

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, CMC
Deputy City Recorder

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



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 Governmental Records Access Management Act, 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]
Signature

6/20/14
Date

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

APPROVED - Requestor notified on June 26, 2014

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]
Signature

6-26-14
Date

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	Assessors 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	Construction	Units	Sprinkler	Square Feet	Garage Sq. FL
\$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: 8-8-12
 *Proposed Use of Structure: Detached 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 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 / State Lic. No. / City/Co. Lic. No.
 *Plumbing Contractor / Phone / State Lic. No. / City/Co. Lic. No.
 *Mechanical Contractor / Phone / 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 _____

Receipt No. 15890 Date Issued _____ Permit Number _____

BUILDING FEE SCHEDULE

Square Ft. of Building: 1035 Valuation: \$ 112,000
 Building Fees: _____
 Plan Check Fees: _____
 Electrical Fees: ~~300~~ 1500
 Plumbing Fees: 6+1
 Mechanical Fees: 278
 Subtotal: _____
 Water: _____
 Sewer: _____
 Storm Sewer: _____
 Moving or Demo: _____
 Temporary Conn.: _____
 Re-inspection: _____
 State Fee: _____
 Total: 1970.57

Carport sq. ft. _____
 Garage sq. ft. 1500
 Type of Bldg. VB Occ. Group R-3
 No. of Bldgs. 1 Walls R. Value Roof
 No. of Stories 2 R 19 R 38
 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

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
 AUG 09 2012
RECEIVED

Land Use Cert. _____
 Electrical Dept. _____
 HiBack C.G & S. _____
 Other _____
 Bond Required Yes No Amount _____

This application does not become a permit until signed below.

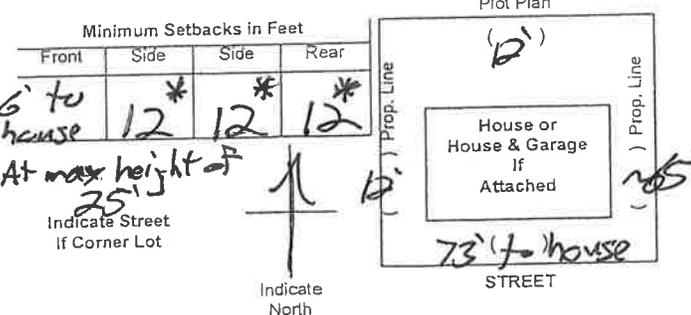
Plan Chk. OK by: [Signature] Date: 5/14/2013
 Signature of Approval: _____ Date: _____

This permit becomes null and void if work or construction authorized is not commenced within 180 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 _____

Census Tract _____ Traffic Zone _____ Coordinate Ident. No. _____
 New S.L.U. Code No. _____ Old S.L.U. Code No. _____
 Certificate of Occupancy _____

SUB-CHECK Zone R-1.8 Zone Approved By [Signature]
 Disapproved _____ Approved _____ Date _____ Sub-Ck. By _____



Note: 24 Hours notice is required for all inspections



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 three 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' - 9 psi

Pressure reducing valve: 80% of static

Equipment loss: -5 psi

$$102 \text{ PSI} \times 0.8 = 81.6$$

$$81.6 \text{ PSI} - 14 \text{ psi} = 67.6$$

TABLE P2903.7

Meter Size =

3/4"

1"

Or

Required Distribution pipe size =

1 1/4"

1"

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

TOTAL W.S.F.U.

30.8



REScheck 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 REScheck Version 4.3.1 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Garvin Wenzel
 Name - Title

[Signature]
 Signature

4-22-13
 Date



REScheck 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:

#Panels ____ 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:

#Panels ____ 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:

#Panels ____ 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)

5



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



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

SBS#1156 CASH SALE	3860 SOUTH 1580 WEST SALT LAKE CITY, UT 84119 (801) 973-7020	JOB NAME: GAVIN WENZEL	LOT #	SUBDIV:
	WENZEL GARAGE 2084 LAWRENCE CIR SOUTH JORDAN, UT	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	QUOTE	2MS	04/24/13
END CUT	RETURN			NONE	NONE	LAYOUT	//	
SQUARE	NO	GABLE STUDS	0 IN. OC			CUTTING	//	

ROOF TRUSSES

LOADING INFORMATION

TCLL-TCDL-BCLL-BCDL	STRESS INCR.
30.0.10.0.0.0.7.0	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
	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	STRESS INCR.
40.0.10.0.0.0.5.0	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	
					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	Job Reference (optional)
Q340870	A1	GABLE	24	1	

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:CTH2103jtOuXRiulsGVVtZNYyL-GCflcFN3nverkyawuuTKmZTGISGr2jN_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 = 1:51.9

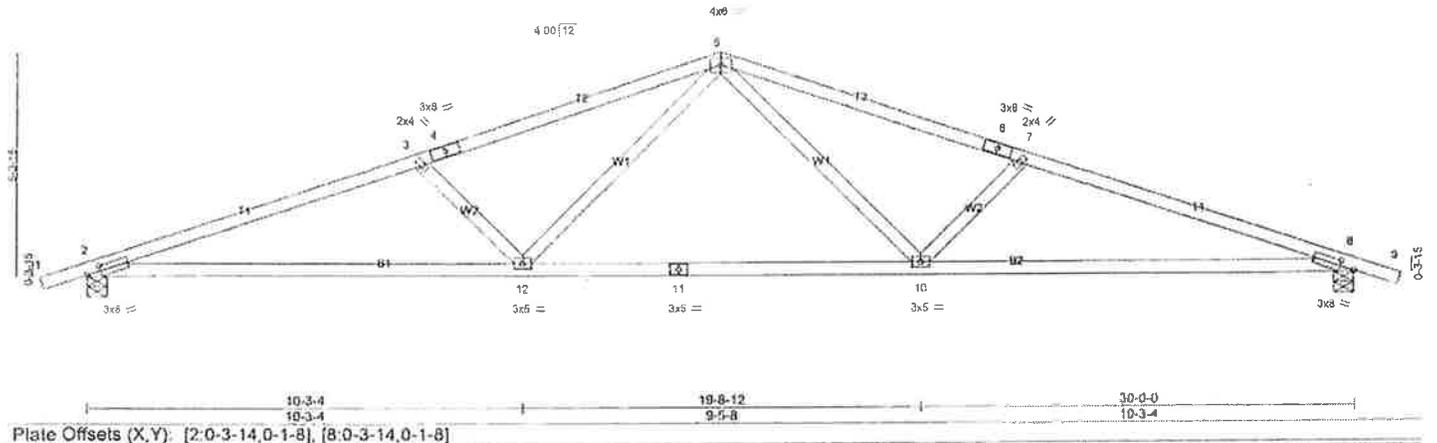


Plate Offsets (X, Y): [2-0-3-14, 0-1-8], [8-0-3-14, 0-1-8]									
LOADING (psf)	SPACING	2-0-0	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 30.0	Plates Increase	1.15	TC 0.99	Vert(LL)	-0.26	2-12	>999	MT20	197/144
TCDL 10.0	Lumber Increase	1.15	BC 0.96	Vert(TL)	-0.64	2-12	>555		
BCLL 0.0	Rep Stress Incr	YES	WB 0.39	Horz(TL)	0.14	8	n/a		
BCDL 7.0	Code IRC2009/TPI2007		(Matrix)	Wind(LL)	0.12	2-12	>999	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 Uplift 2=-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; TCCL=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	Job Reference (optional)
Q340870	AG	GABLE	2	1	

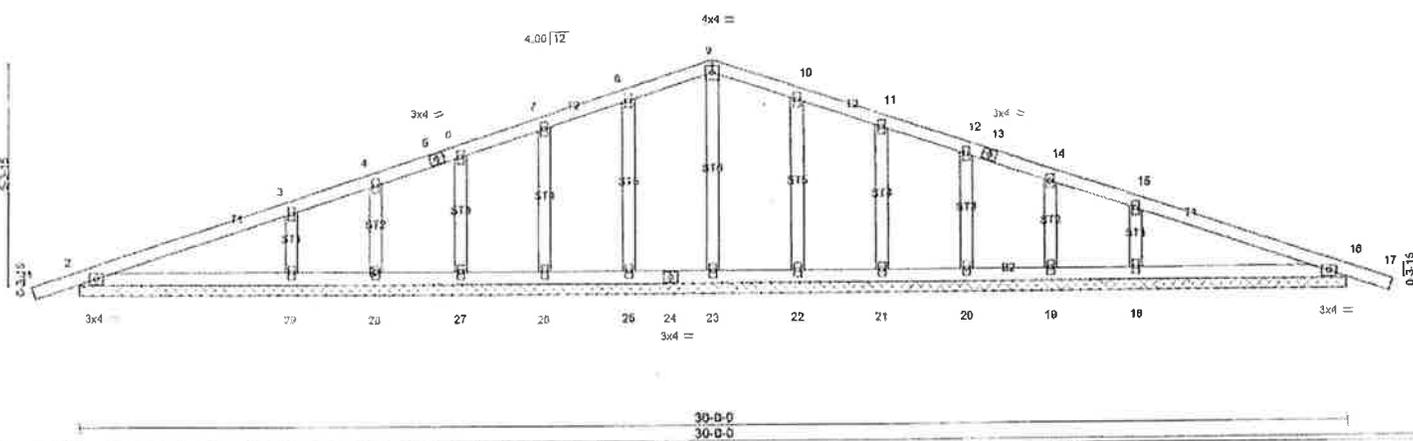
Stock Components, Salt Lake City UT 84119

7.350 s Jul 31 2012 MiTek Industries, Inc. Wed Apr 24 09:54:34 2013 Page 1

ID:CTh2i03jtOuXRiuls8VVtZNYyL-RVEEdauzCcaWxpiaVA4iKvpLX_bT1pQAmR19FzNX73



Scale = 1:51 8



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

- Unbalanced roof live loads have been considered for this design.
- 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
- 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.
- All plates are 2x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2-0-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 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.
- 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.
- "Semi-rigid pitchbreaks with fixed heels" Member end fixity model was used in the analysis and design of this truss.

