2321 & 2343 Quincy Ave
New Construction Bid – ADDENDUM 1
3/19/24

The purpose of this addendum is to clarify and provide corrections to the original bid package.

1. BUILDING PLAN CORRECTION

The construction drawings included in the original bid for the home to be built on 2343 Quincy referred to *2210 Jefferson Ave*. While the plan used at 2210 Jefferson is nearly identical to the plan to be built at 2343 Quincy there are some updates that should be considered in the bid. Attached is the correct plan to be used for 2343 Quincy. Updates include:

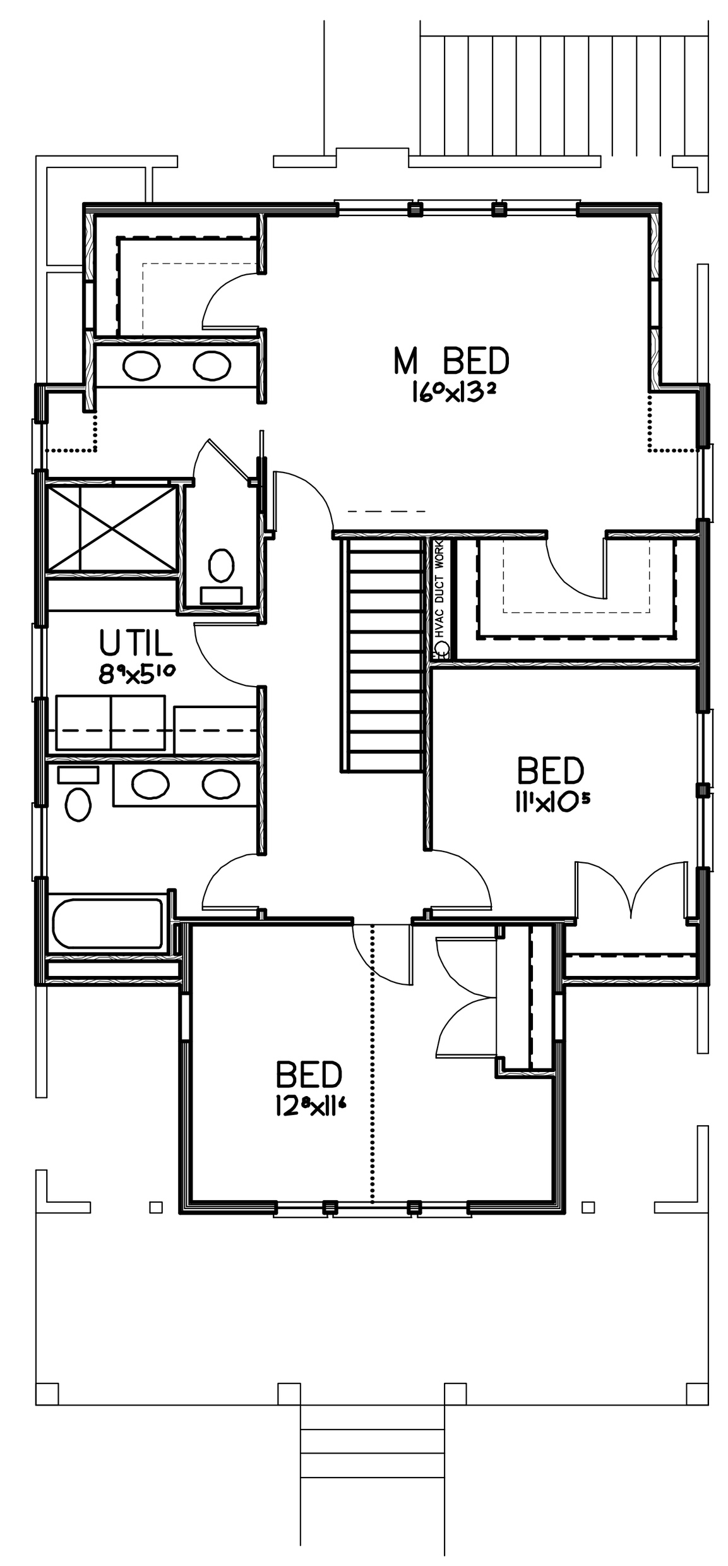
- Full (unfinished) basement with walk-out. (see specifications for completion level)
- Basement Windows
- Revised master bathroom

Redline notes on plan still apply including:

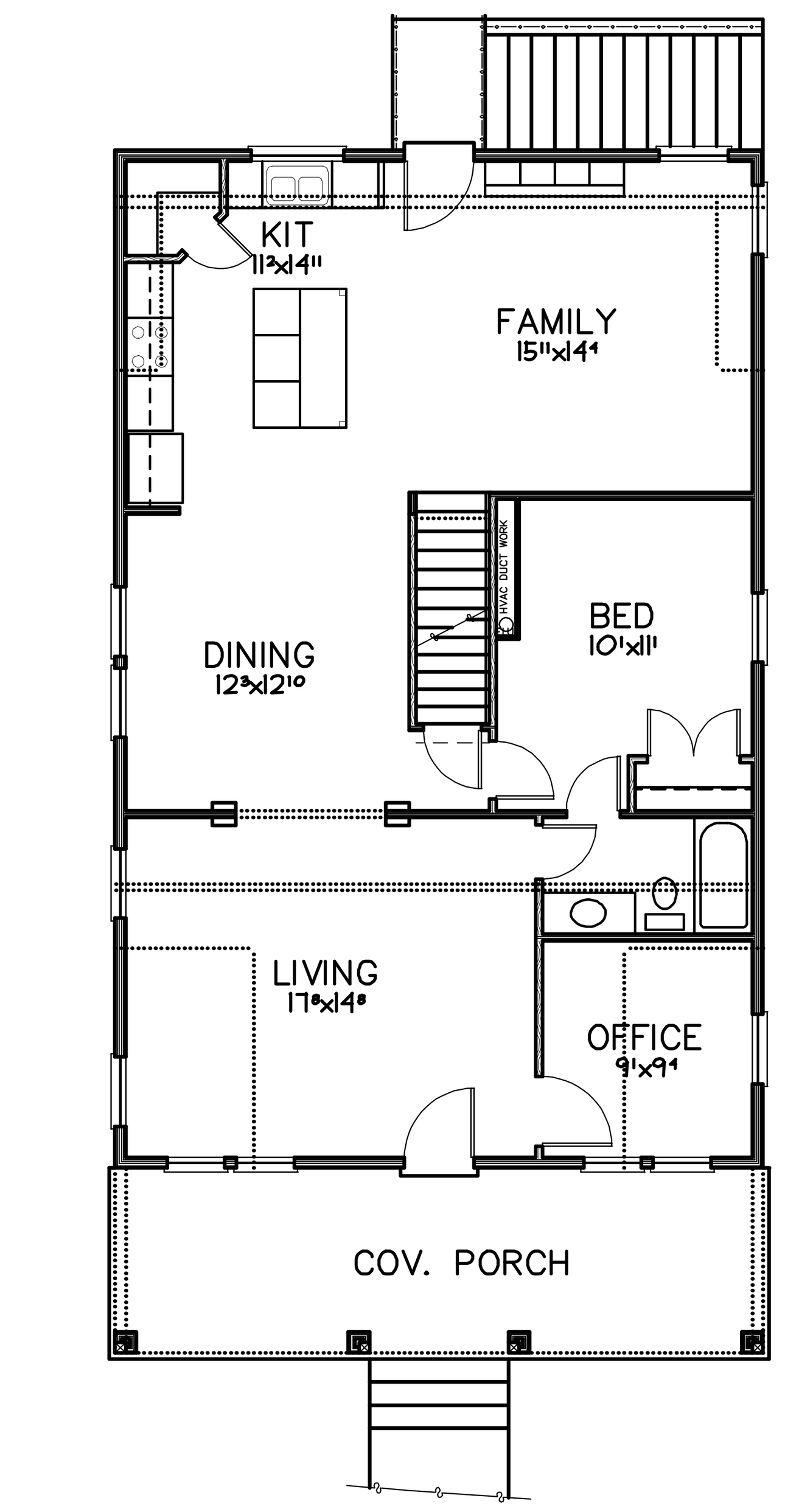
- Removal of front porch railing
- Removal of family room cabinets
- Light in master shower

2. BID DUE DATE TO BE EXTENDED ONE WEEK

NEW DATE - THURSDAY APRIL 4TH 2024 – 1:00PM



UPPER FLOOR AREA = 1032 SQ. FT.



MAIN FLOOR AREA = 1232 SQ. FT.

METAL HOLDOWN SCHEDULE[1]

MARK	SIMPSON HOLDOWN	ATTACHMENT	COMMENTS
LSTHD8 OR LSTHD8RJ	LSTHD8 OR LSTHD8RJ (RIM JOIST)	(20)-16d SINKER NAILS	STHD10, STHD14, HTT4, OR HDU4 MAY BE USED IN LIEU OF LSTHD8
STHD10 OR[2] STHD10RJ	STHD10 OR[2] STHD10RJ (RIM JOIST)	(28)-16d SINKER NAILS	STHD14, HTT4, OR HDU4 MAY BE USED IN LIEU OF STHD10
STHD14 OR[2] STHD14RJ	STHD14 OR[2] STHD14RJ (RIM JOIST)	(30)-16d SINKER NAILS	HTT4 OR HDU5 MAY BE USED IN LIEU OF STHD14
HTT4	HTT4	(18)-16d NAILS WITH 5/8" DIA. A307 ALL-THREAD ROD EPOXIED 8" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/S4.2 FOR EPOXY ATTACHMENT
HDU4	HDU4-SDS2.5	(10)-SDS1/4x2.1/2 SCREWS WITH 5/8" DIA. A307 ALL-THREAD ROD EPOXIED 8" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/S4.2 FOR EPOXY ATTACHMENT
HDU5	HDU5-SDS2.5	(14)-SDS1/4x2.1/2 SCREWS WITH 5/8" DIA. A307 ALL-THREAD ROD EPOXIED 11" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/S4.2 FOR EPOXY ATTACHMENT
HDQ8	HDQ8-SDS3	(20)-SDS1/4x3 SCREWS WITH 7/8" DIA. A307 ALL-THREAD ROD EPOXIED 11" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/S4.2 FOR EPOXY ATTACHMENT

METAL HOLDOWN NOTES:
1. ALL HOLDOWNS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. SEE DETAILS 5 AND 9/S4.2
2. USE RIM JOIST MODEL OF STRAP IF STRAP IS LOCATED AT A RIM JOIST, OTHERWISE, A NON-RIM JOIST MODEL MAY BE USED.

CONCRETE FOUNDATION WALL SCHEDULE

MARK	WIDTH[8]	MAX. HEIGHT[2,4,5]	WALL REINFORCING VERTICAL[6]	WALL REINFORCING HORIZONTAL[1,3]	COMMENTS
CFW2.0NR	8" MIN.	MEET MIN. FROST DEPTH	#4 AT 18" O.C.	#4 AT 12" O.C.	SEE DETAIL 7 OR 11/S4.1
CFW3.0	8" MIN.	MEET MIN. FROST DEPTH	#4 AT 24" O.C.	#4 AT 12" O.C.	SEE DETAIL 7 OR 11/S4.1
CFW4.0	8" MIN.	4'-0"	#4 AT 24" O.C.	#4 AT 15" O.C.	SEE DETAIL 6/S4.1
CFW6.0	8" MIN.	6'-0"	#4 AT 24" O.C.	#4 AT 18" O.C.	SEE DETAIL 5/S4.1
CFW8.0	8" MIN.	8'-0"	#4 AT 24" O.C.	#4 AT 19" O.C.	SEE DETAIL 5/S4.1
CFW9.0	8" MIN.	9'-0"	#4 AT 16" O.C.	#4 AT 18" O.C.	SEE DETAIL 5/S4.1
CFW10.0	8" MIN.	10'-0"	#4 AT 9" O.C.	#4 AT 12" O.C.	SEE DETAIL 5/S4.1

CONCRETE FOUNDATION WALL NOTES:
1. LOCATE A HORIZONTAL BAR WITHIN 4" OF TOP AND BOTTOM OF WALL.
2. WALL HEIGHT MAY BE INCREASED AS NEEDED WHERE FOOTINGS NEED TO BE DROPPED FOR FROST PROTECTION OR SOIL CONDITIONS AS LONG AS UNBALANCED WALL HEIGHT (HEIGHT BETWEEN LOW AND HIGH GRADE) DOES NOT EXCEED THAT SHOWN. ADD ADDITIONAL HORIZONTAL REBAR AS NEEDED TO NOT EXCEED SPACING SHOWN.
3. UNLESS NOTED OTHERWISE, PLACE HORIZONTAL REINFORCING IN THE CENTER OF THE WALL THICKNESS. PLACE VERTICAL REINFORCING ON INTERIOR SIDE OF HORIZONTAL REINFORCING.
4. PROVIDE NOTCHES AND DROPS IN TOPS OF FOUNDATION AS NOTED ON PLANS AND WHERE REQUIRED FOR DOOR OPENINGS AND WHERE CONCRETE SLABS POUR OVER THE TOP OF FOUNDATION WALLS.
5. SEE DRAWINGS FOR ACTUAL HEIGHT.
6. PROVIDE VERTICAL REBAR DOWELS TO MATCH VERTICAL WALL REBAR SIZE AND SPACING TO TIE FTG. TO FDTN. WALL.
7. SOIL BACKFILL SHALL BE SOIL CLASSIFICATION TYPES GW, GP, SW, OR SP PER IBC TABLE 1610.1. SOIL SHALL NOT BE SUBMERGED OR SATURATED IN GROUND WATER.
8. SEE PLAN FOR ACTUAL WALL WIDTH. FOR 12" OR THICKER WALLS, PROVIDE 2 LAYERS OF REINFORCING (2" FROM EACH FACE).

WOOD BEAM/HEADER SCHEDULE[4,6]

MARK[1]	SIZE[2,3]	COMMENT	MARK[1]	SIZE[2,3]	COMMENTS
WB2-8DF[4] TYP. U.N.O.	(2)-2x8 FOR 2x4 WALLS	USE FOR BEAM/HEADER SPANS UP TO 5'-2" THAT ARE NOT NOTED OTHERWISE IN BASEMENTS WITH CEILING HEIGHTS LESS THAN 7'-10" (FOR CEILING HEIGHTS GREATER THAN 7'-10" USE WB2/3-10DF) -SEE NOTE 4 BELOW -HEADERS MAY BE RECESSED INTO WALL DOUBLE TOP PLATE AS REQUIRED FOR WINDOW HEIGHTS -SEE DETAIL 10/S6.1	WB2-5.5LVL	(2)-1.3/4"x5.1/2" LVL	
			WB2-7.25LVL	(2)-1.3/4"x7.1/4" LVL	
WB3-8DF[4] TYP. U.N.O.	(3)-2x8 FOR 2x6 WALLS		WB2-9.5LVL	(2)-1.3/4"x9.1/2" LVL	
			WB2-11.88LVL	(2)-1.3/4"x11.7/8" LVL	
WB2-10DF[4] TYP. U.N.O.	(2)-2x10 FOR 2x4 WALLS	USE FOR BEAM/HEADER SPANS UP TO 5'-2" THAT ARE NOT NOTED OTHERWISE -SEE NOTE 4 BELOW	WB2-14LVL	(2)-1.3/4"x14" LVL	
WB3-10DF[4] TYP. U.N.O.	(3)-2x10 FOR 2x6 WALLS		WB2-16LVL	(2)-1.3/4"x16" LVL	
WB2-6DF	(2)-2x6 DF#2	WB2-5.5LVL MAY BE USED AS ALTERNATE	WB2-18LVL	(2)-1.3/4"x18" LVL	
WB2-8DF	(2)-2x8 DF#2	WB2-7.25LVL MAY BE USED AS ALTERNATE	WB3-5.5LVL	(3)-1.3/4"x5.1/2" LVL	
WB2-10DF	(2)-2x10 DF#2	WB2-7.25LVL MAY BE USED AS ALTERNATE	WB3-7.25LVL	(3)-1.3/4"x7.1/4" LVL	
WB2-12DF	(2)-2x12 DF#2	WB2-9.5LVL MAY BE USED AS ALTERNATE	WB3-9.5LVL	(3)-1.3/4"x9.1/2" LVL	
WB3-6DF	(3)-2x6 DF#2	WB3-5.5LVL MAY BE USED AS ALTERNATE	WB3-11.88LVL	(3)-1.3/4"x11.7/8" LVL	
WB3-8DF	(3)-2x8 DF#2	WB3-7.25LVL MAY BE USED AS ALTERNATE	WB3-14LVL	(3)-1.3/4"x14" LVL	
WB3-10DF	(3)-2x10 DF#2	WB3-7.25LVL MAY BE USED AS ALTERNATE	WB3-16LVL	(3)-1.3/4"x16" LVL	
WB3-12DF	(3)-2x12 DF#2	WB3-9.5LVL MAY BE USED AS ALTERNATE	WB3-18LVL	(3)-1.3/4"x18" LVL	

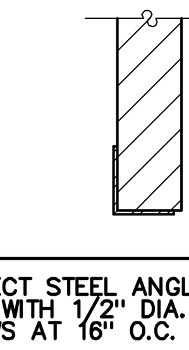
WOOD BEAM NOTES:
1. BEAM MARKS WITH "DF" DESIGNATES THE USE OF DOUGLAS FIR-LARCH NO. 2 OR BETTER STANDARD LUMBER. BEAM MARKS WITH "LVL" DESIGNATES THE USE OF ENGINEERED LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 psi, F_v = 285 psi, $F_{c\perp}$ = 750 psi, E = 1.9x10^6 psi.
2. "DF" BEAM SIZES SHOWN ARE NOMINAL AND HAVE SMALLER ACTUAL BEAM DIMENSIONS AS BASED ON STANDARD LUMBER. PROVIDE 1/2" PLYWOOD OR OSB BETWEEN INDIVIDUAL BEAM-PLYS TO CREATE A BEAM THICKNESS TO MATCH THE WALL THICKNESS.
3. MULTIPLE MEMBER BEAMS/HEADERS SHALL BE NAILED TOGETHER WITH A MINIMUM OF 2 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS 12 IN. OR LESS USE 3 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS GREATER THAN 12 IN.
4. CONTACT THE ENGINEER FOR BEAM/HEADER SIZES WITH SPANS GREATER THAN 5'-2" THAT ARE NOT NOTED ON THE DRAWINGS.
5. "FLUSH", WHEN NOTED ON PLANS, INDICATES TO PLACE THE BEAM SO THAT THE TOP AND/OR BOTTOM OF THE BEAM IS FLUSH WITH THE SUPPORTED FRAMING.
6. DO NOT USE LVL BEAMS WHERE THEY MAY BE EXPOSED TO WEATHER (E.G. DECK FRAMING).

SHEAR WALL SCHEDULE

WALL MARK	SHEAR WALL CONSTRUCTION: PANEL[5,6] MATERIAL	SIDES	PANEL[2] EDGES	PANEL ATTACHMENT: PANEL FASTENER[3,9]	EDGE NAILING	FIELD NAILING	WALL ANCHORAGE: ANCHOR BOLT/[1,7] FASTENER	SPACING	COMMENTS
SW1	1/2" GYPSUM WALLBOARD[4]	BOTH SIDES	BLOCKED	NO. 6x1.1/4" SCREWS	4" O.C.	16" O.C.	16d NAILS	4" O.C.	USE SW4 AS ALTERNATE
SW2	7/16" OSB SHEATHING	ONE SIDE	BLOCKED	8d NAILS	4" O.C.	12" O.C.	5/8" x12" A.B. NON-RESIDENTIAL 1/2" x10" A.B. RESIDENTIAL	32" O.C.	SEE NOTE 8 BELOW
SW3	7/16" OSB SHEATHING[11]	BOTH SIDES	BLOCKED	8d NAILS	4" O.C.	12" O.C.		16" O.C.	SEE NOTE 8 & 11 BELOW
SW4	3/8" OR 7/16" OSB SHEATHING	ONE SIDE	BLOCKED	8d NAILS	6" O.C.	12" O.C.		32" O.C.	SEE NOTE 8 BELOW
SW5	7/16" OSB SHEATHING U.N.O.	BOTH SIDES	BLOCKED	8d NAILS	SEE DETAIL 5/S5.2				SEE NOTE 8 BELOW

SHEAR WALL NOTES:
1. ANCHOR BOLTS SHALL HAVE 7" MIN. EMBEDMENT (ALL-THREAD EPOXY BOLTS W/ 7" MIN. EMBEDMENT MAY BE USED IN LIEU OF A.B. -SEE 3/S4.2)
2. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES FOR WALLS INDICATED TO BE 'BLOCKED'
3. SCREWS FOR WALLBOARD SHALL BE TYPE 'W' OR 'S' DRYWALL SCREWS (5d COOLER OR WALLB'D NAILS MAY BE USED IN LIEU OF SCREWS)
4. USE 5/8" FIRE-RATED WALLBOARD WHERE REQUIRED FOR FIRE SEPARATION.
5. 3/8" OR 7/16" OSB SHEATHING ON ONE SIDE OF WALL MAY BE USED IN LIEU OF GYPSUM WALLBOARD FOR ALL SHEAR/BRACED WALLS USING GYPSUM WALLBOARD NOTED ABOVE. ATTACH W/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN-FIELD. SOLID BLOCK.
6. OSB SHEATHING SHALL BE APA RATED (INT. GRADE WITH EXT. GLUE) WITH A MINIMUM 24/0 SPAN RATING.
7. USE 16d NAILS AT 4" O.C. WALL ANCHORAGE WHEN WALL RESTS ON WOOD FLOOR FRAMING AND NOT DIRECTLY ON FOUNDATION WALL OR FOOTING. PROVIDE SOLID BLOCKING BELOW FLOOR SHEATHING.
8. TO HELP RESIST SEISMIC/WIND FORCES, ALL SHEAR WALLS SHALL BE ATTACHED TO THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEET S4.1 THRU S6.3, U.N.O.
9. 16 GAGE STAPLES WITH 7/16" MIN. CROWN WIDTH AND 1" MIN. PENETRATION INTO SUPPORTING FRAMING MEMBERS MAY BE USED IN LIEU OF NAILS AT A SPACING OF ONE-HALF THAT DESIGNATED FOR NAILS.
10. PROVIDE SHEATHING ON SIDE OF WALL WHERE MARK/LABEL IS LOCATED.
11. WHEN PANELS ARE APPLIED ON BOTH FACES OF A WALL PANEL, JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3" NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED.

BRICK VENEER STEEL ANGLE LINTEL SCHEDULE

OPENING SIZE	ANGLE SIZE	COMMENTS
0'-0" TO 6'-11"	L3.1/2"x3.1/2"x1/4"	
7'-0" TO 8'-11"	L4"x3.1/2"x1/4"	
9'-0" TO 9'-11"	L5"x3.1/2"x1/4"	
10'-0" TO 18'-0"	L5"x3.1/2"x1/4"	CONNECT STEEL ANGLE TO LVL BEAM WITH 1/2" DIA. x 3" LAG SCREWS AT 16" O.C.

BRICK VENEER STEEL ANGLE LINTEL NOTES:
1. ALL STEEL LINTELS SHALL HAVE A MINIMUM BEARING LENGTH OF 1" PER FOOT OF OPENING OR 4" MINIMUM TYPICAL. MAXIMUM BEARING LENGTH NEED NOT EXCEED 12".
2. LINTELS ARE DESIGNED TO SUPPORT UNIFORM LOADS CONSISTING ONLY OF WEIGHT OF WALL WITHIN A 60 DEGREE ISOCELES TRIANGLE AREA ABOVE OPENING.
3. ALL STEEL LINTELS ARE TO HAVE LONG LEG VERTICAL.
4. ALL ANGLE LINTELS SHALL BE CORROSIVE RESISTANT.

CONCRETE FOOTING SCHEDULE[1,2,3]

MARK	WIDTH	LENGTH	THICK.	CROSSWISE REINFORCING NO.	SIZE	LENGTH	SPACE	LENGTHWISE REINFORCING NO.	SIZE	LENGTH	SPACE
CONTINUOUS FOOTINGS											
FC1.5	1'-6"	CONT.	10"	N/A	N/A	N/A	N/A	2	#4	CONT.	12"
FC1.7	1'-8"	CONT.	10"	N/A	N/A	N/A	N/A	2	#4	CONT.	14"
FC2.0	2'-0"	CONT.	12"	N/A	N/A	N/A	N/A	3	#4	CONT.	9"
FC2.5	2'-6"	CONT.	12"		#4	2'-0"	12"	4	#4	CONT.	8"
FC3.0	3'-0"	CONT.	12"		#4	2'-6"	12"	5	#4	CONT.	7.5"
FC3.5	3'-6"	CONT.	12"		#4	3'-0"	12"	5	#4	CONT.	9"
SQUARE FOOTINGS											
FS2.0	2'-0"	2'-0"	12"	3	#4	1'-6"	9"	3	#4	1'-6"	9"
FS2.5	2'-6"	2'-6"	12"	4	#4	2'-0"	8"	4	#4	2'-0"	8"
FS3.0	3'-0"	3'-0"	12"	5	#4	2'-6"	7.5"	5	#4	2'-6"	7.5"
FS3.5	3'-6"	3'-6"	12"	5	#4	3'-0"	9"	5	#4	3'-0"	9"
FS4.0	4'-0"	4'-0"	12"	6	#4	3'-6"	8.4"	6	#4	3'-6"	8.4"
FS4.5	4'-6"	4'-6"	12"	7	#4	4'-0"	8"	7	#4	4'-0"	8"
FS5.0	5'-0"	5'-0"	14"	8	#4	4'-6"	7.7"	8	#4	4'-6"	7.7"

CONCRETE FOOTING NOTES:
1. PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 3" CLEAR CONCRETE COVER UNLESS NOTED OTHERWISE.
2. ALSO PROVIDE SCHEDULED REINFORCING AT TOP OF FOOTING WHEN NOTED ON PLANS
3. FC - CONTINUOUS FOOTING; FS - SQUARE FOOTING

METAL CONNECTOR SCHEDULE

MARK	SIMPSON CONNECTOR	ATTACHMENT[1]	COMMENTS
A34	A34 ANCHOR	(8)-8d NAILS	
A35	A35 ANCHOR	(12)-8d NAILS	
CS14x40	CS14x40" LONG STRAP	FILL HOLES WITH 10d NAILS	SEE DETAIL 1/S6.2
CS14x48	CS14x48" LONG STRAP	FILL HOLES WITH 10d NAILS	SEE DETAIL 2/S6.2
CS16x40	CS16x40" LONG STRAP	FILL HOLES WITH 8d NAILS	SEE DETAIL 1/S6.2
CS16x48	CS16x48" LONG STRAP	FILL HOLES WITH 8d NAILS	SEE DETAIL 2/S6.2
DSC5R[2]	DSC5R/L-SDS3 TWIST STRAP	(24)-SDS 1/4"x3"	SIM. TO DETAIL 9/S6.1
H1	H1 ANCHOR	(10)-8d NAILS	
HTS30C[2]	HTS30C TWIST STRAP	(20)-10d NAILS	SEE DETAIL 9/S6.1
LTP4	LTP4 ANCHOR	(12)-8d NAILS	
MST37	MST37 STRAP	(42)-16d NAILS	SEE DETAIL 10&11&12/S6.1
MST48	MST48 STRAP	(34)-16d NAILS	SEE DETAIL 6/S5.2
MSTA21	MSTA21 STRAP	(16)-10d NAILS	SEE DETAIL 6/S5.2
MSTC48B3	MSTC48B3 STRAP	(54)-10d NAILS	SEE DETAIL 6/S5.2
MTS24C[2]	MT24C TWIST STRAP	(14)-10d NAILS	SEE DETAIL 11/S5.1 & 9/S6.2
MTS30C[2]	MTS30C TWIST STRAP	(14)-10d NAILS	SEE DETAIL 9/S6.1

METAL CONNECTOR NOTES:
1. USE 1.1/2" LONG NAILS WHEN INSTALLED IN 1.1/2" WOOD THICKNESS. OTHERWISE USE FULL LENGTH NAILS.
2. STRAP MAY REQUIRE BEING INSTALLED PRIOR TO INSTALLATION OF WALL SHEATHING, AND/OR ADJACENT FRAMING, AND/OR SETTING TRUSSES. COORDINATE AS NECESSARY.

GENERAL STRUCTURAL NOTES

I. CONCRETE, FOOTINGS, AND FOUNDATIONS:

A. SOIL BEARING PRESSURE IS ASSUMED TO BE AT LEAST 1500 PSF BY OWNER. NOTIFY THE ENGINEER IF THE SOIL BEARING PRESSURE IS FOUND TO BE LESS THAN 1500 PSF.

B. ALL FOOTINGS SHALL BE ESTABLISHED ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. ALL EXTERIOR FOOTINGS SHALL HAVE A MINIMUM DEPTH OF 30", OR THE LOCAL FROST DEPTH, WHICHEVER IS GREATER, BELOW FINISHED GRADE.

C. THE NATURAL UNDISTURBED SOIL BELOW ALL FOOTINGS SHALL BE VERIFIED FOR BEARING SUITABILITY. REMOVE ALL SOFT SPOTS AND REPLACE WITH COMPACTED STRUCTURAL FILL

D. COMPACTED STRUCTURAL FILL: ALL FILL MATERIAL SHALL BE A WELL-GRADED GRANULAR MATERIAL WITH A MAXIMUM SIZE LESS THAN 4 INCHES AND WITH NOT MORE THAN 10 PERCENT PASSING A NO. 200 SIEVE. IT SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTM D 1557. ALL FILLS SHALL BE TESTED. COMPACTED STRUCTURAL FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS.

E. ALL CONCRETE SLABS SHALL BE PLACED OVER 4" MINIMUM FREE DRAINING GRANULAR BASE OVER UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.

F. SLABS ON GRADE SHALL HAVE CONTROL OR CONSTRUCTION JOINTS AS PER DETAILS.

G. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE FOR FOOTINGS AND FOUNDATIONS SHALL BE 2500 psi FOR COMMERCIAL OR NON-RESIDENTIAL STRUCTURES AND 3000 psi FOR RESIDENTIAL STRUCTURES. USE 4000 psi FOR SUSPENDED SLABS AND ALL OTHER CONCRETE

H. REINFORCEMENT STEEL SHALL BE GRADE 60 (Fy = 60 KSI).

I. SUSPENDED SLABS AND ANY SUPPORTING STEEL BEAMS SHALL BE APPROPRIATELY FULLY SHORED 14 DAYS MINIMUM.

J. AT CONTRACTOR'S AND/OR OWNER'S OPTION USE EPOXY COATED REBAR IN SUSPENDED SLABS FOR EXTENDED SLAB LIFE.

K. EPOXY BOLTS SHALL BE ALL-THREAD GRADE A307 MIN. SMOOTH SHANK OR EXPANSION BOLTS (WEDGE ANCHORS) SHALL NOT BE USED.

L. REINFORCEMENT STEEL SHALL MEET THE FOLLOWING CONCRETE COVER REQUIREMENTS:
1. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ------ 3"
2. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER ------- 1.1/2"
3. FORMED CONCRETE NOT EXPOSED TO EARTH OR WEATHER --- 3/4"

M. REINFORCEMENT STEEL SHALL HAVE THE FOLLOWING MINIMUM LAP SPLICE LENGTHS, UNLESS NOTED OTHERWISE ON DRAWINGS
1. 30 BAR DIA. FOR #3 AND #4 BARS
2. 40 BAR DIA. FOR #5 THRU #8 BARS

N. FOR ALL OPENINGS LESS THAN 6'-6" IN CONCRETE FOUNDATION WALLS, PROVIDE A 10" DEEP CONCRETE HEADER WITH (2)-#4 BARS MINIMUM, UNLESS NOTED OTHERWISE. EXTEND BARS 24" MINIMUM BEYOND EDGE OF THE OPENINGS AND PLACE BARS 2" ABOVE TOP OF OPENING. CONTACT THE ENGINEER FOR REINFORCING OF OPENINGS GREATER THAN 6'-6" IF NOT NOTED ON PLANS.

O. FOUNDATION ANCHOR BOLTS SHALL BE 5/8" DIA. x12" MIN. FOR COMMERCIAL OR NON-RESIDENTIAL STRUCTURES AND 1/2" DIA. x10" MIN. FOR RESIDENTIAL STRUCTURES UNLESS NOTED OTHERWISE. SPACING OF ANCHOR BOLTS SHALL BE 32" O.C. MAX. WITH ONE LOCATED AT LEAST WITHIN 4" TO 12" OF EACH END OF SILL PLATE. SEE SHEAR WALL SCHEDULE FOR MORE STRINGENT ANCHOR BOLT REQUIREMENTS AT SPECIFIC SHEAR WALLS.
1. PROVIDE 7" MIN. EMBEDMENT INTO CONCRETE.
2. USE 0.229"x3"x3" PLATE WASHERS AT BOLTS FOR PLATE ANCHORAGE.
3. EPOXY BOLTS MAY BE USED IN LIEU OF ANCHOR BOLTS (SEE DETAIL 3/S4.2).

P. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL CONSIST OF TREATED WOOD OR HAVE A MOISTURE BARRIER PLACED BETWEEN WHICH MEETS THE CODE REQUIREMENTS. FASTENERS INTO TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

II. WOOD FRAMING:

A. MATERIALS:
1. GLU-LAM TIMBER: 24F-V4 DF/DF
2. FRAMING LUMBER: DOUGLAS FIR-LARCH NO. 2 OR BETTER
3. SHEATHING: APA RATED (INT. GRADE WITH EXT. GLUE) AS FOLLOWS WITH THE FOLLOWING MINIMUM NAILING REQUIREMENTS, U.N.O. PLACE ROOF AND FLOOR SHEATHING IN STAGGERED LAYOUT.

ROOF: 5/8" THICK OSB PANELS WITH A 32/16 SPAN RATING (7/16" THICK PANELS WITH 24/16 SPAN RATING MAY BE USED FOR RESIDENTIAL BUILDINGS WITH SNOW LOADS NOT MORE THAN 40 PSF). NAIL ALL PANELS WITH 10d COMMON NAILS AT 6" O.C. AT ALL SUPPORTED EDGES, BLOCKING, TRUSS DRAG STRUTS, AND GABLE END WALLS/TRUSSES, AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS, PLACE PANELS WITH LONG DIMENSIONS PERPENDICULAR TO SUPPORTS CONTINUOUS OVER TWO OR MORE SPANS. (8d NAILS MAY BE USED WITH 7/16" PANELS).

FLOOR: 3/4" THICK TONGUE AND GROOVE OSB PANELS. GLUE AND NAIL ALL PANELS WITH 10d COMMON NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BLOCKING, AND AT 10" O.C. AT ALL INTERMEDIATE SUPPORTS. PLACE PANELS WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS CONTINUOUS OVER TWO OR MORE SPANS.

WALLS: 7/16" THICK OSB PANELS. UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE, NAIL ALL PANELS WITH 8d COMMON NAILS AT 4" O.C. AT ALL EDGES AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS.

4. 16 GAGE STAPLES WITH 7/16" MIN. CROWN WIDTH AND 1" MIN. PENETRATION INTO SUPPORTING FRAMING MEMBERS MAY BE USED IN LIEU OF NAILS AT A SPACING OF ONE-HALF THAT DESIGNATED FOR NAILS.

B. PROVIDE SUPPORT STUDS AT THE ENDS OF ALL BEAMS, HEADERS, AND GIRDER TRUSSES AS FOLLOWS, UNLESS NOTED OTHERWISE:

SPANS LESS THAN 5'-0": 1 SUPPORT STUD MINIMUM.
SPANS 5'-0" TO 10'-0": 2 SUPPORT STUDS MINIMUM.
SPANS 10'-0" TO 14'-0": 3 SUPPORT STUDS MINIMUM.
SPANS GREATER THAN 14'-0": 4 SUPPORT STUDS MINIMUM.

ADDITIONALLY, SUPPORT STUDS SHALL AT LEAST MATCH THE WIDTH OF THE BEAM, HEADER, AND GIRDER TRUSS AND THE WIDTH OF THE SUPPORTING WALL.

C. FOR SPANS OF 6'-0" AND GREATER, AT EXTERIOR WALLS, PROVIDE A MINIMUM OF 2 FULL HEIGHT KING STUDS (TOP PLATE TO BOTTOM PLATE) AT THE ENDS OF ALL BEAMS, UNLESS NOTED OTHERWISE. FOR SPANS LESS THAN 6'-0", PROVIDE A MINIMUM OF 1 FULL HEIGHT KING STUD.

D. USE APPROPRIATE SIMPSON POST CAPS / TIES TO CONNECT BEAMS TO POSTS / STUDS FOR SPANS OF 6'-0" AND GREATER.

E. ALL WOOD POSTS SHALL HAVE APPROPRIATE SIMPSON POST CAPS AND BASE CONNECTORS INSTALLED GOOD FOR AT LEAST 900 POUNDS UPLIFT. WOOD POSTS INSTALLED ON CONCRETE SHALL HAVE AT LEAST A 1" STANDOFF BASE. WHERE POSTS ARE INSTALLED ON CONC. PIERS OR FOOTINGS SEE DETAILS 9/S4.1, 10/S4.1 AND 8/S4.2 FOR ADDITIONAL INFORMATION.

F. USE APPROPRIATE SIMPSON HANGERS WHERE JOISTS AND BEAMS NEED TO HANG FROM SUPPORTING BEAMS. USE TOP FLANGE HANGERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS, AS PER DETAIL 10/S5.2.

G. ALL METAL CONNECTORS, STRAPS, HOLDOWNS, HANGERS, ETC. CALLED OUT ON THE DRAWINGS SHALL BE INSTALLED WITH APPROPRIATE NAILS, SCREWS, BOLTS, ATTACHMENTS, ETC. AS PER THE MANUFACTURER'S RECOMMENDATIONS.

H. 2-PLY AND 3-PLY MEMBER BEAMS AND HEADERS SHALL BE NAILED TOGETHER WITH A MINIMUM OF 2 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS 12 INCHES OR LESS. USE 3 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS GREATER THAN 12 INCHES. 4-PLY MEMBER BEAMS SHALL HAVE 2 ROWS OF 1/2" DIA. THRU-BOLTS WITH WASHERS AT 12" O.C. IN ADDITION TO THE NAILING SPECIFIED ABOVE.

I. BEARING AND EXTERIOR WALLS SHALL BE CAPPED WITH DOUBLE TOP PLATES. END JOINTS OF SPLICES IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48" O.C. AND NAILED WITH 16d NAILS AT 4" O.C. WITHIN THE OVERLAPPED LENGTH. OVERLAP THE PLATES AT CORNERS AND AT INTERSECTIONS.

J. EXTERIOR WALLS SHALL HAVE SHEATHING PROVIDED AND NAILED AS PER THE SHEAR WALL SCHEDULE AND GENERAL NOTES TO FUNCTION AS SHEAR OR BRACED WALLS.

K. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.

L. ATTACH ALL ROOF TRUSSES AND RAFTERS TO ALL BEARING WALLS AND BEAMS WITH SIMPSON H1 ANCHORS, UNLESS NOTED OTHERWISE. PROVIDE SOLID BLOCKING BETWEEN TRUSSES.

M. UNLESS NOTED OTHERWISE ON DRAWINGS, NAILING OF ALL STRUCTURAL MEMBERS SHALL COMPLY WITH TABLES R602.3(1) TO R602.3(5).

III. PRE-FABRICATED WOOD TRUSSES:

A. THE TRUSS MANUFACTURER IS RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE TRUSSES. THE TRUSSES SHALL BE DESIGNED TO MEET THE MINIMUM LOAD AND CODE REQUIREMENTS FOR THE GIVEN LOCALITY OF CONSTRUCTION AND SHALL BE APPROVED BY A LICENSED ENGINEER.

B. IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK WITH THE LAYOUT AS SHOWN IN THE DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED CEILINGS, RAISED CEILINGS, ETC.), NOTIFY THE DESIGNER AND CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.

C. THE DESIGN AND BEARING OF TRUSSES SHALL BE COORDINATED WITH THE DRAWINGS. SEE WALL LEGEND ON SHEET S1.1 AND OTHER NOTES ON DRAWINGS FOR LOCATIONS OF BEARING WALLS. DO NOT DESIGN TRUSSES TO BEAR ON NON-BEARING WALLS.

D. TRUSSES THAT EXTEND OUT OVER EXTERIOR BEARING WALLS TO COVER A PORCH, PATIO, OR DECK SHALL BE DESIGNED TO BEAR ON THE EXTERIOR BEARING WALLS TO TRANSFER LOAD AWAY FROM THE PORCH, PATIO, OR DECK BEAMS, UNLESS NOTED OTHERWISE.

E. AT ROOF OVERBUILD AREAS PROVIDE OVERBUILD TRUSSES AS PER TRUSS MANUFACTURER OR STICK FRAME AS PER DETAIL 6/S6.2

F. TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A 200 PLF MIN. IN-PLANE HORIZ. SEISMIC LOAD APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.

G. SHOP DRAWING SUBMITTAL: CONTRACTOR SHALL SUBMIT COMPLETE CALCULATIONS AND SHOP DRAWINGS SHOWING PROPOSED TRUSS LAYOUT AND DESIGN TO BE REVIEWED BY THE ENGINEER BEFORE FABRICATION. THE REVIEW PERFORMED BY THE ENGINEER SHALL BE FOR GENERAL CONFORMANCE TO THE DESIGN CONCEPT ONLY. CORRECTIONS OR COMMENTS MADE ON THE SHOP DRAWINGS DURING THIS REVIEW DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE PLANS OR OF THE TRUSS SPECIFICATIONS. ALSO, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY PROPOSED DEVIATIONS FROM THE DESIGN CONCEPT SHOWN IN THESE PLANS.

IV. STRUCTURAL STEEL:

A. MATERIALS:
1. WIDE FLANGE SECTIONS: ASTM A572 (50 ksi)
2. TUBES: ASTM A500 (46 ksi)
3. PIPE COLUMNS: ASTM A53, TYPES E OR S, GRADE B
4. OTHER SHAPES AND PLATES: ASTM A36
5. DEFORMED BAR ANCHORS (DBA): ASTM A496
6. HEADED STUD ANCHORS (HSA): ASTM A108
7. BOLTED CONNECTIONS: ASTM A325
8. ANCHOR BOLTS: ASTM A307

B. FABRICATION AND CONSTRUCTION SHALL COMPLY WITH THE LATEST IBC AND AISC CODES.

V. BRICK VENEER:

A. BRICK VENEER SHALL BE ATTACHED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES. WHERE VENEER IS ANCHORED THROUGH THE USE OF CORRUGATED SHEET METAL TIES, THE TIES SHALL BE NO. 22 U.S. GAGE BY 7/8" MINIMUM AND THE DISTANCE SEPARATING THE VENEER FROM THE FACE OF THE SUPPORTING WALL SHALL BE A MAXIMUM OF 1 INCH. WHERE THE VENEER IS ANCHORED THROUGH THE USE OF METAL STRAND WIRE TIES, THE TIES SHALL BE NO. 9 U.S. GAGE WIRE MINIMUM AND THE DISTANCE SEPARATING THE VENEER FROM THE FACE OF THE SUPPORTING WALL SHALL BE A MAXIMUM OF 4.5 INCHES. TIES SHALL BE SPACED SO THEY INDIVIDUALLY SUPPORT NOT MORE THAN 2 SQUARE FEET OF VENEER AREA AND SHALL NOT BE SPACED MORE THAN 24 INCHES ON CENTER HORIZONTALLY AND VERTICALLY.

B. SEE THE BRICK VENEER STEEL ANGLE LINTEL SCHEDULE FOR BRICK SUPPORT OVER WALL OPENINGS.

C. PROVIDE FOR BRICK OR STONE VENEER INSTALLATIONS AT THE FOUNDATION CORROSION RESISTANT FLASHING EXTENDING UP A MINIMUM OF 3 COURSES WITH 3/16" WEEP HOLES EVERY 33" O.C. AND SUCH FLASHING MUST EXTEND 1/2" BEYOND THE FOUNDATION. THIS FLASHING IS REQUIRED WHERE STUCCO WEEP SCREEDS DO NOT EXTEND PAST FOUNDATIONS. FLASHING WHICH DO NOT EXTEND BEYOND OR BELOW THE FOUNDATION WILL NOT BE ACCEPTABLE. (ICE & WATER SHIELD OR SIMILAR MATERIALS).

VI. SPECIAL NOTES:

A. ALL WORK IS TO BE CONSISTENT WITH BEST BUILDING PRACTICES AND CONFORM TO LOCAL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING CONSTRUCTION.

B. THE OWNER AND ALL CONTRACTORS INVOLVED WITH THE PROJECT SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.

C. ALL OMISSIONS OR CONFLICTS, INCLUDING DIMENSIONS, BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS, DETAILS, AND/OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT SHOWN.

D. COPYRIGHT NOTICE: THESE DRAWINGS, PLANS, DETAILS, SCHEDULES, AND NOTES ARE COPYRIGHTED BY THE DESIGNER AND ENGINEER, ALL RIGHTS RESERVED. THESE DOCUMENTS SHALL NOT BE REPRODUCED, OR COPIED, IN WHOLE OR IN PART.

VII. ADDITIONS AND REMODELS:

A. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE STARTING CONSTRUCTION. DIMENSIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND MAY NEED TO BE ADJUSTED WITHIN REASON, TO WORK WITH EXISTING CONDITIONS. ANY OMISSION OR CONFLICT OF INFORMATION BETWEEN THE DRAWINGS AND EXISTING CONDITIONS, OR ANY DETRIMENTAL CONDITIONS DISCOVERED DURING THE COURSE OF CONSTRUCTION, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

B. ONLY THE NEW AREAS OF CONSTRUCTION HAVE BEEN CHECKED TO MEET LOCAL STRUCTURAL CODES. THERE HAS BEEN NO ATTEMPT TO CHECK THE EXISTING STRUCTURE FOR INADEQUACIES OR WHETHER THEY MEET LOCAL STRUCTURAL CODES. THE OWNER ASSUMES ALL LIABILITIES OR RISKS ASSOCIATED WITH THE EXISTING STRUCTURE AND ITS INTEGRATION WITH NEW AREAS OF CONSTRUCTION.

C. TIE ALL NEW FOOTING AND FOUNDATION WALLS TO EXISTING FOOTING AND FOUNDATION WALLS WITH EPOXY DOWELED REBAR. -SEE DETAIL 4/S4.2

D. CONTRACTOR SHALL FIELD VERIFY THAT EXISTING ROOF FRAMING IS IN GOOD CONDITION BEFORE STARTING CONSTRUCTION. NOTIFY THE ENGINEER IF STRUCTURAL CONCERNS EXIST.

WALL LEGEND AND ABBREVIATIONS

SYMBOL / ABBREVIATION	DESCRIPTION	SYMBOL / ABBREVIATION	DESCRIPTION
A.B.	"ANCHOR BOLT"		PREFAB STONE
ABV.	"ABOVE"		BRICK/NATURAL STONE
A.P.O.	"AS PER OWNER"		NOTCH IN TOP OF FDTN. WALL
BLW.	"BELOW"		CONC. FDTN. WALL
BRG.	"BEARING"		CONC. FOOTING
C.J.	"CONTROL/CONSTRUCTION JOINT"		
CONC.	"CONCRETE"	S—S	STEPPED FOOTING
CONT.	"CONTINUOUS"		2x6 BEARING WALL
DET.	"DETAIL"		2x4 BEARING WALL
EA.	"EACH"		2x6 NON-BEARING WALL
FDTN.	"FOUNDATION"		2x4 NON-BEARING WALL
FTG.	"FOOTING"		2x6 NON-BEARING SHEAR WALL
G.L.B.	"GLU-LAM BEAM"		2x4 NON-BEARING SHEAR WALL
MAX.	"MAXIMUM"		HEADER/BEAM
MIN.	"MINIMUM"		6x6 POST
O.C.	"ON CENTER"		4x4 POST
OPP.	"OPPOSITE"		
SIM.	"SIMILAR"		
TYP.	"TYPICAL"		
U.N.O.	"UNLESS NOTED OTHERWISE"		

SHEET INDEX

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY

LICENSED PROFESSIONAL STRUCTURAL ENGINEER
NO. 189469
THOMAS A. HALES
2/8/24
STATE OF UTAH

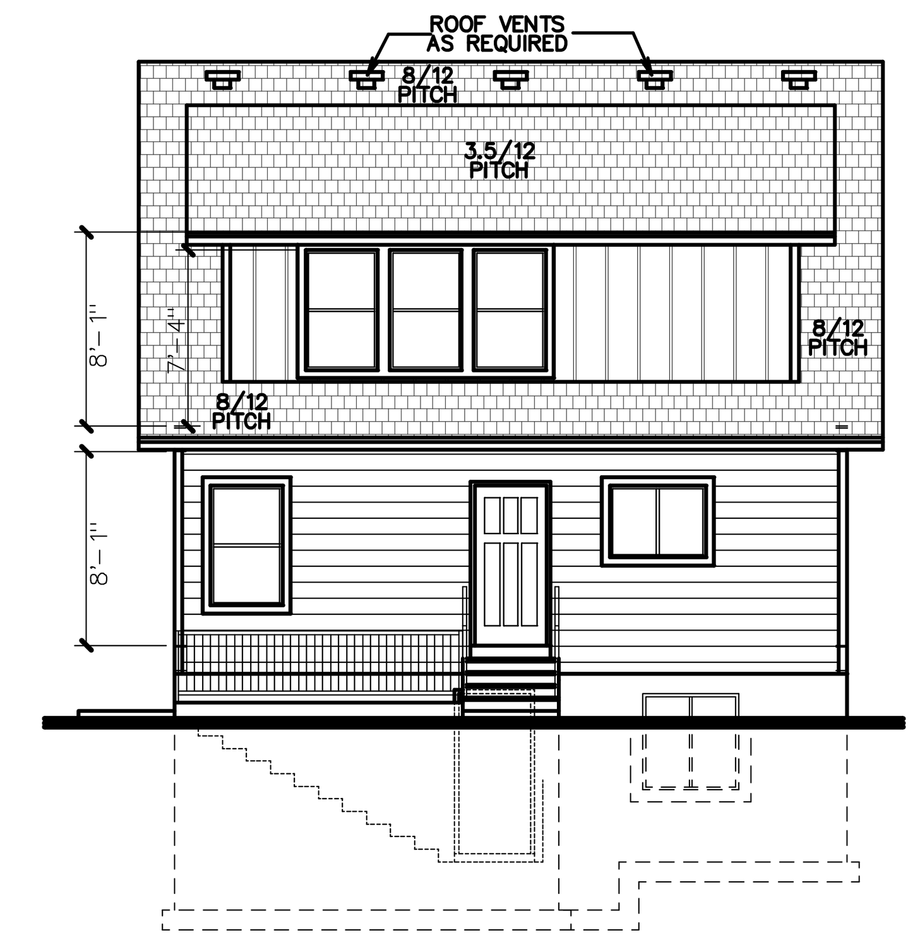
CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS, AND ALL ASSOCIATED COSTS, PRIOR TO CONSTRUCTION.

FOR:
OGDEN CITY
LOT 8, SYCAMORE COVE SUBDIVISION
2343 S. QUINCY AVENUE
OGDEN CITY, UTAH

Lomond View DESIGNS, LLC
304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM

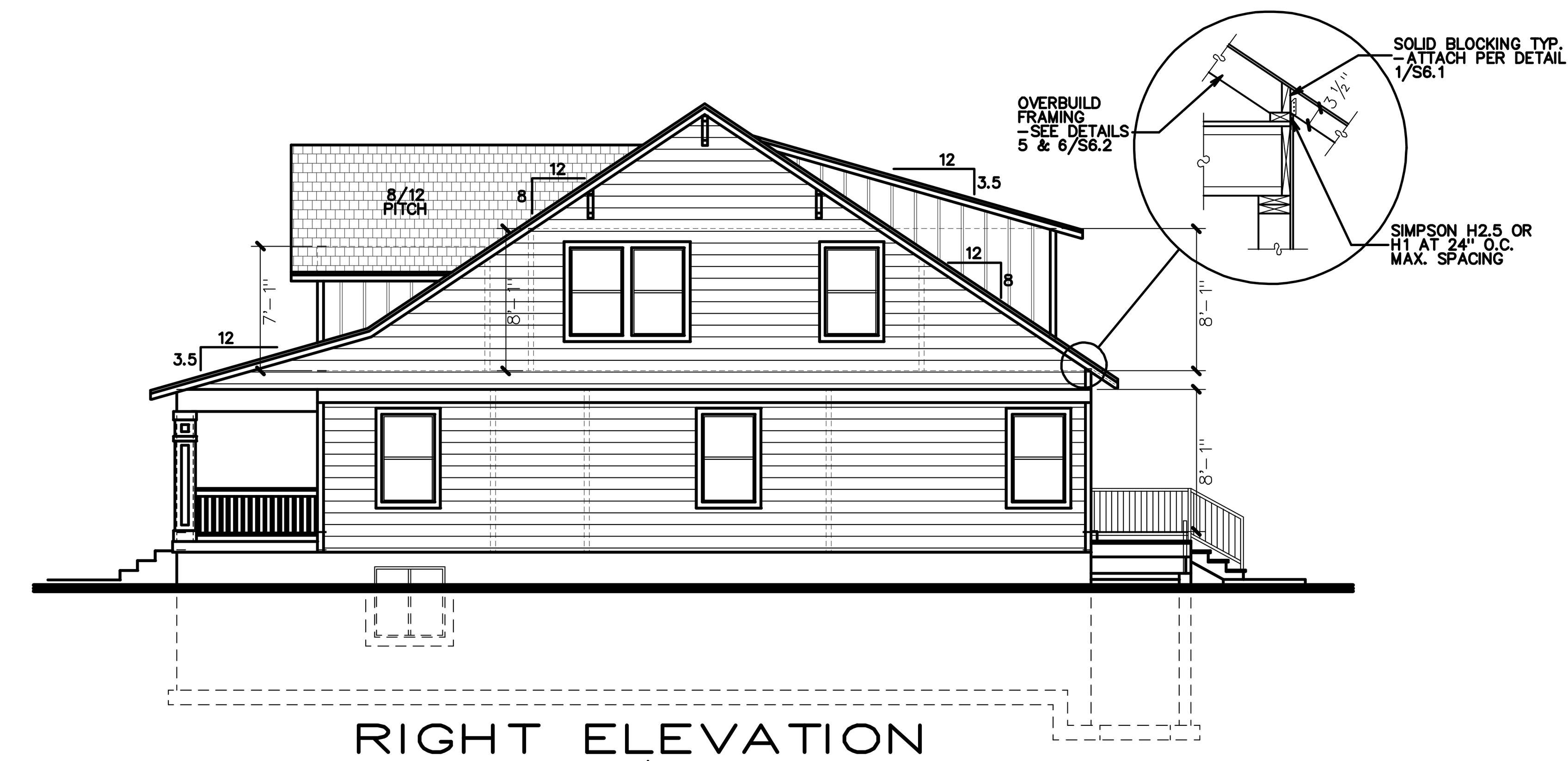
SHEET TITLE: INDEX, GENERAL STRUCTURAL NOTES, SCHEDULES
DATE: 2/8/2024
DRAWN: CWH
JOB NO.: 23110
TYPE: CHG TO 2264191218, #19092
PLAN NO.: 1-1-1232/3-2-1032 TWO-STORY

SHEET S1.1



REAR ELEVATION
SCALE: 1/8"=1'-0"

LEFT ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
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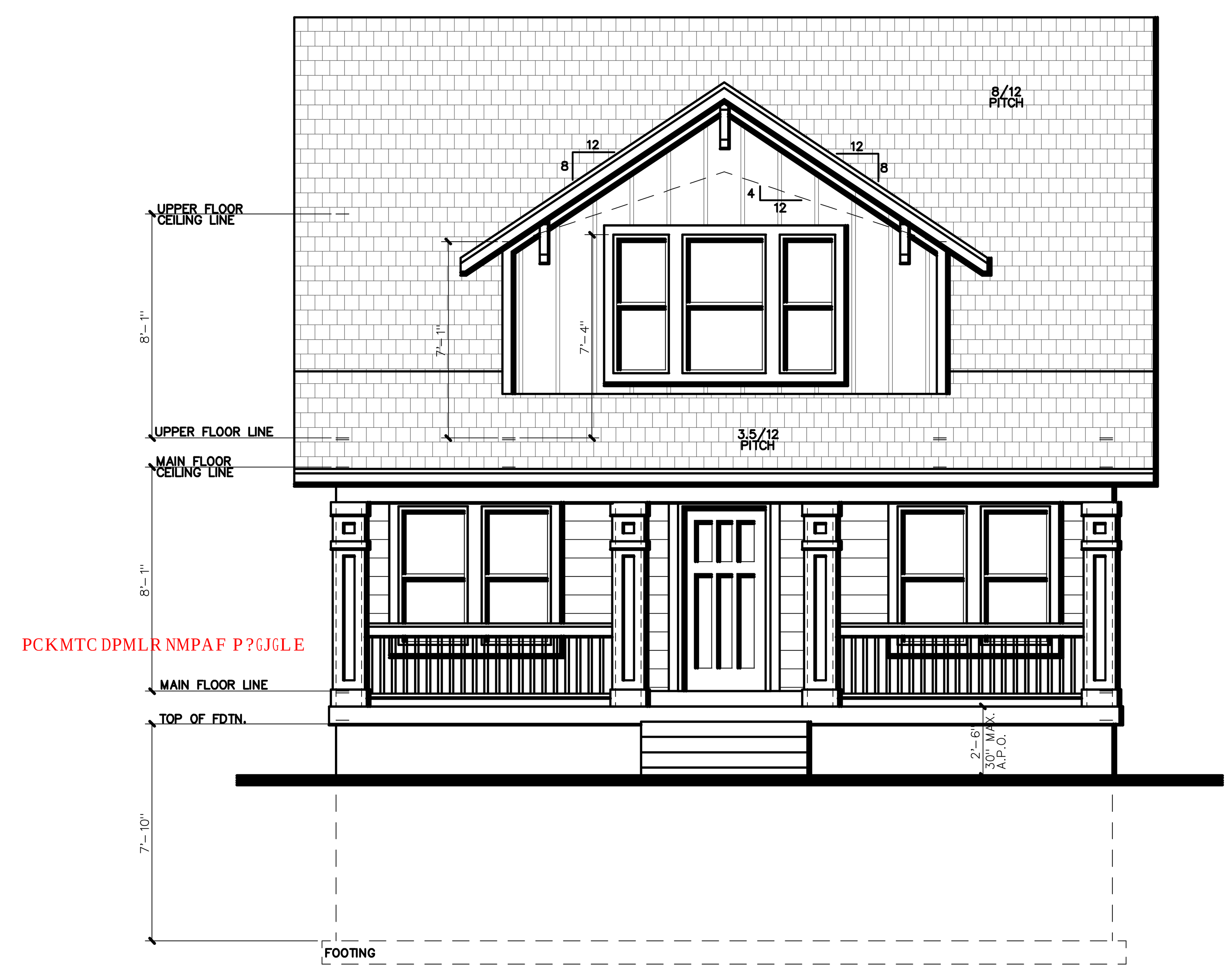

FRONT ELEVATION
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CONSTRUCTION COST NOTE:
THE BUILDING DESIGN SHOWN IN THESE PLANS IS BASED ON DIRECTION PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO PROVIDE COST ESTIMATE SERVICES FOR THE CONSTRUCTION OF THIS BUILDING AND ASSOCIATED SITE IMPROVEMENTS, OR TO PROVIDE A DESIGN THAT IS SUITABLE FOR THE COST EXPECTATIONS OF THE OWNER. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO DETERMINE IF THE COST OF THE BUILDING AND ASSOCIATED SITE IMPROVEMENTS WILL BE SATISFACTORY TO THE OWNER'S EXPECTATIONS.

SITE AND LOT NOTE:
THE HOME DESIGN SHOWN IN THESE PLANS IS REFLECTIVE OF SITE CONDITIONS PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO EVALUATE THE SITE FOR SUITABILITY OF THE CONSTRUCTION OF THE HOME DESIGN SHOWN. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO ENSURE/VERIFY THAT THE SITE CONDITIONS (INCLUDING GRADE HEIGHTS, DRAINAGE, SLOPES, RETAINING AREAS, ETC.) ARE OR WILL BE MADE SUITABLE TO WORK WITH THE HOME DESIGN SHOWN.

DESIGN LOADS

ROOF:	SNOW – 30 psf DEAD – 17 psf
FLOOR:	LIVE – 40 psf DEAD – 12 psf
DECK:	LIVE – 60 psf DEAD – 12 psf

GROUND SNOW LOAD – 43 psf
ULTIMATE DESIGN WIND SPEED, V_{ULT} – 115 mph
NOMINAL DESIGN WIND SPEED, V_{ASD} – 90 mph
SEISMIC DESIGN CATEGORY 'D'
SITE CLASS 'D'
SOIL BEARING PRESSURE – 1500 psf

CONTRACTOR/OWNER SHALL VERIFY ACCURACY OF SNOW LOADS WITH BUILDING OFFICIAL. (NO GYP-CRETE OR LIGHTWEIGHT CONC. HAS BEEN INCLUDED IN THE FLOOR DESIGN).

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL HAVE A THOROUGH KNOWLEDGE OF THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION. ACCORDINGLY, THESE DRAWINGS AND SPECIFICATIONS DO NOT DESCRIBE ALL MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND SUPPLYING THE MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. IF THE CONTRACTOR DISCOVERS OR SUSPECTS ANY ERRORS, OMISSIONS OR DEFECTS IN THE DRAWING AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY DESIGNER OF SUCH ERROR, OMISSION OR DEFECT IN WRITING.

NOTICE AND WARNING

THESE DRAWINGS & DESIGNS MAY BE USED FOR THE CONSTRUCTION OF A SINGLE BUILDING LOCATED AS FOLLOWS:
LOT #: 8
SUBDIVISION: SYCAMORE COVE SUBDIVISION
ADDRESS: 2343 S. QUINCY AVE.
CITY: OGDEN STATE: UTAH

ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.
DATE: 2/8/2024

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS, AND ALL ASSOCIATED COSTS, PRIOR TO CONSTRUCTION.

