

Millcreek City Council

Cheri Jackson, Mayor
Silvia Catten, District 1
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Millcreek City Hall

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LUHO-26-001 / #926052

Land Use Hearing Staff Report

Meeting Date: 3/19/2026
Applicant: Star Shaw
Re: Reconstruct a Noncomplying Structure
Property Address: 2735 East Louise Avenue
Parcel Number: 16-26-105-020-0000
Prepared By: Francis Xavier Lilly, AICP & Zack Wendel, Planner 1

REQUEST:

The applicant is seeking approval from the Land Use Hearing Officer to reconstruct a noncomplying structure located at 2735 E Louise Ave after discovering the structure was no longer structurally sound. The noncomplying structure is the front garage that doesn't meet the setback requirements of the underlying zone the property is located in. The property is located in the R-1-8 Zone which requires a 25-foot front yard setback and the garage only has approximately a 15-foot front setback.

The building permit was applied for on February 19th, 2025. This date was prior to Millcreek's Zoning Code update. As such, the applicant will be adhering to Millcreek's previous Nonconformities Code MKZ 19.88 Nonconforming Uses and Noncomplying Structures. According to the former code, any remodel or structural alteration that requires the demolition of an outside wall of a noncomplying structure shall only be allowed upon approval of the land use hearing officer, unless the new construction complies with the zoning ordinance.

The Land Use Hearing Officer may allow for a noncomplying structure to be reconstructed pursuant to **MKZ 19.88.070**, in effect at the time of the application for the building permit, and which is referenced below.

19.88.040 Repairs and Alterations Permitted

Repairs and structural alterations may be made to a noncomplying structure or to a structure housing a nonconforming use. Any remodel or structural alteration that requires the demolition of an outside wall of a noncomplying structure shall only be allowed upon approval of the land use hearing officer, unless the new construction complies with the zoning ordinance. The land use hearing officer decision regarding applications for the removal and replacement of outside walls of a noncomplying structure shall be based

upon the criteria outlined in MKZ 19.88.070(B). *Staff notes that this was an incorrect reference. The correct reference was MKZ 19.88.070 (2) (a) through (d), which are outlined below:*

19.88.070 Additions, Enlargements, Moving and Reconstruction of a Structure

- 1.
2. A building occupied by a nonconforming use, or a noncomplying structure may be added to or enlarged or moved to a new location on the lot or reconstructed at a new location on the lot upon a permit authorized by the land use hearing officer, provided that the land use hearing officer shall find:
 - a) The addition to, enlargement of, moving of, or reconstruction of the structure at a new location on the lot is in harmony with one or more of the purposes of this title as stated in MKZ 19.02.020, and is in keeping with the intent of this title;
 - b) The addition to, enlargement of, moving of, or reconstruction of the structure at a new location of the lot is compatible with existing development within a reasonable distance in terms of height, mass and applicable building envelope requirements, and lot coverage; and
 - c) The addition to, enlargement of, moving of, or reconstruction of the structure at a new location of the lot will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance of the subject property.
 - d) That the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.

FINDINGS:

1. The subject property is located in Millcreek’s Single-Household Residential (R-1-8) Zone.
2. The noncomplying portion of the home is the front garage that doesn’t meet the front setback requirements of the underlying zone the property is located in.
3. The R-1-8 Zone requires a 25-foot front yard setback and the existing garage only has approximately a 15-foot front setback.
4. The home was originally constructed in 1948.
5. It is unclear exactly when the garage was constructed.
6. On February 19th, 2025, a building permit was applied for to conduct work on the subject home. The permit did not include information pertaining to the demolition of an outside wall, so planning staff interpreted permit as a permissible repair and alteration pursuant to MKZ 19.88.040
7. On June 3rd, 2025, the building permit was issued.
8. On October 15th, 2025, a footing inspection was completed by a Millcreek Inspector. During this inspection, it was found that the existing garage had been removed completely, including an outside wall, and a new footing was formed and ready for inspection and concrete. The inspector failed the inspection and noted “Onsite construction does not meet the plans. Provide new plan set showing new construction on garage to all departments for review.”
9. On October 28th, 2025, Dallas Eastman had a conversation with the Director of Building Services, Jim Hardy and stated that the approved plans match the scope of work, and that Millcreek was

interpreting the plans incorrectly. Dallas then requested an appeal of Millcreek’s interpretation of the plans.

10. On January 13th, 2026, a meeting was held with the Director of Building Services, the Planning Director, Dallas Eastman and their legal counsel. During this meeting, the Planning Director determined that the applicant was vested under the previous ordinance regarding noncomplying structures, since the application was filed before the code update was adopted by the City Council. The previous ordinance permitted structural alterations to noncomplying structures, subject to the approval of the Land Use Hearing Officer.
11. Following this meeting, the appeal request was withdrawn, and the applicant applied for a Land Use Hearing application for a structural alteration to a noncomplying structure. .
12. Structural alterations for Noncomplying Structures that require a demolition of an outside wall may be permitted pursuant to MKZ 19.88.040, subject to the findings in MKZ 19.88.070 (2).
13. The applicant is requesting to reconstruct the garage in the same location, height, and footprint of the original garage.
- 14.

CONCLUSIONS:

Staff concludes that the reconstructed garage will maintain the degree of nonconformity that was established decades ago when the original structure was built and has since been acknowledged as a part of the neighborhood fabric. Based on the findings and information provided by the applicant, it is staff’s opinion that:

1. The proposed reconstruction is in harmony with one or more of the purposes of this title as stated in MKZ 19.02.020, and is in keeping with the intent of this title.
2. The proposed reconstruction is compatible with existing development within a reasonable distance in terms of height, mass and applicable building envelope requirements, and lot coverage.
3. The proposed reconstruction will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance of the subject property.
4. The proposed reconstruction does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.

PLANNING STAFF RECOMMENDATIONS:

Staff Recommendation - Based on the findings and conclusions listed above, it is Staff’s opinion that the structural alteration of the noncomplying structure requiring the demolition of an outside wall be approved as it will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance of the subject property, nor does it impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure and otherwise meets the criteria set forth by Millcreek Code MKZ 19.88.070.

SUPPORTING DOCUMENTS:

- Aerial Map
- Letter of Intent
- Building Permit Plan Set
- Photos
- Superannuated Nonconforming Uses Ordinance

Aerial Image

Aug 2024



Sep 2025



NAME
ADDRESS

March 11, 2026

Land Use Hearing Officer
Millcreek City
1330 E Chambers Ave
Millcreek, Utah 84106

Re: Building Permit 250288

Dear Land Use Hearing Officer:

After discovering that the attached garage at the Rasmussen residence, located at 2735 E. Louise Avenue, was structurally unsound and beginning to collapse, the MeMe J Rasmussen Living Trust (the “Applicant”) submitted an application on February 19, 2025, for a building permit to Millcreek City (the “City”) to conduct repairs. The application showed the garage setbacks. Millcreek Building Services asked for clarifying information regarding the front porch’s setback but did not ask for any further information related to the garage or its setbacks. On June 3, 2025, Millcreek Building Services approved the permit application.

Construction on the Rasmussen residence began in accordance with the approved building permit, until a “Stop Work Order” was issued on October 23, 2025, for “working without proper approval/authorization.” The inspector and Building Services did not state with specificity why or how the construction did not have proper authorization or did not comply with the approved plans.

The Applicant subsequently appealed the inspector’s determination. In response, Millcreek Building Services submitted a “Board of Appeals Staff Report” in which it claimed (a) that the Applicant voluntarily demolished a majority of the structure, (b) that the garage is a noncomplying structure that does not conform to setback requirements, and (c) therefore the structure cannot be rebuilt in its prior location. At a meeting with City staff to attempt to resolve the issue, the staff agreed that, because the building permit application was submitted prior to code changes that occurred in May 2025, the Applicant could submit, under the code provisions in effect in February 2025 (the “Prior Code”), a request for authorization for a “structural alteration” that involves demolition of an outside wall of a noncomplying structure, which authorization is to be adjudicated by the City’s land use hearing officer.

Prior Code Criteria

The Prior Code allows “repairs and structural alterations” to a noncomplying structure but states that, if a remodel or structural alteration “requires the demolition of an outside wall,” it is only allowed upon approval of the land use hearing officer, based upon the criteria outlined in Prior Code § 19.88.070(B). Replacing the structural elements of the garage, which consisted of

unreinforced masonry blocks on a floor slab, to improve the building's structural integrity certainly qualifies as a "structural alteration."

The criteria of Prior Code § 19.88.070(B) were crafted to apply to additions, enlargements, or moves of noncomplying structures, none of which apply in this instance. Nevertheless, an analysis of the listed criteria follows.

Harmony with the purposes of the code

The purposes of the Prior Code include, among other things, promoting safety, prosperity, and welfare by "securing safety from fire and other dangers" and "protection of the tax base." Repairing the structural elements of the garage will make the building much safer. Previously, the garage was already in the process of collapsing and would have collapsed in an earthquake or even a high wind, if it didn't collapse on its own over time. In addition, upgrading the structure will improve the aesthetics and property values of the lot and the neighborhood.

Compatibility with existing development within a reasonable distance

The garage existed with its nonconforming setback for decades, causing no issues of incompatibility with neighbors. The Applicant is not proposing to modify that setback. Other homes in the neighborhood are similarly situated, and any passerby would not think the garage looks out of character.

Impact on health, safety, and general welfare

Reconstructing the structural elements of the garage will not be "detrimental to the health, safety and general welfare of persons residing within a reasonable distance." To the contrary, a more structurally sound building will be far safer for the occupants and for anyone who happens to be near the structure during an earthquake or other event.

Burden

Rebuilding the structural elements of the garage will not "impose any unreasonable burden upon the lands located in the vicinity." In fact, it will impose no burden at all, since it has existed in that location for decades and caused no burdens or problems. Moreover, if the Applicant cannot rebuild the garage in its prior location, it will be impossible to build it elsewhere on the property, leaving the residents with no choice but to park on the street, which will negatively impact the neighbors.

State Law

Utah Code § 10-20-1003 requires a city to allow a noncomplying structure to be continued except as allowed by a listed exception. None of the listed exceptions apply in this instance. Contrary to the City's assertion, the Applicant has not demolished a majority of the structure. The garage is attached to, and extends under, the home and is not a separate structure. As a result, it constitutes far less than a majority of the noncomplying structure. Even if the "structure" for the denominator of the "majority" determination is the later addition to the home, of which the garage is part, less than a majority of the structure has been demolished.

Utah Code also allows a City to prohibit “reconstruction or restoration” if the structure is allowed to become uninhabitable and is not repaired within six months after written notice. This provision would make no sense if an owner were not allowed, without losing all rights to the noncomplying structure, to perform the necessary repairs to ensure that the structure does not deteriorate to the point of uninhabitability.

Moreover, because any demolition was done in reliance on the City’s approval of the building permit, the City is estopped from now arguing, after the Applicant incurred substantial expenditure and no longer has a garage, that the building permit is invalid.¹ Otherwise, a municipality would be free to entrap an unwary homeowner by approving a permit for a rebuild of a noncomplying structure, waiting until the structure is demolished, and then insisting that the homeowner cannot reconstruct the building.

Conclusion

For all the foregoing reasons, the Applicant requests approval of the nonconformity determination application.

Sincerely,

A handwritten signature in cursive script, appearing to read "W. J. [unclear]", written over a horizontal line.

¹ The Utah Supreme Court has held that, when a jurisdiction has “committed an act or omission on which the developer could rely in good faith in making substantial changes in position or incurring extensive expenses” (Utah County v. Young, 615 P.2d 1265 (1980)), it is estopped from enforcing land use requirements.

EXHIBIT A
PRIOR CODE

[see next page]

EXHIBIT B

IMAGES

[see next page]



- Attached garage was partially removed, with a portion remaining, back behind the temporary shoring.
- Note living space above the remaining portion of the garage.



- Wall requiring replacement to repair in compliance with the code.
- Un-reinforced masonry wall
- Wall was built on a floor slab rather than required footings.



- No footing – block laid on a floor slab



- Existing wall apparently including minimal grouting at the top of the wall; however, without any rebar.



- Engineer has added additional footings beyond those specified on the approved plans.
- Documents have been submitted for the additional footings/structural strengthening.

Chapter 19.88 NONCONFORMING USES AND NONCOMPLYING STRUCTURES

[19.88.010 Continuation Of Use](#)

[19.88.020 Occupation Within One Year](#)

[19.88.030 Maintenance Permitted](#)

[19.88.040 Repairs And Alterations Permitted](#)

[19.88.050 Addition Of Parking Space](#)

[19.88.060 Expansion Of Use Permitted](#)

[19.88.070 Additions, Enlargements, Moving And Reconstruction Of A Structure](#)

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[19.88.090 Change Of Use](#)

[19.88.110 Restoration Of Damaged Structure](#)

[19.88.120 Abandonment Or One-Year Vacancy](#)

[19.88.140 Application To Have A Use Violation Declared Legal Through Special Exception](#)

[19.88.150 Application To Have A Structure Declared A Noncomplying Structure](#)

19.88.010 Continuation Of Use

The occupancy of a noncomplying structure or of a building or structure by a nonconforming use, existing at the time this title became effective, may be continued, provided that the use has not been abandoned or the building left vacant as provided in MKZ 19.88.120.

19.88.020 Occupation Within One Year

A vacant building or structure may be occupied by a use for which the building or structure was designed or intended if so occupied within a period of one year after the use became nonconforming.

19.88.030 Maintenance Permitted

A noncomplying structure may be maintained.

19.88.040 Repairs And Alterations Permitted

Repairs and structural alterations may be made to a noncomplying structure or to a structure housing a nonconforming use. Any remodel or structural alteration that requires the demolition of an outside wall of a noncomplying structure shall only be allowed upon approval of the land use hearing officer, unless the new construction complies with the zoning ordinance. The land use hearing officer decision regarding applications for the removal and replacement of outside walls of a noncomplying structure shall be based upon the criteria outlined in MKZ 19.88.070(B).

19.88.050 Addition Of Parking Space

A building or structure lacking sufficient automobile parking space in connection therewith as required by this title may be altered or enlarged provided additional automobile parking space is supplied to meet the requirements of this title for such alteration or enlargement.

19.88.060 Expansion Of Use Permitted

A nonconforming use may be extended to include the entire floor area of the existing building in which it is conducted at the time the use became nonconforming.

19.88.070 Additions, Enlargements, Moving And Reconstruction Of A Structure

1. A noncomplying structure or building occupied by a nonconforming use shall not be added to or enlarged in any manner or moved to another location on the lot or reconstructed at another location on the lot except as provided by subsection B of this section unless such additions and enlargements comply with the regulations and intent of this title.
2. A building occupied by a nonconforming use or a noncomplying structure may be added to or enlarged or moved to a new location on the lot or reconstructed at a new location on the lot upon a permit authorized by the land use hearing officer, provided that the land use hearing officer shall find:
 - a. The addition to, enlargement of, moving of, or reconstruction of the structure at a new location on the lot is in harmony with one or more of the purposes of this title as stated in MKZ 19.02.020, and is in keeping with the intent of this title;
 - b. The addition to, enlargement of, moving of, or reconstruction of the structure at a new location of the lot is compatible with existing development within a reasonable distance in terms of height, mass and applicable building envelope requirements, and lot coverage; and
 - c. The addition to, enlargement of, moving of, or reconstruction of the structure at a new location of the lot will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance of the subject property.
 - d. That the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.
3. The Land Use Hearing Officer may impose conditions and limitations upon issuance of a permit for an addition to, enlargement of, moving of, or reconstruction of a structure as necessary to prevent or mitigate adverse effects on other properties in the neighborhood of the subject property, consistent with the standards of this Title.

HISTORY

Amended by Ord. [19-39](#) on 8/26/2019

19.88.080 Nonconforming Use Of Land

The nonconforming use of land, existing at the time this title became effective, may be continued provided that no such nonconforming use of land shall in any way be

expanded or extended either on the same or adjoining property, and provided that if such nonconforming use of land, or any portion thereof, is abandoned or changed for a period of one year or more, any future use of such land shall be in conformity with the provision of this title.

19.88.090 Change Of Use

- A. A nonconforming use may be changed to any use allowed in the most restrictive zone where such nonconforming use is allowed, provided the planning commission finds that such use would not be more intensive than the most recent existing legal nonconforming use.
- B. Structures shall not be enlarged, removed, reconstructed or otherwise changed except for interior remodeling and exterior restoration or renewal that will make the appearance of the structure more nearly conform to the character of the area in which it is located.
- C. The existing lot or parcel shall not be enlarged upon or modified except to create landscaping, fencing, curb, gutter and sidewalk, road widening or minimum off-street parking that will provide a safer and more compatible facility.
- D. Any change of a nonconforming use to another nonconforming use shall be a conditional use and subject to provisions of MKZ 19.78 and MKZ 19.84, except that the proposed nonconforming use need not conform to the general plan.
- E. The planning commission may approve a change of use pursuant to this title even though the nonconforming use may have been abandoned.

19.88.110 Restoration Of Damaged Structure

A noncomplying structure or a structure occupied by a nonconforming use which is damaged or destroyed by fire, flood, wind, earthquake or other calamity or act of God or the public enemy and not the result of the intentional or reckless disregard of the owners or occupants, may be restored and the occupancy or use of such structure or part thereof, which existed at the time of such damage or destruction may be continued or resumed, provided that such restoration is started within a period of one year and is diligently prosecuted to completion.

19.88.120 Abandonment Or One-Year Vacancy

A structure or portion thereof occupied by a nonconforming use, which is, or hereafter becomes, vacant and remains unoccupied by a nonconforming use for a continuous period of one year, except for dwellings, shall not thereafter be occupied except by a use which conforms to the use regulations of the zone in which it is located. If the use has not applied to the premises for a consecutive period of sixty days during any twelve-month period, the use shall be deemed abandoned.

19.88.140 Application To Have A Use Violation Declared Legal Through Special Exception

- A. Whenever land or a structure is used in violation of this title, the owner may file

an application with the planning commission to have the use declared legal through special exception. The planning commission may approve such an application only when the evidence establishes all of the following:

1. The use exists on the property at the time of the application and has been in continuous violation of the zoning ordinance for a period exceeding ten years;
2. No complaint has been made to the development services division concerning the violation for a period exceeding ten consecutive years during which the violation existed;
3. Continuation of the use will not have a detrimental effect on the health, safety or welfare of persons or property in the vicinity.

B. The planning commission may consider as evidence:

1. Documents that are part of the public record, such as tax appraisals, utility records, aerial photographs, building permits, etc.
2. Documentation from third parties, such as affidavits, photographs, etc.
3. Documentation from current or past property owners, such as tax records, rental/lease agreements, appraisal records, etc.

In approving an application hereunder, the planning commission may set any conditions it deems necessary for protection of adjacent properties or the public welfare including provisions limiting the period of time the use may continue. This section shall in no way be interpreted to permit the continuation of any violation which exists on the effective date of the ordinance codified in this section. Any person shall have the right to appeal to the land use hearing officer a decision rendered by the planning commission pursuant to this section. Appellants shall follow the appeal procedures set forth in MKZ 19.92.

19.88.150 Application To Have A Structure Declared A Noncomplying Structure

Whenever a structure is in violation of the height or setback provisions of this title, the owner may file an application with the director or director's designee to have the structure declared noncomplying. The director or director's designee shall approve the application when the evidence clearly establishes the following:

- A. The structure has existed at its current location, with the same size, height and setbacks for at least ten years;
- B. The structure is found by the building official or designee to pose no threat to the health or safety of persons in or around the structure, and;

C. The City has not taken enforcement action for the violation for a period exceeding five consecutive years during which the violation existed.

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES.

