



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Tuesday, November 10, 2026 at 6:00 PM

AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Tuesday, November 10, 2026**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Bradley Farrar

Commissioners | Garth Hood | Stewart Riding | Dan Harsh | Brooke Paxton

Please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/82661513795>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 8266151 3795

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

HEARING ON THE FOLLOWING

1. Amend Title 11.02.050 Simple Lot Subdivision, Ordinance O-2025-27
2. Amend Title 10.18.020 Residential Lots; Access, Ordinance O-2026-28
3. General Plan Map Amendment to Change the Land Use Designation of Parcels AV-2183-A, AV-2165, AV-2184, AV-2182, and AV-2185 (West Temple Area) from Residential Low (5+ Acres) to Agricultural, and Parcel AV-1378-Q (Canaan Area) from Residential Medium (1–5 Acres) to Agricultural, Ordinance O-2026-29

DISCUSSION AND POSSIBLE ACTION ITEMS

- [4.](#) Conditional Use Permit Application for an Accessory Building Exceeding the Maximum Height Requirement – Robert Zitting, 1810 E. 2000 S
- [5.](#) Amend Title 11.02.050 Simple Lot Subdivision, Ordinance O-2025-27
- [6.](#) Amend Title 10.18.020 Residential Lots; Access, Ordinance O-2026-28
7. Authorize Consideration of a General Plan Map Amendment for Six Parcels (AV-2183-A, AV-2165, AV-2184, AV-2182, AV-2185, and AV-1378-Q) Outside the Regular Review Schedule, Pursuant to Apple Valley Municipal Code § 10.05.020(H)(1)
- [8.](#) General Plan Map Amendment to Change the Land Use Designation of Parcels AV-2183-A, AV-2165, AV-2184, AV-2182, and AV-2185 (West Temple Area) from Residential Low (5+ Acres) to Agricultural, and Parcel AV-1378-Q (Canaan Area) from Residential Medium (1–5 Acres) to Agricultural, Ordinance O-2026-29

APPROVAL OF MINUTES

- [9.](#) Minutes: October 14, 2026 - Planning Commission Hearing and Meeting

ADJOURNMENT

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website www.applevalleyut.gov.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.

**TOWN OF APPLE VALLEY
PLANNING COMMISSION STAFF REPORT**

Conditional Use Permit — Robert Zitting | Proposed accessory garage height

Applicant	Robert Zitting
Property	1810 E 2000 S, Apple Valley, Utah (verify address against parcel record)
Application received	October 13, 2026
Request	Conditional use approval for accessory building height above the otherwise permitted limit
Hearing date	To be scheduled
Zoning / parcel number	Confirm against Town zoning map and County parcel record

1. Request and background

The applicant proposes a private, two-story, barn-style garage on an approximately five-acre residential property. The application describes the proposed conditional use as a “2nd story floor.” The submitted building plans and elevations indicate a proposed accessory structure exceeding the generally applicable 25-foot accessory-building height limit; staff previously identified a plan height of approximately 28 feet 3 inches. The Planning Commission is asked to consider the additional height, not to approve construction plans or a commercial use.

The applicant states that the garage will be for personal use, with no retail or commercial operation, vehicle painting, or vehicle repair business. The narrative describes a barn-like appearance, an approximately 38-foot separation from the closest property line, and approximately 107 feet from the road. These dimensions and the height measurement require verification against the final site plan and applicable code measurement method.

2. Applicable municipal code

Apple Valley Municipal Code §10.07.090(B)(1) authorizes the Planning Commission to consider conditional use permits for accessory buildings taller than otherwise permitted. Section 10.07.090(C) requires conditional use approval before issuance of a building permit for the conditional use. Section 10.07.090(E)(3) calls for a staff report, and §10.07.090(E)(4) requires approval when reasonable conditions can mitigate reasonably anticipated detrimental effects under applicable standards. Section 10.07.090(F)(1) requires authorization as a conditional use under the zoning title. The accessory-height provision and zoning designation should be confirmed before final action.

3. Staff evaluation

Compatibility and appearance. The applicant proposes barn-style architecture intended to complement the rural and agricultural character of the neighborhood. Elevations and color examples are included. Height and massing may affect views or visual compatibility; the Commission should evaluate the final elevations and neighboring property context.

Site layout and setbacks. The application includes aerial maps, site plans, and building drawings. The applicant reports substantial separation from the road and nearest property boundary. Staff should confirm the structure location, setbacks, access, and any easement or drainage constraints before building permit issuance.

Traffic, utilities, and public safety. The applicant states the garage is private, with no additional traffic associated with a business, and that water, power, and septic infrastructure already serve

the residence. Building, fire, drainage, and utility compliance remain subject to applicable technical reviews. The CUP does not substitute for these reviews.

Noise and neighboring impacts. The applicant represents that no commercial activity, painting, or repair business will occur. Limiting approval to the described private accessory use would address potential increases in traffic, noise, fumes, and outdoor activity. The Commission may identify other reasonably anticipated impacts supported by the record.

4. Recommended conditions if approved

1. Approval is limited to the proposed private accessory garage and the height and configuration specifically approved by the Planning Commission; final plans shall show the approved maximum height measured as required by Town code.
2. Before issuance of a building permit, the applicant shall submit a final site plan and elevations for staff verification of building height, setbacks, property boundaries, easements, access, and applicable zoning standards.
3. The structure shall not be used for commercial vehicle repair, painting, retail operations, or other business activities under this CUP. Any change of use requiring additional land-use approval shall be reviewed separately.
4. The applicant shall obtain all required building and other permits and satisfy applicable building, fire, engineering, drainage, and utility requirements before construction or occupancy, as applicable.
5. Exterior lighting shall be directed and shielded to minimize spillover onto adjacent properties, consistent with applicable Town standards.
6. Any material change to the approved building location, height, design, or use shall be evaluated by Town staff to determine whether an amendment to the CUP is required.

5. Proposed findings for Commission consideration

7. The Town code provides a conditional use review process for accessory-building height above the otherwise permitted limit.
8. The applicant submitted plans, elevations, and a narrative describing a private barn-style garage and its proposed relationship to surrounding properties.
9. Potential impacts from additional building height and accessory use may be addressed through conditions concerning the approved height, location, design, use, and applicable technical standards, subject to Commission review of the evidence.
10. Approval of a CUP does not waive other applicable permits or code requirements.

6. Staff recommendation and suggested motion

Staff recommends that the Planning Commission consider APPROVAL WITH CONDITIONS, provided the zoning designation, applicable height provision, exact requested height, and final setbacks are verified and the Commission finds the reasonably anticipated detrimental effects can be substantially mitigated.

Suggested motion: "I move to approve the conditional use permit for Robert Zitting for an accessory garage exceeding the otherwise permitted accessory-building height at 1810 E 2000 S, subject to the findings and six conditions in the staff report, with the approved maximum height of [insert height] feet as measured under Town code."

Alternative: The Commission may modify reasonable conditions based on the evidence, continue the item for needed information, or deny only if identified reasonably anticipated detrimental effects cannot be substantially mitigated by reasonable conditions under applicable standards.

7. Materials reviewed

Robert Zitting Conditional Use Permit application and attachments (90 pages), including applicant narrative, site plans, elevations, and engineering documents; Apple Valley Municipal Code §10.07.090 Conditional Use Permit (5 pages).

Staff verification before agenda publication: confirm zoning district, parcel ID, street address, the governing accessory-height subsection, the exact proposed height and height measurement method, and any department comments.



Town of Apple Valley

1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Date Received: 10/13 Item 4.

Fee: \$800.00

Payment Method: CC

Receipt Number: 332085490

CONDITIONAL USE PERMIT

Applicant Information

Name: Robert Zitting Telephone: [REDACTED]

Address (City, State, Zip): 1810 E 2000 So.

Agent (If applicable): _____ Agent Phone: _____

Address of Subject Property: 1810 E. 2000 So.

Tax ID of Subject Property: _____

Proposed Conditional Use: 2nd story floor

[Signature]

Applicant Signature

10/15/2026

Date

This application shall be accompanied by the following:

- ☒ A vicinity map showing the general location of the application
- ☒ Three (3) copies of a plot plan showing the following:
 - ☒ Property boundaries, dimensions and existing streets
 - ☒ Location of existing and proposed buildings, parking, landscaping and utilities
 - ☒ Adjoining property lines and uses within one hundred feet of subject property
- ☒ A reduced copy of all plans (8.5x11 if readable, or 11x17) if original plans are larger
- ☒ Building elevations for new construction, noting proposed materials and colors
- ☒ Traffic impact analysis, if required by the Town Engineer or the Planning Commission
- ☒ Applicant's responses to the Conditional Use Permit standards for review (attached)
- ☒ A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit.
- ☒ Warranty deed, preliminary title report, or other document (see Affidavit of Property owner attached) showing evidence that the applicant has control of the property.

Conditional Use Permit Standards for Review

Please provide response to the following for the Commissions review:

- a. The harmony and compliance of the proposed use with the objectives and requirements of the Town's General Plan and the Land Use Code;
- b. The suitability of the specific property for the proposed use;
- c. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
- d. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity
- e. The economic impact of the proposed facility or use on the surrounding area;
- f. The aesthetic impact of the proposed facility or use on the surrounding area;
- g. The number of other similar conditional uses in the area and the public need for the proposed conditional use;
- h. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
- i. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation
- j. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use.
- k. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
- l. The impact of the proposed facility or use on the health, safety, and welfare of the Town, the area, and persons owning or leasing property in the area.

Elevation of barn

Applicants Response to: For a Conditional use Permit Standards

Item 4.

Oct 10 2026

Good Day All:

A- We Intend to build a garage made to look like a barn in harmony with the Mayors vision of having more rural and agricultural use in Apple Valley. We are on a 5 acre lot and wish to keep the look and feel of agricultural living.

B- This is very suitable for our area as a residential, agricultural neighborhood Garage by having the barn look, colors and by having a silo on it. The floor elevation of our barn where it sits is substantially lower than our closest neighbor to the west and to the road to our north. The main floor of our neighbors house that is currently under construction, is approx 10 ft above our floor level and the road on our north border is approx. 15 ft above our floor level. Our Garage sits 38' from our property line and 248 ft from the neighbors home that is under construction.

C- This is a neighborhood of 5 acre and larger lots, giving the look and feel of rural and agricultural living. We are currently testing different varieties of Grape Vines to see what will thrive in this region with minimal water in an attempt to keep down the weeds and sagebrush (that we found out my wife is allergic to) and make the property more manageable and appealing to rural and agricultural living.

D- This proposed project will not impact or injure any proposed or future building in the area or vicinity.

E- There is no economic impact to the area or vicinity other than increased Property Tax that will positively impact the city.

F- We believe the aesthetic impact is hugely positive to the area keeping with the look and feel of rural/agricultural living with no negative impact on the surrounding area.

G- There is a very large rusty transmission garage about ¼ mile to our west, I think built before the city was founded, two lots to our East has a windmill for I assume power generation that we hear when the wind blows, it does not bother us and it was here before we built our house. We believe this looks much better, our garage makes no noise and there are no lights violating the neighborhood light code.

H- We already have our septic tank that was approved for 5 bedroom and 5 bathroom home, we already have our water connection and power connection established when we built our main home. This unit only has a toilet, Hand sink and a 3 compartment sink to wash grapes if we can grow them. This is a private garage and will not impact the traffic or transportation at all.

I- Our utilities, access, drainage, parking, loading, vehicle circulation, lighting, landscaping and open space was all considered and provided for when we built the original home in anticipation of building a detached garage. Also this is just personal use and not for retail or commercial use.

J- There will be no noxious or offensive noise, glare, dust, emissions, pollutants or odors coming from our garage. It is just to store our tractors, old 1977 ford 1956 Airstream and to use as a office. Putting a silo on it and keeping with the Apple Valley Rural feel helps.

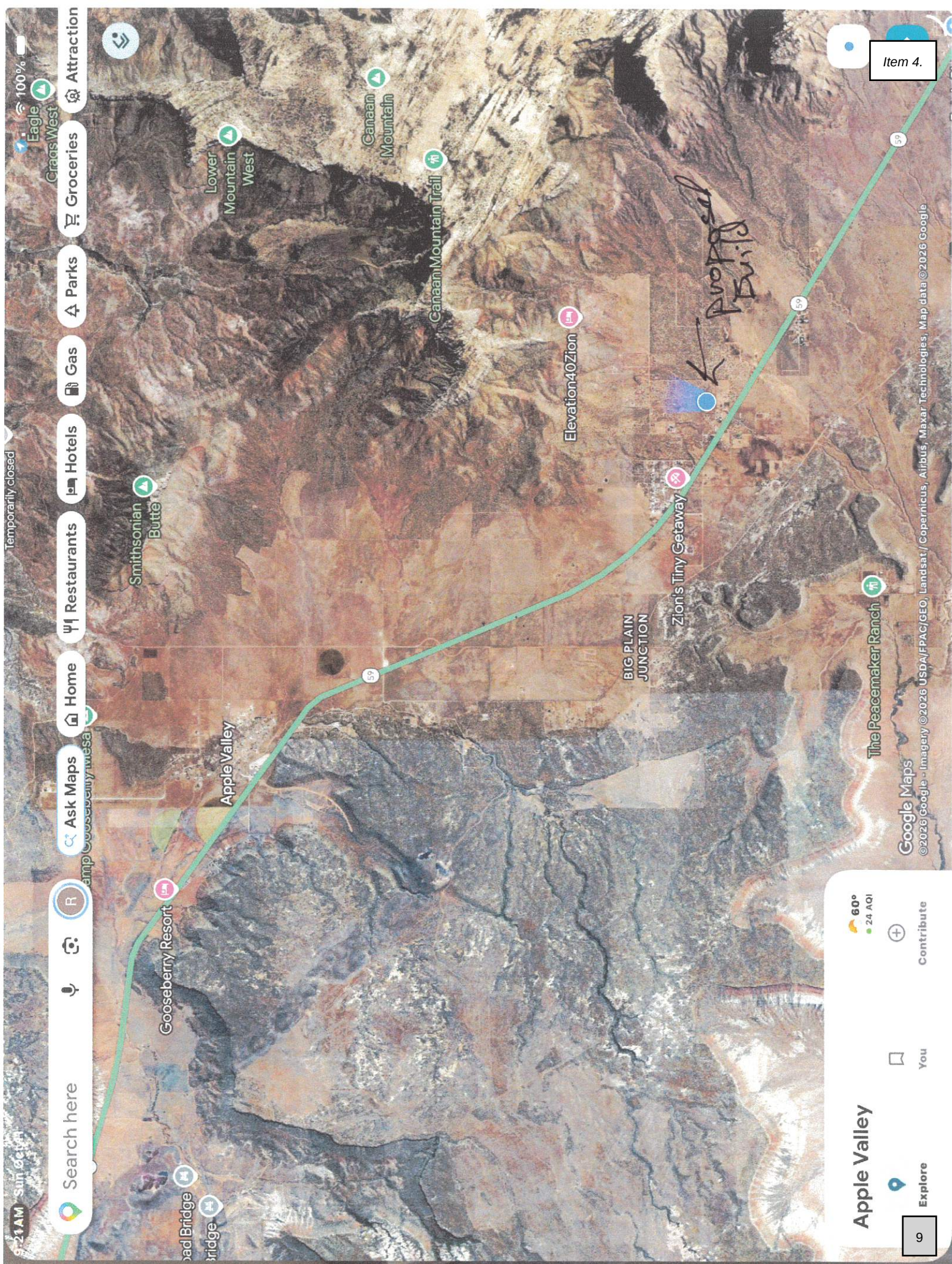
K- We are keeping this 38' from the the closest property line, 107 ft from the road the building will be insulated to reduce noise and maximize efficiency.

L- There will be no adverse health, safety or welfare effects on the town. We are building a aesthetically pleasing building that is insulated looks nice and fits with the look and feel the town wants. We are not processing anything except washing grapes if we get lucky, we are not repairing or painting vehicles. There will be No commercial use.



Robert Zitting

10-10-26



Item 4.

Search here

R

Ask Maps

Home

Restaurants

Hotels

Gas

Parks

Groceries

Attraction

Apple Valley

You

Explore

Contribute

Google Maps
©2026 Google - Imagery ©2026 USDA/FPAC/GEO, Landsat / Copernicus, Airbus, Maxar Technologies, Map data ©2026 Google

Search here



Ask Maps



Home



Restaurants



Attractions



Hotels



Groceries



60°
24 AQI



Contribute



You



Explore

Apple Valley

Item 4.



Google Maps

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Search here



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Ask Maps



Home



Parks



Restaurants



Gas



Attractions



Hotels



Groceries



100%

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24 AQI



Contribute



You



Explore

Apple Valley

11

Google Maps
©2025 Google - Imagery ©2026 Maxar Technologies, Airbus, Map data ©2026 Google

Item 4.

Apple Valley

nuclear construction



Owner, address, or parcel ID



ZITTING ROBERT C TRUSTEES ZITTING
MELANIE L TRUSTEES ROBERT AND
MELANIE ZITTING FAMILY TRUST U/A/D

Owner

1810 E 2000

Address

1028378

RLOW LEVI L TR BARLOW RACHEL
TR BARLOW MARION C TR

JESSOP EDWARD L

ZITTING ROBERT C TRUSTEES ZITTING
MELANIE L TRUSTEES ROBERT AND
MELANIE ZITTING FAMILY TRUST U/A/D

BREKKE ERIN GRAY BREKKE AARON
CHARLES

SOUTHWORTH SPENCER

1800 E

2000 S

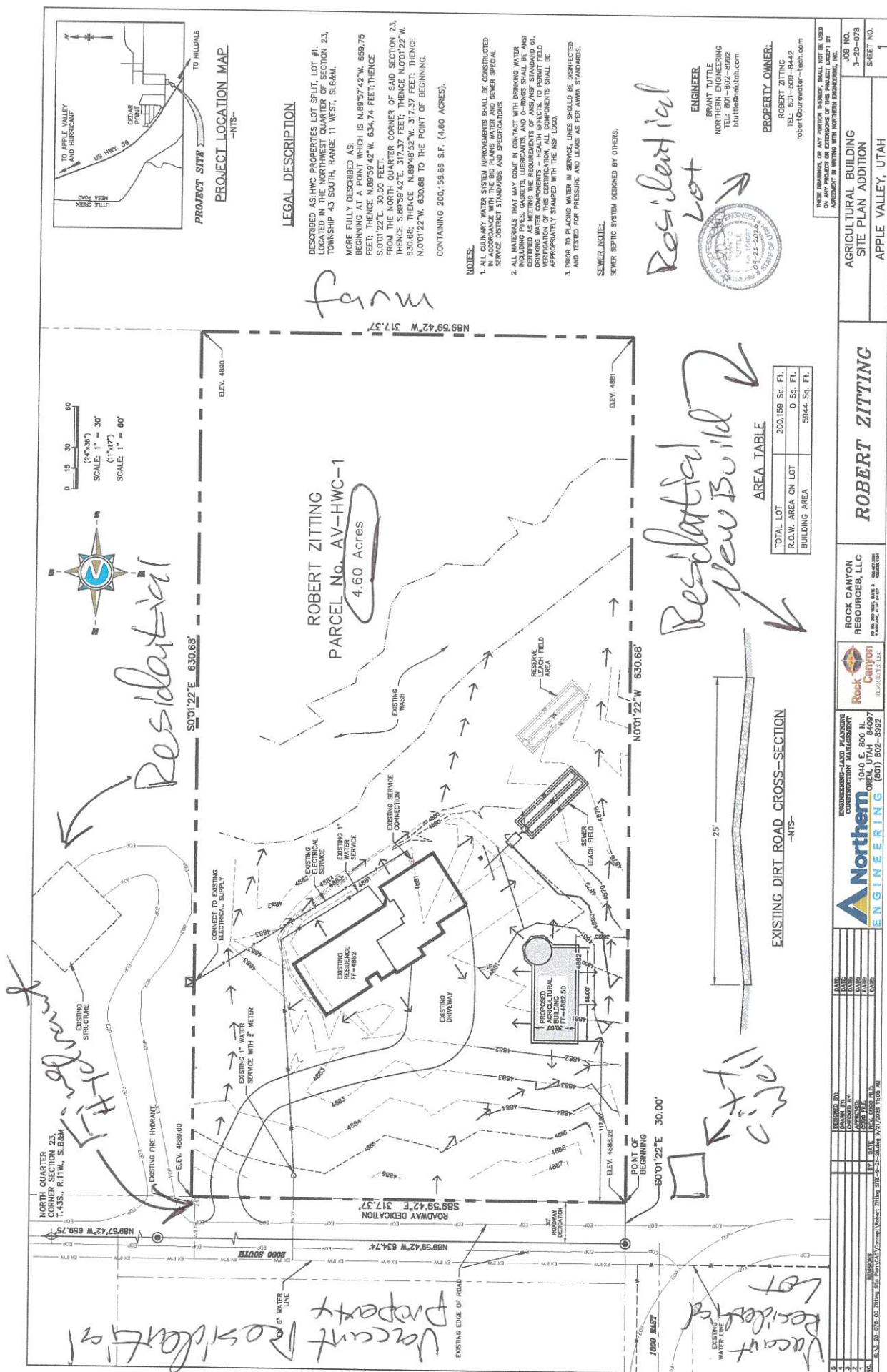
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AARON R & GLORIA H

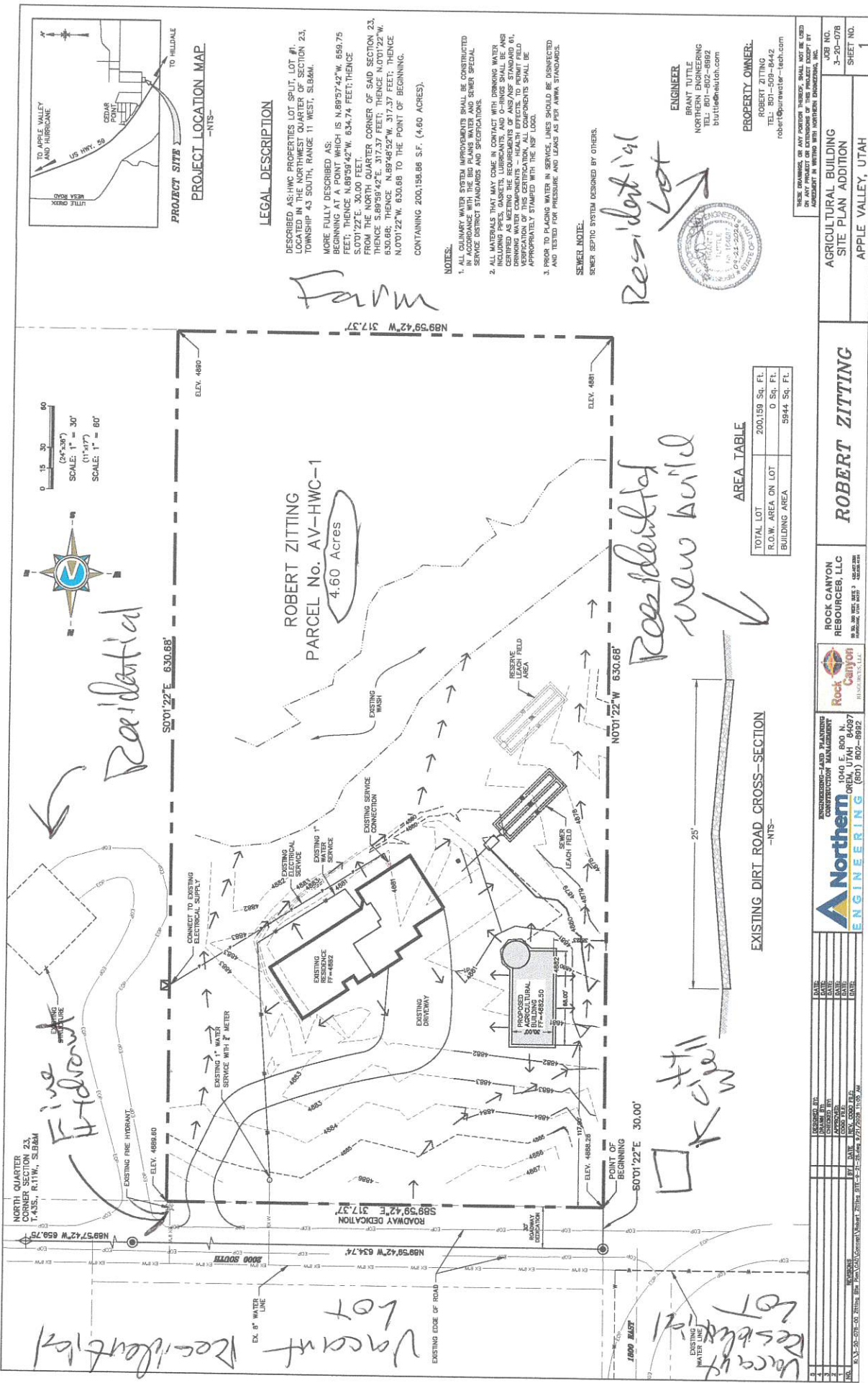
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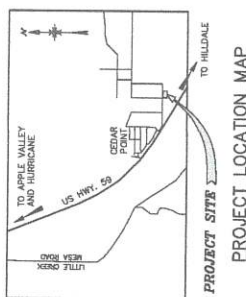
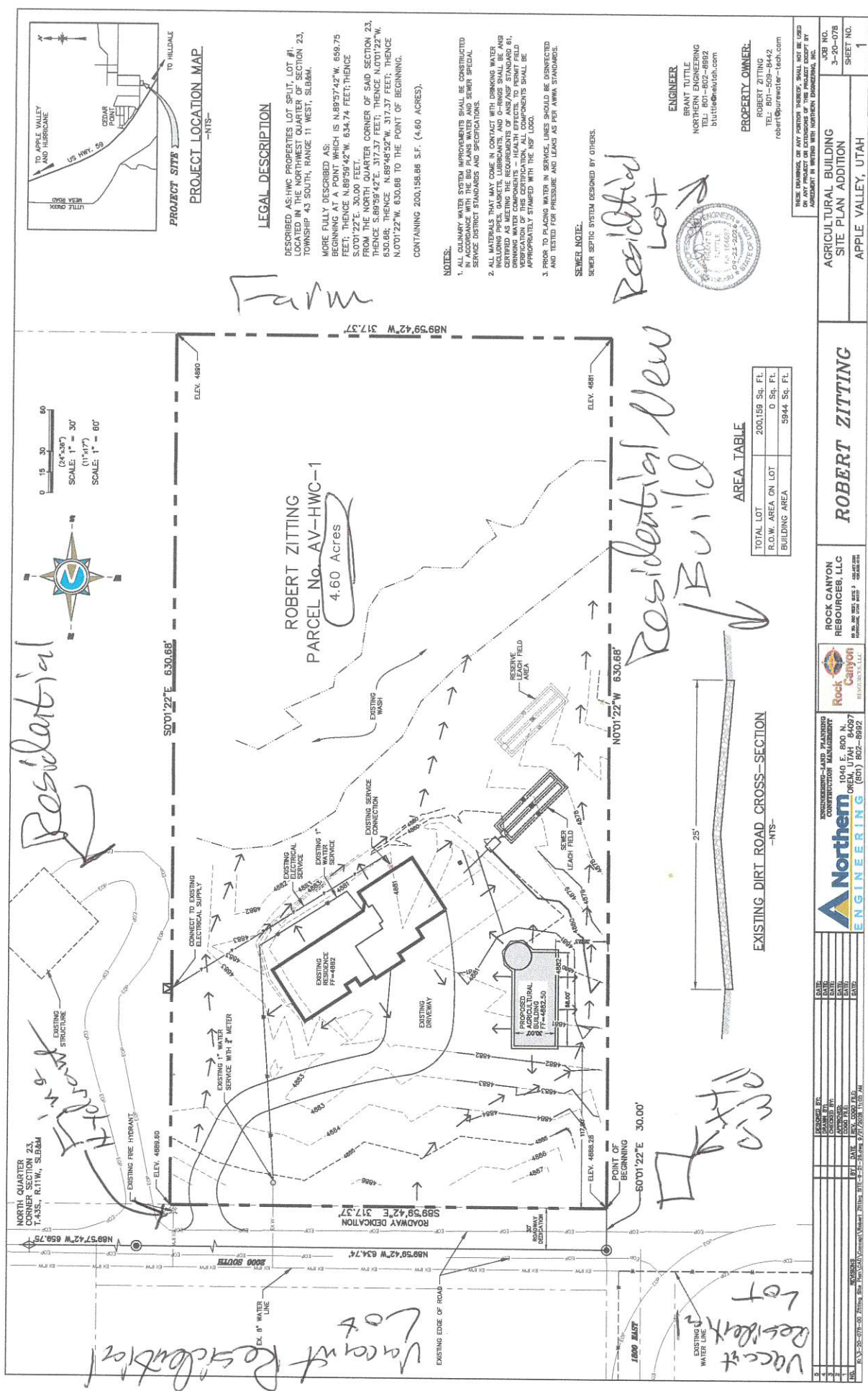
SHAPLEY ANTHONY W



Item 4.







LEGAL DESCRIPTION

DESCRIBED AS-HWC PROPERTIES LOT SPLIT, LOT #1, LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M. MORE FULLY DESCRIBED AS: BEGINNING AT A POINT WHICH IS N.89°57'42"W. 659.75 FEET; THENCE N.89°59'42"W. 634.74 FEET; THENCE S.0°01'22"E. 30.00 FEET; FROM THE NORTH QUARTER CORNER OF SAID SECTION 23, THENCE S.89°59'42"E. 317.37 FEET; THENCE N.0°01'22"W. 630.68; THENCE N.89°48'52"W. 317.37 FEET; THENCE N.0°01'22"W. 630.68 TO THE POINT OF BEGINNING. CONTAINING 200,158.86 S.F. (4.60 ACRES).