FOR: **OGDEN CITY**
LOT 8, SYCAMORE COVE SUBDIVISION
2343 S. QUINCY AVENUE
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Lomond View DESIGNS, LLC
304 WEST PLEASANT VIEW DR.
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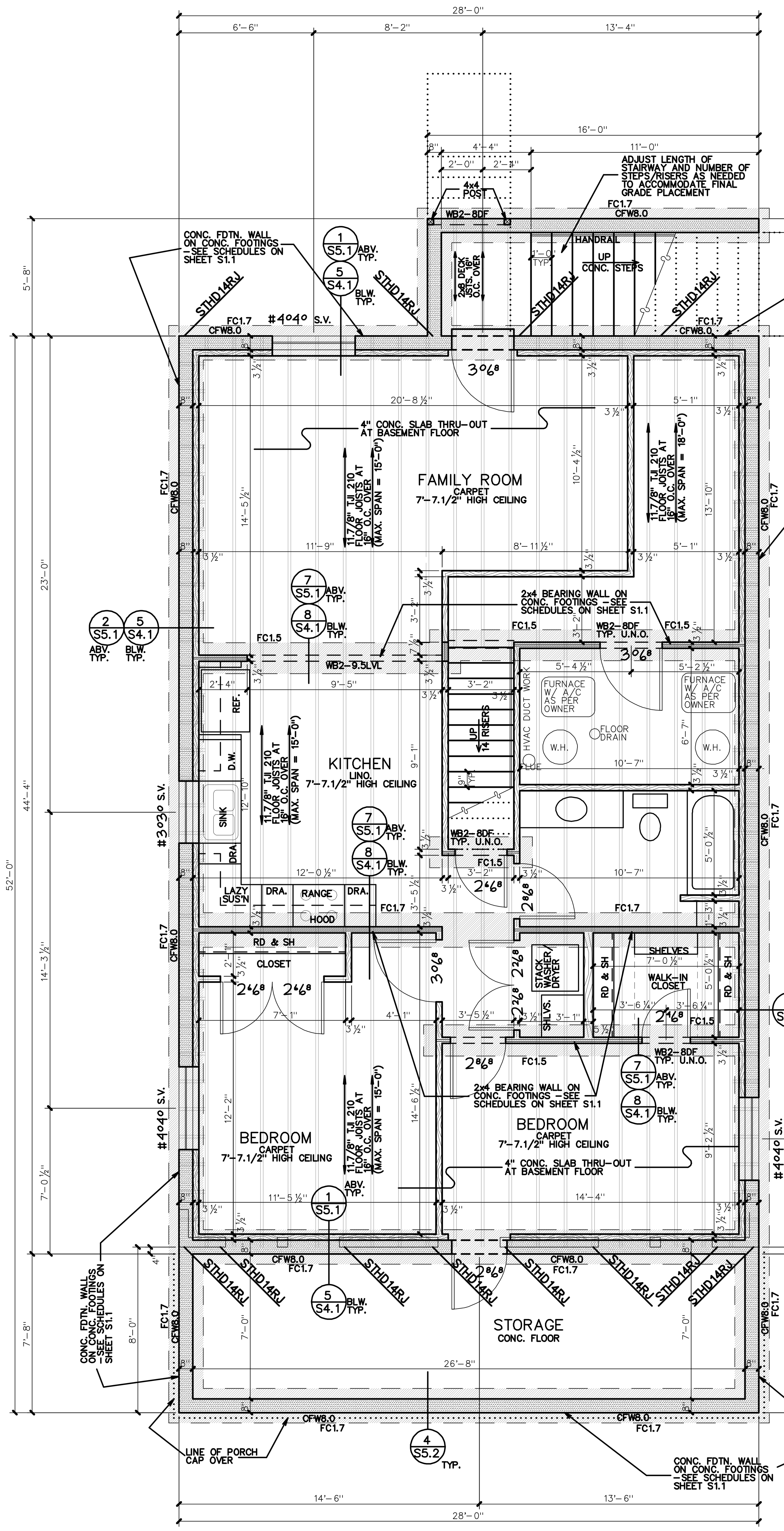
SHEET TITLE: ELEVATIONS

DATE: 2/8/2024	DRAWN: CWH
JOB NO.: 23110	TYPE: CHG TO 2264191218, #19092
PLAN NO.: 1-1-1232/3-2-1032 TWO-STORY	

SHEET **S2.1**



FLOOR FRAMING PERFORMANCE NOTE:
THE FLOOR FRAMING SYSTEM DESIGNATED IN THESE DRAWINGS EXCEED THE MINIMUM CODE REQUIREMENTS AND REPRESENT A STANDARD FLOOR PERFORMANCE. HOWEVER, DUE TO VARIATIONS IN AN INDIVIDUAL'S PERCEPTION OF AN ACCEPTABLE FLOOR PERFORMANCE, THE OWNER/CONTRACTOR SHALL VERIFY THAT THE DESIGNATED FLOOR FRAMING SYSTEM IS ACCEPTABLE TO THE OWNER'S EXPECTATIONS BEFORE BEGINNING FLOOR CONSTRUCTION

NOTES TO PLAN:

1. SEE GENERAL STRUCTURAL NOTES, SCHEDULES, AND DETAILS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS. THIS PLAN IS TO BE WORKED ALONG WITH THESE OTHER SUPPORTING SHEETS. THE OWNER AND CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
2. FOOTINGS: SEE THE GENERAL STRUCTURAL NOTES, THE CONCRETE FOOTING SCHEDULE, AND THE DETAILS ON SHEETS S4.1 AND S4.2 FOR ADDITIONAL INFORMATION. FOOTINGS SUPPORTING CONCRETE FOUNDATION WALLS SHALL BE A FC2.0 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING INTERIOR WOOD BEARING WALLS SHALL BE A FC1.5 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING A COV. PATIO/DECK POST SHALL BE A FS3.0 FOOTING UNLESS NOTED OTHERWISE. SEE DETAILS 3/S4.1 AND 4/S4.1 FOR FOOTING STEPS, CORNERS, AND INTERSECTIONS.
3. FOUNDATION WALLS: SEE THE GENERAL STRUCTURAL NOTES, THE CONCRETE FOUNDATION WALL SCHEDULE, AND THE DETAILS ON SHEETS S4.1 AND S4.2 FOR ADDITIONAL INFORMATION. REINFORCING SHALL BE BASED ON THE FOUNDATION WALL HEIGHT AS DESIGNATED IN THE SCHEDULE. CONTACT THE DESIGNER FOR FOUNDATION WALLS WITH HEIGHTS (HEIGHT BETWEEN LOW AND HIGH GRADE) GREATER THAN THAT SHOWN IN THE SCHEDULE. SEE DETAIL 4/S4.1 FOR FOUNDATION WALL CORNERS AND INTERSECTIONS. FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL THE FLOORS ARE PROPERLY INSTALLED TO PROVIDE ADEQUATE BRACING. SOIL USED FOR BACKFILL SHALL CONFORM TO THAT SPECIFIED IN THE CONCRETE FOUNDATION WALL SCHEDULE.
4. ANCHOR BOLTS: SEE THE GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE ON SHEET S1.1 FOR FOUNDATION ANCHOR BOLT REQUIREMENTS.
5. HOLDOWNS: SEE THE METAL HOLDOWN SCHEDULE ON SHEET S1.1 AND DETAILS 5 & 9/S4.2 FOR ADDITIONAL INFORMATION. PROVIDE HOLDOWNS AS NOTED ON THE DRAWINGS. USE RIM JOIST VERSION OF STRAP WHEN LOCATED AT RIM JOIST. FOR MISSED OR MISPLACED HOLDOWNS USE AN ALTERNATE HOLDOWN STRAP AS NOTED IN THE COMMENTS COLUMN OF THE METAL HOLDOWN SCHEDULE.
6. RETAINING WALLS: SEE DETAILS 1/S4.1 AND 2/S4.1 FOR RETAINING WALL CONSTRUCTION INFORMATION FOR WALLS RETAINING LANDSCAPE AREAS ONLY. CONTACT THE DESIGNER FOR RETAINING WALLS EXCEEDING THE HEIGHT SHOWN IN THE DETAILS OR AREAS WHERE VEHICLE LOADING WILL BE WITHIN FOUR FEET OF TOP OF WALL.
7. DECK FOOTINGS: PLASTIC CONCRETE SPOT FOOTING FORMS WITH EQUIVALENT OR GREATER FOOTING FOOTPRINT AND REINFORCING MAY BE USED IN PLACE OF TRADITIONALLY FORMED FOOTINGS.
8. CONCRETE PORCH SLABS: PROVIDE REINFORCING FOR SELF SUSPENDED CONCRETE PORCH SLABS AS SHOWN IN DETAIL 4/S5.2.
9. CONCRETE SLABS OVER BACKFILL: PROVIDE REBAR DOWELS FROM CONCRETE SLABS TO ADJACENT CONCRETE FOUNDATION WALLS OVER BACKFILL AREAS AS SHOWN IN DETAIL 3/S5.2.
10. CONCRETE SLAB CONTROL JOINTS: SLABS ON GRADE SHALL HAVE CONTROL OR CONSTRUCTION JOINTS PROVIDED AT A SPACING NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION. INSTALL JOINTS SO THE LENGTH TO WIDTH RATIO BETWEEN THE JOINTS IS NOT MORE THAN 1.25 TO 1. INSTALL CONTROL JOINTS WITHIN 24 HOURS OF CONCRETE PLACEMENT BY SAW CUTTING TO A DEPTH OF 1/4 THE THICKNESS OF THE SLAB. ALL DISCONTINUOUS CONTROL OR CONSTRUCTION JOINTS SHALL BE REINFORCED WITH (2)—#4 x 48" REBAR. SEE DETAILS.
11. WALLS: 2x4 WALLS ARE SHOWN WITH A 3.1/2" THICKNESS AND 2x6 WALLS ARE SHOWN WITH A 5.1/2" THICKNESS. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
12. SHEAR WALLS: SEE THE SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS SHALL BE A SW2 TYPE SHEAR WALL, UNLESS NOTED OTHERWISE, TO HELP RESIST SEISMIC/WIND FORCES. ALL SHEAR WALLS SHALL BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.3, U.N.O. WALLS NOTED AS 'BRACED WALLS" SHALL BE A SW1 SHEAR WALL TYPE.
13. BEARING AND EXTERIOR WALLS: ALL BEARING AND EXTERIOR WALLS SHALL CONSIST OF FULL HEIGHT STUD FRAMING AND BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.3, U.N.O. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
14. WOOD BEAMS AND HEADERS: UNLESS SPECIFICALLY CALLED OUT ON THE DRAWING, SEE THE WOOD BEAM/HEADER SCHEDULE FOR SIZES AND ADDITIONAL INFORMATION. CONTACT THE DESIGNER FOR WOOD BEAMS OR HEADERS NOT DESIGNATED ON PLANS THAT HAVE A SPAN GREATER THAN 5'—2". SEE THE WOOD BEAM/HEADER SCHEDULE FOR SPANS UP TO 5'—2" THAT ARE NOT NOTED OTHERWISE ON THE PLANS.
15. FLOOR FRAMING: ALL FLOOR JOISTS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S5.1 THRU S5.2, U.N.O. FLOOR JOISTS THAT RUN PARALLEL TO EXTERIOR, BEARING, AND/OR SHEAR WALLS SHALL HAVE SOLID BLOCKING PROVIDED BY ONE OF THE METHODS SHOWN IN DETAILS 2, 3, 5, 6, 8, OR 9/S5.1. WHERE POSSIBLE, ALL FLOOR FRAMING SHALL BE CONTINUOUS OVER INTERMEDIATE BEARING SUPPORTS.
16. FLOOR FRAMING PERFORMANCE: THE FLOOR FRAMING SYSTEM DESIGNATED IN THESE DRAWINGS EXCEED THE MINIMUM CODE REQUIREMENTS AND REPRESENT A STANDARD FLOOR PERFORMANCE. HOWEVER, DUE TO VARIATIONS IN AN INDIVIDUAL'S PERCEPTION OF AN ACCEPTABLE FLOOR PERFORMANCE, THE OWNER/CONTRACTOR SHALL VERIFY THAT THE DESIGNATED FLOOR FRAMING SYSTEM IS ACCEPTABLE TO THE OWNER'S EXPECTATIONS BEFORE BEGINNING FLOOR CONSTRUCTION.
17. WOOD POSTS: ALL WOOD POSTS SHALL HAVE APPROPRIATE METAL POST CAPS AND BASE CONNECTORS INSTALLED GOOD FOR AT LEAST 900 POUNDS UPLIFT. WOOD POSTS INSTALLED ON CONCRETE SHALL HAVE AT LEAST A 1" STANDOFF BASE. WHERE POSTS ARE INSTALLED ON CONC. PIERS OR FOOTINGS SEE DETAILS 9/S4.1, 10/S4.1, AND 8/S4.2 FOR ADDITIONAL INFORMATION.
18. METAL CONNECTORS: PROVIDE METAL CONNECTORS AS NOTED ON THE DRAWINGS. SEE THE METAL CONNECTOR SCHEDULE ON SHEET S1.1 FOR ADDITIONAL INFORMATION.
19. DECK FLOORS: ALL DECK FLOORS SHALL BE HORIZONTALLY TIED TO INTERIOR FLOORS TO RESIST SEISMIC FORCES. SEE DETAIL 11/S5.1
20. TIE UPPER FLOOR WALLS TO LOWER FLOOR WALLS WITH SIMPSON MST48 STRAP WHERE NOTED ON PLANS. SEE METAL CONNECTOR SCHEDULE AND DETAIL 6/S5.2.
21. TRUSS FABRICATION: IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK WITH THE LAYOUT AS SHOWN IN THE DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED CEILINGS, RAISED CEILINGS, ETC.), NOTIFY THE DESIGNER AND CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.
22. TRUSS, RAFTER, AND ROOF FRAMING: ALL TRUSSES AND RAFTERS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S6.1 THRU S6.3, U.N.O. AT ROOF OVERBUILD AREA, PROVIDE OVERBUILD TRUSSES OR STICK FRAME AS SHOWN IN DETAIL 6/S6.2.
23. TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A 200 PLF MIN. IN-PLANE HORIZ. SEISMIC LOAD APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.

HOLDOWN NOTE:
SEE MAIN FLOOR PLAN FOR LOCATIONS OF HOLDOWNS WITH RESPECT TO WALL FRAMING ABOVE
—ALSO REFER TO DETAILS 5 AND 9/S4.2

NOTE TO WINDOW/DOOR SUPPLIER:
ALL WINDOW AND DOOR SIZES AND LOCATIONS SHALL BE VERIFIED WITH THE OWNER/GENERAL CONTRACTOR AND WITH THE ROUGH FRAMING OPENINGS BEFORE FABRICATION. WINDOWS AND DOORS SHALL NOT BE FABRICATED BEFORE ROUGH FRAMING IS COMPLETE AND VERIFIED AS NOTED ABOVE. THE WINDOW/DOOR SUPPLIER AND OWNER/GENERAL CONTRACTOR SHALL ASSUME ALL RISKS ASSOCIATED WITH WINDOWS/DOORS FABRICATED BEFORE VERIFICATION AS NOTED ABOVE.

CONSTRUCTION COST NOTE:
THE BUILDING DESIGN SHOWN IN THESE PLANS IS BASED ON DIRECTION PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO PROVIDE COST ESTIMATE SERVICES FOR THE CONSTRUCTION OF THIS BUILDING AND ASSOCIATED SITE IMPROVEMENTS, OR TO PROVIDE A DESIGN THAT IS SUITABLE FOR THE COST EXPECTATIONS OF THE OWNER. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO DETERMINE IF THE COST OF THE BUILDING AND ASSOCIATED SITE IMPROVEMENTS WILL BE SATISFACTORY TO THE OWNER'S EXPECTATIONS.

SITE AND LOT NOTE:
THE HOME DESIGN SHOWN IN THESE PLANS IS REFLECTIVE OF SITE CONDITIONS PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO EVALUATE THE SITE FOR SUITABILITY OF THE CONSTRUCTION OF THE HOME DESIGN SHOWN. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO ENSURE/VERIFY THAT THE SITE CONDITIONS (INCLUDING GRADE HEIGHTS, DRAINAGE, SLOPES, RETAINING AREAS, ETC.) ARE OR WILL BE MADE SUITABLE TO WORK WITH THE HOME DESIGN SHOWN.

BASEMENT/ FOUNDATION PLAN

SCALE: 1/4"=1'—0"
FINISHED BSMT. AREA = 1456 SQ. FT.

DESIGN LOADS

ROOF:	SNOW — 30 psf DEAD — 17 psf
FLOOR:	LIVE — 40 psf DEAD — 12 psf
DECK:	LIVE — 60 psf DEAD — 12 psf

GROUND SNOW LOAD — 43 psf
ULTIMATE DESIGN WIND SPEED, V_{ULT} — 115 mph
NOMINAL DESIGN WIND SPEED, V_{ASD} — 90 mph
SEISMIC DESIGN CATEGORY 'D'
SITE CLASS 'D'
SOIL BEARING PRESSURE — 1500 psf
CONTRACTOR/OWNER SHALL VERIFY ACCURACY OF SNOW LOADS WITH BUILDING OFFICIAL. (NO GYP—CRETE OR LIGHTWEIGHT CONC. HAS BEEN INCLUDED IN THE FLOOR DESIGN).

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL HAVE A THOROUGH KNOWLEDGE OF THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION. ACCORDINGLY, THESE DRAWINGS AND SPECIFICATIONS DO NOT DESCRIBE ALL MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND SUPPLYING THE MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. IF THE CONTRACTOR DISCOVERS OR SUSPECTS ANY ERRORS, OMISSIONS OR DEFECTS IN THE DRAWING AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY DESIGNER OF SUCH ERROR, OMISSION OR DEFECT IN WRITING.

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY
LICENSED PROFESSIONAL STRUCTURAL ENGINEER
NO. 189469
THOMAS A. HALES
2/8/24
STATE OF UTAH

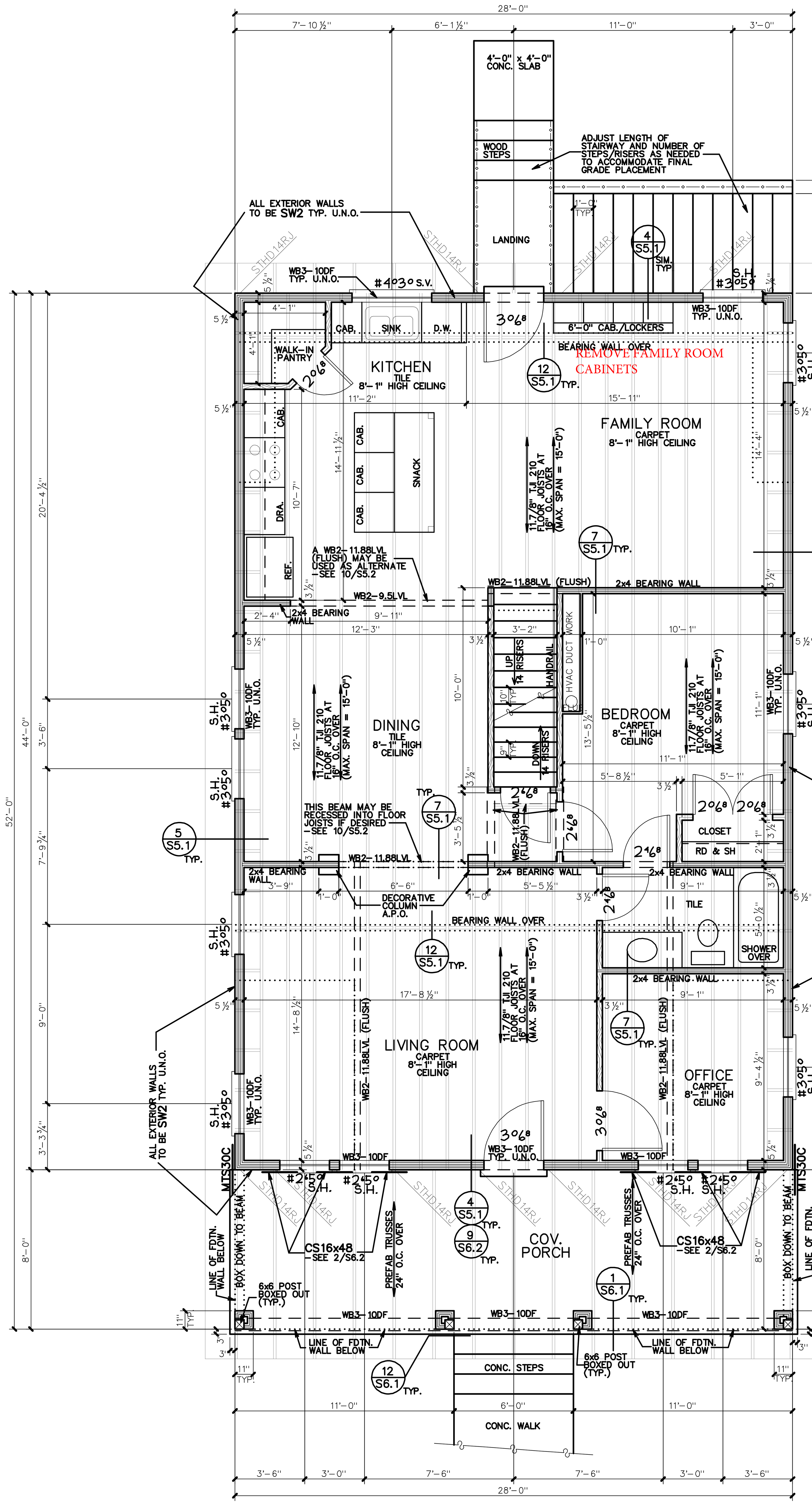
CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS, AND ALL ASSOCIATED COSTS, PRIOR TO CONSTRUCTION.

FOR:
OGDEN CITY
LOT 8, SYCAMORE COVE SUBDIVISION
2343 S. QUINCY AVENUE
OGDEN CITY, UTAH

Lomond View DESIGNS, LLC
304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM

SHEET TITLE: BASEMENT/FOUNDATION PLAN
DATE: 2/8/2024
DRAWN: CWH
JOB NO.: 23110
TYPE: CHG TO 2264191218, #19092
PLAN NO.: 1-1-1232/3-2-1032 TWO-STORY
SHEET S2.2

PLOT DATE/TIME: 2/8/2024 1:23 AM



NOTE TO WINDOW/DOOR SUPPLIER:

ALL WINDOW AND DOOR SIZES AND LOCATIONS SHALL BE VERIFIED WITH THE OWNER/GENERAL CONTRACTOR AND WITH THE ROUGH FRAMING OPENINGS BEFORE FABRICATION. WINDOWS AND DOORS SHALL NOT BE FABRICATED BEFORE ROUGH FRAMING IS COMPLETE AND VERIFIED AS NOTED ABOVE. THE WINDOW/DOOR SUPPLIER AND OWNER/GENERAL CONTRACTOR SHALL ASSUME ALL RISKS ASSOCIATED WITH WINDOWS/DOORS FABRICATED BEFORE VERIFICATION AS NOTED ABOVE.

FLOOR FRAMING PERFORMANCE NOTE:

THE FLOOR FRAMING SYSTEM DESIGNATED IN THESE DRAWINGS EXCEED THE MINIMUM CODE REQUIREMENTS AND REPRESENT A STANDARD FLOOR PERFORMANCE. HOWEVER, DUE TO VARIATIONS IN AN INDIVIDUAL'S PERCEPTION OF AN ACCEPTABLE FLOOR PERFORMANCE, THE OWNER/CONTRACTOR SHALL VERIFY THAT THE DESIGNATED FLOOR FRAMING SYSTEM IS ACCEPTABLE TO THE OWNER'S EXPECTATIONS BEFORE BEGINNING FLOOR CONSTRUCTION

NOTES TO PLAN:

1. SEE GENERAL STRUCTURAL NOTES, SCHEDULES, AND DETAILS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS. THIS PLAN IS TO BE WORKED ALONG WITH THESE OTHER SUPPORTING SHEETS. THE OWNER AND CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
2. FOOTINGS: SEE THE GENERAL STRUCTURAL NOTES, THE CONCRETE FOOTING SCHEDULE, AND THE DETAILS ON SHEETS S4.1 AND S4.2 FOR ADDITIONAL INFORMATION. FOOTINGS SUPPORTING CONCRETE FOUNDATION WALLS SHALL BE A FC2.0 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING INTERIOR WOOD BEARING WALLS SHALL BE A FC1.5 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING A COV. PATIO/DECK POST SHALL BE A FS3.0 FOOTING UNLESS NOTED OTHERWISE. SEE DETAILS 3/S4.1 AND 4/S4.1 FOR FOOTING STEPS, CORNERS, AND INTERSECTIONS.
3. FOUNDATION WALLS: SEE THE GENERAL STRUCTURAL NOTES, THE CONCRETE FOUNDATION WALL SCHEDULE, AND THE DETAILS ON SHEETS S4.1 AND S4.2 FOR ADDITIONAL INFORMATION. REINFORCING SHALL BE BASED ON THE FOUNDATION WALL HEIGHT AS DESIGNATED IN THE SCHEDULE. CONTACT THE DESIGNER FOR FOUNDATION WALLS WITH HEIGHTS (HEIGHT BETWEEN LOW AND HIGH GRADE) GREATER THAN THAT SHOWN IN THE SCHEDULE. SEE DETAIL 4/S4.1 FOR FOUNDATION WALL CORNERS AND INTERSECTIONS. FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL THE FLOORS ARE PROPERLY INSTALLED TO PROVIDE ADEQUATE BRACING. SOIL USED FOR BACKFILL SHALL CONFORM TO THAT SPECIFIED IN THE CONCRETE FOUNDATION WALL SCHEDULE.
4. ANCHOR BOLTS: SEE THE GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE ON SHEET S1.1 FOR FOUNDATION ANCHOR BOLT REQUIREMENTS.
5. HOLDOWNS: SEE THE METAL HOLDOWN SCHEDULE ON SHEET S1.1 AND DETAILS 5 & 9/S4.2 FOR ADDITIONAL INFORMATION. PROVIDE HOLDOWNS AS NOTED ON THE DRAWINGS. USE RIM JOIST VERSION OF STRAP WHEN LOCATED AT RIM JOIST. FOR MISSED OR MISPLACED HOLDOWNS USE AN ALTERNATE HOLDOWN STRAP AS NOTED IN THE COMMENTS COLUMN OF THE METAL HOLDOWN SCHEDULE.
6. RETAINING WALLS: SEE DETAILS 1/S4.1 AND 2/S4.1 FOR RETAINING WALL CONSTRUCTION INFORMATION FOR WALLS RETAINING LANDSCAPE AREAS ONLY. CONTACT THE DESIGNER FOR RETAINING WALLS EXCEEDING THE HEIGHT SHOWN IN THE DETAILS OR AREAS WHERE VEHICLE LOADING WILL BE WITHIN FOUR FEET OF TOP OF WALL.
7. DECK FOOTINGS: PLASTIC CONCRETE SPOT FOOTING FORMS WITH EQUIVALENT OR GREATER FOOTING FOOTPRINT AND REINFORCING MAY BE USED IN PLACE OF TRADITIONALLY FORMED FOOTINGS.
8. CONCRETE PORCH SLABS: PROVIDE REINFORCING FOR SELF SUSPENDED CONCRETE PORCH SLABS AS SHOWN IN DETAIL 4/S5.2.
9. CONCRETE SLABS OVER BACKFILL: PROVIDE REBAR DOWELS FROM CONCRETE SLABS TO ADJACENT CONCRETE FOUNDATION WALLS OVER BACKFILL AREAS AS SHOWN IN DETAIL 3/S5.2.
10. CONCRETE SLAB CONTROL JOINTS: SLABS ON GRADE SHALL HAVE CONTROL OR CONSTRUCTION JOINTS PROVIDED AT A SPACING NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION. INSTALL JOINTS SO THE LENGTH TO WIDTH RATIO BETWEEN THE JOINTS IS NOT MORE THAN 1.25 TO 1. INSTALL CONTROL JOINTS WITHIN 24 HOURS OF CONCRETE PLACEMENT BY SAW CUTTING TO A DEPTH OF 1/4 THE THICKNESS OF THE SLAB. ALL DISCONTINUOUS CONTROL OR CONSTRUCTION JOINTS SHALL BE REINFORCED WITH (2)-#4 x 48" REBAR. SEE DETAILS.
11. WALLS: 2x4 WALLS ARE SHOWN WITH A 3.1/2" THICKNESS AND 2x6 WALLS ARE SHOWN WITH A 5.1/2" THICKNESS. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
12. SHEAR WALLS: SEE THE SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS SHALL BE A SW2 TYPE SHEAR WALL, UNLESS NOTED OTHERWISE, TO HELP RESIST SEISMIC/WIND FORCES. ALL SHEAR WALLS SHALL BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.3, U.N.O. WALLS NOTED AS 'BRACED WALLS" SHALL BE A SW1 SHEAR WALL TYPE.
13. BEARING AND EXTERIOR WALLS: ALL BEARING AND EXTERIOR WALLS SHALL CONSIST OF FULL HEIGHT STUD FRAMING AND BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.3, U.N.O. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
14. WOOD BEAMS AND HEADERS: UNLESS SPECIFICALLY CALLED OUT ON THE DRAWING, SEE THE WOOD BEAM/HEADER SCHEDULE FOR SIZES AND ADDITIONAL INFORMATION. CONTACT THE DESIGNER FOR WOOD BEAMS OR HEADERS NOT DESIGNATED ON PLANS THAT HAVE A SPAN GREATER THAN 5'-2". SEE THE WOOD BEAM/HEADER SCHEDULE FOR SPANS UP TO 5'-2" THAT ARE NOT NOTED OTHERWISE ON THE PLANS.
15. FLOOR FRAMING: ALL FLOOR JOISTS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S5.1 THRU S5.2, U.N.O. FLOOR JOISTS THAT RUN PARALLEL TO EXTERIOR, BEARING, AND/OR SHEAR WALLS SHALL HAVE SOLID BLOCKING PROVIDED BY ONE OF THE METHODS SHOWN IN DETAILS 2, 3, 5, 6, 8, OR 9/S5.1. WHERE POSSIBLE, ALL FLOOR FRAMING SHALL BE CONTINUOUS OVER INTERMEDIATE BEARING SUPPORTS.
16. FLOOR FRAMING PERFORMANCE: THE FLOOR FRAMING SYSTEM DESIGNATED IN THESE DRAWINGS EXCEED THE MINIMUM CODE REQUIREMENTS AND REPRESENT A STANDARD FLOOR PERFORMANCE. HOWEVER, DUE TO VARIATIONS IN AN INDIVIDUAL'S PERCEPTION OF AN ACCEPTABLE FLOOR PERFORMANCE, THE OWNER/CONTRACTOR SHALL VERIFY THAT THE DESIGNATED FLOOR FRAMING SYSTEM IS ACCEPTABLE TO THE OWNER'S EXPECTATIONS BEFORE BEGINNING FLOOR CONSTRUCTION.
17. WOOD POSTS: ALL WOOD POSTS SHALL HAVE APPROPRIATE METAL POST CAPS AND BASE CONNECTORS INSTALLED GOOD FOR AT LEAST 900 POUNDS UPLIFT. WOOD POSTS INSTALLED ON CONCRETE SHALL HAVE AT LEAST A 1" STANDOFF BASE. WHERE POSTS ARE INSTALLED ON CONC. PIERS OR FOOTINGS SEE DETAILS 9/S4.1, 10/S4.1, AND 8/S4.2 FOR ADDITIONAL INFORMATION.
18. METAL CONNECTORS: PROVIDE METAL CONNECTORS AS NOTED ON THE DRAWINGS. SEE THE METAL CONNECTOR SCHEDULE ON SHEET S1.1 FOR ADDITIONAL INFORMATION.
19. DECK FLOORS: ALL DECK FLOORS SHALL BE HORIZONTALLY TIED TO INTERIOR FLOORS TO RESIST SEISMIC FORCES. SEE DETAIL 11/S5.1
20. TIE UPPER FLOOR WALLS TO LOWER FLOOR WALLS WITH SIMPSON MST48 STRAP WHERE NOTED ON PLANS. SEE METAL CONNECTOR SCHEDULE AND DETAIL 6/S5.2.
21. TRUSS FABRICATION: IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK WITH THE LAYOUT AS SHOWN IN THE DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED CEILINGS, RAISED CEILINGS, ETC.), NOTIFY THE DESIGNER AND CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.
22. TRUSS, RAFTER, AND ROOF FRAMING: ALL TRUSSES AND RAFTERS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S6.1 THRU S6.3, U.N.O. AT ROOF OVERBUILD AREA, PROVIDE OVERBUILD TRUSSES OR STICK FRAME AS SHOWN IN DETAIL 6/S6.2.
23. TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A 200 PLF MIN. IN-PLANE HORIZ. SEISMIC LOAD APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.

MAIN FLOOR PLAN

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

MAIN FLOOR AREA = 1232 SQ. FT.
UPPER FLOOR AREA = 1032 SQ. FT.
TOTAL AREA = 2264 SQ. FT.

COV. PORCH AREA = 224 SQ. FT.

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY

LICENSED PROFESSIONAL STRUCTURAL ENGINEER
NO. 189469
THOMAS A. HALES
2/8/24
STATE OF UTAH

NOTE TO TRUSS COMPANY:

IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK AS SHOWN IN DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED AND RAISED CEILINGS, ETC.) NOTIFY DESIGNER AND CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES. ALSO REVIEW GENERAL NOTES AND ALL OTHER APPLICABLE NOTES AND DETAILS BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.

DESIGN LOADS

ROOF:	SNOW – 30 psf DEAD – 17 psf
FLOOR:	LIVE – 40 psf DEAD – 12 psf
DECK:	LIVE – 60 psf DEAD – 12 psf

GROUND SNOW LOAD – 43 psf
ULTIMATE DESIGN WIND SPEED, V_{ULT} – 115 mph
NOMINAL DESIGN WIND SPEED, V_{ASD} – 90 mph
SEISMIC DESIGN CATEGORY 'D'
SITE CLASS 'D'
SOIL BEARING PRESSURE – 1500 psf

CONTRACTOR/OWNER SHALL VERIFY ACCURACY OF SNOW LOADS WITH BUILDING OFFICIAL. (NO GYP-CRETE OR LIGHTWEIGHT CONC. HAS BEEN INCLUDED IN THE FLOOR DESIGN).

NOTICE AND WARNING

THESE DRAWINGS & DESIGNS MAY BE USED FOR THE CONSTRUCTION OF A SINGLE BUILDING LOCATED AS FOLLOWS:

LOT #: 8
SUBDIVISION: SYCAMORE COVE SUBDIVISION
ADDRESS: 2343 S. QUINCY AVE.
CITY: OGDEN STATE: UTAH

ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.

DATE: 2/8/2024

CONSTRUCTION COST NOTE:

THE BUILDING DESIGN SHOWN IN THESE PLANS IS BASED ON DIRECTION PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO PROVIDE COST ESTIMATE SERVICES FOR THE CONSTRUCTION OF THIS BUILDING AND ASSOCIATED SITE IMPROVEMENTS, OR TO PROVIDE A DESIGN THAT IS SUITABLE FOR THE COST EXPECTATIONS OF THE OWNER. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO DETERMINE IF THE COST OF THE BUILDING AND ASSOCIATED SITE IMPROVEMENTS WILL BE SATISFACTORY TO THE OWNER'S EXPECTATIONS.

SITE AND LOT NOTE:

THE HOME DESIGN SHOWN IN THESE PLANS IS REFLECTIVE OF SITE CONDITIONS PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO EVALUATE THE SITE FOR SUITABILITY OF THE CONSTRUCTION OF THE HOME DESIGN SHOWN. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO ENSURE/VERIFY THAT THE SITE CONDITIONS (INCLUDING GRADE HEIGHTS, DRAINAGE, SLOPES, RETAINING AREAS, ETC.) ARE OR WILL BE MADE SUITABLE TO WORK WITH THE HOME DESIGN SHOWN.

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL HAVE A THOROUGH KNOWLEDGE OF THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION. ACCORDINGLY, THESE DRAWINGS AND SPECIFICATIONS DO NOT DESCRIBE ALL MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND SUPPLYING THE MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. IF THE CONTRACTOR DISCOVERS OR SUSPECTS ANY ERRORS, OMISSIONS OR DEFECTS IN THE DRAWING AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY DESIGNER OF SUCH ERROR, OMISSION OR DEFECT IN WRITING.

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS, AND ALL ASSOCIATED COSTS, PRIOR TO CONSTRUCTION.

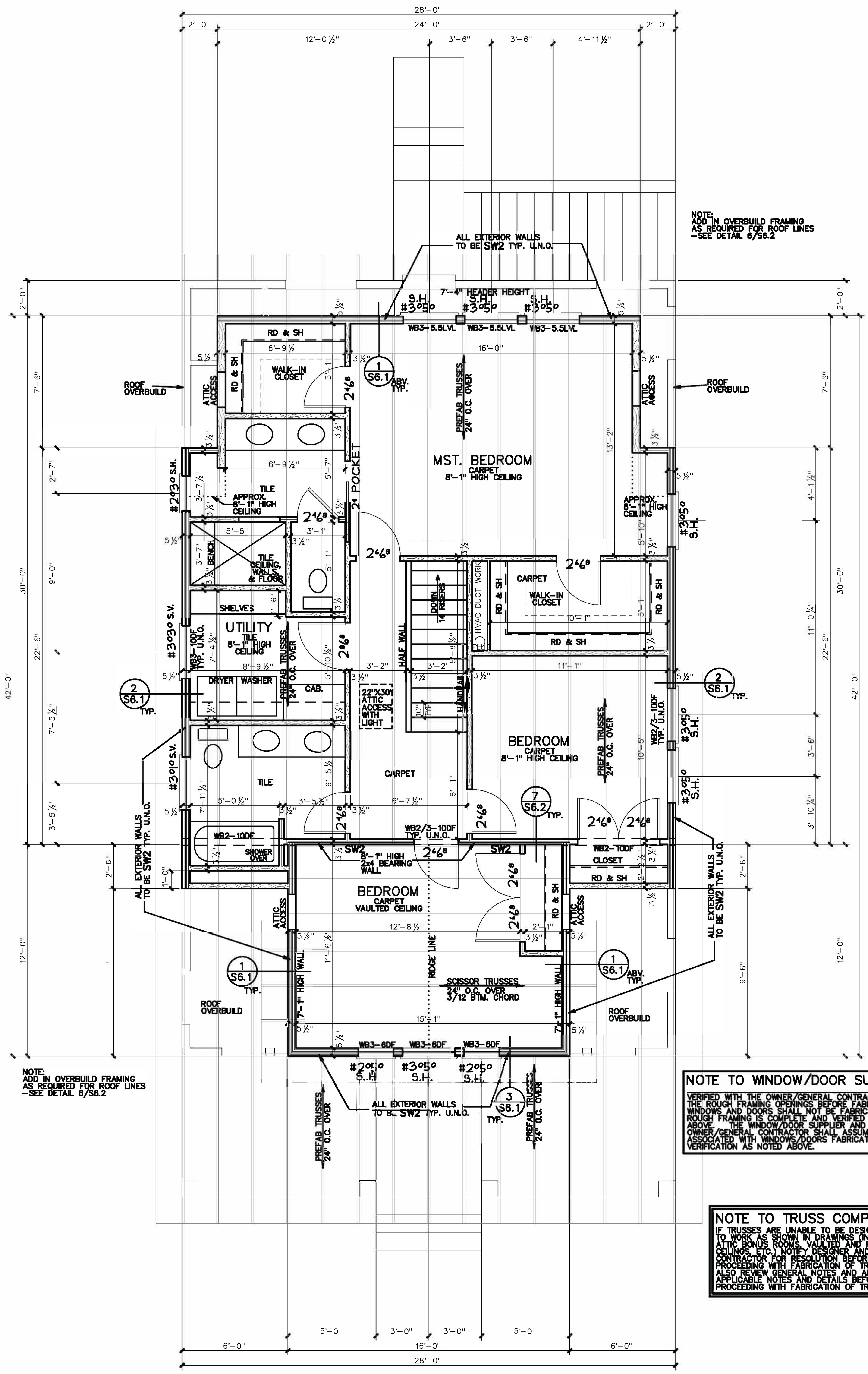
FOR:
OGDEN CITY
LOT 8, SYCAMORE COVE SUBDIVISION
2343 S. QUINCY AVENUE
OGDEN CITY, UTAH

304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM
Lomond View DESIGNS, LLC

SHEET TITLE: MAIN FLOOR PLAN

DATE: 2/8/2024
DRAWN: CWH
JOB NO.: 23110
TYPE: CHG TO 2264191218, #19092
PLAN NO.: 1-1-1232/3-2-1032 TWO-STORY

SHEET S2.3



NOTES TO PLAN:

1. SEE GENERAL STRUCTURAL NOTES, SCHEDULES, AND DETAILS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS. THIS PLAN IS TO BE WORKED ALONG WITH THESE OTHER SUPPORTING SHEETS. THE OWNER AND CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
2. FOOTINGS: SEE THE GENERAL STRUCTURAL NOTES, THE CONCRETE FOOTING SCHEDULE, AND THE DETAILS ON SHEETS S4.1 AND S4.2 FOR ADDITIONAL INFORMATION. FOOTINGS SUPPORTING CONCRETE FOUNDATION WALLS SHALL BE A FC2.0 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING INTERIOR WOOD BEARING WALLS SHALL BE A FC1.5 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING A COV. PATIO/DECK POST SHALL BE A FS3.0 FOOTING UNLESS NOTED OTHERWISE. SEE DETAILS 3/S4.1 AND 4/S4.1 FOR FOOTING STEPS, CORNERS, AND INTERSECTIONS.
3. FOUNDATION WALLS: SEE THE GENERAL STRUCTURAL NOTES, THE CONCRETE FOUNDATION WALL SCHEDULE, AND THE DETAILS ON SHEETS S4.1 AND S4.2 FOR ADDITIONAL INFORMATION. REINFORCING SHALL BE BASED ON THE FOUNDATION WALL HEIGHT AS DESIGNATED IN THE SCHEDULE. CONTACT THE DESIGNER FOR FOUNDATION WALLS WITH HEIGHTS (HEIGHT BETWEEN LOW AND HIGH GRADE) GREATER THAN THAT SHOWN IN THE SCHEDULE. SEE DETAIL 4/S4.1 FOR FOUNDATION WALL CORNERS AND INTERSECTIONS. FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL THE FLOORS ARE PROPERLY INSTALLED TO PROVIDE ADEQUATE BRACING. SOIL USED FOR BACKFILL SHALL CONFORM TO THAT SPECIFIED IN THE CONCRETE FOUNDATION WALL SCHEDULE.
4. ANCHOR BOLTS: SEE THE GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE ON SHEET S1.1 FOR FOUNDATION ANCHOR BOLT REQUIREMENTS.
5. HOLDOWNS: SEE THE METAL HOLDOWN SCHEDULE ON SHEET S1.1 AND DETAILS 5 & 9/S4.2 FOR ADDITIONAL INFORMATION. PROVIDE HOLDOWNS AS NOTED ON THE DRAWINGS. USE RIM JOIST VERSION OF STRAP WHEN LOCATED AT RIM JOIST. FOR MISSED OR MISPLACED HOLDOWNS USE AN ALTERNATE HOLDOWN STRAP AS NOTED IN THE COMMENTS COLUMN OF THE METAL HOLDOWN SCHEDULE.
6. RETAINING WALLS: SEE DETAILS 1/S4.1 AND 2/S4.1 FOR RETAINING WALL CONSTRUCTION INFORMATION FOR WALLS RETAINING LANDSCAPE AREAS ONLY. CONTACT THE DESIGNER FOR RETAINING WALLS EXCEEDING THE HEIGHT SHOWN IN THE DETAILS OR AREAS WHERE VEHICLE LOADING WILL BE WITHIN FOUR FEET OF TOP OF WALL.
7. DECK FOOTINGS: PLASTIC CONCRETE SPOT FOOTING FORMS WITH EQUIVALENT OR GREATER FOOTING FOOTPRINT AND REINFORCING MAY BE USED IN PLACE OF TRADITIONALLY FORMED FOOTINGS.
8. CONCRETE PORCH SLABS: PROVIDE REINFORCING FOR SELF SUSPENDED CONCRETE PORCH SLABS AS SHOWN IN DETAIL 4/S5.2.
9. CONCRETE SLABS OVER BACKFILL: PROVIDE REBAR DOWELS FROM CONCRETE SLABS TO ADJACENT CONCRETE FOUNDATION WALLS OVER BACKFILL AREAS AS SHOWN IN DETAIL 3/S5.2.
10. CONCRETE SLAB CONTROL JOINTS: SLABS ON GRADE SHALL HAVE CONTROL OR CONSTRUCTION JOINTS PROVIDED AT A SPACING NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION. INSTALL JOINTS SO THE LENGTH TO WIDTH RATIO BETWEEN THE JOINTS IS NOT MORE THAN 1.25 TO 1. INSTALL CONTROL JOINTS WITHIN 24 HOURS OF CONCRETE PLACEMENT BY SAW CUTTING TO A DEPTH OF 1/4 THE THICKNESS OF THE SLAB. ALL DISCONTINUOUS CONTROL OR CONSTRUCTION JOINTS SHALL BE REINFORCED WITH (2)-#4 x 48" REBAR. SEE DETAILS.
11. WALLS: 2x4 WALLS ARE SHOWN WITH A 3.1/2" THICKNESS AND 2x6 WALLS ARE SHOWN WITH A 5.1/2" THICKNESS. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
12. SHEAR WALLS: SEE THE SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS SHALL BE A SW2 TYPE SHEAR WALL, UNLESS NOTED OTHERWISE, TO HELP RESIST SEISMIC/WIND FORCES. ALL SHEAR WALLS SHALL BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.3, U.N.O. WALLS NOTED AS 'BRACED WALLS" SHALL BE A SW1 SHEAR WALL TYPE.
13. BEARING AND EXTERIOR WALLS: ALL BEARING AND EXTERIOR WALLS SHALL CONSIST OF FULL HEIGHT STUD FRAMING AND BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.3, U.N.O. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
14. WOOD BEAMS AND HEADERS: UNLESS SPECIFICALLY CALLED OUT ON THE DRAWING, SEE THE WOOD BEAM/HEADER SCHEDULE FOR SIZES AND ADDITIONAL INFORMATION. CONTACT THE DESIGNER FOR WOOD BEAMS OR HEADERS NOT DESIGNATED ON PLANS THAT HAVE A SPAN GREATER THAN 5'-2". SEE THE WOOD BEAM/HEADER SCHEDULE FOR SPANS UP TO 5'-2" THAT ARE NOT NOTED OTHERWISE ON THE PLANS.
15. FLOOR FRAMING: ALL FLOOR JOISTS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S5.1 THRU S5.2, U.N.O. FLOOR JOISTS THAT RUN PARALLEL TO EXTERIOR, BEARING, AND/OR SHEAR WALLS SHALL HAVE SOLID BLOCKING PROVIDED BY ONE OF THE METHODS SHOWN IN DETAILS 2, 3, 5, 6, 8, OR 9/S5.1. WHERE POSSIBLE, ALL FLOOR FRAMING SHALL BE CONTINUOUS OVER INTERMEDIATE BEARING SUPPORTS.
16. FLOOR FRAMING PERFORMANCE: THE FLOOR FRAMING SYSTEM DESIGNATED IN THESE DRAWINGS EXCEED THE MINIMUM CODE REQUIREMENTS AND REPRESENT A STANDARD FLOOR PERFORMANCE. HOWEVER, DUE TO VARIATIONS IN AN INDIVIDUAL'S PERCEPTION OF AN ACCEPTABLE FLOOR PERFORMANCE, THE OWNER/CONTRACTOR SHALL VERIFY THAT THE DESIGNATED FLOOR FRAMING SYSTEM IS ACCEPTABLE TO THE OWNER'S EXPECTATIONS BEFORE BEGINNING FLOOR CONSTRUCTION.
17. WOOD POSTS: ALL WOOD POSTS SHALL HAVE APPROPRIATE METAL POST CAPS AND BASE CONNECTORS INSTALLED GOOD FOR AT LEAST 900 POUNDS UPLIFT. WOOD POSTS INSTALLED ON CONCRETE SHALL HAVE AT LEAST A 1" STANDOFF BASE. WHERE POSTS ARE INSTALLED ON CONC. PIERS OR FOOTINGS SEE DETAILS 9/S4.1, 10/S4.1, AND 8/S4.2 FOR ADDITIONAL INFORMATION.
18. METAL CONNECTORS: PROVIDE METAL CONNECTORS AS NOTED ON THE DRAWINGS. SEE THE METAL CONNECTOR SCHEDULE ON SHEET S1.1 FOR ADDITIONAL INFORMATION.
19. DECK FLOORS: ALL DECK FLOORS SHALL BE HORIZONTALLY TIED TO INTERIOR FLOORS TO RESIST SEISMIC FORCES. SEE DETAIL 11/S5.1
20. TIE UPPER FLOOR WALLS TO LOWER FLOOR WALLS WITH SIMPSON MST48 STRAP WHERE NOTED ON PLANS. SEE METAL CONNECTOR SCHEDULE AND DETAIL 6/S5.2.
21. TRUSS FABRICATION: IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK WITH THE LAYOUT AS SHOWN IN THE DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED CEILINGS, RAISED CEILINGS, ETC.), NOTIFY THE DESIGNER AND CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.
22. TRUSS, RAFTER, AND ROOF FRAMING: ALL TRUSSES AND RAFTERS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S6.1 THRU S6.3, U.N.O. AT ROOF OVERBUILD AREA, PROVIDE OVERBUILD TRUSSES OR STICK FRAME AS SHOWN IN DETAIL 6/S6.2.
23. TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A 200 PLF MIN. IN-PLANE HORIZ. SEISMIC LOAD APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.

NOTE TO WINDOW/DOOR SUPPLIER:

VERIFIED WITH THE OWNER/GENERAL CONTRACTOR AND WITH THE ROUGH FRAMING OPENINGS BEFORE FABRICATION. WINDOWS AND DOORS SHALL NOT BE FABRICATED BEFORE ROUGH FRAMING IS COMPLETE AND VERIFIED AS NOTED ABOVE. THE WINDOW/DOOR SUPPLIER AND OWNER/GENERAL CONTRACTOR SHALL ASSUME ALL RISKS ASSOCIATED WITH WINDOWS/DOORS FABRICATED BEFORE VERIFICATION AS NOTED ABOVE.

NOTE TO TRUSS COMPANY:

IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK AS SHOWN IN DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED AND RAISED CEILINGS, ETC.) NOTIFY DESIGNER AND CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES. ALSO REVIEW GENERAL NOTES AND ALL OTHER APPLICABLE NOTES AND DETAILS BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.

UPPER FLOOR PLAN

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

UPPER FLOOR AREA = 1032 SQ. FT.

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY

LICENSED PROFESSIONAL STRUCTURAL ENGINEER
NO. 189469
THOMAS A. HALES
2/8/24
STATE OF UTAH

DESIGN LOADS

ROOF:	SNOW – 30 psf DEAD – 17 psf
FLOOR:	LIVE – 40 psf DEAD – 12 psf
DECK:	LIVE – 60 psf DEAD – 12 psf

GROUND SNOW LOAD – 43 psf
ULTIMATE DESIGN WIND SPEED, V_{ULT} – 115 mph
NOMINAL DESIGN WIND SPEED, V_{ASD} – 90 mph
SEISMIC DESIGN CATEGORY 'D'
SITE CLASS 'D'
SOIL BEARING PRESSURE – 1500 psf

CONTRACTOR/OWNER SHALL VERIFY ACCURACY OF SNOW LOADS WITH BUILDING OFFICIAL. (NO GYP-CRETE OR LIGHTWEIGHT CONC. HAS BEEN INCLUDED IN THE FLOOR DESIGN).

NOTICE AND WARNING

THESE DRAWINGS & DESIGNS MAY BE USED FOR THE CONSTRUCTION OF A SINGLE BUILDING LOCATED AS FOLLOWS:

LOT #: 8
SUBDIVISION: SYCAMORE COVE SUBDIVISION
ADDRESS: 2343 S. QUINCY AVE.
CITY: OGDEN STATE: UTAH

ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.

DATE: 2/8/2024

CONSTRUCTION COST NOTE:

THE BUILDING DESIGN SHOWN IN THESE PLANS IS BASED ON DIRECTION PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO PROVIDE COST ESTIMATE SERVICES FOR THE CONSTRUCTION OF THIS BUILDING AND ASSOCIATED SITE IMPROVEMENTS, OR TO PROVIDE A DESIGN THAT IS SUITABLE FOR THE COST EXPECTATIONS OF THE OWNER. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO DETERMINE IF THE COST OF THE BUILDING AND ASSOCIATED SITE IMPROVEMENTS WILL BE SATISFACTORY TO THE OWNER'S EXPECTATIONS.

SITE AND LOT NOTE:

THE HOME DESIGN SHOWN IN THESE PLANS IS REFLECTIVE OF SITE CONDITIONS PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO EVALUATE THE SITE FOR SUITABILITY OF THE CONSTRUCTION OF THE HOME DESIGN SHOWN. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO ENSURE/VERIFY THAT THE SITE CONDITIONS (INCLUDING GRADE HEIGHTS, DRAINAGE, SLOPES, RETAINING AREAS, ETC.) ARE OR WILL BE MADE SUITABLE TO WORK WITH THE HOME DESIGN SHOWN.

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL HAVE A THOROUGH KNOWLEDGE OF THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION. ACCORDINGLY, THESE DRAWINGS AND SPECIFICATIONS DO NOT DESCRIBE ALL MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND SUPPLYING THE MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. IF THE CONTRACTOR DISCOVERS OR SUSPECTS ANY ERRORS, OMISSIONS OR DEFECTS IN THE DRAWING AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY DESIGNER OF SUCH ERROR, OMISSION OR DEFECT IN WRITING.

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS, AND ALL ASSOCIATED COSTS, PRIOR TO CONSTRUCTION.

COPYRIGHT NOTICE:

FOR:
OGDEN CITY
LOT 8, SYCAMORE COVE SUBDIVISION
2343 S. QUINCY AVENUE
OGDEN CITY, UTAH

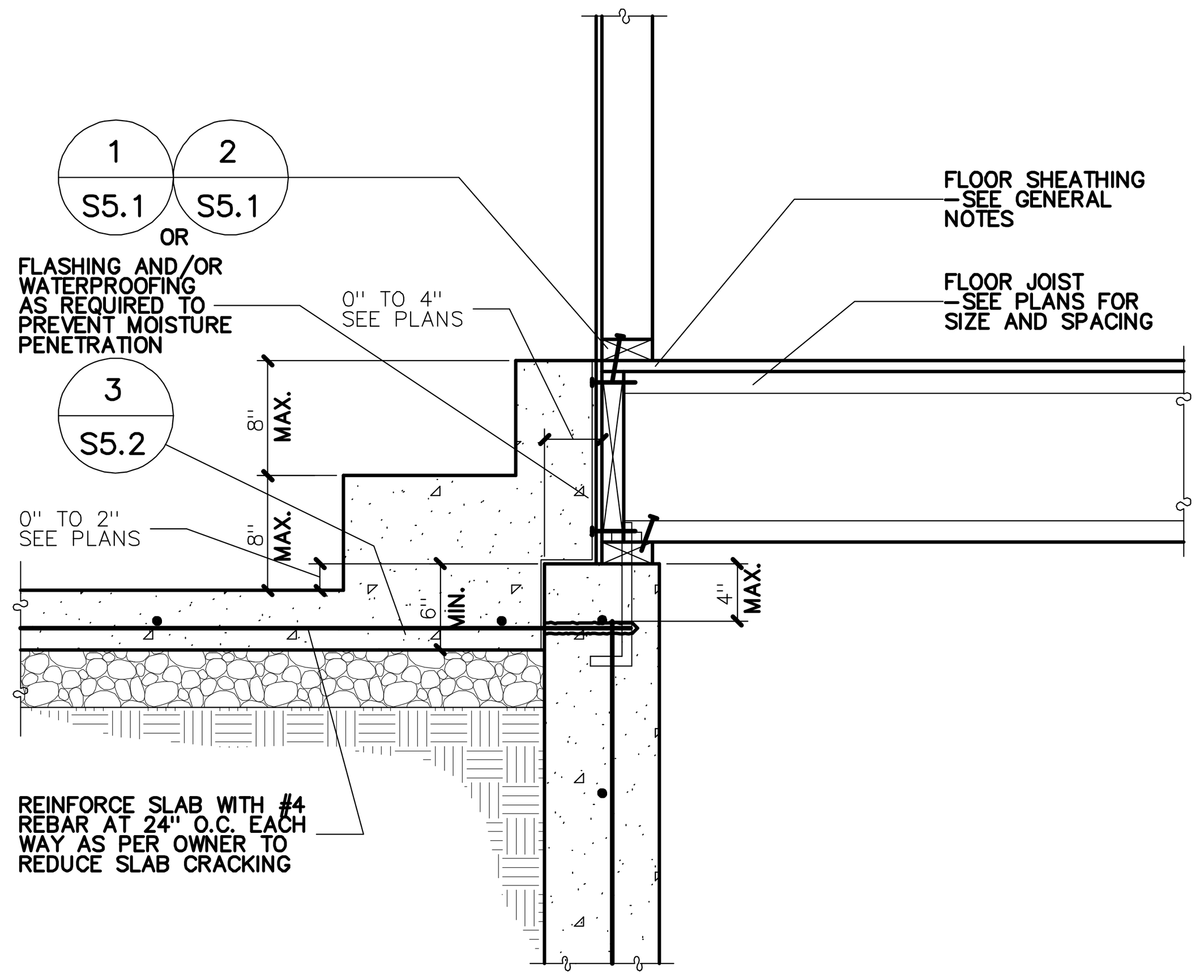
Lomond View Designs, LLC
304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM

SHEET TITLE: UPPER FLOOR PLAN

DATE: 2/8/2024 DRAWN: CWH
JOB NO.: 23110 TYPE: CHG TO 2264191218, #19092
PLAN NO.: 1-1-1232/3-2-1032 TWO-STORY

SHEET S2.4

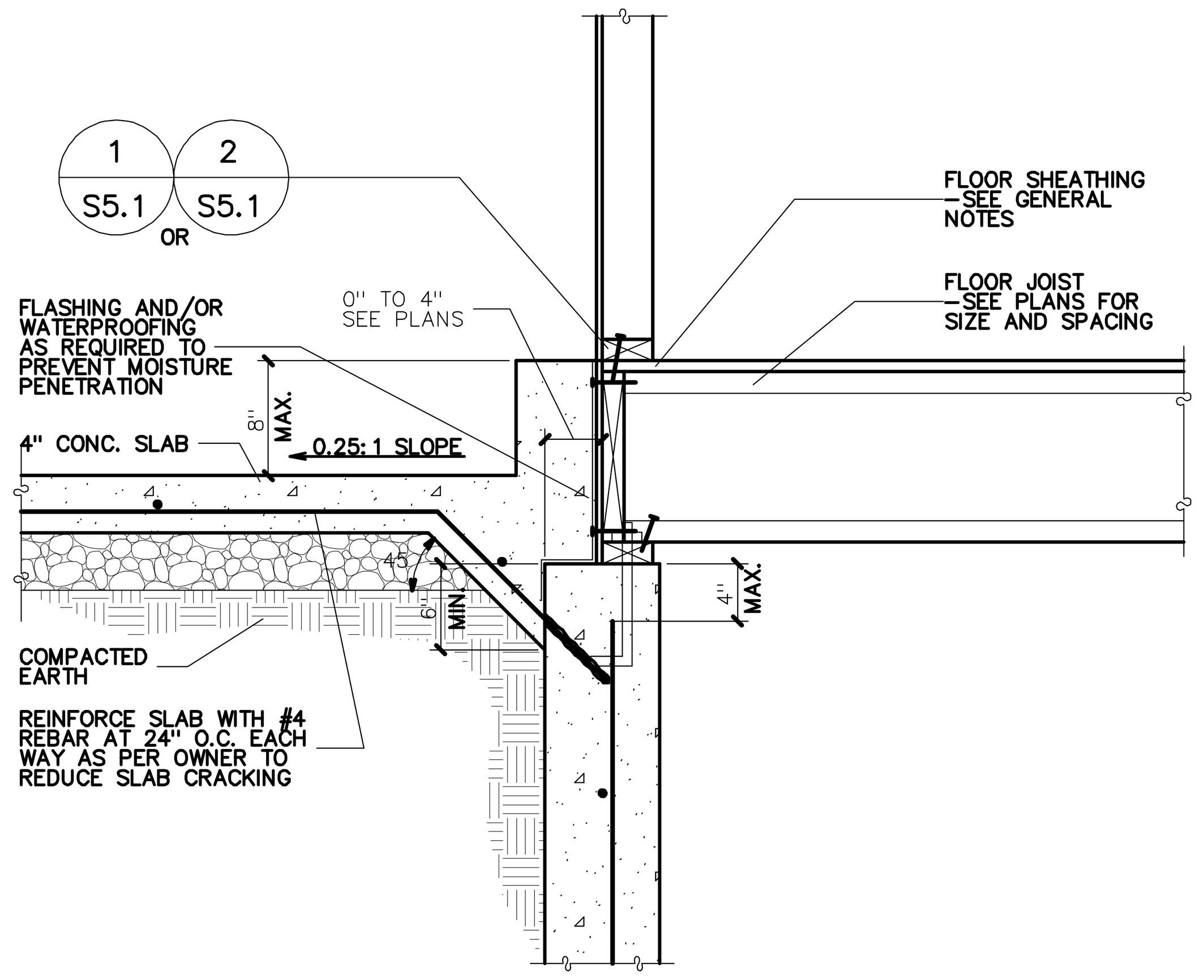
 PLOT DATE/TIME: 2/8/2024 1:23 AM



RAISED PATIO SLAB FOR STAIRS DETAIL

NO SCALE

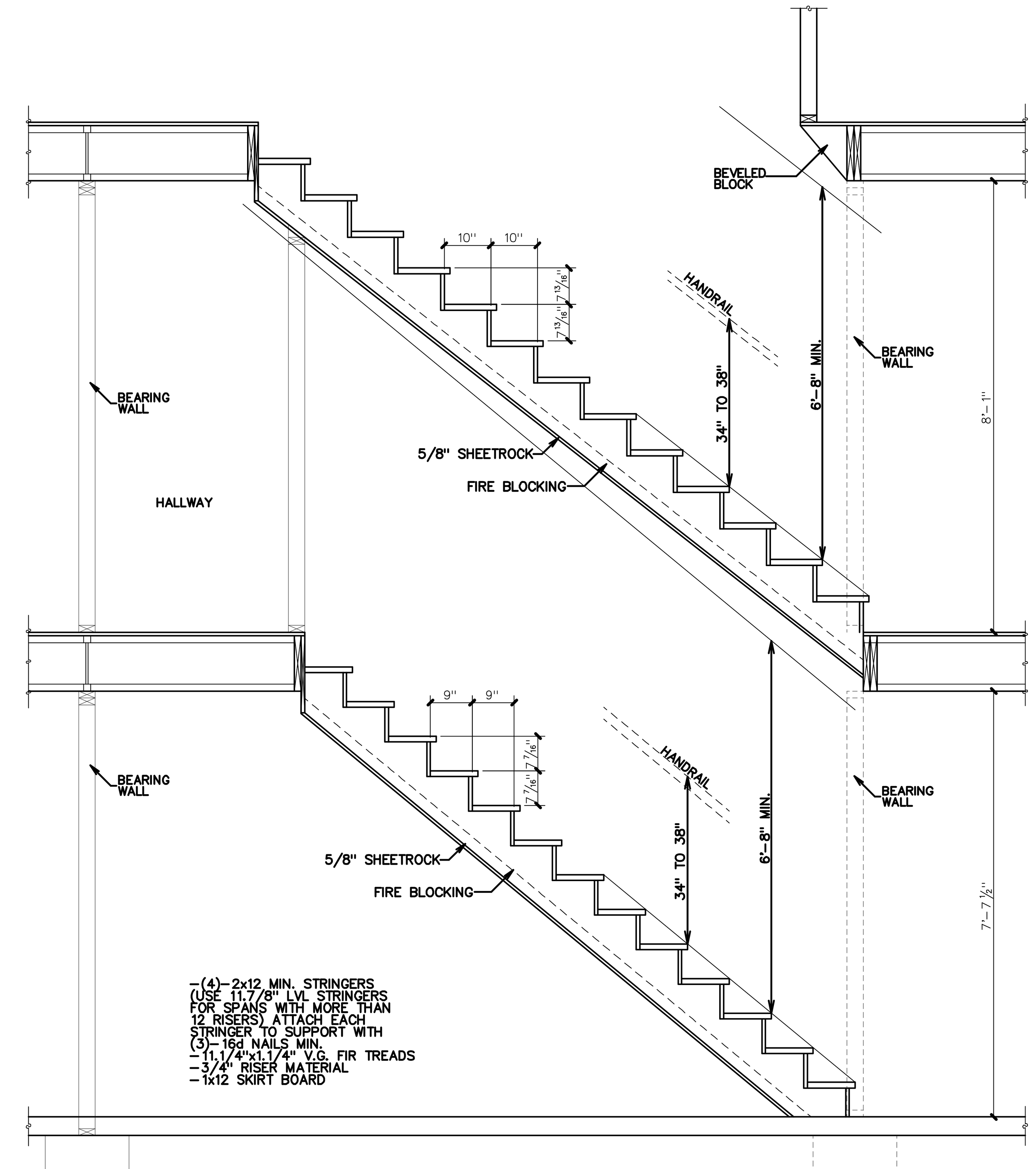
1 / S3.1



RAISED PATIO SLAB DETAIL

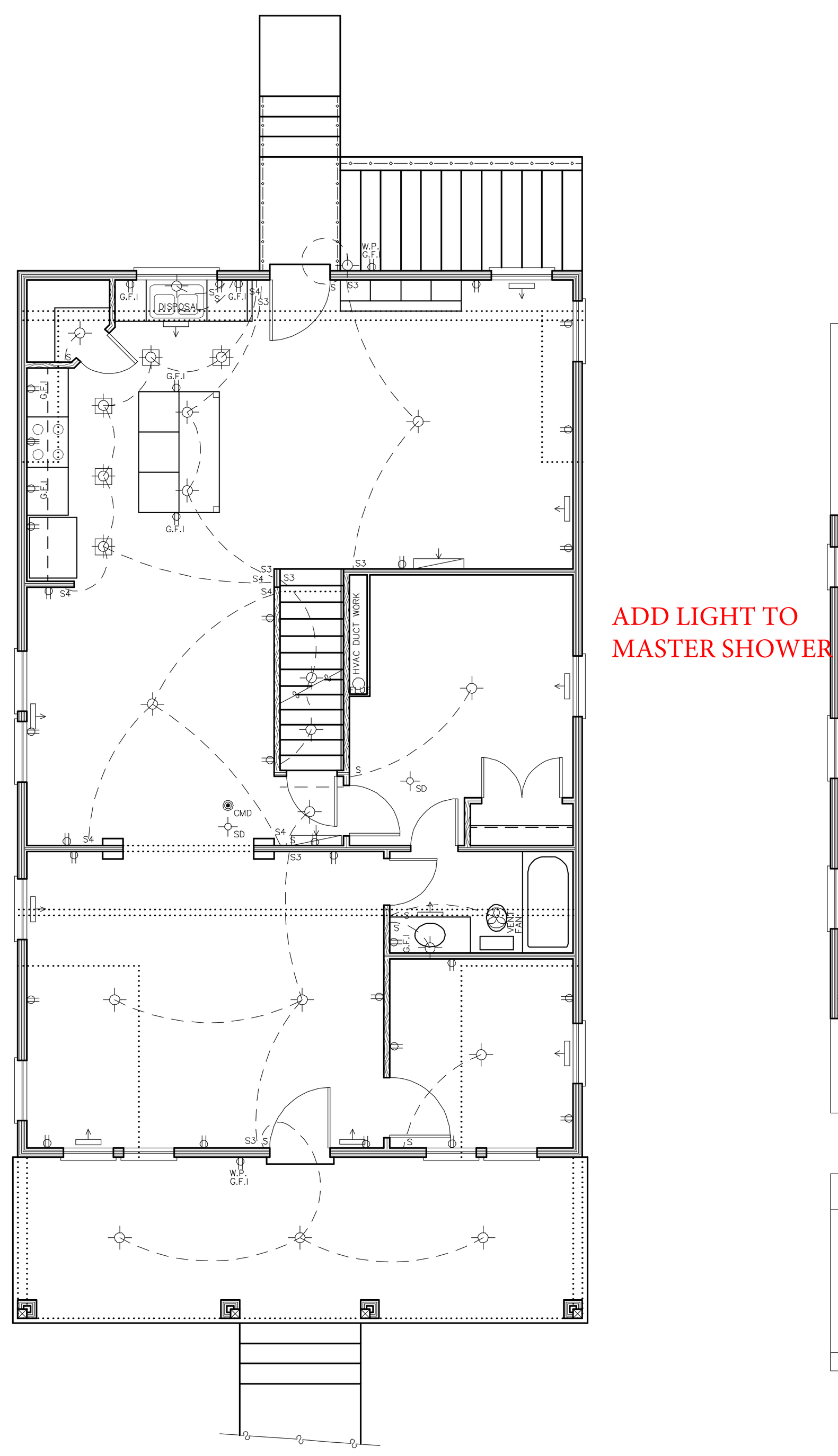
NO SCALE

2 / S3.1



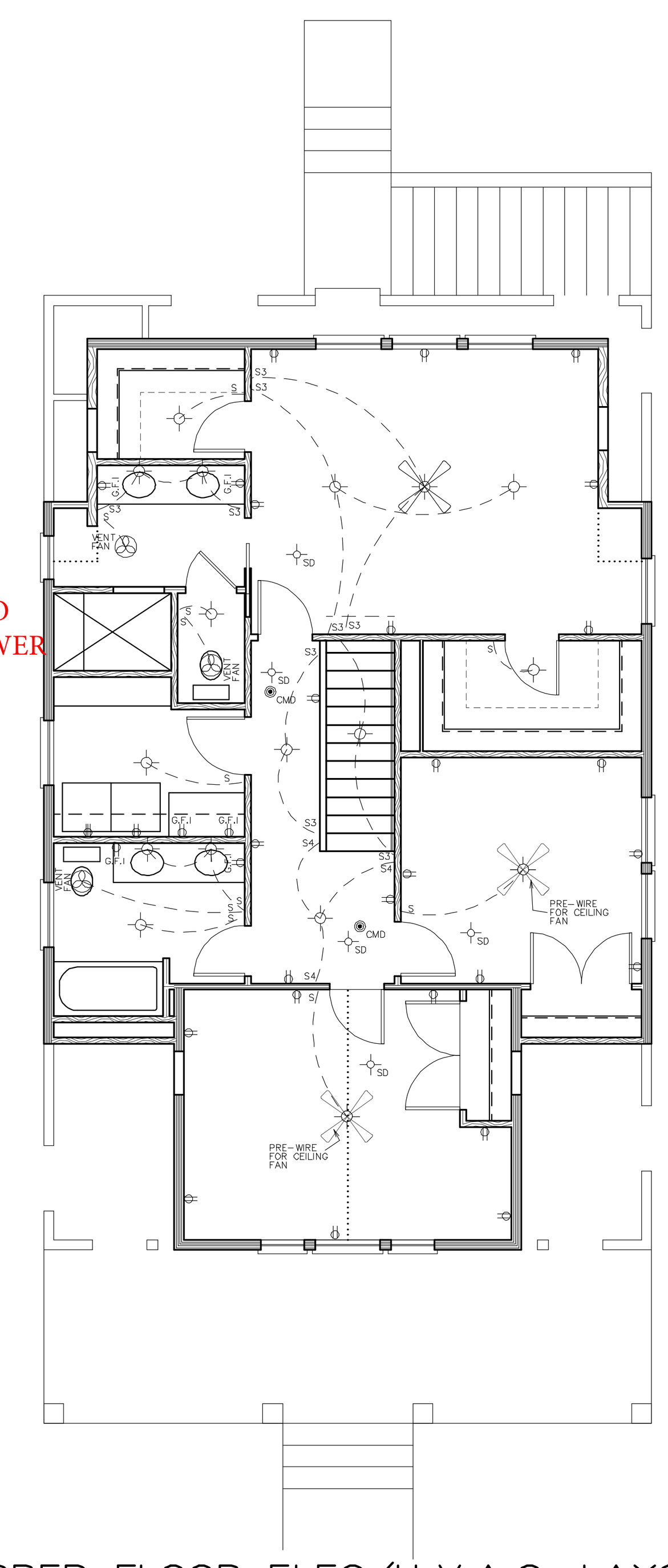
STAIR DETAIL

SCALE 1/2" = 1'-0"