BUILDING PERFORMANCE:

- 1 ALL ENERGY-RELATED COMPONENTS AND SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE UTAH BUILDING CODES AND THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 2 THE BUILDING ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE THERMAL INSULATION AND AIR SEALING IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC.
- 3 INSULATION LEVELS FOR WALLS, ROOFS, FLOORS, AND FOUNDATIONS SHALL MEET OR EXCEED THE MINIMUM R-VALUES SPECIFIED BY THE UTAH BUILDING CODES AND THE 2021 IRC.
- 4 WINDOWS AND DOORS SHALL MEET THE ENERGY EFFICIENCY REQUIREMENTS OUTLINED IN THE UTAH BUILDING CODES AND THE 2021 IRC. PROPER INSTALLATION METHODS SHALL BE FOLLOWED TO ENSURE AIR TIGHTNESS AND THERMAL PERFORMANCE.
- 5 HVAC (HEATING, VENTILATION, AND AIR CONDITIONING) SYSTEMS SHALL BE PROPERLY SIZED, INSTALLED, AND COMMISSIONED TO MEET THE HEATING AND COOLING LOAD REQUIREMENTS OF THE RESIDENTIAL STRUCTURE. EQUIPMENT EFFICIENCY SHALL COMPLY WITH THE STANDARDS SPECIFIED IN THE UTAH BUILDING CODES AND THE 2021 IRC.
- 6 DUCTWORK FOR HVAC SYSTEMS SHALL BE SEALED AND INSULATED IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC TO MINIMIZE ENERGY LOSSES AND ENSURE EFFICIENT DISTRIBUTION OF CONDITIONED AIR.
- 7 LIGHTING FIXTURES AND LAMPS SHALL MEET THE ENERGY EFFICIENCY REQUIREMENTS SPECIFIED BY THE UTAH BUILDING CODES AND THE 2021 IRC. ENERGY-EFFICIENT LIGHTING TECHNOLOGIES, SUCH AS LED (LIGHT EMITTING DIODE), SHALL BE UTILIZED WHERE APPROPRIATE.
- 8 RENEWABLE ENERGY SYSTEMS, SUCH AS SOLAR PHOTOVOLTAIC PANELS OR SOLAR WATER HEATERS, MAY BE INCORPORATED INTO THE DESIGN TO PROMOTE ENERGY EFFICIENCY AND SUSTAINABILITY. COMPLIANCE WITH THE RELEVANT UTAH BUILDING CODES AND THE 2021 IRC REQUIREMENTS SHALL BE ENSURED.
- 9 AIR LEAKAGE TESTING, SUCH AS BLOWER DOOR TESTING, SHALL BE CONDUCTED TO VERIFY THE AIR TIGHTNESS OF THE BUILDING ENVELOPE. THE TEST RESULTS SHALL MEET THE STANDARDS SPECIFIED BY THE UTAH BUILDING CODES AND THE 2021 IRC.
- 10 VENTILATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO PROVIDE ADEQUATE FRESH AIR EXCHANGE WHILE MAINTAINING ENERGY EFFICIENCY. COMPLIANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC VENTILATION REQUIREMENTS SHALL BE ENSURED.
- 11 WATER HEATING SYSTEMS SHALL BE SELECTED AND INSTALLED TO MEET THE ENERGY EFFICIENCY STANDARDS OUTLINED IN THE UTAH BUILDING CODES AND THE 2021 IRC.
- 12 ENERGY LABELS AND EFFICIENCY RATINGS FOR APPLIANCES, EQUIPMENT, AND FIXTURES SHALL BE CONSIDERED DURING THE SELECTION PROCESS TO ENSURE COMPLIANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC.
- 13 THE DESIGN AND ORIENTATION OF THE RESIDENTIAL STRUCTURE SHALL TAKE ADVANTAGE OF PASSIVE SOLAR STRATEGIES TO OPTIMIZE NATURAL DAYLIGHTING, SOLAR HEAT GAIN, AND SHADING. COMPLIANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC REQUIREMENTS SHALL BE ENSURED.

NOTE: THE PROVIDED ENERGY NOTES ARE GENERAL IN NATURE AND INTENDED TO SERVE AS A STARTING POINT. IT IS CRUCIAL TO CONSULT WITH A QUALIFIED ENERGY PROFESSIONAL AND REFER TO THE SPECIFIC REQUIREMENTS OF THE UTAH BUILDING CODES AND THE 2021 IRC FOR DETAILED COMPLIANCE GUIDELINES AND MODIFICATIONS BASED ON THE PROJECT'S LOCATION AND OTHER FACTORS.

RAILING NOTES:

- 1 ALL RAILINGS AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THE UTAH BUILDING CODES AND THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 2 RAILINGS SHALL BE PROVIDED ON ALL EXTERIOR DECKS, BALCONIES, PORCHES, AND LANDINGS WHERE THE ELEVATION CHANGE IS 30 INCHES OR GREATER.
- 3 RAILINGS SHALL ALSO BE INSTALLED ON INTERIOR STAIRCASES, BOTH OPEN AND ENCLOSED, THAT CONSIST OF MORE THAN THREE RISERS.
- 4 THE HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRCASES HAVING FOUR OR MORE RISERS. IT SHALL BE CONTINUOUS ALONG THE FULL LENGTH OF THE STAIRCASE, AND ITS HEIGHT SHALL BE BETWEEN 34 AND 38 INCHES. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEVEL POST OR SAFETY TERMINAL.
- 5 THE HANDRAIL SHALL BE EASILY GRASPABLE AND FREE OF SHARP EDGES OR PROTRUDING OBJECTS.
- 6 THE STAIR TREADS AND RISERS SHALL BE UNIFORM IN SIZE, WITH A MAXIMUM VARIANCE OF 3/8 INCH IN RISERS.
- 7 THE WIDTH OF STAIRS SHALL BE A MINIMUM OF 36 INCHES.
- 8 THE OPENINGS BETWEEN RAILING BALUSTERS OR SPINDLES SHALL NOT ALLOW THE PASSAGE OF A 4-INCH SPHERE.
- 9 THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.
- 10 STAIRWAYS SHALL HAVE A MINIMUM CLEAR HEADROOM OF 6'-8" AT THE NOSE OF THE STAIR.
- 11 EXTERIOR SPIRAL STAIRS SHALL BE FABRICATED AND INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
- 12 THE MATERIALS USED FOR RAILINGS AND STAIRS SHALL BE DURABLE, WEATHER-RESISTANT, AND CAPABLE OF MEETING THE REQUIRED STRENGTH AND LOAD-BEARING CAPACITY.
- 13 ALL RAILINGS, STAIRS, AND HANDRAILS SHALL BE INSPECTED TO ENSURE COMPLIANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC BEFORE OCCUPANCY.

NOTE: THE PROVIDED RAILING AND STAIR NOTES ARE GENERAL IN NATURE AND INTENDED TO SERVE AS A STARTING POINT. IT IS IMPORTANT TO CONSULT WITH LOCAL BUILDING AUTHORITIES AND REFER TO THE SPECIFIC REQUIREMENTS OF THE UTAH BUILDING CODES AND THE 2021 IRC FOR DETAILED COMPLIANCE GUIDELINES AND MODIFICATIONS BASED ON THE PROJECT'S LOCATION AND OTHER FACTORS.

ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.



THE ACTUAL CONSTRUCTION WILL COMPLY WITH APPLICABLE ORDINANCES AND BUILDING CODE

Inspector holds authority to require any design/construction changes to meet code FIELD VERIFY COMPLETE SCOPE

ELECTRICAL NOTES:

- 1 ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE UTAH BUILDING CODES AND THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 2 ALL ELECTRICAL INSTALLATIONS SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- 3 THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- 4 ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE OF APPROVED TYPE AND SHALL MEET THE APPROPRIATE STANDARDS AS SPECIFIED BY THE UTAH BUILDING CODES AND THE 2021 IRC.
- 5 THE ELECTRICAL SYSTEM SHALL BE DESIGNED TO MEET THE ANTICIPATED ELECTRICAL LOAD OF THE RESIDENTIAL STRUCTURE, CONSIDERING THE NUMBER OF OUTLETS, LIGHTING FIXTURES, APPLIANCES, AND OTHER ELECTRICAL DEVICES.
- 6 A DEDICATED CIRCUIT SHALL BE PROVIDED FOR ALL MAJOR APPLIANCES, INCLUDING BUT NOT LIMITED TO, ELECTRIC RANGES, OVENS, REFRIGERATORS, FREEZERS, DISHWASHERS, AND LAUNDRY EQUIPMENT.
- 7 AFCI (ARC-FAULT CIRCUIT INTERRUPTER) PROTECTION SHALL BE PROVIDED FOR ALL BEDROOM CIRCUITS IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC.
- 8 GFCI (GROUND FAULT CIRCUIT INTERRUPTER) PROTECTION SHALL BE PROVIDED FOR ALL OUTLETS IN BATHROOMS, KITCHENS, GARAGES, UNFINISHED BASEMENTS, CRAWL SPACES, LAUNDRY AREAS, OUTDOOR LOCATIONS, AND WITHIN 6 FEET OF ANY SINK OR WET BAR.
- 9 TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS ACCESSIBLE TO CHILDREN AS REQUIRED BY THE UTAH BUILDING CODES AND THE 2021 IRC.
- 10 SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC, INCLUDING PLACEMENT IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL OF THE DWELLING.
- 11 CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC, INCLUDING PLACEMENT OUTSIDE EACH SLEEPING AREA AND ON EVERY LEVEL OF THE DWELLING.
- 12 ELECTRICAL PANELS AND SERVICE EQUIPMENT SHALL BE ACCESSIBLE, PROPERLY LABELED, AND LOCATED IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC.
- 13 ALL ELECTRICAL WIRING SHALL BE PROPERLY SIZED AND INSTALLED IN COMPLIANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC. WIRING METHODS, SUCH AS NM (NON-METALLIC), MC (METAL-CLAD), OR CONDUIT, SHALL BE USED AS APPROPRIATE FOR THE APPLICATION.
- 14 ALL JUNCTION BOXES SHALL BE ACCESSIBLE, PROPERLY SIZED, AND INSTALLED IN COMPLIANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC. THE BOX FILL REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) SHALL BE FOLLOWED.
- 15 ALL ELECTRICAL EQUIPMENT, SUCH AS SWITCHES, OUTLETS, AND LIGHT FIXTURES, SHALL BE INSTALLED SECURELY AND ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- 16 GROUNDING AND BONDING SHALL BE PROVIDED IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC TO ENSURE ELECTRICAL SAFETY AND PROPER EQUIPMENT OPERATION.
- 17 OUTDOOR ELECTRICAL INSTALLATIONS SHALL BE WEATHERPROOF, PROPERLY GROUNDED, AND INSTALLED IN ACCORDANCE WITH THE UTAH BUILDING CODES AND THE 2021 IRC.
- 18 ALL ELECTRICAL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL BUILDING DEPARTMENT BEFORE BEING COVERED OR PUT INTO SERVICE.

NOTE: THE PROVIDED ELECTRICAL NOTES ARE GENERAL IN NATURE AND INTENDED TO SERVE AS A STARTING POINT. IT IS CRUCIAL TO CONSULT WITH A LICENSED ELECTRICIAN AND THE LOCAL BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENTS AND MODIFICATIONS BASED ON THE PROJECT'S LOCATION AND OTHER FACTORS.

AUDIO:

- 1 LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
- 2 AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
- 3 LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

OTHER NOTES:

1. ELECTRICAL AS PER CONTRACTOR/CUSTOMER. ELECTRICAL SHOWN IS FOR REFERENCE ONLY. EXISTING ELECTRICAL TO REMAIN EXCEPT AS SHOWN.
2. EXTERIOR WALLS AND INSULATION PER IRC CODE.
3. ALL WINDOW AND DOORS SIZES AND LOCATIONS SUBJECT TO CHANGE.
4. ALL HEADERS AND STRUCTURAL MEMBERS PER PROJECT ENGINEER.
5. ALL OUTLETS TO BE TAMPER PROOF.
6. MICROWAVE TO BE ON DEDICATED CIRCUIT.
7. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT.
8. PROVIDE GUARDRAILS AT ANY OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES. SHOW THE GUARDRAIL TO BE MINIMUM HEIGHTS OF 36" AND HAVE NO NET OPENINGS EXCEEDING 4"
9. 10' STANDARD CEILING ON THE MAIN FLOOR, 9' STANDARD ON THE UPPER FLOOR. FLAT CEILING STANDARDS, MASTER AND PORCHES VAULTED.
10. ALL WORK TO BE COMPLETED IN COMPLIANCE WITH 2021 IRC.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Bloc Consulting and Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Per MKC17-20, and the Millcreek SD master plan: Proposed development must manage all excess storm water on site. A professional engineer shall provide all necessary drainage calcs and a detailed grading and drainage plans for the property. For lots under 1 acre Millcreek requires the applicant to manage the 10yr, 24hr storm with a safe overflow route of the 100 yr storm to an acceptable conveyance system. Any direct connection to a public storm drain facility will need to be released to the lessor of the predevelopment release rate or 0.2 cfs/acre. If an acceptable conveyance route is not available, a 100 yr, 24hr storm calc is required without release.

Planning Review

These plans have been reviewed for code compliance by the Millcreek Planning Department.

Reviewed By: Zack Wendel
02/27/2025

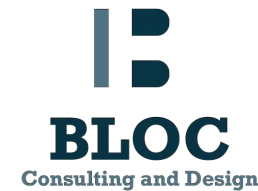
THIS REVIEW SHALL NOT RELIEVE THE APPLICANT AND/OR OWNER FROM COMPLIANCE WITH ANY REQUIREMENTS OF THE MILLCREEK CODE ONLY PAGES WITH STAMPS HAVE BEEN REVIEWED

Millcreek Building Department

These plans have been reviewed for code compliance by the Millcreek Building Department.

Reviewed by: bagular on 02/28/2025
Permit Number: 250288 Plans

THIS REVIEW SHALL NOT RELIEVE THE CONTRACTOR AND/OR OWNER FROM COMPLIANCE WITH ANY ADOPTED BUILDING CODES OR MILLCREEK ORDINANCES. INSPECTIONS CAN BE SCHEDULED ONLINE AT MILLCREEK. A PHYSICAL COPY OF THIS STAMPED DOCUMENT SHALL BE ON SITE FOR ALL INSPECTIONS. OTHERWISE, THIS MAY RESULT IN A FAILED INSPECTION AND A RE-INSPECTION FEE.



CALEB WATKINS
801-404-0650
CALEB@BLOCPARTS.COM

Rasmussen Residence
2735 E Louise Ave
Salt Lake City, UT

Any ROW concrete curb gutter and side walk damaged or not meeting Millcreek's standard at the time of C/O will need to be replaced at the expense of this project.

The post construction surface grading and site drainage must not adversely affect adjacent properties, it will be checked at C/O inspection.

TYP for all new walls: A separate building permit is needed for the construction of the new retaining wall, State code requires any wall having more than 4 ft of differential soils to have a permit.

Please provide Stamped Engineered plans, details and wall calculations following MKZ 19.95.090

Following MKZ 19.95.090 (A): The design engineer shall inspect the construction of the wall and certify in writing that the wall was built per the approved design, and shall submit that certification to the City within fourteen (14) days of the completion of the retaining wall.

ENGINEERING

These plans have been reviewed for code compliance by the Millcreek Engineering Department.

Reviewed by: rbagshaw on 02/20/2025
Permit Number: 250288 Plans

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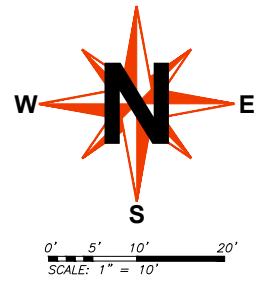
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

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PAGE A0-00

DATE: 2/26/2025

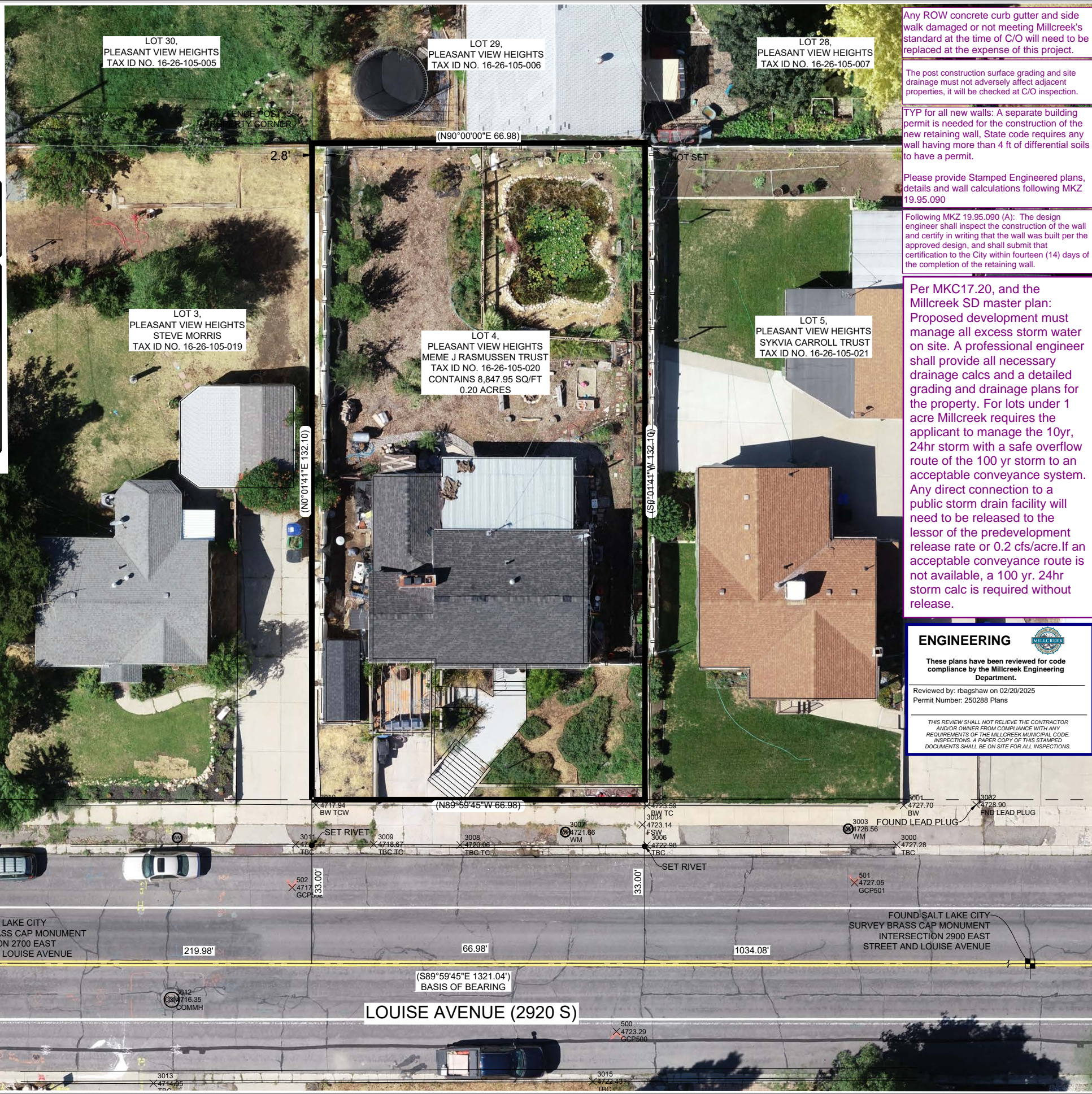


BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND SALT LAKE CITY SURVEY BRASS CAP MONUMENTS LOCATED AT THE INTERSECTIONS OF 2700 EAST STREET AND 2900 EAST STREET ALONG LOUISE AVENUE AS SHOWN ON THIS SURVEY PLAT.

