SOUTH JORDAN
UTAH

PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

June 26, 2014

Jennifer Koftinow
[redacted]
South Jordan, Utah 84095

Re: GRAMA Records Request Received June 20, 2014

I am responding to your Record Request asking for:

Request #1: Building Permit files – including all correspondence, drawings, approvals, permits, inspection reports, entire zoning files for address located at:

- 2084 Lawrence Circle
  South Jordan, Utah 84095

Reply #1: **Approved –85 pages of building records**

Payment amount for records is: $ 21.25

Please let me know if you have any questions,

Sincerely,

Cindy Valdez

Cindy Valdez, CMC
Deputy City Recorder

CITY OF SOUTH JORDAN
GRAMA Record Request
Fax: 801-254-3393

SOUTH JORDAN UTAH

The following form should be completely filled out and returned to the City Recorder's office. The City is allowed 10 business days in which to respond to your request. Presently, South Jordan City Charges .50¢ per page. The City may assess other fees for records compiled in a form other than that maintained. Research or Services Fee may be charged as provided by Utah Code 63G-2-203.

Requestor's Name: Jennifer Koffman

Address: [redacted] City: So Jordan

State: UT Zip: 84095 Daytime Phone: [redacted] Fax: _____

In accordance with the **G**overnmental **R**ecords **A**ccess **M**anagement **A**ct, I am seeking the following record(s) **specifically described as:**

Building Permit files - including all correspondence drawings, approvals, permits, inspection reports 2084 Lawrence Circle,

Zoning Files - entire file for 2084 Lawrence Circle.

which I believe are collected, filed and/or used by the City of South Jordan, 1600 W. Towne Center Drive, South Jordan, Utah 84095 (801) 254-3742.

_____ I would like to view/inspect the record(s).

✓ I would like to receive a copy of the record(s) described above. I understand that the City charges a fee for copies of records and the copies will be provided subject to fees being paid. I authorize cost of up to $45. If costs are greater than the amount I have specified, I further understand that the office will contact me and will not respond to a request for copies if I have not authorized adequate costs.

Signature _____ Date 6/20/14

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CITY'S RESPONSE TO RECORD REQUEST – FOR OFFICE USE ONLY

X APPROVED – Requestor notified on June 26, 20 14

_____ DENIED – Written denial sent on _____, 20 ___

_____ Requestor notified that this office does not maintain record; and, if known, was also notified of name and address of agency that does maintain record on _____, 20 ___

_____ Extension of time for extraordinary circumstances. Required notice sent _____, 20 ___

COPY FEES: $ 21.25. If waived, approved by: _____

Signature _____ Date 6-26-14

Building Project Inspection History Report

City of South Jordan
Building Division
1600 W Towne Center Drive
South Jordan, UT 84065
801-254-3742
http://www.southjordancity.org

Project #: 2012-15890

Address: 2084 LAWRENCE CIR W, Apt. (9580 S)

Project Description: DETACHED GARAGE WITH GUEST HOUSE ABOVE
465 SF UNFINISHED STORAGE AREA

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
159730	43964	*	Hardy, Jim	Building	9/26/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Footing/Ufer Ground	9/26/2013	12:00 AM	Reschedule / Correction	- provide plot plan to confirm setbacks.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
159823	43964	*	Hardy, Jim	Building	9/27/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Foundation/Ufer Ground	9/27/2013	12:00 AM	None / Approved	
re-footing	9/27/2013	12:00 AM	None / Approved	setbacks per contractor string line.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
160861	43964	*	Hardy, Jim	Building	10/16/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Ground Plumbing	10/16/2013	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
161100	43964	*	Vreeken, Kent	Building	10/22/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Ground Gasline	10/22/2013	12:00 AM	Reschedule / Correction	will need to pressure test gasline - ok to cover

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
161384	43964	*	*, Andrew	Building	10/25/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Gas Line	10/25/2013	12:00 AM	Reschedule / Not Ready	
Re-Ground Gasline	10/25/2013	12:00 AM	Reschedule / Correction	1- Test under ground gas line min 1/3rd of gauge

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
172646	43964	*	Day, Cory	Building	6/23/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Shearwall	6/23/2014	12:00 AM	None / Partial Approval	homeowner/builder will complete and check nailing in holdown straps and nailing touch up in shear as required no reinspection required, homeowner will double check

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
172643	43964	*	Day, Cory	Building	6/24/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Stucco	6/24/2014	12:00 AM	None / Cancelled	cancelled by contractor

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
172783	43964	*	*, Andrew	Building	6/26/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Stucco	6/26/2014	12:00 AM	Reschedule / Correction	** Stucco/stone ** 1- Seal all edges of drip flashing 2- Install electrical for lights outside East side man doors 3- Seal exposed wood at furnace vents 4- Seal A/C line set 5- Repair reverse flashing at bottom corners of North windows

City of South Jordan
Building Division
1600 W Towne Center Drive
South Jordan, UT 84065
801-254-3742
http://www.southjordancity.org

Permit #	43964
Project #	2012-15890
Permit Cat.	Building Permit
Permit Type	Garage/Storage/Barn
Issue Date	5/16/2013

Construction Permit

Address	Assesors Parcel No.	Tract Parcel Map Number	Lot Number
2084 LAWRENCE CIR W, Apt. (9580 S)	2710105005		

Description of work.

DETACHED GARAGE WITH GUEST HOUSE

Building Value	Occupancy	Contruction	Units	Sprinkler	Square Feet	Garage Sq. Ft.
$112,000.00	SF Residential	Type V B	1	False	1500.00	

Current Owners	Address	Telephone	Email
GAVIN WENZEL	2084 LAWRENCE CIRCLE SOUTH JORDAN UT 84095	801-333-8686	X@X.COM
Contractor	**Address**	**Telephone**	**Email**
* OWNER BUILDER	UT	000-0000	X@X.COM
Lic. Information		Exp. Date:	
Applicant	**Address**	**Telephone**	**Email**
* OWNER BUILDER	UT	000-0000	X@X.COM
Lic. Information		Exp. Date:	

Fees

Fee Group	Fee Type Desc	Unit Cost	Quantity	Fee Amount	Payment Amount	Balance
Garage/Storage/Outbuilding				$1,976.57	$1,976.57	$0.00
	PLUMB: WaterHeater	13.50	1.00	$13.50	$13.50	$0.00
	State Fee	.01	1,482.59	$14.83	$14.83	$0.00
	BLDG Add/Alter PME Plan Check	.15	198.80	$29.82	$29.82	$0.00
	MECH: Furnace/Air Conditioner	16.00	2.00	$32.00	$32.00	$0.00
	PLUMB: Drain	10.55	6.00	$63.30	$63.30	$0.00
	ELEC: Finished SF	.06	1,500.00	$90.00	$90.00	$0.00
	BLDG Add/Alter Plan Check	.35	1,283.79	$449.33	$449.33	$0.00
	Valuation	.00	.00	$1,283.79	$1,283.79	$0.00
Totals				**$1,976.57**	**$1,976.57**	**$0.00**

Receipt Summary

Receipt ID	Payment	Type	Paid By	LOGINID	Date Time
11030	$1,976.57	Credit Card	WENZEL INC/GAVIN WENZEL	sruark	5/16/2013 1:34 PM
Totals	**$1,976.57**				

BUILDING PERMIT APPLICATION

BECOMES PERMIT WHEN SIGNED

Plan #8303

SOUTH JORDAN CITY

*Date of Application	Date Work Starts	Receipt No.	Date Issued	Permit Number
8-8-12		15890		

*Proposed Use of Structure: Detatched Garage & Guest house

*Bldg. Address: 2084 Lawrence Circle, South Jordan

*Address Certificate No. | Assessors Parcel No.

*Lot # | *Block | *Subd. Name & Number: Lawrence Estates

*Property Location | ☐ *If metes and bounds see instructions

*Total Property Area - In Acres or Sq. Ft. | Total Bldg. Site Area Used

*Owner of Property: Gavin Wenzel | Phone: 801-333-8686

*Mailing Address: 2084 Lawrence Circle | City - Zip: S Jordan 84095

*Business Name Address | Business Lic. No.

*Architect or Engineer: Techni-Graphics Services | Phone

*General Contractor: Owner Builder | Phone: 801-333-8686

*Business Address - City - Zip | * State Lic. No. | * City/Co. Lic. No.

*Electrical Contractor | Phone

*Business Address - City - Zip | * State Lic. No. | * City/Co. Lic. No.

*Plumbing Contractor | Phone

*Business Address - City - Zip | * State Lic. No. | * City/Co. Lic. No.

*Mechanical Contractor | Phone

*Business Address - City - Zip | * State Lic. No. | * City/Co. Lic. No.

*Previous Usage of Land or Structure (Past 3 yrs.)

*Dwell. Units Now on Lot | * Assessory Bldgs. Now on Lot

*Type of Improvement / Kind of Const.

☐ Sign ☐ Build ☐ Remodel ☐ Addition
☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

* No. of off-street parking spaces: Covered | Uncovered

SUB-CHECK | Zone: R-1.8 | Zone Approved By

Disapproved / Approved ____ Date | Sub-Ck. By ____

Minimum Setbacks in Feet

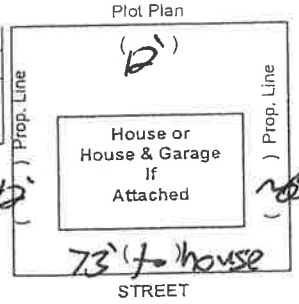
Front	Side	Side	Rear
6' to house	12*	12*	12*

* At max height of 25'

Indicate Street If Corner Lot

Indicate North

Plot Plan



Note: 24 Hours notice is required for all inspections

BUILDING FEE SCHEDULE

Square Ft. of Building	1035	Valuation $	112,000
Unfinish storage 465 / ☐ Finish Basement		Building Fees	
Carport sq. ft.		Plan Check Fees	
Garage sq. ft.	1500	Electrical Fees	1500
Type of Bldg.	VB	Occ. Group	R-3
No. of Bldgs.	1	R. Value Walls	
No. of Stories	2	R. Value Roof	R19 / R38
No. of Bedrooms	1		
No. of Dwellings	1		
Type of Construction: ☑ Frame ☐ Brick Var. ☐ Brick ☐ Block ☐ Concrete ☐ Steel			
Max. Occ. Load			
Fire Sprinkler ☐ Yes ☑ No			
		Plumbing Fees	641
		Mechanical Fees	25
		Subtotal	
		Water	
		Sewer	
		Storm Sewer	
		Moving or Demo.	
		Temporary Conn.	
		Re-inspection	
		State Fee	
		Total	1970.57

Special Approvals	Required	Received	Approved
Board of Adjustment			
Health Dept.			
Fire Dept.			
Soil Report			
Water or Well Permit			
Traffic Engineer			
Flood Control			
Sewer or Septic Tank			
City Engineer (off site)			
Gas			

Comments:

South Jordan Bldg Dept

Land Use Cert.

Electrical Dept. AUG 09 2012

HiBack C.G & S.

Other RECEIVED

Bond Required ☐ Yes ☐ No Amount

This application does not become a permit until signed below.

Plan Chk. OK by [signature] 5/14/2013

Signature of Approval | Date

This permit becomes null and void if work or construction authorized is not commenced within180 days, or if construction or work is suspended or abandoned for a period of 180 days at anytime after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

* ____ Signature or Contractor or Authorized Agent | Date

* ____ Signature of Owner (If Owner) | Date

PLANNING DEPT. USE

Census Tract	Traffic Zone	Coordinate Ident. No.

New S.L.U. Code No. | Old S.L.U. Code No.

Certificate of Occupancy

DEPARTMENT OF COMMERCE
Division of Occupational and
Professional Licensing
160 East 300 South, Fourth Floor
PO Box 146741
Salt Lake City UT 84114-6741
(801) 530-6628

OWNER/BUILDER CERTIFICATION and AGREEMENT TO COMPLY WITH THE CONSTRUCTION TRADES LICENSING ACT

Name of owner/builder: Gavin Wenzel

Address: 2084 Lawrence Circle

City, State, ZIP: South Jordan, UT 84095

LOCATION OF CONSTRUCTION SITE

Address: 2084 Lawrence Circle

City, State, ZIP: South Jordan, UT 84095

Subdivision Name: _____ Lot No. _____

CERTIFICATION

I, Gavin Wenzel, certify under penalty of perjury that the following statements are true and correct and are based upon my understanding of the Utah Construction Trades Licensing Act:

1. I am the sole owner of the property and construction project at the above described location; the project described is the only residential structure I have built this year; I have not built more than tree residential structures in the past five years.

2. The improvements being placed on the property are intended to be used and will be used for my personal, non-commercial, non-public use.

3. I understand that work performed on the project must be performed by the following:

   a. **myself as the sole property owner; or**
   b. **a licensed contractor; or**
   c. **my employee(s) for whom I have worker's compensation insurance coverage, for whom I withhold and pay all required payroll taxes, and with respect to whom I comply with all other applicable employee/employer laws; or**
   d. **any other person working under my supervision as owner/builder to whom no compensation or only token compensation is paid; and**

4. I understand that if I retain the services of an unlicensed contractor or compensate an unlicensed person, other than token compensation, or other than as an employee for wages, to perform construction services for which licensure is required, I may be guilty of a class A misdemeanor and may be additionally subject to an administrative fine in the maximum of $2,000 for each day I violate the law.

Dated this 8 Day of August 20 12

_____
Signature of owner/builder

Subscribed and sworn before me this _____ day of _____ 20 ____, in the county of _____ State of Utah.

_____
Notary Public

South Jordan Meter and Distribution Pipe Sizing

CITY COPY

Static Pressure: 102

W.S.F.U: 30.8

Max. Development Length: 150

Elevation above source: 18', -9psi

Pressure reducing valve: 80% of static

Equipment loss: -5psi

102 PSI X 0.8 = 81.6

81.6 PSI - 14 psi = 67.6

TABLE P2903.7

Meter Size = 3/4" Or 1"

Required Distribution pipe size = 1 1/4" 1"

W.S.F.U. TABLE P2903.6	Quantity	Combined	Total
Bathtub	1	1.4	1.4
Clothes Washer			
Dishwasher	2	2.5	5
Hose Bib			
Kitchen Sink			
Lavatory			
Laundry tub			
Shower Stall			
Water Closet	4	3.6	14.4
Full Bath Group			
Half Bath Group	3		7.5
Kitchen Group	1		2.5
Laundry Group			
TOTAL W.S.F.U.			30.8

RES*check* Software Version 4.3.1
Compliance Certificate

CITY COPY

Project Title: Black Rock Homes

Energy Code:	**2006 IECC**
Location:	**West Jordan, Utah**
Construction Type:	**Single Family**
Building Orientation:	**Bldg. faces 180 deg. from North**
Conditioned Floor Area:	**1500 ft2**
Glazing Area Percentage:	**10%**
Heating Degree Days:	**5799**
Climate Zone:	**5**

Construction Site:

Owner/Agent:
Black Rock Homes

Designer/Contractor:
Black Rock Homes

Compliance: **Passes on equipment performance**

Compliance: **2.4% Better Than Code**

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	1500	38.0	0.0		45
Wall 1: Wood Frame, 16" o.c. Orientation: Front	240	19.0	0.0		11
Wall 2: Wood Frame, 16" o.c. Orientation: Right Side	350	19.0	0.0		18
Wall 3: Wood Frame, 16" o.c. Orientation: Back	240	19.0	0.0		12
Wall 4: Wood Frame, 16" o.c. Orientation: Left Side	350	19.0	0.0		21
Window 1: Vinyl Frame:Double Pane with Low-E SHGC: 0.33 Orientation: Front	40			0.350	14
Window 2: Vinyl Frame:Double Pane with Low-E SHGC: 0.33 Orientation: Right Side	44			0.350	15
Window 3: Vinyl Frame:Double Pane with Low-E SHGC: 0.33 Orientation: Back	36			0.350	13
Door 1: Solid Orientation: Front	20			0.330	7
Floor 1: All-Wood Joist/Truss:Over Unconditioned Space	1500	19.0	0.0		71
Furnace 1: Forced Hot Air 90 AFUE					
Air Conditioner 1: Electric Central Air 13 SEER					

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2006 IECC requirements in RES*check* Version 4.3.1 and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Gavin Wenzel
Name - Title

Signature

4-22-13
Date

RES*check* Software Version 4.3.1
Inspection Checklist

Ceilings:

☐ Ceiling 1: Flat Ceiling or Scissor Truss, R-38.0 cavity insulation
Comments: _____

Above-Grade Walls:

☐ Wall 1: Wood Frame, 16" o.c., R-19.0 cavity insulation
Comments: _____

☐ Wall 2: Wood Frame, 16" o.c., R-19.0 cavity insulation
Comments: _____

☐ Wall 3: Wood Frame, 16" o.c., R-19.0 cavity insulation
Comments: _____

☐ Wall 4: Wood Frame, 16" o.c., R-19.0 cavity insulation
Comments: _____

Windows:

☐ Window 1: Vinyl Frame:Double Pane with Low-E, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____

☐ Window 2: Vinyl Frame:Double Pane with Low-E, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____

☐ Window 3: Vinyl Frame:Double Pane with Low-E, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____

Note: Up to 15 sq.ft. of glazed fenestration per dwelling is exempt from U-factor and SHGC requirements.

Doors:

☐ Door 1: Solid, U-factor: 0.330
Comments: _____

Floors:

☐ Floor 1: All-Wood Joist/Truss:Over Unconditioned Space, R-19.0 cavity insulation
Comments: _____
Floor insulation is installed in permanent contact with the underside of the subfloor decking.

Heating and Cooling Equipment:

☐ Furnace 1: Forced Hot Air: 90 AFUE or higher
Make and Model Number: _____

☐ Air Conditioner 1: Electric Central Air: 13 SEER or higher
Make and Model Number: _____

Air Leakage:

☐ Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage are sealed.

☐ Recessed lights are either 1) Type IC rated with enclosures sealed/gasketed against leaks to the ceiling, or 2) Type IC rated and ASTM E283 labeled, or 3) installed inside an air-tight assembly with a 0.5" clearance from combustible materials and a 3" clearance from insulation.

Sunrooms:

☐ Sunrooms that are thermally isolated from the building envelope have a maximum fenestration U-factor of 0.50 and the maximum skylight U-factor of 0.75. New windows and doors separating the sunroom from conditioned space meet the building thermal envelope requirements.

Vapor Retarder:

☐ Vapor retarder is installed on the warm-in-winter side of all non-vented framed ceilings, walls, and floors; or it has been determined that moisture or its freezing will not damage the materials; or other approved means to avoid condensation are provided.

Comments: _____

Materials Identification and Installation:

☐ Materials and equipment are installed in accordance with the manufacturer's installation instructions.

☐ Insulation is installed in substantial contact with the surface being insulated and in a manner that achieves the rated R-value.

☐ Materials and equipment are identified so that compliance can be determined.

☐ Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.

☐ Insulation R-values, glazing U-factors, and heating equipment efficiency are clearly marked on the building plans or specifications.

Duct Insulation:

☐ Ducts in unconditioned spaces or outside the building are insulated to at least R-8.

☐ Ducts in floor trusses above unconditioned spaces or above the outdoors are insulated to at least R-6.

Duct Construction:

☐ Air handlers, filter boxes, and duct connections to flanges of air distribution system equipment or sheet metal fittings are sealed and mechanically fastened.

☐ All joints, seams, and connections are made substantially airtight with tapes, gasketing, mastics (adhesives) or other approved closure systems. Tapes and mastics are rated UL 181A or UL 181B.

☐ Building framing cavities are not used as supply ducts.

☐ Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.

☐ Additional requirements for tape sealing and metal duct crimping are included by an inspection for compliance with the International Mechanical Code.

Temperature Controls:

☐ Thermostats exist for each separate HVAC system. A manual or automatic means to partially restrict or shut off the heating and/or cooling input to each zone or floor is provided.

Heating and Cooling Equipment Sizing:

☐ Additional requirements for equipment sizing are included by an inspection for compliance with the International Residential Code.

Circulating Service Hot Water Systems:

☐ Circulating service hot water pipes are insulated to R-2.

☐ Circulating service hot water systems include an automatic or accessible manual switch to turn off the circulating pump when the system is not in use.

Heating and Cooling Piping Insulation:

☐ HVAC piping conveying fluids above 105 degrees F or chilled fluids below 55 degrees F are insulated to R-2.

Certificate:

☐ A permanent certificate is provided on or in the electrical distribution panel listing the predominant insulation R-values; window U-factors; type and efficiency of space-conditioning and water heating equipment.

NOTES TO FIELD: (Building Department Use Only)

2006 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Ceiling / Roof	38.00
Wall	19.00
Floor / Foundation	19.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.35	0.33
Door	0.33	NA

Heating & Cooling Equipment	Efficiency
Forced Hot Air Furnace	90 AFUE
Electric Central Air Conditioner	13 SEER
Water Heater:_____	_____

Name: _____ Date: _____

Comments:

JOB QUOTE

DATE 04/24/13

STOCK Components

3860 South 1580 West
Salt Lake City, UT 84119
801-973-7020

ORDERED BY	MIKE WAGNER	QUOTE #	Q340870
ORDER DATE	/ /	CUSTOMER ACCT #	41156
DELIVERY DATE	/ /	CUSTOMER PO #	
DATE OF INVOICE	/ /	INVOICE #	
		TERMS	
LUMBER YARD SALES	MIKE WAGNER	SALES REP	MIKE
CONTACT'S PHONE #	(801) 973-7020	SALES AREA	OGDEN

SOLD TO
SBS#1156 CASH SALE
3860 SOUTH 1580 WEST
SALT LAKE CITY, UT 84119
(801) 973-7020

SHIP TO
WENZEL GARAGE
2084 LAWRENCE CIR
SOUTH JORDAN, UT

JOB NAME: GAVIN WENZEL LOT # SUBDIV:
MODEL: GARAGE TAG: JOB CATEGORY: CAT-1

DELIVERY INSTRUCTIONS:
FLOORS AND ROOF TO BE DELIVERED TOGETHER

SPECIAL INSTRUCTIONS:
30-10-00-05 90/C

OVERHANG INFO		HEEL HEIGHT	00-04-03	REQ. LAYOUTS	REQ. ENGINEERING		BY	DATE
END CUT	RETURN			NONE	NONE	QUOTE	2MS	04/24/13
SQUARE	NO	GABLE STUDS	0 IN. OC			LAYOUT		/ /
						CUTTING		/ /

ROOF TRUSSES

LOADING INFORMATION: TCLL-TCDL-BCLL-BCDL 30.0,10.0,0.0,7.0 — STRESS INCR. 1.15

ROOF TRUSS SPACING: 24.0 IN. O.C. (TYP.)

PROFILE	QTY	PITCH		TYPE ID	BASE SPAN	O/A SPAN	LUMBER		OVERHANG		CANTILEVER		STUB			
	PLY	TOP	BOT				TOP	BOT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT		
	24	4.00	0.00	GABLE A1	30-00-00	30-00-00	2 X 4	2 X 4	01-00-00	01-00-00						
	2	4.00	0.00	GABLE AG	30-00-00	30-00-00	2 X 4	2 X 4	01-00-00	01-00-00						

FLOOR TRUSSES

LOADING INFORMATION: TCLL-TCDL-BCLL-BCDL 40.0,10.0,0.0,5.0 — STRESS INCR. 1.00

FLOOR TRUSS SPACING: 24.0 IN. O.C. (TYP.)

FLOOR PROFILE	QTY	DEPTH ID	BASE SPAN	O/A SPAN	END TYPE		INT BEARING		CANTILEVER		STUB				
	PLY				LEFT	RIGHT	SIZE	LOCATION	LEFT	RIGHT	LEFT	RIGHT			
	28	01-06-00 F	30-00-00	30-00-00											
	9	01-06-00 F1	25-06-08	25-06-08											
	2	01-06-00 FG	30-00-00	30-00-00											

This quotation is furnished for estimate purposes only and should be examined carefully. We agree to furnish the above listed items at the quantities specified. All dimensions and quantities are to be verified by the contractor or owner.