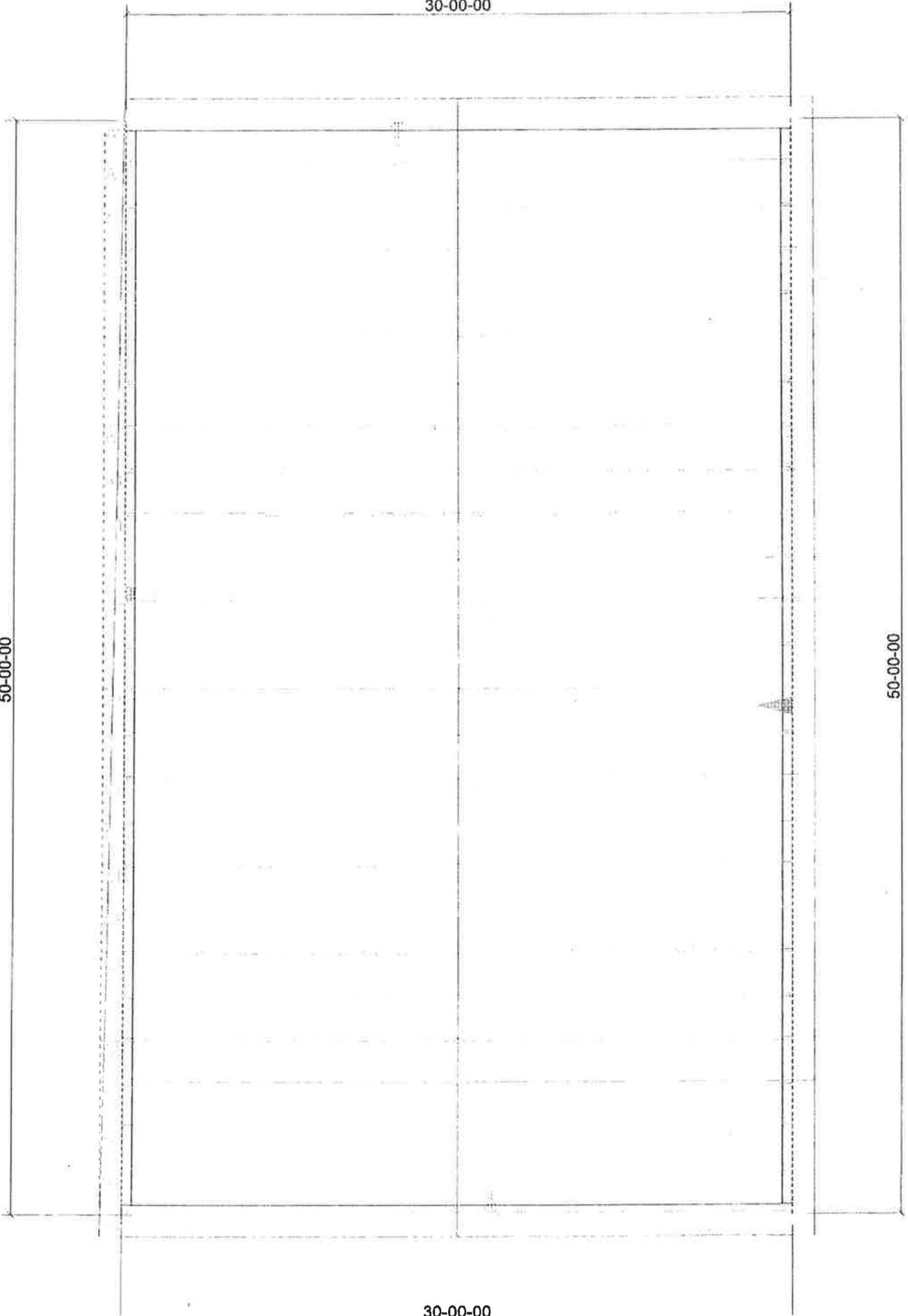
LOAD CASE(S) Standard

30-00-00

50-00-00

50-00-00

30-00-00



Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
Q340870	F	FLOOR	28	1	

Stock Components, Salt Lake City UT, 84119

7.350 s Jul 31 2012 MiTek Industries, Inc. Wed Apr 24 09:14:25 2013 Page 1
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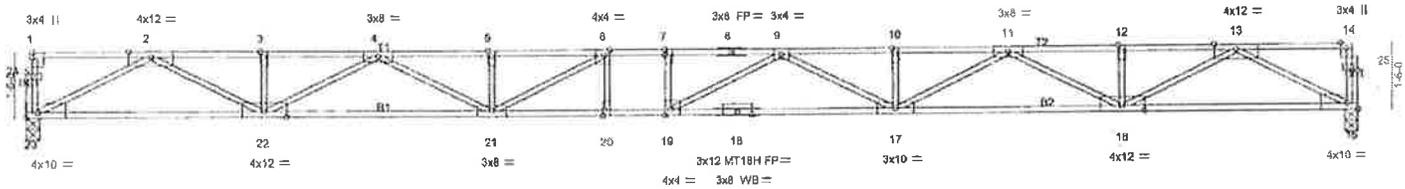


Plate Offsets (X,Y):	[6:0-1-8,Edge], [7:0-1-8,0-0-0], [15:Edge,0-1-8], [19:0-1-8,Edge], [20:0-1-8,Edge], [23:Edge,0-1-8], [24:0-1-8,0-1-0], [25:0-1-8,0-1-0]
----------------------	---

LOADING (psf)	SPACING	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP	
TCLL 40.0	Plates Increase 1.00	TC 0.93	Ver(LL)	-0.89	17-19	>400	360	MT20	197/144
TCDL 10.0	Lumber Increase 1.00	BC 0.86	Ver(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	BRACING
TOP CHORD 2x4 SPF 1650F 1.5E(flat)	TOP CHORD Structural wood sheathing directly applied or 4-6-8 oc purlins, except end verticals.
BOT CHORD 2x4 SPF 2100F 1.8E(flat)	BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS 2x4 DF Stud/Std(flat)	

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

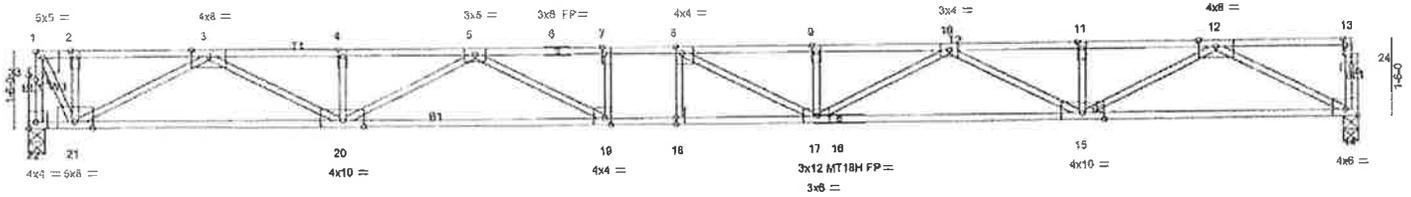
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
Q340870	F1	FLOOR	9	1	

Stock Components, Salt Lake City UT, 84119

7,350 s Jul 31 2012 MiTek Industries, Inc. Wed Apr 24 09:16:59 2013 Page 1
ID:CTH2t03jOUXRiuls6VVVTzNYyL-j8sTL7tsOKv_i2DzSp8CO9W3HKhrZu0g:5A2OwzNXhE



0-1-8
Scale = 1:41.8



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/def 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=0/1805
 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.

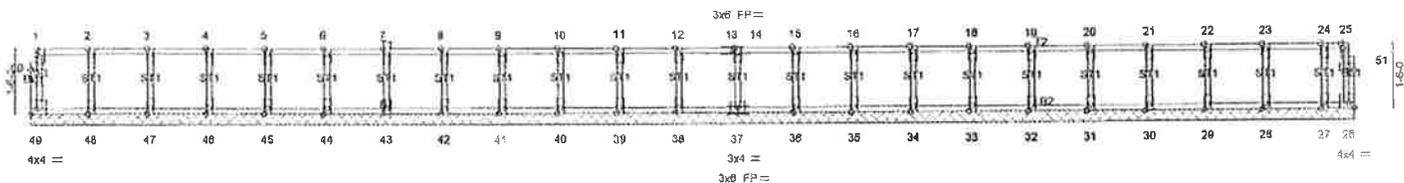
LOAD CASE(S) Standard

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

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
0-1-8
Scale = 1:40 4



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

LOADING (psf)		SPACING	CSI	DEFL	PLATES	GRIP
TCLL	40.0	Plates Increase	TC	in (loc) l/defl L/d	MT20	220/195
TCDL	10.0	Lumber Increase	BC	Vert(LL)		
BCLL	0.0	Rep Stress Incr	WB	Vert(TL)		
BCDL	5.0	Code IRC2009/TPI2007	(Matrix)	Horz(TL)		
						Weight: 124 lb FT = 20%F, 20%E