LEGEND

- Section Monument
- Property Corner
- Fire Hydrant
- Water Meter
- Street Monument
- Break Line
- Communication Manhole
- Reference/Witness Monument
- Property Line
- Section Line
- Center Line
- Easement Line
- Vinyl Fence
- Wood Fence
- Curb & Gutter
- Curb Wall



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ENGINEERING

These plans have been reviewed for code compliance by the Millcreek Engineering Department.

Reviewed by: rbagshaw on 02/20/2025
Permit Number: 250288 Plans

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SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

(SEE BELOW)

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCRUMPS UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCRUMPS UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.

Michael Wangemann

Michael L. Wangemann, PLS

Date of Plat or Map: February 14, 2025

PLS# 6431156-2201

LEGAL DESCRIPTION

LOT 4, PLEASANT VIEW HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

UTILITY NOTE:
THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.

Know what's below. **811** Call 811 before you dig.

BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE BOUNDARY LINES FOR THE RASMUSSEN PROPERTY. THE BOUNDARY DESCRIPTION WAS TAKEN FROM THE WARRANTY DEED, ENTRY NO. 12786744, FROM THE SALT LAKE COUNTY RECORDER'S OFFICE. THE BASIS OF BEARING WAS FOUND BETWEEN THE SALT LAKE CITY MONUMENTS AT 2700 EAST STREET AND 2900 EAST STREET ALONG LOUISE STREET. THIS IS SHOWN ON THIS SURVEY PLAT.

GENERAL NOTES

- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.

SHEET TITLE
BOUNDARY SURVEY

PREPARED FOR: BLOC CONSULTING & DESIGN
ATTN: CALEB WATKINS
ADDRESS: SYRACUSE, UT 84075
LOCATION: NORTHWEST 1/4, SEC 26, T1S, R1E, SLB&M

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: 02/14/2025
SCALE: 1" = 10'
DRAWN: MLW
CHECKED: MLW

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
mikew@utahlandsurveying.com
www.utahlandsurveying.com

JOB NUMBER
2140-24

SHEET
1 OF 1

Any ROW concrete curb gutter and side walk damaged or not meeting Millcreek's standard at the time of C/O will need to be replaced at the expense of this project.

The post construction surface grading and site drainage must not adversely affect adjacent properties, it will be checked at C/O inspection.

TYP for all new walls: A separate building permit is needed for the construction of the new retaining wall, State code requires any wall having more than 4 ft of differential soils to have a permit.

Please provide Stamped Engineer plans, details and wall calculations following MKZ 19.95.090

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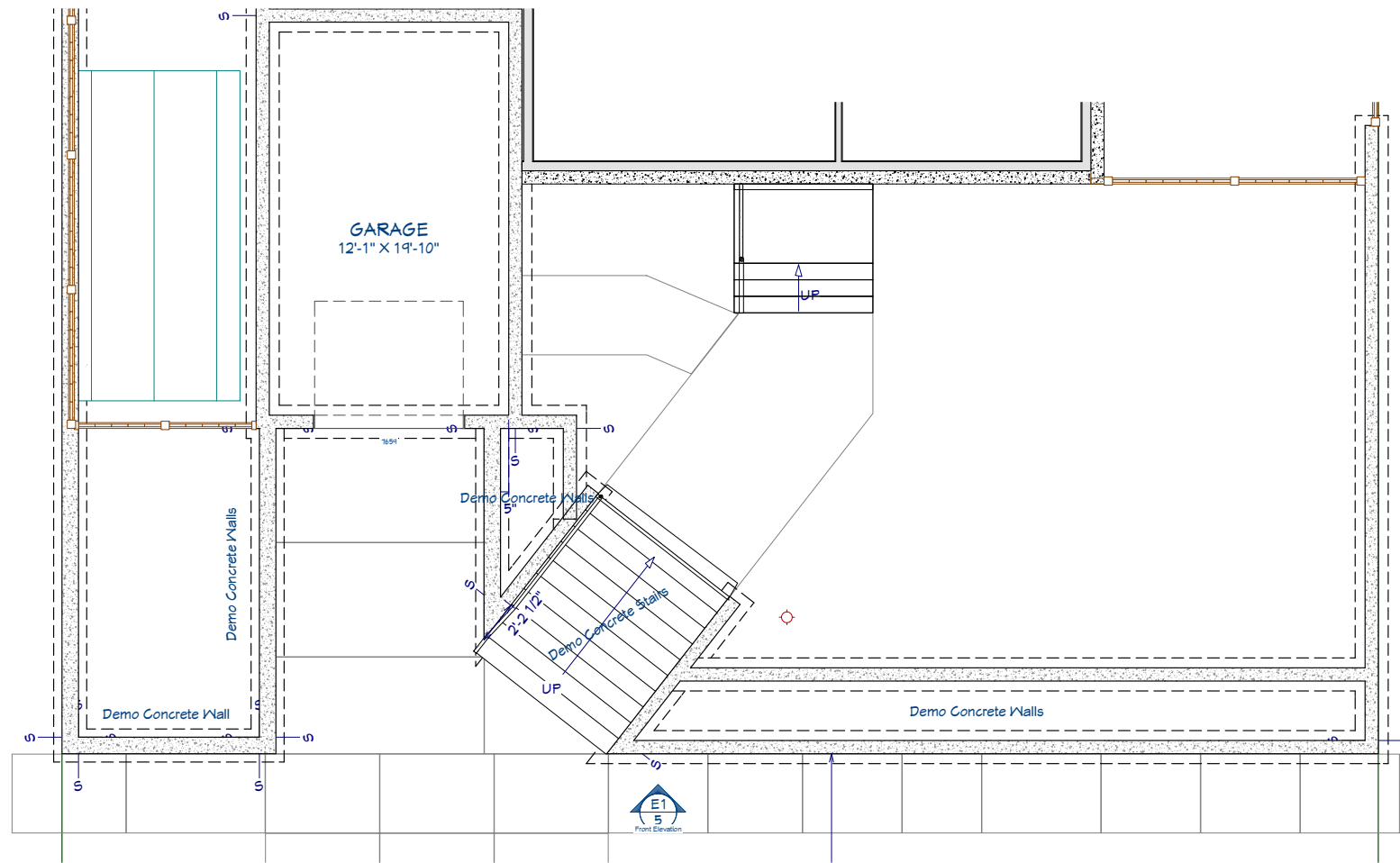
The new wall or footing can not cross the property line, nor can it drain storm water /release water onto the adjacent property.

ENGINEERING

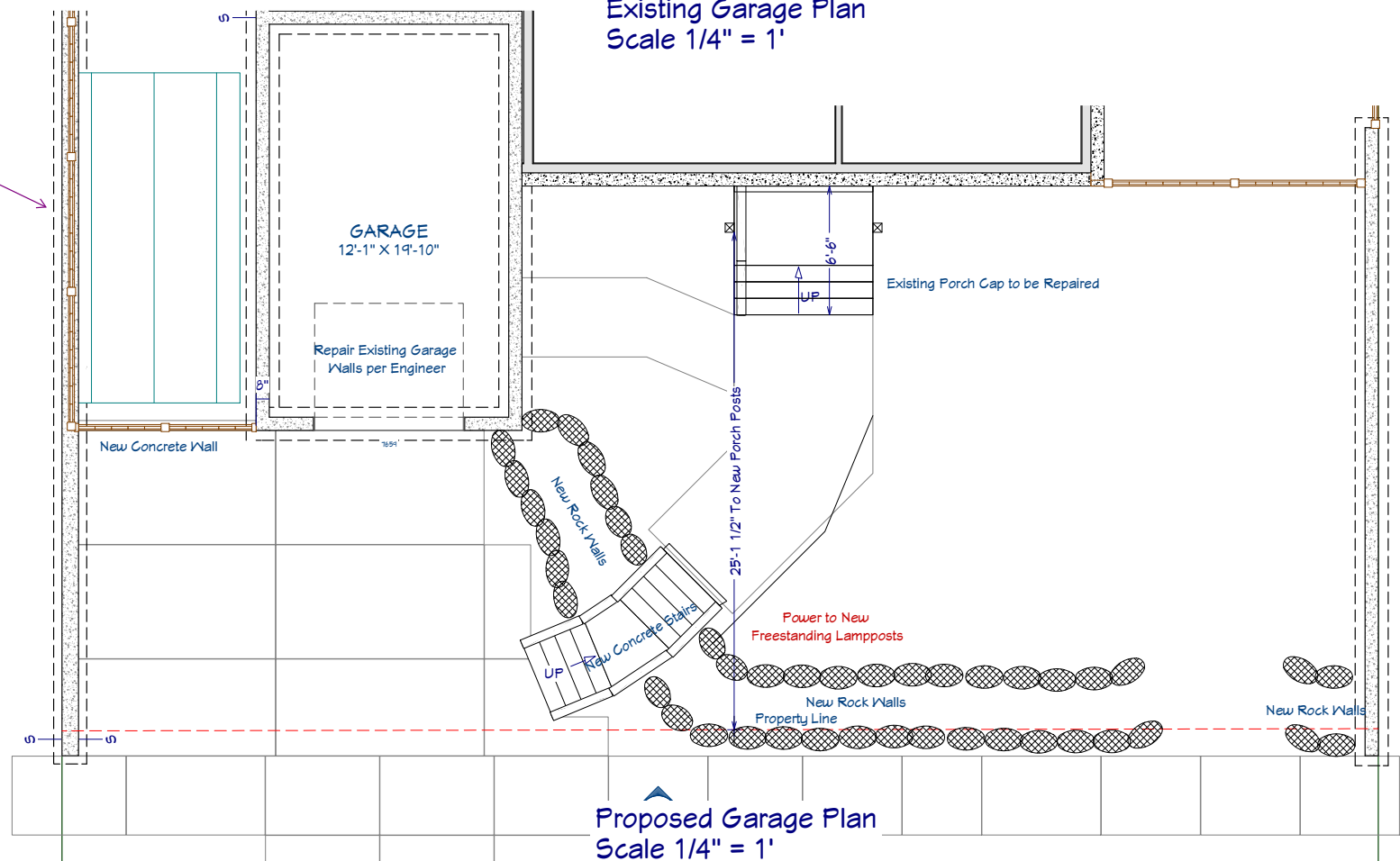
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Reviewed by: rbagshaw on 02/20/2025
Permit Number: 250288 Plans

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Existing Garage Plan
Scale 1/4" = 1'



Proposed Garage Plan
Scale 1/4" = 1'

MILLCREEK

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Reviewed by: bagular on 02/28/2025
Permit Number: 250288 Plans

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Planning Review

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Reviewed By: Zack Wendel
02/27/2025

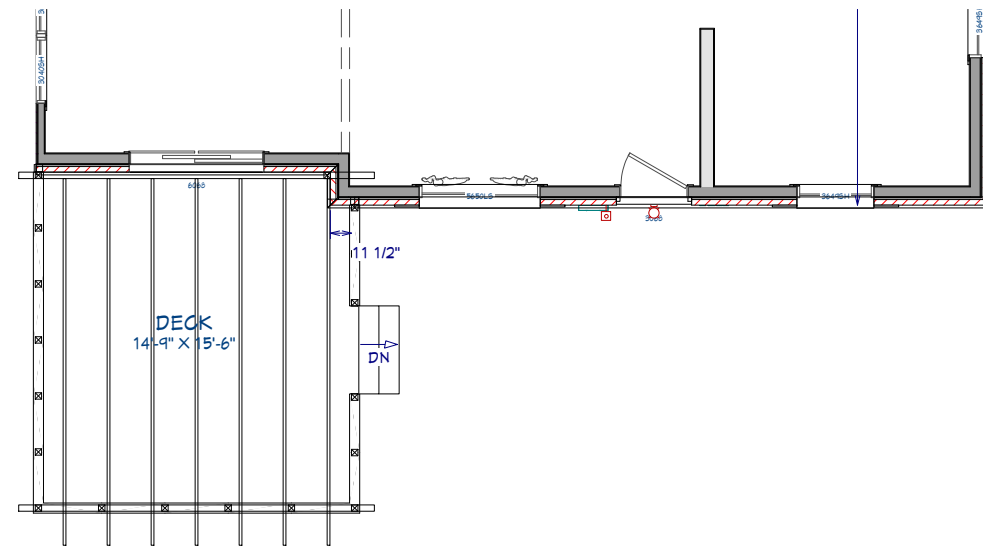
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Existing Electrical to Remain
Except as Shown

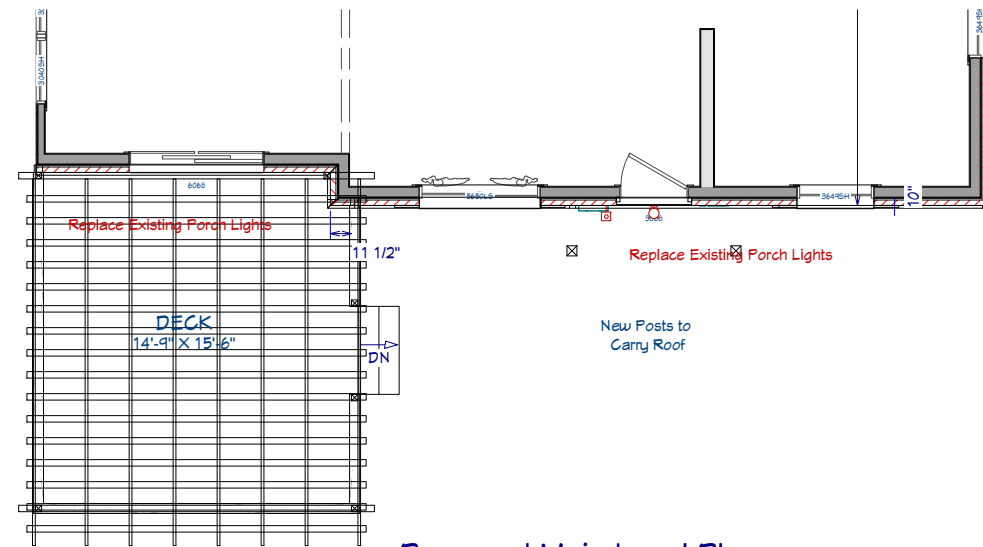
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Existing Main Level Plan
Scale 1/4" = 1'



Proposed Main Level Plan
Scale 1/4" = 1'

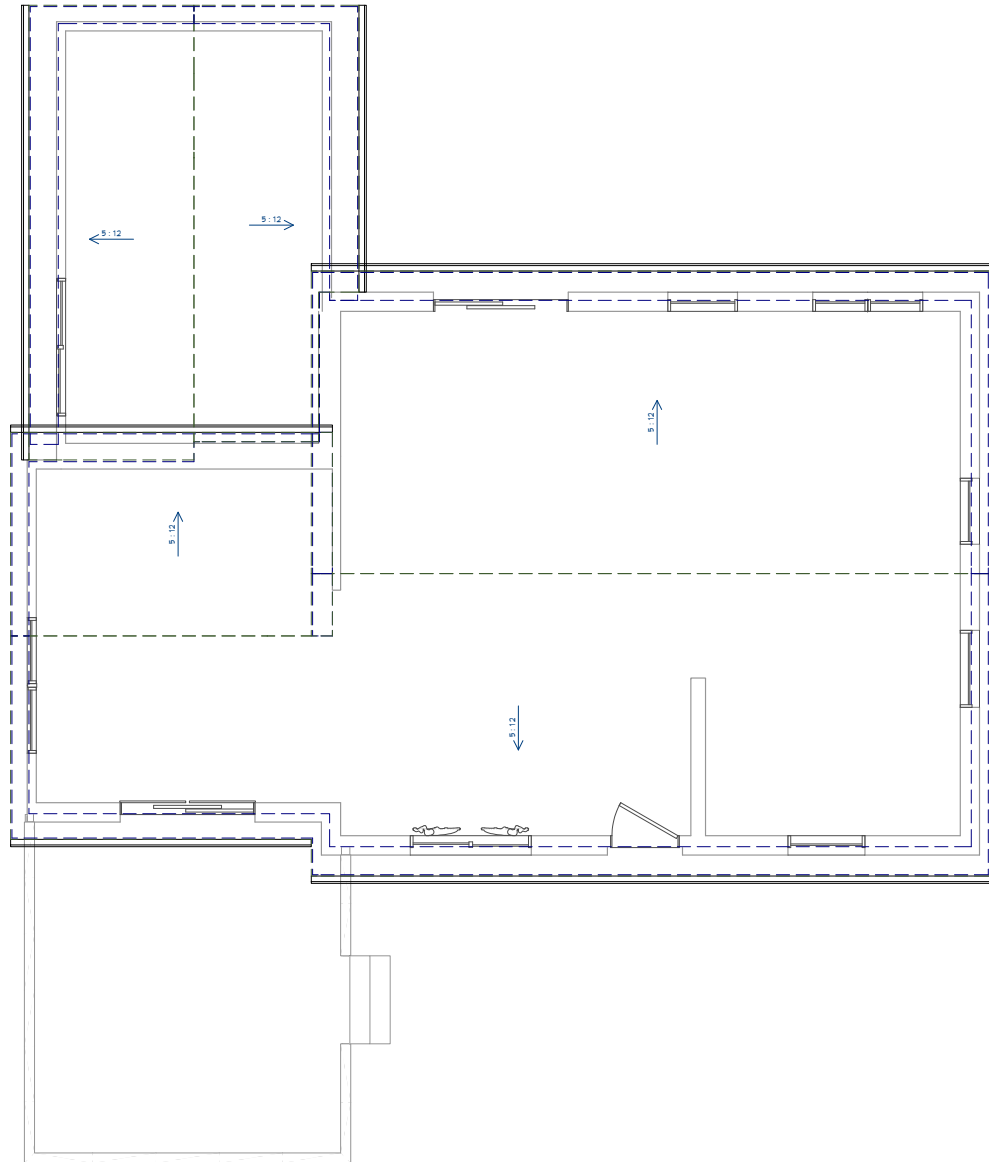


Existing Electrical to Remain
Except as Shown

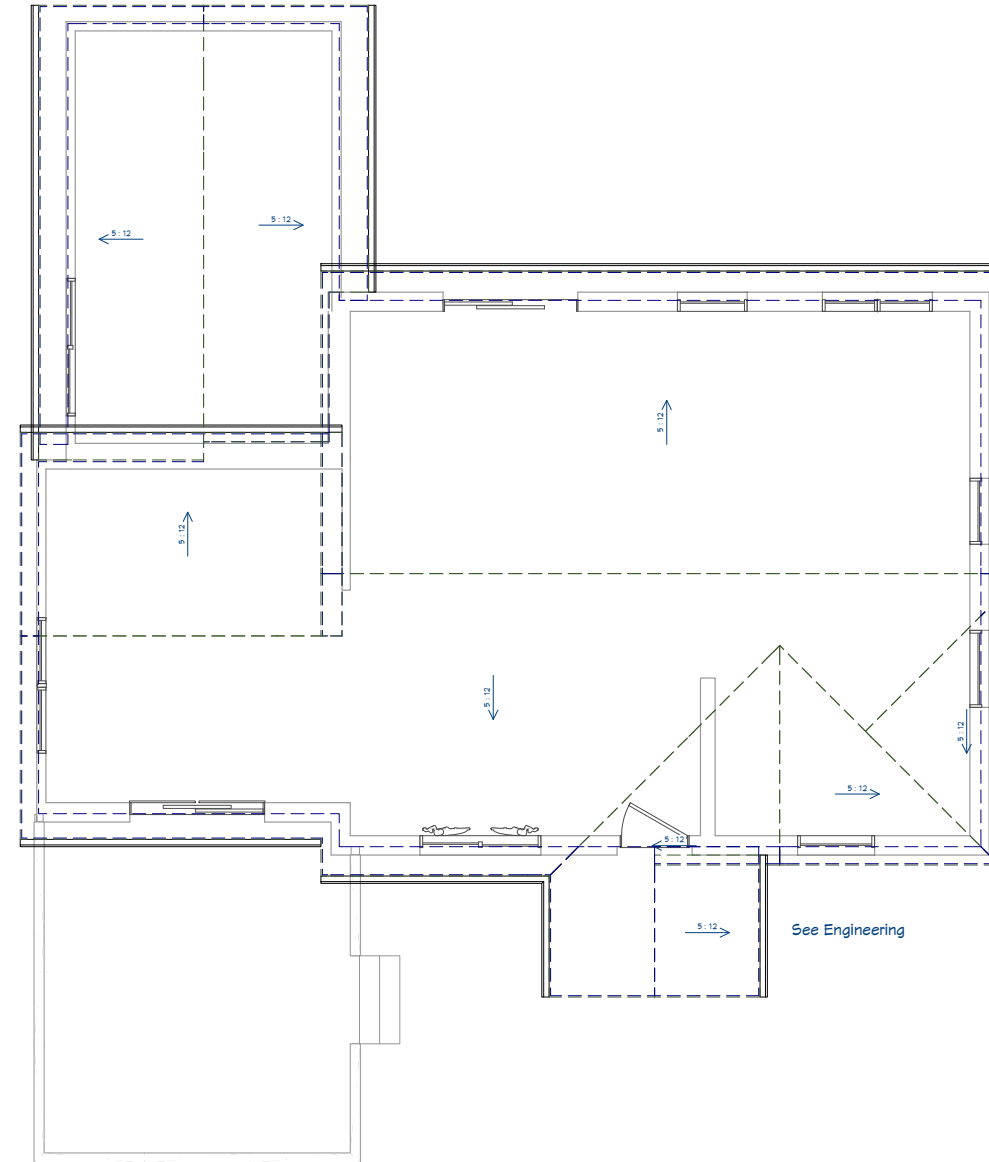
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Existing Roof Plan
Scale 1/4" = 1'