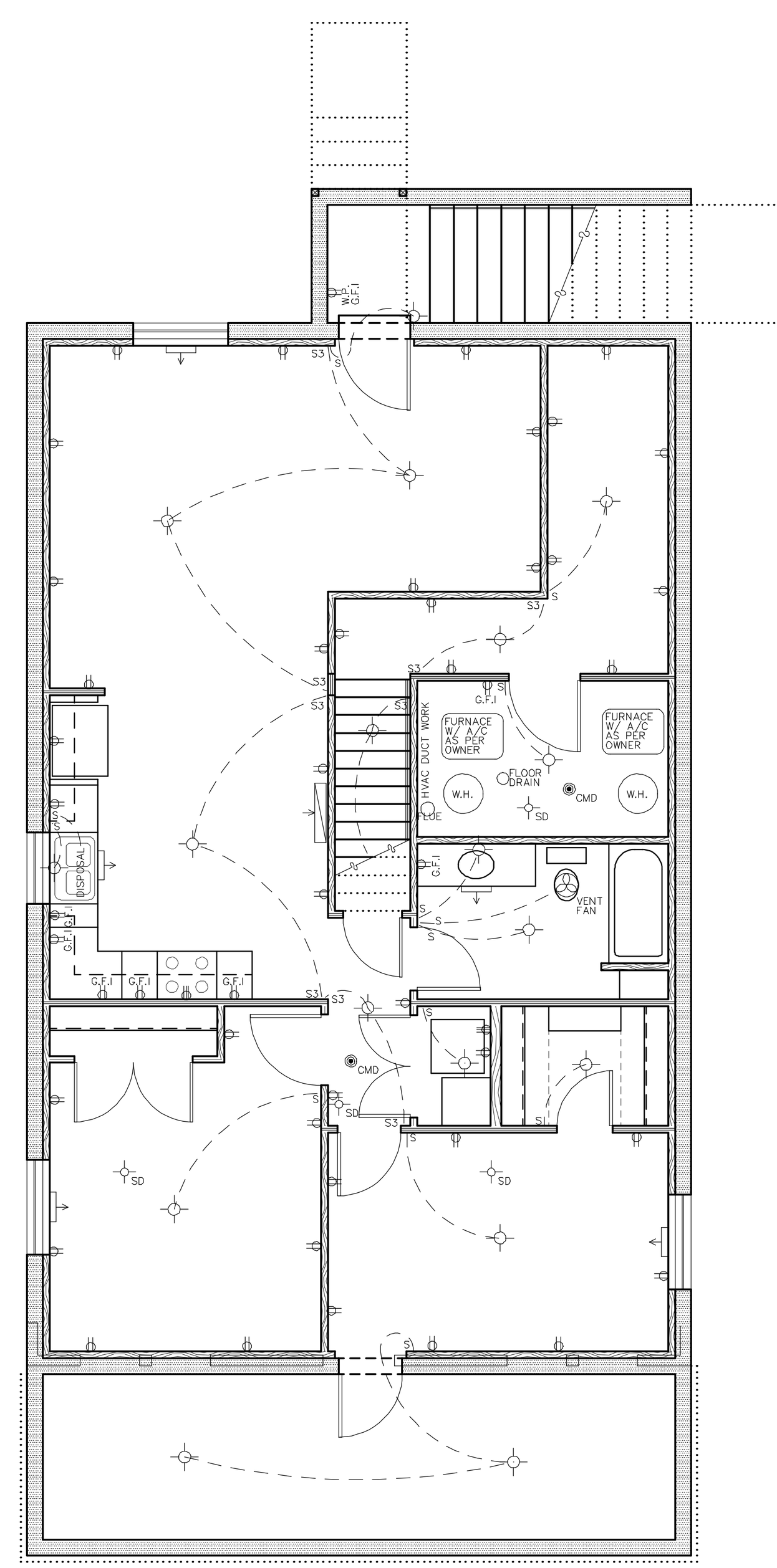
MAIN FLOOR ELEC./H.V.A.C. LAYOUT

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



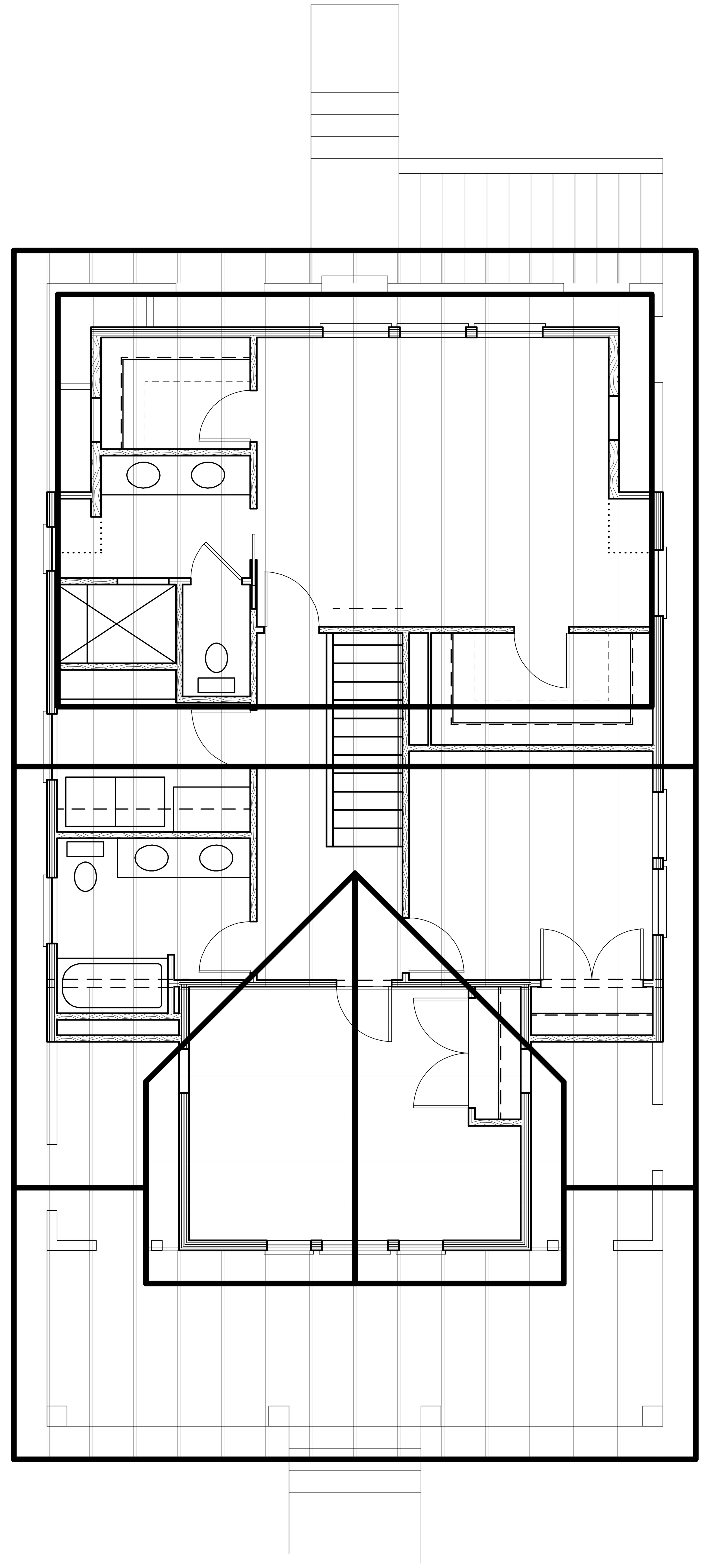
UPPER FLOOR ELEC/H.V.A.C. LAYOUT

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



BSMT. ELEC./H.V.A.C. LAYOUT

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



ROOF LAYOUT

SCALE: 3/16"=1'-0"

GENERAL NOTES

I. ROOF NOTES

1. PROVIDE ICE AND WATER SHIELD ON ROOF FROM ALL EAVE EDGES TO 24" INSIDE THE EXTERIOR WALL. ROOFS WITH SLOPES LESS THAN 4/12 SHALL HAVE ICE AND WATER SHIELD INSTALLED ON ENTIRE ROOF PLANE.
2. PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQ. FT. OF ATTIC SPACE
3. PROVIDE ATTIC VENTILATION AND ATTIC ACCESS AS PER LOCAL CODE
4. ATTIC VENTILATION: TOTAL SQ. FT./300x144 = ____ TOTAL SQ. IN.
   —PROVIDE 50% ATTIC VENTS AND 50% SOFFIT VENTS
   —BAFFLE TRUSS CAVITIES AT EXTERIOR WALLS

II. ELECTRICAL NOTES

1. THE ELECTRICAL PLAN SHOWN ONLY REPRESENTS A BASIC ELECTRICAL LAYOUT. ALL ELECTRICAL SHALL BE COORDINATED WITH THE OWNER AND SHALL MEET THE APPLICABLE ELECTRICAL CODES.
2. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NEXT TO A FURNACE AND WATER HEATER, AND ON EACH ADDITIONAL STORY OF THE DWELLING AS PER LOCAL ELECTRICAL CODES.
3. CARBON MONOXIDE DETECTORS (CMD) SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES AS PER LOCAL CODE.
4. ARC—FAULT CIRCUIT INTERRUPTERS SHALL BE INSTALLED IN ALL BEDROOMS AS PER LOCAL ELECTRICAL CODES.
5. GROUND—FAULT CIRCUIT INTERRUPTERS SHALL BE INSTALLED IN ALL OUTDOOR OUTLETS AND OUTLET CIRCUITS IN KITCHENS, BATHROOMS, GARAGES, AND WHERE OUTLETS ARE CLOSE TO A WATER SOURCE AS PER LOCAL ELECTRICAL CODES.

III. MISCELLANEOUS NOTES

1. ADDITIONS: CONTRACTOR SHALL COORDINATE AND ADJUST FOUNDATION AND OTHER WALL HEIGHTS AS NEEDED TO ALLOW FLOOR LEVELS TO BE FLUSH BETWEEN NEW AND EXISTING FLOORS. ALSO, TIE HVAC SYSTEM INTO EXISTING HVAC SYSTEM, OR PROVIDE NEW AS PER LOCAL CODES.
2. POISON SOIL FOR TERMITE CONTROL AS PER LOCAL CODE REQUIREMENTS
3. PROVIDE 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD AT AREAS AS REQUIRED BY LOCAL FIRE CODE.
4. WINDOW FRAMING: ALL OPENABLE WINDOWS THAT HAVE A WINDOW SILL LOCATED MORE THAN 72" ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW SHALL BE PLACED SO THAT THE WINDOW SILL IS AT LEAST 24" ABOVE THE INTERIOR FINISHED FLOOR OR SHALL HAVE A WINDOW GUARD PROVIDED AS PER CODE. ALL WINDOWS USED FOR EGRESS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISHED FLOOR.
5. PROVIDE R—13 INSULATION MINIMUM IN 2x4 EXTERIOR WALLS, AND R—19 INSULATION MINIMUM IN 2x6 EXTERIOR WALLS. PROVIDE R—38 INSULATION MINIMUM AT ALL INTERIOR TRUSS ATTIC SPACES AND RAFTER FRAMING.
6. CRAWL SPACE VENTS: PROVIDE CRAWL SPACE VENTS AS PER LOCAL CODE REQUIREMENTS FOR ALL CRAWL SPACE AREAS.

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL HAVE A THOROUGH KNOWLEDGE OF THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION. ACCORDINGLY, THESE DRAWINGS AND SPECIFICATIONS DO NOT DESCRIBE ALL MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND SUPPLYING THE MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. IF THE CONTRACTOR DISCOVERS OR SUSPECTS ANY ERRORS, OMISSIONS OR DEFECTS IN THE DRAWING AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY DESIGNER OF SUCH ERROR, OMISSION OR DEFECT IN WRITING.

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS, AND ALL ASSOCIATED COSTS, PRIOR TO CONSTRUCTION.

FOR:
OGDEN CITY
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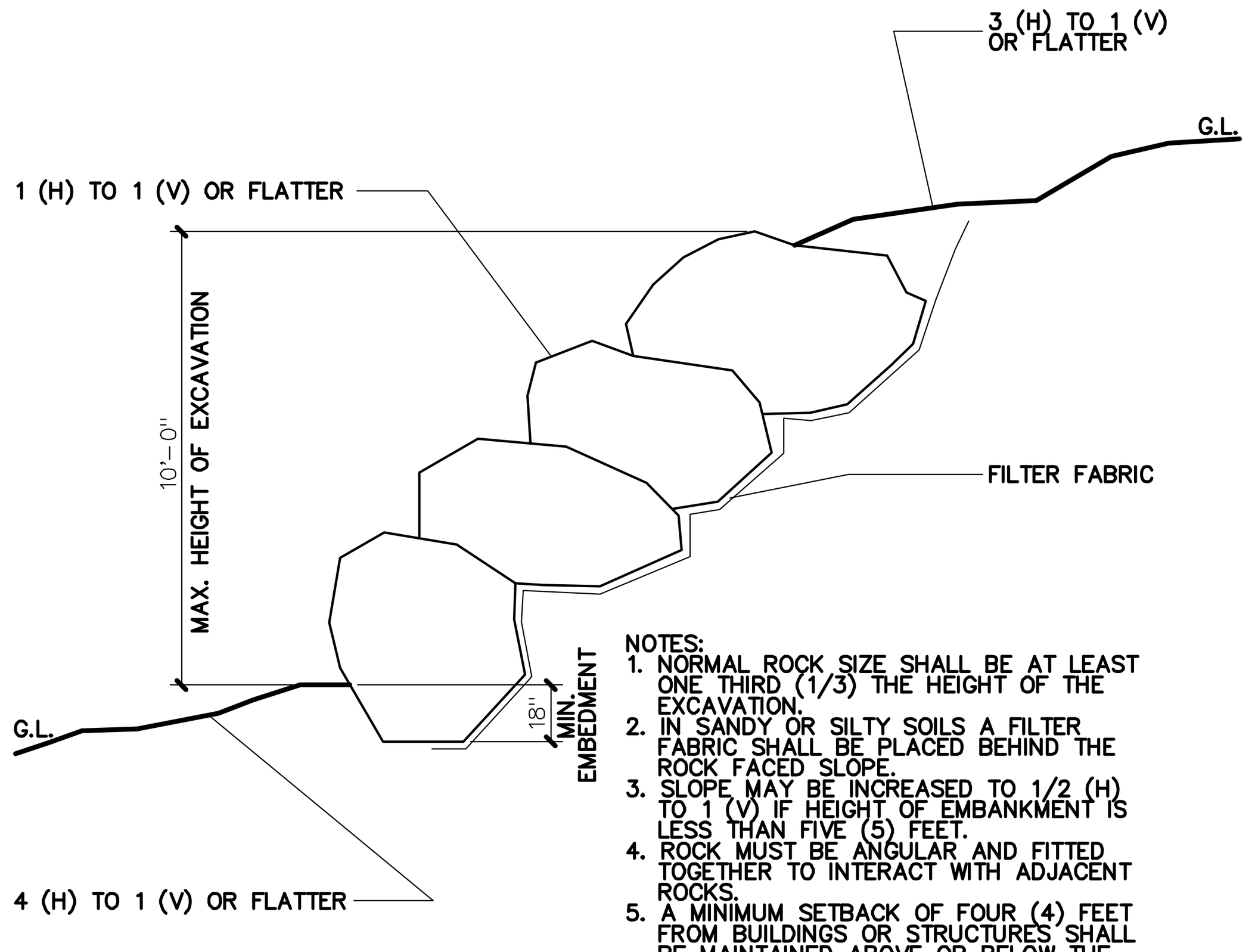
SHEET TITLE: ROOF LAYOUT, STAIR DETAIL, AND ELECTRICAL PLAN

DATE: 2/8/2024	DRAWN: CWH
JOB NO.: 23110	TYPE: CHG TO 2264191218, #19092
PLAN NO.: 1-1-1232/3-2-1032	TWO-STORY

SHEET S3.1



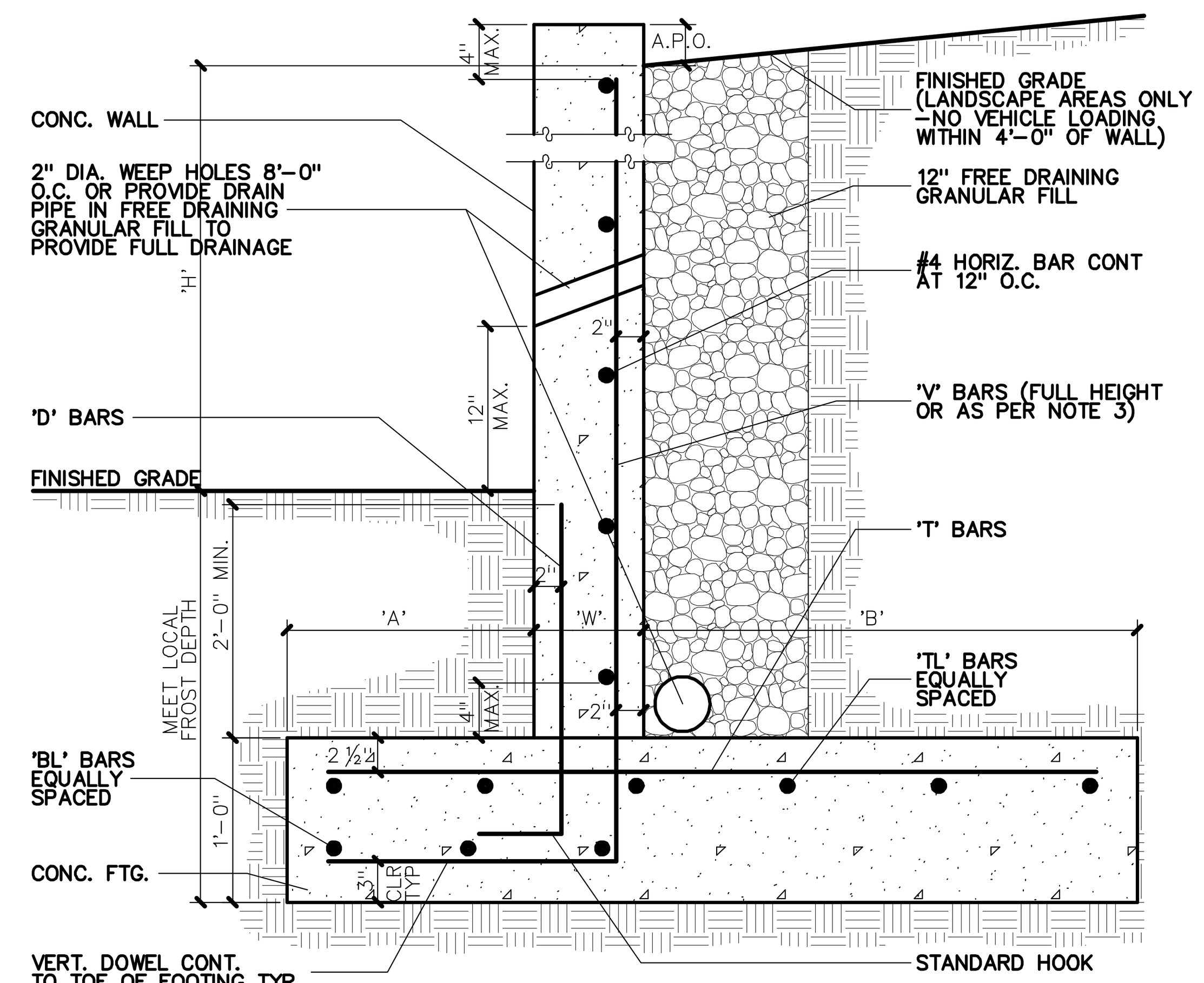
NOTES:
1. NORMAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. SLOPE MAY BE INCREASED TO 1/2 (H) TO 1 (V) IF HEIGHT OF EMBANKMENT IS LESS THAN FIVE (5) FEET.
4. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH ADJACENT ROCKS.
5. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW THE ROCK FACES SLOPE.
6. (H) DENOTES HORIZONTAL (V) DENOTES VERTICAL

ROCK RETAINING WALL UP TO 10'-0" HEIGHT (1/S4.1)
NO SCALE

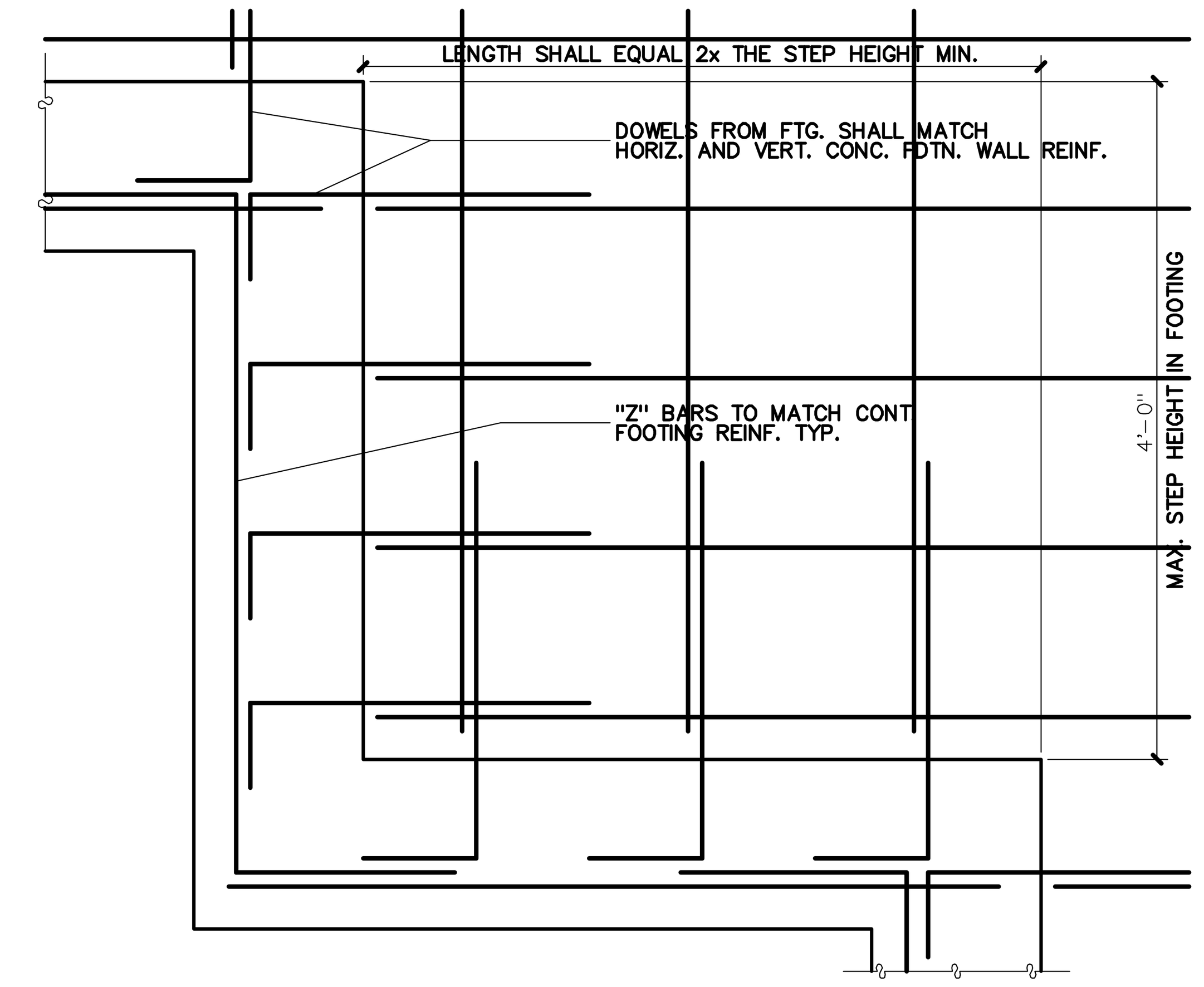
CONCRETE RETAINING WALL SCHEDULE[1,4]

MARK	'W'	'H'[2]	'A'	'B'	'V' BARS[3] SIZE	'V' BARS SPACE	'D' BARS SIZE	'D' BARS SPACE	'T' BARS SIZE	'T' BARS SPACE	'TL' BARS SIZE	'TL' BARS NO.	'BL' BARS SIZE	'BL' BARS NO.
CRW2.0	8" MIN.	TO 2'-0"	8"	8"	#4	18"	N/A	N/A	#4	18"	#4	3	#4	2
CRW4.0	8" MIN.	TO 4'-0"	1'-0"	1'-8"	#4	12"	N/A	N/A	#4	12"	#4	4	#4	2
CRW6.5	8" MIN.	TO 6'-6"	1'-0"	3'-0"	#5	12"	N/A	N/A	#4	12"	#4	5	#4	2
CRW8.0	8" MIN.	TO 8'-0"	1'-3"	3'-6"	#5	10"	#4	24"	#4	10"	#4	6	#4	3
CRW9.5	8" MIN.	TO 9'-6"	1'-6"	4'-6"	#6	10"	#4	24"	#4	8"	#4	7	#4	3

CONC. RETAINING WALL NOTES:
1. LOCATE A HORIZONTAL BAR WITHIN 4" OF TOP AND BOTTOM OF WALL.
2. WALL HEIGHT MAY BE INCREASED AS NEEDED WHERE FOOTINGS NEED TO BE DROPPED FOR FROST PROTECTION OR SOIL CONDITIONS AS LONG AS THE UNBALANCED FILL HEIGHT ('H'-HEIGHT BETWEEN LOW AND HIGH GRADE) DOES NOT EXCEED THAT SHOWN. ADD ADDITIONAL HORIZONTAL REBAR AS NEEDED TO NOT EXCEED THAT SHOWN
3. 'V' BARS SHALL NOT BE SPLICED BELOW MID-HEIGHT OF WALL.
4. THIS SCHEDULE IS FOR RETAINING LANDSCAPE AREAS ONLY. DO NOT USE WHERE VEHICLE LOADING WILL BE WITHIN FOUR FEET OF TOP OF WALL.



CONCRETE RETAINING WALL (2/S4.1)
NO SCALE



STEPPED FOOTING DETAIL (3/S4.1)
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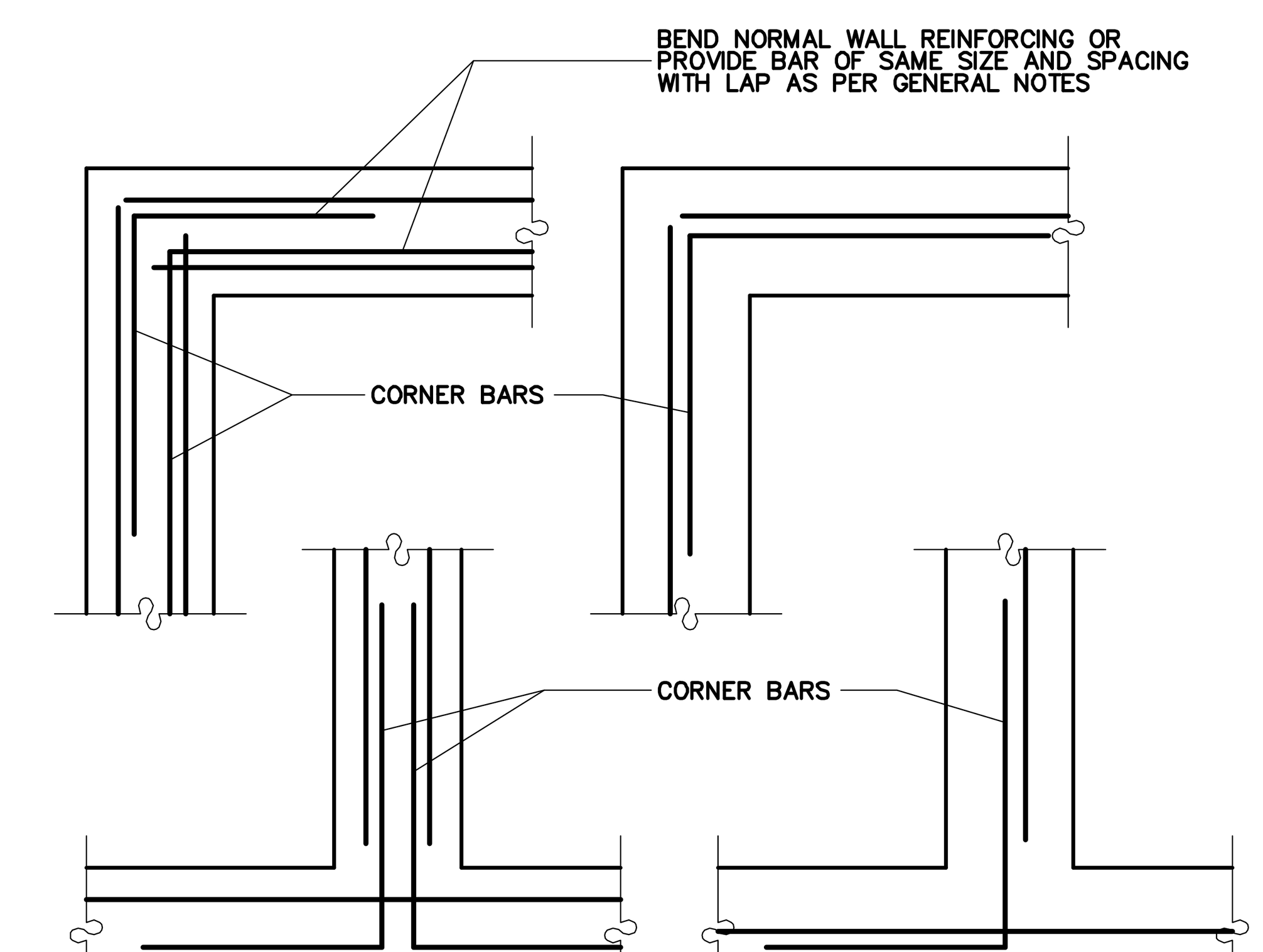
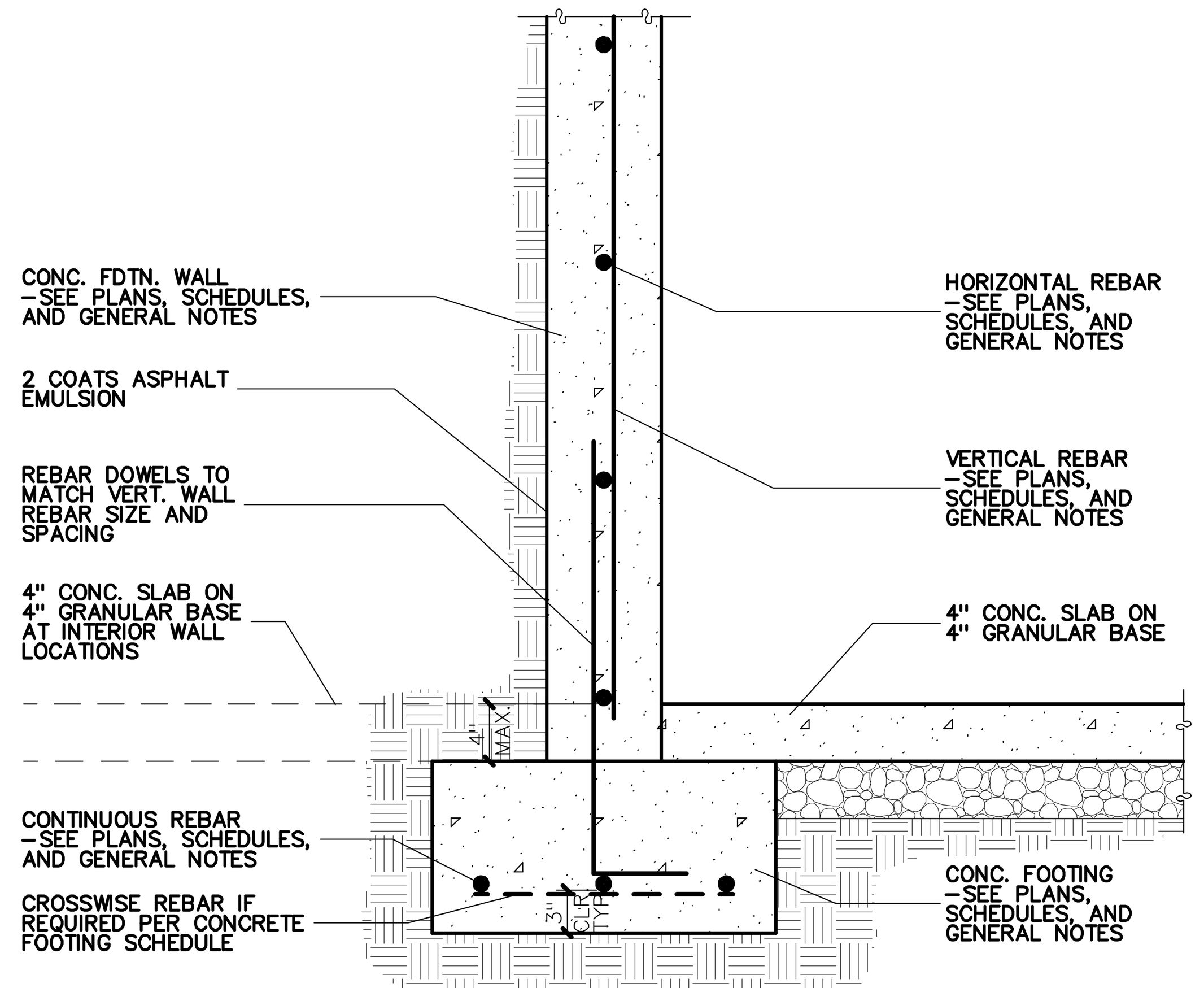
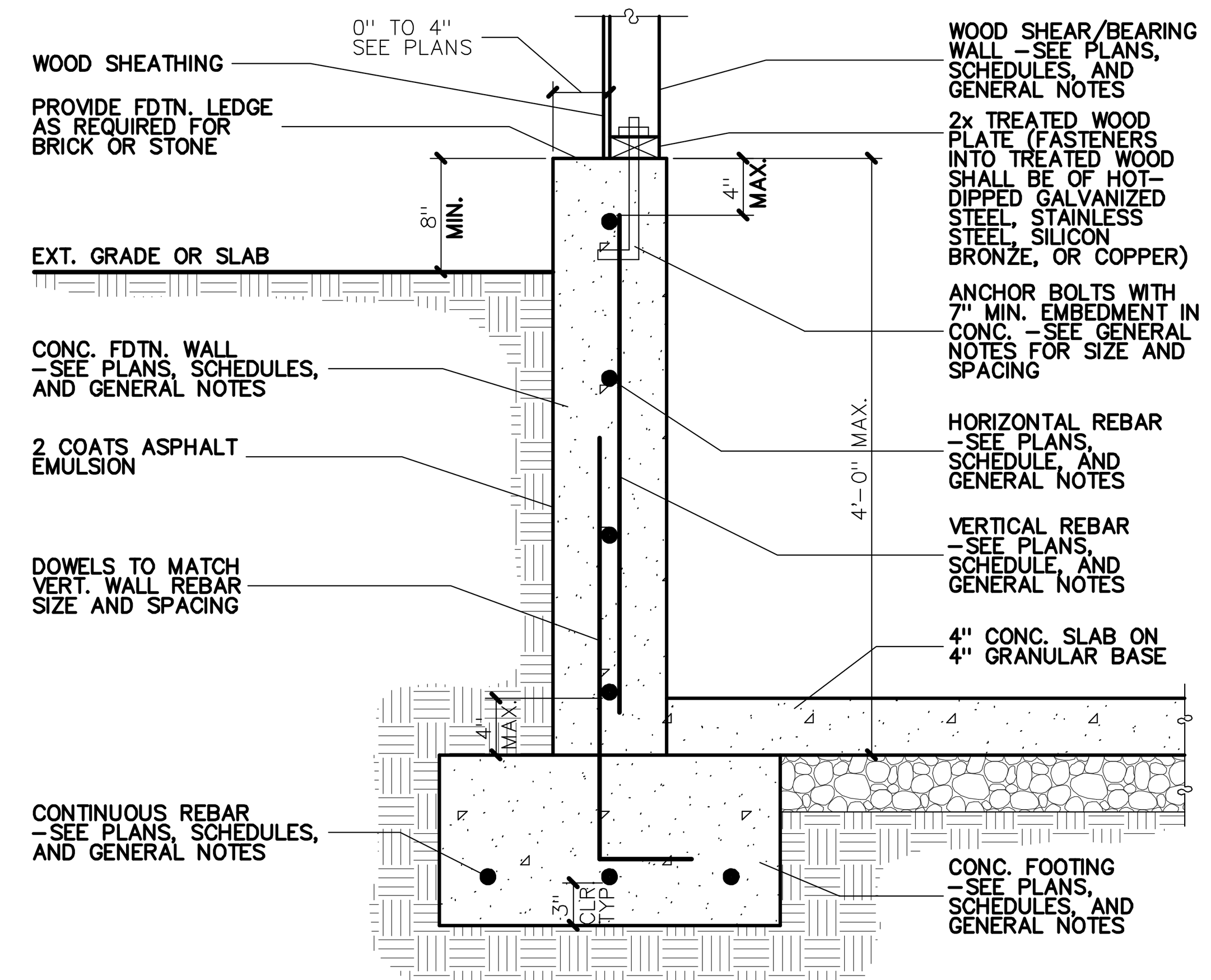


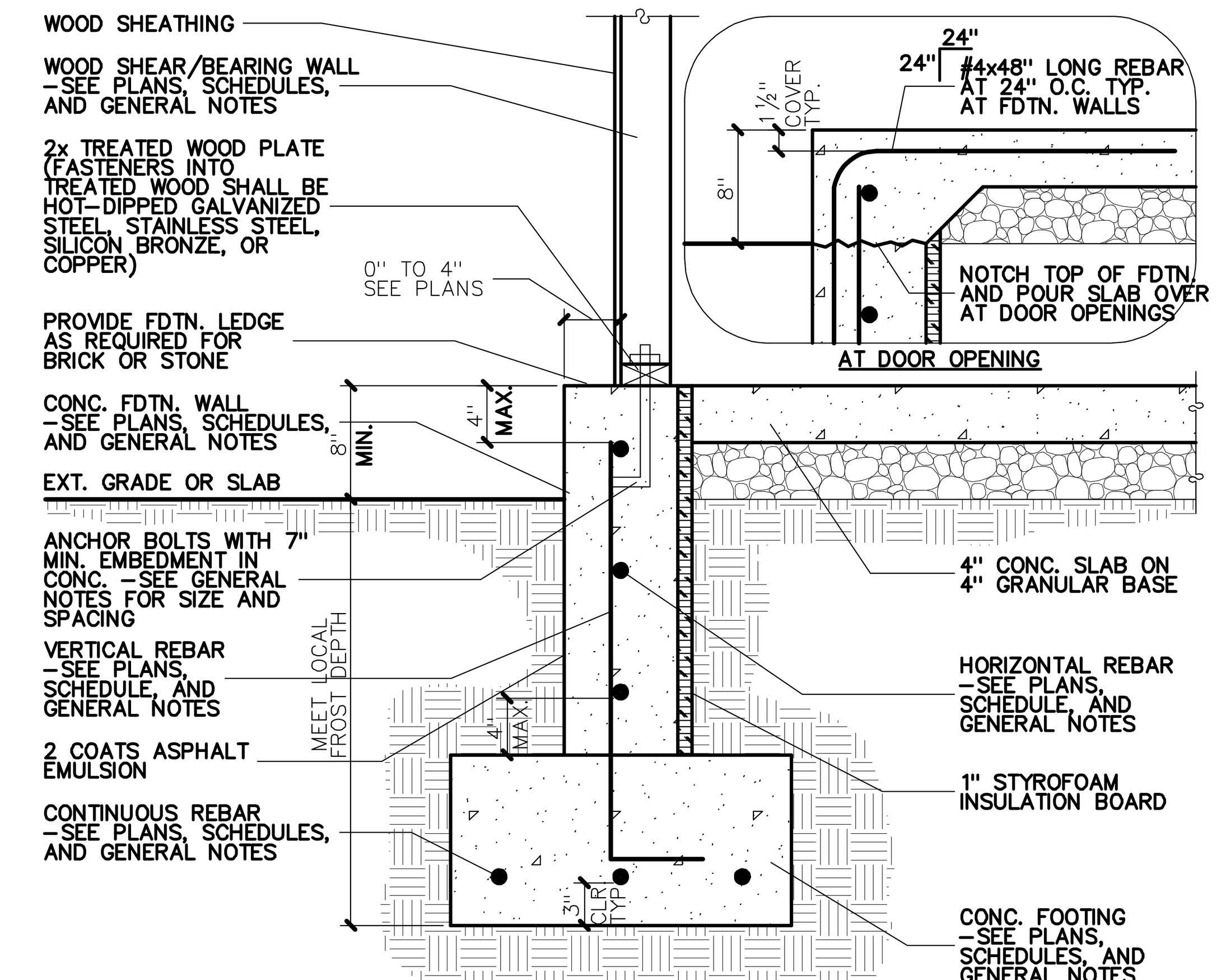
CONC. FOUNDATION WALL/FOOTING CORNERS AND INTERSECTION (4/S4.1)
NO SCALE



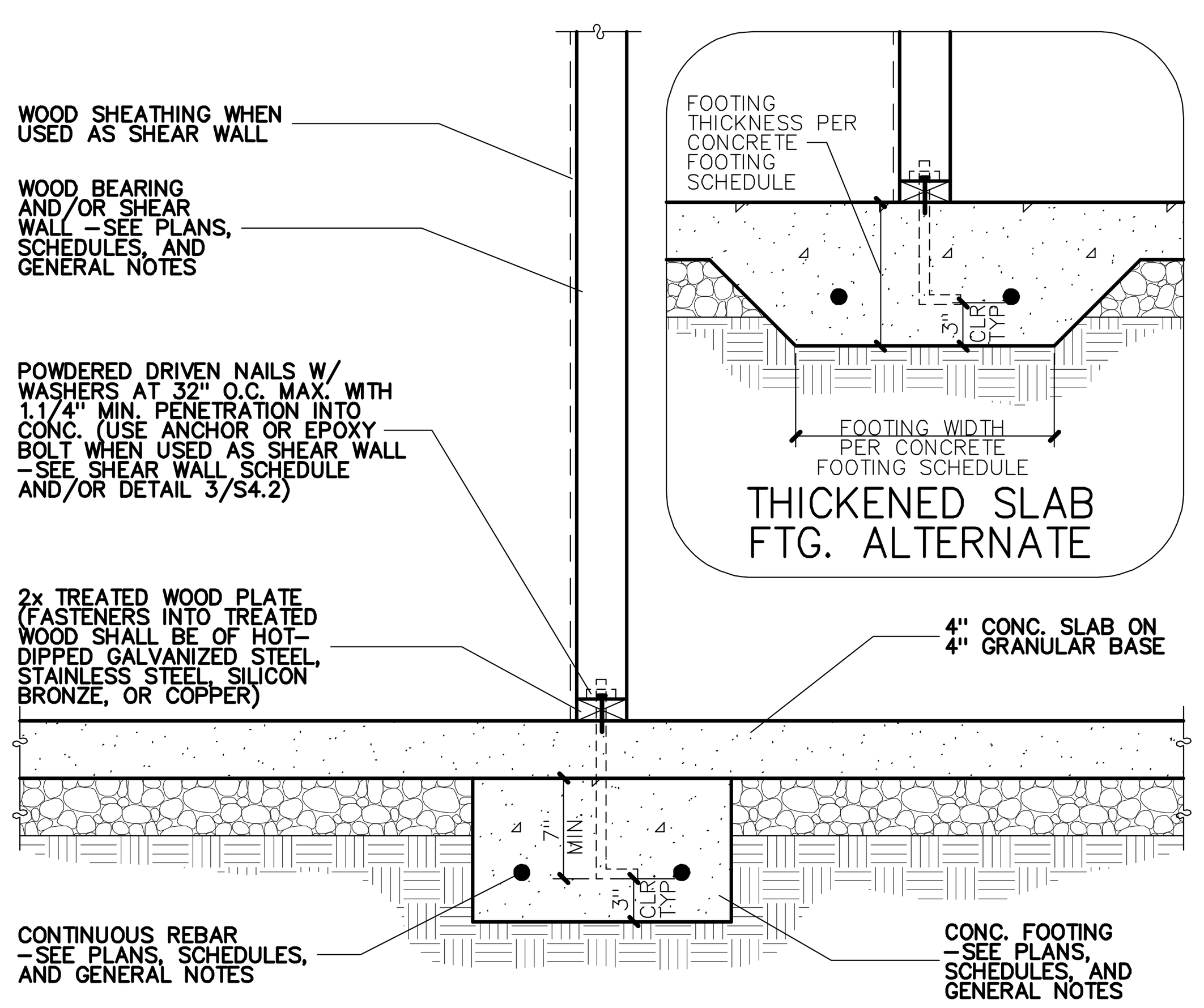
FOUNDATION WALL ON FOOTING (5/S4.1)
NO SCALE



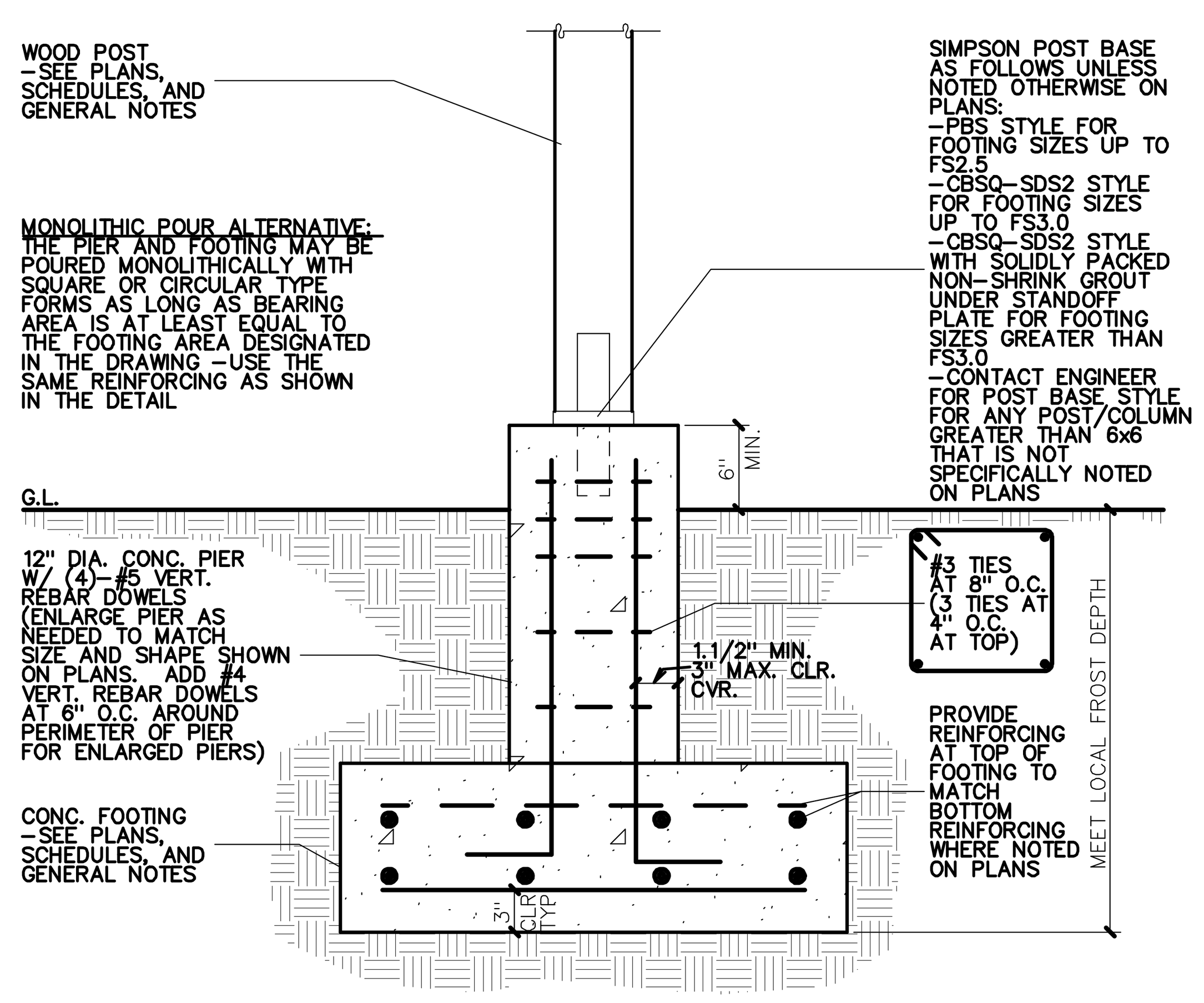
4'-0" FOUNDATION WALL ON FOOTING (6/S4.1)
NO SCALE



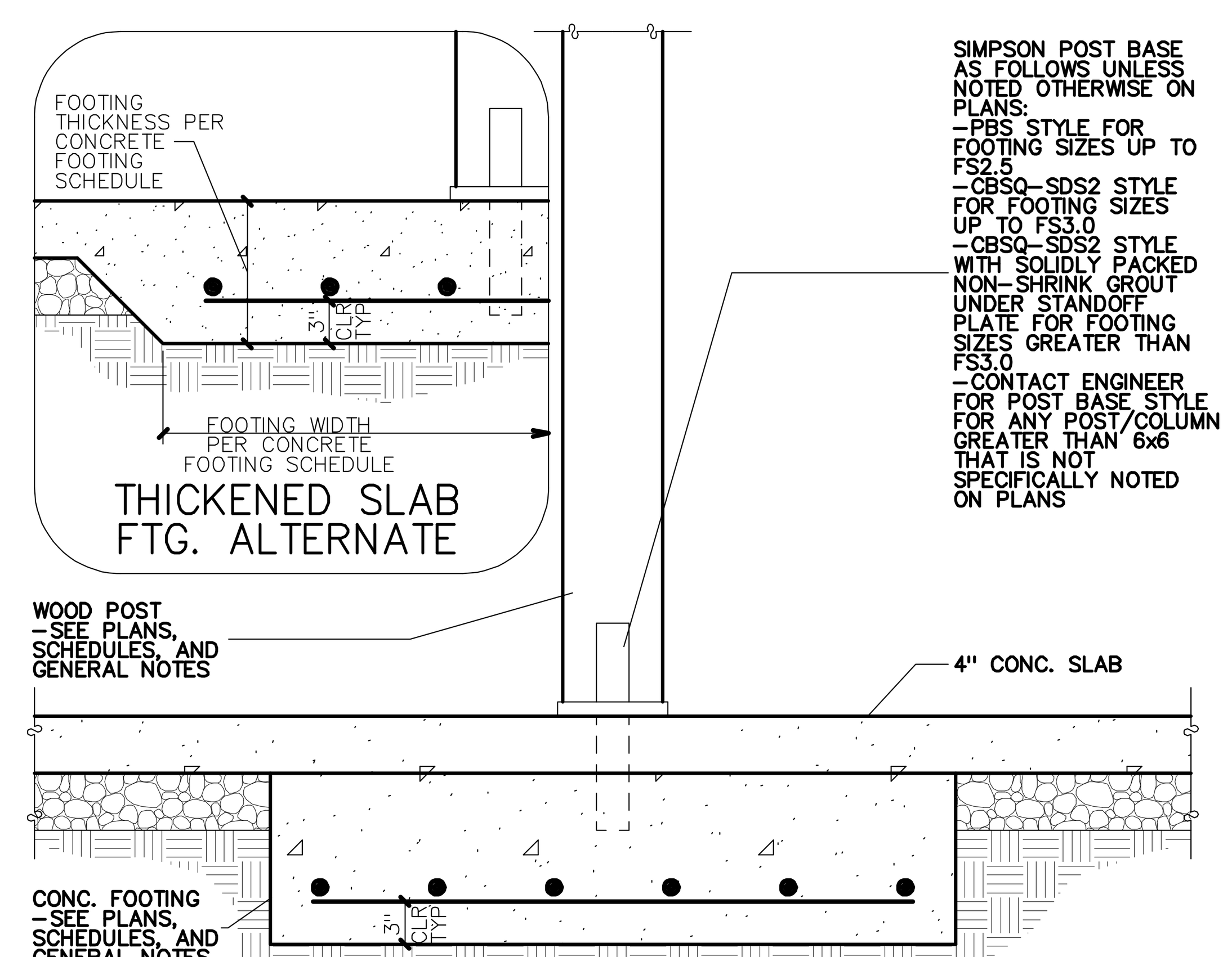
FOUNDATION WALL ON FOOTING (7/S4.1)
NO SCALE



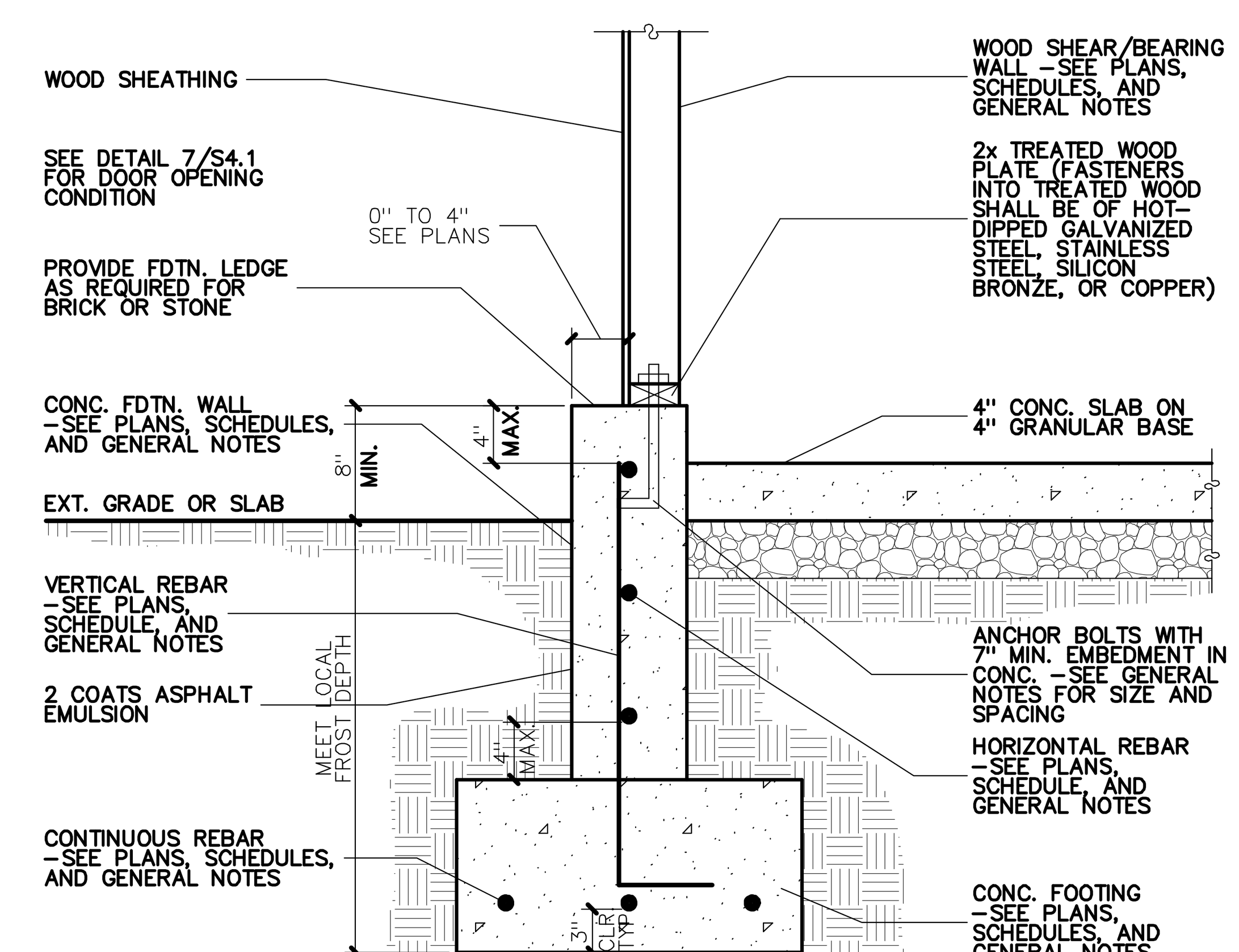
INTERIOR BEARING AND/OR SHEAR WALL ON CONC. FOOTING (8/S4.1)
NO SCALE



EXTERIOR WOOD POST ON CONC. PIER/FOOTING (9/S4.1)
NO SCALE



INTERIOR WOOD POST ON CONC. FOOTING (10/S4.1)
NO SCALE



FOUNDATION WALL ON FOOTING (11/S4.1)
NO SCALE

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY
LICENSED PROFESSIONAL STRUCTURAL ENGINEER NO. 189469 THOMAS A. HALES 2/8/24 STATE OF UTAH

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS, AND ALL ASSOCIATED COSTS, PRIOR TO CONSTRUCTION.

