @ 4' 1 1/2"	0.206	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.095 @ 4' 1 1/2"	0.412	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- A 0.7% decrease in the moment capacity has been added to account for lateral stability.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Roof Live	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	1105	1238	2108	3213	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	1105	1238	2108	3213	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	1' 4" o/c	
Bottom Edge (Lu)	End Bearing Points	

Vertical Loads	Location	Tributary Width	Dead (0.90)	Roof Live (non-snow: 1.25)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 8' 3"	N/A	12.8	--	--	
1 - Uniform (PSF)	0 to 8' 3"	15'	15.0	20.0	30.0	ROOF LOADS
2 - Uniform (PSF)	0 to 8' 3"	2'	15.0	-	-	WALL LOAD
3 - Uniform (PSF)	0 to 8' 3"	1'	-	-	61.0	EAVE SNOW LOAD

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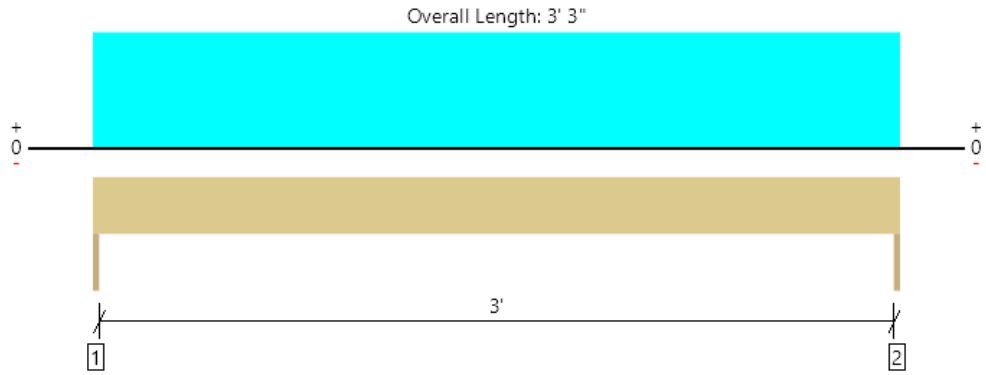
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Ricardo Muzzi Hazelwood Engineering (385) 259-2999 muzzi@hazelwood-eng.com	

Weyerhaeuser

ROOF, RB4

2 piece(s) 2 x 8 DF No.2



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	376 @ 0	2813 (1.50")	Passed (13%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	207 @ 8 3/4"	3002	Passed (7%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	306 @ 1' 7 1/2"	2702	Passed (11%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.002 @ 1' 7 1/2"	0.081	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.004 @ 1' 7 1/2"	0.162	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- A 0.7% decrease in the moment capacity has been added to account for lateral stability.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Roof Live	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	131	98	245	376	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	131	98	245	376	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	1' 4" o/c	
Bottom Edge (Lu)	End Bearing Points	

Vertical Loads	Location	Tributary Width	Dead (0.90)	Roof Live (non-snow: 1.25)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 3' 3"	N/A	5.5	--	--	
1 - Uniform (PSF)	0 to 3' 3"	3'	15.0	20.0	30.0	ROOF LOADS
2 - Uniform (PSF)	0 to 3' 3"	2'	15.0	-	-	WALL LOAD
3 - Uniform (PSF)	0 to 3' 3"	1'	-	-	61.0	EAVE SNOW LOAD

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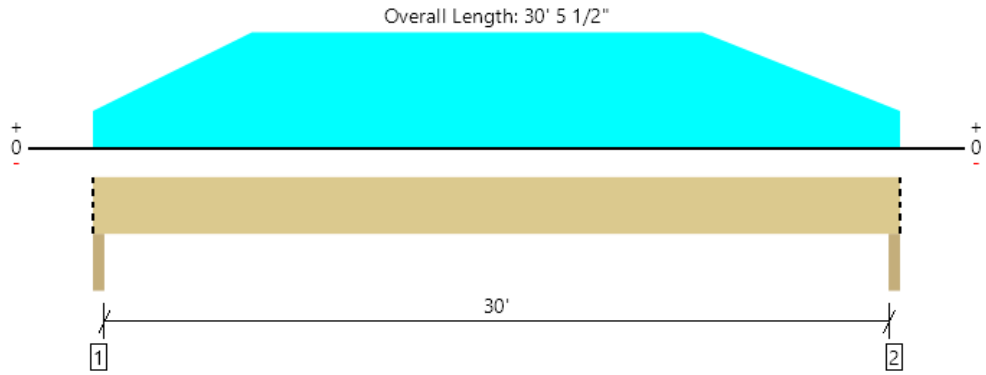
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
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Weyerhaeuser