Proposed Roof Plan
Scale 1/4" = 1'

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Reviewed by: bagular on 02/28/2025
Permit Number: 250288 Plans
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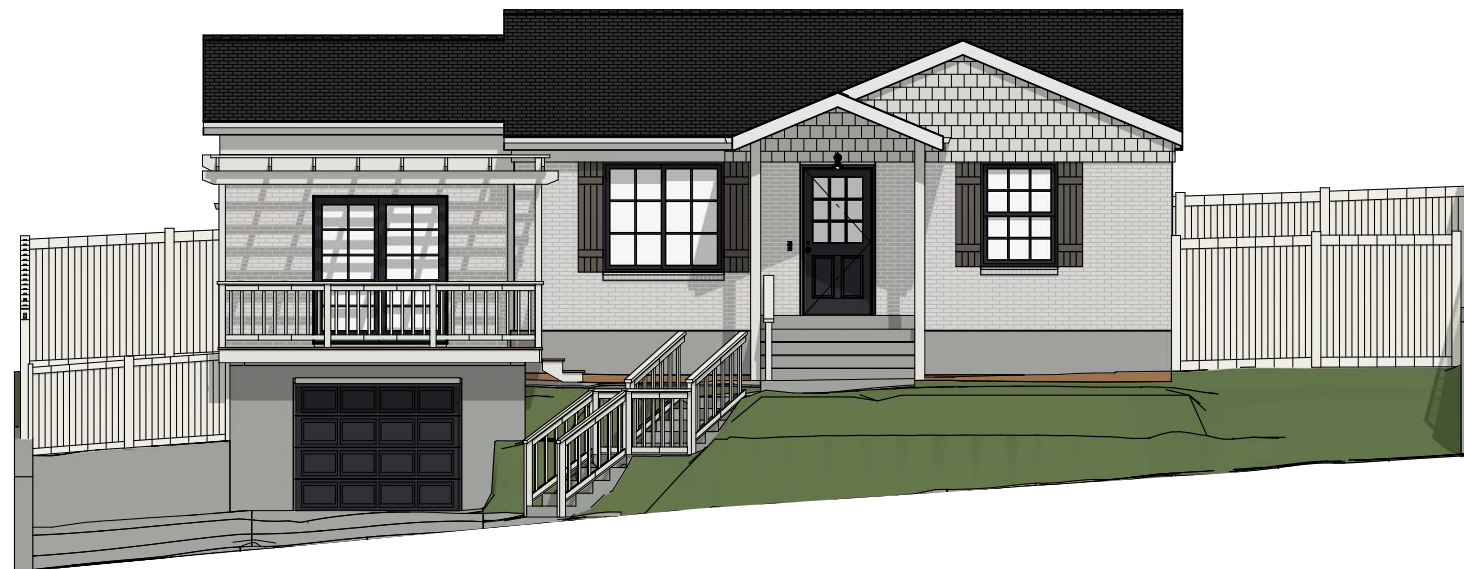
DATE: 2/26/2025

CALEB WATKINS
801-404-0650
CALEB@BLOCPARTS.COM

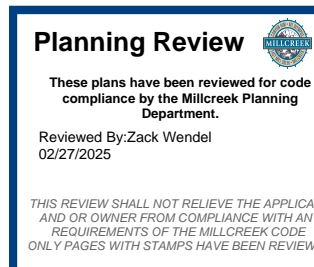
Rasmussen Residence
2735 E Louise Ave
Salt Lake City, UT



Existing Front Elevation
Scale 1/4" = 1'



Proposed Front Elevation
Scale 1/4" = 1'



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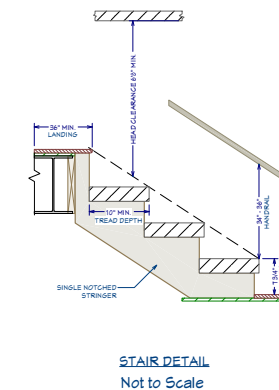
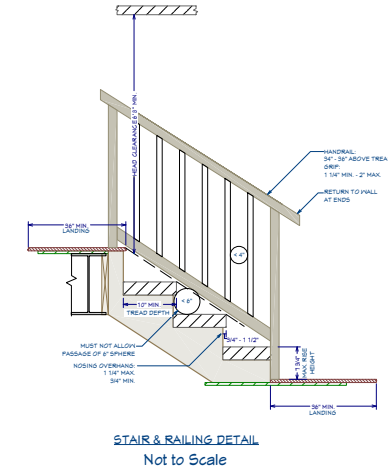
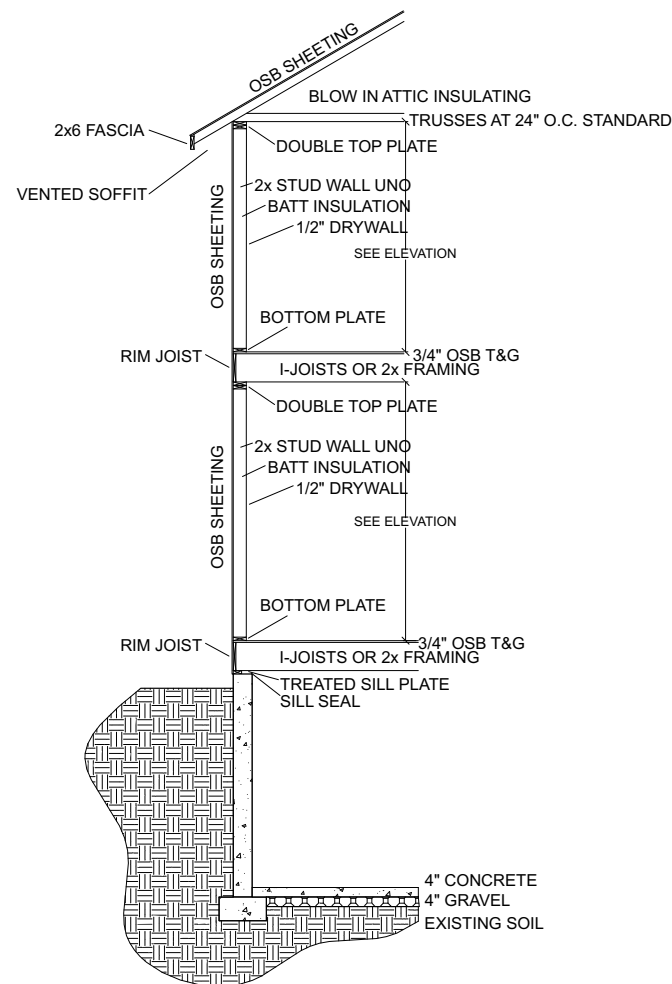
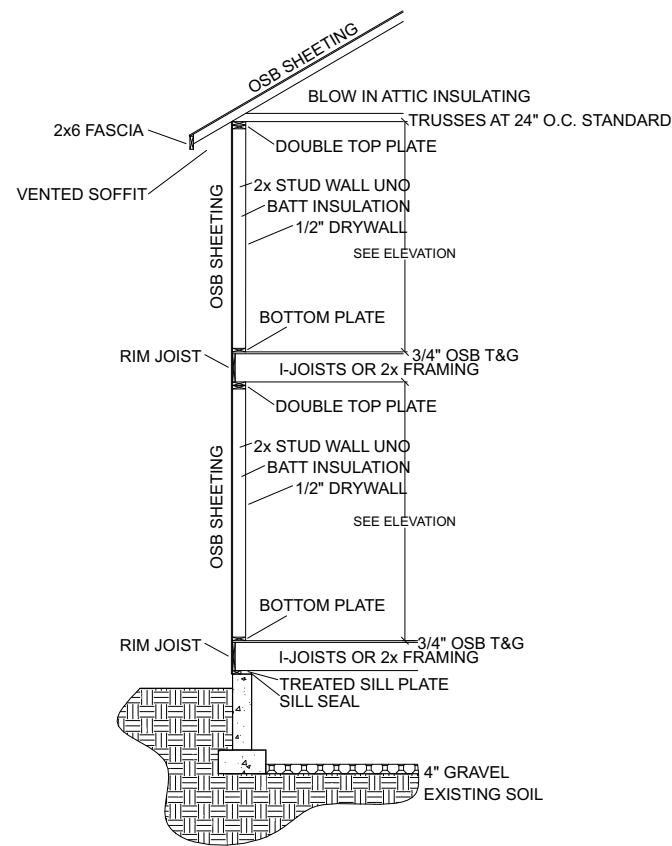
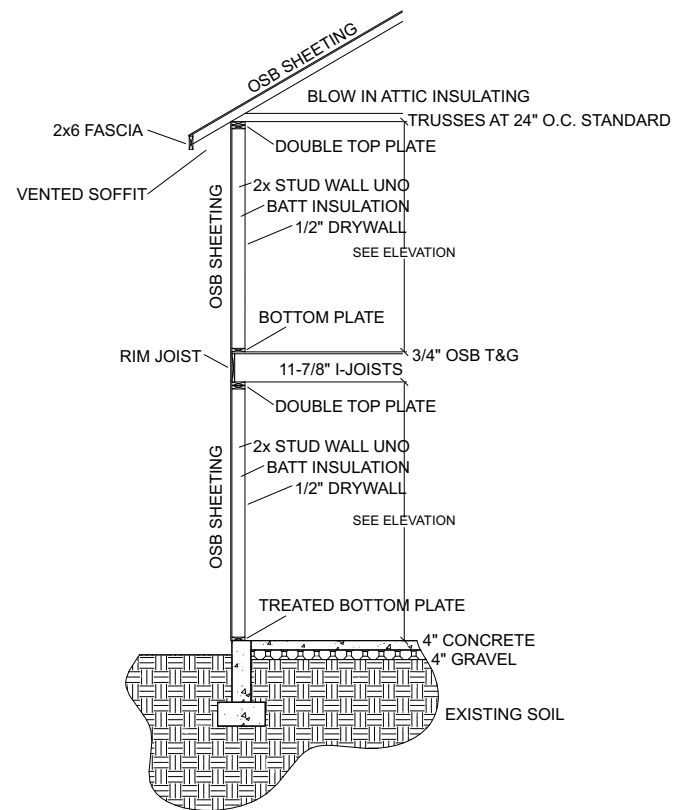
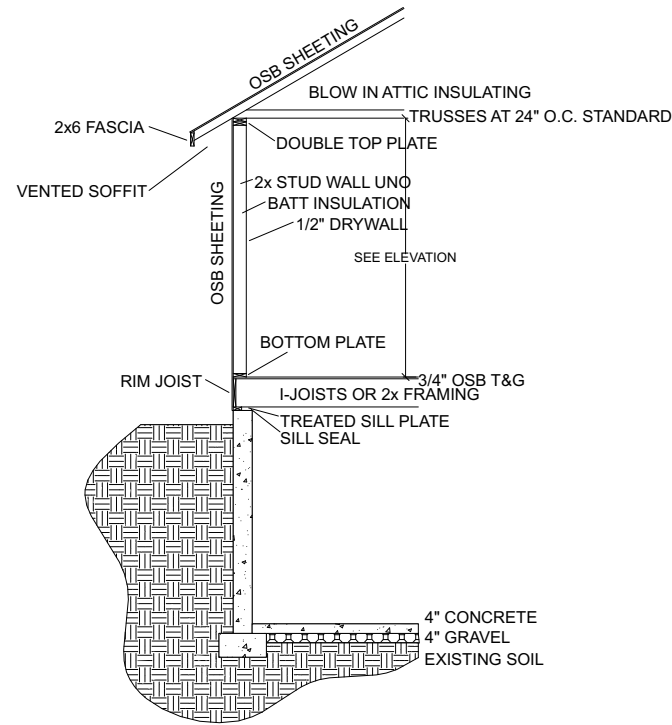
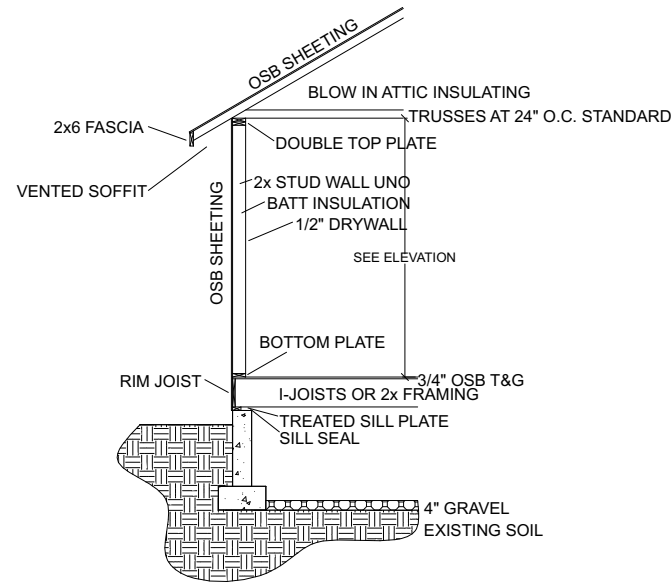
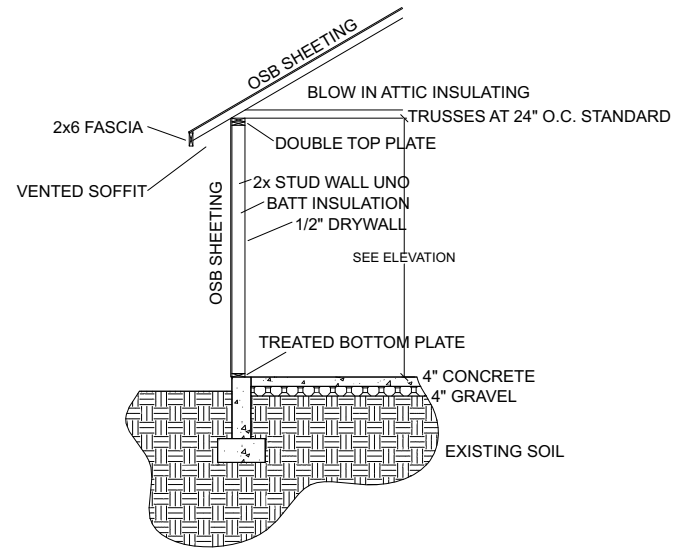
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Standard Wall Sections Not To Scale

These plans have been reviewed for code compliance by the Millcreek Building Department.

Reviewed by: bagullar on 02/28/2025
Permit Number: 250288 Plans

THIS REVIEW SHALL NOT RELIEVE THE CONTRACTOR AND/OR OWNER FROM COMPLIANCE WITH ANY ADOPTED BUILDING CODES OR MILLCREEK ORDINANCES. INSPECTIONS CAN BE SCHEDULED ON LINE AT MILLCREEK.US. A PHYSICAL COPY OF THIS STAMPED DOCUMENT SHALL BE ON SITE FOR ALL INSPECTIONS. OTHERWISE, THIS MAY RESULT IN A FAILED INSPECTION AND A RE-INSPECTION FEE.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

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Reviewed by bagular on 02/28/2025
Permit Number: 250286 Plans
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DATE: 2/26/2025

DESIGN CRITERIA

- 1. BUILDING CODE: UTAH CODE, TITLE 15A
1.1 MODEL BUILDING CODE: 2021 IBC
1.2 USE AND OCCUPANCY CLASSIFICATION: R
1.3 RISK CATEGORY: II
2. DEAD LOADS
2.1 ROOF = 15 PSF (10 PSF TOP CHORD, 5 PSF BOTTOM CHORD)
2.2 FLOOR = 10 PSF
2.3 WALLS = 10 PSF (INTERIOR WALLS), 20 PSF (EXTERIOR WALLS)
3. LIVE LOADS
3.1 ROOF = 20 PSF (OR 300 LB POINT LOAD)
3.1 FLOOR = 40 PSF (LIVING SPACE), 60 PSF (EXT. DECK)
4. SNOW LOAD
4.1 ROOF SNOW LOAD = 30 PSF
4.2 EXPOSURE FACTOR, CE = 1
4.3 THERMAL FACTOR, CT = 1
4.4 SNOW IMPORTANCE FACTOR, IS = 1
5. SEISMIC DESIGN PARAMETERS (ASCE 7-16 12.8)
Ss: 1.217 Sds: 0.974
S1: 0.448 Sd1: 0.553
5.1 SEISMIC DESIGN CATEGORY: D
5.2 SITE CLASS: D
5.3 RISK CATEGORY: II
5.4 IMPORTANCE FACTOR, IC: 1.00
5.5 BASIC SEISMIC-FORCE-SHEATING SYSTEM:
LIGHT FRAMED WALLS SHEATHED W/ WOOD STRUCTURAL PANELS
5.5.1 RESPONSE MODIFICATION FACTOR: R = 6.5
5.5.2 SYSTEM OVERSTRENGTH FACTOR: OMEGA = 3
5.5.3 DEFLECTION AMPLIFICATION FACTOR: CD = 4
5.6 EQUIVALENT LATERAL FORCE PROCEDURE
5.6.1 SEISMIC RESPONSE COEFFICIENT, Cs: 0.150
5.6.2 DESIGN BASED SHEAR, V: CsW
6. WIND DESIGN PARAMETERS (ASCE 7-16)
6.1 EXPOSURE CATEGORY: C
6.2 ULTIMATE WIND SPEED: 115 MPH
6.3 RISK CATEGORY: II
6.4 COMPONENTS AND CLADDING DESIGN WIND LOADS TO BE PER ASCE 7-16

