HOOPER CITY
PLANNING COMMISSION AGENDA
APRIL 13, 2023 7:00PM

COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, April 13, 2023, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:30pm

1. Discussion on Agenda Items

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
    a. Pledge of Allegiance
    b. Reverence
3. Consent Items
    a. Motion – Approval of Minutes dated February 9, 2023.
4. Action Items
    a. Conditional Use Permit Request for Theron Williams for an oversized structure totaling 3234 sq ft including an accessory dwelling unit totaling 920 sq ft located at 5599 S 5900 W
        i. Enter a public hearing to receive public input on request.
        ii. Close the public hearing and proceed with the regular meeting.
        iii. Planning Commission Discussion and/or Motion on request
    b. Conditional Use Permit Request for Gage Charlesworth for an oversized structure totaling 2,000 sq ft, located at 3725 S 5650 W
        i. Enter a public hearing to receive public input on request.
        ii. Close the public hearing and proceed with the regular meeting.
        iii. Planning Commission Discussion and/or Motion on request
    c. Conditional Use Permit Request for Keith Cordon for an oversized structure totaling 1,440 sq ft with structural height of 22 ft located at 5363 W 5000 S
        i. Enter a public hearing to receive public input on request.
        ii. Close the public hearing and proceed with the regular meeting.
        iii. Planning Commission Discussion and/or Motion on request
    d. Conditional Use Permit Request for Roger McFarland for an oversized structure totaling 1,700 sq ft including an accessory dwelling unit totaling 904 sq ft located at 5750 S 6000 W
        i. Enter a public hearing to receive public input on request.
        ii. Close the public hearing and proceed with the regular meeting.
        iii. Planning Commission Discussion and/or Motion on request
5. Citizen Comment *(Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)*
6. Adjournment

Morghan Yeoman

Morghan Yeoman, City Recorder

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice has been posted at the Hooper City Civic Center, the Hooper City Post Office, and the Hooper City Sinclair Gas Station; the Utah Public Meeting Notice website; and hoopercity.com on or before April 13, 2023.

HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, FEBRUARY 9, 7:00PM

COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on February 9, 2023, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:
Blake Cevering
Sheldon Greener – Vice Chair
Amanda Prince
Nathan Platt

COMMISSION MEMBERS EXCUSED:
Mary Simpson – Chair

CITY STAFF & CITY COUNCIL PRESENT:
Dale Fowers – Mayor
Briant Jacobs – City Engineer
Morghan Yeoman – City Recorder

AUDIENCE PRESENT:
See attached list.

DRAFT

6:30PM WORK MEETING

1. Discussion on Agenda Items

   The Planning Commission held a work session where they discussed agenda items.

7:00PM REGULAR MEETING

1. Meeting Called to Order

   At 7:00pm Commissioner Greener called the meeting to order.

2. Opening Ceremony
   a. Pledge of Allegiance

      Commissioner Cevering led in the Pledge of Allegiance.

   b. Reverence

      Commissioner Prince offered reverence.

3. Consent Items
    a. Motion – Approval of Minutes dated January 12, 2023
        i. Commissioner Prince addressed the corrections that needed to be made. All corrections have been made.

COMMISSIONER PLATT MOVED TO APPROVE THE MINUTES DATED JANUARY 12, 2023. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
CEVERING	**AYE**
PLATT	**AYE**
PRINCE	**AYE**

MOTION PASSED.

    b. Reviewing the General Plan
        i. Commissioners reviewed and discussed General Plan.

4. Action Items
    a. Conditional Use Permit Request for Denise Taylor for an oversized structure totaling 4,000 sq ft located at 5179 W. 4250 S.

        i. Applicant and/or Staff presentation(s)

        Commissioner Greener opened the conversation for Denise Taylor to explain her oversized structure. She explained what she has done when she came in the first time in June and why she is back for today's meeting. Commissioner Prince explained that she went back and listened to the minutes to get the correct information. Stated the information that was agreed to in June 2022, was 18ft for the height of the structure. Denise explained that she got new plans from Roper Buildings and showed the Commissioners the updated plans. Commissioner Greener stated that she will need to submit an additional Conditional Use Permit with the updated plans having the structure having the height of 26 ft -1 1/4 inches.

        ii. Enter a public hearing to receive public input on request

        Commissioner Greener opened the public hearing.

        Dennis Blanchard located at 5362 S. 4700 W. asked what the height was of the structure, Commissioner Prince confirmed that the new plans that were shown

DRAFT

to her was 26 ft. Asked how big the property was, Commissioner Prince confirmed it was 1 acre. Dennis asked that they hold it to the 25 ft. with it being in the R-1 zone.

iii. Close the public hearing and proceed with the regular meeting
Commissioner Greener closed the public hearing.

Commissioner Prince went over the TITLE X Ordinance. Commissioner Greener stated that they were unaware of what they could do at that time with Denise Taylor plans. Commissioner Cevering read off the Ordinance, if anything over these requirements and are approved they are required for a new Conditional Use Permit. Commissioner Prince stated that in an R-1 and R-2 zone can go up to 25 ft in height.

Commissioner Platt and Commissioner Cevering discussed what they have done with previous Conditional Use Permits and requirements. Commissioner Platt asked Dennis Blanchard in the audience what they required of him. Commissioner Prince stated that based off her and Dennis conversation when he was applying for the Conditional Use Permit, they amended it to be under the 25 ft. Commissioner Platt asked how far along is the building, and Denise Taylor confirmed that it is already built, and the height is 26 ft.

Dennis Blanchard located at 5362 S. 4700 W. suggested to the Commissioners that they call it a 'wash' and accept it to what it is. Then any future developments, stay to 25 ft. Commissioner Platt asked on "how have we gotten this far in the development, and no one has caught this." Commissioner Cevering asked Denise what the inspector had told her, and she said they did not know about the height concern until someone had called and complained about it.

Dale Fowers located at 4518 S. 5500 W. read off TITLE X Ordinance and explained the previous plans that Denise Taylor had sent in. Showing the 2 different buildings. Explained the ADU & height restrictions of plans. Commissioner Cevering asked if we table it until the Conditional Use Permit is sent in. Dale Fowers said that it has already been turned in and paid for.

iv. Planning Commission Discussion and/or motion on request

DRAFT

COMMISSIONER PRINCE MOVED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR DENISE TAYLOR FOR AN OVERSIZED STRUCTURE LOCATED AT 5179 W 4250 S TOTALING 4000 SQ FT WITH HEIGHT CHANGES OF 27 FT FOR THE OVERSIZED [BARN] STRUCTURE AND 17.5 FT FOR THE ADU WITH THE CONDITION THAT THEY PAY ANOTHER APPLICATION FEE. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
CEVERING	**AYE**
PLATT	**NAY**
PRINCE	**AYE**

MOTION PASSED.

a. Conditional Use Permit Request for Casey Meenderink for an oversized structure totaling 6,000 sq ft, structural height of 31 ft and an Accessory Dwelling Unit at 6540 W 5100 S

i. Applicant and/or Staff presentation(s)

Commissioner Greener opened the conversation for Casey Meenderink to explain his oversized structure and ADU. Will be used to store his tractors, trailers, and other equipment that is sitting on his property currently. Commissioner Cevering asked if he is going to be taking down the existing barn, Casey confirmed yes. Briant Jacobs, city engineer, confirmed that the lot size is 1.13 acres. Commissioner Cevering asked where it will be located on his property. Casey Meenderink explained that it will sit on the west side of his home, either in line with home or 1 foot back from the front of the home. [Commissioners reviewing plans with Meenderink.]

ii. Enter a public hearing to receive public input on request

No public comment.

iii. Close the public hearing and proceed with the regular meeting

Commissioner Greener closed the public hearing.

DRAFT

iv. Planning Commission Discussion and/or motion on request

Commissioner Platt discussed amongst the other commissioners. With Casey owning the land behind the home and it is sitting on the 1.13 acres. There was no one there to fight against the oversized structure. Commissioner Greener asked what the exterior style of the structure would be, Casey replied saying "Hardy board and rock to match his home."

COMMISSIONER CEVERING APPROVED THE OVERSIZED STRUCTURE LOCATED AT 6540 W 5100 S TOTALING 6400 SQ FT, HEIGHT OF 31 FT AND AN ACCESSORY DWELLING UNIT TOTALING 960 SQ FT. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
CEVERING	**AYE**
PLATT	**AYE**
PRINCE	**AYE**

MOTION PASSED.

a. Conditional Use Permit Request for Ned King for an oversized structure totaling 2,496 sq ft located at 5438 W 4325 S

i. Applicant and/or Staff presentation(s)

Commissioner Greener opened the conversation for Ned King to explain his oversized structure. He explained at it will be used to get things out of the garage. [Lawn mower, storage, etc.] Commissioner Greener asked Ned what the height was going to be. Ned responded, 24 ft 7 in.

ii. Enter a public hearing to receive public input on request

No public comment

iii. Close the public hearing and proceed with the regular meeting

Commissioner Greener closed the public hearing.

iv. Planning Commission Discussion and/or motion on request

Commissioner Prince asked about his previous plans being 1,920 sq ft and are now 2,496 sq ft and wanted to confirm with Ned that, that is what he is

DRAFT

applying for. Ned responded yes. Commissioner Cevering asked where it was going to be located on the property. Commissioner Prince showed his on the property where it will be located. Commissioner Greener asked Ned that he was going to put electricity and plumbing within that. Ned confirmed that he was going to stub it for any future use.

COMMISSIONER PRINCE APPROVED THE OVERSIZED STRUCTURE LOCATED AT 5438 W 4325 S TOTALING 2,496 SQ FT. COMMISSIONER PLATT SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
CEVERING	**AYE**
PLATT	**AYE**
PRINCE	**AYE**

MOTION PASSED.

5. Citizen Comment

(Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)

Bob Torghele located at 900 Oak drive, South Ogden. Asked about the General Plan and if there can be changes made. Commissioner Platt mentions that they change the General Plan every 5-7 years. Bob explains his 130 acres and the new school going in and also the new road development on 5100 South. Bob is concerned about the Affordable housing and younger families or those that have kids that would attend the elementary school, that they would not be able to afford the 1 acre lots. Commissioner Prince explained that they just closed the General Plan about 7 months ago, so opening it back up right now would not be an option. Stated that they will revisit the plan every year to make sure they are on target with the goals they had set for the city. Commissioner Cevering mentioned that they can re-zone but would be another public hearing.

Aaron Robinson located at 5727 Maplewood Drive. Wanting echo the frustration of the Torgheles. Feels like their voice was not heard when the zoning was done. Aaron is hoping that the Planning Commission members has an open mind for changes.

Bruce Taylor located at 4745 W. 5100 S. He has brought to the Council Members that there is a water tank being built in his backyard and now making it aware to the Planning Commission Members. It was rejected 2 ½ years ago. Since then, there has been new renters and they have proceeded with this. They have a 30 ft. right away

DRAFT

getting ready to be paved. Bruce Taylor gave a handout to each Planning Commission Member of what the progress is. Bruce said that they have had it surveyed and proceeding with the process. Asked that they can look into it.

Charolette Torghele 1275 E. 5375 S. asked if she could meet with someone to get the best plan for their land. Commissioner Greener gave input on what he would do. Charolette talked about the 1 acre zoning that they currently have and not given the opportunity to do .5 acres. Bob Torghele in the audience explains that when Tracy first zoned their property, it was .5 acre, but when the General Plan was finalized it was showing 1 acre. Commissioner Prince explains that there was a lot of work and extra help from the community to finalize the General Plan.

Lisa King located at 5438 W 4325 S thanked Planning Commission for their time in doing the General plan and listening to the voices and implementation of that.

6. Adjournment

AT APPROXIMATELY 8:45PM, COMMISSIONER PRINCE MOVED TO ADJOURN THE MEETING. COMMISSIONER PLATT SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
CEVERING	**AYE**
PRINCE	**AYE**
PLATT	**AYE**

MOTION PASSED.

Date Approved: _____

_____
Morghan Yeoman, City Recorder

DRAFT

49 addresses.

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 732-1064 - Fax 732-0598

☒ Fee: $200.00
Date Submitted 3/7/23

Conditional Use Permit - Property

Print Applicant Name: Theron Williams
Address: 5595 S 5900 W
Phone #: [redacted]
Day Time Phone #:
Sp. Feet/Acreage of Property: .78
Reason for conditional use: To Build A Shop with An ADU 3234 sq ft 24' 7 3/8" Height.
920 - ADU
Describe use of property:

If building on property provide site plan drawings including:

- Map of property showing adjacent streets
- Building/structure dimensions and distance from other structures
- Distance from property lines.
- List any easements on property
- Roof pitch, roofing material, Building materials, driveway materials
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

HOOPER CITY PAID MAR 07 2023 Amt 249.00 Int. Check ☐ CC Cash ☐

☐ This Provide stamps and ***mailing addresses*** not parcel addresses for all property owners within 600 feet from your property. (front, sides and back). ***The addresses must be typed and printed on address labels not hand written.*** Mailing Addresses are available on the Weber County Web-Site at www.co.weber.ut.us, then go to Geo Gizmo. It will pull up a map. Outline the area you want, then us the tool bar at the bottom of the screen to get parcel information and ***mailing addresses.*** ***Also, bring in a copy of the map you used with the parcels marked that the addresses came from.***

This application will be evaluated by, but not limited to the following items. You may want to address these issues on the back of this application.

Traffic problems	Safety issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business operation	Use of structure	Easements	

I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I will comply with all state and local requirements. I also understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months this Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review.

Signature: Theron Williams Date: 3/7/23

****

Approval Date: Disapproval Date:
Planning Commission Chairman

Comments/Conditions:

Completed applications must be submitted three (3) weeks prior to a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

Date 3/7/23

I, Theron Williams have read and understand the requirements to be allowed to have a secondary detached dwelling unit on my property and will follow city requirements for as long as the unit is being used:

"DWELLING, SECONDARY DETACHED: A dwelling unit for one (1) family that shares a lot or parcel with the principle dwelling, is a minimum of 400 square feet and a maximum of 960 square feet in size and is subordinate to the principle dwelling. The secondary unit may have separately metered (utilities), must contain a kitchen and bathroom facilities and the principle dwelling must be occupied by the property owner. Secondary structure must meet the minimum setback from property lines as identified for a Dwelling, Single Family Detached."

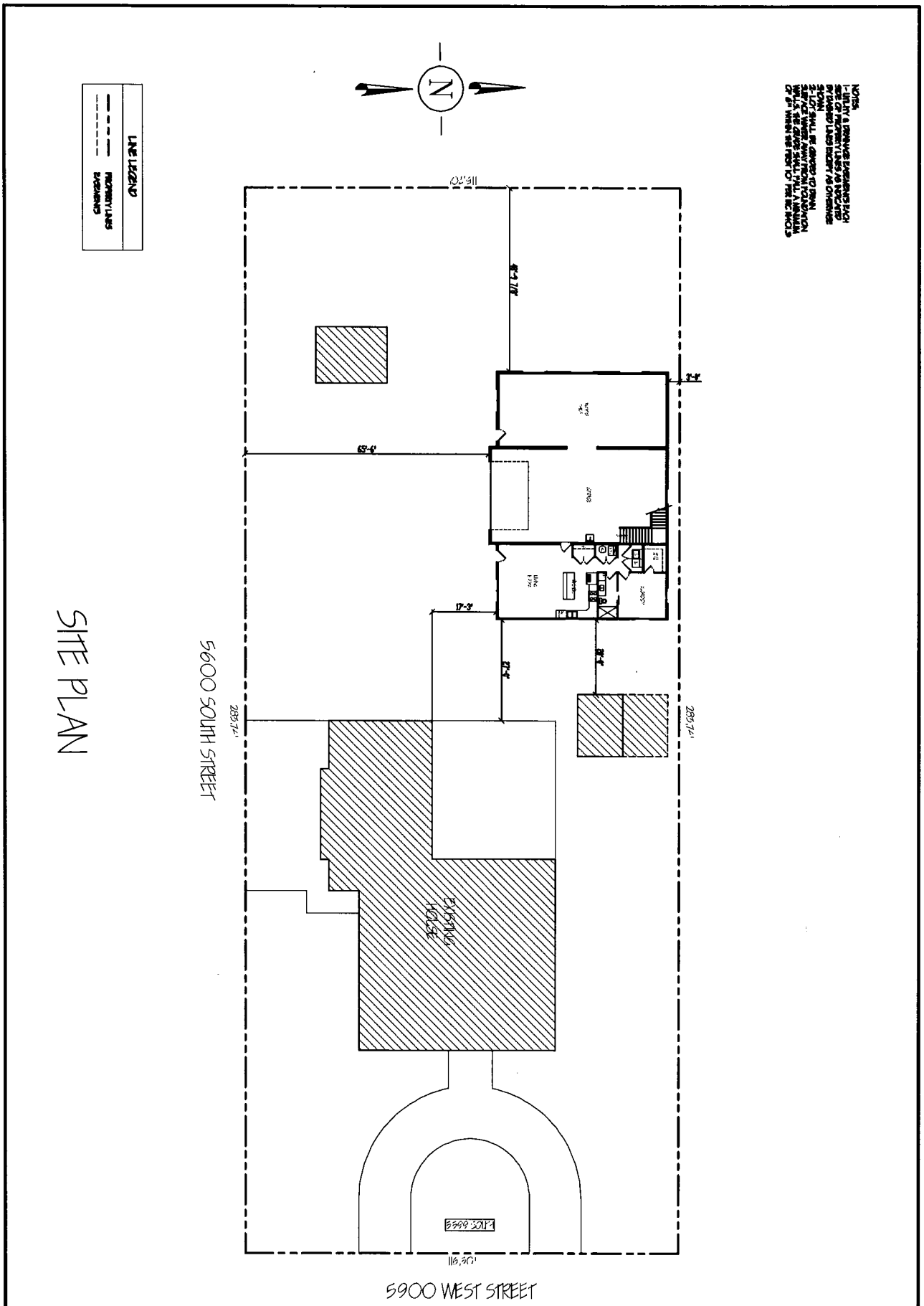
Property address: 5599S 5900 W

Owner of Property: Theron Williams

Phone #: [redacted] Email: [redacted]

Theron Williams

Signature of Property Owner



SITE PLAN

SHEET 5	DATE: 09/08/2023	PARCEL #: 15-36-101-008	THERON WILLIAMS GARAGE 5599 SOUTH 5900 WEST HOOPER, UTAH	**T & C DESIGN** 4487 WEST 1600 NORTH PLAIN CITY, UT 84404

COMMENTS

ALL WORK IS TO BE COMPLIANT WITH THE 2018 IRC BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

SCALE: 1/32"=1'

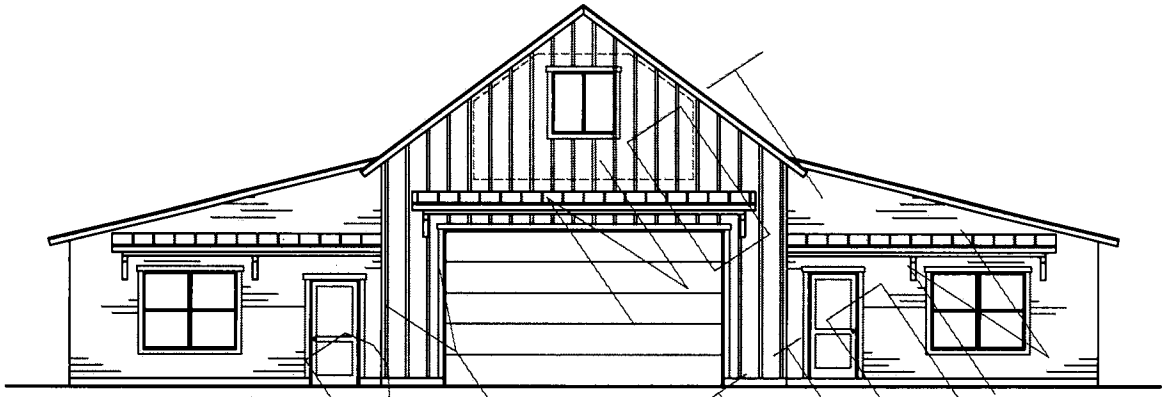
SITE PLAN
Google
W 5600 S
W 5600 S
W 5600 S
W 5600 S
2600 SOUTH STREET
5900 WEST STREET
5597
5555
5950
2597
2597
N
SCALE: 1" = 20'-0"
COMMENTS
ALL WORK IS PER CURRENT NFPA 96 REV. PLANS
PROVIDED MAY CHANGE SO ALL BUILDING CODE REQUIREMENTS
96 CURRENCY WILL VERY. ALL PLANNING MAY
CHANGE IN ORDER TO SATISFY CURRENT CODE.
T & C DESIGN
4487 WEST 1400 NORTH
PLAIN CITY, UT 84404
THERON WILLIAMS GARAGE
5599 SOUTH 5900 WEST
HOOPER, UTAH
PERMIT
ISSUE DATE
09/08/2009
SHEET
S 1.2.2.6

DESIGNER:

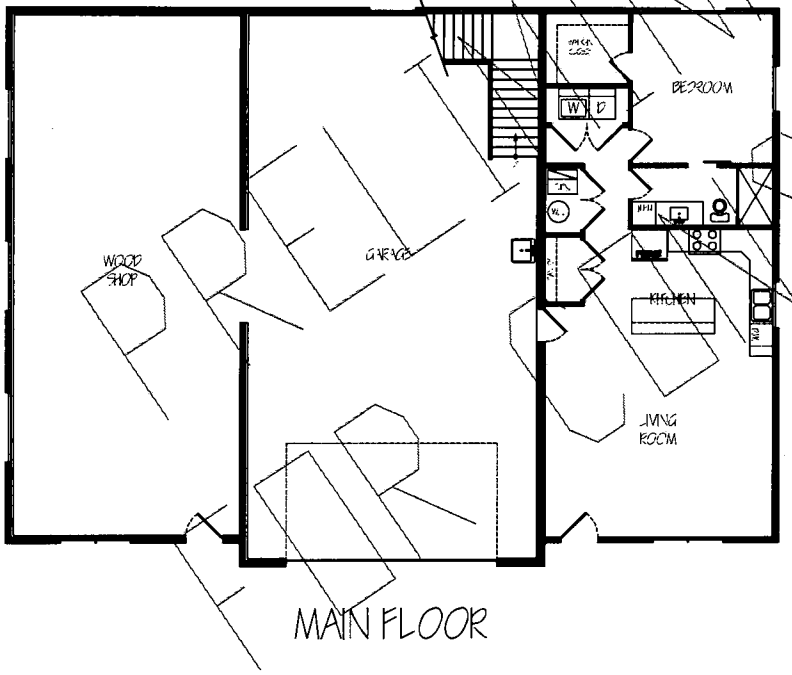
T & C DESIGN

ENGINEER:

PRICE
ENGINEERING Inc.



FRONT ELEVATION



MAIN FLOOR

PRELIMINARY

TABLE OF CONTENTS	
CS	COVER SHEET
GN	GENERAL NOTES
1	ELEVATIONS
2	FOOTING/ FOUNDATION PLAN
3	MAIN FLOOR PLAN
4	2nd FLOOR PLAN
5	MAIN FLOOR FRAMING PLAN
6	MAIN FLOOR ROOF FRAMING PLAN
7	BUILDING CROSS SECTIONS
SD1	STRUCTURAL FRAMING DETAILS SHEET 1
SD2	STRUCTURAL FRAMING DETAILS SHEET 2
SD3	STRUCTURAL SCHEDULES & NOTES

SCALE: NONE

COMMENTS

ALL WORK IS TO BE CONFORMANT WITH THE 2018 IRC BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. WE CONSTRUCTION SHALL VERIFY ALL PROVIDED AND CORRECT ERRORS OR OMISSIONS CONNECTION.

T & C DESIGN
4487 WEST 1600 NORTH
PLAIN CITY, UT 84404

TIERON WILLIAMS GARAGE
5599 SOUTH 5900 WEST
HOOPER, UTAH

DRAWN BY
TRENT MORRINGTON
(801)-710-7089

DATE:
02/19/2020

SHEET CS

GENERAL NOTES:

GENERAL

1. General Contractor shall verify all dimensions and existing conditions prior to starting construction.
2. General Contractor will assure compliance with codes and ordinances governing the project.
3. All written dimensions take precedence over scale.
4. Manufacturers specifications shall be followed for installation of all material.
5. All workmanship on the project shall conform to the best quality of the trade, meeting local building codes or governing bodies.

EXCAVATION

1. Footings - Bear on natural undisturbed soil, free of plant material or debris.
2. Final Grade - Provide positive drainage away from all project foundations - Minimum Slope 6" in first 10'.
3. Minimum 6" clearance required between final grade and top of foundation.

STAIR & HANDRAIL

1. Risers - 4" minimum and 8" maximum height.
2. Treads - Minimum of 9" depth.
3. Headroom - Minimum 6' 8" clearance.
4. Handrails - Required on all stairways having more than 3 risers.
5. Handrails - Placed not less than 34" and not more than 38" high. Continuous and full length of stairs.
6. Guardrails - Required at all landings, decks, or floor levels more than 30" above finish grade. Minimum height 36".
7. Balusters - For handrails and guardrails shall be spaced such that a 4" sphere will not pass through.
8. Enclosed Usable Space under Stairway - Shall have walls and soffits protected on the enclosed side as required for 1-hour fire-resistive construction.

ATTIC VENTILATION

1. Net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in upper portion of space to be ventilated.
2. Any other space to be vented by soffit system.

CHIMNEY

1. All fireplace chimneys shall extend at least 2' above roof opening, or any part of the building within 10'. Fire blocking required at each floor level.

BATHROOM

1. Shower and Bathtub Enclosures - Fully tempered, Laminated safety glass or approved plastic.
2. Glazing - All within 5' of shower or tub to be tempered.
3. Shower - Height to be not less than 70". Compartment shall have a minimum finished interior of 900 square inches and shall also be capable of encompassing a 30" diameter circle. Threshold shall be of sufficient width to accommodate a minimum of 22" tempered door that swings out.
4. Material - All material in tub or shower enclosure shall be of type not adversely affected by moisture.

ENERGY CODE

1. All windows and doors shall have a maximum U-Factor of .35.
2. Provide slab edge insulation (R10 Minimum) at walkout basement area.

MECHANICAL

1. Combustion Air - Provide to furnace area in accordance with local natural gas specifications.
2. Combustion Air - Bring into dwelling from the outside.
3. Exhaust Fan - 60 CFM - run exhaust duct to exterior of project.
4. Dryer Vent - Duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 15' including two 90-degree elbows.

PLUMBING

1. Vents - Through roof, and equal to sewer line size.
2. Vented Floor Drain - Provided for water heater.
3. Back flow Prevention - Install on all hose bibs and lawn sprinklers.
4. Vents - Terminate all vents at least 10' away from or 3' above swamp coolers.
5. Water Heaters - Located in a mechanical room which generates a glow, spark, or flame capable of igniting flammable vapors shall be installed with the pilots, burners, or heating elements and switches at least 18" above the floor level.
6. Water Heaters - Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion.