Quote good for 30 days

ACCEPTED BY BUYER

PURCHASER: _____

BY: _____ TITLE: _____

ADDRESS: _____

PHONE: _____ DATE: _____

SUB-TOTAL	$5,999.00
SALES TAX 6.850%	$410.93
GRAND TOTAL	$6,409.93

HANGER PRICING NOT INCLUDED

CITY COPY

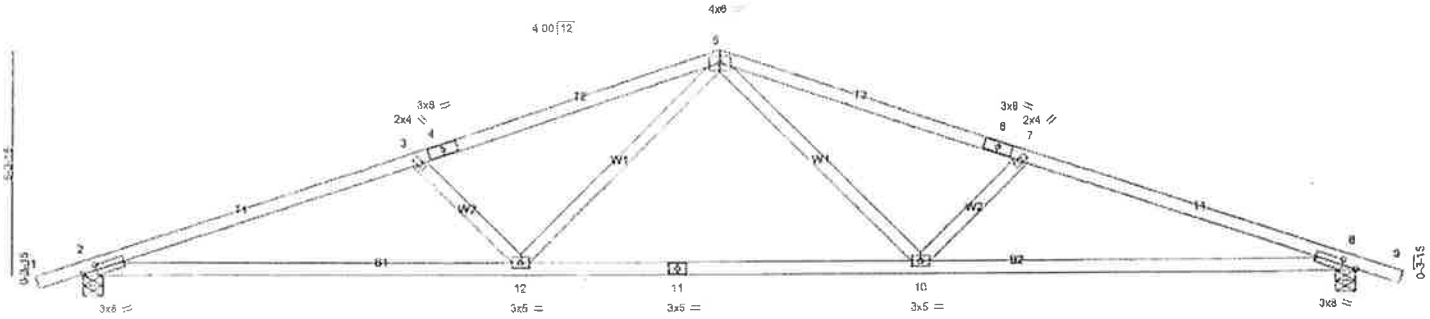
Job	Truss	Truss Type	Qty	Ply	
Q340870	A1	GABLE	24	1	Job Reference (optional)

Stock Components, Salt Lake City UT, 84119

7.350 s Jul 31 2012 MiTek Industries, Inc. Wed Apr 24 09:55:14 2013 Page 1
ID:CTh2t03jtOuXRiuls6VvVTzNYyL-GCfIcFN3nvcrkymawuuTKmZTGfSGr2iJN_79YwzNX6R

1-0-0 (1-0-0) | 7-10-14 (7-10-14) | 15-0-0 (7-1-2) | 22-1-2 (7-1-2) | 30-0-0 (7-10-14) | 31-0-0 (1-0-0)

Scale = 1:51.8



10-3-4 (10-3-4) | 19-8-12 (9-5-8) | 30-0-0 (10-3-4)

Plate Offsets (X,Y): [2:0-3-14,0-1-8], [8:0-3-14,0-1-8]

LOADING (psf)		SPACING	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	30.0	Plates Increase	1.15	TC	0.99	Vert(LL)	-0.26	2-12	>999	240	MT20	197/144
TCDL	10.0	Lumber Increase	1.15	BC	0.96	Vert(TL)	-0.64	2-12	>555	180		
BCLL	0.0	Rep Stress Incr	YES	WB	0.39	Horz(TL)	0.14	8	n/a	n/a		
BCDL	7.0	Code IRC2009/TPI2007		(Matrix)		Wind(LL)	0.12	2-12	>999	360	Weight: 110 lb	FT = 20%

LUMBER
TOP CHORD 2x4 DF No.2 *Except*
T1: 2x4 SPF 1650F 1.5E
BOT CHORD 2x4 DF No.2
WEBS 2x4 DF Stud/Std

BRACING
TOP CHORD Sheathed.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.

REACTIONS (lb/size) 2=1490/0-5-8 (min. 0-1-9), 8=1490/0-5-8 (min. 0-1-9)
Max Horz 2=64(LC 5)
Max Uplift2=-176(LC 3), 8=-176(LC 4)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=0/25, 2-3=-3360/324, 3-4=-2892/256, 4-5=-2875/283, 5-6=-2875/284, 6-7=-2892/256, 7-8=-3360/324, 8-9=0/25
BOT CHORD 2-12=-287/3092, 11-12=-116/2055, 10-11=-116/2055, 8-10=-240/3092
WEBS 3-12=-675/166, 5-12=-87/893, 5-10=-87/893, 7-10=-675/166

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-05; 90mph; TCDL=6.0psf; BCDL=3.0psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (low-rise); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 176 lb uplift at joint 2 and 176 lb uplift at joint 8.
5) This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
6) "Semi-rigid pitchbreaks with fixed heels" Member end fixity model was used in the analysis and design of this truss.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	
Q340870	AG	GABLE	2	1	Job Reference (optional)

Stock Components, Salt Lake City UT 84119

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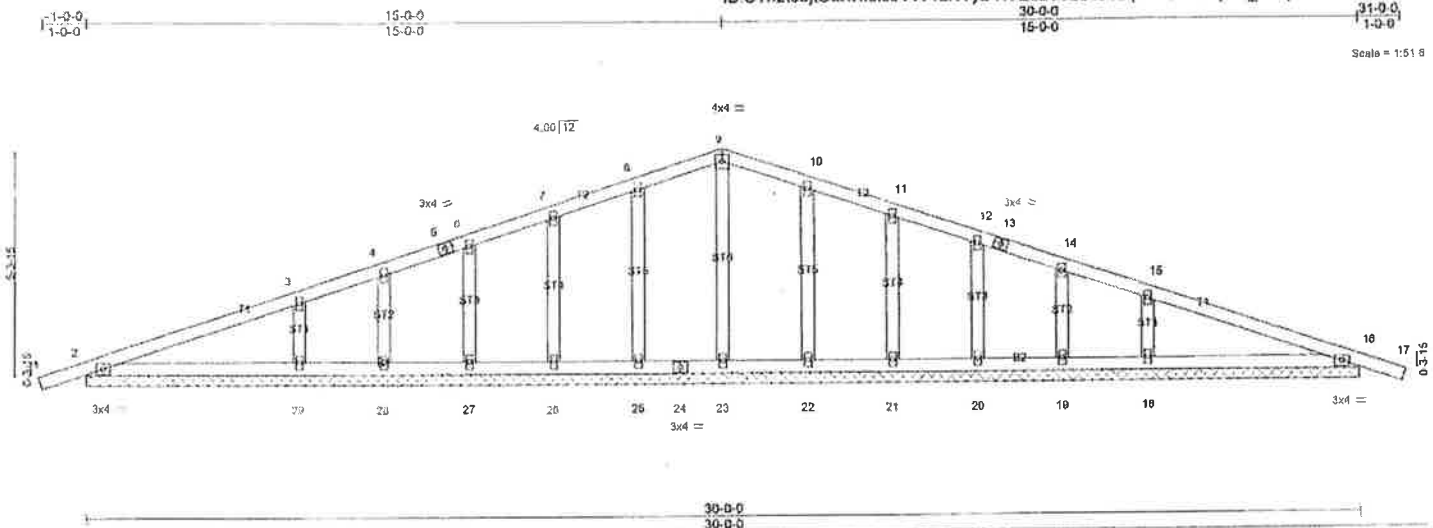


LOADING (psf)		SPACING	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	30.0	Plates Increase	1.15	TC	0.28	Vert(LL)	0.01	17	n/r	180	MT20	220/195
TCDL	10.0	Lumber Increase	1.15	BC	0.14	Vert(TL)	0.03	17	n/r	120		
BCLL	0.0	Rep Stress Incr	YES	WB	0.07	Horz(TL)	0.00	16	n/a	n/a		
BCDL	7.0	Code IRC2009/TPI2007		(Matrix)							Weight: 131 lb	FT = 20%

LUMBER
TOP CHORD 2x4 DF No.2
BOT CHORD 2x4 DF No.2
WEBS 2x4 DF Stud/Std
OTHERS 2x4 DF Stud/Std

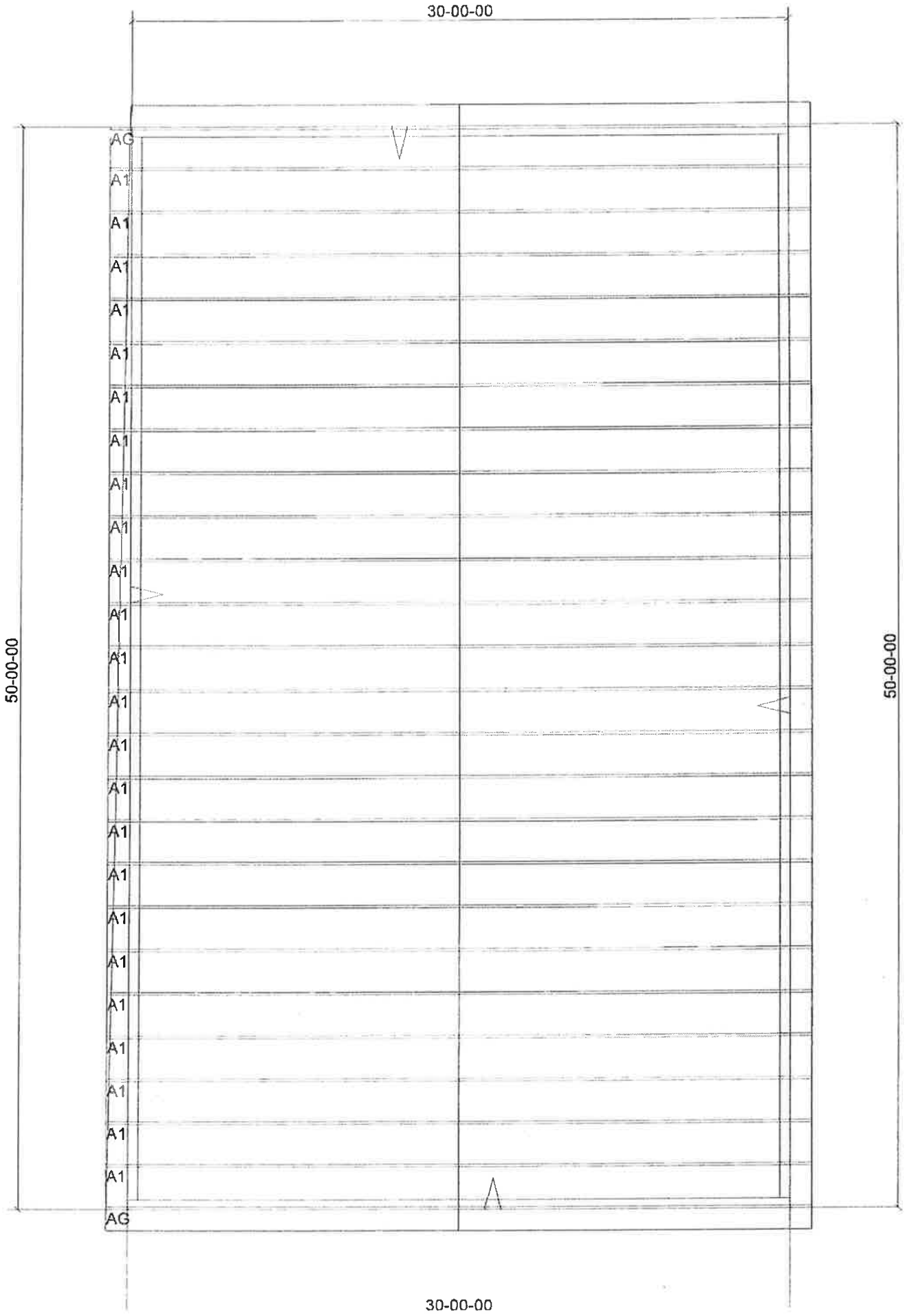
BRACING
TOP CHORD Sheathed or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 2=288/30-0-0 (min. 0-3-3), 16=288/30-0-0 (min. 0-3-3), 23=168/30-0-0 (min. 0-3-3), 25=199/30-0-0 (min. 0-3-3), 26=178/30-0-0 (min. 0-3-3), 27=222/30-0-0 (min. 0-3-3), 28=50/30-0-0 (min. 0-3-3), 29=473/30-0-0 (min. 0-3-3), 22=199/30-0-0 (min. 0-3-3), 21=178/30-0-0 (min. 0-3-3), 20=222/30-0-0 (min. 0-3-3), 19=50/30-0-0 (min. 0-3-3), 18=473/30-0-0 (min. 0-3-3)
Max Horz 2=64(LC 5)
Max Uplift 2=-49(LC 3), 16=-56(LC 4), 25=-30(LC 5), 26=-28(LC 3), 27=-32(LC 5), 28=-12(LC 3), 29=-65(LC 5), 22=-29(LC 6), 21=-28(LC 4), 20=-32(LC 6), 19=-12(LC 4), 18=-64(LC 6)
Max Grav 2=288(LC 1), 16=288(LC 1), 23=168(LC 1), 25=202(LC 7), 26=178(LC 1), 27=222(LC 7), 28=50(LC 1), 29=473(LC 7), 22=202(LC 8), 21=178(LC 1), 20=222(LC 8), 19=50(LC 1), 18=473(LC 8)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=0/24, 2-3=-69/62, 3-4=-58/57, 4-5=-22/63, 5-6=0/67, 6-7=-35/80, 7-8=-32/93, 8-9=-35/107, 9-10=-35/105, 10-11=-32/85, 11-12=-35/64, 12-13=0/43, 13-14=-22/38, 14-15=-58/29, 15-16=-69/62, 16-17=0/24
BOT CHORD 2-29=0/57, 28-29=0/57, 27-28=0/57, 26-27=0/57, 25-26=0/57, 24-25=0/57, 23-24=0/57, 22-23=0/57, 21-22=0/57, 20-21=0/57, 19-20=0/57, 18-19=0/57, 16-18=0/57
WEBS 9-23=-140/0, 8-25=-173/42, 7-26=-153/40, 6-27=-183/45, 4-28=-63/20, 3-29=-368/86, 10-22=-173/41, 11-21=-153/40, 12-20=-183/45, 14-19=-63/20, 15-18=-368/86

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-05; 90mph; TCDL=6.0psf; BCDL=3.0psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (low-rise); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) All plates are 2x4 MT20 unless otherwise indicated.
5) Gable requires continuous bottom chord bearing.
6) Gable studs spaced at 2-0-0 oc.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 49 lb uplift at joint 2, 56 lb uplift at joint 16, 30 lb uplift at joint 25, 28 lb uplift at joint 26, 32 lb uplift at joint 27, 12 lb uplift at joint 28, 65 lb uplift at joint 29, 29 lb uplift at joint 22, 28 lb uplift at joint 21, 32 lb uplift at joint 20, 12 lb uplift at joint 19 and 64 lb uplift at joint 18.
9) This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
10) "Semi-rigid pitchbreaks with fixed heels" Member end fixity model was used in the analysis and design of this truss.

LOAD CASE(S) Standard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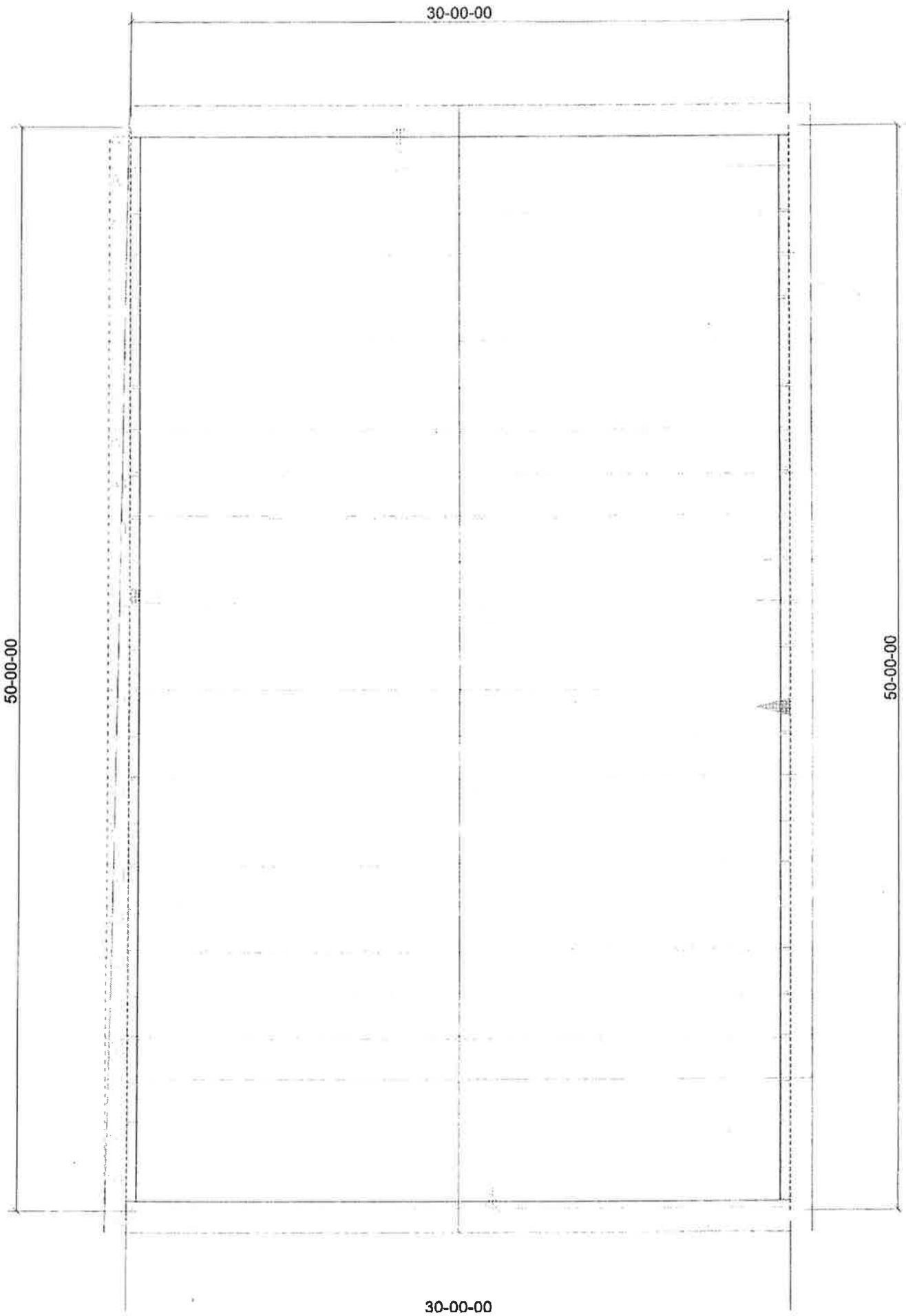
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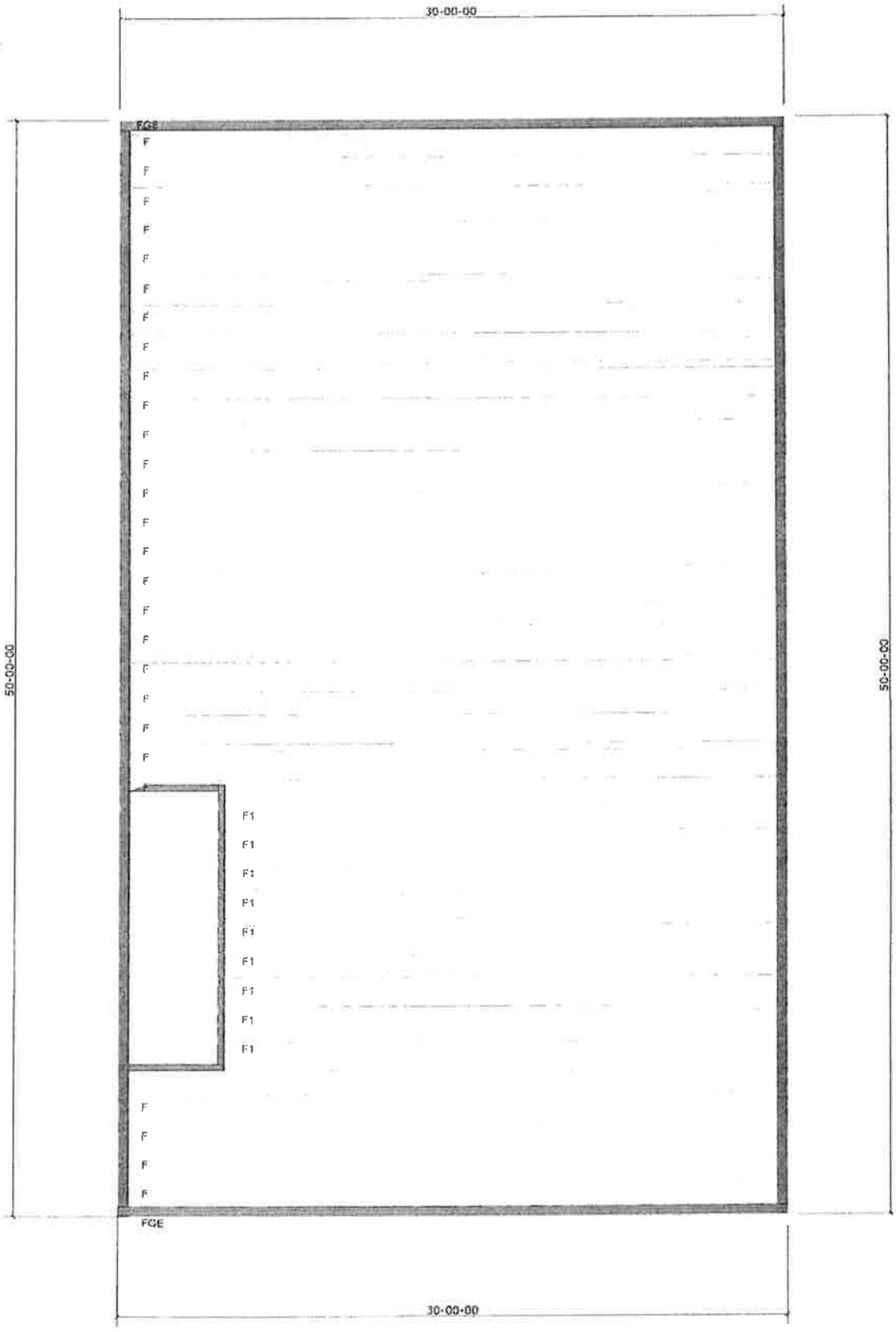
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Job	Truss	Truss Type	Qty	Ply	
Q340870	F	FLOOR	28	1	Job Reference (optional)

Stock Components, Salt Lake City UT. 84119

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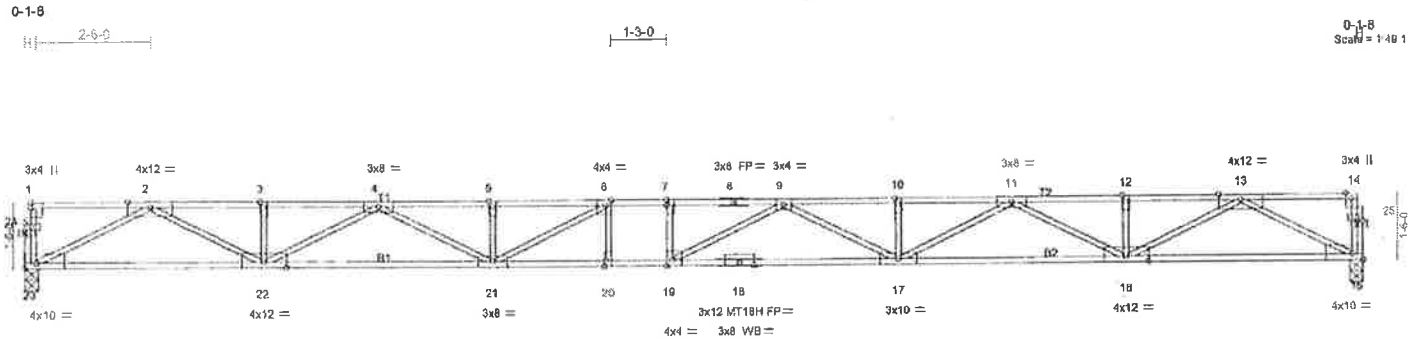

Plate Offsets (X,Y): [6:0-1-8,Edge], [7:0-1-8,0-0-0], [15:Edge,0-1-8], [19:0-1-8,Edge], [20:0-1-8,Edge], [23:Edge,0-1-8], [24:0-1-8,0-1-0], [25:0-1-8,0-1-0]

LOADING (psf)		SPACING	1-4-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	40.0	Plates Increase	1.00	TC	0.93	Vert(LL)	-0.89	17-19	>400	360	MT20	197/144
TCDL	10.0	Lumber Increase	1.00	BC	0.86	Vert(TL)	-1.42	17-19	>251	240	MT18H	197/144
BCLL	0.0	Rep Stress Incr	NO	WB	0.87	Horz(TL)	0.17	15	n/a	n/a		
BCDL	5.0	Code IRC2009/TPI2007		(Matrix)							Weight: 126 lb	FT = 20%F, 20%E

LUMBER
TOP CHORD 2x4 SPF 1650F 1.5E(flat)
BOT CHORD 2x4 SPF 2100F 1.8E(flat)
WEBS 2x4 DF Stud/Std(flat)

BRACING
TOP CHORD Structural wood sheathing directly applied or 4-6-8 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 23=1087/0-3-8 (min. 0-1-8), 15=1087/0-3-8 (min. 0-1-8)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 23-24=-69/0, 1-24=-69/0, 15-25=-69/0, 14-25=-69/0, 1-2=-3/0, 2-3=-3426/0, 3-4=-3426/0, 4-5=-5352/0, 5-6=-5352/0, 6-7=-5855/0, 7-8=-5855/0, 8-9=-5855/0, 9-10=-5366/0, 10-11=-5366/0, 11-12=-3422/0, 12-13=-3422/0, 13-14=-3/0
BOT CHORD 22-23=0/1918, 21-22=0/4555, 20-21=0/5855, 19-20=0/5855, 18-19=0/5801, 17-18=0/5801, 16-17=0/4560, 15-16=0/1917
WEBS 13-15=-2160/0, 2-23=-2162/0, 13-16=0/1709, 2-22=0/1711, 12-16=-161/0, 3-22=-165/0, 11-16=-1291/0, 4-22=-1282/0, 11-17=0/915, 4-21=0/904, 10-17=-158/0, 5-21=-204/24, 9-17=-515/0, 6-21=-873/59, 9-19=-338/498, 6-20=-85/171, 7-19=-134/47

NOTES
1) Unbalanced floor live loads have been considered for this design.
2) All plates are MT20 plates unless otherwise indicated.
3) All plates are 2x4 MT20 unless otherwise indicated.
4) This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
5) "Semi-rigid pitchbreaks with fixed heels" Member end fixity model was used in the analysis and design of this truss.
6) Required 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-10d (0.131" X 3") nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	
Q340870	F1	FLOOR	9	1	Job Reference (optional)