GENERAL NOTES

- 1. THE STRUCTURAL NOTES AND TYPICAL DETAILS ARE INTENDED TO COMPLIMENT THE PROJECT SPECIFICATIONS AND APPLY WHERE SPECIFIC NOTES AND DETAILS ARE NOT AVAILABLE. TYPICAL OR SIMILAR DETAILS REFER TO THE CONDITIONS ADDRESSED AND ARE NOT NECESSARILY DETAILS LABELED "TYPICAL" OR "SIMILAR" IN THE PLANS AND DOCUMENTS. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL GOVERN OVER THE STRUCTURAL NOTES AND TYPICAL DETAILS. STRUCTURAL REQUIREMENTS SHOWN ON THE FRAMING PLANS AND STRUCTURAL DETAILS SHALL TAKE PRECEDENCE OVER STRUCTURAL NOTES INDICATED IN ARCHITECTURAL SECTIONS.
2. THESE DRAWINGS (AND, WHERE APPLICABLE, ACCOMPANYING WRITTEN SPECIFICATIONS) ARE THE ONLY CONTRACT DOCUMENTS PROVIDED BY IRONSIDE ENGINEERING FOR THE PROJECT REPRESENTED HEREIN. NOTHING IN ANY DIGITAL MODEL OR DIGITAL FILE RELATED TO THIS PROJECT SHALL BE TAKEN TO SUPERSEDE ANY INFORMATION SHOWN IN THESE DRAWINGS (INCLUDING, BUT NOT LIMITED TO, DIMENSIONS, SIZES, ETC.).
3. THE ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. THE STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO AND MUST BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND OTHER CONSULTANTS DRAWINGS. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
4. SEE SPECIFICATIONS FOR REQUIRED SUBMITTALS. SUBMITTALS SHALL BE MADE IN A TIMELY MANNER AS INDICATED IN SPECIFICATIONS. REVIEW OF SUBMITTALS BY IRONSIDE ENGINEERING IS FOR GENERAL COMPLIANCE ONLY AND IS NOT INTENDED AS APPROVAL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SIZES, DIMENSIONS, AND ELEVATIONS ON SUBMITTALS AS RELATED TO DESIGN DOCUMENTS. PREPARATION OF SHOP DRAWINGS FOR STRUCTURAL ELEMENTS WILL REQUIRE INFORMATION (I.E. DIMENSIONS, ETC.) FOUND IN THE ARCHITECTURAL, STRUCTURAL, AND OTHER CONSULTANTS DRAWINGS.
5. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, SPANS, ELEVATIONS, COORDINATE ALL MECHANICAL AND/OR OTHER EQUIPMENT, ETC. IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON CONTRACT DOCUMENTS, CONTRACTOR IS TO IMMEDIATELY NOTIFY ARCHITECT PRIOR TO FABRICATION OR CONSTRUCTION OF ANY AFFECTED ELEMENTS. CONTRACTOR IS TO BECOME FAMILIAR WITH ALL PORTIONS OF THE CONSTRUCTION DOCUMENTS AND SHALL ENSURE THAT ALL SUBCONTRACTORS ARE FAMILIAR WITH THOSE PORTIONS PERTAINING TO THEIR AREA OF WORK INCLUDING THE COORDINATION OF ALL LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT AND OTHER EQUIPMENT.
6. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY SHORING AND BRACING TO THE STRUCTURE DURING THE SEQUENCE OF CONSTRUCTION, PROVIDING ADEQUATE VERTICAL AND LATERAL SUPPORT FOR ALL STRUCTURAL ELEMENTS UNTIL THE ENTIRE STRUCTURAL SYSTEM IS COMPLETED. DESIGN OF ALL SHORING AND BRACING IS BY OTHERS AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE ARCHITECT FOR ARCHITECT AND/OR ENGINEER APPROVAL BEFORE PROCEEDING WITH ANY CHANGES, MODIFICATIONS, OR SUBSTITUTIONS.
8. DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS AS NOTED IN THESE DOCUMENTS.
9. DRAWINGS AND DETAILS HAVE BEEN PREPARED WITH THE INTENT TO VISUALLY REPRESENT INFORMATION PROVIDED IN SCALED FORM; HOWEVER, CONTRACTOR/SUPPLIERS SHOULD NOT SCALE PLANS OR DETAILS FOR DIMENSIONAL INFORMATION.
10. ENGINEER SHALL NOT BE RESPONSIBLE FOR ACTIVITIES UNDER THE CONTROL OF THE CONTRACTOR INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION SITE SAFETY, MEANS, METHODS AND SEQUENCING OF CONSTRUCTION, ETC. ENGINEER SHALL NOT BE RESPONSIBLE FOR FABRICATION, ERECTION AND CONSTRUCTION REQUIREMENTS AS PRESCRIBED BY OSHA OR OTHER REGULATORY AGENCIES REGARDLESS OF INDICATIONS IN THESE DOCUMENTS.
11. NOTICE OF COPYRIGHT: THESE STRUCTURAL DRAWINGS ARE HEREBY COPYRIGHTED BY IRONSIDE ENGINEERING. ALL RIGHTS RESERVED. THESE DOCUMENTS DEFINE A STRUCTURE AND ARE INSTRUMENTS OF SERVICE, FOR ONE USE ONLY. REPRODUCTION AND DISTRIBUTION OF THESE DRAWINGS IS ONLY ALLOWED AS REQUIRED FOR REGULATORY AGENCIES AND FOR CONVEYANCE OF INFORMATION TO PARTIES INVOLVED IN THE CONSTRUCTION OF THIS PROJECT. THESE DOCUMENTS SHALL NOT BE REPRODUCED OR COPIED, IN PART OR WHOLE, BY ANY PARTY FOR USE IN PREPARATION OF SHOP DRAWING OF OTHER SUBMITTALS

CONCRETE

- 1. ALL CONCRETE MIX DESIGNS SHALL COMPLY WITH THE PROJECT SPECIFICATIONS AND THE REQUIREMENTS LISTED BELOW:
A. FOOTINGS, GRADE BEAMS, FOUNDATIONS WALLS:
1) WHERE THE TOP OF THE ELEMENT IS EXPOSED OR LOCATED WITHIN 30" OF THE LOWEST ADJACENT GRADE:
A) 28 DAY COMPRESSIVE STRENGTH : 3000 PSI TYPE V CEMENT
B) MAXIMUM W/C RATIO: 0.45
C) MAXIMUM AGGREGATE SIZE: 1"
B. INTERIOR SLABS ON GRADE
1) 28 DAY COMPRESSIVE STRENGTH: 4000 PSI TYPE V CEMENT
C. EXTERIOR SLABS (DOCKS, ETC.):
1) 28 DAY COMPRESSIVE STRENGTH: 4000 PSI TYPE V CEMENT
2) MAXIMUM W/C RATIO: 0.45
3) MAXIMUM AGGREGATE SIZE: 1"
4) MINIMUM AIR CONTENT: 6%
2. MATERIALS
2.1 WATER USED IN MIXING CONCRETE SHALL BE CLEAN FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT. NON-POTABLE WATER SHALL NOT BE USED. (ACI 318-14 26.4.1.3.1b)
2.2 CEMENTS (ASTM C 150), CONCRETE EXPOSED TO FREEZING AND THAWING OR DEICING CHEMICALS SHALL CONFORM TO THE MAXIMUM WATER-CEMENTITIOUS MATERIAL RATIOS AND MINIMUM COMPRESSIVE STRENGTH REQUIREMENTS OF (ACI 318-14 TABLE 19.3.3.1). CONCRETE EXPOSED TO FREEZING AND THAWING OR DEICING CHEMICALS SHALL BE AIR-ENTRAINED WITH AIR CONTENT COMPLIANT IN (ACI 318-14 TABLE 19.3.3.1).
2.3 AGGREGATES (ASTM C 33); NORMAL MAXIMUM SIZE OF COARSE AGGREGATE SHALL NOT BE LARGER THAN 1/5 THE NARROWEST DIMENSION BETWEEN FORMS, NOR 1/3 THE DEPTH OF SLABS, NOR 3/4 THE MINIMUM CLEAR SPACING BETWEEN REINFORCING BARS OR WIRES, TENDONS, OR DUCTS (ACI 318-14 26.4.2.1).
2.4 ADMIXTURES SHALL BE SUBJECT TO PRIOR APPROVAL BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (ACI 318-14 26.4.1.4.1.b).
2.5 ALL CONDUITS, PIPES, DUCTS, SLEEVES, ETC. MUST BE WITHIN THE LIMITATIONS OF (ACI 318-14 20.7) AND SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. (ACI 318-14 20.7)
2.6 THE THICKNESS OF CONCRETE FLOOR SLABS SUPPORTED DIRECTLY ON THE GROUND SHALL BE NOT LESS THAN 3 1/2". A 6-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES SHALL BE PLACED BETWEEN THE BASE COURSE OR SUBGRADE AND THE CONCRETE FLOOR SLAB, OR OTHER APPROVED EQUIVALENT METHODS OR MATERIALS SHALL BE USED TO RETARD VAPOR TRANSMISSION THROUGH THE FLOOR SLAB, UNLESS OTHERWISE NOTED. (IBC 2021 1907)
2.7 HOLDOWNS SHALL BE EMBEDDED IN THE FOUNDATION PER MANUFACTURER'S REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THAT THE FASTENER HOOKS THE REBAR AND MEETS THE MINIMUM EDGE DISTANCE.
3. EPOXY ANCHORS
3.1 UNLESS NOTED OTHERWISE, ALL EPOXY ANCHORS INTO CONCRETE SHALL USE HILTI HIT-RE 500-SD OR SIMPSON SET-3G EPOXY. INSTALL ANCHORS IN ACCORDANCE WITH A CURRENT ICC REPORT.
3.2 UNLESS NOTED OTHERWISE, ALL EXPANSION OR WEDGE ANCHORS INTO CONCRETE SHALL BE HILTI KWIK BOLT Z, POWERS WEDGE BOLT, OR SIMPSON STRONG-BOLT APPROVED EQUAL. INSTALL ANCHORS IN ACCORDANCE WITH A CURRENT ICC REPORT.
3.3 THE TESTING LABORATORY SHALL PERFORM VISUAL INSPECTION OF ANCHORS AND DOWELS AS SPECIFIED IN THE SPECIAL INSPECTION SCHEDULE. TENSION TESTING CAN BE REQUIRED AT THE DIRECTION OF THE STRUCTURAL ENGINEER OF RECORD OR THE SPECIAL INSPECTOR.
3.4 IF REINFORCEMENT IS ENCOUNTERED WHILE DRILLING, ABANDON THAT HOLE AND SHIFT THE ANCHOR LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM SPACE OF (2) ANCHOR HOLE DIAMETERS OR 1 INCH WHICHEVER IS LARGER, OF SOUND CONCRETE/MASONRY BETWEEN THE ANCHOR AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. AT CONTRACTORS OPTION, LOCATE EXISTING REINFORCEMENT PRIOR TO DRILLING/CORING. IF THE ANCHOR OR DOWEL CANNOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
3.5 LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATION PLATES, MEMBERS OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.
4. STEEL REINFORCEMENT
4.1 ALL DETAILS OF REINFORCEMENT SHALL CONFORM WITH ACI 318-14 CHAPTER 25.
4.2 REINFORCEMENT SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERAGE:
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER:
1) #6 BARS AND LARGER: 2"
2) #5 BARS AND SMALLER: 1 1/2"
C. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
1) SLABS, WALLS, JOISTS, #11 BARS AND SMALLER: 3/4"
2) BEAMS, COLUMNS; MAIN REINFORCING TIES: 1 1/2"
D. SLAB ON GRADE:
1) PLACE REINFORCEMENT AT CENTER OF SLAB UNLESS INDICATED OTHERWISE.
4.3 AT THE TIME CONCRETE IS PLACED, REINFORCEMENT SHALL BE FREE FROM ICE, MUD, OIL, OR OTHER DELETERIOUS COATINGS THAT DECREASE BOND. PRE-STRESSING REINFORCEMENT SHALL BE FREE OF MILL SCALE, FITTING, AND EXCUSIVE RUST. A LIGHT COATING OF RUST SHALL BE PERMITTED. (ACI 318-14 26.6.1.2) ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 45 BAR DIAMETERS
4.4 DO NOT WELD REINFORCEMENT EXCEPT AS NOTED ON PLANS, WHERE REINFORCING IS WELDED, USE ASTM A-706 REINFORCING (WELDABLE REBAR).
4.5 REINFORCEMENT SHALL BE INSTALLED CORRECTLY AND ADEQUATELY SUPPORTED IN THE FORMS BEFORE CONCRETE IS PLACED. (ACI 318-14 26.6.2.2)
5. CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE MADE AND LOCATED SO AS TO NOT IMPAIR THE STRENGTH OF THE STRUCTURE AND AS APPROVED BY THE STRUCTURAL ENGINEER. (ACI 318-14 18.10.9)
6. ALLOW CONCRETE TO CURE FOR 14 DAYS PRIOR TO BACKFILL.

MASONRY

- 1. ALL MASONRY AND VENEER MATERIALS, CONSTRUCTION AND QUALITY SHALL OBSERVE THE REQUIREMENTS FOUND IN (IBC 2021 2103-2105)

WOOD

- 1. ALL WOOD MATERIALS, QUALITY AND CONSTRUCTION SHALL OBSERVE THE REQUIREMENTS FOUND IN IBC 2021 CHAPTER 23.
2. ALL DIMENSIONAL LUMBER SHALL BE DF-L#2 GRADE OR BETTER. SAWN LUMBER SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITED BODY THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT. (IBC 2021 2303.1.1) ALL LUMBER, TIMBER, AND PLYWOOD REQUIRED TO BE PRESERVATIVE TREATED SHALL BEAR THE QUALITY MARK OF AN INSPECTION AGENCY THAT MAINTAINS CONTINUING SUPERVISION, TESTING AND INSPECTION OVER THE QUALITY OF PRESERVATIVE-TREATED WOOD. (IBC 2021 2303.1.9.1) LUMBER GRADES TO BE AS FOLLOWS:
JOISTS: DOUG FIR #2 OR BETTER
PARALLAMS: PER MANUFACTURER SPECIFICATIONS
BEAMS/HEADERS: DOUG FIR #2 OR BETTER
BEARING WALL STUDS: DOUG FIR #2 OR BETTER
SILL PLATES: P.T. OR RED WOOD
POSTS: DOUG FIR #1 OR BETTER
EXTERIOR DECK JOISTS AND BEAMS: P.T. DOUG FIR OR BETTER
PRE-FAB TRUSSES/JOISTS: PER MANUFACTURER SPECIFICATIONS
3. ALL SHEATHING TO BE APA RATED SHEATHING EXPOSURE 1 AND SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN DOC PS 1 OR DOC PS 2. ALL EXTERIOR WALLS ARE REQUIRED TO BE SHEATHED. ALL SHEATHING SHALL HAVE THE FOLLOWING SPAN RATINGS ACCORDING TO (IBC 2021 2304.6-8)
A. FLOOR W/ 12" JOIST/TRUSS SPACING: 24/12
B. FLOOR W/ 16" JOIST/TRUSS SPACING: 32/16
C. FLOOR W/ 24" JOIST/TRUSS SPACING: 48/24
D. ROOF W/ 12" JOIST/TRUSS SPACING: 12/0
E. ROOF W/ 24" JOIST/TRUSS SPACING: 24/0
F. ROOF W/ 48" JOIST/TRUSS SPACING: 48/24
G. WALL W/ 12" STUD SPACING: 16/0
H. WALL W/ 16" STUD SPACING: 24/0
4. LOCATIONS REQUIRING TREATED LUMBER OR REDWOOD: (IBC 2021 2304.12.1)
4.1 ALL WALL SILL PLATES ON A CONCRETE SLAB THAT ARE IN DIRECT CONTACT WITH EARTH
4.2 WOOD FRAMING MEMBERS THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH.
4.3 WOOD FRAMING MEMBERS AND FURRING STRIPS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE.
4.4 WOOD JOISTS THAT ARE CLOSER THAN 18" OR WOOD GIRDERS THAT ARE CLOSER THAN 12" TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION.
5. PROVIDE (1) TRIMMER ON EACH SIDE OF ALL OPENINGS LESS THAN 4'-0" WIDE. PROVIDE (2) TRIMMERS MIN. ON EACH SIDE OF ALL OPENINGS 4'-0" WIDE AND GREATER. A MINIMUM OF (2) STUDS SHALL BE PROVIDED AT ALL VERTICAL EDGES OF SHEAR WALLS, GIRDER TRUSSES, AND BEAMS UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS. FOR HEADERS 5'-0" AND LONGER INSTALL (2) ACE STRAPS @ EACH END OR 12" CS16 STRAP. TWO TRIMMERS REQUIRED.
6. OPENINGS SHALL BE FRAMED WITH THE FOLLOWING KING STUDS UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS.
6.1 OPENINGS 0'-0" TO 2'-0" (1) 2X4 OR (1) 2X6 KING STUD AT EACH SIDE OF OPENING
6.2 OPENINGS 2'-1" TO 4'-0" (2) 2X4 OR (1) 2X6 KING STUD AT EACH SIDE OF OPENING
6.3 OPENINGS 4'-1" TO 6'-0" (3) 2X4 OR (2) 2X6 KING STUD AT EACH SIDE OF OPENING
6.4 OPENINGS 6'-1" TO 10'-0" (4) 2X4 OR (2) 2X6 KING STUD AT EACH SIDE OF OPENING
7. NAILS (IBC 2021 2303.6 TABLE 2304.10.1)
PENNYWEIGHT COMMON BOX SINKER
7.1 8d = .131" X 2.5" .113" X 2.375"
7.2 10d = .148" X 3.0" .128" X 2.875"
7.3 12d = .148" X 3.25" .128" X 3.25" .135" X 3.125"
7.4 16d = .162" X 3.5" .135" X 3.5" .148" X 3.25"
7.5 20d = .192" X 4" .148" X 4" .177" X 3.75"
7.6 30d = .207" X 4.5" .148" X 4.5" .192" X 4.25"
8. STAPLES
8.1. 16 GAGE = 7/16" CROWN X 1 3/4" LONG (IBC 2021 TABLE 2306.3(2))
9. FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. STAPLES SHALL BE OF STAINLESS STEEL. (IBC 2021 2304.10.5)
10. SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. (IBC 2021 2304.10.2)
11. SILL PLATES OF EXTERIOR WALLS ARE TO BE ANCHORED TO FOUNDATION WITH A MINIMUM OF 12" X 10" ANCHOR BOLTS @ 32" O.C. INTERIOR SHEAR WALLS ARE TO BE ANCHORED TO FOUNDATION WITH A MINIMUM OF 5/8" X 12" ANCHOR BOLTS @ 24" O.C. ALL ANCHOR BOLTS SHALL BE EMBEDDED IN AT LEAST 7" OF CONCRETE AND PLACED WITHIN 12" OF SILL PLATE END. IF MULTIPLE PLATES ARE USED, THE ANCHOR BOLTS SHALL EXTEND THROUGH ALL PLATES. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLTS PER WALL SECTION. 3"X3"X.229" SQUARE WASHERS SHALL BE USED BETWEEN ANCHOR BOLT NUT AND SILL PLATE. (SEE DETAIL PAGES FOR SPACING) (IBC 2021 2308.3.1)
12. ALL BOLT HOLES ARE TO BE DRILLED WITH A BIT NO MORE THAN +1/16" THE SIZE OF THE NOMINAL BOLT DIAMETER.
13. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL HAVE FULL BEARING ON A PLATE OR SILL. PLATES OR SILLS SHALL NOT BE LESS THAN 2 INCHES IN THICKNESS AND HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE WALL STUDS. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE CAPPED WITH 2X DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH OTHER PARTITIONS. (IBC 2021 2308.5.3) ALL NONBEARING WALLS ARE TO BE CAPPED WITH NO LESS THAN A SINGLE TOP PLATE. ALL DOUBLE TOP PLATES SHALL BE NAILED WITH 16d NAILS @ 16" O.C. (A MINIMUM OF 8-16d NAILS SHALL BE PLACED ON EACH SIDE OF JOINT UNLESS OTHERWISE NOTED).
14. IN EXTERIOR WALL AND BEARING PARTITIONS, WOOD STUDS ARE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF THE WIDTH OF THE STUD. IN NONBEARING PARTITIONS, THE CUTTING AND NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS ACCEPTABLE. (IBC 2021 2308.5.9)
15. BORED HOLES NOT GREATER THAN 40 PERCENT OF THE STUD WIDTH ARE PERMITTED TO BE BORED IN ANY WOOD STUD. THE EDGE OF A BORED HOLE SHALL NOT BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH. (IBC 2021 2308.5.10)
16. ALL GLUED-LAMINATED TIMBERS SHALL BE MANUFACTURED AND IDENTIFIED IN ACCORDANCE WITH ANSI/APA PRG 320. (IBC 2021 2303.1.3)
17. ALL PREFABRICATED I-JOISTS SHALL OBSERVE THE STRUCTURAL CAPACITIES AND DESIGN PROVISIONS IN ACCORDANCE WITH ASTM D5055. (IBC 2021 2303.1.2)
18. BLOCKING BETWEEN ENGINEERED TRUSSES AND JOISTS IS TO BE INSTALLED AS DESIGNED BY THE MANUFACTURER.
19. THE ENDS OF EACH JOIST SHALL HAVE NOT LESS THAN 1.5" OF BEARING ON WOOD OR METAL, OR NOT LESS THAN 3" ON MASONRY. (IBC 2021 2308.4.2.2)
20. WOOD COLUMNS AND POSTS SHALL BE FRAMED TO PROVIDE FULL END BEARING. COLUMNS AND POSTS SHALL BE AS WIDE AS THE MEMBERS THEY SUPPORT AND PROVIDE CONTINUOUS OR SUPERIMPOSED BEARING THROUGHOUT ALL STORES TO THE FOUNDATION. COLUMNS AND POSTS ARE TO BE FASTENED AT EACH LEVEL TO RESIST LATERAL AND NET INDUCED UPLIFT FORCES. (IBC 2021 2304.10.7)