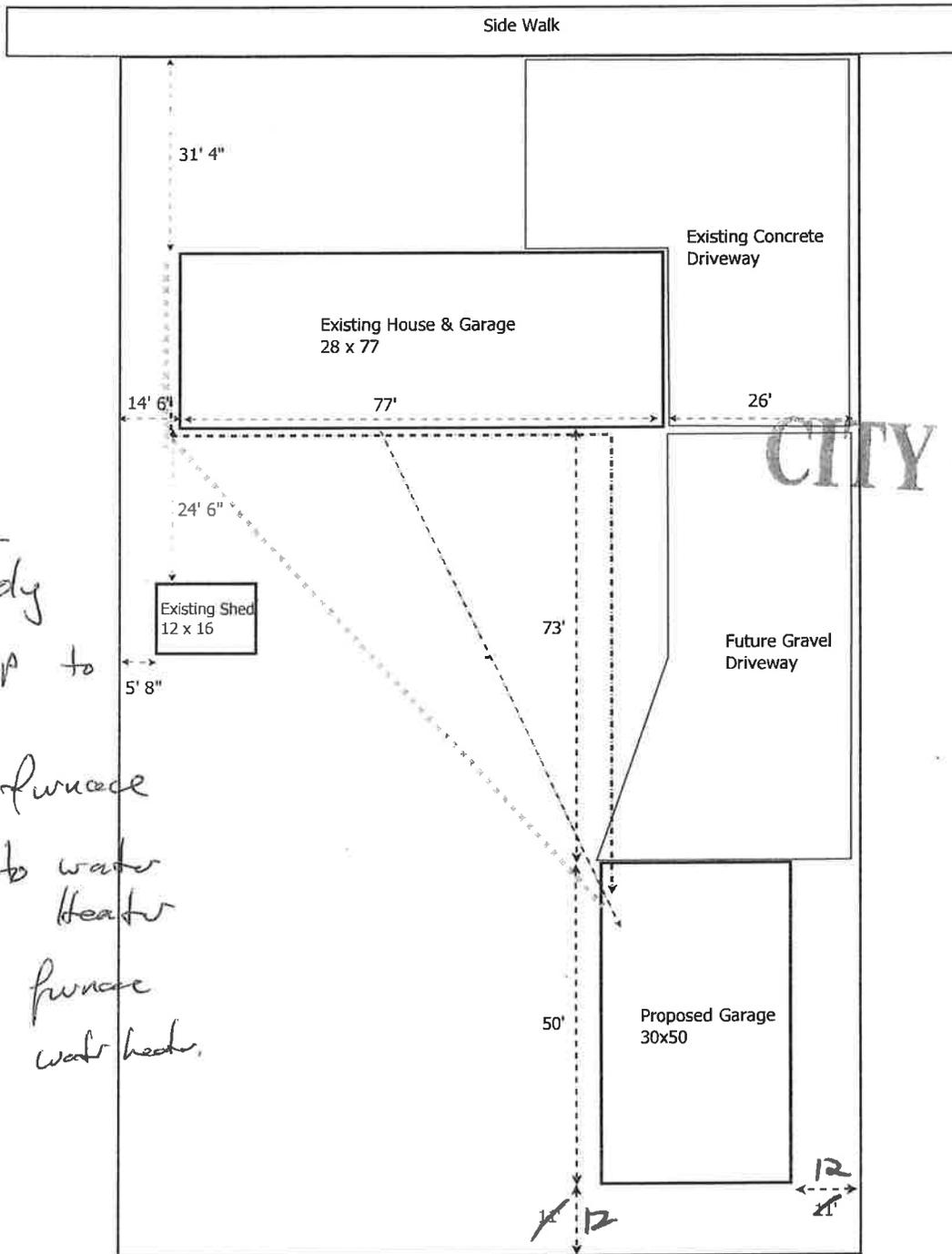
LUMBER	BRACING
TOP CHORD 2x4 DF No.2(flat)	TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD 2x4 DF No.2(flat)	BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS 2x4 DF Stud/Std(flat)	
OTHERS 2x4 DF Stud/Std(flat)	

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 haels" 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

1 1/4 inch pdy

2 feet deep to
Garage

1 inch to furnace

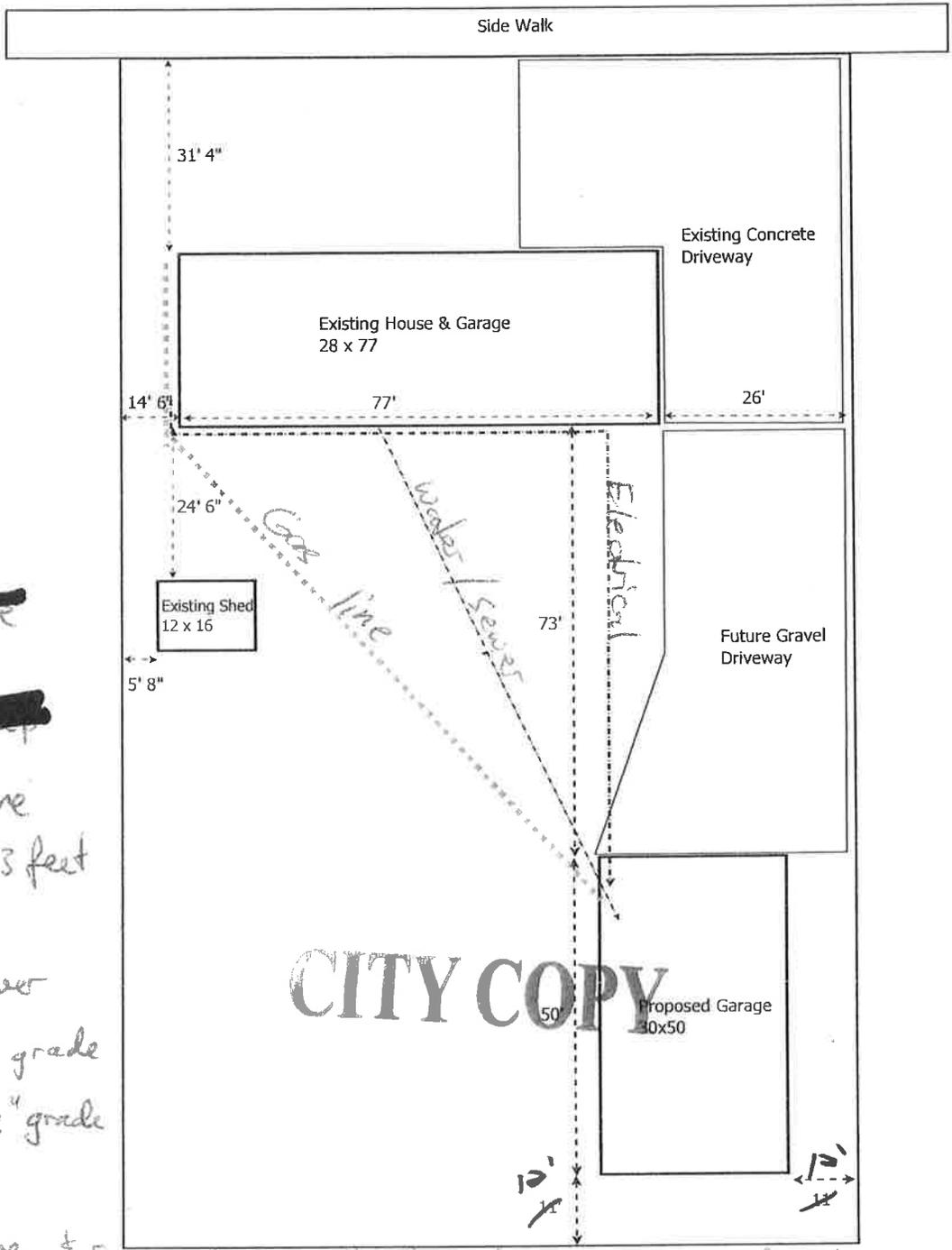
3/4 inch to water
heater

80,000 BTU furnace

40,000 BTU water heater



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



~~_____~~
~~_____~~
~~_____~~

2. Water line
 1" poly 3 feet deep

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

CITY COPY

* water line & sewer line will tie in through foundation in mechanical Room



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

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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	Infiltration	Simplified
Outside db (°F)	20	92	Method	Average
Inside db (°F)	70	75	Construction quality	0
Design TD (°F)	50	17	Fireplaces	
Daily range	-	M		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	21	41		

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	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

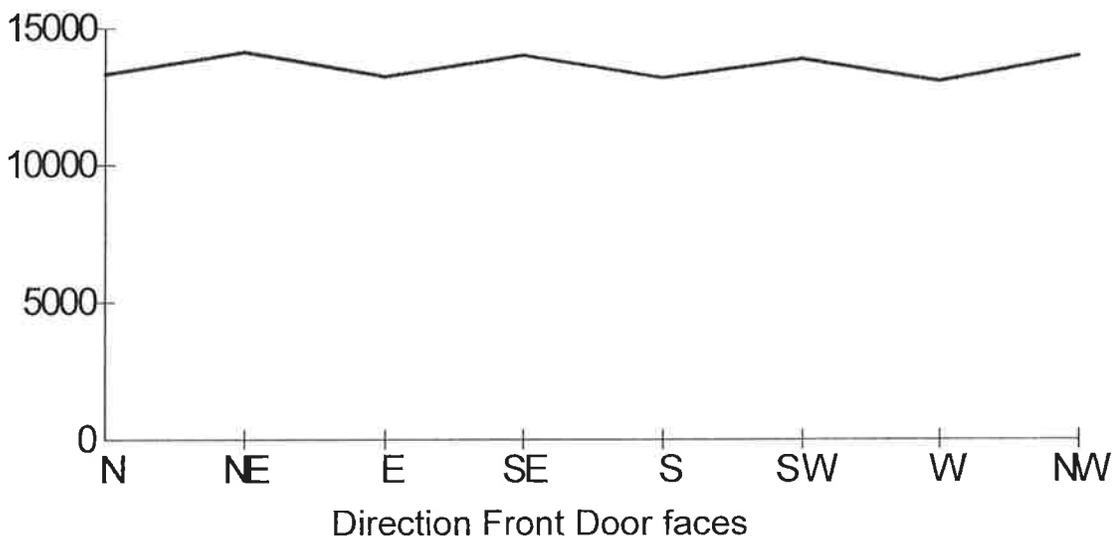
For:

Design Conditions

Location:			Indoor:		Heating	Cooling
Washington R. Reagan AP, DC, US			Indoor temperature (°F)		70	75
Elevation: 10 ft			Design TD (°F)		50	17
Latitude: 39°N			Relative humidity (%)		30	50
			Moisture difference (gr/lb)		20.6	41.0
Outdoor:	Heating	Cooling	Infiltration:			
Dry bulb (°F)	20	92				
Daily range (°F)	-	16 (M)				
Wet bulb (°F)	-	75				
Wind speed (mph)	15.0	7.5				

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.