Stock Components, Salt Lake City UT, 84119

7.350 s Jul 31 2012 MiTek Industries, Inc. Wed Apr 24 09:15:59 2013 Page 1
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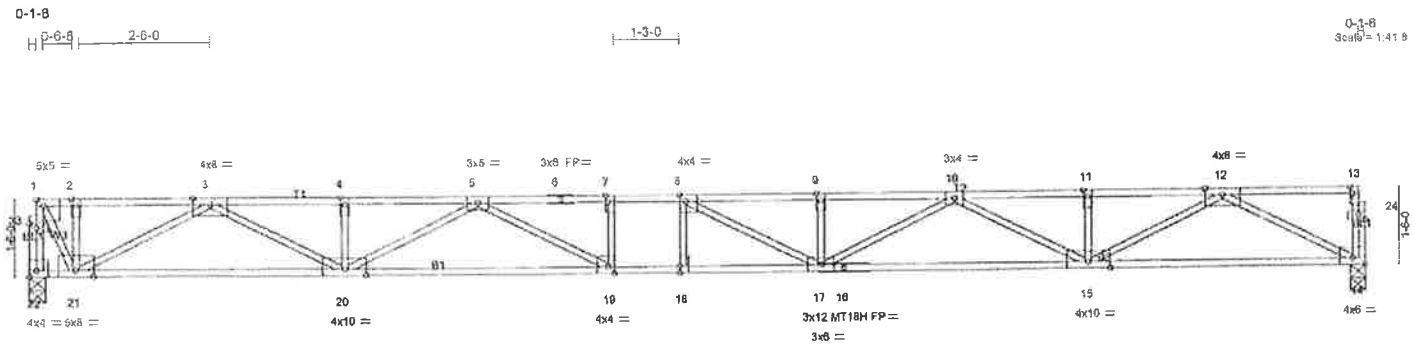

25-6-8
25-6-8

Plate Offsets (X,Y): [1:Edge,0-1-8], [7:0-1-8,Edge], [8:0-1-8,Edge], [13:0-1-8,Edge], [14:Edge,0-1-8], [18:0-1-8,0-0-0], [19:0-1-8,Edge], [22:Edge,0-1-8], [23:0-1-8,0-1-0], [24:0-1-8,0-1-0]

LOADING (psf)		SPACING	1-4-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	40.0	Plates Increase	1.00	TC	0.81	Vert(LL)	-0.50	17-18	>604	360	MT20	197/144
TCDL	10.0	Lumber Increase	1.00	BC	0.95	Vert(TL)	-0.78	17-18	>389	240	MT18H	197/144
BCLL	0.0	Rep Stress Incr	NO	WB	0.69	Horz(TL)	0.12	14	n/a	n/a		
BCDL	5.0	Code IRC2009/TPI2007		(Matrix)							Weight: 118 lb	FT = 20%F, 20%E

LUMBER
TOP CHORD 2x4 DF No.2(flat)
BOT CHORD 2x4 DF No.2(flat) *Except*
B1: 2x4 SPF 1650F 1.5E(flat)
WEBS 2x4 DF Stud/Std(flat)

BRACING
TOP CHORD Structural wood sheathing directly applied or 5-6-6 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 22=923/0-3-8 (min. 0-1-8), 14=923/0-3-8 (min. 0-1-8)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 22-23=-941/0, 1-23=-940/0, 14-24=-69/0, 13-24=-69/0, 1-2=-510/0, 2-3=-510/0, 3-4=-3060/0, 4-5=-3060/0, 5-6=-4233/0, 6-7=-4233/0, 7-8=-4233/0, 8-9=-4151/0, 9-10=-4151/0, 10-11=-2810/0, 11-12=-2810/0, 12-13=-3/0
BOT CHORD 21-22=0/43, 20-21=0/1946, 19-20=0/3798, 18-19=0/4233, 17-18=0/4233, 16-17=0/3635, 15-16=0/3635, 14-15=0/1605
WEBS 12-14=-1809/0, 1-21=0/1071, 12-15=0/1368, 2-21=-153/0, 11-15=-168/0, 3-21=-1630/0, 10-15=-936/0, 3-20=0/1265, 10-17=0/586, 4-20=-172/0, 9-17=-228/0, 5-20=-837/0, 8-17=-474/283, 5-19=0/706, 7-19=-206/0, 8-18=-117/73

NOTES
1) Unbalanced floor live loads have been considered for this design.
2) All plates are MT20 plates unless otherwise indicated.
3) All plates are 2x4 MT20 unless otherwise indicated.
4) This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
5) "Semi-rigid pitchbreaks with fixed heels" Member end fixity model was used in the analysis and design of this truss.
6) Recommend 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-10d (0.131" X 3") nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	
Q340870	FG	GABLE	2	1	Job Reference (optional)

Stock Components, Salt Lake City UT. 84119

7.350 s Jul 31 2012 MiTek Industries, Inc. Wed Apr 24 09:16:28 2013 Page 1
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0-1-8

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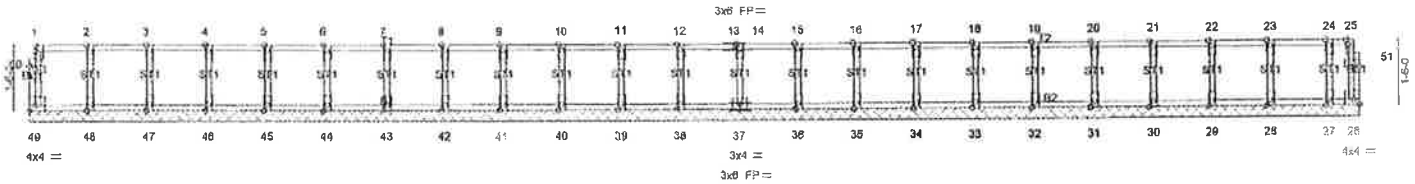


1-4-0 | 2-8-0 | 4-0-0 | 5-4-0 | 6-8-0 | 8-0-0 | 9-4-0 | 10-8-0 | 12-0-0 | 13-4-0 | 14-8-0 | 16-0-0 | 17-4-0 | 18-8-0 | 20-0-0 | 21-4-0 | 22-8-0 | 24-0-0 | 25-4-0 | 26-8-0 | 28-0-0 | 29-4-0 | 30-0-0
1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 1-4-0 | 0-8-0

Plate Offsets (X,Y): [25:0-1-8,Edge], [26:Edge,0-1-8], [49:Edge,0-1-8], [50:0-1-8,0-1-0], [51:0-1-8,0-1-0]

LOADING (psf)		SPACING	1-4-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	40.0	Plates Increase	1.00	TC	0.05	Vert(LL)	n/a	-	n/a	999	MT20	220/195
TCDL	10.0	Lumber Increase	1.00	BC	0.01	Vert(TL)	n/a	-	n/a	999		
BCLL	0.0	Rep Stress Incr	NO	WB	0.02	Horz(TL)	0.00	26	n/a	n/a		
BCDL	5.0	Code IRC2009/TPI2007		(Matrix)							Weight: 124 lb	FT = 20%F, 20%E

LUMBER
TOP CHORD 2x4 DF No.2(flat)
BOT CHORD 2x4 DF No.2(flat)
WEBS 2x4 DF Stud/Std(flat)
OTHERS 2x4 DF Stud/Std(flat)

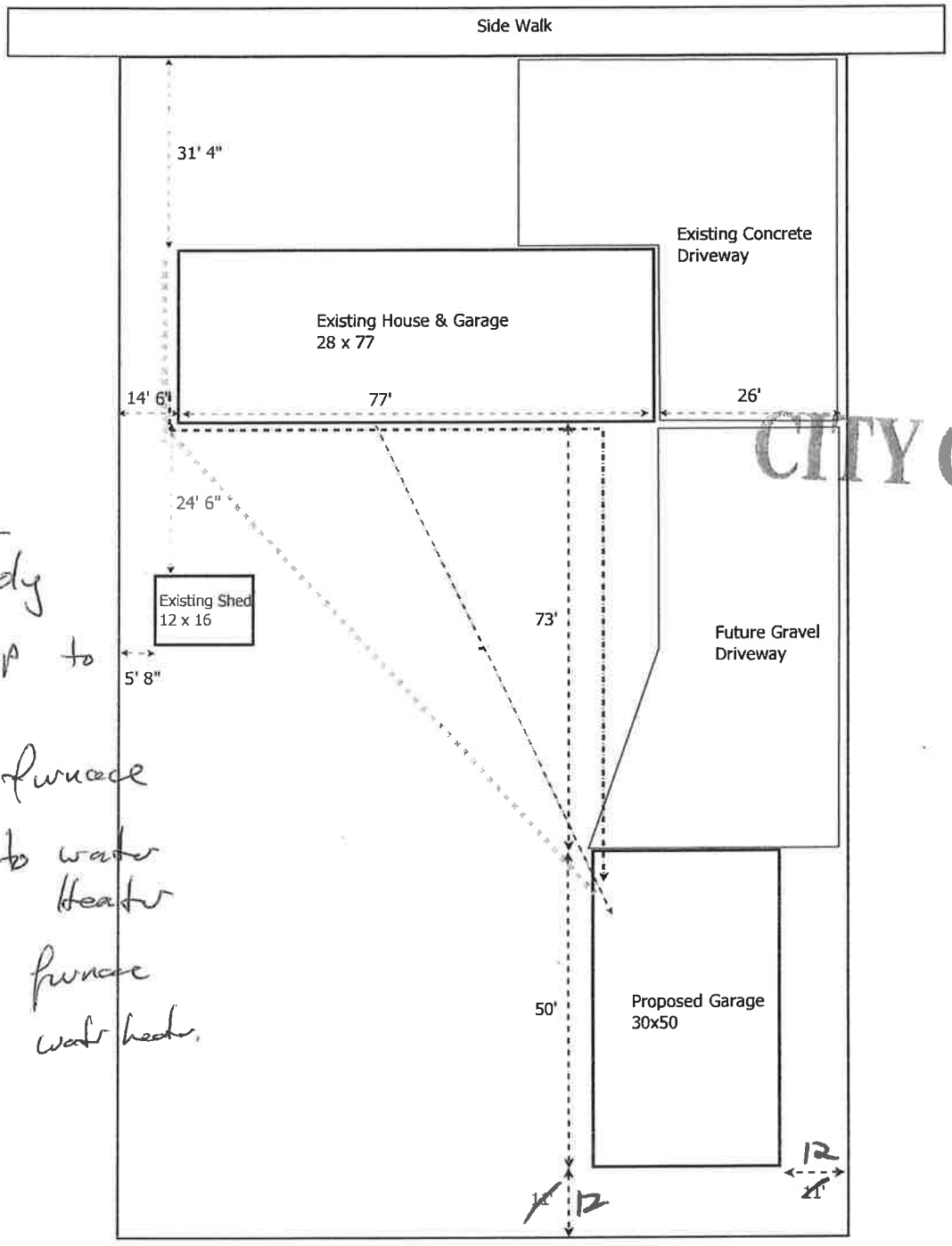
BRACING
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 49=35/30-0-0 (min. 0-1-8), 26=10/30-0-0 (min. 0-1-8), 48=99/30-0-0 (min. 0-1-8), 47=98/30-0-0 (min. 0-1-8), 46=98/30-0-0 (min. 0-1-8), 45=98/30-0-0 (min. 0-1-8), 44=98/30-0-0 (min. 0-1-8), 43=98/30-0-0 (min. 0-1-8), 42=98/30-0-0 (min. 0-1-8), 41=98/30-0-0 (min. 0-1-8), 40=98/30-0-0 (min. 0-1-8), 39=97/30-0-0 (min. 0-1-8), 38=100/30-0-0 (min. 0-1-8), 37=100/30-0-0 (min. 0-1-8), 36=97/30-0-0 (min. 0-1-8), 35=98/30-0-0 (min. 0-1-8), 34=98/30-0-0 (min. 0-1-8), 33=98/30-0-0 (min. 0-1-8), 32=98/30-0-0 (min. 0-1-8), 31=98/30-0-0 (min. 0-1-8), 30=98/30-0-0 (min. 0-1-8), 29=97/30-0-0 (min. 0-1-8), 28=102/30-0-0 (min. 0-1-8), 27=71/30-0-0 (min. 0-1-8)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 49-50=-32/0, 1-50=-32/0, 26-51=-6/0, 25-51=-5/0, 1-2=-3/0, 2-3=-3/0, 3-4=-3/0, 4-5=-3/0, 5-6=-3/0, 6-7=-3/0, 7-8=-3/0, 8-9=-3/0, 9-10=-3/0, 10-11=-3/0, 11-12=-3/0, 12-13=-3/0, 13-14=-3/0, 14-15=-3/0, 15-16=-3/0, 16-17=-3/0, 17-18=-3/0, 18-19=-3/0, 19-20=-3/0, 20-21=-3/0, 21-22=-3/0, 22-23=-3/0, 23-24=-3/0, 24-25=-3/0
BOT CHORD 48-49=0/3, 47-48=0/3, 46-47=0/3, 45-46=0/3, 44-45=0/3, 43-44=0/3, 42-43=0/3, 41-42=0/3, 40-41=0/3, 39-40=0/3, 38-39=0/3, 37-38=0/3, 36-37=0/3, 35-36=0/3, 34-35=0/3, 33-34=0/3, 32-33=0/3, 31-32=0/3, 30-31=0/3, 29-30=0/3, 28-29=0/3, 27-28=0/3, 26-27=0/3
WEBS 2-48=-88/0, 3-47=-89/0, 4-46=-89/0, 5-45=-89/0, 6-44=-89/0, 7-43=-89/0, 8-42=-89/0, 9-41=-89/0, 10-40=-89/0, 11-39=-88/0, 12-38=-91/0, 14-37=-91/0, 15-36=-88/0, 16-35=-89/0, 17-34=-89/0, 18-33=-89/0, 19-32=-89/0, 20-31=-89/0, 21-30=-89/0, 22-29=-88/0, 23-28=-93/0, 24-27=-68/0

NOTES
1) All plates are 2x4 MT20 unless otherwise indicated.
2) Gable requires continuous bottom chord bearing.
3) Truss to be fully sheathed from one face or securely braced against lateral movement (i.e. diagonal web).
4) Gable studs spaced at 1-4-0 oc.
5) This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
6) "Semi-rigid pitchbreaks with fixed heels" Member end fixity model was used in the analysis and design of this truss.
7) Recommend 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-10d (0.131" X 3") nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.

LOAD CASE(S) Standard



CITY COPY

Gas Line

1¼ inch poly

2 feet deep to Garage

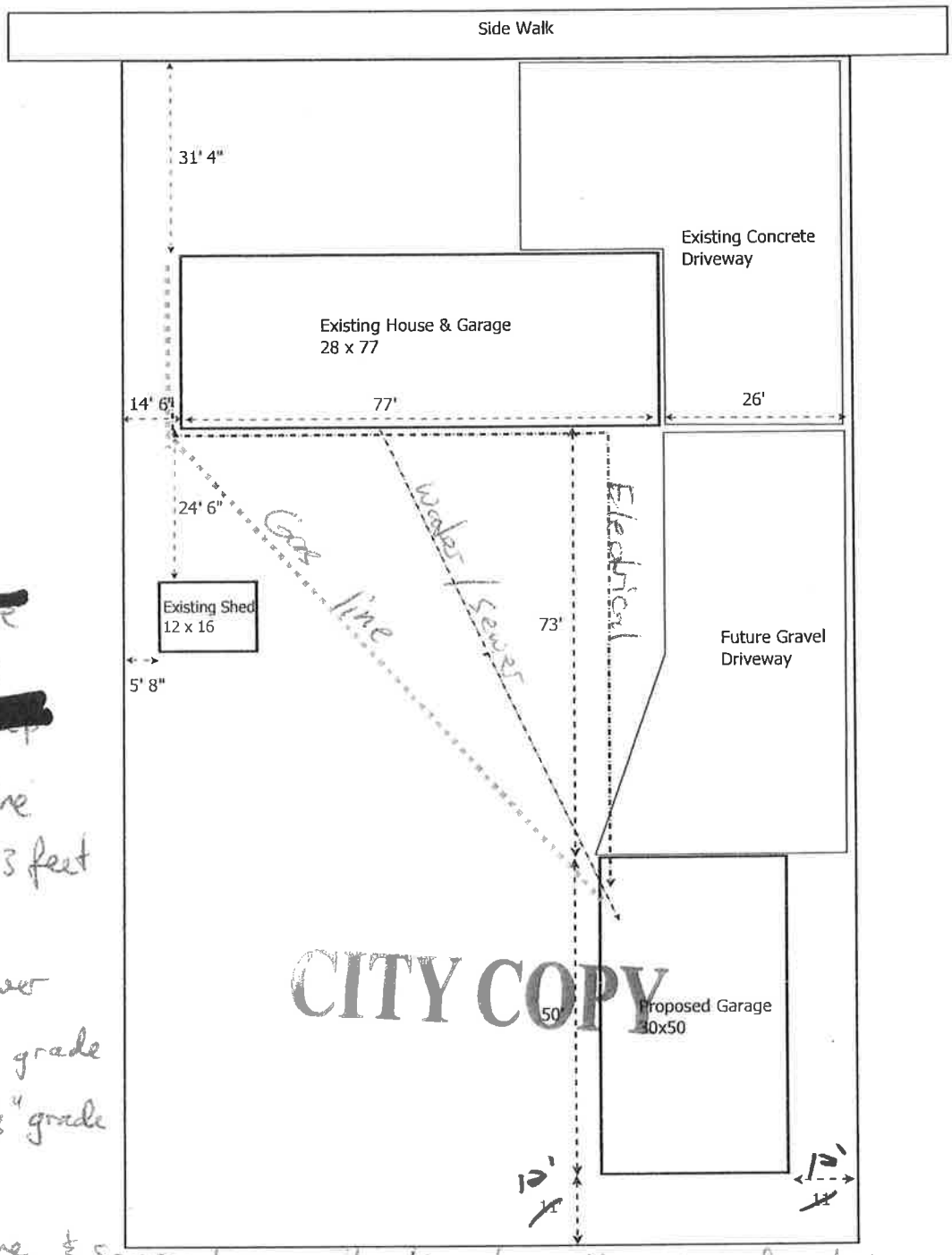
1 inch to furnace

¾ inch to water Heater

80,000 BTU furnace

40,000 BTU water heater

Property Address: 2084 Lawrence Circle, South Jordan, UT 84095



[redacted]

2. Water line
1" poly 3 feet deep

3. Drain/Sewer
3" @ 1/4" grade
or 4" @ 1/8" grade

* water line & Sewer line will tie in through foundation in Mechanical Room

Property Address: 2084 Lawrence Circle, South Jordan, UT 84095

SALT LAKE COUNTY RECORDER

Attention: These data are updated once a year when tax assessments are generated (April or May). Please check Mainframe screens for more up-to-date information.

Residential Information

Parcel Number: **27101050050000**

Building Style: RAMBLER/RANCH

Exterior Wall Type: BRICK

Raised Roof: YES

Roofing: ASPHALT SHINGLES

Number of Stories: 1.0

Upper Floor Area: 0 sq. ft.

Main Floor Area: 1560 sq. ft.

Basement Area: 1526 sq. ft.

Finished Basement Area: 560 sq. ft.

Finished Attic Area: 0 sq. ft.

Overall Grade:

Finished Basement Grade: FAIR

Overall Condition: AVERAGE

Maintenance: MINIMUM

Liveability: AVERAGE

Visual Appeal: AVERAGE

Conformity: EQUALLY IMPROVED

Year Built: 1981

Effective Year Built: 1988

Total Rooms: 11

Number of Bedrooms: 4

Number of Kitchens: 1

Primary Kitchen Quality: S

Full Baths: 1

3/4 Baths: 1

Half Baths: 1

Primary Bath Quality: S

Heating Type: PRIMARY CENTRAL

Central Air Conditioning:

Finished Fireplaces: 1

Metal Fireplaces: 0

Carport Area: 0 sq. ft.

Carport Capacity: 0

Attached Garage Area: 630 sq. ft.

Built-In Garage Area: 0 sq. ft.

Basement Garage Area: 0 sq. ft.

Load Short Form
Entire House

Job:
Date: Sep 19, 2012
By:

Project Information

For:

CITY COPY

Design Information

	Htg	Clg
Outside db (°F)	20	92
Inside db (°F)	70	75
Design TD (°F)	50	17
Daily range	-	M
Inside humidity (%)	30	50
Moisture difference (gr/lb)	21	41

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

HEATING EQUIPMENT

Make	Bryant
Trade	BRYANT
Model	915SA30040S14
AHRI ref	5039415

Efficiency	95.5 AFUE	
Heating input	40000	MBtuh
Heating output	39000	Btuh
Temperature rise	47	°F
Actual air flow	747	cfm
Air flow factor	0.036	cfm/Btuh
Static pressure	0.56	in H2O
Space thermostat		

COOLING EQUIPMENT

Make	Bryant
Trade	LEGACY RNC 13 PURON AC
Cond	113ANC024-B
Coil	CAP**2417A**+CVMAAR036105
AHRI ref	5016121

Efficiency	11.7 EER, 14 SEER	
Sensible cooling	15680	Btuh
Latent cooling	6720	Btuh
Total cooling	22400	Btuh
Actual air flow	747	cfm
Air flow factor	0.069	cfm/Btuh
Static pressure	0.56	in H2O
Load sensible heat ratio	0.80	

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
bed 1	168	978	320	35	22
bed 2	192	5564	2572	199	176
Great room	674	6898	4394	247	302
bath 1	45	803	554	29	38
M Bath	45	803	554	29	38
M suite	279	5139	2259	184	155
M closset	90	675	234	24	16
Entire House d	1493	20860	10887	747	747
Other equip loads		0	0		
Equip. @ 0.97 RSM			10550		
Latent cooling			2773		
TOTALS	1493	20860	13322	747	747

Calculations approved by ACCA to meet all requirements of Manual J 7th Ed.

Loads for Multiple Orientations
Entire House

Job:
Date: Sep 19, 2012
By:

Project Information

For:

Design Conditions

Location:
Washington R. Reagan AP, DC, US
Elevation: 10 ft
Latitude: 39°N

Outdoor:	Heating	Cooling
Dry bulb (°F)	20	92
Daily range (°F)	-	16 (M)
Wet bulb (°F)	-	75
Wind speed (mph)	15.0	7.5

Indoor:	Heating	Cooling
Indoor temperature (°F)	70	75
Design TD (°F)	50	17
Relative humidity (%)	30	50
Moisture difference (gr/lb)	20.6	41.0

Infiltration:

Front Door	North	Northeast	East	Southeast	South	Southwest	West	Northwest
Sensible Load (Btuh)	10550	11347	10451	11231	10404	11080	10262	11196
Latent Load (Btuh)	2773	2773	2773	2773	2773	2773	2773	2773
Total Load (Btuh)	13322	14120	13223	14003	13177	13852	13034	13969
Heating AVF (cfm)	747	747	747	747	747	747	747	747
Cooling AVF (cfm)	747	747	747	747	747	747	747	747

Building Orientation Cooling Load

Current Orientation: Front Door faces North
Highest Cooling Load: Front Door faces Northeast

Calculations approved by ACCA to meet all requirements of Manual J 7th Ed.

Building Analysis
Entire House

Job:
Date: Sep 19, 2012
By:

Project Information

For:

Design Conditions

Location:
Washington R. Reagan AP, DC, US
Elevation: 10 ft
Latitude: 39°N

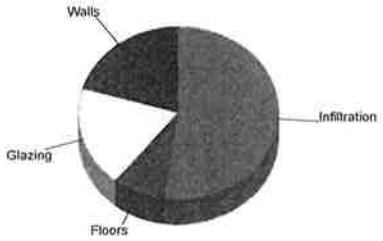
Outdoor:	Heating	Cooling
Dry bulb (°F)	20	92
Daily range (°F)	-	16 (M)
Wet bulb (°F)	-	75
Wind speed (mph)	15.0	7.5

Indoor:	Heating	Cooling
Indoor temperature (°F)	70	75
Design TD (°F)	50	17
Relative humidity (%)	30	50
Moisture difference (gr/lb)	20.6	41.0

Infiltration:	
Method	Simplified
Construction quality	Average
Fireplaces	0

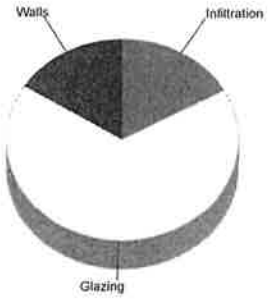
Heating

Component	Btuh/ft²	Btuh	% of load
Walls	3.7	4247	20.4
Glazing	27.4	3924	18.8
Doors	0	0	0
Ceilings	0	0	0
Floors	1.2	1784	8.6
Infiltration	76.3	10905	52.3
Ducts		0	0
Piping		0	0
Humidification		0	0
Ventilation		0	0
Adjustments		0	
Total		**20860**	**100.0**



Cooling

Component	Btuh/ft²	Btuh	% of load
Walls	1.5	1748	16.1
Glazing	51.0	7289	66.9
Doors	0	0	0
Ceilings	0	0	0
Floors	0	0	0
Infiltration	12.9	1850	17.0
Ducts		0	0
Ventilation		0	0
Internal gains		0	0
Blower		0	0
Adjustments		0	
Total		**10887**	**100.0**



Latent Cooling Load = 2773 Btuh
Overall U-value = 0.085 Btuh/ft²-°F

WARNING: window to floor area ratio = 9.6% - less than 10%.