NOTES:

1. ALL CULINARY WATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
2. ALL MATERIALS THAT MAY COME IN CONTACT WITH DRINKING WATER SHALL BE APPROVED BY THE DISTRICT ENGINEER AND SHALL BE APPROVED AS MEETING THE REQUIREMENTS OF THE DISTRICT ENGINEER. DRINKING WATER COMPONENTS - HEALTH EFFECTS, TO PERMIT FIELD INSPECTION AND VERIFICATION, ALL COMPONENTS SHALL BE APPROPRIATELY STAMPED WITH THE NSF LOGO.
3. PRIOR TO PLACING WATER IN SERVICE, LINES SHOULD BE DISINFECTED AND TESTED FOR PRESSURE AND LEAKS AS PER AWWA STANDARDS.

SEWER NOTE:

SEWER SEPTIC SYSTEM DESIGNED BY OTHERS.

ENGINEER

BRANT TUTTLE
NORTHERN ENGINEERING
1040 E. 800 N.
OREM, UT 84057
btuttle@northern.com

PROPERTY OWNER:

ROBERT ZITTING
TEL: 801-509-8442
rob@zittinger.com

THIS PLAN, SPECIFICATIONS, AND ANY ATTACHED SCHEDULES SHALL NOT BE USED ON ANY PROJECT OR EXTENSION OF THIS PROJECT WITHOUT THE AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

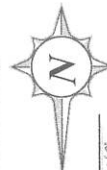
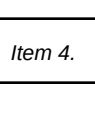
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JOB NO.	3-20-078
SHEET NO.	1

ROBERT ZITTING

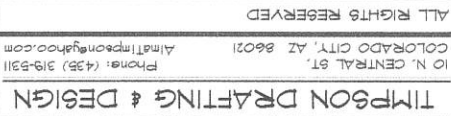
ROCK CANYON
RESOURCE, LLC

NORTHERN ENGINEERING
1040 E. 800 N.
OREM, UT 84057
(801) 802-8992

DATE	REVISION
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[illegible]

OWNER	NAME: ROBERT & MELANIE ZITTING E-MAIL: rz2399@gmail.com PHONE: 601-593-4443 APPLE VALLEY, UTAH.
BUILDER	
OWNER BUILDER / SEE ABOVE	
SHEET INDEX	1. PLOT PLAN 2. SLAB EDGE PLAN 3. BASEMENT FLOOR PLAN 4. MAIN FLOOR PLAN 5. UPPER FLOOR PLAN 6. FRONT & REAR ELEVATIONS 7. RIGHT & LEFT ELEVATIONS 8. CROSS SECTION 9. BASEMENT ELECTRICAL PLAN 10. MAIN FLOOR ELECTRICAL PLAN 11. UPPER FLOOR ELECTRICAL PLAN



PROPOSED AGRICULTURAL
BUILDING FOR
ROBERT & MELANIE ZITTING

ISSUE DATE:	06/10/2026
DESIGN BY:	D.S.T.
CONSTRUCTION DRAWING NO. BY:	J.B.T.

PAGE • 2

17

1. ANCHOR BOLTS PER STRUCTURAL DRAWINGS.
2. VERIFY ALL DIMENSIONS WITH FRAMING PLANE.
3. BOTTOM OF ALL FOOTINGS TO BE POURED 10" MIN. (FROST DEPTH) BELOW FINISH GRADE.





TIMPSON DRAFTING & DESIGN
10 N. CENTRAL ST.
COLORADO CITY, AZ 86021
Phone: (435) 319-5311
Altmail@timpsondhd.com

PROPOSED AGRICULTURAL
BUILDING FOR
ROBERT & MELANIE ZITTING

PROJECT: 441-441C (1440-1000)
810 E 2000 S, ZONE 80
ARIZONA VALLEY, UTAH

ALL RIGHTS RESERVED

SCALE DATE:	06/10/2020
DESIGN BY:	
DAT:	
CONSTRUCTION	
DRAWINGS BY:	
J.B.T.	

PAGE: 3

BASEMENT FLOOR PLAN

Item 4.

GENERAL NOTES

1. 2-4 EXTERIOR FINISHES, UNLESS NOTED OTHERWISE ON PLAN.
2. 2" WALL HEIGHT THROUGHOUT UNLESS NOTED OTHERWISE ON PLAN.
3. 8" WINDOW HEADERS HEIGHT, UNLESS NOTED OTHERWISE ON PLAN.
4. FLASH + CAULK ALL PENETRATIONS THROUGH PERIMETER AND THROUGH ROOF.
5. REFER TO FINISH SCHEDULE (SHEET 1) FOR SIZE, LOCATION OF ALL STRUCTURAL MEMBERS.

MECHANICAL NOTES

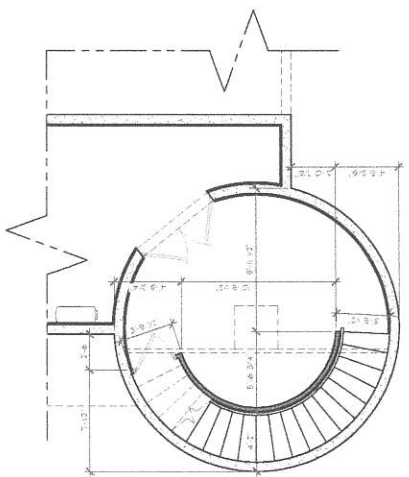
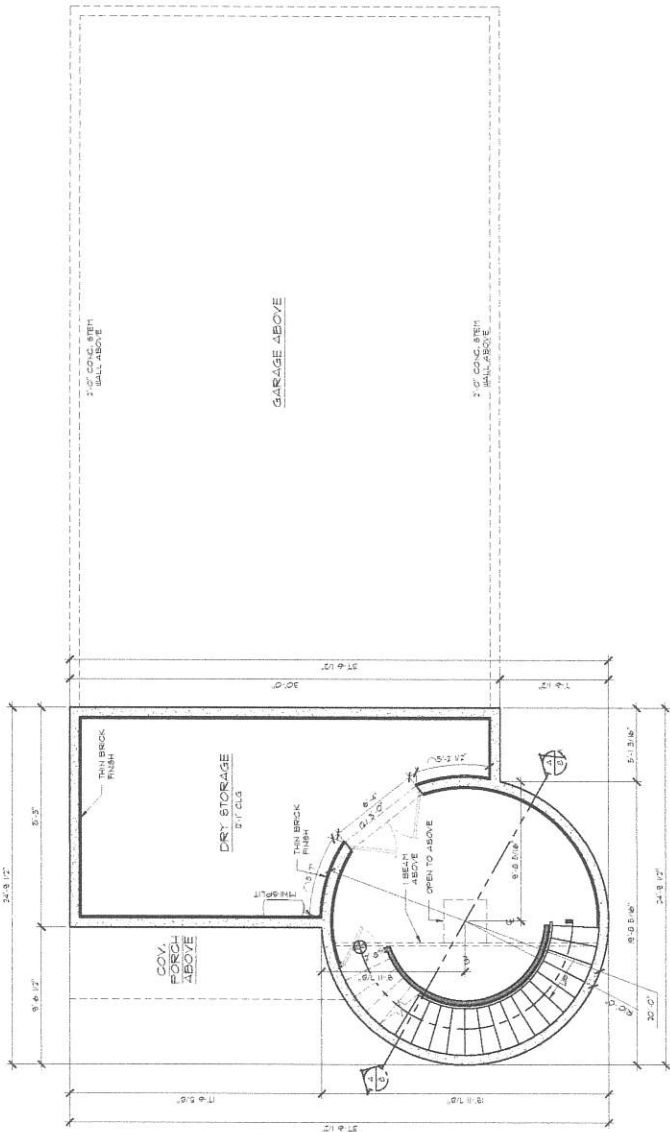
1. PROVIDE CONNECTIONS FOR RAIN.
2. PROVIDE APPROVED SEEING STRIPS FOR WATER HEATER.
3. PROVIDE APPROVED 2 GAL. THERMAL EXPANSION TANK ABOVE WATER HEATER.

BUILDING AREAS

UPPER FLOOR STORAGE:	34 S.F.
MAIN FLOOR OFFICE / STORAGE:	803 S.F.
STAIRS:	140 S.F.
GALEAGE AREA:	1402 S.F.
COVERED OUTDOOR AREA:	80 S.F.

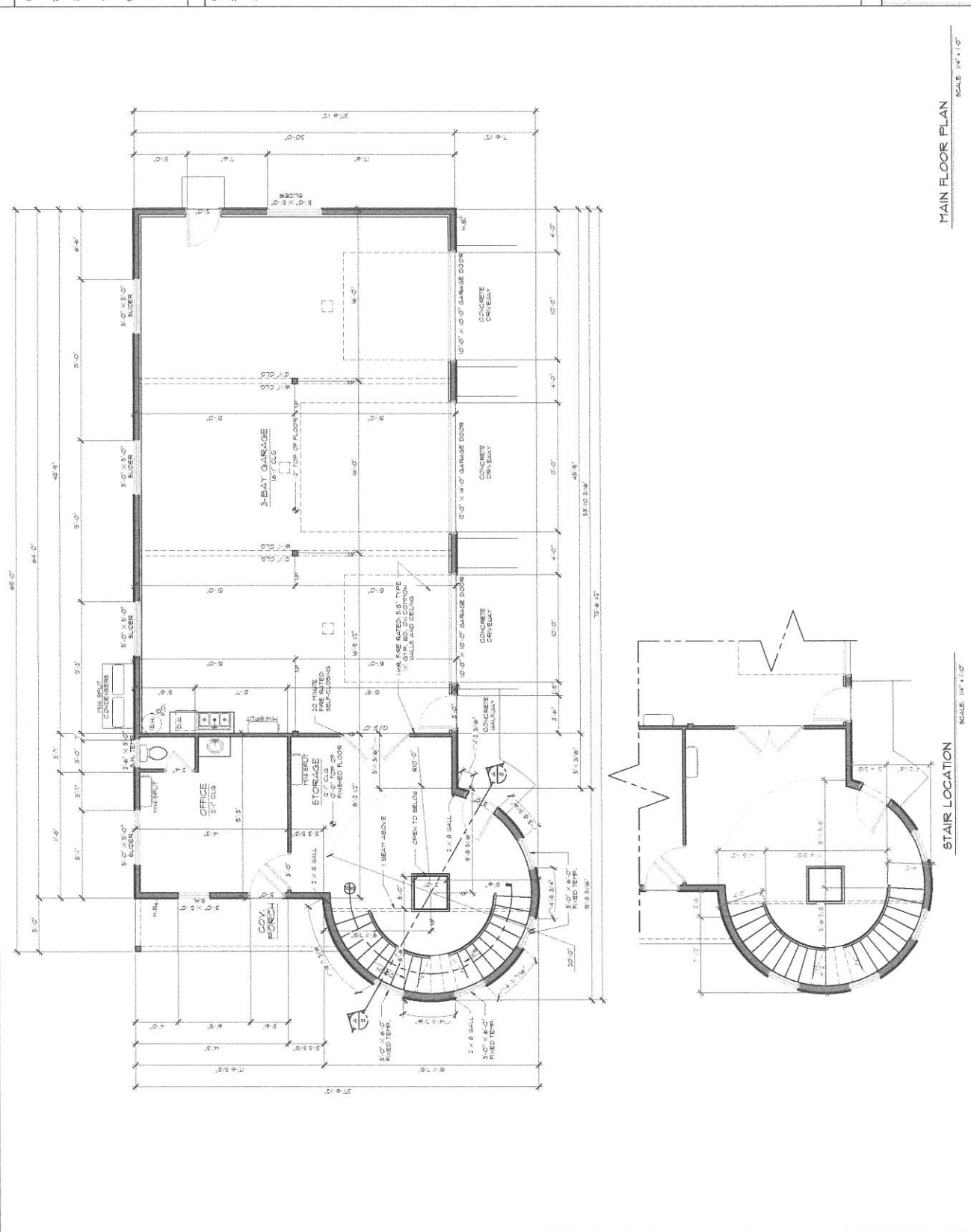
BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



STAIR LOCATION

SCALE: 1/4" = 1'-0"





TIMPSON DRAFTING & DESIGN
10 N. CENTRAL ST.
COLORADO CITY, AZ 86021
Phone: (435) 319-5311
Alt@timpsondesign.com

PROPOSED AGRICULTURAL
BUILDING FOR
ROBERT & MELANIE ZITTING
PARADE AVENUE (435) 319-5311
10 N. CENTRAL ST.
COLORADO CITY, AZ 86021
ALL RIGHTS RESERVED

ISSUE DATES	06/10/2020
DESIGN BY	
DAT.	
CONSTRUCTION	
CORRECTIONS BY	
J.B.T.	

PAGE 5

UPPER FLOOR PLAN

Item 4.

GENERAL NOTES

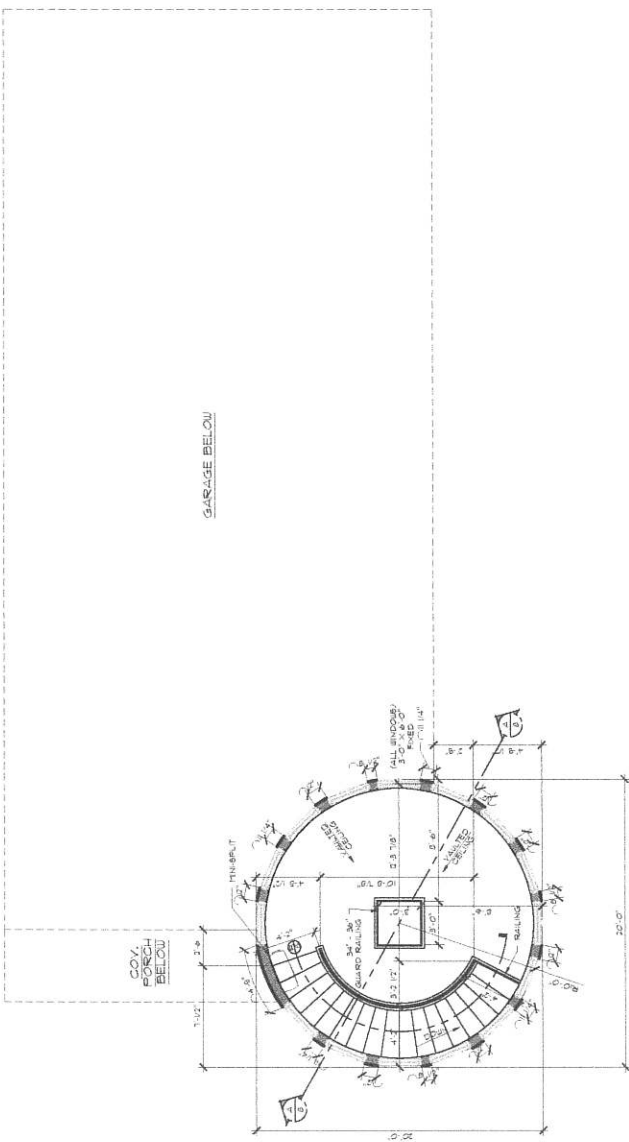
1. 3.0' EXTERIOR FINISH.
2. 2.4' INTERIOR FINISH UNLESS NOTED OTHERWISE ON PLAN.
3. 8" TALL HEIGHT THROUGHOUT UNLESS NOTED OTHERWISE ON PLAN.
4. 8" TALL UNIFORM HEIGHT.
5. 8" TALL UNIFORM HEIGHT.
6. 8" TALL UNIFORM HEIGHT.
7. 8" TALL UNIFORM HEIGHT.
8. 8" TALL UNIFORM HEIGHT.
9. 8" TALL UNIFORM HEIGHT.
10. 8" TALL UNIFORM HEIGHT.
11. 8" TALL UNIFORM HEIGHT.
12. 8" TALL UNIFORM HEIGHT.
13. 8" TALL UNIFORM HEIGHT.
14. 8" TALL UNIFORM HEIGHT.
15. 8" TALL UNIFORM HEIGHT.
16. 8" TALL UNIFORM HEIGHT.
17. 8" TALL UNIFORM HEIGHT.
18. 8" TALL UNIFORM HEIGHT.
19. 8" TALL UNIFORM HEIGHT.
20. 8" TALL UNIFORM HEIGHT.

MECHANICAL NOTES

1. PROVIDE COMBINATION AIR FOR HEAT.
2. PROVIDE COMBINATION AIR FOR HEAT.
3. PROVIDE COMBINATION AIR FOR HEAT.

BUILDING AREAS

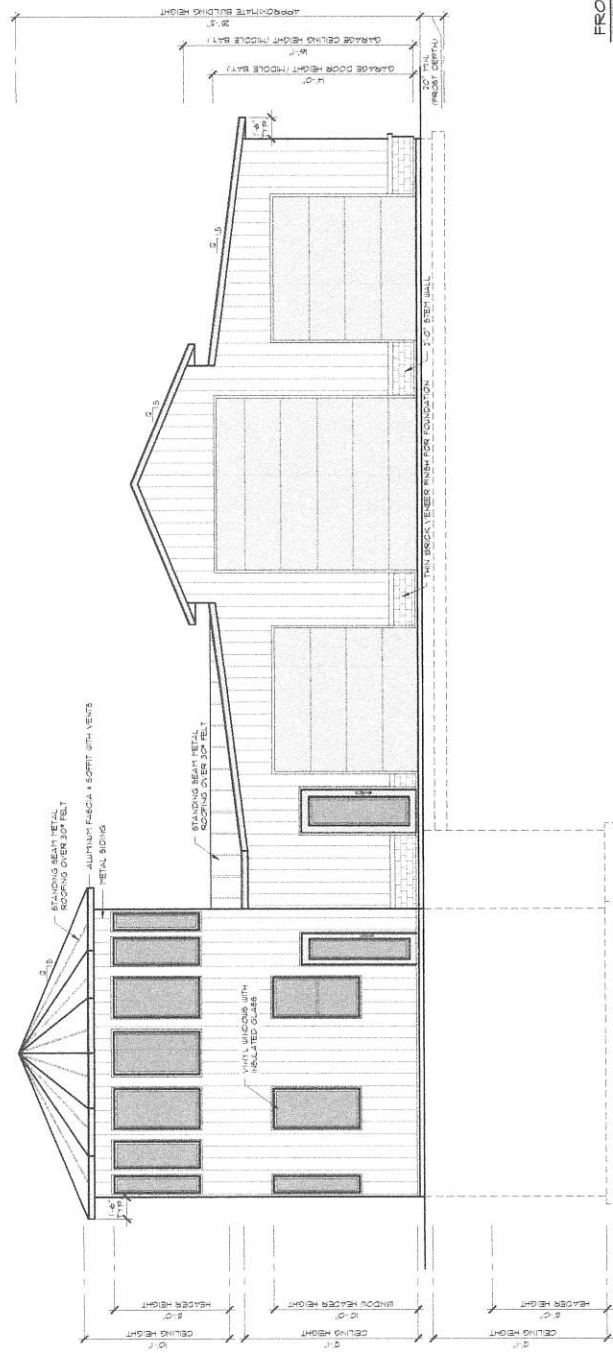
UPPER FLOOR AREA: 142 S.F.
LOWER FLOOR AREA: 142 S.F.
TOTAL AREA: 284 S.F.
COVERED OUTDOOR AREA: 142 S.F.



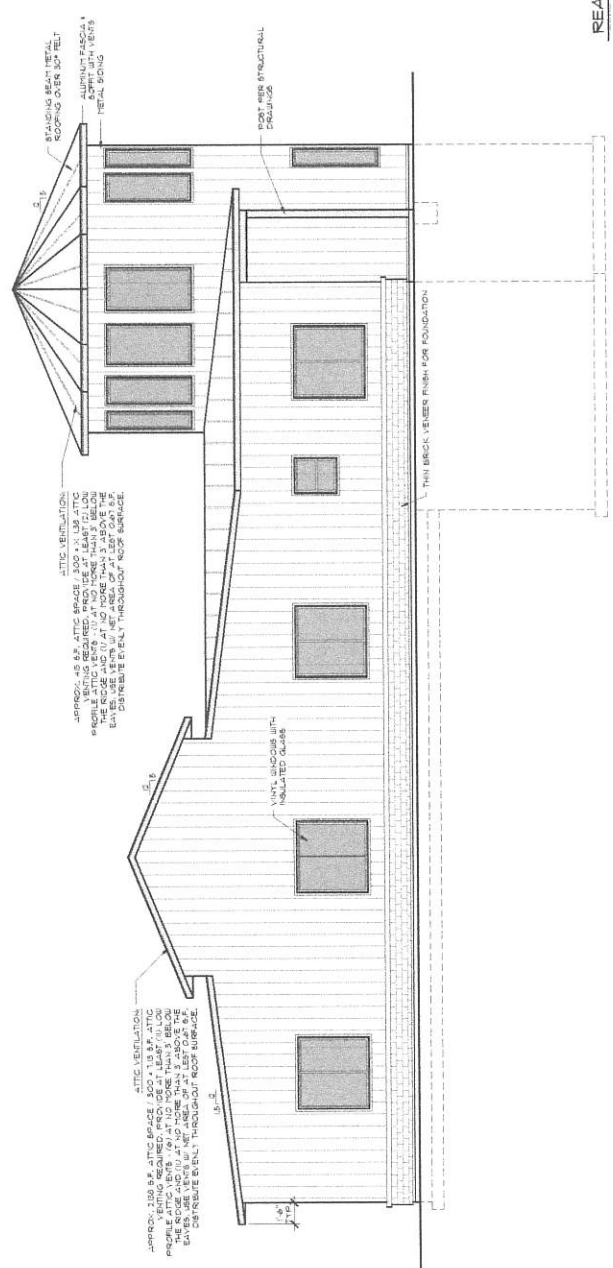
UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

FRONT ELEVATION



REAR ELEVATION





TIMPSON DRAFTING & DESIGN
10 N. CENTRAL ST.
COLORADO CITY, AZ 86021
Phone: (435) 319-5311
Alma@timpsondrafting.com

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PROPOSED AGRICULTURAL
BUILDING FOR
ROBERT & MELANIE ZITTING

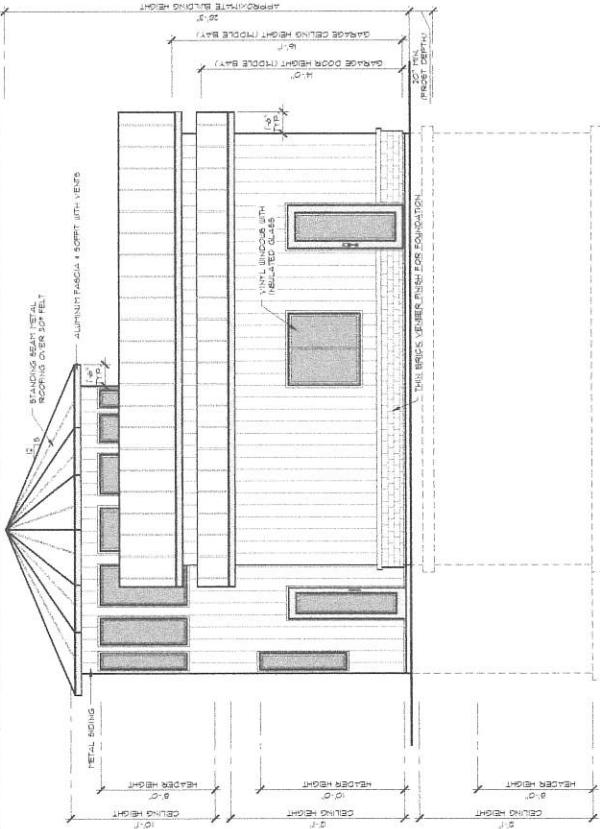
PARCEL: 14V-14-001 (K&M AGRI) 14-001
310 E. 1000 N. 120 E. 100 N.
MARBLE VALLEY, UTAH

ISSUE DATES	04/10/2024
DESIGN BY	
D.A.T.	
CONSTRUCTION	
PROPOSED BY	
J.B.T.	

PAGE 1

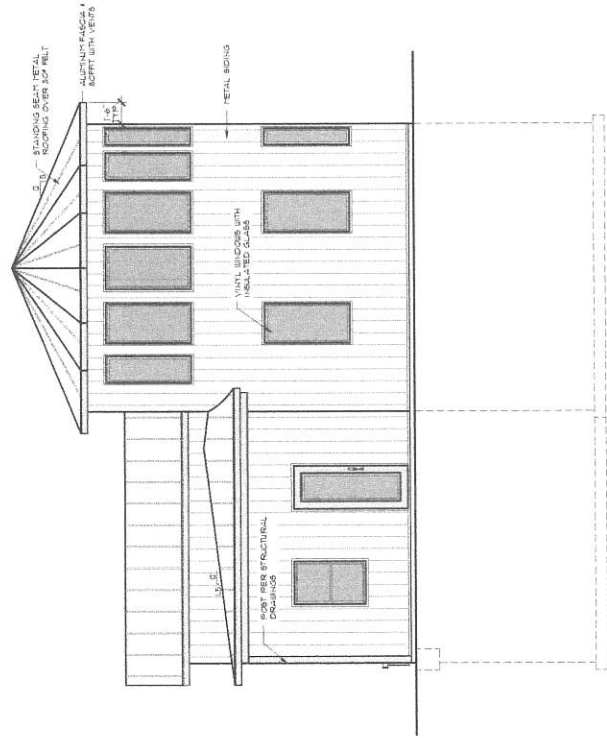
RIGHT & LEFT ELEVATIONS

Item 4.



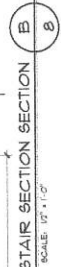
RIGHT ELEVATION

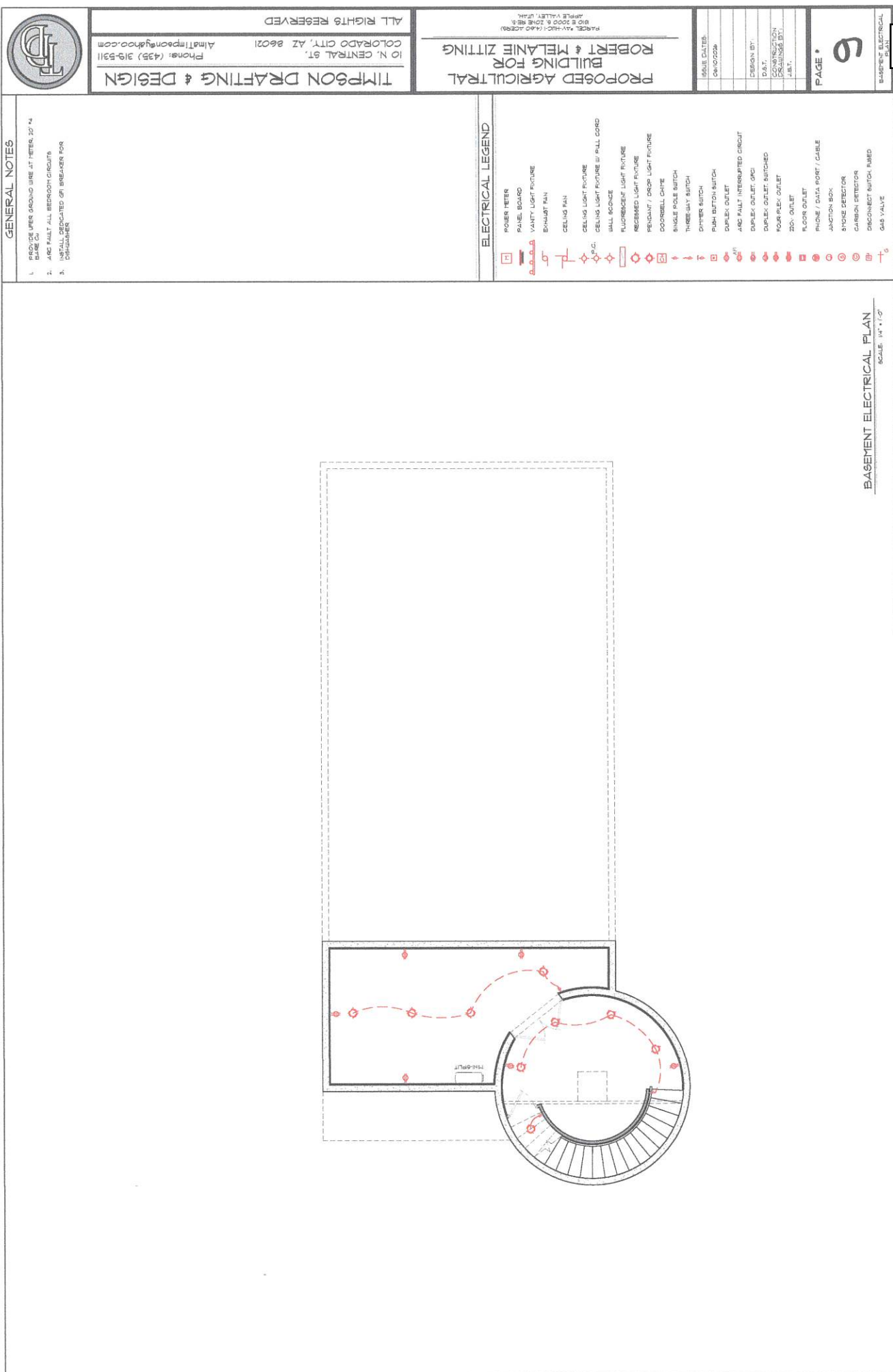
SCALE: 1/4\"/>



LEFT ELEVATION

SCALE: 1/4\"/>





GENERAL NOTES

- 1. PROVIDE OVER GROUND WIRE AT PETERS 20' X 4
- 2. ARE TALL ALL BEDROOM CIRCUITS
- 3. ALL WIRING TO BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) 2017
- 4. ALL WIRING TO BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) 2017

ELECTRICAL LEGEND

POWER PETER	POWER PETER
PANEL BOARD	PANEL BOARD
VANITY LIGHT FIXTURE	VANITY LIGHT FIXTURE
EXHAUST FAN	EXHAUST FAN
CEILING FAN	CEILING FAN
CEILING LIGHT FIXTURE	CEILING LIGHT FIXTURE
CEILING LIGHT FIXTURE W/ PULL CORD	CEILING LIGHT FIXTURE W/ PULL CORD
WALL SCONCE	WALL SCONCE
FLUORESCENT LIGHT FIXTURE	FLUORESCENT LIGHT FIXTURE
RECESSED LIGHT FIXTURE	RECESSED LIGHT FIXTURE
PENDANT / DROP LIGHT FIXTURE	PENDANT / DROP LIGHT FIXTURE
DOORBELL CHIME	DOORBELL CHIME
SINGLE POLE SWITCH	SINGLE POLE SWITCH
THREE-WAY SWITCH	THREE-WAY SWITCH
OTHER SWITCH	OTHER SWITCH
PUSH BUTTON SWITCH	PUSH BUTTON SWITCH
DUPLEX OUTLET	DUPLEX OUTLET
ARC FAULT INTERRUPTED CIRCUIT	ARC FAULT INTERRUPTED CIRCUIT
DUPLEX OUTLET GFCI	DUPLEX OUTLET GFCI
DUPLEX OUTLET SWITCHED	DUPLEX OUTLET SWITCHED
FOUR PLEX OUTLET	FOUR PLEX OUTLET
BOX OUTLET	BOX OUTLET
FLOOR OUTLET	FLOOR OUTLET
PHONE / DATA PORT / CABLE	PHONE / DATA PORT / CABLE
JUNCTION BOX	JUNCTION BOX
SMOKE DETECTOR	SMOKE DETECTOR
CARBON MONITOR	CARBON MONITOR
DISCONNECT SWITCH / MISC	DISCONNECT SWITCH / MISC
GAS VALVE	GAS VALVE

BASEMENT ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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Phone: (435) 319-5311
Alma@timpepsondrafting.com

PROPOSED AGRICULTURAL
BUILDING FOR
ROBERT & MELANIE ZITTING
PARCEL: MAY 14, 2014 (1.40 ACRES)
BIO 2000 & 2000 S. 1000 E. 1000 N. 1000 W.
APRIL VALLEY, UTAH

DATE: 06/07/2020
DESIGN BY:
D.E.T.
CONSTRUCTION
SCHEDULED BY:
J.M.T.
PAGE 6
BASEMENT ELECTRICAL



MAIN FLOOR ELECTRICAL

10

PAGE *

ISSUE DATES
04/07/2018
DESIGN BY
D.A.T.
CONSTRUCTION
05/08/2018
J.B.T.