ELECTRICAL

1. GFI - Required within 6' of kitchen and bath sinks.
2. Breaker Panel - Fire rated and located in mechanical room unless otherwise noted.
3. Lights - Required at all exit doors.
4. Ground Fault Circuit Interrupter - Receptacles and circuits listed below shall be protected by a GFI. All receptacles installed in bathrooms, All receptacles in garages, dedicated outlets, all exterior outlets including eve plugs, all plugs in unfinished basements, except those for cord and plug connected appliances occupying dedicated spaces, laundry circuits, and single receptacles supplying sump pumps.
5. Kitchen and Dining Area - Counters shall have receptacle outlets at each counter space wider than 12". Counters shall have receptacle outlet located so that no point, along the wall line, is more than 24" measured horizontally, from a receptacle outlet in that space. Island and peninsula counter tops 12" or wider shall have at least one receptacle for each 4' of counter top.
6. Bathroom - At least one wall receptacle outlet installed adjacent to each basin.
7. Outdoor Receptacles - At least one receptacle outlet, accessible at grade level, both front and back.
8. Attic, Crawl Space, Utility Room, & Basement Storage - At least one lighting outlet with a switch at point of entry. Same is required for any space containing equipment requiring service.
9. Closet Fixtures - Lighting may be installed in clothes closets only if the following clearances are maintained: Surface-mounted incandescent fixtures installed on the wall above the door or on the ceiling, provided there is a minimum clearance of 12" between fixture and nearest point of storage area; Surface-mounted or recessed fluorescent fixtures installed on the wall above the door or on the ceiling provided there is a minimum clearance of 6" between fixture and nearest point of storage area; Recessed incandescent fixtures, with a completely enclosed lamp, installed in the wall or ceiling provided there is a minimum clearance of 6" between fixture and nearest point of storage area. Incandescent fixtures with open or partially enclosed lamps and pendant fixtures or lamp-holders shall not be permitted.
10. Underground Electrical Service - Shall be installed in 3" rigid riser with 3" rigid elbow attached to 3" PVC electrical duct to within 1' of pedestal and buried a minimum of 18" deep.
11. Overhead Electrical Service - Shall be installed in minimum 2" rigid steel electrical conduit at clearances given in Section 230-24 N.E.C.
12. Main electrical panel - Can not be located facing the garage side of firewall.
13. All 125-volt, 15 and 20 amp receptacles installed inside or outside of a dwelling shall be listed tamper-resistant receptacles per IRC E4002.14.

MASONRY

1. Ties - Brick or stone veneer shall have corrosion resistant ties of not less than 22 Ga. x 3/4" or #9 Ga. wire spaced not more than 16" O.C. horizontal and 18" O.C. vertical. Anchor ties shall have a lip or hook, on the embedded leg, that will engage or enclose the #9 Ga. horizontal joint reinforcement wire.
2. Moisture barrier required, or fill 1" airspace.
3. Wall Reinforcement - Minimum of .0007 each way or a total of .002.

WINDOWS

1. Basement & Sleeping Rooms - Below the fourth story, shall have at least one operable window or exterior door approved for emergency escape or rescue. Same shall have a minimum net clear of 5.7 square feet. Shall have a minimum net clear opening height dimension of 24". Shall have a minimum net clear opening width dimension of 20". Shall have finished sill height of not more than 44" above the finished floor.
2. Escape and Rescue Windows - Shall have a window well if finished sill height below the adjacent ground elevation. The clear horizontal dimensions of the window well shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet, with a minimum dimension of 36". Window wells with vertical depth of more than 44" shall be equipped with an approved permanently affixed ladder or steps that are accessible with the window in the fully open position. The ladder or steps shall not encroach into the required dimensions of the window well by more than 6".
3. Glass size - 10% of square feet.
4. Ventilation - 5% of square feet.
5. Glazing - All doors, enclosures for bathtubs, showers, hot tubs, saunas, whirlpools, and steam rooms shall be impact resistant. Glazing in any portion of a building wall enclosing the compartments where the bottom exposed edge of the glazing is less than 60" above a standing surface and drain inlet shall be impact resistant.
6. Glazing - In all fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position, and where the bottom exposed edge of the glazing is less than 60" above the walking surface shall be impact resistant.
7. Glazing - In all individual fixed or operable panels, other than stated above, shall be impact resistant when it meets all of the following conditions: Exposed area of an individual pane is greater than 9 square feet; Exposed bottom edge is less than 18" above floor; Exposed top edge is greater than 36" above the floor; One or more walking surfaces are within 36" horizontally of the plane of the glazing.

FIRE

1. Garage - 5/8" type "X" gypsum board on walls and ceiling, or to roof - nail @ 6" O.C. All beams and structural members covered with 5/8" gypsum board.
2. Door between Garage and Dwelling - Solid core wood or "B" label door not less than 1 3/4".
3. Smoke Detectors - Shall receive their primary power from the building wiring and shall be equipped with battery back-up. All detectors shall be wired in series so the alarm is audible in all sleeping areas.
4. Smoke Detectors - Install in each sleeping room. Mount at a central point in the corridor or area giving access to each separate sleeping room.
5. Smoke Detectors - In dwellings with basements and more than one story, a detector shall be installed on each story and in the basement. When sleeping rooms are in an upper level, the detector shall be placed on the ceiling in close proximity to the stairway.
6. Smoke Detectors - Where Ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, detectors shall be installed in the hallway and the adjacent room.
7. Space under Stairs - Enclose any usable space under stairs with 5/8" gypsum board.
8. Stair Stringers - Fire block walls at all stair stringers.
9. Fire Blocking - At stud cavities greater than 10'.

PRELIMINARY NOT FOR CONSTRUCTION

SCALE: NONE

COMMENTS

ALL WORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IRC BUILDING PRACTICES AND CONFORMS TO ALL RELEVANT CODES REQUIREMENTS. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

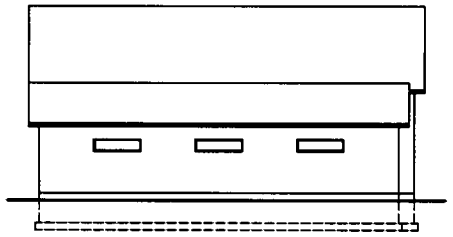
T & C DESIGN
4487 WEST 1600 NORTH
PLAIN CITY, UT 84404

THERON WILLIAMS GARAGE
5599 SOUTH 5900 WEST
HOOPER, UTAH

DRAWN BY
KENT BRENNEMAN
(801-710-7099

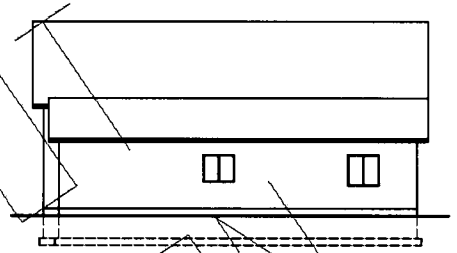
DATE:
02/19/2020

SHEET G1



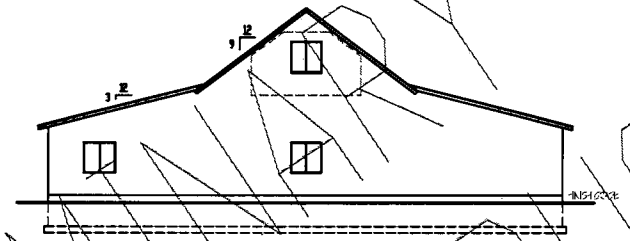
LEFT ELEVATION

SCALE 1/16"=1'



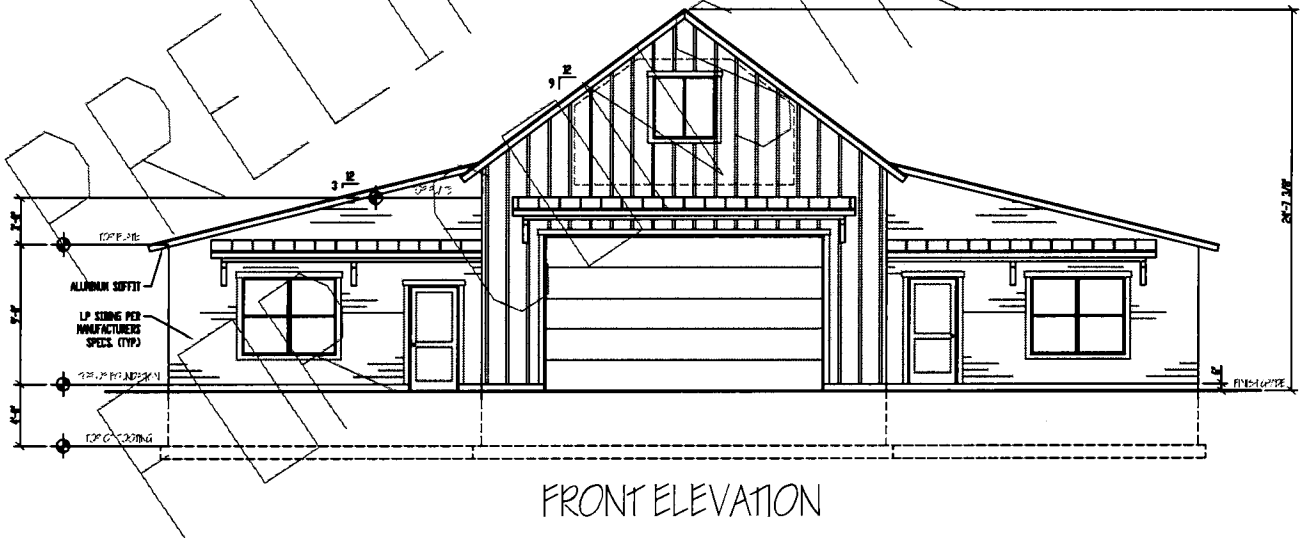
RIGHT ELEVATION

SCALE 1/16"=1'



REAR ELEVATION

SCALE 1/16'-1'



FRONT ELEVATION

PRELIMINARY NOT FOR CONSTRUCTION

SCALE: 1/8"=1'

COMMENTS

ALL WORK IS TO BE COORDINATED WITH THE NEW BUILDING PERMITS AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

T & C DESIGN
4487 WEST 1600 NORTH
PLAIN CITY, UT 84404

THERON WILLIAMS GARAGE
5599 SOUTH 5900 WEST
HOOPER, UTAH

DRAWN BY
TERRY MEHRMOTTER
(801)-710-7089

DATE:
02/19/2019

SHEET 1

ALL FOUNDATION WALLS ARE FND8 U.N.O.
ALL CONTINUOUS FOUNDATION WALL FOOTINGS ARE FC20 U.N.O.
ALL CONTINUOUS INTERIOR FOOTINGS ARE FC18 U.N.O.

30"	MINIMUM FROST DEPTH
6"	MINIMUM FINISH GRADE TO TOP OF FOUND.

SEE SHEET SD3 FOR CONCRETE & REINFORCEMENT SPECIFICATIONS, AND SOIL DESIGN ASSUMPTIONS

FOOTING SCHEDULE

SPEC	CONTINUOUS SECTION SIZE		REINFORCEMENT	
	DEPTH	WIDTH	CONTINUOUS	TRAVERSE
FC20	10"	20"	(2) #4	NONE

NOTES
1. PROVIDE REINF. STEEL 3" FROM BOTTOM OF FOOTINGS.
2. PROVIDE CONT. BENT STEEL AROUND CORNERS AND LAP WALL STEEL 24" MIN.
3. PROVIDE A 24" MIN. LAP FOR ALL STEEL.
4. FOOTINGS NEED NOT BE CONTINUOUS THRU FOUNDATION STEPS U.N.O.
5. SCHEDULE SHOWN APPLICABLE TO APPLIED PLAN ONLY.
6. FOOTINGS SUPPORTING CONCRETE FOUNDATION WALLS: PROVIDE "HOOKED" VERTICAL REINFORCEMENT EMBEDDED IN FOOTING 8" AND EXTENDING OUT OF FOOTING 24" TO LAP FOUNDATION WALL REINFORCEMENT. VERTICAL EMBEDDED REINFORCEMENT TO MATCH FOUNDATION WALL VERTICAL SPACING SPECIFICATION

FOUNDATION WALL SCHEDULE

SPEC	DESCRIPTION			
FND8	8" THICK CONTINUOUS (TYPICAL U.N.O.)			
HEIGHTS	REINFORCEMENT (O.C.)		OPENING LINTELS	
	VERTICAL	HORIZONTAL	MAX SPAN	MIN DEPTH
2'-0"	#4 @ 32"	(2) #4	2'-0"	6"
3'-0"	#4 @ 32"	(2) #4	2'-0"	6"
4'-0"	#4 @ 24"	(4) #4	3'-0"	6"

NOTES
1. PROVIDE REINF. STEEL WITHIN 4" OF TOP & BOTTOM OF WALL AND WITHIN 2" OF OPENINGS.
2. PROVIDE (2) #4 ABOVE OPENINGS, AND (1) #4 EACH SIDE AND BELOW.
3. PROVIDE 3" OF MIN. CONC. COVER FOR ALL REINF. STEEL.
4. PROVIDE CONT. BENT STEEL AROUND CORNERS AND LAP WALL STEEL PER SCHEDULE (#4 – 18" MIN, #5 – 20" MIN.)
5. PROVIDE A 24" MIN. LAP FOR ANY STEEL IF NOT NOTED.
6. ALL STEEL IS CENTERED WITHIN THE WALL THICKNESS U.N.O. OR ON DETAILING
7. EMBEDDED PIPES SHOULD HAVE A MAX. DIA. OF 2-1/2"
8. DO NOT BACKFILL FOUNDATION WALL UNTIL CONC. FLOOR SLAB IS IN PLACE AND CURED FOR 7 OR MORE DAYS.
9. SCHEDULE SHOWN APPLICABLE TO APPLIED PLAN ONLY.

ANCHOR BOLTS & HOLDOWNS

ANCHOR BOLTS U.N.O:

1/2" DIA. X 10" L A307 "J" BOLTS @ 32" O.C. U.N.O. PROVIDE AN EMBEDMENT OF 7"
PROVIDE (2) A.B. MIN. PER WALL W/ (1) EA. FOUND. WALL END MIN. (2 PER CORNER).
PROVIDE 3" X 3" X 1/4" (MIN.) PLATE WASHERS EA. BOLT. WASHERS W/ 1-3/4" LONG SLOTTED HOLES ARE PERMITTED IF IT IS TOPPED WITH A SECOND STANDARD WASHER.

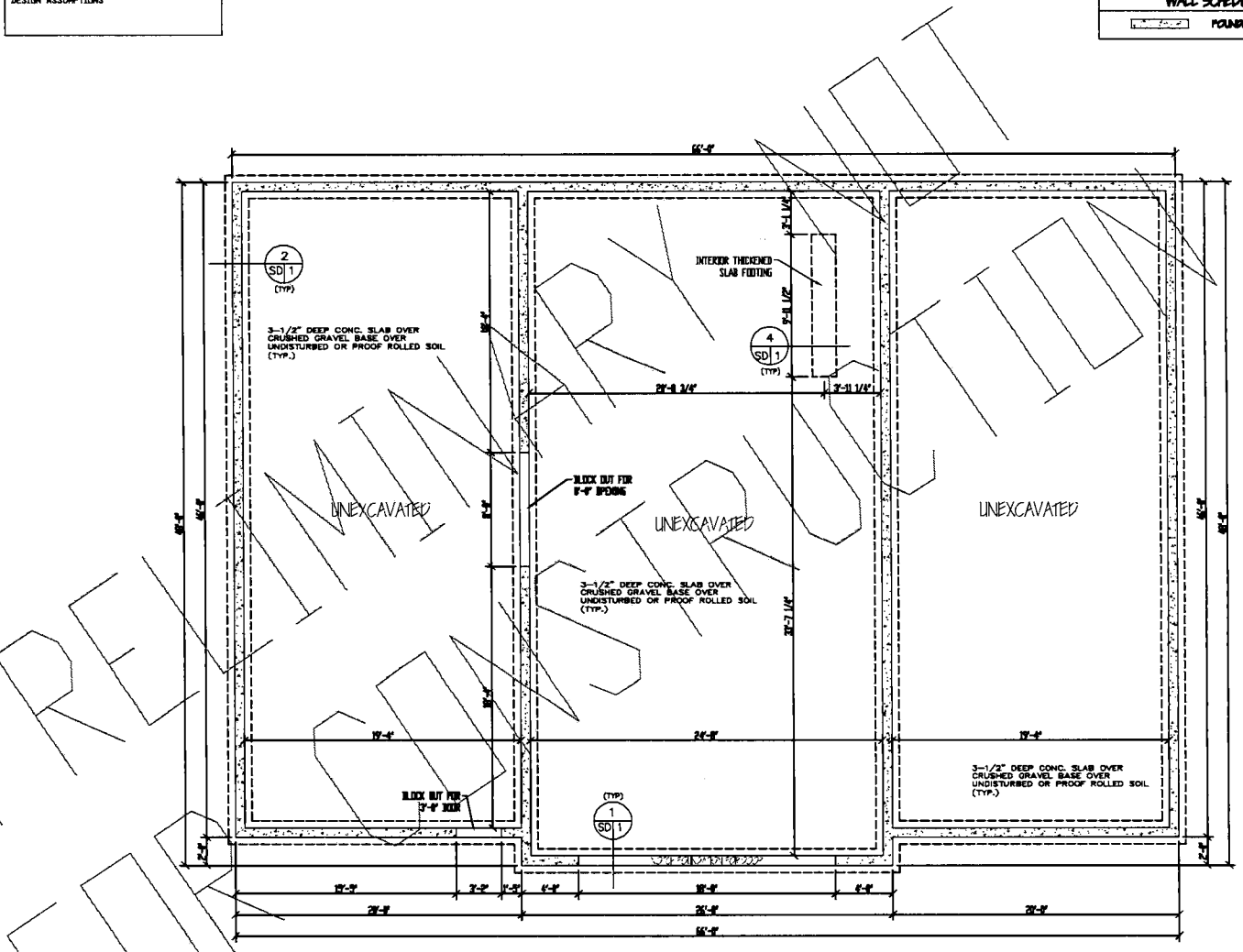
HOLDOWN CAST IN STRAPS OR POST INSTALLED TIES:

SIMPSON #STHD10 CAST IN PLACE. (3 TYP.)

SIMPSON @ITTS W/ 5/8" DIA THREADED ROD CAST IN PLACE OR EMBEDDED & EPOXIED 16" DEEP INTO TOP OF CONCRETE FOUNDATION AND WITHIN 6" OF A VERTICAL FOUNDATION @4 REBAR. PROVIDE SIMPSON SET-XP EPOXY. PROVIDE (2) 2X4 MINIMUM TIE POST. (6 TYP.)

WALL SCHEDULE:

FOUNDATION WALL



PRELIMINARY NOT FOR CONSTRUCTION

FOOTINGS/ FOUNDATION PLAN

SCALE: 1/8"=1'

COMMENTS

ALL WORK IS TO BE COORDINATED WITH AND WITH BUILDING PRACTICES AND CONFORM TO ALL RELEVANT CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

T & C DESIGN
4487 WEST 1600 NORTH
PLAIN CITY, UT 84404

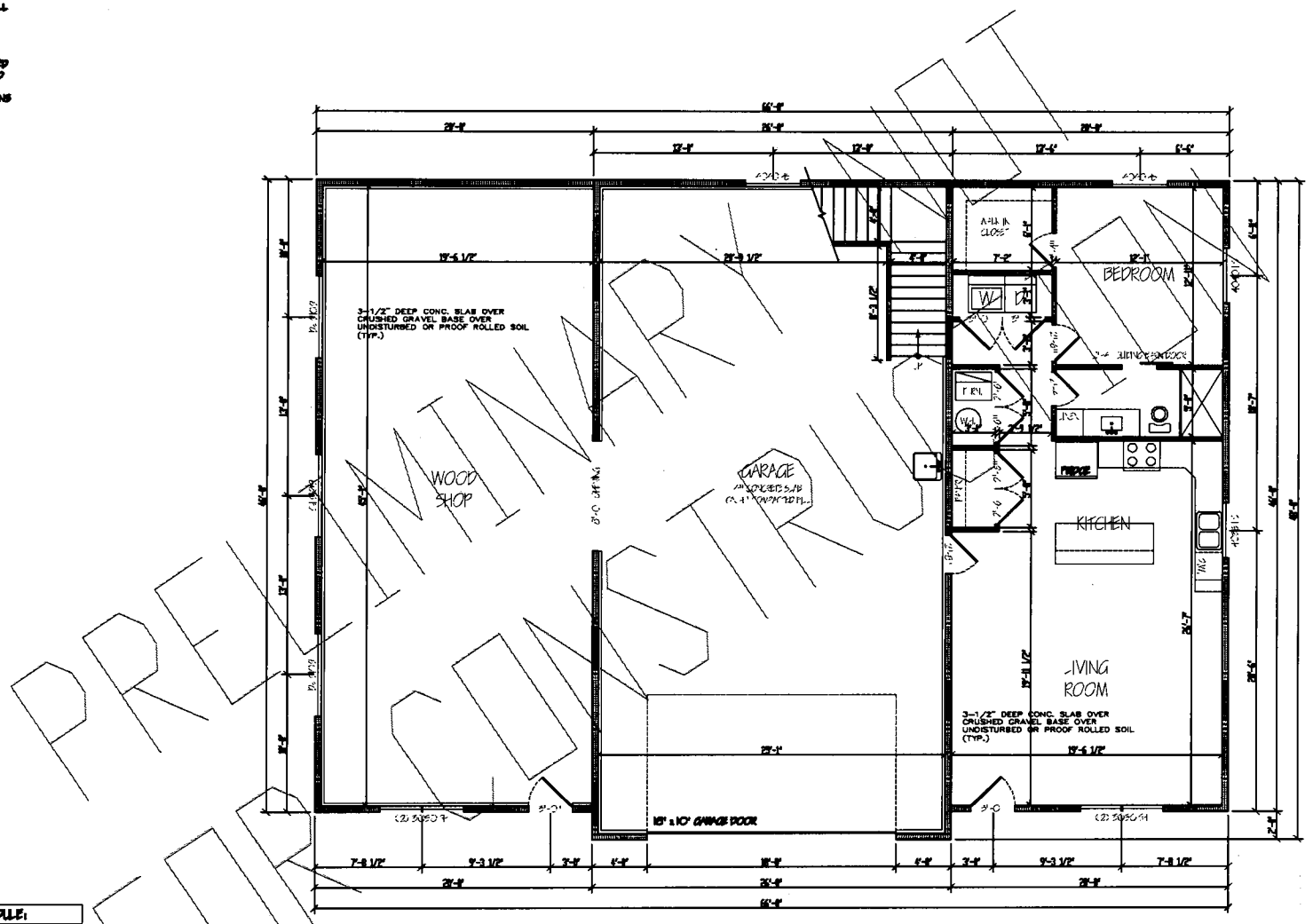
THERON WILLIAMS GARAGE
5599 SOUTH 5900 WEST
HOOPER, UTAH

DRAWN BY
TERRY NEWBERRY
(801)-710-1099

DATE:
02/19/2020

SHEET 2

NOTE:
1. ALL DIMENSIONS ARE TO THE ROUGH FRAMING
2. ALL FRAME WALLS TO BE 2x4 OR 2x6 @ 16" O.C.
SEE SHEET SP/1.
3. SEE ENGINEERING PACKET FOR SHEAR WALL REQUIREMENTS.
4. ALL EXTERIOR WALL SHEATHING SHALL BE CONTINUOUS ACROSS THE SECOND FLOOR FRAMING SYSTEM.
5. FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PER IRC R1003.9.
6. ATTIC ACCESS 22"x30" WITH LIGHT AT ATTIC SPACE ENTRANCE. ACCESS MUST BE LATCHED IF LOCATED IN GARAGE.



WALL SCHEDULE:
- 2x4 HALF WALL
- 2x4 FRAMED WALL
- 2x6 FRAMED WALL

PRELIMINARY FOR CONSTRUCTION

MAIN FLOOR PLAN

APARTMENT 920 SQ FT
GARAGE 1,248 SQ FT
WOOD SHOP 920 SQ FT

SCALE: 1/8"=1'

COMMENTS

ALL WORK IS TO BE COORDINATED WITH THE NEW BUILDING PRACTICES AND CONFORM TO ALL FAILING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

T & C DESIGN
4487 WEST 1600 NORTH
PLAIN CITY, UT 84404

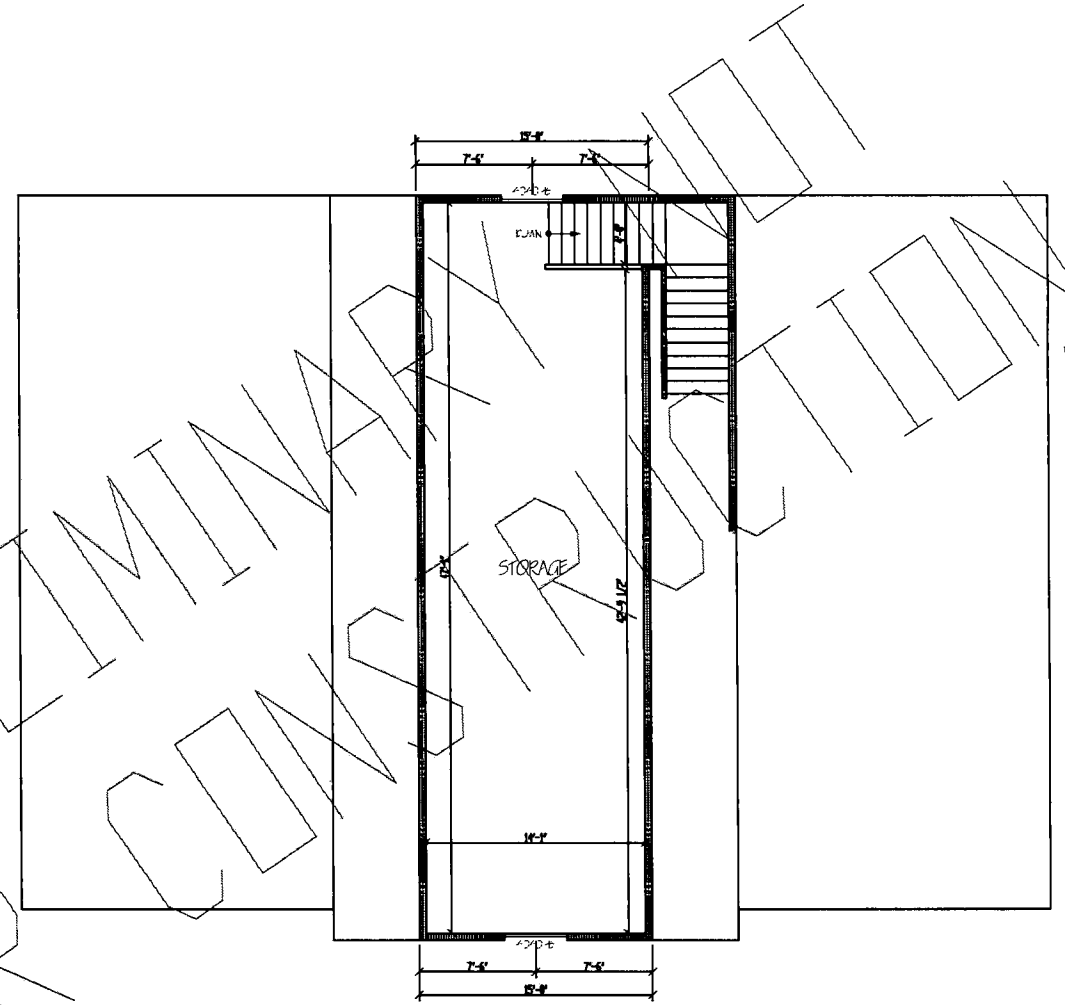
THERON WILLIAMS GARAGE
5599 SOUTH 5900 WEST
HOOPER, UTAH

DRAWN BY
TERRY MERRIOTT
(801-710-7089

DATE:
02/19/2020

SHEET 3

NOTE:
1. ALL DIMENSIONS ARE TO THE ROUGH FRAMING
2. ALL FRAME WALLS TO BE 2x4 OR 2x6 @ 16" O.C.
SEE SHEET SP/2.
3. SEE ENGINEERING PACKET FOR SHEAR WALL REQUIREMENTS.
4. ALL EXTERIOR WALL SHEATHING SHALL BE CONTINUOUS ACROSS THE SECOND FLOOR FRAMING SYSTEM.
5. FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PER IRC M1805.7.
6. ATTIC ACCESS 22"x30" WITH LIGHT AT ATTIC SPACE ENTRANCE. ACCESS MUST BE LATCHED IF LOCATED IN GARAGE.