Component Constructions
Entire House

Job:
Date: Sep 19, 2012
By:

Project Information

For:

Design Conditions

Location:
Washington R. Reagan AP, DC, US
Elevation: 10 ft
Latitude: 39°N

Outdoor:	Heating	Cooling
Dry bulb (°F)	20	92
Daily range (°F)	-	16 (M)
Wet bulb (°F)	-	75
Wind speed (mph)	15.0	7.5

Indoor:	Heating	Cooling
Indoor temperature (°F)	70	75
Design TD (°F)	50	17
Relative humidity (%)	30	50
Moisture difference (gr/lb)	20.6	41.0

Infiltration:

Method	Simplified
Construction quality	Average
Fireplaces	0

Construction descriptions	Or	Area ft²	U-value Btuh/ft²-°F	Insul R ft²-°F/Btuh	Htg HTM Btuh/ft²	Loss Btuh	Clg HTM Btuh/ft²	Gain Btuh
Walls								
12E3: Frm wall, stucco ext, 1/2" wood shth, r-13 cav ins, 1/2" gypsum board int fnsh, 2"x4" wood frm		1137	0.075	14.8	3.74	4247	1.54	1748
Partitions								
(none)								
Windows								
3A0: 2 glazing, clr outr, air gas, wd frm mat, clr innr, 1/4" gap, 1/8" thk; clear	n	30	0.551	0	27.4	823	21.8	653
	e	43	0.551	0	27.4	1180	70.8	3043
	s	40	0.551	0	27.4	1098	36.8	1470
	w	30	0.551	0	27.4	823	70.8	2123
	all	143	0.551	0	27.4	3924	51.0	7289
Doors								
(none)								
Ceilings								
(none)								
Floors								
19I0: Flr floor, frm flr, 10" thkns, carpet flr fnsh, r-2 ext ins, r-19 cav ins, tight crwl ovr, r-11 wall insul		1493	0.048	19.0	1.20	1784	0	0

Calculation Procedures A, B, C, D
Entire House

Job:
Date: Sep 19, 2012
By:

Procedure A - Winter Infiltration HTM Calculation*

1.	Winter infiltration AVF									
	1.00	ach	x	11944	ft³	x	0.0167	=	199	cfm
2.	Winter infiltration load									
	1.1	x 199	cfm	x	50	°F	Winter TD =		10905	Btuh
3.	Winter infiltration HTM									
	10905	Btuh	/	143	ft²		Total window and door area =		76.3	Btuh/ft²

Procedure B - Summer Infiltration HTM Calculation

1.	Summer infiltration AVF									
	0.50	ach	x	11944	ft³	x	0.0167	=	100	cfm
2.	Summer infiltration load									
	1.1	x 100	cfm	x	17	°F	Summer TD =		1850	Btuh
3.	Summer infiltration HTM									
	1850	Btuh	/	143	ft²		Total window and door area =		12.9	Btuh/ft²

Procedure C - Latent Infiltration Gain

0.68	x 41	gr/lb	moist.diff.	x	100	cfm	=	2773 Btuh

Procedure D - Equipment Sizing Loads

1. Sensible sizing load

Sensible ventilation load							
1.1 x	0 cfm	vent.	x	17	°F	Summer TD	=	0 Btuh
Sensible load for structure (Line 19)							+	10887 Btuh
Vent + structure + other equip loads							=	10887 Btuh
Rating and temperature swing multiplier							x	0.97
Equipment sizing load - sensible							=	10550 Btuh

2. Latent sizing load

Latent ventilation load								
0.68 x	0 cfm	vent.	x	41	gr/lb	moist.diff.	=	0 Btuh
Internal loads =	230 Btuh		x	0	people		+	0 Btuh
Infiltration load from Procedure C							+	2773 Btuh
Equipment sizing load - latent							=	2773 Btuh

* Construction quality: Average
Fireplace construction: Average Number of fireplaces: 0

Calculations approved by ACCA to meet all requirements of Manual J 7th Ed.

Project Summary
Entire House

Job:
Date: Sep 19, 2012
By:

Project Information

For:

Notes:

Design Information

Weather: Washington R. Reagan AP, DC, US

Winter Design Conditions

Outside db	20	°F
Inside db	70	°F
Design TD	50	°F

Summer Design Conditions

Outside db	92	°F
Inside db	75	°F
Design TD	17	°F
Daily range	M	
Relative humidity	50	%
Moisture difference	41	gr/lb

Heating Summary

Structure	20860	Btuh
Ducts	0	Btuh
Central vent (0 cfm)	0	Btuh
Humidification	0	Btuh
Piping	0	Btuh
Equipment load	20860	Btuh

Sensible Cooling Equipment Load Sizing

Structure	10887	Btuh
Ducts	0	Btuh
Central vent (0 cfm)	0	Btuh
Blower	0	Btuh
Use manufacturer's data	n	
Rate/swing multiplier	0.97	
Equipment sensible load	10550	Btuh

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

	Heating	Cooling
Area (ft²)	1493	1493
Volume (ft³)	11944	11944
Air changes/hour	1.00	0.50
Equiv. AVF (cfm)	199	100

Latent Cooling Equipment Load Sizing

Structure	2773	Btuh
Ducts	0	Btuh
Central vent (0 cfm)	0	Btuh
Equipment latent load	2773	Btuh
Equipment total load	13322	Btuh
Req. total capacity at 0.70 SHR	1.3	ton

Heating Equipment Summary

Make	Bryant
Trade	BRYANT
Model	915SA30040S14
AHRI ref	5039415

Efficiency	95.5	AFUE
Heating input	40000	MBtuh
Heating output	39000	Btuh
Temperature rise	47	°F
Actual air flow	747	cfm
Air flow factor	0.036	cfm/Btuh
Static pressure	0.56	in H2O
Space thermostat		

Cooling Equipment Summary

Make	Bryant
Trade	LEGACY RNC 13 PURON AC
Cond	113ANC024-B
Coil	CAP**2417A**+CVMAAR036105
AHRI ref	5016121

Efficiency	11.7 EER, 14 SEER	
Sensible cooling	15680	Btuh
Latent cooling	6720	Btuh
Total cooling	22400	Btuh
Actual air flow	747	cfm
Air flow factor	0.069	cfm/Btuh
Static pressure	0.56	in H2O
Load sensible heat ratio	0.80	

Calculations approved by ACCA to meet all requirements of Manual J 7th Ed.

Right-J® Worksheet
Entire House

Job:
Date: Sep 19, 2012
By:

	MANUAL J: 7th Ed.																	
1	Name of room					Entire House			bed 1			bed 2			Great room		
2	Length of exposed wall					160.0 ft			26.0 ft			28.0 ft			50.0 ft		
3	Room dimensions								14.0 x 12.0 ft			16.0 x 12.0 ft			1.0 x 674.0 ft		
4	Ceilings	Condit. Option				8.0 ft		d	8.0 ft	heat/cool		8.0 ft	heat/cool		8.0 ft	heat/cool	
	TYPE OF EXPOSURE		CST NO.	HTM Htg	HTM Clg	Area (ft²)	Load (Btuh) Htg	Load (Btuh) Clg	Area (ft²)	Load (Btuh) Htg	Load (Btuh) Clg	Area (ft²)	Load (Btuh) Htg	Load (Btuh) Clg	Area (ft²)	Load (Btuh) Htg	Load (Btuh) Clg
5	Gross Exposed walls and partitions	a	12E3	3.7	1.5	1280	****	****	208	****	****	224	****	****	400	****	****
		b		0	0	!!!!!!	****	****	!!!!!!	****	****	!!!!!!	****	****	!!!!!!	****	****
		c		0	0	!!!!!!	****	****	!!!!!!	****	****	!!!!!!	****	****	!!!!!!	****	****
		d		0	0	!!!!!!	****	****	!!!!!!	****	****	!!!!!!	****	****	!!!!!!	****	****
		e		0	0	!!!!!!	****	****	!!!!!!	****	****	!!!!!!	****	****	!!!!!!	****	****
		f		0	0	!!!!!!	****	****	!!!!!!	****	****	!!!!!!	****	****	!!!!!!	****	****
6	Windows and glass doors Heating	a	3A0	27.4	**	143	3924	****	0	0	****	45	1235	****	46	1262	****
		b		0	**	0	0	****	0	0	****	0	0	****	0	0	****
		c		0	**	0	0	****	0	0	****	0	0	****	0	0	****
		d		0	**	0	0	****	0	0	****	0	0	****	0	0	****
		e		0	**	0	0	****	0	0	****	0	0	****	0	0	****
		f		0	**	0	0	****	0	0	****	0	0	****	0	0	****
7	Windows and glass doors Cooling	North			21.8	30	****	653	0	****	0	30	****	653	0	****	0
		NE/NW			0	0	****	0	0	****	0	0	****	0	0	****	0
		E/W			70.8	73	****	5165	0	****	0	15	****	1061	46	****	3255
		SE/SW			0	0	****	0	0	****	0	0	****	0	0	****	0
		South			36.8	40	****	1470	0	****	0	0	****	0	0	****	0
		Horz			0	0	****	0	0	****	0	0	****	0	0	****	0
8	Other doors	a		0	0	0	0	0	0	0	0	0	0	0	0	0	0
		b		0	0	0	0	0	0	0	0	0	0	0	0	0	0
		c		0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Net exposed walls and partitions	a	12E3	3.7	1.5	1137	4247	1748	208	777	320	179	669	275	354	1322	544
		b		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
		c		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
		d		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
		e		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
		f		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
10	Ceilings	a		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
		b		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
		c		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
		d		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
		e		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
		f		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
11	Floors (Note: room perimeter is displ. for slab floors)	a	19I0	1.2	0	1493	1784	0	168	201	0	192	229	0	674	806	0
		b		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
		c		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
		d		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
		e		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
		f		0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0	!!!!!!	0	0
12	Infiltration Ventilation	a		76.3	12.9	143	10905 0	1850 0	0	0 0	0 0	45	3432 0	582 0	46	3508 0	595 0
13	Subtotal loss=6+8..+11+12					****	20860	****	****	978	****	****	5564	****	****	6898	****
	Less external heating					****	0	****	****	0	****	****	0	****	****	0	****
	Less transfer					****	0	****	****	0	****	****	0	****	****	0	****
	Heating redistribution					****	0	****	****	0	****	****	0	****	****	0	****
14	Duct loss					0%	0	****	0%	0	****	0%	0	****	0%	0	****
15	Total loss = 13+14					****	20860	****	****	978	****	****	5564	****	****	6898	****
16	Int. gains: People @				300	0	****	0	0	****	0	0	****	0	0	****	0
	Appl. @				1200	0	****	0	0	****	0	0	****	0	0	****	0
17	Subtot RSH gain=7+8..+12+16					****	****	10887	****	****	320	****	****	2572	****	****	4394
	Less external cooling					****	****	0	****	****	0	****	****	0	****	****	0
	Less transfer					****	****	0	****	****	0	****	****	0	****	****	0
	Cooling redistribution					****	****	0	****	****	0	****	****	0	****	****	0
18	Duct gain					0%	****	0	0%	****	0	0%	****	0	0%	****	0
19	Total RSH gain=(17+18)*PLF					1.00	****	10887	1.00	****	320	1.00	****	2572	1.00	****	4394
20	Air required (cfm)						747	747		35	22		199	176		247	302

Calculations approved by ACCA to meet all requirements of Manual J 7th Ed.

Right-J® Worksheet
Entire House

Job:
Date: Sep 19, 2012
By:

	MANUAL J: 7th Ed.																	
1	Name of room					bath 1			M Bath			M suite			M closset		
2	Length of exposed wall					5.0 ft			5.0 ft			27.0 ft			19.0 ft		
3	Room dimensions					9.0 x 5.0 ft			9.0 x 5.0 ft			1.0 x 279.0 ft			9.0 x 10.0 ft		
4	Ceilings	Condit. Option				8.0 ft | heat/cool			8.0 ft | heat/cool			8.0 ft | heat/cool			8.0 ft | heat/cool		
	TYPE OF EXPOSURE		CST NO.	HTM Htg	HTM Clg	Area (ft²)	Load (Btuh) Htg	Load (Btuh) Clg	Area (ft²)	Load (Btuh) Htg	Load (Btuh) Clg	Area (ft²)	Load (Btuh) Htg	Load (Btuh) Clg	Area (ft²)	Load (Btuh) Htg	Load (Btuh) Clg
5	Gross	a	12E3	3.7	1.5	40	****	****	40	****	****	216	****	****	152	****	****
	Exposed	b		0	0		****	****		****	****		****	****		****	****
	walls and	c		0	0		****	****		****	****		****	****		****	****
	partitions	d		0	0		****	****		****	****		****	****		****	****
		e		0	0		****	****		****	****		****	****		****	****
		f		0	0		****	****		****	****		****	****		****	****
6	Windows and	a	3A0	27.4	**	6	165	****	6	165	****	40	1098	****	0	0	****
	glass doors	b		0	**	0	0	****	0	0	****	0	0	****	0	0	****
	Heating	c		0	**	0	0	****	0	0	****	0	0	****	0	0	****
		d		0	**	0	0	****	0	0	****	0	0	****	0	0	****
		e		0	**	0	0	****	0	0	****	0	0	****	0	0	****
		f		0	**	0	0	****	0	0	****	0	0	****	0	0	****
7	Windows and	North			21.8	0	****	0	0	****	0	0	****	0	0	****	0
	glass doors	NE/NW			0	0	****	0	0	****	0	0	****	0	0	****	0
	Cooling	E/W			70.8	6	****	425	6	****	425	0	****	0	0	****	0
		SE/SW			0	0	****	0	0	****	0	0	****	0	0	****	0
		South			36.8	0	****	0	0	****	0	40	****	1470	0	****	0
		Horz			0	0	****	0	0	****	0	0	****	0	0	****	0
8	Other doors	a		0	0	0	0	0	0	0	0	0	0	0	0	0	0
		b		0	0	0	0	0	0	0	0	0	0	0	0	0	0
		c		0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Net	a	12E3	3.7	1.5	34	127	52	34	127	52	176	657	271	152	568	234
	exposed	b		0	0		0	0		0	0		0	0		0	0
	walls and	c		0	0		0	0		0	0		0	0		0	0
	partitions	d		0	0		0	0		0	0		0	0		0	0
		e		0	0		0	0		0	0		0	0		0	0
		f		0	0		0	0		0	0		0	0		0	0
10	Ceilings	a		0	0		0	0		0	0		0	0		0	0
		b		0	0		0	0		0	0		0	0		0	0
		c		0	0		0	0		0	0		0	0		0	0
		d		0	0		0	0		0	0		0	0		0	0
		e		0	0		0	0		0	0		0	0		0	0
		f		0	0		0	0		0	0		0	0		0	0
11	Floors	a	19I0	1.2	0	45	54	0	45	54	0	279	333	0	90	108	0
	(Note: room	b		0	0		0	0		0	0		0	0		0	0
	perimeter	c		0	0		0	0		0	0		0	0		0	0
	is displ.	d		0	0		0	0		0	0		0	0		0	0
	for slab	e		0	0		0	0		0	0		0	0		0	0
	floors)	f		0	0		0	0		0	0		0	0		0	0
12	Infiltration	a		76.3	12.9	6	458	78	6	458	78	40	3050	518	0	0	0
	Ventilation						0	0		0	0		0	0		0	0
13	Subtotal loss=6+8..+11+12					****	803	****	****	803	****	****	5139	****	****	675	****
	Less external heating					****	0	****	****	0	****	****	0	****	****	0	****
	Less transfer					****	0	****	****	0	****	****	0	****	****	0	****
	Heating redistribution					****	0	****	****	0	****	****	0	****	****	0	****
14	Duct loss					0%	0	****	0%	0	****	0%	0	****	0%	0	****
15	Total loss = 13+14					****	803	****	****	803	****	****	5139	****	****	675	****
16	Int. gains:	People @			300	0	****	0	0	****	0	0	****	0	0	****	0
		Appl. @			1200	0	****	0	0	****	0	0	****	0	0	****	0
17	Subtot RSH gain=7+8..+12+16					****	****	554	****	****	554	****	****	2259	****	****	234
	Less external cooling					****	****	0	****	****	0	****	****	0	****	****	0
	Less transfer					****	****	0	****	****	0	****	****	0	****	****	0
	Cooling redistribution					****	****	0	****	****	0	****	****	0	****	****	0
18	Duct gain					0%	****	0	0%	****	0	0%	****	0	0%	****	0
19	Total RSH gain=(17+18)*PLF					1.00	****	554	1.00	****	554	1.00	****	2259	1.00	****	234
20	Air required (cfm)						29	38		29	38		184	155		24	16

Calculations approved by ACCA to meet all requirements of Manual J 7th Ed.

Window Data

Job:
Date: Sep 19, 2012
By:

WND W	SKY	ORI	GLAZ	LOWE	STRM	SHAD	NGLZ	INCL	SHCO	OVRX	OVRY	WHGT	CHTM	WNAR	SHAR
bed 2															
3A0	n	n	c	n	n	n	2	90.0	1.0	0.0	0.0	4.0	21.8	30.0	0.0
3A0	n	e	c	n	n	n	2	90.0	1.0	0.0	0.0	4.0	70.8	15.0	0.0
Great room															
3A0	n	e	c	n	n	n	2	90.0	1.0	0.0	0.0	4.0	70.8	16.0	0.0
3A0	n	w	c	n	n	n	2	90.0	1.0	0.0	0.0	4.0	70.8	30.0	0.0
bath 1															
3A0	n	e	c	n	n	n	2	90.0	1.0	0.0	0.0	4.0	70.8	6.0	0.0
M Bath															
3A0	n	e	c	n	n	n	2	90.0	1.0	0.0	0.0	4.0	70.8	6.0	0.0
M suite															
3A0	n	s	c	n	n	n	2	90.0	1.0	0.0	0.0	4.0	36.8	40.0	0.0

Manual S Compliance Report
Entire House

Job:
Date: Sep 19, 2012
By:

Project Information

For:

Cooling Equipment

Design Conditions

Outdoor design DB:	91.9°F	Sensible gain:	10887	Btuh	Entering coil DB:	75.0°F
Outdoor design WB:	75.3°F	Latent gain:	2773	Btuh	Entering coil WB:	62.5°F
Indoor design DB:	75.0°F	Total gain:	13660	Btuh		
Indoor RH:	50%	Estimated airflow:	471	cfm		

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split AC				
Manufacturer:	Bryant		Model:	113ANC024-B+CAP**2417A**+CVMAAR036105	
Actual airflow:	747	cfm			
Sensible capacity:	0	Btuh	0% of load		
Latent capacity:	0	Btuh	0% of load		
Total capacity:	0	Btuh	0% of load	SHR:	0%

Heating Equipment

Design Conditions

Outdoor design DB:	20.2°F	Heat loss:	20860	Btuh	Entering coil DB:	70.0°F
Indoor design DB:	70.0°F					

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Gas furnace					
Manufacturer:	Bryant		Model:	915SA30040S14		
Actual airflow:	747	cfm				
Output capacity:	39000	Btuh	187% of load		Temp. rise:	50 °F

The above equipment was selected in accordance with ACCA Manual S.

DHW Report
Entire House

Job:
Date: Sep 19, 2012
By:

Project Information

For:

Design Criteria

Occupants	
Age	Number
0-5	0
6-13	2
14-59	2
60+	0

Not occupied during the day	
Dishwasher	
Clothes washer	
Additional use (gpd)	0
Setpoint (°F)	120
Daily use (gpd)	61

Gas conventional (40 gal, 0.60 EF)

Manufacturer	
Trade name	
Model	
AHRI ref. number	
Tank size (gal)	40
Energy factor	0.60
Input (MBtuh)	0.0
1st hour (gal)	60
Recovery eff. (%)	77

Residential Plans Examiner Review Form for HVAC System Design (Loads, Equipment, Ducts)

Form RPER 1 15 Mar 09

Header Information

Contractor:

Mechanical license:

Building plan #:

Home address (Street or Lot#, Block, Subdivision): , Entire House

REQUIRED ATTACHMENTS	ATTACHED
Manual J1 Form (and supporting worksheets):	Yes ☐ No ☐
or MJ1AE Form* (and supporting worksheets):	Yes ☐ No ☐
OEM performance data (heating, cooling, blower):	Yes ☐ No ☐
Manual D Friction Rate Worksheet:	Yes ☐ No ☐
Duct distribution sketch:	Yes ☐ No ☐

HVAC LOAD CALCULATION (IRC M1401.3)

Design Conditions

Winter Design Conditions

Outdoor temperature:	20	°F
Indoor temperature:	70	°F
Total heat loss:	20860	Btuh

Summer Design Conditions

Outdoor temperature:	92	°F
Indoor temperature:	75	°F
Grains difference:	41 gr/lb @ 50% RH	
Sensible heat gain:	10887	Btuh
Latent heat gain:	2773	Btuh
Total heat gain:	13660	Btuh

Building Construction Information

Building

Orientation: Front Door faces North
North, East, West, South, Northeast, Northwest, Southeast, Southwest

Number of bedrooms:	0	
Conditioned floor area:	1493	ft²
Number of occupants:	0	

Windows

Eave overhang depth:	0	ft
Internal shade: Blinds, drapes, etc.	none	
Number of skylights:	0	

HVAC EQUIPMENT SELECTION (IRC M1401.3)

Heating Equipment Data

Equipment type: Furnace, Heat pump, Boiler, etc.	Gas furnace
Model:	Bryant 915SA30040S14+
Heating output capacity: Heat pumps - capacity at winter design outdoor conditions	39000 Btuh
Aux. heating output capacity:	0 Btuh

Cooling Equipment Data

Equipment type: Air Conditioner, Heat pump, etc.	Split AC
Model:	Bryant 113ANC024-B
Total cooling capacity:	0 Btuh
Sensible cooling capacity:	0 Btuh
Latent cooling capacity:	0 Btuh

Blower Data

Heating cfm:	747
Cooling cfm:	747
Static pressure: Fan's rated external static pressure for design airflow	0.56 in H2O

HVAC DUCT DISTRIBUTION SYSTEM DESIGN (IRC M1601.1)

Design airflow:	747 cfm	Longest supply duct:	250 ft	Duct Materials Used	
Equipment design ESP:	0.56 in H2O	Longest return duct:	96 ft	Trunk duct:	Sheet metal
Total device pressure losses:	0 in H2O	**Total effective length (TEL):**	346 ft		
Available static pressure (ASP):	0.56 in H2O	**Friction rate:** Friction Rate = ASP ÷ (TEL x 100)	0.162 in/100ft	Branch duct:	Sheet metal

I declare the load calculation, equipment, equipment selection and duct design were rigorously performed based on the building plan listed above. I understand the claims made on these forms will be subject to review and verification.