PAPER: 14X-H-100 (14X10) 1000
BIB & COO 1400 1000 1000 1000
SPRING VALLEY, UTAH

PROPOSED AGRICULTURAL
BUILDING FOR
ROBERT & MELANIE ZITTING

TIMPSON DRAFTING & DESIGN
10 N. CENTRAL ST.
COLORADO CITY, AZ 86021
Phone: (435) 319-5311
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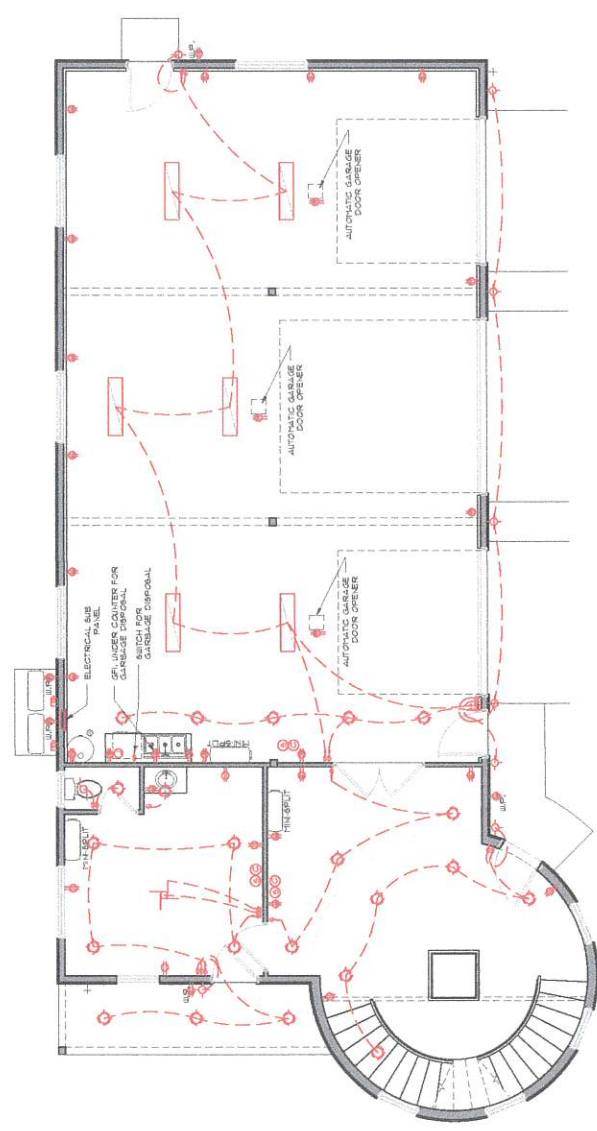
GENERAL NOTES

1. PROVIDE USER GROUND WIRE AT TIEER 10' x 4' BASE CO.
2. ARC FALT ALL BEDROOM CIRCUITS
3. INSTALL DEDICATED ON BREAKER FOR DISHWASHER

ELECTRICAL LEGEND

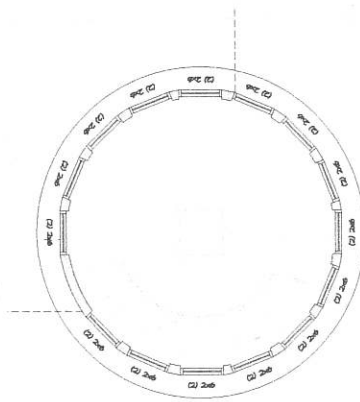
POWER METER	CEILING LIGHT FIXTURE	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
PANEL BOARD	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
VANITY LIGHT FIXTURE	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
EXHAUST FAN	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
CEILING FAN	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
CEILING LIGHT FIXTURE	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
CEILING LIGHT FIXTURE w/ FULL CORD	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
WALL SCONCE	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
FLUORESCENT LIGHT FIXTURE	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
PENDANT / DROP LIGHT FIXTURE	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
DOORBELL CHIME	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
SHALE POLE SWITCH	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
THREE WAY SWITCH	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
DIFFER SWITCH	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
POUR SWITCH SWITCH	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
DIFFER OUTLET	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
ARC FALT INTERRUPTED CIRCUIT	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
DIFFER OUTLET	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
DIFFER OUTLET SWITCHED	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
POUR FLEX OUTLET	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
20A OUTLET	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
FLOOR OUTLET	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
PHONE / DATA PORT / CABLE	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
JUNCTION BOX	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
SMOKE DETECTOR	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
CARBON DETECTOR	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
DISCONNECT SWITCH, FUSED	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE
GAS VALVE	CEILING LIGHT FIXTURE w/ FULL CORD	RECESSED LIGHT FIXTURE	THREE WAY SWITCH	DIFFER SWITCH	POUR FLEX OUTLET	FLOOR OUTLET	PHONE / DATA PORT / CABLE	SMOKE DETECTOR	DISCONNECT SWITCH, FUSED	GAS VALVE

MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

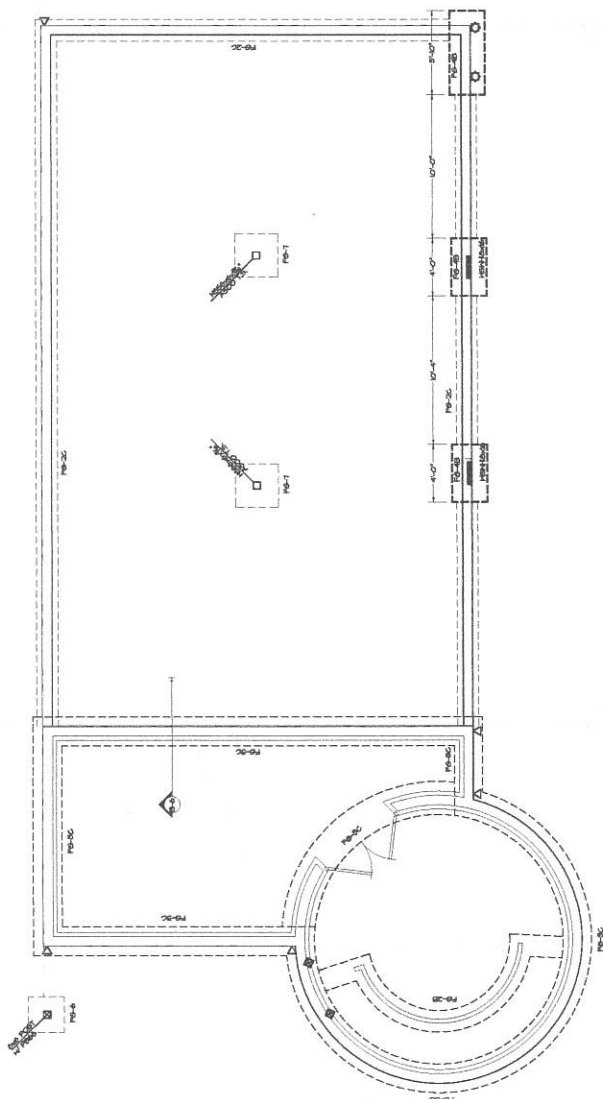


[illegible]

BEAM LAMINATION TABLE (100 MILS)			
BEAM SIZE	NUMBER OF JOYS	BEAM SIZE	NUMBER OF JOYS
	OF 24" (24" x 8")		OF 24" (24" x 8")
24" (24" x 8") x 4"	3	24" (24" x 8") x 4"	3
24" (24" x 8") x 4"	4	24" (24" x 8") x 4"	4
24" (24" x 8") x 4"	4	24" (24" x 8") x 4"	4
24" (24" x 8") x 4"	4	24" (24" x 8") x 4"	4



FRAME: SILO ROOF W/ TRUSSES BY OTHERS OR 2x12-1 RADIAL WITH 1/2" X 1/2" GUTS

[illegible]

FROST REQUIREMENTS	
FROST DEPTH	20"
STEM WALL HEIGHT (TYP.)	14"

FOUNDATION REQUIREMENTS	
FOUNDATION WALL THICK.	10"
VERTICAL REINFORCEMENT	#5 BARS @ 12" O.C.
HORIZONTAL REINFORCEMENT	#5 BARS @ 12" O.C.

MARKS			W	L	H	VERTICAL	REINFORCING STEEL	DET
1	10-1	12"	CONC	12"	10-1	CONC	84 BARS	8-4
2	10-2	12"	CONC	12"	10-2	CONC	84 BARS	8-4
3	10-3	12"	CONC	12"	10-3	CONC	84 BARS	8-4
4	10-4	12"	CONC	12"	10-4	CONC	84 BARS	8-4
5	10-5	12"	CONC	12"	10-5	CONC	84 BARS	8-4
6	10-6	12"	CONC	12"	10-6	CONC	84 BARS	8-4
7	10-7	12"	CONC	12"	10-7	CONC	84 BARS	8-4
8	10-8	12"	CONC	12"	10-8	CONC	84 BARS	8-4
9	10-9	12"	CONC	12"	10-9	CONC	84 BARS	8-4
10	10-10	12"	CONC	12"	10-10	CONC	84 BARS	8-4
11	10-11	12"	CONC	12"	10-11	CONC	84 BARS	8-4
12	10-12	12"	CONC	12"	10-12	CONC	84 BARS	8-4
13	10-13	12"	CONC	12"	10-13	CONC	84 BARS	8-4
14	10-14	12"	CONC	12"	10-14	CONC	84 BARS	8-4
15	10-15	12"	CONC	12"	10-15	CONC	84 BARS	8-4
16	10-16	12"	CONC	12"	10-16	CONC	84 BARS	8-4
17	10-17	12"	CONC	12"	10-17	CONC	84 BARS	8-4
18	10-18	12"	CONC	12"	10-18	CONC	84 BARS	8-4
19	10-19	12"	CONC	12"	10-19	CONC	84 BARS	8-4
20	10-20	12"	CONC	12"	10-20	CONC	84 BARS	8-4
21	10-21	12"	CONC	12"	10-21	CONC	84 BARS	8-4
22	10-22	12"	CONC	12"	10-22	CONC	84 BARS	8-4
23	10-23	12"	CONC	12"	10-23	CONC	84 BARS	8-4
24	10-24	12"	CONC	12"	10-24	CONC	84 BARS	8-4
25	10-25	12"	CONC	12"	10-25	CONC	84 BARS	8-4
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28	10-28	12"	CONC	12"	10-28	CONC	84 BARS	8-4
29	10-29	12"	CONC	12"	10-29	CONC	84 BARS	8-4
30	10-30	12"	CONC	12"	10-30	CONC	84 BARS	8-4
31	10-31	12"	CONC	12"	10-31	CONC	84 BARS	8-4
32	10-32	12"	CONC	12"	10-32	CONC	84 BARS	8-4
33	10-33	12"	CONC	12"	10-33	CONC	84 BARS	8-4
34	10-34	12"	CONC	12"	10-34	CONC	84 BARS	8-4
35	10-35	12"	CONC	12"	10-35	CONC	84 BARS	8-4
36	10-36	12"	CONC	12"	10-36	CONC	84 BARS	8-4
37	10-37	12"	CONC	12"	10-37	CONC	84 BARS	8-4
38	10-38	12"	CONC	12"	10-38	CONC	84 BARS	8-4
39	10-39	12"	CONC	12"	10-39	CONC	84 BARS	8-4
40	10-40	12"	CONC	12"	10-40	CONC	84 BARS	8-4
41	10-41	12"	CONC	12"	10-41	CONC	84 BARS	8-4
42	10-42	12"	CONC	12"	10-42	CONC	84 BARS	8-4
43	10-43	12"	CONC	12"	10-43	CONC	84 BARS	8-4
44	10-44	12"	CONC	12"	10-44	CONC	84 BARS	8-4
45	10-45	12"	CONC	12"	10-45	CONC	84 BARS	8-4
46	10-46	12"	CONC	12"	10-46	CONC	84 BARS	8-4

SLAB AND FOUNDATION SHALL BE PLACED AS PER GEOTECHNICAL ENGINEER'S SPECIFICATIONS

GENERAL NOTES

1. THE DESIGNER HAS REVIEWED ALL INFORMATION SUBMITTED BY THE ARCHITECT AND ENGINEER FOR THE PROJECT. THE DESIGNER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT. THE DESIGNER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT. THE DESIGNER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT.
2. THE DESIGNER HAS REVIEWED ALL INFORMATION SUBMITTED BY THE ARCHITECT AND ENGINEER FOR THE PROJECT. THE DESIGNER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT. THE DESIGNER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT. THE DESIGNER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT.
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CONCRETE

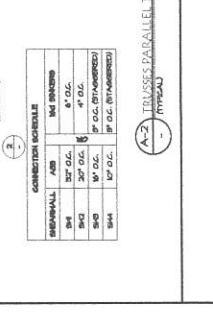
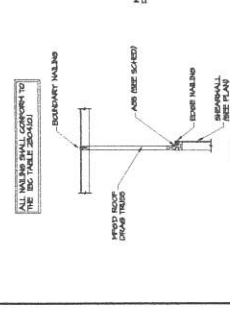
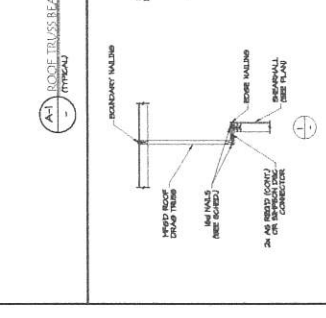
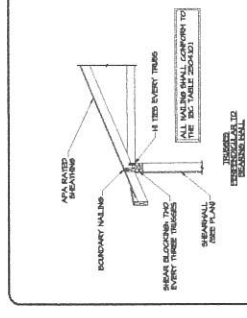
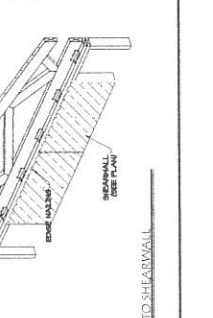
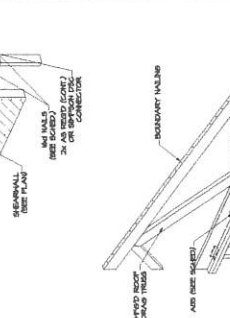
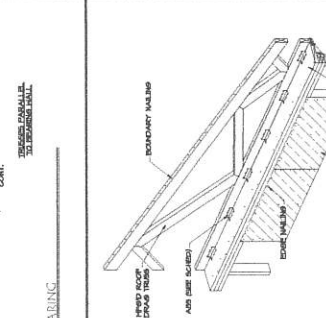
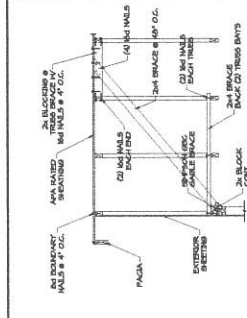
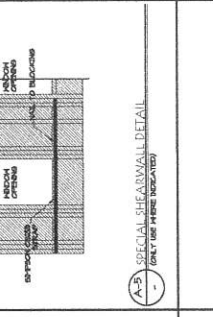
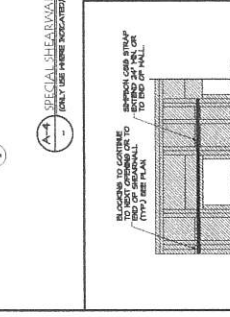
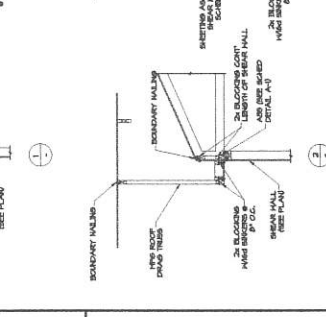
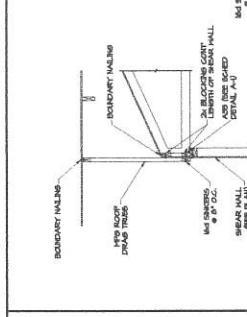
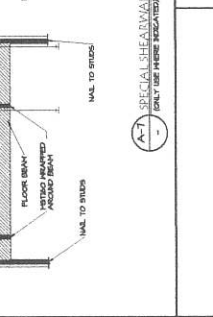
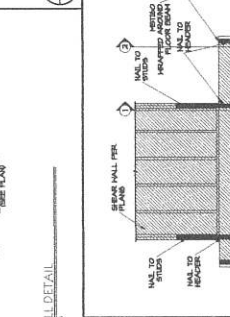
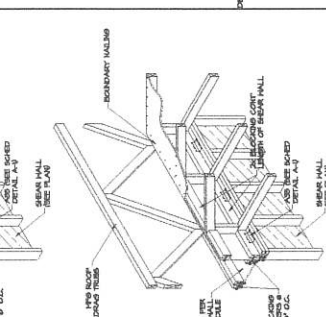
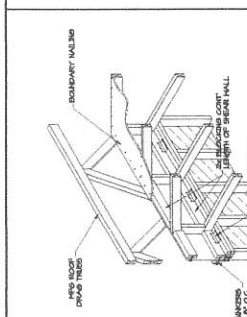
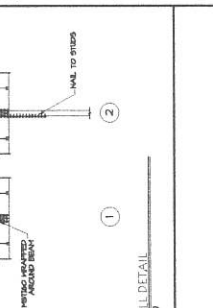
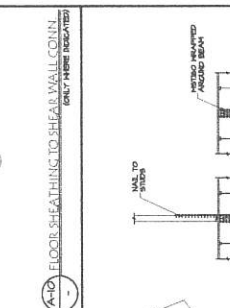
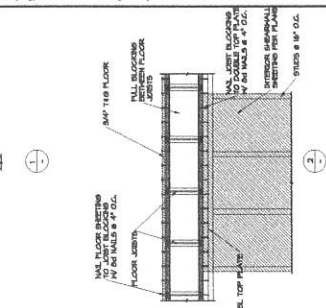
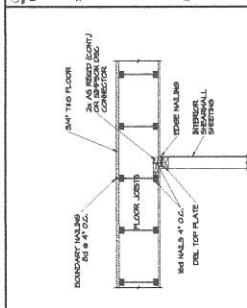
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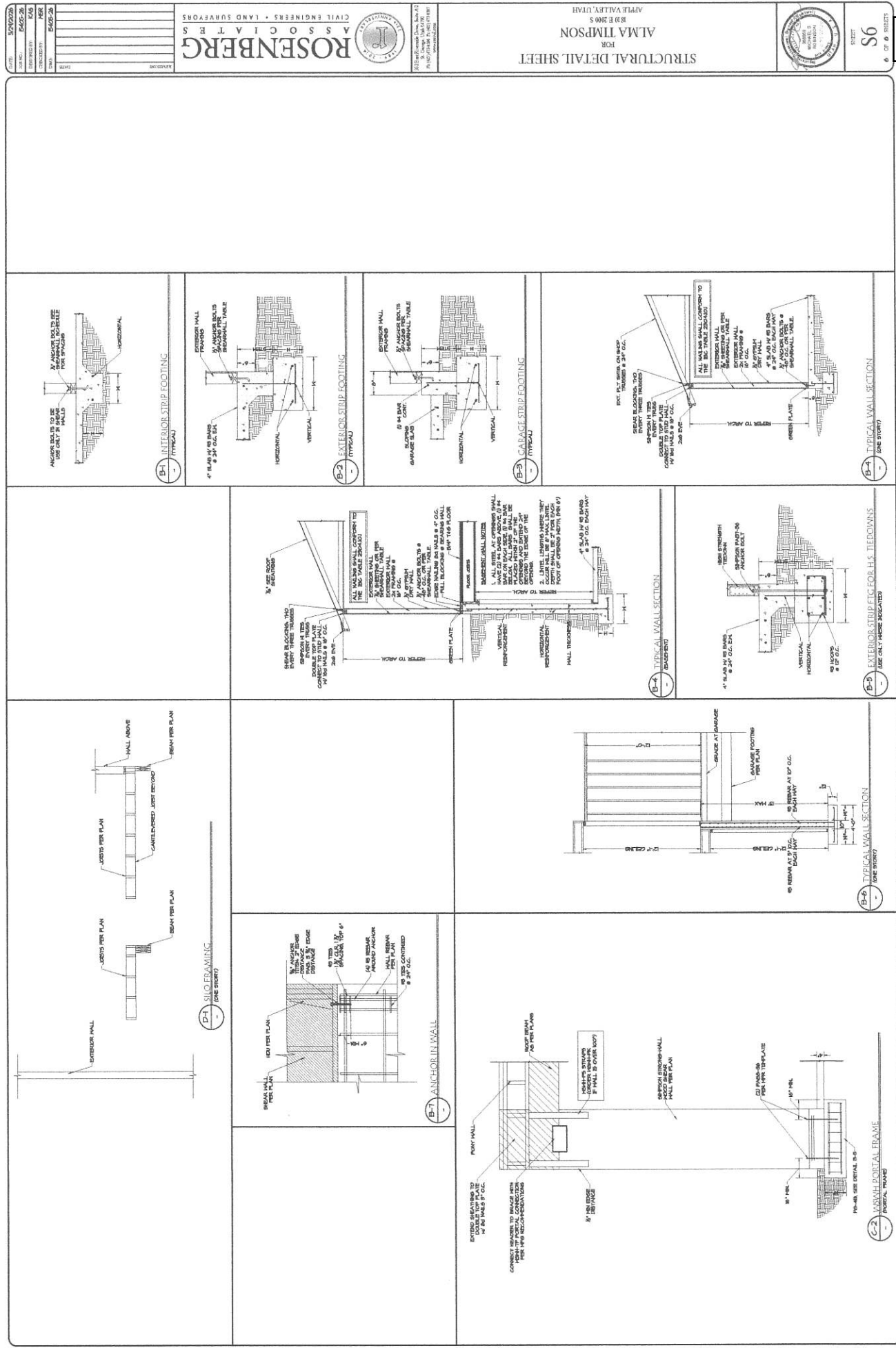
STEEL

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SPECIAL INSPECTIONS REQUIRED

1. SPECIAL INSPECTIONS SHALL BE REQUIRED FOR THE FOLLOWING:
 - a. ALL STEEL SHALL BE PLACED IN PLACE.
 - b. ALL STEEL SHALL BE PLACED IN PLACE.
 - c. ALL STEEL SHALL BE PLACED IN PLACE.
 - d. ALL STEEL SHALL BE PLACED IN PLACE.
 - e. ALL STEEL SHALL BE PLACED IN PLACE.
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 - a. ALL STEEL SHALL BE PLACED IN PLACE.
 - b. ALL STEEL SHALL BE PLACED IN PLACE.
 - c. ALL STEEL SHALL BE PLACED IN PLACE.
 - d. ALL STEEL SHALL BE PLACED IN PLACE.
 - e. ALL STEEL SHALL BE PLACED IN PLACE.





Structural Engineering Report

1810 E 2000 S
Apple Valley, Utah

Prepared For

Alma Timpson

Prepared By

ROSENBERG ASSOCIATES

352 East Riverside Drive
Suite A-2
St. George, Utah 84790

June 19, 2026



Design Loads	K	1	-	2
Framing Key Plan	G	1	-	1
Gravity Loading	L	1	-	36
Lateral Loading	F	1	-	19
Foundation Design		1	-	1

Project No. 15405-26

<i>Roof Dead Load (ASCE 7.3.1)</i>			
Roofing	10.0	psf	
Sheathing	1.5	psf	7/16" OSB
Trusses	2.5	psf	Trusses @ 24" O.C.
Insulation	1.0	psf	
M & E	0.5	psf	
Ceiling	2.2	psf	1/2" Drywall
Misc.	1.3	psf	
Total Roof Dead Load =	19.0	psf	
<i>Roof Live Load (ASCE 7.4.3)</i>			
Roof Tributary Area	50	sqft	(span length multiplied by effective width)
Roof Live Load	20	psf	
<i>Roof Snow Load (ASCE 7.7.1)</i>			
Roof Snow Load	15	psf	(Local Building Official)

<i>Adjusted D</i>			
Adjustments			
Roof Pitch	Rise	Run	Pitch in Degrees
	4	12	18
Adjusted D	20.0	psf	

Roof Live Load	20	psf	
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Roof Snow Load	15	psf	
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(Local Building Official)			
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Total Wall Dead Load	150	plf	
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Wall Height	10	ft	
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Total Wall Dead Load =	15.0	psf	
------------------------	------	-----	--

Exterior Covering	8.0	psf	Stucco
Sheathing	1.5	psf	7/16" OSB
Framing	1.4	psf	2x6 Studs @ 16"
Insulation	1.0	psf	
Interior Sheathing	2.5	psf	1/2 Drywall
Misc.	0.6	psf	
Total Wall Dead Load =	15.0	psf	

Exterior Wall Loads			
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L from ASCE, Table 4.3-1	40	psf	
--------------------------	----	-----	--

Floor Live Load (ASCE 7.4.3)			
------------------------------	--	--	--

Total Floor Dead Load =	18.0	psf	
-------------------------	------	-----	--

Partition Dead Load =	0.0	psf	
-----------------------	-----	-----	--

Floor Dead Load (ASCE 7.3.1)			
------------------------------	--	--	--

Floor Covering	10.0	psf	Tile/Carpet
Floor Covering	0.0	psf	3/4" L.W. Concrete
Sheathing	2.5	psf	3/4" OSB
Framing	2.0	psf	TJI/Pro
Ceiling	2.2	psf	1/2" Drywall
M & E	0.5	psf	
Misc.	0.8	psf	
Total Floor Dead Load =	18.0	psf	

Floor Dead Load (ASCE 7.3.1)			
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PROJECT: 1810 E 2000 S	DATE: 6/18/2026	BY: KAS	JOB #: 15405-26
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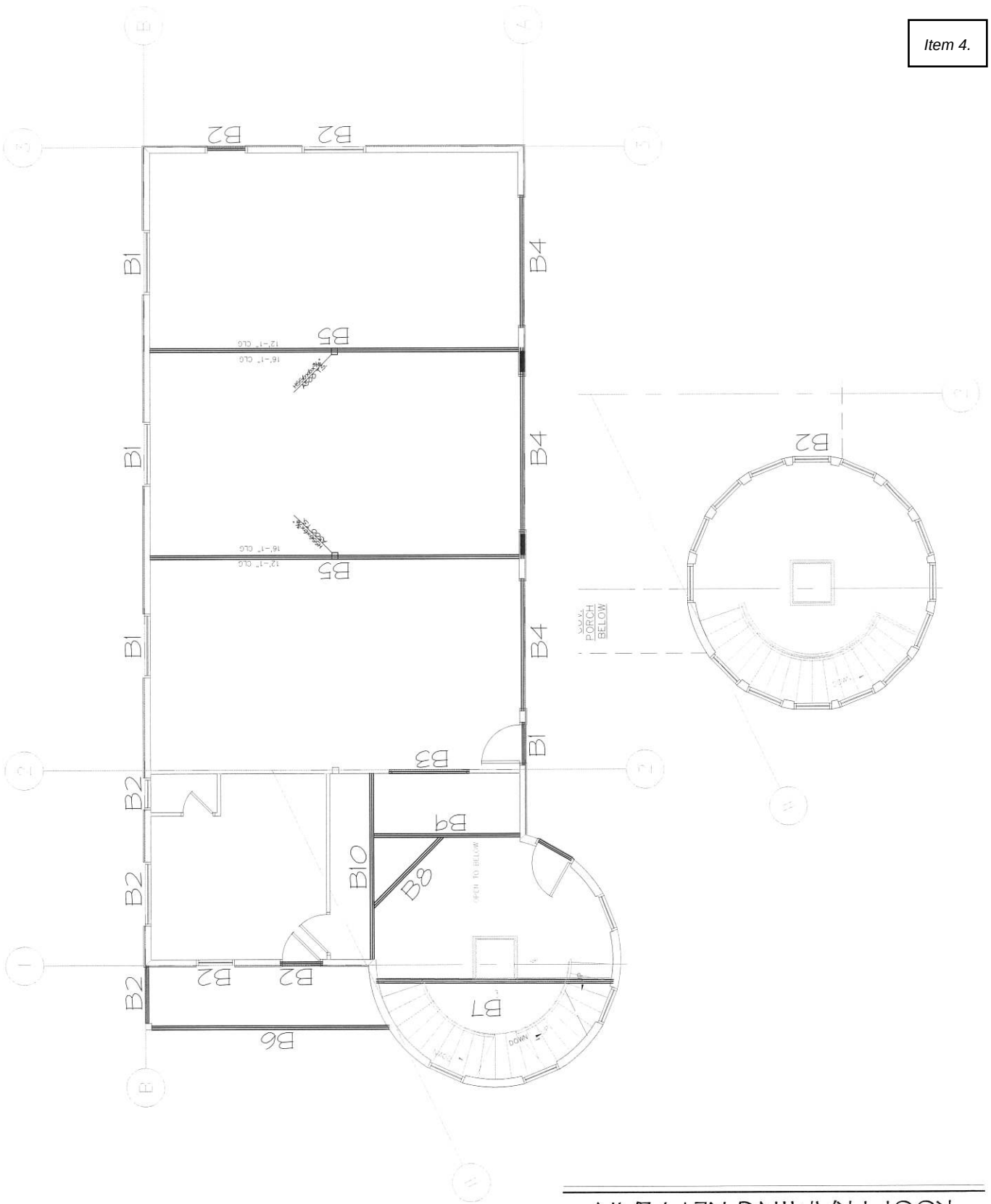
SUBJECT: General Information	SHEET: 1 of 2		
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PROJECT: 1810 E 2000 S
SUBJECT: General Information