WALL SCHEDULE:
- 2x4 HALF WALL
- 2x4 FRAMED WALL
- 2x6 FRAMED WALL

PRELIMINARY NOT FOR CONSTRUCTION

2nd FLOOR PLAN
2nd FLOOR 695 SQ FT

SCALE: 1/8"=1'

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE NEW BUILDING PRACTICES AND CONFORM TO ALL RELEVANT CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

T & C DESIGN
4487 WEST 1600 NORTH
PLAIN CITY, UT 84404

THERON WILLIAMS GARAGE
5999 SOUTH 5900 WEST
HOOPER, UTAH

DRAWN BY
TERRY MORTENSEN
(801)-710-7099

DATE:
02/19/2020

SHEET 4

SEE SHEET SD3 FOR WOOD FRAMING SPECS AND NOTES.

SW=SHEAR WALL. SEE SHEET SD3.

IN-WALL BEAM SUPPORT

DESIGNATION (SEE PLAN)	SUPPORT OR TRIMMER QUANTITY & SIZE min.	
(2)2X4	(2) 2X4 STUDS	
(3)2X4	(3) 2X4 STUDS	
(4)2X4	(4) 2X4 STUDS	
(5)2X4	(5) 2X4 STUDS	
(6)2X4	(6) 2X4 STUDS	
(2)2X6	(2) 2X6 STUDS	
(3)2X6	(3) 2X6 STUDS	
(4)2X6	(4) 2X6 STUDS	
(5)2X6	(5) 2X6 STUDS	
(6)2X6	(6) 2X6 STUDS	

1. ALL STUDS ARE DOUG FIR OR HEM FIR (WHITE PINE) STUD GRADE OR BTR
2. FASTEN EACH STUD TOGETHER WITH 180 @ 16" MINIMUM ON CENTER STAGGERED.
3. (1) SINGLE 2X CONTINUOUS TOP AND BOTTOM PLATE ASSUMED MINIMUM .

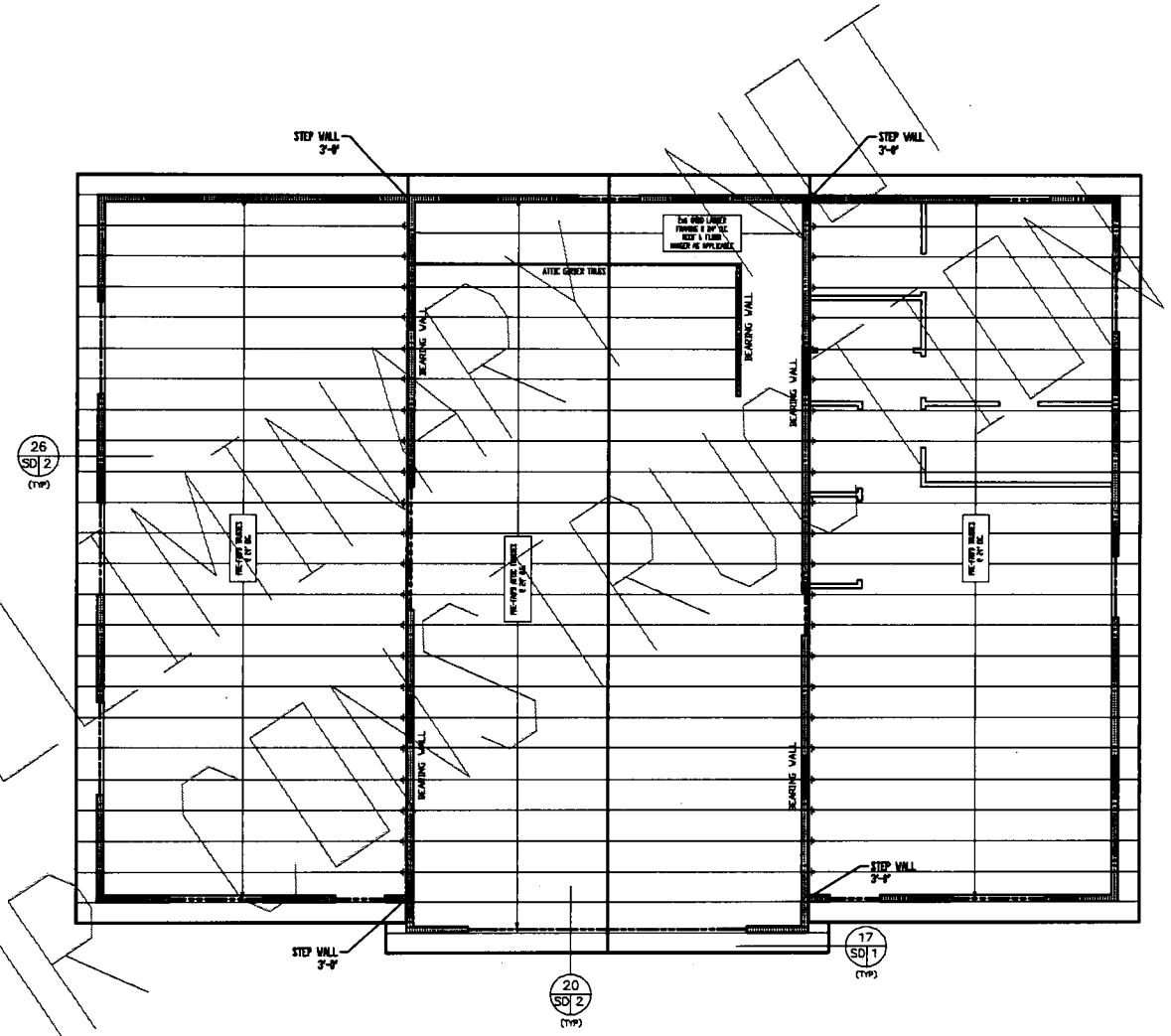
BEAM SCHEDULE EX

SEE NOTES 1,2,3,4,5

DESIGNATION (SEE PLAN)	BEAM DESCRIPTION	END TRIMMER QTY. U.N.O.	TYPE U.N.O.
MIN. BEAM OR HEADER U.N.O.	(2) 2 X 10 DF#2	1	2X4
B(2)5.1/2	(2) 1-3/4" X 5-1/2" LVL	1	2X4
B(2)6	(2) 2 X 6 DF/HF#2	1	2X4
B(2)7.1/4	(2) 1-3/4" X 7-1/4" LVL	1	2X4
B(3)7.1/4	(3) 1-3/4" X 7-1/4" LVL	1	2X4
B(2)8	(2) 2 X 8 DF/HF#2	1	2X4
B(3)8	(3) 2 X 8 DF/HF#2	1	2X6
B(2)9.1/2	(2) 1-3/4" X 9-1/2" LVL	3	2X4
B(2)9.1/2	(2) 1-3/4" X 9-1/2" LVL	2	2X6
B(3)9.1/2	(3) 1-3/4" X 9-1/2" LVL	3	2X6
B(2)10	(2) 2X10" DF/HF #2	1	2X4
B(3)10	(3) 2 X 10 DF/HF#2	1	2X4
B(1)11.7/8	(1) 1-3/4" X 11-7/8" LVL	2	2X4
B(2)11.7/8	(2) 1-3/4" X 11-7/8" LVL	3	2X4
B(3)11.7/8	(3) 1-3/4" X 11-7/8" LVL	4	2X6
B(4)11.7/8	(4) 1-3/4" X 11-7/8" LVL	5	2X6
B(2)12	(2) 2 X 12 DF/HF#2	1	2X4
B(2)14	(2) 1-3/4" X 14" LVL	4	2X4
B(3)14	(3) 1-3/4" X 14" LVL	4	2X6
B(2)16	(2) 1-3/4" X 16" LVL	4	2X4
B(3)16	(3) 1-3/4" X 16" LVL	5	2X6
B(2)18	(2) 1-3/4" X 18" LVL	5	2X4
B(3)18	(3) 1-3/4" X 18" LVL	5	2X6
GLB	WOOD GLULAM BEAM.	SEE PLAN	
W#XX#	STEEL WIDE FLANGE BEAM	SEE PLAN	

1. JOIN MULTIPLE PIECE BEAMS W/ (2) 16D @ 12" O.C.
2. PROVIDE METAL FRAMING CONNECTORS (I.E. SIMPSON HCB) TO TIE BEAMS GREATER THAN 6'-0" TO POSTS OR TRIMMERS.
3. LVL IS LAMINATED VENEER LUMBER, I.E., MICRO=LAM, VERSA=LAM, MINIMUM LVL SPEC PROVIDE 1.9E AND 2800 PSI F'b OR BTR.
4. GLB IS GLULAM BEAM. PROVIDE 24F-V4 SPEC U.N.O.
5. ALL STEEL BEAMS TO MEET ASTM A992 OR Fy = 50 ksi, Fu = 65 ksi CRITERIA.
6. X-BEAM IS ROSBORO X-BEAM BRAND GLULAM BEAMS OR EQUIV.

7. ALL BEAMS AND HEADERS MAY HAVE UP TO A 1-1/2" DIAMETER HOLE THRU THE ANY LOCATION OF THE SPAN, BUT NOT WITHIN 12" OF THE TOP OF BOTTOM OF THE DEPTH.



ATTIC VENTILATION

1. Net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in upper portion of space to be ventilated.
2. Any other space to be vented by soffit system.

ATTIC VENTILATION CHART

SQUARE FOOTAGE OF ROOF = 9,999
SOFFIT VENTING : YES
REQUIRED VENTING = 1/300 OR 33.33 SQ. FT.
THIS AMOUNT TO BE CREATED BY GABLE VENTS OR TURTLE STYLE ROOF VENTS

MAIN FLOOR ROOF FRAMING PLAN

SCALE: 1/8"=1'

COMMENTS

ALL WORK IS TO BE COMPLIANT WITH THE 2012 IRC PROVIDED AND CONTRACTOR TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PURCHASE OR FABRICATION.

T & C DESIGN
4487 WEST 1800 NORTH
PLAIN CITY, UT 84404

THERON WILLIAMS GARAGE
5599 SOUTH 5900 WEST
HOOPER, UTAH

DRAWN BY
(801)-710-7089

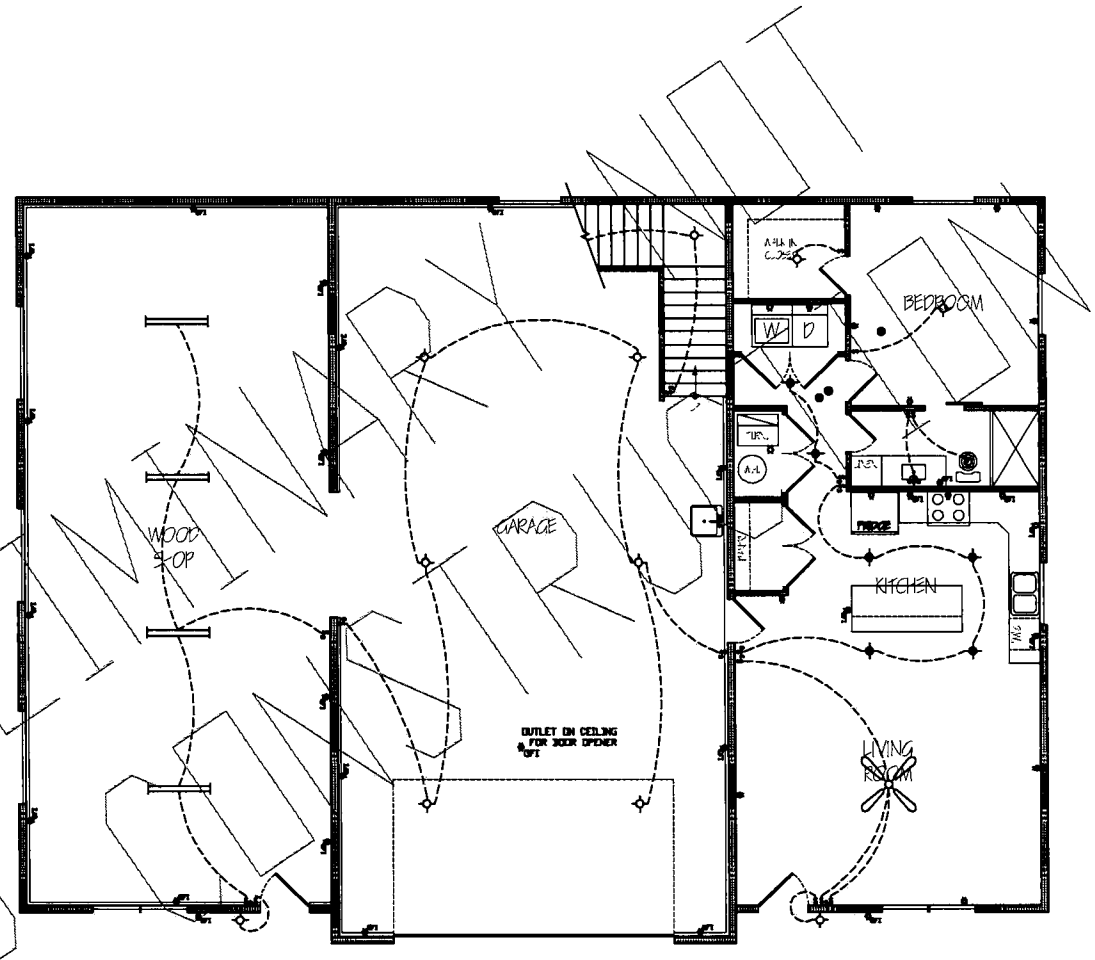
DATE:
02/19/2020

SHEET 5

ELECTRICAL

1. GFI – Required within 6' of kitchen and bath sinks.
2. Breaker Panel – Fire rated and located in mechanical room unless otherwise noted.
3. Lights – Required on all exit doors.
4. Ground Fault Circuit Interrupter – Receptacles and circuits listed below shall be protected by a GFI. All receptacles installed in bathrooms. All receptacles in garages, accessory buildings, all exterior outlets including sump pumps, all pumps in unfinished basements, except those for sump pump discharge systems. Receptacles supplying sump pumps, dishwasher disposal systems, laundry circuits, and simple receptacles supplying sump pumps.
5. Kitchen and Dining Area – Counters shall have receptacle outlets at each counter space wider than 12". Counters shall have receptacle outlets located so that no point, along the wall line, is more than 24" measured horizontally, from a receptacle outlet in that space. Island and peninsular counter tops 12" or wider shall have at least one receptacle for each 4' of counter top.
6. Bathroom – At least one wall receptacle outlet installed adjacent to each basin.
7. Outdoor Receptacles – At least one receptacle outlet, accessible at grade level, both front and back.
8. Attic, Crawl Spaces, Utility Room, & Basement Storage – At least one lighting outlet with a switch at point of entry. Same is required for any space containing equipment requiring service.
9. Closets Fixtures – Lighting may be installed in clothes closets only if the fixtures clearances are maintained. Surface-mounted incandescent fixtures installed on the wall above the door or on the ceiling, provided there is a minimum clearance of 12" between fixture and nearest point of storage area. Surface-mounted or recessed fluorescent fixtures installed on the wall above the door or on the ceiling provided there is a minimum clearance of 6" between fixture and nearest point of storage area. Recessed incandescent fixtures, with a completely enclosed lamp, installed in the wall or ceiling provided there is a minimum clearance of 6" between fixture and nearest point of storage area. Incandescent fixtures with open or partially enclosed lamps and pendant fixtures or lamp-holders shall not be permitted.
10. Underground Electrical Service – Shall be installed in 2" rigid riser with 2" rigid silver attached to 2" PVC electrical duct to within 1' of pedestal and buried a minimum of 18" deep.
11. Overhead Electrical Service – Shall be installed in minimum 2" rigid steel electrical conduit on downspout down to Section 230-24 N.E.C.
12. Main electrical panel – Can not be located above the garage side of Firewall.
13. At 125-volt, 15 and 20 amp receptacles installed inside or outside of a dwelling shall be listed tamper-resistant receptacles per IRC 3402.14.
14. All bedrooms shall be on an ARC fault protected circuit.

ELECTRICAL LEGEND	
ID	DESCRIPTION
	110 VOLT RECEPTICLE
	220 VOLT RECEPTICLE
GFI	110 GROUND FAULT CIRCUIT INTERRUPTER RECEPTICLE
	RECESSED CEILING LIGHTING
	SURF. LIGHTING
PC	SURF. LIGHT EQUIPPED W/ PULL CHAIN
S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
PHONE	PHONE/DATA RECEPTICLE
TV	TELEVISION RECEPTICLE (COAXIAL CABLE)
	SMOKE DETECTOR (SEE NOTE AT BOTTOM)
CO	CARBON MONOXIDE DETECTOR
	FLOURESCENT FIXTURE (SURFACE MOUNT)
	ELECTRIC VENT FAN
	CEILING FAN W/ / LIGHTS
NOTE: SMOKE DETECTORS SHALL BE WIRED IN SERIES ON SEPARATE CIRCUIT W/ BATTERY BACKUP	



MAIN FLOOR ELECTRICAL PLAN

SCALE: 1/8"=1'

COMMENTS

ALL WORK TO BE CONSISTENT WITH NEW BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

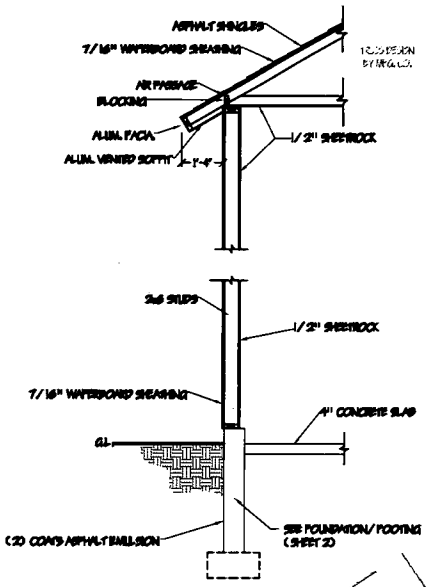
T & C DESIGN
4487 WEST 1600 NORTH
PLAIN CITY, UT 84404

THERON WILLIAMS GARAGE
5599 SOUTH 5900 WEST
HOOPER, UTAH

DRAWN BY
TONY BRINGHURST
(801)-710-7099

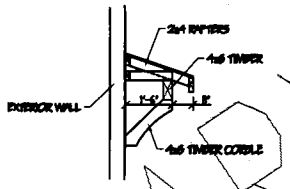
DATE:
02/19/2020

SHEET 6



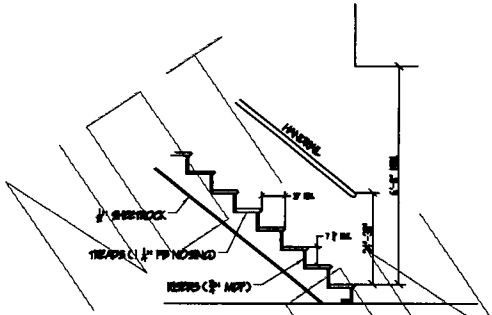
TYPICAL WALL SECTION

SCALE: 1/4" = 1'



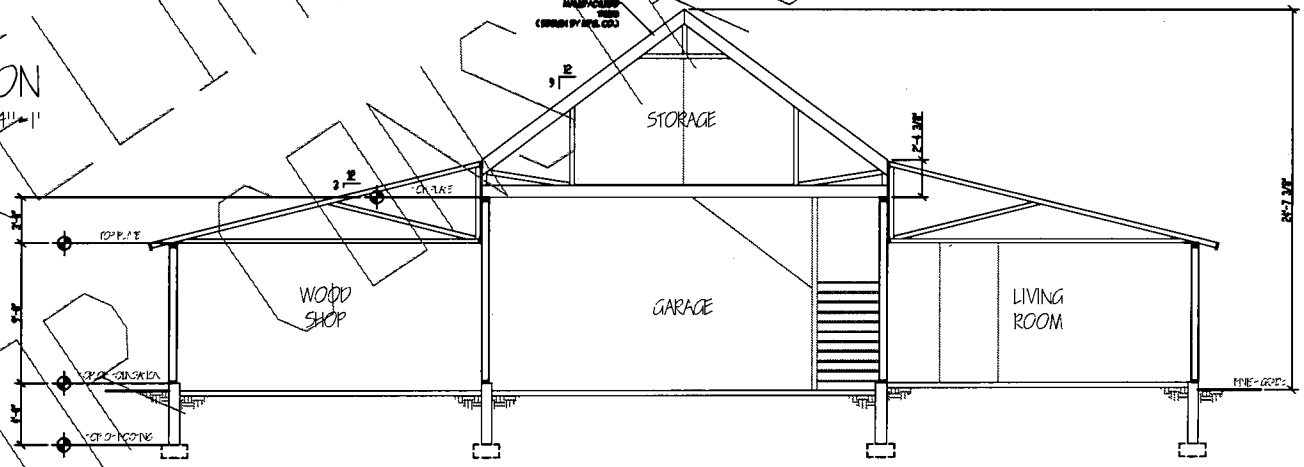
TIMBER CORBLE DETAIL

SCALE 1/4" = 1'-0"



TYPICAL STAIR SECTION

SCALE 1/4" = 1'-0"



BUILDING CROSS SECTION

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

PRELIMINARY
FOR CONSTRUCTION

SCALE: 1/8" = 1'

COMMENTS

ALL WORK IS TO BE COMPLIANT WITH THE 2012 IRC BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. WE CONTRACTOR SHALL VERIFY ALL PROPOSED AND CONFIRMED PRICES TO PERMIT CONSTRUCTION.

T & C DESIGN
4487 WEST 1600 NORTH
PLAIN CITY, UT 84404

THERON WILLIAMS GARAGE
5599 SOUTH 5900 WEST
HOOPER, UTAH

DRAWN BY
TERRY MEMMOTT
(801)-710-7089

DATE:
02/19/2020

SHEET 7

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 732-1064 - Fax 732-0598

☒ Fee: $200.00
Total sq. ft. of Structure 2000
Date Submitted 2-22-2023

HOOPER CITY
PAID
FEB 22 2023
Amt 200.00 Int.
Check ☐ CC Cash ☐

Conditional Use Permit Oversized Structure

Print Applicant Name: Gage Charlesworth
Address: 3725 S 5650 W
Phone #: [redacted]
Day Time Phone #: [redacted] Email: [redacted]

☐ **Provide site plan drawings including all of the following:** (Site plan must be to scale).
- Map of property showing adjacent streets
- Building dimensions and distance from other structure
- Distance from property lines. (The drip edge must be at least 3 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 3 feet.)
- List any easements on property
- Roof pitch, roof height, roofing material and drip line distance to other structure and property lines
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

☐ What will the structure be used for? Shop / Storage
☐ Will any plumbing be installed in the structure? Yes____ No X
☐ Will any electricity be installed in the structure? Yes____ No X
☐ Will structure be used for a business? Yes____ No X
If yes, have you applied for a business license with Hooper City? Yes____ No X
Explain:

☐ Provide stamps and ***mailing addresses*** not parcel addresses for all property owners within 600 feet from your property. (front, sides and back). ***The addresses must be typed and printed on address labels, not hand written***. Mailing Addresses are available on the Weber County Web-Site at www.co.weber.ut.us. then go to Geo Gizmo. It will pull up a map. Outline the area you want, then us the tool bar at the bottom of the screen to get parcel information and ***mailing addresses. Also, bring in a copy of the map you used with the parcels marked that the addresses came from.***

Please address these issues on the back of this application.

Traffic problems	Safety issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business operation	Use of structure	Easements	

I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months, the Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review. I or a representative will be present at the Planning Commission Meeting.

Signature: [signature] Date: 2-22-2023

Name of Applicant

****

Approval Date:_____ Disapproval Date:_____

Planning Commission Chairman

Comments/Conditions:

Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

□ Square = 5'

= Tree

-x-x-x-x- = Fence

= Planter Boxs

U = Secondary Supply

72'

30'

5' offset from Prop.