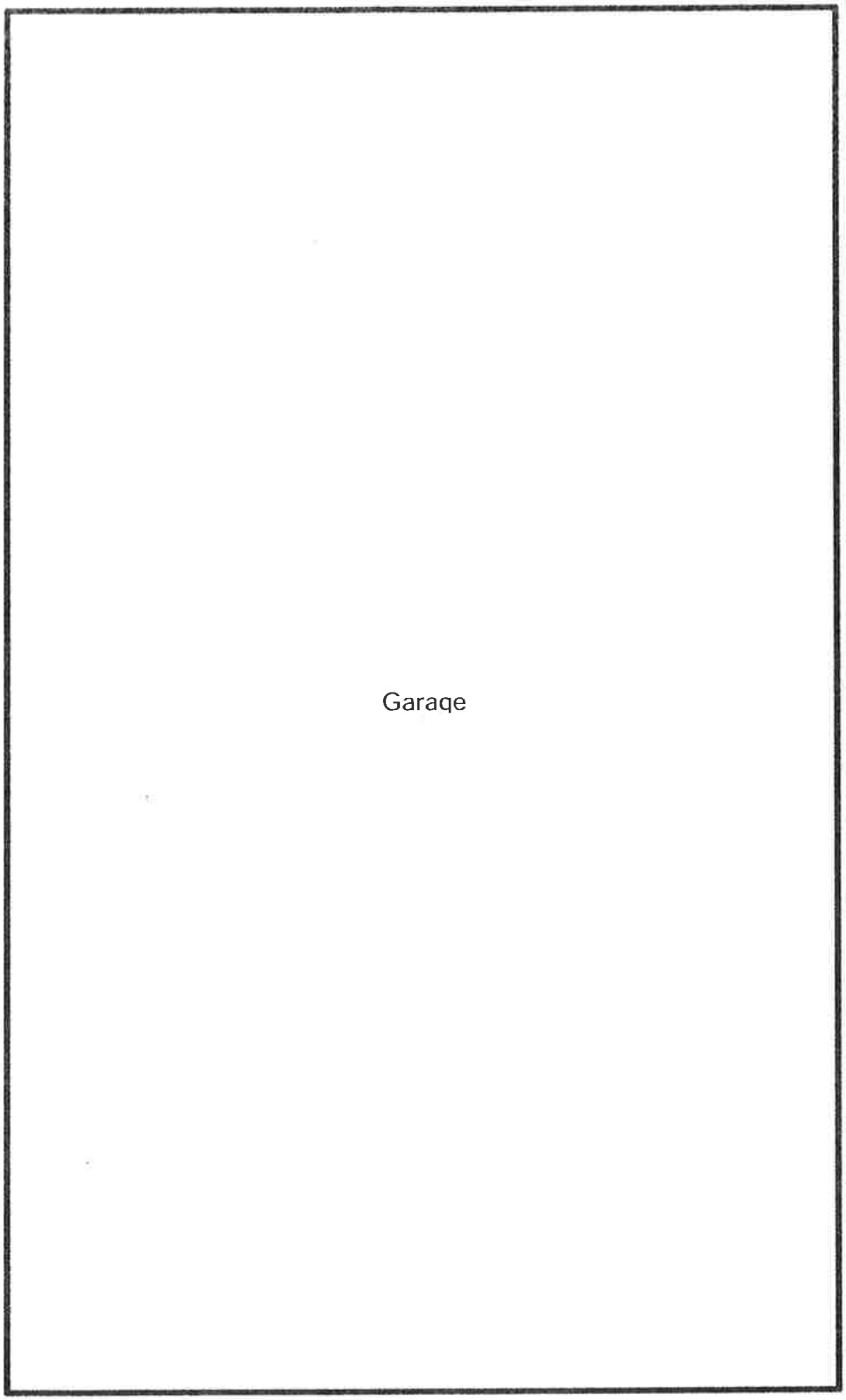
Contractor's printed name: _____

Contractor's signature: _____ Date: _____

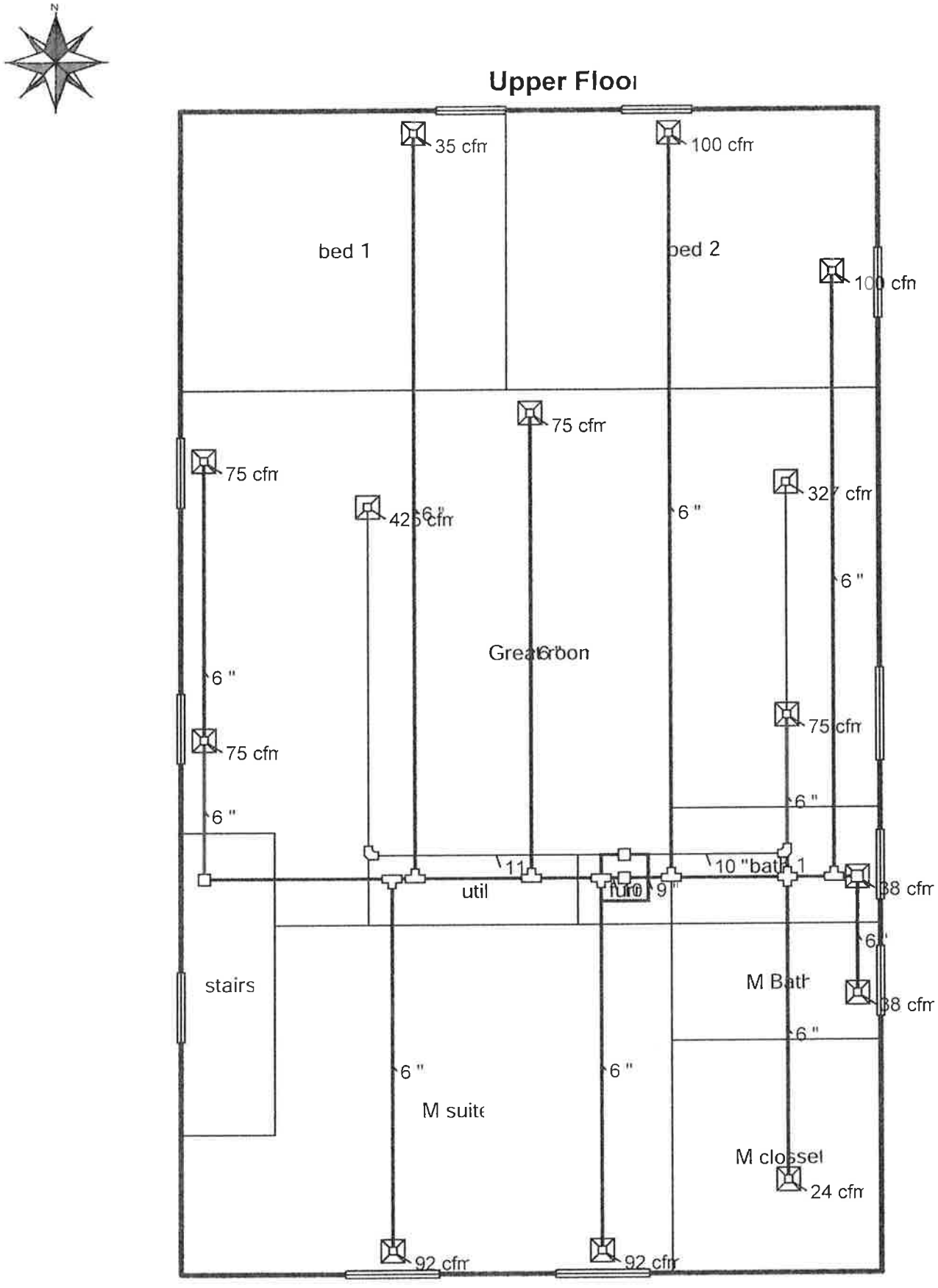
Reserved for County, Town Municipality or Authority having jurisdiction use.

*Home qualifies for MJ1AE Form based on Abridged Edition Checklist

Main Level



Job #: **Performed for:**		Scale: 1 : 73 Page 1 Right-Suite® Universal 2012 12.1.06 RSU08323 2013-May-13 12:34:10 ...ghtsoft HVAC\AutoSave\WENZEL.ru



Job #: **Performed for:**		Scale: 1 : 73 Page 2 Right-Suite® Universal 2012 12.1.06 RSU08323 2013-May-13 12:34:10 ...ghtsoft HVAC\AutoSave\WENZEL.ru

Duct System Summary
Entire House

Job:
Date: Sep 19, 2012
By:

Project Information

For:

	Heating	Cooling
External static pressure	0.56 in H2O	0.56 in H2O
Pressure losses	0 in H2O	0 in H2O
Available static pressure	0.56 in H2O	0.56 in H2O
Supply / return available pressure	0.40 / 0.16 in H2O	0.40 / 0.16 in H2O
Lowest friction rate	0.162 in/100ft	0.162 in/100ft
Actual air flow	747 cfm	747 cfm
Total effective length (TEL)	346 ft	

Supply Branch Detail Table

Name		Design (Btuh)	Htg (cfm)	Clg (cfm)	Design FR	Diam (in)	H x W (in)	Duct Matl	Actual Ln (ft)	Ftg.Eqv Ln (ft)	Trunk
Great room	c	1099	62	75	0.244	6.0	0x 0	ShMt	36.0	130.0	st2
Great room-A	c	1099	62	75	0.220	6.0	0x 0	ShMt	24.0	160.0	st2
Great room-B	c	1099	62	75	0.247	6.0	0x 0	ShMt	14.0	150.0	st1
Great room-C	c	1099	62	75	0.263	6.0	0x 0	ShMt	24.0	130.0	st2
M Bath	c	554	29	38	0.162	6.0	0x 0	ShMt	15.0	235.0	st1
M closset	h	675	24	16	0.238	6.0	0x 0	ShMt	20.0	150.0	st1
M suite-A	h	2569	92	77	0.222	6.0	0x 0	ShMt	17.0	165.0	st2
M suite-B	h	2569	92	77	0.244	6.0	0x 0	ShMt	26.0	140.0	st2
bath 1	c	554	29	38	0	0	0x 0	ShMt	0	0	
bed 1	h	978	35	22	0.212	6.0	0x 0	ShMt	41.0	150.0	st2
bed 2	h	2782	100	88	0.209	6.0	0x 0	ShMt	34.0	160.0	st1
bed 2-A	h	2782	100	88	0.176	6.0	0x 0	ShMt	35.0	195.0	st1

Supply Trunk Detail Table

Name	Trunk Type	Htg (cfm)	Clg (cfm)	Design FR	Veloc (fpm)	Diam (in)	H x W (in)	Duct Material	Trunk
st1	Peak AVF	314	306	0.162	711	9.0	0 x 0	ShtMetl	
st2	Peak AVF	404	403	0.212	741	10.0	0 x 0	ShtMetl	

Return Branch Detail Table

Name	Grill Size (in)	Htg (cfm)	Clg (cfm)	TEL (ft)	Design FR	Veloc (fpm)	Diam (in)	H x W (in)	Stud/Joist Opening (in)	Duct Matl	Trunk
rb2	0x 0	327	322	93.0	0.167	600	10.0	0x 0		ShMt	
rb1	0x 0	420	425	96.0	0.162	643	11.0	0x 0		ShMt	

CITY COPY

Structural Calculations 19 Nov 2012

For: Techni-Graphic Services Inc.
Owner: Wenzel Residence
Plan #: Gavin Wenzel Garage
Location: 2084 Lawerence Circle
From: York Engineering Inc.
2329 W. Spring Hollow Rd.
Morgan, Utah 84050 (801) 876-3501

ENGINEERING

Design Criteria 2009 IRC:
Roof Load;
Live Load (PSF) 30
Dead Load (PSF) 15
Floor Load;
Live Load (PSF) 40
Dead Load (PSF) 10
Seismic Zone: E
Wind Speed: 90 mph (110 mph 3 second gust) Exposure: C or
100 mph (120 mph 3 second gust) Exposure: B

PROFESSIONAL STRUCTURAL ENGINEER
WILLIAM MARK YORK
No. 176376
11/19/12
STATE OF UTAH

MULTIPLE USE NOT PERMITTED

Material Properties & Assumptions
Concrete (fc'): 2500 psi(found.) to 4000 psi (susp. slab)
Concrete Reinforcement: ASTM A615 Grade 60 & Grade 40
Site Conditions: Dry & Stable granular based, 1500 PSF Bearing Capacity, Granular Based Backfill (KH=35 pcf),Slope not to exceed 20%, Setback from slopes is minimum of 25'
Dimensional Lumber: Hem or Doug Fir #2 & BTR
Steel: ASTM A36

Use Simpson straps and tie downs, and meet nailing, reinforcement and other structural requirements as noted on the drawing and within the pages of this document. These structural calculations are based on conditions and assumptions listed above. If the conditions listed herein are not met or are different it shall be brought to the attention of the engineer. Roof Truss and beam system to be engineered by the supplier. This engineering assumes that the building site is dry and stable, a high water table or adverse soils such as plastic clays, fills etc. could cause future flooding, settlement, site instability, or other adverse conditions. Verification of and liability for the soil bearing pressure, site stability, and all other site conditions, including site engineering as required, is the responsibility of others. These calculations and engineering are for the new building structure only and do not provide any engineering analysis of or liability/warranty for the non-structural portions of the building, or the site itself. York Engineering Inc. assumes the responsibility of the Structural Engineer of Record on the project but does not assume the role of the "Registered Design Professional in Responsible Charge" as defined in the IBC. The purpose of these calculations and engineering is to help reduce structural damage and loss of life due to seismic activity and/or high wind conditions. The contractor shall verify all conditions, dimensions and structural details of the drawing.

The following general requirements shall be followed during construction:

1. Contractor to verify all dimensions, spans, & conditions and notify engineer of any errors, omissions, or discrepancies prior to construction.
2. Use Simpson A35 ties each cantilevered joist to sill or top plate.
3. Use Simpson H1 or equiv. ties each end of each truss.
5. Foundation reinforcement as per Utah State Amendment
6. Use 2: #4 bars continuous for all footings
   2: # 4 bars each side of openings & 2 # 4 bars top & bottom extend 36" beyond opening
8. Use ½" x 10" J bolts 32" O.C. all foundation walls
9. If discrepancies are found, the more stringent specification shall be followed.
10. All multiple beams and headers to be nailed using 16d two rows 12" O.C.
11. Contractor shall assure that all materials are used per manufactures recommendations.
12. Site engineering and liability shall be provided by the owner/builder as required.
13. Connect beams & headers over 6 ft., to trimmers with appropriate connectors/hangers.
14. Contractor shall assure that footings are properly drained and that soil is dry and that footings rest on undisturbed native soil below local frost depth and that building horizontal clearance from footings to adjacent slopes be a minimum of 25 feet and that the intent of IRC section R403.1.7.2 is met. If set back requirements of R403.1.7.2 can not be met then contact engineer for further design requirements.
15. The contractor shall conform with all building codes and practices as per the 2009 IRC.
16. Use balloon framing method when connecting floors in split level designs.
17. Nail all shear walls to floor joist using 2: 16d 16" O.C. Add additional floor joist as reqd.
18. Provide joist and rafter hangers as per manufacturers specifications.
19. Foundation steps shall not exceed 4 feet or ½ the horizontal distance between steps. Horz. re-bar shall be 12" O.C. through step downs and extend 48" either side of step
20. If garage return walls are less than 32" wide then extend headers across return walls with 2 king studs on either end extending from the top of the header to the bottom plate or install (2) MST 36 straps each end of header extend across wing walls.
21. Use a minimum of 2-9 ½" LVLs for all headers carrying girder loads.
22. Allow foundation 14 days to cure prior to backfill
23. Use 1 1/8" wide timberstrand or equiv. for all rim joist
24. Provide solid blocking through structure down to footing for all load paths.
25. Builder shall follow all recommendations found in all applicable Geotechnical reports.
26. Stacking of two sill plates is permitted with 5/8" J-bolts through both plates. Stacking more than two plates is not permitted without special engineering

Plan: **Gavin Wenzel Garage**
Date: **9 Nov 2012**
Location: **2084 Lawernce Cir.**

Footing Calculations	back	front	left	right	interior
Concrete Specs					
Density (pcf)	150	150	150	150	150
Strength (psi)	2500	2500	2500	2500	2500
Clear Cover Thickness (in)	3	3	3	3	3
Foundation					
Overall Height (ft)	3.50	3.50	3.50	3.50	0.08
Height (in)	**42**	**42**	**42**	**42**	**1**
Wall Thickness (ft)	0.67	0.67	0.67	0.67	0.67
Thickness (in)	**8**	**8**	**8**	**8**	**8**
Weight (kips/lft)	0.35	0.35	0.35	0.35	0.01
Footing Specs					
Width (ft)	1.67	1.67	1.67	1.67	1.33
Width (in)	**20**	**20**	**20**	**20**	**16**
Height (ft)	0.83	0.83	0.83	0.83	0.83
Height (in)	**10**	**10**	**10**	**10**	**10**
Weight (kips/lft)	0.21	0.21	0.21	0.21	0.17
Area per lft	1.67	1.67	1.67	1.67	1.33
Soil Specs					
Density (pcf)	125	125	125	125	125
Soil Pressure (psf)	1500	1500	1500	1500	1500
Weight (kips/lft)	0.22	0.22	0.22	0.22	0.00
Building Loads					
Roof span	**4**	**4**	**30**	**30**	**0**
Roof (kips/lft)	0.11	0.11	0.83	0.83	0.00
Wall Height (ft)	**22**	**22**	**18**	**18**	**18**
Wall Load (kips/lft)	0.44	0.44	0.36	0.36	0.27
Floor span	**2**	**2**	**30**	**30**	**28**
Floor Loads (kips/lft)	0.05	0.05	0.75	0.75	0.70
Total (kips.lft)	0.60	0.60	1.94	1.94	0.97
Calculations					
Total Weight on Soil (kips)	1.16	1.16	2.49	2.49	1.15
Soil Load (ksf)	0.70	0.70	1.50	1.50	0.86
Required Footing Width (in)	**20**	**20**	**20**	**20**	**16**
Required Footing Depth (in)	10	10	10	10	10

Plan: **Gavin Wenzel Garage**
Date: **9 Nov 2012**
Location: **2084 Lawernce Cir.**

Sawn Lumber	FB-2	FB-3	FB-4	FB-5	RB-1	RB-2
Load Parameters						
Floor Live Load(psf)	40	40	40	40	40	40
Floor Total Load(psf)	50	50	50	50	50	50
Floor 1 Span(ft)	**2**	**30**	**30**	**2**	**0**	**0**
Total Floor Load(plf)	50	750	750	50	0	0
Wall Height (ft)	10	10	10	14	4	0
Wall Weight (psf)	20	20	20	20	20	20
Wall Load(plf)	**200**	**200**	**200**	**280**	**80**	**0**
Roof LL (psf)	40	40	40	40	40	40
Total Roof Load(psf)	55	55	55	55	55	55
Roof Span(ft)	**3**	**30**	**30**	**3**	**4**	**30**
Total Roof Load(plf)	83	825	825	83	110	825
Beam Weight (plf)	4.4	8.3	5.6	4.4	4.4	5.6
Live Load (plf)	100	1200	1200	100	80	600
Total Load (plf)	337	1783	1781	417	194	831
Reactions & Moment						
Duration Increase	1	1	1	1	1	1
Beam Span(ft)	**3**	**4**	**3**	**4**	**4**	**4**
Reaction 1 (lb)	505	3567	2671	834	389	1661
Reaction 2 (lb)	505	3567	2671	834	389	1661
Max Moment FtLb	379	3567	2003	834	389	1661
Max Shear Lb	505	3567	2671	834	389	1661
Determine Beam Size						
Depth Estimate (in)	**7.25**	**9.25**	**9.25**	**7.25**	**7.25**	**9.25**
Width Estimate (in)	**3**	**4.5**	**3**	**3**	**3**	**3**
CF =	1.20	1.20	1.10	1.20	1.20	1.10
Area =	21.75	41.63	27.75	21.75	21.75	27.75
Momemt of Inertia I =	95	297	198	95	95	198
Maximum Bend Stress =	173	667	562	381	177	466
Allowable bend Stress	1020	1020	935	1020	1020	935
Factor Of Safety =	**5.89**	**1.53**	**1.66**	**2.68**	**5.75**	**2.01**
Allowable Sheer Stress	180	180	165	180	180	165
Max Shear Cap (lbs) =	2610	4995	3053	2610	2610	3053
Factor Of Safety =	**5.17**	**1.40**	**1.14**	**3.13**	**6.71**	**1.84**
Bearing Required =	0.42	1.96	2.20	0.69	0.32	1.37
E (psi)	1300000	1300000	1300000	1300000	1300000	1300000
Deflection LL (in)	0.00	0.02	0.01	0.00	0.00	0.01
LLoad Def. Limit L/	360	360	360	360	360	360
Allowable Deflection (in)	0.10	0.13	0.10	0.13	0.13	0.13
LL Deflection F/S	**67.96**	**7.44**	**11.76**	**28.67**	**35.84**	**9.92**
Deflection TL (in)	0.00	0.03	0.01	0.02	0.01	0.02
TLoad Def. Limit L/	240	240	240	240	240	240
Allowable Deflection (in)	0.15	0.2	0.15	0.2	0.2	0.2
TL Deflection F/S	**30.26**	**7.51**	**11.89**	**10.32**	**22.13**	**10.75**
Selection	2: 2 x 8	3: 2 x 10	2: 2 x 10	2: 2 x 8	2: 2 x 8	2: 2 x 10

Plan:	**Gavin Wen**
Date:	**9 Nov 2012**
Location:	**2084 Lawe**
LVL Beam	FB-1
Load Parameters	
Floor LL (psf)	40
Total Floor Load(psf)	50
Floor Span (ft)	**1**
Total Floor Load (plf)	25
Wall Height (ft)	12
Wall Weight (psf)	20
Wall Load (plf)	**240**
Roof LL (psf)	40
Total Roof Load (psf)	55
Roof Span (ft)	**3**
Roof Load (plf)	83
Beam Weight (plf)	14.2
Live Load (plf)	80
Total Load (plf)	362
Reactions & Moment	
Duration Increase	1
Beam Span(ft)	**18**
Reaction 1 (lb)	3255
Reaction 2 (lb)	3255
Max Moment FtLb	14649
Max Shear Lb	3255
Max Shear Stress (psi)	66
Determine Size	
Depth Estimate (in)	**14.00**
Width Estimate (in)	**3.5**
Cross Area (in^2)	49
Allowable Bending Stress =	2546
Allowable Moment =	24258
Momemt of Inertia I =	800
Factor Of Safety =	**1.66**
Allowable Sheer Stress (psi)=	285
Allowable Sheer Force (lb)=	9310
Factor Of Safety =	**2.86**
Bearing Required =	1.24
E (psi)	1900000
Deflection LL (in)	0.12
LLoad Def. Limit L/	360
Allowable Deflection (in)	0.60
LL Deflection F/S	**4.83**
Deflection TL (in)	0.56
TLoad Def. Limit L/	240
Allowable Deflection (in)	0.90
TL Deflection F/S	**1.60**
Selection	2: 14"

Plan: **Gavin Wenzel Garage**
Date: **9 Nov 2012**
Location: **2084 Lawernce Cir.**

Seismic Calculations

Loading Summary

Floor Dead Load (psf)	10	Seismic Zone	E
Floor Live Load(psf)	40		
Walls (Ext)(psf)	20	Roof LL(psf)	40
Walls (Int)(psf)	10	Roof DL(psf)	15
Roof Dead Load(psf)	15		
Roof Slope	4 /12		
Exterior	combination		

Snow Load Reduction		Seismic Paramaters		
Slope	18.43	V=Cs*W/1.4		
Snow	40.00	Fa=	1	
Pitch over 20		R=	6.5	table 1617.6
Rs		Ss=	1.772	
Reduction		Sms=	1.77	eq. 16-16
L.L.- Reduction	40.00	Sds=	1.18	eq 16-18
Total Load	55.00	Cs=	0.218	per eq. 16-49
		Adj. Factor	1.4	
		Cs=	0.1556	

Roof	Length	W(psf)	Lb/ft	Width	W(lb)
	30	23	690	50	52992
roof wall					9600
	Total Mass Tributary to Roof Levels =				62592
	Shear (V)(lbs) Roof Levels =				9741
Floor 2	Length	W(psf)	lb/ft	Width	W(lb)
	48	10	480	48	-3492
wall height	10				16000
	Total Mass Tributary to Floor 2=				12508
	Shear (V)(lbs) Floor Levels =				1947
Floor 1	Length	W(psf)	lb/ft	Width	W(lb)
	30	10	300	50	15000
wall height	8				8000
	Total Mass Tributary to Floor 1=				23000
	Shear (V)(lbs) Floor Levels =				3579

Floor 1 Lateral Force	0
Floor 2 Lateral Force	1947
Roof Lateral Force	9741
Total Seismic Mass =	98100
Total Lateral Force =	11687

Seismic Force Distribution

*** Roof Sections ***	H(x)	W(x) kip	W(x)H(x)	% Force	Total Sheer F
Roof	23.5	63	1471	91.45%	10.687678
Floor 1	1.0	0	0	0.00%	11.687395
Floor 2	10.0	13	138	8.55%	11.687395
	Totals	75	1609	1	
V/sum(Wi*Hi) =	0.00727	**Total Shear (lbs) =**		11687	

Basement Sheer Wall	F(total)	Length	
Total Load (kips)	11.7		Shear Wall Load (plf)
right side	5.8	10	Not Applicable
left side	5.8	10	Not Applicable
front	5.8	10	Not Applicable
back	5.8	10	Not Applicable

Floor 1 Sheer Wall	F(total)	Length	
Total Load (kips)	11.7		Shear Wall Load (plf)
right side	5.8	36	162
left side	5.8	50	117
front	5.8	20	292
back	5.8	22	266

Floor 2 Sheer Wall	F(total)	Length	
Total Load (kips)	10.7		Shear Wall Load (plf)
right side	5.3	34	157
left side	5.3	37	144
front	5.3	21	254
back	5.3	23	232

Shear Wall Critical Lengths	Wall DL	Floor DL	Roof DL	DL (plf)	critical l (ft)
Front	440	50	110	400	13
Back	440	50	110	400	12
Right	360	750	825	1289	2
Left	360	750	825	1289	2

Calculate Uplift , Force Req'd to Prevent OT (lbs)

Panel Length (ft)	2	3	4	6	8
Front	4460	4061	3661	2862	2063
Back	3982	3582	3183	2384	1584
Right	344	-944	-2233	-4810	-7388
Left	-474	-1762	-3051	-5629	-8206

Plan: **Gavin Wenzel Garage**
Date: **9 Nov 2012**
Location: **2084 Lawernce Cir.**

Wind Loading Calculations using Main Windforce-Resisting System (MWFRS)
Longitudinal Direction

Wind Design Coefficients
P=wind load*exp coeff*Iw
P=Design Pressure
Horizontal Wind Load (from table 1609.6.2.1(1)

Wall Load (psf)=	
end zone (A)	16.1
interior zone (C)	10.7
Roof Load (psf)=	
end zone (B)	-5.4
interior zone (D)	-3.0

Vertical Wind Load (from table 1609.6.2.1(1)

Roof Load (psf)=	
end zone windward (E)	-15.4
end zone leeward (F)	-10.1
interior zone windward (G)	-10.7
interior zone leeward (H)	-10.7

Exposure Coefficient (from table 1609.6.2.1(4) 1.29
Iw=Importance Factor (from table 1604.5) 1.0

Wind Speed = **90** Roof Height 5.00
Exposure **C** Wall Height 21
Truss Span **30**

Roof Slope = 4 /12
Roof Angle (deg)= 18.43 Sine = 0.3162

P=wind load*exp coeff*Iw		Minimum Pressure Adjusted
horizontal wall interior	13.80	13.80
horizontal wall end zone	20.77	20.77
horizontal roof interior	-3.87	10.00
horizontal roof end zone	-6.97	10.00
vertical end zone windward	-19.87	0.00
vertical end zone leeward	-13.03	0.00
vertical interior zone windward	-13.80	0.00
vertical interior zone leeward	-13.80	0.00

.4*Hmean 9.4
.1*base 3

End Zone Width (ft) 3 2nd storyEnd Zone Width (ft) 3
Interior Zone Width (ft) 44 2nd StoryInterior Zone Width (ft) 42

Gable Roof Load		**Width**	**Height**	**Wind Load**	**Force (lbs)**
	End	3	1.0	20.77	61
	Interior	44	2.01	13.80	1816
				Sum =	1877.58

Hip Roof Load		Area	**Wind Load**	**Force (lbs)**
	End	250	10.00	2500
	Interior	0	10.00	0
			Total	2500

Wall Load		**Width**	**Height**	**Wind Load**	**Force (lb/ft)**	2nd Stor **Force (lb/**
	End	3	1.0	20.77	125	124.61
	Interior	44	1.00	13.80	607	579.73
				Sum =	731.946	704.34