Project Information

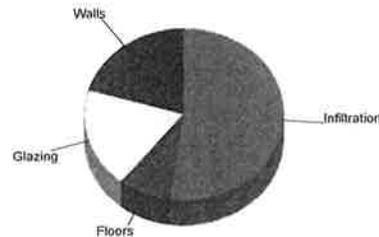
For:

Design Conditions

Location:		Indoor:		Heating	Cooling
Washington R. Reagan AP, DC, US		Indoor temperature (°F)		70	75
Elevation:	10 ft	Design TD (°F)		50	17
Latitude:	39°N	Relative humidity (%)		30	50
Outdoor:		Moisture difference (gr/lb)		20.6	41.0
	Heating	Cooling	Infiltration:		
Dry bulb (°F)	20	92	Method	Simplified	
Daily range (°F)	-	16 (M)	Construction quality	Average	
Wet bulb (°F)	-	75	Fireplaces	0	
Wind speed (mph)	15.0	7.5			

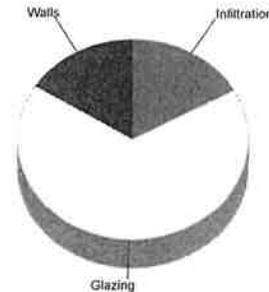
Heating

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	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	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:		Indoor:		Heating	Cooling
Washington R. Reagan AP, DC, US		Indoor temperature (°F)		70	75
Elevation: 10 ft		Design TD (°F)		50	17
Latitude: 39°N		Relative humidity (%)		30	50
		Moisture difference (gr/lb)		20.6	41.0
Outdoor:	Heating	Cooling	Infiltration:		
Dry bulb (°F)	20	92	Method		
Daily range (°F)	-	16 (M)	Construction quality		
Wet bulb (°F)	-	75	Fireplaces		
Wind speed (mph)	15.0	7.5	Simplified		
			Average		
			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 cowl 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 ft ³	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 ft ²	Total window =			76.3 Btuh/ft ²	
				and door area				

Procedure B - Summer Infiltration HTM Calculation

1.	Summer infiltration AVF							
	0.50 ach	x	11944 ft ³	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 ft ²	Total window =			12.9 Btuh/ft ²	
				and door area				

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

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

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-Suite® Universal 2012 12.1.06 RSU08323

C:\ProgramData\Wrightsoft\HVAC\AutoSave\WENZEL.rup Calc = MJ7 Front Door faces: N

2013-May-13 11:54:44

Page 1



Right-JR[®] Worksheet

Entire House

Job:
 Date: Sep 19, 2012
 By:

MANUAL J: 7th Ed.					Entire House			bed 1			bed 2			Great room		
1	Name of room				160.0 ft			26.0 ft			28.0 ft			50.0 ft		
2	Length of exposed wall							14.0 x 12.0 ft			16.0 x 12.0 ft			1.0 x 674.0 ft		
3	Room dimensions							8.0 ft			8.0 ft			8.0 ft		
4	Ceilings	Condit. Option			8.0 ft			d			heat/cool			heat/cool		
	TYPE OF EXPOSURE	CST NO.	HTM Htg	HTM Clg	Area (ft ²)	Load (Btuh) Htg	Load (Btuh) Clg	Area (ft ²)	Load (Btuh) Htg	Load (Btuh) Clg	Area (ft ²)	Load (Btuh) Htg	Load (Btuh) Clg	Area (ft ²)	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	1850	0	0	0	45	3432	582	46	3508	595
						0	0		0	0		0		0	0	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 closet			
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		8.0 ft				8.0 ft			8.0 ft			8.0 ft			
			Condit. Option													
TYPE OF EXPOSURE		CST NO.	HTM Htg	HTM Clg	Area (ft ²)	Load (Btuh) Htg Clg		Area (ft ²)	Load (Btuh) Htg Clg		Area (ft ²)	Load (Btuh) Htg Clg		Area (ft ²)	Load (Btuh) Htg Clg	
5	Gross Exposed walls and partitions	a 12E3	3.7	1.5	40	****	****	40	****	****	216	****	****	152	****	****
		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	**	6	165	****	6	165	****	40	1098	****	0	0	****
		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	0	****	0	****	0	0	****	0	0	****	0
		NE/NW			0	0	****	0	****	0	0	****	0	0	****	0
		E/W			70.8	6	****	425	6	****	425	0	****	0	0	****
		SE/SW			0	0	****	0	****	0	0	****	0	0	****	0
		South			36.8	0	****	0	****	0	40	****	1470	0	****	0
		Horz			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	34	127	52	34	127	52	176	657	271	152	568	234
		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	45	54	0	45	54	0	279	333	0	90	108	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	6	458	78	6	458	78	40	3050	518	0	0	0
						0	0		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
	Appl. @		1200	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:

W N D W S K Y O R I G L A Z L O W E S T R M S H A D N G L Z I N C L S H C O O V R Y W H G T C H T M W N A R S H A R

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	Model:	113ANC024-B+CAP**2417A**+CVMAAR036105		
Manufacturer:	Bryant				
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	Model:	915SA30040S14		
Manufacturer:	Bryant				
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		Not occupied during the day	
Age	Number		
0-5	0	Dishwasher	
6-13	2	Clothes washer	
14-59	2	Additional use (gpd)	0
60+	0	Setpoint (°F)	120
		Daily use (gpd)	61

Gas conventional (40 gal, 0.60 EF)

Manufacturer	Tank size (gal)	40
Trade name	Energy factor	0.60
Model	Input (MBtuh)	0.0
AHRI ref. number	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 <input type="checkbox"/>	No <input type="checkbox"/>
or MJ1AE Form* (and supporting worksheets):	Yes <input type="checkbox"/>	No <input type="checkbox"/>
OEM performance data (heating, cooling, blower):	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Manual D Friction Rate Worksheet:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Duct distribution sketch:	Yes <input type="checkbox"/>	No <input type="checkbox"/>

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

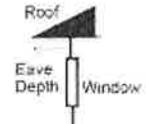
Building

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: none
Blinds, drapes, etc.
Number of skylights: 0



HVAC EQUIPMENT SELECTION (IRC M1401.3)

Heating Equipment Data

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

Cooling Equipment Data

Equipment type: Split AC
Air Conditioner, Heat pump, etc.
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: 0.56 in H2O
Fan's rated external static pressure for design airflow

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	Branch duct:	Sheet metal
Available static pressure (ASP): 0.56 in H2O	Friction rate: 0.162 in/100ft		

Friction Rate = ASP ÷ (TEL × 100)

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: _____

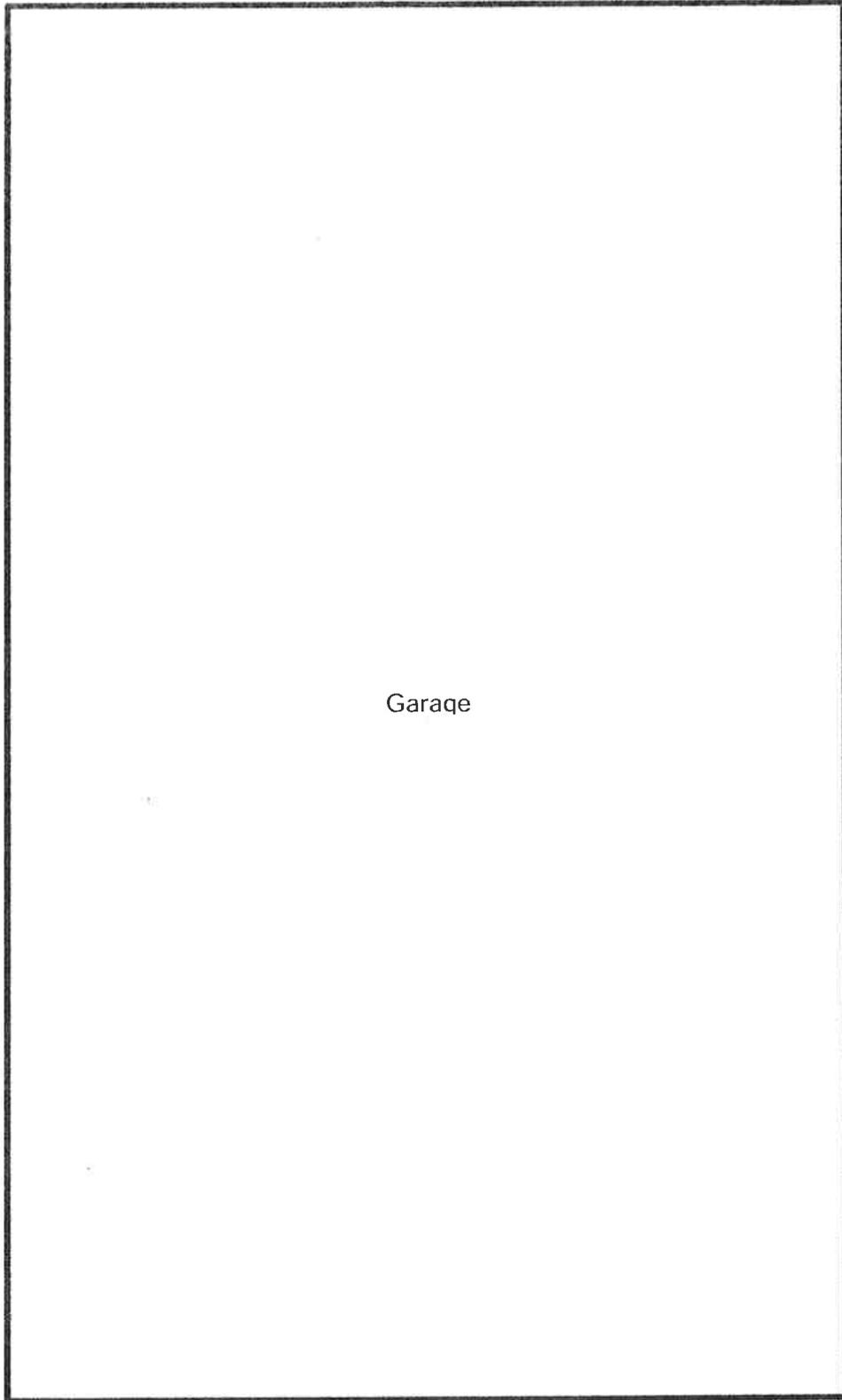
Reserved for County, Town Municipality or Authority having jurisdiction use.

