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LUHO-25-011

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## Land Use Hearing Staff Report

**Meeting Date:** 10/23/2025

**Applicant:** Doug Christensen

**Re:** Enlargement of a Noncomplying Structure

**Property Address:** 3814 S 2035 E

**Zone:** R-1-10

**Prepared By:** Zack Wendel

### **REQUEST AND SYNOPSIS**

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The applicant is seeking approval to expand an existing non-complying structure located at 3814 S 2035 E. The property is located within Millcreek's R-1-10 Zone which has a 31% lot coverage limit. ([MKZ 18.36.040](#)) Lot or Parcel Coverage means the measurement of land use intensity that represents the portion of a lot or parcel occupied by any roofed structure.

The property currently exceeds the lot coverage limit of the R-1-10 zone with the existing home and detached garage having a lot coverage percentage of 34%. The applicant is seeking approval to expand the roof of the home to cover an existing deck in the rear yard, further exceeding their lot coverage limit by about 3% for a total of 37% coverage.

The Land Use Hearing Officer may allow for a noncomplying structure to be expanded or enlarged pursuant to Millcreek's Nonconformities Code ([MKZ 18.60.050](#)).

#### **18.60.050 Noncomplying Structures**

Expansion and Enlargement.

1. Noncompliant Expansions and Enlargements. A noncomplying structure may be expanded or enlarged upon a permit authorized by the land use hearing officer, provided that the land use hearing officer shall find the following:
  - a. The expansion or enlargement of the structure is compatible with existing development within a reasonable distance in terms of height, mass, applicable building envelope requirements, and lot or parcel coverage; and

- b. The expansion or enlargement of the structure is not detrimental to the health, safety and general welfare of persons residing within a reasonable distance of the subject property.
- c. The cumulative expansion since the structure became nonconforming does not exceed 50% of the structure's height, footprint, lot or parcel coverage, and/or area when it became nonconforming.

## **FINDINGS, CONCLUSIONS, & RECOMMENDATION**

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### **Findings:**

1. Non-conforming structures may be expanded according to the terms set forth in the land use ordinance. [MKZ 18.60.050](#).
2. The property is currently located within the R-1-10 Zone. This zone requires a 31% lot coverage limit. ([MKZ 18.36.040](#))
3. According to the Office of the Salt Lake County Assessors the home was constructed in 1965 and the detached garage was constructed in 1980.  
At the time of construction of both structures there were no lot coverage limit requirements in effect.
4. In 1995 Salt Lake County adopted a coverage limit for accessory structures in the rear yard.
5. The RCOZ ordinance that established the 31% lot coverage limit was adopted in 2009.
6. The existing lot coverage is 34%. If the expansion is approved the new coverage will be 37%.
7. The expansion of the roof will cover an existing deck.
8. The new section of roof will cover about 270 square feet.
9. The expansion of the roof will meet all other applicable zoning requirements.
10. The deck and new roof will be situated roughly in the center of the property with about 43 feet from the rear property line and about 32 feet from the side property lines according to submitted plans.

### **Conclusions:**

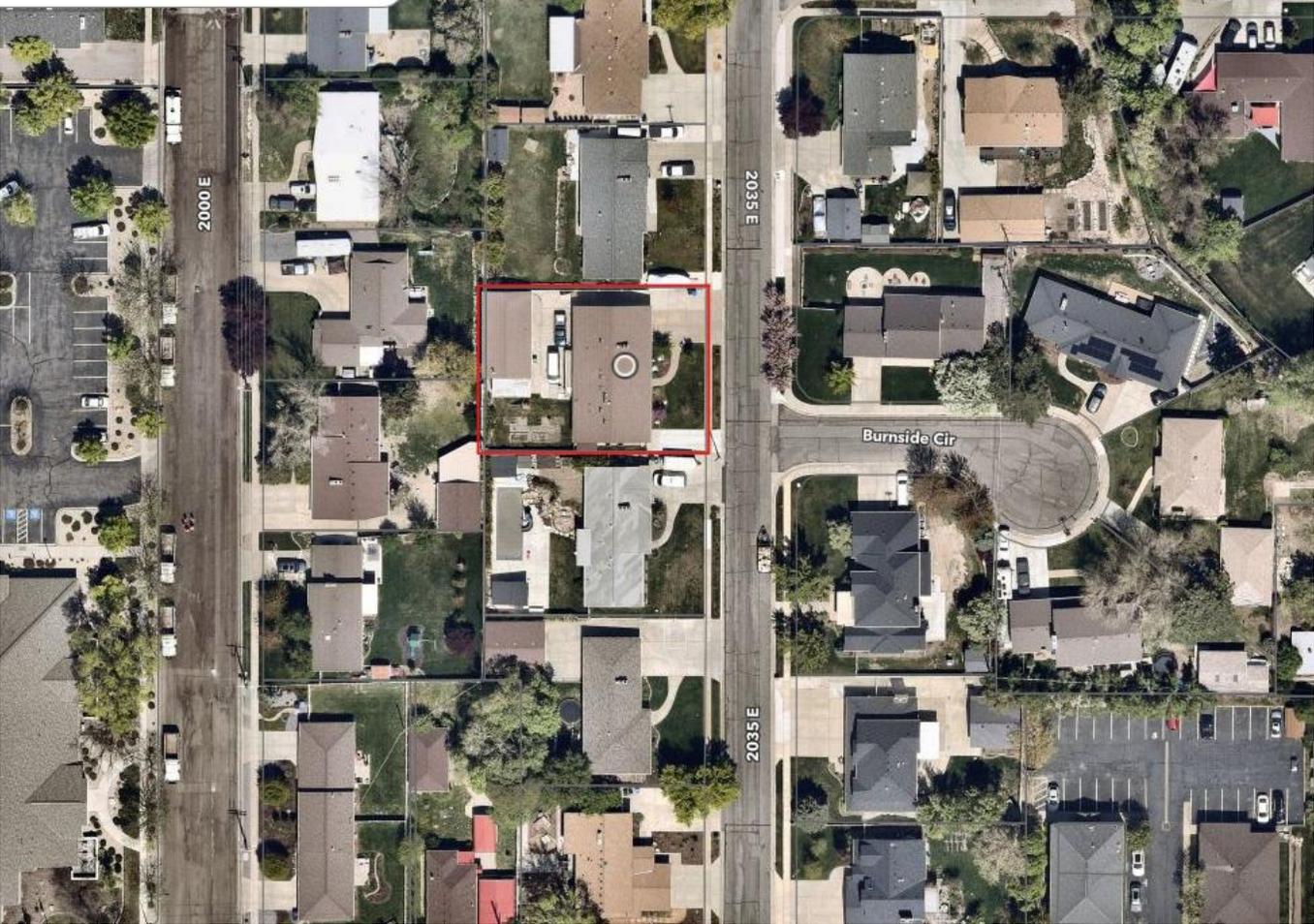
1. Within a 300-foot radius of the subject property it is in Staff's opinion that this expansion is compatible with other existing development with many properties having detached garages and covered patios and decks.
2. It is Staff's opinion that the enlargement will not be detrimental to the health, 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 18.60.050](#).
3. The cumulative expansion does not exceed 50% of the structure's height, footprint, lot or parcel coverage, and/or area when it became nonconforming.

## **SUPPORTING DOCUMENTS**

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- **Aerial Image**
- **Letter of Intent**
- **Proposed Plans**

Aerial Image



Letter of Intent:

Dear Sir/Madam,

I am writing to request a change to the status of our property from compliant to non-compliant. The reason for our request is to permit us to install a roof over the existing back deck of our house. Currently, our property is technically compliant because it is grandfathered from current code requirements since our existing deck is not counted as part of that footprint; however, adding a roof will trigger noncompliance by 270 square feet.

For context, my house was built in 1965 and my back-garage in 1980. The code requiring 31% or less footprint was enacted in 1995. Therefore, the size of our footprint preceded the code and was noncompliant at the time the code was enacted but then grandfathered from the new requirements.

Several reasons support our request. The first and most important is that the roof will prevent basement flooding that occurs regularly because our current deck is permeable and uncovered. The second reason is that our backyard remodeling project contemplates removing 400 square feet of concrete and replacing it with garden, thus actually reducing the concrete footprint on our property. Although the building footprint will increase from 36% to 38% by adding a roof over the deck, the deck is over concrete now, and we would be merely covering an existing concrete pad below the deck.