DATE: 6/18/2026
BY: KAS

SHEET: 2 of 2
JOB #: 15405-26

Member	Species	Grade	Max Load D.F.=1.0	Fig. Size	Max Load	Rebar
8' Plate	DFL	Stud	2400 lb	1500 psf	5400 lb	(3) #4 bars E.W.
2x4	DFL	Stud	5700 lb	2x2x12	8400	(4) #4 bars E.W.
2x6	DFL	Stud	6900 lb	3x3x12	12000	(5) #4 bars E.W.
4x4	DFL	#2	10800 lb			
4x6	DFL	#2	14000 lb			
4x8	DFL	#2	17500 lb	1800 psf	6500 lb	(3) #4 bars E.W.
6x6	DFL	#2	2000 lb	2.5x2.5x12	10000	(4) #4 bars E.W.
2x4	DFL	Stud	5000 lb	3x3x12	14500	(5) #4 bars E.W.
2x6	DFL	Stud	5500 lb			
4x4	DFL	#2	8500 lb			
4x6	DFL	#2	11500 lb			
4x8	DFL	#2	16500 lb			
10' Plate	DFL	Stud	1600 lb			
2x4	DFL	Stud	4500 lb			
2x6	DFL	Stud	4500 lb			
4x4	DFL	#2	4500 lb			
4x6	DFL	#2	7000 lb			
4x8	DFL	#2	9500 lb			
6x6	DFL	#2	15500 lb			
11' Plate	DFL	Stud	1400 lb			
2x4	DFL	Stud	4400 lb			
2x6	DFL	Stud	3800 lb			
4x4	DFL	#2	6000 lb			
4x6	DFL	#2	7900 lb			
4x8	DFL	#2	14000 lb			
12' Plate	DFL	Stud	1200 lb			
2x4	DFL	Stud	3900 lb			
2x6	DFL	Stud	3200 lb			
4x4	DFL	#2	5100 lb			
4x6	DFL	#2	6700 lb			
4x8	DFL	#2	12000 lb			



ROOF FRAMING KEY PLAN

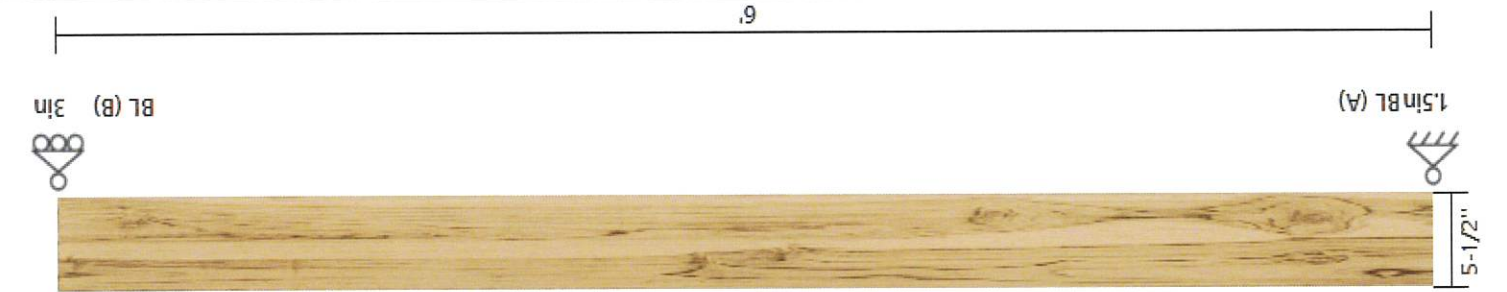
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS



352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.raclivill.com

DATE:	5/27/2026	COMPANY:	Rosenberg Associates
STRUCALC BUILD:	StruCalc Pro	DESIGNED BY:	Krystal Shimabukuro
CUSTOMER:	--	REVIEWED BY:	--
PROJ. ADDRESS:	--	PROJECT NAME:	15405-26
LEVEL:	Roof	LOADING:	ASD
MEMBER NAME:	B1	CODE:	2021 International Building Code
MEMBER TYPE:	ROOF BEAM	NDS:	2018 NDS
MATERIAL:	Solid Sawn	DRY	
Douglas Fir-Larch	No. 2	(2) 1.5 X 5.5	

B1 DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 6 Member Slope (in): 0/12 Actual Length (ft): 6

Area	1x	ly	BSW	Lams	G	Kcr
(in ²)		(in ⁴)	(lb/ft)			
16.5	41.59	12.38	3.76	2	0.5	1

STRENGTH PROPERTIES

Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc ⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³
900	575	180	1350	625	1600	580
Adjusted Values	1170	748	1485	625	1600	580
C _M	1	1	1	1	1	1
C _T	1	1	1	1	1	1
C _i	1	1	1	1	1	1
C _F	1.3	1.3	1.1	1	1	1

BEAM DATA

Span	1	Unbraced Length (ft)	Top	Bottom	Beam End	CL(Top)	CL(Bottom)	CL(Left)	CL(Right)
Length (ft)	6	0	0	6	Elev. Diff (ft)	1.00	0.99	1.00	1.00

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (89.8%)	22.8	225.0	6	D+Lr	1.25
PASS (79.6%)	299.1	1462.5	3	D+Lr	1.25
PASS (90.8%)	0.037	0.400 (=L/180)	3	D+Lr	1.25
PASS (91.1%)	55.8	625.0	0	D+Lr	1.25

REACTIONS

Units for V: lb-ft Units for M: lb-ft-ft

Y axis	DEAD	LIVE ROOF	TOTAL
A	131	120	251
B	131	120	251
Reaction Location	A	B	

Item 4.

LOAD LIST

Member Name: B1

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft)	Uniform	40	40	0	6	Rooflive	Y
Uniform (lb/ft)	Uniform	40	40	0	6	Dead	Y
Self Weight (lb/ft)	-	3.76	3.76	0	6	Dead	Y

Item 4.

DATE:	5/27/2026	COMPANY:	Rosenberg Associates
STRUCALC BUILD:	StruCalc Pro	DESIGNED BY:	Krystal Shimabukuro
CUSTOMER:	--	REVIEWED BY:	--
PROJ. ADDRESS:	--	PROJECT NAME:	15405-26
LEVEL:	Roof	LOADING:	ASD
MEMBER NAME:	B2	CODE:	2021 International Building Code
MEMBER TYPE:	ROOF BEAM	NDS:	2018 NDS
MATERIAL:	Solid Sawn	DRY	
Douglas Fir-Larch	No. 2	(2) 1.5 X 5.5	

B2 DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 5 Member Slope (in): 0/12 Actual Length (ft): 5

Area	lx	ly	BSW	Lams	G	Kcr
(in ²)	(in ⁴)	(in ⁴)	(lb/ft)			
16.5	41.59	12.38	3.76	2	0.5	1

STRENGTH PROPERTIES

Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³
900	575	180	1350	625	1600	580
Adjusted Values	1170	748	1485	625	1600	580
C _M	1	1	1	1	1	1
C _T	1	1	1	1	1	1
C _i	1	1	1	1	1	1
C _F	1.3	1.3	1.1	1	1	1

BEAM DATA

Span	Length (ft)	Unbraced Length (ft)	Beam End	CL (Top)	CL (Bottom)	CL (Left)	CL (Right)
1	5	0	Top	0	0.99	1.00	1.00

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (64.3%)	80.4	225.0	0	D+Lr	1.25
PASS (40.0%)	877.1	1462.5	2.5	D+Lr	1.25
PASS (77.6%)	0.075	0.333 (=L/180)	2.5	D+Lr	1.25
PASS (68.6%)	196.5	625.0	0	D+Lr	1.25

REACTIONS

Units for V: lb-ft Units for M: lb-ft

Y axis	DEAD	LIVE ROOF	TOTAL
A	447	438	885
B	447	438	885

Reaction Location

Item 4.

LOAD LIST

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft)	Uniform	175	175	0	5	Rooflive	Y
Uniform (lb/ft)	Uniform	175	175	0	5	Dead	Y
Self Weight (lb/ft)	-	3.76	3.76	0	5	Dead	Y

Item 4.

DATE: 5/27/2026	COMPANY: Rosenberg Associates
STRUCALC BUILD: StruCalc Pro	DESIGNED BY: Krystal Shimabukuro
CUSTOMER: --	REVIEWED BY: --
PROJ. ADDRESS: --	PROJECT NAME: 15405-26
LEVEL: Roof	LOADING: ASD
MEMBER NAME: B3	CODE: 2021 International Building Code
MEMBER TYPE: ROOF BEAM	NDS: 2018 NDS
MATERIAL: Douglas Fir-Larch	DRY
No. 2	(2) 1.5 X 9.25

B3 DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 6.5 Member Slope (in): 0/12 Actual Length (ft): 6.5

Area	Ix	Iy	BSW	Lams	G	Kcr
(in ²)	(in ⁴)	(in ⁴)	(lb-ft/ft)			
27.75	197.86	20.81	6.33	2	0.5	1

STRENGTH PROPERTIES

Bending Adjustment Factors								
Base Values	Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc ⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³	
	900	575	180	1350	625	1600	580	
	Adjusted Values							
	990	632	180	1350	625	1600	580	
	C _M	1	1	1	1	1	1	
C _T	1	1	1	1	1	1	1	
	C _i	1	1	1	1	1	1	
		C _F	1.1	1	1	1	1	1
			C _{Fu} = 1	C _t = 1	C _i = 1	C _F = 1		

BEAM DATA

Span	Length (ft)	Top	Bottom	Elev. Diff (ft)	Beam End	CL(Top)	CL(Bottom)	CL(Left)	CL(Right)
1	6.5	0	6.5	0		1.00	0.99	1.00	1.00

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (72.2%)	62.6	225.0	0	D+Lr	1.25
PASS (57.3%)	527.9	1237.5	3.25	D+Lr	1.25
PASS (89.6%)	0.045	0.433 (=L/180)	3.25	D+Lr	1.25
PASS (58.8%)	257.3	625.0	0	D+Lr	1.25

REACTIONS

Units for V: lb-ft Units for M: lb-ft-ft

Y axis	DEAD	LIVE ROOF	TOTAL
A	589	569	1158
B	589	569	1158
Reaction Location			

Item 4.

PROJECT: 15405-26

2021 International Building Code

ASD

LOAD LIST

Member Name: B3

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft)	Uniform	175	175	0	6.5	Rooflive	Y
Uniform (lb/ft)	Uniform	175	175	0	6.5	Dead	Y
Self Weight (lb/ft)	-	6.33	6.33	0	6.5	Dead	Y

Item 4.

DATE: 5/27/2026	COMPANY: Rosenberg Associates
STRUCALC BUILD: StruCalc Pro	DESIGNED BY: Krystal Shimabukuro
CUSTOMER: --	REVIEWED BY: --
PROJ. ADDRESS: --	PROJECT NAME: 15405-26
LEVEL: Roof	LOADING: ASD
MEMBER NAME: B4	CODE: 2021 International Building Code
MEMBER TYPE: ROOF BEAM	NDS: 2018 NDS
MATERIAL: Structural Composite Lumber	DRY
Weyerhaeuser	2.0E Microlam LVL (2) 1.75 X 9.5

B4 DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 12 Member Slope (in): 0/12 Actual Length (ft): 12

Area	lx	ly	BSW	Lams	Cfn	Kcr
(in ²)	(in ⁴)	(in ⁴)	(lb/ft)			
33.25	250.07	8.49	9.7	2	7.35	1

STRENGTH PROPERTIES

Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³
2600	1895	285	2510	750	2000	1016.535
Adjusted Values	1895	285	2510	750	2000	1017
C _M	1	1	1	1	1	1
C _T	1	1	1	1	1	1

Volume factor is applied on a load combination basis And Is Not reflected in the adjusted values

BEAM DATA

Span	Length (ft)	Top	Bottom	Elev. Diff (ft)	Beam End
1	12	0	12	0	
		Unbraced Length (ft)			
		CL (Top)	CL (Bottom)	CL (Left)	CL (Right)
		1.00	0.97	1.00	1.00

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (93.2%)	24.3	356.3	12	D+Lr	1.25
PASS (89.0%)	368.0	3355.0	6	D+Lr	1.25
PASS (89.5%)	0.084	0.800 (=L/180)	6	D+Lr	1.25
PASS (86.3%)	102.5	750.0	0	D+Lr	1.25

REACTIONS

Units for V: lb-ft Units for M: lb-ft-ft

Y axis	DEAD	LIVE ROOF	TOTAL
A	298	240	538
B	298	240	538
Reaction Location			

Item 4.

PROJECT: 15405-26

2021 International Building Code

ASD

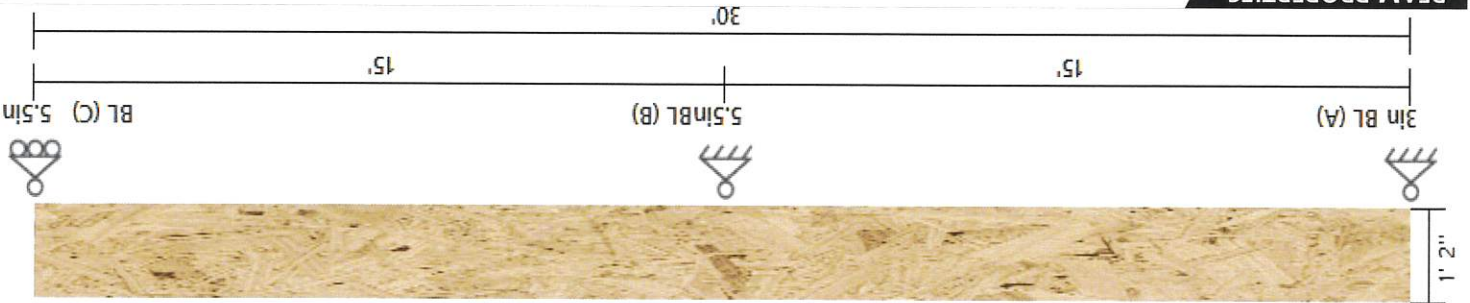
LOAD LIST

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft)	Uniform	40	40	0	12	RoofLive	Y
Uniform (lb/ft)	Uniform	40	40	0	12	Dead	Y
Self Weight (lb/ft)	-	9.7	9.7	0	12	Dead	Y

Item 4.

DATE: 5/27/2026	COMPANY: Rosenberg Associates
STRUCALC BUILD: Strucalc Pro	DESIGNED BY: Krystal Shimabukuro
CUSTOMER: --	REVIEWED BY: --
PROJ. ADDRESS: --	PROJECT NAME: 15405-26
LEVEL: Roof	LOADING: ASD
MEMBER NAME: B5	CODE: 2021 International Building Code
MEMBER TYPE: ROOF BEAM	NDS: 2018 NDS
MATERIAL: Structural Composite Lumber	DRY
Weyerhaeuser	2.0E Microlam LVL (2) 1.75 X 14

B5 DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 30 Member Slope (in): 0/12 Actual Length (ft): 30

Area	lx	ly	BSW	Lams	Cfn	Kcr
(in ²)	(in ⁴)	(in ⁴)	(lb/ft)			
49	800.33	12.51	14.29	2	7.35	1

STRENGTH PROPERTIES

Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³
Base Values	2600	1895	285	2510	750	2000
Adjusted Values	2600	1895	285	2510	750	2000
C _M	1	1	1	1	1	1
C _T	1	1	1	1	1	1

Volume factor is applied on a load combination basis And Is Not reflected in the adjusted values

BEAM DATA

Span	Length (ft)	Top	Bottom	Elev. Diff (ft)	CL(Top)	CL(Bottom)	CL(Left)	CL(Right)
2	15	0	15	0	1.00	0.91	1.00	1.00

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (40.0%)	213.6	356.3	15	D+Lr	1.25
PASS (21.3%)	2196.5	2790.5	15	D+Lr	1.25
PASS (78.0%)	0.220	1.000 (=L/180)	6.3	D+Lr	1.25
PASS (9.5%)	724.9	801.1	15	D+Lr	1.25

REACTIONS

Units for V: lb-ft Units for M: lb-ft-ft

Y axis	DEAD	LIVE ROOF	TOTAL
A	2134	2053	4187
B	7111	6843	13954
C	2134	2053	4187

Reaction Location

Item 4.

LOAD LIST

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft)	Uniform	365	365	0	30	Rooflive	Y
Uniform (lb/ft)	Uniform	365	365	0	30	Dead	Y
Self Weight (lb/ft)	-	14.29	14.29	0	30	Dead	Y

Member Name: B5

DATE:	5/27/2026	COMPANY:	Rosenberg Associates
STRUCALC BUILD:	StruCalc Pro	DESIGNED BY:	Krystal Shimabukuro
CUSTOMER:	--	REVIEWED BY:	--
PROJ. ADDRESS:	--	PROJECT NAME:	15405-26
LEVEL:	Roof	LOADING:	ASD
MEMBER NAME:	B6	CODE:	2021 International Building Code
MEMBER TYPE:	ROOF BEAM	NDS:	2018 NDS
MATERIAL:	Structural Composite Lumber		
	Weyerhaeuser		
	2.0E Microlam LVL		
	(2) 1.75 X 11.875		
	DRY		

B6 DIAGRAM

BL (B) 5.5in



5.5inBL (A)



BEAM PROPERTIES

Start (ft): 0 End (ft): 18.75 Member Slope (in): 0/12 Actual Length (ft): 18.75

Area	Ix	Iy	BSW	Lams	Cfn	Kcr
(in ²)	(in ⁴)	(in ⁴)	(lb/ft)			
41.56	488.41	10.61	12.12	2	7.35	1

STRENGTH PROPERTIES

Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³
Base Values	2600	1895	285	2510	750	2000
Adjusted Values	2600	1895	285	2510	750	1016.535
C _M	1	1	1	1	1	1
C _T	1	1	1	1	1	1
Bending Adjustment Factors	C _V = 1	C _P = 1	Volume factor is applied on a load combination basis And is Not reflected in the adjusted values			

BEAM DATA

Span	Length (ft)	Top	Bottom	Elev. Diff (ft)	Beam End
1	18.75	0	18.75	0	
	Unbraced Length (ft)				
	CL(Top)	CL(Bottom)	CL(Left)	CL(Right)	
	1.00	0.87	1.00	1.00	

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (83.7%)	58.2	356.3	0	D+Lr	1.25
PASS (66.1%)	1103.4	3254.6	9.375	D+Lr	1.25
PASS (60.8%)	0.490	1.250 (=L/180)	9.375	D+Lr	1.25
PASS (88.8%)	83.8	750.0	0	D+Lr	1.25

REACTIONS

Y axis	DEAD	LIVE ROOF	TOTAL	Units for V: lbf	Units for M: lbf-ft
A	864	750	1614		
B	864	750	1614		
	Reaction Location				

Item 4.

PROJECT: 15405-26

2021 International Building Code

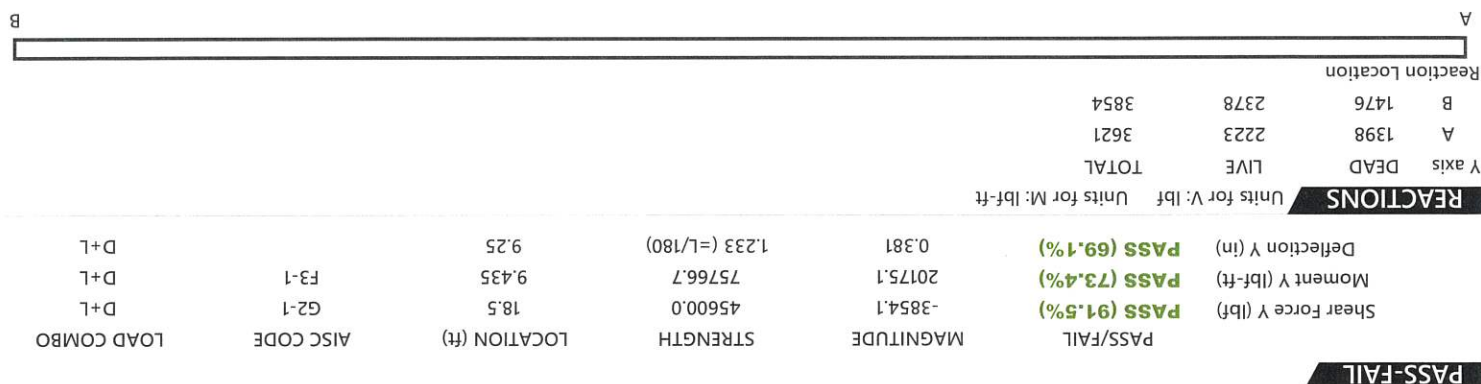
ASD

LOAD LIST

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft)	Uniform	80	80	0	18.75	Rooflive	Y
Uniform (lb/ft)	Uniform	80	80	0	18.75	Dead	Y
Self Weight (lb/ft)	-	12.12	12.12	0	18.75	Dead	Y

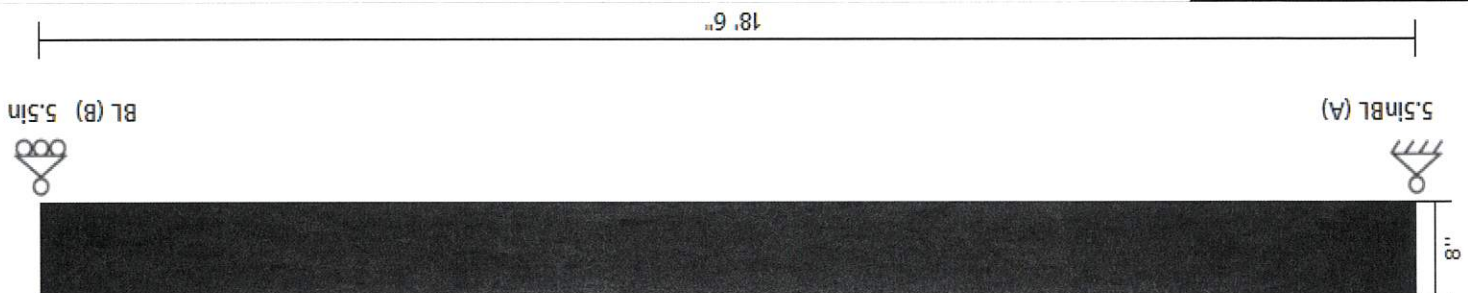
Member Name: B6

Item 4.

[illegible]

86	297	Non Compact	Compact	Non-Slender	Non-Slender	1	1	86
Lp	(in)	Flange	Web	Flange	Web	Cv	Cv_WA	Lp
	(in)	Flexure	Flexure	Compression	Compression			

Start (ft): 0	End (ft): 18.5	Member Slope (in): 0/12	Actual Length (ft): 18.5
Es x 10 ³	Fy x 10 ³	Fu x 10 ³	Area
(psi)	(psi)	(psi)	(in ²)
29000	50	65	9.13
tf	tw	Depth	8
(in)	(in)	(in)	0.285
0.435	8	lx	110
(in)	(in)	(in ³)	37.1
ly	Zx	Zy	14.1
(in ⁴)	(in ³)	(in ³)	0.536
530	J	Cw	
(in ⁶)			



DATE:	5/27/2026	COMPANY:	Rosenberg Associates
STRUCALC BUILD:	StruCalc Pro	DESIGNED BY:	Krystal Shimabukuro
CUSTOMER:	--	REVIEWED BY:	--
PROJ. ADDRESS:	--	PROJECT NAME:	15405-26
LEVEL:	Roof	LOADING:	ASD
MEMBER NAME:	B7	CODE:	2021 International Building Code
MEMBER TYPE:	ROOF BEAM	AISC:	AISC 360-16
MATERIAL:	Steel		
W Shapes	W8x31		
			A992-50

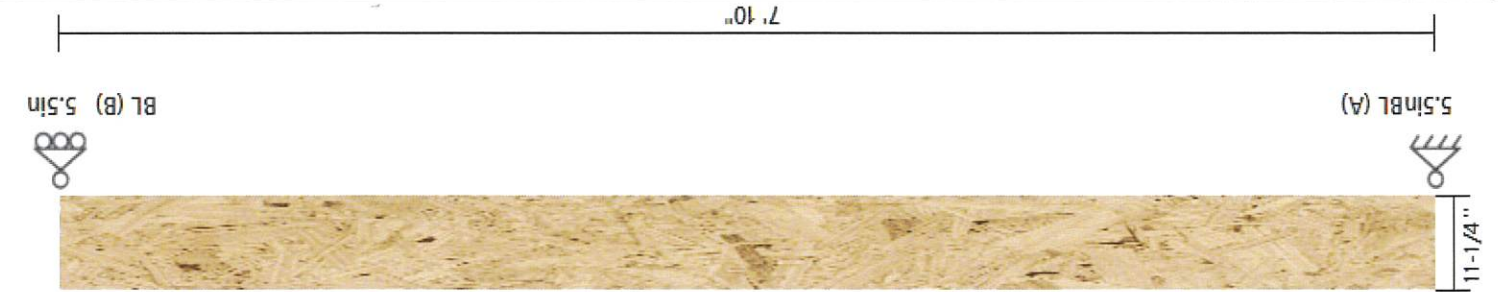
LOAD LIST

Member Name: B7

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft)	Uniform	240	240	5.9	14	Live	Y
Uniform (lb/ft)	Uniform	120	120	5.9	14	Dead	Y
Trapezoidal (lb/ft)	Trapezoidal	110	240	0	5.9	Live	Y
Trapezoidal (lb/ft)	Trapezoidal	55	120	0	5.9	Dead	Y
Trapezoidal (lb/ft)	Trapezoidal	240	140	14	18.5	Live	Y
Trapezoidal (lb/ft)	Trapezoidal	120	70	14	18.5	Dead	Y
Trapezoidal (lb/ft)	Trapezoidal	0	140	4.25	9.75	Live	Y
Trapezoidal (lb/ft)	Trapezoidal	140	0	9.75	15.25	Live	Y
Trapezoidal (lb/ft)	Trapezoidal	0	70	4.25	9.75	Dead	Y
Trapezoidal (lb/ft)	Trapezoidal	70	0	9.75	15.25	Dead	Y
Trapezoidal (lb/ft)	Trapezoidal	0	0	9.75	15.25	Dead	Y
Self Weight (lb/ft)	-	31	31	0	18.5	Dead	Y

DATE: 5/27/2026	COMPANY: Rosenberg Associates
STRUCALC BUILD: StruCalc Pro	DESIGNED BY: Krystal Shimabukuro
CUSTOMER: --	REVIEWED BY: --
PROJ. ADDRESS: --	PROJECT NAME: 15405-26
LEVEL: Roof	LOADING: ASD
MEMBER NAME: B8	CODE: 2021 International Building Code
MEMBER TYPE: ROOF BEAM	NDS: 2018 NDS
MATERIAL: Structural Composite Lumber	DRY
Weyerhaeuser	2.0E Microlam LVL
	(2) 1.75 X 11.25

B8 DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 7.833 Member Slope (in): 0/12 Actual Length (ft): 7.83

Area	lx	ly	BSW	Lams	Cfn	Kcr
(in ²)	(in ⁴)	(in ⁴)	(lb/ft)			
39.38	415.28	10.05	11.48	2	7.35	1

STRENGTH PROPERTIES

Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³
2600	1895	285	2510	750	2000	1016.535
Adjusted Values	2600	1895	285	750	2000	1017
C _M	1	1	1	1	1	1
C _T	1	1	1	1	1	1

Volume factor is applied on a load combination basis And Is Not reflected in the adjusted values

BEAM DATA

Span	Length (ft)	Top	Bottom	Elev. Diff (ft)	Beam End	CL(Top)	CL(Bottom)	CL(Left)	CL(Right)
1	7.8334	0	7.8334	0		1.00	0.98	1.00	1.00

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (80.6%)	55.4	285.0	0	D+L	1
PASS (82.3%)	463.1	2622.9	3.917	D+L	1
PASS (92.7%)	0.038	0.522 (=L/180)	3.917	D+L	1
PASS (89.9%)	75.6	750.0	0	D+L	1

REACTIONS

Y axis	DEAD	LIVE	TOTAL	Units for V: lbf	Units for M: lbf-ft
A	515	940	1455		
B	515	940	1455		
Reaction Location					

LOAD LIST

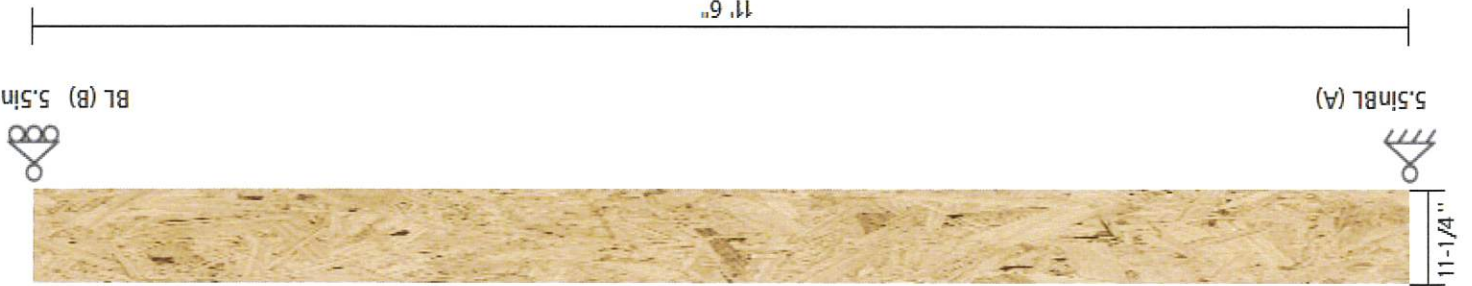
Member Name: B8

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft)	Uniform	240	240	0	7.8334	Live	Y
Uniform (lb/ft)	Uniform	120	120	0	7.8334	Dead	Y
Self Weight (lb/ft)	-	11.48	11.48	0	7.8334	Dead	Y

Item 4.