SOIL AND FOUNDATIONS

- 1. DESIGN VALUES BASED ON ASSUMED VALUES
A) ALLOWABLE SOIL BEARING PRESSURE - 1500 PSF
B) COEFFICIENT OF FRICTION - .25
C) PASSIVE EARTH PRESSURE - 150 PSF/FT OF DEPTH
D) FROST DEPTH TO BE 30" FOR EXTERIOR FOOTINGS, OR LOCAL FROST DEPTH AND GROUND LEVEL FOR INTERIOR FOOTINGS
2. THE BUILDING PAD AREA SHALL BE STRIPPED OF ALL FROZEN SOILS, DEBRIS, VEGETATION AND TOPSOIL. ALL FILL SOILS AND ANY REMAINING LOOSE NATURAL SOILS SHALL BE EXCAVATED TO EXPOSE SUITABLE NATURAL SOILS.
3. PROOF ROLL THE ENTIRE BUILDING PAD AREA TO LOCATE AND REMOVE ALL SOFT SPOTS, REPLACE WITH COMPACTED STRUCTURAL FILL.
4. PLACE ALL FOOTINGS AND FOUNDATIONS ON UNDISTURBED NATURAL SOIL, COMPACTED FILL MATERIAL OF CLSM, COMPACTED FILL MATERIAL AND CLSM SHALL BE PLACED IN ACCORDANCE WITH IBC 2021 1804.5 AND IBC 2021 1804.6, RESPECTIVELY. (IBC 2021 1807.2)
5. THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL BE PERMITTED TO HAVE A SLOPE OF MAXIMUM 10-PERCENT. FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTING OR WHERE THE SURFACE OF THE GROUND HAS A SLOPE OF MORE THAN 10-PERCENT. (IBC 2021 1809.3)
6. ALL WALLS (EXCEPT CANTILEVERED RETAINING WALLS) SHALL BE ADEQUATELY BRACED AGAINST LATERAL MOVEMENT (INSTALLATION AND ANCHORAGE OF FLOOR SYSTEM TO FOUNDATION) PRIOR TO BACKFILLING. DESIGN AND ERECTION OF BRACING/SHORING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. BRACING SHALL REMAIN IN PLACE UNTIL SUPPORTING STRUCTURAL ELEMENTS ARE IN PLACE AND HAVE ATTAINED FULL STRENGTH.
7. UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS ARE TO BE CENTERED BELOW COLUMNS.
8. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL HAVE VERTICAL FACES FORMED WITH STANDARD FORMING MATERIALS (WOOD, METAL, ETC.), WITH PRIOR APPROVAL OF ARCHITECT AND ENGINEER. CONCRETE FOR FOOTINGS CAN BE PLACED IN EXCAVATED "SOIL" FORMS PROVIDED THAT THE DIMENSIONS ARE INCREASED 3" ON EACH SIDE.
9. FLOORS OF BASEMENTS SHALL BE PLACED OVER A FLOOR BASE COURSE NOT LESS THAN 4 INCHES IN THICKNESS THAT CONSISTS OF GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN 10 PERCENT OF MATERIAL THAT PASSES THROUGH A NO. 4 SIEVE. (4.75 mm) (IBC 2021 1805.4.1)

STRUCTURAL STEEL

- 1. THE DESIGN, FABRICATION, AND ERECTION OF ALL STRUCTURAL STEEL ELEMENTS SHALL COMPLY TO (IBC 2021 2205).
2. STRUCTURAL SHAPES
2.1: W: fy = 50 KSI (ASTM A992)
2.2: HSS SQUARE/RECT. fy = 46 KSI (ASTM A500 Gr. B)
2.3: HSS ROUND fy = 42 KSI (ASTM A500 Gr. B)
2.4: PIPE fy = 35 KSI (ASTM A53 Gr. B)
2.5: M.S.C.MC, L fy = 36 KSI (ASTM A36)
3. PLATES AND BARS fy = 36 KSI (ASTM A36)
4. METAL DECKING fy = 36 KSI (ASTM A611)
4.1 ALL DECK SHALL BE CONTINUOUS OVER 3 SPANS, WHERE NOT POSSIBLE, THE DECK SUPPLIER/ CONTRACTOR SHALL PROVIDE HEAVIER GAUGE DECK AS NEEDED TO PROVIDE THE EQUIVALENT PERFORMANCE OF THE SPECIFIED DECK W/ 3 SPAN CONTINUITY.
4.2 SEE TYPICAL DETAILS FOR SUPPORT OF DECK AT OPENINGS
4.3 UNLESS NOTED OTHERWISE, METAL ROOF DECK SHALL BE GALVANIZED/PAINTED STEEL DECK. PAINTED STEEL DECK SHALL CONFORM TO ASTM A1008 AND GALVANIZED STEEL DECK SHALL CONFORM TO A653 GRADE G60.
5. STRUCTURAL FASTENERS
5.1 HIGH-STRENGTH BOLTS: fu = 105-150 KSI (ASTM A325, A490)
5.2 COMMON BOLTS: fu = 60 KSI (ASTM A307 Gr. A)
5.2.1 UNLESS NOTED OTHERWISE, ALL BOLTING IS CLASSIFIED AS NON-SLIP CRITICAL BEARING TYPE CONNECTIONS WITH THREADS INCLUDED IN SHEAR PLANE. TIGHTEN BOLTS TO A SNUG TIGHT CONDITION, WITH ALL PILES OF THE JOINT IN FIRM CONTACT.
5.2.2 AT OVERSIZED AND SLOTTED HOLES, WASHERS SHALL CONFORM TO ASTM F436 AND COMPLETELY COVER HOLE.
5.3 THREADED RODS: fy = 36 KSI (ASTM A36)
5.4 ANCHOR RODS: fy = 36 KSI (ASTM F1554 Gr. 36)
6. WELDING
6.1 ALL WELDING AND CUTTING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS IN ACCORDANCE WITH ANS/AWS D1.1.
6.2 E-60XX ELECTRODES MAY BE USED FOR WELDING STEEL DECKS.
6.3 ALL INTERSECTING STEEL SHAPES WHICH ARE NOT CONNECTED WITH BOLTS SHALL BE WELDED TOGETHER WITH A FILLET WELD ALL AROUND UNLESS NOTED OTHERWISE, WHERE WELD SIZES ARE NOT SHOWN USE THE FOLLOWING:
6.3.1 WHERE ALL CONNECTED PARTS ARE THICKER THAN 1/4", WELD IS 1/16" LESS THAN THE THICKNESS OF THE THINNEST PART.
6.3.2 WHERE ANY OF THE CONNECTED PARTS ARE LESS THAN 1/4" THICK, WELD IS SAME AS THICKNESS OF THE THINNEST PART.
OPEN WEB JOISTS AND PREFABRICATED METAL PLATE WOOD TRUSSES
1. ALL WOOD TRUSS SHALL BE DESIGNED IN ACCORDANCE WITH IBC 2021 2303.4.
1.1 ALL JOISTS AND TRUSSES SHALL COMPLY TO THE STRUCTURAL SPECIFICATIONS AND DESIGN PROVIDED BY ENGINEER OF RECORD.
2. THE TRUSS DESIGNER SHALL SUBMIT A TRUSS PACKAGE, TO THE ENGINEER OF RECORD, THAT INCLUDES THE FOLLOWING:
2.1 A TRUSS PLACEMENT DIAGRAM IDENTIFYING PROPOSED LOCATION OF EACH TRUSS
2.2 INDIVIDUAL TRUSS DESIGN DRAWINGS
2.3 INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING METHOD
3. TRUSS PACKAGE PROVIDED BY TRUSS DESIGNER IS TO BE APPROVED BY ENGINEER OF RECORD.
4. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (FOR EXAMPLE, HVAC EQUIPMENT, PIPING, ADDITION ROOFING OR INSULATION) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITION LOADING. (IBC 2021 2303.4.5)

SPECIAL INSPECTION

- 1. THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED BY THE CURRENT EDITION OF THE IBC:
EXPANSION, ADHESIVE, AND POST INSTALLED ANCHORS CONTINUOUS
SOILS (IBC 1704.7 AND TABLE 1704.7)
SITE PREPARATION - PERIODIC
SOIL COMPACTION - CONTINUOUS
STRUCTURAL FILL SUITABILITY AND PLACEMENT - PERIODIC DURING PLACEMENT
OBSERVATION OF SUB GRADES - PERIODIC
ADDITIONAL REQUIREMENTS IN GEOTECHNICAL REPORT
STRUCTURAL WOOD
PERIODIC SPECIAL INSPECTION: REQUIRED FOR ALL NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, AND HOLD DOWNS WHERE FASTENER SPACING IS 4" O.C. OR CLOSER.

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MILLCREEK logo and seal. Text: These plans have been reviewed for code compliance by the Millcreek Building Department. Reviewed by bagular on 02/26/2025. Permit Number: 250288 Plans. THIS REVIEW SHALL NOT BE THE CONTRACTOR AND/OR OWNER FROM COMPLIANCE WITH ANY ADOPTED BUILDING CODES OR MILLCREEK ORDINANCES. INSPECTORS CAN BE CHECKED ONLINE AT MILLCREEK. IS A PHYSICAL COPY OF THIS STAMPED DOCUMENT SHALL BE ON SITE FOR ALL INSPECTIONS. OTHERWISE, THIS MAY RESULT IN A FAILED INSPECTION AND A RE-INSPECTION FEE.

GENERAL NOTES



SHEET

S001

HOLD-DOWN SCHEDULE				
MARK	HOLD-DOWN	FASTENERS	ANCHOR	POST
	CS16X48	(20) 10d	(FLOOR STRAP)	(2) 2X POST
	MST37	(42) 10d	(FLOOR STRAP)	(2) 2X POST
	MST48	(50) 10d	(FLOOR STRAP)	(2) 2X POST
	STD10/RJ	(28) 10d	STRAP 10" EMBED	(2) 2X POST
	STD14/RJ	(30) 10d	STRAP 14" EMBED	(2) 2X POST

1. NAILS SHALL BE COMMON NAILS. SHEAR WALL EDGE NAILING SHALL BE TO POST.

Any ROW concrete curb gutter and side walk damaged or not meeting Millcreek's standard at the time of C/O will need to be replaced at the expense of this project.

The post construction surface grading and site drainage must not adversely affect adjacent properties, it will be checked at C/O inspection.

TYP for all new walls: A separate building permit is needed for the construction of the new retaining wall, State code requires any wall having more than 4 ft of differential soils to have a permit.

Please provide Stamped Engineered plans, details and wall calculations following MKZ 19.95.090

Following MKZ 19.95.090 (A): The design engineer shall inspect the construction of the wall and certify in writing that the wall was built per the approved design, and shall submit that certification to the City within fourteen (14) days of the completion of the retaining wall.

Per MKC17.20, and the Millcreek SD master plan: Proposed development must manage all excess storm water on site. A professional engineer shall provide all necessary grading and drainage plans for the property. For lots under 1 acre Millcreek requires the applicant to manage the 10yr, 24hr storm with a safe overflow route of the 100 yr storm to an acceptable conveyance system. Any direct connection to a public storm drain facility will need to be released to the lessor of the predevelopment release rate or 0.2 cfs/acre. If an acceptable conveyance route is not available, a 100 yr. 24hr storm calc is required without release.

All ROW concrete (curb gutter, approaches, sidewalks and on site storm systems will be inspected by Ryan Bagshaw contact by phone 801-214-2664 or email at rbagshaw@millcreekut.gov for on site inspections.

Prior to any work being done in Millcreek's Right Of Way an Excavation / Encroachment Permit needs to be obtained at <https://millcreek.us/436/Public-Works-Permits>
Please contact Kalie Boska at kboska@millcreek.us with questions

FOUNDATION SCHEDULE										
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT WIDTH	VERTICAL WALL REINF.	HORIZONTAL WALL REINF.	ADDITIONAL REINF. FOR OPENINGS				MIN. LINTEL LENGTH DEPTH	ADDITIONAL FTG. SIZE AND REINF.	FOUNDATION BOLTS (MIN. 7" EMBEDMENT)
				SIZE	SPACING	ABOVE OTY	BELOW OTY			
2'-0" TO 5'-0"	NONE	#4 24" O.C.	#4 18" O.C.	#4 18" O.C.	2	#4 1" #4 1" #4 1"	2'	SEE FTG. SCHED.	2" X 10" @ 32" O.C.	
5'-1" TO 6'-0"	NONE	#4 18" O.C.	#4 18" O.C.	#4 18" O.C.	2	#4 1" #4 1" #4 1"	3'	36" 4#4 x CONT	2" X 10" @ 32" O.C.	
6'-1" TO 7'-0"	NONE	#4 12" O.C.	#4 18" O.C.	#4 18" O.C.	2	#4 1" #4 1" #4 1"	4'	42" 5#4 x CONT	2" X 10" @ 32" O.C.	
7'-1" TO 8'-0"	FLOOR	#4 12" O.C.	#4 18" O.C.	#4 18" O.C.	2	#4 1" #4 1" #4 1"	5'	SEE FTG. SCHED.	2" X 10" @ 32" O.C.	
8'-1" TO 9'-0"	FLOOR	#4 18" O.C.	#4 18" O.C.	#4 18" O.C.	2	#4 1" #4 1" #4 1"	6'	SEE FTG. SCHED.	2" X 10" @ 32" O.C.	
9'-1" TO 10'-0"	FLOOR	#4 11" O.C.	#4 11" O.C.	#4 11" O.C.	2	#4 1" #4 1" #4 1"	8'	24" 2#4 x CONT	2" X 10" @ 32" O.C.	
> 10'-0"	REQ. ENG.								REQ. ENG.	

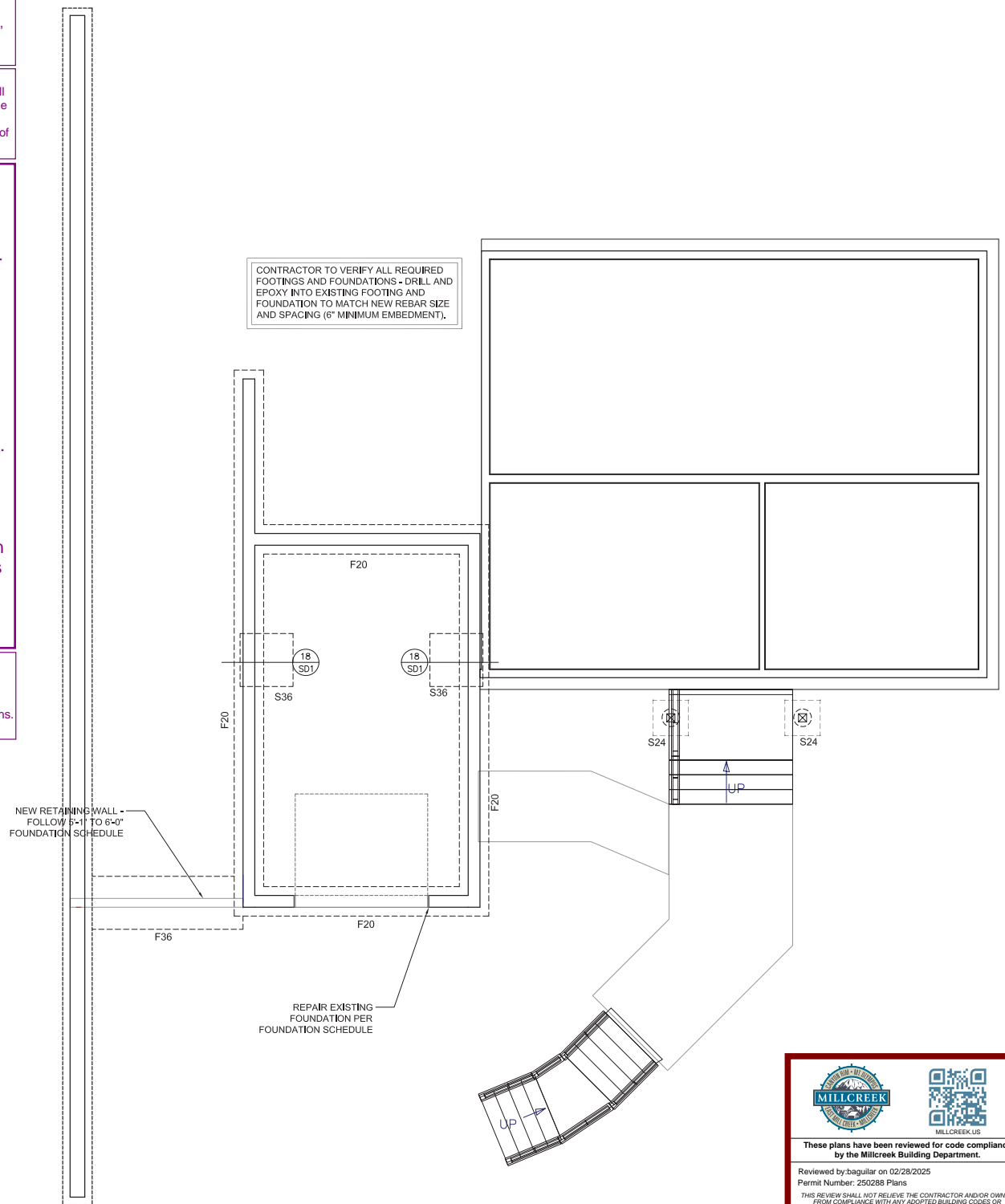
NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
2. #4 FOOTING DOMESLS SHALL EXTEND MINIMUM OF 24" INTO FOUNDATION WALL AND MATCH FOUNDATION WALL VERTICAL STEEL SPACING.
3. LOCATE (1) HORIZONTAL REBAR IN THE TOP 3" AND (1) HORIZONTAL REBAR IN THE BOTTOM 3". REMAINING HORIZONTAL REBAR TO BE SPACED EQUALLY.
4. REBAR SHALL BE PLACED WITHIN 2" OF THE OPENINGS AND EXTEND 24" BEYOND EDGE OF OPENING.
5. ALL FOUNDATION STEPS TO BE MINIMUM 24"
6. USE 3/8x229 WASHERS; ADD OUT WASHER IF SLOTTED 3/8 WASHER USED
7. FOUNDATION BOLTS MAY BE REPLACED WITH #4 BARS @ 12" O.C. EXTENDING 24" OUT OF FOUNDATION WALL AND CAST INTO SUSPENDED SLAB/PORCH CAP
8. LARGER FOOTINGS SPECIFIED ON 5'-1" TO 7'-0" WALL MAY BE REDUCED TO SIZE SPECIFIED ON FOOTING SCHEDULE, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED THAT THE FOLLOWING CONDITIONS ARE MET:
a. 5'-1" TO 7'-0" DOES NOT EXCEED 10'-0" LONG
b. UNBALANCED BACKFILL DOES NOT EXCEED 48"
9. FC-3000 PSI PER IRC 402.2 AND 60,000 PSI REINFORCING STEEL
10. THIS TABLE ASSUMES 1500 PSF BEARING CAPACITY, 38 PSF EQUIVALENT FLUID PRESSURE AND A GLOBALLY STABLE SITE.