Vertical Force		**Width**	**length**	**Wind Load**	**Force (lbs)**
	end zone windward	3	13.50	FALSE	0
	leeward	3	13.50	FALSE	0
	interior zone windward	44	13.50	FALSE	0
	leeward	44	13.50	FALSE	0

Floor 2 Diaphragm Shear **Shear Wall Loads (plf)**
Total Shear (lbs) 9543
Front Wall Length 21 227
Back Wall Length 23 207

Floor 1 Diaphragm Shear **Shear Wall Loads (plf)**
Total Shear (lbs) 15675
Front Wall Length 20 392
Back Wall Length 22 356

basement Diaphragm Shear **Shear Wall Loads (plf)**
Total Shear (lbs) 16407
Front Wall Length 10 Not Applicable
Back Wall Length 10 Not Applicable

Critical Wall Length (ft)=
Front Wall Dead Load (plf)= 400 Total 10162
Front Wall Critical Length (ft)= 10 Total (plf) 64
Back Wall Dead Load (plf)= 400
Back Wall Critical Length (ft)= 10

Calculate Upllft , Force Req'd to Prevent OT (lbs)

Panel Length (ft)	2	3	4	6	8	10	12
Front	2015	1847	1679	1343	1007	671	335
Back	1801	1633	1465	1129	793	457	121

Plan: **Gavin Wenzel Garage**
Date: **9 Nov 2012**
Location: **2084 Lawernce Cir.**

Wind Loading Calculations using Main Windforce-Resisting System (MWFRS)
Transverse Direction

Wind Design Coefficients
P=wind load*exp coeff*Iw
P=Design Pressure
Horizontal Wind Load (from table 1609.6.2.1(1)

Wall Load (psf)=	
end zone (A)	16.1
interior zone (C)	10.7
Roof Load (psf)=	
end zone (B)	-5.4
interior zone (D)	-3.0

Vertical Wind Load (from table 1609.6.2.1(1)

Roof Load (psf)=	
end zone windward (E)	-15.4
end zone leeward (F)	-10.1
interior zone windward (G)	-10.7
interior zone leeward (H)	-10.7

Exposure Coefficient (from table 1609.6.2.1(4) 1.29
Iw=Importance Factor (from table 1604.5) 1.0

Wind Speed =	90	Roof Height	5
Exposure	C	Wall Height	21
		Truss Span	30

Roof Slope = 4 /12
Roof Angle (deg)= 18.43 Sine = 0.3162

P=wind load*exp coeff*Iw		Minimum Pressure Adjusted
horizontal wall interior	13.80	13.80
horizontal wall end zone	20.77	20.77
horizontal roof interior	-3.87	10.00
horizontal roof end zone	-6.97	10.00
vertical end zone windward	-19.87	0.00
vertical end zone leeward	-13.03	0.00
vertical interior zone windward	-13.80	0.00
vertical interior zone leeward	-13.80	0.00

End Zone Width (ft) 3 2nd storyEnd Zone Width (ft) 3
Interior Zone Width (ft) 24 2nd StoryInterior Zone Width (ft) 42

Gable Roof Load		**Width**	**Height**	**Wind Load**	**Force (lbs)**
	End	3	1.0	20.77	61
	Interior	24	2.01	13.80	991
				Sum =	1051.934

Hip Roof Load		Area			
	End	150		10.00	1500
	Interior	0		10.00	0
				Total	1500

Wall Load		**Width**	**Height**	**Wind Load**	**Force (lbs)**	2nd Story
	End	3	1.0	20.77	125	124.614
	Interior	24	1.00	13.80	331	579.726
				Sum =	455.886	704.34

Vertical Force		**Width**	**length**	**Wind Load**	**Force (lbs)**
end zone	windward	3	43.50	FALSE	0
	leeward	3	43.50	FALSE	0
interior zone	windward	24	43.50	FALSE	0
	leeward	24	43.50	FALSE	0

Floor 2 Diaphragm Shear		**Shear Wall Loads (plf)**
Total Shear (lbs)	8543	
Left Wall Length	37	115
Right Wall Length	34	126

Floor 1 Diaphragm Shear		**Shear Wall Loads (plf)**
Total Shear (lbs)	9706	
Left Wall Length	50	97
Right Wall Length	36	135

basement Diaphragm Shear		**Shear Wall Loads (plf)**
Total Shear (lbs)	10162	
Left Wall Length	10	Not Applicable
Right Wall Length	10	Not Applicable

Critical Wall Length (ft)=

Left Wall Dead Load (plf)=	1289	Total	16407
Left Wall Critical Length (ft)=	1	Total (plf)	86
Right Wall Dead Load (plf)=	1289		
Right Wall Critical Length (ft)=	1		

Calculate Uplift , Force Req'd to Prevent OT (lbs)

Panel Length (ft)	2	3	4	6	8	10	12
Front	-620	-1221	-1822	-3025	-4227	-5429	-6632
Back	-394	-995	-1596	-2798	-4001	-5203	-6405

Gavin Wenzel — Detached Garage - C — 2084 Lawrence Circle

RESIDENTIAL PLAN REVIEW

APPLICATION

Comments

~~Address to Match Site Plan~~ 2084 Lawrence Circle South Jordan

~~Owner/Builder~~ Gavin Wenzel. ~~Release Document~~ yes

~~Contractor~~ Owner Builder ~~Licenses #~~

~~Architect/Engineer~~ Technical Graphics Inc - ~~Verify if any~~

~~Single Family Dwelling~~

~~Multi family~~

~~Town house~~

~~Row House~~

✓ ~~Detached Garage~~ with living ¼ above.

~~Attached Garage~~

~~Utility Shed~~

~~Agricultural/Barn~~

~~Swimming Pool~~

~~Fence over 6'~~

~~Orientation from North~~ 180°

✓ ~~Setbacks~~

~~Under 5' from Property line 1hr fire rated construction is required, with 25% open able space allowed. At 3' no openings allowed Projections 1hr fire rated from the soffit area~~

~~Res-Check Ramrite~~

✓ ~~Verify Currant code being used~~ 2006

✓ ~~Verify orientation of front of house/North~~ 180°

~~Insulation R-values~~

- ~~Roofs~~ R-38
- ~~Walls~~ R-19
- ~~Basements~~ —
- ~~Crawl Spaces~~ —
- ~~Cantilevers~~ —
- ~~Rim joist~~ R-19
- ~~Floors~~ R-19
- ~~Ducts~~ R-8, R-6
- ~~Plumbing~~ R-2
- ~~Conditioned Space~~ R-19
- ✓ ~~Unconditioned Space~~ —

Equipment - performance. 90% furnace.

Gas line Diagram

Verify Size 1 1/4

Distance 150

Convert BTU's to CFH 135

Verify/Correct

Water line Criteria

Size of System 3/4" Meter 1" Main

W.S.F.U 30.8 @ 150' W/ 67.6 psi

R2903.7 Verify

Manuel J and D

Heat loss Calc's Yes

Required CFM to Rooms Yes

Size of System 40K @ 95.5

Trunk lines R-8 or R-6

Return air R-8 R-6

Distribution ducts

Compressor size 2 TON 1 Sec

Must match Res-Check values

Engineering packe

Wet Stamped

Match Plans Stamp

Address match

Lot Specific

Electrical Load Calc's

Calculated Demand 100 Amp Service - 92 Amps total demand

Wire sizes for feeders #2 Ser AL - #6 cu Grd.

Panel Schedules 100 Amp min

Title page

Match all Documents

Verify Engineers stamp Matches

Verify plot plan and lot matches address

General notes

To reflect currant code edition 2007

Footing/foundation

Sizes 20X40

Continuous Yes

Spot footings No

Re-steel requirements

Size 1

Quantity 2 Cont. Verts @ 24" OC - Horz @ 3 Total.

Lintels

Bond Beams

Openings

Decks

Anchors

Hold downs STHD 10/[illegible]

J-Bolts 1/2" x 10"

Washers 3 x 3 x 1/4

Connections

Sill plates 32" OC.

Framing

Basement/Crawl Space/Slab on Grade
- Check point loads
- Bearing walls
- Shear walls
- Compute finished square footage
- Compute unfinished square footage
- Verify location of
  - Mechanical Room in Garage
- Identify Appliances (Gas) Firm Wtr.
- Drains/Plumbing
- Sub-Panel/Access
- Exhaust Fans
- Smoke detector
- Carbon monoxide detector
- Stair way size and landings
- Bedroom
  - Egress windows/walls
  - Egress ladders
- Outside entrance
  - Frost Protection/Footing

Floors
- Transfer of Shear Blocking
- Size of joists Per Truss Manufacturer stock
  - TJI, BCI and Nominal Lumber
- Attachment Schedule
  - Sole plate 8d@16" OC
  - Floor to Floor Straps & Anchors
  - Connection to Beams/Headers

Walls
- Shear walls SW-Typ - SW-1
  - Nailing schedule 6" 4" 12" field
  - Type 8d Common
- Fire rated construction
  - Stairway Protection 1/2" on underside
  - Garage speration min of 1/2"
  - Town house party walls
  - Exterior with in 5' of Property
  - Soffit Projection 1 hr rated

	Trusses		
		Manufacturer Spec's	
		Overbuild	
			Special connectors
			Fire blocking
			Penetrations
			Fire walls and Assemblies
	Stairs		
		Treads and risers	
			8" riser max, 10min treads
		Guards and Hand rails	
			4" sphere on balusters on level ground, 43/8' on stair rise 6" on triangle space on treads/riser
Electrical			
	Basement		
		Bedroom outlets	Tamper resistant outlets
		Smoke Detectors	Arch fault
		Carbon Monoxide Detectors	
		Stairways and landings	
		Grounding #8	
			Conduit Protection
		Grounding #6	
			Framing protection
		Sub-Panel location	
			Access/Work space 30"x36"
		Bathrooms	
			EFGI protection outlets
			Outlet with in 36" of sinks
			Exhaust Fan/Terminate Outside
	Main, Upper Floor		
		Bedroom outlets	Tamper Resistant
			Arch Fault
		Smoke Detectors	
		Carbon Monoxide Detectors	
			Arch Fault, wired together
		Bathrooms	
			EFGI protection outlets
			Outlet with in 36" of sinks
			Exhaust Fan/Terminate Outside
		Kitchen	
			GFCI all outlets on counter top and all outlet to be within 4' and at least 1 outlet on Island space
			Sec.E3802.6 IRC code
		Laundry Room/with sink	
			GFCI protection with in 6' of sink

Exterior

GFCI protection
1 in the front 1 in back with
in use weather protection for
personnel and equipment

Garage

GFCI protection

Mechanical

Verify Res-Check, Manuel J an D

Duct sizes
Gas line Size 1"
Furnace Size 40K
Combustion Air Size 5
Vent and connector size and 5
location and Protection in attic
Fire stop chases

Elevation

Address the Outside EPS system

Brick, Stucco, Siding Rock etc.

Grade

5% out to 10'
2% fall to property line

Ventilation

All Attic space to be ventilated
1/150 or 1/300 if 50% at soffit area

Address the Outside EPS system

6" High numbers

Windows

Sizes

Egress

Basement 5.7SQ FT
Main Floor 5.0 SQ FT
Upper Floors 5.7 SQ FT

% of Room light

Fire Rated Assemblies
Exterior Walls
Soffits

WENZEL GARAGE — Electrical load calcs.

1050SQ FT =3150VA

2-SMALL APPLIANCE BRANCH CIRCUITS=3000VA

LAUNDRY CIRCUIT=1500VA

TOTAL=7650VA

FIRST 3000VA AT 100%= 3000VA

REMAINDER AT 35%=1627VA

DRYER=5500VA

RANGE=9600VA

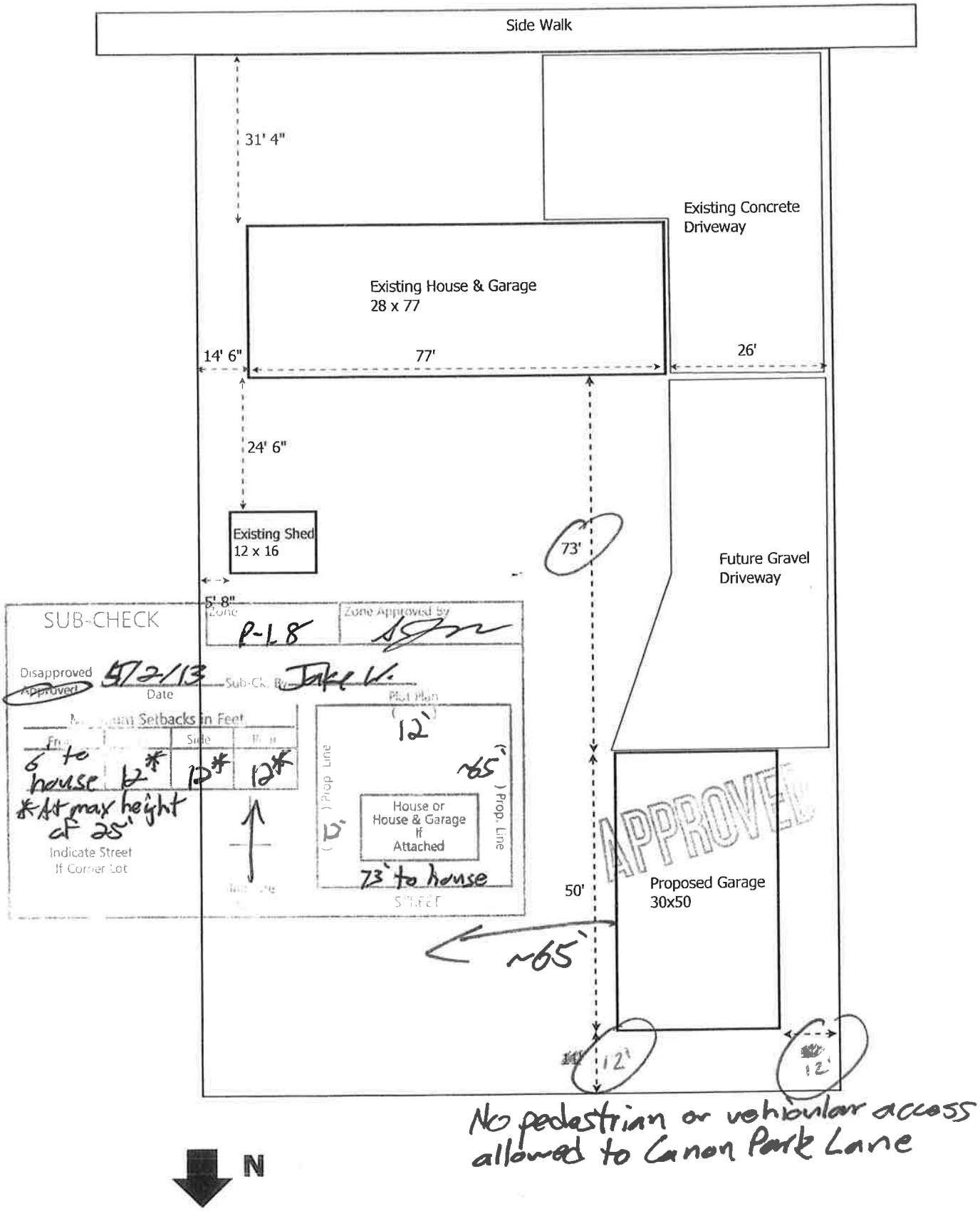
A/C=5500VA

CITY COPY

TOTAL=22227VA

22227VA/240V=92 AMPS

100 AMP SERVICE WILL BE PROVIDED



Property Address: 2084 Lawrence Circle, South Jordan, UT 84095

Scott L. Osborne, *Mayor*
Mark Seethaler, *Council Member*
Chuck Newton, *Council Member*
Brian Butters, *Council Member*
Steve Barnes, *Council Member*
Larry Short, *Council Member*

John H. Geilmann, *City Manager*

SOUTH JORDAN
UTAH

PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

September 12, 2012

Notice of Approval
Accessory Living Unit Permit

This document is to provide notice that following City staff and Planning Commission review, an Accessory Living Unit permit was approved, in accordance with submitted documents (File #: ALU-2012.05), for a basement apartment at 2084 W. Lawrence Circle while occupied by the current homeowner, Gavin Wenzel. The approval is subject to compliance with the Accessory Living Unit Floating Zone and the following requirements as approved by the Planning Commission:

1. *The floor area of the guesthouse is not to exceed 35% of the floor area of the primary dwelling.*
2. *Canon Park Lane is not to be used as vehicular or pedestrian access for the guesthouse.*
3. *All vehicles owned by occupants of the guesthouse are to be parked off the street.*
4. *Exterior colors to be consistent with the primary dwelling.*
5. *The basement is to be converted to an 'extended living area' by maintaining free-flow access with the rest of the primary dwelling (i.e. – the door to the basement apartment is removed).*

For questions or comments regarding this application, please contact the Planning Division at City Hall (801 254-3742) at 1600 W. Towne Center Drive (10610 S.).

Sincerely,

S. Jacob Warner (Jake)
Planner II
Community Development Department

Scott L. Osborne, *Mayor*
Mark Seethaler, *Council Member*
Chuck Newton, *Council Member*
Brian Butters, *Council Member*
Steve Barnes, *Council Member*
Larry Short, *Council Member*

John H. Geilmann, *City Manager*

SOUTH JORDAN
UTAH

PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

NOTICE OF PUBLIC MEETING

Aug. 27, 2012

Dear Property Owner:

Gavin Wenzel has filed an application for an **Accessory Living Unit permit** on property he owns located at **2084 W. Lawrence Circle**. Accessory Living Units are allowed in single-family zones by permit only. Accessory Living Units that involve changes to the exterior of the existing home (additions, guest houses, etc.) and/or exceed 35% of the floor area of the primary dwelling are required to be reviewed by the South Jordan City Planning Commission at a public meeting. The proposed application involves a guesthouse which exceeds 35% of the floor area of the home.

The proposal will be reviewed during a public meeting to be held before the South Jordan Planning Commission at **6:30 p.m., Tuesday, September 11, 2012** at the South Jordan City Offices, 1600 W. Towne Center Drive. All interested parties are invited to attend. Public meetings, as opposed to public hearings, do not necessarily allow the opportunity for the public to comment. **Any party desiring to provide input on this issue should contact City staff before September 11th.**

You are receiving this notice because Salt Lake County records indicate that you own property within 300 feet of the subject property or your agency may be affected by the proposal. You are invited to review the Planning Commission agenda at City Hall or at the City's web site, www.sjc.utah.gov. A copy of an aerial map for the subject propertie has been attached to this notice.

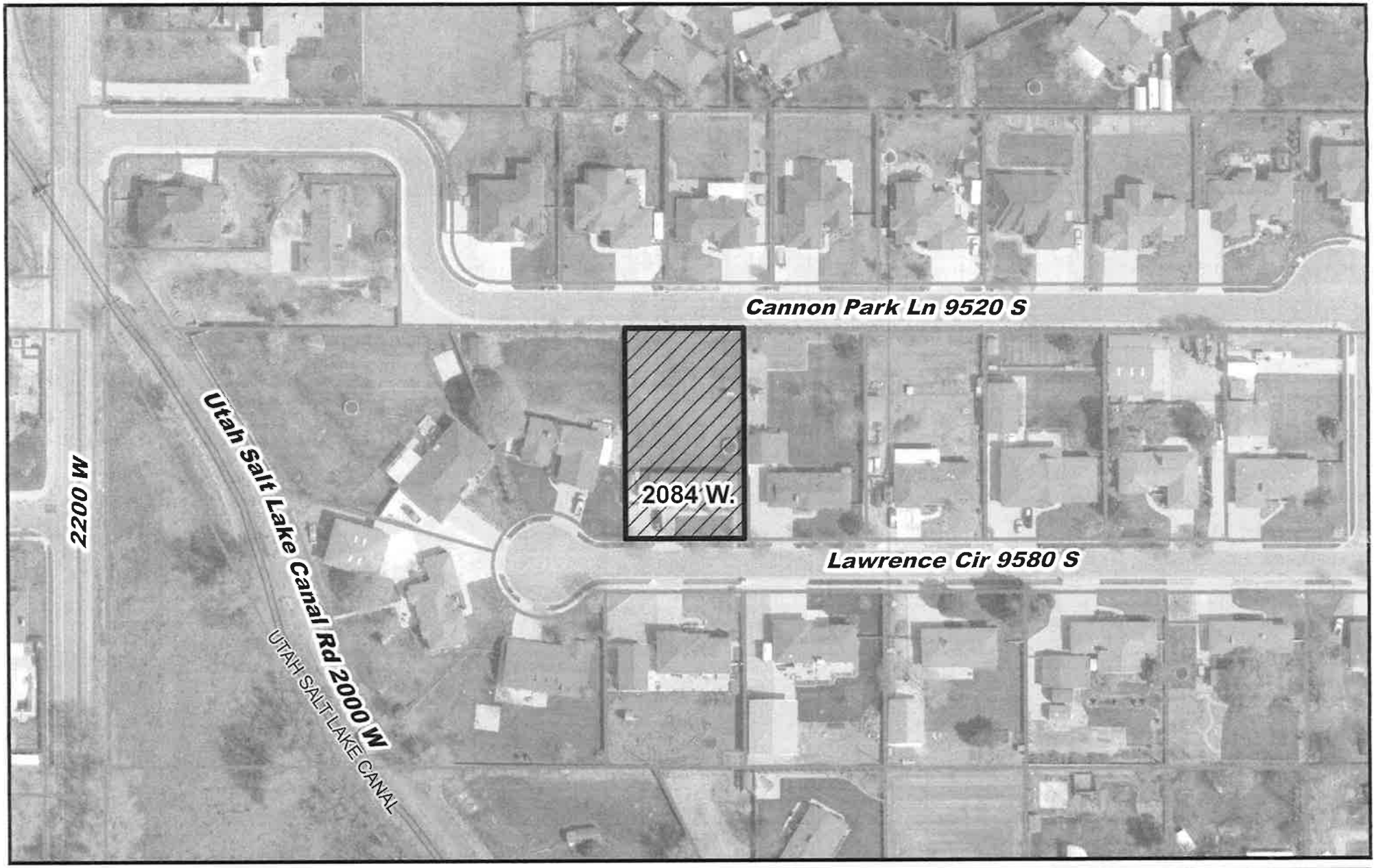
Should you desire further information, you may contact:

Project Applicant/Agent: **Gavin Wenzel** Phone: **801 333-8686**

or the Planning and Zoning Staff at the City offices or by telephone at (801) 254-3742 during regular business hours.

Sincerely,

S. Jacob Warner (Jake)
Planner II
Community Development Department
Email: jawarner@sjc.utah.gov



Legend

CITY BOUNDARY

PARCELS

AERIAL MAP

Wenzel ALU

2084 W. Lawrence Circle

Aerial Dated Nov. 2011

150 Feet

Scott L. Osborne, Mayor
Mark Seethaler, Council Member
Chuck Newton, Council Member
Brian Butters, Council Member
Steve Barnes, Council Member
Larry Short, Council Member

John H. Geilmann, City Manager

SOUTH JORDAN
UTAH

PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

NOTICE OF PUBLIC MEETING

Aug. 27, 2012

Dear Property Owner:

Gavin Wenzel has filed an application for an **Accessory Living Unit permit** on property he owns located at **2084 W. Lawrence Circle**. Accessory Living Units are allowed in single-family zones by permit only. Accessory Living Units that involve changes to the exterior of the existing home (additions, guest houses, etc.) and/or exceed 35% of the floor area of the primary dwelling are required to be reviewed by the South Jordan City Planning Commission at a public meeting. The proposed application involves a guesthouse which exceeds 35% of the floor area of the home.

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Project Applicant/Agent: **Gavin Wenzel** Phone: **801 333-8686**

or the Planning and Zoning Staff at the City offices or by telephone at (801) 254-3742 during regular business hours.

Sincerely,

S. Jacob Warner (Jake)
Planner II
Community Development Department
Email: jawarner@sjc.utah.gov

27101010220000
RESIDENT
9504 S VALLEY SPRING CIR
SOUTH JORDAN UT 84095

27101010230000
RESIDENT
9516 S VALLEY SPRING CIR
SOUTH JORDAN UT 84095

27101010240000
RESIDENT
9515 S VALLEY SPRING CIR
SOUTH JORDAN UT 84095

27101010300000
RESIDENT
9518 S SPRING HARVEST CIR
SOUTH JORDAN UT 84095

27101010350000
RESIDENT
9479 S 2200 W
SOUTH JORDAN UT 84095

27101010390000
RESIDENT
2154 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101010400000
RESIDENT
2132 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101010410000
RESIDENT
2118 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101010420000
RESIDENT
2086 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101010430000
RESIDENT
2064 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101010440000
RESIDENT
2042 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101050020000
RESIDENT
9495 S 2200 W
SOUTH JORDAN UT 84095

27101050030000
RESIDENT
2126 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101050040000
RESIDENT
2102 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101050050000
RESIDENT
2084 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101050060000
RESIDENT
2062 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101050070000
RESIDENT
2040 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101050080000
RESIDENT
2028 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101050110000
RESIDENT
2173 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101050120000
RESIDENT
9495 S 2200 W
SOUTH JORDAN UT 84095

27101510010000
RESIDENT
PO BOX 1181
WEST JORDAN UT 84084

27101510020000
RESIDENT
2117 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101510030000
RESIDENT
2105 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101510040000
RESIDENT
2087 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101510050000
RESIDENT
2063 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101510060000
RESIDENT
2037 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101510070000
RESIDENT
2013 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101510110000
RESIDENT
2054 W 9640 S
SOUTH JORDAN UT 84095

27101510120000
RESIDENT
2054 W 9640 S
SOUTH JORDAN UT 84095

27101510170000
RESIDENT
2074 W 9640 S
SOUTH JORDAN UT 84095

27101510120000
RESIDENT
2054 W 9640 S
SOUTH JORDAN UT 84095

WENZEL INC
2084 W LAWRENCE CIR
SOUTH JORDAN, UT 84095

498
97-7751/3243
24

8-27-12
Date

Pay to the Order of South Jordan $ 13.05

Thirteen dollars and 05/100 Dollars

Security Features Details on Back.