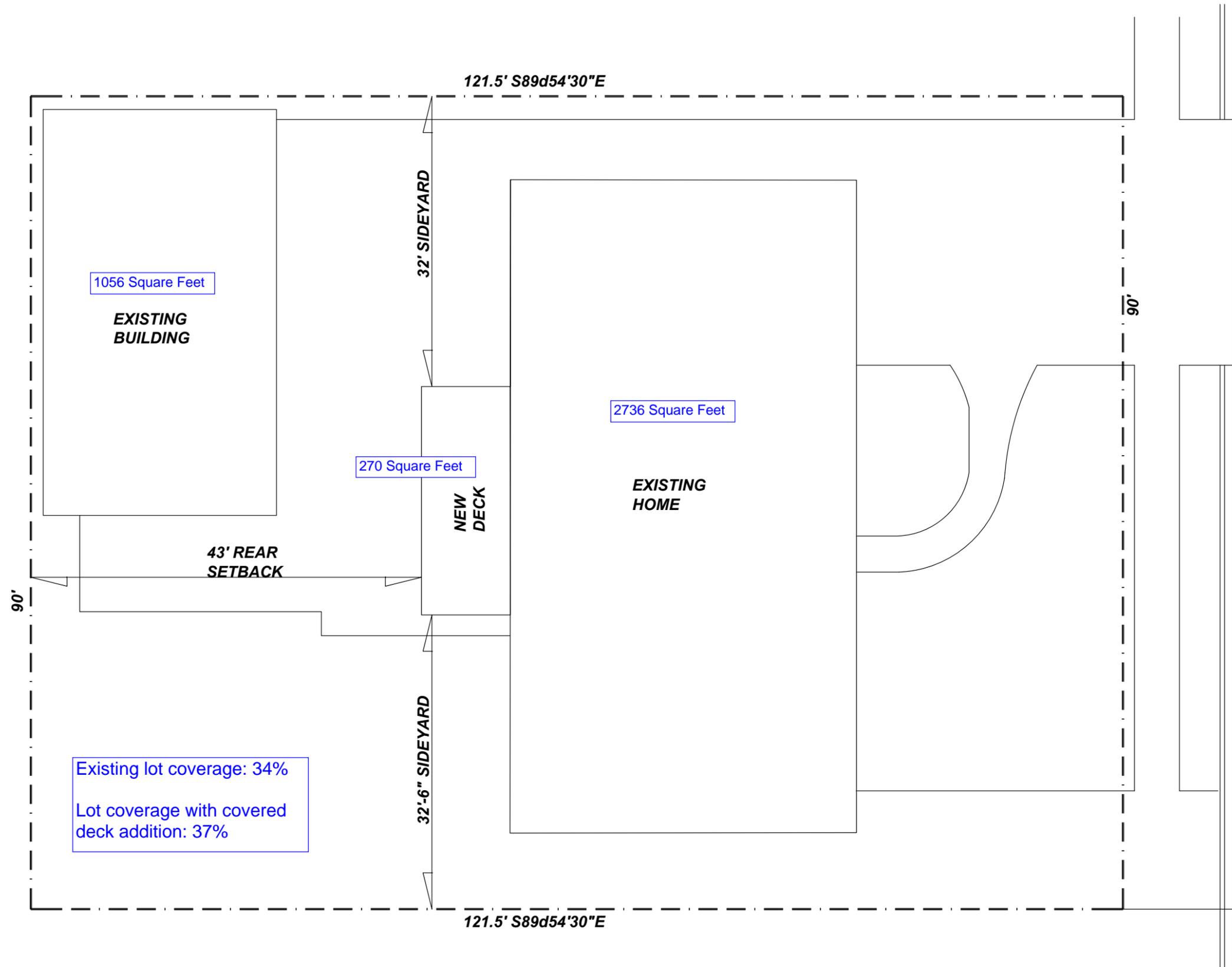
As I understand it, the 31% number came from a desire to ensure that properties have enough green space to absorb moisture and prevent drainage problems. Adding a roof over the deck will only improve drainage. Other reasons to allow our project to go forward as noncompliant include making the deck stronger and safer per current code requirements, including the strength and integrity that come from tying the roof into the engineering of the deck. Furthermore, the roof will naturally preserve the life of the deck. Practical benefits include a more comfortable deck space protected from extreme afternoon sun and inclement weather, as well as adding beauty and value to our home and property.

Please let me know if I can provide more information or if I can talk with any of your officers about concerns with this proposed project.

Thank you for your consideration.

Sincerely,

Doug and Sara Christensen



1056 Square Feet

**EXISTING BUILDING**

32' SIDEYARD

270 Square Feet

**NEW DECK**

2736 Square Feet

**EXISTING HOME**

43' REAR SETBACK

90'

90'

32'-6" SIDEYARD

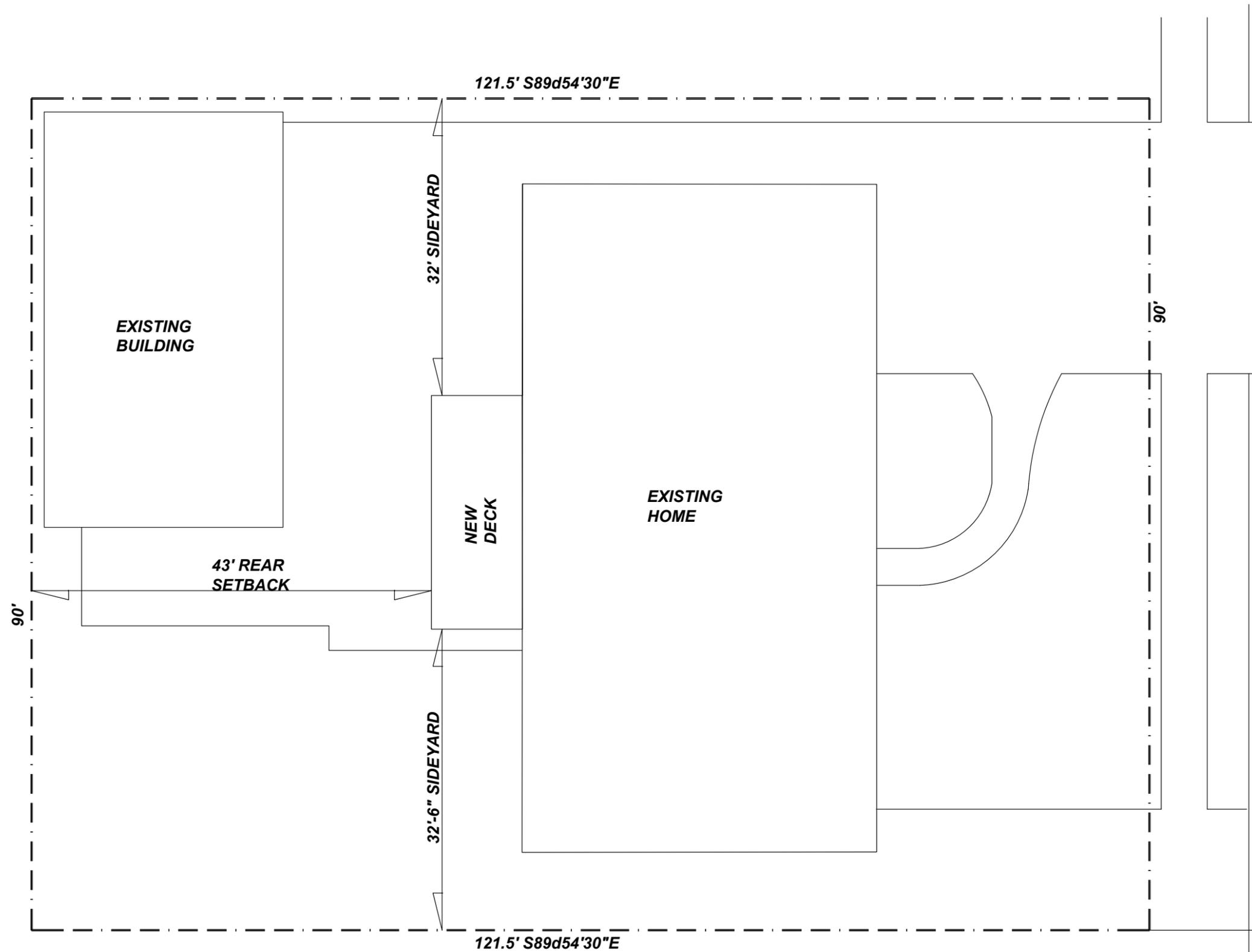
121.5' S89d54'30"E

121.5' S89d54'30"E

2035 E

Existing lot coverage: 34%

Lot coverage with covered deck addition: 37%



All existing areas shall be updated to current code requirements for smoke/co detectors.

The actual construction shall comply with applicable local ordinances and building codes.