SHOP

~~30 x 40~~

40' X 50'

40'

70'

GRASS

FIRE Pit (In ground)

28'

Pickleball Court

48'

Patio

Dryscape

Asphalt Paving

House

DRYSCAPE

Porch

8' Walk

4' Walk

Rock

Rock

Grass

Dryscape

Grass

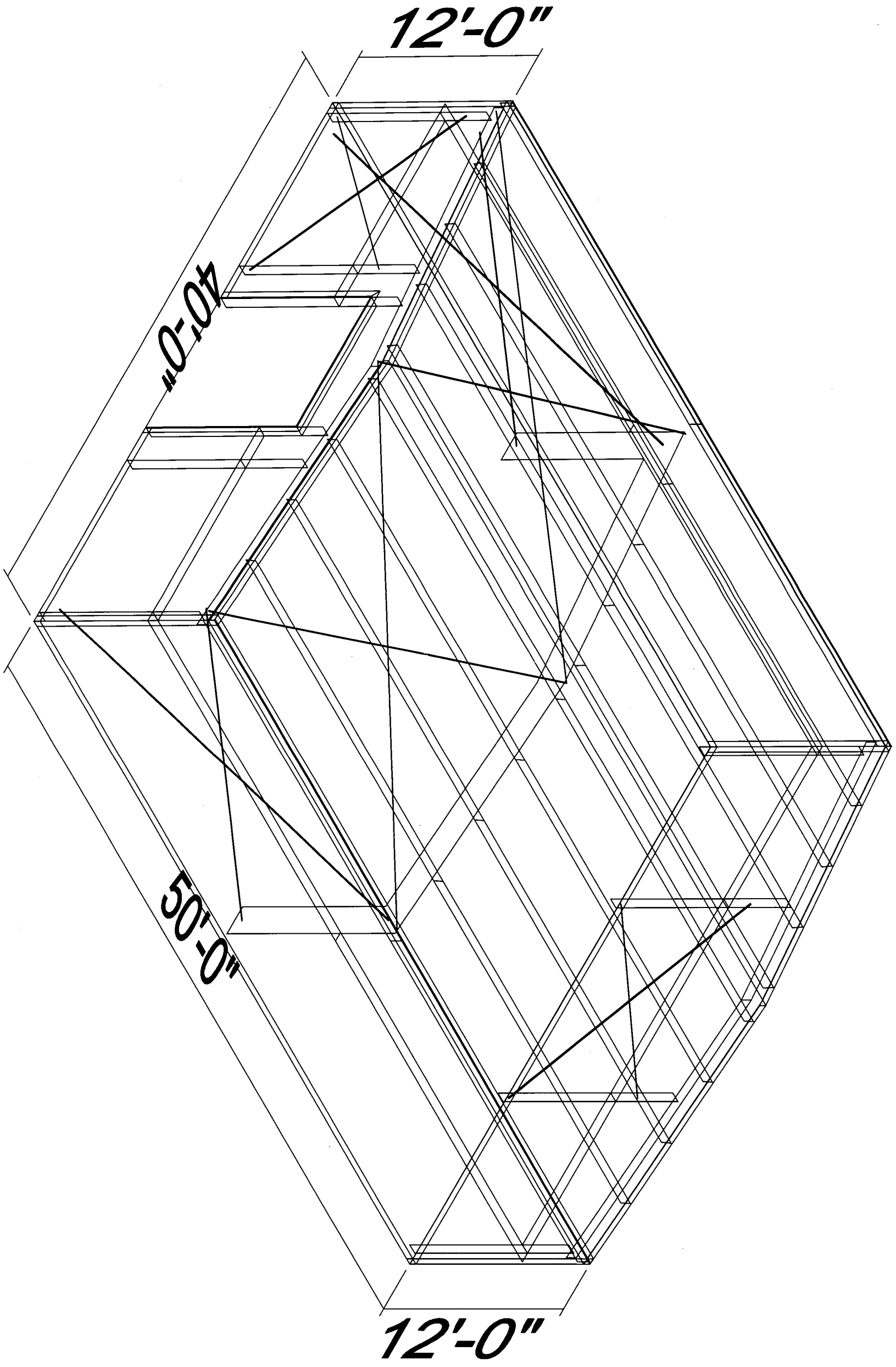
48'

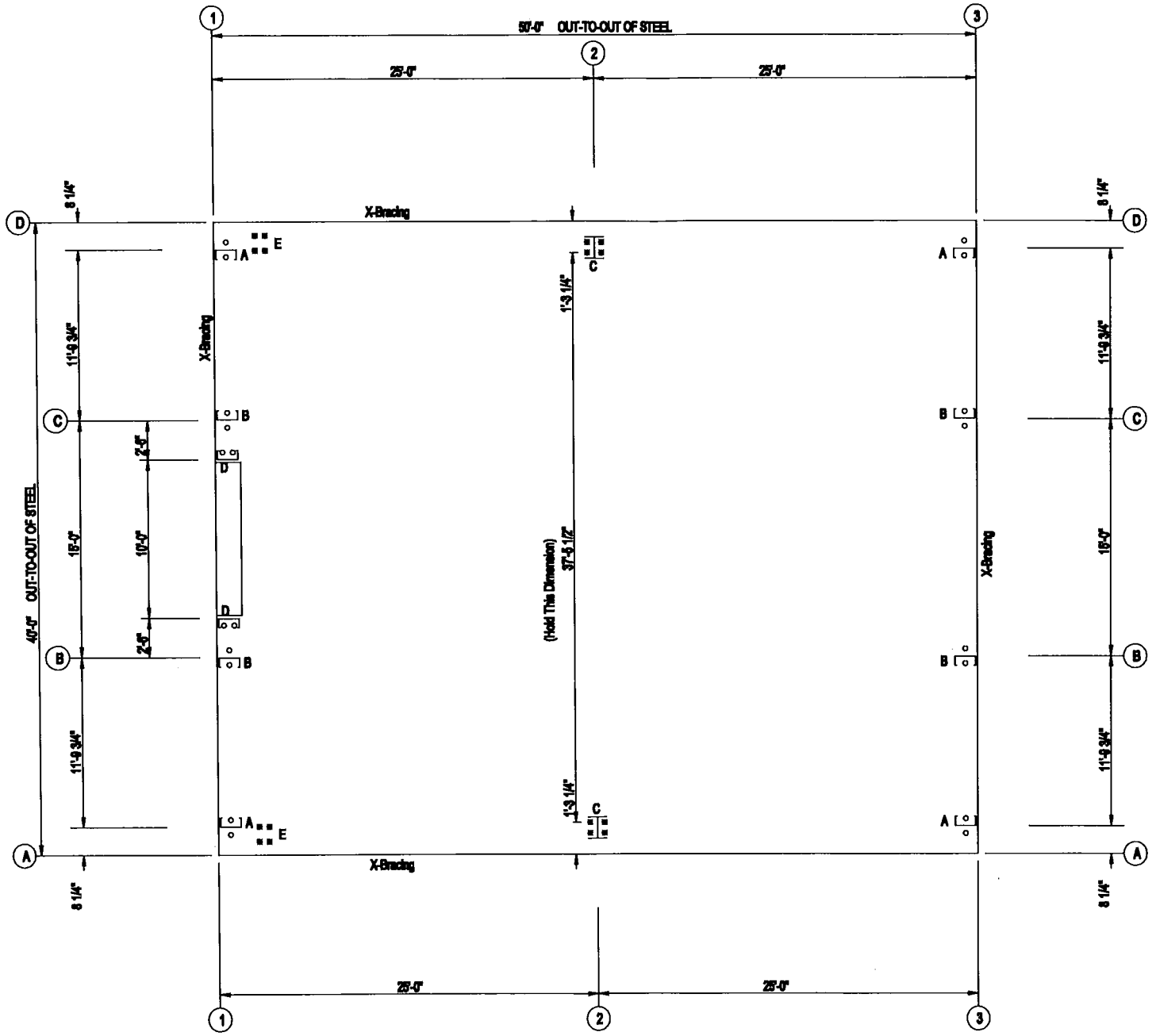
Concrete

WWW.EDGALAXY.COM – Cool Stuff for Nerdy Teachers

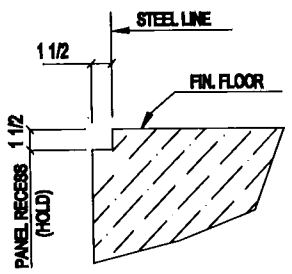
72'

Secondary Supply


12'-0"
50'-0"
12'-0"



ANCHOR BOLT PLAN



CONCRETE NOTCH DETAIL

NOTE: ALL BASE PLATES @ 100.0' (U.N.)
ASSUMED FINISH FLOOR @ 100.0' (U.N.)

ISSUE	DATE	DESCRIPTION	BY	CKD	DSN
0	2/22/23	FOR QUOTE			

HERITAGE BUILDING SYSTEMS

7754 W. COUNTERCIAL DR. STE B
NORTH LITTLE ROCK, AR 72116-8040
1-800-647-8555

PROJECT: GAGE CHARLESWORTH
CUSTOMER: OWNER:
LOCATION: ,,

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	2/22/23	N.T.S.	1	A	2393128	F1	0

GENERAL NOTES

1) THE REACTIONS PROVIDED ARE BASED ON THE ORDER DOCUMENTS AT THE TIME OF MAILING. ANY CHANGES TO BUILDING LOADS OR DIMENSIONS MAY CHANGE THE REACTIONS. THE REACTIONS WILL BE SUPERSEDED AND VOIDED BY ANY FUTURE MAILING.
2) THE REACTIONS PROVIDED HAVE BEEN CREATED WITH THE FOLLOWING LAYOUT (UNLESS NOTHED OTHERWISE)
 A) A REACTION TABLE IS PROVIDED WITH REACTIONS FOR EACH LOAD GROUP
 B) RIGID FRAMES
  (1) SEE NOTE 3.
 C) ENDWALLS
  (1) SEE NOTE 3.
 D) X-BRACING
  1) X-BRACING REACTIONS ARE INCLUDED IN VALUES SHOWN IN THE REACTION TABLES AS NOTED IN THE BRACING REACTIONS TABLE.
  2) FOR IBC AND UBC BASED BUILDING CODES, WHEN X-BRACING IS PRESENT IN THE SIDEWALL, INDIVIDUAL LONGITUDINAL SEISMIC LOADS DO NOT INCLUDE THE AMPLIFICTION FACTOR, OMEGA-o.
  3) FOR IBC AND UBC BASED BUILDING CODES, WHEN X-BRACING IS PRESENT IN THE ENDWALL, INDIVIDUAL TRANSVERSE SEISMIC LOADS DO NOT INCLUDE THE AMPLIFICATION FACTOR, OMEGA-o.
 E) THE METAL BUILDING MANUFACTURER IS RESPONSIBLE ONLY FOR THE PORTION OF THE ANCHOR ROD DESIGN PERTAINING TO THE TRANSFER OF FORCES BETWEEN THE BASE PLATE BEARING AND THE ANCHOR ROD'S SHEAR AND TENSION. THE METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR THE ANCHOR ROD EMBEDMENT FOR TRANSFER OF FORCES TO THE FOUNDATION. THE METAL BUILDING MANUFACTURER DOES NOT DESIGN AND IS NOT RESPONSIBLE FOR THE DESIGN, MATERIAL, AND CONSTRUCTION OF THE FOUNDATION EMBEDMENT. THE END USE CUSTOMER SHALL ASSURE THAT ADEQUATE PROVISIONS ARE MADE TO THE FOUNDATION DESIGN FOR LOADS IMPOSED BY COLUMN REACTIONS OF THE BUILDING, OTHER IMPOSED LOADS, AND BEARING CAPACITY OF THE SOIL AND OTHER CONDITIONS OF THE BUILDING SITE. IT IS RECOMMENDED THAT THE ANCHORAGE AND FOUNDATION OF THE BUILDING BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER COMPETENT IN THE DESIGN OF SUCH STRUCTURES.
  (REF. APPENDIX A3 OF THE MBMA METAL BUILDING BUILDING SYSTEMS MANUAL)
 F) ANCHOR RODS ARE ASTM F1554 GR. 55 MATERIAL UNLESS NOTED OTHERWISE ON THE ANCHOR ROD LAYOUT DRAWING.
3) REACTIONS ARE PROVIDED AS UN-FACTORED FOR EACH LOAD GROUP APPLIED TO THE COLUMN. THE FACTORS APPLIED TO LOAD GROUPS FOR THE STEEL COLUMN DESIGN MAY BE DIFFERENT THAN THE FACTORS USED IN THE FOUNDATION DESIGN. THE FOUNDATION ENGINEER SHALL APPLY THE APPROPRIATE LOAD FACTORS AND COMBINE THE REACTIONS IN ACCORDANCE WITH THE BUILDING CODE AND DESIGN SPECIFICATIONS FOR PROPER FOUNDATION DESIGN.
 A) FOR PROJECTS USING ULTIMATE DESIGN WIND SPEEDS SUCH AS 2012 IBC, 2006 IBC, OR FLORIDA BUILDING CODE, THE WIND LOAD REACTIONS ARE AT A STRENGTH VALUE WITH A LOAD FACTOR OF 1.0.
 B) FOR IBC CODES, THE SEISMIC REACTIONS PROVIDED ARE AT A STRENGTH LEVEL WITH A LOAD FACTOR OF 1.0, AND DO NOT CONTAIN THE RHO FACTOR.

THE MANUFACTURER DOES NOT PROVIDE "MAXIMUM" LOAD COMBINATION REACTIONS. HOWEVER, THE INDIVIDUAL LOAD REACTIONS PROVIDED MAY BE USED BY THE FOUNDATION ENGINEER TO DETERMINE THE APPLICABLE LOAD COMBINATIONS FOR HIGHER DESIGN PROCEDURES AND ALLOW FOR AN ECONOMICAL FOUNDATION DESIGN.

BUILDING BRACING REACTIONS

Wall Line	Col Line	Reactions in place of wall 2 Reactions(k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel Shear (plf) Wind	Seis
L_EW	1	D,C	Bracing, see EW reactions				
F_SW	A	1,2	2.1	*	4.1	*	
R_EW	3	B,C	Bracing, see EW reactions				
B_SW	D	2,1	2.1	*	4.1	*	

*See FF reactions table for wallcol and horizontal reactions in place of the skirt frame.

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind_Left1 Horz	Wind_Left1 Vert	Wind_Right1 Horz	Wind_Right1 Vert	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert
1	D	0.2	0.1	1.5	1.9	-1.4	-2.6	0.8	0.7	-1.4	-2.1	0.8	1.2
1	C	0.5	0.2	3.6	5.7	0.8	-2.1	1.4	-1.0	0.8	-1.0	1.4	-0.5
1	B	0.5	0.2	3.6	5.7	0.8	-2.1	1.4	-3.6	0.8	-1.0	1.4	-2.4
1	A	0.2	0.1	1.5	1.9	0.8	-0.8	0.8	-1.2	0.8	-0.3	0.8	-0.7

Frm Line	Col Line	Wind_Press Horz	Wind_Press Vert	Wind_Roof Horz	Wind_Roof Vert	Wind_Long1 Horz	Wind_Long1 Vert	Wind_Long2 Horz	Wind_Long2 Vert	Sols_Left Horz	Sols_Left Vert	Sols_Right Horz	Sols_Right Vert	Sols_Long Horz	Sols_Long Vert
1	D	-0.6	-0.8	0.8	0.8	0.8	-1.1	-0.2	-0.8	-2.2	2.1	0.8	2.2	-4.1	-1.6
1	C	-1.2	-0.8	1.5	0.8	0.2	-0.5	0.8	-2.8	0.8	2.1	0.8	2.2	0.1	0.8
1	B	-1.2	-0.8	1.5	0.8	0.2	-0.2	0.8	-0.5	0.8	0.1	0.8	-0.1	0.1	0.8
1	A	-0.6	-0.8	0.8	0.8	0.8	-0.8	0.8	-1.3	0.8	0.8	0.8	0.8	-4.1	-1.6

Frm Line	Col Line	MIN_SNOW Horz	MIN_SNOW Vert	EQUNS_SL_L Horz	EQUNS_SL_L Vert	EQUNS_SL_R Horz	EQUNS_SL_R Vert
1	D	0.8	1.3	0.8	2.1	0.8	0.8
1	C	0.8	3.8	0.8	0.8	0.8	2.2
1	B	0.8	3.8	0.8	2.2	0.8	0.8
1	A	0.8	1.3	0.8	0.8	0.8	2.1

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind_Left1 Horz	Wind_Left1 Vert	Wind_Right1 Horz	Wind_Right1 Vert	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert	Wind Press Horz
3	A	0.2	0.1	1.5	1.9	0.8	-1.2	0.8	-0.8	0.8	-0.7	0.8	-0.5	0.8
3	B	0.5	0.2	3.6	5.7	-1.4	-1.5	0.8	-1.1	-1.4	-2.4	0.8	0.8	-1.2
3	C	0.5	0.2	3.6	5.7	0.8	-1.1	1.4	-1.5	0.8	0.8	1.4	-2.4	-1.2
3	D	0.2	0.1	1.5	1.9	0.8	0.8	0.8	-1.2	0.8	-0.3	0.8	-0.7	0.8

Frm Line	Col Line	Wind Roof Horz	Wind_Long1 Horz	Wind_Long1 Vert	Wind_Long2 Horz	Wind_Long2 Vert	Sols_Left Horz	Sols_Left Vert	Sols_Right Horz	Sols_Right Vert	Sols Long Horz	-MIN_SNOW- Horz	-MIN_SNOW- Vert
3	A	0.8	0.8	-1.3	0.8	-0.8	0.8	0.8	0.8	0.8	0.8	0.8	1.3
3	B	1.3	0.8	-3.5	-0.2	-2.3	-0.2	-1.5	0.8	1.7	0.1	0.8	3.8
3	C	1.3	0.2	-2.3	0.8	-3.2	0.8	1.7	-1.5	0.8	0.8	0.8	3.8
3	D	0.8	0.8	-0.8	0.8	-1.3	0.8	0.8	0.8	0.8	0.8	0.8	1.3

Frm Line	Col Line	EQUNS_SL_L Horz	EQUNS_SL_L Vert	EQUNS_SL_R Horz	EQUNS_SL_R Vert
3	A	0.8	2.1	0.8	0.8
3	B	0.8	0.8	0.8	2.2
3	C	0.8	2.2	0.8	0.8
3	D	0.8	0.8	0.8	2.1

NOTES FOR REACTIONS

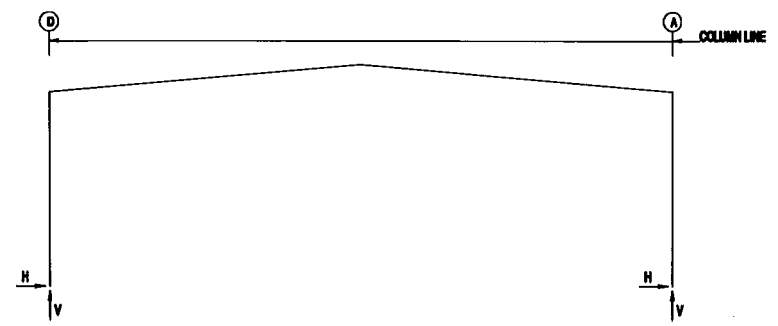
BUILDING REACTIONS ARE BASED ON THE FOLLOWING BUILDING DATA:

WIDTH (FT)	= 40
LENGTH (FT)	= 80
EAVE HEIGHT (FT)	= 12 / 12
ROOF SLOPE (rise/12)	= 1.0:12 / 1.0:12
DEAD LOAD (psf)	= 2.000
COLLATERAL LOAD (psf)	= 1
ROOF LIVE LOAD (psf)	= 20.00
FRAME LIVE LOAD (psf)	= 20
ROOF SNOW LOAD (psf)	= 38.1
GROUND SNOW LOAD (psf)	= 43.00
WIND SPEED (MPH)	= 105
WIND CODE	= IBC 10
EXPOSURE	= C
CLOSED/OPEN	= Closed
IMPORTANCE - WIND	= 1.00
IMPORTANCE - SEISMIC	= 1.00
SEISMIC ZONE	= D

REACTION KEY:

WIND Left/Right 1 = (with +GCpi Internal Pressure)
WIND Left/Right 2 = (with -GCpi Internal Pressure)
Wind_Long 1 = Wind Load Cases B at Left EW
Wind_Long 2 = Wind Load Cases B at Right EW
MIN_SNOW = Minimum Snow (Pmb) per code
EQUNS_SL_L = Endwall Unbalanced Snow Left
EQUNS_SL_R = Endwall Unbalanced Snow Right
FRUNS_SL_L = Right Frame Unbalanced Snow Left
FRUNS_SL_R = Right Frame Unbalanced Snow Right

FRAME LINES: 2



RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc_Bolt Qty	Anc_Bolt Dia	Base_Plate (in) Width	Base_Plate (in) Length	Thick	Grout (in)
2	D	4	0.750	8.000	18.00	0.375	0.0
2	A	4	0.750	8.000	18.00	0.375	0.0

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	—Dead— Horiz	Vert	—Collateral— Horiz	Vert	—Live— Horiz	Vert	—Snow— Horiz	Vert	—Wind_Left1— Horiz	Vert	—Wind_Right1— Horiz	Vert
2	D	0.9	1.8	0.4	0.8	7.8	12.5	11.5	18.6	-7.3	-8.7	-8.8	-8.8
2	A	-0.9	1.8	-0.4	0.8	-7.8	12.5	-11.5	18.6	8.9	-8.8	7.3	-8.7

Frame Line	Column Line	—Wind_Left2— Horiz	Vert	—Wind_Right2— Horiz	Vert	—Wind_Long1— Horiz	Vert	—Wind_Long2— Horiz	Vert	—Subsols_Left Horiz	Vert	—Subsols_Right Horiz	Vert
2	D	-8.8	-8.7	-8.2	-1.9	-2.8	-8.4	-2.8	-7.7	-2.4	-1.3	2.4	1.3
2	A	8.2	-1.9	8.8	-8.7	2.8	-7.7	2.8	-8.4	-2.4	1.3	2.4	-1.3

Frame Line	Column Line	—Subsols_Long Horiz	Vert	—MIN_SNOW— Horiz	Vert	—FRUNS_SL_L— Horiz	Vert	—FRUNS_SL_R— Horiz	Vert
2	D	0.9	-1.8	7.8	12.5	8.2	18.8	8.2	18.8
2	A	0.9	-1.8	-7.8	12.5	-8.2	18.8	-8.2	18.8

ENDWALL COLUMN: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc_Bolt Qty	Anc_Bolt Dia	Base_Plate (in) Width	Base_Plate (in) Length	Thick	Grout (in)
1	D	2	0.625	7.000	8.000	0.250	0.0
1	C	2	0.625	7.000	8.000	0.250	0.0
1	B	2	0.625	7.000	8.000	0.250	0.0
1	A	2	0.625	7.000	8.000	0.250	0.0
3	A	2	0.625	7.000	8.000	0.250	0.0
3	B	2	0.625	7.000	8.000	0.250	0.0
3	C	2	0.625	7.000	8.000	0.250	0.0
3	D	2	0.625	7.000	8.000	0.250	0.0

ANCHOR BOLT SUMMARY

	Qty	Locate	Dia (in)	Type	Proj (in)
○	4	Jamb	3/4"	F1554	2.00
○	16	Endwall	5/8"	F1554	2.00
☒	8	Frames	3/4"	F1554	2.00
☒	8	Baseplates	3/4"	F1554	2.00

MINIMUM WALL LENGTHS FOR USE OF PANEL SHEAR BRACING SYSTEM

Panel diaphragm action is utilized to resist seismic and/or wind forces applied parallel to this elevation. Wall sheeting must be continuous from eave strut / rake angle to base support in order to be considered effective. The effective length of wall panel at each wall must be determined by rational analysis considering included openings and height to width ratio of panel segments. Minimum effective length required on this wall for applied force is shown below. Additional openings not indicated should be avoided without prior consultation with the metal building manufacturer.

MIN. FSW REQ'D. - ____ FEET OF CONTINUOUS PANEL.*
MIN. BSW REQ'D. - ____ FEET OF CONTINUOUS PANEL.*
MIN. LEW REQ'D. - ____ FEET OF CONTINUOUS PANEL.*
MIN. REW REQ'D. - ____ FEET OF CONTINUOUS PANEL.*

*THIS MAY BE BROKEN DOWN INTO SEPARATE SECTIONS OF NO LESS THAN 1/2 THE EAVE HEIGHT

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	2/22/23	FOR QUOTE			

HERITAGE BUILDING SYSTEMS
4704 W COMMERCIAL DR, STE B
NORTH LITTLE ROCK, AR 72116-8040
1-800-643-5555

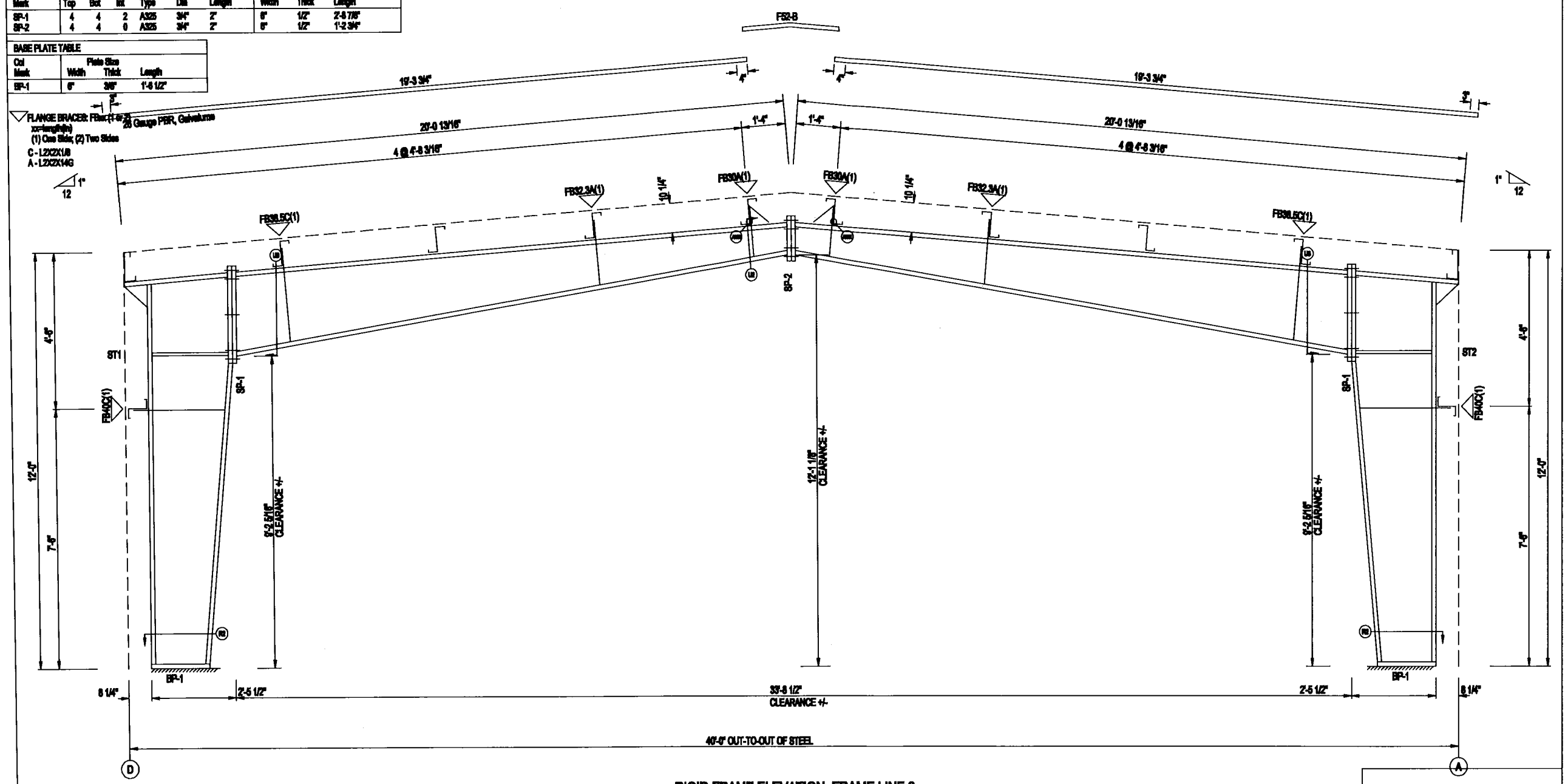
PROJECT: GAGE CHARLESWORTH
CUSTOMER: OWNER:
LOCATION: ,,

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	2/22/23	N.T.S.	1	A	2393128	F2	0

SPLICE PLATE & BOLT TABLE									
	Qty								
Mark	Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	2	A325	3/4"	2'	6"	1/2"	2'-8 7/8"
SP-2	4	4	0	A325	3/4"	2'	6"	1/2"	1'-2 3/4"

BASE PLATE TABLE			
Col	Plate Size		
Mark	Width	Thick	Length
BP-1	6"	3/8"	1'-6 1/2"

FLANGE BRACES: Fbrac(1-ea,2c-length/in)
(1) One Side; (2) Two Sides
C - L2X2X1/8
A - L2X2X14G
26 Gauge PBR, Galvalume



RIGID FRAME ELEVATION: FRAME LINE 2

GENERAL NOTES:

1. BOLT TIGHTENING - ALL BOLTED JOINTS WITH A325 TYPE 1 BOLTS ARE SPECIFIED AS SNUG-TIGHTENED JOINTS IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. ACCORDANCE WITH THE MOST RECENT EDITION OF THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. ACCORDANCE WITH THE MOST RECENT EDITION OF THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. PRE-TENSIONING METHODS, INCLUDING TURN-OF-NUT, CALIBRATED WRENCH, TWIST-OFF-TYPE TENSION-CONTROL BOLTS OR DIRECT-TENSION-INDICATOR ARE NOT REQUIRED. INSTALLATION INSPECTION REQUIREMENTS FOR SNUG TIGHT BOLTS DIRECT-TENSION-INDICATOR ARE NOT REQUIRED. INSTALLATION INSPECTION REQUIREMENTS FOR SNUG TIGHT BOLTS (SPECIFICATION FOR STRUCTURAL JOINTS SECTION 9.1) IS SUGGESTED.
2. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A325 BOLTS.
3. INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER AS SHOWN.