ROOF, RB5

1 piece(s) 5 1/8" x 18" 24F-V4 DF Glulam



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	3226 @ 1 1/4"	9161 (2.75")	Passed (35%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	3021 @ 1' 8 3/4"	18742	Passed (16%)	1.15	1.0 D + 1.0 S (All Spans)
Pos Moment (Ft-lbs)	26519 @ 15' 2"	58933	Passed (45%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.626 @ 15' 2 1/2"	1.513	Passed (L/580)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.968 @ 15' 2 1/2"	2.017	Passed (L/375)	--	1.0 D + 1.0 S (All Spans)

System : Roof
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- A 7.4% decrease in the moment capacity has been added to account for lateral stability.
- Critical positive moment adjusted by a volume factor of 0.93 that was calculated using length L = 30' 3".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Roof Live	Snow	Factored	
1 - Column - DF	2.75"	2.75"	1.50"	1146	1072	2081	3226	Blocking
2 - Column - DF	2.75"	2.75"	1.50"	1121	1040	2032	3153	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	2' o/c	
Bottom Edge (Lu)	End Bearing Points	

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Roof Live (non-snow: 1.25)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 30' 5 1/2"	N/A	22.4	--	--	
1 - Tapered (PSF)	0 to 6' (Top)	0 to 3' 2"	15.0	20.0	30.0	ROOF LOADS
2 - Uniform (PSF)	0 to 30' 5 1/2" (Top)	1'	15.0	20.0	61.0	ROOF LOADS
3 - Tapered (PSF)	23' to 30' 5 1/2" (Top)	3' 2" to 0	15.0	20.0	30.0	ROOF LOADS
4 - Uniform (PSF)	6' to 23' (Top)	3' 2"	15.0	20.0	30.0	ROOF LOADS

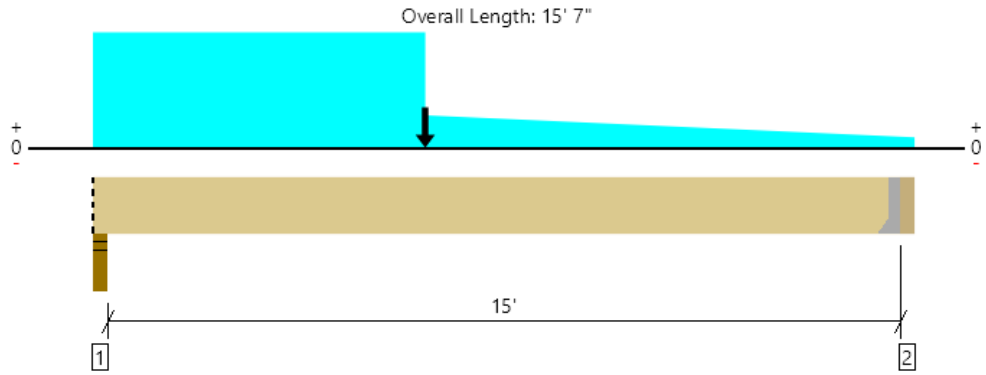
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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ROOF, RB6

1 piece(s) 5 1/8" x 18" 24F-V4 DF Glulam



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	3587 @ 15' 3 1/2"	4997 (1.50")	Passed (72%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	5316 @ 1' 9 1/2"	18742	Passed (28%)	1.15	1.0 D + 1.0 S (All Spans)
Pos Moment (Ft-lbs)	25972 @ 6' 5"	63162	Passed (41%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.128 @ 7' 4 3/16"	0.504	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.207 @ 7' 4 1/4"	0.756	Passed (L/875)	--	1.0 D + 1.0 S (All Spans)