2035 E



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

Reviewed by: jhardy on 09/18/2025  
Permit Number: 251650 Plans

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



CODE OFFICIAL STAMP:

PROJECT NAME:  
 3814 S 2035 E

NO.	DATE	DESCRIPTION

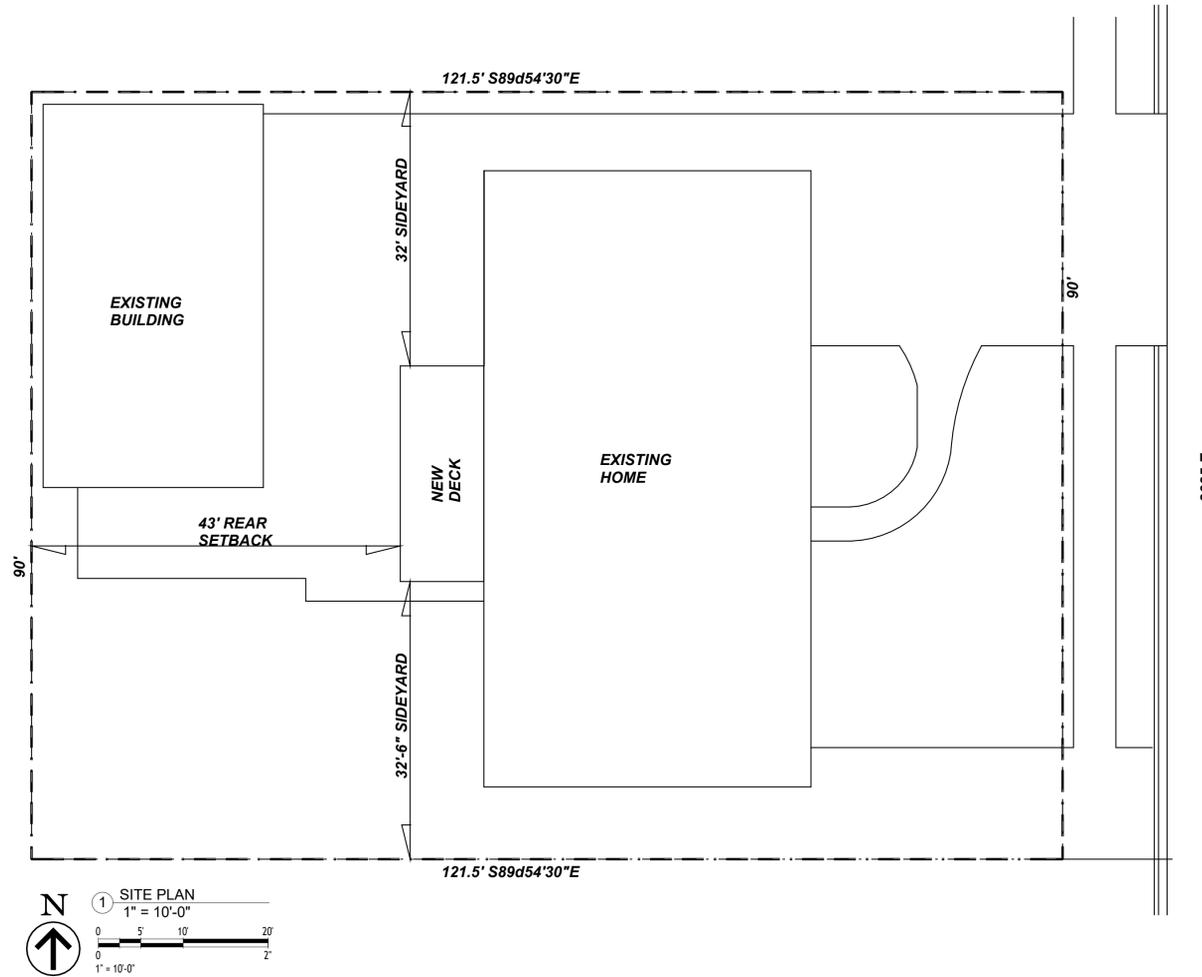
NO.	DATE	DESCRIPTION

ISSUED: SEPT. 15TH, 2025

OWNER PROJECT #:  
 RPA PROJECT #:  
 DRAWN BY:  
 CHECKED BY:  
 DESIGNED BY:  
 COPYRIGHT:  
 © 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:  
**ARCHITECTURAL  
 SITE PLAN**

SHEET NUMBER:  
**AS101**






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

Reviewed by: jhardy on 09/16/2025  
 Permit Number: 251650 Plans

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CODE OFFICIAL STAMP:

PROJECT NAME:  
 3814 S 2035 E

REVISIONS:

NO.	DATE	DESCRIPTION

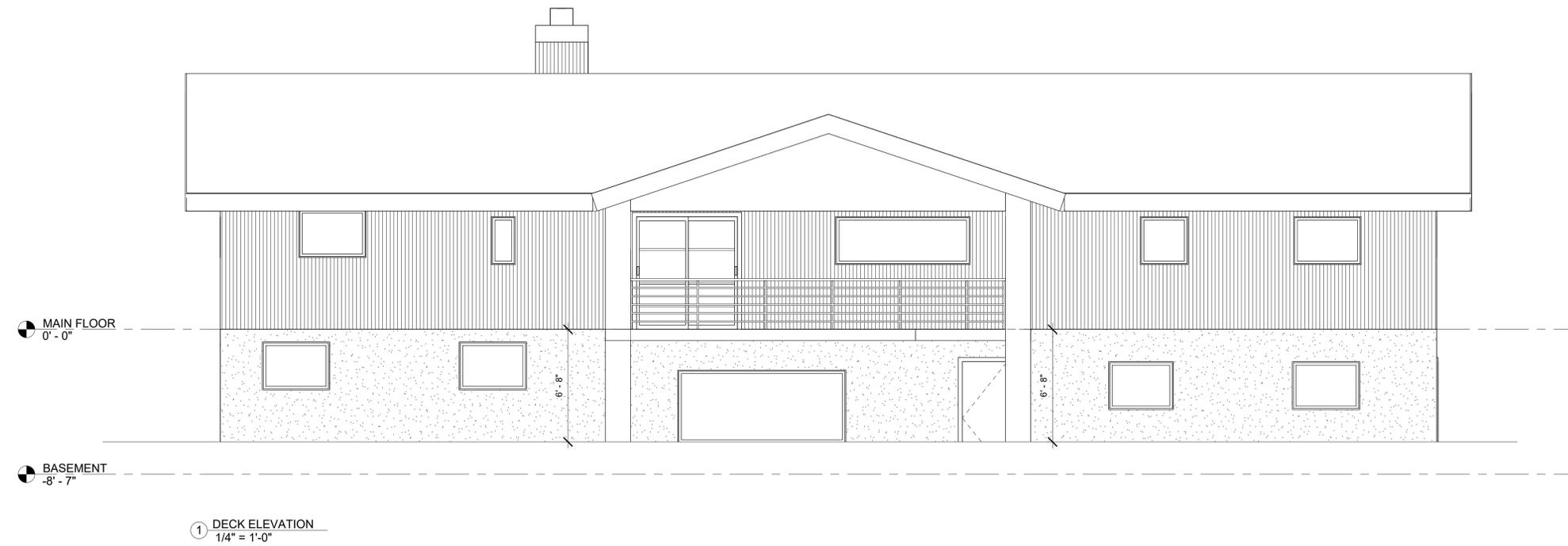
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 RPA PROJECT #:  
 DRAWN BY:  
 CHECKED BY:  
 DESIGNED BY:  
 COPYRIGHT:  
 © 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:  
**DECK ELEVATION**

SHEET NUMBER:  
**A201**






MILLCREEKUT.GOV

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Reviewed by: jhardy on 09/16/2025  
 Permit Number: 251650 Plans

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SECTION 1 - GENERAL NOTES

- I. DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STRUCTURAL ENGINEERS WET STAMP IS AFFIXED TO DRAWINGS.
- II. ANY DISCREPANCIES IN THE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE REPORTED TO ENGINEER/ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, AND TOP OF CONC. PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
- III. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
- IV. CONTRACTOR TO SUBMIT A REQUEST TO ENGINEER & ARCHITECT FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS.
- V. STRUCTURAL DESIGN PER 2021 INTERNATIONAL BUILDING CODE (IBC).
- VI. ALL CONSTRUCTION TO CONFORM TO 2021 IBC.
- VII. THE FOLLOWING NOTES APPLY UNLESS SHOWN OTHERWISE.
- VIII. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR THE USE IN THE CONSTRUCTION OF A PROPOSED BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART, FOR FABRICATION OR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
- IX. THE OWNER SHALL NOTIFY ENGINEER IF ANY UNIQUE SOILS CONDITIONS EXIST ON SITE WHICH MAY BE DETECTED DURING CONSTRUCTION. THESE INCLUDE BUT SHALL NOT BE LIMITED TO:
  1. SATURATED SOIL AT FOOTING SUBGRADE
  2. GROUNDWATER
  3. UNDOCUMENTED FILL
  4. CLAY SOIL WITH SWELL OR COLLAPSE POTENTIAL
  5. FILL BEING PLACED BELOW FOOTINGS
 PLATTINUM ENGINEERING CANNOT BE HELD RESPONSIBLE FOR SOIL CONDITIONS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK PROCEEDING. IT IS THE RESPONSIBILITY OF THE OWNER TO HIRE A GEO-TECHNICAL ENGINEER IF NEEDED. THE DESIGN OF THE FOUNDATION SYSTEM SHALL BE BASED ON THE ALLOWABLE SOIL BEARING PRESSURES ALLOWED IN TABLE 1804.2 OF THE 2021 IBC. THE CONTRACTOR SHALL VISUALLY INSPECT THE SITE PRIOR TO WORK PROCEEDING AND SHALL NOTIFY ENGINEER IF ANY UNIQUE SOIL CONDITIONS EXIST THAT COULD AFFECT THE PERFORMANCE OF THE FOUNDATION SYSTEM PRIOR TO ANY WORK PROCEEDING.