ENGINEERING

These plans have been reviewed for code compliance by the Millcreek Engineering Department.

Reviewed by: rbagshaw on 02/20/2025
Permit Number: 250288 Plans

THIS REVIEW SHALL NOT RELIEVE THE CONTRACTOR AND/OR OWNER FROM COMPLIANCE WITH ANY REQUIREMENTS OF THE MILLCREEK MUNICIPAL CODE. INSPECTIONS, A PAPER COPY OF THIS STAMPED DOCUMENTS SHALL BE ON SITE FOR ALL INSPECTIONS.



MILLCREEK

These plans have been reviewed for code compliance by the Millcreek Building Department.

Reviewed by: bagular on 02/28/2025
Permit Number: 250288 Plans

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FOOTING SCHEDULE				
MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT
F16	16"	CONT	10"	(2) #4 BARS CONT
F18	18"	CONT	10"	(2) #4 BARS CONT
F20	20"	CONT	10"	(2) #4 BARS CONT
F24	24"	CONT	10"	(3) #4 BARS CONT
F30	30"	CONT	12"	(3) #4 BARS CONT
F36	36"	CONT	12"	(4) #4 BARS CONT
S24	24"	24"	10"	(2) #4 BARS BOTH DIRECTIONS
S30	30"	30"	10"	(3) #4 BARS BOTH DIRECTIONS
S36	36"	36"	12"	(4) #4 BARS BOTH DIRECTIONS
S42	42"	42"	12"	(5) #4 BARS BOTH DIRECTIONS
S48	48"	48"	12"	(6) #4 BARS BOTH DIRECTIONS
S60	60"	60"	12"	(7) #4 BARS BOTH DIRECTIONS

FOOTING AND FOUNDATION PLAN

SCALE - 3/8" = 1'-0"

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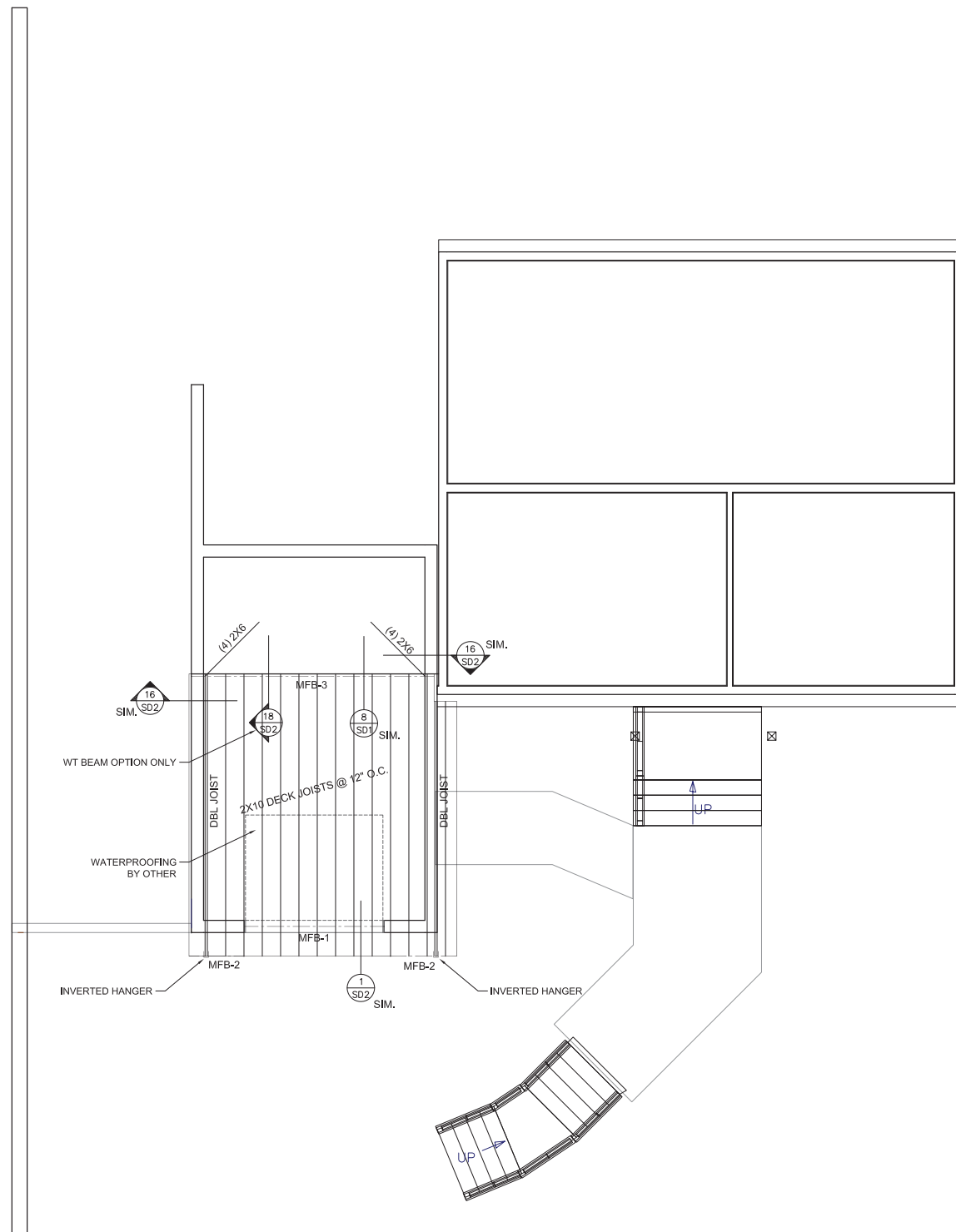
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HOLD-DOWN SCHEDULE				
MARK	HOLD-DOWN	FASTENERS	ANCHOR	POST
	CS16X48	(20) 10d	(FLOOR STRAP)	(2) 2X POST
	MST37	(42) 10d	(FLOOR STRAP)	(2) 2X POST
	MST48	(50) 10d	(FLOOR STRAP)	(2) 2X POST
	STHD10/RJ	(28) 10d	STRAP 10" EMBED	(2) 2X POST
	STHD14/RJ	(30) 10d	STRAP 14" EMBED	(2) 2X POST

1. NAILS SHALL BE COMMON NAILS. SHEAR WALL EDGE NAILING SHALL BE TO POST.

- FLOOR SHEATHING NOTES**
- TYPICAL FLOOR SHEATHING SHALL BE 3/4" T&G WAFER BOARD NAILED WITH 8D NAILS @ 6" O.C. ON ALL EDGES, AND @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
 - SOLID JOIST BLOCKING REQUIRED AT ALL BEARING POINTS.
 - INSTALL FLOOR SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.
 - USE DOUBLE FLOOR JOISTS UNDER ALL LOAD BEARING WALLS RUNNING PARALLEL WITH FLOOR JOISTS.
 - USE DOUBLE FLOOR JOISTS UNDER ALL SHEAR WALLS RUNNING PARALLEL WITH FLOOR JOISTS. NAIL BOTTOM PLATE TO JOISTS WITH 16D NAILS @ 3" O.C.



MAIN FLOOR BEAM SCHEDULE

MFB-1	(2) 1 3/4" X 7 1/2" LVL
MFB-2	(2) 2X10 DF-L#2
MFB-3	(3) 1 3/4" X 14" LVL OR W8X18 STEEL OR WT9X65 STEEL



These plans have been reviewed for code compliance by the Millicreek Building Department.

Reviewed by: bagular on 02/28/2025
Permit Number: 250288 Plans

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MAIN FLOOR FRAMING PLAN

SCALE - 3/8" = 1'-0"

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SHEET
S 2

HOLD-DOWN SCHEDULE				
MARK	HOLD-DOWN	FASTENERS	ANCHOR	POST
	CS16X48	(20) 10d	(FLOOR STRAP)	(2) 2X POST
	MST37	(42) 10d	(FLOOR STRAP)	(2) 2X POST
	MST48	(50) 10d	(FLOOR STRAP)	(2) 2X POST
	STD10/RJ	(28) 10d	STRAP 10" EMBED	(2) 2X POST
	STD14/RJ	(30) 10d	STRAP 14" EMBED	(2) 2X POST

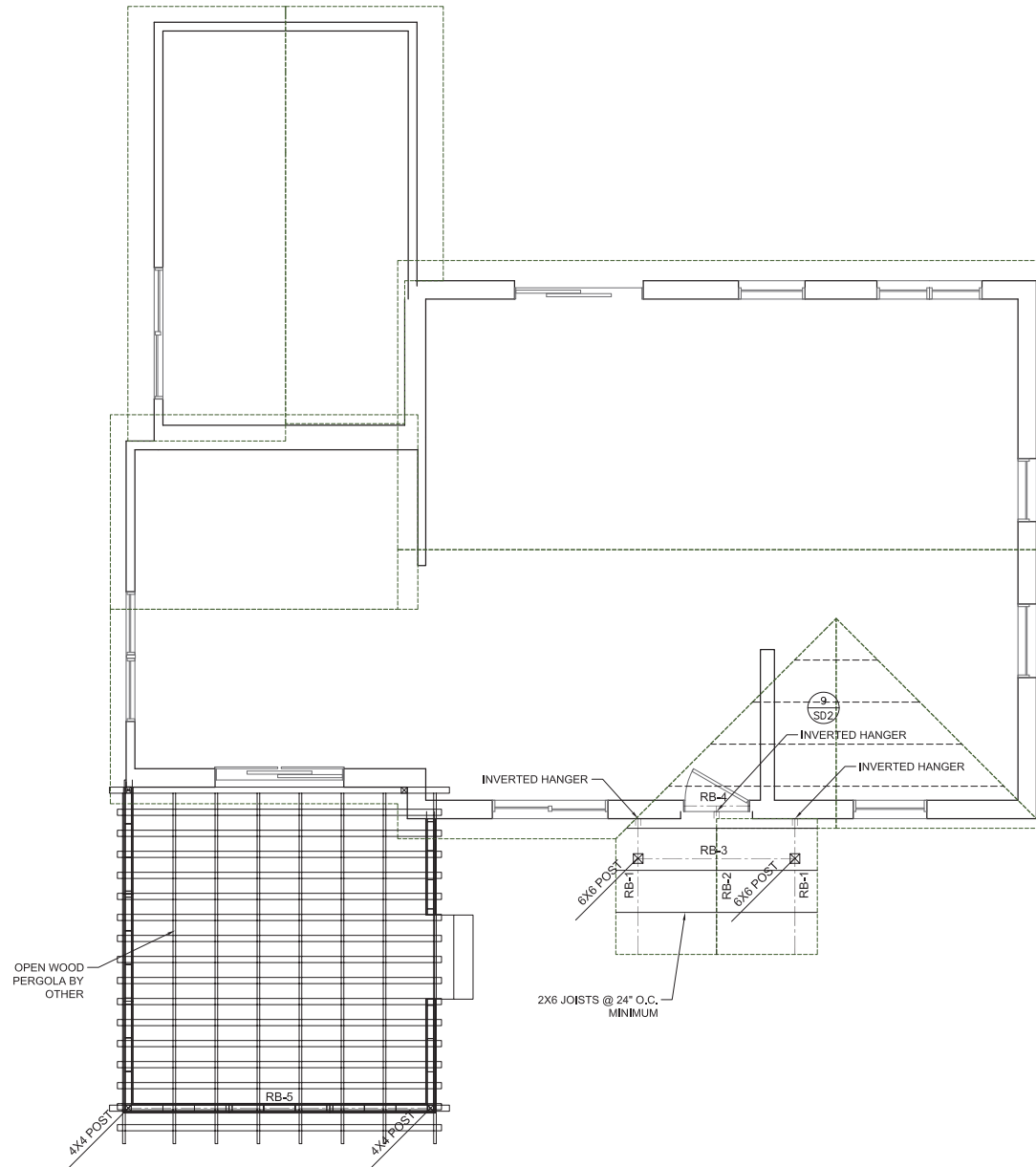
1. NAILS SHALL BE COMMON NAILS. SHEAR WALL EDGE NAILING SHALL BE TO POST.

TRUSS NOTES

1. ROOF TRUSSES SHALL BE DESIGNED TO MEET THE LOADS SPECIFIED IN THE DESIGN CRITERIA. ALL TRIBUTARY, DRIFT, UNBALANCED SNOW, MECHANICAL, ETC., LOADS SHALL BE CONSIDERED IN THE DESIGN PER IRC REQUIREMENTS.
2. THE CONTRACTOR SHALL BLOCK BETWEEN TRUSSES AND CONNECT EACH TRUSS TO WALL TOP PLATE WITH SIMPSON H1 OR H2.5 CONNECTORS.
3. ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
4. ALL ENGINEERING TRUSS SUBMITTALS SHALL BE STAMPED BY AN ENGINEER LICENSED IN THE STATE OF RECORD.

ROOF SHEATHING NOTES

1. SHEATHING SHALL BE 7/16", 24/16, APA RATED SHEATHING. NAIL WITH 8D'S @ 6" O.C. 3/8" FROM EDGE OF PANEL AT ALL PANEL ENDS, SUPPORTED EDGES, SHEAR WALL TOPS, AND ALL BLOCKING. NAIL @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH STAGGERED END JOINTS.
3. FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" SHEATHING WITH 10D NAILS @ 6" O.C.



□ = INVERTED HANGER

ROOF BEAM SCHEDULE

RB-1	(2) 2X8 DF-L#2
RB-2	(2) 2X8 DF-L#2
RB-3	(3) 2X8 DF-L#2
RB-4	(2) 2X8 DF-L#2
RB-5	(2) 2X10 DF-L#2 OR 4X10 TIMBER



SHEAR WALL SCHEDULE

MARK	SHEETING	NAILING			ANCHOR BOLTS		
		SIZE	EDGE	FIELD	DIA.	LENGTH	O.C.
TYP.	$\frac{1}{2}$ "	8d	6"	12"	$\frac{3}{4}$ "	10"	32"
SW-1	$\frac{1}{2}$ "	8d	4"	12"	$\frac{1}{2}$ "	10"	32"
SW-2	$\frac{1}{2}$ "	8d	3"	12"	$\frac{1}{2}$ "	12"	24"
SW-3	$\frac{1}{2}$ "	8d	2"	12"	$\frac{1}{2}$ "	12"	24"

1. ALL EXTERIOR WALLS SHALL BE SHEETED WITH $\frac{1}{2}$ " APA RATED OSB SHEETING AND NAILED WITH TYP. NAILING SHOWN IN TABLE ABOVE. NOTE: 16 GA STAPLES @ HALF SPACING MAY BE USED IN LIEU OF 8d NAILS FOR TYP. AND SW-1 ONLY
2. SHEETING SHALL EXTEND CONTINUOUS FROM FLOOR SILL PLATE OF UPPER WALL AND BE NAILED PER REQUIRED SHEAR WALL EDGE NAILING ALONG SILL PLATE
3. NAILS SHALL BE PLACED NOT LESS THE $\frac{1}{2}$ " FROM EDGE OF PANEL AND DRIVEN SO THAT THE HEAD OR CROWN IS FLUSH WITH THE SURFACE OF SHEETING
4. ALL HORIZONTAL EDGES SHALL BE BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. SW-2 AND SW-3 REQUIRE 3X OR (2) 2X STITCH NAILED TOGETHER W/ (2) 10D NAILS @ 6" O.C. AT ALL (VERT/HORZ) JOINING PANEL EDGES.
5. ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF ARE TO BE SHEETED.
6. NOTE: ANCHORAGE FOR DBL SHEAR WALLS TO BE INSTALLED AT HALF SPACING OF WHAT IS SHOWN IN TABLE ABOVE



ROOF FRAMING PLAN

SCALE - $\frac{3}{4}$ " = 1'-0"

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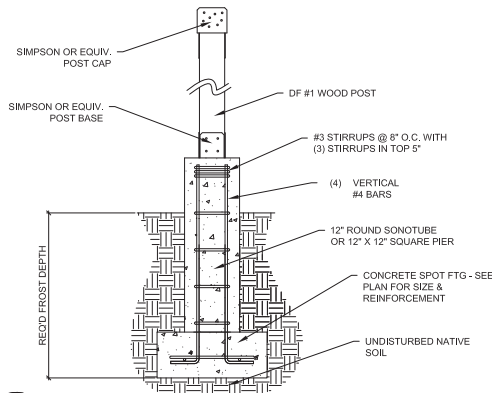


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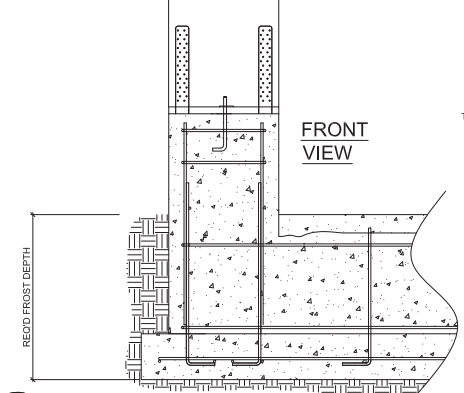
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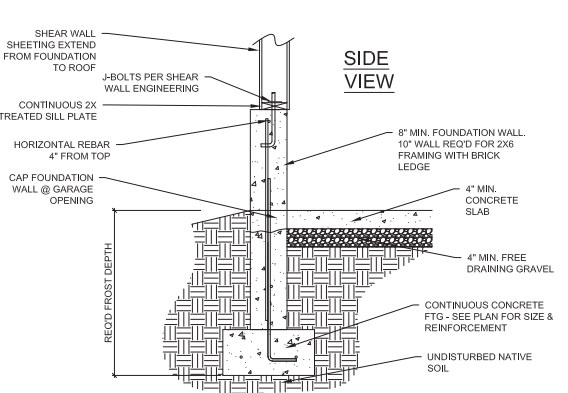
S 3



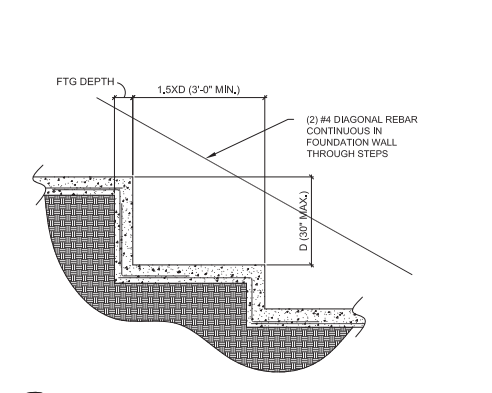
1 POST TO SPOT FTG
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