AMERICA FIRST CREDIT UNION
America First Federal Credit Union
P.O. Box 9199
Ogden, UT 84409
www.americafirst.com

For Stamps for Permit

⑆324377516⑆746007313307⑈ 0498

4095

Gavin Wenzel

CITY OF SOUTH JORDAN
REVENUE STATEMENT

RECEIVED FROM: Gavin Wenzel

DATE: Aug. 27, 12

ACCOUNT #	DESCRIPTION	AMOUNT
	Postage	13.05
	TOTAL	13.05

COMMENTS:

CHECK # 498

CHECK ☑
CASH ☐
DB. CARD ☐
CR. CARD ☐

RECEIVED BY: [signature]

PROJECT COMMENT SHEET

Project: Wenzel ALUA - PC Review

Date	Comments
8/28	Mailed notices
9/6	Packet given to Greg
9/11	Approved by PC w/ 35% restriction

Warren MacNeil

2063 Lawrence Circle

South Jordan UT 84095

September 9, 2012

S. Jacob Warner
South Jordan City
1600 West Towne Center Drive
South Jordan City UT 84095

Re: Gavin Wenzel Permit Application

Dear Mr. Warner:

This letter is in regards to Mr. Gavin Wenzel's application for a permit to construct an Accessory Living Unit on the property he owns at 2084 West Lawrence Circle.

Mr. Wenzel currently has tenants occupying an apartment in the basement of his primary residence. If his current request for an Accessory Living Unit permit is approved, Mr. Wenzel would be bringing yet another tenant onto his property. According to the Residential Area Covenants dated November 14, 1978, no building shall be erected, altered, placed or permitted to remain on any lot other than a detached single-family dwelling, not to exceed two stories in height, a private garage or carport for not more than three cars, and accessory buildings as are approved by the Architectural Control Committee. Mr. Wenzel is currently in violation of the single-family dwelling covenant.

In the updated Residential Area Covenants dated July 1988 covering Lawrence Estates Subdivision the covenant state that it is the intent of the record homeowners to keep all dwellings brick ramblers. If Mr. Wenzel's current application is approved, it would violate the updated 1988 Residential Area Covenants.

For your convenience, attached is a copy of the 1978 and updated 1988 Lawrence Estates Subdivision covenants.

Therefore, I am opposed to Mr. Wenzel's application being approved.

Sincerely,

Warren J. MacNeil

3196983

CONDITIONS AND RESTRICTIONS EXECUTED BY GOLDEN R. MUIR AND JANICE J. MUIR, his wife, covering Lawrence Estates Subdivision No. 1, lots 1 through 35, according to the official plat thereof recorded in the office of the County Recorder of Salt Lake County, Utah.

RESIDENTIAL AREA COVENANTS

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than detached single-family dwelling, not to exceed two stories in height, a private garage or carport for not more than three cars, and such other accessory buildings as are approved by the architectural control committee.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography, other residences and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum setback line unless similarly approved. Approval shall be as provided in part C (Architectural control committee).

3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than $45,000.00, including the lot, based upon the cost levels prevailing on the date of these covenants recording, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,200 square feet for a one-story dwelling, nor less than 1,100 square feet for a dwelling of more than one story.

1200 sq. ft.

4. BUILDING LOCATION

(a) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 20 feet to any side street line.

(b) No building shall be located nearer than 8 feet to an interior lot line, except that a one foot yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum setback line.

(c) For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 90 feet at the minimum setback line.

6. EASEMENTS. Easements for installation and maintenance of utilities, drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure, plating or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage or irrigation channels in the easements, or which may obstruct or retard the flow of water through channels in the easements. The easement area of each lot and all the improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

(a) No clothes drying or storage of any articles is permitted in the carports unless in the enclosed areas designated for the purpose.

(b) No storage of any articles, material, equipment or vehicles of any nature is permitted in the front yard portion of any lot except that regularly used passenger cars and light pick-up trucks can be parked on driveway areas. Trailers, trucks, campers, boats and all types of accessory equipment are permitted to be stored or repaired only in garages, carports or on the rear yard areas of each lot.

(c) Each lot is to be developed and maintained by its owner in an attractive, safe and sanitary manner.

(d) Permitted pets, poultry and livestock are to be adequately housed or stabled in sanitary facilities to prevent offensive odors, insects and disease. Predatory and destructive animals or fowl are to be adequately restricted to prevent marauding nuisance or damage to other property owners.

8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

4741 - 197

9. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five sq. feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

10. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

11. PETS, livestock and fowl which are generally associated with estate type living and which are kept only for family use and/or food production and not for any commercial purpose are permitted on all lots except that mink, swine are not permitted on any lot either temporarily or permanently. All permitted animals and fowl are to be adequately maintained in a sanitary and healthful manner.

12. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

13. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner within the tri-angular area formed by the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the interesection of a street property line with the edge of a drive-way pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such lines.

(C) ARCHITECTURAL CONTROL COMMITTEE

1. MEMBERSHIP. The architectural control committee is composed of Joseph Rice, A.R. Perschon of Salt Lake City, Utah, and Golden R. Muir of Clover, Utah. A majority of the committee may designate a representative to act for it. In the event fo death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded instrument to change the membership of the committee or to withdraw from the committee or restore it to any of its powers and duties.

2. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

(D) TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of forty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

2. COVENANTS ENFORCED. Endorcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages. Enforcement may be by the architectural control committee or by any affected property owner or owners. The Town of West Jordan has full power to enforce these covenants in the event of failure of the committee to do so.

3. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

****

Golden R. Muir — Golden R. Muir

Janice J. Muir — Janice J. Muir

STATE OF UTAH
COUNTY OF SALT LAKE

On the 1st day of November, A.D. 1978 personally appeared before me Golden R. Muir and Janice J. Muir, his wife, the signers of the within instrument, who duly acknowledged to me that they [illegible] the same.

COMMISSION EXPIRES MAY 15, 1981 STATE OF UTAH

Ralph [illegible]
Notary Public.

My commission expires May 15, 1981 Residing in Orem, Utah

771 PAGE 198

NOV 14 1978

Recorded _____ at 12 43 P m.

Request of Golden Muir

KATIE L. DIXON Recorder

Sal. Lake County, Utah

$22.00 By Patricia R Brown

REF. _____

Box 15 Russell Lane

Clover, Utah

84069

DOC. 4771 PAGE 189

4649416
13 JULY 86 01:00 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
CRAIG R ERICKSON
REC BY: REBECCA GRAY , DEPUTY

CHANGE OF ARCHITECTURAL CONTROL COMMITTEE

WE, the undersigned owners of record of the:

Lawrence Estate Subdivision #1 Lots 1 through 33 according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah

and pursuant to that certain Covenant Agreement wherein Restrictive Covenants are provided on said lots, dated November 1, 1978, recorded December 14, 1978 as Entry #3136983 of Book 4771 at Page 197. This document represents a change in the membership of the Architectural Control Committee in accordance with the provisions of paragraph (C) of said documents.

Attached hereto and by this reference made a part hereof are signatures of a majority of the property owners of the lots herein described. The new members of the Architectural Control Committee shall be:

1) Craig R. Erickson, 2037 Lawrence Circle, South Jordan
2) Bob Cowley, 2020 Lawrence Circle, South Jordan
3) Bert Holman, 1737 Lawrence Circle, South Jordan

In executing the Agreement, and filing this change, it is the intent of the record homeowners to keep all dwellings brick ~~ramblers~~, in keeping with the harmony of the external design with existing structures as recorded in the covenants herein referred to.

Said Architectural Control Committee further wishes to correct an error originally filed with the Covenant Agreement known as entry #3136983. Paragraph (b)3 states as follows:

Covenants enforced.

Endorsements shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages.

BOOK 5045 PAGE 2272

Enforcement may be by the Architectural Control Committee or by any affected property owner or owners. The town of West Jordan has full power to enforce these covenants in the event of failure of the Committee to do so.

The real property known as the Lawrence Estates Subdivision #1 Lots 1 through 35 are situated in the City of South Jordan. Therefore, paragraph (D)2 should read as follows:

Covenants enforced.

Endorsements shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages. Enforcement may be by the Architectural Control Committee or by any affected property owner or owners. The town of South Jordan has full power to enforce these covenants in the event of failure of the Committee to do so.

DATED this 30th day of June, 1988.

After first being duly sworn upon oath personally appeared before me Craig R. Erickson, and stated to me that he has read the foregoing document and that it is accurate to the best of his knowledge. Said Craig R. Erickson further represented to me that the attached list of record owners of the Lawrence Estates Subdivision #1 Lots 1 through 35, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah, represent a majority of those currently holding an interest in said real property, and that the signatures found on said documents were executed by the record owners therein named.

Subscribed and sworn to before me this 30th day of June, 1988.

Craig Robert Erickson

NOTARY PUBLIC
Residing at:
Salt Lake County

My commission expires:
June 17, 1990

BOOK 6045 PAGE 2273

After first being duly sworn upon oath personally appeared before me Bob Cowley, and stated to me that he has read the foregoing document and that it is accurate to the best of his knowledge. Said Bob Cowley further represented to me that the attached list of record owners of the Lawrence Estates Subdivision #1 Lots 1 through 35, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah, represent a majority of those currently holding an interest in said real property, and that the signatures found on said documents were executed by the record owners therein named.

Subscribed and sworn to before me this 30th day of June, 1988.

Bob Cowley

My commission expires: 4/17/92

NOTARY PUBLIC
Residing at: Salt Lake County

After first being duly sworn upon oath personally appeared before me Bert Kolman, and stated to me that he has read the foregoing document and that it is accurate to the best of his knowledge. Said Bert Kolman further represented to me that the attached list of record owners of the Lawrence Estates Subdivision #1 Lots 1 through 35, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah, represent a majority of those currently holding an interest in said real property, and that the signatures found on said documents were executed by the record owners therein named.

Subscribed and sworn to before me this 30th day of June, 1988.

Bert Kolman

My commission expires: 4/17/92

NOTARY PUBLIC
Residing at: Salt Lake County

CHEY*LAWRENCE.DOC

MM 6046 MM 2274

We the recorded owners of Lawrence Estates want to change the membership of the Architectural Control Committee to Craig R. Erickson, Bob Cowley & Bert Kolman all of Lawrence Estates in South Jordan City.

It is the intent of the recorded home owners to keep all dwellings brick ramblers, in keeping with the "harmony of external design with existing structures", as recorded in the covenants.

[illegible] Colbert	1767 W Lawrence Circle
[illegible]	~~[illegible]~~ 2040 W 9580 So.
[illegible]	2062 W. 9580 So.
[illegible]	2105 Lawrence Circle
David L. Whelman	1813 W. Lawrence Circle
Rene M. Johnson	2102 W. Lawrence Circle
[illegible]	2013 W. Lawrence Circle
[illegible]	2008 W. Lawrence Circle
Edgar M. Hopen	1954 " "
[illegible]	1963 W 9580 S
[illegible]	1863 W. 9580 So " "
Dorothy Webster	1837 W. Lawrence Cir
[illegible]	" " " "
[illegible] L. McQuillan	1986 Lawrence CR
[illegible]	1786 W LAWRENCE CR
[illegible]	1868 Lawrence
[illegible]	1892 Lawrence Cir
[illegible] S. Burke	1912 Lawrence Circle
[illegible]	1934 Lawrence Circle
[illegible]	1913 Lawrence Cir
[illegible]	1899 W Lawrence Cir
[illegible]	1848 Lawrence Cir

Craig R. Erickson 2037 Lawrence
Craig R. Erickson 254-2818

Bob Cowley 2028 Lawrence
Bob Cowley 254-5930

Bert Kolman 1787 Lawrence
Bert Kolman 254-1787

[illegible] 1826 W 9580 So

Notary Public

My Commission Expires 01-21-91

BOOK 6046 PAGE 2275

APPROVED

SOUTH JORDAN

CITY OF SOUTH JORDAN ■ PLANNING & ZONING
1600 W. TOWNE CENTER DRIVE ■ SOUTH JORDAN UT 84095
TEL. (801) 254-3742 ■ FAX. (801) 253-5235

PLANNING & ZONING APPLICATION

CHECK ONE:

Appeal		Minor Site Plan Amendment		Site Plan	
Concept		Land Use Amendment		Other ALU	✓
CUP		Rezoning			

#ALU-2012-95

Project Name: Wenzel Accessary Living unit

Property Owner Name: Gavin Wenzel

Address: 2084 Lawrence Circle

Phone (business, home or cell): 801-333-8686 Email or Fax: gavin.wenzel@gmail.com

Agent Name: _____ Business: _____

Address: _____

Phone (business, home or cell): _____ Email or Fax: _____

Engineer/Surveyor/Architect

Name: _____ Cert. Number _____

Firm Name: _____ Address: _____

Phone (business, home or cell): _____ Email or Fax: _____

Subject Property Information:

Address/Location: SAME Zone District: R-1.8

Property I.D. # (Sidwell) _____ Property Size (acres): 0.51

Proposed Use of Property: _____

If Rezoning or Land Use Change:

Proposed change from: _____ to: _____

Fee: N/A
Date Paid: 8/15/12
Received By: Jake Ln

F/COMMON/APPLICATIONS/GENERAL APP.DOC

JAKE

OWNERS AFFIDAVIT

I(we), Gavin Wenzel, am(are) the rightful owner(s) of property involved in this application. I acknowledge by my signature below that a/t is authorized to represent me(us) and my(our) interests as my(our) agent in the processes involved with this application. Further, I(we) agree to let the above named agent negotiate on my(our) behalf and I(we) acknowledge my(our) understanding that I(we) will be bound by all conditions specified in any approval of this Planning & Zoning application that is before the City of South Jordan. The foregoing statements and answers herein contained and the statements and answers contained in the attached plans and exhibits, to the best of my(our) knowledge and belief are true and correct.

(print name of agent)

(signature of property owner)

(signature of property owner)

Dated this 15th day of Aug, 2012

State of Utah)
) ss
County of Salt Lake)

On the 15th day of Aug, 2012, personally appeared before me Gavin Wenzel the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

NOTARY PUBLIC
Residing in Salt Lake County, Utah
Commission expires: 5/22/14

ANGIE J LUND-BIX
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 582582
COMM. EXP. 05-22-2014

8-15-12

I Gavin Wenzel have read the accessory living unit ordinance, I am familiar with the ordinance. I intend to comply with the ordinance and I intend to occupy the property.

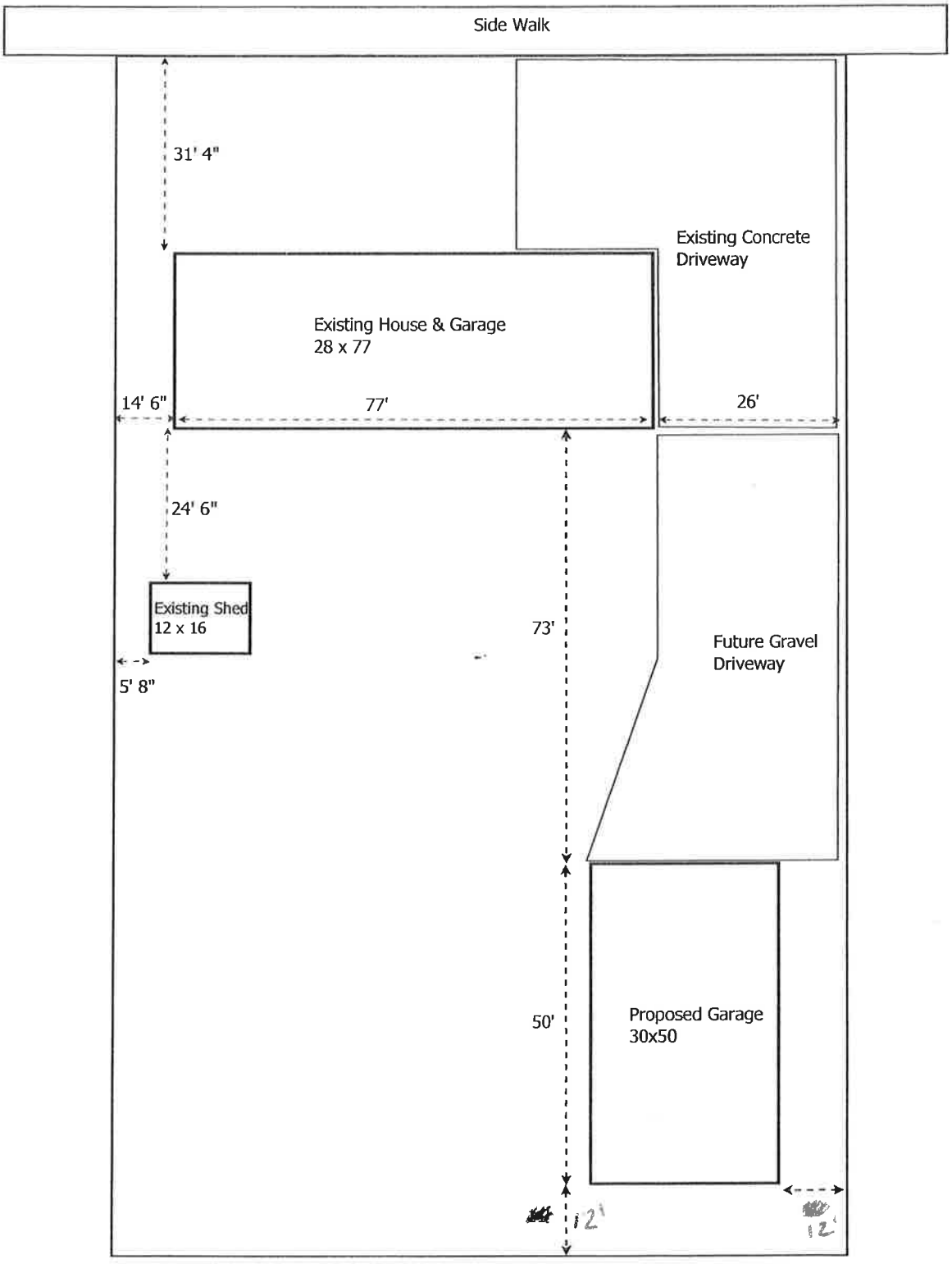
Regards

Gavin Wenzel

In the County of SL, State of Utah, on this 15th day of Aug, 2012, a notary public, personally appeared Gavin Wenzel proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Notary Signature and seal

ANGIE J LUND-BIX
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 582582
COMM. EXP. 05-22-2014



N

Property Address: 2084 Lawrence Circle, South Jordan, UT 84095

SOUTH JORDAN CITY

PLANNING COMMISSION REPORT

Meeting Date: Sept. 11, 2012

Issue: **WENZEL ACCESSORY LIVING UNIT**
Guesthouse exceeding with a floor area exceeding 35% of the primary dwelling
Address: 2084 w. Lawrence Circle
File No: ALU-2012.05
Applicant: Gavin Wenzel

Submitted By: Jake Warner, Planner II

Staff Recommendation (Motion Ready):

Approve file ALU-2012.05, allowing a guesthouse on property located at 2084 W. Lawrence Circle while owned by Gavin Wenzel, with the following requirements:

1. The floor area of the guesthouse is not to exceed 35% of the floor area of the primary dwelling.
2. Canon Park Lane is not to be used as vehicular or pedestrian access for the guesthouse.
3. All vehicles owned by occupants of the guesthouse are to be parked off the street.
4. Exterior colors to be consistent with the primary dwelling.
5. The basement is to be converted to an 'extended living area' by maintaining free-flow access with the rest of the primary dwelling (i.e. – the door to the basement apartment is removed).

ADDRESS:	2084 W. Lawrence Circle
ACREAGE:	0.51
CURRENT LU DESIGNATION	Rural Residential
CURRENT ZONE:	R-1.8
CURRENT USE:	Single-family Residential
NEIGHBORING LU DESIGNATIONS	North - Low Density Residential (LD)
	(R-2.5)/Single-family Residential across Cannon Park Lane
(ZONING)/USES	South - Rural Residential (Rural)
	(R-1.8)/Single-family Residential
	West - Rural Residential (Rural)
	(R-1.8)/Single-family Residential
	East - Rural Residential (Rural)
	(R-1.8)/Single-family Residential

ACCESSORY LIVING UNIT REVIEW CRITERIA:

On April 17, 2012 the City Council adopted the Accessory Living Unit (ALU) Floating Zone (17.130.030). The ALU Zone regulates the review and approval of Accessory Living Units (extended living areas, accessory apartments, guesthouses) in single-family zones. Planning Commission approval is required for all accessory apartments which affect the exterior of the existing home, all guesthouses, and any ALU, where a permit is required, which proposes a floor area in excess of 35% of the primary dwelling or exceeding a floor area of 1,500 square feet. The ordinance outlines the following standards for Planning Commission review and approval:

- **Exterior Appearance** – "Any new construction or alteration of the exterior of the existing structure required to add an accessory living unit shall be designed so that the appearance of the lot, building structure, and landscaping shall retain the character of a single-family neighborhood."
- **Architectural Compatibility** – "An accessory living unit with proposed construction or remodeling shall be designed and constructed to be compatible with the exterior of the primary dwelling (i.e. exterior materials, colors, roof pitch, etc.)
- **Additional Requirements** – "The Planning Commission may impose other appropriate requirements, more stringent than those requirements contained within this chapter, if deemed necessary to ensure the public health, safety, and welfare."

(17.130.030.020(C))

BACKGROUND:

The applicant and homeowner, Gavin Wenzel, has submitted an application for an accessory living unit (ALU), a guesthouse, located at 2084 W. Lawrence Circle. The application was submitted in conjunction with a building permit for the same structure. The Applicant is proposing to build a 1,500 square foot guesthouse above a 1,500 square foot garage in the rear yard of the home near the north-west corner of the property. Planning Commission review is required for all guesthouses.

County records show the total square feet of the home to be 3,086 (Main: 1,560 sq. ft., Basement: 1,526 sq. ft.). The guesthouse, at 1500 square feet, would be 48.6% of the floor area of the primary dwelling. The Accessory Living Unit Floating Zone allows for guesthouses to be *"no more than 35% of the living area of the primary dwelling or be greater than 1500 square feet, which ever is less, unless, in the opinion of the Planning Commission, a greater amount of floor area is warranted."* (17.130.030.020(A)(2))

STAFF FINDINGS, CONCLUSION & RECOMMENDATION:

Facts & Findings:

- Accessory Living Unit permits are required for all accessory apartments (i.e.-basement apartments) and guesthouses.
- Guesthouses are only allowed in the A-5, A-1, and R-1.8 Zones and only on properties not less than 14,520 feet (1/3 acre).
- Planning Commission review and approval is necessary for all guesthouses and when an accessory living unit exceeds 35% of the primary dwelling or 1,500 square feet.
- The same structure, without a guesthouse, would be allowed in the R-1.8 zone.
- As per section 17.130.030.020(A) of the municipal code, guesthouses must "remain subordinate and incidental to the primary dwelling."
- The lot is double-fronted, backing up to Cannon Park Lane.
- Guesthouses are required to have a minimum setback of 10' from a side or rear property line, however, the R-1.8 Zone requires that a 24'4" structure, as proposed, maintain a minimum setback of 12'. The site plan submitted shows a 12' setback from the side and rear property lines.
- 25' (from roof peak to average grade) is the maximum height for detached accessory structures in the R-1.8 Zone.
- The proposed structure is approximately 75' from the nearest house not on the same property.

- The majority of homes on Lawrence Circle also have accessory structures.
- Calls were received from neighbors notifying staff that the basement is currently being used as an apartment. The Applicant has confirmed and stated that his intent was to have the basement renter move into the guesthouse. The applicant was also willing to remove the interior door to the apartment.
- By removing the door separating the basement apartment it becomes an 'extended living area' and is considered a part of the primary dwelling. Extended living areas are allowed by right, not needing an Accessory Living Unit permit, and are subject to meeting the following definition of a 'Family or Household' as part of the primary dwelling:

  "One or more persons related by blood, marriage, adoption, or approved foster care, and up to two (2) unrelated persons; or a group of not more than four (4) unrelated persons occupying a dwelling or a group of persons as defined by state law as elderly or disabled." (17.08.010)

Conclusions:
By converting the basement to an extending living area and moving the tenant to the guesthouse, the Accessory Living Unit application is consistent with the R-1.8 Zone and the Accessory Living Unit Floating Zone, except that the floor area exceeds 35% of the primary dwelling. At the minimum setback, near maximum height, and with concerns from nearby property owners, it is does not appear "warranted" to grant an exception to the floor area requirement in this case.

Recommendation:
Based on the Facts, Findings and Conclusions listed above, Staff recommends that the Planning Commission **approve** the Accessory Living Unit Permit application for an accessory apartment located at 2084 W. Lawrence Circle with additional requirements, unless, during the meeting, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT:
No direct and significant fiscal impact is anticipated.