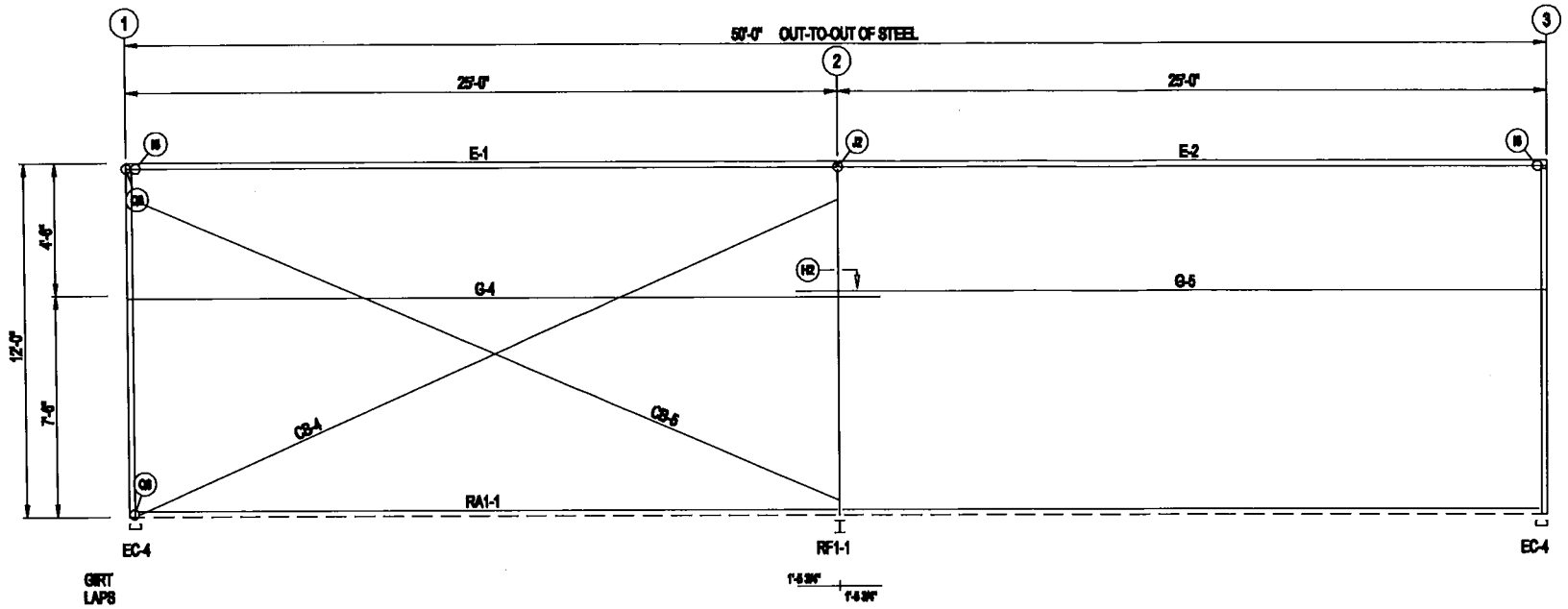
ISSUE	DATE	DESCRIPTION	BY	CKD	DSN
0	22223	FOR QUOTE			

HERITAGE BUILDING SYSTEMS

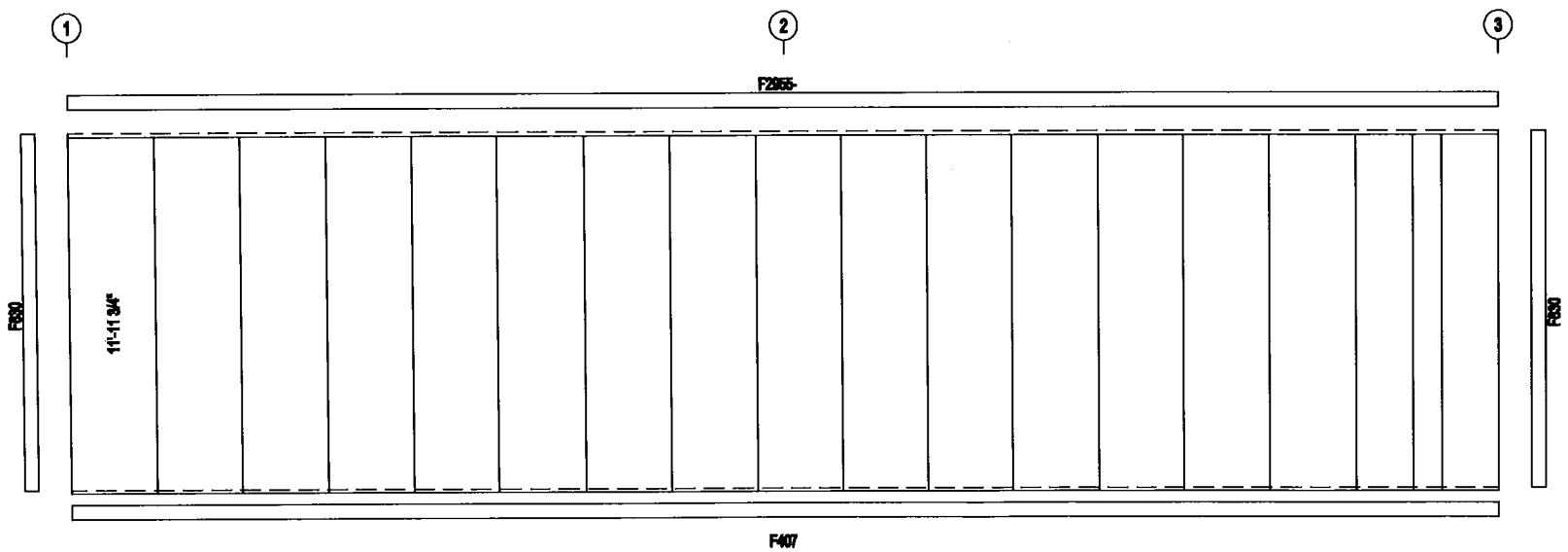
47244 COMMERCIAL DR. STE B
NORTH LITTLE ROCK, AR 72116-8040
1-800-647-8555

PROJECT:	GAGE CHARLESWORTH
CUSTOMER:	OWNER:
LOCATION:	,,

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	22223	N.T.S.	1	A	2393128	E7	0



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Gauge PBR - Light Stone

ISSUE	DATE	DESCRIPTION	BY	CKD	DSN
0	222123	FOR QUOTE			

GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

HERITAGE BUILDING SYSTEMS

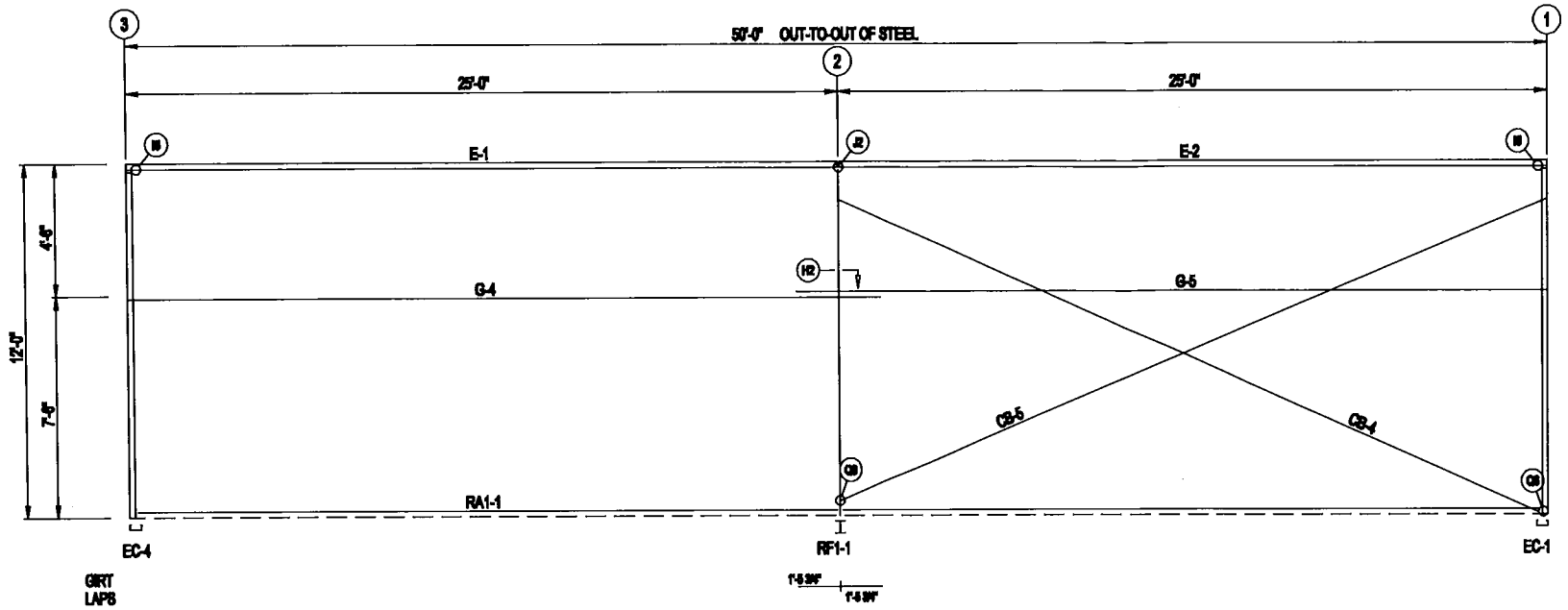
7754 W COMMERCIAL DR, STE B
NORTH LITTLE ROCK, AR 72116-8040
1-800-947-9955

PROJECT: GAGE CHARLESWORTH

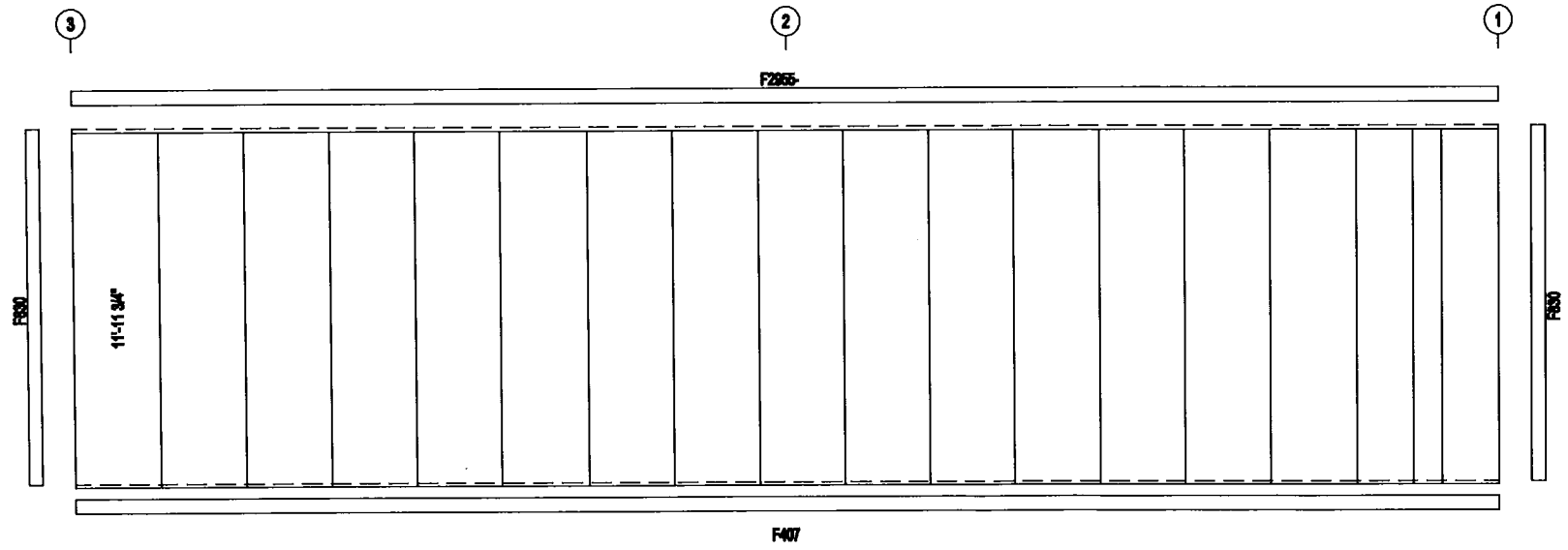
CUSTOMER: OWNER:

LOCATION: , ,

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	222123	N.T.S.	1	A	2393128	E3	0



SIDEWALL FRAMING: FRAME LINE D



SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Gauge PBR - Light Stone

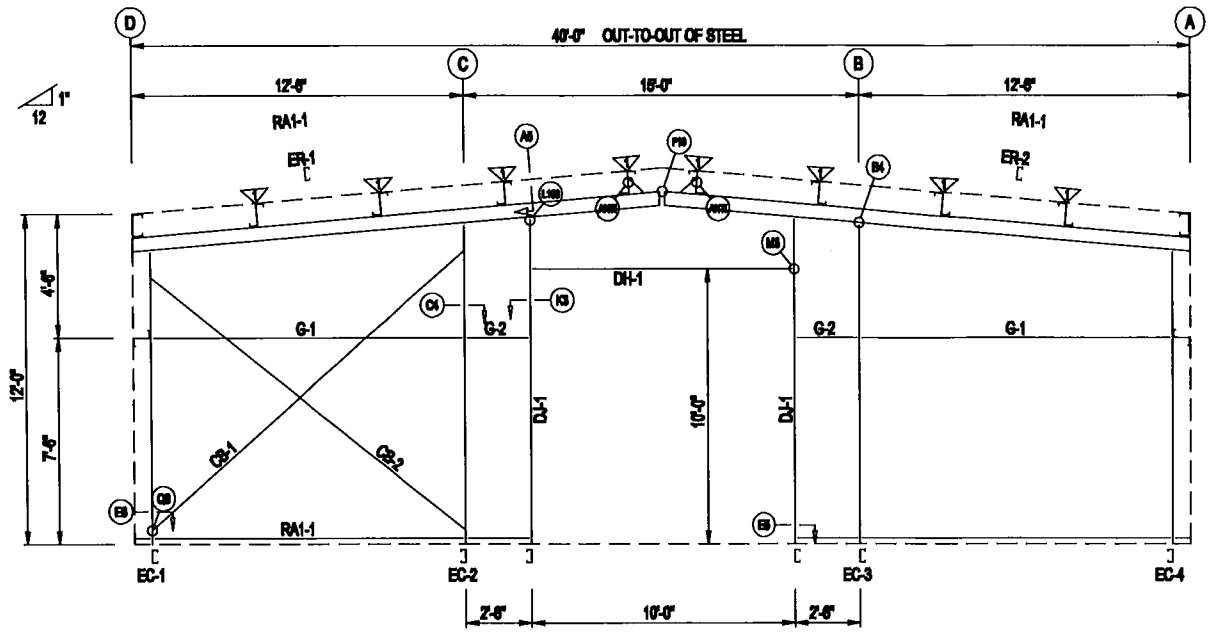
GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CKD	DSN
0	2/22/23	FOR QUOTE			

HERITAGE BUILDING SYSTEMS

PROJECT: GAGE CHARLESWORTH							
CUSTOMER:				OWNER:			
LOCATION: ,,							
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	2/22/23	N.T.S.	1	A	2393128	E4	0



ENDWALL FRAMING: FRAME LINE 1

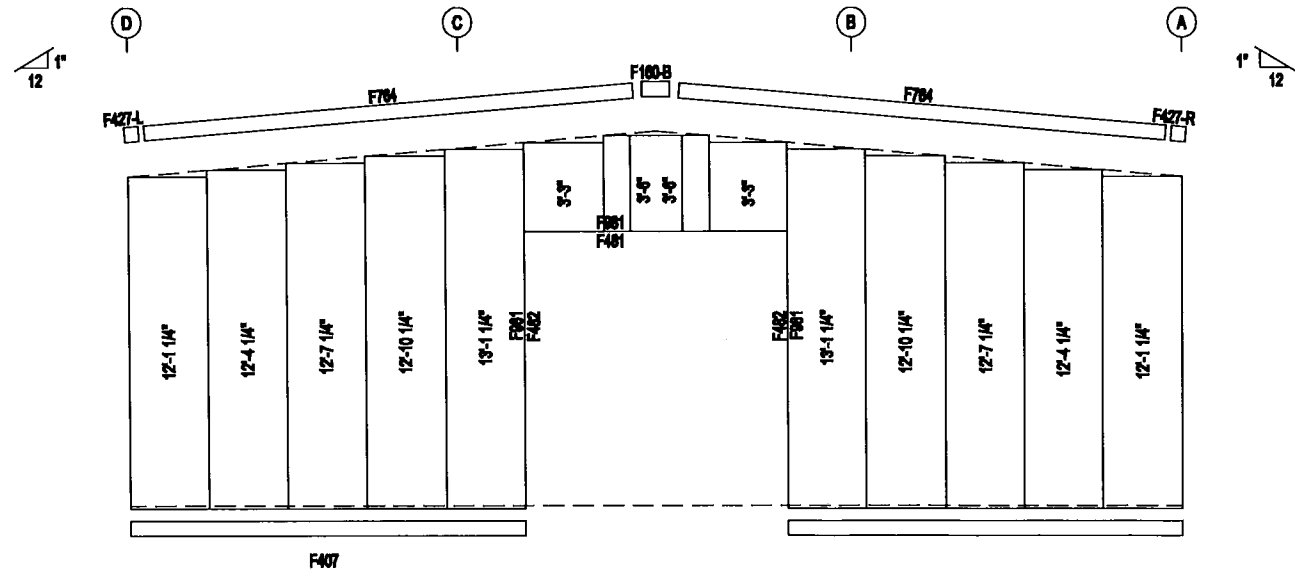
BEARING FRAME ONLY!
WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

BOLT TABLE
FRAME LINE 1

LOCATION	QUAN	TYPE	DIA	LENGTH
ER-UER-2	4	A325	5/8"	1 3/4"
Columns/Raf	4	A325	1/2"	1 1/4"
Jamb	2	A325	1/2"	1 1/4"

FLANGE BRACE TABLE
FRAME LINE 1

▽ ID	PART	LENGTH
FB28.5	L2X2X1/8	2'-5 1/2"



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Gauge PBR - Light Stone

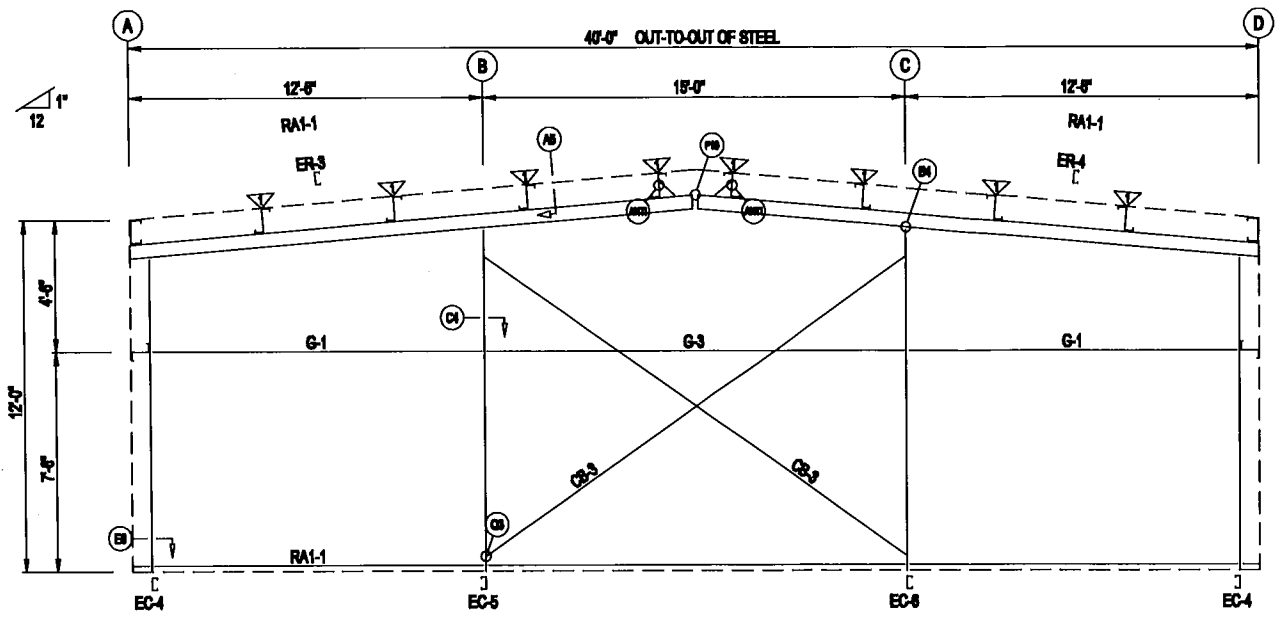
ISSUE	DATE	DESCRIPTION	BY	CK'D	DRN
0	2/22/23	FOR QUOTE			

GENERAL NOTES:
1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

HERITAGE BUILDING SYSTEMS
4725 MINI COMMERCIAL DR. STE B
NORTH LITTLE ROCK, AR 72118-5040
1-800-947-8555

PROJECT: GAGE CHARLESWORTH
CUSTOMER: OWNER:
LOCATION: ,,

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	2/22/23	N.T.S.	1	A	2393128	E5	0



ENDWALL FRAMING: FRAME LINE 3

BEARING FRAME ONLY!

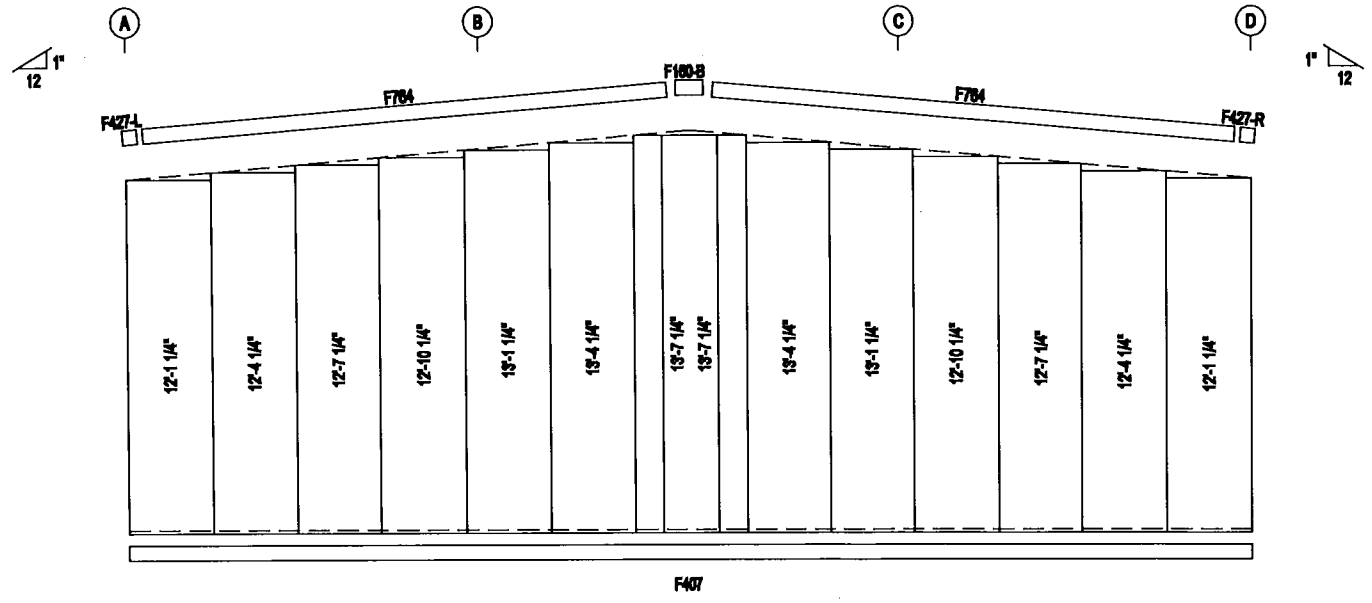
WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

BOLT TABLE
FRAME LINE 3

LOCATION	QUAN	TYPE	DIA	LENGTH
ER-3/ER-4	4	A325	5/8"	1 3/4"
Columns/Raf	4	A325	1/2"	1 1/4"

FLANGE BRACE TABLE
FRAME LINE 3

▽ ID	PART	LENGTH
FB28.5	L2X2X1/8	2'-5 1/2"



ENDWALL SHEETING & TRIM: FRAME LINE 3

PANELS: 26 Gauge PBR - Light Stone

ISSUE	DATE	DESCRIPTION	BY	CKD	DSN
0	222023	FOR QUOTE			

GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

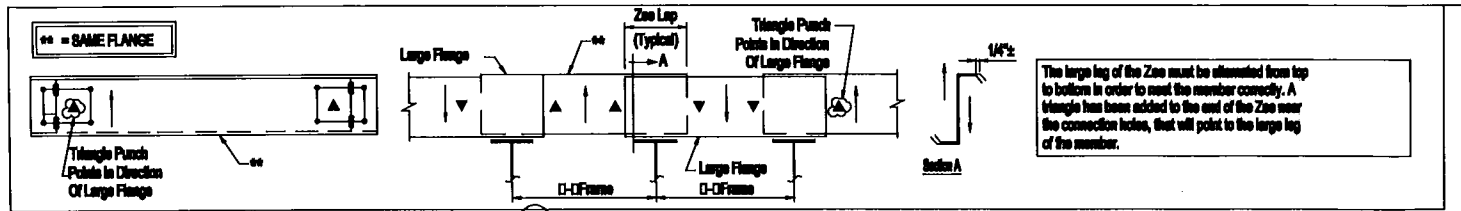
HERITAGE BUILDING SYSTEMS
7754 W. CONVENTION DR. STE B
NORTH LITTLE ROCK, AR 72116-8240
1-800-547-9555