NOTE: ALL DETAILS SHOWN ON THIS SHEET ARE NOT NECESSARILY USED ON THIS JOB -- SEE PLAN SHEETS FOR REFERENCES TO DETAILS

FOR: OGDEN CITY
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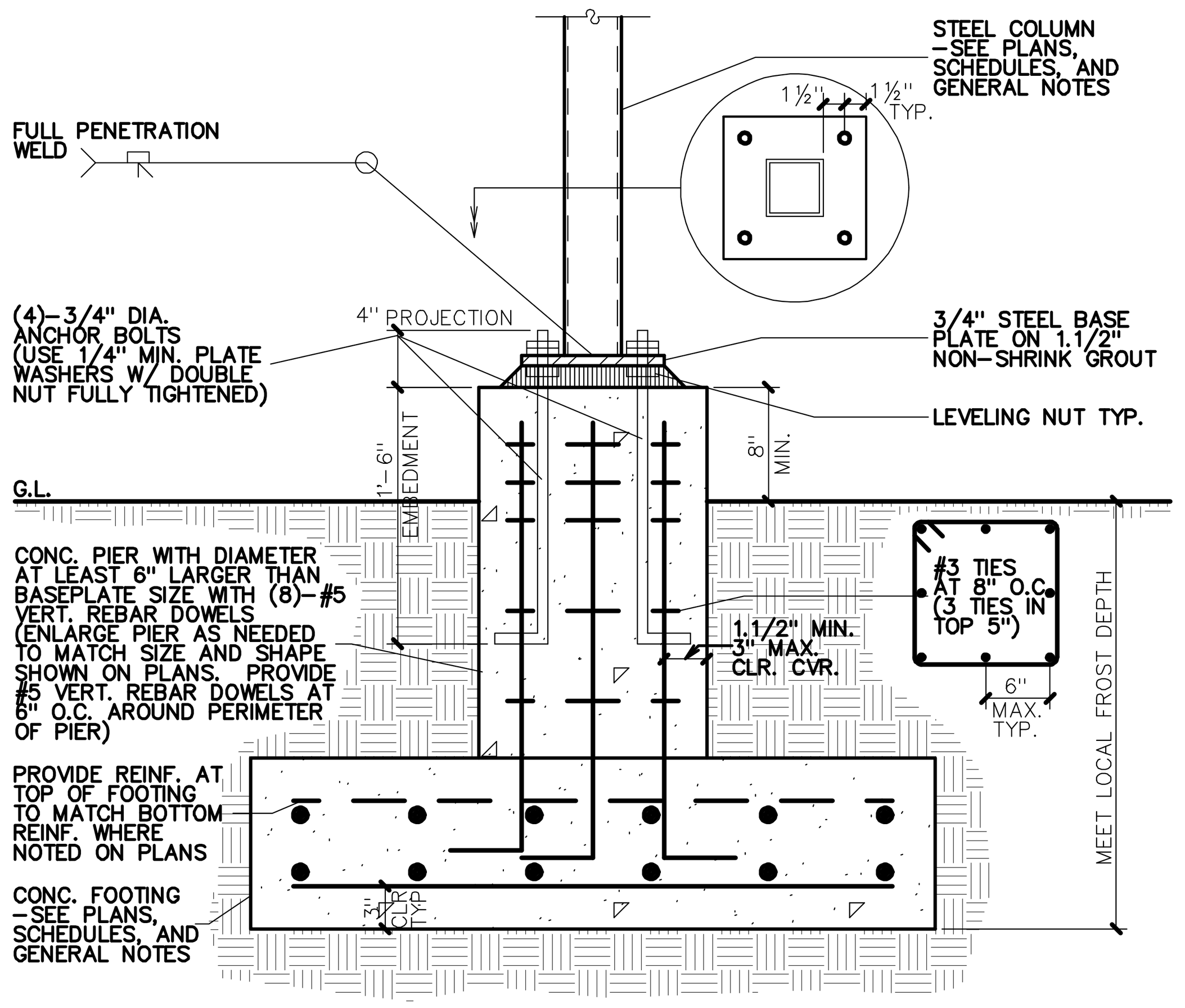
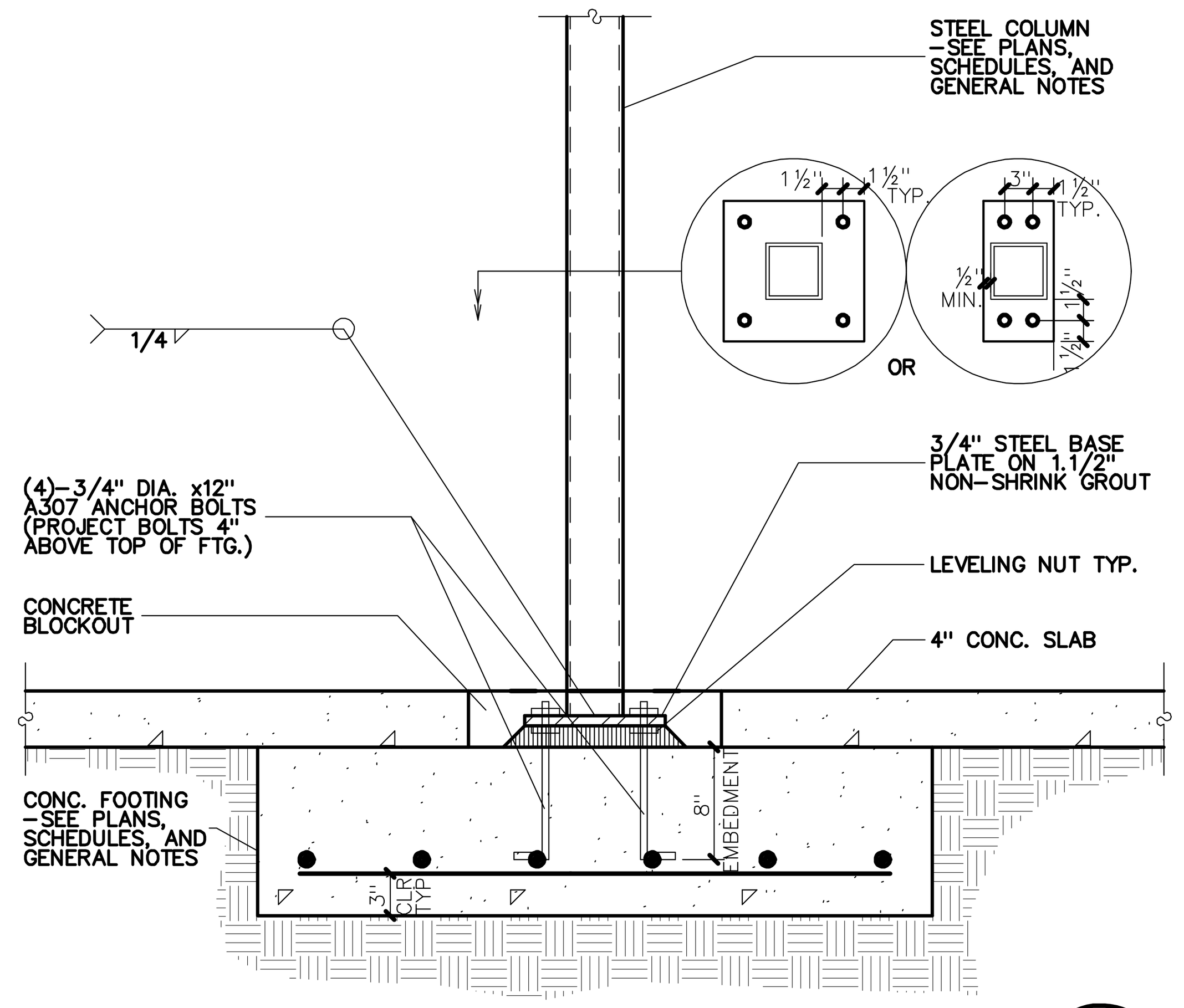
SHEET TITLE: FOOTING AND FOUNDATION DETAILS
DATE: 2/8/2024
DRAWN: CWH
JOB NO.: 23110
TYPE: CHG TO 2264191218, #19092
PLAN NO.: 1-1-1232/3-2-1032 TWO-STORY

SHEET S4.1

PLOT DATE/TIME: 2/8/2024 1:23 AM



EXTERIOR STEEL POST ON CONC. FOOTING — 1/S4.2
NO SCALE



INTERIOR STEEL POST ON CONC. FOOTING — 2/S4.2
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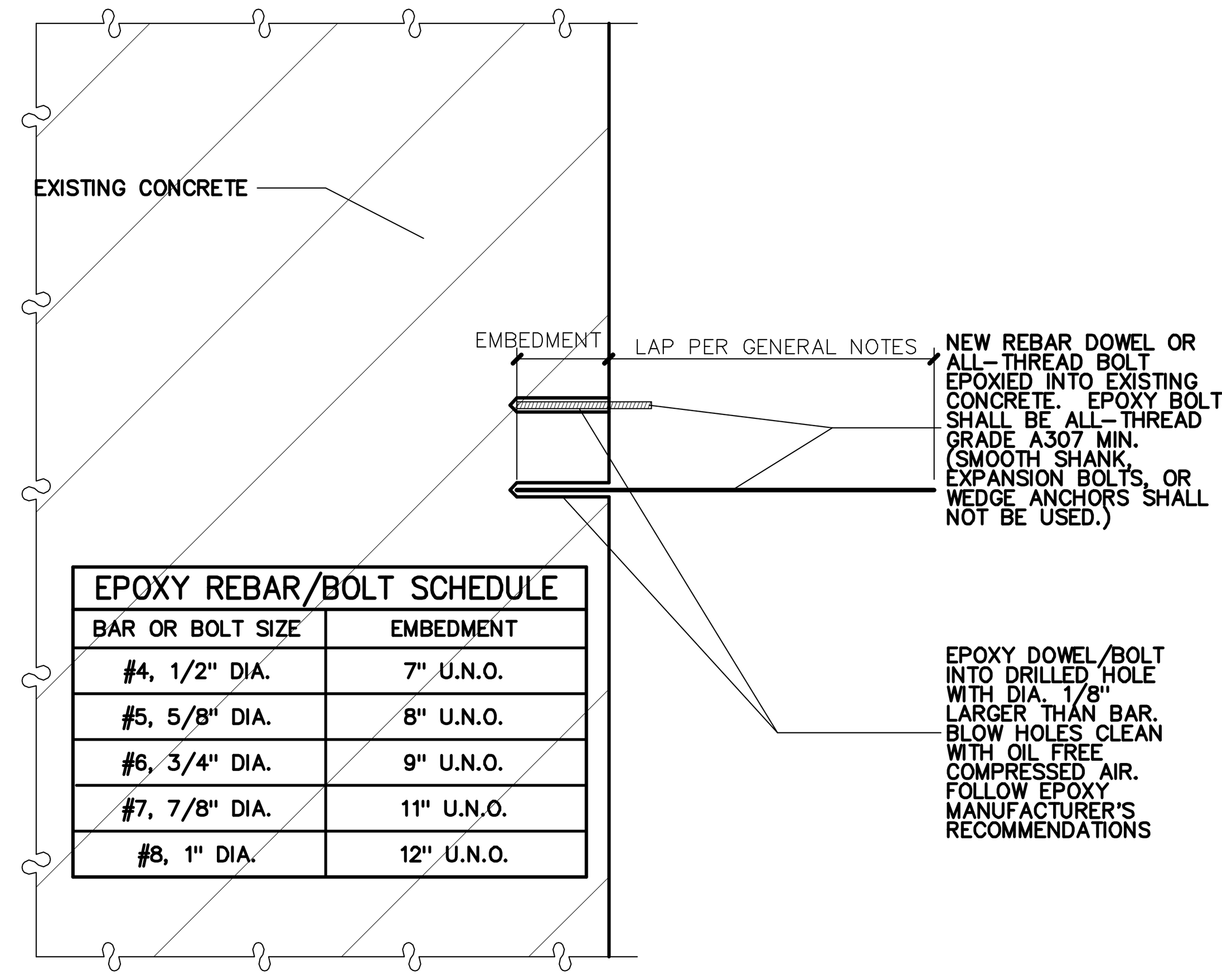
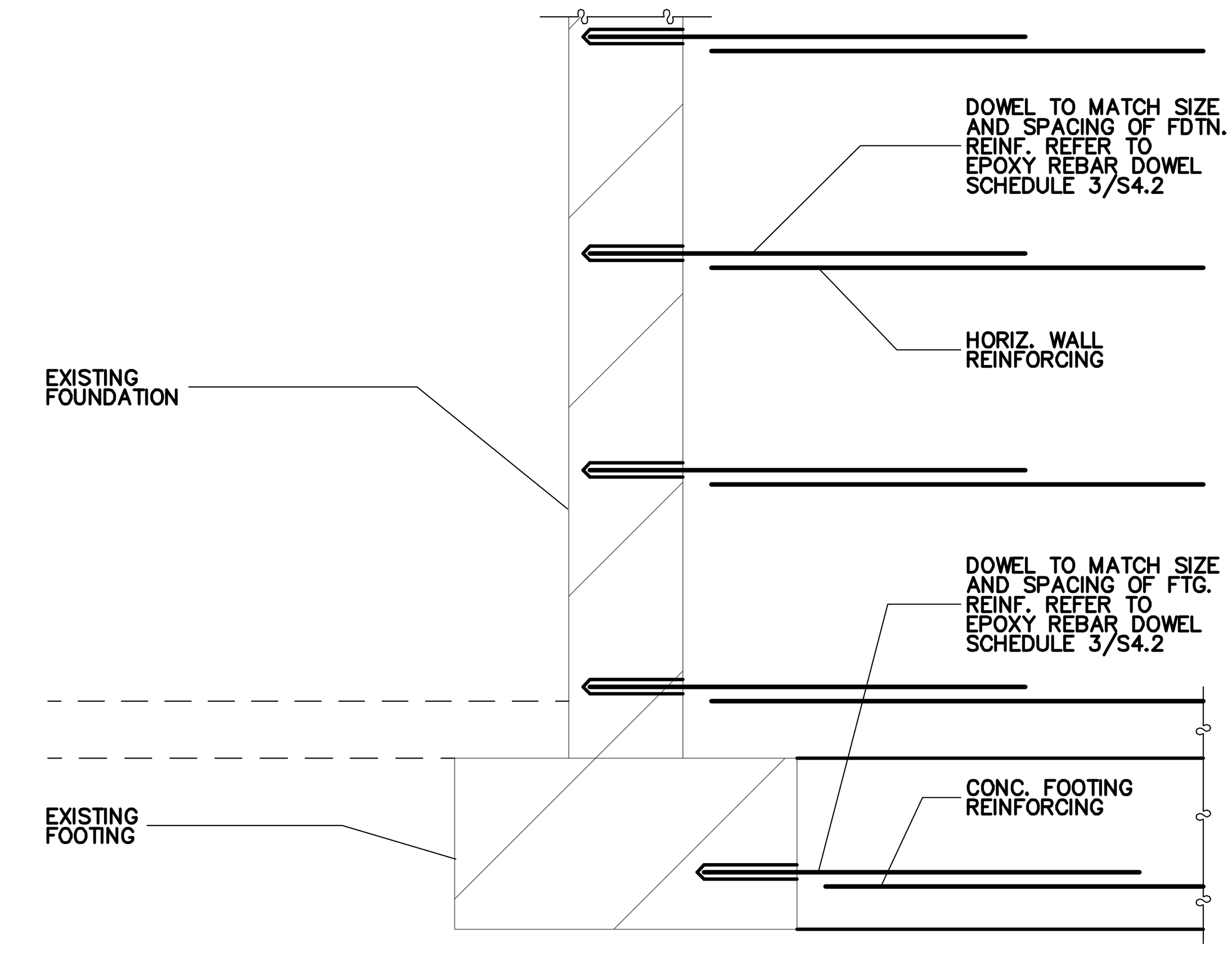


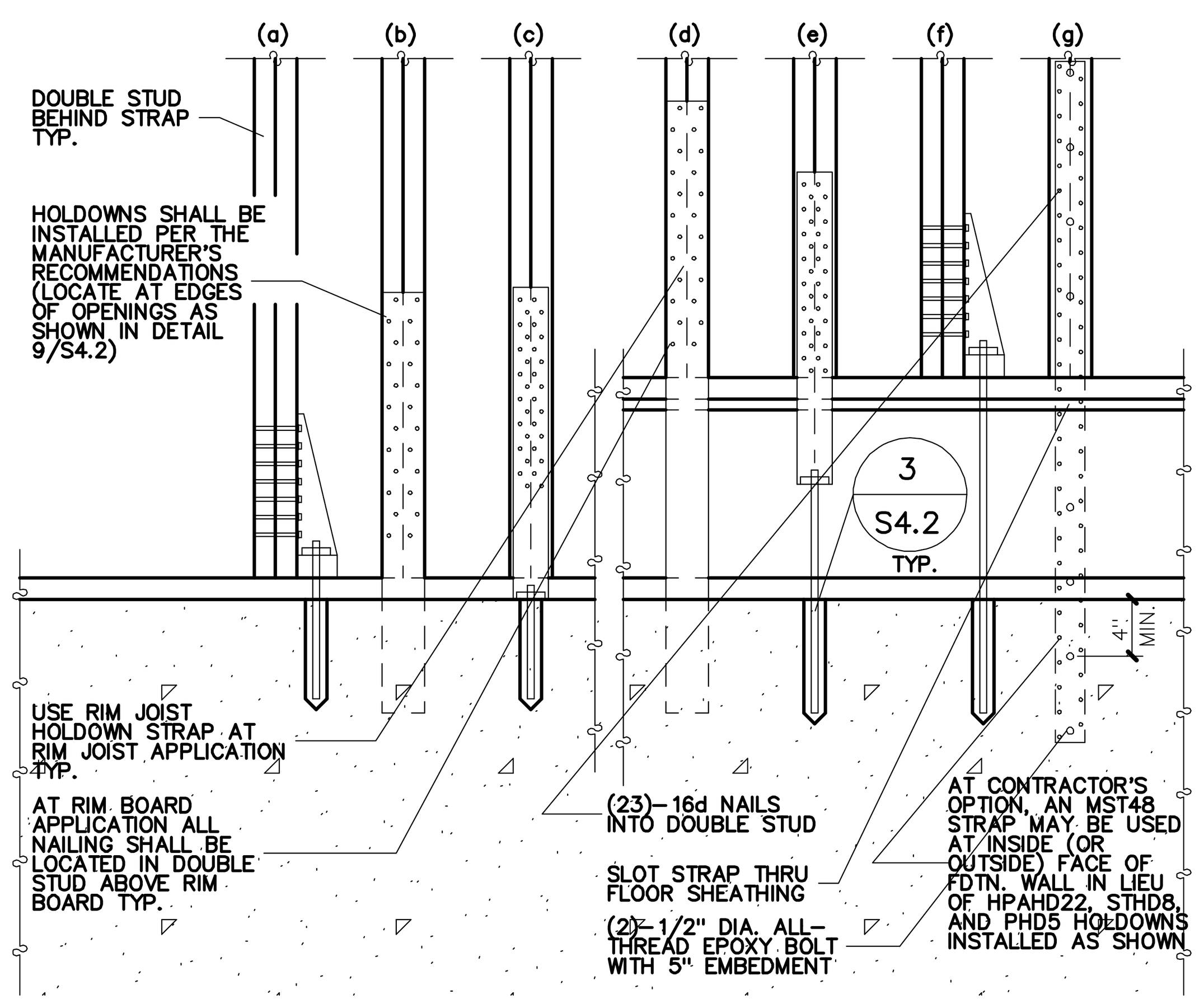
EPOXY REBAR/BOLT SCHEDULE

BAR OR BOLT SIZE	EMBEDMENT
#4, 1/2" DIA.	7" U.N.O.
#5, 5/8" DIA.	8" U.N.O.
#6, 3/4" DIA.	9" U.N.O.
#7, 7/8" DIA.	11" U.N.O.
#8, 1" DIA.	12" U.N.O.

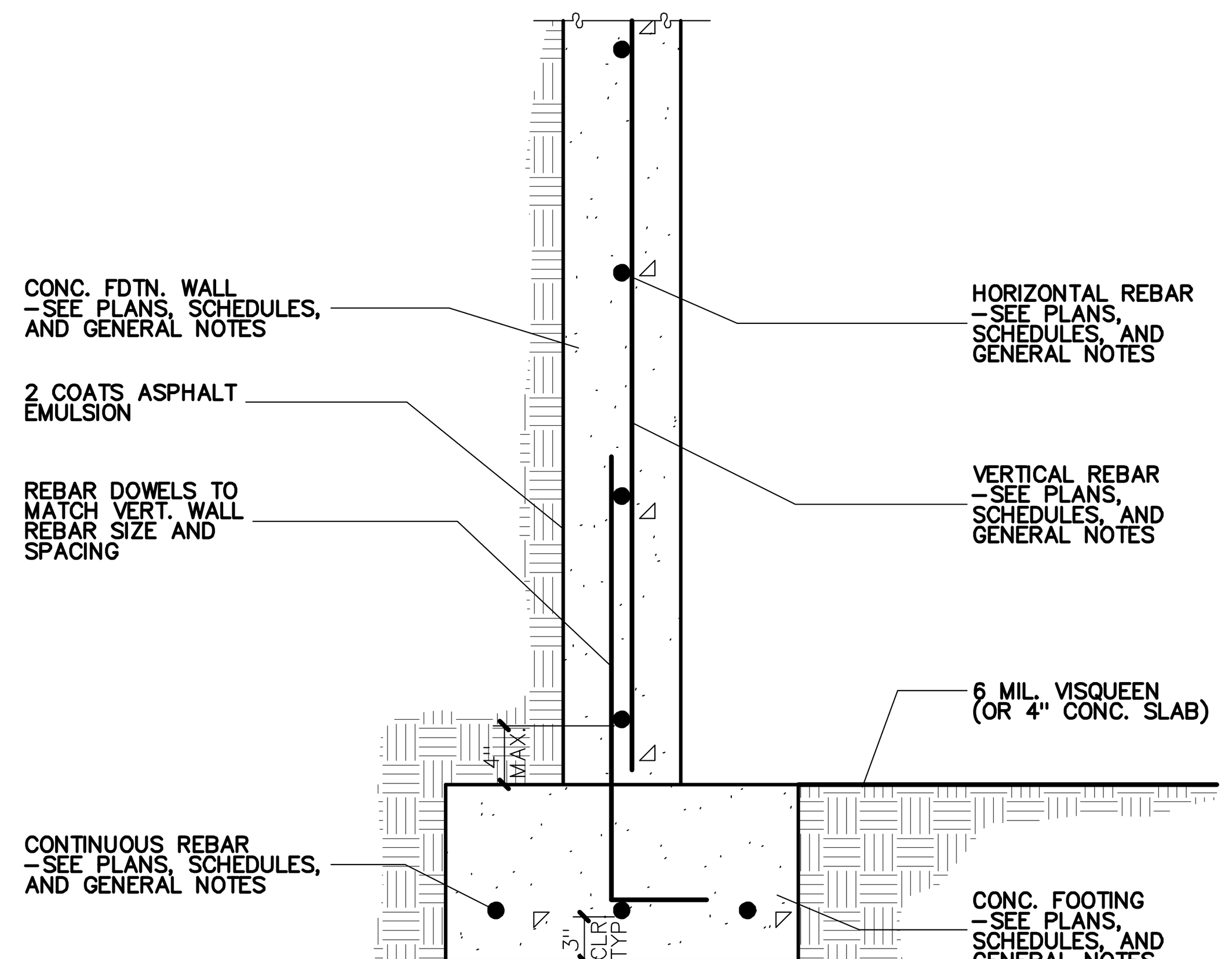
EPOXY REBAR DOWEL SCHEDULE — 3/S4.2
NO SCALE



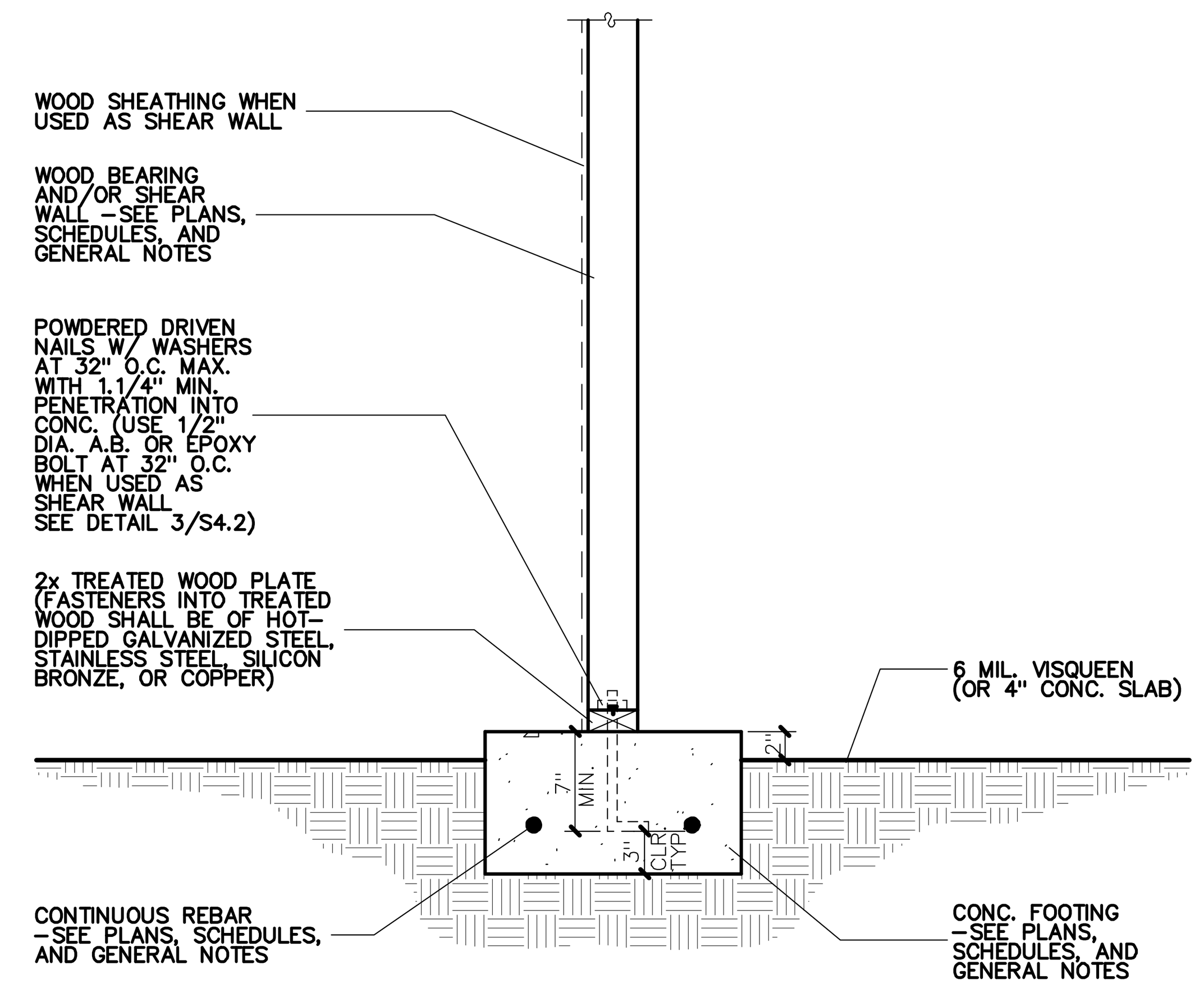
CONC. FDTN. WALL/FOOTING CONNECTION TO EXIST. CONC. FDTN. WALL/FOOTING — 4/S4.2
NO SCALE



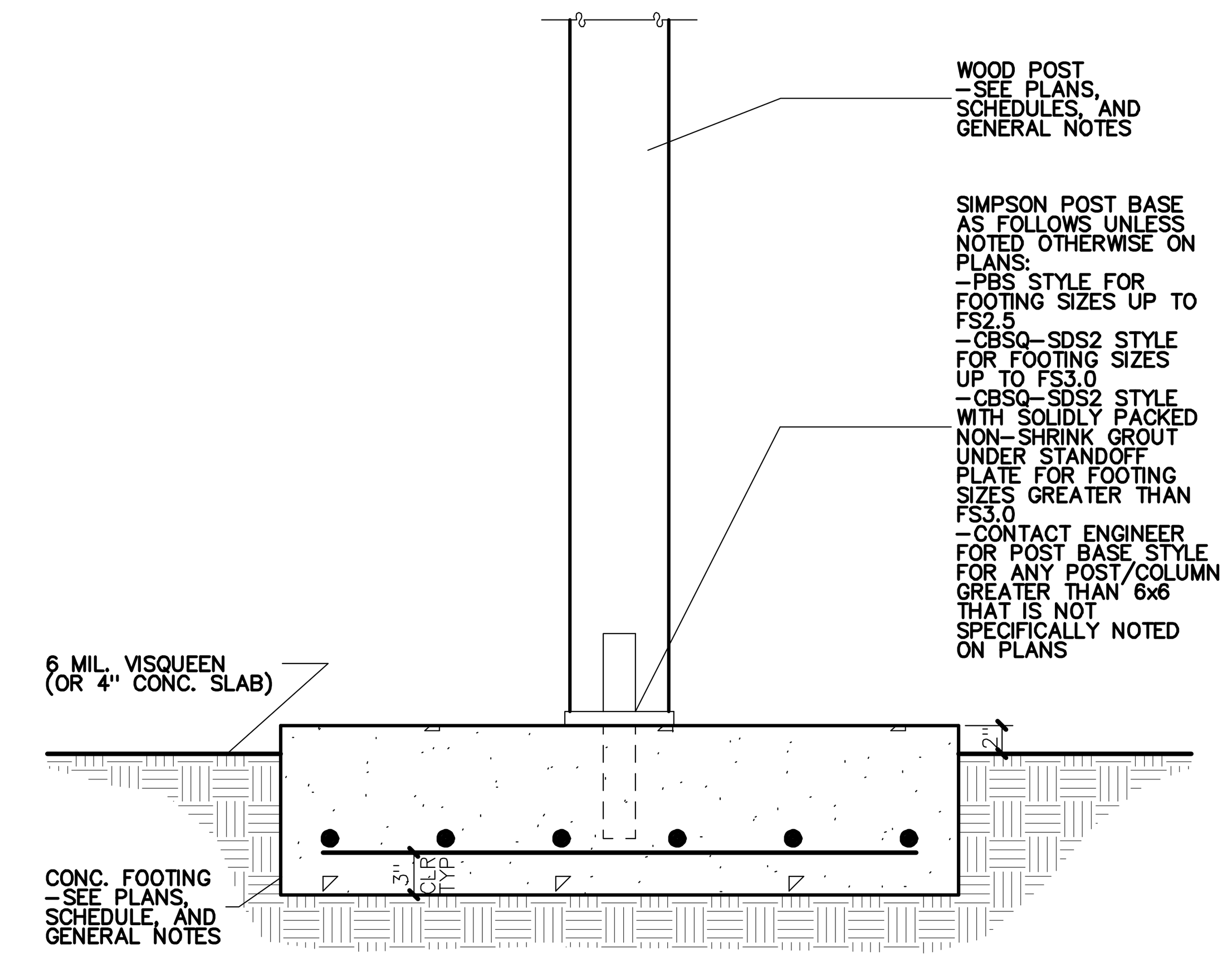
VARIOUS HOLDOWN INSTALLATION CONFIGURATIONS — 5/S4.2
NO SCALE



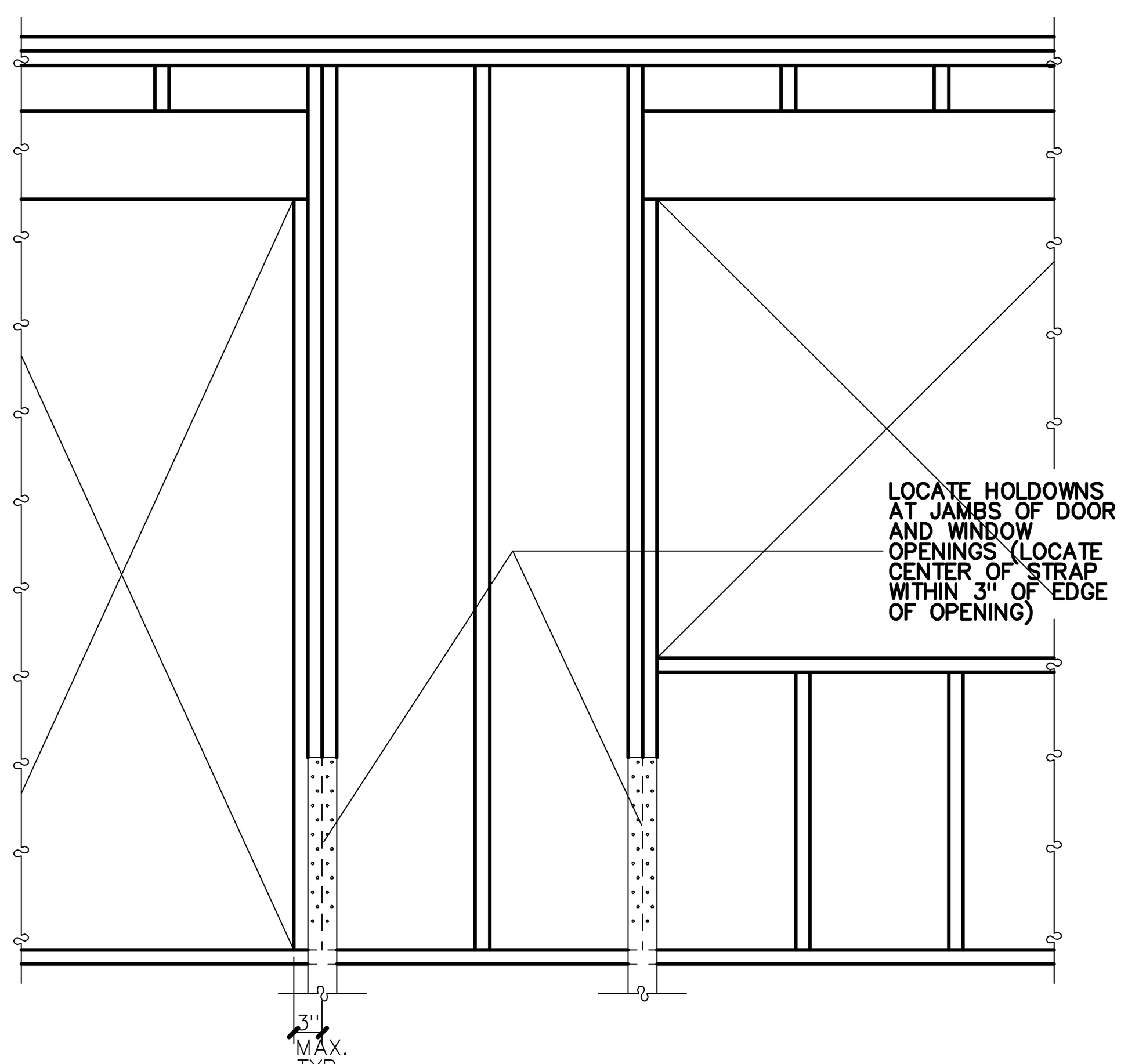
CRAWL SPACE CONC. FDTN. WALL ON CONC. FOOTING — 6/S4.2
NO SCALE



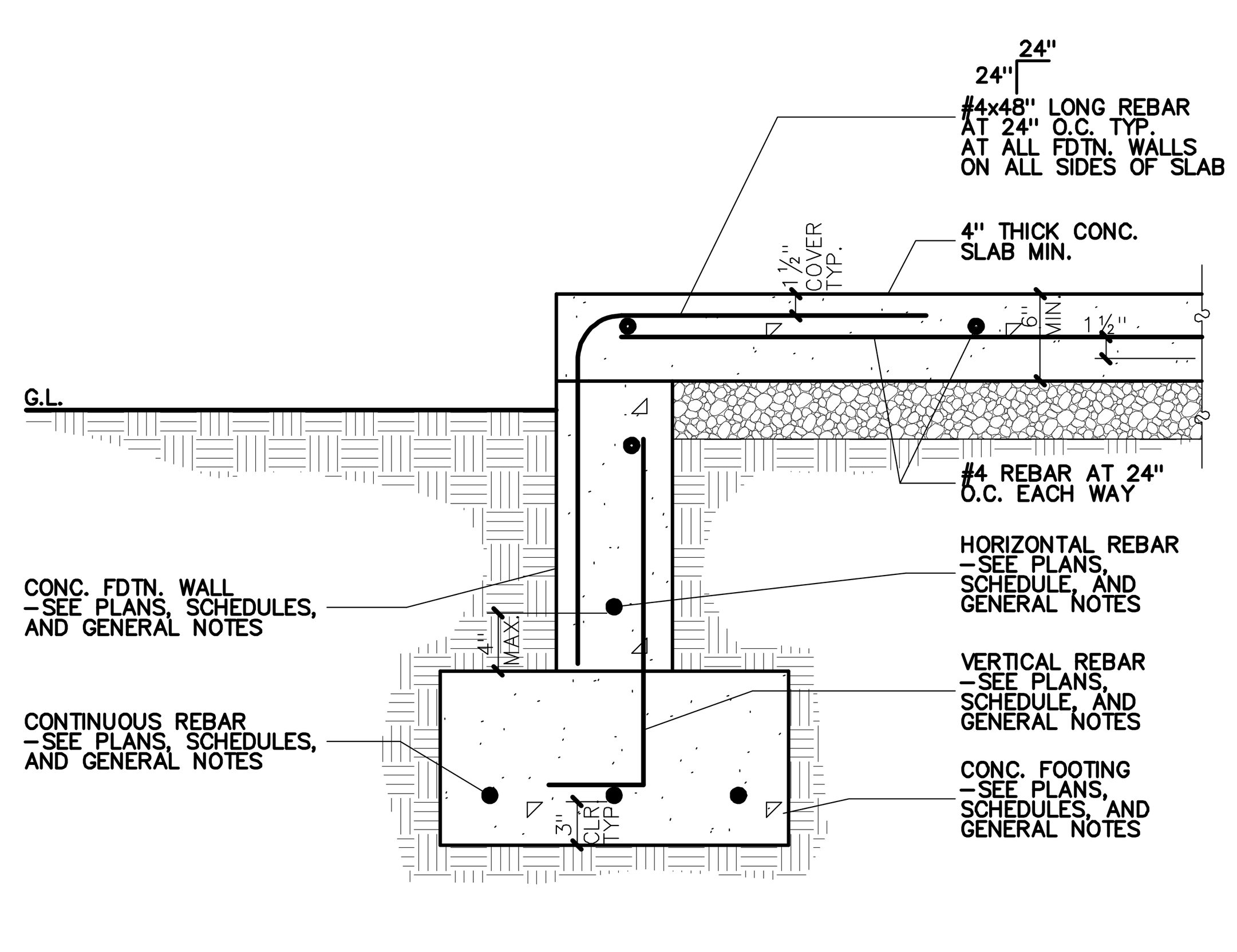
CRAWL SPACE INTERIOR BEARING AND/OR SHEAR WALL ON CONC. FOOTING — 7/S4.2
NO SCALE



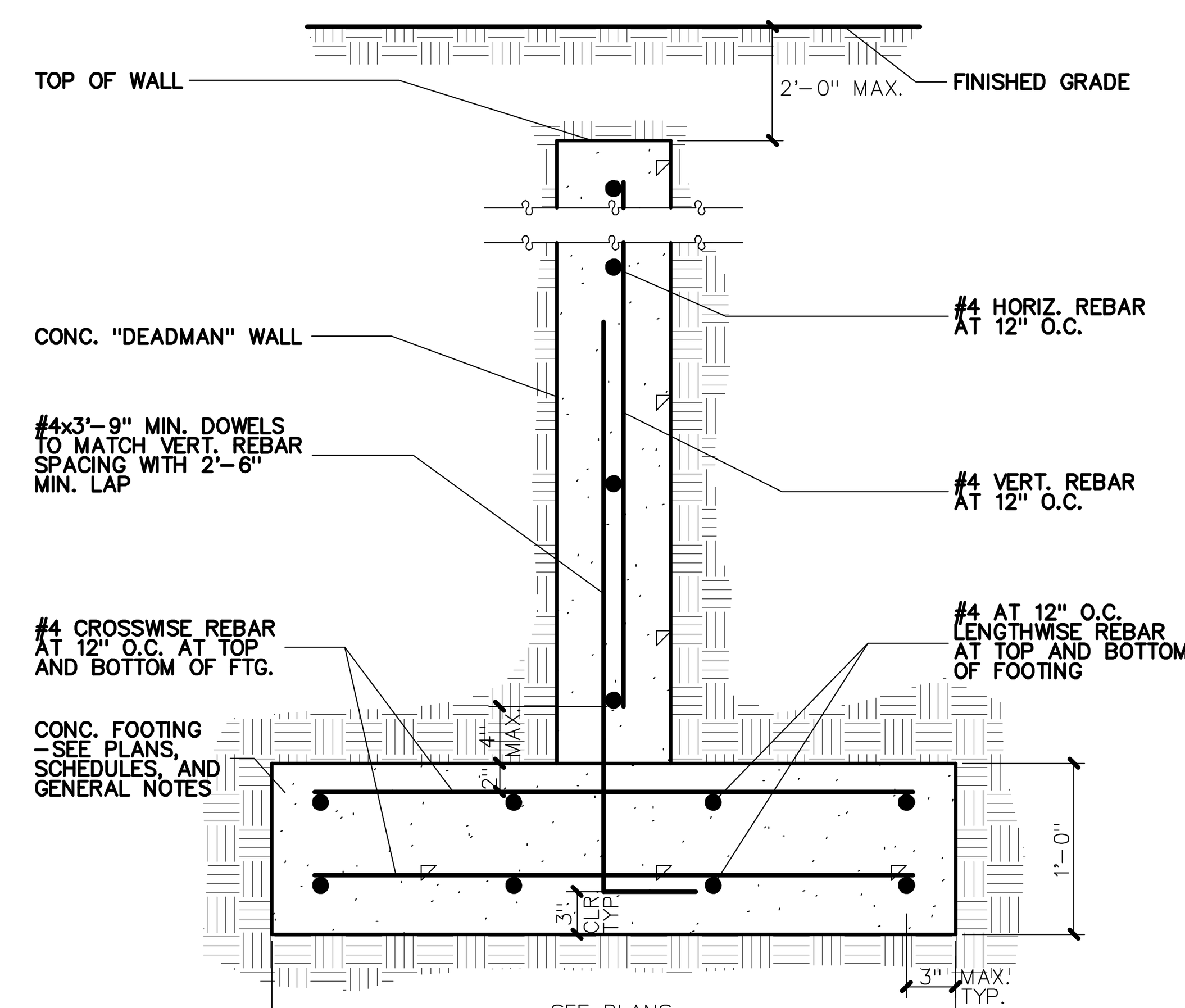
CRAWL SPACE INTERIOR WOOD POST ON CONC. FOOTING — 8/S4.2
NO SCALE



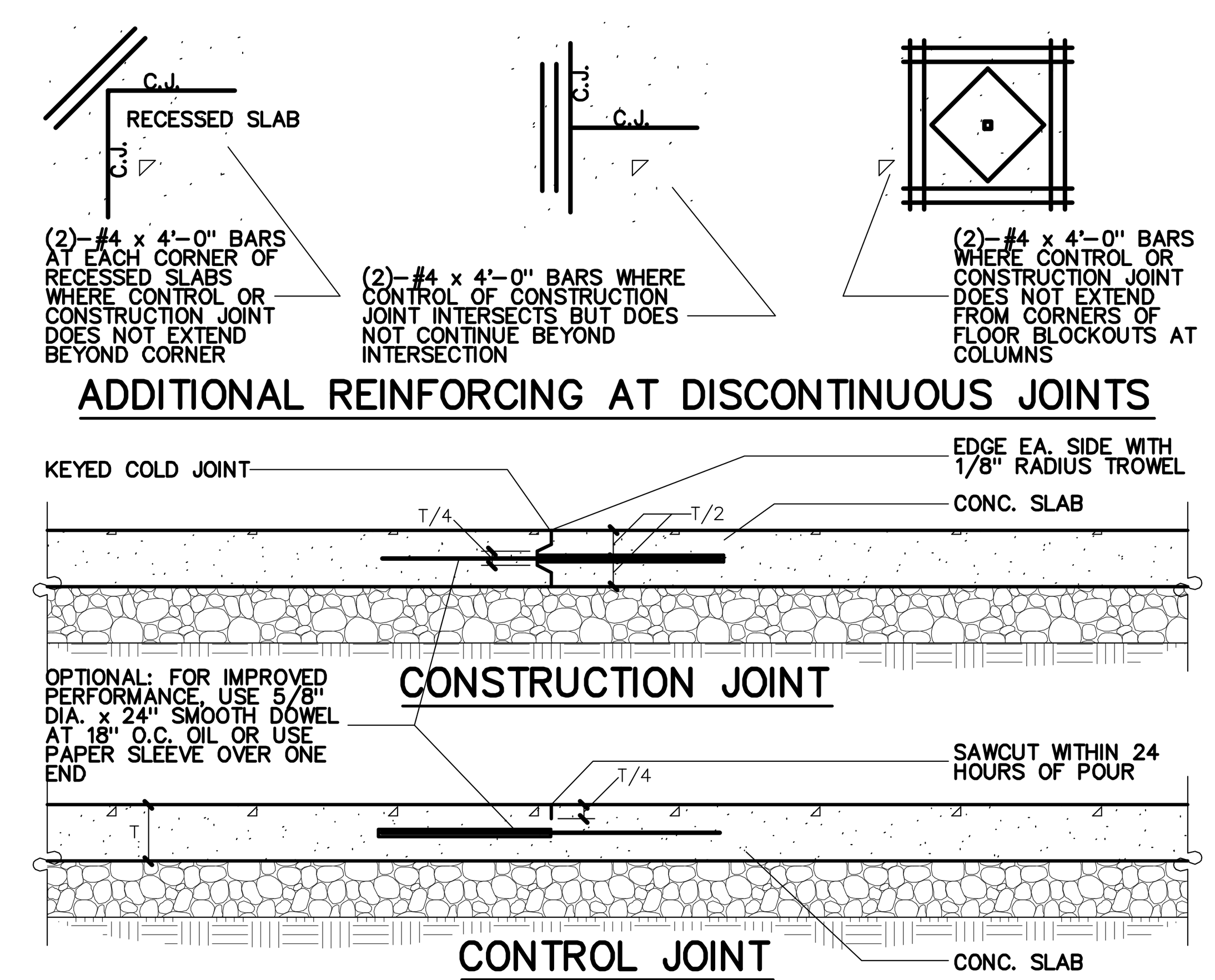
HOLDOWN LOCATION — 9/S4.2
NO SCALE



CONC. PORCH SLAB-ON-GRADE — 10/S4.2
NO SCALE



FOOTING AT "DEADMAN" WALL — 11/S4.2
NO SCALE



TYPICAL SLAB-ON-GRADE JOINTS — 12/S4.2
NO SCALE

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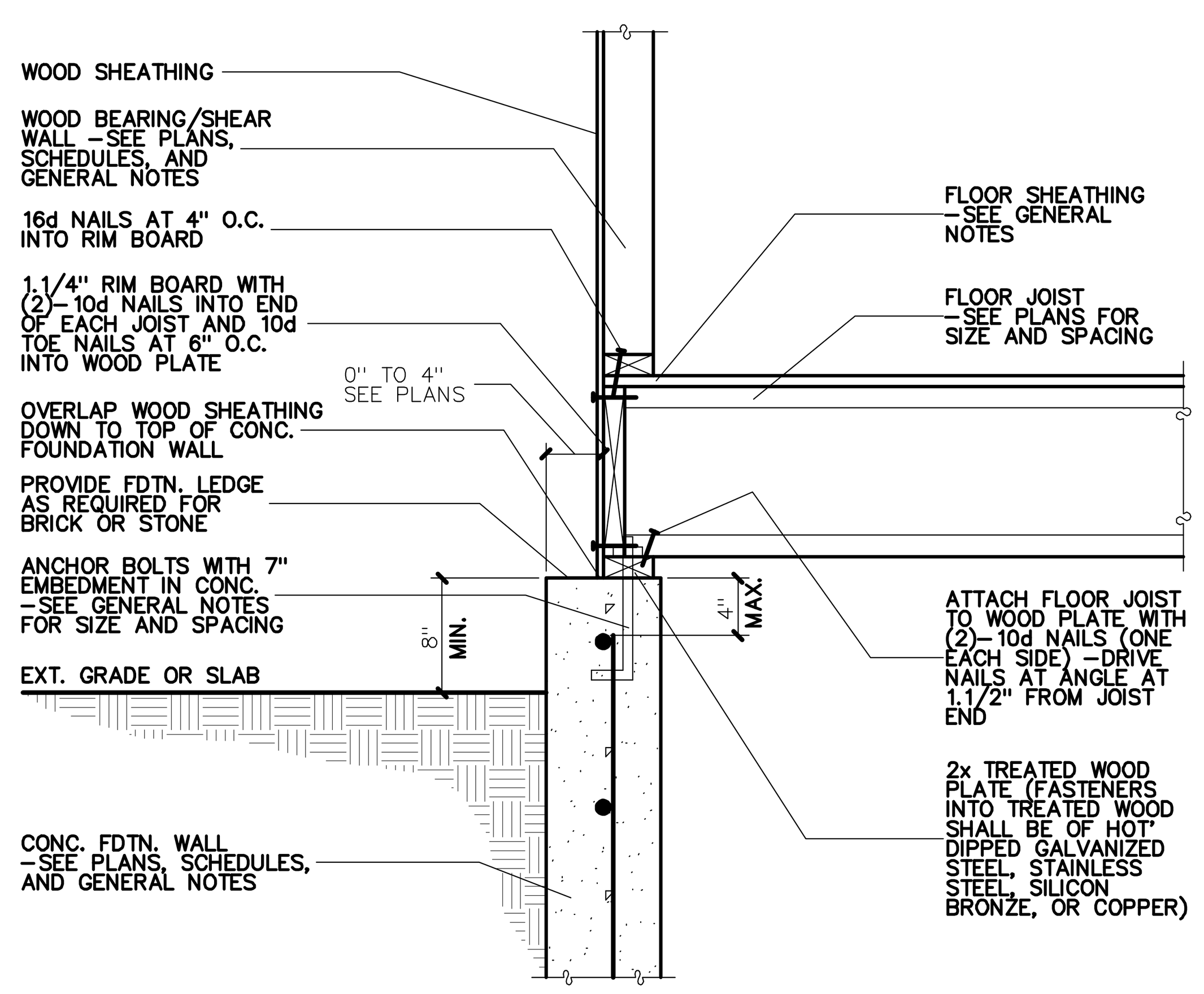
ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY
LICENSED PROFESSIONAL STRUCTURAL ENGINEER — NO. 189469 — THOMAS A. HALES — 2/8/24 — STATE OF UTAH

FOR: OGDEN CITY
LOT 8, SYCAMORE COVE SUBDIVISION
2343 S. QUINCY AVENUE
OGDEN CITY, UTAH

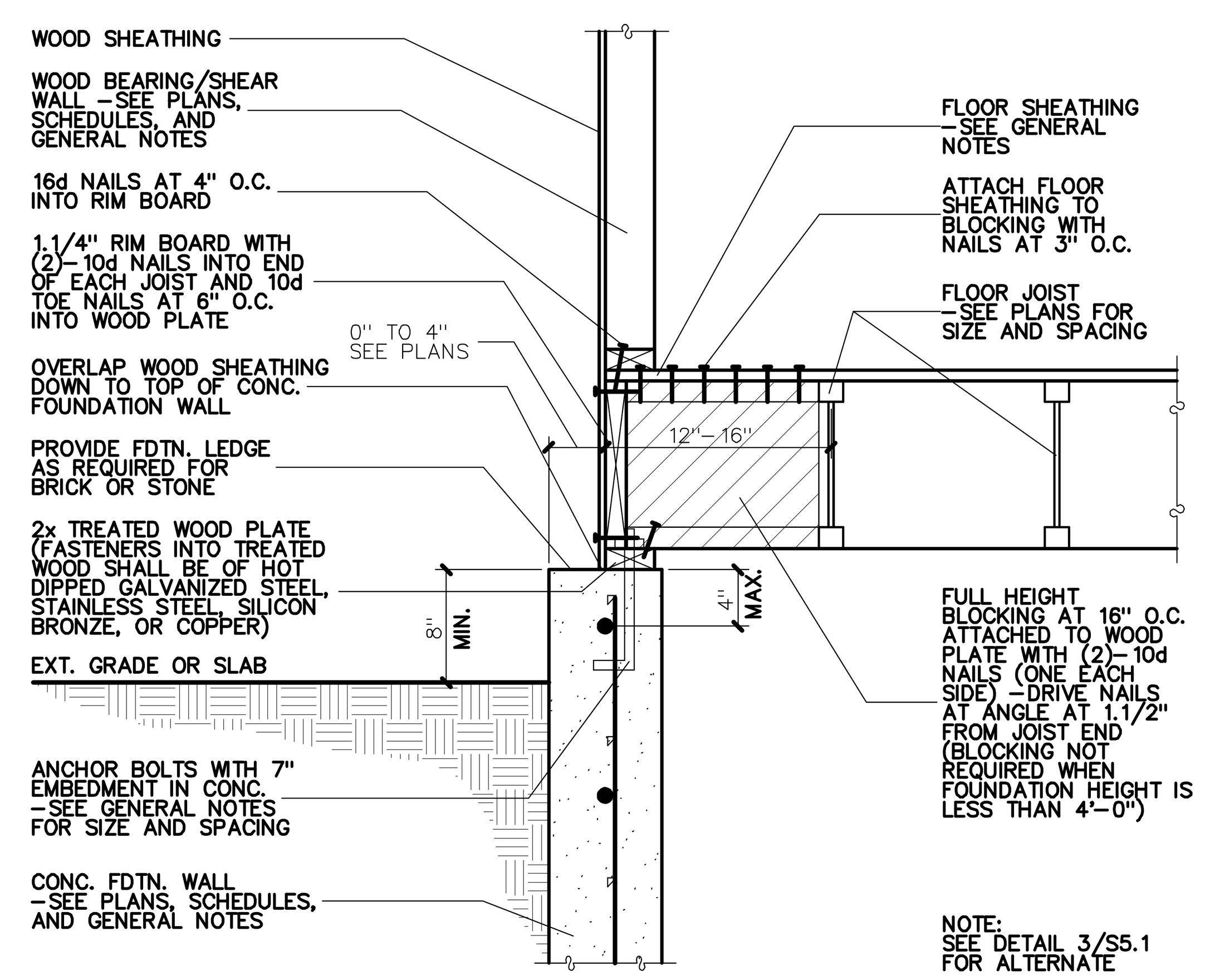
304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM
Lomond View DESIGNS, LLC

SHEET TITLE: FOOTING AND FOUNDATION DETAILS
DATE: 2/8/2024 | DRAWN: CWH
JOB NO.: 23110 | TYPE: CHG TO 2264191218, #19092
PLAN NO.: 1-1-1232/3-2-1032 TWO-STORY

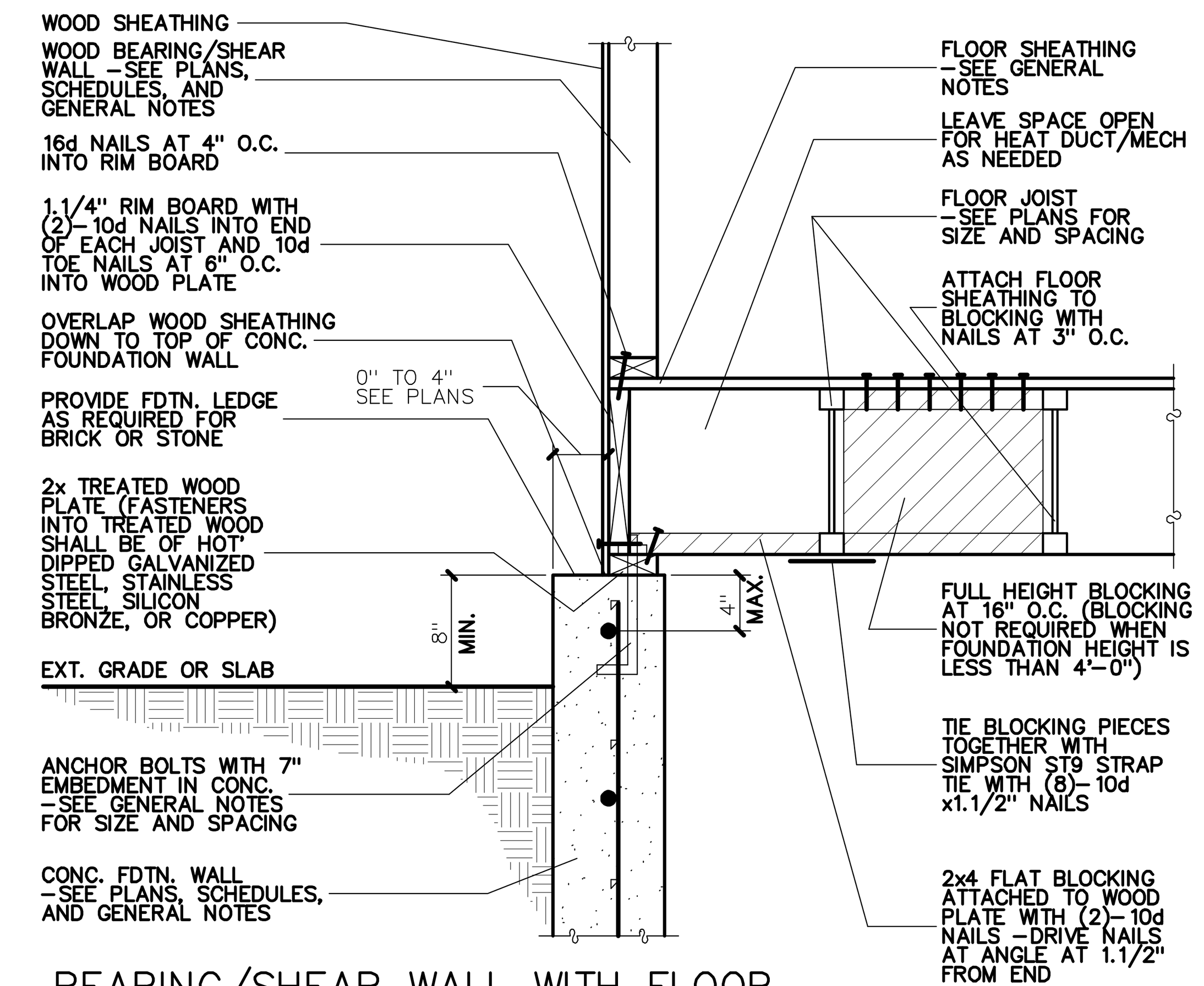
SHEET S4.2



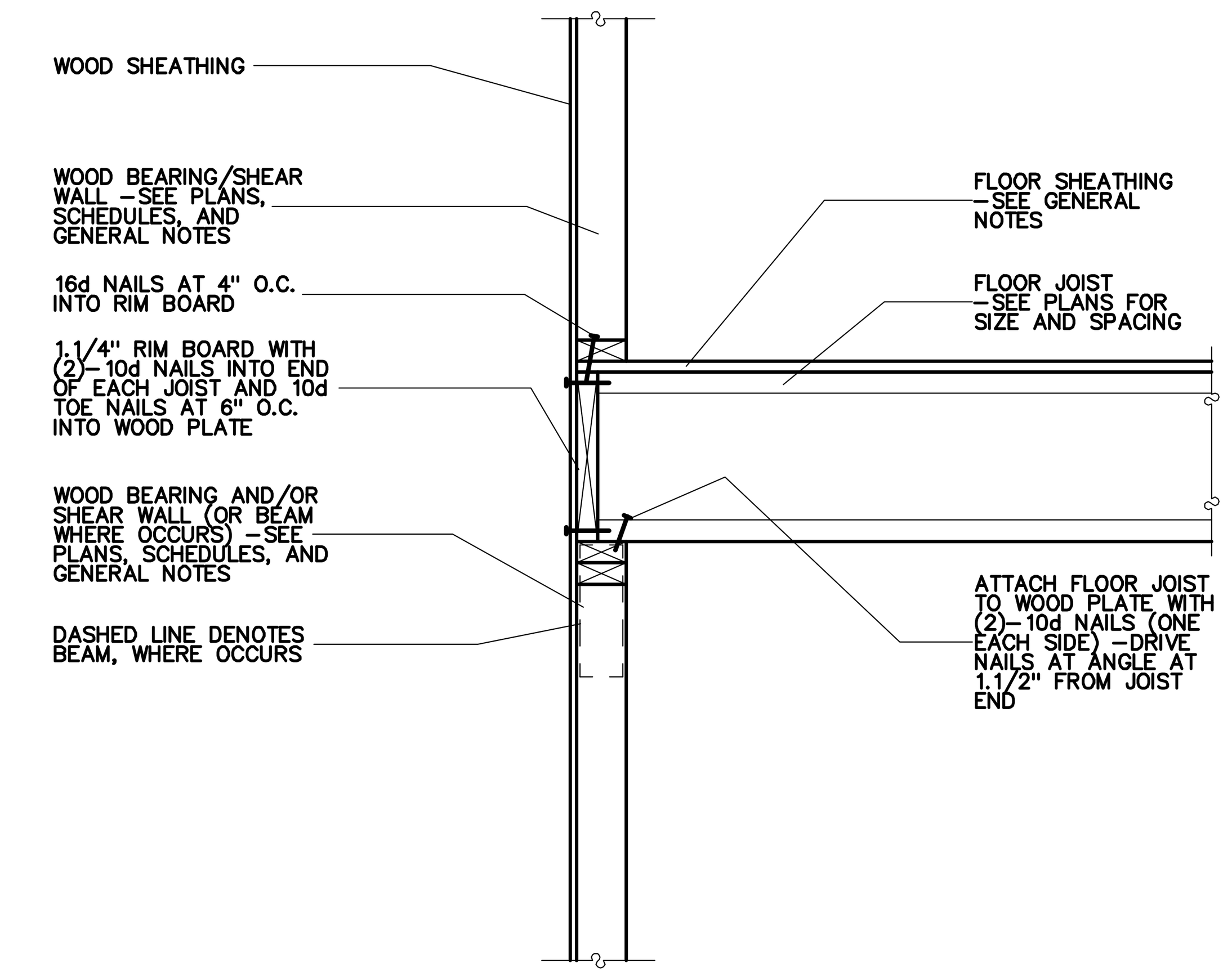
BEARING/SHEAR WALL WITH FLOOR JOISTS PERPENDICULAR TO CONC. FDTN. WALL
NO SCALE
1 / S5.1



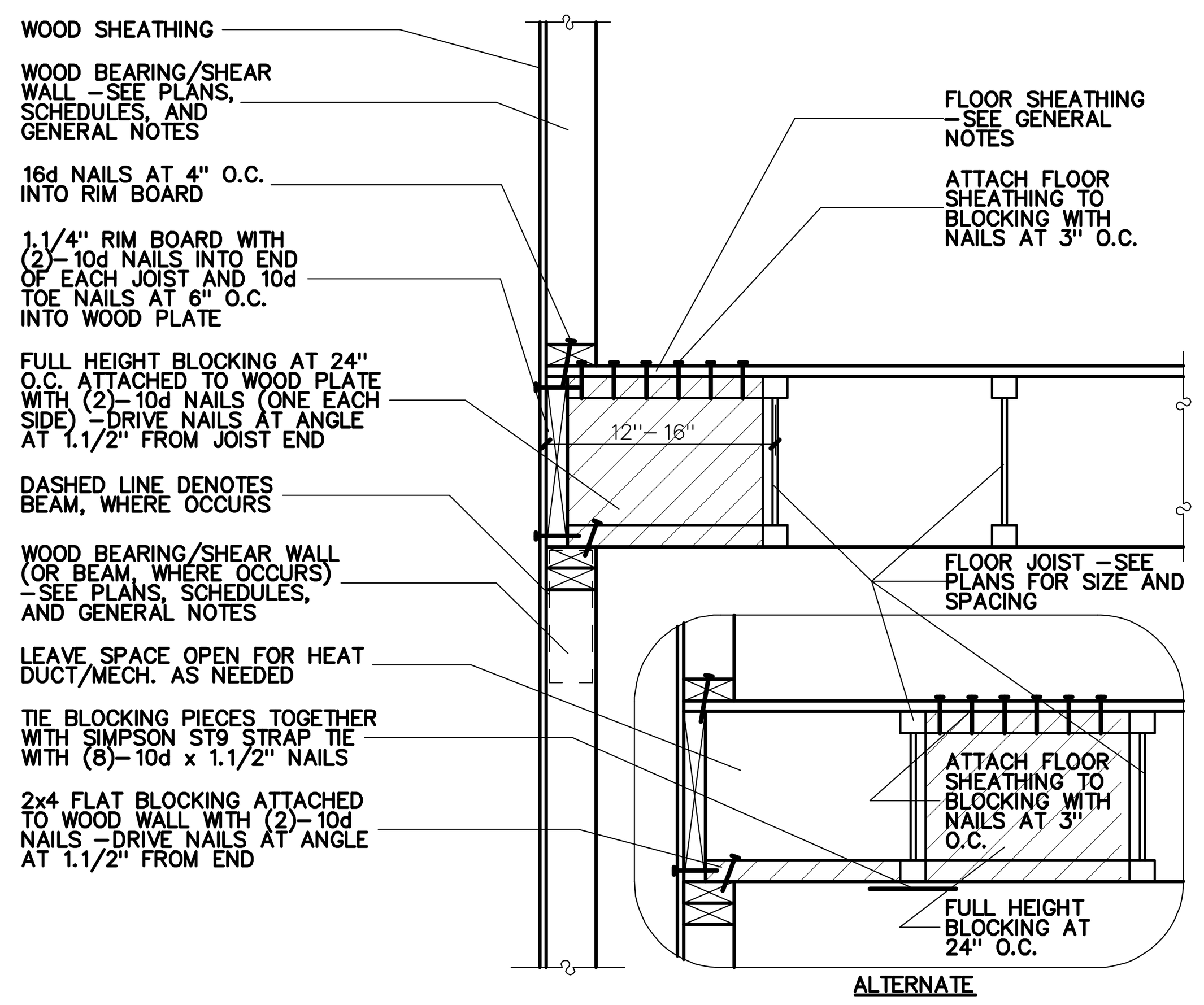
BEARING/SHEAR WALL WITH FLOOR JOISTS PARALLEL TO CONC. FDTN. WALL
NO SCALE
2 / S5.1