DATE: 5/27/2026	COMPANY: Rosenberg Associates
STRUCALC BUILD: StruCalc Pro	DESIGNED BY: Krystal Shimabukuro
CUSTOMER: --	REVIEWED BY: --
PROJ. ADDRESS: --	PROJECT NAME: 15405-26
LEVEL: Roof	LOADING: ASD
MEMBER NAME: B9	CODE: 2021 International Building Code
MEMBER TYPE: ROOF BEAM	NDS: 2018 NDS
MATERIAL: Structural Composite Lumber	DRY
Weyerhaeuser	2.0E Microlam LVL
(2) 1.75 X 11.25	

B9 DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 11.5 Member Slope (in): 0/12 Actual Length (ft): 11.5

Area	lx	ly	BSW	Lams	Cfn	Kcr
(in ²)	(in ⁴)	(in ⁴)	(lb/ft)			
39.38	415.28	10.05	11.48	2	7.35	1

STRENGTH PROPERTIES

Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc ⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³
Base Values	2600	1895	285	2510	750	2000
Adjusted Values	2600	1895	285	2510	750	2000
C _M	1	1	1	1	1	1
C _T	1	1	1	1	1	1

Volume factor is applied on a load combination basis And Is Not reflected in the adjusted values

BEAM DATA

Span	Length (ft)	Top	Bottom	Elev. Diff (ft)	Beam End	CL(Top)	CL(Bottom)	CL(Left)	CL(Right)
1	11.5	0	11.5	0		1.00	0.96	1.00	1.00

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (69.5%)	87.0	285.0	0	D+L	1
PASS (50.8%)	1290.6	2622.9	6.21	D+L	1
PASS (73.0%)	0.207	0.767 (=L/180)	5.75	D+L	1
PASS (84.2%)	118.6	750.0	0	D+L	1

REACTIONS

Units for V: lb-ft Units for M: lb-ft-ft

Y axis	DEAD	LIVE	TOTAL
A	785	1498	2283
B	607	1089	1696

Reaction Location

A

B

Item 4.

LOAD LIST

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft)	Uniform	40	40	0	11.5	Live	Y
Uniform (lb/ft)	Uniform	18	18	0	11.5	Dead	Y
Trapezoidal (lb/ft)	Trapezoidal	145	235	0	6.25	Live	Y
Trapezoidal (lb/ft)	Trapezoidal	66	106	0	6.25	Dead	Y
Point (lb)	Point	940	-	6.25	-	Live	Y
Point (lb)	Point	515	-	6.25	-	Dead	Y
Self Weight (lb/ft)	-	11.48	11.48	0	11.5	Dead	Y

Member Name: B9

DATE: 5/27/2026	COMPANY: Rosenberg Associates
STRUCALC BUILD: StruCalc Pro	DESIGNED BY: Krystal Shimabukuro
CUSTOMER: --	REVIEWED BY: --
PROJ. ADDRESS: --	PROJECT NAME: 15405-26
LEVEL: Roof	LOADING: ASD
MEMBER NAME: B10	CODE: 2021 International Building Code
MEMBER TYPE: ROOF BEAM	NDS: 2018 NDS
MATERIAL: Structural Composite Lumber	DRY
Weyerhaeuser	2.0E Microlam LVL
	(2) 1.75 X 11.25

B10 DIAGRAM

BL (B) 5.5in



5.5inBL (A)



11'-1/4"

BEAM PROPERTIES

Start (ft): 0 End (ft): 14.5 Member Slope (in): 0/12 Actual Length (ft): 14.5

Area	Ix	Iy	BSW	Lams	Cfn	Kcr
(in ²)	(in ⁴)	(in ⁴)	(lb-ft/ft)			
39.38	415.28	10.05	11.48	2	7.35	1

STRENGTH PROPERTIES

Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc ⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³
Base Values	2600	1895	285	2510	750	2000
Adjusted Values	2600	1895	285	2510	750	1016.535
C _M	1	1	1	1	1	1
C _T	1	1	1	1	1	1
Bending Adjustment Factors C _v = 1.01 C _t = 1						
Volume factor is applied on a load combination basis And is Not reflected in the adjusted values						

BEAM DATA

Span	Length (ft)	Top	Bottom	Elev. Diff (ft)	Beam End	CL(Top)	CL(Bottom)	CL(Left)	CL(Right)
1	14.5	0	14.5	0		1.00	0.93	1.00	1.00

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (48.7%)	182.9	356.3	14.5	D+0.75L+0.75Lr	1.25
PASS (14.9%)	2790.0	3278.7	8.12	D+0.75L+0.75Lr	1.25
PASS (27.5%)	0.701	0.967 (=L/180)	7.395	D+Lr	
PASS (66.7%)	249.4	750.0	14.5	D+0.75L+0.75Lr	1.25

REACTIONS

Y axis	DEAD	LIVE	LIVE ROOF	TOTAL	Units for V: lb-ft	Units for M: lb-ft
A	2218	1043	1559	4820		
B	2591	986	1961	5538		
Reaction Location						

Item 4.

PROJECT: 15405-26

2021 International Building Code

ASD

LOAD LIST

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Point (lb)	Point	1089	-	9.67	-	Live	Y
Point (lb)	Point	607	-	9.67	-	Dead	Y
Uniform (lb/ft)	Uniform	192.5	192.5	0	14.5	RoofLive	Y
Uniform (lb/ft)	Uniform	192.5	192.5	0	14.5	Dead	Y
Point (lb)	Point	940	-	4	-	Live	Y
Point (lb)	Point	515	-	4	-	Dead	Y
Trapezoidal (lb/ft)	Trapezoidal	0	50	4	9.67	RoofLive	Y
Trapezoidal (lb/ft)	Trapezoidal	0	50	4	9.67	Dead	Y
Trapezoidal (lb/ft)	Trapezoidal	0	50	4	9.67	RoofLive	Y
Trapezoidal (lb/ft)	Trapezoidal	0	50	4	9.67	Dead	Y
Uniform (lb/ft)	Uniform	121.6	121.6	9.67	14.5	RoofLive	Y
Uniform (lb/ft)	Uniform	121.6	121.6	9.67	14.5	Dead	Y
Self Weight (lb/ft)	-	11.48	11.48	0	14.5	Dead	Y

DATE:	5/27/2026	COMPANY:	Rosenberg Associates
STRUCALC BUILD:	StruCalc Pro	DESIGNED BY:	Krystal Shimabukuro
CUSTOMER:	--	REVIEWED BY:	--
PROJ. ADDRESS:	--	PROJECT NAME:	15405-26
LEVEL:	Roof	LOADING:	ASD
MEMBER NAME:	B1	CODE:	2021 International Building Code
MEMBER TYPE:	ROOF BEAM	NDS:	2018 NDS
MATERIAL:	Solid Sawn		
	No. 2		
	(2) 1.5 X 5.5		
	DRY		

B11 DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 3 Member Slope (in): 0/12 Actual Length (ft): 3

Area	lx	ly	BSW	Lams	G	Kcr
(in ²)	(in ⁴)	(in ⁴)	(lb-ft/ft)			
16.5	41.59	12.38	3.76	2	0.5	1

STRENGTH PROPERTIES

Base Values	900	575	180	1350	625	1600	580
Adjusted Values	1170	748	180	1485	625	1600	580
C _M	1	1	1	1	1	1	1
C _T	1	1	1	1	1	1	1
C _i	1	1	1	1	1	1	1
C _F	1.3	1.3	1	1.1	1	1	1
Bending Adjustment Factors	C _{TU} = 1 C _i = 1						

BEAM DATA

Span	1	Unbraced Length (ft)	Top	0	Bottom	3	Elev. Diff (ft)	0	CL(Top)	1.00	CL(Bottom)	1.00	CL(Left)	1.00	CL(Right)	1.00
------	---	----------------------	-----	---	--------	---	-----------------	---	---------	------	------------	------	----------	------	-----------	------

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (96.3%)	8.4	225.0	0	D+Lr	1.25
PASS (96.2%)	55.1	1462.5	1.5	D+Lr	1.25
PASS (99.2%)	0.002	0.200 (=L/180)	1.5	D+Lr	1.25
PASS (99.1%)	5.6	625.0	0	D+Lr	1.25

REACTIONS

Y axis	DEAD	LIVE ROOF	TOTAL	Units for V: lb-ft	Units for M: lb-ft
A	33	60	93		
B	33	60	93		

Reaction Location

A

Item 4.

LOAD LIST

Member Name: B11

Sheet G22 of G36

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft)	Uniform	40	40	0	3	Rooflive	Y
Uniform (lb/ft)	Uniform	18	18	0	3	Dead	Y
Self Weight (lb/ft)	-	3.76	3.76	0	3	Dead	Y

Item 4.

DATE: 5/27/2026	COMPANY: Rosenberg Associates
STRUCALC BUILD: StruCalc Pro	DESIGNED BY: Krystal Shimabukuro
CUSTOMER: --	REVIEWED BY: --
PROJ. ADDRESS: --	PROJECT NAME: 15405-26
LEVEL: Roof	LOADING: ASD
MEMBER NAME: B12	CODE: 2021 International Building Code
MEMBER TYPE: ROOF BEAM	NDS: 2018 NDS
MATERIAL: Douglas Fir-Larch	DRY
No. 2	(2) 1.5 X 9.25

B12 DIAGRAM

5.5in BL (A)



5.5in BL (B)



BEAM PROPERTIES

Start (ft): 0 End (ft): 6 Member Slope (in): 0/12 Actual Length (ft): 6

Area	lx	ly	BSW	Lams	G	Kcr
(in ²)	(in ⁴)	(in ⁴)	(lb-ft/ft)			
27.75	197.86	20.81	6.33	2	0.5	1

STRENGTH PROPERTIES

Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc ⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³
Base Values	900	575	180	1350	625	1600
Adjusted Values	990	632	180	1350	625	1600
C _M	1	1	1	1	1	1
C _T	1	1	1	1	1	1
C _i	1	1	1	1	1	1
C _F	1.1	1.1	1	1	1	1
Bending Adjustment Factors	C _{Fu} = 1	C _T = 1				

BEAM DATA

Span	1	Unbraced Length (ft)	Top	Bottom	Elev. Diff (ft)	Beam End
Length (ft)	6					
	0	6	0	1.00	0.99	1.00
				CL(Top)	CL(Bottom)	CL(Right)

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (48.8%)	92.2	180.0	0	D+L	1
PASS (29.9%)	694.2	990.0	2.94	D+L	1
PASS (87.3%)	0.051	0.400 (=L/180)	3	D+L	1
PASS (83.5%)	103.3	625.0	0	D+L	1

REACTIONS

Units for V: lb-ft Units for M: lb-ft-ft

Y axis	DEAD	LIVE	TOTAL	
	A	545	1160	1705
	B	510	1084	1594
Reaction Location				

Item 4.

PROJECT: 15405-26

2021 International Building Code

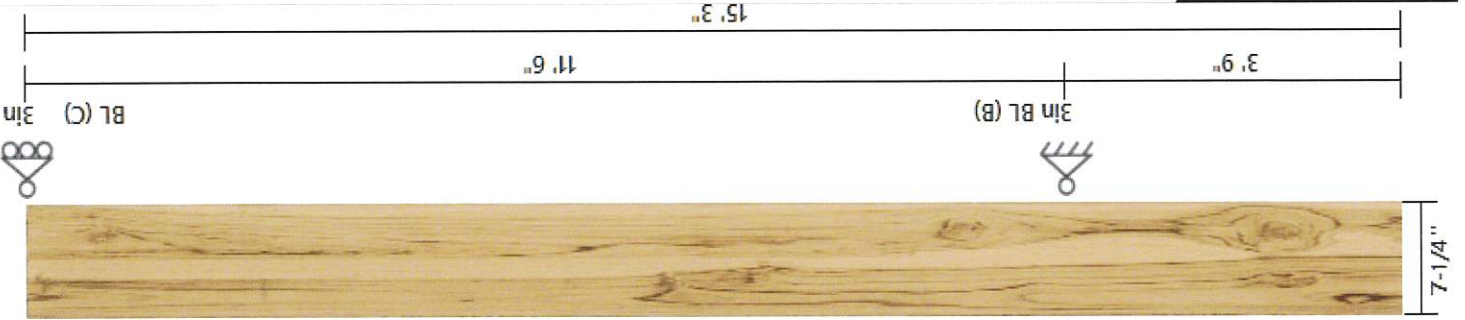
ASD

LOAD LIST

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft)	Uniform	245	245	0	6	Live	Y
Uniform (lb/ft)	Uniform	111	111	0	6	Dead	Y
Trapezoidal (lb/ft)	Trapezoidal	167	91	0	6	Live	Y
Trapezoidal (lb/ft)	Trapezoidal	76	41	0	6	Dead	Y
Self Weight (lb/ft)	-	6.33	6.33	0	6	Dead	Y

DATE:	5/27/2026	COMPANY:	Rosenberg Associates
STRUCALC BUILD:	StruCalc Pro	DESIGNED BY:	Krystal Shimabukuro
CUSTOMER:	--	REVIEWED BY:	--
PROJ. ADDRESS:	--	PROJECT NAME:	15405-26
LEVEL:	Main Floor	LOADING:	ASD
MEMBER NAME:	New Floor Joist	CODE:	2021 International Building Code
MEMBER TYPE:	FLOOR JOIST	NDS:	2018 NDS
MATERIAL:	Solid Sawn		
Douglas Fir-Larch	No. 2	(1) 1.5 X 7.25	16 (in) O.C.
			DRY

New Floor Joist Diagram



BEAM PROPERTIES

Start (ft): 0	End (ft): 15.25	Member Slope (in): 0/12	Actual Length (ft): 15.25	O.C. Spacing (in): 16
Area	I_x	I_y	BSW	Lams
(in ²)	(in ⁴)	(in ⁴)	(lb/ft)	
10.88	47.63	2.04	2.48	

STRENGTH PROPERTIES

Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc _⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³
900	575	180	1350	625	1600	580
Adjusted Values	1242	690	1418	625	1600	580
C _M	1	1	1	1	1	1
C _T	1	1	1	1	1	1
C _i	1	1	1	1	1	1
C _F	1.2	1.2	1.05	1	1	1
Bending Adjustment Factors	C _{Fu} = 1 C _F = 1.15					

BEAM DATA

Span	Unbraced Length (ft)	Beam End	CL(Top)	CL(Bottom)	CL(Left)	CL(Right)
1	3.75	0	1.00	0.95	1.00	1.00
2	11.5	0	1.00	0.63	1.00	1.00

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (61.5%)	69.3	180.0	3.812	D+L	1
PASS (22.5%)	962.2	1242.0	10.065	D+L	1
PASS (45.9%)	0.135	0.250 (=L/360)	0	L	1
PASS (74.5%)	179.3	703.1	3.75	D+L	1
Bearing Stress (psi)					
Deflection Y (in)					
Shear Stress Y (psi)					

REACTIONS

Units for V: lbf
Units for M: lbf-ft

Y axis	DEAD		LIVE		TOTAL	
	A	B	C	A	B	C
Reaction Location	0	268	136	0	539	274
		807	410			

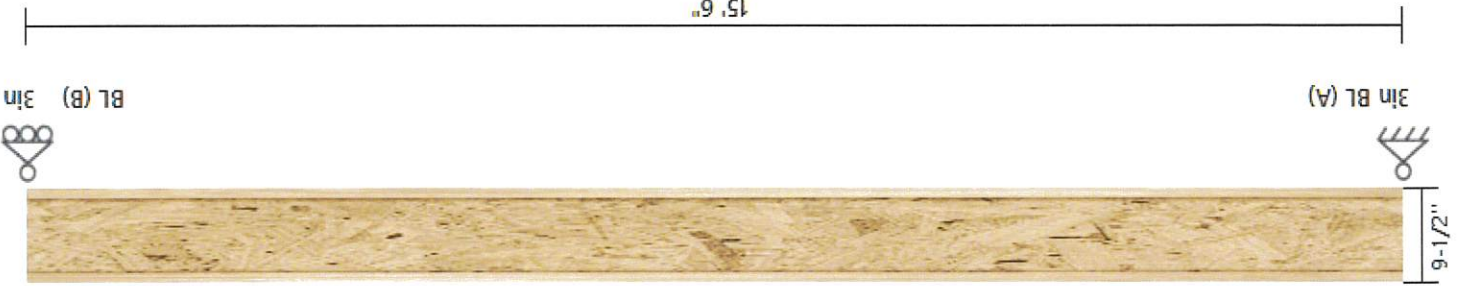
A	B	C

LOAD LIST

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lbf/ft²)	Uniform	40	40	0	15.25	Live	Y
Uniform (lbf/ft²)	Uniform	18	18	0	15.25	Dead	Y
Self Weight (lbf/ft)	-	2.48	2.48	0	15.25	Dead	Y

DATE: 5/27/2026	COMPANY: Rosenberg Associates
STRUCALC BUILD: StruCalc Pro	DESIGNED BY: Krystal Shimabukuro
CUSTOMER: --	REVIEWED BY: --
PROJ. ADDRESS: --	PROJECT NAME: 15405-26
LEVEL: Main Floor	LOADING: ASD
MEMBER NAME: New Floor Joist 2	CODE: 2021 International Building Code
MEMBER TYPE: FLOOR JOIST	NDS: 2018 NDS
MATERIAL: I-joists	DRY
RFP1 400	16 (in) O.C.
(1) 9.5	

New Floor Joist 2 DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 15.5 Member Slope (in): 0/12 Actual Length (ft): 15.5 O.C. Spacing (in): 16

EI x 10 ⁶	BSW	Lams	K x 10 ⁶	Mcap	Vcap	End Rcap	End Rcap	End Rcap	End Rcap	End Rcap	End Rcap	Int Rcap	Int Rcap	Int Rcap	Int Rcap	Int Rcap	Int Rcap	Int Rcap	Int Rcap
193	(lb-ft ²)	2.3	(lb-ft)	4.94	(lb-ft)	3345	(lb-ft)	1220	(lb-ft)	1025	(lb-ft)	1220	(lb-ft)	1220	(lb-ft)	1220	(lb-ft)	1220	(lb-ft)
BSW	(lb-ft)	1	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)	(lb-ft)
5.25 WS																			
2440																			

BEAM DATA

Span	Length (ft)	Top	Bottom	Elev. Diff (ft)	Beam End
1	15.5	0	15.5	0	

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
Shear Force (lb-ft)	617.2	1220.0	15.5	D+L	1
Bending Moment (lb-ft-ft)	2391.5	3345.0	7.75	D+L	1
Deflection Y (in)	0.359	0.517 (=L/360)	7.75	L	
Bearing Load (lb-ft)	617.2	1133.3	15.5	D+L	1

REACTIONS

Units for V: lb-ft Units for M: lb-ft-ft

Y axis	DEAD	LIVE	TOTAL
A	204	413	617
B	204	413	617

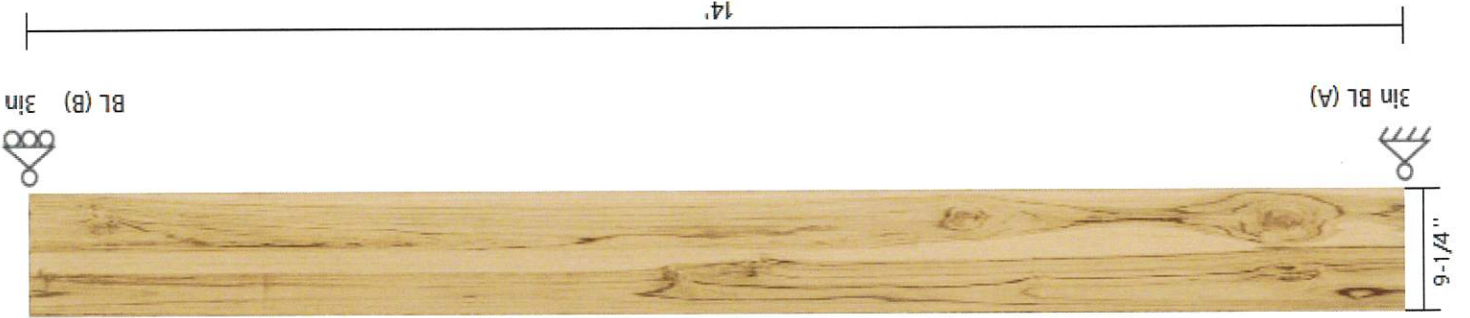
Reaction Location WS-Web Stiffener Required NSR-No Stiffener Required

LOAD LIST

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb-ft/ft ²)	Uniform	40	40	0	15.5	Live	Y
Uniform (lb-ft/ft ²)	Uniform	18	18	0	15.5	Dead	Y
Self Weight (lb-ft/ft)	-	2.3	2.3	0	15.5	Dead	Y

DATE: 5/27/2026	COMPANY: Rosenberg Associates
STRUCALC BUILD: StruCalc Pro	DESIGNED BY: Krystal Shimabukuro
CUSTOMER: --	REVIEWED BY: --
PROJ. ADDRESS: --	PROJECT NAME: 15405-26
LEVEL: Main Floor	LOADING: ASD
MEMBER NAME: Dry Storage	CODE: 2021 International Building Code
MEMBER TYPE: FLOOR JOIST	NDS: 2018 NDS
MATERIAL: Solid Sawn	
Douglas Fir-Larch	
No. 2	(1) 1.5 X 9.25
	16 (in) O.C.
	DRY

Dry Storage DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 14 Member Slope (in): 0/12 Actual Length (ft): 14 O.C. Spacing (in): 16

Area	Ix	Iy	BSW	Lams	G	Kcr
(in ²)	(in ⁴)	(in ⁴)	(lb-ft/ft)			
13.88	98.93	2.6	3.16	1	0.5	1

STRENGTH PROPERTIES

Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc ⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³
Base Values	900	575	180	1350	625	1600
Adjusted Values	1138	632	180	1350	625	1600
C _M	1	1	1	1	1	1
C _T	1	1	1	1	1	1
C _i	1	1	1	1	1	1
C _F	1.1	1.1	1	1	1	1
Bending Adjustment Factors	C _{Fu} = 1 C _F = 1.15					

BEAM DATA

Span	14	0	14	0	1.00	0.46	1.00	1.00
Unbraced Length (ft)	Top	Bottom	Beam End	Elev. Diff (ft)	CL(Top)	CL(Bottom)	CL(Left)	CL(Right)

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (66.2%)	60.9	180.0	0	D+L	1
PASS (2.8%)	1106.4	1138.5	7	D+L	1
PASS (37.2%)	0.440	0.700 (=L/240)	7	D+L	1
PASS (80.0%)	125.2	625.0	0	D+L	1

REACTIONS

Units for V: lb-ft Units for M: lb-ft-ft

Y axis	DEAD	LIVE	TOTAL
A	190	373	563
B	190	373	563
Reaction Location			

LOAD LIST

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft²)	Uniform	40	40	0	14	Live	Y
Uniform (lb/ft²)	Uniform	18	18	0	14	Dead	Y
Self Weight (lb/ft)	-	3.16	3.16	0	14	Dead	Y

Item 4.

DATE:	5/27/2026	COMPANY:	Rosenberg Associates
STRUCALC BUILD:	StruCalc Pro	DESIGNED BY:	Krystal Shimabukuro
CUSTOMER:	--	REVIEWED BY:	--
PROJ. ADDRESS:	--	PROJECT NAME:	15405-26
LEVEL:	Basement	LOADING:	ASD
MEMBER NAME:	New Floor Beam	CODE:	2021 International Building Code
MEMBER TYPE:	FLOOR BEAM	NDS:	2018 NDS
MATERIAL:	Douglas Fir-Larch		
No. 2	Solid Sawn		
(2) 1.5 X 9.25			
DRY			

New Floor Beam DIAGRAM

BL (B) 3in

3in BL (A)

BEAM PROPERTIES

Start (ft): 0 End (ft): 13.75 Member Slope (in): 0/12 Actual Length (ft): 13.75

Area	Ix	Iy	BSW	Lams	G	Kcr
(in ²)	(in ⁴)	(in ⁴)	(lb/ft)			
27.75	197.86	20.81	6.33	2	0.5	1

STRENGTH PROPERTIES

Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³
900	575	180	1350	625	1600	580
Adjusted Values						
C _M	C _T	C _i	C _F			
1	1	1	1	1	1	1
1	1	1	1	1	1	1
Bending Adjustment Factors	C _{Fu} = 1	C _r = 1				

BEAM DATA

Span	Length (ft)	Top	Bottom	Elev. Diff (ft)	Beam End	CL(Top)	CL(Bottom)	CL(Left)	CL(Right)
1	13.75	0	13.75	0		1.00	0.96	1.00	1.00
Unbraced Length (ft)									

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (74.7%)	45.5	180.0	0	D+L	1
PASS (18.1%)	810.9	990.0	6.875	D+L	1
PASS (54.8%)	0.311	0.688 (=L/240)	6.875	D+L	1
PASS (85.0%)	93.4	625.0	0	D+L	1

REACTIONS

Units for V: lb-ft Units for M: lb-ft

Y axis	DEAD	LIVE	TOTAL
A	291	550	841
B	291	550	841
Reaction Location			

Item 4.

PROJECT: 15405-26

2021 International Building Code

ASD

LOAD LIST

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft)	Uniform	80	80	0	13.75	Live	Y
Uniform (lb/ft)	Uniform	36	36	0	13.75	Dead	Y
Self Weight (lb/ft)	-	6.33	6.33	0	13.75	Dead	Y

Member Name: New Floor Beam

DATE:	5/27/2026	COMPANY:	Rosenberg Associates
STRUCALC BUILD:	StruCalc Pro	DESIGNED BY:	Krystal Shimabukuro
CUSTOMER:	--	REVIEWED BY:	--
PROJ. ADDRESS:	--	PROJECT NAME:	15405-26
LEVEL:	Basement	LOADING:	ASD
MEMBER NAME:	Dry Storage Doorway	CODE:	2021 International Building Code
MEMBER TYPE:	FLOOR BEAM	NDS:	2018 NDS
MATERIAL:	Solid Sawn		
No. 2		DRY	
(2) 1.5 X 9.25			

Dry Storage Doorway DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 6.75 Member Slope (in): 0/12 Actual Length (ft): 6.75

Area	lx	ly	BSW	Lams	G	Kcr
(in ²)	(in ⁴)	(in ⁴)	(lb-ft/ft)			
27.75	197.86	20.81	6.33	2	0.5	1

STRENGTH PROPERTIES

Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc⊥ (psi)	E (psi) x10 ³	Emin (psi) x10 ³
900	575	180	1350	625	1600	580
Adjusted Values						
C _M	1	1	1	1	1	1
C _T	1	1	1	1	1	1
C _i	1	1	1	1	1	1
C _F	1.1	1.1	1	1	1	1
Bending Adjustment Factors	C _{Fu} = 1	C _t = 1				

BEAM DATA

Span	Length (ft)	Top	Bottom	Elev. Diff (ft)	Beam End	CL(Top)	CL(Bottom)	CL(Left)	CL(Right)
1	6.75	0	6.75	0		1.00	0.99	1.00	1.00
Unbraced Length (ft)									

PASS-FAIL

PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR CD
PASS (58.9%)	73.9	180.0	0	D+L	1
PASS (34.6%)	647.5	990.0	3.375	D+L	1
PASS (82.0%)	0.041	0.225 (=L/360)	3.375	L	1
PASS (75.7%)	152.0	625.0	0	D+L	1

REACTIONS

Units for V: lb-ft Units for M: lb-ft-ft

Y axis	DEAD	LIVE	TOTAL
A	440	928	1368
B	440	928	1368
Reaction Location			

LOAD LIST

Type	Name	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lb/ft)	Uniform	275	275	0	6.75	Live	Y
Uniform (lb/ft)	Uniform	124	124	0	6.75	Dead	Y
Self Weight (lb/ft)	-	6.33	6.33	0	6.75	Dead	Y

Member Name: Dry Storage Doorway

PROJECT: 1810 E 2000 S	DATE: 6/19/2026	SHEET: G34 of G36
SUBJECT: Stud Wall	BY: KAS	JOB #: 15405-26

Member Location:

Loading:

Live loads:

Roof L_r =Floor L =

Dead loads:

Roof D =Wall D =Floor D = W_D =

Wind =

Seismic =

Load Case 1: Gravity Loads Only

Load Combinations:

D-only

D + L

D + L + L_r L_x = K_{CE} = c =

Column Capacity:

 L_x = K_{CE} = c =

D-only

$$f_c = f_{c\perp} = \frac{A}{P} = \left(\frac{l_e}{l_e} \right)^x = \frac{K_{CE} E'}{F_{CE}} = \frac{F_{CE}}{(l_e / d)^2} = F_c = F_c(C_D)(C_M)(C_t)(C_F)(C_i)$$

$$E' = E(C_M)(C_t)(C_i) = 1600000 \text{ psi}$$

$$F_{CE} = 425$$

$$425$$

$$1397$$

$$0.282$$

$$84 \text{ psi}$$

$$394 \text{ psi}$$

OK

$$F_c =$$

$$F_c =$$

$$C_p =$$

$$F_{CE} =$$

$$F_c =$$

$$C_p =$$

$$F_c =$$

$$F_c =$$

$$425$$

$$1553$$

$$0.256$$

$$84 \text{ psi}$$

$$398 \text{ psi}$$

OK

$$F_{CE} =$$

$$F_c =$$

$$C_p =$$

$$F_c =$$

$$F_c =$$

$$D + L + L_r$$

$$425$$

$$1941$$

$$0.208$$

$$168 \text{ psi}$$

$$404 \text{ psi}$$

OK

Size factors

$$CF =$$

$$CF =$$

$$CM =$$

$$C_t =$$

$$C_i =$$

Section properties

$$A =$$

$$S =$$

$$dx =$$

$$5.25 \text{ in}^2$$

$$3.063 \text{ in}^3$$

$$3.5 \text{ in}$$

$$1.5 \text{ for bending}$$

$$1.15 \text{ for compression}$$

$$1.0$$

$$1.0$$

$$1.0$$

NDS Supplement Table 4A

$$F_b =$$

$$F_c =$$

$$E =$$

$$900 \text{ psi}$$

$$1350 \text{ psi}$$

$$1600000 \text{ psi}$$

Member =

$$4 = 2 \times 6 \text{ DF\#2}$$

$$3 = 2 \times 6 \text{ Stud}$$

$$2 = 2 \times 4 \text{ DF\#2}$$

$$1 = 2 \times 4 \text{ Stud}$$

Member (Choose One)

Stud Spacing

Stud Length

$$16 \text{ in}$$

$$9.8 \text{ ft}$$

$$2$$

PROJECT: 1810 E 2000 S
SUBJECT: Stud Wall
DATE: 6/19/2026
BY: KAS
SHEET: G35 of G36
JOB #: 15405-26

Member Location:

Loading:

Live loads:

Roof L_r =

Floor L =

W_L =

Dead loads:

Roof D =

Wall D =

Floor D =

W_D =

Wind =

Seismic =

Load Case 1: Gravity Loads Only

Load Combinations:

D-only

440 lb

C_D =

0.9

Size factors

C_F =

1.5 for bending

NDS Supplement Table 4A

F_b =

900 psi

F_c =

1350 psi

E =

1600000 psi

Stud Length

9.8 ft

Stud Spacing

16 in

Member =

2

1 = 2x4 Stud

2 = 2x4 DF#2

3 = 2x6 Stud

4 = 2x6 DF#2

Member (Choose One)

BENDING:

C_d =

1.60

C_r =

1.40

CL

1.00

Later Force Controls =

20 psf

w =

26.7 plf

M =

320 ft-lb

f_b =

1254 psi

F_b =

3024 psi

OK

AXIAL:

$D + W$

L_e/d

33.6

F_{CE}

425

F_{c*}

2484

C_p

0.165

f_c =

84 psi

F_c

409 psi

OK

$D + 0.75(L + L_r + W)$

f_c =

147 psi

F_c

409 psi

OK

COMBINED STRESS:

5405-26

Item 4.