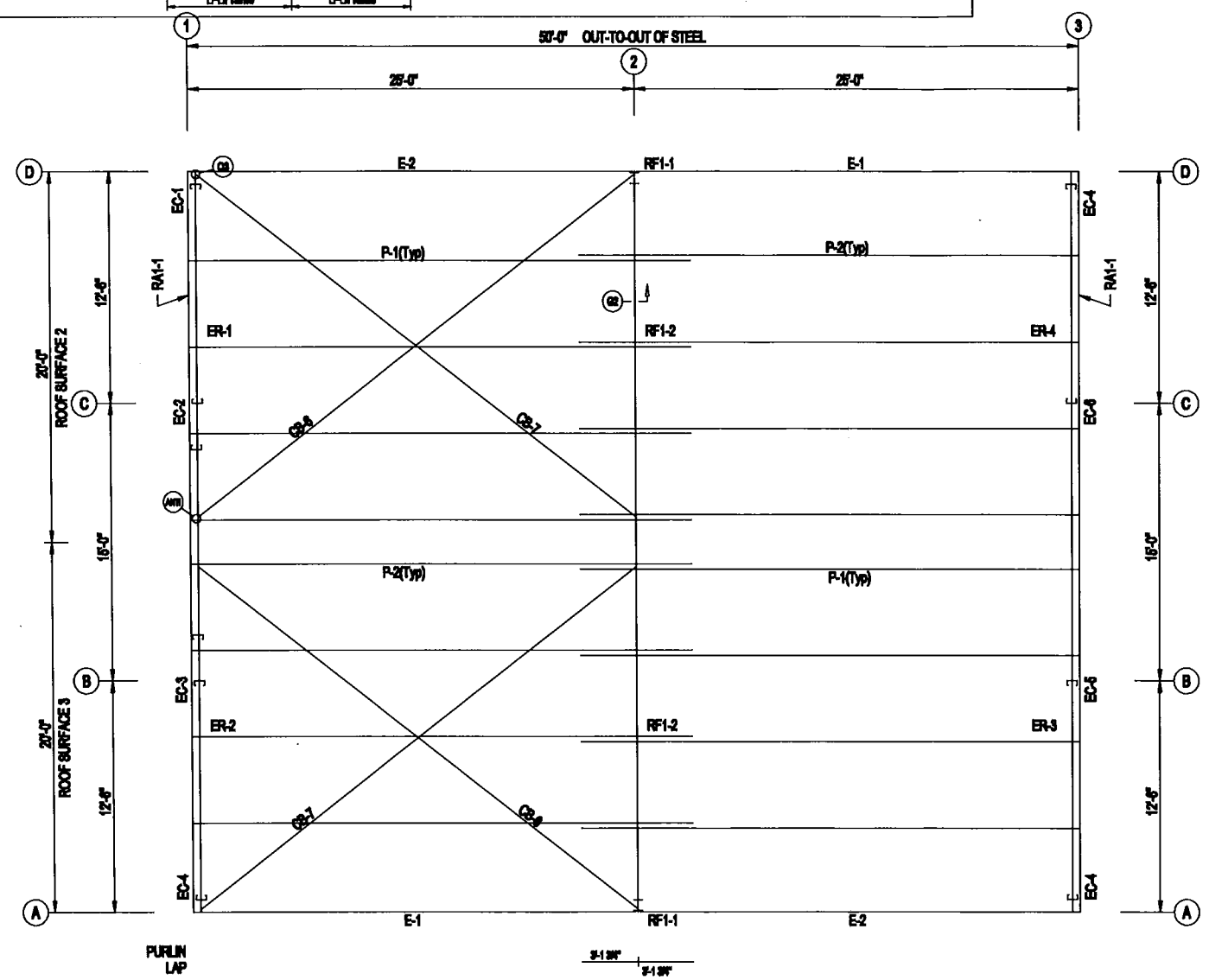
PROJECT: GAGE CHARLESWORTH

CUSTOMER: OWNER:

LOCATION: ,,

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	222023	N.T.S.	1	A	2303128	E6	0





ROOF FRAMING PLAN

GENERAL NOTES:

1. INSTALL ALL PURLIN AND FLANGE BRACES (FB) AS SHOWN.
2. ROOF PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. STRUT PURLINS, IF PROVIDED, MUST BE INSTALLED AND FASTENED TO ROOF SHEETING PER "PBR" PANEL ROOF DETAIL.
4. DO NOT ADD ANY ADDITIONAL ROOF OPENINGS WITHOUT BUILDING MANUFACTURER APPROVAL OR PROFESSIONAL ENGINEER APPROVAL.
5. DO NOT STACK SHEET BUNDLES ON ROOF. ONLY RAISE INDIVIDUAL SHEETS AS NEEDED.
6. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CKD	DSN
0	2/22/23	FOR QUOTE			

HERITAGE BUILDING SYSTEMS
7734 W. COMMERCIAL DR. STE B
NORTH LITTLE ROCK, AR 72116-8040
1-800-947-8555

PROJECT:	GAGE CHARLESWORTH
CUSTOMER:	OWNER:
LOCATION:	,,

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	2/22/23	N.T.S.	1	A	2393128	E1	0

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 732-1064 - Fax 732-0598

Fee: $200.00
Total sq. ft. of Structure 1440
Date Submitted 2/16/23

63 addresses.

Height Peak 22' 0"

Conditional Use Permit Oversized Structure

Print Applicant Name: Keith + Marva Rae Cordon
Address: 5363 West 5000 South
Phone #: [redacted]
Day Time Phone #: [redacted] Email: [redacted]

☐ **Provide site plan drawings including all of the following:** (Site plan must be to scale).
- Map of property showing adjacent streets
- Building dimensions and distance from other structure
- Distance from property lines. (The drip edge must be at least 3 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 3 feet.)
- List any easements on property
- Roof pitch, roof height, roofing material and drip line distance to other structure and property lines
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

HOOPER CITY PAID FEB 16 2023 Amt 263.00 Int. — Check ☒ 1100 + 1099 Cash ☐

☐ What will the structure be used for? garage
☐ Will any plumbing be installed in the structure? Yes ✓ No ____
☐ Will any electricity be installed in the structure? Yes ✓ No ____
☐ Will structure be used for a business? Yes ____ No ✓
If yes, have you applied for a business license with Hooper City? Yes ____ No ____
Explain: ____

☐ Provide stamps and ***mailing addresses*** not parcel addresses for all property owners within 600 feet from your property. (front, sides and back). ***The addresses must be typed and printed on address labels, not hand written***. Mailing Addresses are available on the Weber County Web-Site at www.co.weber.ut.us. then go to Geo Gizmo. It will pull up a map. Outline the area you want, then us the tool bar at the bottom of the screen to get parcel information and ***mailing addresses.*** ***Also, bring in a copy of the map you used with the parcels marked that the addresses came from.***

Please address these issues on the back of this application.

Traffic problems	Safety issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business operation	Use of structure	Easements	

I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months, the Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review. I or a representative will be present at the Planning Commission Meeting.

Signature: Keith R. Cordon Date: 2-15-23

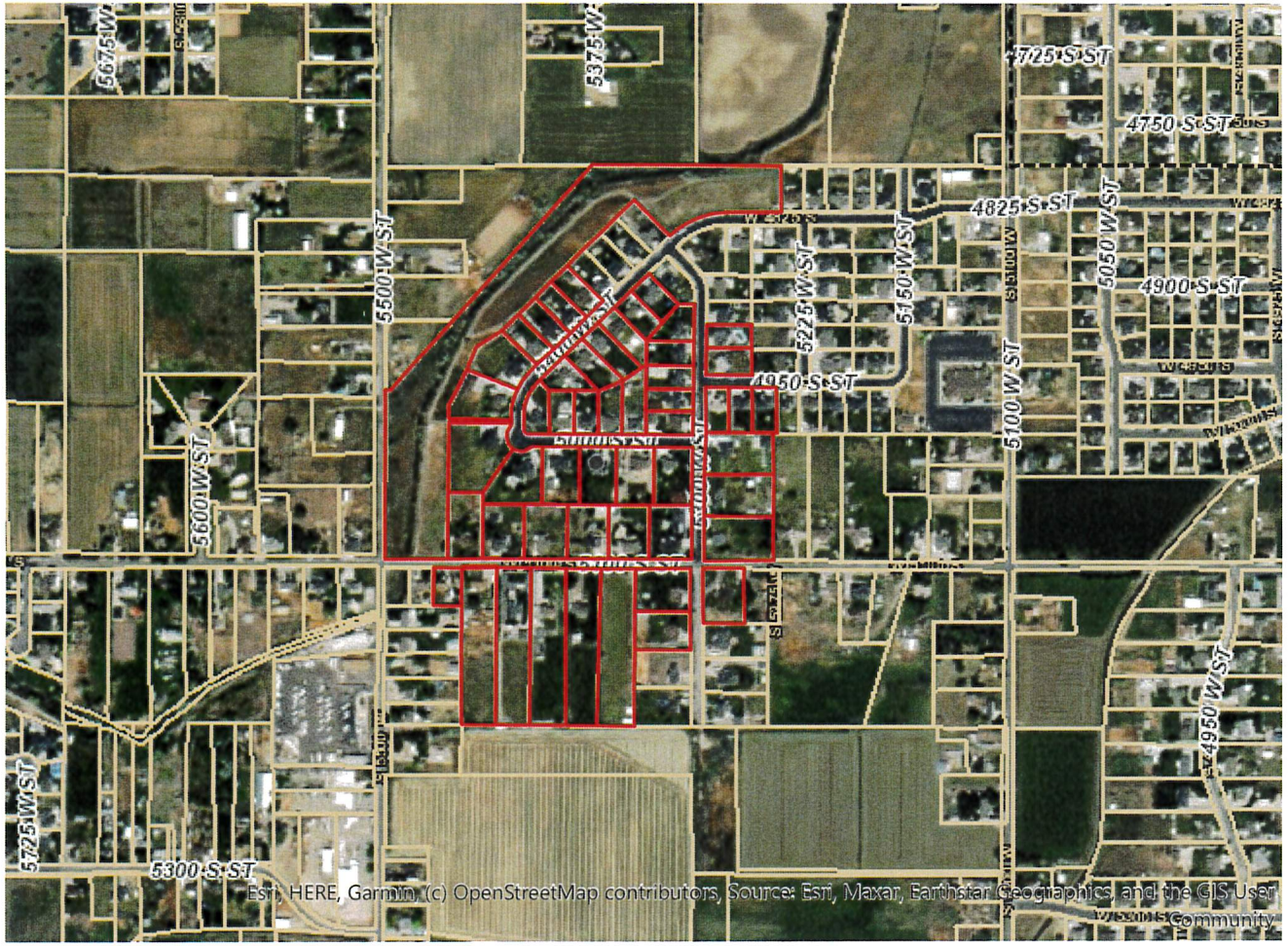
Name of Applicant Keith Cordon

****

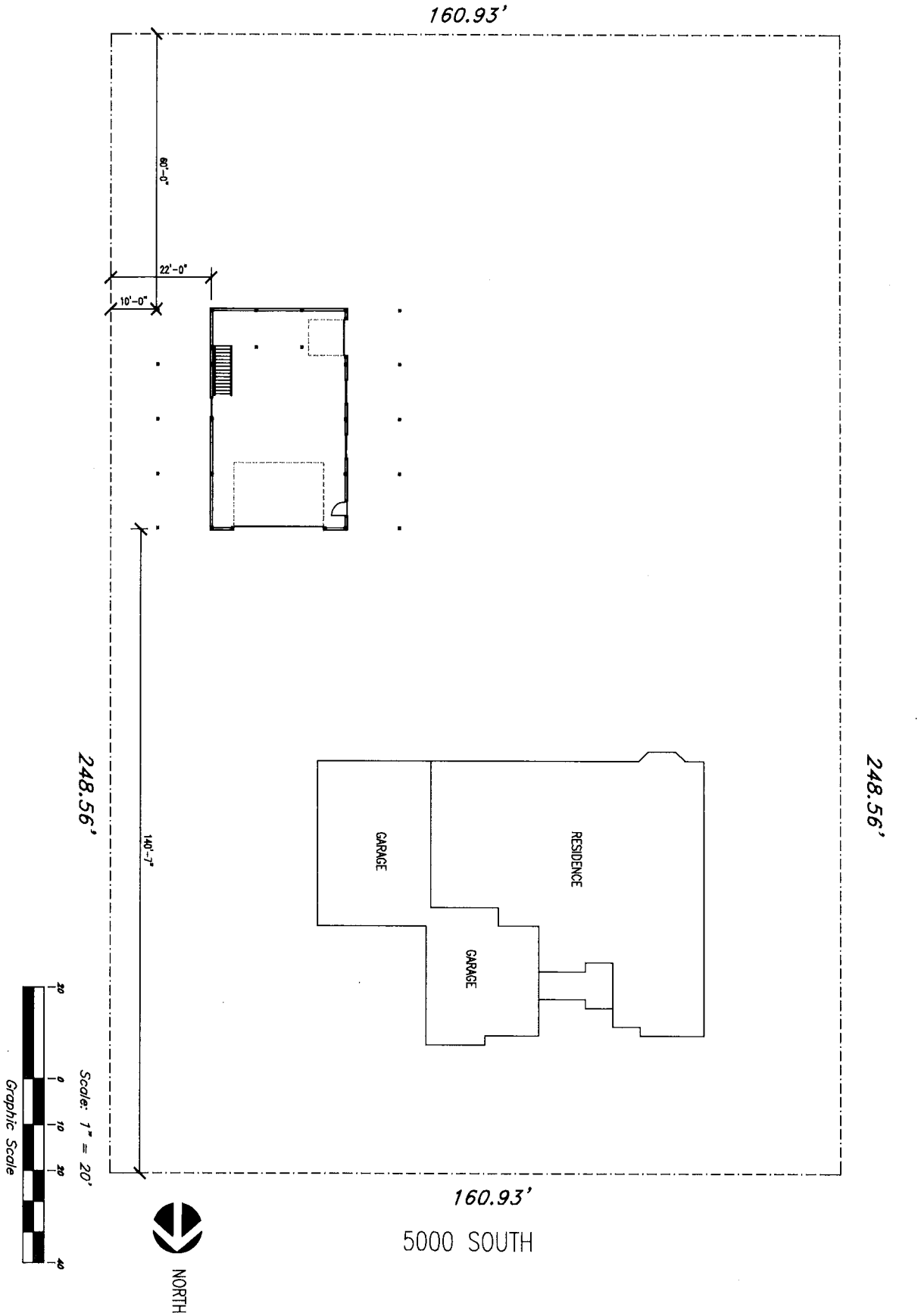
____ Approval Date:____ Disapproval Date:____
Planning Commission Chairman

Comments/Conditions: ____

Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.


4725 S ST
4750 S ST
4825 S ST
4900 S ST
4950 S ST
5300 S ST
5500 W ST
5600 W ST
5725 W ST
5225 W ST
5150 W ST
5100 W ST
5050 W ST
4950 W ST
Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

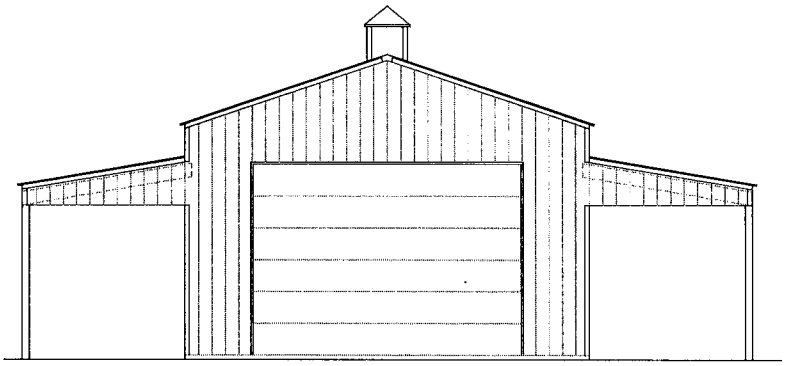

5500 W
5000 S
5500 W
Google Earth
Imagery date: 6/1/1...
100 m
Camera: 2,153 m 41°10'23"N 112°0...



SHEET: ST1 JOB: CORDON SCALE: 1/8"=1'-0" DATE: 11-11-22	CORDON BUILDING 5363 WEST 5000 SOUTH HOOPER, UTAH	LAKMAN HOME DESIGNS TIM LAKMAN (801)-205-0382	BELL BUILT HOMES CLIFF BELL ROY, UTAH (801) 458-1685

BELL BUILT HOMES

CORDON BUILDING



DESIGN CRITERIA

GOVERNING CODE: 2018 IBC, ARCH. 7
RISK CATEGORY I

LIVE LOADS:

1. SNOW LOAD: GROUND Pg 43 PSF
ROOF Pf 30 PSF + DRIFT
Ps 35 PSF
Ce 0.9 Cs 1.0
Ct 1.2 I 0.8

2. WIND: MPH (ULTIMATE)
105 MPH 3 SEC. GUST
EXPOSURE: D

3. SEISMIC: SDC D Ie 1.5 OR 2.5 (RISK) R 1.0
SITE CLASS D (ASSUMED)
Sms: 0.93
Sm1: 0.50
Sds: 0.78

FORCE RESISTING SYSTEM:
CANTILEVERED POSTS OR WOOD SHEAR WALL W/ CONT. METAL SHEATHING

ANALYSIS PROCEDURE:
SIMPLIFIED (SEC 12.14.8)

4. SOIL BEARING: ALLOWABLE PRESSURE ON NATIVE SOIL:
1500 PSF (ASSUMED)

5. DEAD LOADS: ROOF 3 PSF (TRUSSES, PURLINS, METAL)
FLOOR 10 PSF
WALL 3 PSF (POSTS, GIRTS, METAL)
CONCRETE 145 PCF (FTGS, FOUND, ETC)

CONC. FOUNDATION PIERS

SIZE (MINIMUM): 18"-30" DIAMETER X 30"-42" DEEP
SEE FOOTING PLAN.

REINFORCEMENT: NO PIER REINFORCEMENT.

SOILS AND EXCAVATION NOTES

UNIFIED SOIL CLASSIFICATION: NO SOILS REPORT PROVIDED, STABLE SOIL CHARACTERISTICS ASSUMED.

ALLOWABLE BEARING PRESSURE: 1500 PSF (ASSUMED)

GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.

THE STRUCTURAL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR DIFFERENTIAL FOOTING SETTLEMENT DUE TO INCONSISTANT OR UNSTABLE SOIL QUALITY.

CONCRETE AND REINFORCEMENT NOTES

CONCRETE MIN. 28 DAY STRENGTH (f'c) W/ NORMAL 145 PCF DENSITY:

1. FOOTINGS: 3000 PSI
2. SLABS ON GRADE: 3000 PSI REQUIRED (4000 PSI RECOMMENDED)
ALL SLABS PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE. PROVIDE 1" DEEP CONTRACTION / CONSTRUCTION JOINTS NO FURTHER THAN 10' APART IN ANY DIRECTION.

GENERAL CONTRACTOR:

BELL BUILT BUILDINGS
CONTACT: CLIFF BELL
PHONE: 801-458-1685

CONSULTING STRUCTURAL ENGINEER:

PRICE ENGINEERING
CONTACT: KYLE PRICE
PHONE: 801-791-6274

DRAFTER:

LAKMAN DESIGNS
CONTACT: TIM LAKMAN
(801) 205-0382

DATE: 12/14/22

PROJECT INFORMATION:

CORDON BUILDING
5363 WEST 5000 SOUTH
HOOPER, UTAH

BUILDING INFORMATION:

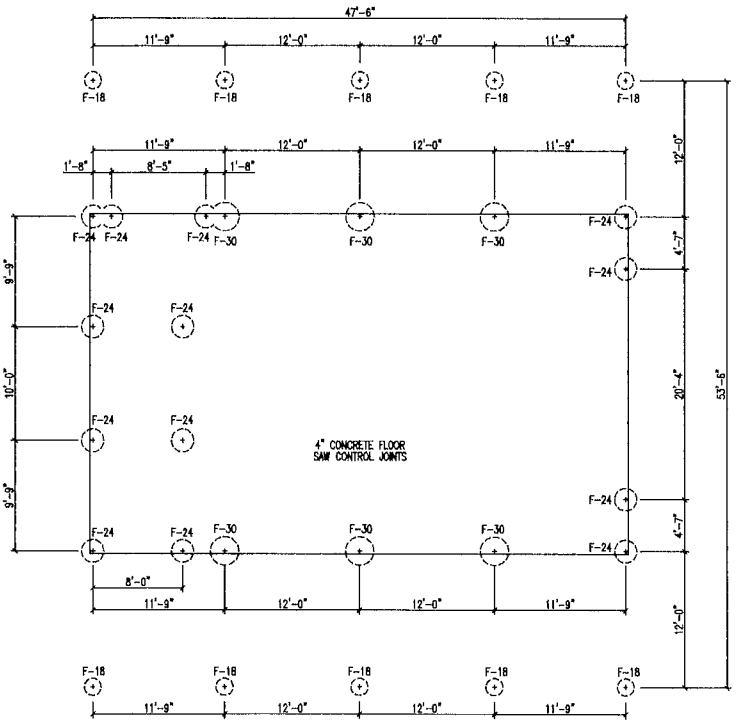
MAIN BLDG DIM: 30'x48'
MAIN BUILDING: 1440
TOTAL SQ. FOOT: 1440

DRAWING INDEX:

00	COVER SHEET
01	FOUNDATION PLAN
02	FLOOR PLAN
03	ROOF PLAN
04	ELEVATIONS
05	GIRT WALL PLAN
06	PANEL LAYOUT
07	DETAILS
08	DETAILS
09	DETAILS

LICENSED STRUCTURAL ENGINEER
NO. 382266
KYLE JOSEPH PRICE
STATE OF UTAH

12/19/2022



FOUNDATION PLAN

FOOTING/FOUNDATION NOTES

F18: 18" DIA. x 30" DEEP CONCRETE PIER
F24: 24" DIA. x 42" DEEP CONCRETE PIER
F30: 30" DIA. x 37" DEEP CONCRETE PIER

LICENSED STRUCTURAL ENGINEER
NO. 382284
KYLE RUSSELL PRICE
STATE OF UTAH

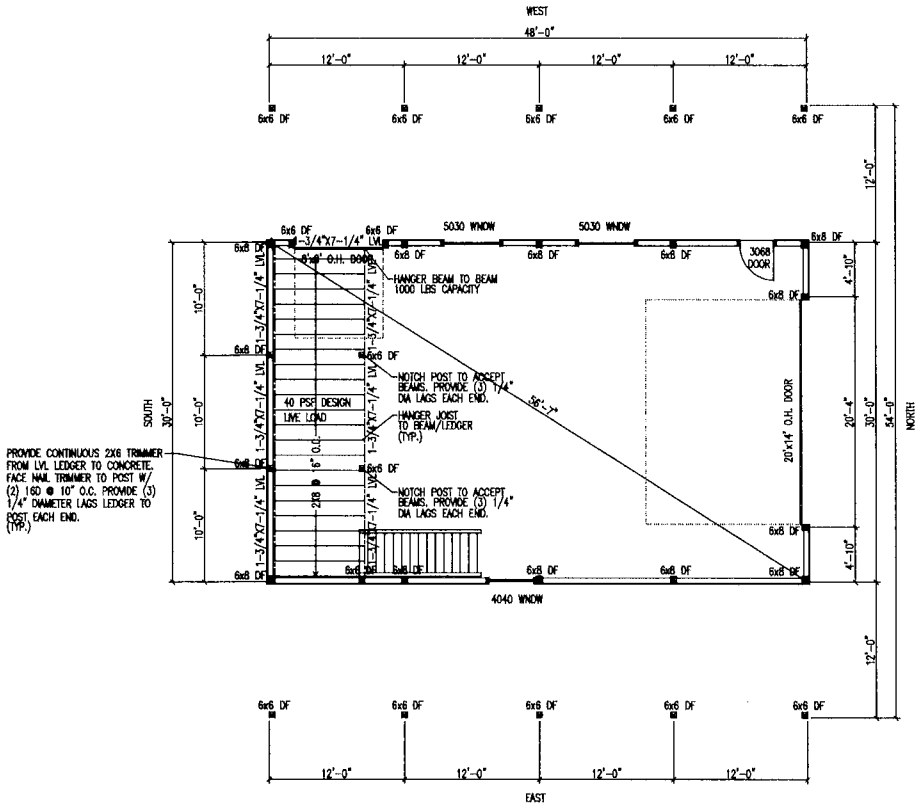
12/19/2022

BELL BUILT HOMES
CLIFF BELL
KAYSVILLE, UTAH
(801) 458-1885

LAKMAN HOME DESIGNS
TIM LAKMAN
(801)-225-0382

CORDON BUILDING
5345 WEST 5000 SOUTH
HOOPER, UTAH

DATE: 11-11-22
SCALE: 1/8"=1'-0"
JOB: CORDON
SHEET:
01



FLOOR PLAN

COLUMN AND FRAMING NOTES

6x6 DF: 6x6 DF-L #1 TREATED POST TREATED FOR DECAY RESISTANCE AND RATED FOR GROUND CONTACT OR PERMANENT FOUNDATION USE. EMBED IN CONCRETE PIERS PER PLAN.

6x8 DF: 6x8 DF-L #1 TREATED POST TREATED FOR DECAY RESISTANCE AND RATED FOR GROUND CONTACT OR PERMANENT FOUNDATION USE. EMBED IN CONCRETE PIERS PER PLAN.