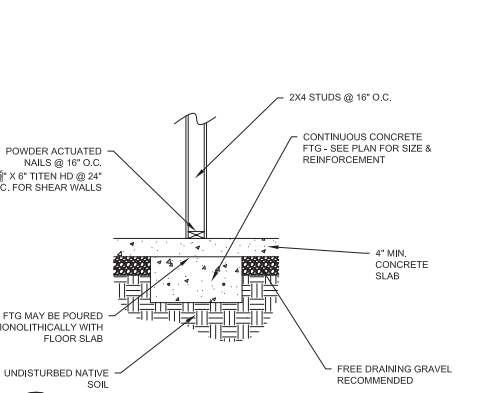
2 GARAGE SLAB TO FOUNDATION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



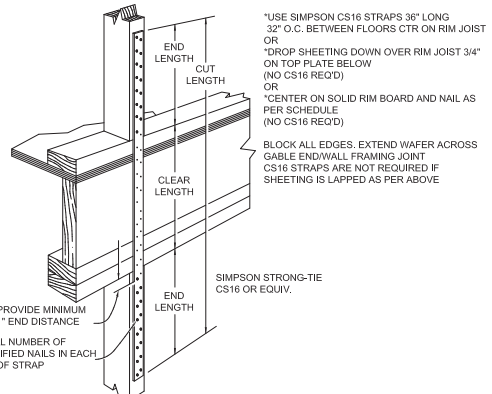
3 FOOTING STEP DETAIL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



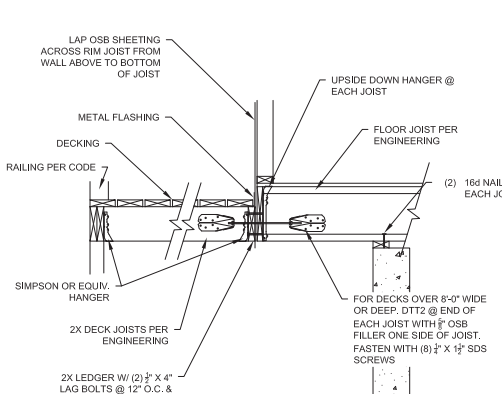
4 INTERIOR FOOTING DETAIL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



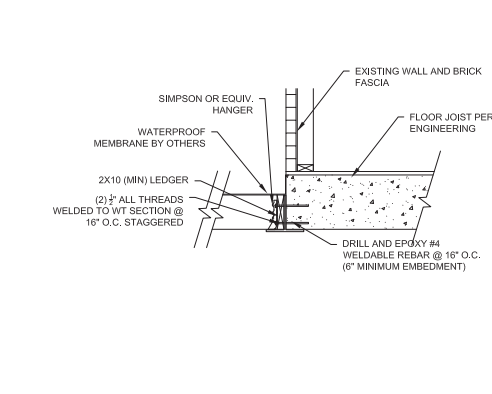
5 BEARING WALL SCHEDULE
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



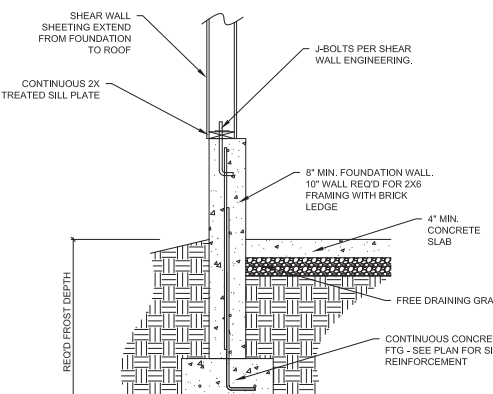
6 INTER-FLOOR CONNECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



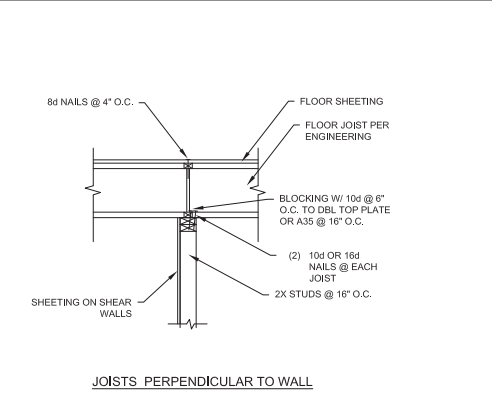
7 CANTILEVERED DECK CONNECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



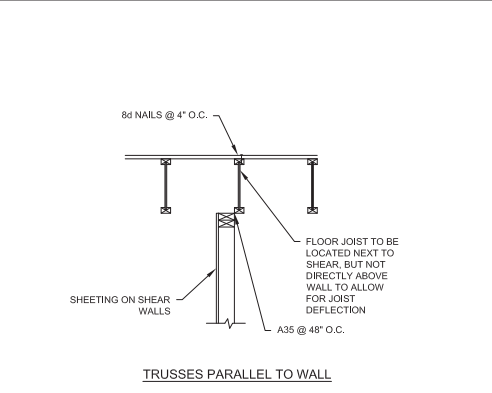
8 DECK CONNECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



9 FOUNDATION WALL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES

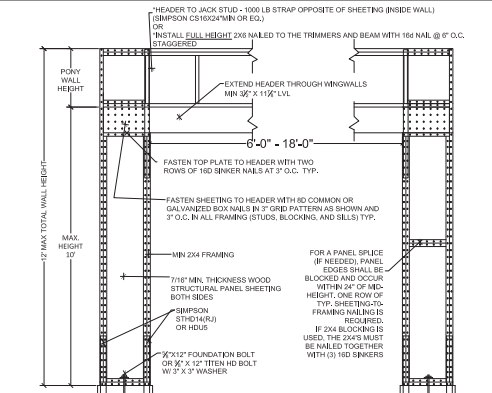


10 BEARING WALL - INTERIOR TO FLOOR
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES

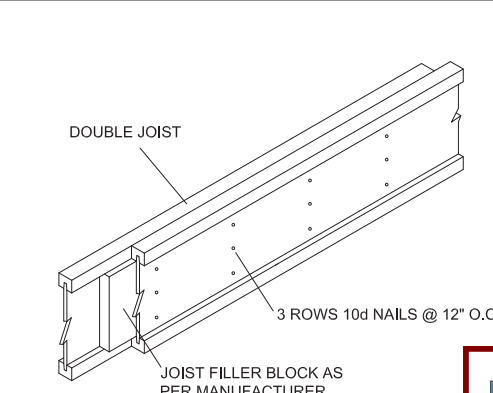


FASTENER	ROWS	SPACING	ALLOWABLE LOAD (PLF)
2 PLY			
10d (3")	2	12" O.C.	370
	3	12" O.C.	560
	2	24" O.C.	510
3/4\"/>			

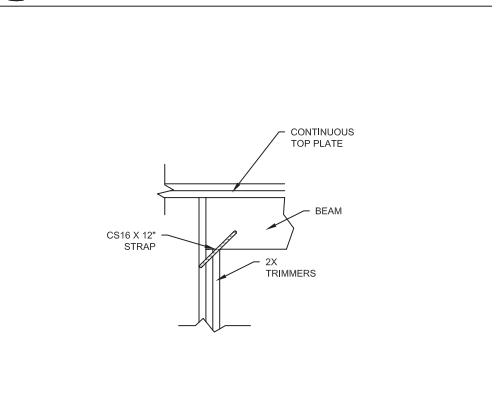
11 WOOD BEAM - MULTIPLE PLIES (SIDE LOADED)
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



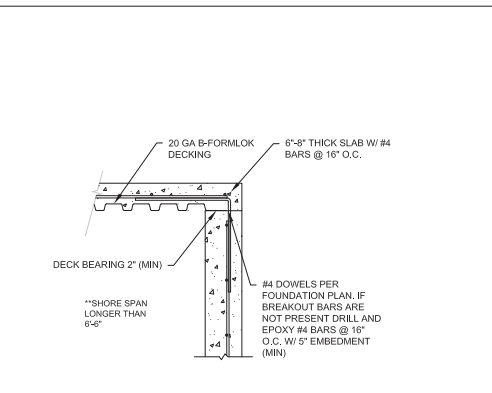
12 PORTAL FRAME DETAIL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



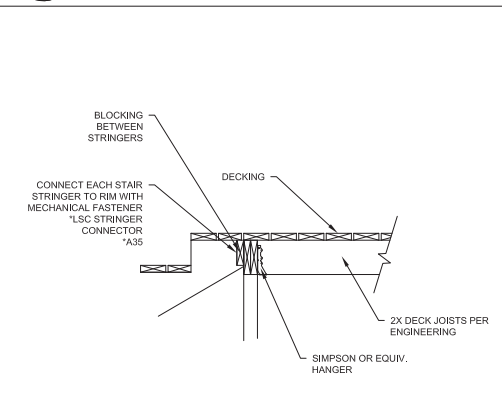
13 DOUBLE JOISTS CONNECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



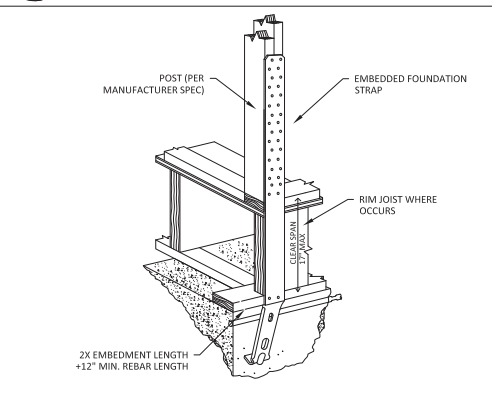
14 HEADER CONNECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



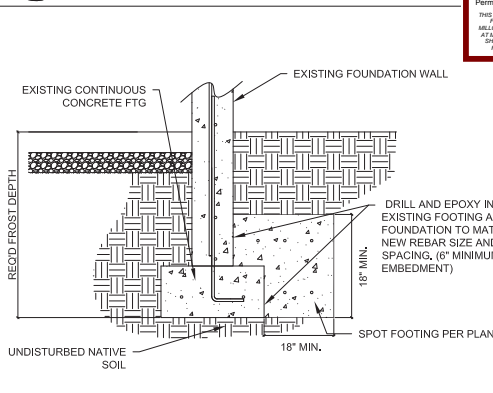
15 PORCH CAP DETAIL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



16 STRINGER TO DECK ATTACHMENT
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



17 HOLD DOWN FOUNDATION STRAP
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



18 DECK CONNECTION - WT SECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES

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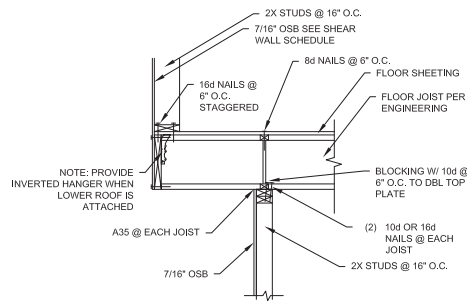
STAN
**NOTE:
LICENSED PROFESSIONAL ENGINEER
No. 7877622
DUSTIN JAMES BARNES
STATE OF UTAH

SHEET
SD1

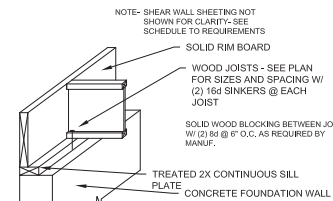
These plans have been reviewed for code compliance by the Millcreek Building Department.

Reviewed by bagular on 02/28/2025
Permit Number: 250288 Plans

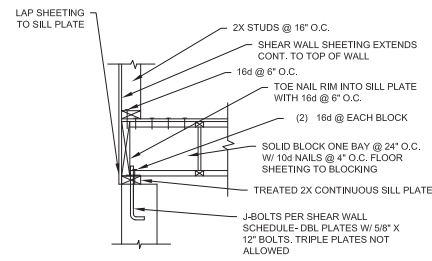
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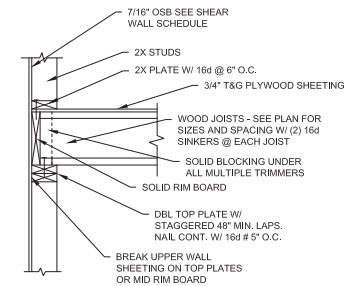
1 CANTILEVERED JOIST FRAMING
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



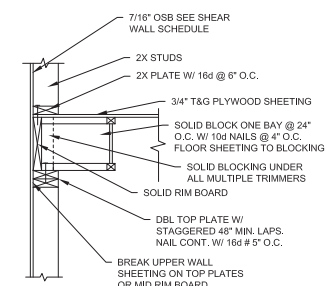
2 JOIST FRAMING
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



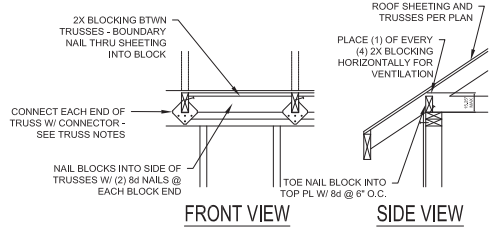
3 JOIST FRAMING
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



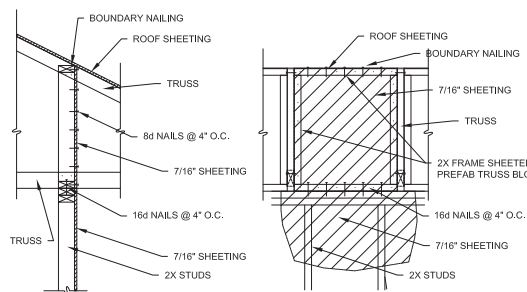
4 JOIST FRAMING PERPENDICULAR
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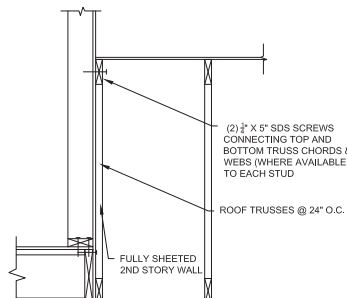
5 JOIST FRAMING PARALLEL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



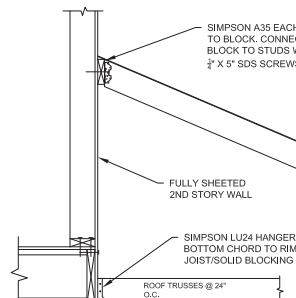
6 TRUSS BLOCKING
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



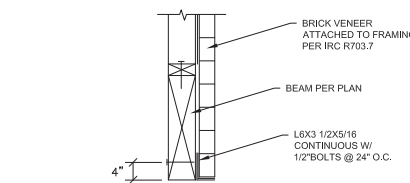
7 RAISED HEEL TRUSS BLOCKING
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



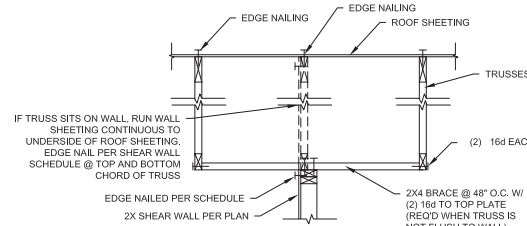
8 LOW ROOF SHEAR WALL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



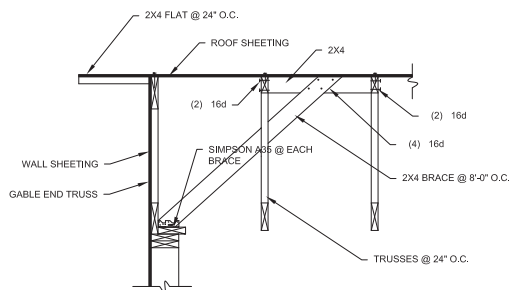
9 ROOF OVERBUILD
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



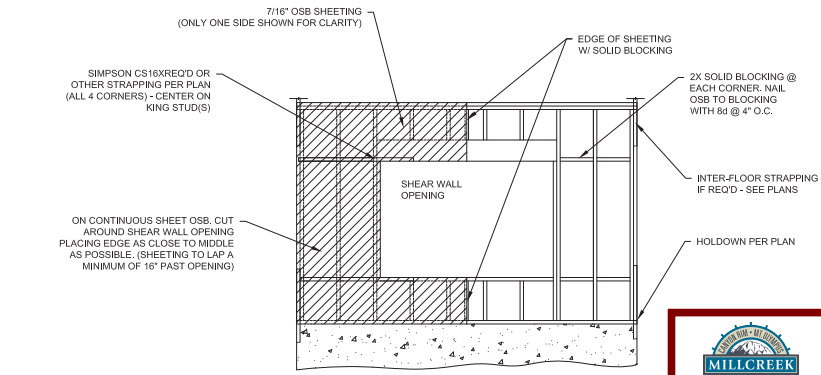
10 BRICK VENEER CONNECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



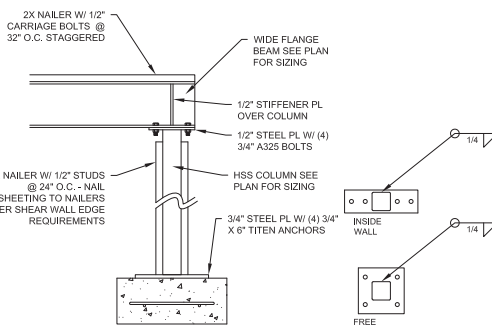
11 SHEAR WALL PARALLEL TO TRUSSES
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



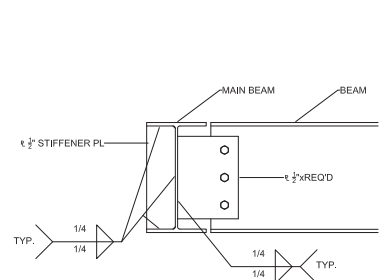
12 GABLE END BRACING
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



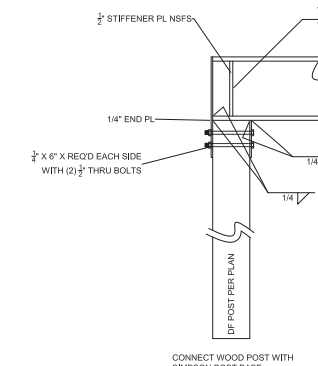
13 FORCE TRANSFER WALL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



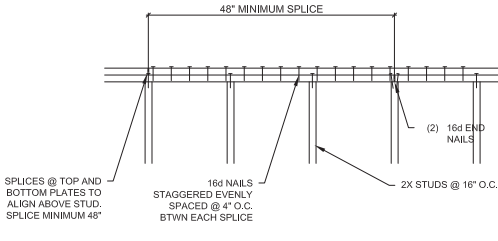
14 STEEL COLUMN DETAIL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



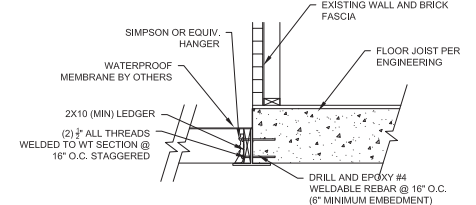
15 STEEL BEAM CONNECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



16 STEEL BEAM TO WOOD COLUMN
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



17 DBL TOP PLATE CONNECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



18 DECK CONNECTION - WT SECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES

MILLCREEK
BUILDING DEPARTMENT

These plans have been reviewed for code compliance by the Millicreek Building Department.

Reviewed by: bagular on 02/28/2025
Permit Number: 250288 Plans

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