System : Roof
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 0/12

- Deflection criteria: LL (L/360) and TL (L/240).
- A 0.8% decrease in the moment capacity has been added to account for lateral stability.
- Critical positive moment adjusted by a volume factor of 0.99 that was calculated using length L = 15' 1 1/2".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Roof Live	Snow	Factored	
1 - Stud wall - DF	3.50"	3.50"	2.09"	2473	2635	4228	6701	Blocking
2 - Hanger on 18" DF beam	3.50"	Hanger[1]	1.50"	1379	1309	2232	3612	See note [1]

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- [1] See Connector grid below for additional information and/or requirements.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	2' o/c	
Bottom Edge (Lu)	End Bearing Points	

Connector: Simpson Strong-Tie						
Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
2 - Face Mount Hanger	HU5.125/13.5	2.50"	N/A	26-16d	12-16d	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Roof Live (non-snow: 1.25)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 15' 3 1/2"	N/A	22.4	--	--	
1 - Uniform (PSF)	0 to 15' 7" (Top)	1'	15.0	20.0	61.0	ROOF LOADS
2 - Uniform (PSF)	0 to 6' 5" (Top)	15'	15.0	20.0	30.0	ROOF LOADS
3 - Point (lb)	6' 5" (Top)	N/A	1614	1417	2186	Linked from: GIRDER TRUSS - OMIT, Support 1
4 - Tapered (PSF)	6' 5" to 15' 7" (Top)	3' 2" to 0	15.0	20.0	30.0	ROOF LOADS

ForteWEB Software Operator	Job Notes
Ricardo Muzzi Hazelwood Engineering (385) 259-2999 muzzi@hazelwood-eng.com	

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ROOF, POSTS

1 piece(s) 6 x 6 DF No.2

Post Height: 9'



Drawing is Conceptual

Design Results	Actual	Allowed	Result	LDF	Load: Combination
Slenderness	20	50	Passed (39%)	--	--
Compression (lbs)	7462	18526	Passed (40%)	1.15	1.0 D + 1.0 S
Base Bearing (lbs)	7462	18906	Passed (39%)	--	1.0 D + 1.0 S
Bending/Compression	0.56	1	Passed (56%)	1.15	1.0 D + 1.0 S

- Input axial load eccentricity for this design is 16.67% of applicable member side dimension.
- Applicable calculations are based on NDS.

Supports	Type	Material
Base	Plate	Douglas Fir-Larch

Max Unbraced Length	Comments
Full Member Length	No bracing assumed.