GIRTS: 2x6 DF-L #2 COMMERCIAL GIRTS AT 24" ON CENTER

LICENSED STRUCTURAL ENGINEER
NO. 382264
KYLE RUSSELL PRICE
STATE OF UTAH

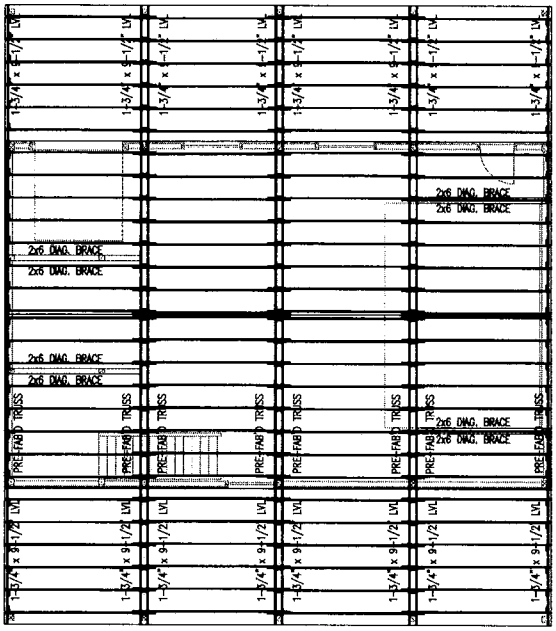
12/19/2022

BELL BUILT HOMES
CLIFF BELL
ROY, UTAH
(801) 458-1885

LAKMAN HOME DESIGNS
TIM LAKMAN
(801)-225-0382

CORDON BUILDING
5365 WEST 5000 SOUTH
HOOPER, UTAH

DATE: 11-11-22
SCALE: 1/8"=1'-0"
JOB: CORDON
SHEET:
02

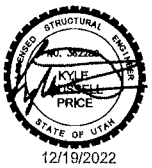


ROOF PLAN

ROOF FRAMING NOTES:

4:12 MAIN ROOF PITCH
2:12 LEAN ROOF PITCH

PURLINS: 2x6 DF-L #2 AT 24" ON CENTER OVERLAPPED 10" MIN. STARTING 5" MAX. FROM RIDGE LINE



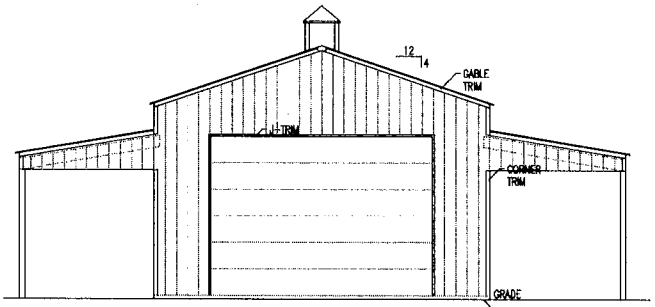
12/19/2022

BELL BUILT HOMES
CLIFF BELL
ROY, UTAH
(801) 430-1885

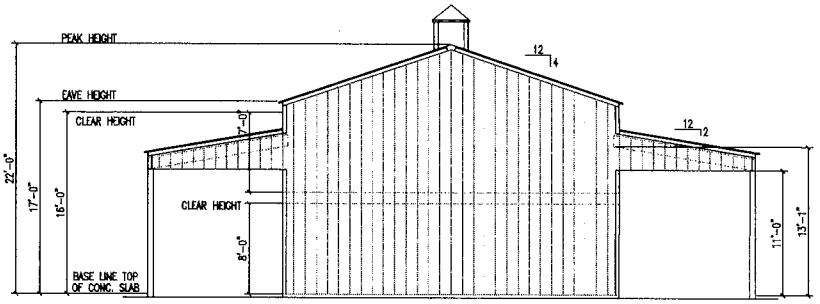
LAKMAN HOME DESIGNS
TIM LAKMAN
(801)-209-0362

CORDON BUILDING
5353 WEST 5000 SOUTH
HOOPER, UTAH

DATE: 11-11-22
SCALE: 1/8"=1'-0"
JOB: CORDON
SHEET:
03



SOUTH ELEVATION



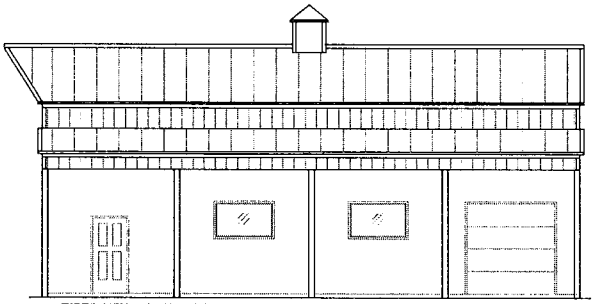
NORTH ELEVATION

BELL BUILT HOMES
CLIFF BELL
ROY, UTAH
(801) 439-1685

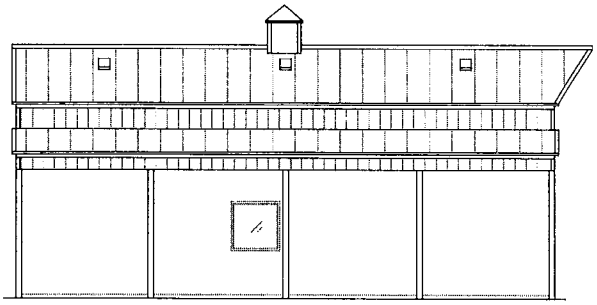
LAKMAN HOME DESIGNS
TIM LAKMAN
(801)-210-0362

CORDON BUILDING
5383 WEST 5000 SOUTH
HOOPER, UTAH

DATE: 11-11-22
SCALE: 1/8"=1'-0"
JOB: CORDON
SHEET:
04A



WEST ELEVATION



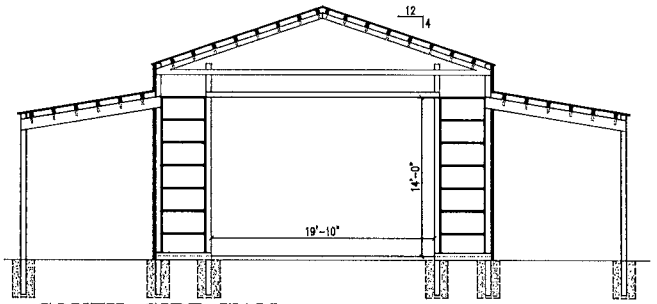
EAST ELEVATION

BELL BUILT HOMES
CLIFF BELL
ROY, UTAH
(801) 825-1885

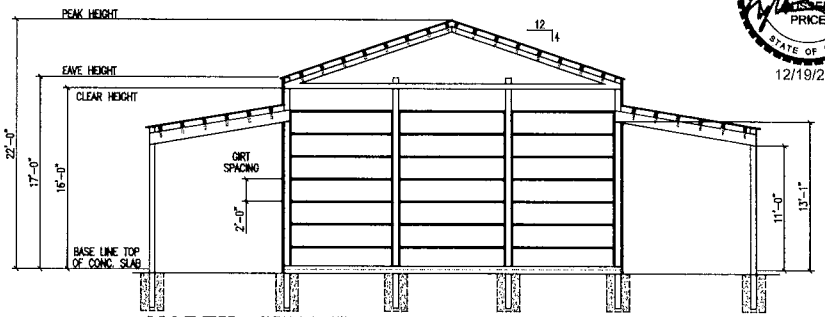
LAKMAN HOME DESIGNS
TIM LAKMAN
(801)-225-0362

CORDON BUILDING
5383 WEST 5000 SOUTH
HOOPER, UTAH

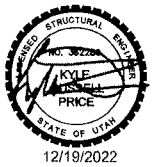
DATE: 11-11-25
SCALE: 1/8"=1'-0"
JOB: CORDON
SHEET:
04B



SOUTH GIRT WALL



NORTH GIRT WALL



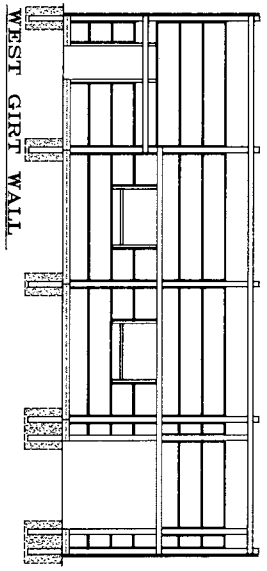
12/19/2022

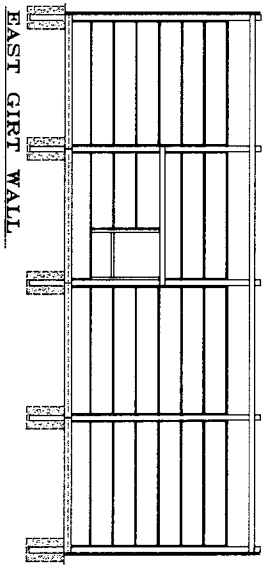
BELL BUILT HOMES
CLIFF BELL
ROY, UTAH
(801) 458-1885

LAKMAN HOME DESIGNS
TIM LAKMAN
(801)-209-0382

CORDON BUILDING
5383 WEST 5900 SOUTH
HOOPER, UTAH

DATE: 11-11-22
SCALE: 1/8"=1'-0"
JOB: CORDON
SHEET:
05A

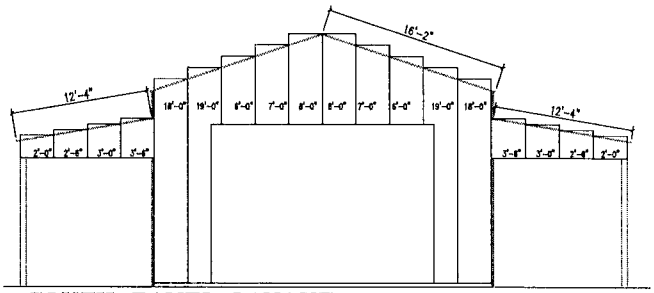




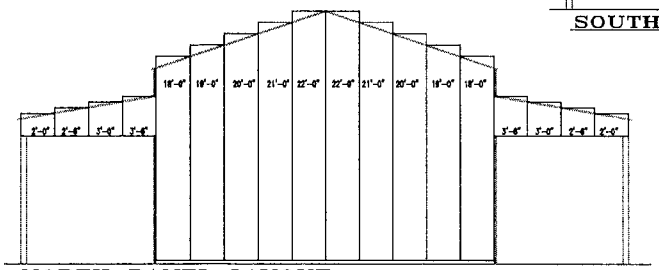


12/19/2022

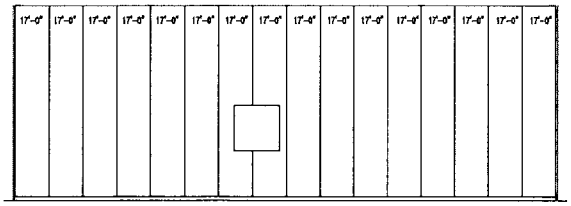
05B SHEET JOB: CORDON SCALE: 1/4"=1'-0" DATE: 11-11-22	CORDON BUILDING 5383 WEST 5000 SOUTH HOOPER, UTAH	LAKMAN HOME DESIGNS TIM LAKMAN (801)-205-0382	BELL BUILT HOMES CLIFF BELL ROY, UTAH (801) 458-1685



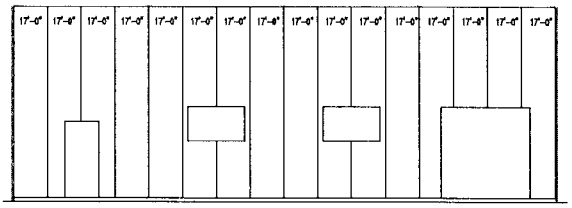
SOUTH PANEL LAYOUT



NORTH PANEL LAYOUT



EAST PANEL LAYOUT



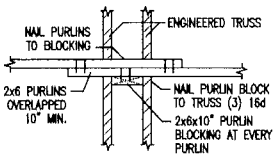
WEST PANEL LAYOUT

BELL BUILT HOMES
CLIFF BELL
ROY, UTAH
(801) 458-1885

LAKMAN HOME DESIGNS
TIM LAKMAN
(801)-205-0302

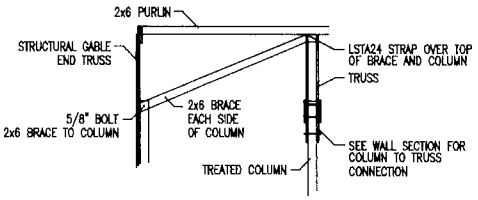
CORDON BUILDING
5383 WEST 3000 SOUTH
HOOPER, UTAH

DATE: 11-11-22
SCALE: 1/8"=1'-0"
JOB: CORDON
SHEET:
06



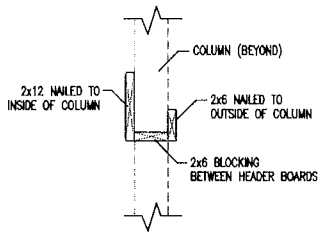
TYPICAL PURLIN CONNECTION

N.T.S.



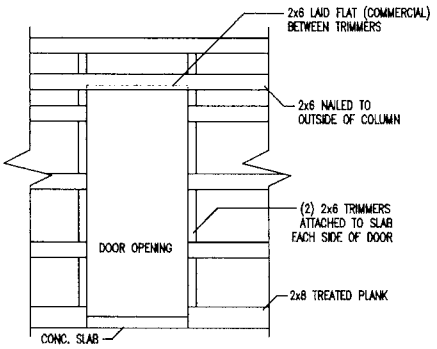
COLUMN TO TRUSS BRACE

N.T.S.



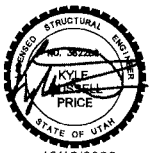
O.H. DOOR HEADER

N.T.S.



MAN DOOR OPENING

N.T.S.



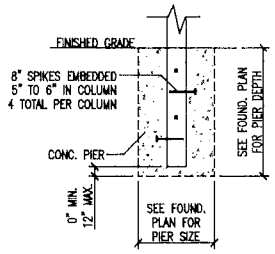
12/19/2022

BELL BUILT HOMES
CLIFF BELL
ROY, UTAH
(801) 430-1885

LAKMAN HOME DESIGNS
TIM LAKMAN
(801)-225-0382

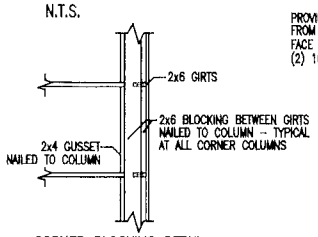
CORDON BUILDING
5383 WEST 5000 SOUTH
HOOPER, UTAH

DATE: 11-11-22
SCALE: 1/8"=1'-0"
JOB: CORDON
SHEET:
07



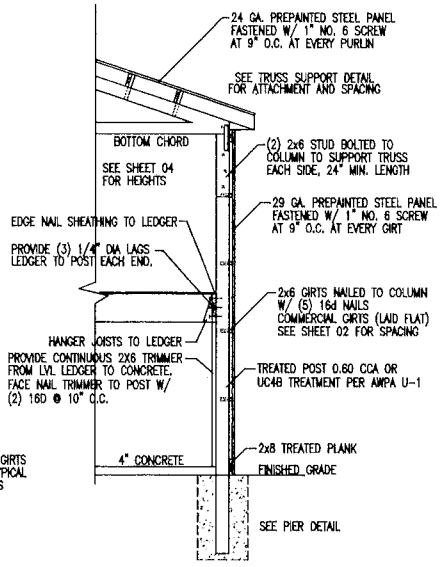
PIER DETAIL (TYPICAL)

N.T.S.



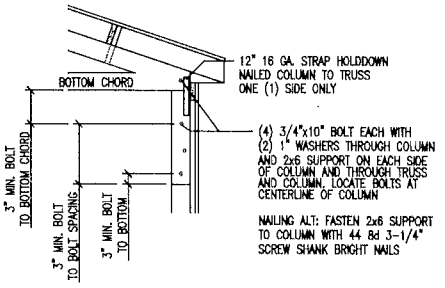
CORNER BLOCKING DETAIL

N.T.S.



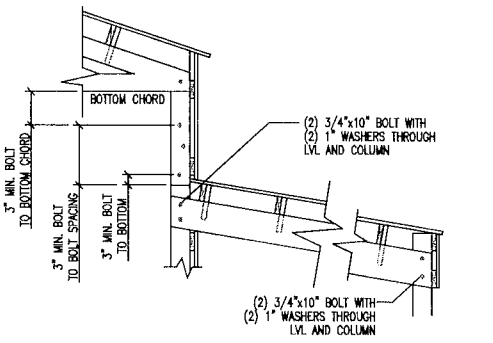
TYPICAL WALL SECTION

N.T.S.



TRUSS SUPPORT TO POST DETAIL

N.T.S.



TRUSS SUPPORT TO POST DETAIL WITH LVL NON-CONTINUOUS ROOF

N.T.S.



12/19/2022

BELL BUILT HOMES
CLIFF BELL
ROY, UTAH
(801) 458-1685

LAKMAN HOME DESIGNS
TIM LAKMAN
(801)-205-0382

CORDON BUILDING
5585 WEST 5000 SOUTH
HOOPER, UTAH

DATE: 11-11-22
SCALE: 1/8"=1'-0"
JOB: CORDON
SHEET:
08

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 732-1064 - Fax 732-0598

Fee: $200.00
Date Submitted_____

HOOPER CITY PAID
MAR 07 2023
Amt 200 Int. MY
Check 1358 Cash

Conditional Use Permit - Property

Print Applicant Name: Roger & Nanette McFarland
Address: 5750 S. 6000 W. Hooper, Utah 84315
Phone #: [redacted]
Day Time Phone #: Same
Sp. Feet/Acreage of Property:
Reason for conditional use: Build a Guest/Mother in Law Home - North side of existing home. Same property 904 sq ft.
Oversized structure - 1700 sq ft. total structure
Describe use of property: R-2 Zone Short or long term leasing

If building on property provide site plan drawings including:

- Map of property showing adjacent streets
- Building/structure dimensions and distance from other structures
- Distance from property lines.
- List any easements on property
- Roof pitch, roofing material, Building materials, driveway materials
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

This Provide stamps and ***mailing addresses*** not parcel addresses for all property owners within 600 feet from your property. (front, sides and back). ***The addresses must be typed and printed on address labels not hand written.*** Mailing Addresses are available on the Weber County Web-Site at www.co.weber.ut.us, then go to Geo Gizmo. It will pull up a map. Outline the area you want, then us the tool bar at the bottom of the screen to get parcel information and ***mailing addresses. Also, bring in a copy of the map you used with the parcels marked that the addresses came from.***

city will do

This application will be evaluated by, but not limited to the following items. You may want to address these issues on the back of this application.

Traffic problems	Safety issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business operation	Use of structure	Easements	

I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I will comply with all state and local requirements. I also understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months this Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review.

Signature: Roger J. McFarland Nanette McFarland Date: March 8, 2023

****

_____ Approval Date:_____ Disapproval Date:_____
Planning Commission Chairman

Comments/Conditions:_____

Completed applications must be submitted three (3) weeks prior to a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

Date March 8, 2023

I, Roger L. McFarland & Nannette McFarland have read and understand the requirements to be allowed to have a secondary detached dwelling unit on my property and will follow city requirements for as long as the unit is being used:

"DWELLING, SECONDARY DETACHED: A dwelling unit for one (1) family that shares a lot or parcel with the principle dwelling, is a minimum of 400 square feet and a maximum of 960 square feet in size and is subordinate to the principle dwelling. The secondary unit may have separately metered (utilities), must contain a kitchen and bathroom facilities and the principle dwelling must be occupied by the property owner. Secondary structure must meet the minimum setback from property lines as identified for a Dwelling, Single Family Detached."

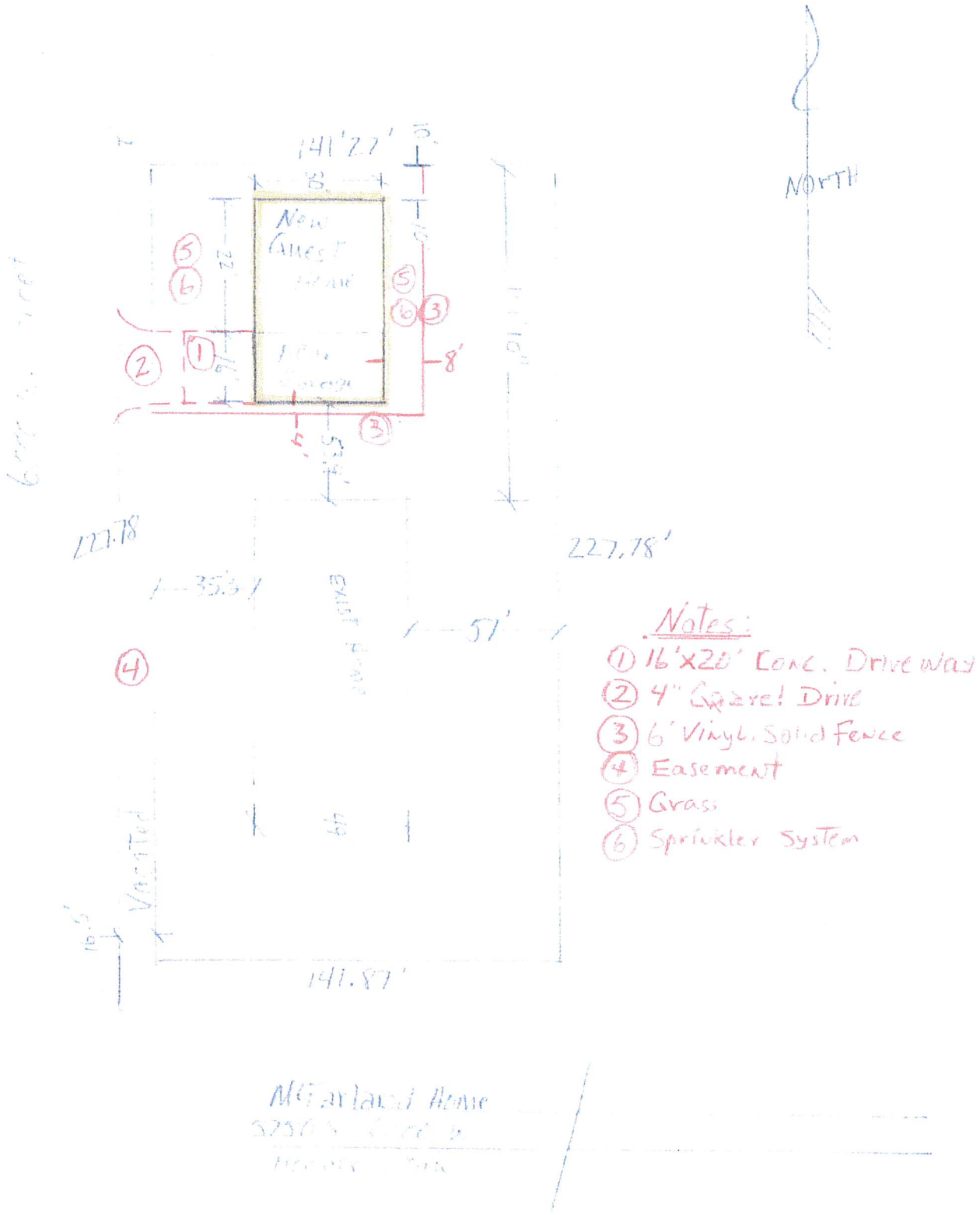
Property address: 5750 S. 6000 W. Hooper, Ut 84315

Owner of Property: Roger L. & Nannette McFarland

Phone #: [redacted] Email: [redacted]

Roger L. McFarland / Nannette McFarland

Signature of Property Owner


141'27'
8'
New Guest House
8'
227.78'
227.78'
35.3'
57'
141.87'
NORTH
Notes:
1 16'x28' Conc. Drive way
2 4" Gravel Drive
3 6' Vinyl Solid Fence
4 Easement
5 Grass
6 Sprinkler System

© Copyright 2018 Creations West
This plan is the property of Creations West and shall not be duplicated in any form or used as the basis for any new plans.

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturers specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

WINDOWS NOTES:

Bedroom window to have a finished clear opening height min. of 44" from floor.
Window to have 20" min. clear width and 24" min. clear height.
Bedroom window to be a min. of 5.7 sq. ft.
Window to be sized at 1/10th for the sq. for glass size and 1/20th of the sq. ft. for ventilation requirements. Window within 18" of the floor to be of tempered glass.

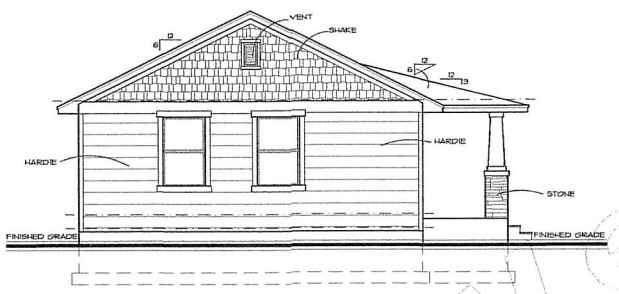
EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)

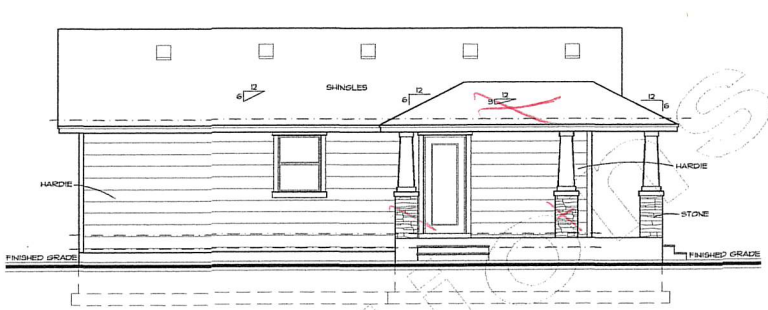
The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5%). EXCEPTIONS: Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

VALIDITY OF PERMIT:
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

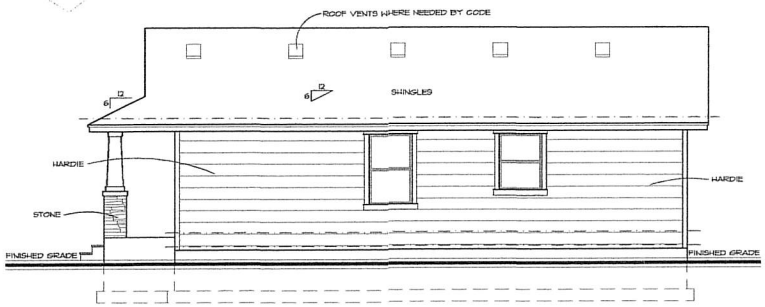
The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.



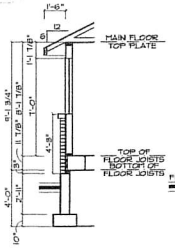
REAR ELEVATION
SCALE 1/4"



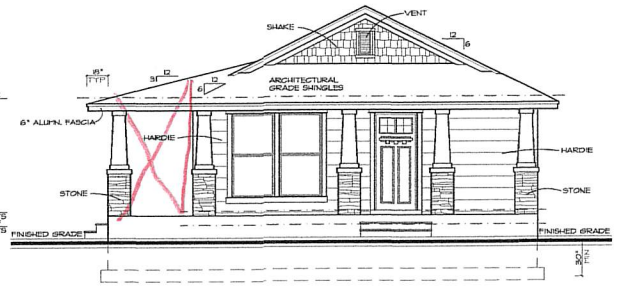
LEFT ELEVATION
SCALE 1/4"



RIGHT ELEVATION
SCALE 1/4"



TYP. SECTION
SCALE 1/4"
NOT APPLICABLE IN ALL LOCATIONS



FRONT ELEVATION
SCALE 1/4"

Home To be Fliped So Garage can be on the left

Creations West

PLANNED FOR:
FARRELL BROS.
4303 W 4000 N
OGDEN, UTAH

CREATIONS WEST
1421 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015 801.525.6700
South Jordan Utah 84095 801.525.6700
Ammon Idaho 83406 208.525.9555
plans@creationswest.com
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM

DATE: AUG. 17 18

SHEET: 1

PLAN NUMBER
R-904-18UE

© Copyright 2018 Creations West
This plan is the property of Creations West and shall not be duplicated in any form or used as the basis for any new plans.