*Home qualifies for MJ1AE Form based on Abridged Edition Checklist





Main Level



Garage

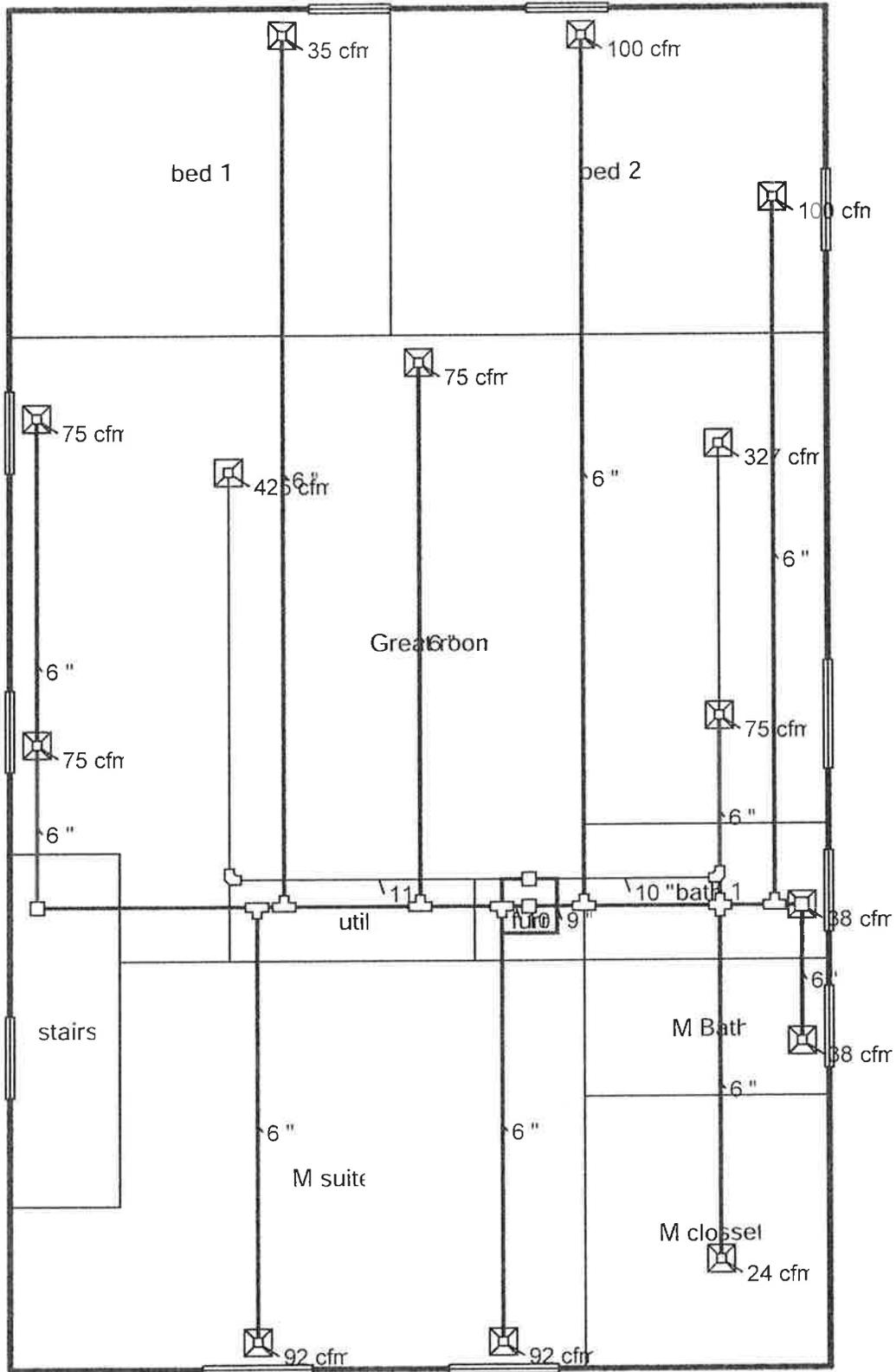
Job #:
Performed for:

Scale: 1 : 73

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Upper Floor



Job #:
Performed for:

Scale: 1 : 73

Page 2
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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	0x0	ShMt	36.0	130.0	st2
Great room-A	c 1099	62	75	0.220	6.0	0x0	ShMt	24.0	160.0	st2
Great room-B	c 1099	62	75	0.247	6.0	0x0	ShMt	14.0	150.0	st1
Great room-C	c 1099	62	75	0.263	6.0	0x0	ShMt	24.0	130.0	st2
M Bath	c 554	29	38	0.162	6.0	0x0	ShMt	15.0	235.0	st1
M closet	h 675	24	16	0.238	6.0	0x0	ShMt	20.0	150.0	st1
M suite-A	h 2569	92	77	0.222	6.0	0x0	ShMt	17.0	165.0	st2
M suite-B	h 2569	92	77	0.244	6.0	0x0	ShMt	26.0	140.0	st2
bath 1	c 554	29	38	0	0	0x0	ShMt	0	0	
bed 1	h 978	35	22	0.212	6.0	0x0	ShMt	41.0	150.0	st2
bed 2	h 2782	100	88	0.209	6.0	0x0	ShMt	34.0	160.0	st1
bed 2-A	h 2782	100	88	0.176	6.0	0x0	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	0x0	327	322	93.0	0.167	600	10.0	0x 0		ShMt	
rb1	0x0	420	425	96.0	0.162	643	11.0	0x 0		ShMt	

Structural Calculations

19 Nov 2012

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



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



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 Lawerence 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/ft)	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/ft)	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/ft)	0.22	0.22	0.22	0.22	0.00
Building Loads					
Roof span	4	4	30	30	0
Roof (kips/ft)	0.11	0.11	0.83	0.83	0.00
Wall Height (ft)	22	22	18	18	18
Wall Load (kips/ft)	0.44	0.44	0.36	0.36	0.27
Floor span	2	2	30	30	28
Floor Loads (kips/ft)	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 Lawerence 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
Moment 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
Moment 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 Lawrence 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

Slope	18.43	Seismic Parameters	
Snow	40.00	V=C _s *W/1.4	
Pitch over 20		F _a =	1
R _s		R=	6.5 table 1617.6
Reduction		S _s =	1.772
L.L.- Reduction	40.00	S _{ms} =	1.77 eq. 16-16
Total Load	55.00	S _{ds} =	1.18 eq. 16-18
		C _s =	0.218 per eq. 16-49
		Adj. Factor	1.4
		C _s =	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	U
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 Shear f
Roof	23.5	63	1471	91.45%	10.687678
Floor 1	1.0	U	U	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 Shear Wall

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

Floor 1 Shear Wall

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

Floor 2 Shear Wall

Total Load (kips)	F (total)	Length	Shear Wall Load (plf)
right side	10.7		157
left side	5.3	34	144
front	5.3	37	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 OI (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 Lawrence Cir.

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

Longitudinal Direction

Wind Design Coefficients

P=wind load*exp coeff*lw
 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
 lw=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
 Minimum Pressure Adjusted

P=wind load*exp coeff*lw
 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 story End Zone Width (ft) 3
 Interior Zone Width (ft) 44 2nd Story Interior Zone Width (ft) 42

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

Wall Load	End	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	end zone	Width	length	Wind Load	Force (lbs)
	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 Uplift , 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 Lawerence Cir.

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

Transverse Direction

Wind Design Coefficients

P=wind load*exp coeff*lw

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
 lw=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
 Minimum Pressure
 Adjusted

P=wind load*exp coeff*lw
 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 story End Zone Width (ft) 3
 Interior Zone Width (ft) 24 2nd Story Interior Zone Width (ft) 42

Gable Roof Load	End	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	End	Area	Wind Load	Force (lbs)
	End	150	10.00	1500
	Interior	0	10.00	0
			Total	1500

Wall Load	End	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	end zone	width	length	Wind Load	Force (lbs)
	windward	3	43.50	FALSE	0
	leeward	3	43.50	FALSE	0
	interior zone	24	43.50	FALSE	0
	leeward	24	43.50	FALSE	0

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

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

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

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

Attached Garage - C 2084 Lawrence Circle

APPLICATION	RESIDENTIAL PLAN REVIEW	Comments
Address to Match Site Plan	2084 Lawrence Circle, South Jordan	
Owner/Builder	Gavin Wenzel	
Contractor	Plumer Builder	
Architect/Engineer	Techi Graphic Inc	
Single Family Dwelling		
Multifamily		
Townhouse		
Row House		
Detached Garage	with living / 4 share	
Attached Garage		
Utility Shed		
Agricultural/Barn		
Swimming Pool		
Fence over 6'		
Orientation from North	180°	
Setbacks		
Res-Check	Basements	
Verify Current code being used	2006	
Verify orientation of front of house	North 180°	
Insulation R-values		
Roofs	R-38	
Walls	R-19	
Basements		
Crawl Spaces		
Carpeted		
Rim Joist	R-19	
Floors	R-19	
Decks	R-8/R6	
Plumbing	P-12	
Conditioned Space	R-19	
Unconditioned Space		

Yummy Yummy
Yummy Yummy

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" water
W.S.F.U 30.8 @ 150' w/ 10.7.6 psi
1" main
0.603 7 Verify

Manual J and D

Heat loss Calc's
Required CFM to Rooms
Size of System 40K @ 95.5

Trunk lines R-8 or R-6
Return air R-8 R-6
Distribution ducts Absent

Engineering pack

Compressor size 2 TON
Match Plans Stamp B

Wet Stamped

Address match
Lot Specific

Electrical Load Calc's

Calculated Demand 100 Amp Service - 92 Amp's total demanded
Wire sizes for feeders #2 set AL - 60 amp load
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 current code edition 2007

Footings/foundation

Sizes 20x20

Continuous Yes
Spot footings No

Re-steel requirements

Size 1
Quantity 2 Cont. Vents @ 24" dia - 1002 @ 3 total

Lintel

Bond Beams

Overhangs

Deck

anchors

Ho.d downs 5 STD. 1/2" dia

J-Bolts 1/2" x 10"

Washers 2x3x1/4

Connections

Sill plates 32" dia

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)

Drains/Plumbing

Sub-Panel/Access

Exhaust Fans

Smoke detector

Carbon monoxide detector

Stair way size and landings

Bedroom

Egress windows/doors

Egress ladders

Frost Protection/Footing

Floors

Transfer of Shear/Blocking

Size of joists

Per Truss Manufacturer stock
1-1/2 BGR and Nominal Lumber

Attachment Schedule

Sole plate

Floor to Floor Straps & Anchors

Connection to Beams/Headers

Walls

Shear walls

SW-1

Shear schedule

Type

6" x 4" 12' field

Fire-rated construction

Stairway Protection 1/2" on underside

Garage separation min of 1/2"

Low-house party walls

Exterior with in 5' of Property

Self Projection 4'-4'-rated

Trusses	Manufacturer Saec's Overbuild	Special connectors Fire blocking Penetrations Fire walls and Assemblies
Stairs	Treads and risers Guards and Hand rails	8" riser max, 10min treads 4" sphere on balusters on level ground, 43/8" on stair rise 6" on triangle space on treads/riser
Electrical	Basement	Bedroom outlets Smoke Detector's Carbon Monoxide Detectors Stairways and landings Grounding #8 Grounding #6 Sub-Panel location Bathrooms
		Tamper resis:ant outlets Arch fault Conduit Protection Framing protection Access/Work space 30"x36"
		EFGI protection outlets Outlet with in 36" of sinks Exhaust Fan/Terminate Outside
Main, Upper Floor	Bedroom outlets Smoke Detector's Carbon Monoxide Detectors Bathrooms Kitchen	Tamper Resistant Arch Fault Arch Fault, wired together EFGI protection outlets Outlet with in 36" of sinks Exhaust Fan/Terminate Outside 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 40 BTU Combustion Air Size 5 Vent and connector size and 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 spaces 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 6.7 SQ FT Main Floor 5.0 SQ FT Upper Floors 5.7 SQ FT 1% of Room light
Fire Rated Assemblies	Fire Rated Assemblies
Exterior Walls	Exterior Walls
Soffits	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

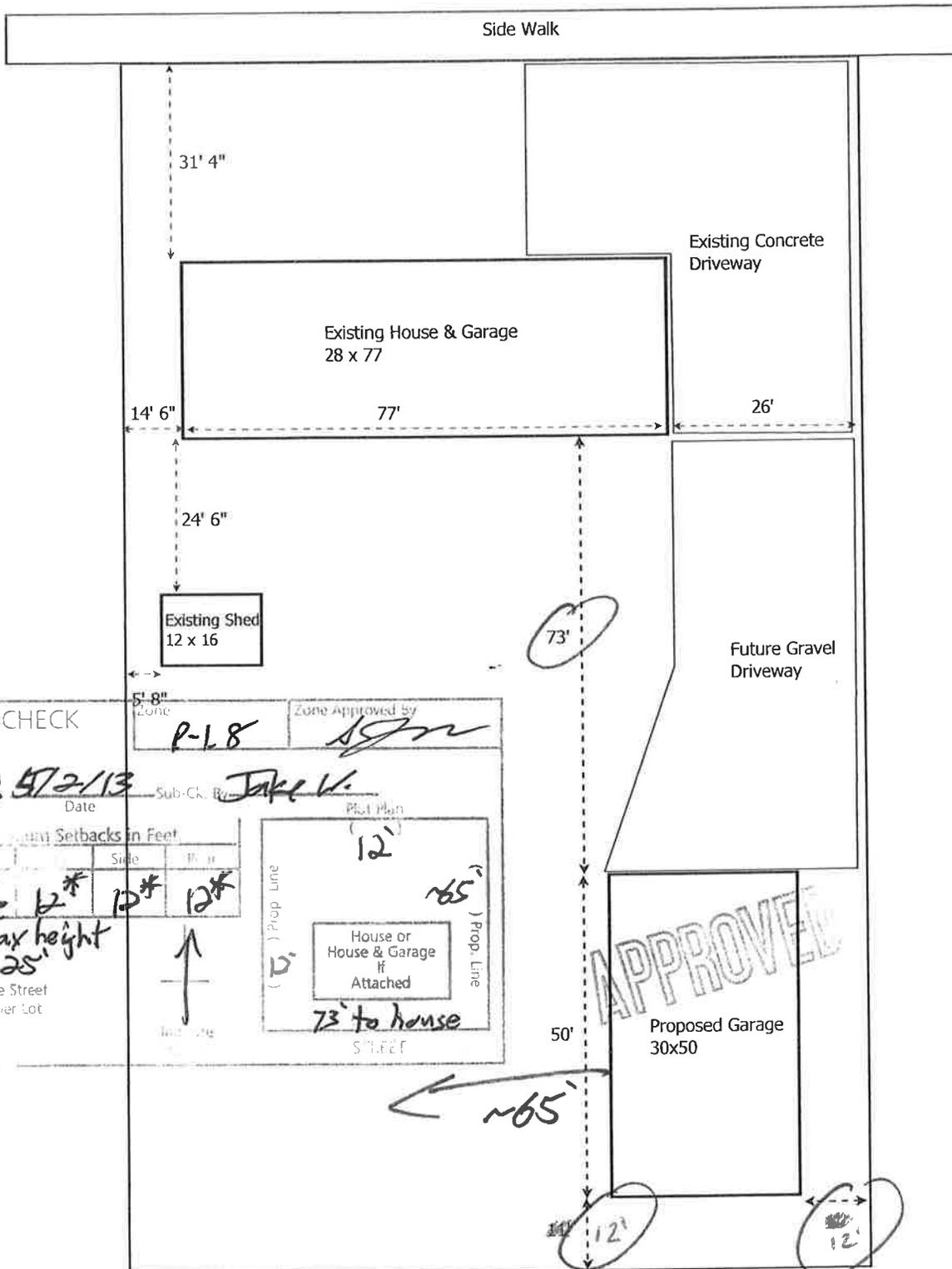
A/C=5500VA

TOTAL=22227VA

22227VA/240V=92 AMPS

100 AMP SERVICE WILL BE PROVIDED

CITY COPY



SUB-CHECK

Zone: P-L-8 Zone Approved by: [Signature]

Disapproved 5/2/13 Date: 5/2/13 Sub-Ck. By: Jake W.

Plat Plan

Minimum Setbacks in Feet		
Front	Side	Rear
6' to house	12*	12*

*At max height of 25'

Indicate Street If Corner Lot

Prop. Line

House or House & Garage If Attached

73' to house

STREET

APPROVED



No pedestrian or vehicular access allowed to Canon Park Lane

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*



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*



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 property 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



First in State



AERIAL MAP
Wenzel ALU
2084 W. Lawrence Circle

Aerial Dated
Nov. 2011

150

Feet



Legend

 CITY BOUNDARY

 PARCELS

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



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

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Sincerely,

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



First in State

27101010220000
RESIDENT
9504 S VALLEY SPRING CIR
SOUTH JORDAN UT 84095

27101010300000
RESIDENT
9518 S SPRING HARVEST CIR
SOUTH JORDAN UT 84095

27101010400000
RESIDENT
2132 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101010430000
RESIDENT
2064 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101050030000
RESIDENT
2126 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101050060000
RESIDENT
2062 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101050110000
RESIDENT
2173 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101510020000
RESIDENT
2117 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101510050000
RESIDENT
2063 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101510110000
RESIDENT
2054 W 9640 S
SOUTH JORDAN UT 84095

27101010230000
RESIDENT
9516 S VALLEY SPRING CIR
SOUTH JORDAN UT 84095

27101010350000
RESIDENT
9479 S 2200 W
SOUTH JORDAN UT 84095

27101010410000
RESIDENT
2118 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101010440000
RESIDENT
2042 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101050040000
RESIDENT
2102 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101050070000
RESIDENT
2040 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101050120000
RESIDENT
9495 S 2200 W
SOUTH JORDAN UT 84095

27101510030000
RESIDENT
2105 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101510060000
RESIDENT
2037 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101510120000
RESIDENT
2054 W 9640 S
SOUTH JORDAN UT 84095

27101010240000
RESIDENT
9515 S VALLEY SPRING CIR
SOUTH JORDAN UT 84095

27101010390000
RESIDENT
2154 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101010420000
RESIDENT
2086 W CANNON PARK LN
SOUTH JORDAN UT 84095

27101050020000
RESIDENT
9495 S 2200 W
SOUTH JORDAN UT 84095

27101050050000
RESIDENT
2084 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101050080000
RESIDENT
2028 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101510010000
RESIDENT
PO BOX 1181
WEST JORDAN UT 84084

27101510040000
RESIDENT
2087 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101510070000
RESIDENT
2013 W LAWRENCE CIR
SOUTH JORDAN UT 84095

27101510170000
RESIDENT
2074 W 9640 S
SOUTH JORDAN UT 84095

27101510120000
RESIDENT
2054 W 9640 S
SOUTH JORDAN UT 84095

Garin Wenzel

40 PS

CITY OF SOUTH JORDAN
REVENUE STATEMENT

WENZEL INC
2084 W LAWRENCE CIR
SOUTH JORDAN, UT 84095

8-27-12

Date

Pay to the
Order of

South Jordan
Thirteen dollars and 05/100

\$ 13.05

Dollars



AMERICA FIRST
CREDIT UNION

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

For Stamps for Permit

⑆324377515⑆745007313307⑆

01498

RECEIVED FROM: Garin Wenzel

DATE: Aug. 27, 12

ACCOUNT #

DESCRIPTION

AMOUNT

Postage

13.05

TOTAL 13.05

COMMENTS:

CHECK # 498

RECEIVED BY:

CHECK
CASH
DB. CARD
CR. CARD

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,

A handwritten signature in black ink, appearing to read "Warren J. MacNeil", written in a cursive style.

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.
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, caves, 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.

1200
sq
ft

4771
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 hink, 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 driveway 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.

STATE OF UTAH
COUNTY OF SALT LAKE

Golden R. Muir
Golden R. Muir

Janice J. Muir
Janice J. Muir

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 are the same.



Notary Public
Notary Public.

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

771 11 155

NOV 14 1978

Recorded 12:43 at 4 m.
Request of Soldier Mauer
KATHIE L. DIXON Recorder
Sgt. Lt. Col. 5000th Unit

By Fabrice R. Brown

REF. Box 15 Russell Lane
Clower, Utah
84069

FORM 4774 MAR 1969

482916

312

4649416
13 JULY 86 01100 PM
NOTICE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
CRAIG R. ERICKSON
REC 071 REBECCA GRAY DEPUTY

CHANGE OF ARCHITECTURAL CONTROL COMMITTEE

PLEASE NOW the owners of record of the

Lawrence Estate Subdivision of 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 03100003 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 document.

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 Kolman, 1737 Lawrence Circle, South Jordan

In executing the Agreement, and filing this change, it is the intent of the record hereinafter to keep all dwellings brick ramblers, in keeping with the harmony of the original 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 03200003. Paragraph (D)2 states as follows: Covenants enforced.

Understandings 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.

NOT RECORDED 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 81 Lots 1 through 33 are situated in the City of South Jordan. Therefore, paragraph (D)2 should read as follows:

Covenants enforced.

Enforcements 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 15th day of June, 1988.

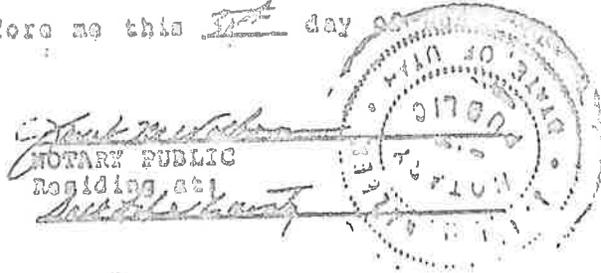
After first being duly sworn upon oath personally appeared before me Craig R. Erickson, and stated to me that he has read the foregoing document and that it is accurate to the best of his knowledge. Said Craig R. Erickson further represented to me that the attached list of record owners of the Lawrence Estates Subdivision 81 Lots 1 through 33, 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.

1988 JUN 27 10:27 AM

Subscribed and sworn to before me this 15th day of June, 1988.

Craig Robert Erickson

My commission expires: 7/1/1992



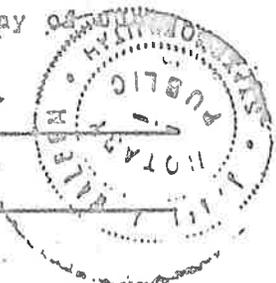
After first being duly sworn upon oath personally appeared before me Bob Cowley, and stated to me that he has read the foregoing document and that it is accurate to the best of his knowledge. Said Bob Cowley further represented to me that the attached list of record owners of the Lawrence Estates Subdivision #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: 6/17/92

James M. ...
NOTARY PUBLIC
Residing at: ...



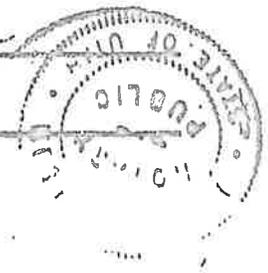
After first being duly sworn upon oath personally appeared before me Bert Kolman, and stated to me that he has read the foregoing document and that it is accurate to the best of his knowledge. Said Bert Kolman further represented to me that the attached list of record owners of the Lawrence Estates Subdivision #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: ...

James M. ...
NOTARY PUBLIC
Residing at: ...



CERTIFICATE.DOC

MM 6046 102274

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.

- | | |
|--|--------------------------------|
| <u>Robert</u> | <u>1767 W Lawrence Circle</u> |
| <u>Tom V. Miller</u> | <u>2040 W 9580 So.</u> |
| <u>Randy R. Van Dyke</u> | <u>2062 W. 9580 So.</u> |
| <u>W. W. Dyer</u> | <u>2105 Lawrence Circle</u> |
| <u>David L. Johnson</u> | <u>1813 W. Lawrence Circle</u> |
| <u>Gene W. Johnson</u> | <u>2102 W. Lawrence Circle</u> |
| <u>Frank W. Anderson</u> | <u>2013 W. Lawrence Circle</u> |
| <u>Arthur S. Soper</u> | <u>2009 W. Lawrence Circle</u> |
| <u>Edgar M. Hagan</u> | <u>1954 " "</u> |
| <u>W. W. Johnson</u> | <u>1963 W 9580 S</u> |
| <u>John K. Hagan</u> | <u>1963 W. 9580 So. " "</u> |
| <u>Tracy W. Webster</u> | <u>1437 W. Lawrence Cir</u> |
| <u>Marie Webster</u> | <u>" " " "</u> |
| <u>David L. McQuinn</u> | <u>1986 Lawrence CR</u> |
| <u>Lawrence W. Hagan R</u> | <u>1786 W. LAWRENCE CR</u> |
| <u>Richard Hagan</u> | <u>1968 Lawrence</u> |
| <u>W. W. Hagan</u> | <u>1892 Lawrence Cir.</u> |
| <u>James B. Busch</u> | <u>1912 Lawrence Circle</u> |
| <u>Joseph Hagan</u> | <u>1934 Lawrence Circle</u> |
| <u>W. W. Hagan</u> | <u>1913 Lawrence Cir.</u> |
| <u>Clara Hagan</u> | <u>1899 W. Lawrence Cir.</u> |
| <u>W. W. Hagan</u> | <u>1848 Lawrence Cir.</u> |
| <u>Craig R. Erickson</u> 2037 Lawrence
Craig R. Erickson 234-2010 | |
| <u>Bob Cowley</u> 2028 Lawrence
Bob Cowley 234-4930 | |
| <u>Bert Kolman</u> 1787 Lawrence
Bert Kolman 234-1767 | |
| <u>Levy S. Hagan</u> | <u>1826 W 9580 So.</u> |



BOOK 6045 PAGE 2275

APPROVED



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 <u>ALU</u>	<input checked="" type="checkbox"/>
CUP		Rezoning			

#ALU-2012-95

Project Name: Wenzel Accessory Living unit

Property Owner Name: Coavin 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 W

F:\COMMON\APPLICATIONS\GENERAL APP.DOC

JAKE

OWNERS AFFIDAVIT

I(we), Garvin Wenzel, am(are) the rightful owner(s) of

property involved in this application. I acknowledge by my signature below that

W/W is authorized to represent me(us) and my(our) interests as
(print/name of agent)

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.

[Signature]
(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 Garvin Wenzel the signer(s) of the above

instrument, who duly subscribed and swore before me that they executed the same.

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



8-15-12

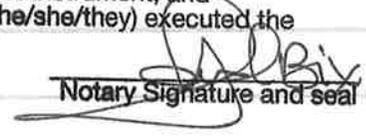
I Gavin Wenzel have read the
accessory living unit ordinance, I am
familiar with the ordinance. I intend
to comply with the ordinance
and I intend to occupy the property.

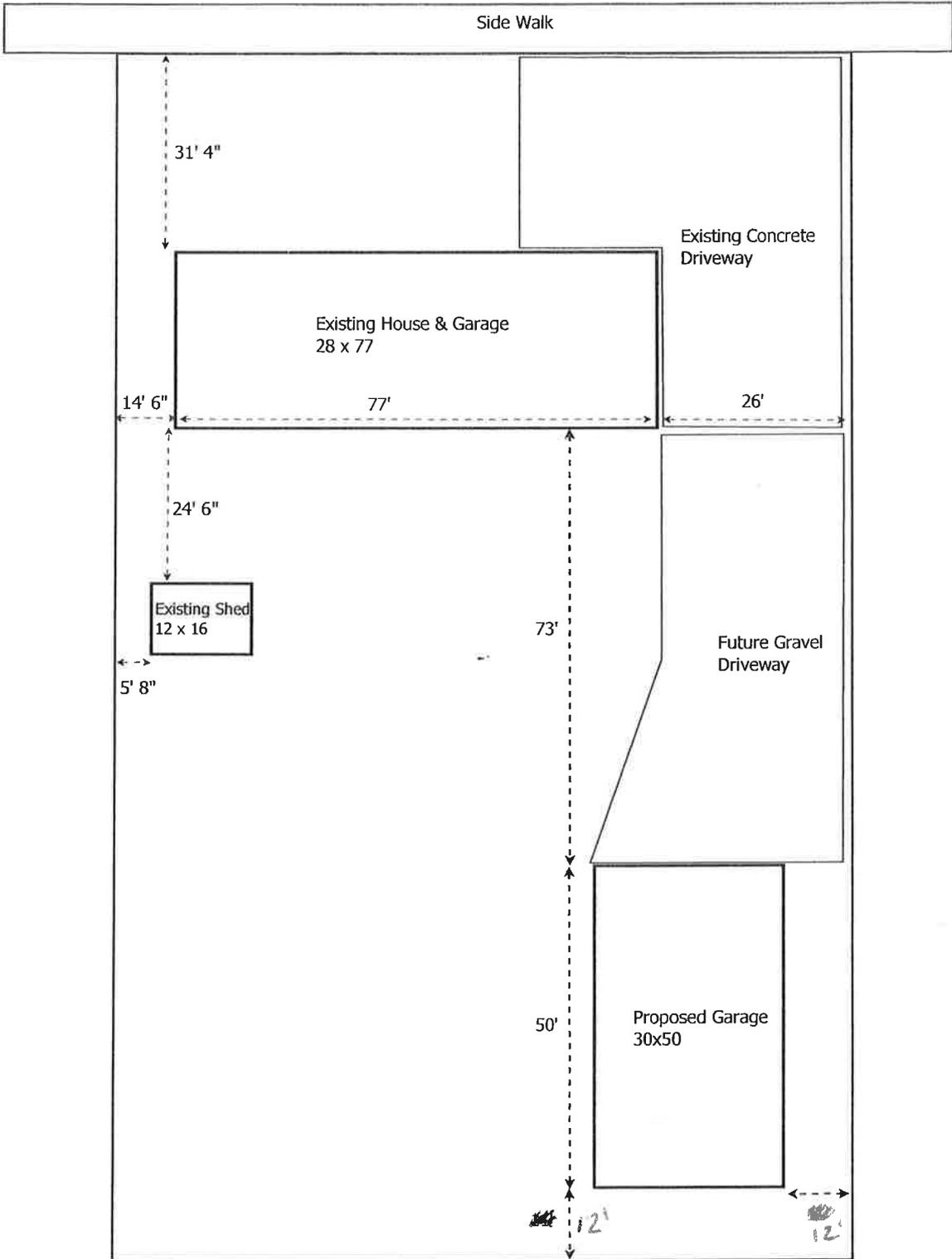
Regards



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



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 (ZONING)/USES	North - Low Density Residential (LD) (R-2.5)/Single-family Residential across Cannon Park Lane 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 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:

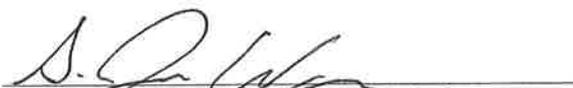
No direct and significant fiscal impact is anticipated.