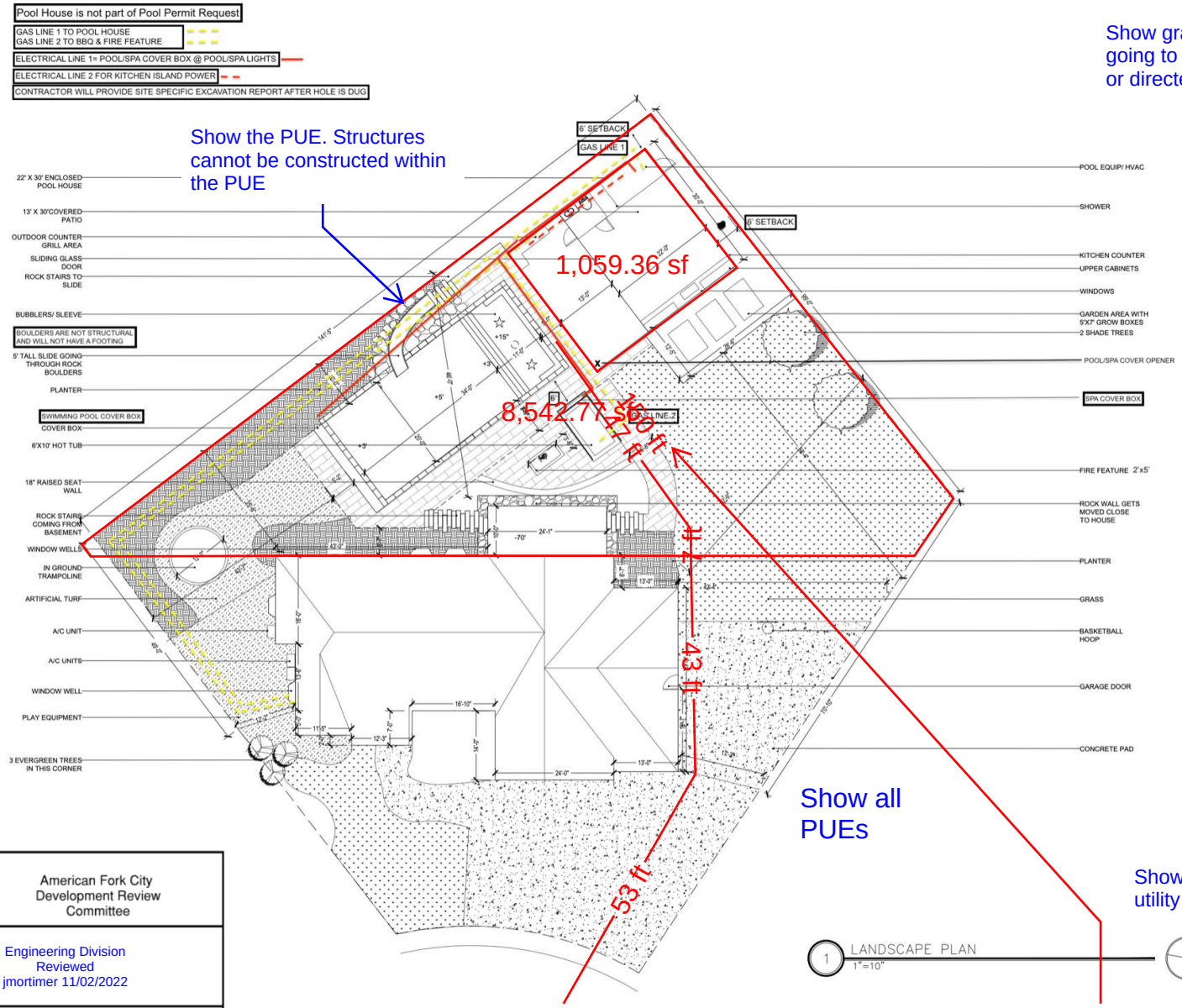
Member Type : Free Standing Post
Building Code : IBC 2018
Design Methodology : ASD

Vertical Loads	Dead (0.90)	Roof Live (non-snow: 1.25)	Snow (1.15)	Comments
1 - Point (lb)	220	225	404	Linked from: HIP TRUSS - OMIT, Support 1
2 - Point (lb)	1146	1072	2081	Linked from: RB5, Support 1
3 - Point (lb)	1379	1309	2232	Linked from: RB6, Support 2

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PLATINUM
LANDSCAPE & POOLS

PROJECT NAME:
SHELTON RESIDENCE, 1132 NORTH 1050 EAST, AMERICAN FORK, UTAH

PLATINUM LANDSCAPE AND POOL 8555 N 8730 W Lehi UT 84043 United States

Revisions

Drawn By | Checked By | Date: 25/06/2022

Drawing

Project Number | Sheet Number

Scale 1"=10" | 01 OF 01

American Fork City
Development Review
Committee

Engineering Division
Reviewed
jmortimer 11/02/2022

Fire Department
Reviewed
M. Sacco 11/01/2022

Planning Department:
Reviewed
pobrien 11/01/2022

NEXT STEPS:

Revise and resubmit to address staff comments.

Because the location of the building, all exterior walls are not with the required 150ft reach of fire apparatus access, and no alternative access is provided, building should be protected with fire sprinklers as stated in 2018 IFC 503.1.1 to include Exception 1.2.