ALTERNATIVES:
- Approve the application.
- Approve the application with revised requirements.
- Deny the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:
- Aerial Map
- Site Plan
- Floor Plan
- Exterior Elevations

Submitted by: S. Jacob Warner (Jake), Planner II

Legend

CITY BOUNDARY

PARCELS

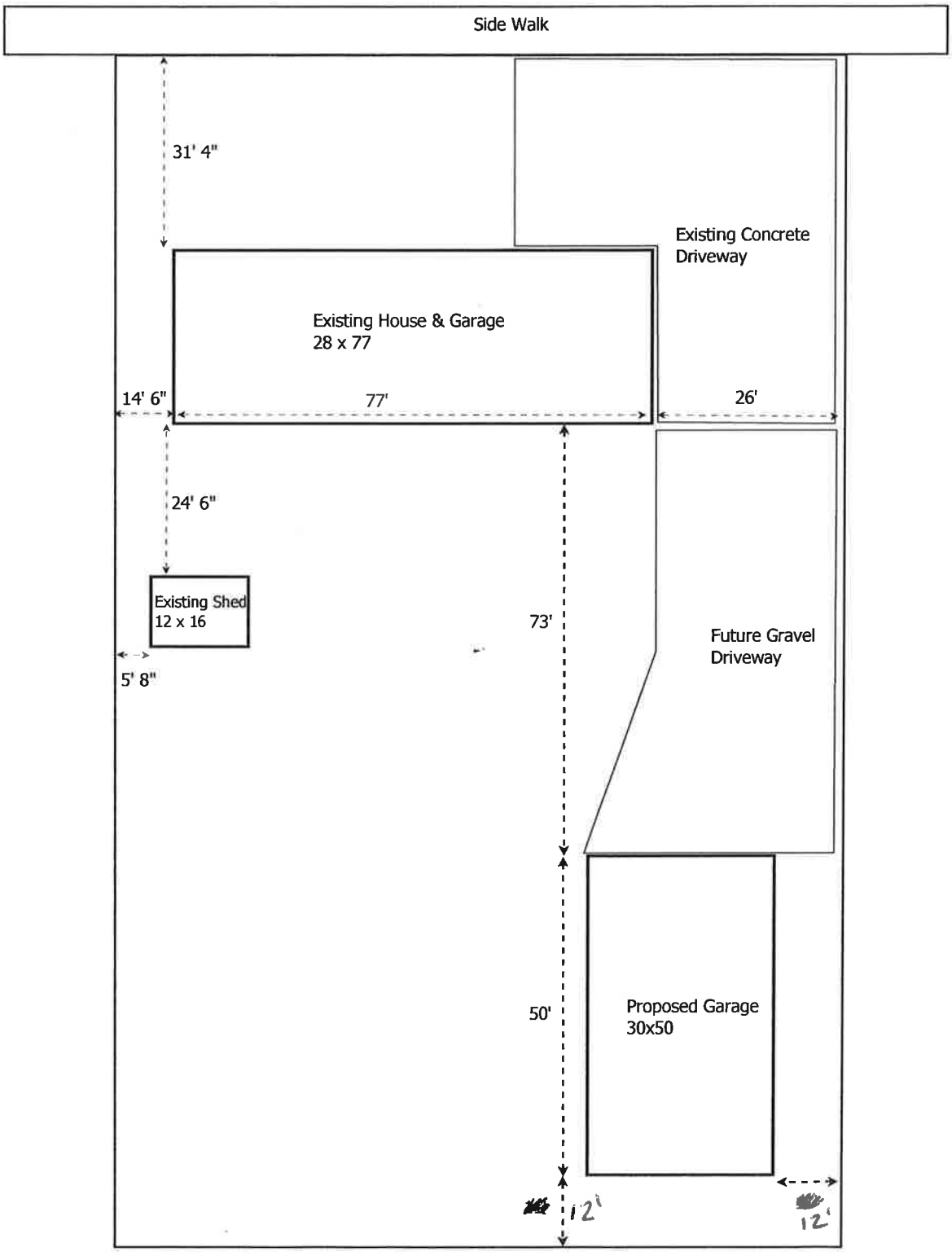
AERIAL MAP

Wenzel ALU

2084 W. Lawrence Circle

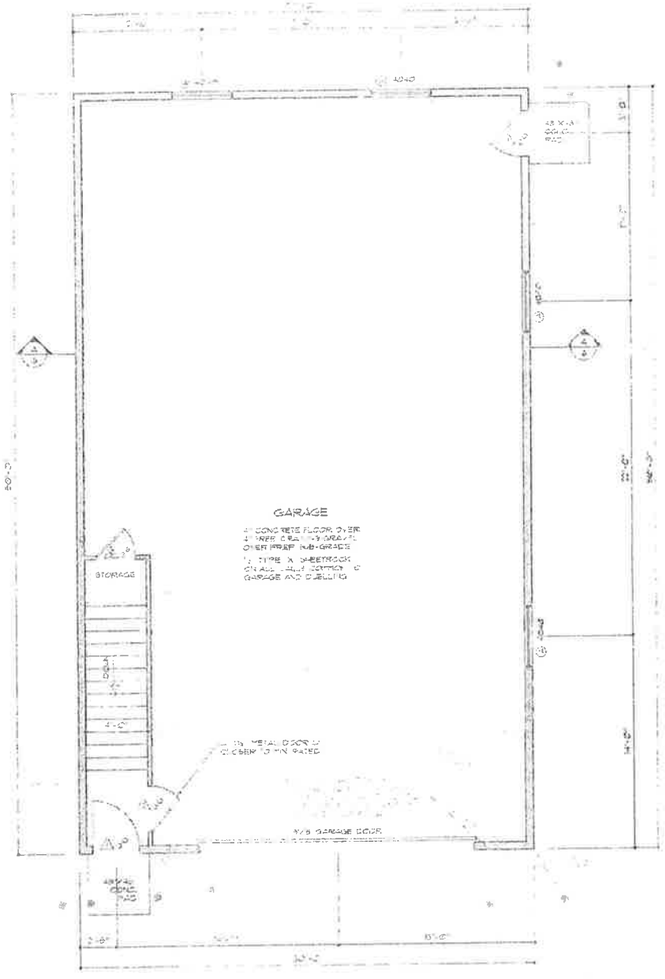
Aerial Dated Nov. 2011

100 Feet

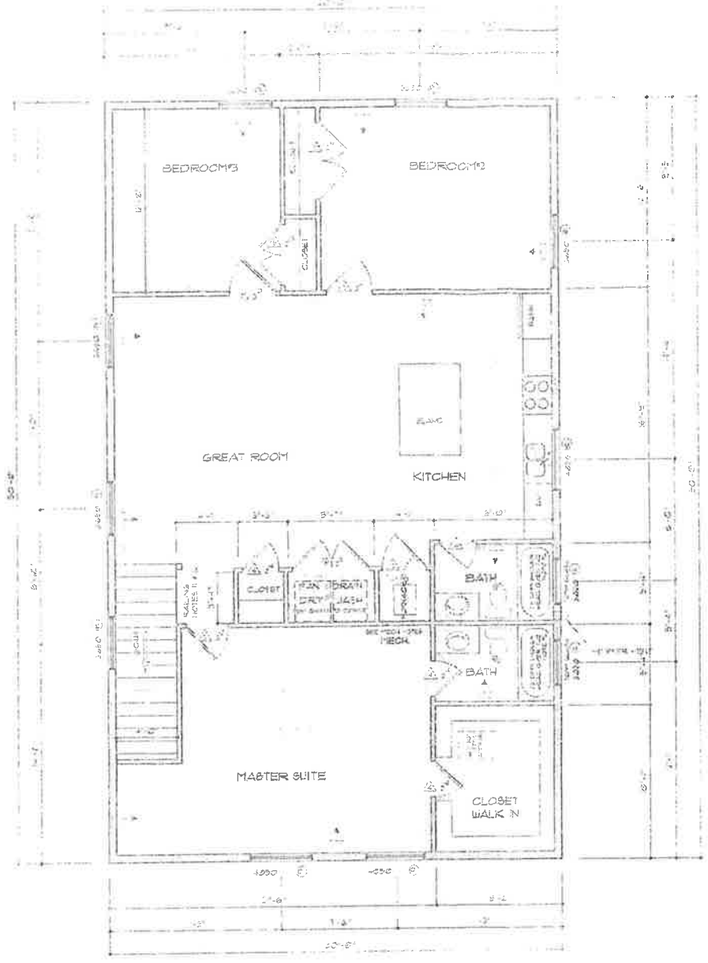


N

Property Address: 2084 Lawrence Circle, South Jordan, UT 84095



GARAGE PLAN
1803 SQUARE FEET



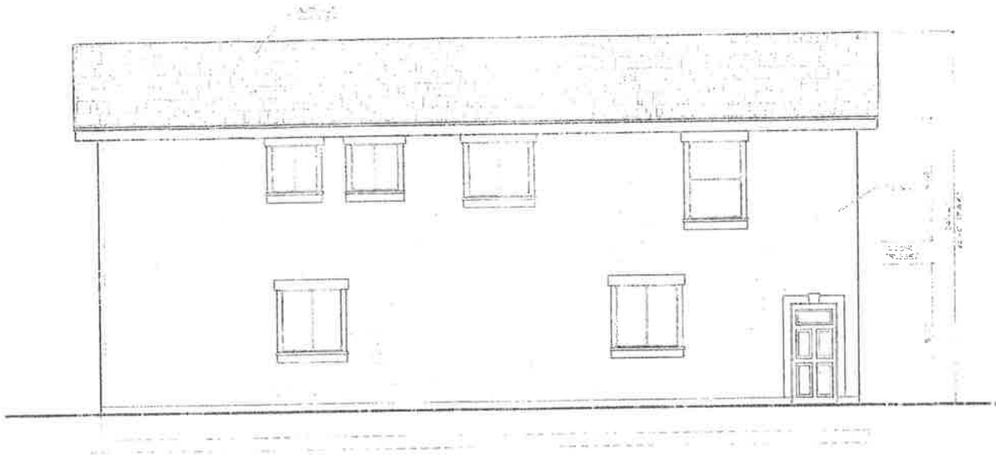
UPPER FLOOR PLAN
SQUARE FEET

NOTE

TECHNI-GRAPHIC SERVICES INC.
64 East 6400 South, Suite #215
Salt Lake City, UT 84107
(801) 268-9248
TGsplans@gmail.com

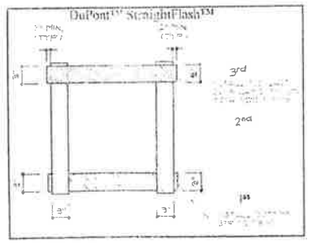
GARAGE

SHEET NUMBER
2 OF 3

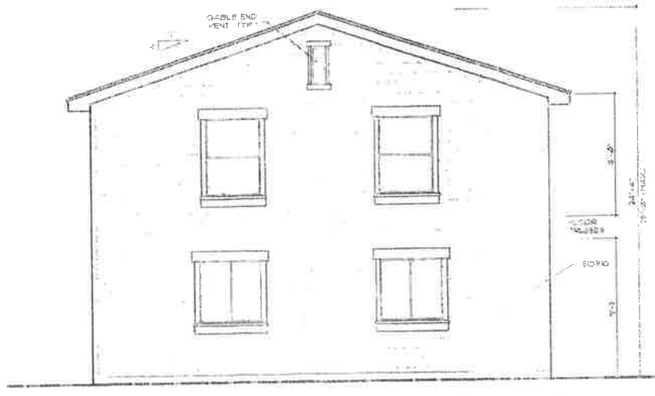


RIGHT SIDE ELEVATION

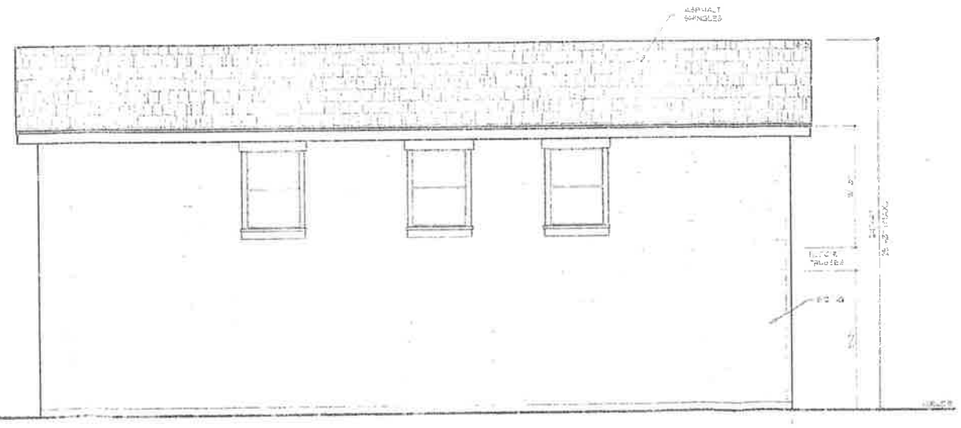
FRONT ELEVATION



WINDOW FLASHING DETAIL



REAR ELEVATION



LEFT SIDE ELEVATION

TECHNI-GRAPHIC SERVICES INC.
64 East 6400 South, Suite #215
Salt Lake City, UT 84107
(801) 268-9249
TGSplans@gmail.com

GARAGE

3 OF 5

V. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

D.1. Issue: **WENZEL ACCESSORY LIVING UNIT GUESTHOUSE WITH A FLOOR AREA EXCEEDING 35% OF THE PRIMARY DWELLING**
Address: 2084 W. Lawrence Circle
File No: ALU-2012.05
Applicant: Gavin Wenzel

Community Development Director George Shaw reviewed the background information from the staff report on this item. When the City adopted our General Plan a couple of years ago, one of the issues was, what do we do about housing in the community. We have a need for transitional housing, we have a need for multi-generational families to be accommodated and we have a need for more affordable housing. We sent out a survey, we did workshops, we had public meetings on this issue and what the Planning Commission and City Council came up with was the idea of allowing under strict guidelines to allow what we call accessory units to be built in single family neighborhoods. The ordinance that we have created to address that need is very specific and highly regulated. There are actually two issues we are trying to address. One is we have a plethora of basement apartments in our City and the way our ordinance is written, if you have a separate contained area in your home that has a bathroom, kitchen and sleeping areas, you have a separate dwelling unit. By definition, we have a lot of homes in our community that technically did not meet our zoning ordinance. A secondary issue was, a lot of those units are being finished off without building permits and there are some issues about whether or not those finished basements were meeting life safety codes. This ordinance was adopted to try to address those issues. The intent being that as you drive by a home that may have one of these accessory living units approved, which if they are a guest house that is detached from the existing dwelling, or if they are doing any type of modification to the existing dwelling exterior, it requires the applicant to come to the Planning Commission. That is why this item is before you tonight. It requires the applicant to meet certain guidelines so that when you drive through the community or through a subdivision, you really don't have any indication that there may be an accessory unit on the property. There would not be separate mail boxes, not separate utility meters, not separate visibly entrances that are highly visible. As you go through the neighborhood you would think that it is a single family neighborhood. This is a great need in our community where you need to have a mother-in-law come stay for a period of time or a boomerang kid needs to come live with you and we just didn't have the provisions in our ordinance to make that legal; now we do. This one tonight is a guest house proposed to be located at 2084 West on Lawrence Circle. It is on a ½ acre lot and they are proposing to construct a detached garage in the rear of the property and proposing to install a guest house above that garage. One of the many requirements in the zone in order to qualify for one of these uses is that the square footage of the proposed accessory unit cannot exceed 35% of the livable area of the dwelling. The reason for that is to keep the unit as an accessory use not a primary use. We are not comfortable with exceeding the 35% for a number of reasons. One has to do with the elevations of the structure and it has an appearance of a dwelling than it does an accessory structure. We are recommending approval of the guest house accessory living unit with the five (5) requirements listed in the staff report.

Chairman Naylor said in the ordinance is specifies they can't be more than 35% of the dwelling unit or 1,500 square feet; is that correct.

Director Shaw said yes. It is 35% of the livable area of the primary dwelling, which could include multiple floors. If you consider that it includes the basement then the issue with primary vs. accessory becomes even more apparent. If you choose to limit the square footage, that would cut the square footage of the unit area above the garage down to closer to 1,000 sq. ft.

Gavin Wenzel, 2084 W. Lawrence Circle, South Jordan (Applicant) – Nothing to add.

Commissioner Auger said we have been informed that your basement has been used as an accessory living unit; why are you building another one.

Mr. Wenzel said right now we mostly live in the upstairs. There are five of us and one of my three upstairs bedrooms I use as an office, so there are five of us living in two bedrooms. We would like to expand and have our entire house basically.

Commissioner Auger said so you are going to do away with the accessory unit in the basement and then you will do what with the other unit above the garage.

Mr. Wenzel said right now we only have one single gentleman that lives in one bedroom in the downstairs. Basically we will have him move out there.

Chairman Naylor opened the Public Hearing. None. He closed the Public Hearing.

Director Shaw said we have had a few phone calls on this issue and one in particular was involved with a neighbor that is concerned about covenants. Cities have ordinances and residential developments have restrictive covenants that run with the land. When we wrote this ordinance we knew that there was a potential conflict with what the City ordinance may allow and what private covenants may allow. We do not enforce restrictive covenants. There could be an issue with this gentleman and his restrictive covenants. For the record, whatever motion the Planning Commission makes tonight if you approve this it could be held up in court. I wanted to enter this information into the record for tonight that we did receive information from at least one property owner that was opposed to what is being proposed here on this item tonight.

Commissioner Auger asked to view the aerial map on this again to see where the proposed garage would be located. It was shown on the overhead that the garage is proposed to be located on the very back portion of the lot.

Commissioner Mabey said just for clarification it is not to exceed 35% but yet it says they are proposing a 1,500 sq. ft., so what we are saying is the most that they could do is 1,080 sq. ft. as the max.

Director Shaw said the code gives the Planning Commission the ability to modify the 35% and you can put whatever number you want on there. As garages go, the square root of that footprint is 38 feet by 38 feet and that is a pretty big garage. When you put another unit on top it concerns staff. We want to make sure that we are not unduly impacting the neighbors and yet we still want to have folks to have the ability to this in a responsible way to meet the housing needs that we have in our community.

Mr. Wenzel said the accessory garage at the end of the cul-de-sac is 50' x 40' and I am proposing 30' x 50.' I would be surprised if it was anything less than the maximum height requirement. He said there are a variety of garage structures in the area and everyone has a minimum of ½ acre.

Chairman Naylor said my concern is the 1500 sq. feet. This floor plan shows 3 bedrooms.

Commissioner Haymore said I am a bit torn on this because even though it is big, if you don't build the living space into the building it meets code in all aspects and we are not changing the exterior look of the building by building a living space inside. It is going to look the same to all the neighbors and everyone

else around. The only difference is that when you walk inside there will be an upstairs apartment. Could it be built to the same height even without the accessory unit inside.

City Planner Schindler said the maximum height for accessory buildings is 25 feet and I believe he is proposing that height.

Commissioner Mabey said a 35 foot building that is one story looks a lot different than a 35 foot building that is two stories.

City Planner Schindler said it will meet the building codes and it is 25 feet for this building. The only reason he is coming here before you tonight is not to get approval to build a building, it is to have it as a guest house on that second floor. If you don't approve the guest house at the size he wants, he can still build a 30' x 50' two story garage that is 25' tall and just not have anyone living up there; there is nothing you could do about that.

Assistant City Attorney Loose said the ordinance says when dealing the accessory living unit itself, not with the building but the unit says: "*the floor space of the accessory living unit shall comprise no more than 35% of the living area of the primary dwelling or be greater than 1,500 sq. ft., whichever is less, unless in the opinion of the Planning Commission a greater amount of floor area is warranted. In all cases an accessory living unit shall remain subordinate and incidental to the primary dwelling. Not accessory living unit shall have more than 3 bedrooms*." The hard and fast rule you have is three bedrooms and subordinate. You can allow if it is warranted and express why you think it is warranted if you decide to do that.

Commissioner Mabey said with the main home having just over 1500 sq. ft. on its main level on a rambler and the accessory building having 1500 sq. ft. on one floor, it does not feel subordinate to me. It is the same size as the home without a basement.

Chairman Naylor said looking at the lot and how the building is located there is plenty of property back there in the back.

Commissioner Auger said the code says not more than 1500 and the square footage is 1526 of the main home. Can't we reduce that a bit so we can keep it subordinate to the home and still allow him to build it and keep it at a maximum of 25 feet high. A 1080 place to live is kind of small.

Commissioner Johnson said it is an accessory building. It is supposed to be meant as more of a temporary use. I think we should stick with the code.

Commissioner Winder said I think 1080 is plenty big. I think we should stick with the code.

Chairman Naylor said this doesn't feel like an accessory use to me; it's as big as the house. I am inclined to approve something less than 1500 sq. ft.

Assistant City Attorney Loose said we cannot deny any application on the basis of CC&R's. Whether he has entered into a contract that says he can do this on his property or not is irrelevant to the Land Use question you are answering to.

Commissioner Mabey said this is one of the first ones we've done and I would like to keep to the 35%. I know that when we are talking accessory buildings, I've got three married kids and all three of them live in less than 1000 sq. feet and one of them is a house. I know for accessory living it may not be a large

spread with three bedrooms but that is not what the intent of our ordinance is. It is to allow small accessory buildings that won't impact the neighborhood.

Assistant City Attorney Loose said I am just thinking here how I would defend this if were challenged. The size of this lot, the type of accessory units already permitted at the other homes in the area, further that he could build the same building and he just has to make the accessory living part of that same building smaller, because either way you go he is allowed by ordinance to build a 30' x 50' accessory building. You are just deciding whether the living portion is the 1080 sq. ft. or up to 1500. It is going to have the same outside dimensions either way. Those could be the things that in your opinion warrant allowing you to go higher up to the 1500 sq. feet for living space.

D.2. Potential Action Item – (See V. D.1.)

Commissioner Mabey made a motion to approve File ALU-2012.05, allowing a guesthouse on property located at 2084 W. Lawrence Circle while owned by Gavin Wenzel with the five (5) requirements listed in the staff report:

1. **The floor area of the guesthouse is not to exceed 35% of the floor area of the primary dwelling.**
2. **Canon Park Lane is not to be used as vehicular or pedestrian access for the guesthouse.**
3. **All vehicles owned by occupants of the guesthouse are to be parked off the street.**
4. **Exterior colors to be consistent with the primary dwelling.**
5. **The basement is to be converted to an 'extended living area' by maintaining free-flow access with the rest of the primary dwelling (i.e.- the door to the basement apartment is removed).**

Commissioner Johnson seconded the motion.

Assistant City Attorney Loose said one point to consider. Since he can build a building that is bigger than what you are allowing for accessory use, that he not allow doors or internal doors from one area to another. There needs to be a way for enforcement to know whether it is being used or not.

Commissioner Mabey said are you saying that the living area needs to be separate from any other area that may be there?

Assistant City Attorney Loose said yes. Because it could be rented out to others that would require a license procedure for it, the City needs some way to inspect to know how much is supposed to be living area and how much is not.

City Planner Schindler the living area has to have a separate access to it. One access for the living unit and a separate exterior access for the storage.

Commissioner Mabey said does that need to be part of my motion or is that part of the ordinance that should be in there saying if you have a living unit this is what defines it.

Assistant City Attorney Loose said it wasn't pre thought of in the ordinance, but it might be something you want to add to those five required items.

Commissioner Johnson said I would like to make a substitute motion that we add item number six (6) which says that an accessory unit doesn't have direct access to any excess space, that they are separate areas and have separate entrances. Commissioner Haymore seconded the substitute motion.

Roll Call Vote was unanimous 6-0 in favor. Commissioner Beverly Evans absent.

E.1. Issue: **EDDINGTON ACCESSORY LIVING UNIT ACCESSORY APARTMENT WITH EXTERIOR MODIFICATIONS**
Address: 2582 W. Singletree Lane
File No: ALU-2012.06
Applicant: Richard Luce in behalf of Richard & Karanina Eddington

City Planner Greg Schindler reviewed the background information from the staff report on this item.

Richard Eddington, (Applicant) along with my wife here, we are the property owners. Richard Luce could not make it tonight. This is to create an accessory unit for my parents to assist them. We are trying to bring it into compliance. Things got ahead of us and we hired Richard Luce as our General Contractor to try and make sure everything was properly followed and done according to City ordinance and building codes.

Chairman Naylor asked the applicant if he understood the requirements he would need to meet to have this approved.

Mr. Eddington said yes. Since everything has been on hold we have not been able to add any landscaping so that is not showing in the front area. As outlined in the letter I submitted to the Commission it is our intent to comply fully with each and every condition listed.

Chairman Naylor opened the Public Hearing. None. He closed the Public Hearing.

E.2. Potential Action Item – (See V. E.1.)

Commissioner Auger made a motion to approve File ALU-2012.06, establishing an accessory living unit permit for an accessory apartment, including approval of the exterior modifications, at 2582 W. singletree Lane while owned by Richard and Karanina Eddington, with the following requirements:

1. **That landscaping (berms, shrubs, etc.) be provided to entirely screen the front walk-out entrance from visibility from the street, and**
2. **That no signage, addressing, mailbox, or any other indication is provided, exterior to the home, as evidence of an accessory apartment.**
3. **Obtain a building permit and a certificate of occupancy from the Building Department.**

Commissioner Johnson seconded the motion. Roll Call Vote was unanimous 6-0 in favor. Commissioner Beverly Evans absent.

F.1. Issue: **SITE PLAN AND CONDITIONAL USE PERMIT CENTENNIAL CAR WASH (AUTOMATIC CAR WASH)**
Address: 1026 W. South Jordan Parkway
File No: SP-2012.25
Applicant: Nichols-Naylor Architects

Chairman Naylor said I have interest in this item so I will recuse myself at this time.

City Planner Greg Schindler reviewed the background information from the staff report on this item.