SECTION 2 - CONCRETE

- I. GENERAL REQUIREMENTS
  - STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. CONCRETE FOR SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND A MAXIMUM WATER/CEMENT RATIO OF 0.5 MINIMUM CEMENT CONTENT SHALL BE 5 SACK/CU. YD. MAXIMUM AGGREGATE SHALL BE 3/4", INCLUDE 4% TO 6% AIR ENTRAINMENT WITH SLUMP NOT TO EXCEED 4".
- II. CAST IN PLACE CONCRETE
  - A. FORM WORK:
    - CONCRETE FORM WORK TO BE OF ADEQUATE SIZE AND STRENGTH, PROPERLY BRACED TO PREVENT SAGGING OR BULGING. PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES. REFER TO DRAWING FOR DIMENSIONS OF CONCRETE MEMBERS AND SIZE AND LOCATION OF ALL REINFORCEMENT.
  - B. FOOTINGS:
    - NO FOOTING SHALL BE PLACED ON DISTURBED (OR FROZEN) SOIL (IF DISTURBED, COMPACT SOIL IN 6" LIFTS TO 95% OR MAXIMUM DRY DENSITY PER ASTM D1557). FOOTINGS SHALL BE STEPPED DOWN ONE (1) VERTICALLY TO ONE AND ONE HALF (1 1/2) HORIZONTALLY, UNLESS BULK HEADED & STOPPED VERTICALLY.
  - C. FOUNDATION WALLS:
    - REINFORCE PER DRAWINGS. SEE SPECIAL PROVISIONS FOR COLD WEATHER CONCRETE BELOW. USE HAND OPERATED COMPACTION EQUIPMENT ADJACENT TO NEWLY PLACED CONCRETE WALLS.
  - D. CONCRETE PADS AND THICKENED SLABS:
    - REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.
  - E. CONCRETE SLABS:
    - REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.
  - F. REINFORCEMENT BARS:
    - REINFORCEMENT SHALL BE PER ASTM A615, GRADE 60 FOR #5 BARS AND LARGER, GRADE 40 FOR #3 AND #4 BARS. ALL REBAR LAPPED 30 TIMES DIAMETER. REBAR AT FOOTINGS TO HAVE 3" CLEAR COVER OF CONCRETE (U.N.O.) ON DRAWINGS. PROVIDE CORNER BARS WITH 18" LEGS AT THE CORNERS OF ALL WALLS AND FOOTINGS. SIZE AND PLACEMENT TO MATCH HORIZONTAL REINFORCEMENT.
  - G. COLD-WEATHER CONCRETING:
    - CONTRACTOR SHALL SUBMIT TO ENGINEER FOR REVIEW THE PROPOSED MEASURES TO SATISFY PLACEMENT & CURING OF CONCRETE DURING COLD WEATHER. FOR OPTIMUM STRENGTH GAIN. IT IS RECOMMENDED TO CONSIDER A BLEND OF TYPE I AND TYPE II CEMENT WITH A 6 BAG MIX, LOW SAND TO AGGREGATE RATIO, BATCHED TO A 1" SLUMP WITH SUPER PLASTICIZER ADDED FOR 4"-5" SLUMP WORKABILITY, 1%-2% NON-CHLORINE ACCELERATOR & CONCRETE MAINTAINED AT 50° MINIMUM FOR 7 DAYS. AVOID MORE THAN 25° TEMPERATURE CHANGE PER DAY WHEN HEATING IS TERMINATED.
  - H. ANCHOR BOLTS AND HOLDOWN:
    - ANCHOR BOLTS TO BE F1554 5/8"x10" EMBEDDED IN FOUNDATION WALLS PER SHEAR WALL SCHEDULE (SEE FOUNDATION PLAN FOR REQUIREMENTS AT SHEAR WALLS). BOLTS TO BE WITHIN 1'-0" OF SILL PLATES ENDS (COORDINATE WITH GENERAL CONTRACTOR). MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE.
      1. ALL POSTS SUPPORTED BY ISOLATED FOOTINGS TO HAVE POST ANCHORS UNLESS SPACED IN STUD WALLS.
      2. REFER TO DRAWINGS FOR HOLDOWN REQUIREMENTS. INSTALL REQUIRED EMBEDDED ITEMS PER MANUFACTURER'S CATALOG TO ENGAGE HOLDOWN.
  - I. CONSTRUCTION AND CRACK CONTROL JOINTS:
    - ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS AND OTHER FOREIGN MATERIAL PRIOR TO PLACING ADJACENT CONCRETE. CRACK CONTROL JOINTS IN SLABS SHALL HAVE A MAXIMUM SPACING OF 15'-0" IN BOTH DIRECTIONS. THE CONTRACTOR SHALL SUBMIT THE DETAILS AND PROPOSED LOCATIONS OF CONSTRUCTION JOINTS AND CRACK CONTROL JOINTS FOR REVIEW BEFORE STARTING CONSTRUCTION.
  - J. VAPOR BARRIER:
    - VAPOR BARRIER TO BE 10 MIL POLYETHYLENE SHEET PLACED ON UNDISTURBED SOIL. VAPOR BARRIER UNDER SLAB ON GRADE, PLACED ON COMPACTED GRAVEL WITH 3/4" TO 1-1/2" OF DAMP SAND BETWEEN POLYETHYLENE VAPOR BARRIER AND CONCRETE.

SECTION 3 - FRAMING LUMBER

- I. SAWN STRUCTURAL LUMBER
  - A. SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) NO.2 OR BETTER FOR ALL 2 INCH AND 4 INCH NOMINAL LUMBER AND DF-L NO.2 OR BETTER FOR 6 INCH NOMINAL AND LARGER STRUCTURAL MEMBERS (U.N.O.).
  - B. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE SHALL BE PRESERVATIVE TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD.
  - C. ALL FRAMING DETAILS SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE 2021 IBC, UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL FRAMING NAILING SHALL CONFORM TO TABLE 2304.9.1 OF THE IBC UNLESS OTHERWISE SHOWN. PROVIDE STEEL STRAPS AT PIPES IN STUD WALLS AS REQUIRED BY IBC CHAPTER 23. PLUMBING AND ELECTRICAL RUNS IN STUD WALLS SHALL CONFORM TO CHAPTER 23. BOLTS SHALL BE STANDARD MACHINE BOLTS (A307). ALL NAILS SHALL BE COMMON WIRE OR GALVANIZED BOX NAILS. IF PNEUMATIC NAILERS ARE TO BE USED, CONTRACTOR MUST SUBMIT A SCHEDULE OF NAILS DESIRED AS SUBSTITUTION TO THE ARCHITECT OR ENGINEER FOR REVIEW. A CHANGE IN THE NUMBER OF NAILS OR A CLOSER NAIL SPACING MAY BE REQUIRED.
  - D. METAL HANGERS AND CONNECTORS SHALL BE FULLY NAILED OR BOLTED UNLESS OTHERWISE NOTED ON THE DRAWINGS. METAL HANGERS OR CONNECTORS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED BY SIMPSON COMPANY. METAL HANGERS OR CONNECTORS BY OTHER MANUFACTURERS MAY BE CONSIDERED WHERE LOAD CAPACITY AND DIMENSIONS ARE EQUAL OR BETTER ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
  - E. PROVIDE SOLID BLOCKING BELOW ALL BEARING WALLS. PROVIDE SOLID VERTICAL BLOCKING IN FLOOR SPACE TO MATCH STUD BUNDLE OR SOLID COLUMN ABOVE AND BELOW VERTICAL BLOCKING AT WOOD I-JOISTS SHALL BE 1/16" LONGER THAN JOIST IS DEEP. MINIMUM POST TO BE TWO 2x STUDS BEARING AT EACH END OF HEADER U.N.O. FOR BEAMS FRAMING PERPENDICULAR TO BEARING WALLS PROVIDE FULL WIDTH BEAM POCKET WITH FILLER AS REQUIRED AND KING STUD BOTH SIDES. STITCH STUD BUNDLES TOGETHER WITH 16d COMMON @ 18" O.C. MAXIMUM (U.N.O.) WHERE FLOOR BEAMS ARE FRAMED FLUSH WITHIN FLOOR AND TOP FLANGE HANGERS ARE SPECIFIED, BEAMS ARE TO BE BLOCKED UP TO JOIST HEIGHT WITH FULL WIDTH DF-L SPACER AS REQUIRED.
  - F. FIRE BLOCK STUD SPACED AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10' VERTICALLY AND HORIZONTALLY, AND AT OPENINGS BETWEEN ATTIC SPACES FOR FACTORY BUILT CHIMNEYS, AND AT OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES.
  - G. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. COATING TYPE AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MINIMUM OF ASTM A 653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.
- II. MANUFACTURED JOIST
  - A. MANUFACTURED JOISTS SIZE AND SPACING HAVE BEEN DETERMINED PER THE MANUFACTURER'S STANDARDS. SUBSTITUTION OF PRODUCTS BY OTHER MANUFACTURERS REQUIRES APPROVAL OF ENGINEER OF RECORD. JOIST SHALL BE ERECTED, INSTALLED, AND BRACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- III. LAMINATED VENEER LUMBER (LVL)
  - A. PRODUCTS SPECIFIED HEREIN AS LVL AND PSL SHALL CONFORM TO THE PERFORMANCE CRITERIA OF LVL AND PSL PRODUCTS AS MANUFACTURED BY TRUSS JOIST AS MICRO-LAM AND PARALLAM. SUBSTITUTES ARE ACCEPTABLE PROVIDED THEY HAVE THE SAME STRUCTURAL VALUES. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
- IV. WOOD SHEATHING
  - A. ALL WOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD OR OSB WITH THICKNESS, VENEER GRADES AND SPAN RATING AS NOTED HEREIN OR ON DRAWINGS
    1. ROOF SHEATHING
      - 7/16" WITH MINIMUM (40/20) SPAN RATING.
    2. FLOOR SHEATHING
      - 3/4" OSB GLUED AND NAILED
    3. EXTERIOR WALL AND SHEAR WALL SHEATHING
      - 7/16" WITH MINIMUM (24") SPAN RATING.
  - B. ROOF AND FLOOR SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C. INSTALL ROOF SHEATHING WITH 1/8" SPACE AT ALL PANEL EDGES. NAIL ROOF SHEATHING WITH 8d @ 6" O.C. AT SUPPORTED PANEL AND 12" O.C. AT INTERMEDIATE FRAMING. FLOOR SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL EDGES AND 10" O.C. FIELD. U.N.O. HOLES ARE NOT PERMITTED IN DIAPHRAGMS UNLESS REVIEWED BY ENGINEER. NAIL EXTERIOR WALL SHEATHING WITH 8d @ 6" O.C. EDGES AND 12" O.C. FIELD U.N.O. IN SHEAR WALL SCHEDULE. OFFSET VERTICAL JOINTS 4'-0" O.C. INSTALL WITH 1/8" GAP AT BUTT ENDS.
  - V. WOOD SHEAR WALLS
    - A. NO. 14 GAGE STAPLES WITH MINIMUM 7/16 OD CROWN AND 1-3/8" LENGTH MAY BE USED ONE FOR ONE IN LIEU OF 8d NAILS. WHERE SUBSTITUTING FOR 10d NAILS USE 3 STAPLES FOR EACH 2 NAILS.
    - B. WHERE PLYWOOD PANELS ARE APPLIED TO BOTH SIDES OF SHEAR WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBERS SHALL BE 3" (NOMINAL) WIDE AND NAILS ON EACH SIDE SHALL BE STAGGERED.
    - C. ALLOWABLE SHEAR VALUES IN SHEAR WALL TABLE ARE FOR DOUGLAS FIR FRAMING MEMBERS (GROUP II). NO SUBSTITUTION OF LESSER GROUPS WILL BE ALLOWED. FASTENERS EXPOSED TO WEATHER SHALL BE ZINC COATED BY HOT DIP GALVANIZING, MECHANICALLY DEPOSITED, OR ELECTRO-DEPOSITED.