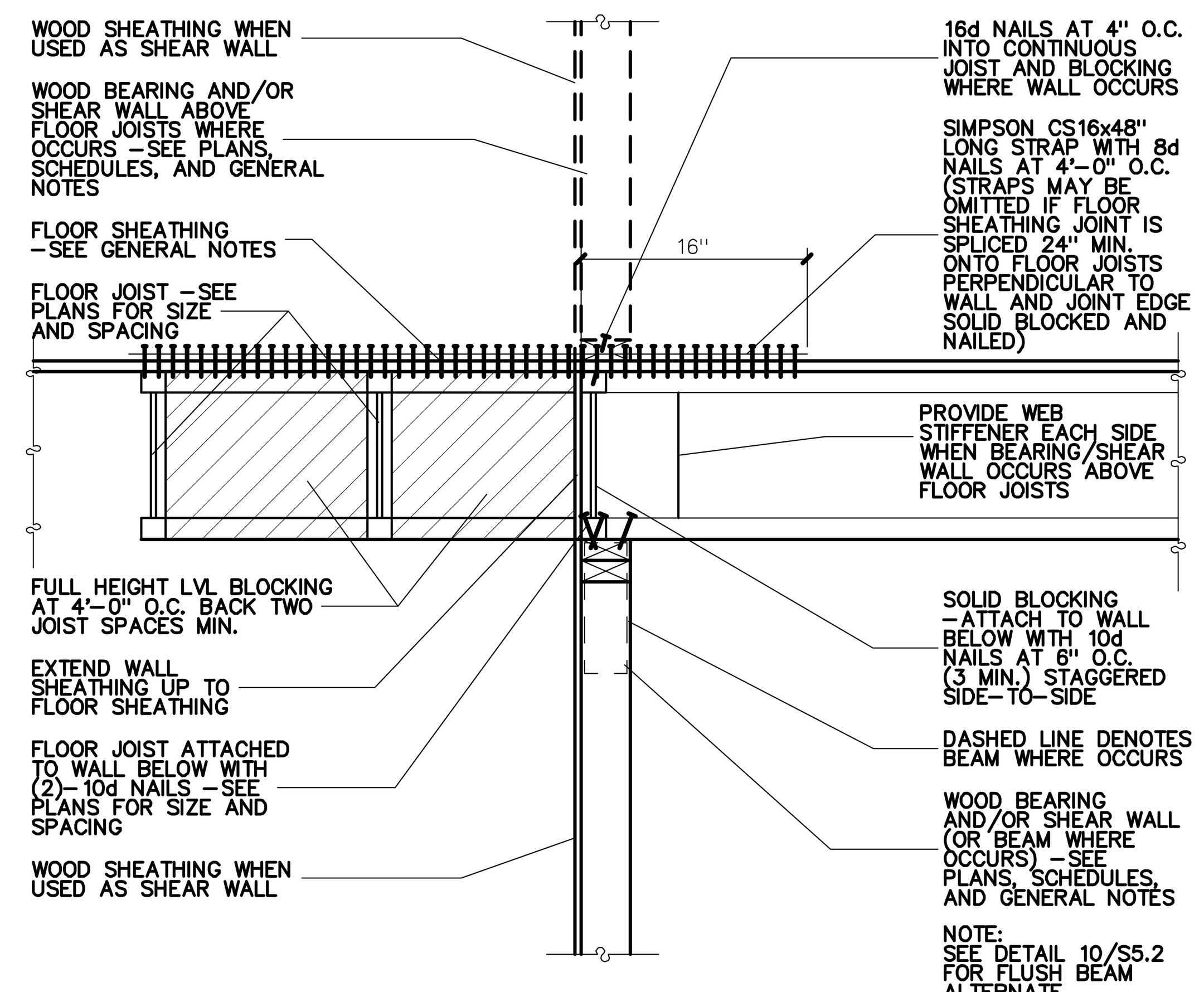
BEARING/SHEAR WALL WITH FLOOR JOISTS PARALLEL TO CONCRETE FOUNDATION WALL (ALTERNATE)
NO SCALE
3 / S5.1



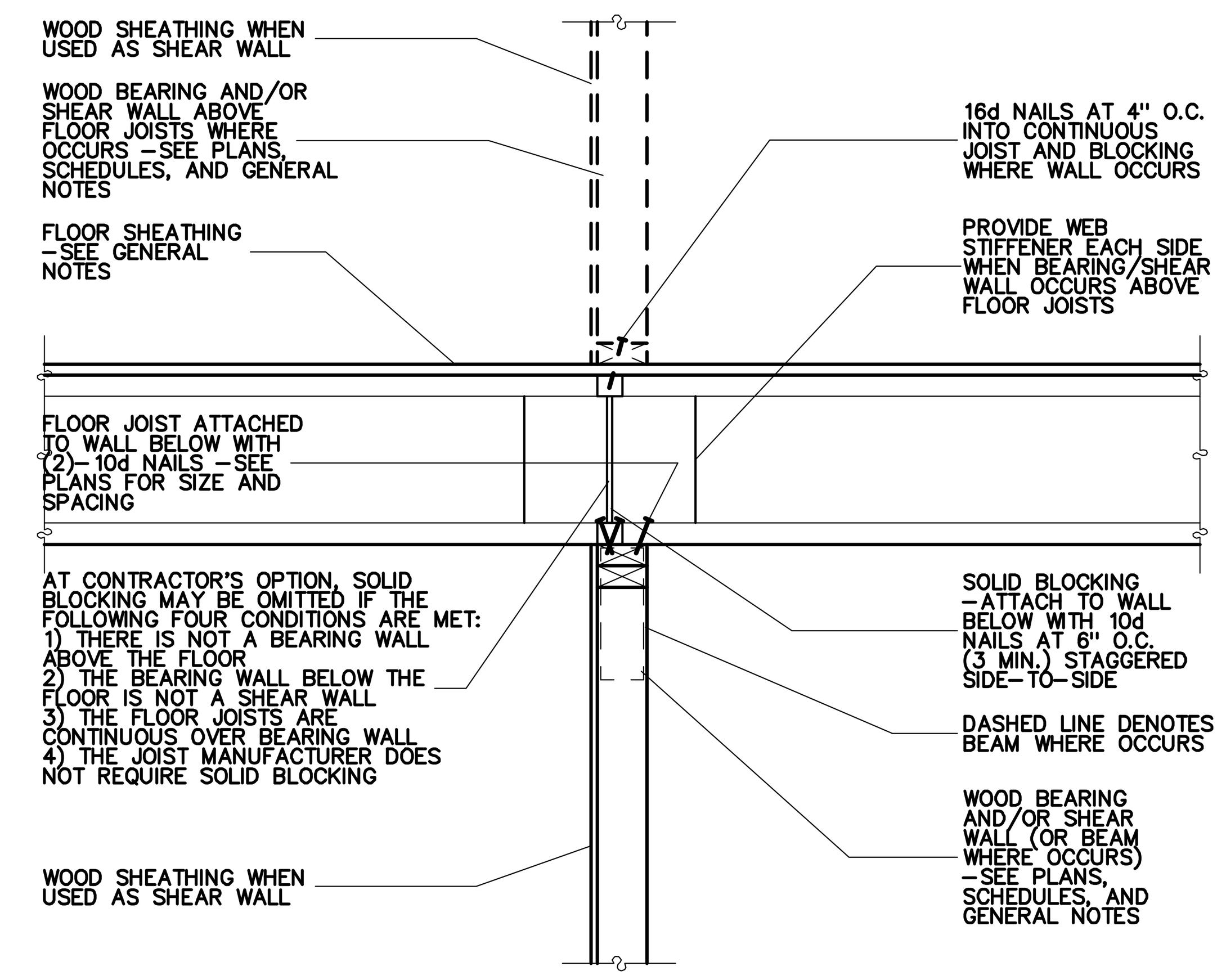
BEARING/SHEAR WALL WITH FLOOR JOISTS PERPENDICULAR TO WOOD WALL
NO SCALE
4 / S5.1



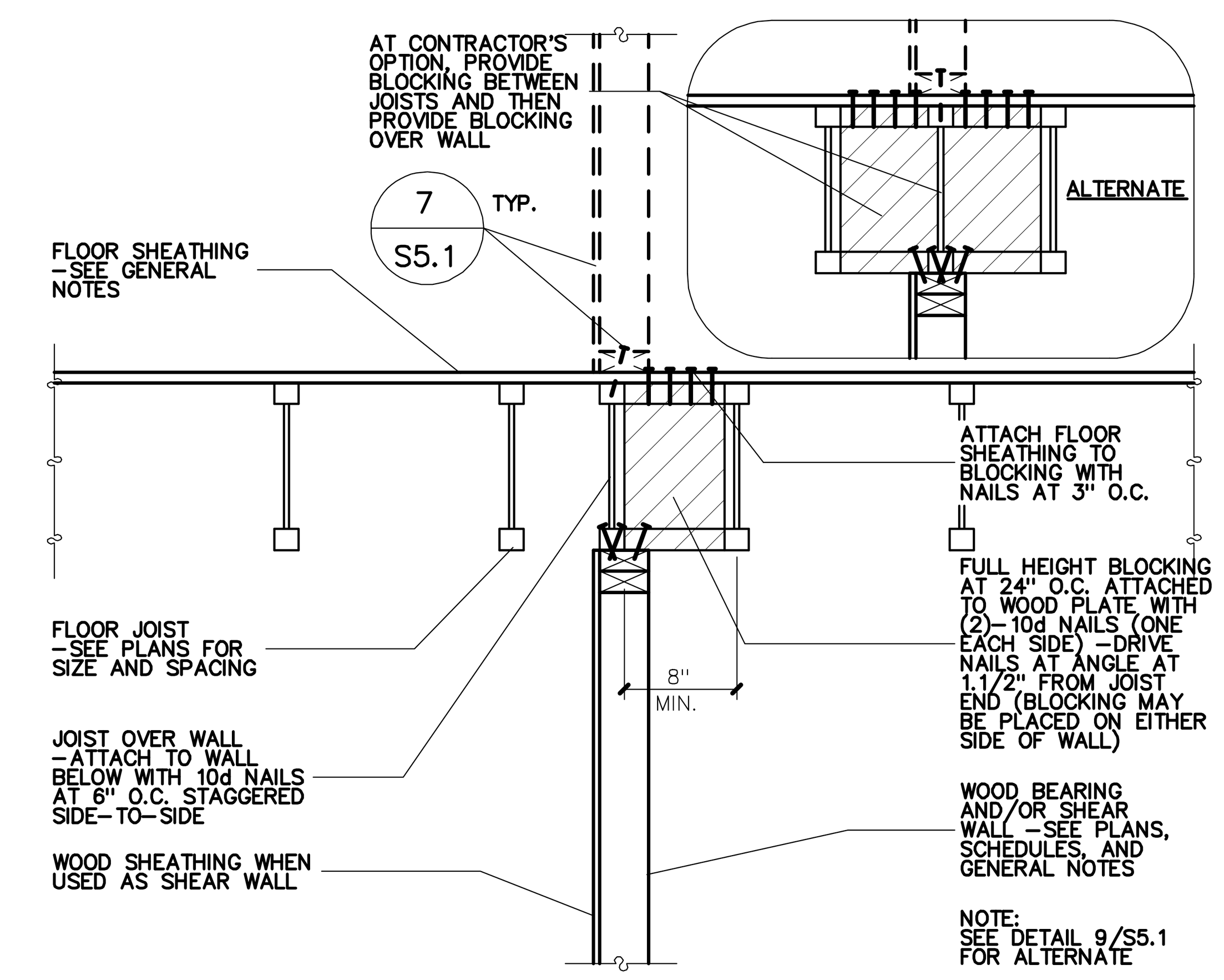
BEARING/SHEAR WALL WITH FLOOR JOISTS PARALLEL TO WOOD WALL
NO SCALE
5 / S5.1



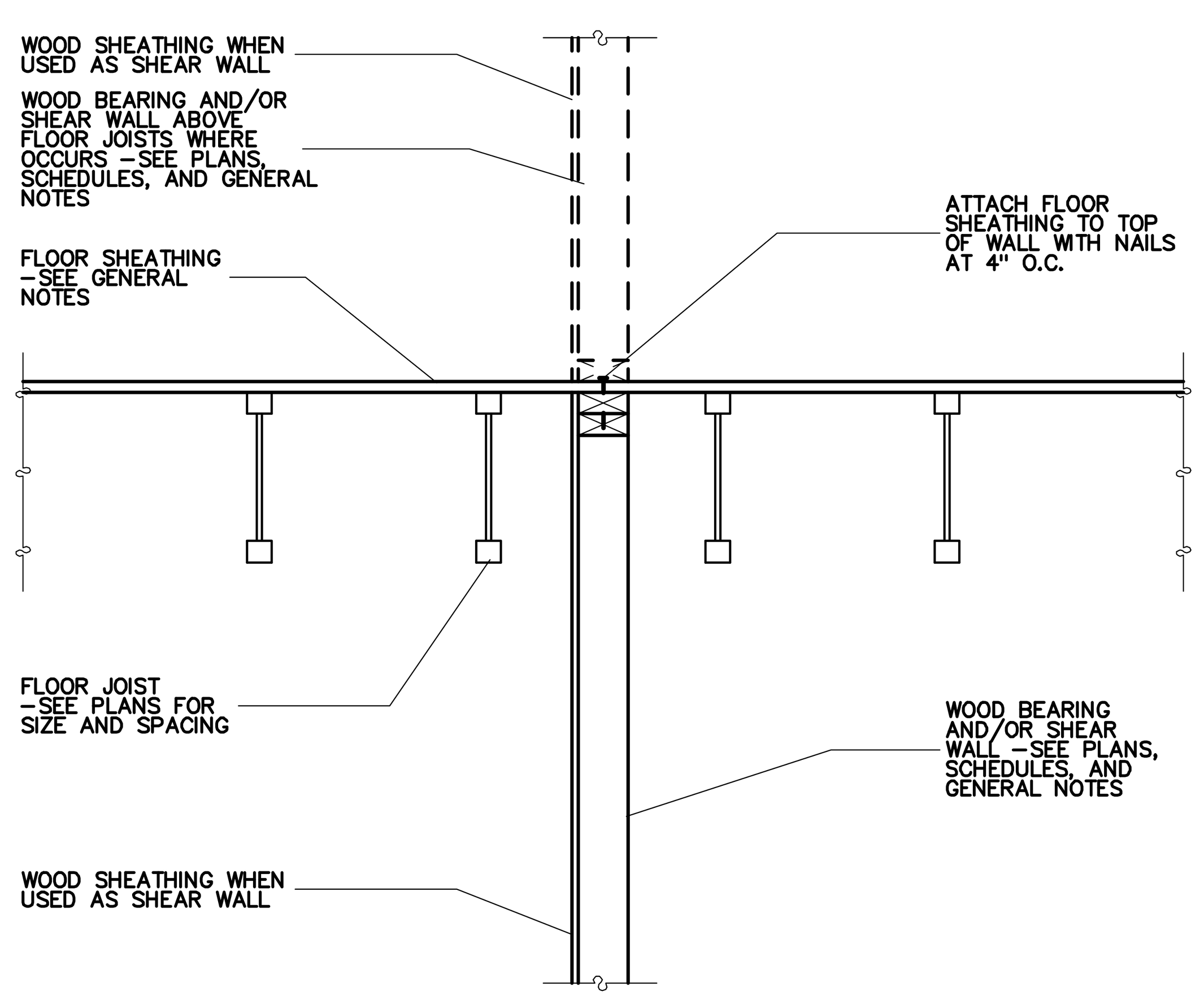
BEARING AND/OR SHEAR WALL WITH FLOOR JOISTS PERPENDICULAR AND PARALLEL TO WALL
NO SCALE
6 / S5.1



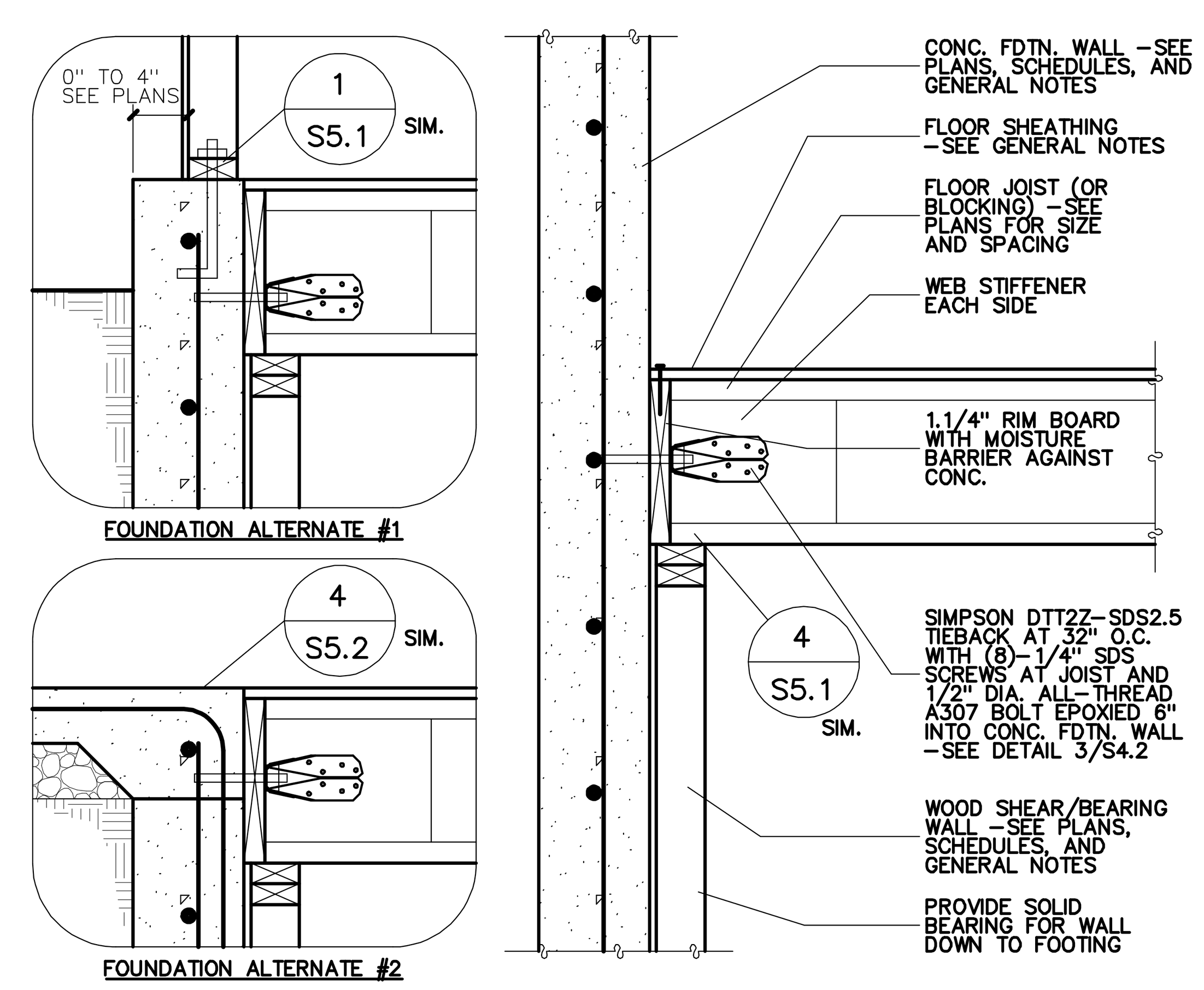
BEARING AND/OR SHEAR WALL WITH FLOOR JOISTS PERPENDICULAR TO WALL
NO SCALE
7 / S5.1



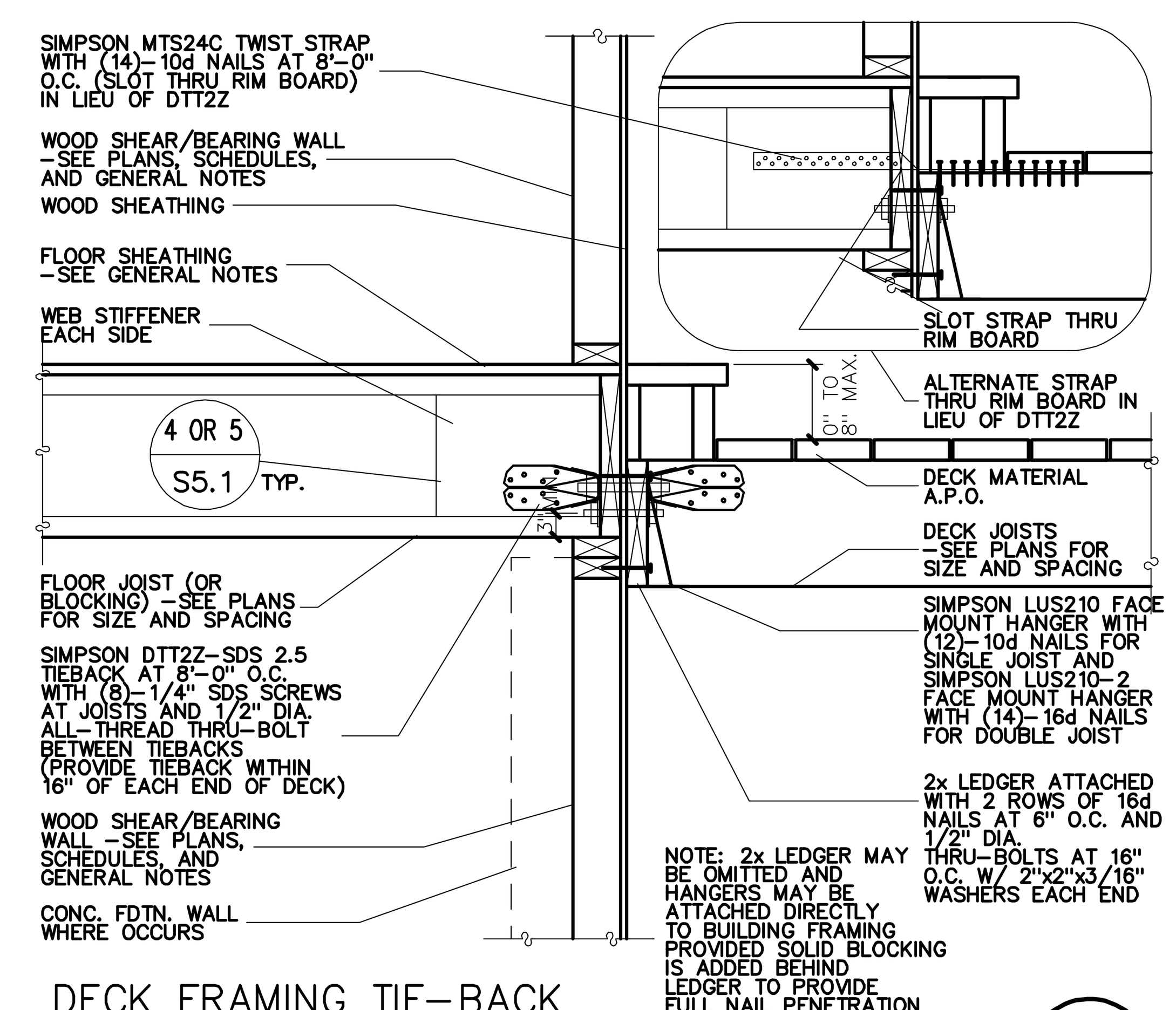
BEARING AND/OR SHEAR WALL WITH FLOOR JOISTS PARALLEL TO WALL
NO SCALE
8 / S5.1



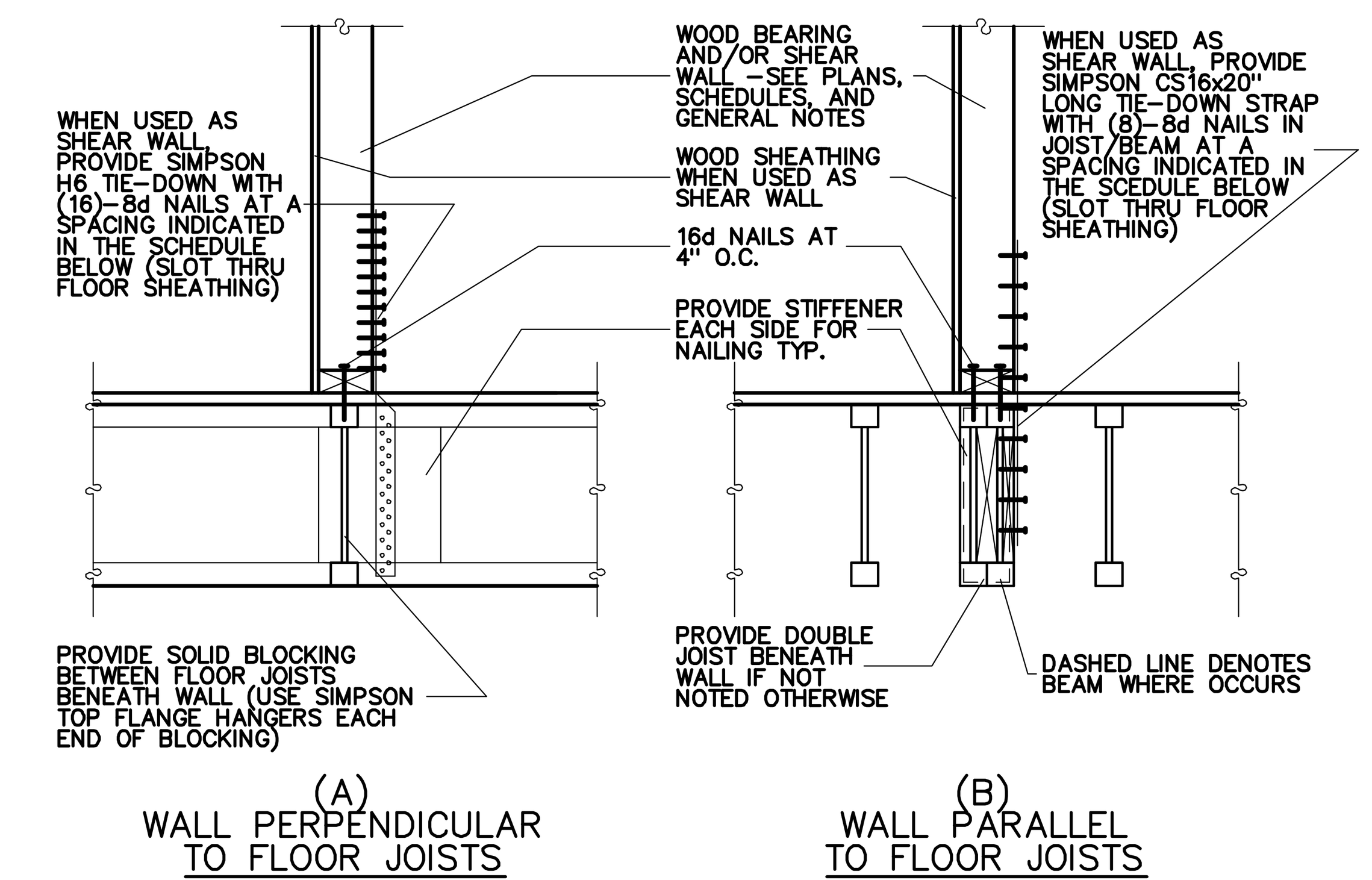
BEARING AND/OR SHEAR WALL WITH FLOOR JOISTS PARALLEL TO WALL
NO SCALE
9 / S5.1



FLOOR JOIST TO FACE OF FOUNDATION WALL
NO SCALE
10 / S5.1



DECK FRAMING TIE-BACK AT EXTERIOR WALL
NO SCALE
11 / S5.1



CONTIUOUS SHEAR WALL LENGTH W/OUT OPENINGS	< 4'-0"	4'-0" TO 8'-0"	8'-1" TO 12'-0"	> 12'-0"
SPACING OF TIE-DOWN STRAPS	16" O.C.	32" O.C.	1 EACH END	NOT REQUIRED

1. "<" DENOTES "LESS THAN"
2. ">" DENOTES "GREATER THAN"

BEARING AND/OR SHEAR WALL WITHOUT BEARING AND/OR SHEAR WALL DIRECTLY BELOW
NO SCALE
12 / S5.1

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OGDEN, UTAH 84414
PHONE: (801)-782-0484
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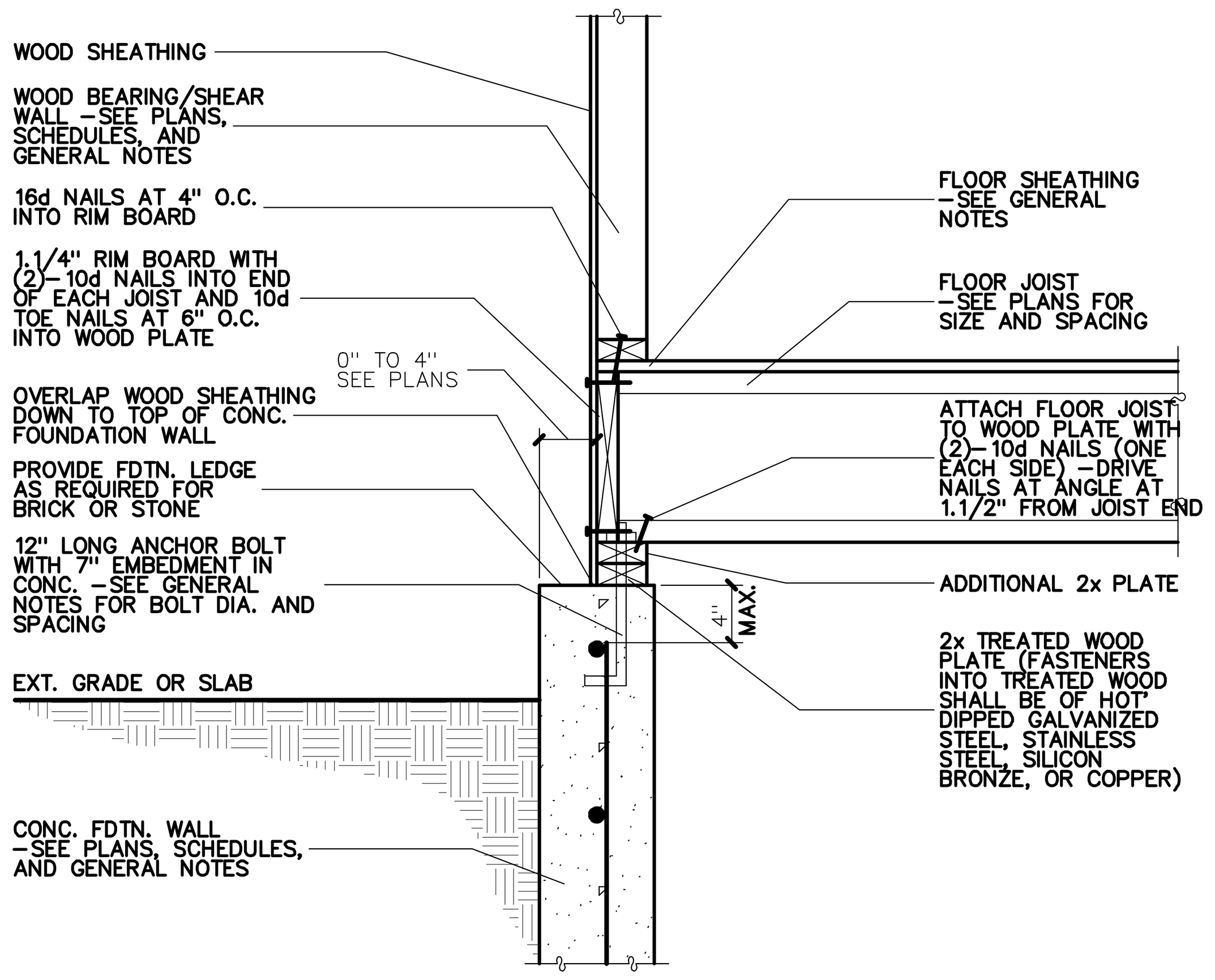
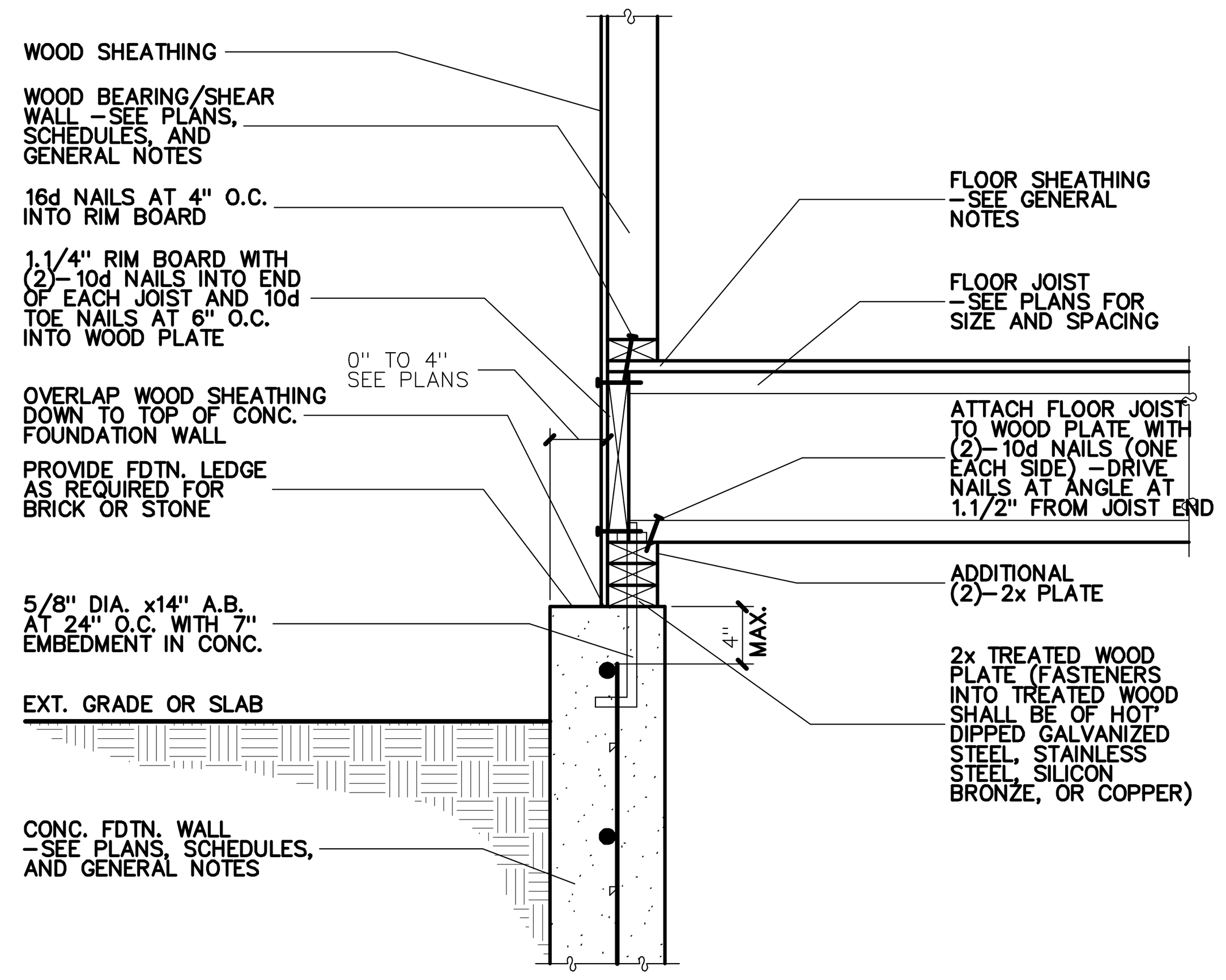
WWW.LOMONDVIEW.COM
Lomond View DESIGNS, LLC

SHEET TITLE: FLOOR FRAMING DETAILS
DATE: 2/8/2024
DRAWN: CWH
JOB NO.: 23110
TYPE: CHG TO 2264191218, #19092
PLAN NO.: 1-1-1232/3-2-1032 TWO-STORY