USE 2x4 DF#2 @ 16in O.C.

Combined Stress
 $D + 0.75(L + L_r + W)$
OK
0.559
Combined Stress
 $D + W$
OK
0.603

Load Case 1: Gravity Loads Only
Load Combinations:
D-only

Wind =
Seismic =
Dead loads:
Roof D =
Wall D =
Floor D =
Live loads:
Roof L_r =
Floor L =
W_L =
W_D =

Member Location:

PROJECT: 1810 E 2000 S
SUBJECT: Stud Wall

DATE: 6/19/2026
BY: KAS

SHEET: G36 of G36
JOB #: 15405-26

PROJECT: 1810 E 2000 S
SUBJECT: Wind Loading (2-story)
DATE: 6/18/2026 BY: KAS
SHEET: L1 of L19 JOB #: 15405-26

Main Wind Force Resisting System - Envelope Procedure (Part 2)

Risk Category II Table 1.5-1 Fig. 26.5-1B
Basic Wind Speed, V 100 Sec. 26.7
Exposure (B, C, D) C Fig. 26.8-1
Topographic Factor, K_z 1.0

Building Geometry

Total Building Height = 27.3 ft
Roof Plate Height = 23.0 ft
Mean Roof Height, h_{mean} = 25.165 ft
Roof Pitch 4 / 12

Wind Pressures

Exposure (A, B, C, D) C
Height & Exposure Adjustment Coef., λ 1.35

$W_{all} \text{ forces - End Zone A}$
 $P_{s30} = 13.20$ psf
 $P_s = \lambda K_z P_{s30} = 17.82$ psf
 $W_{all} \text{ forces - Interior Zone C}$
 $P_{s30} = 8.76$ psf
 $P_s = \lambda K_z P_{s30} = 11.83$ psf

Load to Diaphragm

2nd Floor Dia. Height 13.0 ft
Roof Plate Height 23.0 ft
Avg. Roof Height (Transverse) 27.3 ft

Transverse Loading Roof

$w_{end} = 89.1$ plf
 $w_{int} = 59.1$ plf
 $W = w_{end}(2a) + w_{int}(L - 2a) = 1273.7$ lb
 $R_A = 697.6$ lb
 $R_B = 576.1$ lb
Roof Loading, $w_r = 75.4$ plf

Wind Loading Min. 71.7 plf

Transverse Loading Floor

$w_{end} = 204.9$ plf
 $w_{int} = 136.0$ plf
 $W = w_{end}(2a) + w_{int}(L - 2a) = 2929.6$ lb
 $R_A = 1604.5$ lb
 $R_B = 1325.1$ lb
Floor Loading, $w_f = 173.5$ plf

Wind Loading Min., $w_f = 115.0$ plf

Longitudinal Loading Roof

Gable or Hip Roof (G or H)
Avg. Roof Height (Long)
27.33 ft

$W_{all} \text{ forces - End Zone B}$
 $P_{s30} = -3.48$ psf
 $P_s = \lambda K_z P_{s30} = -4.70$ psf
 $W_{all} \text{ forces - End Zone D}$
 $P_{s30} = -1.92$ psf
 $P_s = \lambda K_z P_{s30} = -2.59$ psf

All values below have been adjusted for ASD design
(IBC Table 1609.6.2.1(4))

Least Width of Building, b = 18.5 ft
Length of Building, L = 18.5 ft
 $0.4 \cdot h_{mean} = 10.066$ ft
0.1 (least width of structure), $0.1b = 1.85$ ft
a = lesser of above = 3
2a = 6

Longitudinal Loading Floor

$w_{end} = 204.9$ plf
 $w_{int} = 136.0$ plf
 $W = w_{end}(2a) + w_{int}(B - 2a) = 2929.6$ lb
 $R_A = 1604.5$ lb
 $R_B = 1325.1$ lb
Floor Loading, $w_f = 173.5$ plf

Wind Loading Min. 71.7 plf

Roof Loading, $w_r = 75.4$ plf

Wind Loading Min., $w_f = 115.0$ plf

PROJECT: 1810 E 2000 S	DATE: 6/18/2026	SHEET: L2 of L19
SUBJECT: Seismic Loading (2-story)	BY: KAS	JOB #: 15405-26

Seismic Design

Risk Category	2	Table 1.5-1	ASCE 7
Seismic Importance Factor	1	Table 1.5-2	Ch. 20
Soil Site Classes	D	(Figure 22-1)	(Figure 22-2)
S_s	0.43	(Figure 22-2)	(Figure 22-1)
S_1	0.130	(Figure 22-2)	(Figure 22-1)
$S_{MS} = F_a S_s$	0.610	(Eq. 11.4-1)	(Eq. 11.4-2)
$S_{MI} = F_v S_1$	0.350	(Eq. 11.4-3)	(Eq. 11.4-4)
$S_{DS} = 2/3 S_{MS}$	0.41	(Eq. 11.4-3)	(Eq. 11.4-4)
$S_{D1} = 2/3 S_{MI}$	0.23	(Eq. 11.4-4)	(Eq. 11.4-3)

Seismic Base Shear (Simplified Analysis)

$$V = \frac{I_e S_{DS}}{R} W$$

Response modification factor, R

0.063 W

Table 12.14-1

Vertical Distribution

Building Depth
Building Width
First floor wall height
Second floor wall height
Total Roof Dead Loads
Roof DL =
 $W_{all} DL =$
DL of 1-ft strip @ roof, W_1

1008.0 pIf
150 pIf
1158.0 pIf

DL of 2 end walls =
Total DL, trib. To roof =

33.87 Kips
7.55 Kips
41.42 Kips

$$W_r = \sum W_1 =$$

Total Floor Dead Loads

905.9 pIf
0 pIf
161.25 pIf
1067.2 pIf

DL of 2 end walls =
Total DL, trib. To second floor

31.215308 Kips
16.23 Kips
47.45 Kips

$$W_2 = \sum W_2 =$$

Total roof base shear reduced by 0.7

1.81 Kips

Reduced by 0.7 for ASD

Roof Loading (seismic), w_r

62.0 pIf

Total floor base shear reduced by 0.7

2.1 Kips

Reduced by 0.7 for ASD

Floor Loading (seismic), w_2

71.0 pIf

Total base loading

133.1 pIf

Total base shear

3.89 Kips

Reduced by 0.7 for ASD

Main Wind Force Resisting System - Envelope Procedure (Part 2)

Risk Category II Table 1.5-1
Basic Wind Speed, V Fig. 26.5-1A
Exposure (B, C, D) C Sec. 26.7
Topographic Factor, K_z 1.0 Fig. 26.8-1

Building Geometry

Total Building Height = 19.8 ft $0.4h_{mean}$ =
Eave Height = 10.0 ft 0.1 (least width of structure), 0.1b =
Mean Roof Height, h_{mean} = 15 ft a = lesser of above =
Roof Pitch 4 / 12 2a =
Least Width of Building, b = 15.75
Length of Building, L = 30

Wind Pressures

All values below have been adjusted for ASD design
Height & Exposure Adjustment Coef., λ 1.21 Fig. 28.6-1

Wall forces - End Zone A

$p_{s30} = 13.20$ psf
 $p_s = \lambda K_z p_{s30} = 15.97$ psf

Wall forces - Interior Zone C

$p_{s30} = 8.76$ psf
 $p_s = \lambda K_z p_{s30} = 10.60$ psf

Load to Diaphragm

Roof Plate Height 10.0 ft
Avg. Roof Height (Transverse) 19.8 ft

Transverse Loading

$w_{end} = 79.9$ plf
 $w_{int} = 53.0$ plf
 $W = w_{end}(2a) + w_{int}(L - 2a) = 1751.1$ lb
 $R_A = 940.0248$ lb
 $R_B = 811.1$ lb

Roof Loading, $w_r = 62.7$ plf

Wind Loading Min., $w_r = 99.15$ plf

Longitudinal Loading

Gable or Hip Roof (G or H)
Avg. Roof Height (Longitudinal) 13.08 ft
 $w_{end} = 129.1$ plf
 $w_{int} = 85.6$ plf
 $W = w_{end}(2a) + w_{int}(B - 2a) = 1609.4$ lb
 $R_A = 885.29622$ lb
 $R_B = 724.06282$ lb

Roof Loadings, $w_r = 112.4$ plf

Wind Loading Min., $w_r = 65.4$ plf

<< USE

14.33
11.83
13.08

Roof forces - End Zone B
 $p_{s30} = -3.48$ psf
 $p_s = \lambda K_z p_{s30} = -4.21$ psf
Roof forces - End Zone D
 $p_{s30} = -1.92$ psf
 $p_s = \lambda K_z p_{s30} = -2.32$ psf

6
1.58
3
6

PROJECT: 1810 E 2000 S
SUBJECT: Wind Loading

DATE: 6/18/2026
BY: KAS

SHEET: L3 of L19
JOB #: 15405-26

Roof Loading (seismic), w_r 59.0 plf

Total Base Shear 1.0 Kips
For use with ASD times by 0.7 0.71 Kips
Redundancy Factor, p 1.3 12.3.4.1
Total ASD W / Overstrength 0.93

DL of 2 end walls = 4.50 Kips

$W_r = \sum W_i = 11.825616$ Kips

Building Depth 30.0 ft
Building Width 15.8 ft
Wall Height 10.0 ft
Total Roof Dead Loads 600.8 plf
Roof $DL = 150$ plf
 $W_{all} DL = 750.8$ plf
 DL of 1-ft strip @ roof, W_i

Vertical Distribution

$$V = \frac{les_{ds}}{R} W = 0.063 W$$

Response modification factor, R 6.5
Table 12.14-1

Seismic Base Shear (Equivalent Lateral Force Procedure)

Risk Category 2
Seismic Importance Factor 1
Table 1.5-1
Ch. 20
(Figure 22-1) 0.43
(Figure 22-2) 0.130
(Eq. 11.4-1) 0.610
(Eq. 11.4-2) 0.350
(Eq. 11.4-3) 0.407
(Eq. 11.4-4) 0.233
 $S_{DS} = 2/3 S_{MS}$
 $S_{DT} = 2/3 S_{MT}$
 $S_{MS} = F_a S_s$
 $S_{MT} = F_v S_i$
 S_s
Site Soil Classification

Seismic Design

PROJECT: 1810 E 2000 S	DATE: 6/18/2026	BY: KAS	SUBJECT: Seismic Loading
SHEET: L4 of L19	JOB #: 15405-26		

Main Wind Force Resisting System - Envelope Procedure (Part 2)

Risk Category II Fig. 26.5-1A
Basic Wind Speed, V 110 C Sec. 26.7
Exposure (B, C, D) 1.0 Fig. 26.8-1
Topographic Factor, K_z

Building Geometry

Total Building Height = 19.8 ft
Eave Height = 10.0 ft
Mean Roof Height, h_{mean} = 15 ft
Roof Pitch 4 / 12
Least Width of Building, b = 30
Length of Building, L = 64

Wind Pressures

All values below have been adjusted for ASD design
Height & Exposure Adjustment Coef., λ 1.21 Fig. 28.6-1

Wall forces - End Zone A
 $p_s = 13.20$ psf
 $p_s = \lambda K_z p_{s30} = 15.97$ psf
Wall forces - Interior Zone C
 $p_s = 8.76$ psf
 $p_s = \lambda K_z p_{s30} = 10.60$ psf
Roof Plate Height
16.0 ft
19.3 ft
Transverse Loading
Avg. Roof Height (Transverse)
127.8 psf
84.8 psf
5684.9 lb
2959.2849 lb
 $R_A = 2725.6$ lb
Roof Loading, $w_r = 92.5$ psf
Wind Loading Min., $w_r = 96.665$ psf

<< USE

Wind Loading Min., $w_r = 96.665$ psf

Roof Loading, $w_r = 92.5$ psf

Longitudinal Loading
Gable or Hip Roof (G or H)
Avg. Roof Height (Longitudinal)
18.165 ft
162.4 psf
107.7 psf
3560.0 lb
1911.0704 lb
 $R_A = 1648.9403$ lb
Roof Loading, $w_r = 127.4$ psf
Wind Loading Min., $w_r = 90.825$ psf

PROJECT: 1810 E 2000 S
SUBJECT: Wind Loading

DATE: 6/18/2026
BY: KAS

SHEET: 15 of 119
JOB #: 15405-26

Roof Loading (seismic), w_r 115.8 plf

Total Base Shear 3.8 Kips
For use with ASD times by 0.7 2.67 Kips
Redundancy Factor, p 1.3 12.3.4.1
Total ASD W / Overstrength 3.47

DL of 2 end walls = 15.36 Kips

$W_r = \sum W_i = 45.653296$ Kips

Building Depth 64.0 ft
Building Width 30.0 ft
Wall Height 16.0 ft
Total Roof Dead Loads
Roof $DL = 1281.8$ plf
 $W_{all} DL = 240$ plf
 DL of 1-ft strip @ roof, W_i 1521.8 plf

Vertical Distribution

$$V = \frac{I_e S_{DS}}{R} W = 0.063 W$$

Response modification factor, R 6.5 Table 12.14-1

Seismic Base Shear (Equivalent Lateral Force Procedure)

Risk Category 2 Table 1.5-1
 S_{we} seismic Importance Factor 1 Table 1.5-2
Site Soil Classification D Ch. 20
 S_i (Figure 22-1) 0.43
 $S_{MS} = F_a S_i$ (Figure 22-2) 0.130
 $S_{MI} = F_p S_i$ (Eq. 11.4-1) 0.610
 $S_{DS} = 2/3 S_{MI}$ (Eq. 11.4-2) 0.350
 $S_{D1} = 2/3 S_{MI}$ (Eq. 11.4-3) 0.407
(Eq. 11.4-4) 0.233

Seismic Design

PROJECT: 1810 E 2000 S	DATE: 6/18/2026	BY: KAS	SUBJECT: Seismic Loading
SHEET: L6 of L19	JOB #: 15405-26		

PROJECT: 1810 E 2000 S	DATE: 6/18/2026	BY: KAS	SHEET: L7 of L19
SUBJECT: Wind Loading	JOB #: 15405-26		

Office

Main Wind Force Resisting System - Envelope Procedure (Part 2)

Risk Category II Table 1.5-1 Fig. 26.5-1A
Basic Wind Speed, V 110 C Sec. 26.7
Exposure (B, C, D) 1.0 Fig. 26.8-1
Topographic Factor, K_z

Building Geometry

Total Building Height = 14.5 ft
Eave Height = 12.0 ft
Mean Roof Height, h_{mean} = 15 ft
Roof Pitch 4 / 12
Least Width of Building, b = 15
Length of Building, L = 30

Wind Pressures

All values below have been adjusted for ASD design
Height & Exposure Adjustment Coef., λ 1.21 Fig. 28.6-1

Wall forces - End Zone A

$p_{s30} = 13.20$ psf
 $p_s = \lambda K_z p_{s30} = 15.97$ psf

Wall forces - Interior Zone C

$p_{s30} = 8.76$ psf
 $p_s = \lambda K_z p_{s30} = 10.60$ psf

Load to Diaphragm

Roof Plate Height 12.0 ft

Avg. Roof Height (Transverse) 14.5 ft

Transverse Loading

$w_{end} = 95.8$ plf
 $w_{int} = 63.6$ plf

$W = w_{end}(2a) + w_{int}(L - 2a) = 2101.3$ lb

$R_A = 1128.0298$ lb
 $R_B = 973.3$ lb

Roof Loading, $w_r = 75.2$ plf

Wind Loading Min., $w_r = 72.5$ plf

Longitudinal Loading

Gable or Hip Roof (G or H)

Avg. Roof Height (Longitudinal) 14.5 ft

$w_{end} = 95.8$ plf
 $w_{int} = 63.6$ plf

$W = w_{end}(2a) + w_{int}(B - 2a) = 1147.4$ lb

$R_A = 631.70712$ lb
 $R_B = 515.66328$ lb

Roof Loading, $w_r = 84.2$ plf

Wind Loading Min., $w_r = 72.5$ plf

Roof Loading (seismic), w_r 65.0 plf

Total Base Shear 1.1 Kips
For use with ASD times by 0.7 0.75 Kips
Redundancy Factor, p 1.3 12.3, 4.1
Total ASD W / Overstrength 0.97

DL of 2 end walls = 5.40 Kips

$W_r = \sum W_i = 11.712491$ Kips

Building Depth 30.0 ft
Building Width 15.0 ft
Wall Height 12.0 ft
Total Roof Dead Loads
Roof $DL = 600.8$ plf
 $W_{all} DL = 180$ plf
 DL of 1-ft strip @ roof, W_r 780.8 plf

Vertical Distribution

$$V = \frac{les_{ds}}{R} W = 0.063 W$$

Response modification factor, R 6.5
Table 12.14-1

Seismic Base Shear (Equivalent Lateral Force Procedure)

Risk Category 2
Seismic Importance Factor 1
Table 1.5-1
Ch. 20
(Figure 22-1)
(Figure 22-2)
(Eq. 11.4-1)
(Eq. 11.4-2)
(Eq. 11.4-3)
(Eq. 11.4-4)
 $S_{DS} = 2/3 S_{MS}$ 0.407
 $S_{DT} = 2/3 S_{MT}$ 0.233
 $S_{MS} = F_a S_s$ 0.610
 $S_{MT} = F_v S_1$ 0.350
 S_s 0.130
 S_1 0.43
Site Soil Classification
ASCE 7

Seismic Design

PROJECT: 1810 E 2000 S	DATE: 6/18/2026	BY: KAS	SUBJECT: Seismic Loading
SHEET: L8 of L19	JOB #: 15405-26		

Line: II

PROJECT: 1810 E 2000 S	DATE: 6/18/2026	SHEET: L9 of L19
SUBJECT: Shear Wall (2-story)	BY: KAS	JOB #: 15405-26

Wind, w_r =	75	pF	SW1 =	7/16 OSB, 4" min	
Wind, w_i =	175	pF	SW2 =	8d Nails, 6" Edge & 12" Field	
Seismic, w_r =	75	pF	SW3 =	7/16 OSB, 2'-8" min	
Seismic, w_i =	75	pF	SW4 =	8d Nails, 4" Edge & 12" Field	
Length, L_R (Base Sides of SW) =	20	ft		7/16 OSB, 2'-8" min	
Length, L_I (Base Sides of SW) =	20	ft		8d Nails, 3" Edge & 12" Field	
Base, B_r =	4.67	ft		15/32 OSB, 2'-8" min	
Base, B_i =	5.75	ft		10d Nails, 3" Edge & 12" Field	
$V = \frac{w * L}{2} = \frac{2 * B}{2}$					
Wind:	750.0	lb	USE SW1		
V_r =	750.0	lb			
v_r =	160.6	pF			
V_i =	2500.0	lb	USE SW2		
v_i =	434.8	pF			
Seismic:	750.0	lb	USE SW1		
V_r =	750.0	lb			
v_r =	160.6	pF			
V_i =	1500.0	lb	USE SW2		
v_i =	260.9	pF			

Shearwall height, h_r =	10	ft	Floor Straps		
Shearwall height, h_i =	12	ft	MST60		
			MSTC66		
Roof Tributary Length	10	ft	Holdowns		
Roof DL	200.3	pF	STHD10		
Floor Tributary Length	2	ft	STHD14		
Floor DL	36.0	pF			
Individual shearwall base	5.75	ft			
(usually worst case)					
Stud Capacity (Second Floor)	4500	lb	Interior Holdowns		
Stud Capacity (First Floor)	3900	lb	HTT5		
Reactions with no dead loads added (conservative)					
Wind	1606.0	lb	USE 1 Studs Each Side		
T_r =	6823.4	lb	USE 2 Studs Each Side		
T_i =	1606.0	lb	USE 1 Studs Each Side		
Seismic	1606.0	lb	USE 2 Studs Each Side		
T_r =	4736.4	lb	USE 1 Studs Each Side		
T_i =			USE 2 Studs Each Side		
Reactions (Tension) with dead loads added					
Wind	1001.8	lb	Floor Strap		
T_r =	5323.3	lb	Normal		
T_i =			Corner		
Seismic	1001.8	lb	Floor Strap		
T_r =	1001.8	lb	Normal		
T_i =	3236.4	lb	Corner		
			Interior		
			USE: HTT5		
			USE: STHD14		
			USE: STHD10		
			USE: MST60strap		

Capacity	4415 lb				
	5855 lb				
Corner	4075				
Midwall	2940				
	3400				
	5345				
	3815				
	7870				
	7870				
Seismic	4670				
Wind	4670				
Seismic					

PROJECT: 1810 E 2000 S	DATE: 6/18/2026	SHEET: L10 of L19
SUBJECT: Shear Wall	BY: KAS	JOB #: 15405-26

Wind, w_r =	100	plf
Seismic, w_r =	100	plf
Length, L_R (Both Sides of SW) =	15	ft
Base, B_r =	7.91	ft
Wind: $V = \frac{2}{w * L} = V_r = 750.0$	750.0	lb
Seismic: $V = \frac{w * L}{2 * B} = V_r = 94.9$	94.9	plf
Seismic: $V_r = 750.0$	750.0	lb
Seismic: $V_r = 94.9$	94.9	plf
Shearwall height, h_r =	12	ft
Mfn. Shearwall Width, b =	3.43	ft
Roof Tributary Length	4	ft
Roof DL	80.1	plf
Individual shearwall base (usually worst case)	4	ft
Stud Capacity (First Floor)	2300	lb
Reactions with no dead loads added (conservative)		
Wind: $T_r = 1138.4$ lb		
Seismic: $T_r = 1138.4$ lb		
Reactions (Tension) with dead loads added		
Wind: $T_r = 462.3$ lb		
Seismic: $T_r = 462.3$ lb		

Item 4.

5405-26

Type	Wood Shear Walls	
SW1	7/16 OSB, 4" min, 8d Nails, 6" Edge & 12" Field	
SW2	7/16 OSB, 2'-8" min, 8d Nails, 4" Edge & 12" Field	
SW3	7/16 OSB, 2'-8" min, 8d Nails, 3" Edge & 12" Field	
SW4	15/32 OSB, 2'-8" min, 10d Nails, 3" Edge & 12" Field	
Wind: <u>USE SW1</u>		
Seismic: <u>USE SW1</u>		
Floor Straps	NSTC60 NSTC66	
Holdowns	STHD10	
Wind	4755	Corner
Seismic	3400	
Wind	5345	
Seismic	3815	
Wind	7870	
Seismic	7870	
Interior Holdowns	HTT5	
Wind	4670	
Seismic	4670	
Note:		
	9' 2x4 Stud = 2300 lb	
	10' 2x4 Stud = 1850 lb	
	12' 2x4 Stud = 1250 lb	
	9' 2x6 Stud = 5000 lb	
	10' 2x6 Stud = 4500 lb	
	12' 2x6 Stud = 3900 lb	
USE 1 Studs Each Side		
USE 1 Studs Each Side		
Normal	USE: STHD10	
Corner	USE: STHD10	
Interior	USE: HTT5	
Normal	USE: STHD10	
Corner	USE: STHD10	
Interior	USE: HTT5	

$$V = \frac{w * L}{2}$$

Wind, w_t =
Seismic, w_t =
Length, L_t =

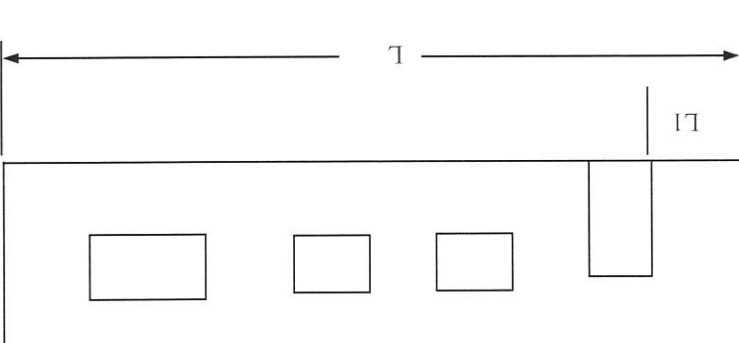
Wall Dimensions

Wind
Seismic

100 plf
100 plf
15 ft
750 lb
94.9 plf
750 lb
94.9 plf

Line

1



L
L1
L2
L3
L4
L5
Wall Height
Max. opening height
Percent Full Height Sheathing
Max. opening height ration
 C_o

17.5
3.583
3.583
4
0
0
12
8
63.81
0.67
0.708

Floor Straps
NIST60
NISTC66
Holdowns
STHD10
STHD14
HDQ8 ((3) 2x)
Interior Holdowns
HTT5

Wind
Seismic
Wind
Seismic
Wind
Seismic
Wind
Seismic

Capacity
4415 lb
5855 lb
Midwall
Corner
4075
2940
5345
3815
9230
9230
4670
4670

Wind=
Enter SW (SW1, SW2, S Vseismic=

SW1
365 plf
260 plf

2885.52 << OK
2055.44 << OK

USE SW1

Normal
Corner
Interior
Normal
Corner
Interior
USE: STHD10
USE: STHD14
USE: HTT5

Wind

$$V_{wall} = v C_o \sum L_t =$$

Seismic

$$T = \frac{V}{\sum L_t} =$$

4380 lb
3120 lb

PROJECT: 1810 E 2000 S	DATE: 6/18/2026	SHEET: 112 of 119
SUBJECT: Shear Wall	BY: KAS	JOB #: 15405-26

Wind, $w_r =$	113	plf
Seismic, $w_r =$	100	plf
Length, L_R (Both Sides of SW)	64	ft
Base, $B_r =$	14.25	ft
Wind: $V = \frac{w * L}{2} = V_r =$	3616.0	lb
Seismic: $V = \frac{w * L}{2} = V_r =$	253.8	plf
Seismic: $V_r =$	3200.0	lb
Seismic: $V_r =$	224.6	plf
Shearwall height, $h_r =$	12	ft
Min. Shearwall Width, $b =$	3.43	ft
Roof Tributary Length	8.5	ft
Roof DL	170.2	plf
Individual shearwall base	14.25	ft
(usually worst case)		
Stud Capacity (First Floor)	3900	lb
Reactions with no dead loads added (conservative)		
Wind: $T_r =$	3045.1	lb
Seismic: $T_r =$	2694.7	lb
Reactions (Tension) with dead loads added		
Wind: $T_r =$	251.0	lb
Seismic: $T_r =$	-99.3	lb

Item 4.

15405-26

Type	Wood Shear Walls	
SW1	7/16 OSB, 4" min, 8d Nails, 6" Edge & 12" Field	
SW2	7/16 OSB, 2'-8" min, 8d Nails, 4" Edge & 12" Field	
SW3	7/16 OSB, 2'-8" min, 8d Nails, 3" Edge & 12" Field	
SW4	15/32 OSB, 2'-8" min, 10d Nails, 3" Edge & 12" Field	
Line: 2		
Wind:	<u>USE SW1</u>	
Seismic:	<u>USE SW1</u>	
Floor Straps	NST60	4415 lb
	NSTC66	5855 lb
Holdowns	STHD10	4755
	STHD14	3400
	STHD14	5345
	STHD14	3815
Interior Holdowns	HDC8 ((3)2x)	7870
	HTT5	4670
Note:		
	9' 2x4 Stud = 2300 lb	
	10' 2x4 Stud = 1850 lb	
	12' 2x4 Stud = 1250 lb	
	9' 2x6 Stud = 5000 lb	
	10' 2x6 Stud = 4500 lb	
	12' 2x6 Stud = 3900 lb	
USE 1 Studs Each Side		
USE 1 Studs Each Side		
Normal	USE: STHD10	
Corner	USE: STHD10	
Interior	USE: HTT5	
Normal	USE: No Strap Req.	
Corner	USE: No Strap Req.	
Interior	USE: No Strap Req.	