SECTION 4 - SUBSTITUTIONS

SUBSTITUTION FOR ANY SPECIFIED STRUCTURAL COMPONENT MUST BE REQUESTED IN WRITING BY THE CONTRACTOR. THE ENGINEER WILL REVIEW THE REQUESTED ALTERNATIVE & RESPOND IN WRITING. ADDITIONAL SUPERVISION OR SPECIAL INSPECTION MAY BE REQUIRED FOR THE REQUESTED SUBSTITUTION.

SECTION 5 - JOB SAFETY

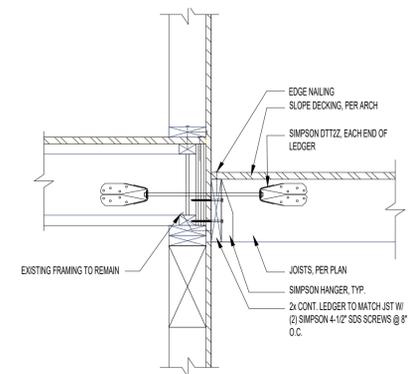
THE ENGINEER HAS NOT BEEN RETAINED NOR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISIT, USE WORK, OR OCCUPANCY BY ANY PERSON.

SECTION 6 - PROPRIETARY PRODUCTS

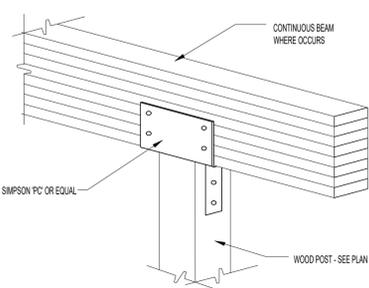
ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS

Designed Per IBC 2021

Roof Snow Load	30 psf		
Roof Dead Load	15 psf		
Floor Live Load	40 psf		
Floor Dead Load	18 psf		
Seismic Criteria			
Seismic Design Category D			
N=	1	Ss=	1.55
I=	1	S1=	0.53
R=	6.5	Fa=	1.2
T=	0.1	Fv=	1.7
Wind Criteria			
115 mph 3 second gust wind speed exp C			
Concrete Strength	2500 psi		
Allowable Bearing Capacity	1500 psf		



A LEDGER CONNECTION  
N.T.S.

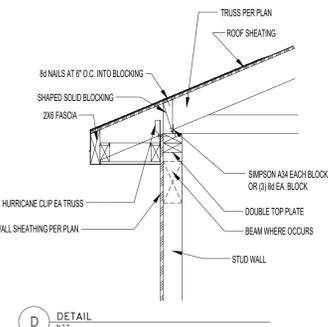


B BEAM TO POST  
N.T.S.

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

Reviewed by: jhardy on 09/16/2025  
Permit Number: 251650 Plans

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D DETAIL  
N.T.S.

ARCHITECTS INFORMATION:

PROFESSIONAL STAMP:



CODE OFFICIAL STAMP:

PROJECT NAME:

3814 S 2035 E

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: SEPT. 3RD, 2025

NO.	DATE	DESCRIPTION

OWNER PROJECT #:

RPA PROJECT #:

DRAWN BY:

CHECKED BY:

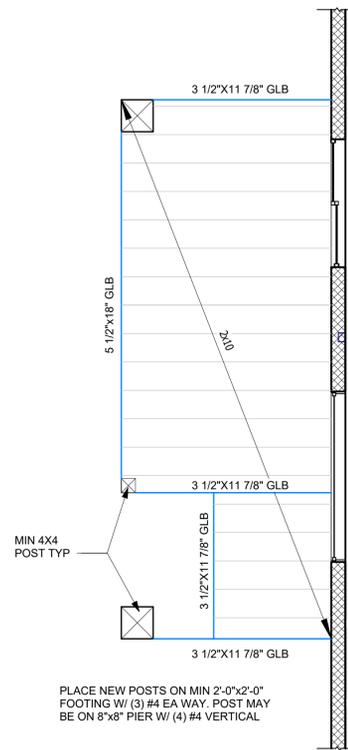
DESIGNED BY:

SHEET TITLE:

NOTES

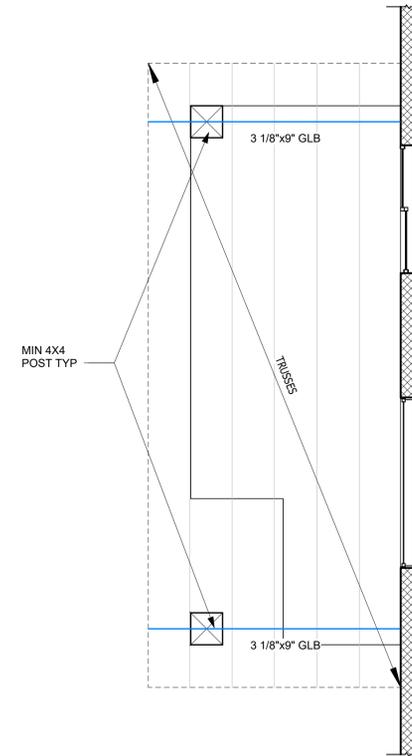
SHEET NUMBER:

S001



PLACE NEW POSTS ON MIN 2'-0"x2'-0"  
FOOTING W/ (3) #4 EA WAY. POST MAY  
BE ON 8"x8" PIER W/ (4) #4 VERTICAL

② DECK FRAMING  
1/4" = 1'-0"



① DECK ROOF FRAMING  
1/4" = 1'-0"




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

Reviewed by: jhardy on 09/16/2025  
Permit Number: 251650 Plans

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

ARCHITECTS INFORMATION:

PROFESSIONAL STAMP:



CODE OFFICIAL STAMP:

PROJECT NAME:

3814 S 2035 E

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: SEPT. 15TH, 2025

NO.	DATE	DESCRIPTION

OWNER PROJECT #:

RPA PROJECT #:

DRAWN BY:

CHECKED BY:

DESIGNED BY:

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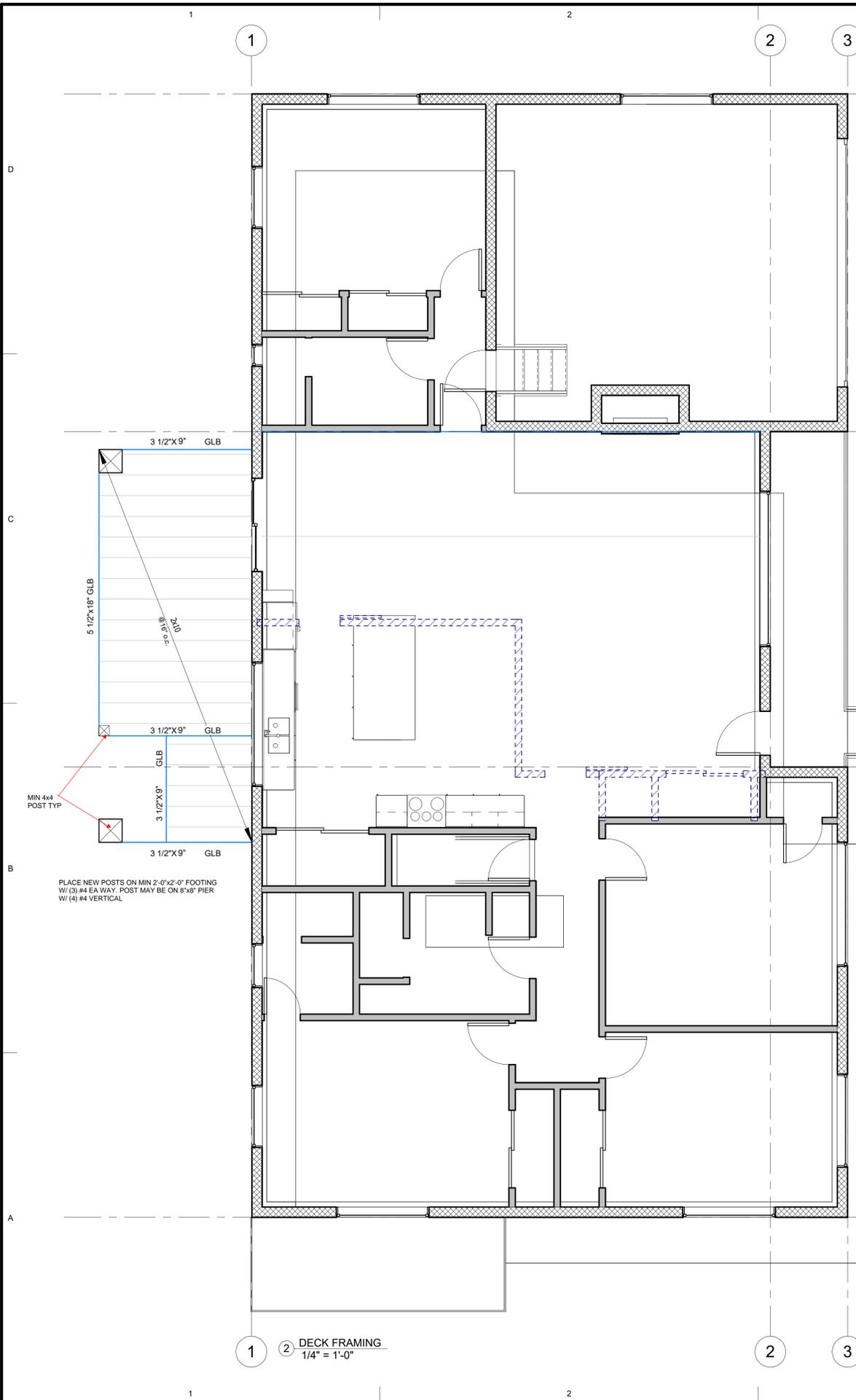
SHEET TITLE:

FRAMING PLANS

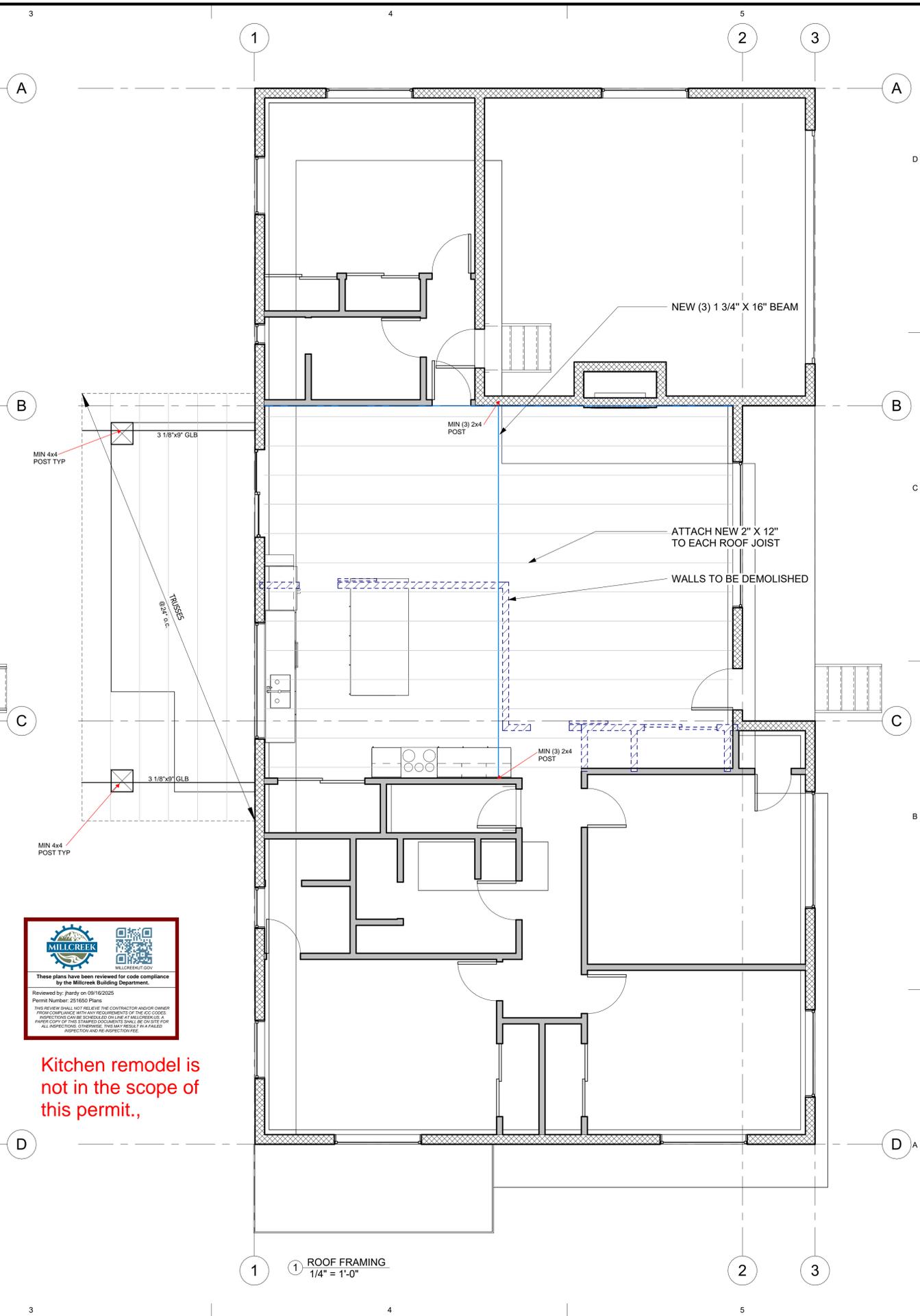
SHEET NUMBER:

S101

Last Plotted: 9/3/2025 12:37:47 PM



2 DECK FRAMING  
1/4" = 1'-0"



1 ROOF FRAMING  
1/4" = 1'-0"



Kitchen remodel is not in the scope of this permit.,

ARCHITECT'S INFORMATION:

PROFESSIONAL STAMP:  
  
 CODE OFFICIAL STAMP:

PROJECT NAME:  
**3814 S 2035 E**

ISSUED: SEPT. 3RD, 2025

NO.	DATE	DESCRIPTION

OWNER PROJECT #:  
 RPA PROJECT #:  
 DRAWN BY:  
 CHECKED BY:  
 DESIGNED BY:

SHEET TITLE:  
**FRAMING PLANS**

SHEET NUMBER:  
**S101**

SECTION 1 - GENERAL NOTES

- I. DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STRUCTURAL ENGINEERS WET STAMP IS AFFIXED TO DRAWINGS.
  - II. ANY DISCREPANCIES IN THE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE REPORTED TO ENGINEER/ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, AND TOP OF CONC. PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
  - III. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
  - IV. CONTRACTOR TO SUBMIT A REQUEST TO ENGINEER & ARCHITECT FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS.
  - V. STRUCTURAL DESIGN PER 2021 INTERNATIONAL BUILDING CODE (IBC).
  - VI. ALL CONSTRUCTION TO CONFORM TO 2021 IBC.
  - VII. THE FOLLOWING NOTES APPLY UNLESS SHOWN OTHERWISE.
  - VIII. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR THE USE IN THE CONSTRUCTION OF A PROPOSED BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART, FOR FABRICATION OR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
  - IX. THE OWNER SHALL NOTIFY ENGINEER IF ANY UNIQUE SOILS CONDITIONS EXIST ON SITE WHICH MAY BE DETECTED DURING CONSTRUCTION. THESE INCLUDE BUT SHALL NOT BE LIMITED TO:
    1. SATURATED SOIL AT FOOTING SUBGRADE
    2. GROUNDWATER
    3. UNDOCUMENTED FILL
    4. CLAY SOIL WITH SWELL OR COLLAPSE POTENTIAL
    5. FILL BEING PLACED BELOW FOOTINGS
- PLATTINUM ENGINEERING CANNOT BE HELD RESPONSIBLE FOR SOIL CONDITIONS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK PROCEEDING. IT IS THE RESPONSIBILITY OF THE OWNER TO HIRE A GEO-TECHNICAL ENGINEER IF NEEDED. THE DESIGN OF THE FOUNDATION SYSTEM SHALL BE BASED ON THE ALLOWABLE SOIL BEARING PRESSURES ALLOWED IN TABLE 1804.2 OF THE 2021 IBC. THE CONTRACTOR SHALL VISUALLY INSPECT THE SITE PRIOR TO WORK PROCEEDING AND SHALL NOTIFY ENGINEER IF ANY UNIQUE SOIL CONDITIONS EXIST THAT COULD AFFECT THE PERFORMANCE OF THE FOUNDATION SYSTEM PRIOR TO ANY WORK PROCEEDING.

SECTION 2 - CONCRETE

- I. GENERAL REQUIREMENTS
 

STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. CONCRETE FOR SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND A MAXIMUM WATER/CEMENT RATIO OF 0.5 MINIMUM CEMENT CONTENT SHALL BE 5 SACK/CU. YD. MAXIMUM AGGREGATE SHALL BE 3/4", INCLUDE 4% TO 6% AIR ENTRAINMENT WITH SLUMP NOT TO EXCEED 4".
- II. CAST IN PLACE CONCRETE
  - A. FORM WORK:
 

CONCRETE FORM WORK TO BE OF ADEQUATE SIZE AND STRENGTH, PROPERLY BRACED TO PREVENT SAGGING OR BULGING. PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES. REFER TO DRAWING FOR DIMENSIONS OF CONCRETE MEMBERS AND SIZE AND LOCATION OF ALL REINFORCEMENT.
  - B. FOOTINGS:
 

NO FOOTING SHALL BE PLACED ON DISTURBED (OR FROZEN) SOIL (IF DISTURBED, COMPACT SOIL IN 6" LIFTS TO 95% OR MAXIMUM DRY DENSITY PER ASTM D1557). FOOTINGS SHALL BE STEPPED DOWN ONE (1) VERTICALLY TO ONE AND ONE HALF (1 1/2) HORIZONTALLY, UNLESS BULK HEADED & STOPPED VERTICALLY.
  - C. FOUNDATION WALLS:
 

REINFORCE PER DRAWINGS. SEE SPECIAL PROVISIONS FOR COLD WEATHER CONCRETE BELOW. USE HAND OPERATED COMPACTION EQUIPMENT ADJACENT TO NEWLY PLACED CONCRETE WALLS.
  - D. CONCRETE PADS AND THICKENED SLABS:
 

REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.
  - E. CONCRETE SLABS:
 

REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.
  - F. REINFORCEMENT BARS:
 

REINFORCEMENT SHALL BE PER ASTM A615, GRADE 60 FOR #5 BARS AND LARGER, GRADE 40 FOR #3 AND #4 BARS. ALL REBAR LAPPED 30 TIMES DIAMETER. REBAR AT FOOTINGS TO HAVE 3" CLEAR COVER OF CONCRETE (U.N.O. ON DRAWINGS). PROVIDE CORNER BARS WITH 18" LEGS AT THE CORNERS OF ALL WALLS AND FOOTINGS. SIZE AND PLACEMENT TO MATCH HORIZONTAL REINFORCEMENT.
  - G. COLD-WEATHER CONCRETING:
 

CONTRACTOR SHALL SUBMIT TO ENGINEER FOR REVIEW THE PROPOSED MEASURES TO SATISFY PLACEMENT & CURING OF CONCRETE DURING COLD WEATHER. FOR OPTIMUM STRENGTH GAIN. IT IS RECOMMENDED TO CONSIDER A BLEND OF TYPE I AND TYPE II CEMENT WITH A 6 BAG MIX, LOW SAND TO AGGREGATE RATIO, BATCHED TO A 1" SLUMP WITH SUPER PLASTICIZER ADDED FOR 4"-5" SLUMP WORKABILITY, 1%-2% NON-CHLORINE ACCELERATOR & CONCRETE MAINTAINED AT 50° MINIMUM FOR 7 DAYS. AVOID MORE THAN 25° TEMPERATURE CHANGE PER DAY WHEN HEATING IS TERMINATED.
  - H. ANCHOR BOLTS AND HOLD-DOWN:
 

ANCHOR BOLTS TO BE F1554 5/8"x10" EMBEDDED IN FOUNDATION WALLS PER SHEAR WALL SCHEDULE (SEE FOUNDATION PLAN FOR REQUIREMENTS AT SHEAR WALLS). BOLTS TO BE WITHIN 1'-0" OF SILL PLATES ENDS (COORDINATE WITH GENERAL CONTRACTOR). MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE.
 
    1. ALL POSTS SUPPORTED BY ISOLATED FOOTINGS TO HAVE POST ANCHORS UNLESS SPACED IN STUD WALLS.
    2. REFER TO DRAWINGS FOR HOLD-DOWN REQUIREMENTS. INSTALL REQUIRED EMBEDDED ITEMS PER MANUFACTURER'S CATALOG TO ENGAGE HOLD-DOWN.
  - I. CONSTRUCTION AND CRACK CONTROL JOINTS:
 

ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS AND OTHER FOREIGN MATERIAL PRIOR TO PLACING ADJACENT CONCRETE. CRACK CONTROL JOINTS IN SLABS SHALL HAVE A MAXIMUM SPACING OF 15'-0" IN BOTH DIRECTIONS. THE CONTRACTOR SHALL SUBMIT THE DETAILS AND PROPOSED LOCATIONS OF CONSTRUCTION JOINTS AND CRACK CONTROL JOINTS FOR REVIEW BEFORE STARTING CONSTRUCTION.
  - J. VAPOR BARRIER:
 

VAPOR BARRIER TO BE 10 MIL POLYETHYLENE SHEET PLACED ON UNDISTURBED SOIL. VAPOR BARRIER UNDER SLAB ON GRADE, PLACED ON COMPACTED GRAVEL WITH 3/4" TO 1-1/2" OF DAMP SAND BETWEEN POLYETHYLENE VAPOR BARRIER AND CONCRETE.

SECTION 3 - FRAMING LUMBER

- I. SAWN STRUCTURAL LUMBER
  - A. SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) NO.2 OR BETTER FOR ALL 2 INCH AND 4 INCH NOMINAL LUMBER AND DF-L NO.2 OR BETTER FOR 6 INCH NOMINAL AND LARGER STRUCTURAL MEMBERS (U.N.O.).
  - B. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE SHALL BE PRESERVATIVE TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD.
  - C. ALL FRAMING DETAILS SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE 2021 IBC, UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL FRAMING NAILING SHALL CONFORM TO TABLE 2304.9.1 OF THE IBC UNLESS OTHERWISE SHOWN. PROVIDE STEEL STRAPS AT PIPES IN STUD WALLS AS REQUIRED BY IBC CHAPTER 23. PLUMBING AND ELECTRICAL RUNS IN STUD WALLS SHALL CONFORM TO CHAPTER 23. BOLTS SHALL BE STANDARD MACHINE BOLTS (A307). ALL NAILS SHALL BE COMMON WIRE OR GALVANIZED BOX NAILS. IF PNEUMATIC NAILERS ARE TO BE USED, CONTRACTOR MUST SUBMIT A SCHEDULE OF NAILS DESIRED AS SUBSTITUTION TO THE ARCHITECT OR ENGINEER FOR REVIEW. A CHANGE IN THE NUMBER OF NAILS OR A CLOSER NAIL SPACING MAY BE REQUIRED.
  - D. METAL HANGERS AND CONNECTORS SHALL BE FULLY NAILED OR BOLTED UNLESS OTHERWISE NOTED ON THE DRAWINGS. METAL HANGERS OR CONNECTORS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED BY SIMPSON COMPANY. METAL HANGERS OR CONNECTORS BY OTHER MANUFACTURERS MAY BE CONSIDERED WHERE LOAD CAPACITY AND DIMENSIONS ARE EQUAL OR BETTER ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
  - E. PROVIDE SOLID BLOCKING BELOW ALL BEARING WALLS. PROVIDE SOLID VERTICAL BLOCKING IN FLOOR SPACE TO MATCH STUD BUNDLE OR SOLID COLUMN ABOVE AND BELOW VERTICAL BLOCKING AT WOOD I-JOISTS SHALL BE 1/16" LONGER THAN JOIST IS DEEP. MINIMUM POST TO BE TWO 2x STUDS BEARING AT EACH END OF HEADER U.N.O. FOR BEAMS FRAMING PERPENDICULAR TO BEARING WALLS PROVIDE FULL WIDTH BEAM POCKET WITH FILLER AS REQUIRED AND KING STUD BOTH SIDES. STITCH STUD BUNDLES TOGETHER WITH 16d COMMON @ 18" O.C. MAXIMUM (U.N.O.) WHERE FLOOR BEAMS ARE FRAMED FLUSH WITHIN FLOOR AND TOP FLANGE HANGERS ARE SPECIFIED, BEAMS ARE TO BE BLOCKED UP TO JOIST HEIGHT WITH FULL WIDTH DF-L SPACER AS REQUIRED.
  - F. FIRE BLOCK STUD SPACED AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10' VERTICALLY AND HORIZONTALLY, AND AT OPENINGS BETWEEN ATIC SPACES FOR FACTORY BUILT CHIMNEYS, AND AT OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES.
  - G. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. COATING TYPE AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MINIMUM OF ASTM A 653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.
- II. MANUFACTURED JOIST
  - A. MANUFACTURED JOISTS SIZE AND SPACING HAVE BEEN DETERMINED PER THE MANUFACTURER'S STANDARDS. SUBSTITUTION OF PRODUCTS BY OTHER MANUFACTURERS REQUIRES APPROVAL OF ENGINEER OF RECORD. JOIST SHALL BE ERECTED, INSTALLED, AND BRACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- III. LAMINATED VENEER LUMBER (LVL)
  - A. PRODUCTS SPECIFIED HEREIN AS LVL AND PSL SHALL CONFORM TO THE PERFORMANCE CRITERIA OF LVL AND PSL PRODUCTS AS MANUFACTURED BY TRUSS JOIST AS MICRO-LAM AND PARALLAM. SUBSTITUTES ARE ACCEPTABLE PROVIDED THEY HAVE THE SAME STRUCTURAL VALUES. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
  - B. LVL OR PSL SHALL NOT BE EXPOSED
- IV. WOOD SHEATHING
  - A. ALL WOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD OR OSB WITH THICKNESS, VENEER GRADES AND SPAN RATING AS NOTED HEREIN OR ON DRAWINGS
    1. ROOF SHEATHING
      - 7/16" WITH MINIMUM (40/20) SPAN RATING.
    2. FLOOR SHEATHING
      - 3/4" OSB GLUED AND NAILED
    3. EXTERIOR WALL AND SHEAR WALL SHEATHING
      - 7/16" WITH MINIMUM (24") SPAN RATING.
  - B. ROOF AND FLOOR SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C. INSTALL ROOF SHEATHING WITH 1/8" SPACE AT ALL PANEL EDGES. NAIL ROOF SHEATHING WITH 8d @ 6" O.C. AT SUPPORTED PANEL AND 12" O.C. AT INTERMEDIATE FRAMING. FLOOR SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL EDGES AND 10" O.C. FIELD. U.N.O. HOLES ARE NOT PERMITTED IN DIAPHRAGMS UNLESS REVIEWED BY ENGINEER. NAIL EXTERIOR WALL SHEATHING WITH 8d @ 6" O.C. EDGES AND 12" O.C. FIELD U.N.O. IN SHEAR WALL SCHEDULE. OFFSET VERTICAL JOINTS 4'-0" O.C. INSTALL WITH 1/8" GAP AT BUTT ENDS.
  - V. WOOD SHEAR WALLS
    - A. NO. 14 GAGE STAPLES WITH MINIMUM 7/16 OD CROWN AND 1-3/8" LENGTH MAY BE USED ONE FOR ONE IN LIEU OF 8d NAILS. WHERE SUBSTITUTING FOR 10d NAILS USE 3 STAPLES FOR EACH 2 NAILS.
    - B. WHERE PLYWOOD PANELS ARE APPLIED TO BOTH SIDES OF SHEAR WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBERS SHALL BE 3" (NOMINAL) WIDE AND NAILS ON EACH SIDE SHALL BE STAGGERED
    - C. ALLOWABLE SHEAR VALUES IN SHEAR WALL TABLE ARE FOR DOUGLAS FIR FRAMING MEMBERS (GROUP II). NO SUBSTITUTION OF LESSER GROUPS WILL BE ALLOWED. FASTENERS EXPOSED TO WEATHER SHALL BE ZINC COATED BY HOT DIP GALVANIZING, MECHANICALLY DEPOSITED, OR ELECTRO-DEPOSITED.

SECTION 4 - SUBSTITUTIONS

SUBSTITUTION FOR ANY SPECIFIED STRUCTURAL COMPONENT MUST BE REQUESTED IN WRITING BY THE CONTRACTOR. THE ENGINEER WILL REVIEW THE REQUESTED ALTERNATIVE & RESPOND IN WRITING. ADDITIONAL SUPERVISION OR SPECIAL INSPECTION MAY BE REQUIRED FOR THE REQUESTED SUBSTITUTION.

SECTION 5 - JOB SAFETY

THE ENGINEER HAS NOT BEEN RETAINED NOR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISIT, USE WORK, OR OCCUPANCY BY ANY PERSON.

SECTION 6 - PROPRIETARY PRODUCTS

ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS

Designed Per IBC 2021

Roof Snow Load	30 psf
Roof Dead Load	15 psf
Floor Live Load	40 psf
Floor Dead Load	18 psf

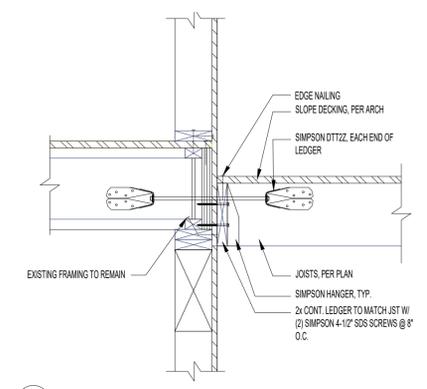
Seismic Criteria			
Seismic Design Category D			
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I=	1	S1=	0.53
R=	6.5	Fa=	1.2
T=	0.1	Fv=	1.7

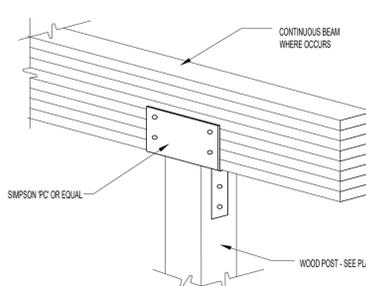
Wind Criteria	
115 mph 3 second gust wind speed exp C	

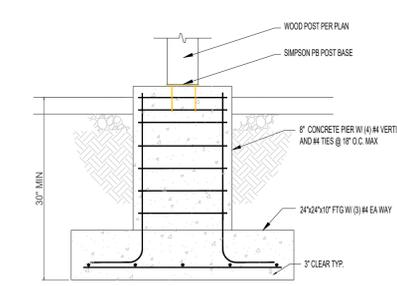
Concrete Strength	2500 psi
Allowable Bearing Capacity	1500 psf



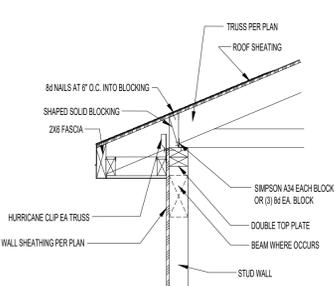
A LEDGER CONNECTION  
N.T.S.



B BEAM TO POST  
N.T.S.



C PER DETAIL  
N.T.S.



D DETAIL  
N.T.S.

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

Reviewed by: jhardy on 09/16/2025  
Permit Number: 251650 Plans

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ARCHITECTS INFORMATION:

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PROFESSIONAL STAMP:

PROFESSIONAL ENGINEER  
6049018-2202  
DAVID H. PLATT  
9/5/25  
STATE OF UTAH

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CODE OFFICIAL STAMP:

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PROJECT NAME:

3814 S 2035 E

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REVISIONS:

NO.	DATE	DESCRIPTION

---

ISSUED: SEPT. 3RD, 2025

NO.	DATE	DESCRIPTION

---

OWNER PROJECT #:  
RPA PROJECT #:  
DRAWN BY:  
CHECKED BY:  
DESIGNED BY:

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SHEET TITLE:

NOTES

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SHEET NUMBER:

S001