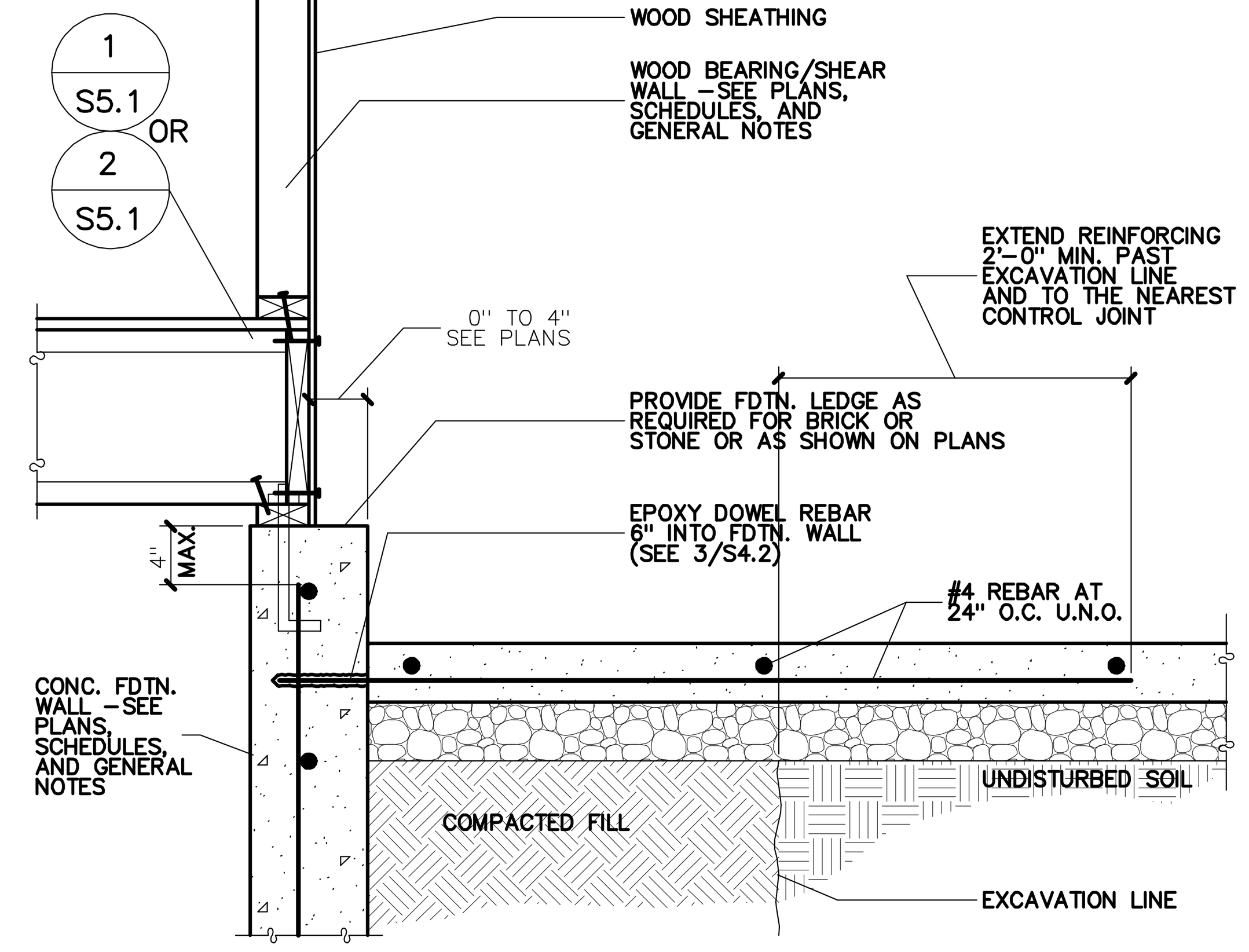
SHEET S5.1



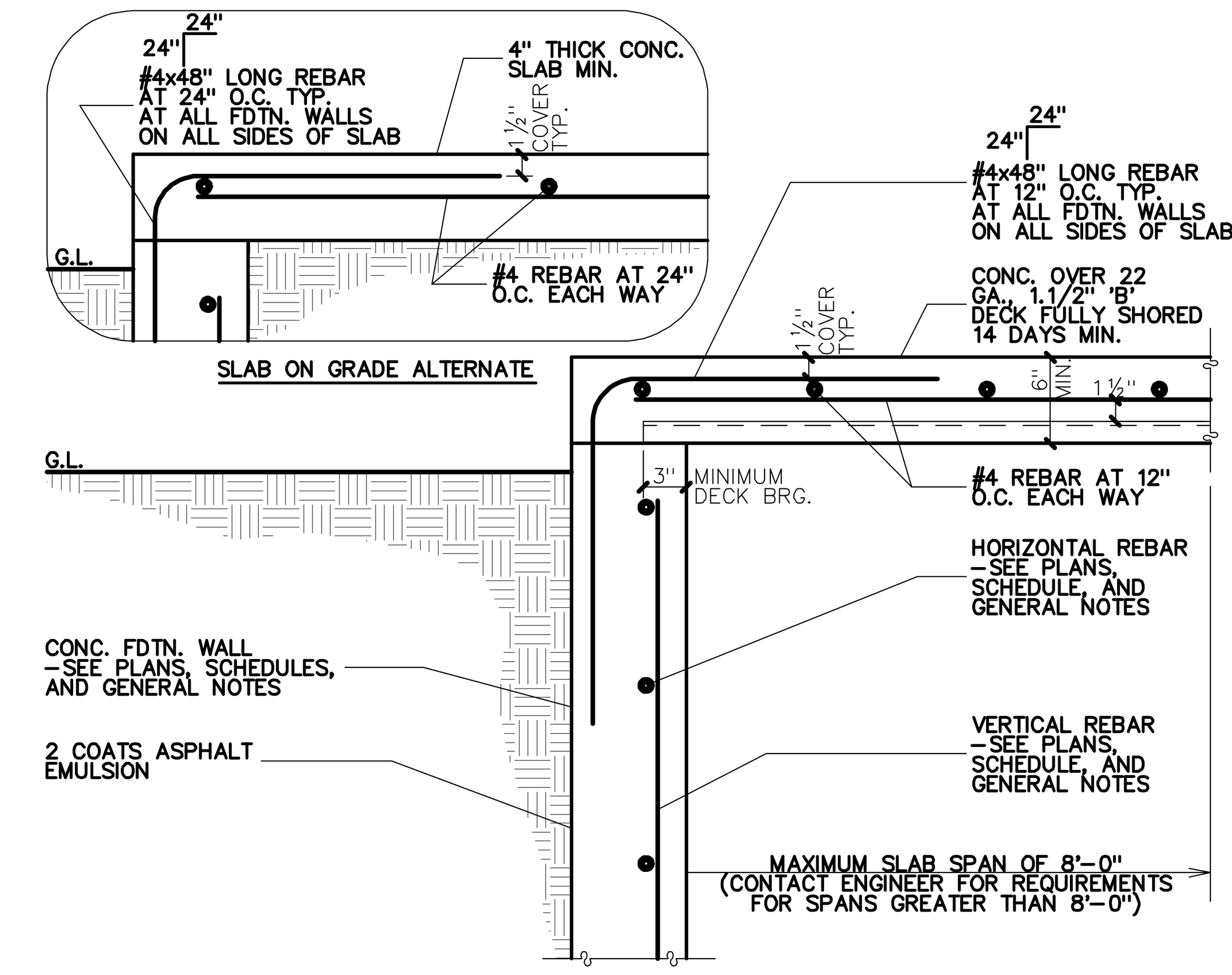
FDTN. WALL WITH DOUBLE PLATE OPTION — 1/S5.2
NO SCALE



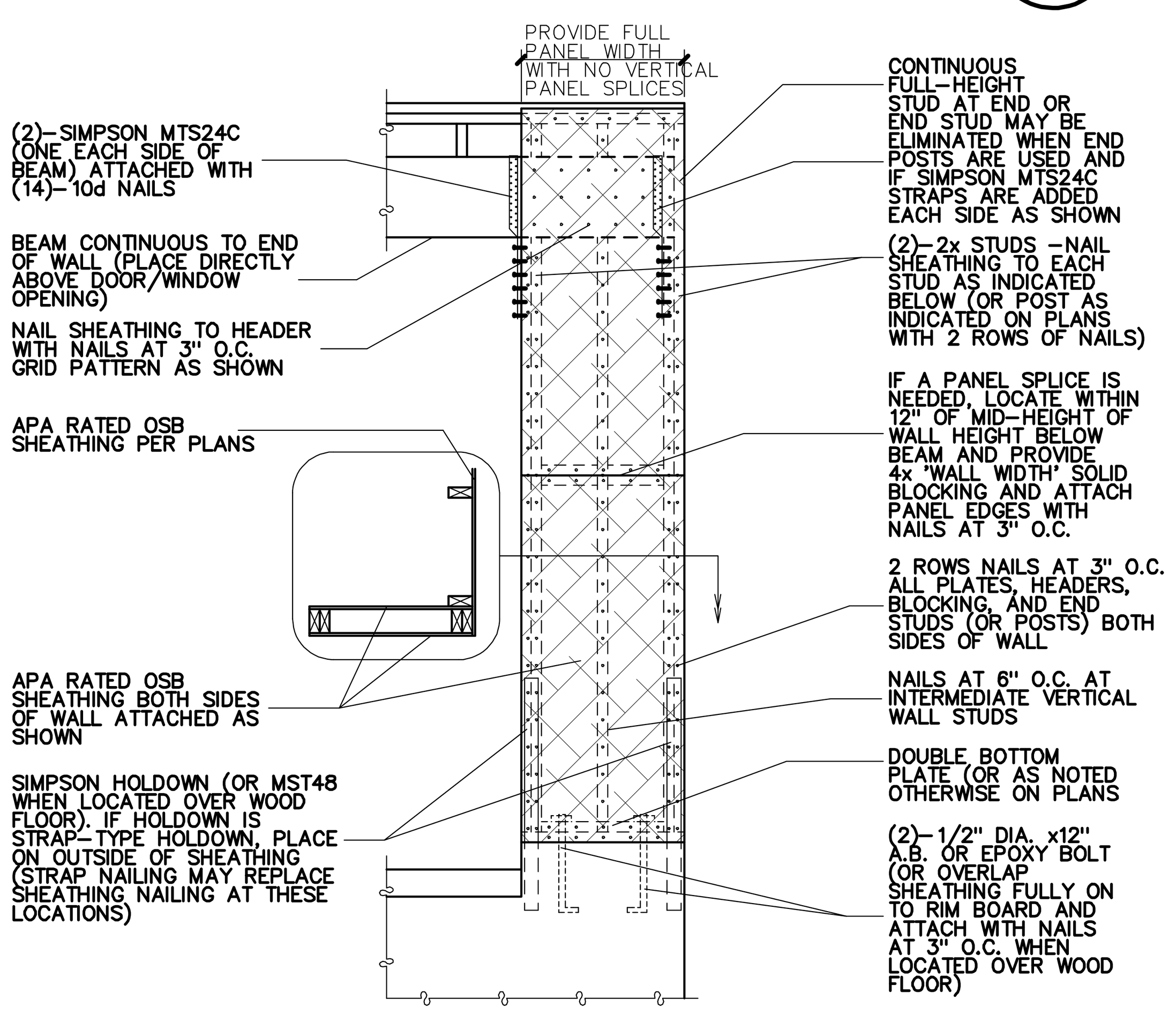
FDTN. WALL WITH TRIPLE PLATE OPTION — 2/S5.2
NO SCALE



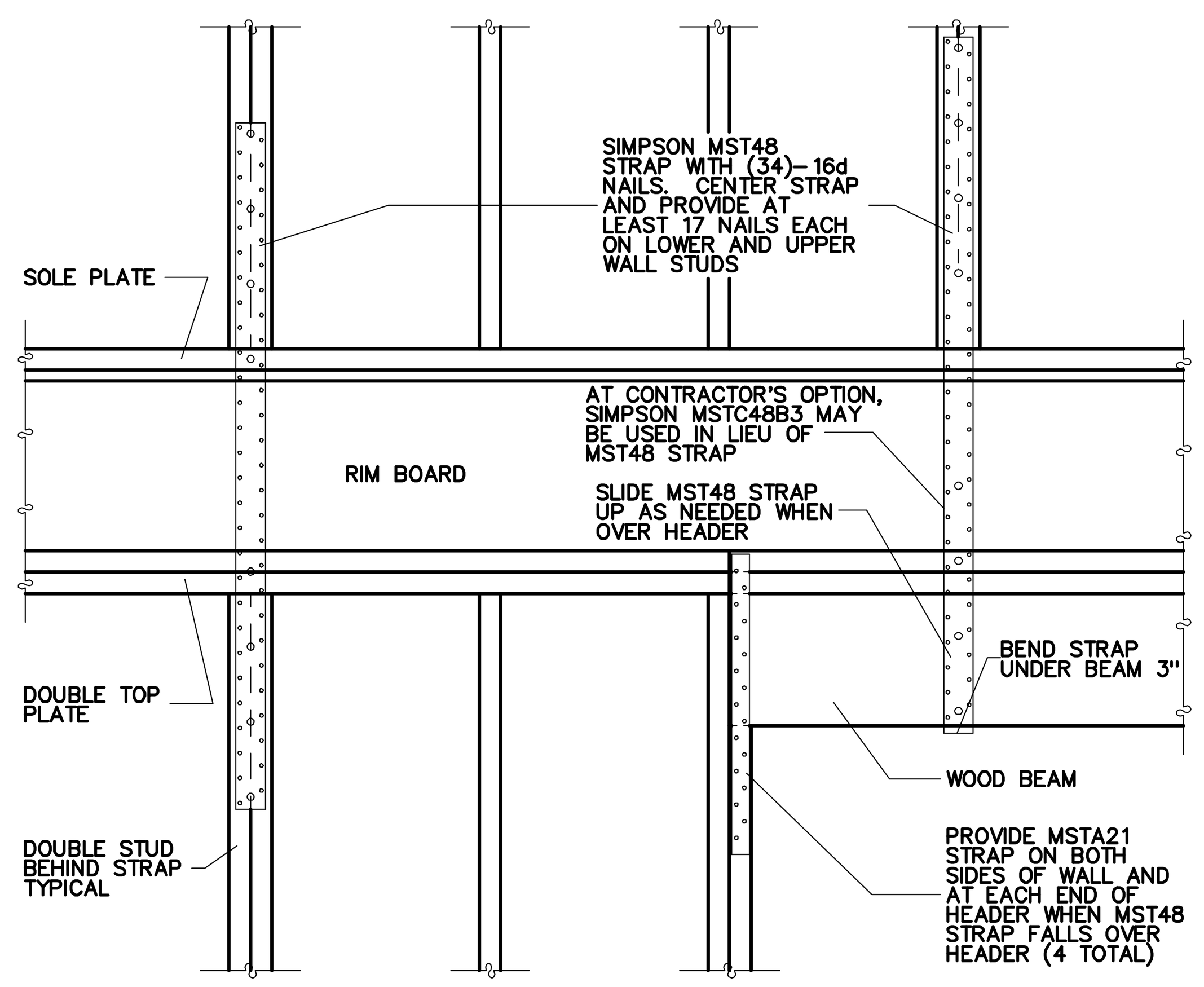
REBAR DOWELS FOR CONC. SLAB AT CONC. FDTN. — 3/S5.2
NO SCALE



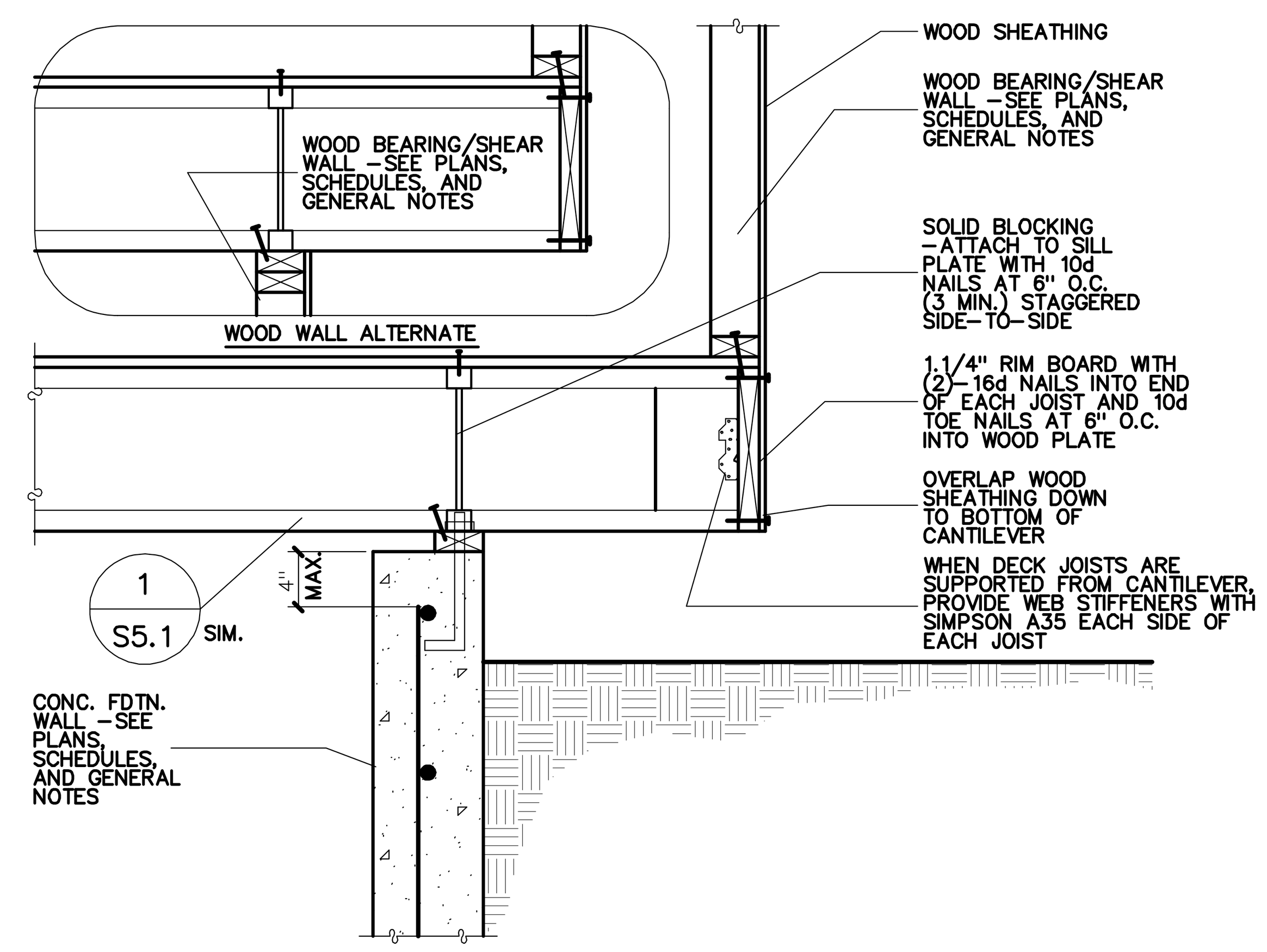
CONC. PORCH SUSPENDED SLAB — 4/S5.2
NO SCALE



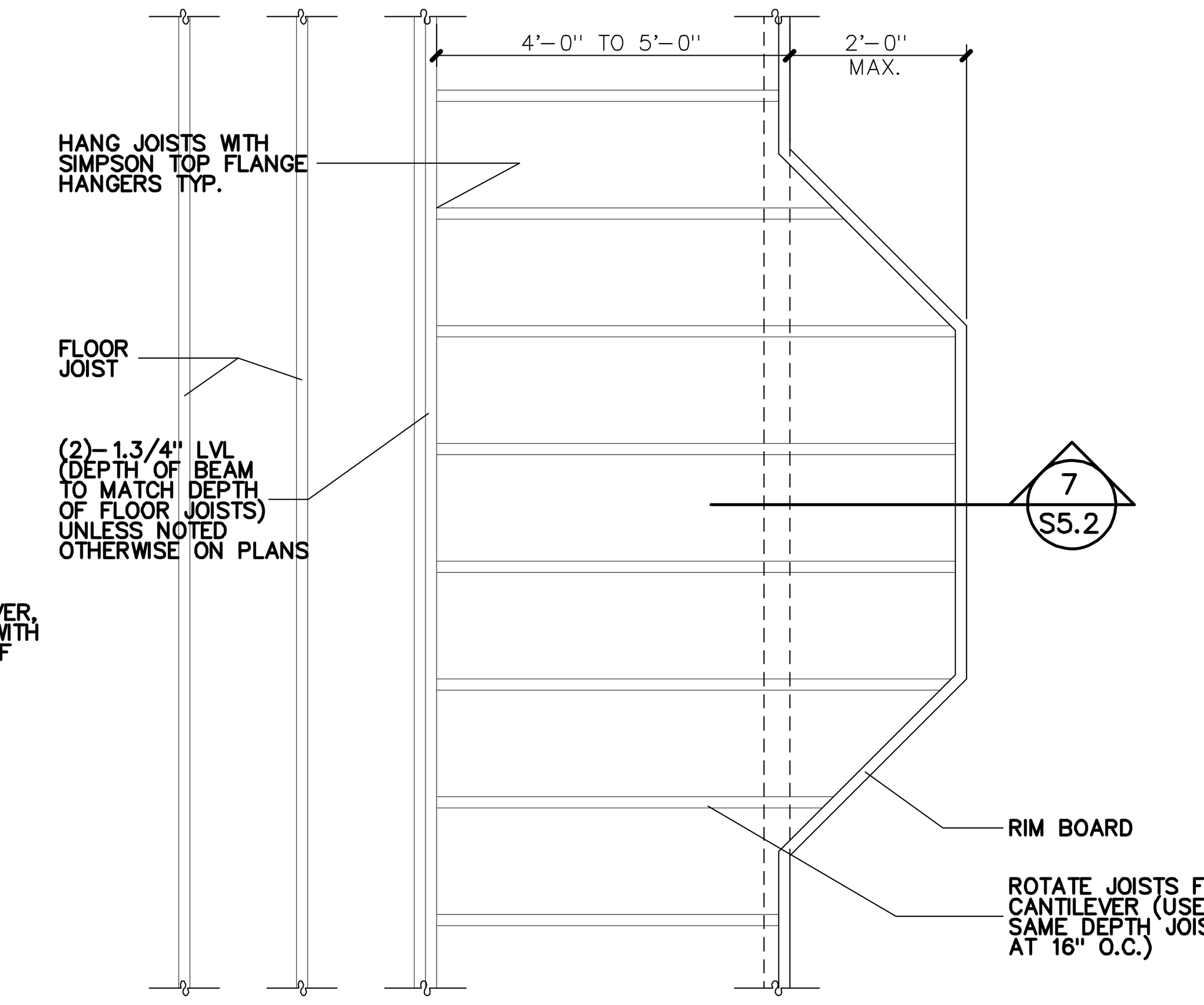
SW5 SHEAR WALL CONSTRUCTION — 5/S5.2
NO SCALE



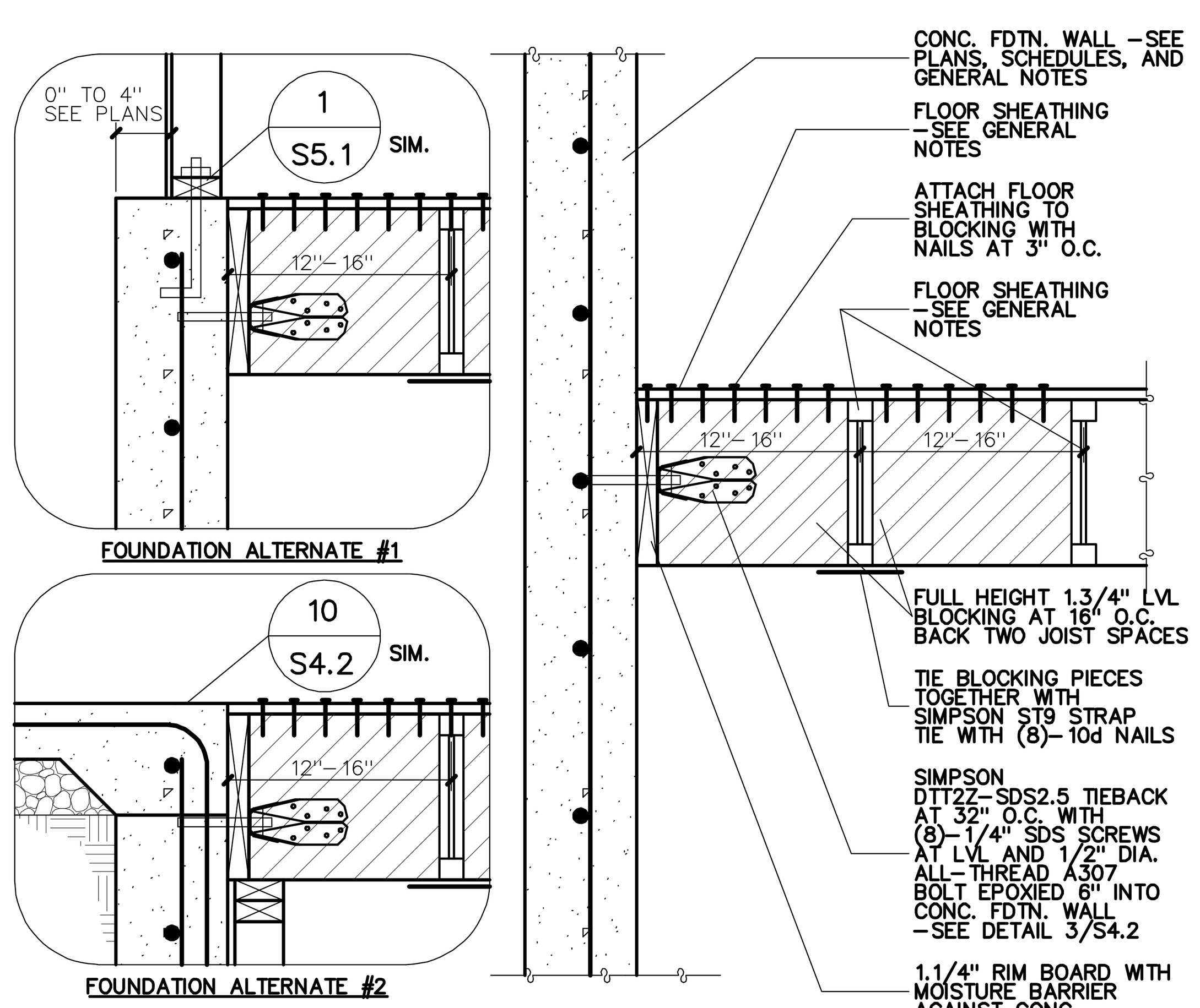
MST48 AND MSTA21 FLOOR–TO–FLOOR ATTACHMENT — 6/S5.2
NO SCALE



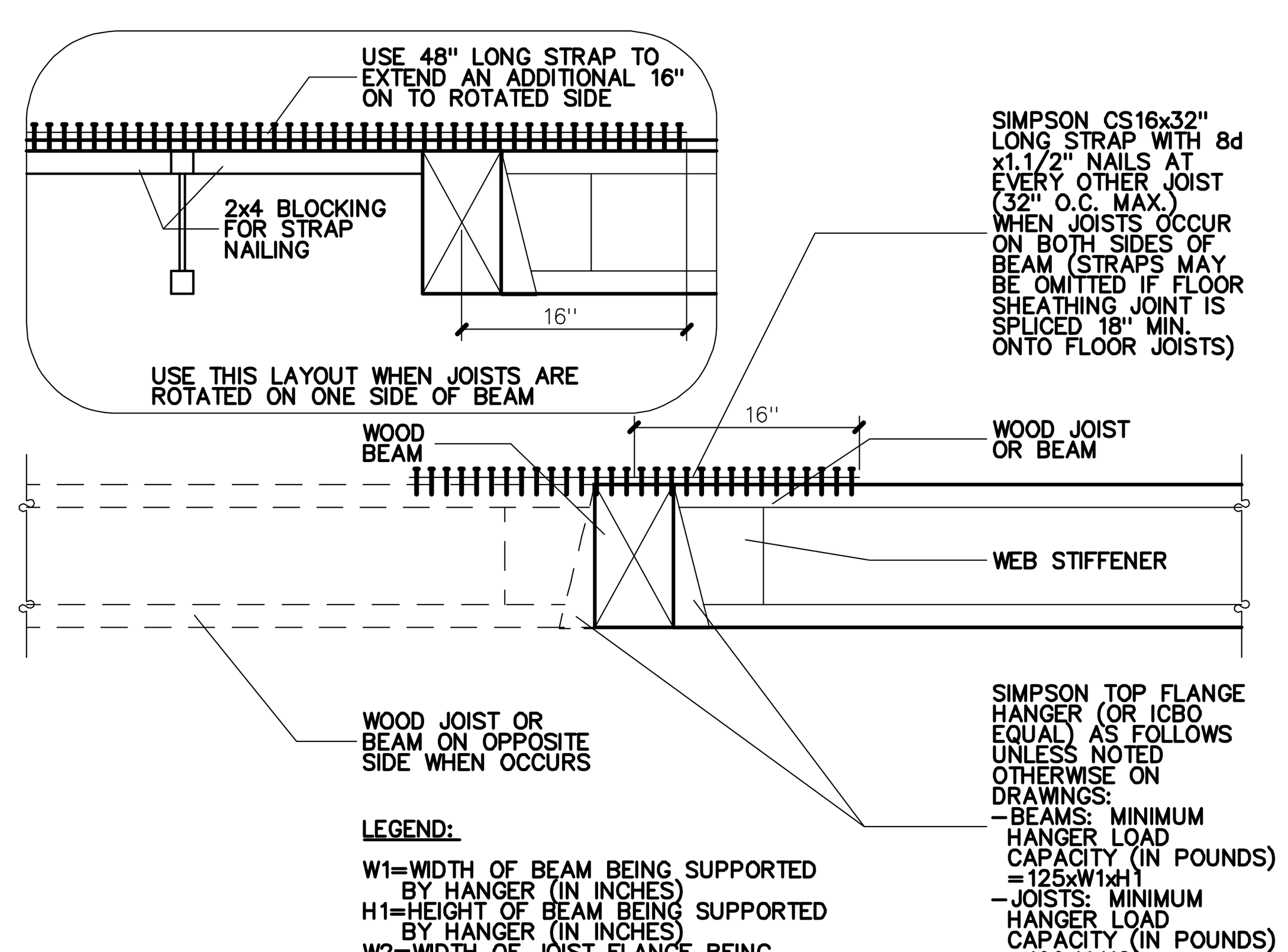
CANTILEVERED FLOOR — 7/S5.2
NO SCALE



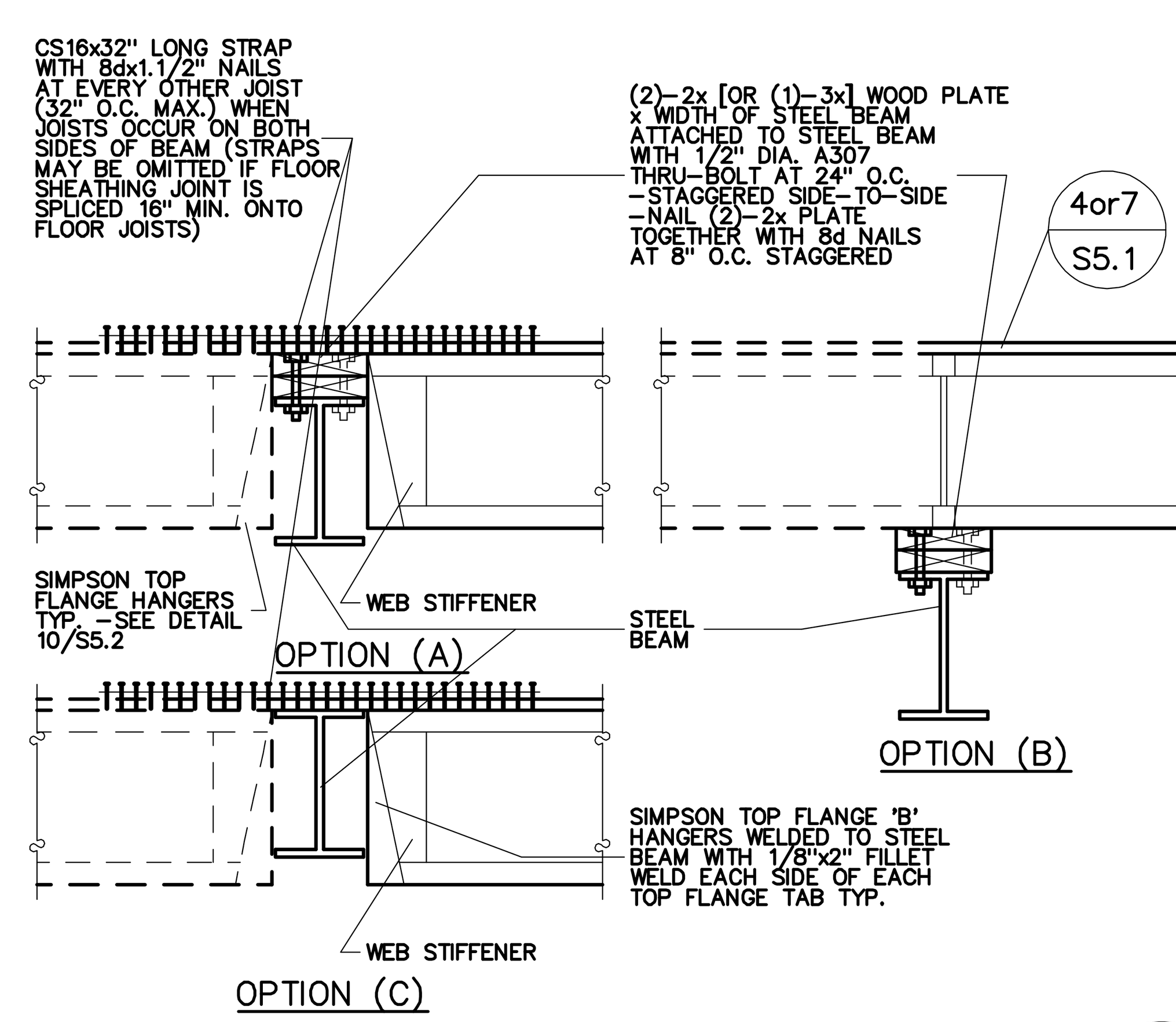
CANTILEVERED FLOOR LAYOUT WHEN PERPENDICULAR TO FLOOR JOISTS — 8/S5.2
NO SCALE



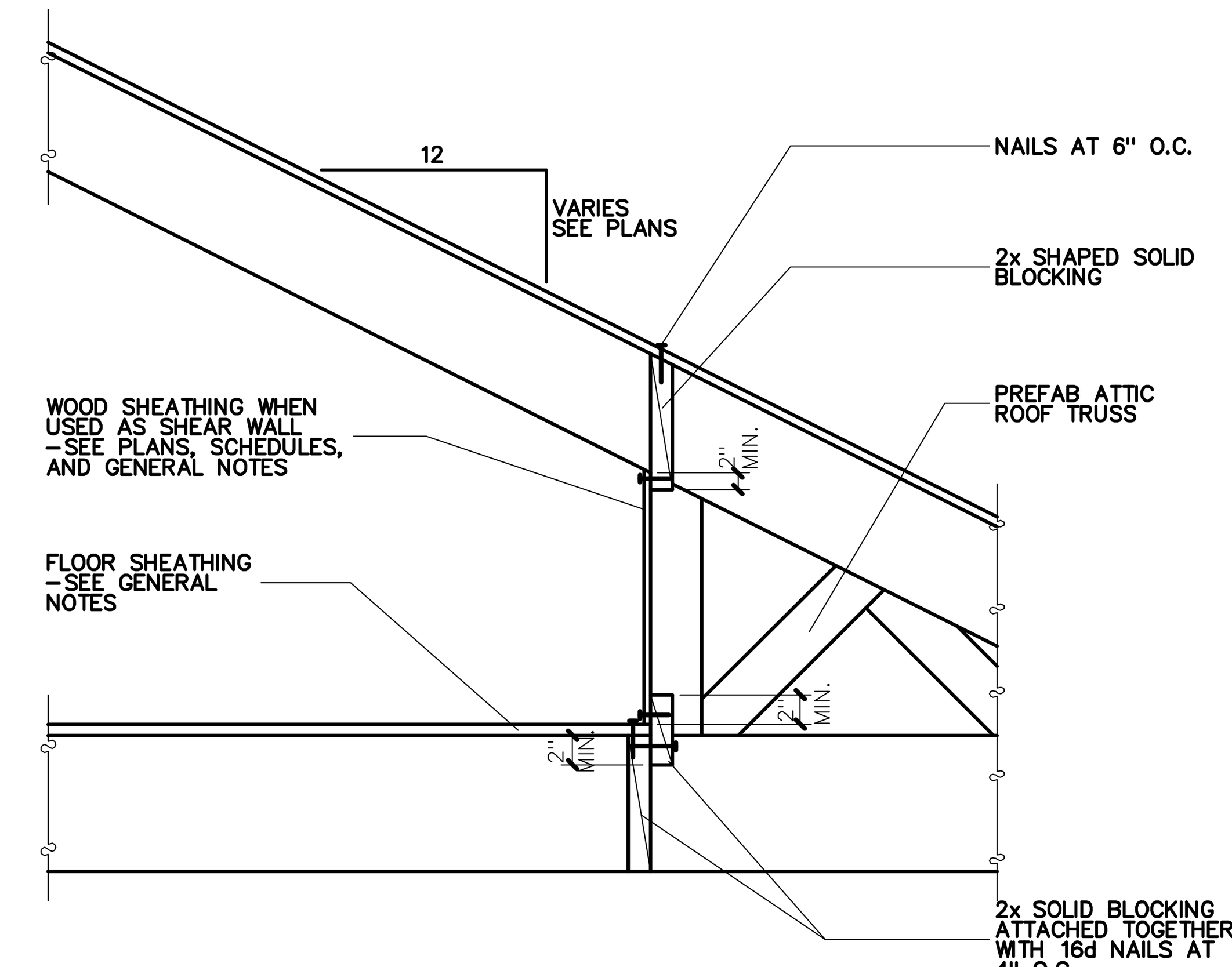
FLOOR JOIST TO FACE OF FOUNDATION WALL — 9/S5.2
NO SCALE



WOOD JOIST OR BEAM TO WOOD BEAM CONNECTION — 10/S5.2
NO SCALE



FLOOR JOIST SUPPORT AT STEEL BEAM — 11/S5.2
NO SCALE



INTERIOR DIAPHRAGM ATTACHMENT AT ATTIC TRUSS FLOOR — 12/S5.2
NO SCALE

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Lomond View DESIGNS, LLC

SHEET TITLE: FLOOR FRAMING DETAILS

DATE:	2/8/2024
DRAWN:	CWH
JOB NO.:	23110
TYPE:	CHG TO 2264191218, #19092
PLAN NO.:	1-1-1232/3-2-1032 TWO-STORY

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LICENSED PROFESSIONAL STRUCTURAL ENGINEER
NO. 189469
THOMAS A. HALES
2/8/24
STATE OF UTAH

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL HAVE A THOROUGH KNOWLEDGE OF THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION.

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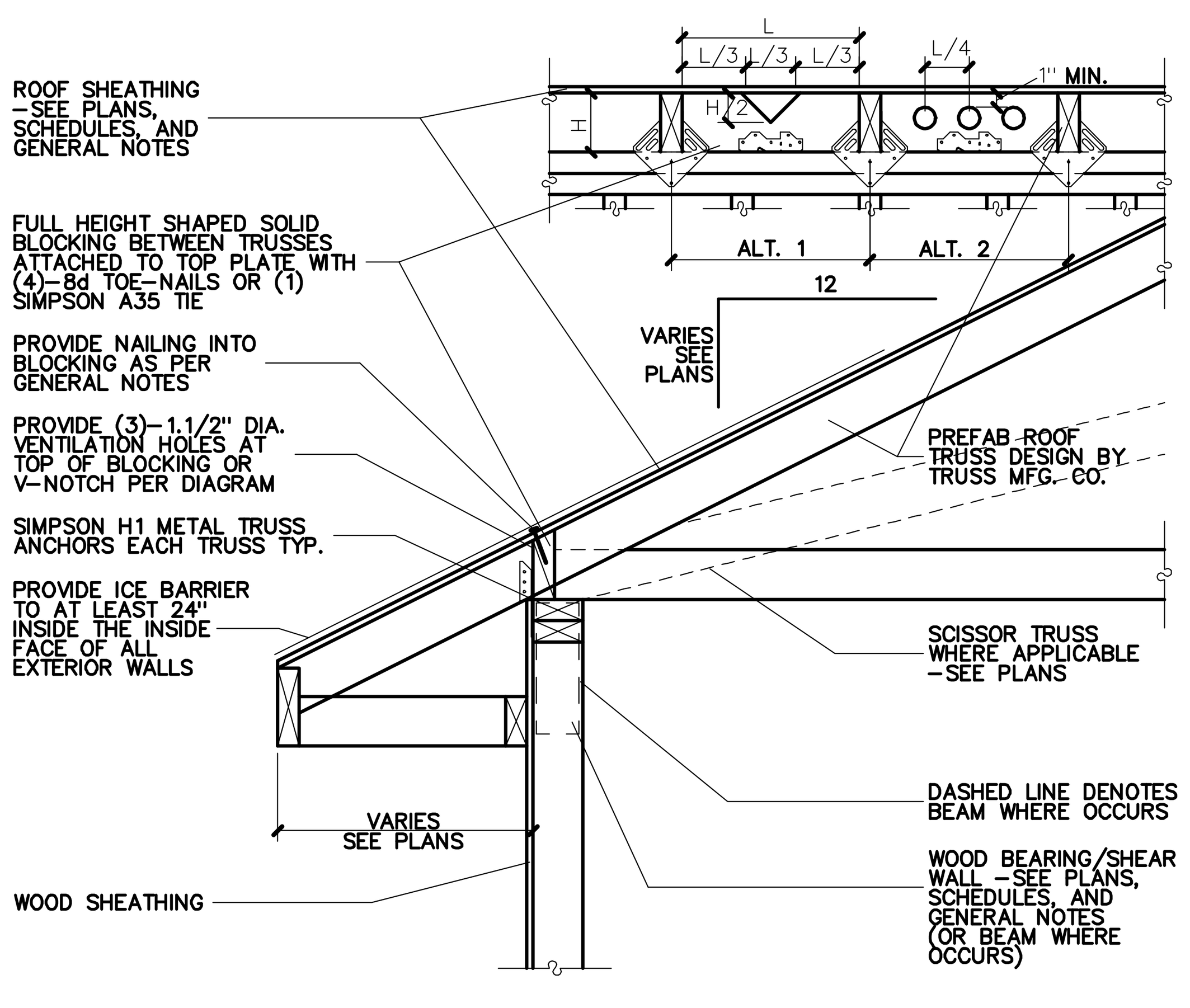
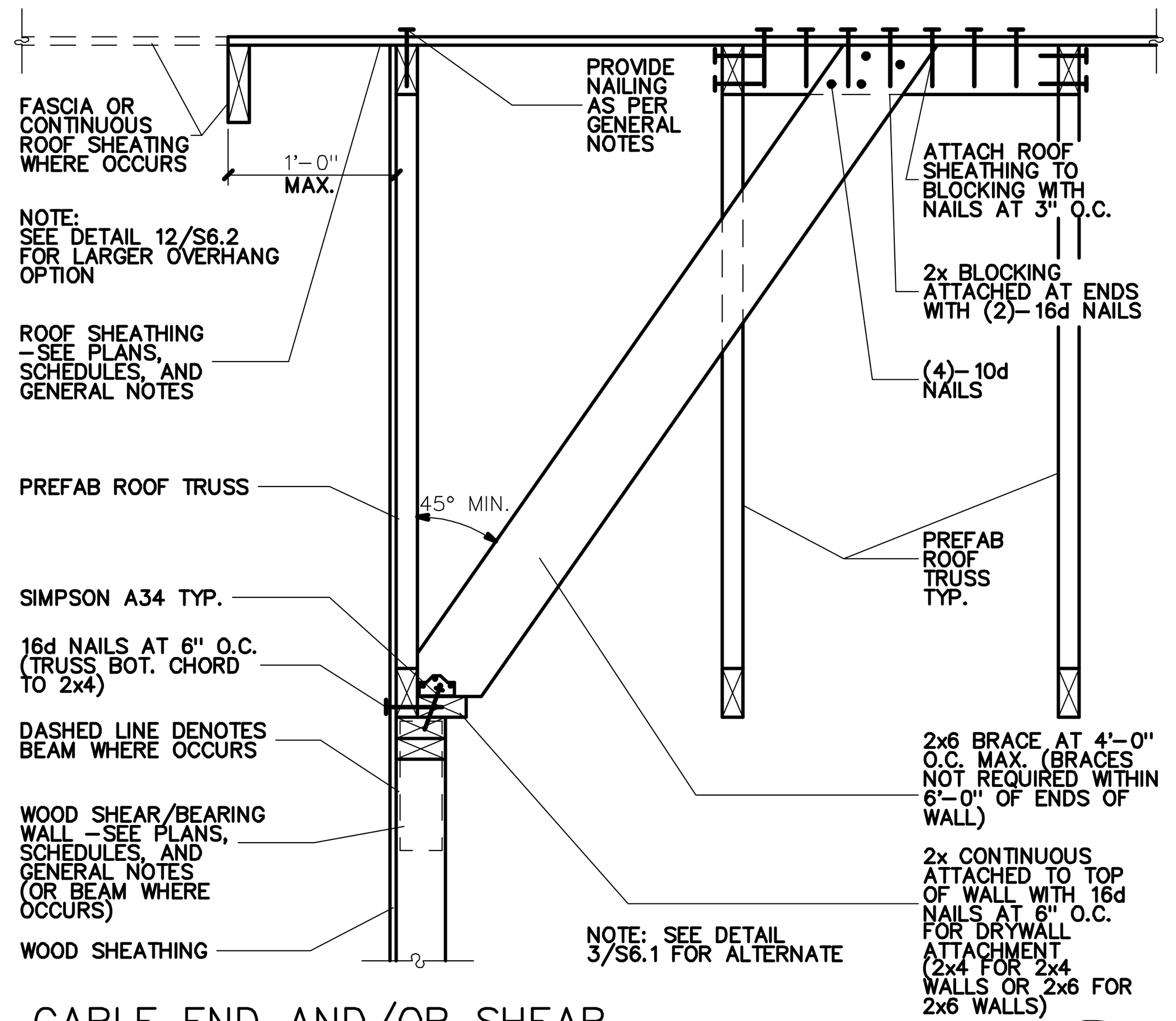
SHEET S5.2



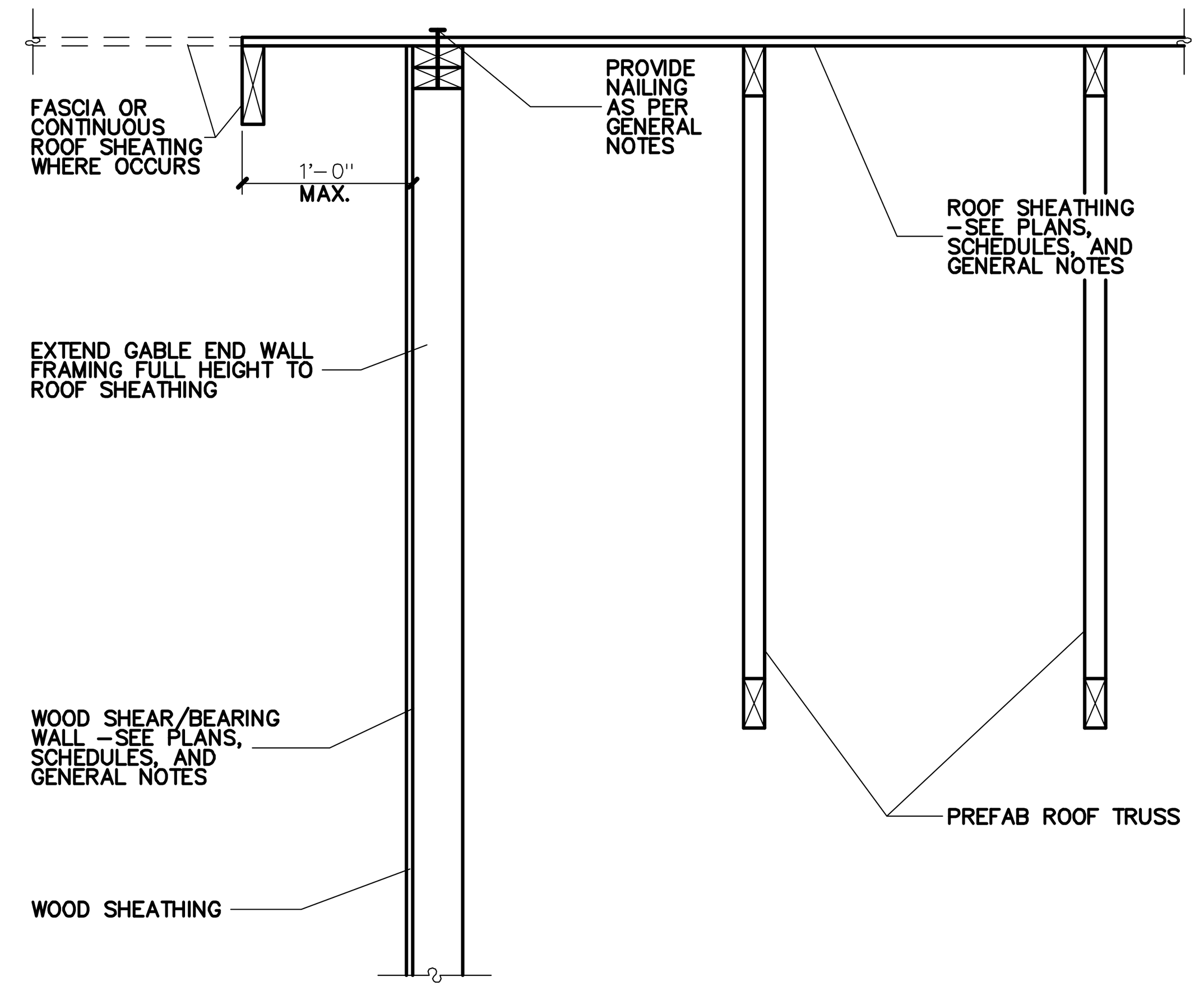
BEARING/SHEAR WALL AT ROOF TRUSSES — 1/S6.1

NO SCALE



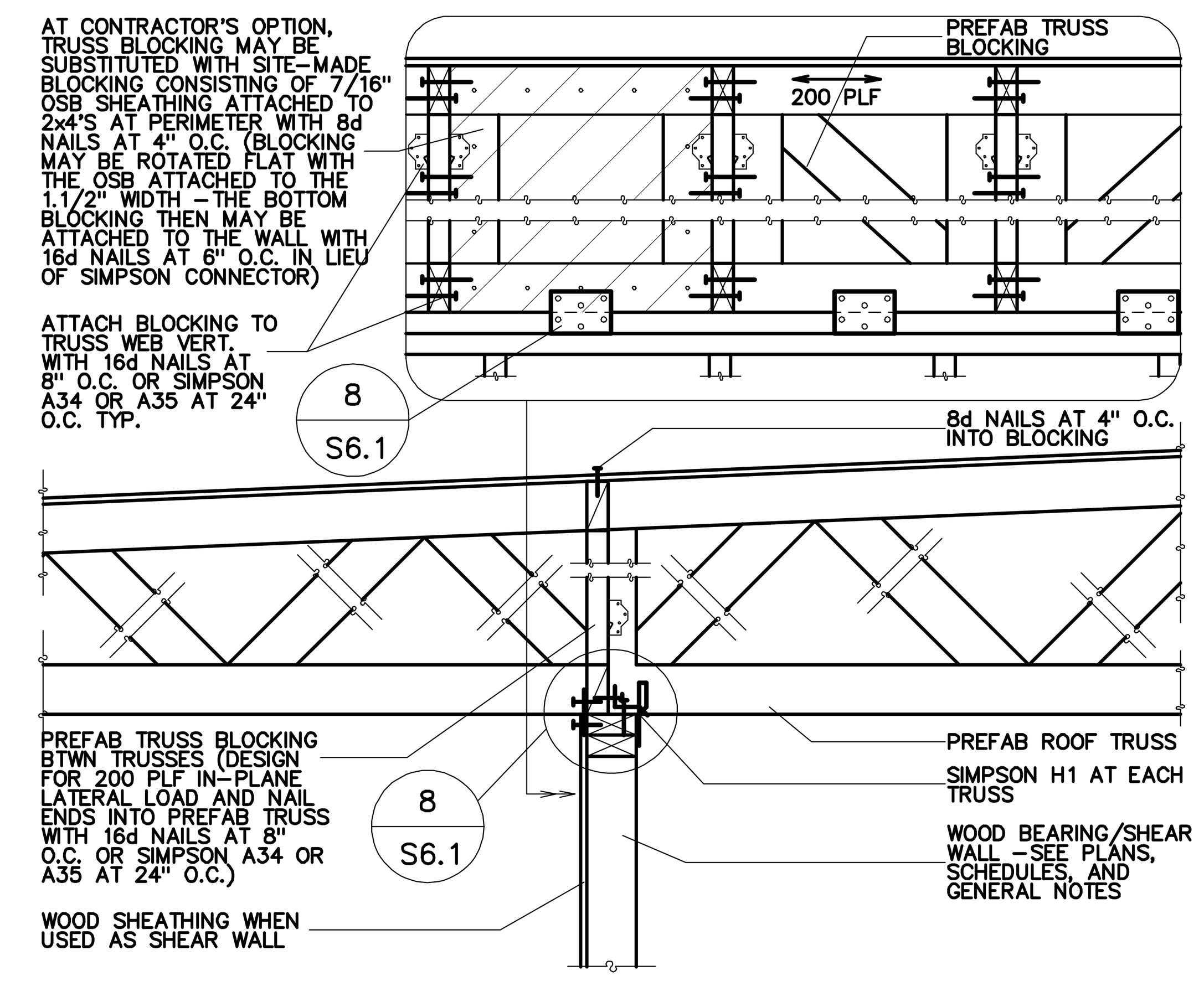
GABLE END AND/OR SHEAR WALL PARALLEL TO ROOF TRUSSES — 2/S6.1

NO SCALE



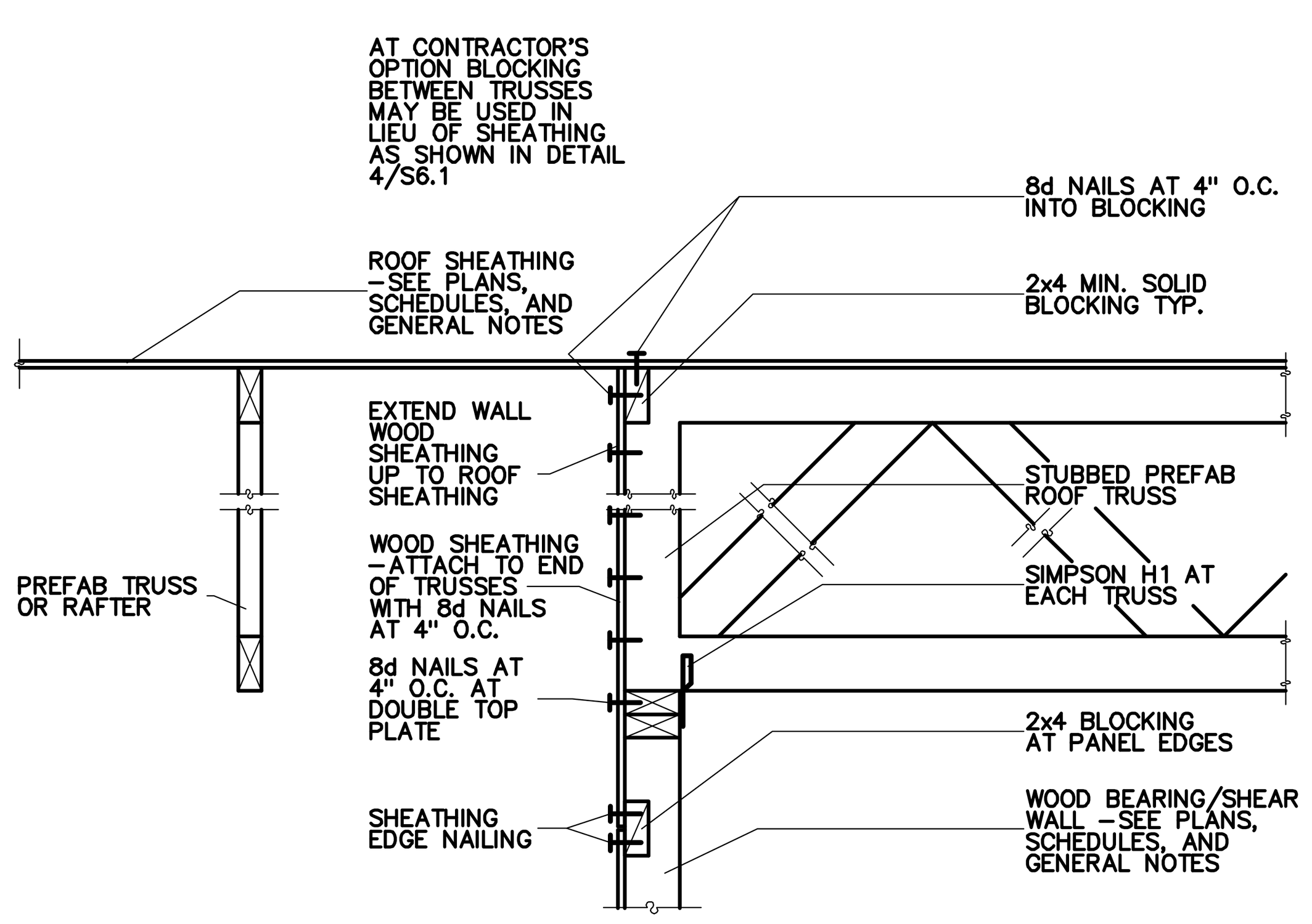
GABLE END AND/OR SHEAR WALL PARALLEL TO ROOF TRUSSES — 3/S6.1

NO SCALE



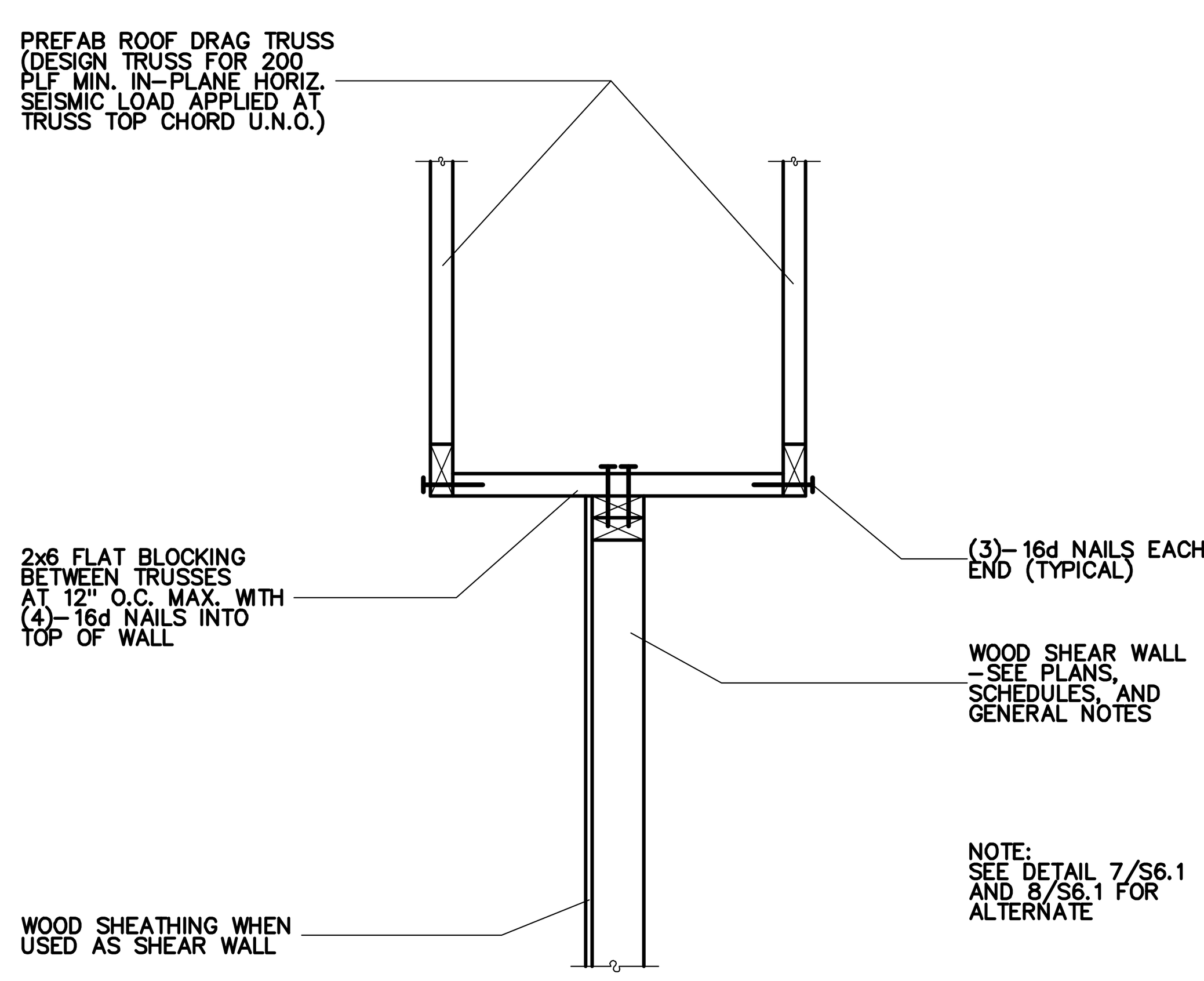
BEARING/SHEAR WALL AT ROOF TRUSSES — 4/S6.1

NO SCALE



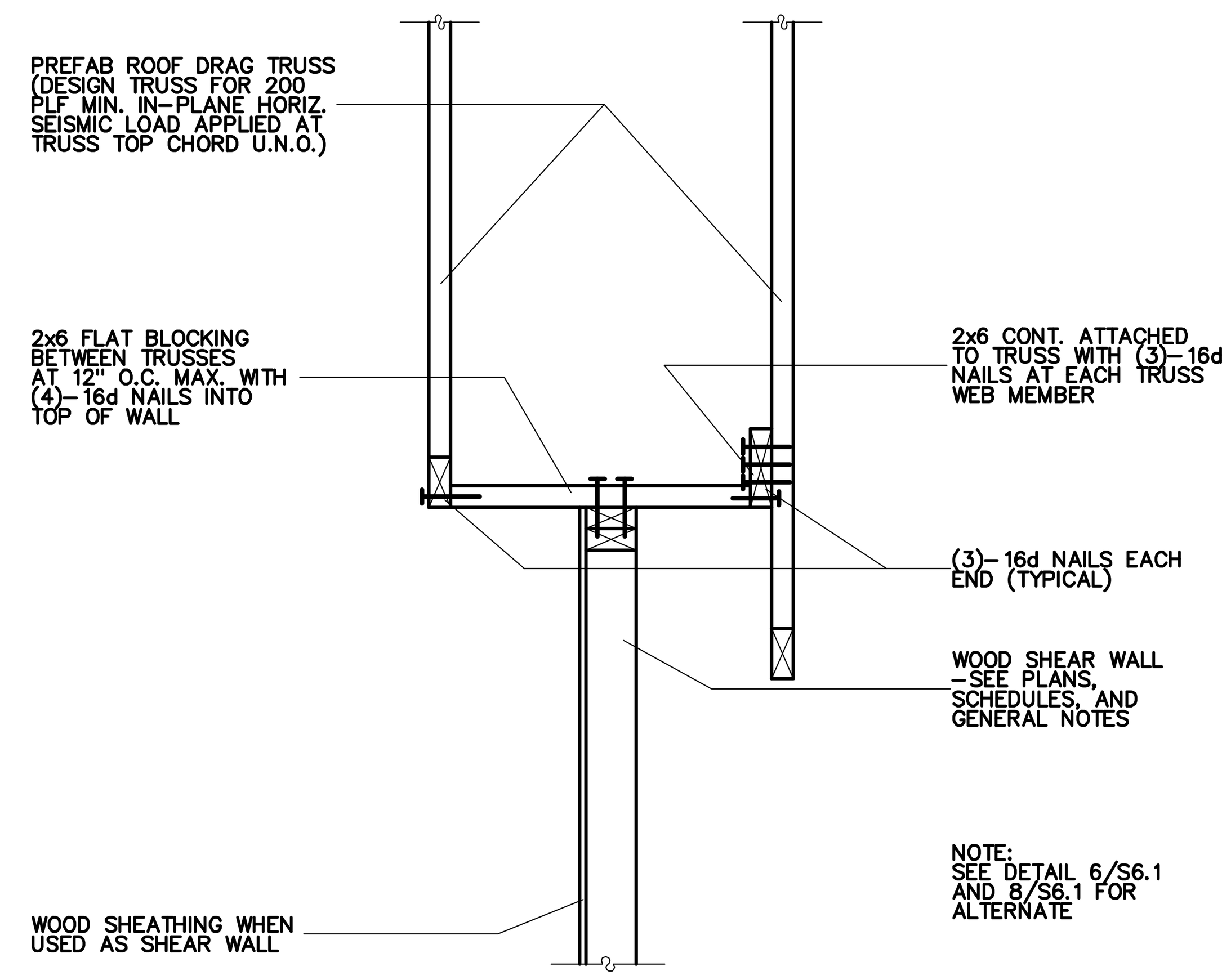
BEARING/SHEAR WALL AT STUBBED ROOF TRUSSES — 5/S6.1

NO SCALE



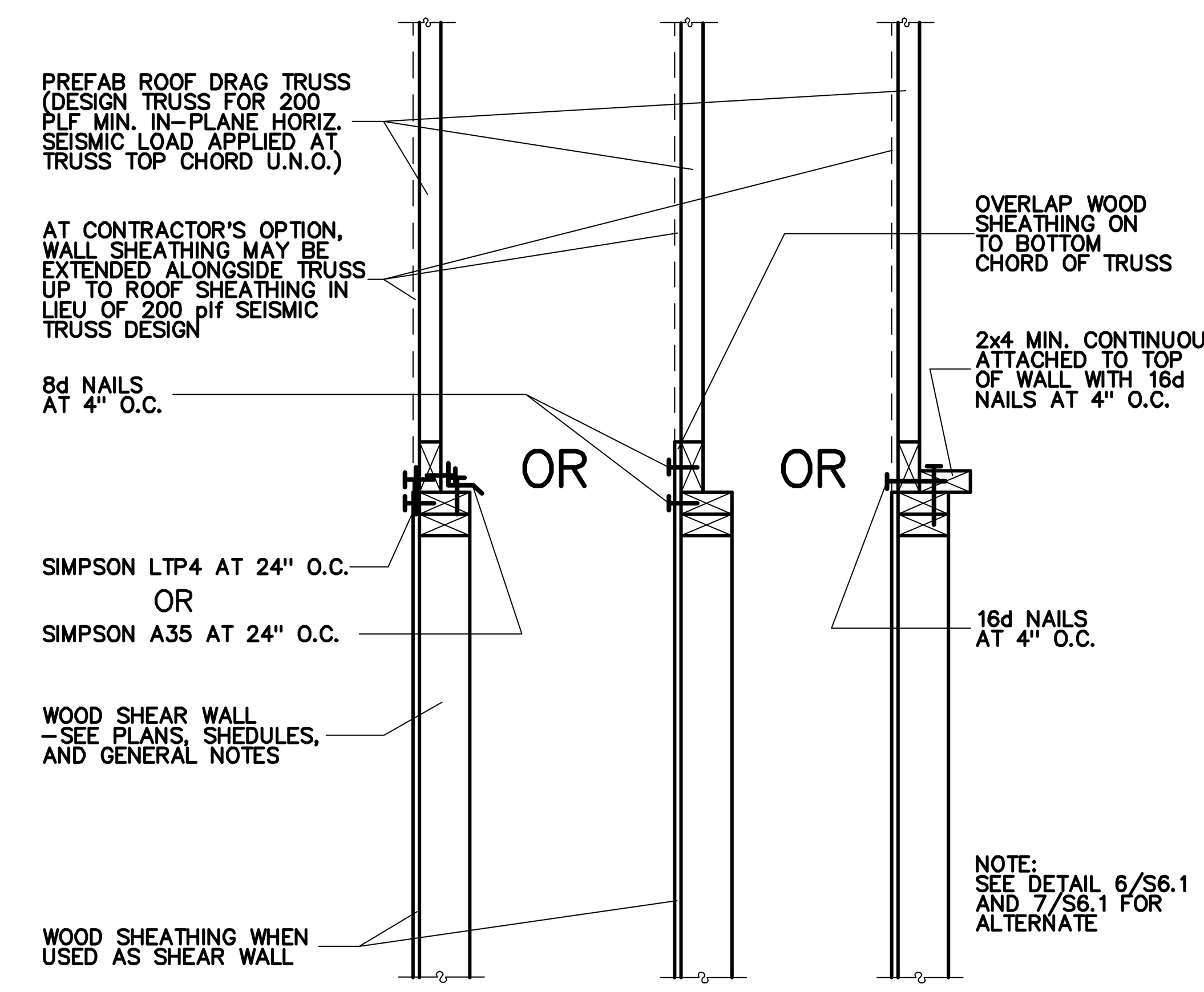
SHEAR WALL PARALLEL TO ROOF TRUSSES — 6/S6.1

NO SCALE



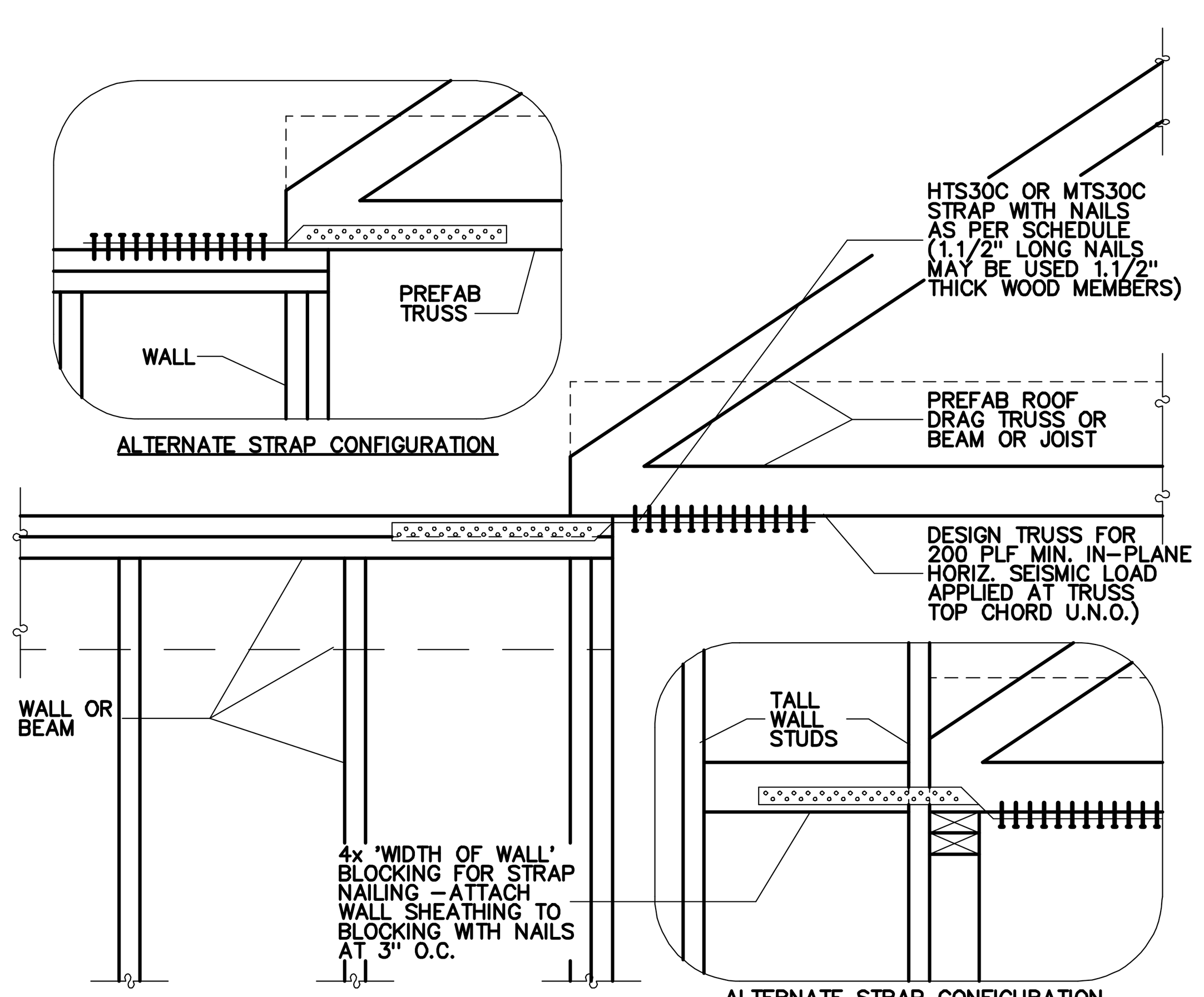
SHEAR WALL PARALLEL TO ROOF TRUSSES — 7/S6.1

NO SCALE



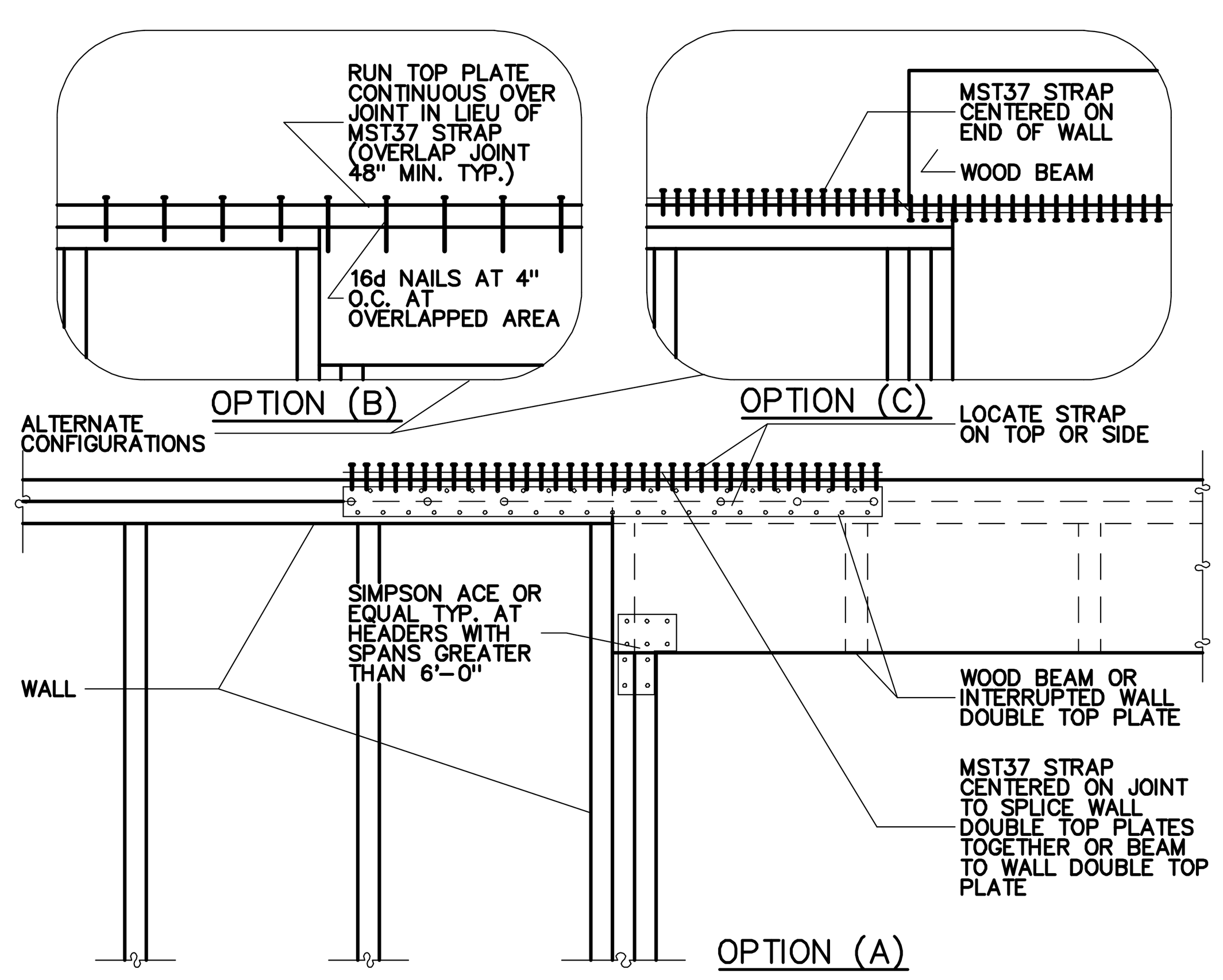
SHEAR WALL PARALLEL TO ROOF TRUSSES — 8/S6.1

NO SCALE



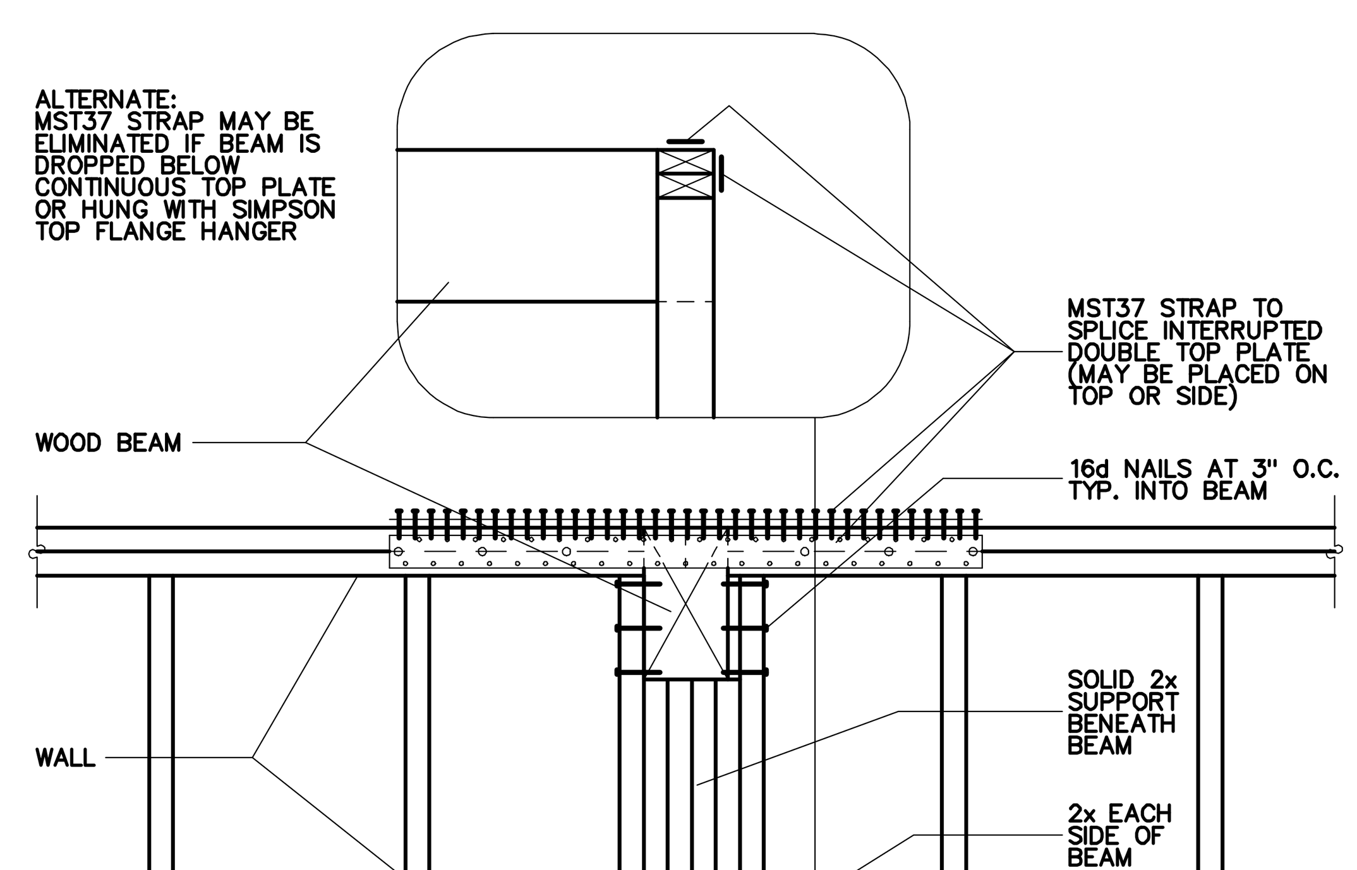
HTS30C/MTS30C STRAP INSTALLATION — 9/S6.1

NO SCALE



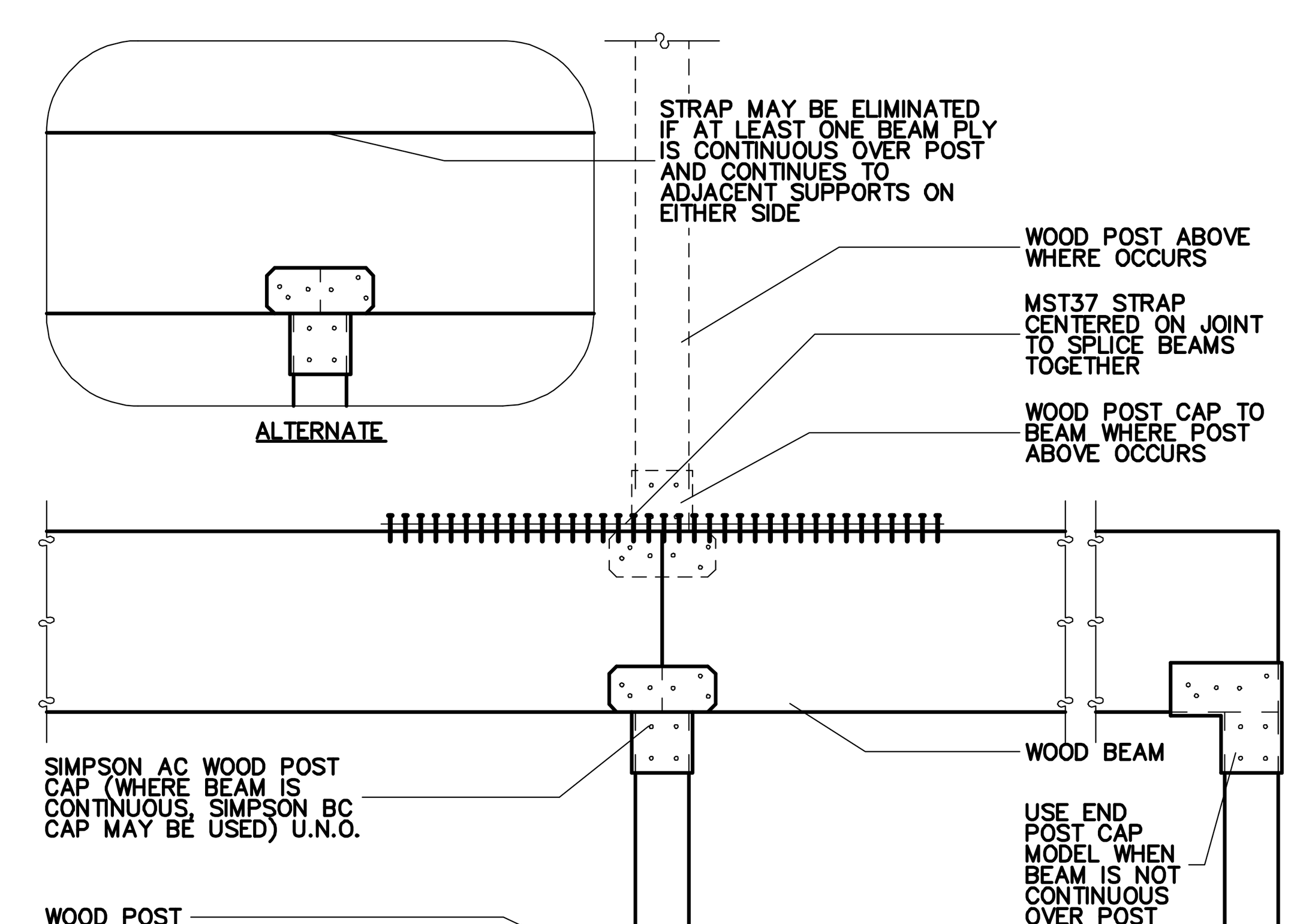
MST37 STRAP INSTALLATION AND HEADER DETAIL — 10/S6.1

NO SCALE



WOOD BEAM POCKET IN WALL — 11/S6.1

NO SCALE



WOOD BEAM TO POST AND MST37 STRAP INSTALLATION — 12/S6.1

NO SCALE

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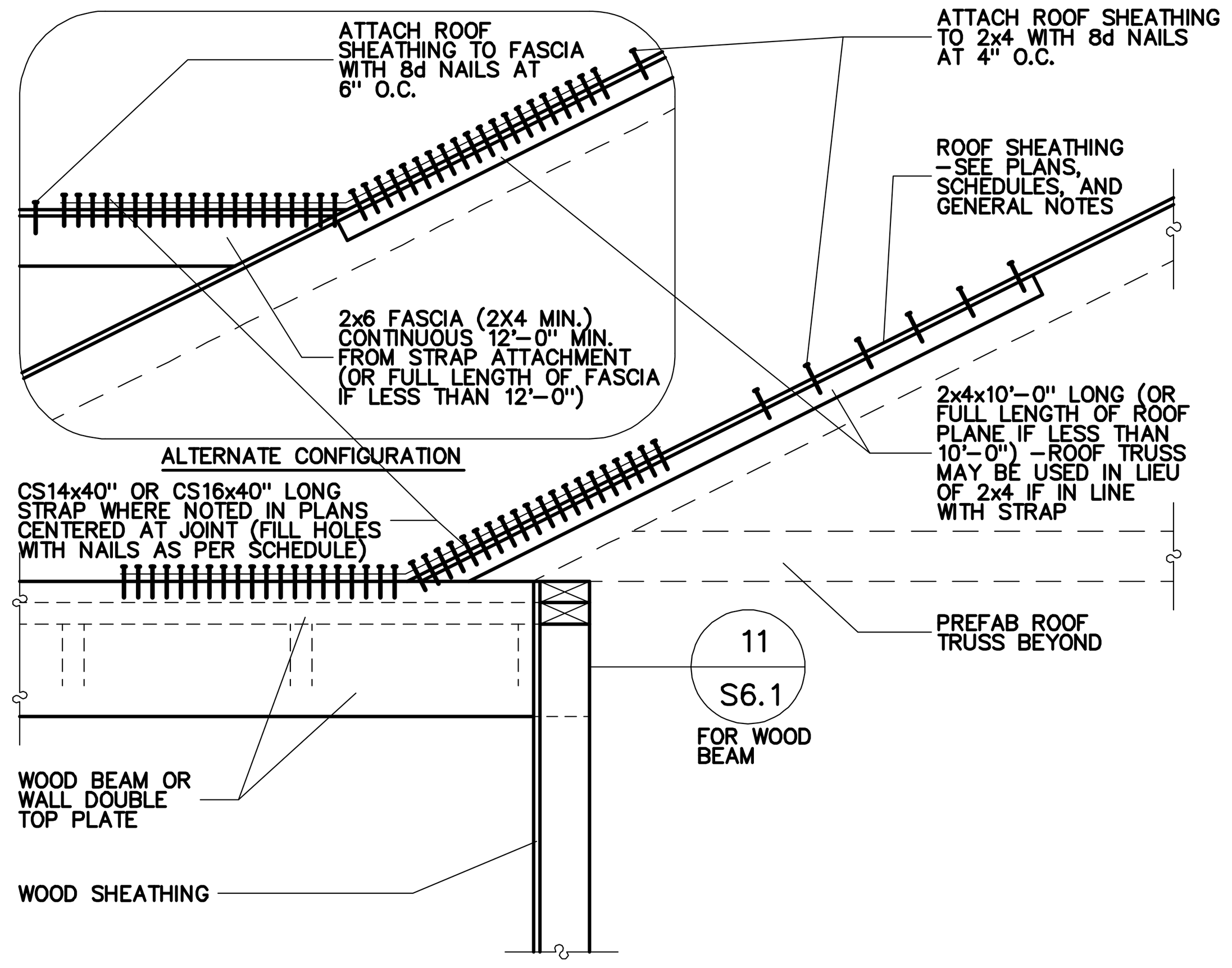
Lomond View DESIGNS, LLC

SHEET TITLE: ROOF FRAMING DETAILS

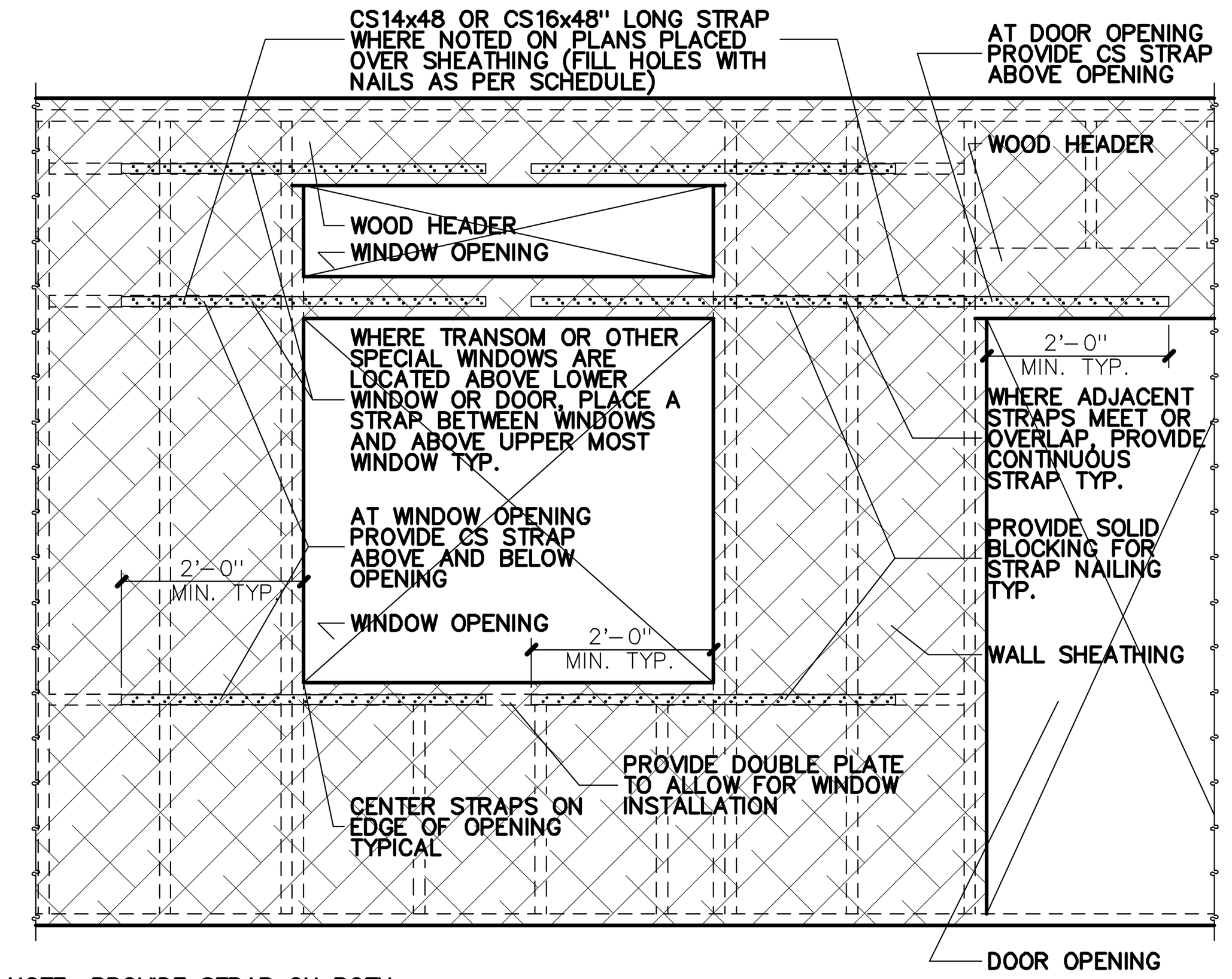
DATE: 2/8/2024 | DRAWN: CWH
JOB NO.: 23110 | TYPE: CHG TO 2264191218, #19092
PLAN NO.: 1-1-1232/3-2-1032 TWO-STORY

SHEET S6.1

PLOT DATE/TIME: 2/8/2024 1:24 AM

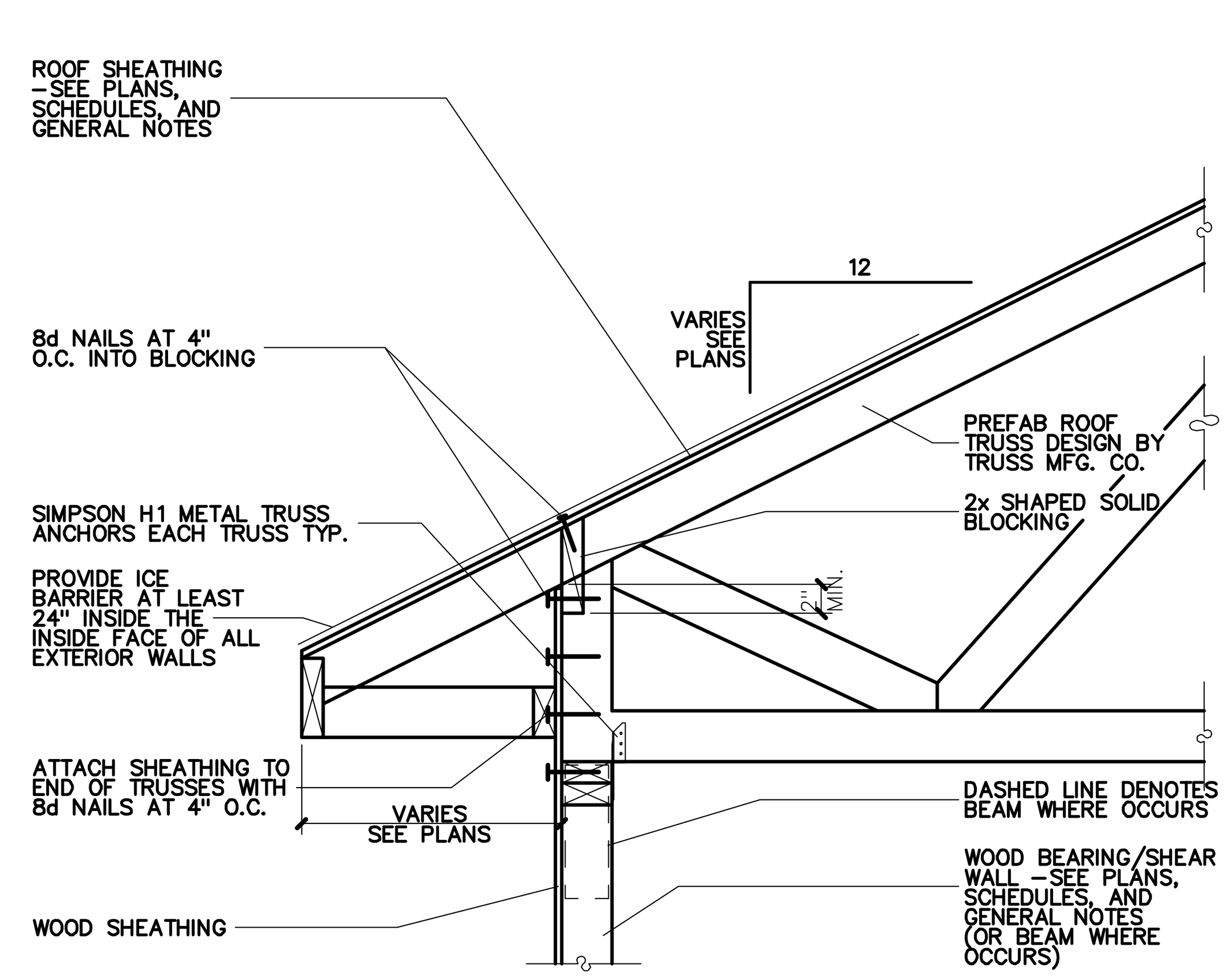


CS16x40 STRAP INSTALLATION
NO SCALE
1
S6.2

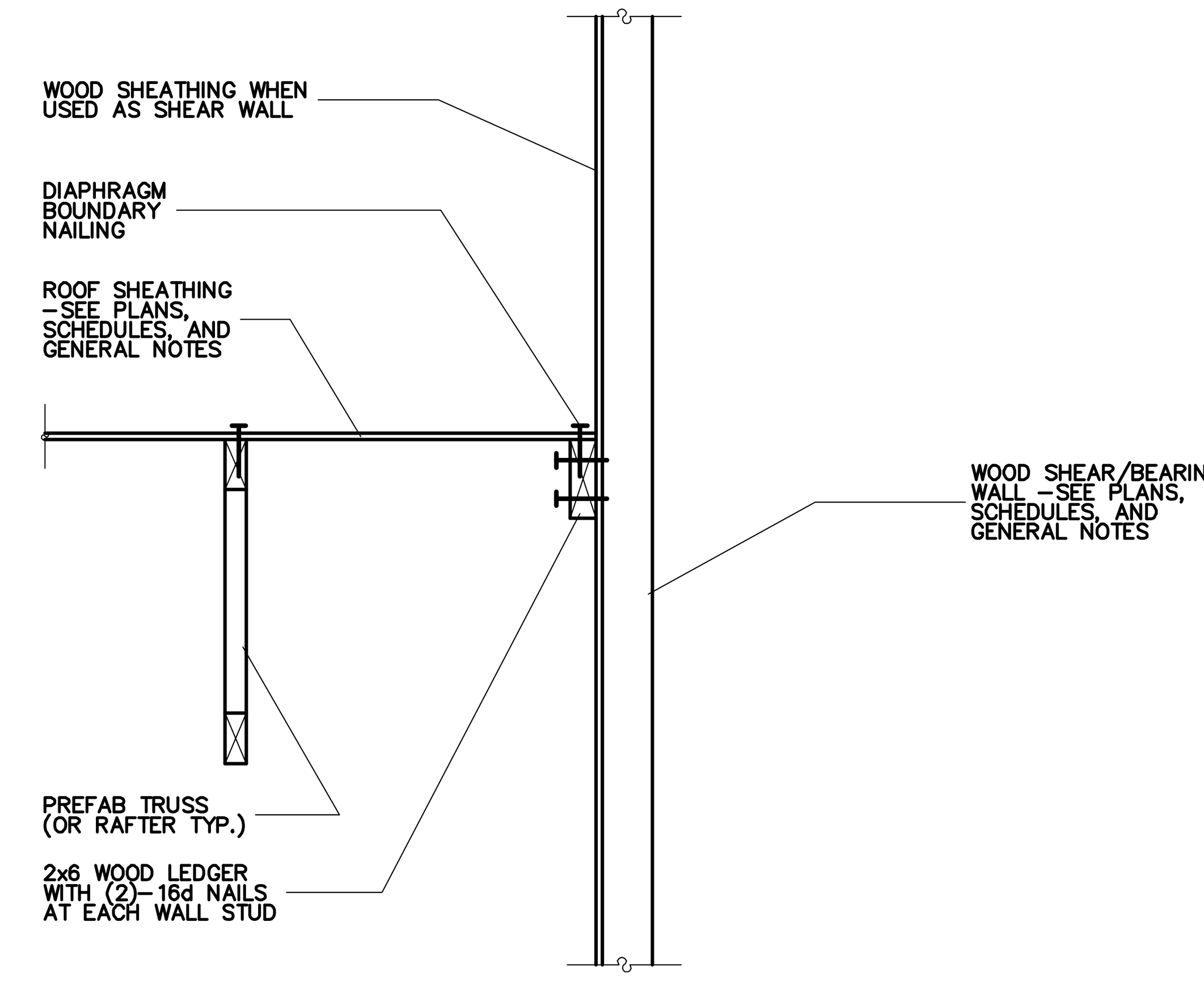


NOTE: PROVIDE STRAP ON BOTH SIDES OF WALL FOR SW3 SHEAR WALLS

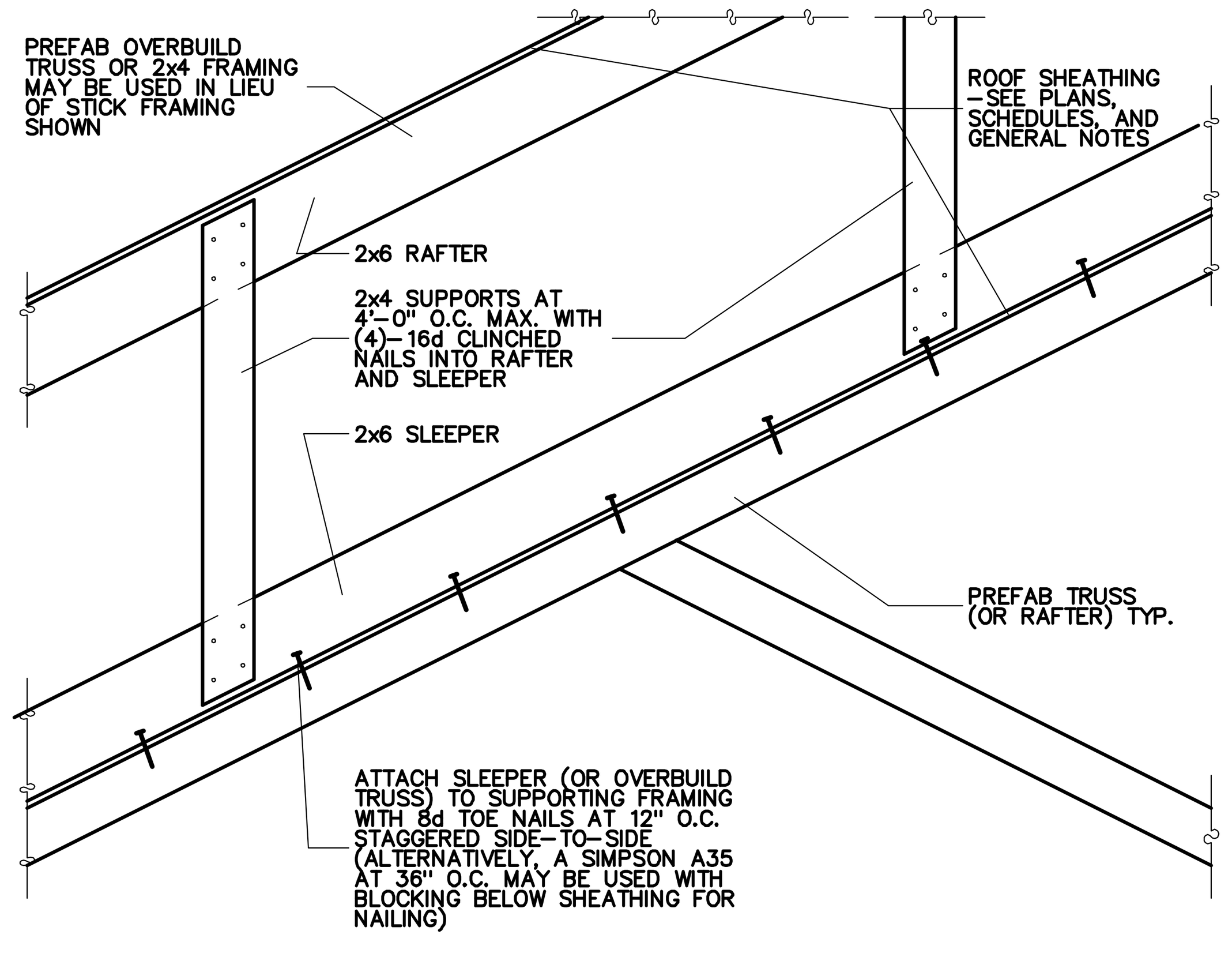
CS16x48 STRAP ATTACHMENT
NO SCALE
2
S6.2



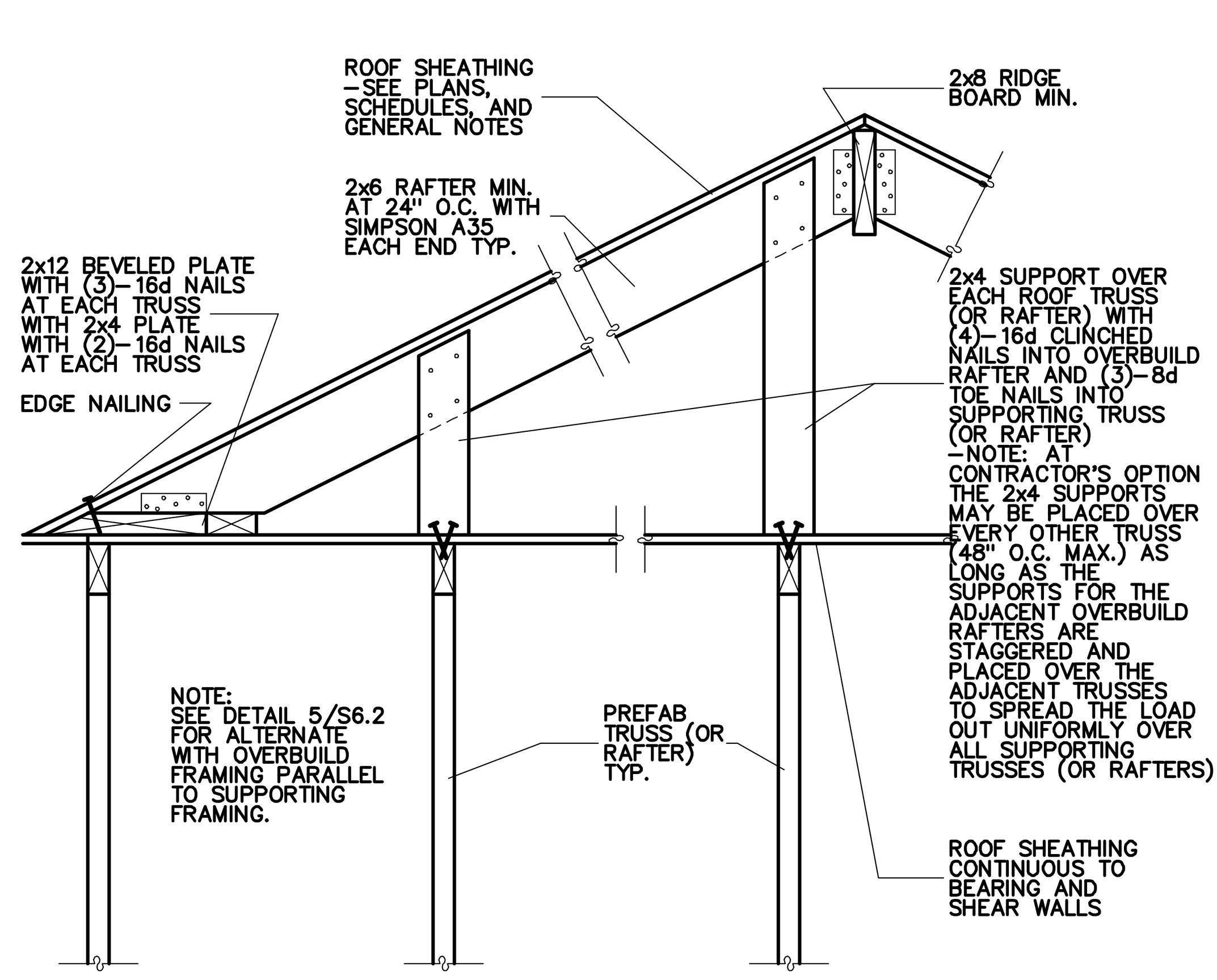
BEARING/SHEAR WALL AT RAISED–HEEL ROOF TRUSSES
NO SCALE
3
S6.2



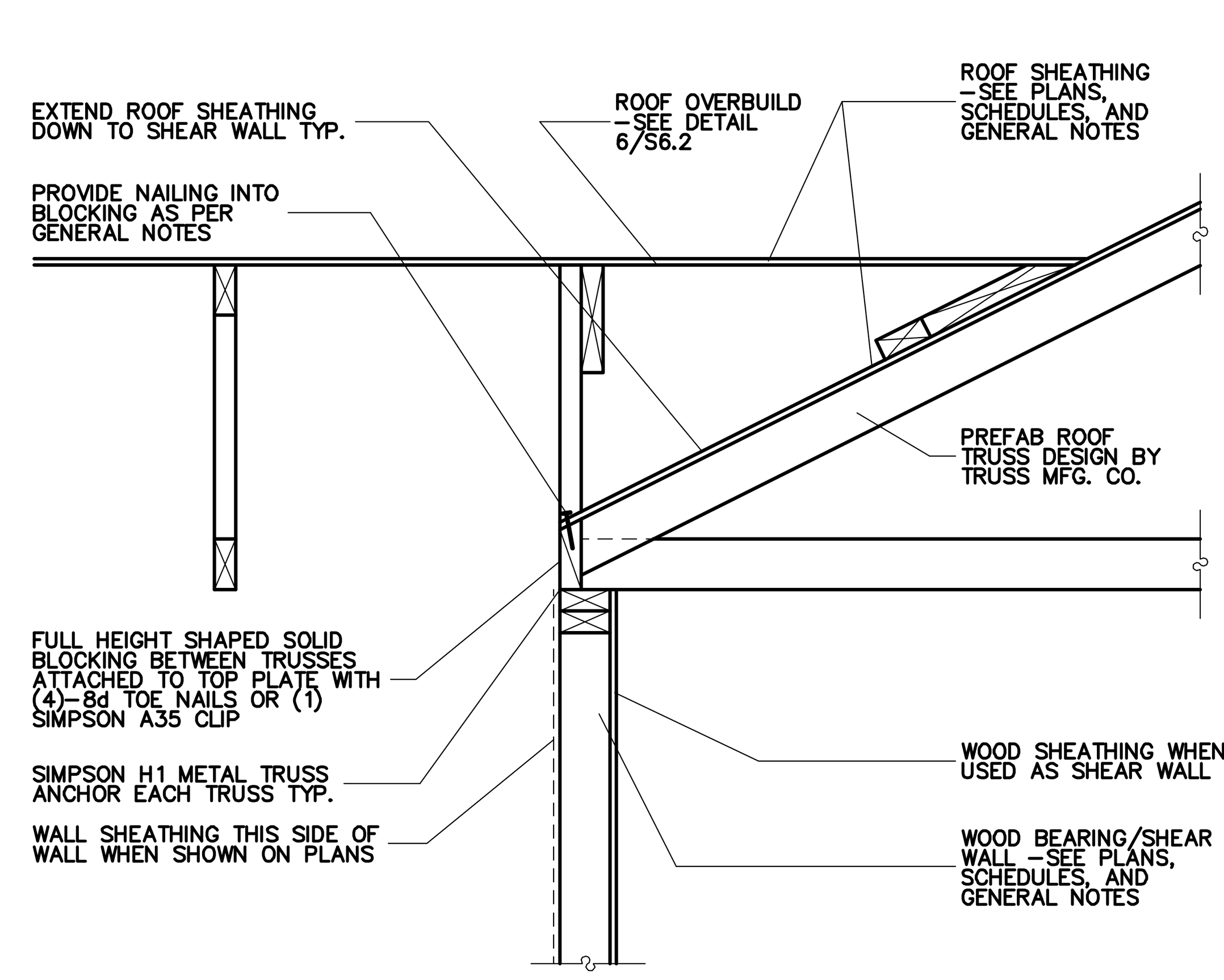
TRUSSES PARALLEL TO BEARING/SHEAR WALL
NO SCALE
4
S6.2



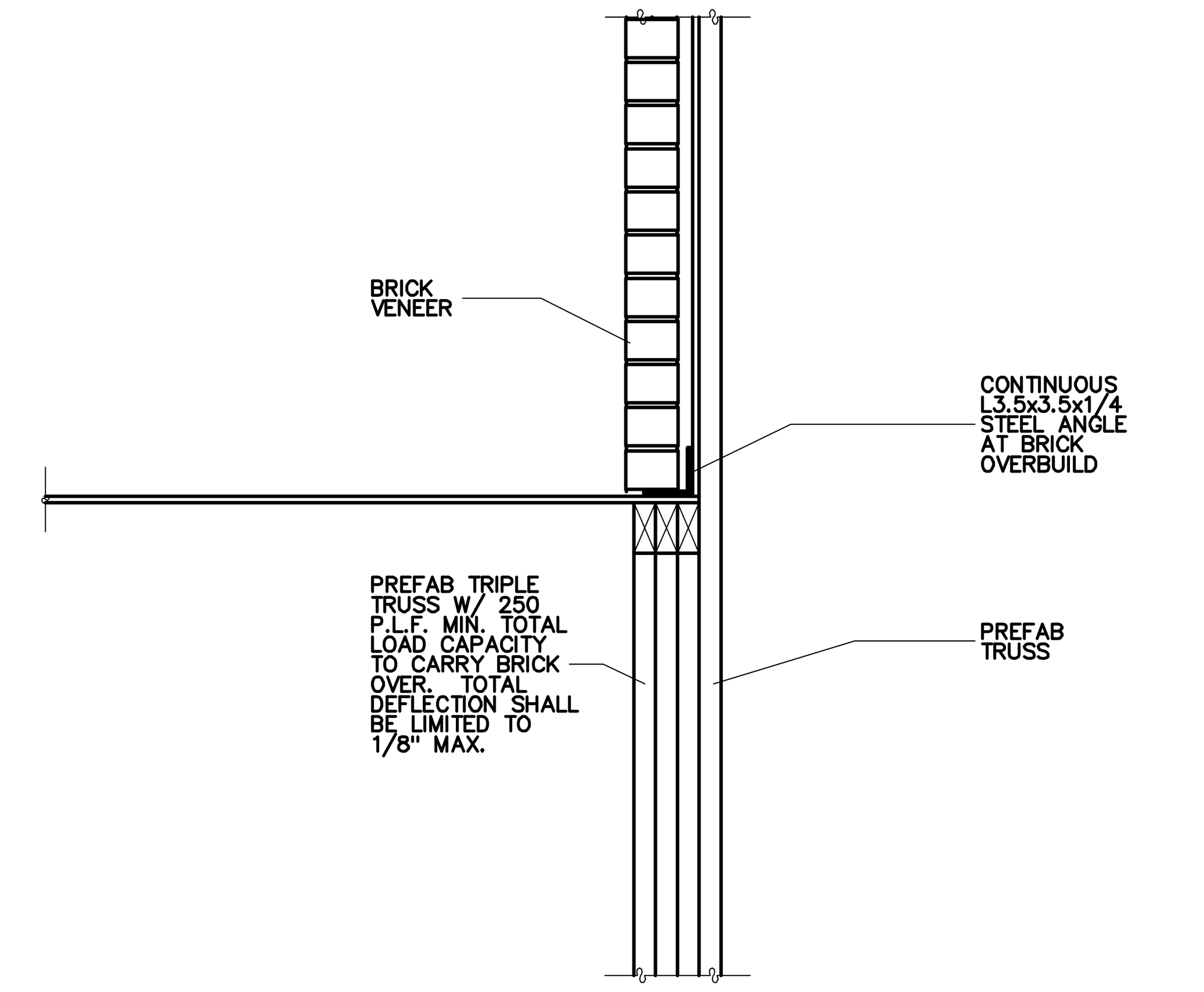
ROOF FRAMING OVERBUILD (OVERBUILD FRAMING PARALLEL TO SUPPORTING FRAMING)
NO SCALE
5
S6.2



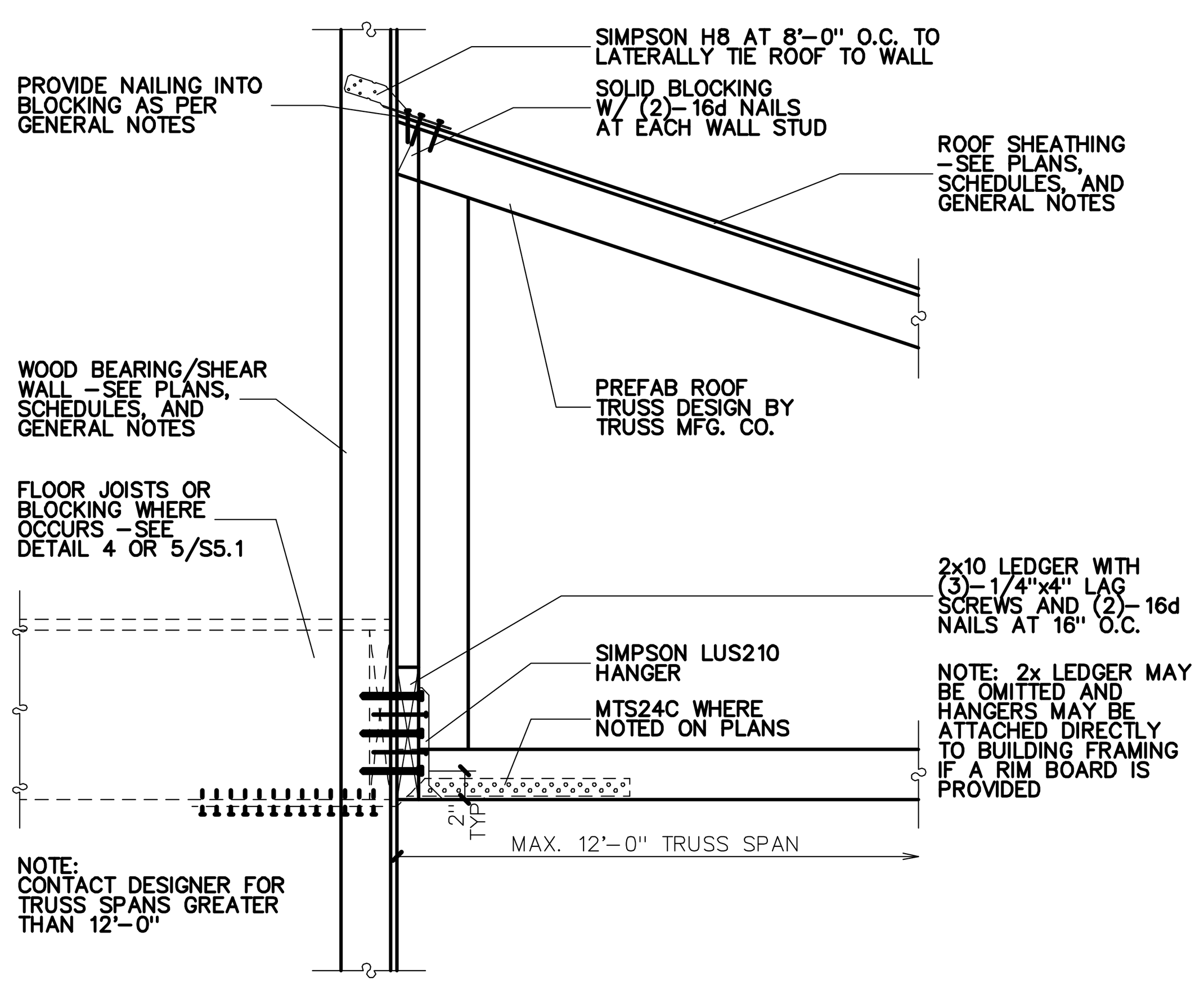
ROOF FRAMING OVERBUILD
NO SCALE
6
S6.2



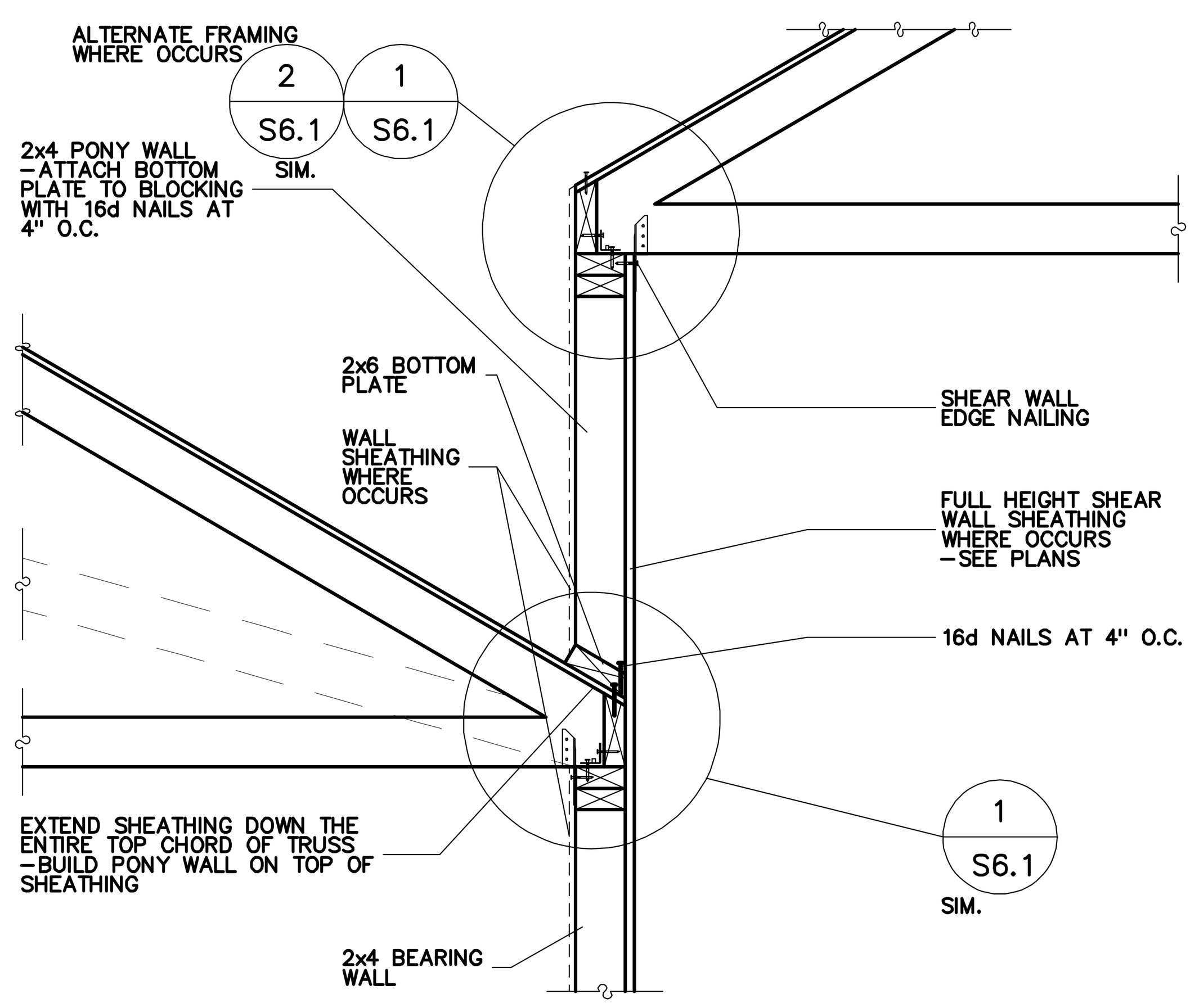
BEARING/SHEAR WALL AT ROOF TRUSSES
NO SCALE
7
S6.2



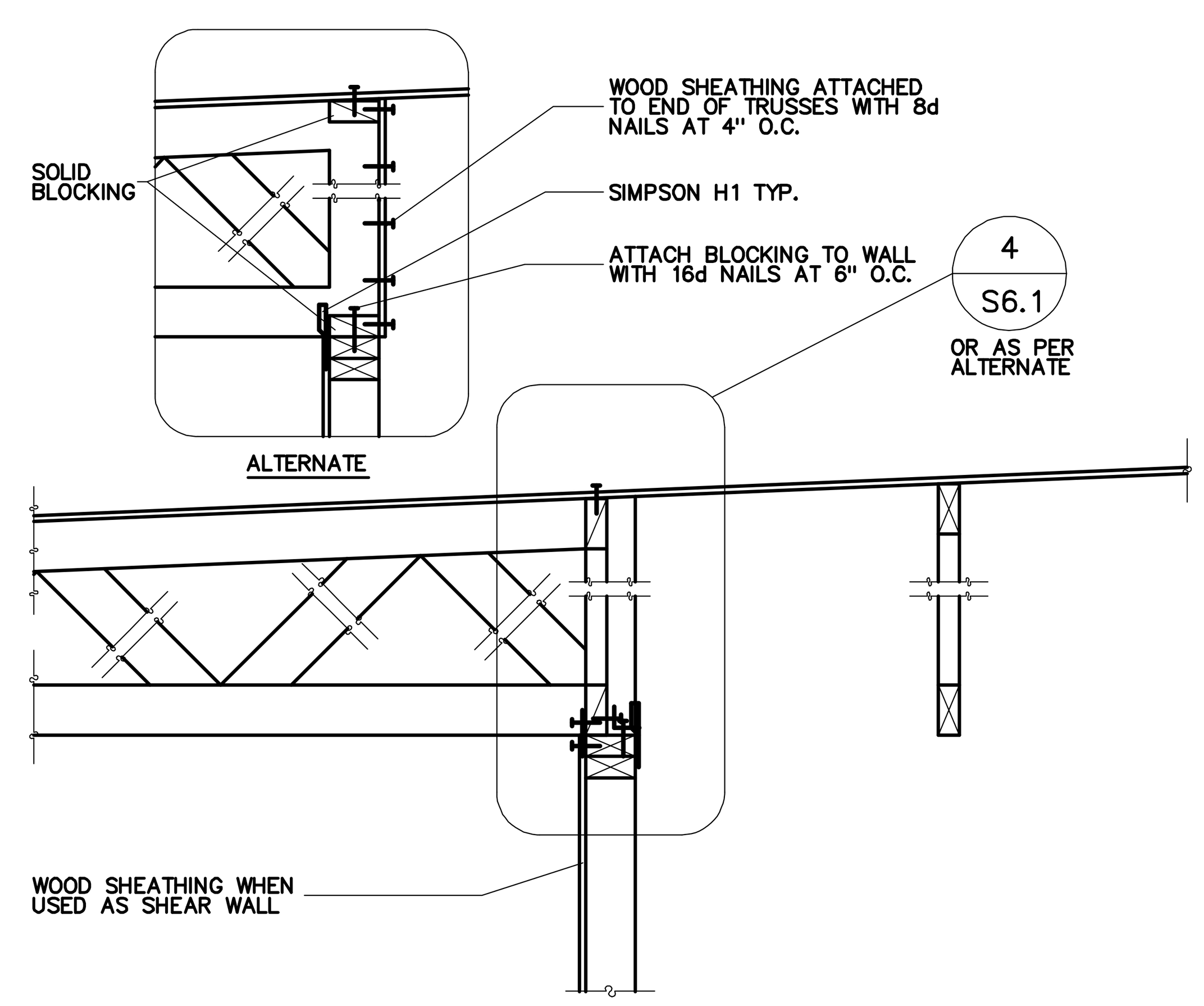
BRICK OVER ROOF SUPPORT
NO SCALE
8
S6.2



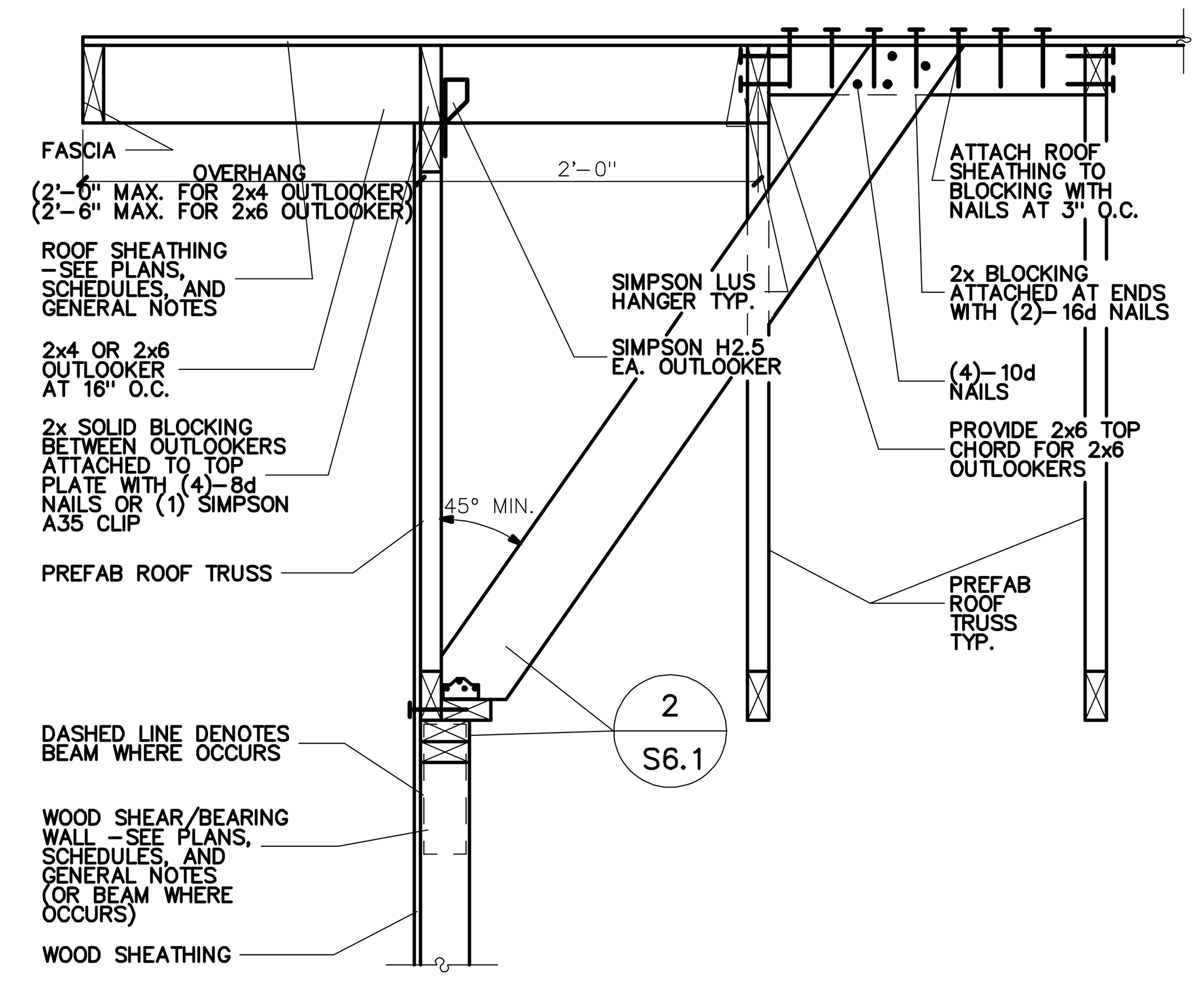
ROOF TRUSS BEARING AT SIDE OF WALL (UP TO 12'–0" TRUSS SPAN)
NO SCALE
9
S6.2



TRUSS TO BEARING/SHEAR WALL
NO SCALE
10
S6.2



BEARING/SHEAR WALL AT ROOF TRUSSES
NO SCALE
11
S6.2



GABLE END WALL WITH EXTENDED GABLE OVERHANG
NO SCALE
12
S6.2

NOTE: ALL DETAILS SHOWN ON THIS SHEET ARE NOT NECESSARILY USED ON THIS JOB –– SEE PLAN SHEETS FOR REFERENCES TO DETAILS

FOR:
OGDEN CITY
LOT 8, SYCAMORE COVE SUBDIVISION
2343 S. QUINCY AVENUE
OGDEN CITY, UTAH

304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
PHONE: (801)–782–0484
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WWW.LOMONDVIEW.COM
Lomond View DESIGNS, LLC

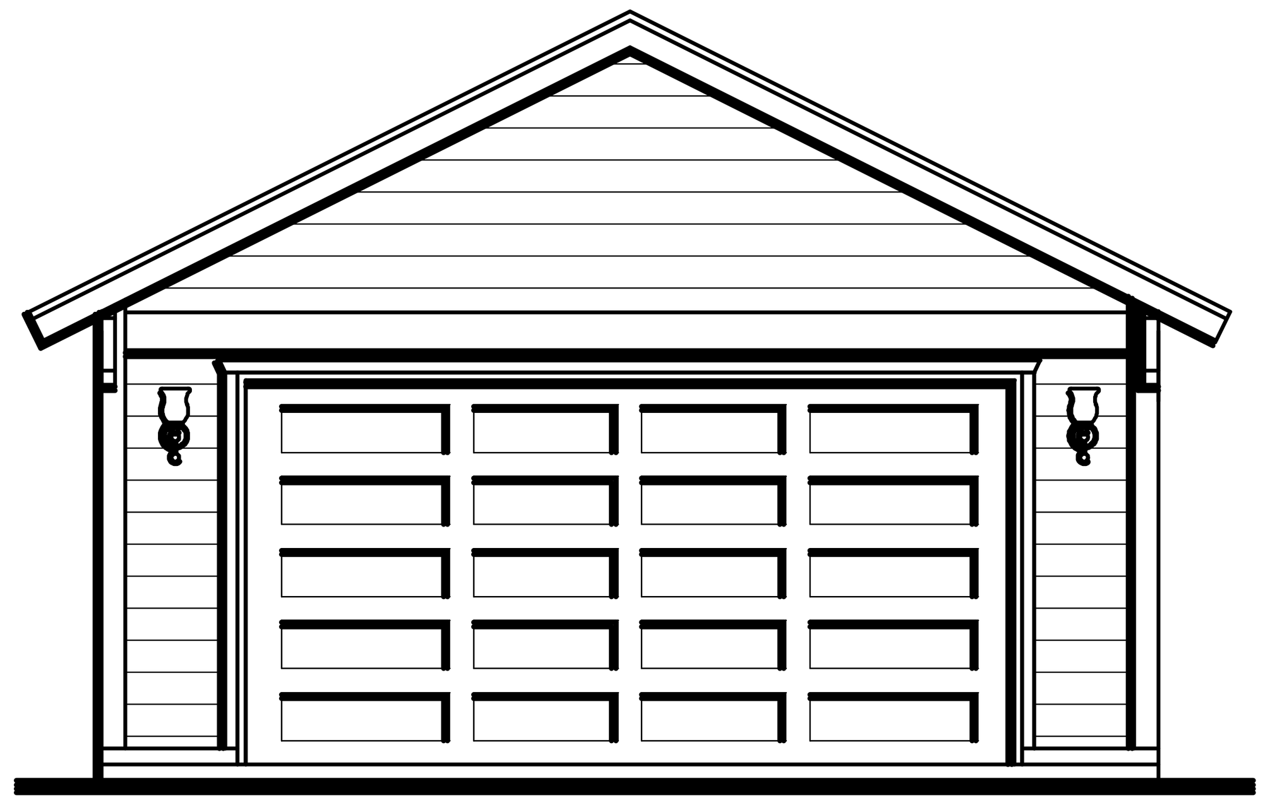
SHEET TITLE: ROOF FRAMING DETAILS

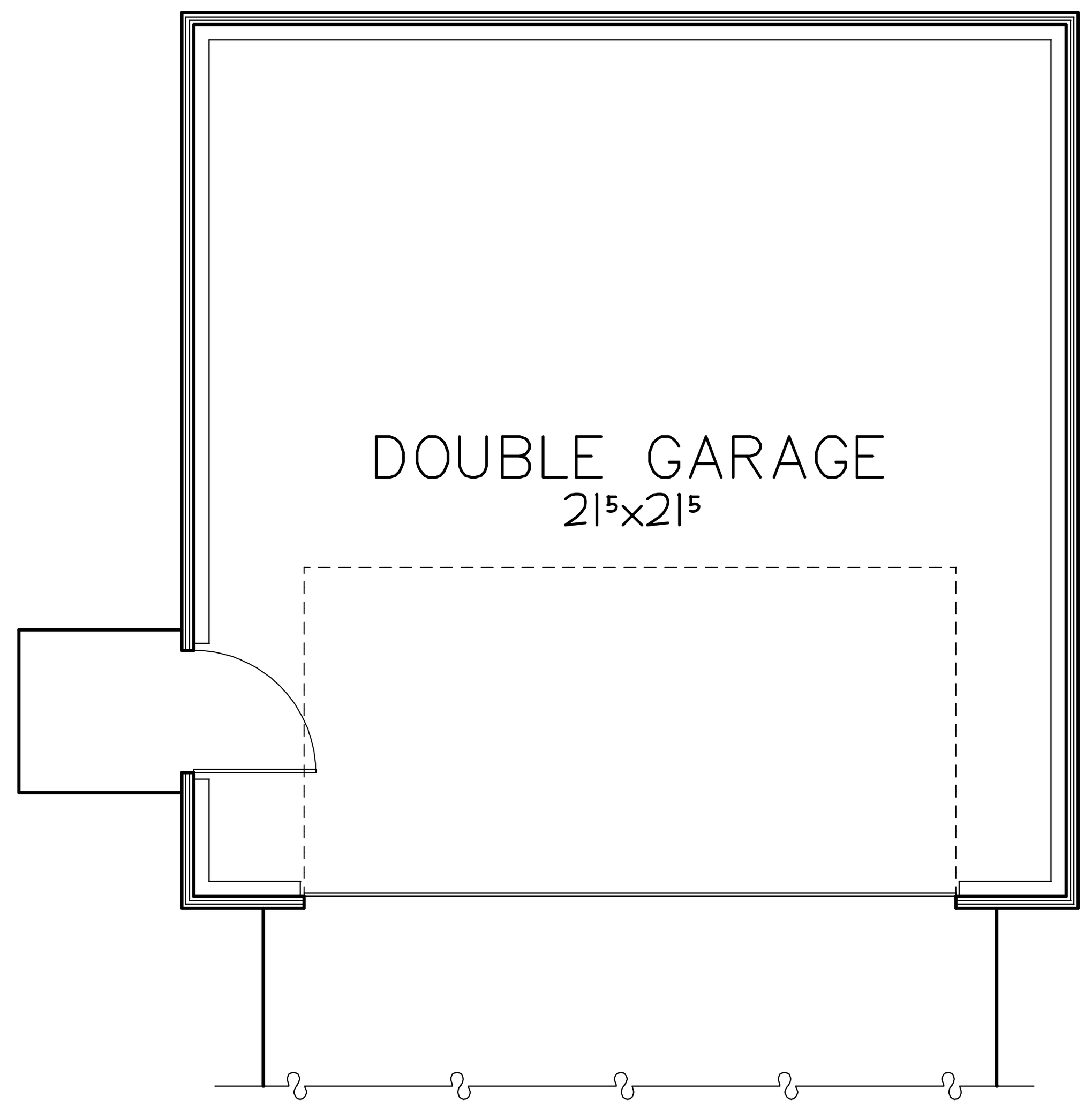
DATE: 2/8/2024	DRAWN: CWH
JOB NO.: 23110	TYPE: CHG TO 2264191218, #19092
PLAN NO.: 1–1–1232/3–2–1032	TWO–STORY

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY
LICENSED PROFESSIONAL STRUCTURAL ENGINEER
NO. 189469
THOMAS A. HALES
2/8/24
STATE OF UTAH

SHEET S6.2

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS, AND ALL ASSOCIATED COSTS, PRIOR TO CONSTRUCTION.





AREA = 484 SQ. FT.

METAL HOLDOWN SCHEDULE [1]

MARK	SIMPSON HOLDOWN	ATTACHMENT	COMMENTS
LSTHD8 OR LSTHD8RJ	LSTHD8 OR LSTHD8RJ (RIM JOIST)	(20)–16d SINKER NAILS	STHD10, STHD14, HTT4, OR HDU4 MAY BE USED IN LIEU OF LSTHD8
STHD10 OR[2] STHD10RJ	STHD10 OR[2] STHD10RJ (RIM JOIST)	(28)–16d SINKER NAILS	STHD14, HTT4, OR HDU4 MAY BE USED IN LIEU OF STHD10
STHD14 OR[2] STHD14RJ	STHD14 OR[2] STHD14RJ (RIM JOIST)	(30)–16d SINKER NAILS	SEE DETAIL 3/S3.1 FOR EPOXY ATTACHMENT
HTT4	HTT4	(18)–16d NAILS WITH 5/8" DIA. A307 ALL-THREAD ROD EPOXIED 8" MIN. INTO TOP OF FDTN.	SEE DETAIL 3/S3.1 FOR EPOXY ATTACHMENT
HDU4	HDU4–SDS2.5	(10)–SDS1/4x2.1/2 SCREWS WITH 5/8" DIA. A307 ALL-THREAD ROD EPOXIED 8" MIN. INTO TOP OF FDTN.	SEE DETAIL 3/S3.1 FOR EPOXY ATTACHMENT
HDU5	HDU5–SDS2.5	(14)–SDS1/4x2.1/2 SCREWS WITH 5/8" DIA. A307 ALL-THREAD ROD EPOXIED 11" MIN. INTO TOP OF FDTN.	SEE DETAIL 3/S3.1 FOR EPOXY ATTACHMENT
HDQ8	HDQ8–SDS3	(20)–SDS1/4x3 SCREWS WITH 7/8" DIA. A307 ALL-THREAD ROD EPOXIED 11" MIN. INTO TOP OF FDTN.	SEE DETAIL 3/S3.1 FOR EPOXY ATTACHMENT

METAL HOLDOWN NOTES:
1. ALL HOLDOWNS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 4/S3.1
2. USE RIM JOIST MODEL OF STRAP IF STRAP IS LOCATED AT A RIM JOIST, OTHERWISE, A NON-RIM JOIST MODEL MAY BE USED.

CONCRETE FOUNDATION WALL SCHEDULE

MARK	WIDTH[8]	MAX. HEIGHT [2,4,5]	WALL REINFORCING: VERTICAL[6]	WALL REINFORCING: HORIZONTAL[1,3]	COMMENTS
CFW2.0NR	8" MIN.	MEET MIN. FROST DEPTH	#4 AT 18" O.C.	#4 AT 12" O.C.	SEE DETAIL 2/S3.1
CFW3.0	8" MIN.	MEET MIN. FROST DEPTH	#4 AT 24" O.C.	#4 AT 12" O.C.	SEE DETAIL 2/S3.1
CFW4.0	8" MIN.	4'–0"	#4 AT 24" O.C.	#4 AT 15" O.C.	
CFW6.0	8" MIN.	6'–0"	#4 AT 24" O.C.	#4 AT 18" O.C.	
CFW8.0	8" MIN.	8'–0"	#4 AT 24" O.C.	#4 AT 19" O.C.	
CFW9.0	8" MIN.	9'–0"	#4 AT 16" O.C.	#4 AT 18" O.C.	
CFW10.0	8" MIN.	10'–0"	#4 AT 9" O.C.	#4 AT 12" O.C.	

CONCRETE FOUNDATION WALL NOTES:
1. LOCATE A HORIZONTAL BAR WITHIN 4" OF TOP AND BOTTOM OF WALL.
2. WALL HEIGHT MAY BE INCREASED AS NEEDED WHERE FOOTINGS NEED TO BE DROPPED FOR FROST PROTECTION OR SOIL CONDITIONS AS LONG AS UNBALANCED WALL HEIGHT (HEIGHT BETWEEN LOW AND HIGH GRADE) DOES NOT EXCEED THAT SHOWN. ADD ADDITIONAL HORIZONTAL REBAR AS NEEDED TO NOT EXCEED SPACING SHOWN.
3. UNLESS NOTED OTHERWISE, PLACE HORIZONTAL REINFORCING IN THE CENTER OF THE WALL THICKNESS. PLACE VERTICAL REINFORCING ON INTERIOR SIDE OF HORIZONTAL REINFORCING.
4. PROVIDE NOTCHES AND DROPS IN TOPS OF FOUNDATION AS NOTED ON PLANS AND WHERE REQUIRED FOR DOOR OPENINGS AND WHERE CONCRETE SLABS POUR OVER THE TOP OF FOUNDATION WALLS.
5. SEE DRAWINGS FOR ACTUAL HEIGHT.
6. PROVIDE VERTICAL REBAR DOWELS TO MATCH VERTICAL WALL REBAR SIZE AND SPACING TO TIE FTG. TO FDTN. WALL.
7. SOIL BACKFILL SHALL BE SOIL CLASSIFICATION TYPES GW, GP, SW, OR SP PER IBC TABLE 1610.1. SOIL SHALL NOT BE SUBMERGED OR SATURATED IN GROUND WATER.
8. SEE PLAN FOR ACTUAL WALL WIDTH. FOR 12" OR THICKER WALLS, PROVIDE 2 LAYERS OF REINFORCING (2" FROM EACH FACE).

WOOD BEAM/HEADER SCHEDULE [4,6]

MARK[1]	SIZE[2,3]	COMMENT	MARK[1]	SIZE[2,3]	COMMENTS
WB2–8DF[4] TYP. U.N.O.	(2)–2x8 FOR 2x4 WALLS	USE FOR BEAM/HEADER SPANS UP TO 5'–2" THAT ARE NOT NOTED OTHERWISE IN BASEMENTS WITH CEILING HEIGHTS LESS THAN 7'–10" (FOR CEILING HEIGHTS GREATER THAN 7'–10" USE WB2/3–10DF) –SEE NOTE 4 BELOW –HEADERS MAY BE RECESSED INTO WALL DOUBLE TOP PLATE AS REQUIRED FOR WINDOW HEIGHTS –SEE DETAIL 10/S6.1	WB2–5.5LVL	(2)–1.3/4"x5.1/2" LVL	
			WB2–7.25LVL	(2)–1.3/4"x7.1/4" LVL	
WB3–8DF[4] TYP. U.N.O.	(3)–2x8 FOR 2x6 WALLS		WB2–9.5LVL	(2)–1.3/4"x9.1/2" LVL	
			WB2–11.88LVL	(2)–1.3/4"x11.7/8" LVL	
WB2–10DF[4] TYP. U.N.O.	(2)–2x10 FOR 2x4 WALLS	USE FOR BEAM/HEADER SPANS UP TO 5'–2" THAT ARE NOT NOTED OTHERWISE –SEE NOTE 4 BELOW	WB2–14LVL	(2)–1.3/4"x14" LVL	
WB3–10DF[4] TYP. U.N.O.	(3)–2x10 FOR 2x6 WALLS		WB2–16LVL	(2)–1.3/4"x16" LVL	
WB2–6DF	(2)–2x6 DF#2	WB2–5.5LVL MAY BE USED AS ALTERNATE	WB2–18LVL	(2)–1.3/4"x18" LVL	
WB2–8DF	(2)–2x8 DF#2	WB2–7.25LVL MAY BE USED AS ALTERNATE	WB3–5.5LVL	(3)–1.3/4"x5.1/2" LVL	
WB2–10DF	(2)–2x10 DF#2	WB2–7.25LVL MAY BE USED AS ALTERNATE	WB3–7.25LVL	(3)–1.3/4"x7.1/4" LVL	
WB2–12DF	(2)–2x12 DF#2	WB2–9.5LVL MAY BE USED AS ALTERNATE	WB3–9.5LVL	(3)–1.3/4"x9.1/2" LVL	
WB3–6DF	(3)–2x6 DF#2	WB3–5.5LVL MAY BE USED AS ALTERNATE	WB3–11.88LVL	(3)–1.3/4"x11.7/8" LVL	
WB3–8DF	(3)–2x8 DF#2	WB3–7.25LVL MAY BE USED AS ALTERNATE	WB3–14LVL	(3)–1.3/4"x14" LVL	
WB3–10DF	(3)–2x10 DF#2	WB3–7.25LVL MAY BE USED AS ALTERNATE	WB3–16LVL	(3)–1.3/4"x16" LVL	
WB3–12DF	(3)–2x12 DF#2	WB3–9.5LVL MAY BE USED AS ALTERNATE	WB3–18LVL	(3)–1.3/4"x18" LVL	

WOOD BEAM NOTES:
1. BEAM MARKS WITH "DF" DESIGNATES THE USE OF DOUGLAS FIR-LARCH NO. 2 OR BETTER STANDARD LUMBER. BEAM MARKS WITH "LVL" DESIGNATES THE USE OF ENGINEERED LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 psi, F_v = 285 psi, $F_{c\perp}$= 750 psi, E = $1.9x10^6$ psi.
2. "DF" BEAM SIZES SHOWN ARE NOMINAL AND HAVE SMALLER ACTUAL BEAM DIMENSIONS AS BASED ON STANDARD LUMBER. PROVIDE 1/2" PLYWOOD OR OSB BETWEEN INDIVIDUAL BEAM-PLYS TO CREATE A BEAM THICKNESS TO MATCH THE WALL THICKNESS.
3. MULTIPLE MEMBER BEAMS/HEADERS SHALL BE NAILED TOGETHER WITH A MINIMUM OF 2 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS 12 IN. OR LESS USE 3 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS GREATER THAN 12 IN.
4. CONTACT THE ENGINEER FOR BEAM/HEADER SIZES WITH SPANS GREATER THAN 5'–2" THAT ARE NOT NOTED ON THE DRAWINGS.
5. "FLUSH", WHEN NOTED ON PLANS, INDICATES TO PLACE THE BEAM SO THAT THE TOP AND/OR BOTTOM OF THE BEAM IS FLUSH WITH THE SUPPORTED FRAMING.
6. DO NOT USE LVL BEAMS WHERE THEY MAY BE EXPOSED TO WEATHER (E.G. DECK FRAMING).

SHEAR WALL SCHEDULE

WALL MARK	SHEAR WALL CONSTRUCTION: PANEL MATERIAL [5,6]	SIDES	PANEL[2] EDGES	PANEL ATTACHMENT: PANEL FASTENER [3,9]	EDGE NAILING	FIELD NAILING	WALL ANCHORAGE: ANCHOR BOLT/[1,7] FASTENER	SPACING	COMMENTS
SW1	1/2" GYPSUM WALLBOARD[4]	BOTH SIDES	BLOCKED	NO. 6x1.1/4" SCREWS	4" O.C.	16" O.C.	16d NAILS	4" O.C.	USE SW4 AS ALTERNATE
SW2	7/16" OSB SHEATHING	ONE SIDE	BLOCKED	8d NAILS	4" O.C.	12" O.C.	5/8" x12" A.B. NON-RESIDENTIAL 1/2" x10" A.B. RESIDENTIAL	32" O.C.	SEE NOTE 8 BELOW
SW3	7/16" OSB SHEATHING [11]	BOTH SIDES	BLOCKED	8d NAILS	4" O.C.	12" O.C.		16" O.C.	SEE NOTE 8 & 11 BELOW
SW4	3/8" OR 7/16" OSB SHEATHING	ONE SIDE	BLOCKED	8d NAILS	6" O.C.	12" O.C.		32" O.C.	SEE NOTE 8 BELOW
SW5	7/16" OSB SHEATHING U.N.O.	BOTH SIDES	BLOCKED	SEE DETAIL 5/S3.1			SEE DETAIL 5/S3.1		SEE NOTE 8 BELOW

SHEAR WALL NOTES:
1. ANCHOR BOLTS SHALL HAVE 7" MIN. EMBEDMENT (ALL-THREAD EPOXY BOLTS W/ 7" MIN. EMBEDMENT MAY BE USED IN LIEU OF A.B. –SEE 3/S3.1)
2. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES FOR WALLS INDICATED TO BE 'BLOCKED'
3. SCREWS FOR WALLBOARD SHALL BE TYPE 'W' OR 'S' DRYWALL SCREWS (5d COOLER OR WALLB'D NAILS MAY BE USED IN LIEU OF SCREWS)
4. USE 5/8" FIRE-RATED WALLBOARD WHERE REQUIRED FOR FIRE SEPARATION.
5. 3/8" OR 7/16" OSB SHEATHING ON ONE SIDE OF WALL MAY BE USED IN LIEU OF GYPSUM WALLBOARD FOR ALL SHEAR/BRACED WALLS USING GYPSUM WALLBOARD NOTED ABOVE. ATTACH W/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN-FIELD. SOLID BLOCK.
6. OSB SHEATHING SHALL BE APA RATED (INT. GRADE WITH EXT. GLUE) WITH A MINIMUM 24/0 SPAN RATING.
7. USE 16d NAILS AT 4" O.C. WALL ANCHORAGE WHEN WALL RESTS ON WOOD FLOOR FRAMING AND NOT DIRECTLY ON FOUNDATION WALL OR FOOTING. PROVIDE SOLID BLOCKING BELOW FLOOR SHEATHING.
8. TO HELP RESIST SEISMIC/WIND FORCES. ALL SHEAR WALLS SHALL BE ATTACHED TO THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS U.N.O.
9. 16 GAGE STAPLES WITH 7/16" MIN. CROWN WIDTH AND 1" MIN. PENETRATION INTO SUPPORTING FRAMING MEMBERS MAY BE USED IN LIEU OF NAILS AT A SPACING OF ONE-HALF THAT DESIGNATED FOR NAILS.
10. PROVIDE SHEATHING ON SIDE OF WALL WHERE MARK/LABEL IS LOCATED.
11. WHEN PANELS ARE APPLIED ON BOTH FACES OF A WALL PANEL, JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3" NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED.

BRICK VENEER STEEL ANGLE LINTEL SCHEDULE

OPENING SIZE	ANGLE SIZE	COMMENTS
0'–0" TO 6'–11"	L3.1/2"x3.1/2"x1/4"	
7'–0" TO 8'–11"	L4"x3.1/2"x1/4"	
9'–0" TO 9'–11"	L5"x3.1/2"x1/4"	
10'–0" TO 18'–0"	L5"x3.1/2"x1/4"	CONNECT STEEL ANGLE TO LVL BEAM WITH 1/2" DIA. x 3" LAG SCREWS AT 16" O.C.

BRICK VENEER STEEL ANGLE LINTEL NOTES:
1. ALL STEEL LINTELS SHALL HAVE A MINIMUM BEARING LENGTH OF 1" PER FOOT OF OPENING OR 4" MINIMUM TYPICAL. MAXIMUM BEARING LENGTH NEED NOT EXCEED 12".
2. LINTELS ARE DESIGNED TO SUPPORT UNIFORM LOADS CONSISTING ONLY OF WEIGHT OF WALL WITHIN A 60 DEGREE ISOCELES TRIANGLE AREA ABOVE OPENING.
3. ALL STEEL LINTELS ARE TO HAVE LONG LEG VERTICAL.
4. ALL ANGLE LINTELS SHALL BE CORROSIVE RESISTANT.

CONCRETE FOOTING SCHEDULE [1,2,3]

MARK	WIDTH	LENGTH	THICK.	CROSSWISE REINFORCING: NO.	SIZE	LENGTH	SPACE	LENGTHWISE REINFORCING: NO.	SIZE	LENGTH	SPACE
CONTINUOUS FOOTINGS											
FC1.5	1'–6"	CONT.	10"	N/A	N/A	N/A	N/A	2	#4	CONT.	12"
FC1.7	1'–8"	CONT.	10"	N/A	N/A	N/A	N/A	2	#4	CONT.	14"
FC2.0	2'–0"	CONT.	12"	N/A	N/A	N/A	N/A	3	#4	CONT.	9"
FC2.5	2'–6"	CONT.	12"		#4	2'–0"	12"	4	#4	CONT.	8"
FC3.0	3'–0"	CONT.	12"		#4	2'–6"	12"	5	#4	CONT.	7.5"
FC3.5	3'–6"	CONT.	12"		#4	3'–0"	12"	5	#4	CONT.	9"
SQUARE FOOTINGS											
FS2.0	2'–0"	2'–0"	12"	3	#4	1'–6"	9"	3	#4	1'–6"	9"
FS2.5	2'–6"	2'–6"	12"	4	#4	2'–0"	8"	4	#4	2'–0"	8"
FS3.0	3'–0"	3'–0"	12"	5	#4	2'–6"	7.5"	5	#4	2'–6"	7.5"
FS3.5	3'–6"	3'–6"	12"	5	#4	3'–0"	9"	5	#4	3'–0"	9"
FS4.0	4'–0"	4'–0"	12"	6	#4	3'–6"	8.4"	6	#4	3'–6"	8.4"
FS4.5	4'–6"	4'–6"	12"	7	#4	4'–0"	8"	7	#4	4'–0"	8"
FS5.0	5'–0"	5'–0"	14"	8	#4	4'–6"	7.7"	8	#4	4'–6"	7.7"

CONCRETE FOOTING NOTES:
1. PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 3" CLEAR CONCRETE COVER UNLESS NOTED OTHERWISE.
2. ALSO PROVIDE SCHEDULED REINFORCING AT TOP OF FOOTING WHEN NOTED ON PLANS
3. FC – CONTINUOUS FOOTING; FS – SQUARE FOOTING

METAL CONNECTOR SCHEDULE

MARK	SIMPSON CONNECTOR	ATTACHMENT[1]	COMMENTS
A34	A34 ANCHOR	(8)–8d NAILS	
A35	A35 ANCHOR	(12)–8d NAILS	
CS14x40	CS14x40" LONG STRAP	FILL HOLES WITH 10d NAILS	
CS14x48	CS14x48" LONG STRAP	FILL HOLES WITH 10d NAILS	
CS16x40	CS16x40" LONG STRAP	FILL HOLES WITH 8d NAILS	
CS16x48	CS16x48" LONG STRAP	FILL HOLES WITH 8d NAILS	
DSC5R[2]	DSC5R/L–SDS3 TWIST STRAP	(24)–SDS 1/4"x3"	
H1	H1 ANCHOR	(10)–8d NAILS	
HTS30C[2]	HTS30C TWIST STRAP	(20)–10d NAILS	
LTP4	LTP4 ANCHOR	(12)–8d NAILS	
MST37	MST37 STRAP	(42)–16d NAILS	
MST48	MST48 STRAP	(34)–16d NAILS	
MSTA21	MSTA21 STRAP	(16)–10d NAILS	
MSTC48B3	MSTC48B3 STRAP	(54)–10d NAILS	SEE DETAIL 6/S5.2
MTS24C[2]	MT24C TWIST STRAP	(14)–10d NAILS	
MTS30C[2]	MTS30C TWIST STRAP	(14)–10d NAILS	

METAL CONNECTOR NOTES:
1. USE 1.1/2" LONG NAILS WHEN INSTALLED IN 1.1/2" WOOD THICKNESS. OTHERWISE USE FULL LENGTH NAILS.
2. STRAP MAY REQUIRE BEING INSTALLED PRIOR TO INSTALLATION OF WALL SHEATHING, AND/OR ADJACENT FRAMING, AND/OR SETTING TRUSSES. COORDINATE AS NECESSARY.

GENERAL STRUCTURAL NOTES

I. CONCRETE, FOOTINGS, AND FOUNDATIONS:

A. SOIL BEARING PRESSURE IS ASSUMED TO BE AT LEAST 1500 PSF BY OWNER. NOTIFY THE ENGINEER IF THE SOIL BEARING PRESSURE IS FOUND TO BE LESS THAN 1500 PSF.

B. ALL FOOTINGS SHALL BE ESTABLISHED ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. ALL EXTERIOR FOOTINGS SHALL HAVE A MINIMUM DEPTH OF 30", OR THE LOCAL FROST DEPTH, WHICHEVER IS GREATER, BELOW FINISHED GRADE.

C. THE NATURAL UNDISTURBED SOIL BELOW ALL FOOTINGS SHALL BE VERIFIED FOR BEARING SUITABILITY. REMOVE ALL SOFT SPOTS AND REPLACE WITH COMPACTED STRUCTURAL FILL

D. COMPACTED STRUCTURAL FILL: ALL FILL MATERIAL SHALL BE A WELL-GRADED GRANULAR MATERIAL WITH A MAXIMUM SIZE LESS THAN 4 INCHES AND WITH NOT MORE THAN 10 PERCENT PASSING A NO. 200 SIEVE. IT SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTM D 1557. ALL FILLS SHALL BE TESTED. COMPACTED STRUCTURAL FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS.

E. ALL CONCRETE SLABS SHALL BE PLACED OVER 4" MINIMUM FREE DRAINING GRANULAR BASE OVER UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.

F. SLABS ON GRADE SHALL HAVE CONTROL OR CONSTRUCTION JOINTS AS PER DETAILS.

G. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE FOR FOOTINGS AND FOUNDATIONS SHALL BE 2500 psi FOR COMMERCIAL OR NON-RESIDENTIAL STRUCTURES AND 3000 psi FOR RESIDENTIAL STRUCTURES. USE 4000 psi FOR SUSPENDED SLABS AND ALL OTHER CONCRETE

H. REINFORCEMENT STEEL SHALL BE GRADE 60 (Fy = 60 KSI).

I. SUSPENDED SLABS AND ANY SUPPORTING STEEL BEAMS SHALL BE APPROPRIATELY FULLY SHORED 14 DAYS MINIMUM.

J. AT CONTRACTOR'S AND/OR OWNER'S OPTION USE EPOXY COATED REBAR IN SUSPENDED SLABS FOR EXTENDED SLAB LIFE.

K. EPOXY BOLTS SHALL BE ALL-THREAD GRADE A307 MIN. SMOOTH SHANK OR EXPANSION BOLTS (WEDGE ANCHORS) SHALL NOT BE USED.

L. REINFORCEMENT STEEL SHALL MEET THE FOLLOWING CONCRETE COVER REQUIREMENTS:

1. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ------ 3"
2. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER ------- 1.1/2"
3. FORMED CONCRETE NOT EXPOSED TO EARTH OR WEATHER --- 3/4"

M. REINFORCEMENT STEEL SHALL HAVE THE FOLLOWING MINIMUM LAP SPLICE LENGTHS, UNLESS NOTED OTHERWISE ON DRAWINGS

1. 30 BAR DIA. FOR #3 AND #4 BARS
2. 40 BAR DIA. FOR #5 THRU #8 BARS

N. FOR ALL OPENINGS LESS THAN 6'–6" IN CONCRETE FOUNDATION WALLS, PROVIDE A 10" DEEP CONCRETE HEADER WITH (2)–#4 BARS MINIMUM, UNLESS NOTED OTHERWISE. EXTEND BARS 24" MINIMUM BEYOND EDGE OF THE OPENINGS AND PLACE BARS 2" ABOVE TOP OF OPENING. CONTACT THE ENGINEER FOR REINFORCING OF OPENINGS GREATER THAN 6'–6" IF NOT NOTED ON PLANS.

O. FOUNDATION ANCHOR BOLTS SHALL BE 5/8" DIA. x12" MIN. FOR COMMERCIAL OR NON-RESIDENTIAL STRUCTURES AND 1/2" DIA. x10" MIN. FOR RESIDENTIAL STRUCTURES UNLESS NOTED OTHERWISE. SPACING OF ANCHOR BOLTS SHALL BE 32" O.C. MAX. WITH ONE LOCATED AT LEAST WITHIN 4" TO 12" OF EACH END OF SILL PLATE. SEE SHEAR WALL SCHEDULE FOR MORE STRINGENT ANCHOR BOLT REQUIREMENTS AT SPECIFIC SHEAR WALLS.

1. PROVIDE 7" MIN. EMBEDMENT INTO CONCRETE.
2. USE 0.229"x3"x3" PLATE WASHERS AT BOLTS FOR PLATE ANCHORAGE.
3. EPOXY BOLTS MAY BE USED IN LIEU OF ANCHOR BOLTS (SEE DETAIL 3/S3.1).

P. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL CONSIST OF TREATED WOOD OR HAVE A MOISTURE BARRIER PLACED BETWEEN WHICH MEETS THE CODE REQUIREMENTS. FASTENERS INTO TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

II. WOOD FRAMING:

A. MATERIALS:

1. GLU-LAM TIMBER: 24F–V4 DF/DF
2. FRAMING LUMBER: DOUGLAS FIR-LARCH NO. 2 OR BETTER
3. SHEATHING: APA RATED (INT. GRADE WITH EXT. GLUE) AS FOLLOWS WITH THE FOLLOWING MINIMUM NAILING REQUIREMENTS, U.N.O. PLACE ROOF AND FLOOR SHEATHING IN STAGGERED LAYOUT.

ROOF: 5/8" THICK OSB PANELS WITH A 32/16 SPAN RATING (7/16" THICK PANELS WITH 24/16 SPAN RATING MAY BE USED FOR RESIDENTIAL BUILDINGS WITH SNOW LOADS NOT MORE THAN 40 PSF). NAIL ALL PANELS WITH 10d COMMON NAILS AT 6" O.C. AT ALL SUPPORTED EDGES, BLOCKING, TRUSS DRAG STRUTS, AND GABLE END WALLS/TRUSSES, AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. PLACE PANELS WITH LONG DIMENSIONS PERPENDICULAR TO SUPPORTS CONTINUOUS OVER TWO OR MORE SPANS. (8d NAILS MAY BE USED WITH 7/16" PANELS).

FLOOR: 3/4" THICK TONGUE AND GROOVE OSB PANELS. GLUE AND NAIL ALL PANELS WITH 10d COMMON NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BLOCKING, AND AT 10" O.C. AT ALL INTERMEDIATE SUPPORTS. PLACE PANELS WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS CONTINUOUS OVER TWO OR MORE SPANS.

WALLS: 7/16" THICK OSB PANELS. UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE, NAIL ALL PANELS WITH 8d COMMON NAILS AT 4" O.C. AT ALL EDGES AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS.

4. 16 GAGE STAPLES WITH 7/16" MIN. CROWN WIDTH AND 1" MIN. PENETRATION INTO SUPPORTING FRAMING MEMBERS MAY BE USED IN LIEU OF NAILS AT A SPACING OF ONE-HALF THAT DESIGNATED FOR NAILS.

B. PROVIDE SUPPORT STUDS AT THE ENDS OF ALL BEAMS, HEADERS, AND GIRDER TRUSSES AS FOLLOWS, UNLESS NOTED OTHERWISE:

SPANS LESS THAN 5'–0": 1 SUPPORT STUD MINIMUM.
SPANS 5'–0" TO 10'–0": 2 SUPPORT STUDS MINIMUM.
SPANS 10'–0" TO 14'–0": 3 SUPPORT STUDS MINIMUM.
SPANS GREATER THAN 14'–0": 4 SUPPORT STUDS MINIMUM.

ADDITIONALLY, SUPPORT STUDS SHALL AT LEAST MATCH THE WIDTH OF THE BEAM, HEADER, AND GIRDER TRUSS AND THE WIDTH OF THE SUPPORTING WALL.

C. FOR SPANS OF 6'–0" AND GREATER, AT EXTERIOR WALLS, PROVIDE A MINIMUM OF 2 FULL HEIGHT KING STUDS (TOP PLATE TO BOTTOM PLATE) AT THE ENDS OF ALL BEAMS, UNLESS NOTED OTHERWISE. FOR SPANS LESS THAN 6'–0", PROVIDE A MINIMUM OF 1 FULL HEIGHT KING STUD.

D. USE APPROPRIATE SIMPSON POST CAPS / TIES TO CONNECT BEAMS TO POSTS / STUDS FOR SPANS OF 6'–0" AND GREATER.

E. ALL WOOD POSTS SHALL HAVE APPROPRIATE SIMPSON POST CAPS AND BASE CONNECTORS INSTALLED GOOD FOR AT LEAST 900 POUNDS UPLIFT. WOOD POSTS INSTALLED ON CONCRETE SHALL HAVE AT LEAST A 1" STANDOFF BASE. WHERE POSTS ARE INSTALLED ON CONC. PIERS OR FOOTINGS.

F. USE APPROPRIATE SIMPSON HANGERS WHERE JOISTS AND BEAMS NEED TO HANG FROM SUPPORTING BEAMS. USE TOP FLANGE HANGERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

G. ALL METAL CONNECTORS, STRAPS, HOLDOWNS, HANGERS, ETC. CALLED OUT ON THE DRAWINGS SHALL BE INSTALLED WITH APPROPRIATE NAILS, SCREWS, BOLTS, ATTACHMENTS, ETC. AS PER THE MANUFACTURER'S RECOMMENDATIONS.

H. 2-PLY AND 3-PLY MEMBER BEAMS AND HEADERS SHALL BE NAILED TOGETHER WITH A MINIMUM OF 2 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS 12 INCHES OR LESS. USE 3 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS GREATER THAN 12 INCHES. 4-PLY MEMBER BEAMS SHALL HAVE 2 ROWS OF 1/2" DIA. THRU-BOLTS WITH WASHERS AT 12" O.C. IN ADDITION TO THE NAILING SPECIFIED ABOVE.

I. BEARING AND EXTERIOR WALLS SHALL BE CAPPED WITH DOUBLE TOP PLATES. END JOINTS OF SPLICES IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48" O.C. AND NAILED WITH 16d NAILS AT 4" O.C. WITHIN THE OVERLAPPED LENGTH. OVERLAP THE PLATES AT CORNERS AND AT INTERSECTIONS.

J. EXTERIOR WALLS SHALL HAVE SHEATHING PROVIDED AND NAILED AS PER THE SHEAR WALL SCHEDULE AND GENERAL NOTES TO FUNCTION AS SHEAR OR BRACED WALLS.

K. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.

L. ATTACH ALL ROOF TRUSSES AND RAFTERS TO ALL BEARING WALLS AND BEAMS WITH SIMPSON H1 ANCHORS, UNLESS NOTED OTHERWISE. PROVIDE SOLID BLOCKING BETWEEN TRUSSES.

M. UNLESS NOTED OTHERWISE ON DRAWINGS, NAILING OF ALL STRUCTURAL MEMBERS SHALL COMPLY WITH TABLES R602.3(1) TO R602.3(5).

III. PRE-FABRICATED WOOD TRUSSES:

A. THE TRUSS MANUFACTURER IS RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE TRUSSES. THE TRUSSES SHALL BE DESIGNED TO MEET THE MINIMUM LOAD AND CODE REQUIREMENTS FOR THE GIVEN LOCALITY OF CONSTRUCTION AND SHALL BE APPROVED BY A LICENSED ENGINEER.

B. IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK WITH THE LAYOUT AS SHOWN IN THE DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED CEILINGS, RAISED CEILINGS, ETC.), NOTIFY THE DESIGNER AND CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.

C. THE DESIGN AND BEARING OF TRUSSES SHALL BE COORDINATED WITH THE DRAWINGS. SEE WALL LEGEND ON SHEET S1.1 AND OTHER NOTES ON DRAWINGS FOR LOCATIONS OF BEARING WALLS. DO NOT DESIGN TRUSSES TO BEAR ON NON-BEARING WALLS.

D. TRUSSES THAT EXTEND OUT OVER EXTERIOR BEARING WALLS TO COVER A PORCH, PATIO, OR DECK SHALL BE DESIGNED TO BEAR ON THE EXTERIOR BEARING WALLS TO TRANSFER LOAD AWAY FROM THE PORCH, PATIO, OR DECK BEAMS, UNLESS NOTED OTHERWISE.

E. AT ROOF OVERBUILD AREAS PROVIDE OVERBUILD TRUSSES AS PER TRUSS MANUFACTURER OR STICK FRAME.

F. TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A 200 PLF MIN. IN-PLANE HORIZ. SEISMIC LOAD APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.

G. SHOP DRAWING SUBMITTAL: CONTRACTOR SHALL SUBMIT COMPLETE CALCULATIONS AND SHOP DRAWINGS SHOWING PROPOSED TRUSS LAYOUT AND DESIGN TO BE REVIEWED BY THE ENGINEER BEFORE FABRICATION. THE REVIEW PERFORMED BY THE ENGINEER SHALL BE FOR GENERAL CONFORMANCE TO THE DESIGN CONCEPT ONLY. CORRECTIONS OR COMMENTS MADE ON THE SHOP DRAWINGS DURING THIS REVIEW DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE PLANS OR OF THE TRUSS SPECIFICATIONS. ALSO, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY PROPOSED DEVIATIONS FROM THE DESIGN CONCEPT SHOWN IN THESE PLANS.

IV. STRUCTURAL STEEL:

A. MATERIALS:

1. WIDE FLANGE SECTIONS: ASTM A572 (50 ksi)
2. TUBES: ASTM A500 (46 ksi)
3. PIPE COLUMNS: ASTM A53, TYPES E OR S, GRADE B
4. OTHER SHAPES AND PLATES: ASTM A36
5. DEFORMED BAR ANCHORS (DBA): ASTM A496
6. HEADED STUD ANCHORS (HSA): ASTM A108
7. BOLTED CONNECTIONS: ASTM A325
8. ANCHOR BOLTS: ASTM A307

B. FABRICATION AND CONSTRUCTION SHALL COMPLY WITH THE LATEST IBC AND AISC CODES.

V. BRICK VENEER:

A. BRICK VENEER SHALL BE ATTACHED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES. WHERE VENEER IS ANCHORED THROUGH THE USE OF CORRUGATED SHEET METAL TIES, THE TIES SHALL BE NO. 22 U.S. GAGE BY 7/8" MINIMUM AND THE DISTANCE SEPARATING THE VENEER FROM THE FACE OF THE SUPPORTING WALL SHALL BE A MAXIMUM OF 1 INCH. WHERE THE VENEER IS ANCHORED THROUGH THE USE OF METAL STRAND WIRE TIES, THE TIES SHALL BE NO. 9 U.S. GAGE WIRE MINIMUM AND THE DISTANCE SEPARATING THE VENEER FROM THE FACE OF THE SUPPORTING WALL SHALL BE A MAXIMUM OF 4.5 INCHES. TIES SHALL BE SPACED SO THEY INDIVIDUALLY SUPPORT NOT MORE THAN 2 SQUARE FEET OF VENEER AREA AND SHALL NOT BE SPACED MORE THAN 24 INCHES ON CENTER HORIZONTALLY AND VERTICALLY.

B. SEE THE BRICK VENEER STEEL ANGLE LINTEL SCHEDULE FOR BRICK SUPPORT OVER WALL OPENINGS.

C. PROVIDE FOR BRICK OR STONE VENEER INSTALLATIONS AT THE FOUNDATION CORROSION RESISTANT FLASHING EXTENDING UP A MINIMUM OF 3 COURSES WITH 3/16" WEEP HOLES EVERY 33" O.C. AND SUCH FLASHING MUST EXTEND 1/2" BEYOND THE FOUNDATION. THIS FLASHING IS REQUIRED WHERE STUCCO WEEP SCREEDS DO NOT EXTEND PAST FOUNDATIONS. FLASHING WHICH DO NOT EXTEND BEYOND OR BELOW THE FOUNDATION WILL NOT BE ACCEPTABLE. (ICE & WATER SHIELD OR SIMILAR MATERIALS).

VI. SPECIAL NOTES:

A. ALL WORK IS TO BE CONSISTENT WITH BEST BUILDING PRACTICES AND CONFORM TO LOCAL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING CONSTRUCTION.

B. THE OWNER AND ALL CONTRACTORS INVOLVED WITH THE PROJECT SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.

C. ALL OMISSIONS OR CONFLICTS, INCLUDING DIMENSIONS, BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS, DETAILS, AND/OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT SHOWN.

D. COPYRIGHT NOTICE: THESE DRAWINGS, PLANS, DETAILS, SCHEDULES, AND NOTES ARE COPYRIGHTED BY THE DESIGNER AND ENGINEER, ALL RIGHTS RESERVED. THESE DOCUMENTS SHALL NOT BE REPRODUCED, OR COPIED, IN WHOLE OR IN PART.

VII. ADDITIONS AND REMODELS:

A. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE STARTING CONSTRUCTION. DIMENSIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND MAY NEED TO BE ADJUSTED WITHIN REASON, TO WORK WITH EXISTING CONDITIONS. ANY OMISSION OR CONFLICT OF INFORMATION BETWEEN THE DRAWINGS AND EXISTING CONDITIONS, OR ANY DETRIMENTAL CONDITIONS DISCOVERED DURING THE COURSE OF CONSTRUCTION, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

B. ONLY THE NEW AREAS OF CONSTRUCTION HAVE BEEN CHECKED TO MEET LOCAL STRUCTURAL CODES. THERE HAS BEEN NO ATTEMPT TO CHECK THE EXISTING STRUCTURE FOR INADEQUACIES OR WHETHER THEY MEET LOCAL STRUCTURAL CODES. THE OWNER ASSUMES ALL LIABILITIES OR RISKS ASSOCIATED WITH THE EXISTING STRUCTURE AND ITS INTEGRATION WITH NEW AREAS OF CONSTRUCTION.

C. TIE ALL NEW FOOTING AND FOUNDATION WALLS TO EXISTING FOOTING AND FOUNDATION WALLS WITH EPOXY DOWELED REBAR. –SEE DETAIL 3/S3.1

D. CONTRACTOR SHALL FIELD VERIFY THAT EXISTING ROOF FRAMING IS IN GOOD CONDITION BEFORE STARTING CONSTRUCTION. NOTIFY THE ENGINEER IF STRUCTURAL CONCERNS EXIST.

WALL LEGEND AND ABBREVIATIONS

SYMBOL / ABBREVIATION	DESCRIPTION	SYMBOL / ABBREVIATION	DESCRIPTION
A.B.	"ANCHOR BOLT"		PREFAB STONE
ABV.	"ABOVE"		BRICK/NATURAL STONE
A.P.O.	"AS PER OWNER"		NOTCH IN TOP OF FDTN. WALL
BLW.	"BELOW"		CONC. FDTN. WALL
BRG.	"BEARING"		CONC. FOOTING
C.J.	"CONTROL/CONSTRUCTION JOINT"		
CONC.	"CONCRETE"	S——S	STEPPED FOOTING
CONT.	"CONTINUOUS"		2x6 BEARING WALL
DET.	"DETAIL"		2x4 BEARING WALL
EA.	"EACH"		2x6 NON-BEARING WALL
FDTN.	"FOUNDATION"		2x4 NON-BEARING WALL
FTG.	"FOOTING"		2x6 NON-BEARING SHEAR WALL
G.L.B.	"GLU-LAM BEAM"		2x4 NON-BEARING SHEAR WALL
MAX.	"MAXIMUM"		HEADER/BEAM
MIN.	"MINIMUM"		6x6 POST
O.C.	"ON CENTER"		4x4 POST
OPP.	"OPPOSITE"		
SIM.	"SIMILAR"		
TYP.	"TYPICAL"		
U.N.O.	"UNLESS NOTED OTHERWISE"		

SHEET INDEX

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY

LICENSED PROFESSIONAL STRUCTURAL ENGINEER
NO. 189469
THOMAS A. HALES
2/5/24
STATE OF UTAH

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS PRIOR TO CONSTRUCTION.

FOR:
OGDEN CITY
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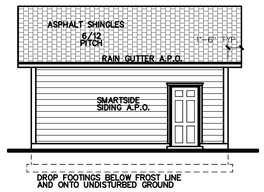
Lomond View DESIGNS, LLC

SHEET TITLE: INDEX, GENERAL NOTES, SCHEDULES
DATE: 2/5/2024 | DRAWN: CWH
JOB NO.: 23111 | TYPE: REPEAT 0484191218, #19108
PLAN NO.: 484 SQ. FT. DETACHED GARAGE

SHEET S1.1



LEFT ELEVATION
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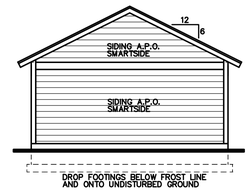

REAR ELEVATION
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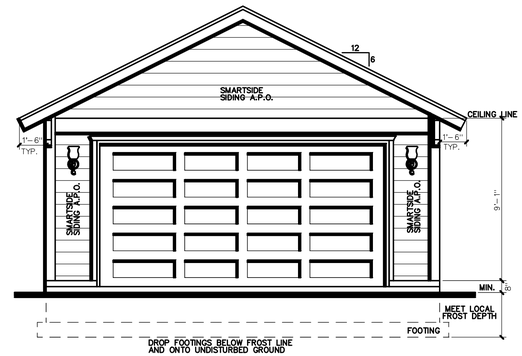

FRONT ELEVATION
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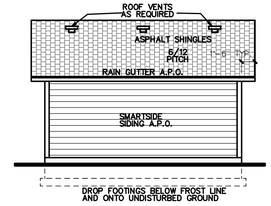

RIGHT ELEVATION
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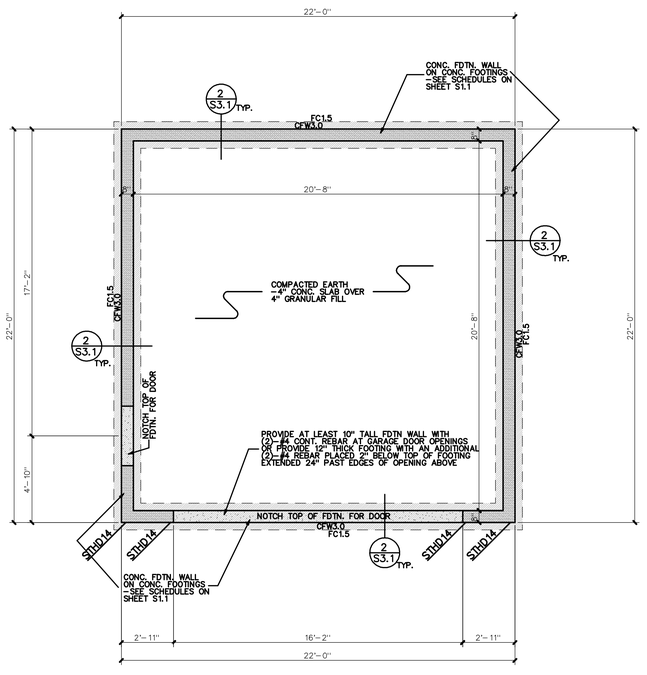
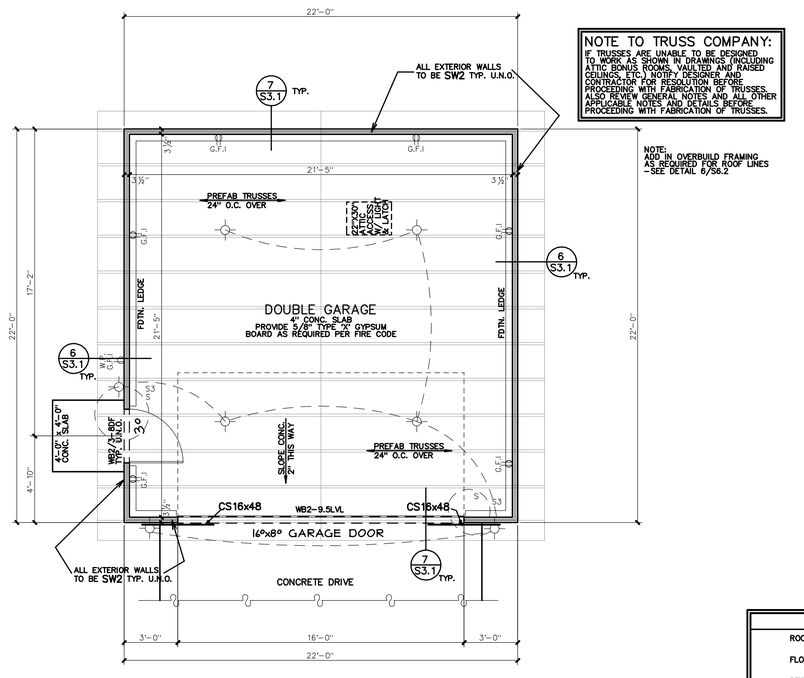


FOUNDATION PLAN
SCALE: 1/4"=1'-0"



MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"
GARAGE AREA = 484 SQ. FT.

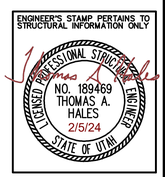
NOTE TO TRUSS COMPANY:
IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK AS SHOWN IN DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED AND RAISED CEILINGS, ETC.) NOTIFY DESIGNER AND CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES. ALSO REVIEW GENERAL NOTES AND ALL OTHER APPLICABLE NOTES AND DETAILS BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.

NOTE:
ADD IN OVERBUILD FRAMING AS REQUIRED FOR ROOF LINES -SEE DETAIL 6/S6.2

NOTES TO FLOOR PLAN:

1. SEE GENERAL NOTES, SCHEDULES, AND DETAILS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS. THIS PLAN IS TO BE WORKED ALONG WITH THESE OTHER SUPPORTING SHEETS. THE OWNER AND CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
2. WALLS: 2x4 WALLS ARE SHOWN WITH A 3 1/2" THICKNESS AND 2x6 WALLS ARE SHOWN WITH A 5 1/2" THICKNESS. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
3. SHEAR WALLS: SEE THE SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS SHALL BE A SW2 TYPE SHEAR WALL UNLESS NOTED OTHERWISE. TO HELP RESIST SEISMIC/WIND FORCES ALL SHEAR WALLS SHALL BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEET S3.1, U.N.O. WALLS NOTED AS 'BRACED WALLS' SHALL BE A SW1 SHEAR WALL TYPE.
4. BEARING AND EXTERIOR WALLS: ALL BEARING AND EXTERIOR WALLS SHALL CONSIST OF FULL HEIGHT STUD FRAMING AND BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEET S3.1, U.N.O. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER AS PROVIDED AS NOTED ON THE PLANS.
5. WOOD BEAMS AND HEADERS: UNLESS SPECIFICALLY CALLED OUT ON THE DRAWINGS SEE THE WOOD BEAM/HEADER SCHEDULE FOR SIZES AND ADDITIONAL INFORMATION. CONTACT THE DESIGNER FOR WOOD BEAMS OR HEADERS NOT DESIGNATED ON PLANS THAT HAVE A SPAN GREATER THAN 5'-5". SEE THE WOOD BEAM/HEADER SCHEDULE FOR SPANS UP TO 5'-2" THAT ARE NOT NOTED OTHERWISE ON THE PLANS.
6. METAL CONNECTORS: PROVIDE METAL CONNECTORS AS NOTED ON THE DRAWINGS. SEE THE METAL CONNECTOR SCHEDULE ON SHEET S1.1 FOR ADDITIONAL INFORMATION.
7. TRUSS FABRICATION: IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK WITH THE LAYOUT AS SHOWN IN THE DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED CEILINGS, RAISED CEILINGS, ETC.) NOTIFY THE DESIGNER AND CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.
8. TRUSS, RAFTER, AND ROOF FRAMING: ALL TRUSSES AND RAFTERS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEET S3.1, U.N.O. AT ROOF OVERBUILD AREA, PROVIDE OVERBUILD TRUSSES OR STICK FRAME.
9. TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A 200 PLF MIN. IN-PLANE HORIZ. SEISMIC LOAD APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.
10. PROVIDE ATTIC VENTILATION AND ATTIC ACCESS AS PER LOCAL CODE
11. PROVIDE 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD AT AREAS AS REQUIRED BY LOCAL FIRE CODE.
12. WINDOW FRAMING: ALL OPENABLE WINDOWS THAT HAVE A WINDOW SILL LOCATED MORE THAN 72" ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW SHALL BE PLACED SO THAT THE WINDOW SILL IS AT LEAST 24" ABOVE THE INTERIOR FINISHED FLOOR OR SHALL HAVE A WINDOW GUARD PROVIDED AS PER CODE. ALL WINDOWS USED FOR EGRESS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISHED FLOOR.
13. PROVIDE R-13 INSULATION MINIMUM IN 2x4 EXTERIOR WALLS, AND R-19 INSULATION MINIMUM IN 2x6 EXTERIOR WALLS. PROVIDE R-38 INSULATION MINIMUM AT ALL INTERIOR TRUSS ATTIC SPACES AND RAFTER FRAMING.

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY



DESIGN LOADS

ROOF:	SNOW – 30 psf	
	DEAD – 17 psf	
FLOOR:	LIVE – 40 psf	
	DEAD – 12 psf	
DECK:	LIVE – 60 psf	
	DEAD – 12 psf	

GROUND SNOW LOAD – 43 psf
ULTIMATE DESIGN WIND SPEED, V_{ULT} – 115 mph
NOMINAL DESIGN WIND SPEED, V_{ASD} – 90 mph
SEISMIC DESIGN CATEGORY 'D'
SITE CLASS 'D'
SOIL BEARING PRESSURE – 1500 psf
CONTRACTOR/OWNER SHALL VERIFY ACCURACY OF SNOW LOADS WITH BUILDING OFFICIAL. (NO GYP-CRETE OR LIGHTWEIGHT CONC. HAS BEEN INCLUDED IN THE FLOOR DESIGN).

NOTICE AND WARNING

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THESE DRAWINGS & DESIGNS MAY BE USED FOR THE CONSTRUCTION OF A SINGLE BUILDING LOCATED AS FOLLOWS:

LOT #: 8
SUBDIVISION: SYCAMORE COVE SUBDIVISION
ADDRESS: 2343 QUINCY AVE.
CITY: OGDEN STATE: UTAH

ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.

DATE: 2/5/2024

CONSTRUCTION COST NOTE:
THE BUILDING DESIGN SHOWN IN THESE PLANS IS BASED ON DIRECTION PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO PROVIDE COST ESTIMATE SERVICES FOR THE CONSTRUCTION OF THIS BUILDING AND ASSOCIATED SITE IMPROVEMENTS, OR TO PROVIDE A DESIGN THAT IS SUITABLE FOR THE COST EXPECTATIONS OF THE OWNER. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO DETERMINE IF THE COST OF THE BUILDING AND ASSOCIATED SITE IMPROVEMENTS WILL BE SATISFACTORY TO THE OWNER'S EXPECTATIONS.

SITE AND LOT NOTE:
THE HOME DESIGN SHOWN IN THESE PLANS IS REFLECTIVE OF SITE CONDITIONS PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO EVALUATE THE SITE FOR SUITABILITY OF THE CONSTRUCTION OF THE HOME DESIGN SHOWN. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO ENSURE/VERIFY THAT THE SITE CONDITIONS (INCLUDING GRADE HEIGHTS, DRAINAGE, SLOPES, RETAINING AREAS, ETC.) ARE OR WILL BE MADE SUITABLE TO WORK WITH THE HOME DESIGN SHOWN.

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS PRIOR TO CONSTRUCTION.

FOR:
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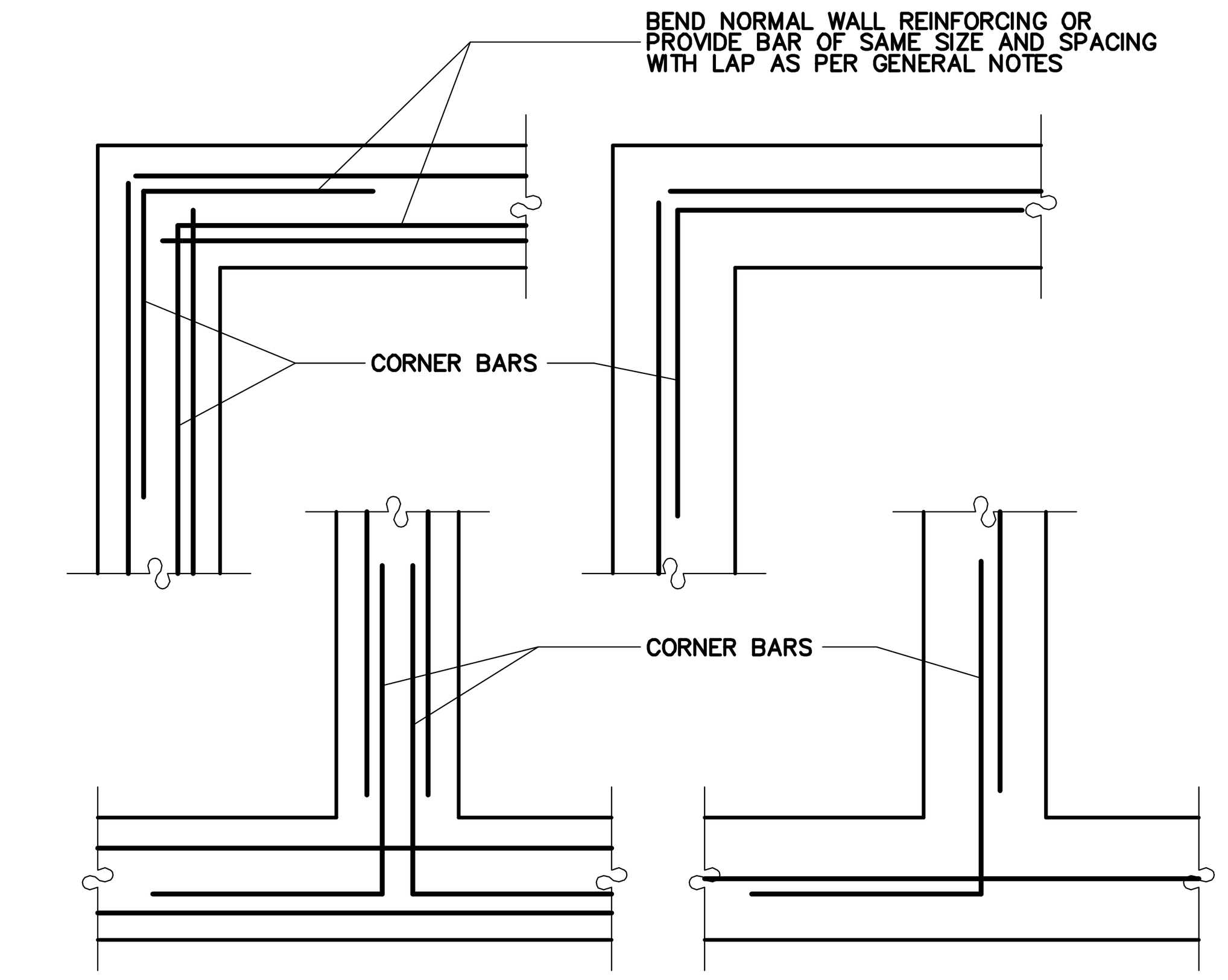
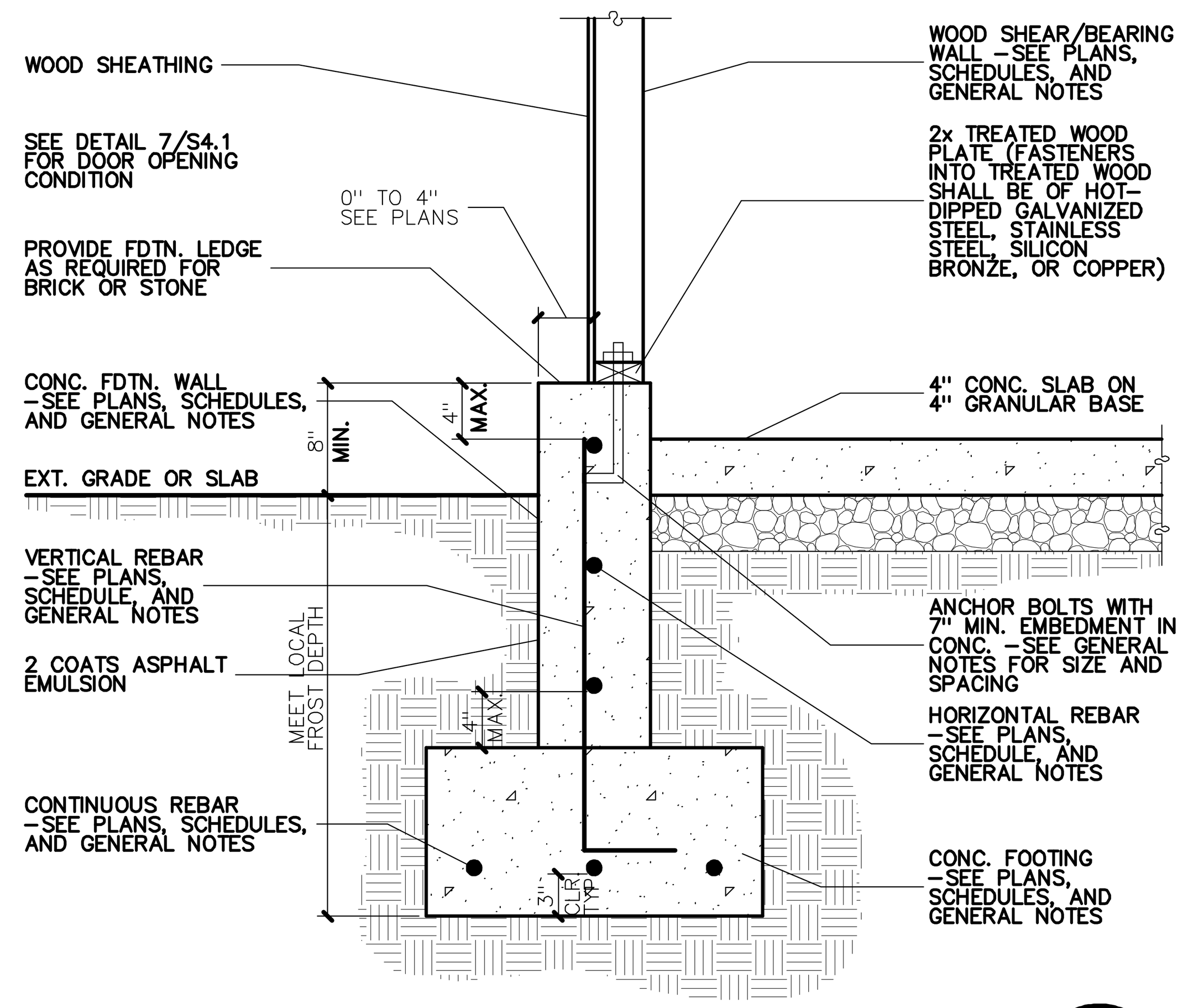
Lomond View DESIGNS, LLC

SHEET TITLE: PLANS AND ELEVATIONS
DATE: 2/5/2024
JOB NO.: 23111
DRAWN: CWH
TYPE: REPEAT 0484191218, #19108
PLAN NO.: 484 SQ. FT. DETACHED GARAGE

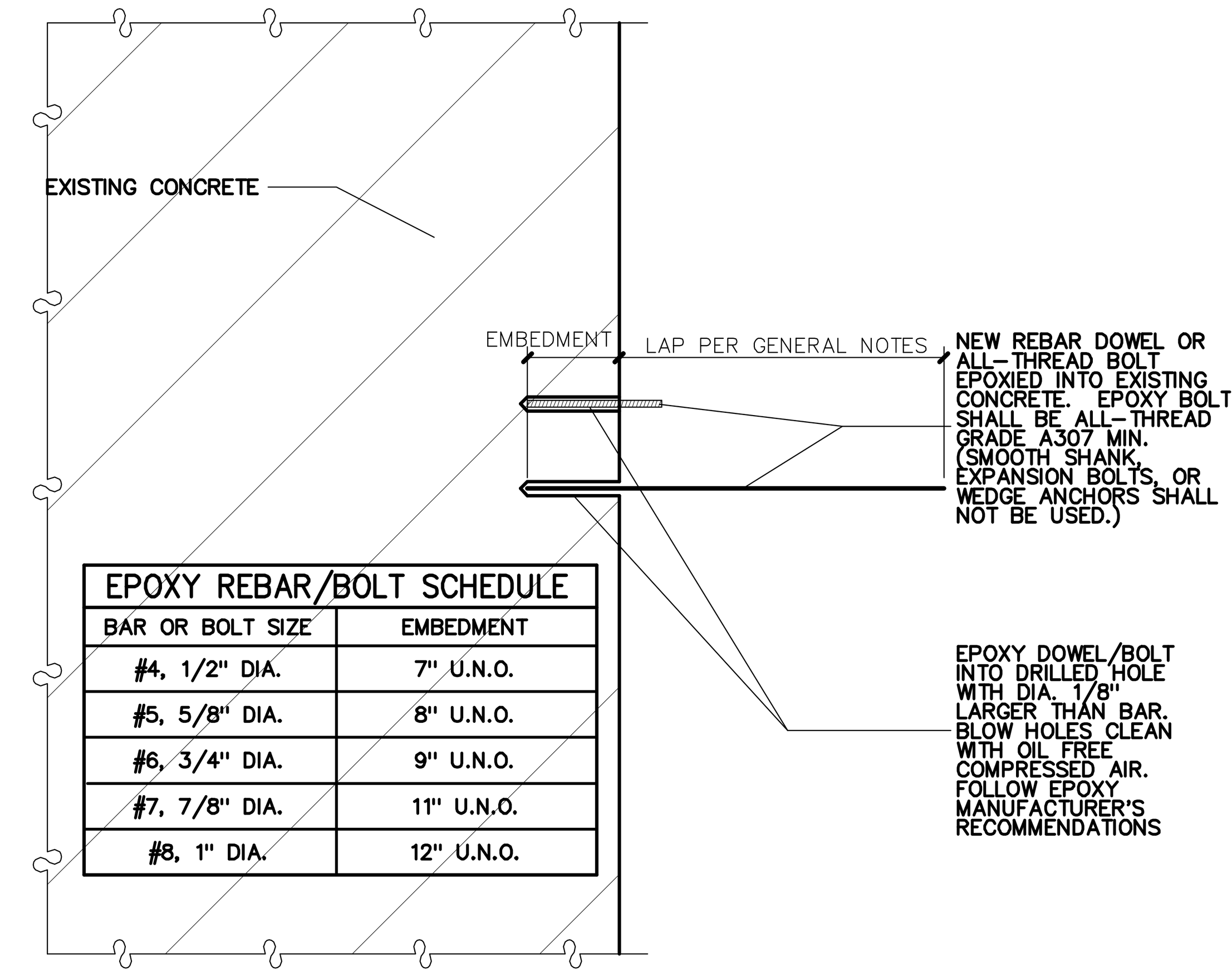
SHEET S2.1



CONC. FOUNDATION WALL/FOOTING CORNERS AND INTERSECTION
NO SCALE
1 S3.1



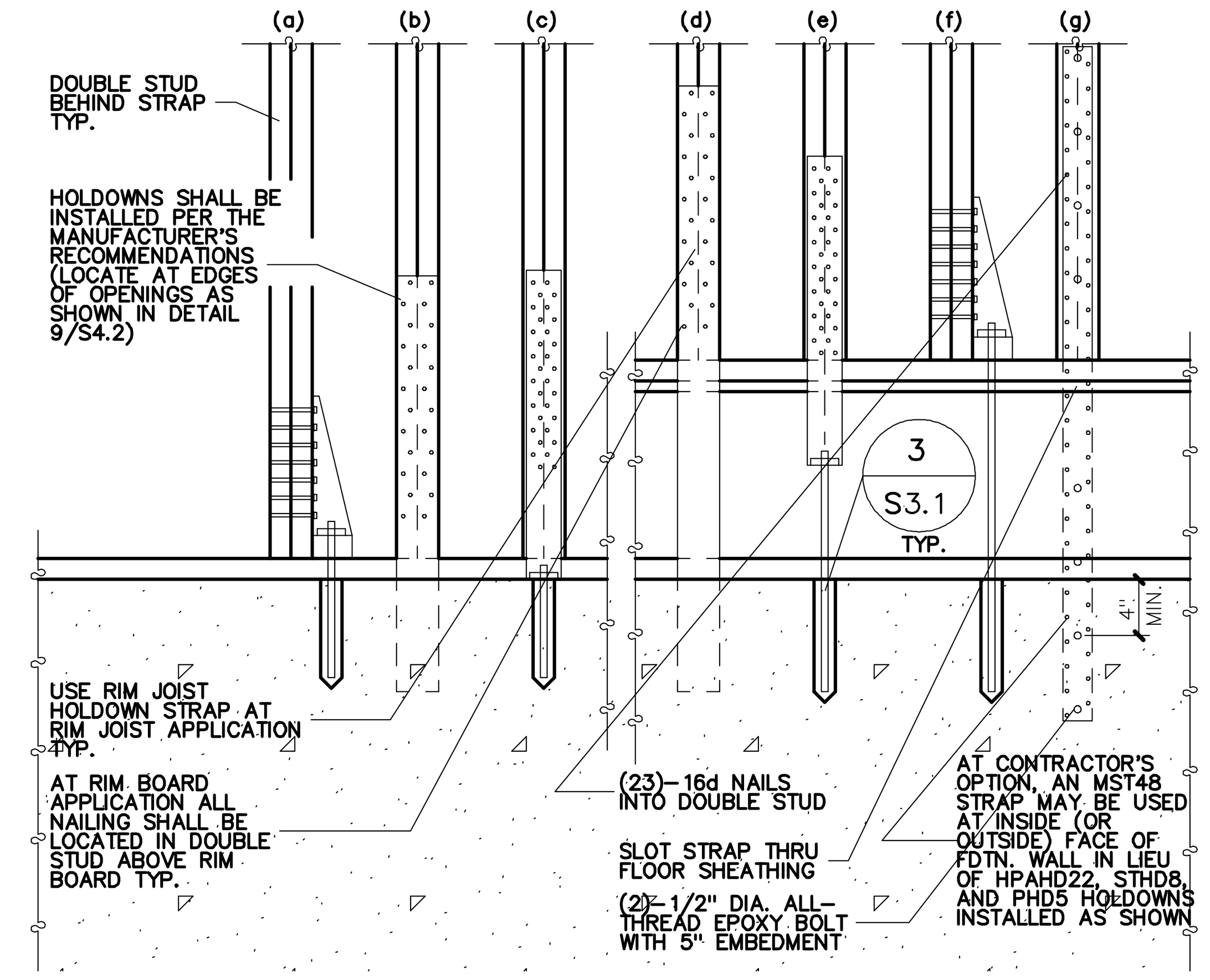
GARAGE FOUNDATION WALL ON FOOTING
NO SCALE
2 S3.1



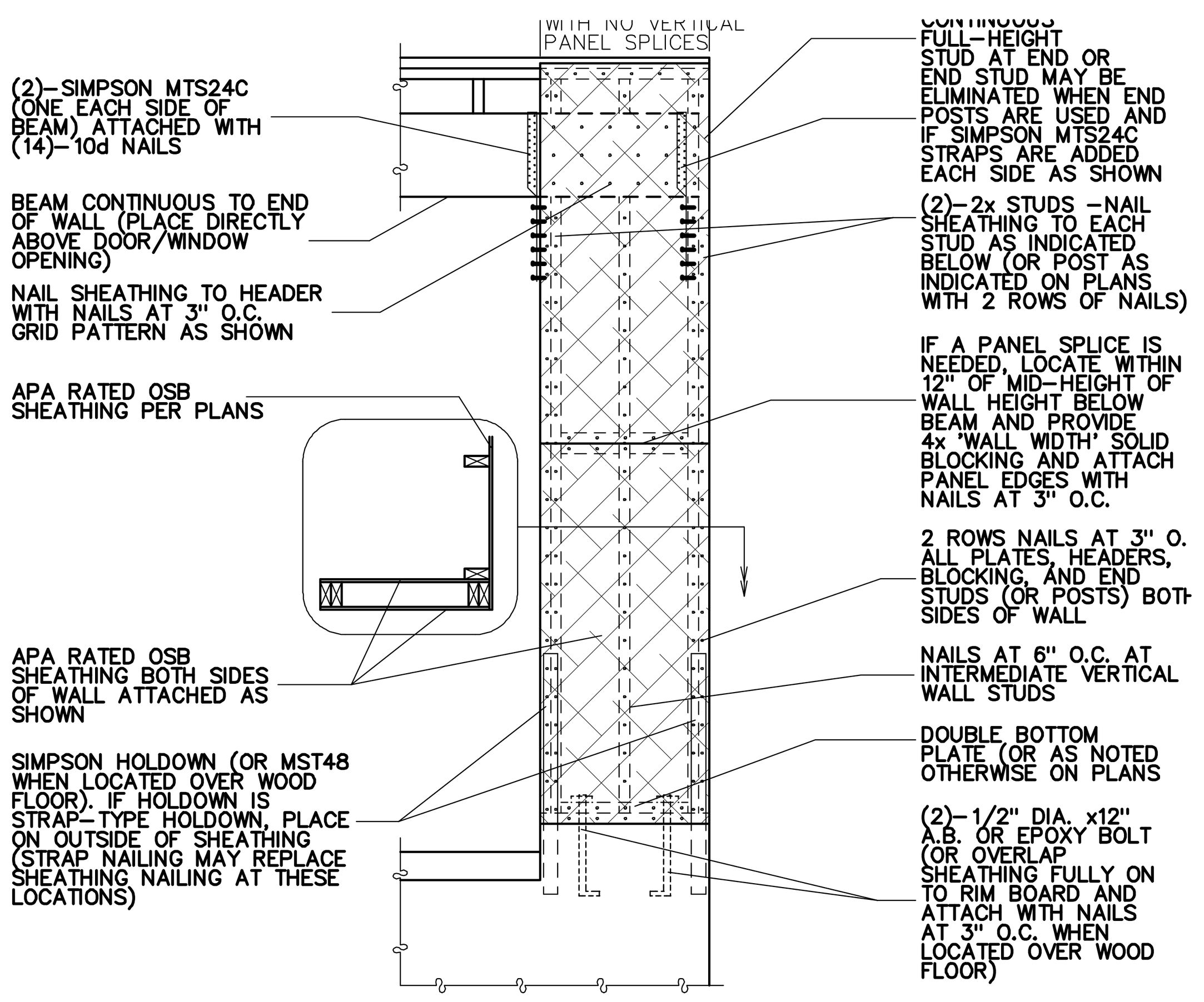
EPOXY REBAR/BOLT SCHEDULE

BAR OR BOLT SIZE	EMBEDMENT
#4, 1/2" DIA.	7" U.N.O.
#5, 5/8" DIA.	8" U.N.O.
#6, 3/4" DIA.	9" U.N.O.
#7, 7/8" DIA.	11" U.N.O.
#8, 1" DIA.	12" U.N.O.

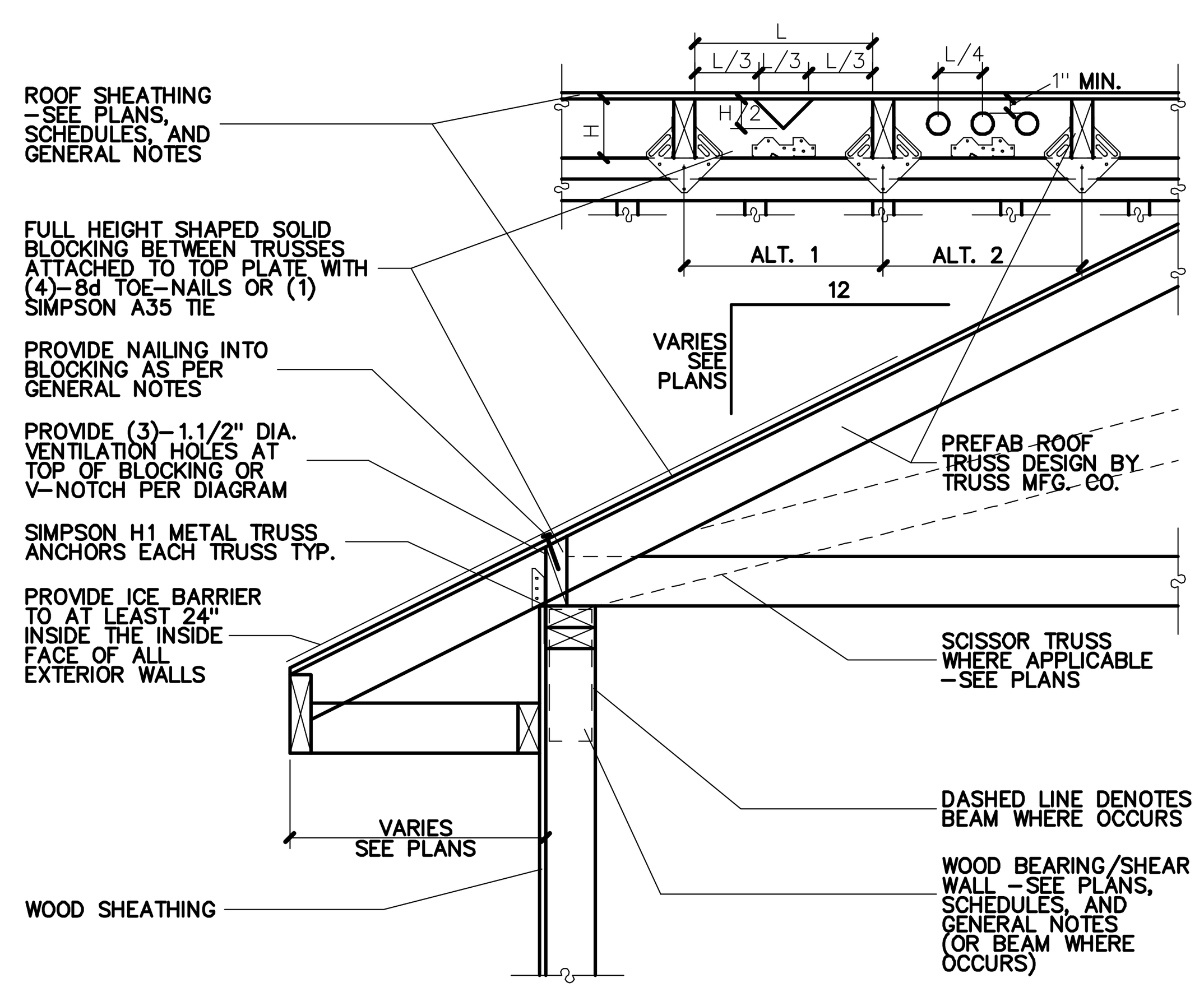
EPOXY REBAR DOWEL SCHEDULE
NO SCALE
3 S3.1



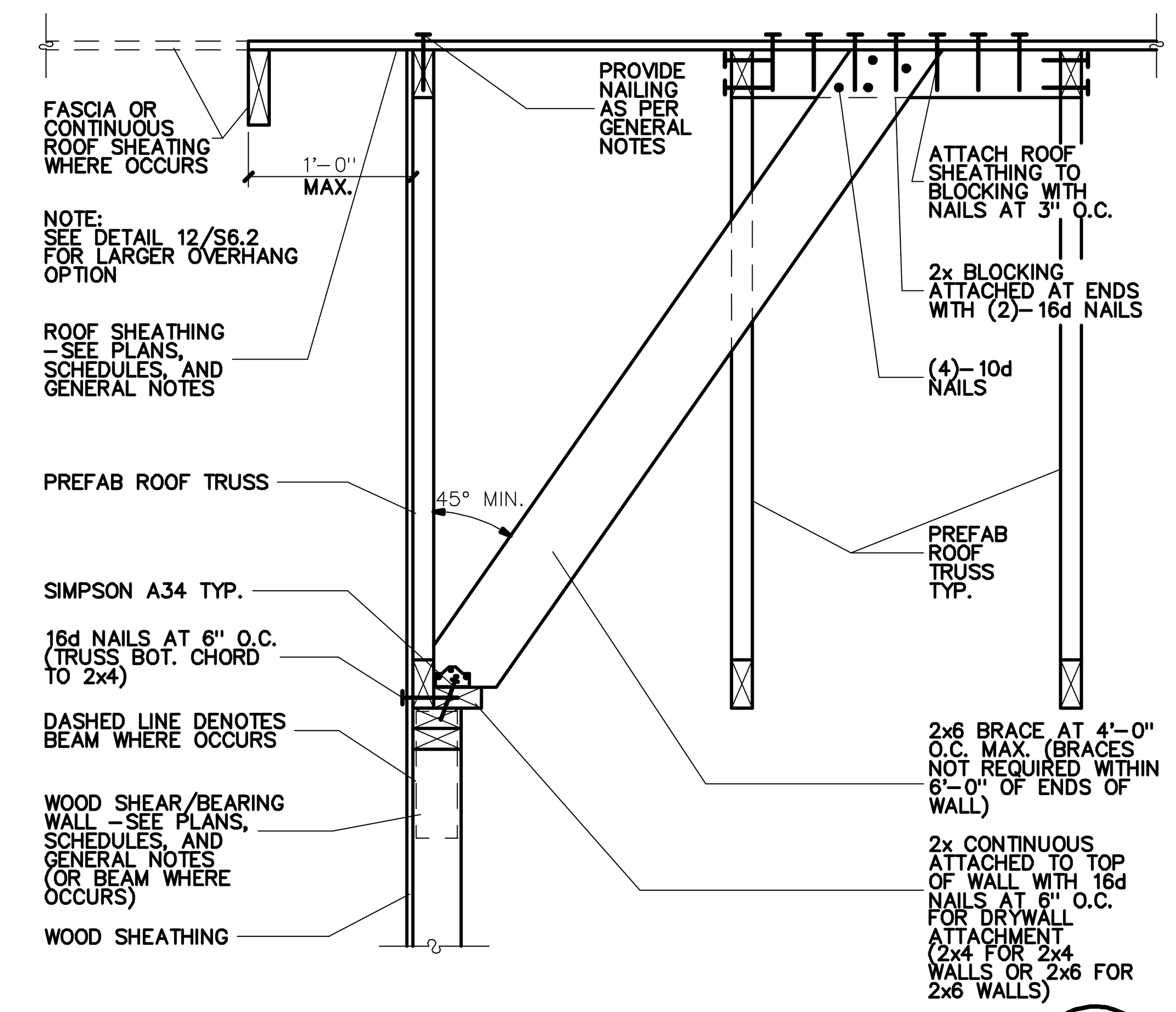
HOLDOWN INSTALLATION
NO SCALE
4 S3.1



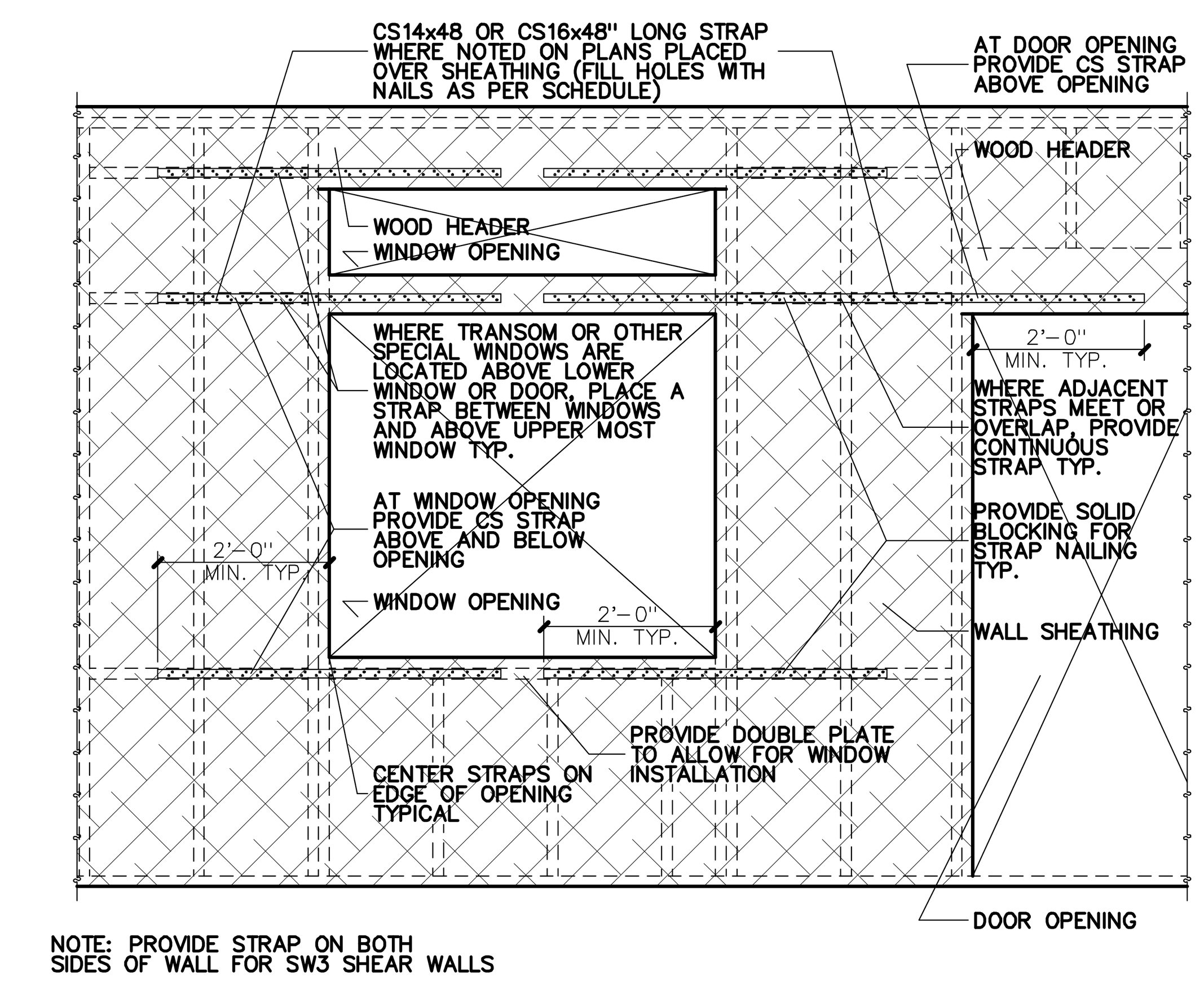
SHEAR WALL EACH SIDE OF GARAGE DOOR
NO SCALE
5 S3.1



BEARING/SHEAR WALL AT ROOF TRUSSES
NO SCALE
6 S3.1



GABLE END WALL
NO SCALE
7 S3.1



NOTE: PROVIDE STRAP ON BOTH SIDES OF WALL FOR SW3 SHEAR WALLS

CS16x48 STRAP ATTACHMENT
NO SCALE
8 S3.1

NOTE: ALL DETAILS SHOWN ON THIS SHEET ARE NOT NECESSARILY USED ON THIS JOB -- SEE SHEETS S1.1 THRU S3.2 FOR REFERENCES TO DETAILS

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS PRIOR TO CONSTRUCTION.

FOR: OGDEN CITY
LOT 8, SYCAMORE COVE SUBDIVISION
2343 S. QUINCY AVE.
OGDEN, UTAH

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304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
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ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY
LICENSED PROFESSIONAL STRUCTURAL ENGINEER NO. 189469 THOMAS A. HALES 2/5/24 STATE OF UTAH

SHEET TITLE: DETAILS
DATE: 2/5/2024
DRAWN: CWH
JOB NO.: 23111
TYPE: REPEAT 04841918, #19108
PLAN NO.: 484 SQ. FT. DETACHED GARAGE
SHEET S3.1