PROJECT: 1810 E 2000 S	DATE: 6/18/2026	SHEET: L13 of L19
SUBJECT: Shear Wall	BY: KAS	JOB #: 15405-26

$$\begin{aligned} \text{Wind, } w_r &= 100 \text{ pcf} \\ \text{Seismic, } w_r &= 100 \text{ pcf} \\ \text{Length, } L_R (\text{both Sides of SW}) &= 48.75 \text{ ft} \\ \text{Base, } B_r &= 16.53 \text{ ft} \\ \text{Wind: } V &= \frac{w_r * L}{2} = V_r = 2437.5 \text{ lb} \\ V &= \frac{w_r * L}{2} = V_r = 147.5 \text{ pcf} \\ \text{Seismic: } V_r &= 2437.5 \text{ lb} \\ V_r &= 147.5 \text{ pcf} \end{aligned}$$

Shearwall height, $h_r = 12$ ft
Min. Shearwall Width, $b = 3.43$ ft
Roof Tributary Length 8.5 ft
Roof DL 170.2 pcf

Individual shearwall base (usually worst case) 4 ft
Stud Capacity (First Floor) 3900 lb

Reactions with no dead loads added (conservative)
Wind: $T_r = 1769.9$ lb
Seismic: $T_r = 1769.9$ lb

Wind: $T_r = 985.6$ lb
Seismic: $T_r = 985.6$ lb

Reactions (Tension) with dead loads added

Wind: USE SW1

Seismic: USE SW1

SW1 7/16 OSB, 4" min, 8d Nails, 6" Edge & 12" Field
SW2 7/16 OSB, 2-8" min, 8d Nails, 4" Edge & 12" Field
SW3 7/16 OSB, 2-8" min, 8d Nails, 3" Edge & 12" Field
SW4 15/32 OSB, 2-8" min, 10d Nails, 3" Edge & 12" Field

Type Wood Shear Walls

Floor Straps

NST60 4415 lb
NSTC66 5855 lb

Holdowns
STHD10 4755
Midwall Corner

STHD14 5345
Wind 2940
Seismic 4075

STHD14 5345
Wind 3815
Seismic 7870

Interior Holdowns
HTT5 4670
Wind 4670
Seismic 7870

Note:
9' 2x4 Stud = 2300 lb
10' 2x4 Stud = 1850 lb
12' 2x4 Stud = 1250 lb
9' 2x6 Stud = 5000 lb
10' 2x6 Stud = 4500 lb
12' 2x6 Stud = 3900 lb

USE 1 Studs Each Side
USE 1 Studs Each Side

Normal
Corner
Interior
Normal
Corner
Interior
USE: STHD10
USE: HTT5
USE: STHD10
USE: HTT5
USE: STHD10
USE: HTT5

$$V = \frac{w * L}{2}$$

Wind, w_t =
Seismic, w_t =
Length, L_t =

Wall Dimensions

Wind
Seismic

100 plf
100 plf
48.75 ft
2438 lb
147.5 plf
2438 lb
147.5 plf

Line 3

$$V_{wall} = V \sum C_o L_t =$$

$$T = \frac{V \sum C_o L_t}{h}$$

Wind
Seismic

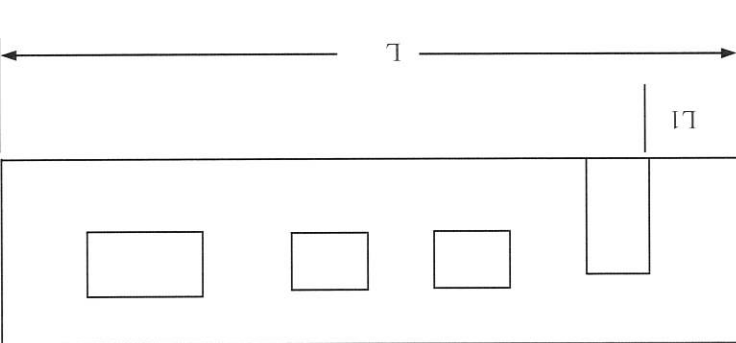
Vwind=
Enter SW (SW1, SW2, S Vseismic=

SW1
365 plf
260 plf
6032.20 << OK
4296.91 << OK

USE SW1

Normal
Corner
Interior
Normal
Corner
Interior
USE: STHD10
USE: STHD14
USE: HTT5
USE: STHD10
USE: STHD14
USE: HTT5

Floor Straps
NIST60
NISTC66
Holdowns
STHD10
STHD14
HDQ8 (3) 2x
Interior Holdowns
HTT5
Wind
Seismic
Wind
Seismic
Wind
Seismic
Midwall
Corner
Capacity
4415 lb
5855 lb
4755
3400
5345
3815
9230
9230
9230
4670
4670



PROJECT: 1810 E 2000 S
SUBJECT: Shear Wall

DATE: 6/18/2026
BY: KAS

SHEET: L14 of L19
JOB #: 15405-26

PROJECT: 1810 E 2000 S	DATE: 6/18/2026	SHEET: L15 of L19
SUBJECT: Shear Wall	BY: KAS	JOB #: 15405-26

Wind, w_r =	100	plf	SW1	7/16 OSB, 4" min, 8d Nails, 6" Edge & 12" Field
Seismic, w_r =	116	plf	SW2	7/16 OSB, 2'-8" min, 8d Nails, 4" Edge & 12" Field
Length, L_R (Both Sides of SW) =	30	ft	SW3	7/16 OSB, 2'-8" min, 8d Nails, 3" Edge & 12" Field
Base, B_r =	5.42	ft	SW4	15/32 OSB, 2'-8" min, 10d Nails, 3" Edge & 12" Field
Wind: $V = \frac{w * L}{2} = V_r = 1500.0$ lb				
Seismic: $V = \frac{w * L}{2} = V_r = 277.0$ plf				
$V_r = 1740.0$ lb				
$V_r = 321.3$ plf				
Shearwall height, h_r =	12	ft		
Min. Shearwall Width, b =	3.43	ft		
Roof Tributary Length	2	ft		
Roof IDL	40.1	plf		
Individual shearwall base	5.42	ft		
(usually worst case)				
Stud Capacity (First Floor)	3900	lb		
Reactions with no dead loads added (conservative)				
Wind: $T_r = 3323.5$ lb				
Seismic: $T_r = 3855.2$ lb				
Reactions (Tension) with dead loads added				
Wind: $T_r = 2473.1$ lb				
Seismic: $T_r = 3004.8$ lb				

Line: A

Type

Wood Shear Walls

Wind: USE SW1

Seismic: USE SW2

Floor Straps

NST60

NSTC66

Holdowns

STHD10

STHD14

HDCU8 ((3)2x)

Interior Holdowns

HTT5

USE 1 Studs Each Side

USE 1 Studs Each Side

Normal

Corner

Interior

Normal

Corner

Interior

USE: STHD10

USE: STHD14

USE: HTT5

USE: STHD10

USE: STHD10

USE: HTT5

USE: STHD10

USE: STHD14

USE: HTT5

USE: STHD10

USE: STHD10

USE: STHD10

USE: STHD10

USE: STHD10

USE: STHD10

USE: HTT5

USE: STHD10

USE: STHD14

USE: HTT5

USE: STHD10

USE: STHD10

USE: STHD10

USE: STHD10

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USE: STHD10

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USE: STHD10

USE: STHD10

USE: STHD10

USE: STHD10

USE: STHD10

USE: HTT5

USE: STHD10

USE: STHD14

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PROJECT: 1810 E 2000 S		DATE: 6/18/2026		SHEET: 116 of 119	
SUBJECT: Shear Wall		BY: KAS		JOB #: 15405-26	

[illegible]

PROJECT: 1810 E 2000 S	DATE: 6/18/2026	SHEET: L17 of L19
SUBJECT: Shear Wall	BY: KAS	JOB #: 15405-26

Line: A RV Garage

Wind, $w_r =$	100	plf	SW1	7/16 OSB, 4' min, 8d Nails, 6" Edge & 12" Field
Seismic, $w_r =$	116	plf	SW2	7/16 OSB, 2'-8" min, 8d Nails, 4" Edge & 12" Field
Length, L_r (Both Sides of SW) =	30	ft	SW3	7/16 OSB, 2'-8" min, 8d Nails, 3" Edge & 12" Field
Base, $B_r =$	5.66	ft	SW4	15/32 OSB, 2'-8" min, 10d Nails, 3" Edge & 12" Field
Wind: $V = \frac{w * L}{2} = V_r =$	1500.0	lb		
Seismic: $V = \frac{w * L}{2} = V_r =$	265.0	plf		
	1740.0	lb		
	307.4	plf		
Shearwall height, $h_r =$	14	ft		
Min. Shearwall Width, $b =$	4.00	ft		
Roof Tributary Length	2	ft		
Roof DL	40.1	plf		
Individual shearwall base (usually worst case)	5.66	ft		
Stud Capacity (First Floor)	3900	lb		
Reactions with no dead loads added (conservative)				
Wind: $T_r =$	3710.2	lb		
Seismic: $T_r =$	4303.9	lb		
Reactions (Tension) with dead loads added				
Wind: $T_r =$	2821.5	lb		
Seismic: $T_r =$	3415.2	lb		

Normal
Corner
Interior
Normal
Corner
Interior
USE: STHD10
USE: STHD10
USE: HTT5
USE: STHD14
USE: STHD14
USE: STHD14
USE: HTT5
Interior

USE 1 Studs Each Side
USE 2 Studs Each Side

Floor Straps	NST60	4415	lb	
	NSTC66	5855	lb	
Holdowns	STHD10	4755		Corner
Wind	Seismic	2940		
Wind	Seismic	5345		
Wind	Seismic	3815		
Wind	Seismic	7870		
Wind	Seismic	7870		
Wind	Seismic	4670		
Wind	Seismic	4670		
Interior Holdowns	HTT5			
Note:				
9' 2x4 Stud = 2300 lb				
10' 2x4 Stud = 1850 lb				
12' 2x4 Stud = 1250 lb				
9' 2x6 Stud = 5000 lb				
10' 2x6 Stud = 4500 lb				
12' 2x6 Stud = 3900 lb				

PROJECT: 1810 E 2000 S		DATE: 6/18/2026		SHEET: 118 of 119	
SUBJECT: Shear Wall		BY: KAS		JOB #: 15405-26	

Line: B		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
SW1	7/16 OSB, 4" min, 8d Nails, 6" Edge & 12" Field	100	116	30	38.15	1500.0	lb	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft			
SW2	7/16 OSB, 2'-8" min, 8d Nails, 4" Edge & 12" Field	116	116	30	38.15	1740.0	lb	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft			
SW3	7/16 OSB, 2'-8" min, 8d Nails, 3" Edge & 12" Field	30	30	30	38.15	1740.0	lb	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft			
SW4	15/32 OSB, 2'-8" min, 10d Nails, 3" Edge & 12" Field	38.15	38.15	30	38.15	1740.0	lb	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft			
		$V = \frac{2}{w * L} = V_r$		$V = \frac{2 * B}{w * L} = V_r$		$V_r =$		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:	
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
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		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
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		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
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		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
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		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
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		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
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		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)		Reactions with no dead loads added (conservative)		Wind:		Seismic:		Reactions (Tension) with dead loads added		Wind:		Seismic:			
		Wind:		Seismic:		Roof DL		Roof Tributary Length		Shearwall height, h _r =		Min. Shearwall Width, b =		Individual shearwall base (usually worst case)		Stud Capacity (First Floor)															

$$T = \frac{\sum C_o L_i}{V}$$

$$V_{wall} = V \sum C_o L_i$$

Seismic

Wind

3120 lb

4380 lb

13923.87 << OK
9918.37 << OK

USE SW1

Enter SW (SW1, SW2, S V seismic)=
Vwind=

SW1
365 plf
260 plf

C_o

Max. opening height ratio

Percent Full Height Sheathing

Max. opening height

Wall Height

L5

L4

L3

L2

L1

L

0.923
0.42
64.58
5
12
6.5
20
7.83
4
3
64

HTT5
Interior Holdowns

HDQ8 ((3) 2x)

STD14

STD10

Holdowns

NSTC66

NST60

Floor Straps

Seismic

Wind

Seismic

Wind

Seismic

Wind

Seismic

Wind

4670
4670
9230
9230
9230
3815
5345
2940
4075

Midwall Corner

5855 lb

4415 lb

Capacity

Wall Dimensions

$$V = \frac{w * L}{2}$$

Length, L_i =

Seismic, w_i

Wind, w_i =

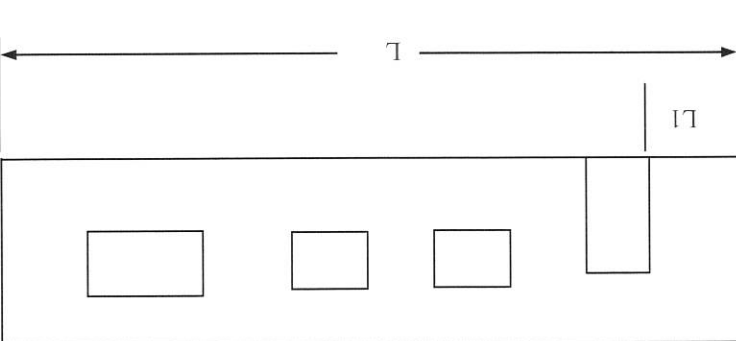
Seismic

Wind

45.6 plf
1740 lb
39.3 plf
1500 lb

100 plf
116 plf
30 ft

Line B



SUBJECT: Shear Wall

BY: KAS

JOB #: 15405-26

PROJECT: 1810 E 2000 S

DATE: 6/18/2026

SHEET: L19 of L19

Footling Properties

Ws	8	in
Ds	8	in
Df	12	in
Wf (footling width)	18	in

Loadling

Roof DL	330	plf
Roof LL	330	plf
Wall (1) DL	150	plf
Wall (2) DL	0	plf
Footling DL	292	plf
Floor DL	0	plf
Floor LL	0	plf
Misc DL	0	plf
Misc LL	0	plf
Total Load	1102	plf

Soil Loadling

gall (UBC table 18-1-A)

1500 psf

$$q = \frac{T.L.}{T.L.}$$

734 plf

<< OK

Concrete Design

Main Rebar Size, ϕ =

4 #

$$A_s = 0.0018 * W * d_f =$$

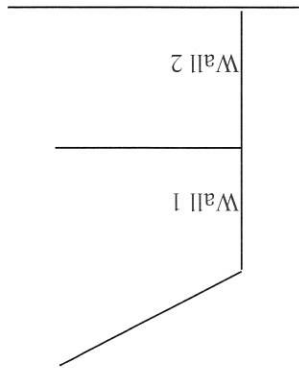
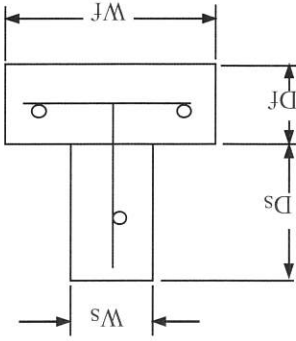
0.3888 in²

Use 2 No. 4 bars continuous in footling

$$A_s = 0.0018 * W_s * D_s =$$

0.1152 in²

Use 1 No. 4 bars continuous in stem wall

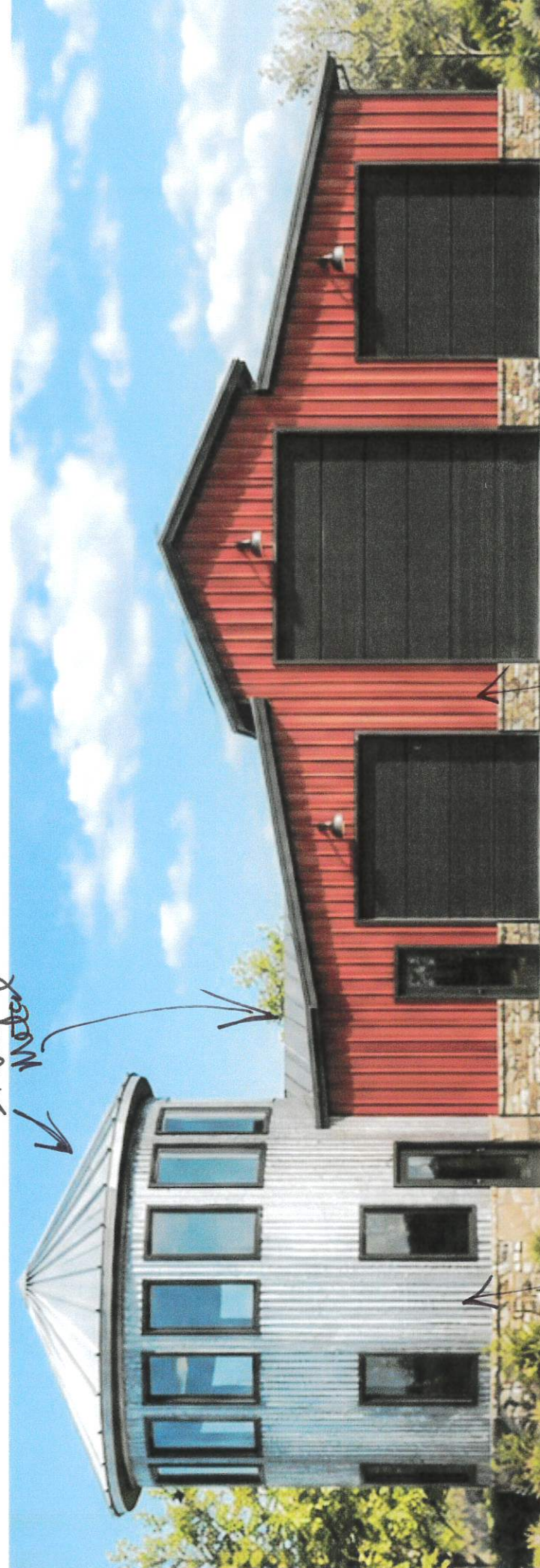


PROJECT: 1810 E 2000 S
SUBJECT: Strip Footling

DATE: 6/19/2026
BY: KAS

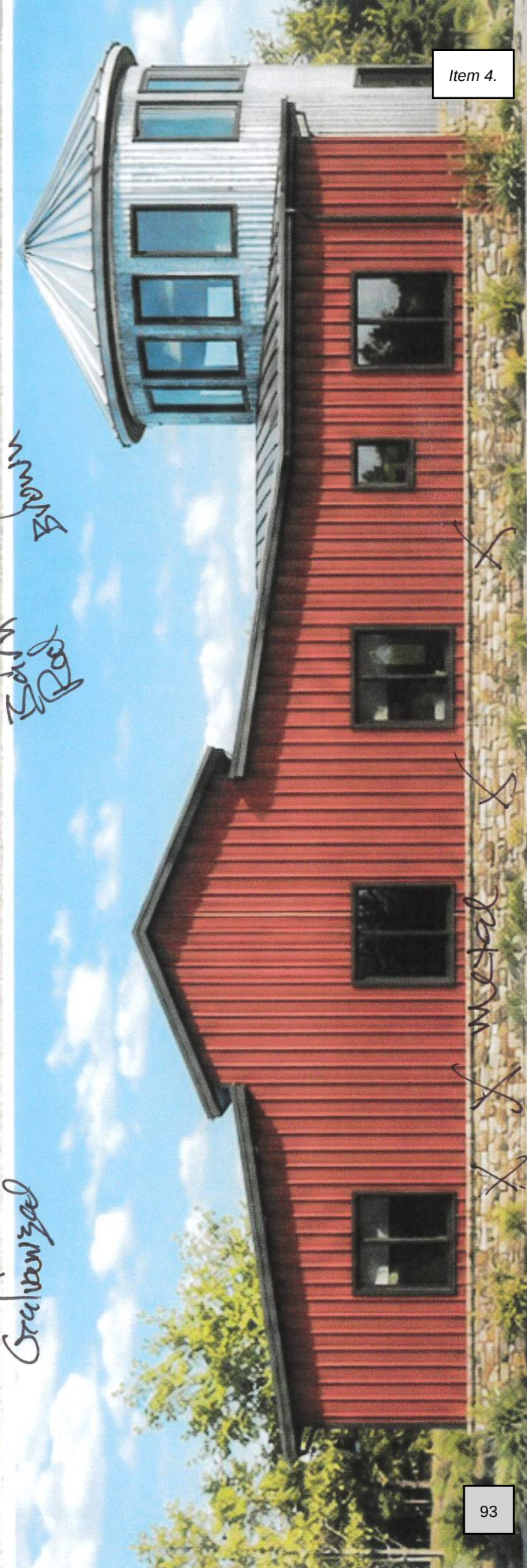
SHEET: F1 of F1
JOB #: 15405-26

Silver
Metal



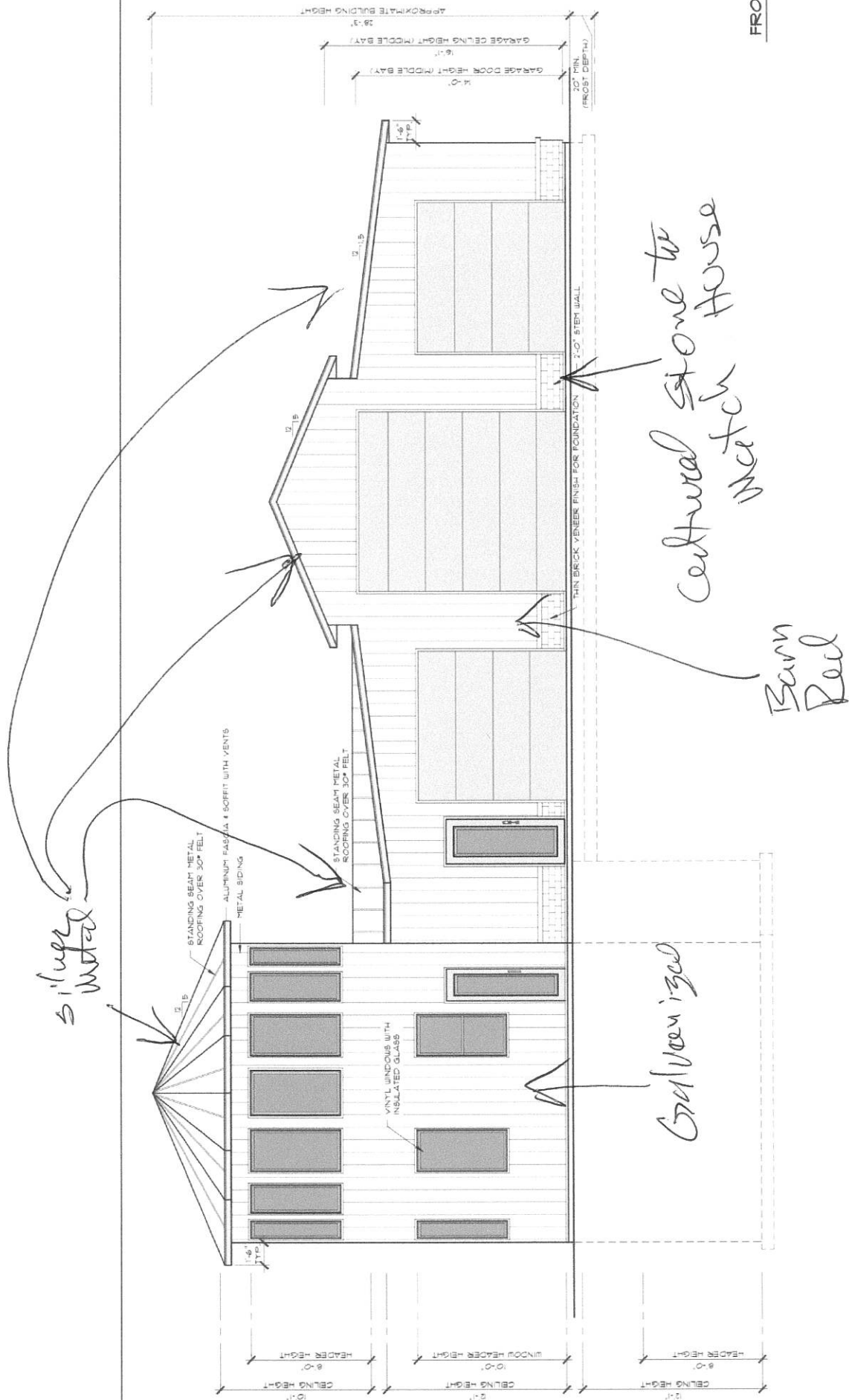
Brown

Galvanized



Item 4.

X X metal X



**APPLE VALLEY
ORDINANCE O-2026-27**

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “11.02.050 Simple Lot Subdivision” of the Apple Valley Subdivisions is hereby *amended* as follows:

BEFORE AMENDMENT

11.02.050 Simple Lot Subdivision

- A. Purpose: Utah State Code provides an exemption from many subdivision requirements for subdivisions with up to ten (10) lots. The intent of this simple lot subdivision process is to take advantage of the Utah State Code exemption to allow for subdivision with up to ten (10) lots to be processed as quickly as possible. This section outlines a separate process for these smaller subdivisions. In this process, an applicant may elect to divide property through a metes and bounds record of survey.
- B. Applicability: The procedures set forth in this section shall govern the process and requirements pertaining to simple lot subdivisions with up to ten (10) lots. An applicant may elect to forgo the simple lot subdivision process and instead proceed with the standard preliminary and final plat subdivision process.
- C. Application Process: The subdivider of a simple lot subdivision, after completing the plans required, shall submit a simple lot subdivision application including the simple lot subdivision, the Subdivision Improvement Plans and all other required documentation and information.
- D. Required Conditions: For a proposed subdivision to qualify for simple lot subdivision approval, the proposed simple lot subdivision shall:
 - 1. Be for a single-family dwelling or dwellings, and any associated accessory dwelling.
 - 2. Be located on property zoned for such use.
 - 3. Contain no more than ten (10) lots.
 - 4. Not contain any legislative approval, such as a zone change or text amendment request. Any legislative approval necessary for the simple lot subdivision to meet all requirements shall be pursued separately and shall be completed before the Planning Commission may review the simple lot subdivision application.
 - 5. Not be traversed by the mapped lines of a proposed street as shown in the general plan unless the Town has approved the location and dedication of any public street, municipal utility easement, any other easement, or any other land for public purposes as the municipality’s ordinances require.
 - 6. Conform to all applicable land use ordinances. A property that has previously

obtained a variance shall be deemed to conform as it relates to the conflict that had necessitated the variance.

E. Submittal Contents: An applicant shall submit an application to the Town for a simple lot subdivision that includes, at a minimum, each of the following:

1. A current title report showing ownership by the applicant.
2. Name of the applicant or authorized agent and contact information.
3. Property address, acreage, boundary, and tax identification number.
4. Date, scale, and North arrow.
5. Vicinity map showing the property's location relative to municipal boundaries and roads that serve the property.
6. A statement containing the zone, lot size, and amount of frontage along a public street for each proposed lot.
7. A metes and bounds description of the property proposed to be subdivided.
8. A subdivision name.
9. A record of survey map, showing each new lot, which includes the following details:
 - a. The location of survey by quarter section and township range.
 - b. The date of survey.
 - c. The scale of the drawing and North point.
 - d. The distance course of all lines traced or established, giving the basis of bearing and the distance and course to two or more section corners or quarter corners, including township and range, or to identified monuments within a recorded subdivision.
 - e. All measured bearings, angles, and distances separately indicated from those of record.
 - f. A written boundary description of property surveyed.
 - g. All monuments set and their relation to older monuments found.
 - h. A detailed description of monuments found and monuments set, indicated separately.
 - i. The surveyor's seal or stamp.
 - j. The surveyor's business name and address.
 - k. A written narrative that explains and identifies:
 - (1) The purpose of the survey.
 - (2) The basis on which the lines were established.
 - (3) The found monuments and deed elements that controlled the established or reestablished lines.
 - l. If the narrative is a separate document, it shall contain:
 - (1) The location of the survey by quarter section and by township and range.
 - (2) The date of the survey.
 - (3) The surveyor's stamp or seal.
 - (4) The surveyor's business name and address.
 - m. The map and narrative shall be referenced to each other if they are separate documents.
 - n. The map and narrative shall be created on material of a permanent

nature on stable base reproducible material in the sizes required by the county surveyor.

- F. Site-Specific Contents: The following documents shall accompany the simple lot subdivision application when deemed necessary by the Town Engineer:
1. Soils Report: The applicant shall provide a detailed soils report addressing the following issues for the subdivision: hill stabilization, road design, foundation design, groundwater impacts, and general soil stability. The report must be stamped and signed by a Civil Engineer licensed in the state of Utah.
 2. Storm Water Plan: The applicant shall provide a detailed storm water plan for the subdivision. This plan shall include all calculations showing that it meets all applicable all applicable codes, standards, and specifications. Plans and calculations shall be stamped and signed by a civil engineer licensed in the state of Utah.
 3. Other Hazard Information: This may include FEMA floodplain information or other information to mitigate natural hazards.
- G. Review and Approval Process: The intent of the simple lot subdivision is to provide timely review and approval of all complete applications, as follows:
1. Optional Pre-Application Meeting: An applicant may request to meet with the Town staff and representatives prior to submittal to review the application and requirements.
 2. Preliminary Review: The applicant shall submit the application and all required contents. The Town will check for completeness. If not all materials have been submitted, the application should be returned to the applicant until all required contents are included.
 3. Administrative Review: Once the application is deemed to be complete, the Town shall complete a review of the simple subdivision application and Subdivision Improvement Plans and determine whether the application meets all requirements or requires corrective actions and shall notify the applicant in a written response:
 - a. If the application is found to require corrections, the Town shall be specific and cite the ordinance, statute, or specifications that require the modification. Comments shall be logged in an index of requested modifications or additions. The required corrections are sent to the applicant to prepare for resubmittal.
 - b. The Town may require additional information relating to the application to ensure compliance with the Town's ordinances and approved standards.
 - c. If the applicant is found to meet all codes, standards, and specifications, Town staff shall forward the application on to the Planning Commission.
 4. Planning Commission Review: The Planning Commission shall hold a public hearing on the application and approve or deny the simple lot subdivision application. If the Planning Commission determines that the application does not meet all requirements, an applicant may request that the application is tabled until all requirements are met.