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

FLOOR PLAN GENERAL NOTES:

1. Framing soil @ 48 # psf.
2. Provide pull down attic access w/ 22" x 30" clear & a switched light in attic space. Location, if shown, is approximate.
3. Exhaust fan, 50 CFM run exhaust duct to the outside.
4. Provide 30" sin. sink for the water heater and 24" clear in front.
5. Vented dryer to outside with 4" round sheet metal duct and secured every 12". Ventilation cap.
6. 22"x30" min. opening installed to provide access to circulation pump.
7. Sufficient access and parking space (30" x 30") shall be provided around all water heaters.
8. 20 minute fire rated door

GENERAL NOTES:

Compliance with codes and ordinances governing the work, shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 1024 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward. The wall area above bathtub tubs having installed shower heads and in shower compartments shall be of materials which are nonabsorbent. Wall panels shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one-half of which must be openable. The min. mechanical ventilation rates shall be 50 cfm. for continuous ventilation.

Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold. If the door is not a reg. exit door the landing shall not exceeded 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "X" gyp. brd. on all the walls and ceilings of garage. If no habitual space above. Provide 5/8" type "X" gyp. brd. on all the walls and ceilings of garage, if habitual space above garage. Not @ 24" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistive construction on the underside of the stairs in accordance with IRC R302.8

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flues, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the outlet terminal. The maximum length of the duct shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four offsets.

Chimneys shall extend at least 2 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace shall on plate shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. IRC R1004.1

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 1003.1 of the 2015 IECC.

Bottom of openable window on upper floor to be no closer than 24" from floor in accordance with IRC R312.2

APPLIANCES IN ATTICS:

Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

DRYER DUCT:

Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

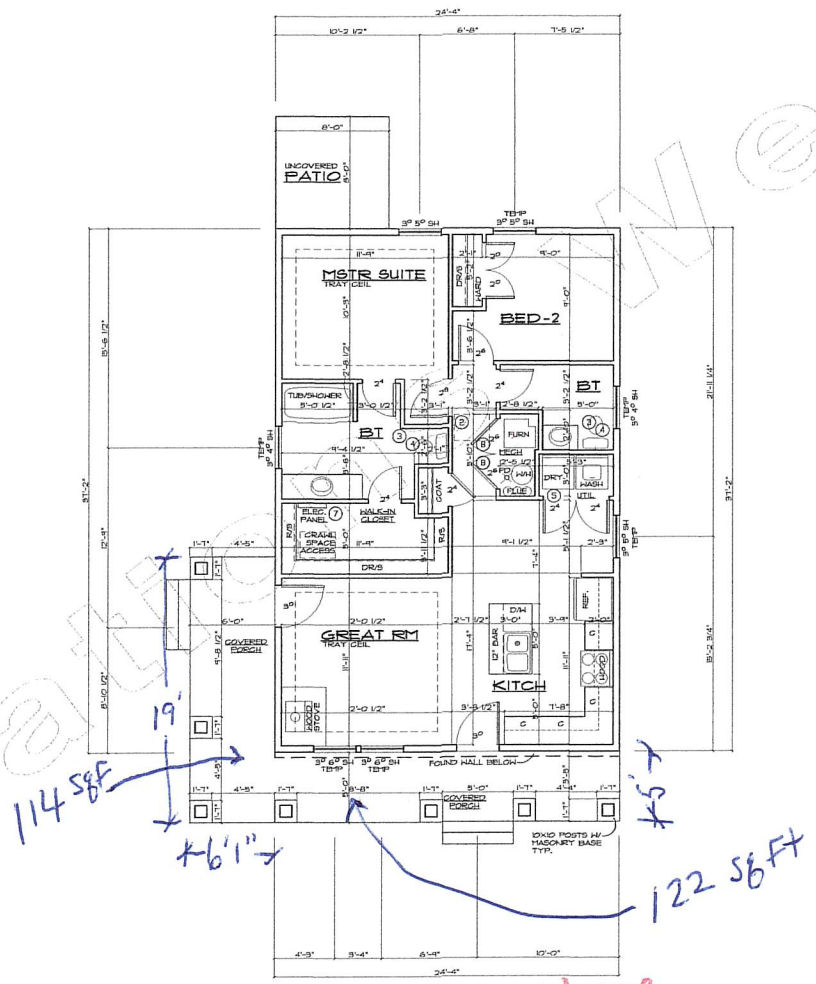
CONDENSATE DISPOSAL:

Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. (R.C. M1413)

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. (R.C. M1413)

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



Porch
236 SqFt
904 House
560 Garage
1700 SqFt Total

Flip Home For garage on left

NOTE:
8'-1 7/8" CEIL. HEIGHT TYP.
12X6 EXTERIOR WALLS (5 1/2")
4 1/2" MASONRY LEDGE U.O.S.

MAIN FLOOR PLAN

SCALE 1/4"
504 SQ. FT. MAIN LEVEL

PLAN NUMBER
R-904-18UE

PLANNED FOR:
FARRELL BROS.
4205 W 4000 N
OGDEN, UTAH

CREATIONS WEST
1421 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015 801.525.6700
South Jordan Utah 84095 801.525.6700
Ammon Idaho 83406 208.525.0555
plans@creationswest.com
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM

DATE: AUG. 17 18

SHEET: 2

© Copyright 2018 Creations West
This plan is the property of Creations West and shall not be duplicated in any form or used as the basis for any new plans.

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

FLOOR PLAN GENERAL NOTES:
1. Flooring laid 2x6 @ 16" o.c.
2. All attics 22" x 30" with a recessed light in attic space. Location, if shown, is approximate.
3. Exhaust fan, 50 CFM run exhaust duct to the outside.
4. Provide 30" min. width for the water closet and 24" clear in front.
5. Provide 1" clear for all metal or metal ducting backed and supported every 10', termination cap.
6. 2'X2' min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 30") shall be provided around all appliances as required.
8. 20 whole fire rated door.

APPLIANCES ANCHORAGE NOTES:

Water heaters shall be anchored or strapped to resist horiz. movement. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vert. dimensions. At the lower point, the strapping shall maintain a min. distance of 4 inches above the controls.

MECHANICAL GENERAL NOTES:
Mechanical contractor to provide protection of furnace from dust during construction and cleaning of systems. Combustion air to be brought into house from outside. 2-skate provided, located at 12" above floor, and 2 placed at 12" below ceiling. Combustion air shall be supplied by two (2) VERTICAL openings, each sized 1 sq. in. per 4,000 BTUH of the total inputting rating of all appliances within the space.

OR

Combustion air shall be supplied by two (2) HORIZONTAL openings, each sized 1 sq. in. per 2,000 BTUH of the total input rating of all appliances within the space. One opening must be in the top 12" of room (IRC 2407.6.2)

Water heater seismic bracing. In Seismic Design Categories D, D-1, D-2 and townhouses in Seismic Design Category C, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the force manufacturer's recommendations. P2801.7 & IRC P2801.7

CONDENSATE DISPOSAL: Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other area so as to cause a nuisance. UMC 1944.3

The mechanical room shall be enclosed, sealed and ventilated in accordance with IECC N1102.4.4

WINDOW WELL NOTES

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a min. net clear of 9 sq. ft. w/ a min. horizontal projection and width of 36" inches.
Window wells with a vertical depth greater than 44 inches below grade shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

GENERAL CONCRETE NOTES:

Basement walls, foundations and other concrete not exposed to the weather = 2,500 psi. Concrete used slabs and interior slabs on grade, except garage floor slabs = 2,500 psi. Basement walls, foundation walls, exterior walls exposed to the weather = 3,000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs =3,000 psi.

Emergency floor drains or water heaters, laundries, garages, etc. req. a 1 inch sand primer or deep seal trap. (Uton Duke Amendment to IPC Sec. 1002.4.)

PERIMETER DRAINS / DAMP PROOFING:

Provide perimeter drains as required for foundation walls per IRC R406.1.
Provide damp proofing or the below-grade foundation walls per IRC R406.2

FOUNDATION ELEVATION:
On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter or point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305mm) plus 2%. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the building is provided at all locations on the site. (R403.1.3)*

GEO-TECH ENGINEER:
Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

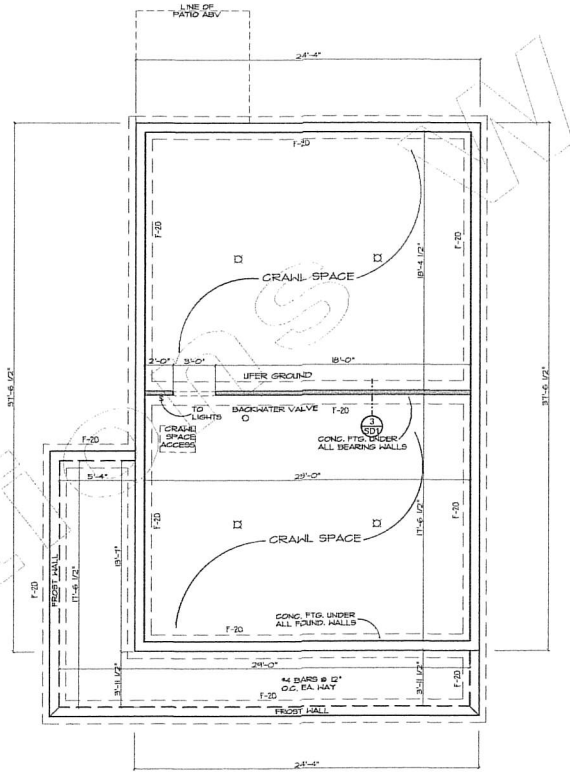
FINISHED HEIGHT:
Basement habitable, bathrooms, toilet rooms, laundry rooms, or any non-habitable area of basements shall have a ceiling height of not less than 6'-8".

CONCRETE OR MASONRY FOUNDATIONS:
Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

ALL 125V 15-20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF DWELLING SHALL BE LISTED AS TEMPER RESISTANT.

FOOTINGS SCHEDULE

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	2- # 4 BARS CONT.
F-18	18"	CONT.	10"	2- # 4 BARS CONT.
F-20	20"	CONT.	10"	2- # 4 BARS CONT.
F-24	24"	CONT.	10"	3- # 4 BARS CONT.
F-30	30"	CONT.	10"	3- # 4 BARS CONT.
F-36	36"	CONT.	10"	4- # 4 BARS CONT.
S-24	24"	24"	10"	3- # 4 BARS EACH WAY
S-30	30"	30"	10"	3- # 4 BARS EACH WAY
S-36	36"	36"	10"	4- # 4 BARS EACH WAY
S-42	42"	42"	12"	5- # 4 BARS EACH WAY
S-48	48"	48"	12"	6- # 4 BARS EACH WAY
S-60	60"	60"	12"	7- # 4 BARS EACH WAY



FOOTING, FOUNDATION AND CONCRETE

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRAVEL OR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACE AT 17" MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 2 FT. MIN. 6" THICKNESS ON VERT. STEM. FOOTINGS TO HAVE 2 #4 BAR CONTINUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 6 FEET IN 24 FEET (1:7). 1 TO 3 SLOPED SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE POURED UP. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURING. ALL CONC WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 48 BAR DIAMETERS (24" LAP FOR #4 BARS).

VENT 4 HOLE #4 BAR (GRADE 60) AS PER FND SCHEDULE OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORIZ. BAR, 2 #4 BAR ABOVE AND 1 #4 BELOW. WINDOW OPENING EXTENDING 24" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE USE 8" MINIMUM EMBEDMENT UNLESS NOTED ON DRAWING. OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS USED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE THEN CONTACT ENGINEER FOR FURTHER ANALYSIS AND DESIGN.

FOUNDATION SCHEDULE

3,000 PSI CONCRETE — 60,000 PSI STEEL

MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE	VERTICAL WALL REINF. SPACING	HORIZONTAL WALL REINF. SIZE	HORIZONTAL WALL REINF. SPACING	ADDITIONAL REINF. FOR OPENINGS ABOVE NO.	ABOVE SIZE	BESIDE NO.	BESIDE SIZE	BELOW NO.	BELOW SIZE	MAX. LINTEL LENGTH	MIN. LINTEL DEPTH	ADDITIONAL FTG. SIZE AND REINF. WIDTH	ADDITIONAL FTG. SIZE AND REINF. LENGTH	NOTES	FOUNDATION BOLTS (SEE 7" EMBEDMENT)
2'-0" TO 5'-0"	HOME	8"	#4	39" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	3'	8"	SEE FTG. SCHED.			5/8" X 10" @ 6'-0" O.C.
5'-1" TO 7'-0"	HOME	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	5'	12"	24"	2 #4 X CONT	SEE NOTE 3 BELOW	5/8" X 10" @ 6'-0" O.C.
7'-1" TO 9'-0"	HOME	8"	#4	12" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	6'	12"	40"	3 #4 X CONT	SEE NOTE 3 BELOW	5/8" X 10" @ 6'-0" O.C.
9'-1" TO 2'-0"	FLOOR	8"	#4	39" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	5'	10"	SEE FTG. SCHED.			5/8" X 10" @ 6'-0" O.C.
2'-1" TO 9'-0"	FLOOR	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	5'	8"	SEE FTG. SCHED.			5/8" X 10" @ 6'-0" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	8'	12"	24"	2 #4 X CONT	USE MIN F-24 FOOTING	5/8" X 10" @ 6'-0" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	8'	12"	30"	2 #4 X CONT	USE MIN F-30 FOOTING	5/8" X 10" @ 6'-0" O.C.
* 12'-0"	REQ. ENG.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		REQ. ENG.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
2. #4 FOOTING DOWELS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL SIZES.
3. ONE BAR SHALL BE LOCATED IN THE TOP 3" AND ONE BAR IN THE BOTTOM 3" OF THE FOUNDATION WALL. (ONE REMAINING EQUALLY SPACED BETWEEN)
4. BARS SHALL BE PLACED WITHIN 9" OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
5. THIS TABLE ASSUMES A MINIMUM OF 1500 PSF BEARING CAPACITY, 30 PSF EQUIVALENT FLUID PRESSURE AND A GLOBALLY STABLE SITE
6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.
7. USE 3" X 3" X 1/4" WASHERS, IF ELECTRO WASHER IS USED, ADD CUT WASHER.
8. LARGER FOOTINGS AND HEAVIER REINFORCEMENT MAY BE REQUIRED BY SOILS REPORT.
9. WHERE THE WALL HEIGHT EXCEEDS THE MAXIMUM SHOWN IN THE TABLE, AND BY ICC, HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS FOLLOWS:
   A. 2'-0" TO 2'-7" WALL LENGTH NOT TO EXCEED 30'-0" BEFORE A JOG IN THE FOUNDATION
   B. 2'-8" TO 7'-0" WALL LENGTH NOT TO EXCEED 40'-0" BEFORE IT STEPS BELOW 2'-0" IN HEIGHT
   C. USE BALANCED BACKFILL DOES NOT EXCEED 4'
9. MINIMUM STRENGTH REQUIRED 3,000 PSI CONCRETE, HOWEVER, AS PER IRC 402.2 4,000 PSI CONCRETE SHALL BE USED

NOTE:
4'-0" CEIL. HEIGHT TYP.
2'-11" FOUND WALL
(DOUBLE PLATE (3"))
8" FOUND. WALLS U.O.S.

FTG. / FOUND. PLAN

SCALE 1/4"

PLAN NUMBER
R-904-18UE

DATE: AUG. 17 18

SHEET: 3

PLANNED FOR
FARRELL BROS.
4209 W 4050 N
OGDEN, UTAH

CREATIONS WEST
1424 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015 801.525.6700
South Jordan Utah 84095 801.525.6700
Ammon Idaho 83406 208.525.9555
plans@creationswest.com
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM

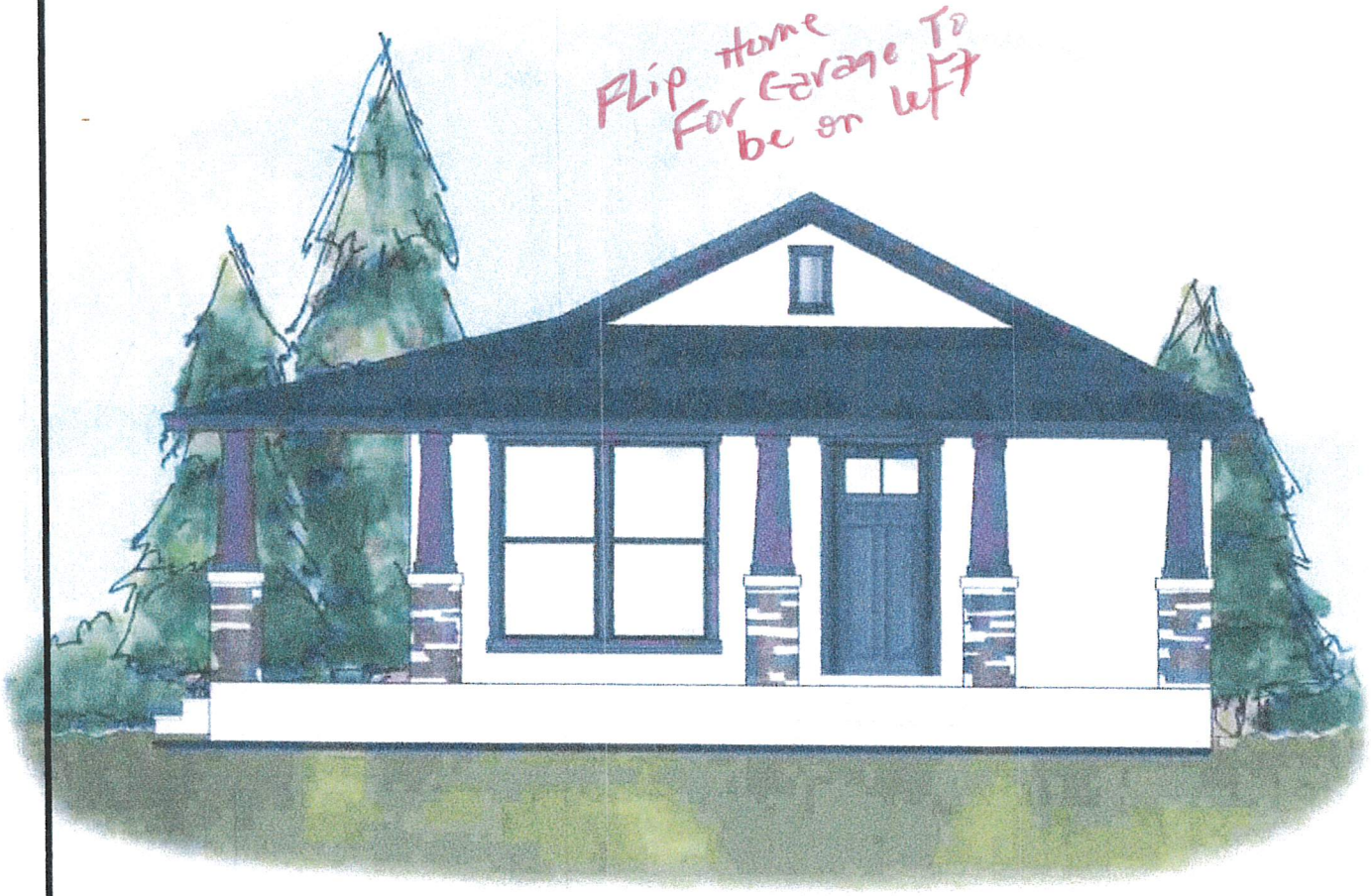
Flip Home

CREATIONS WEST

R-904-18UE

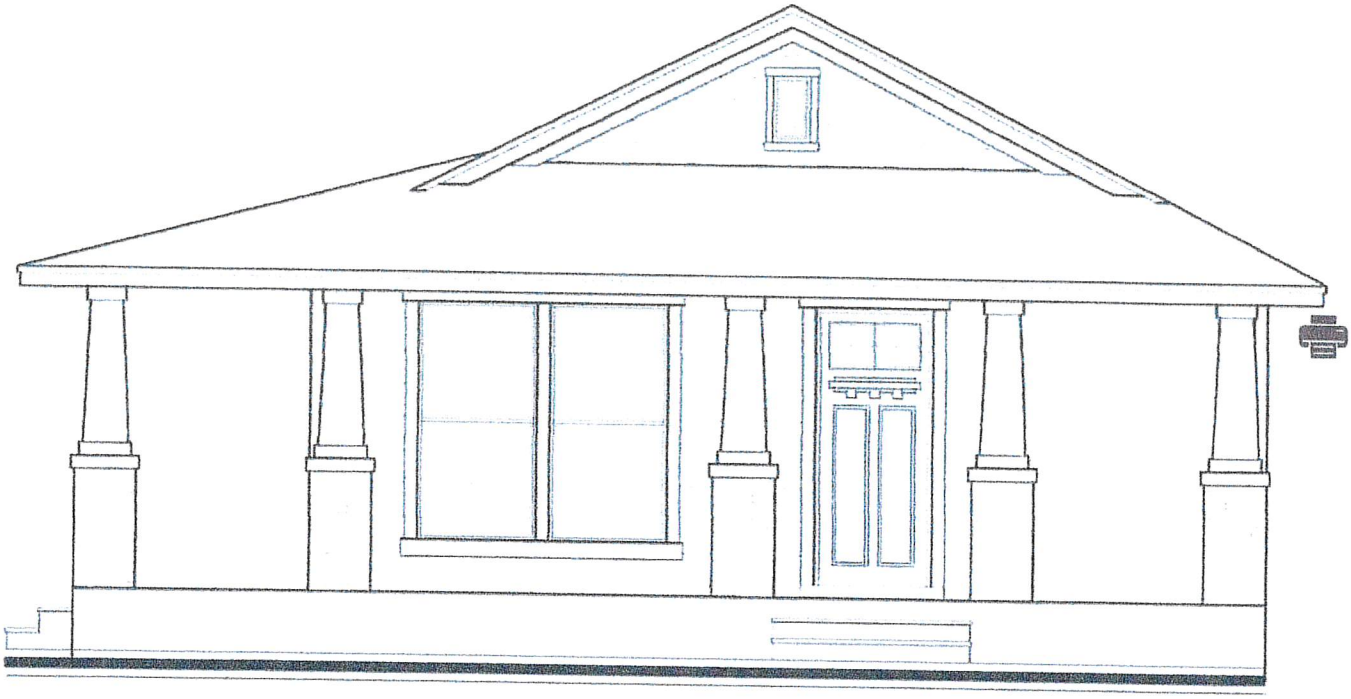
WRITTEN BY CREATIONS WEST ON JANUARY 11, 2023.

back to search



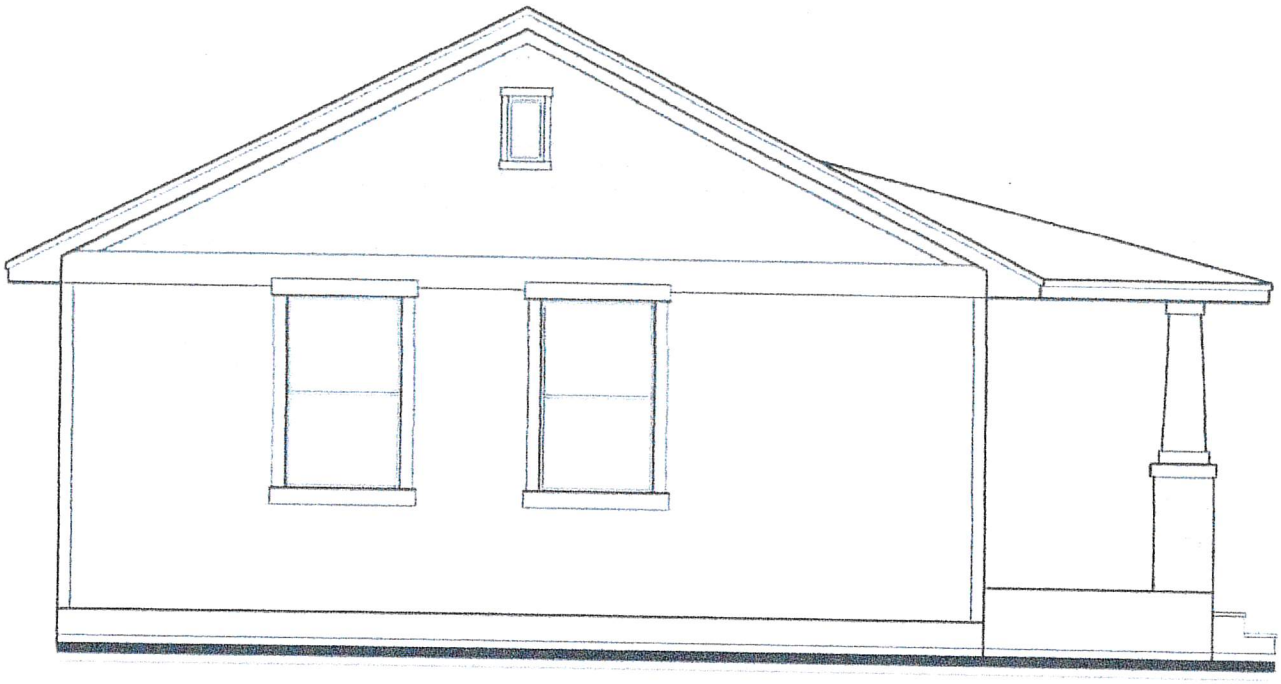
Rambler type | **904** sq. ft | **37'** deep | **24'** wide | **2** rooms | **1.5** bathrooms

Modern Farmhouse styles



Flip home

FRONT ELEVATION



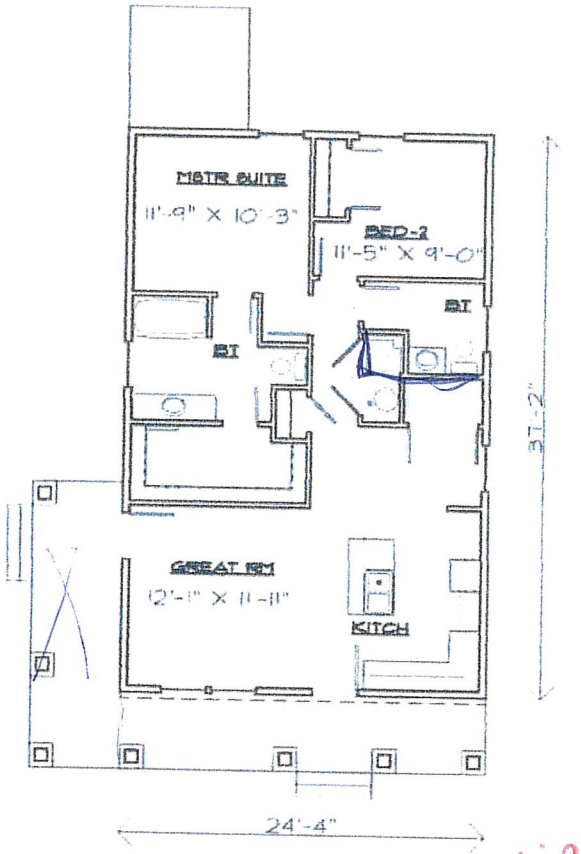
Flip Home

REAR ELEVATION

< PREVIOUS

NEXT >

Copyright © 2023 Creations West. All Rights Reserved. | MANAGER LOGIN



Flip Home

MAIN FLOOR