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

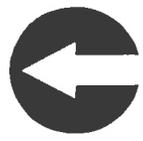
Submitted by: 
 S. Jacob Warner (Jake), Planner II



AERIAL MAP

Wenzel ALU

2084 W. Lawrence Circle



Aerial Dated
Nov. 2011

100



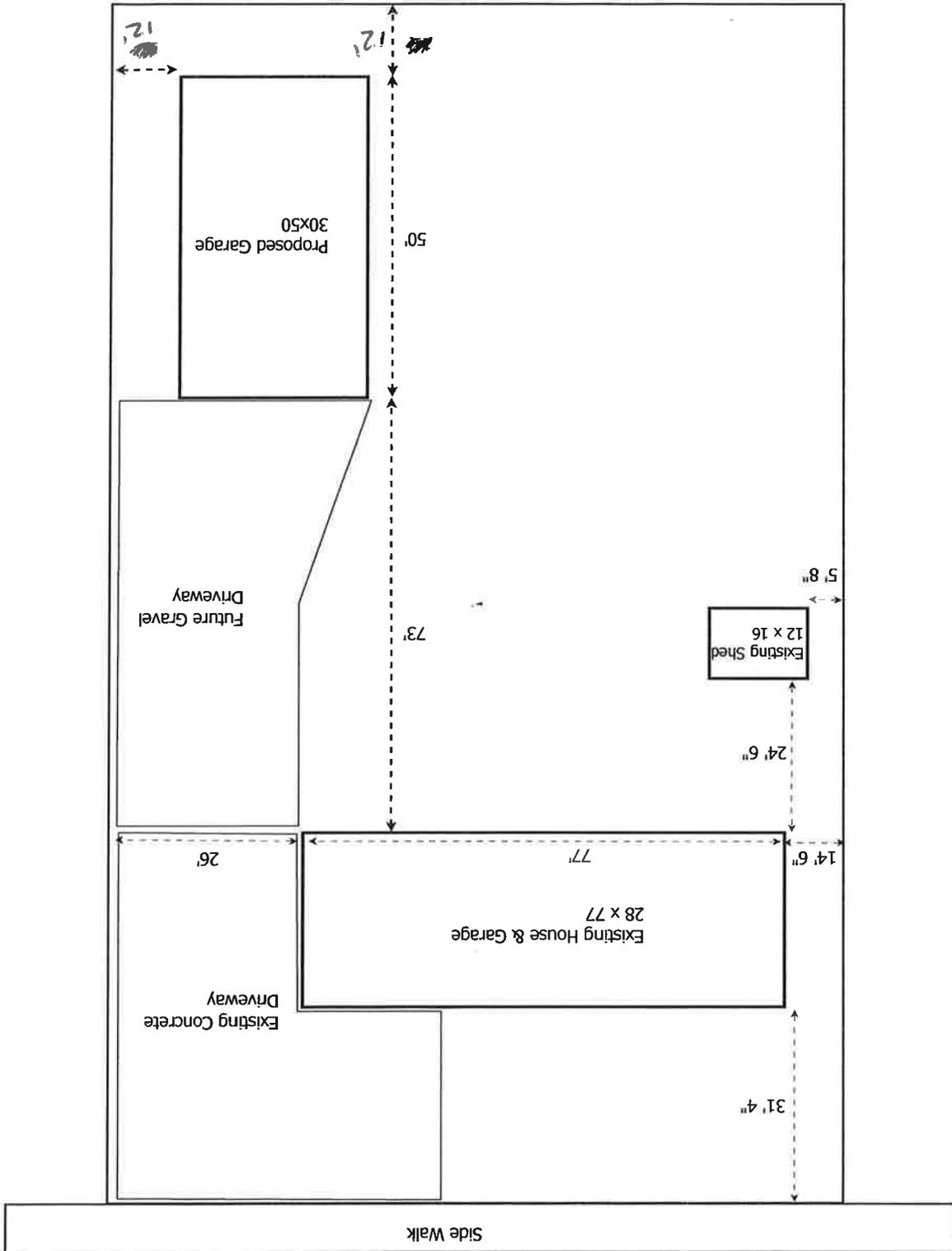
Feet

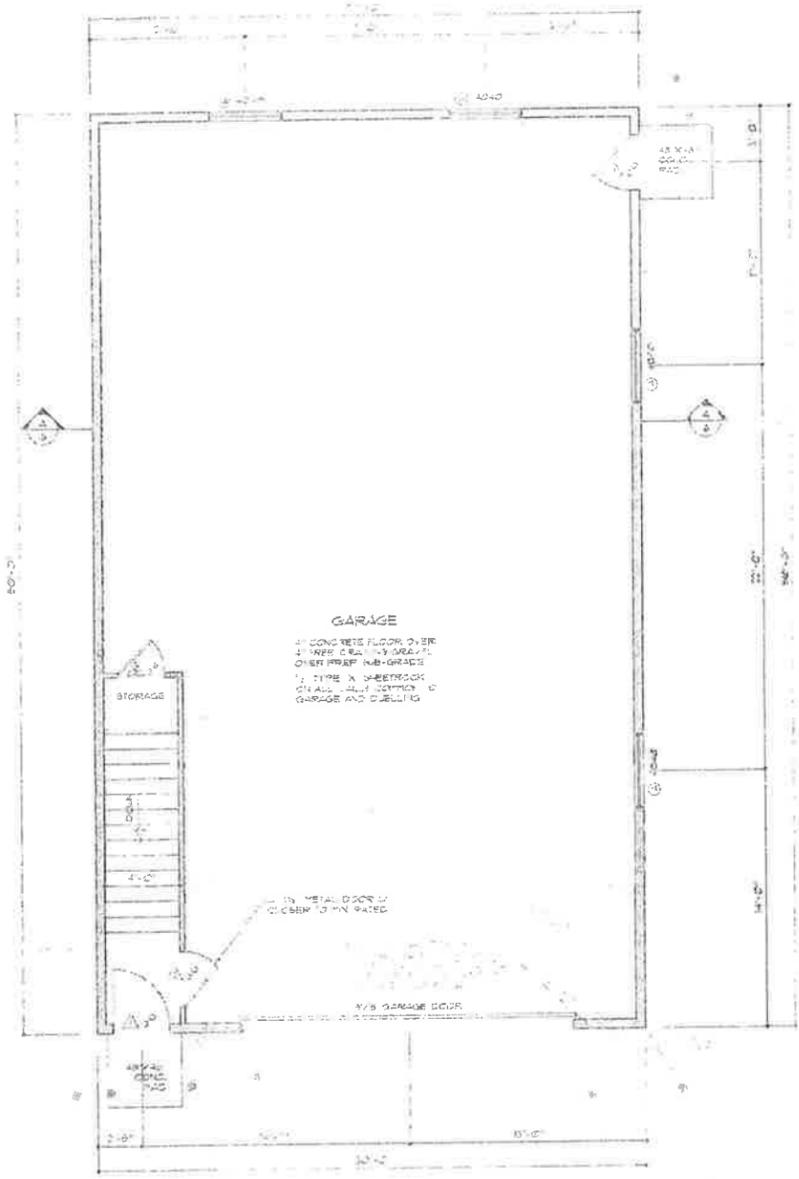
Legend

 CITY BOUNDARY

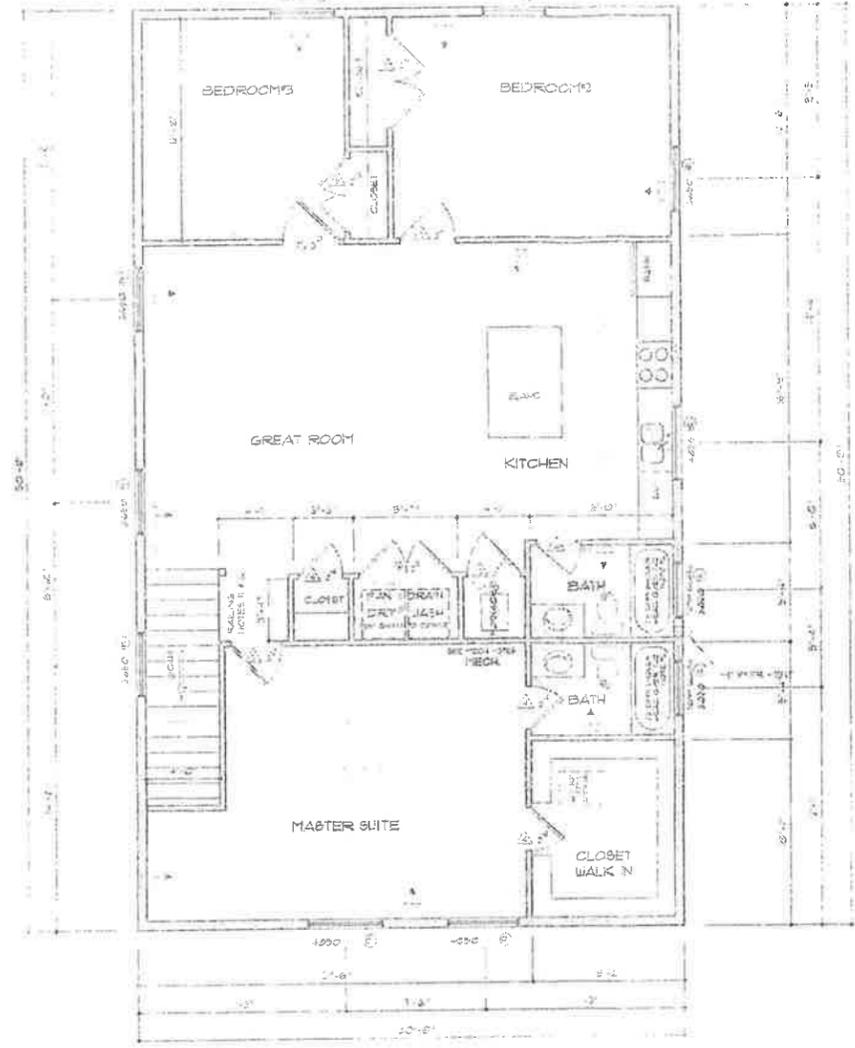
 PARCELS

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





GARAGE PLAN
1500 SQUARE FEET



UPPER FLOOR PLAN
2614 SQUARE FEET

NOTE

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. FINISHES TO BE DETERMINED BY THE CLIENT.

3. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK.

4. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOK.

5. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL PLUMBING AND HEATING CODE BOOK.

6. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL FIRE AND SAFETY CODE BOOK.

7. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING DEPARTMENT CODE BOOK.

8. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ENERGY CONSERVATION CODE BOOK.

9. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SMOKE AND ALARM CODE BOOK.

10. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT.

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TECHNI-GRAPHIC SERVICES

DATE: 8/20/08
PROJECT: CURTIS

PLAN NUMBER: GARAGE

SHEET NUMBER: 1 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 1/2 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.