- a. A public notice shall be sent to all properties within one hundred feet (100') of the property, notifying the property owners of the time and place of the public hearing and the nature of the request.
 - b. If the applicant meets all applicable requirements, the Planning Commission shall approve the simple lot subdivision application. If the applicant is unable or unwilling to meet all applicable requirements, the Planning Commission shall deny the application.
- H. Filing the Record of Survey:
 - 1. After the Planning Commission has approved the simple lot subdivision application, the Town shall create a written certificate of approval to accompany the record of survey. At a minimum, the document shall be notarized by the Town Recorder, specify the name of the subdivision, the number of lots, and the date of Planning Commission approval.
 - 2. The applicant shall provide a check sufficient to cover the recording fees.
 - 3. Within one (1) year of approval of the Record of Survey, with the accompanying written certificate of approval, shall be recorded in the Office of the Washington County Recorder.
- I. Expiration of Final Approval: If a record of survey is not filed within one (1) year from the date of approval, the approval is deemed to have lapsed and the applicant will need to obtain a new approval and meet any new regulations that may have been put in place.

AFTER AMENDMENT

11.02.050 Simple Lot Subdivision

- A. Purpose: Utah State Code provides an exemption from many subdivision requirements for subdivisions with up to ten (10) lots. The intent of this simple lot subdivision process is to take advantage of the Utah State Code exemption to allow for subdivision with up to ten (10) lots to be processed as quickly as possible. This section outlines a separate process for these smaller subdivisions. In this process, an applicant may elect to divide property through a metes and bounds record of survey.
- B. Applicability: The procedures set forth in this section shall govern the process and requirements pertaining to simple lot subdivisions with up to ten (10) lots. An applicant may elect to forgo the simple lot subdivision process and instead proceed with the standard preliminary and final plat subdivision process.
- C. Application Process: The subdivider of a simple lot subdivision, after completing the plans required, shall submit a simple lot subdivision application including the simple lot subdivision, the Subdivision Improvement Plans and all other required documentation and information.
- D. Required Conditions: For a proposed subdivision to qualify for simple lot subdivision approval, the proposed simple lot subdivision shall:
 - 1. Be for a single-family dwelling or dwellings, and any associated accessory dwelling.
 - 2. Be located on property zoned for such use.

3. Contain no more than ten (10) lots.
 4. Not contain any legislative approval, such as a zone change or text amendment request. Any legislative approval necessary for the simple lot subdivision to meet all requirements shall be pursued separately and shall be completed before the Planning Commission may review the simple lot subdivision application.
 5. Not be traversed by the mapped lines of a proposed street as shown in the general plan unless the Town has approved the location and dedication of any public street, municipal utility easement, any other easement, or any other land for public purposes as the municipality's ordinances require.
 6. Conform to all applicable land use ordinances. A property that has previously obtained a variance shall be deemed to conform as it relates to the conflict that had necessitated the variance.
 7. Require no new road easements, water easements, drainage easements, or any other easements, dedications, or improvements that would necessitate engineering review, design, or input. If any such easement, dedication, improvement, or engineering input is required, the application shall not qualify for the simple lot subdivision process and must proceed through the standard preliminary and final plat process.
- E. Submittal Contents: An applicant shall submit an application to the Town for a simple lot subdivision that includes, at a minimum, each of the following:
1. A current title report showing ownership by the applicant.
 2. Name of the applicant or authorized agent and contact information.
 3. Property address, acreage, boundary, and tax identification number.
 4. Date, scale, and North arrow.
 5. Vicinity map showing the property's location relative to municipal boundaries and roads that serve the property.
 6. A statement containing the zone, lot size, and amount of frontage along a public street for each proposed lot.
 7. A metes and bounds description of the property proposed to be subdivided.
 8. A subdivision name.
 9. A record of survey map, showing each new lot, which includes the following details:
 - a. The location of survey by quarter section and township range.
 - b. The date of survey.
 - c. The scale of the drawing and North point.
 - d. The distance course of all lines traced or established, giving the basis of bearing and the distance and course to two or more section corners or quarter corners, including township and range, or to identified monuments within a recorded subdivision.
 - e. All measured bearings, angles, and distances separately indicated from those of record.
 - f. A written boundary description of property surveyed.
 - g. All monuments set and their relation to older monuments found.
 - h. A detailed description of monuments found and monuments set,

indicated separately.

- i. The surveyor's seal or stamp.
- j. The surveyor's business name and address.
- k. A written narrative that explains and identifies:
 - (1) The purpose of the survey.
 - (2) The basis on which the lines were established.
 - (3) The found monuments and deed elements that controlled the established or reestablished lines.
- l. If the narrative is a separate document, it shall contain:
 - (1) The location of the survey by quarter section and by township and range.
 - (2) The date of the survey.
 - (3) The surveyor's stamp or seal.
 - (4) The surveyor's business name and address.
- m. The map and narrative shall be referenced to each other if they are separate documents.
- n. The map and narrative shall be created on material of a permanent nature on stable base reproducible material in the sizes required by the county surveyor.

F. Site-Specific Contents: The following documents shall accompany the simple lot subdivision application when deemed necessary by the Town Engineer:

- 1. Soils Report: The applicant shall provide a detailed soils report addressing the following issues for the subdivision: hill stabilization, road design, foundation design, groundwater impacts, and general soil stability. The report must be stamped and signed by a Civil Engineer licensed in the state of Utah.
- 2. Storm Water Plan: The applicant shall provide a detailed storm water plan for the subdivision. This plan shall include all calculations showing that it meets all applicable all applicable codes, standards, and specifications. Plans and calculations shall be stamped and signed by a civil engineer licensed in the state of Utah.
- 3. Other Hazard Information: This may include FEMA floodplain information or other information to mitigate natural hazards.

G. Review and Approval Process: The intent of the simple lot subdivision is to provide timely review and approval of all complete applications, as follows:

- 1. Optional Pre-Application Meeting: An applicant may request to meet with the Town staff and representatives prior to submittal to review the application and requirements.
- 2. Preliminary Review: The applicant shall submit the application and all required contents. The Town will check for completeness. If not all materials have been submitted, the application should be returned to the applicant until all required contents are included.
- 3. Administrative Review: Once the application is deemed to be complete, the Town shall complete a review of the simple subdivision application and Subdivision Improvement Plans and determine whether the application meets all requirements or requires corrective actions and shall notify the applicant in

a written response:

- a. If the application is found to require corrections, the Town shall be specific and cite the ordinance, statute, or specifications that require the modification. Comments shall be logged in an index of requested modifications or additions. The required corrections are sent to the applicant to prepare for resubmittal.
 - b. The Town may require additional information relating to the application to ensure compliance with the Town's ordinances and approved standards.
 - c. If the applicant is found to meet all codes, standards, and specifications, Town staff shall forward the application on to the Planning Commission.
4. Planning Commission Review: The Planning Commission shall hold a public hearing on the application and approve or deny the simple lot subdivision application. If the Planning Commission determines that the application does not meet all requirements, an applicant may request that the application is tabled until all requirements are met.
- a. A public notice shall be sent to all properties within one hundred feet (100') of the property, notifying the property owners of the time and place of the public hearing and the nature of the request.
 - ~~b. If the applicant meets all applicable requirements, the Planning Commission shall approve the simple lot subdivision application. If the applicant is unable or unwilling to meet all applicable requirements, the Planning Commission shall deny the application.~~

H. Filing the Record of Survey:

1. After the Planning Commission has approved the simple lot subdivision application, the Town shall create a written certificate of approval to accompany the record of survey. At a minimum, the document shall be notarized by the Town Recorder, specify the name of the subdivision, the number of lots, and the date of Planning Commission approval.
 2. The applicant shall provide a check sufficient to cover the recording fees.
 3. Within one (1) year of approval of the Record of Survey, with the accompanying written certificate of approval, shall be recorded in the Office of the Washington County Recorder.
- I. Expiration of Final Approval: If a record of survey is not filed within one (1) year from the date of approval, the approval is deemed to have lapsed and the applicant will need to obtain a new approval and meet any new regulations that may have been put in place.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Mike Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____
Council Member Lee Fralish	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

**APPLE VALLEY
ORDINANCE O-2026-28**

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “10.18.020 Residential Lots; Access” of the Apple Valley Land Use is hereby *amended* as follows:

BEFORE AMENDMENT

10.18.020 Residential Lots; Access

- A. Borrow Ditch; Pipe Size: All driveway connections from a town road to a residential lot shall be constructed using a pipe (culvert) with a minimum inside diameter of twenty-four inches (24 ") or larger as required by Town or Building Official to provide access through the borrow ditch. Said pipe shall have a minimum length of at least two feet (2') beyond the sides of a paved driveway. Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch. Borrow ditch shall be installed as per Town Design Standards & Specifications and shall not be lined with rock.
- B. Inspection Prior To Occupancy Permit: No occupancy permit will be issued by the building department until the lot access has been inspected and approved by the town.
- C. Limited Number of Driveways: No residential lot shall have more than two (2) driveways unless approved by the planning commission.
- D. Distance between Driveways: No driveway shall be closer than twenty feet (20') to another driveway or be more than twenty feet (20') in width . In no event shall the combined width of such driveways exceed sixty feet (60') or fifty percent (50%) of the entire lot frontage, whichever is less.
- E. Corner Lots: In no event shall a driveway be placed on any corner lot within a distance of twenty five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.

AFTER AMENDMENT

10.18.020 Residential Lots; Access and Storm Drainage Requirements

- ~~A. Borrow Ditch; Pipe Size: All driveway connections from a town road to a residential lot shall be constructed using a pipe (culvert) with a minimum inside diameter of~~

~~twenty-four inches (24") or larger as required by Town or Building Official to provide access through the borrow ditch. Said pipe shall have a minimum length of at least two feet (2') beyond the sides of a paved driveway. Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch. Borrow ditch shall be installed as per Town Design Standards & Specifications and shall not be lined with rock.~~

- ~~B. Inspection Prior To Occupancy Permit: No occupancy permit will be issued by the building department until the lot access has been inspected and approved by the town.~~
- ~~C. Limited Number of Driveways: No residential lot shall have more than two (2) driveways unless approved by the planning commission.~~
- ~~D. Distance between Driveways: No driveway shall be closer than twenty feet (20') to another driveway or be more than twenty feet (20') in width. In no event shall the combined width of such driveways exceed sixty feet (60') or fifty percent (50%) of the entire lot frontage, whichever is less.~~
- ~~E. Corner Lots: In no event shall a driveway be placed on any corner lot within a distance of twenty five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.~~

A. Borrow Ditch; Pipe Size:

All driveway connections from a town road to a residential lot shall be constructed using a pipe (culvert) with a minimum inside diameter of twenty-four inches (24") or larger as required by Town or Building Official to provide access through the borrow ditch.

Alternative culvert sizes or configurations may be approved by the Town Engineer or other authorized Town representative when site conditions, existing utilities, or engineering requirements warrant an alternative design.

Each culvert shall have a minimum length of twenty feet (20') and shall extend a minimum of one foot (1') beyond each side of the driveway, for a total extension of at least two feet (2') beyond the driveway width. Culvert length and installation shall comply with applicable [Town Design Standards and Specifications](#) and shall provide sufficient access while maintaining proper drainage and allowing for maintenance.

Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch. Borrow ditch shall be installed as per [Town Design Standards & Specifications](#) and shall not be lined with rock.

B. Culvert Replacement; Excavation and Grading Permit:

Any replacement of an existing culvert pipe, when performed outside of an active building permit process, shall require an Excavation and Grading Permit issued by the Town prior to commencement of work. All culvert replacements shall comply with applicable [Town Design Standards and Specifications](#) and shall be subject to Town review and inspection as required. Routine cleaning and maintenance of an existing culvert pipe that does not involve excavation, removal, replacement, or alteration of the culvert shall not require an Excavation and Grading Permit under this provision.

C. Inspection Prior to Certificate of Occupancy:

No Certificate of Occupancy shall be issued until the lot access and all required storm drainage improvements have been completed, inspected, and approved by the Town.

Where engineered storm drainage plans are required by Town ordinances or applicable standards, such plans and supporting calculations shall be submitted as part of the building permit application and reviewed and approved by the Town Engineer or other qualified professional authorized by the Town prior to issuance of the building permit. Building-code plan review and engineering drainage review may occur simultaneously.

Required storm drainage improvements shall include, as applicable, borrow ditches, culverts, detention or retention facilities, drainage conveyance systems, grading, and other improvements required by Town ordinances, approved plans, development approvals, or applicable [Town Design Standards and Specifications](#).

All required storm drainage improvements shall be completed in accordance with the approved plans prior to issuance of a Certificate of Occupancy. The Town Engineer or other qualified professional authorized by the Town shall verify compliance with the approved engineered drainage plans and provide approval to the Town. Verification may include field observations, photographs, certifications, as-built documentation, or other information determined necessary by the reviewing professional.

Building-code plan review and inspections shall remain separate from engineering review and approval of storm drainage improvements. The Town shall coordinate these reviews and approvals through its established building permit procedures.

D. Limited Number of Driveways:

No residential lot shall have more than two (2) driveways unless approved by the Planning Commission via a conditional use permit. Each culvert shall have a minimum length of twenty feet (20') and shall comply with the applicable [Town Design Standards and Specifications](#).

E. Distance between Driveways:

No driveway shall be closer than twenty feet (20') to another driveway. Each driveway shall be eighteen feet (18') in width.

Where separate culverts are installed along the same borrow ditch, a minimum unobstructed

separation of twenty feet (20') shall be maintained between culvert ends to allow access for cleaning and maintenance, unless an alternative configuration is approved by the Town Engineer or other authorized Town representative.

F. Corner Lots:

In no event shall a driveway be placed on any corner lot within a distance of twenty-five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Mike Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____
Council Member Lee Fralish	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

TOWN OF APPLE VALLEY, UTAH

ORDINANCE NO. O-2026-29

**AN ORDINANCE AMENDING THE TOWN OF APPLE VALLEY GENERAL PLAN LAND USE
MAP FOR PARCELS AV-2183-A, AV-2165, AV-2184, AV-2182, AV-2185, AND AV-1378-Q**

WHEREAS, the Town of Apple Valley has adopted a General Plan to guide future growth and land use within the Town; and

WHEREAS, Apple Valley Municipal Code Section 10.05.020 establishes procedures for consideration and amendment of the General Plan; and

WHEREAS, the proposed amendment concerns six parcels in the West Temple and Canaan areas, as identified below; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 10, 2026, and forwarded its recommendation to the Town Council; and

WHEREAS, the Town Council considered the proposed General Plan Land Use Map amendment at a duly noticed meeting on November 18, 2026;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH:

SECTION 1. GENERAL PLAN LAND USE MAP AMENDMENT.

The General Plan Land Use Map is hereby amended for the following parcels, subject to the boundaries shown on Exhibit A, which is incorporated by reference:

Parcels / Area	Existing designation	Amended designation
AV-2183-A, AV-2165, AV-2184, AV-2182, AV-2185 (West Temple area)	Residential Low (5+ acres)	Agricultural
AV-1378-Q (Canaan area)	Residential Medium (1–5 acres)	Agricultural

SECTION 2. GENERAL PLAN ONLY; ZONING UNAFFECTED.

This ordinance amends the advisory General Plan Land Use Map only. It does not amend the Town zoning map, rezone any parcel, or independently authorize a particular development or use.

SECTION 3. MAP INCORPORATION AND RECORDS.

The final, approved map depicting the amended land use designations and parcel boundaries shall be attached as Exhibit A and maintained with the official General Plan records by the Town Recorder. In the event of a discrepancy between a parcel identifier and the depicted boundary, the Town shall resolve the discrepancy before final execution of this ordinance.

SECTION 4. SEVERABILITY.

If any provision of this ordinance is determined to be invalid, the remaining provisions shall remain in effect to the extent permitted by law.

SECTION 5. EFFECTIVE DATE.

This ordinance shall take effect as provided by applicable Utah law following adoption and required publication or posting.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, this 18 day of November, 2026.

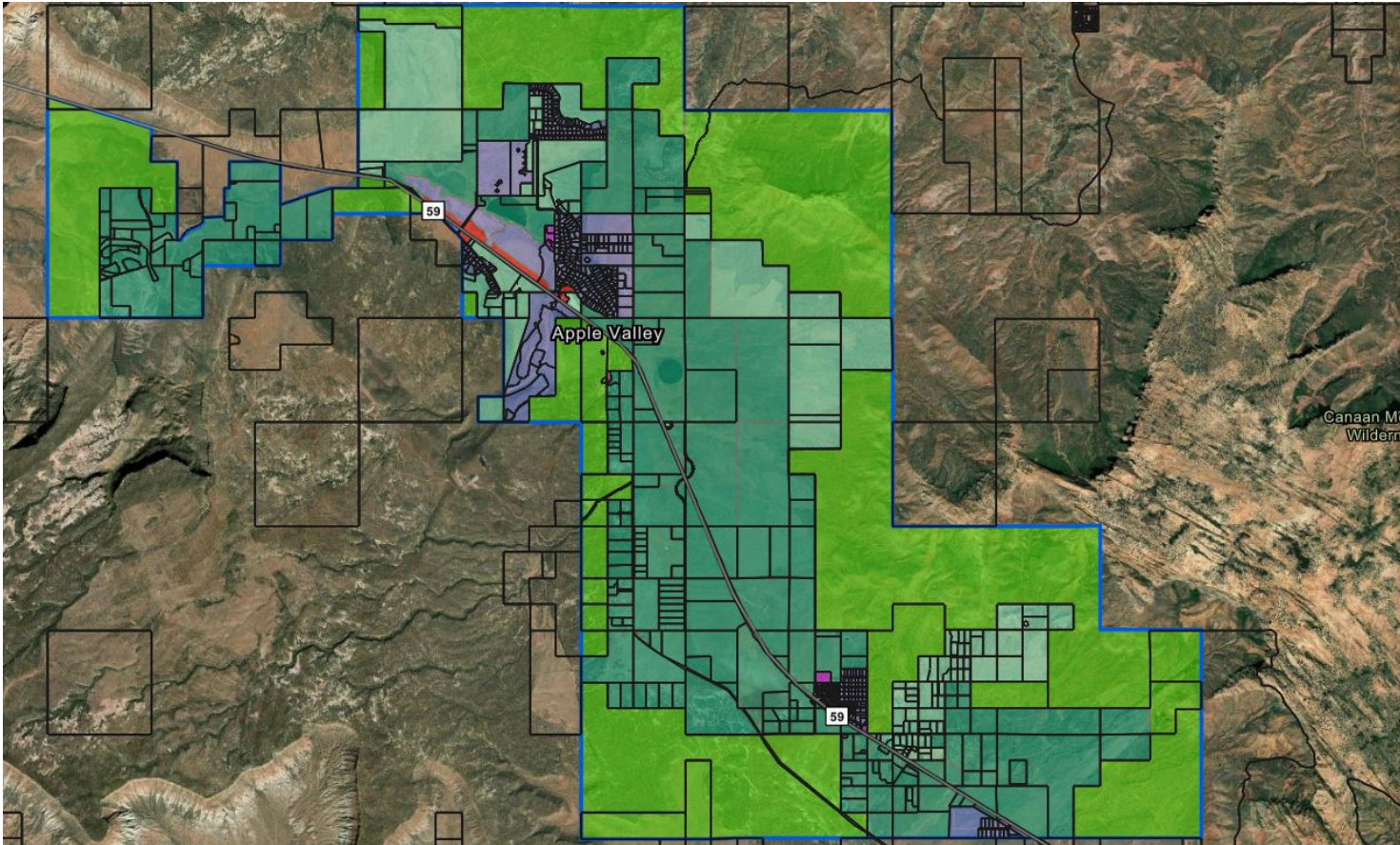
Voting: AYE ____ NAY ____ ABSENT ____ ABSTAIN ____

Michael Farrar, Mayor

ATTEST:

Jenna Vizcardo, Recorder

EXHIBIT A — APPROVED GENERAL PLAN LAND USE MAP AMENDMENT



Zoning Viewer

Town Boundary



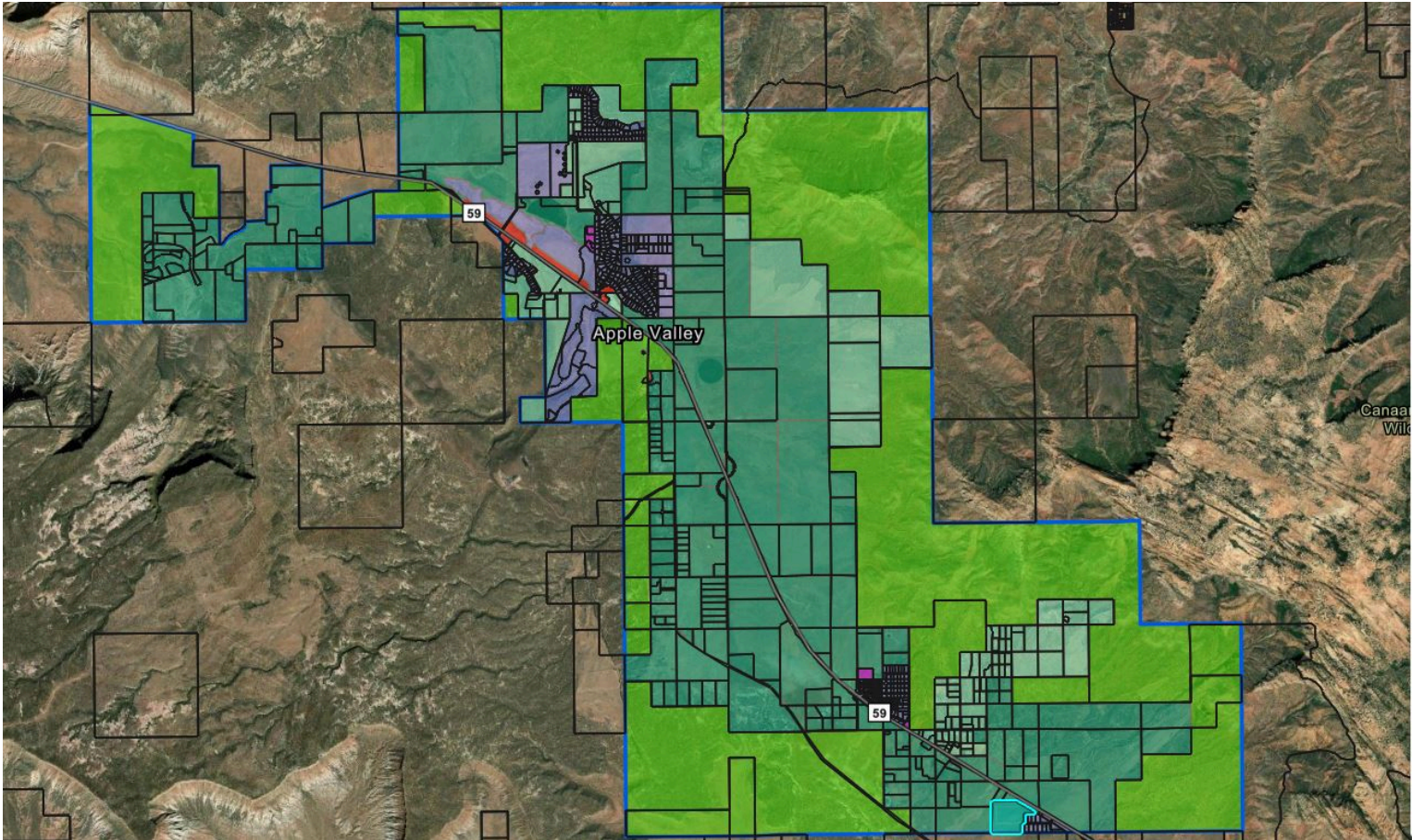
General Plan

Zoning

- A - Agricultural
- C - Commercial
- CTP - Cabin/Tiny Home
- INST - Institutional
- OS - Open Space
- R1 - Residential High: 1/2 - 1 Acres
- R2 - Residential Medium: 1 - 5 Acres
- R3 - Residential Low: 5 + Acres
- RVP - Recreational Vehicle Park

Future Annexation Boundary





Washington County Parcels



Zoning Viewer

Town Boundary



General Plan

Zoning

- A - Agricultural
- C - Commercial
- CTP - Cabin/Tiny Home
- INST - Institutional
- OS - Open Space
- R1 - Residential High: 1/2 - 1 Acres
- R2 - Residential Medium: 1 - 5 Acres
- R3 - Residential Low: 5 + Acres
- RVP - Recreational Vehicle Park

Future Annexation Boundary



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, October 14, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE

The Planning Commission Hearing and Meeting was called to order at 6:00 PM by Chairman Farrar, followed by the Pledge of Allegiance.

ROLL CALL, PRESENT

Chairman Bradley Farrar
Commissioner Garth Hood
Commissioner Stewart Riding
Commissioner Dan Harsh
Commissioner Brooke Paxton

CONFLICT OF INTEREST DISCLOSURES

Chairman Farrar disclosed that agenda items 7 and 8 involved property owned by the Chair's parents. No other conflicts of interest were disclosed.

HEARING ON THE FOLLOWING

1. Proposed Vacation of Portions of Wildcat Road Public Right-of-Way.

Chairman Farrar opened the public hearing. No public comments were received. Chairman Farrar closed the public hearing.

2. Proposed Wildcat Road Dedication.

Chairman Farrar opened the public hearing. No public comments were received. Chairman Farrar closed the public hearing.

3. Proposed Coyote Crossing Road Dedication, Parcel AV-1-3-5-211.

Chairman Farrar opened the public hearing. No public comments were received. Chairman Farrar closed the public hearing.

4. Zone Change for parcel AV-1365-I from Open Space Transition Zone (OST) to Agricultural 10 Acres Zone (AG-10) for applicant Alex Fledderjohn, Ordinance O-2026-23.

Chairman Farrar opened the public hearing. No public comments were received. Chairman Farrar closed the public hearing.

5. Simple Lot Subdivision Application for AV-1365-I.

Chairman Farrar opened the public hearing. No public comments were received. Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

6. Election of Vice-Chair.

Chairman Farrar recommended Commissioner Dan Harsh for Vice-Chair based on the Commissioner's involvement and participation in Town meetings. No objections were raised.

MOTION: Chairman Farrar motioned to appoint Dan Harsh as Vice-Chair.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye
 Commissioner Paxton - Aye

Motion carried.

7. Proposed Vacation of Portions of Wildcat Road Public Right-of-Way.

The Mayor described efforts to improve highway safety by reducing direct highway access points and directing traffic toward intersections with turn lanes. The proposed Wildcat Road vacation and dedication were discussed as part of the Town's broader road planning efforts. The Mayor explained that the existing access had not been approved by UDOT and that the proposed alignment would provide alternative access. The Mayor also discussed property dedications and stated that approximately two acres of private property would be contributed to the roadway changes. The Commission asked about maintaining access to affected properties, and the Mayor described planned alternative connections.

MOTION: Commissioner Riding motioned, "I move to recommend approval of the proposed vacation of portions of the existing Wildcat Road public right-of-way as shown on the Wildcat Road vacation plat to the Town Council."

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye
 Commissioner Paxton - Aye

Motion carried.

8. Proposed Wildcat Road Dedication.

The Commission reviewed the proposed roadway dedication and discussed construction responsibilities. The Mayor stated that the Town would construct the road to Town standards and described anticipated roadwork, possible contributions toward costs, and relocation of fencing on the affected property.

MOTION: Commissioner Hood motioned, "I move to recommend approval of the proposed Wildcat Road dedication as shown on the Wildcat Road dedication plat to the Town Council."

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye
 Commissioner Paxton - Aye

Motion carried.

9. Proposed Coyote Crossing Road Dedication, Parcel AV-1-3-5-211.

Chairman Farrar explained that the dedication would establish a public right-of-way between Main Street and Coyote Crossing Road. The existing roadway had road base, and the Town would assume maintenance responsibility. The Mayor stated that the easement would be donated without compensation and that minor work might include adjusting narrow gates, fencing, and cattle guards.

MOTION: Commissioner Hood motioned, "I'll make a motion to approve and accept the Coyote Crossing Road dedication on Parcel AV-1-3-5-211, as shown on the dedication plat, subject to completion and recording of the final documents."

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye
 Commissioner Paxton - Aye

Motion carried.

10. Zone Change for Parcel AV-1365-I from OST to AG-10, Ordinance O-2026-23.

Chairman Farrar explained that the proposed simple lot subdivision required a zone change from Open Space Transition (OST) to Agricultural 10 Acres (AG-10). The applicant's representative explained that the approximately 20-acre property would be divided into two 10-acre parcels. The northern parcel would remain in its current condition, and the southern parcel contained an existing residence and utilities. No further subdivision was proposed. The Commission discussed the parcel sizes and the relationship between the zone change and lot split.

MOTION: Chairman Farrar motioned, "We recommend approval on the zone change to parcel AV-1365-I from Open Space Transition to AG-10 for applicant Alex Fledderjohn, Ordinance O-2026-23."

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye

Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye
 Commissioner Paxton - Aye

Motion carried.

11. Simple Lot Subdivision Application for AV-1365-I.

The Commission considered the division of the 20-acre parcel into two 10-acre parcels. Chairman Farrar clarified that subdivision approval would be contingent upon Town Council approval of the proposed zone change. The Mayor explained that the Planning Commission would approve the lot split, while the Town Council would consider the zone change. No further questions were raised.

MOTION: Chairman Farrar motioned, "We approve the simple lot subdivision application for AV-1365-I, pending the Town Council approves the zone change for the parcel from OST to AG-10."

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye
 Commissioner Paxton - Aye

Motion carried.

APPROVAL OF MINUTES

12. Minutes: September 9, 2026 - Planning Commission Hearing and Meeting.

The Commission reviewed the September 9, 2026, meeting minutes. No corrections or revisions were proposed.

MOTION: Commissioner Hood motioned to approve the minutes of the September 9, 2026, Planning Commission Hearing and Meeting.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye
 Commissioner Paxton - Aye

Motion carried.

ADJOURNMENT

MOTION: Commissioner Harsh motioned to adjourn.

SECOND: The motion was seconded by Chairman Farrar.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye
Commissioner Paxton - Aye

Motion carried.

The meeting adjourned at 6:19 PM.

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo