

CONSTRUCTION COST NOTE:
THE BUILDING DESIGN SHOWN IN THESE PLANS IS BASED ON THE INFORMATION 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. 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 THE HOME DESIGN 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.

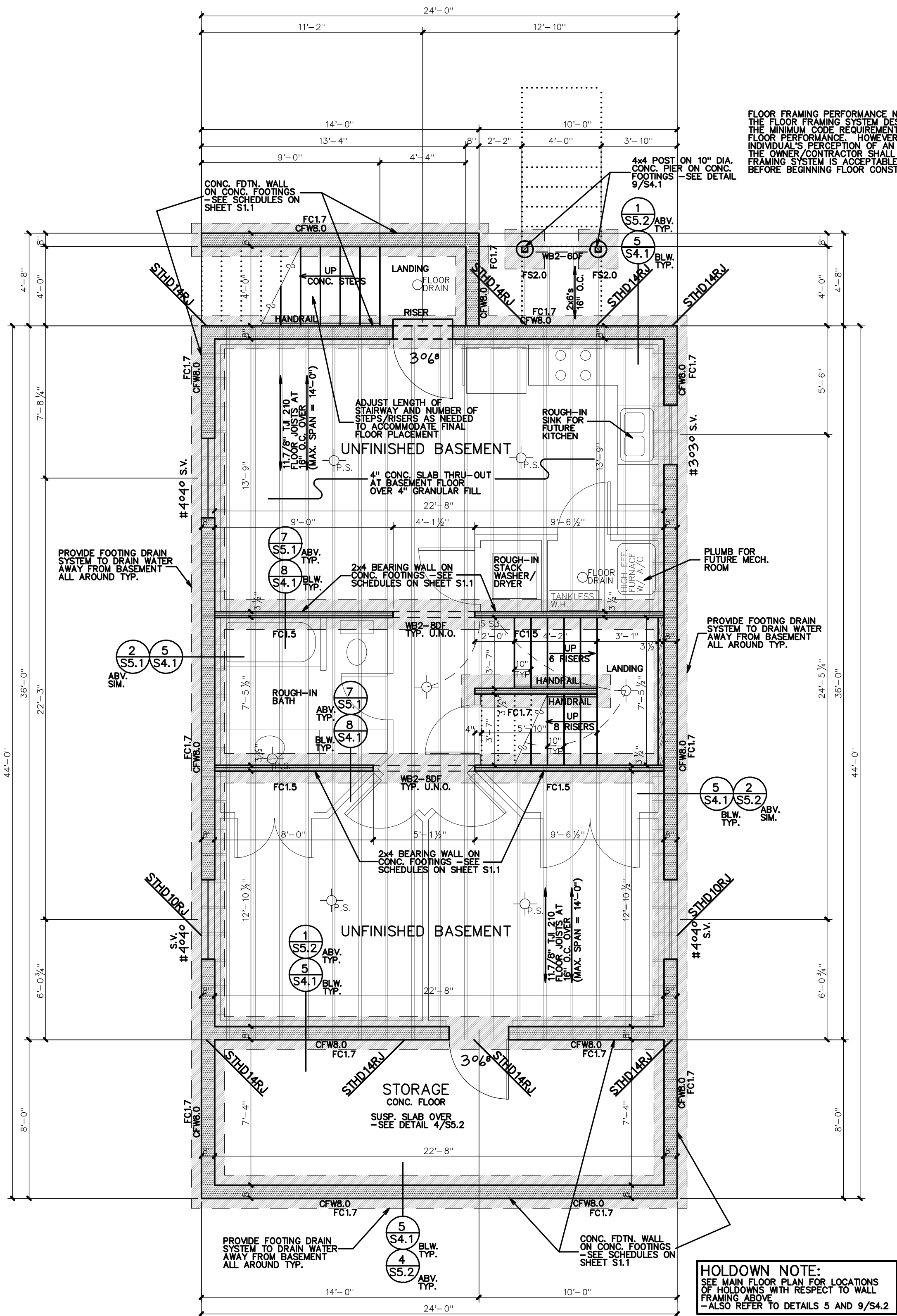
DESIGN LOADS	
ROOF:	SNOW - 30 psf DEAD - 17 psf
FLOOR:	LIVE - 40 psf DEAD - 12 psf
DECK:	LIVE - 60 psf DEAD - 12 psf
GROUND SNOW LOAD - 43 psf	
ULTIMATE DESIGN WIND SPEED, V_{ult} - 115 mph	
NOMINAL DESIGN WIND SPEED, V_{nd} - 90 mph	
SEISMIC DESIGN CATEGORY 'D'	
SITE CLASS 'D'	
SOIL BEARING PRESSURE - 1500 psf	
CONTRACTOR/OWNER SHALL VERIFY ACCURACY OF SNOW LOADS WITH BUILDING OFFICIAL. (NO LIVE LOADS OR LIGHTWEIGHT CONC. HAS BEEN INCLUDED IN THE FLOOR DESIGN.)	

NOTICE AND WARNING	
THESE DRAWINGS & DESIGNS ARE THE PROPERTY OF LOMOND VIEW DESIGNS, LLC AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN CONSENT.	
THESE DRAWINGS & DESIGNS MAY BE USED FOR THE CONSTRUCTION OF A SINGLE BUILDING LOCATED AS FOLLOWS:	
LOT #:	_____
SUBDIVISION:	_____
ADDRESS:	874 E. CAHOON CIRCLE
CITY:	OGDEN
STATE:	UTAH
DATE:	9/9/2024
ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.	

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.

NOTES TO PLAN:

- 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.
- 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 FC3.0 FOOTING UNLESS NOTED OTHERWISE. SEE SCHEDULES 9/S4.1 AND 9/S4.1 FOR FOOTING STEPS, CORNERS, AND INTERSECTIONS.
- 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.
- ANCHOR BOLTS: SEE THE GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE. ON SHEET S1.1 FOR FOUNDATION ANCHOR BOLT REQUIREMENTS.
- HOLDOWNS: SEE THE METAL HOLDOWN SCHEDULE ON SHEET S1.1 AND DETAILS 2 & 3/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.
- 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.
- DECK FOOTINGS: PLASTIC CONCRETE SPOT FOOTING FORMS WITH EQUIVALENT OR GREATER FOOTING FOOTPRINT AND REINFORCING MAY BE USED IN PLACE OF TRADITIONALLY FORMED FOOTINGS.
- CONCRETE PORCH SLABS: PROVIDE REINFORCING FOR SELF SUSPENDED CONCRETE PORCH SLABS AS SHOWN IN DETAIL 4/S5.2.
- 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.
- 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. 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.
- WALLS: 2"x4" WALLS ARE SHOWN WITH A 3/16" THICKNESS AND 2"x6" WALLS ARE SHOWN WITH A 1/2" THICKNESS. A 2"x4" WALL BEARING A 2"x4" WALL SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
- SHEAR WALLS: SEE THE SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS SHALL BE SWS2 TYPE SHEAR WALL UNLESS NOTED OTHERWISE. TO RESIST SEISMIC/WIND FORCES, ALL SHEAR WALLS SHALL BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN WALLS S4.1 THRU S4.1. WALLS NOTED AS "BRACED" SHALL BE A SW1 SHEAR WALL TYPE.
- 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 S4.1. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
- 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 BEAM/HEADER SIZES AND/OR 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.
- 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 WALLS/OR SHEAR WALLS SHALL HAVE SOLID BRACING 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.
- 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.
- 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 SHAL HAVE AT LEAST 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.
- METAL CONNECTORS: PROVIDE METAL CONNECTORS AS NOTED ON THE DRAWINGS. SEE THE METAL CONNECTOR SCHEDULE ON SHEET S1.1 FOR ADDITIONAL INFORMATION.
- DECK FLOORS: ALL DECK FLOORS SHALL BE HORIZONTALLY TIED TO INTERIOR FLOORS TO RESIST SEISMIC FORCES. SEE DETAIL 11/S5.1.
- TIE UPPER FLOOR WALLS TO LOWER FLOOR WALLS WITH SIMPSON MST48 STRAP WHEN NOTED ON PLANS. SEE METAL CONNECTOR SCHEDULE AND DETAIL 6/S5.2.
- 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.
- TRUSSES, 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. OVERBUILD AREAS ARE PROVIDED OVERBUILD TRUSSES OR STICK FRAME AS SHOWN IN DETAIL 6/S6.2.
- TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A 200 PLF MIN. IN-PLANE HORIZ. SEISMIC DRAG APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.



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

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 ₅₀ - 115 mph NOMINAL DESIGN WIND SPEED, V ₅₀ - 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 INCREASES OR DECREASES IN SNOW LOADS OR LIGHTWEIGHT CONSTRUCTION SHALL BE INCLUDED IN THE FLOOR DESIGN.	

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DATE:	9/9/2024

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.

CONSTRUCTION COST NOTE:
THE BUILDING DESIGN SHOWN IN THESE PLANS IS BASED ON THE GENERAL CONTRACTOR'S PROVIDER TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF OUR SERVICE, TO PROVIDE AN ESTIMATE OF THE COST OF CONSTRUCTION OF THIS BUILDING AND ASSOCIATED SITE IMPROVEMENTS. PROVIDE DESIGN (IT IS SUITABLE FOR THE COST OF THE CONSTRUCTION SHOWN IN THESE PLANS). IT IS THE 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 THE HOME DESIGN PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF OUR SERVICE, TO PROVIDE AN EVALUATION OF THE SITE FOR SUITABILITY OF THE CONSTRUCTION SHOWN IN THESE PLANS. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO DETERMINE IF THE SITE CONDITIONS (INCLUDING GRADE HEIGHTS, DRAINAGE, SLOPES, RETAINING WALLS, ETC.) WILL BE SUITABLE TO WORK WITH THE HOME DESIGN SHOWN.

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR HAS SUFFICIENT KNOWLEDGE AND EXPERIENCE TO PROVIDE ADEQUATE BRACING AND SUPPORT FOR THE STRUCTURE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND DEPENDENT CONTRIBUTION OF THE BRACING AND SUPPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND DEPENDENT CONTRIBUTION OF THE BRACING AND SUPPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND DEPENDENT CONTRIBUTION OF THE BRACING AND SUPPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND DEPENDENT CONTRIBUTION OF THE BRACING AND SUPPORT.

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OGDEN CITY

FOR:

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



BASEMENT/FOUNDATION PLAN

SHEET

S2.2

NOTES TO PLAN:

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- 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 FC-2 FOOTINGS UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING EXTERIOR WOOD BEARING WALLS SHALL BE A FC-15 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING A PAD OR DOCK SHALL BE A FC-30 FOOTING UNLESS NOTED OTHERWISE. SEE DETAILS 3/S4.1 AND 4/S4.1 FOR FOOTING STEPS, CORNERS, AND INTERSECTIONS.
- 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 DETAILS 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.
- ANCHOR BOLTS: SEE THE GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE ON SHEET S1.1 FOR FOUNDATION ANCHOR BOLT REQUIREMENTS.
- HOLD-DOWNS: SEE THE METAL HOLD-DOWN SCHEDULE ON SHEET S1.1 AND DETAILS 5 & 9/S4.2 FOR ADDITIONAL INFORMATION. PROVIDE HOLD-DOWNS AS NOTED ON THE DRAWINGS. USE RIM JOIST VERSION OF STRAP WHEN LOCATED AT RIM JOIST FOR MISSED OR MISPLACED HOLD-DOWNS. USE AN ALTERNATE HOLD-DOWN STRAP AS NOTED IN THE COMMENTS COLUMN OF THE METAL HOLD-DOWN SCHEDULE.
- 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.
- DECK FOOTINGS: PLASTIC CONCRETE SPOT FOOTING FORMS WITH EQUIVALENT OR GREATER FOOTING FOOTPRINT AND REINFORCING MAY BE USED IN PLACE OF TRADITIONALLY FORMED FOOTINGS.
- CONCRETE PORCH SLABS: PROVIDE REINFORCING FOR SELF SUSPENDED CONCRETE PORCH SLABS AS SHOWN IN DETAIL 4/S5.2.
- 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.
- 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. PROVIDE 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 THE DEPTH OF THE THICKNESS OF THE SLAB. ALL DISCONTINUOUS CONTROL OR CONSTRUCTION JOINTS SHALL BE REINFORCED WITH (2)-#4 x 48" REBAR. SEE DETAILS.
- WALLS: 2x4 WALLS ARE SHOWN WITH A 3 1/2" THICKNESS AND 2x6 WALLS ARE SHOWN WITH A 5 1/2" THICKNESS. ALL BEARING, HEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
- SHEAR WALLS: SEE THE SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. 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 S6.5. U.N.O. WALLS NOTED AS "BRACED WALLS" SHALL BE A SW1 SHEAR WALL TYPE.
- 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 S6.5. U.N.O. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
- 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 BEAM 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.
- 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 WALLS AND/OR SHEAR WALLS SHALL HAVE SOLID BLOCKING PROVIDED BY ONE OF THE METHODS SHOWN IN DETAILS 6/S4.1, 8/S4.1, OR 9/S5.1 WHERE POSSIBLE. ALL FLOOR FRAMING SHALL BE CONTINUOUS OVER INTERMEDIATE BEARING SUPPORTS.
- 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.
- WOOD POSTS: ALL WOOD POSTS SHALL HAVE APPROPRIATE METAL POST CAPS AND BASE CONNECTORS INSTALLED GOOD FOR AT LEAST 900 POUND UPLIFT. WOOD POSTS INSTALLED ON CONCRETE SHALL HAVE AT LEAST ONE STANDARD 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.
- METAL CONNECTORS: PROVIDE METAL CONNECTORS AS NOTED ON THE DRAWINGS. SEE THE METAL CONNECTOR SCHEDULE ON SHEET S1.1 FOR ADDITIONAL INFORMATION.
- DECK FLOORS: ALL DECK FLOORS SHALL BE HORIZONTALLY TIED TO INTERIOR FLOORS TO RESIST SEISMIC FORCES. SEE DETAIL 11/S5.1.
- THE UPPER FLOOR WALLS TO LOWER FLOOR WALLS WITH SIMPSON MST48 STRAP WHERE NOTED ON PLANS. SEE METAL CONNECTOR SCHEDULE AND DETAIL 6/S5.2.
- TRUSS FABRICATION: IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK WITH THE LAYOUT AS SHOWN IN THE DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED CEILING, ETC.) NOTIFY THE DESIGNER AND CONTRACTOR BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.
- 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 S6.5. U.N.O. ALL ROOF OVERBUILD AREAS SHALL PROVIDE OVERBUILD TRUSSES OR STICK FRAME AS SHOWN IN DETAIL 6/S6.2.
- TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR 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 = 864 SQ. FT.

UPPER FLOOR AREA = 864 SQ. FT.

TOTAL AREA = 1728 SQ. FT.

COV. PORCH AREA = 202 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_{des} = 90 mph
SEISMIC DESIGN CATEGORY 'D'
SITE CLASS 'D'
SOIL BEARING PRESSURE = 1500 psf
CONTRACTOR/OWNER SHALL VERIFY THE ACCURACY OF SNOW LOADS WITH BUILDING OFFICIAL. NO INCREASE IN SNOW LOADS OR LIGHTWEIGHT CONC. HAS BEEN INCLUDED IN THE FLOOR DESIGN.

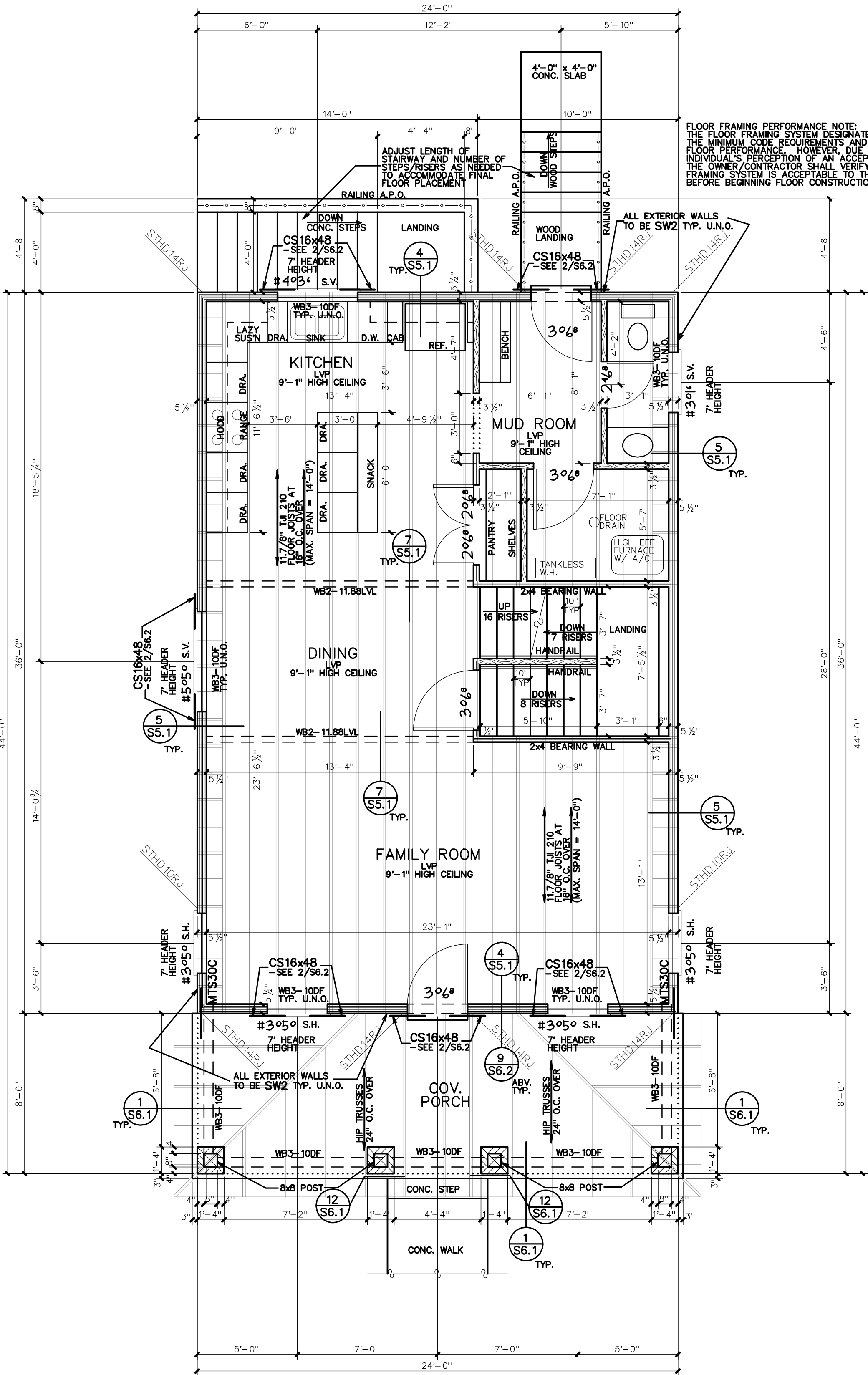
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THESE DRAWINGS & DESIGNS MAY BE USED FOR THE CONSTRUCTION OF A SINGLE BUILDING LOCATED AS FOLLOWS:

LOT #: _____
SUBDIVISION: _____
ADDRESS: 874 E. CAHOON CIRCLE
CITY: OGDEN STATE: UTAH
ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.
DATE: 9/9/2024

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.



NOTE TO WINDOW/DOOR SUPPLIER:
ALL WINDOW AND DOOR SIZES AND LOCATIONS SHALL BE VERIFIED WITH THE OWNER/GENERAL CONTRACTOR AND WITH THE WINDOW/DOOR SUPPLIER AND WITH THE WINDOW/DOOR SUPPLIER BEFORE FABRICATION. THE WINDOW/DOOR SUPPLIER 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 CEILING, ETC.) NOTIFY THE DESIGNER AND CONTRACTOR BEFORE PROCEEDING WITH FABRICATION OF TRUSSES. PROVIDE EVIDENCE OF THE IMPROVEMENTS WILL BE MADE SATISFACTORY TO THE OWNER'S EXPECTATIONS.

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SITE AND LOT NOTE:
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THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING OFFICIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING OFFICIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING OFFICIALS.

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874 E. CAHOON CIRCLE
OGDEN CITY, UTAH

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

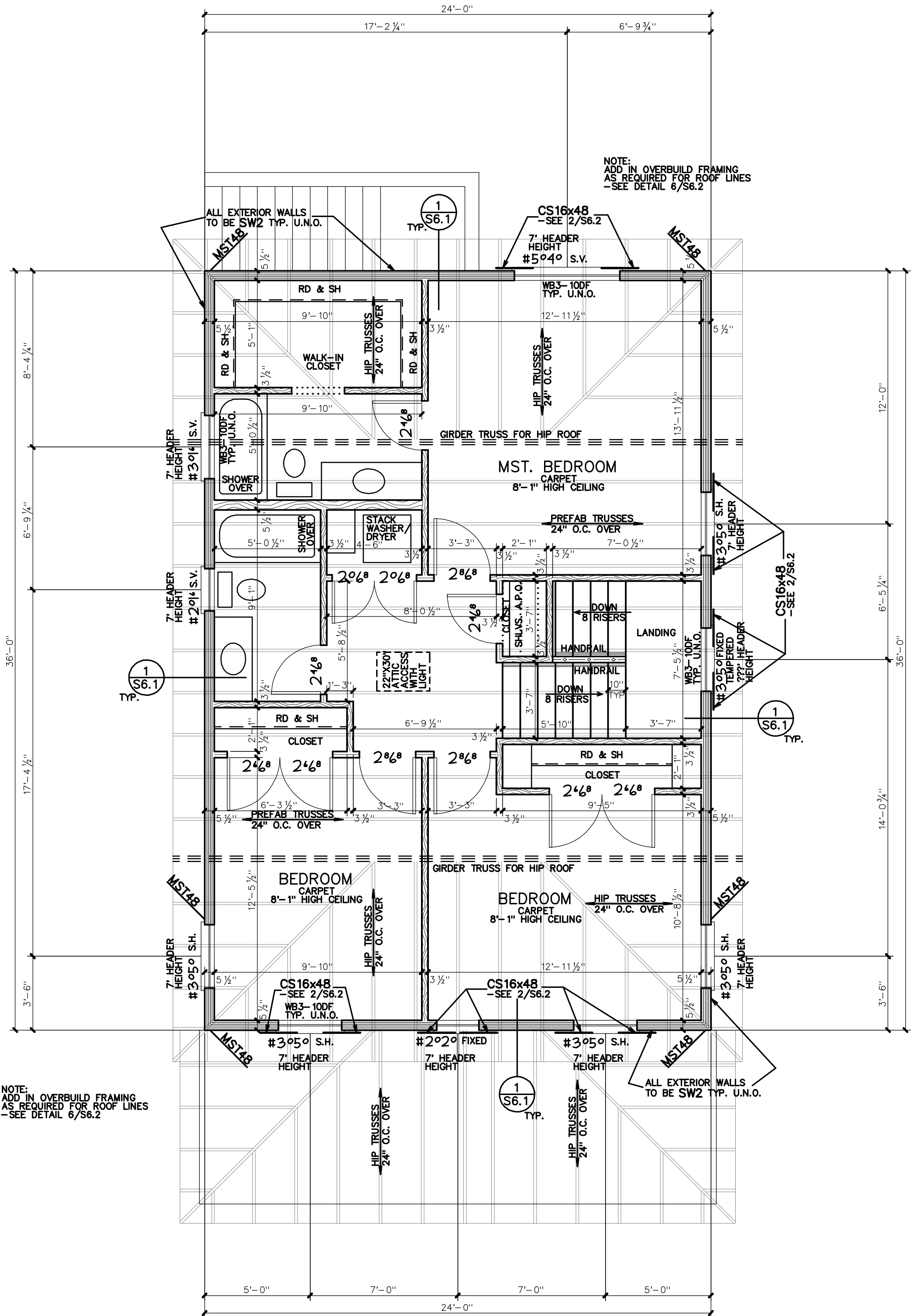


MAIN FLOOR PLAN

DATE: 9/9/2024
JOB NO.: 24048
PLAN NO.: 0-1-864/3-2-864
SHEET: S2.3

NOTES TO PLAN:

- 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.
- 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/CK POST SHALL BE A FC1.0 FOOTING UNLESS NOTED OTHERWISE. SEE DETAILS 3/S4.1 AND 4/S4.1 FOR FOOTING STEPS, CORNERS, AND INTERSECTIONS.
- FOUNDATION WALLS: SEE THE GENERAL STRUCTURAL NOTES, THE CONCRETE FOOTING 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 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. THE METHODS SHOWN FOR BACKFILL SHALL CONFORM TO THAT SPECIFIED IN THE CONCRETE FOUNDATION WALL SCHEDULE.
- ANCHOR BOLTS: SEE THE GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE ON SHEET S1.1 FOR FOUNDATION ANCHOR BOLT REQUIREMENTS.
- 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 WHEN LOCATED AT RM JOIST. FOR MISSED OR MISPLACED HOLDOWNS USE AN ALTERNATE HOLDOWN STRAP AS NOTED IN THE COMMENTS COLUMN OF THE METAL HOLDOWN SCHEDULE.
- 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 ON SHEETS S4.1 THRU S6.3 U.N.O. WALLS NOTED AS "BRACED WALLS" SHALL BE A SW1 SHEAR WALL TYPE.
- DECK FOOTINGS: PLASTIC CONCRETE SPOT FOOTING FORMS WITH EQUIVALENT OR GREATER FOOTING FOOTPRINT AND REINFORCING MAY BE USED IN PLACE OF TRADITIONALLY FORMED FOOTINGS.
- CONCRETE PORCH SLABS: PROVIDE REINFORCING FOR SELF SUSPENDED CONCRETE PORCH SLABS AS SHOWN IN DETAIL 4/S5.2.
- 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.
- 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.
- 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.
- 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.
- 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.
- WOOD BEAMS AND HEADERS: UNLESS SPECIFICALLY CALLED OUT ON THE DRAWINGS, SEE THE WOOD BEAM/HEADER SCHEDULE FOR 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.
- FLOOR FRAMING: ALL FLOOR JOISTS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S6.1 THRU S6.2 U.N.O. FLOOR JOISTS THAT RUN PARALLEL TO EXTERIOR BEARING WALLS OR SHEAR WALLS SHALL HAVE SOLID BLOCKING PROVIDED BY ONE OF THE METHODS SHOWN IN DETAILS 2, 3, 5, 6, 8, 9 OR 9/S5.1 WHERE POSSIBLE. ALL FLOOR FRAMING SHALL BE CONTINUOUS OVER INTERMEDIATE BEARING SUPPORTS.
- FLOOR FRAMING PERFORMANCE: THE FLOOR FRAMING SYSTEM DESIGNATED IN THESE DRAWINGS EXCEEDS THE MINIMUM CODE REQUIREMENTS AND REPRESENTS A STANDARD FLOOR PERFORMANCE. HOWEVER, DUE TO VARIATIONS IN AN INDIVIDUAL'S PERCEPTION OF AN ACCEPTABLE FLOOR PERFORMANCE, THE OWNER CONTRACTOR SHALL VERIFY THE DESIGNATED FLOOR FRAMING SYSTEM IS ACCEPTABLE TO THE OWNER'S EXPECTATIONS BEFORE BEGINNING FLOOR CONSTRUCTION.
- WOOD POSTS: ALL WOOD POSTS SHALL HAVE APPROPRIATE METAL POST CAPS AND BASE CONNECTORS INSTALLED GOOD FOR AT LEAST 900 POUNDS UP TO 12" U.N.O. FLOOR JOISTS THAT RUN PARALLEL TO EXTERIOR BEARING WALLS OR SHEAR WALLS SHALL HAVE SOLID BLOCKING PROVIDED BY ONE OF THE METHODS SHOWN IN DETAILS 2, 3, 5, 6, 8, 9 OR 9/S5.1 WHERE POSSIBLE. ALL FLOOR FRAMING SHALL BE CONTINUOUS OVER INTERMEDIATE BEARING SUPPORTS.
- METAL CONNECTORS: PROVIDE METAL CONNECTORS AS NOTED ON THE DRAWINGS. SEE THE METAL CONNECTOR SCHEDULE ON SHEET S1.1 FOR ADDITIONAL INFORMATION.
- DECK FLOORS: ALL DECK FLOORS SHALL BE HORIZONTALLY TIED TO INTERIOR FLOORS TO RESIST SEISMIC FORCES. SEE DETAIL 11/S5.1.
- 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.
- 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 THE CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.
- 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 FRAMING AS SHOWN IN DETAIL 6/S6.2.
- TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A PLANE HORIZ. IN-PLANE HORIZ. SEISMIC LOAD APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.



UPPER FLOOR PLAN

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

UPPER FLOOR AREA = 864 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_{des} - 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 SNOW LOADS OR LIGHT WEIGHT COVER 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 #: _____
SUBDIVISION: _____
ADDRESS: 874 E. CAHOON CIRCLE
CITY: OGDEN STATE: UTAH
ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.
DATE: 9/9/2024

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.

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 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 CEILINGS, RAISED CEILINGS, ETC.) NOTIFY THE DESIGNER AND THE CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES. PROVIDE A DESIGN THAT IS SUITABLE FOR THE COST EXPECTATIONS OF THE OWNER. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF THE COST OF THE BUILDING AND ASSOCIATED IMPROVEMENTS WILL BE MADE SUITABLE TO WORK WITH THE HOME DESIGN SHOWN.

CONSTRUCTION COST NOTE:
THE BUILDING DESIGN SHOWN IN THESE PLANS IS BASED ON THE INFORMATION 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 A COST ESTIMATE SERVICES FOR THE CONSTRUCTION OF THIS BUILDING DESIGN. IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A DESIGN THAT IS SUITABLE FOR THE COST EXPECTATIONS OF THE OWNER. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF THE COST OF THE BUILDING AND ASSOCIATED IMPROVEMENTS WILL BE MADE SUITABLE TO WORK WITH THE HOME DESIGN SHOWN.

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 OWNER'S RESPONSIBILITY 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.

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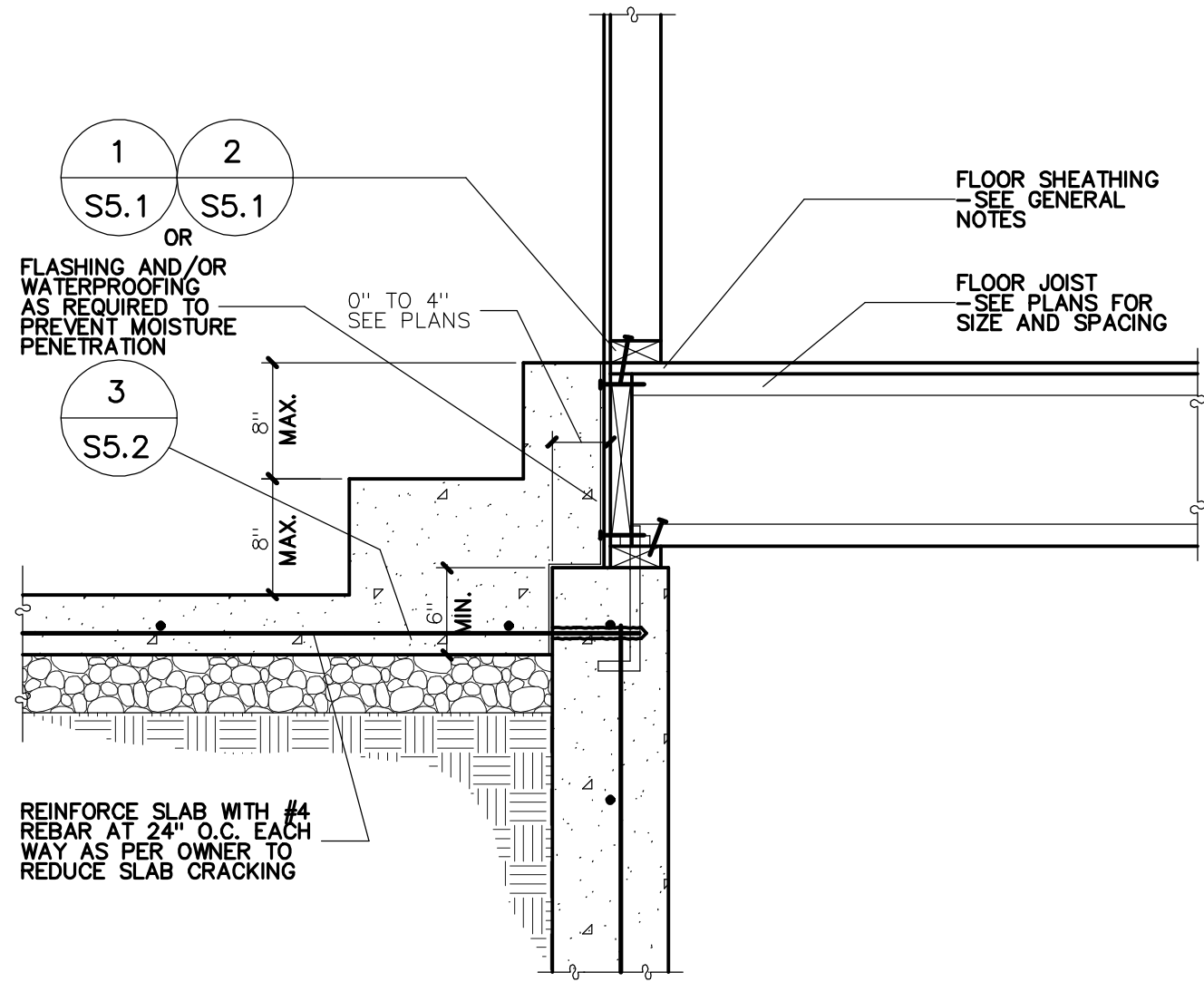
UPPER FLOOR PLAN

SHEET

DATE: 9/9/2024
JOB NO.: 24048
PLAN NO.: 0-1-864/3-2-864

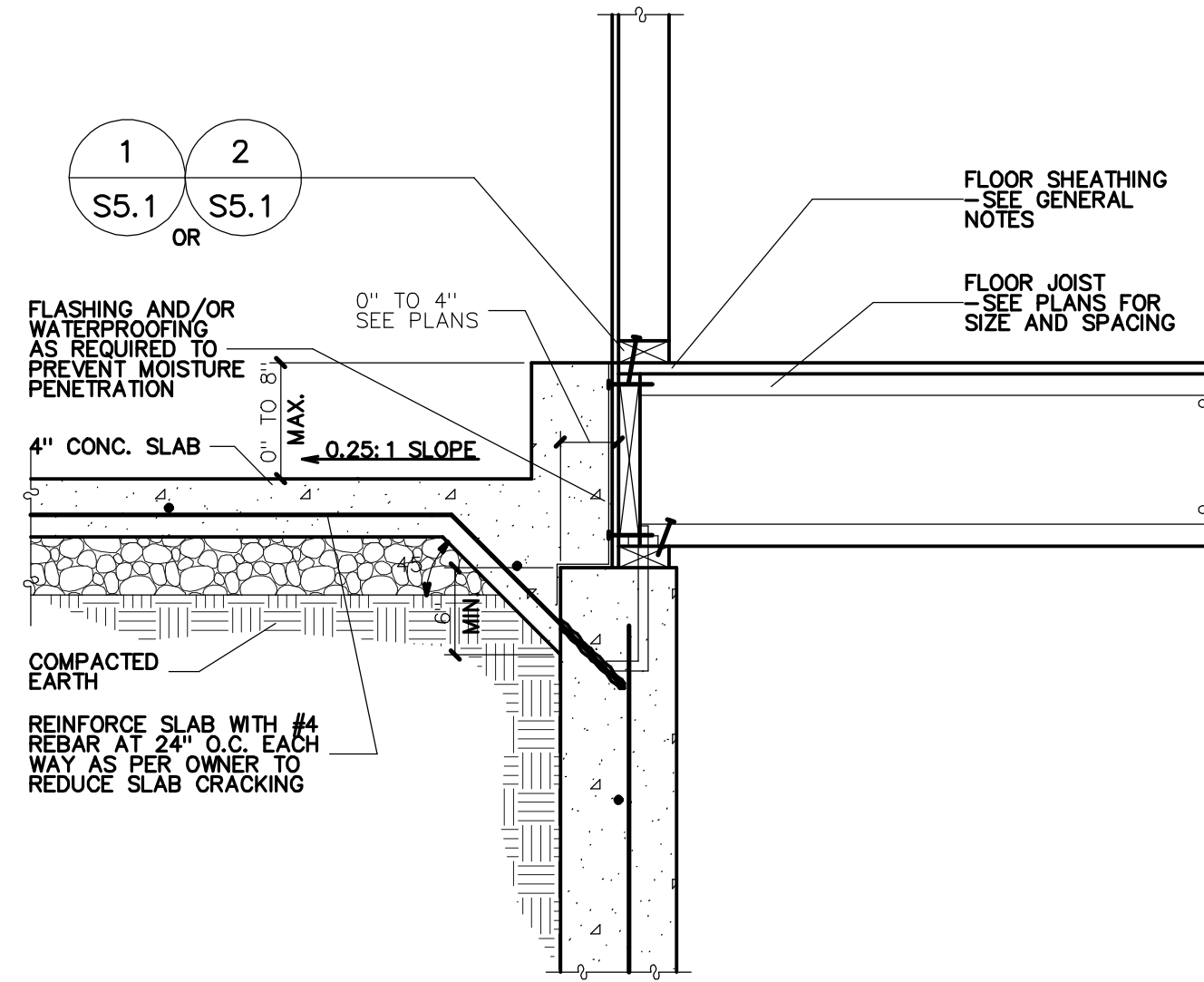
DRAWN: CWH
TYPE: ORIGINAL DRAWING
TWO-STORY

S2.4



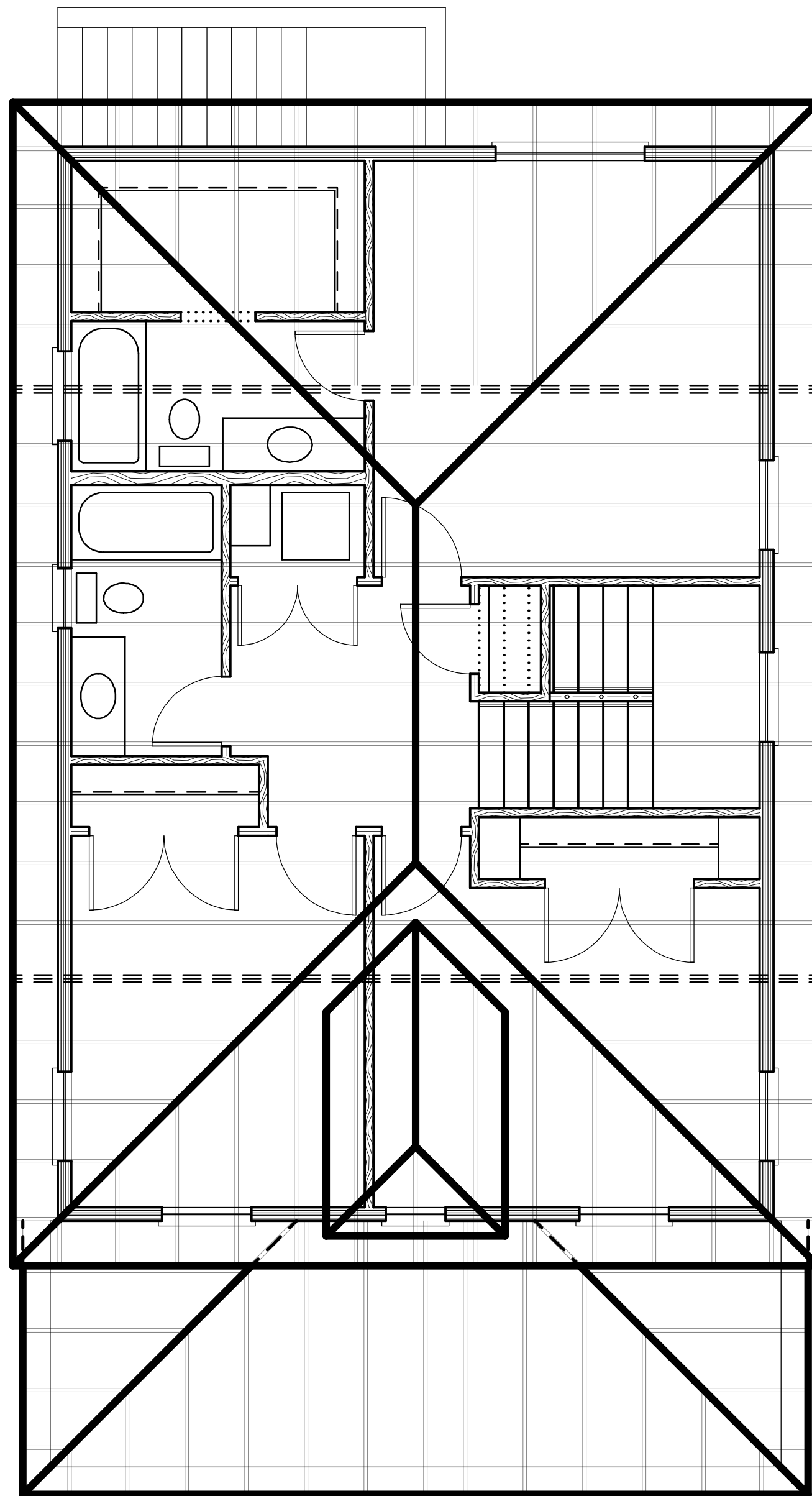
RAISED PATIO SLAB FOR STAIRS DETAIL
NO SCALE

1
S3.1

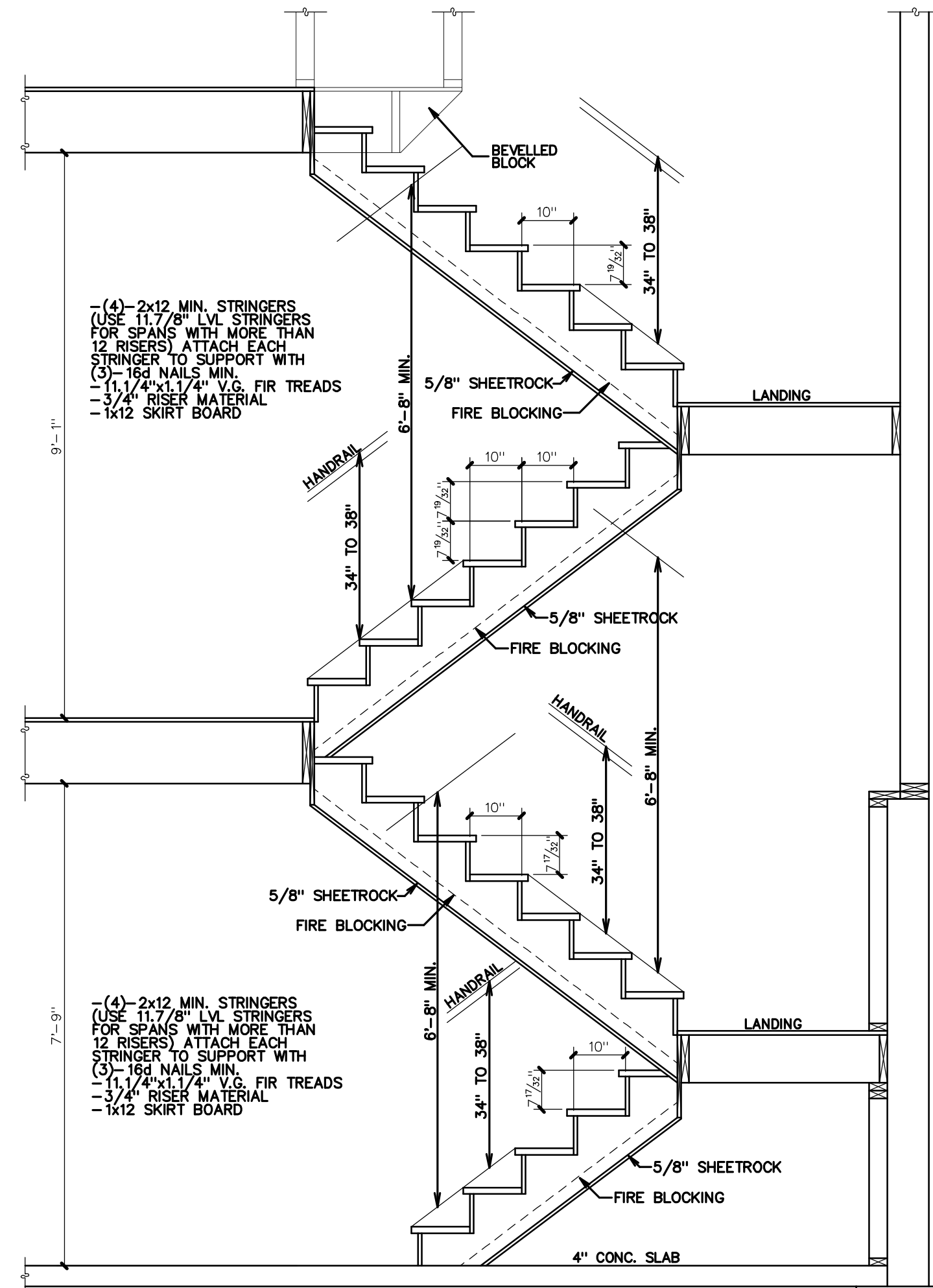


RAISED PATIO SLAB DETAIL
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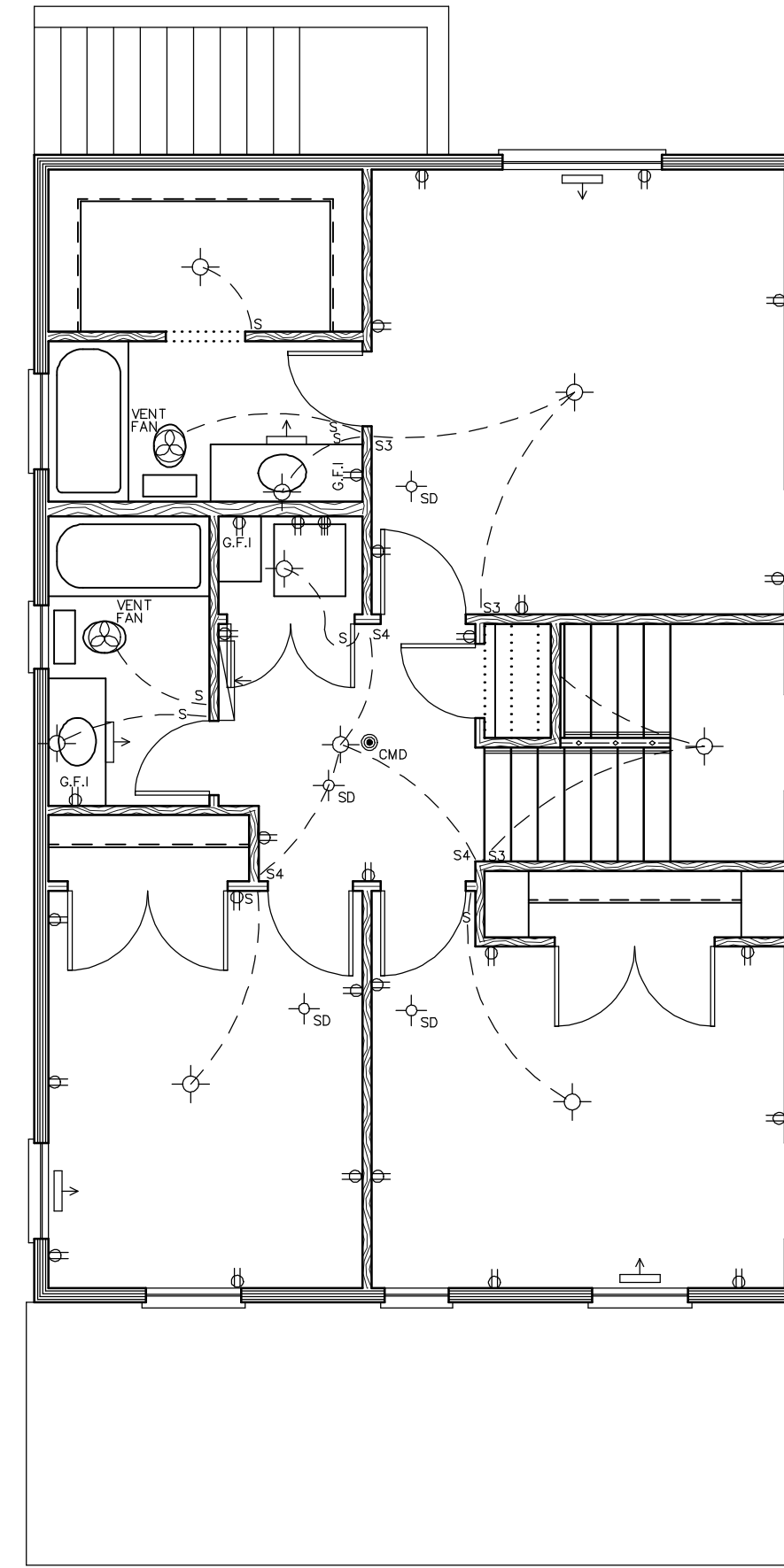
2
S3.1



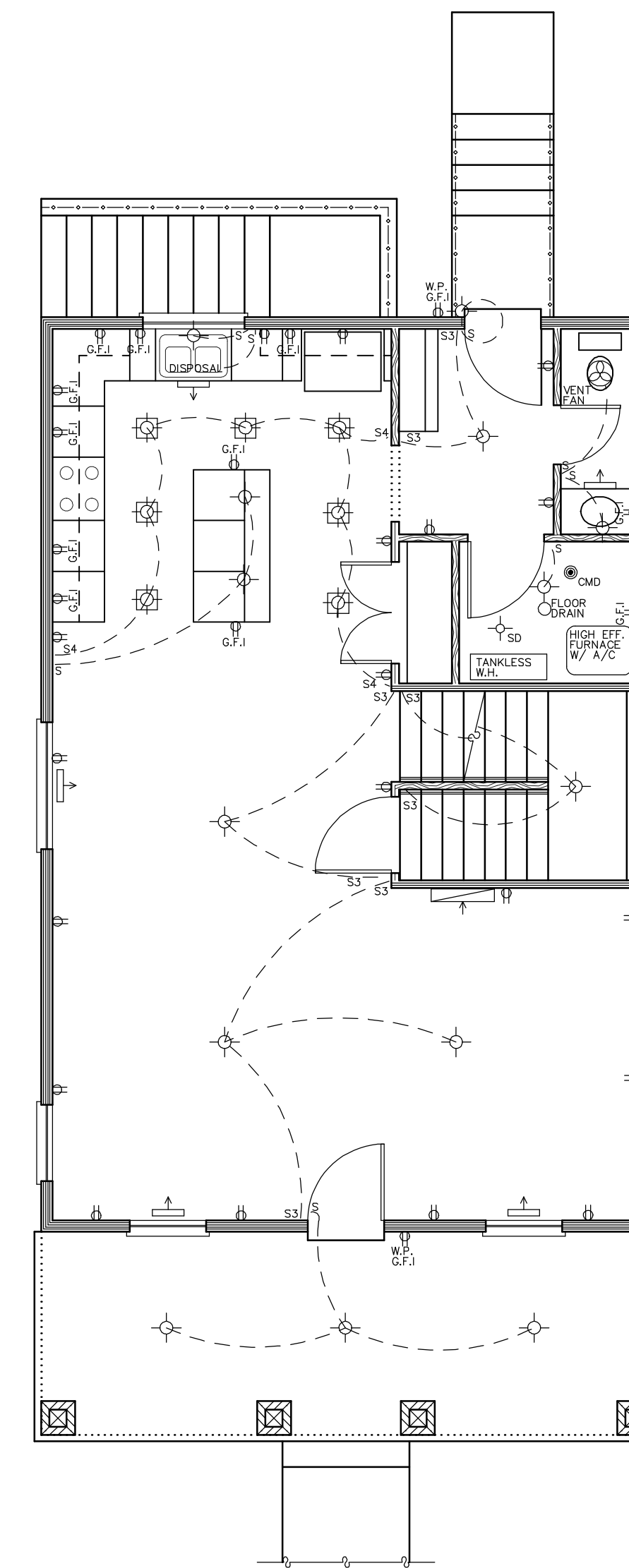
ROOF LAYOUT
SCALE: 1/4"=1'-0"



STAIR DETAIL
SCALE 1/2" = 1'-0"



UPPER FLOOR ELEC./H.V.A.C. LAYOUT
SCALE: 3/16"=1'-0"



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

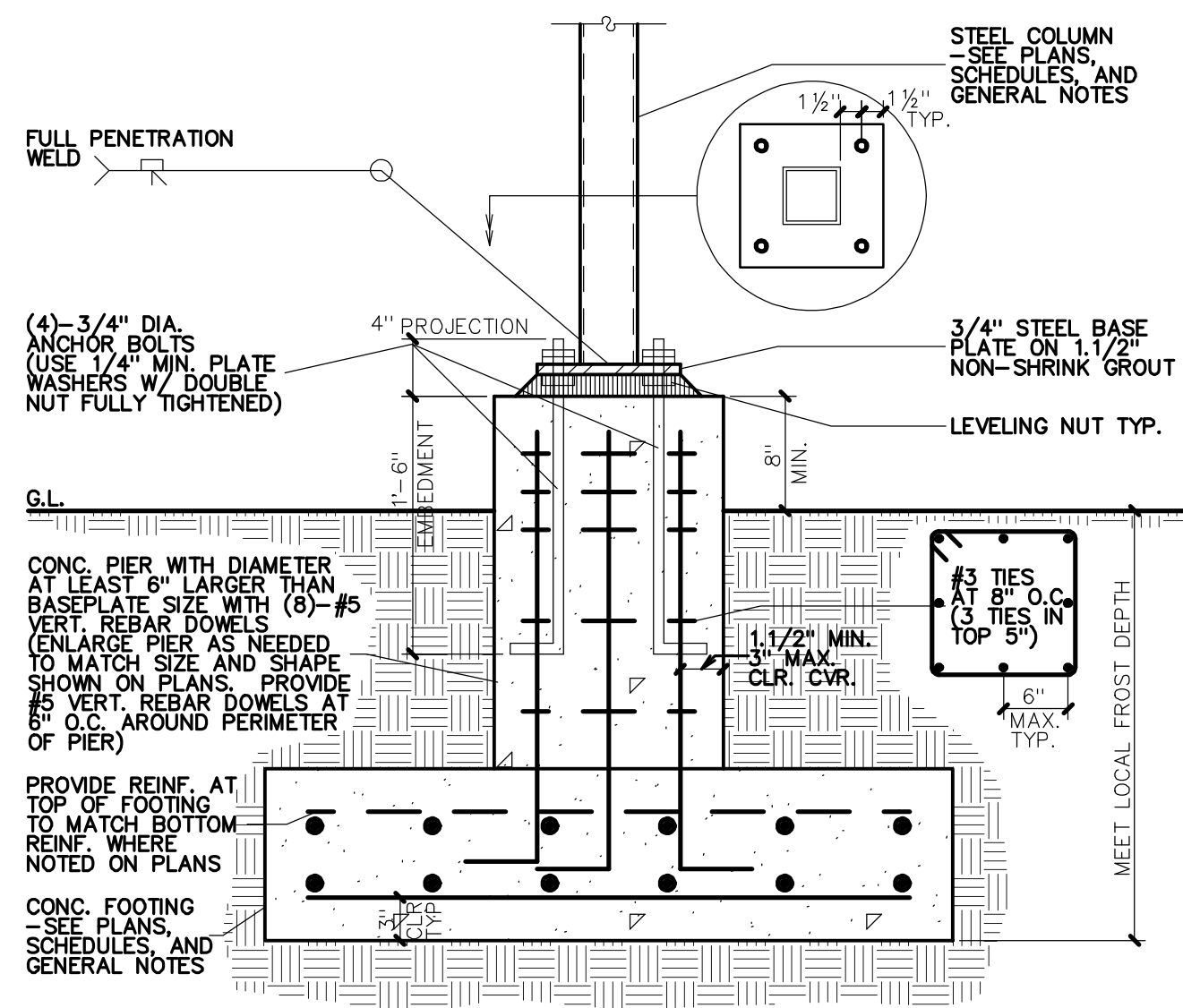
1. THE ELECTRICAL PLAN SHOWN ONLY REPRESENTS A BASIC ELECTRICAL LAYOUT. ALL ELECTRICAL SHALL BE COORDINATED WITH THE OWNER AND SHALL MEET THE APPLICABLE ELECTRICAL CODES.
2. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NEXT TO A FURNACE AND WATER HEATERS, 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, THE 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.

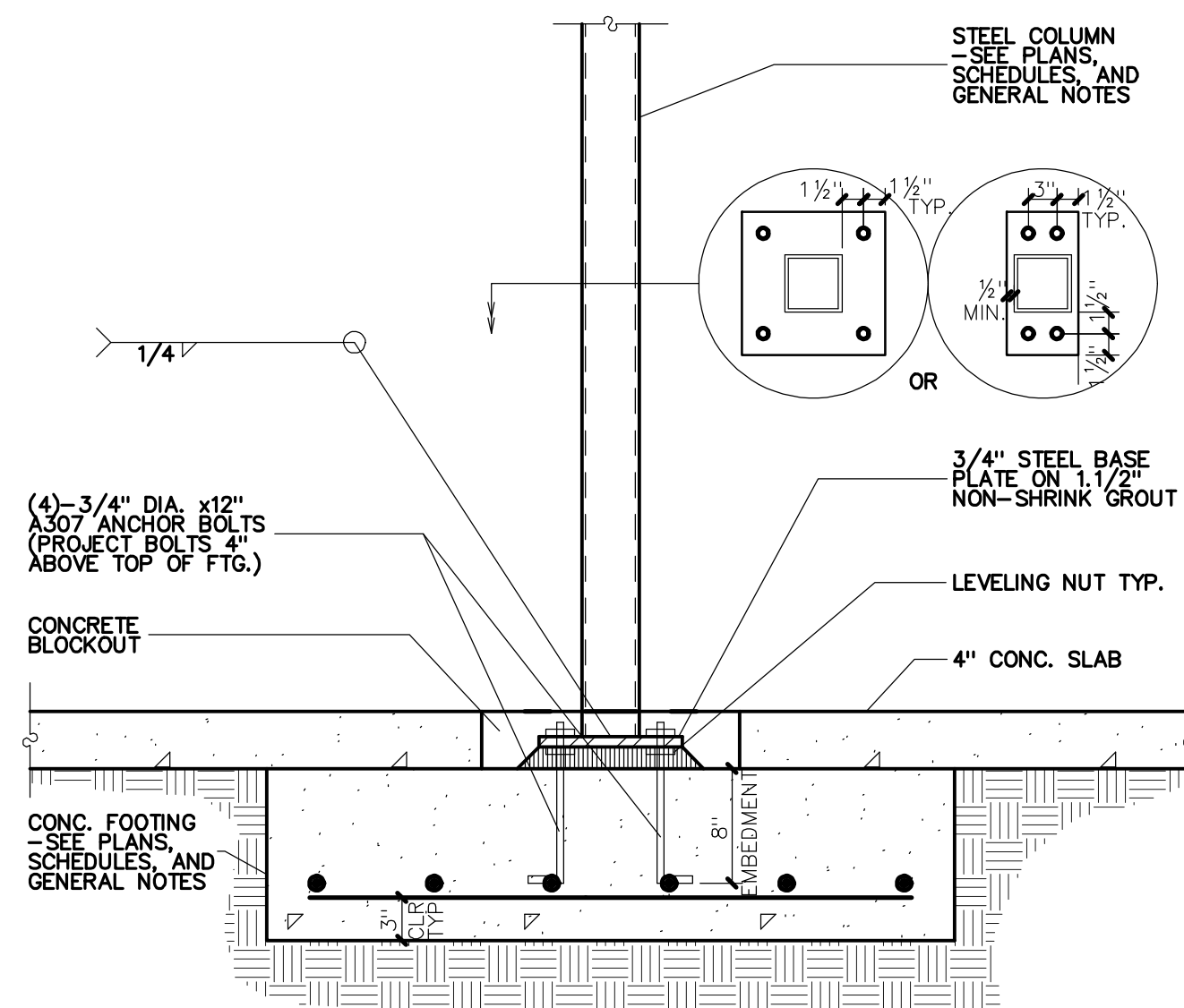
THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL HAVE A THOROUGH KNOWLEDGE OF THE APPLICABLE BUILDING CODES AND THE PROPER AND RELEVANT CONSTRUCTION. THESE DRAWINGS ARE NOT A SUBSTITUTE FOR THE PROPER AND RELEVANT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE OWNER.

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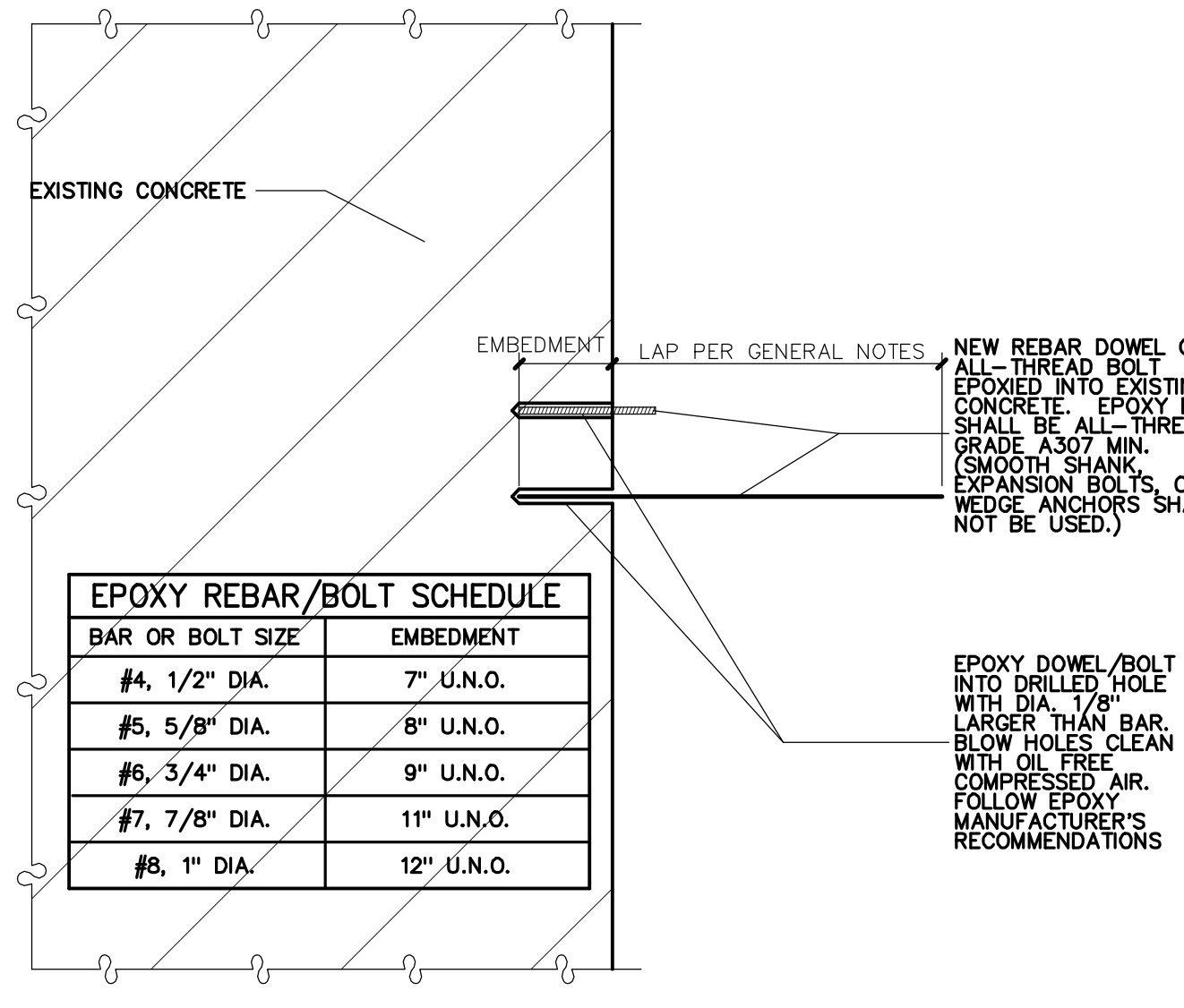
EXTERIOR STEEL POST ON CONC. FOOTING
NO SCALE

1
S4.2



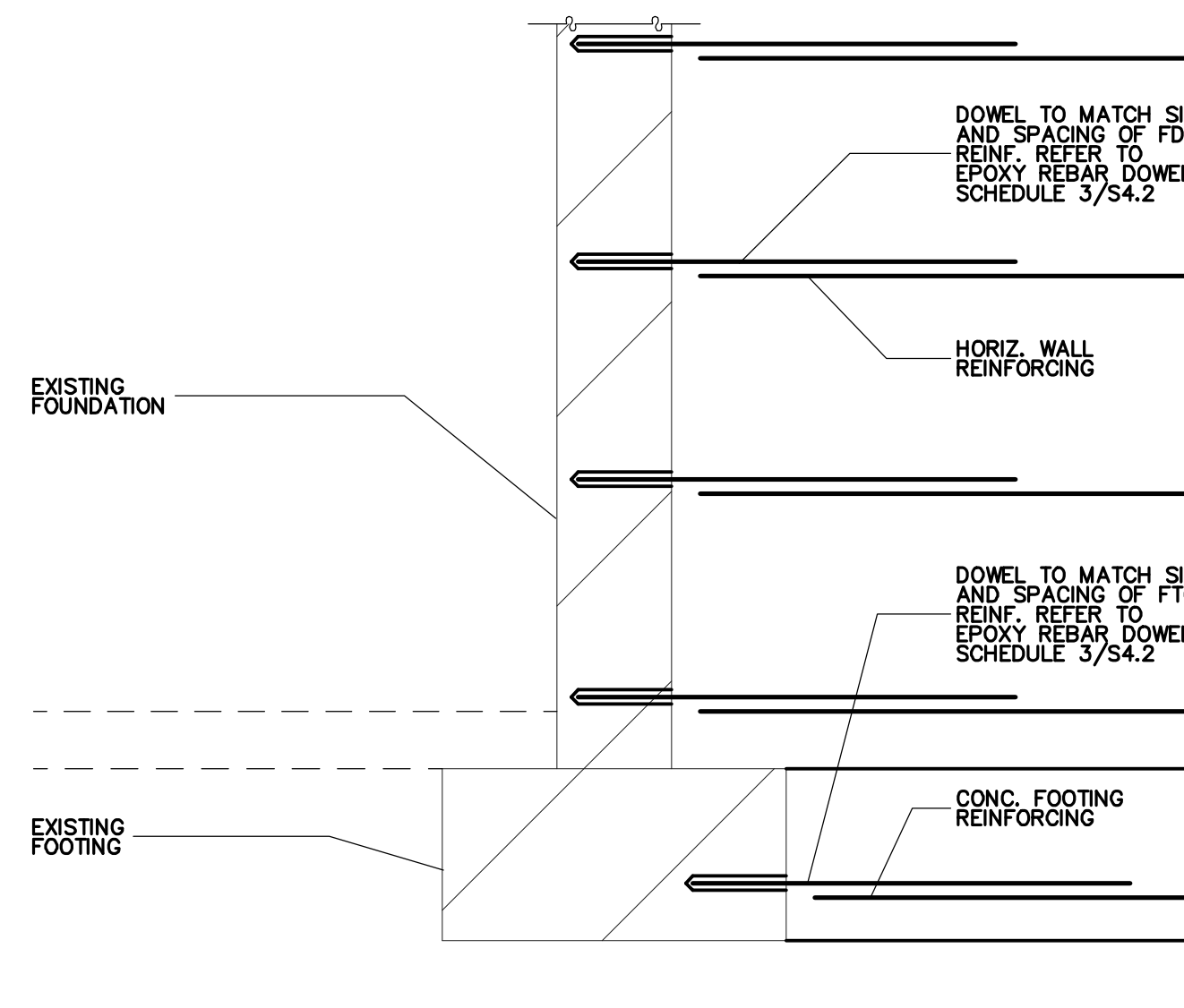
INTERIOR STEEL POST ON CONC. FOOTING
NO SCALE

2
S4.2



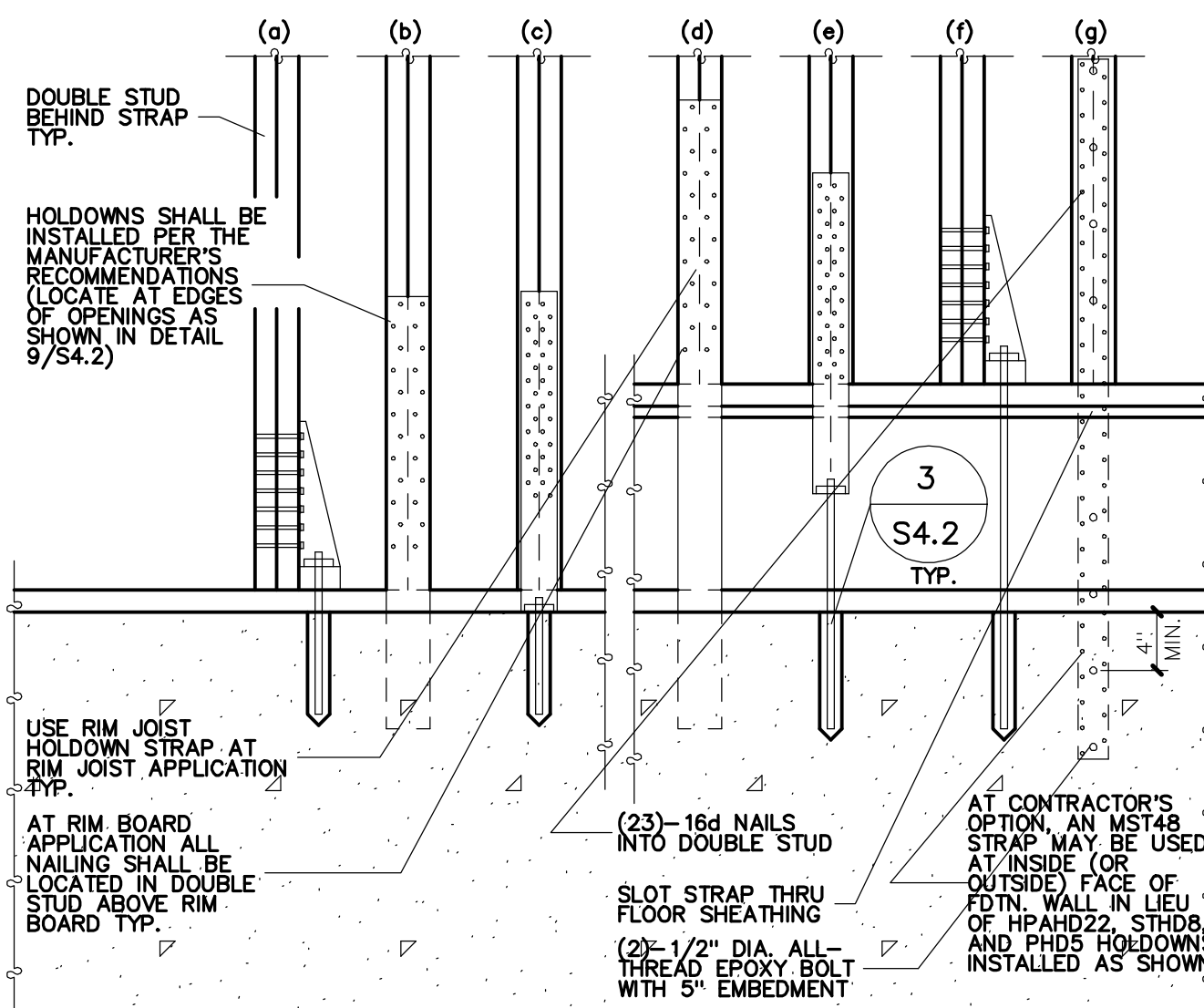
EPOXY REBAR DOWEL SCHEDULE
NO SCALE

3
S4.2



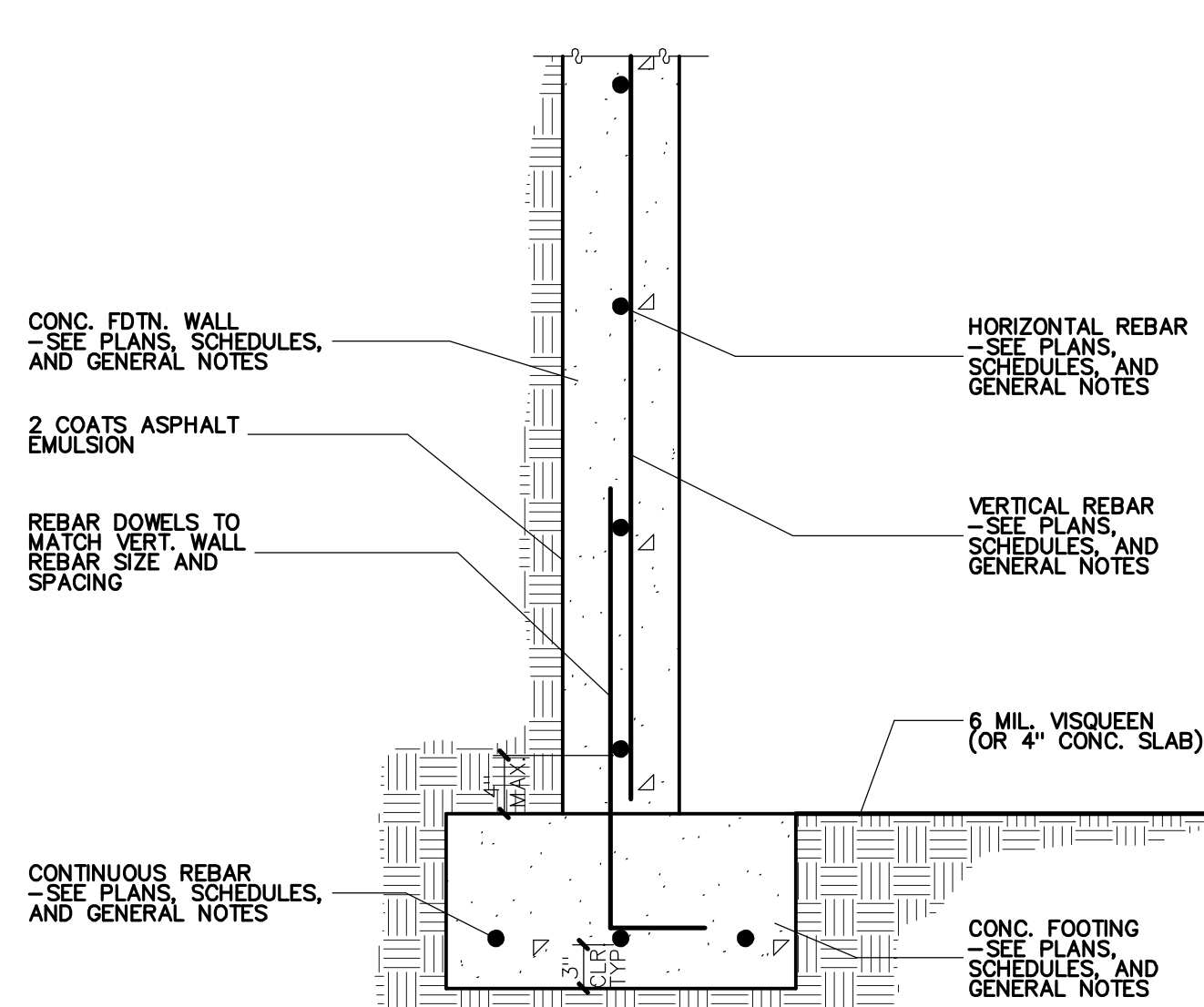
CONC. FDTN. WALL/FOOTING CONNECTION
TO EXIST. CONC. FDTN. WALL/FOOTING
NO SCALE

4
S4.2



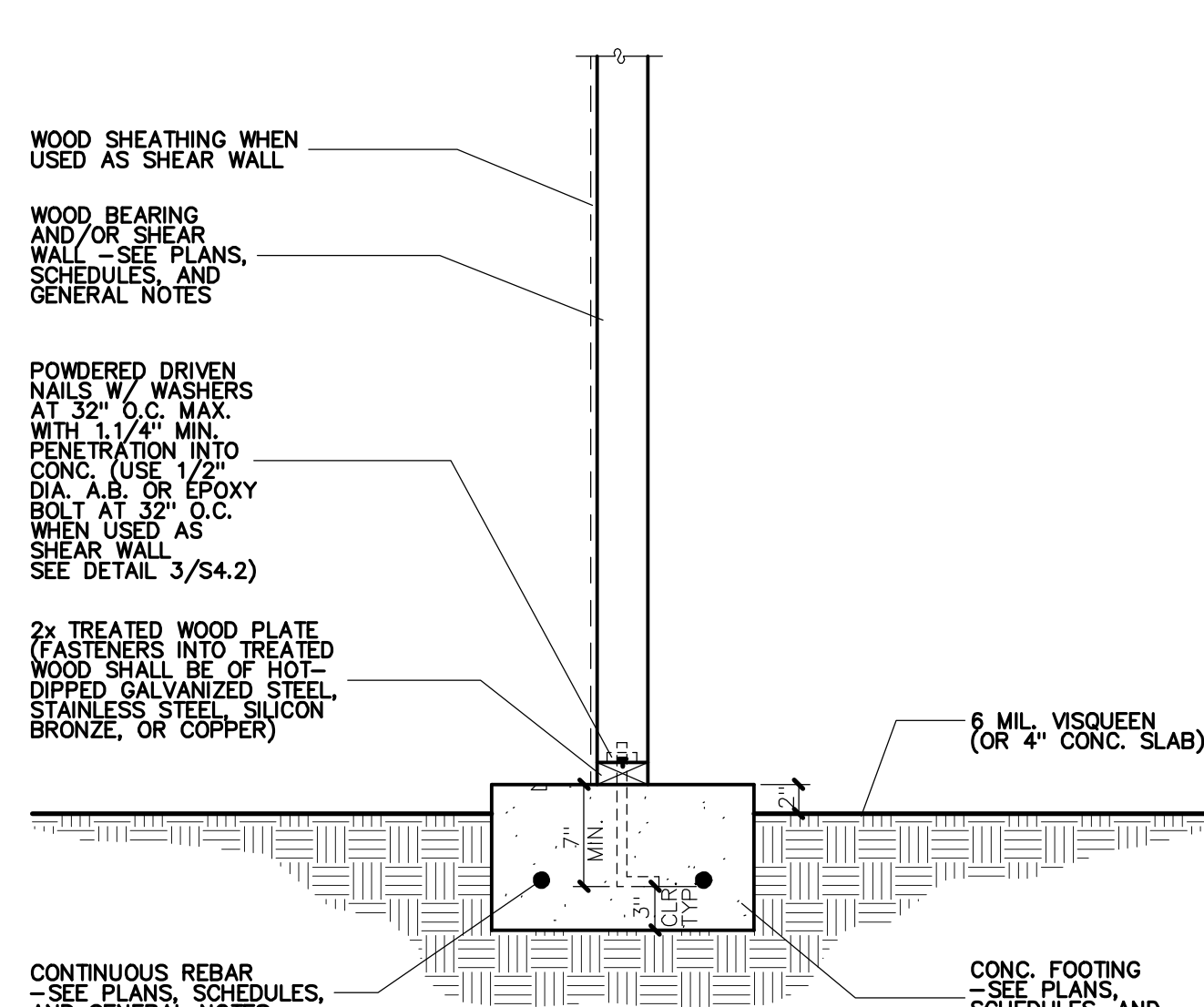
VARIOUS HOLDOWN
INSTALLATION CONFIGURATIONS
NO SCALE

5
S4.2



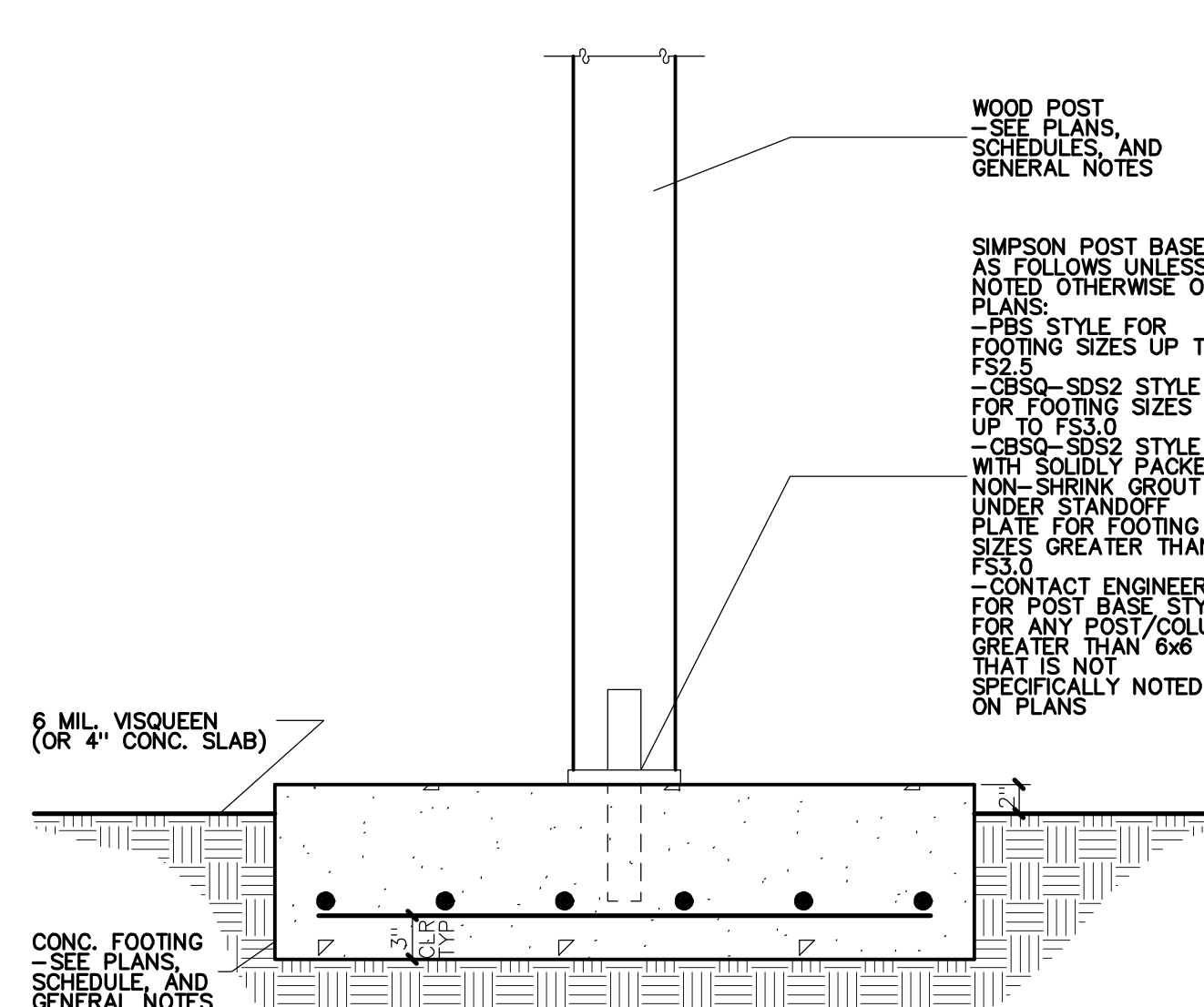
CRAWL SPACE CONC. FDTN.
WALL ON CONC. FOOTING
NO SCALE

6
S4.2



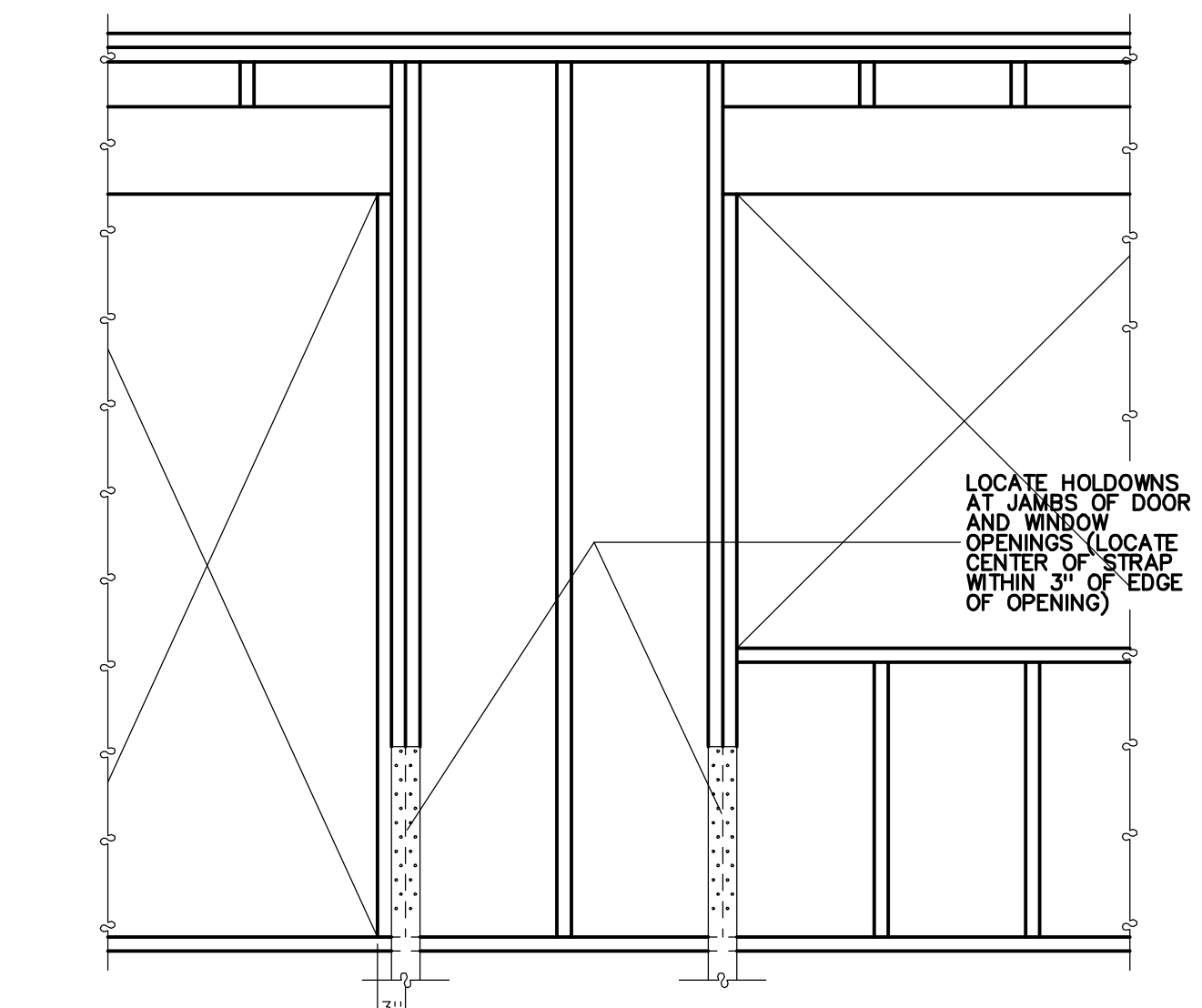
CRAWL SPACE INTERIOR BEARING AND/OR
SHEAR WALL ON CONC. FOOTING
NO SCALE

7
S4.2



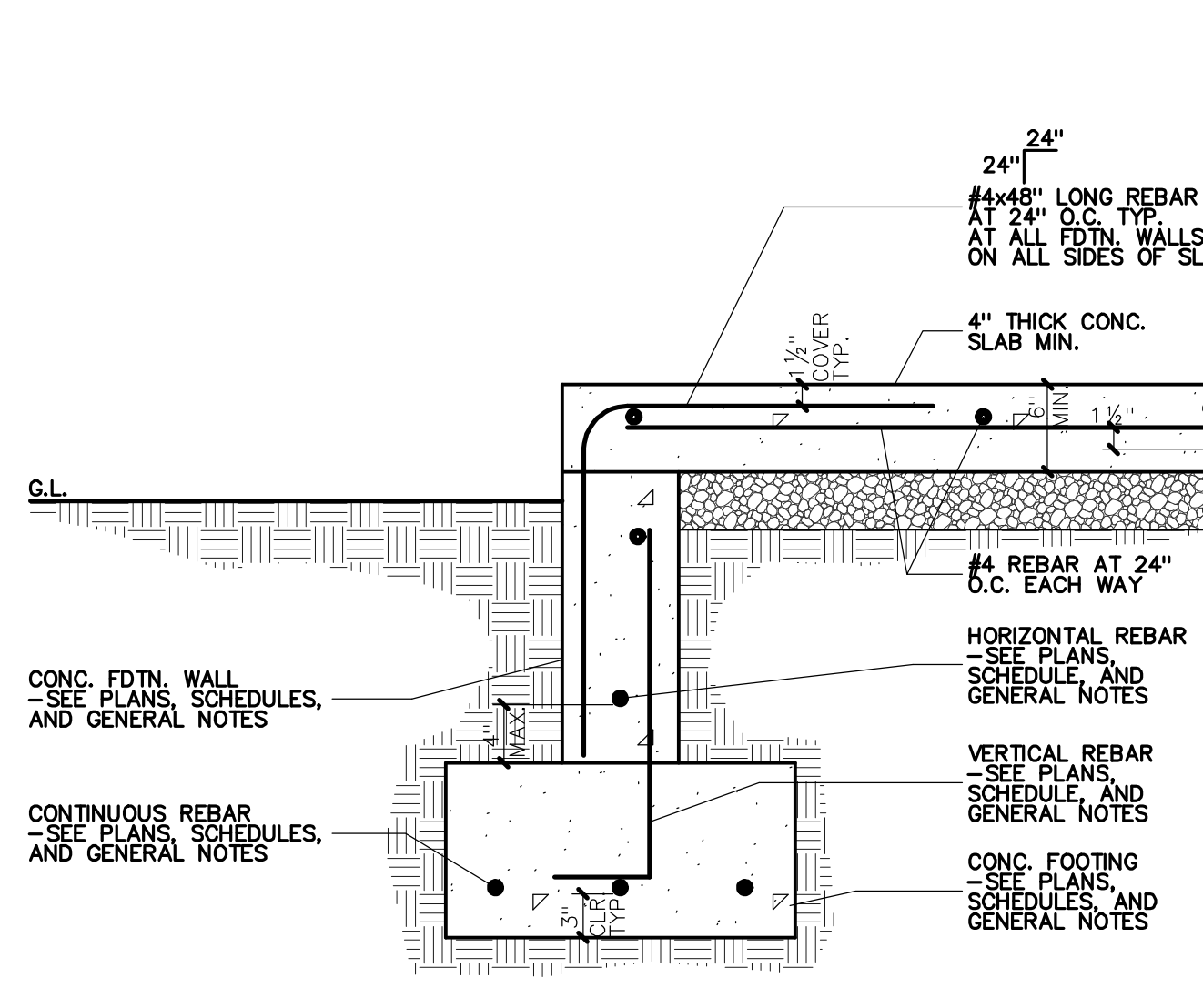
CRAWL SPACE INTERIOR WOOD
POST ON CONC. FOOTING
NO SCALE

8
S4.2



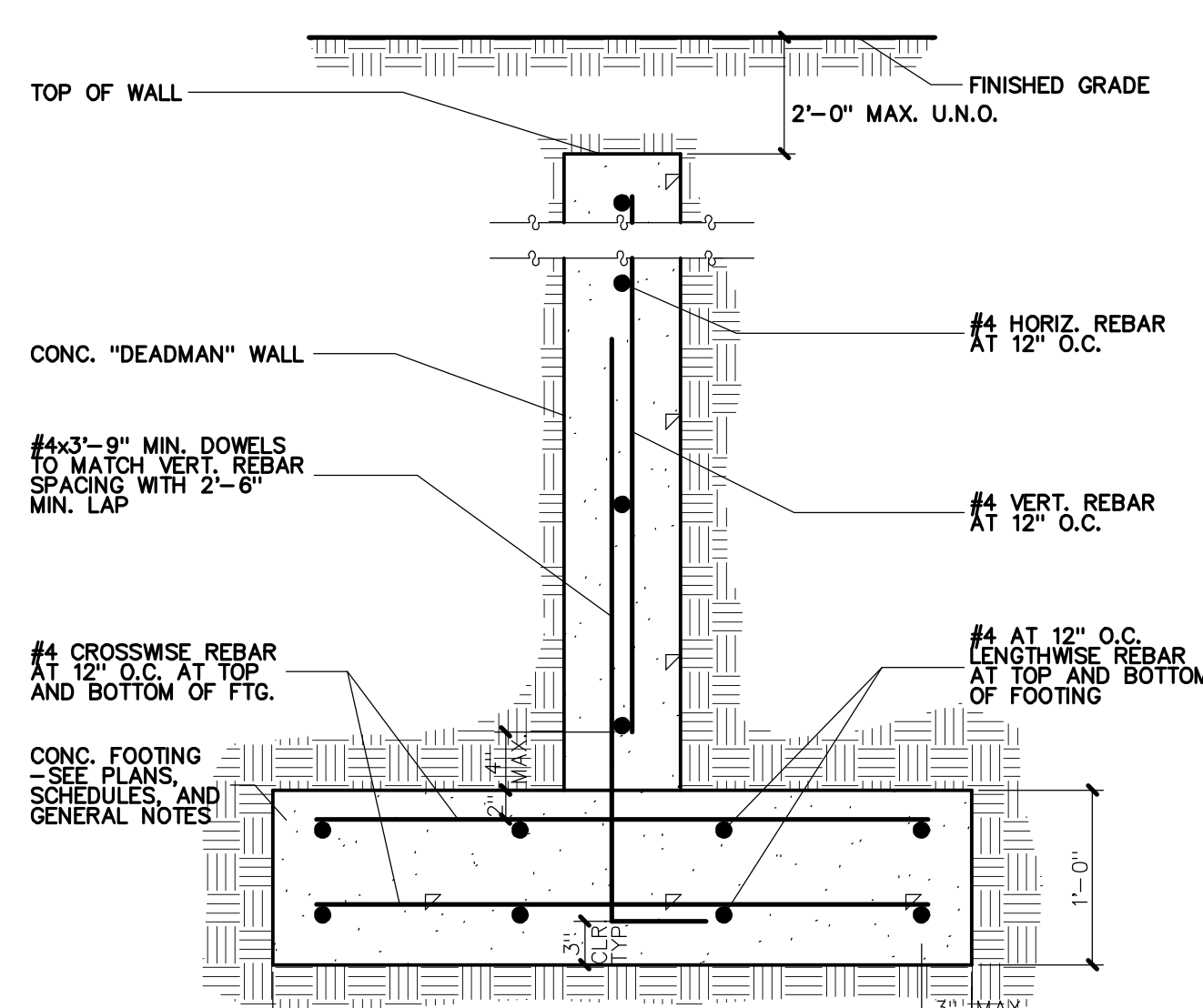
HOLDOWN LOCATION
NO SCALE

9
S4.2



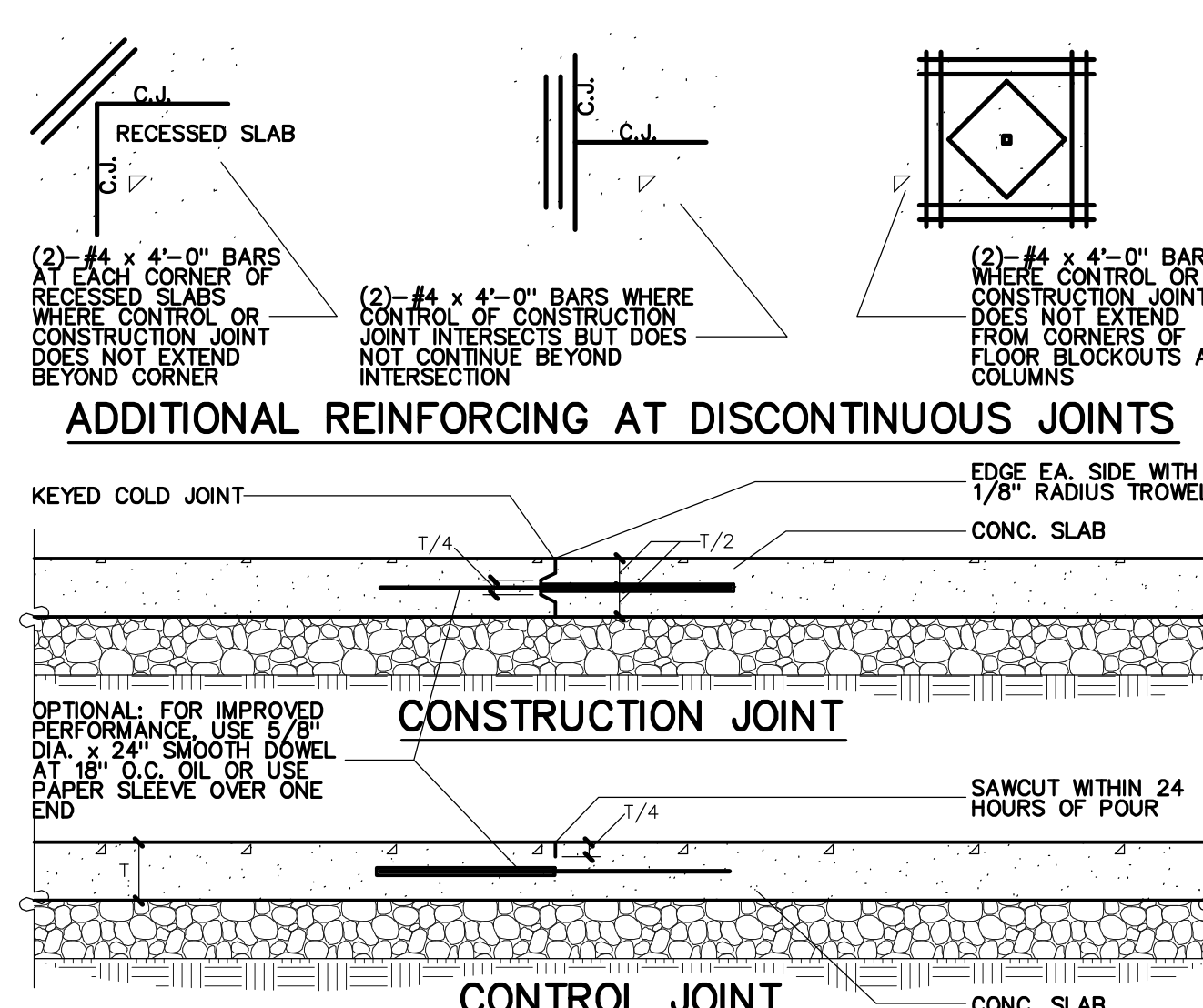
CONC. PORCH SLAB-ON-GRADE
NO SCALE

10
S4.2



FOOTING AT "DEADMAN" WALL
NO SCALE

11
S4.2



TYPICAL SLAB-ON-GRADE JOINTS
NO SCALE

12
S4.2

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

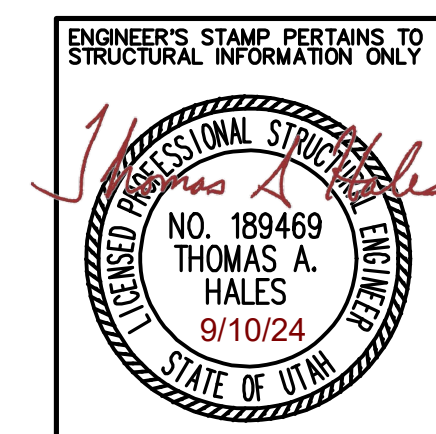
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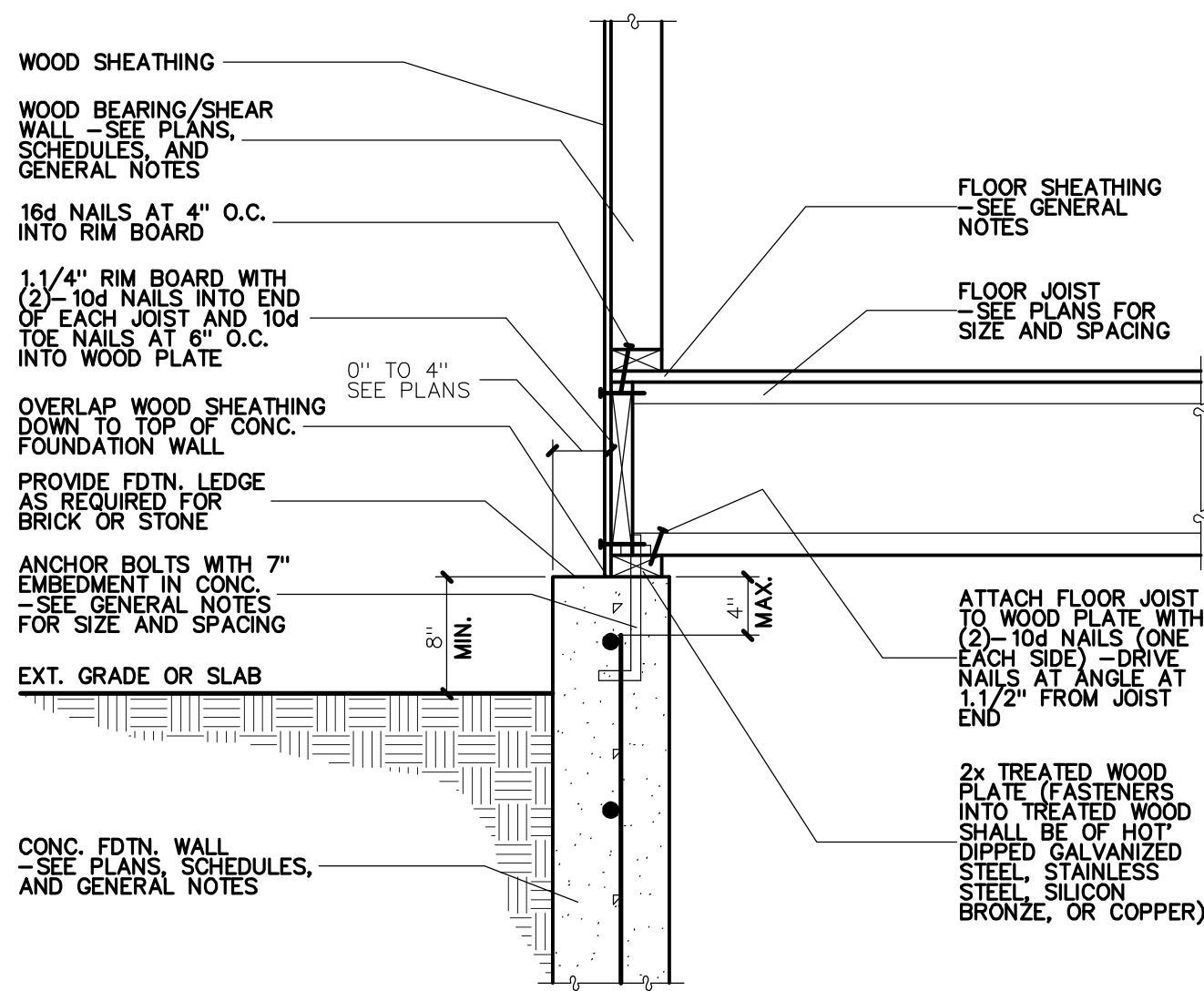
Lomond View
DESIGN, LLC

FOOTING AND FOUNDATION DETAILS
DATE: 9/9/2024
DRAWN: CWH
TYPE: ORIGINAL DRAWING
PLAN NO.: 0-1-864/3-2-864 TWO-STORY



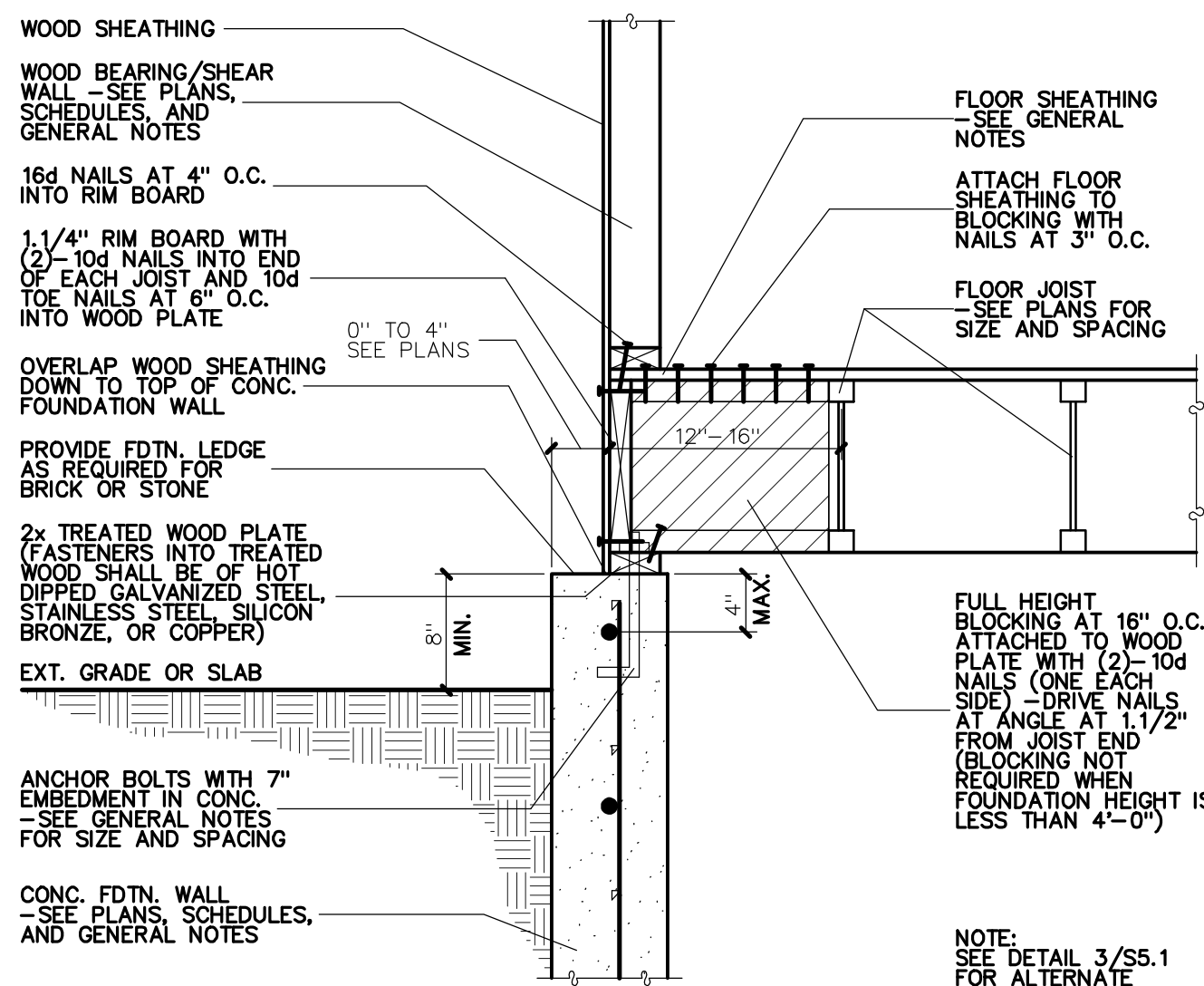
THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR OF CONSTRUCTION HAS ADEQUATE KNOWLEDGE OF THE DRAWINGS AND SPECIFICATIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND COMPLETE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND COMPLETE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND COMPLETE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND COMPLETE CONSTRUCTION OF THE PROJECT.

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ALL NOTES AND BECOME THOROUGHLY
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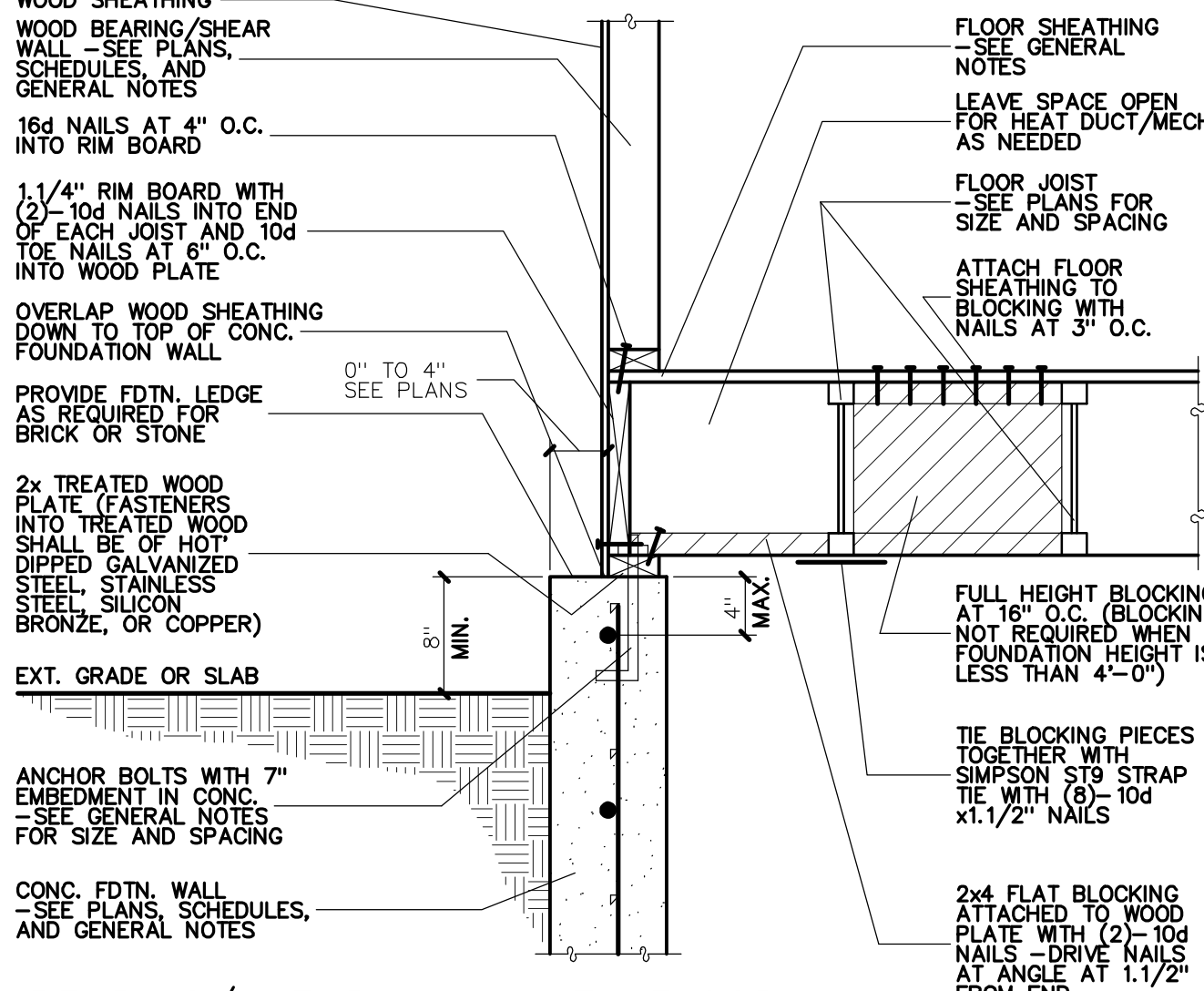
BEARING/SHEAR WALL WITH FLOOR JOISTS PERPENDICULAR TO CONC. FDTN. WALL
NO SCALE

1
S5.1



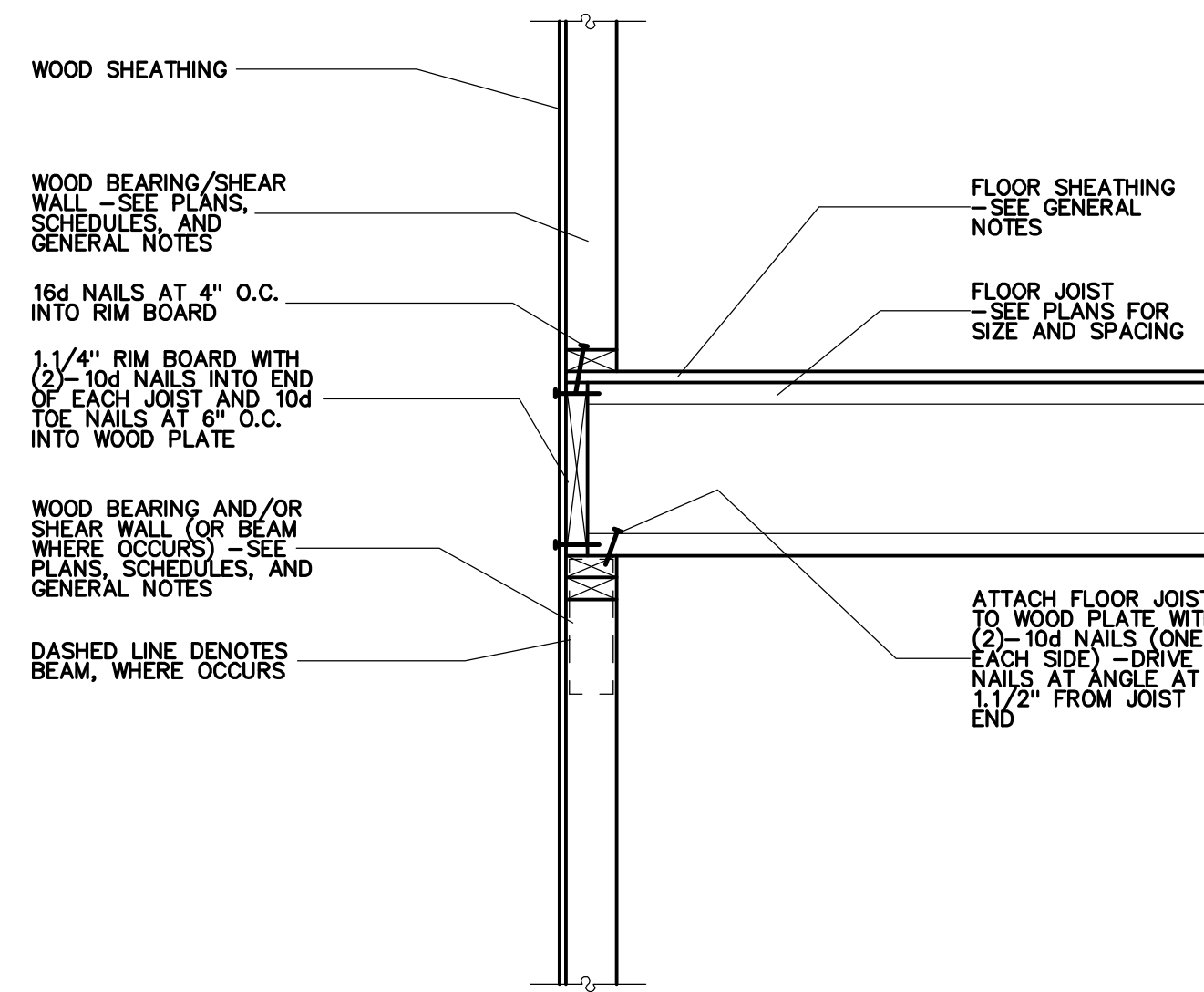
BEARING/SHEAR WALL WITH FLOOR JOISTS JOISTS PARALLEL TO CONC. FDTN. WALL
NO SCALE

2
S5.1



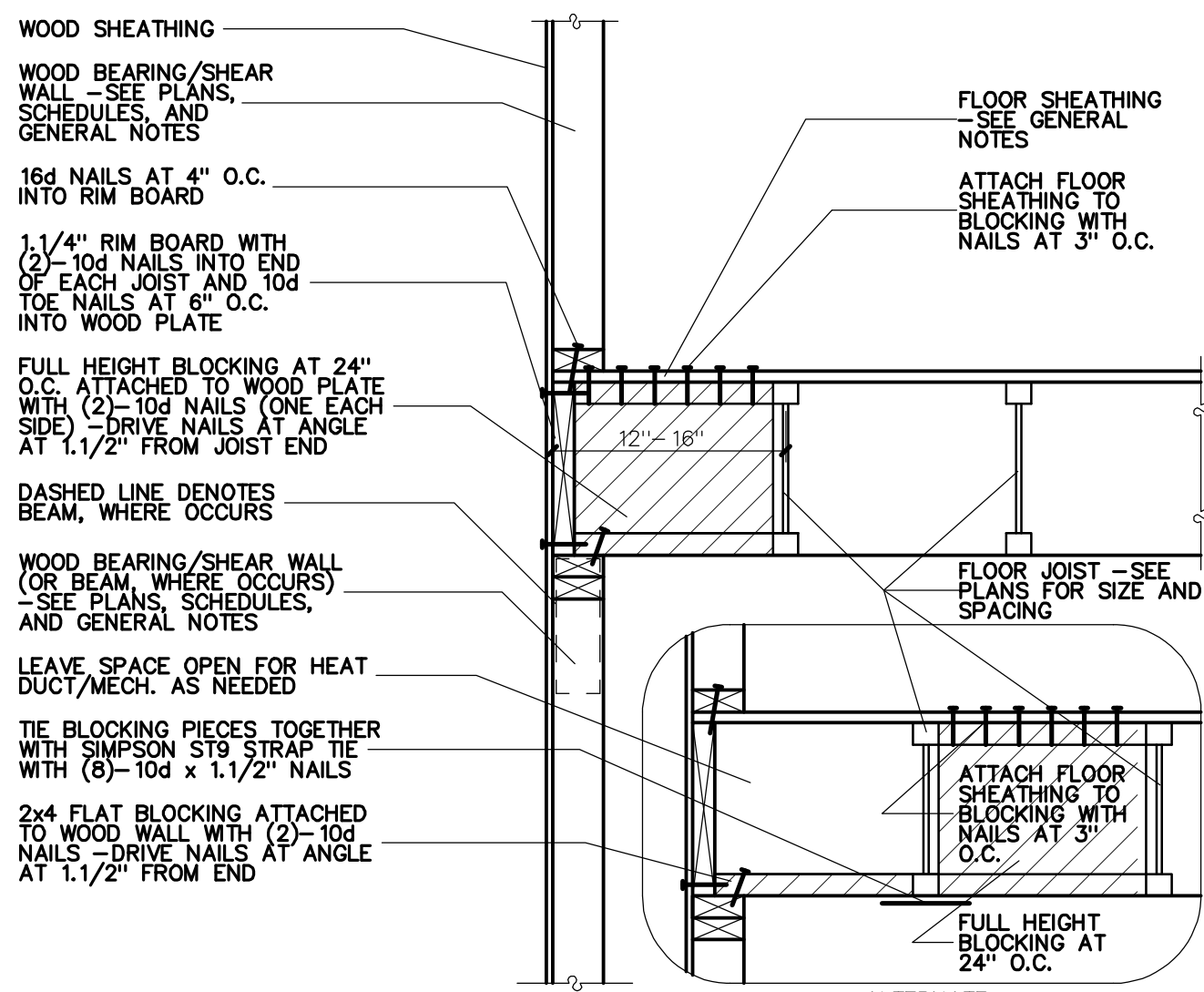
BEARING/SHEAR WALL WITH FLOOR JOISTS PARALLEL TO CONCRETE FOUNDATION WALL (ALTERNATE)
NO SCALE

3
S5.1



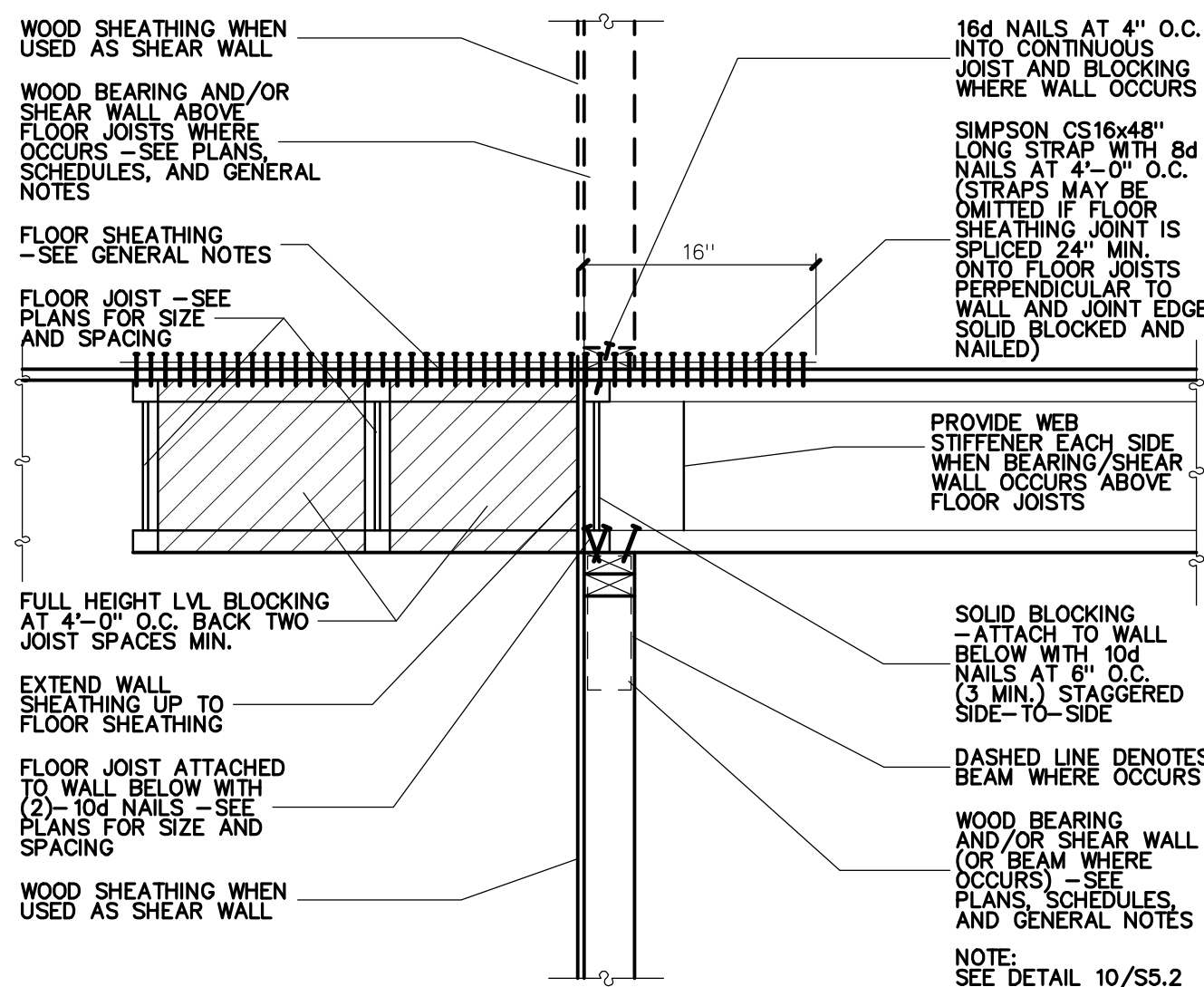
BEARING/SHEAR WALL WITH FLOOR JOISTS PERPENDICULAR TO WOOD WALL
NO SCALE

4
S5.1



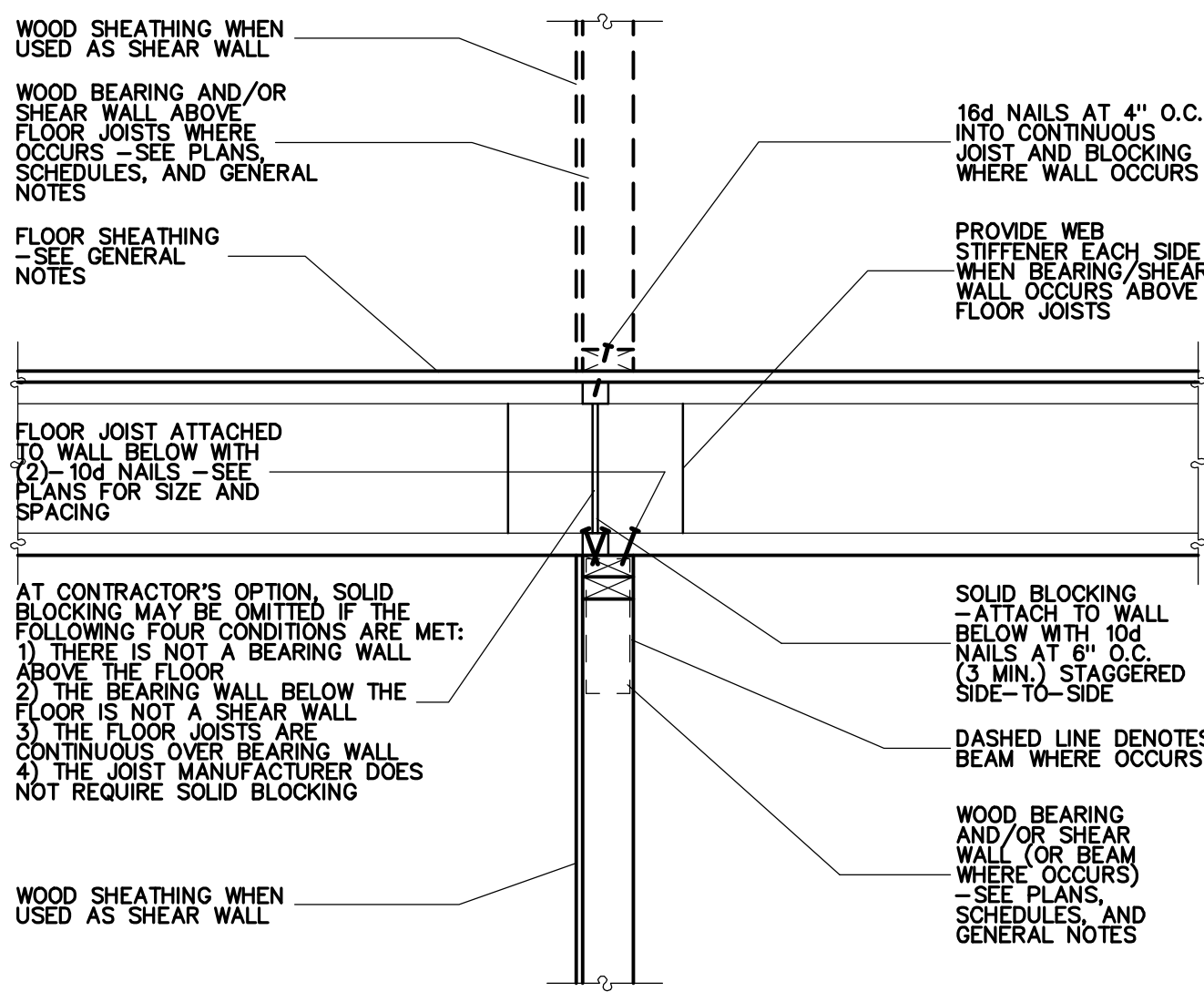
BEARING/SHEAR WALL WITH FLOOR JOISTS PARALLEL TO WOOD WALL
NO SCALE

5
S5.1



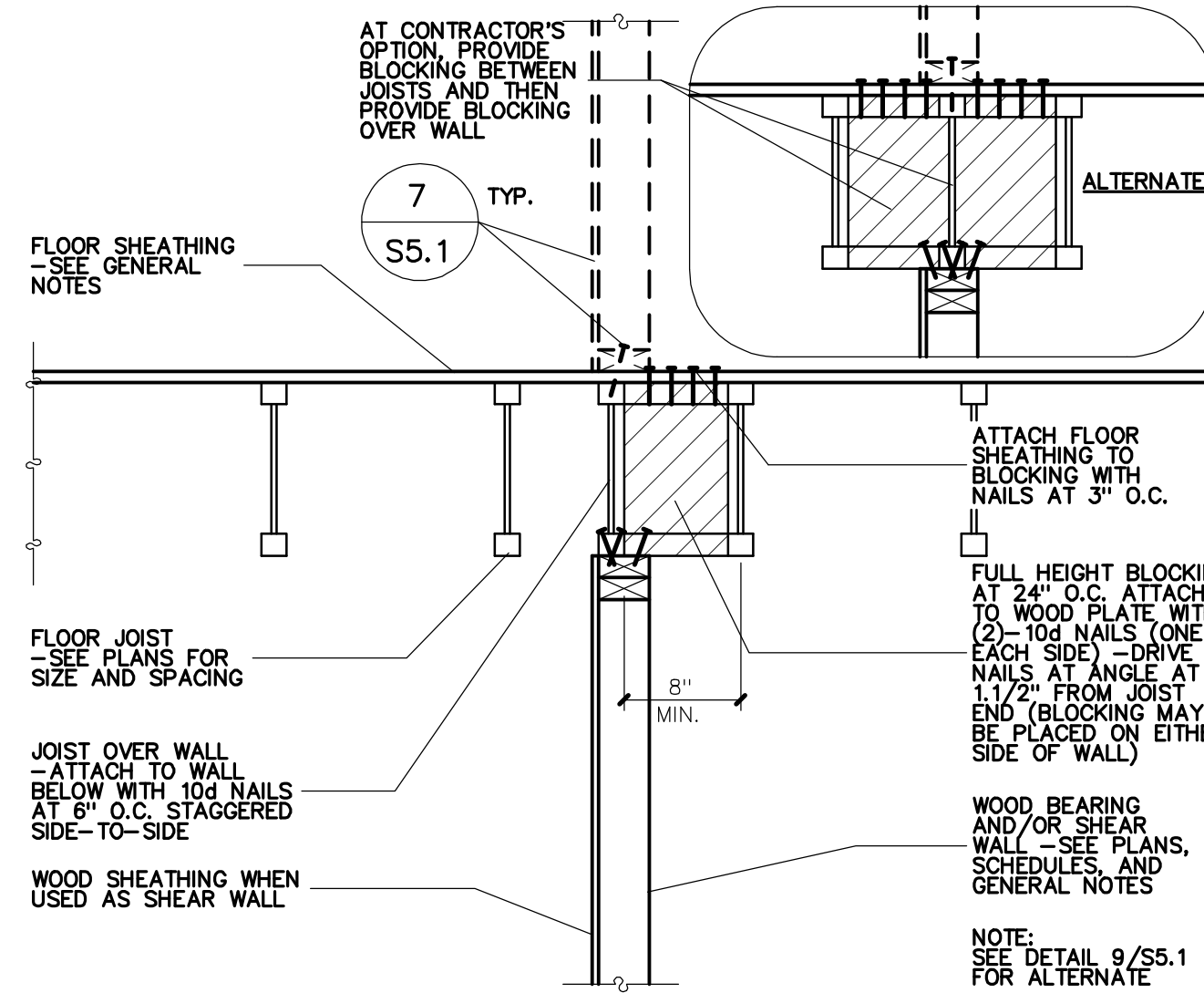
BEARING AND/OR SHEAR WALL WITH FLOOR JOISTS PERPENDICULAR AND PARALLEL TO WALL
NO SCALE

6
S5.1



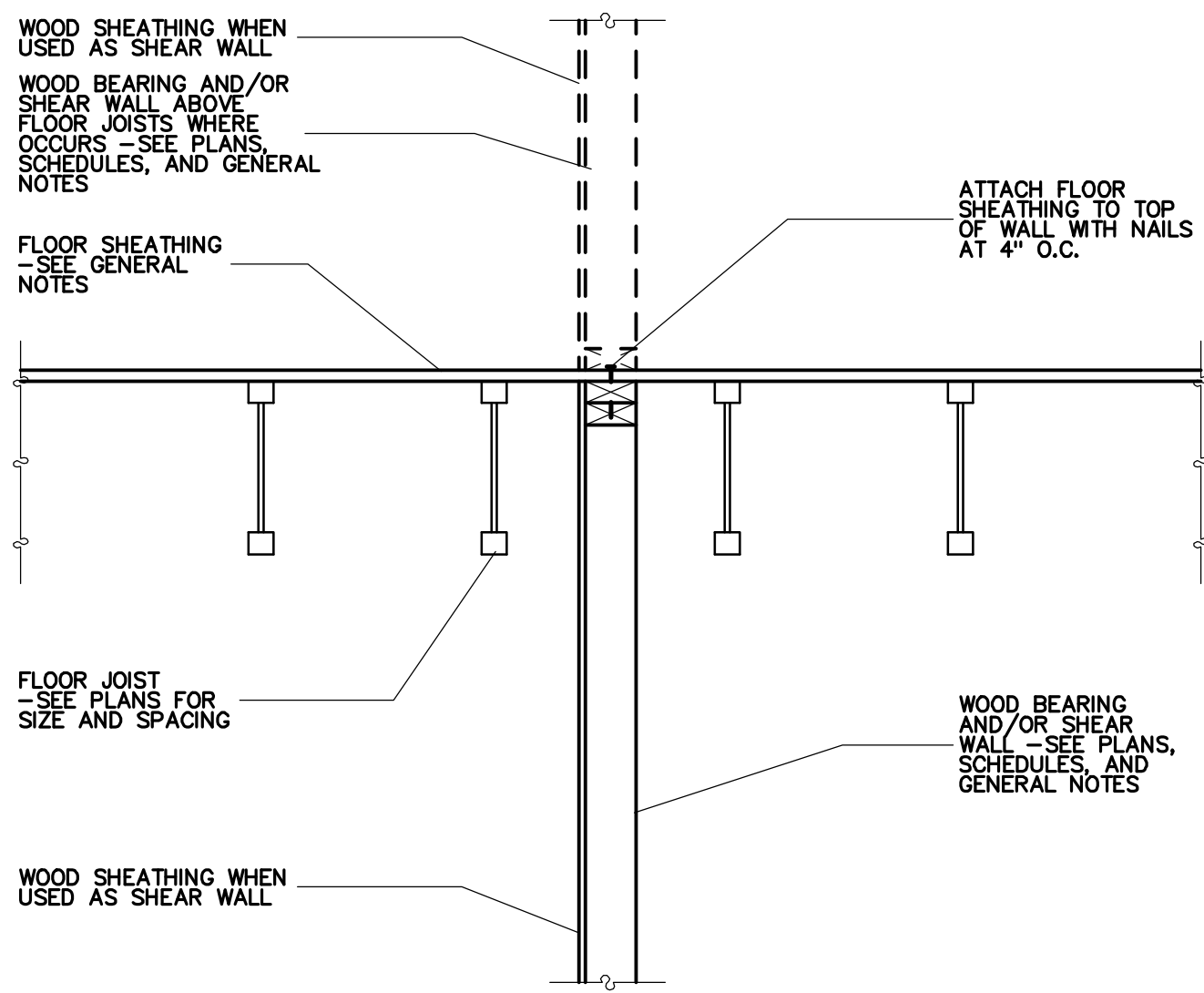
BEARING AND/OR SHEAR WALL WITH FLOOR JOISTS PERPENDICULAR TO WALL
NO SCALE

7
S5.1



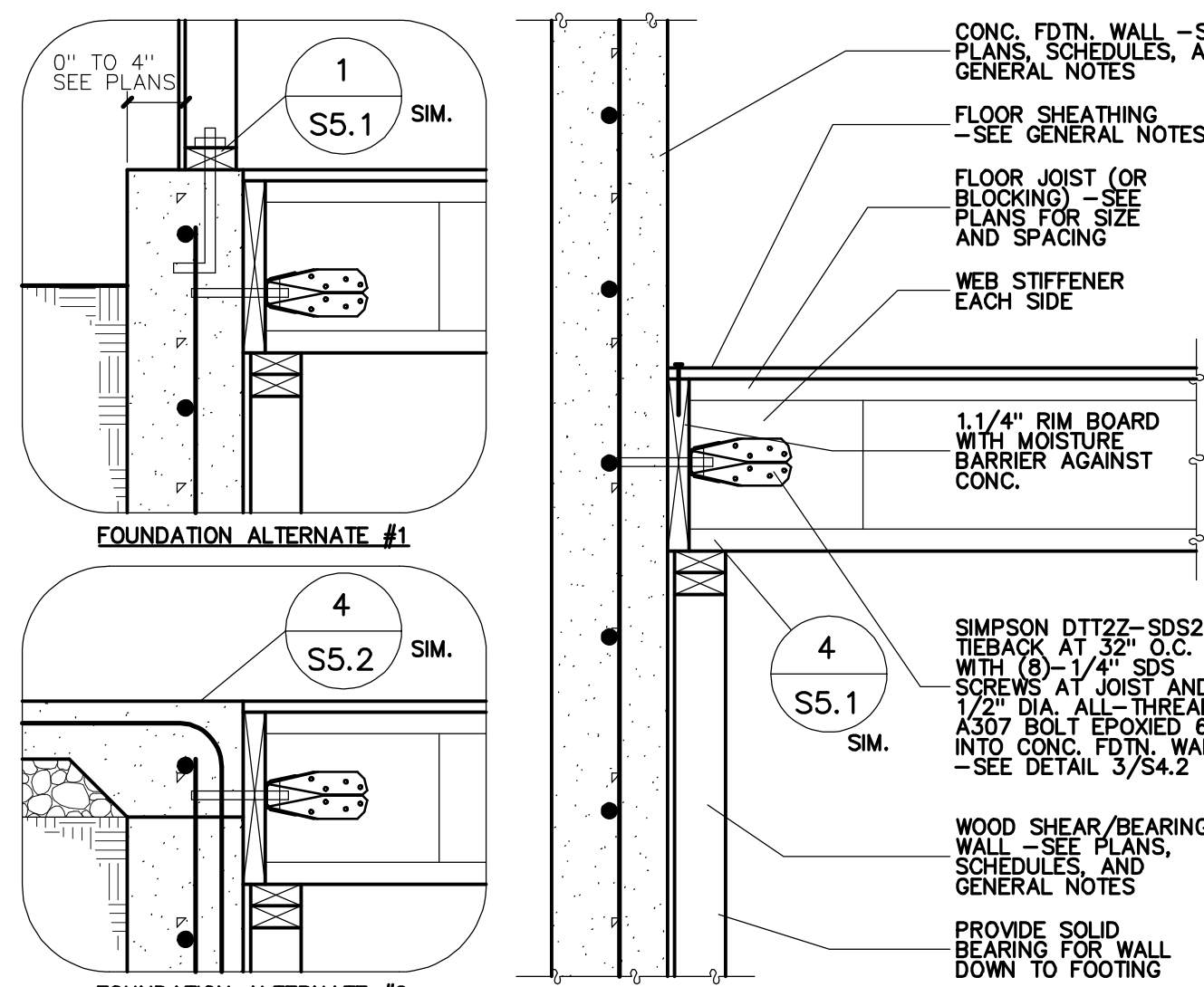
BEARING AND/OR SHEAR WALL WITH FLOOR JOISTS PARALLEL TO WALL
NO SCALE

8
S5.1



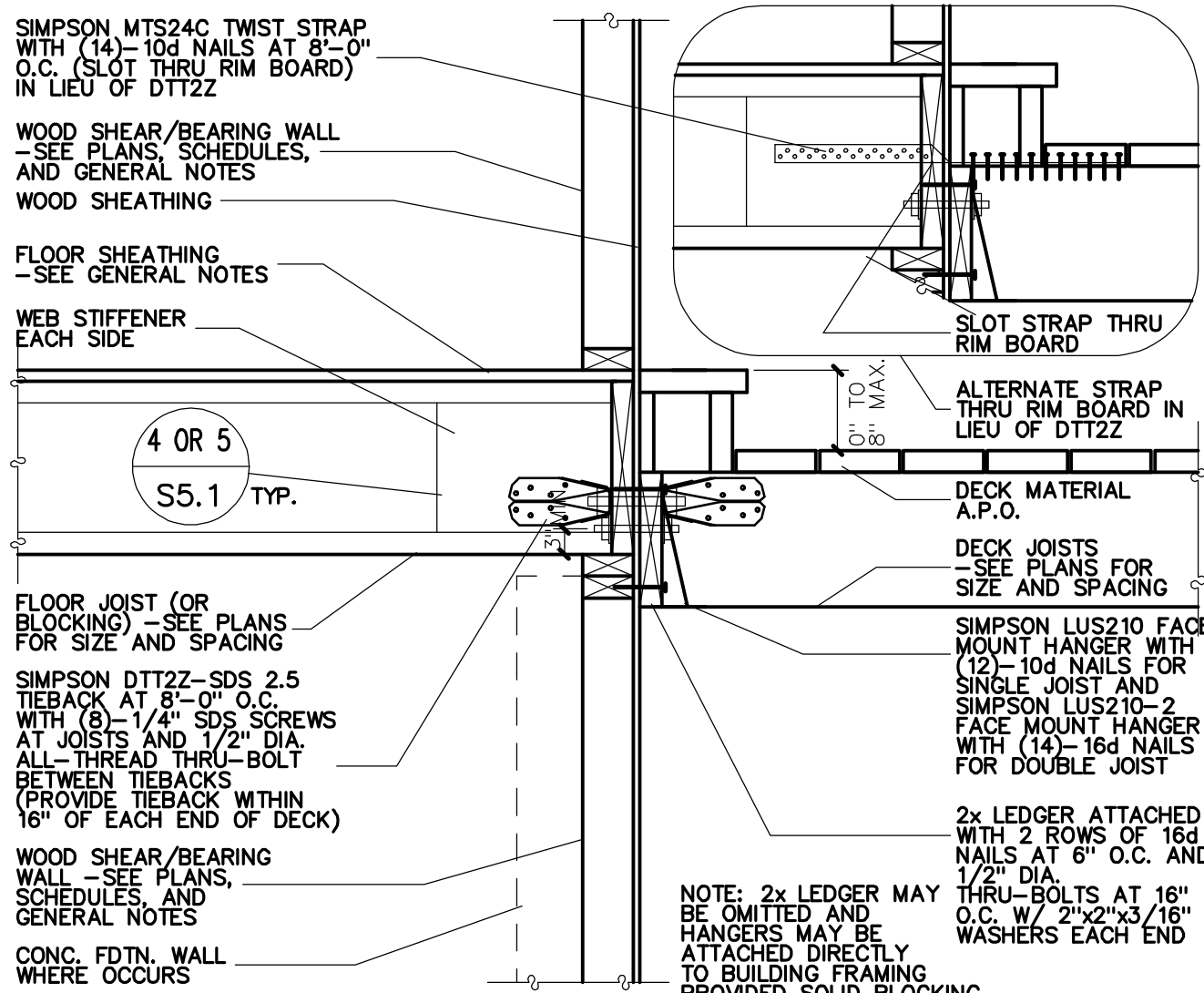
BEARING AND/OR SHEAR WALL WITH FLOOR JOISTS PARALLEL TO WALL
NO SCALE

9
S5.1



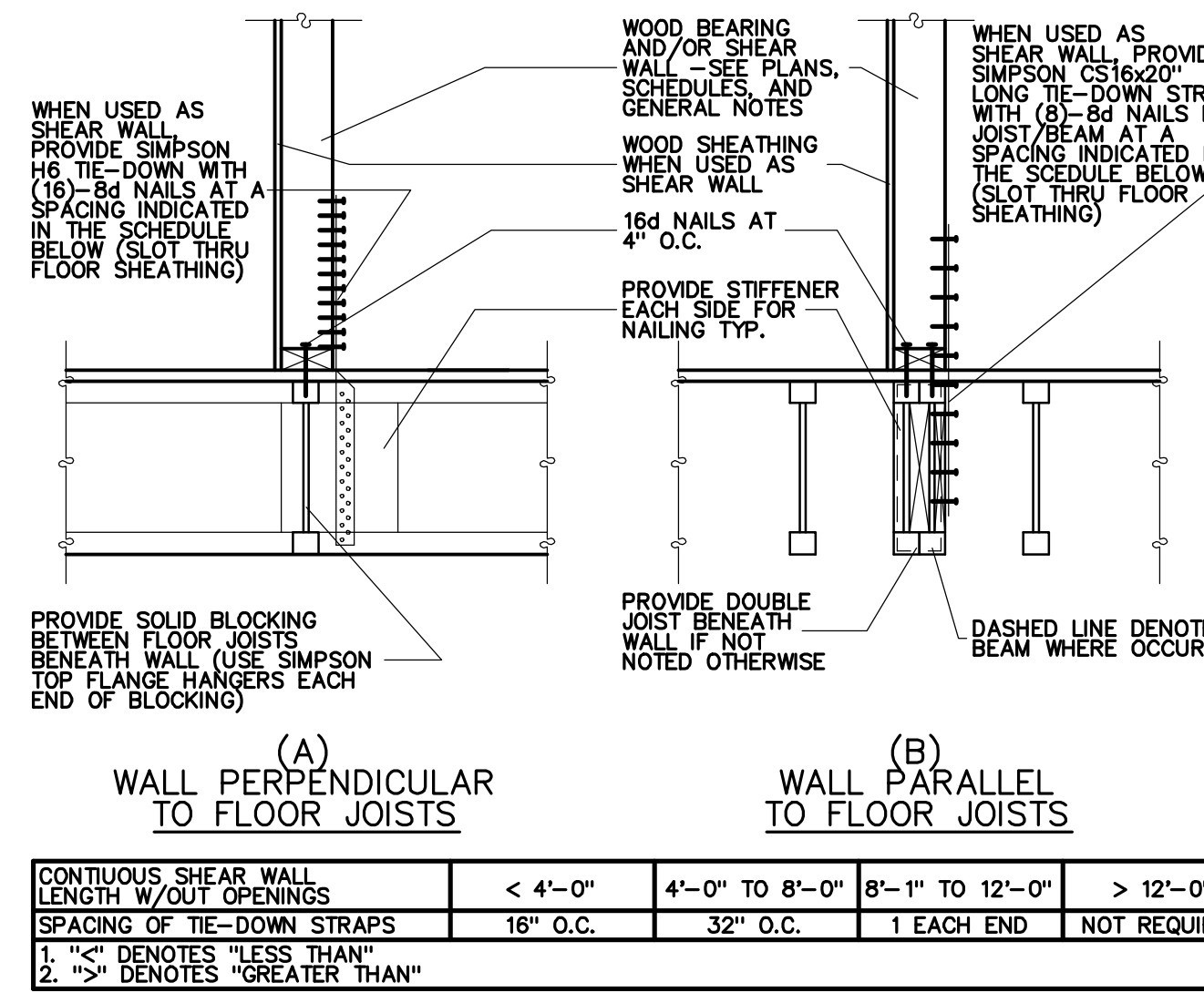
FLOOR JOIST TO FACE OF FOUNDATION WALL
NO SCALE

10
S5.1



DECK FRAMING TIE-BACK AT EXTERIOR WALL
NO SCALE

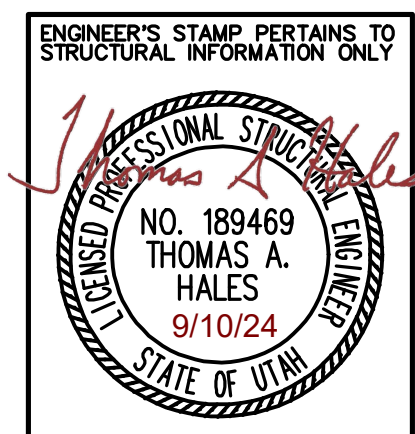
11
S5.1



BEARING AND/OR SHEAR WALL WITHOUT BEARING AND/OR SHEAR WALL DIRECTLY BELOW
NO SCALE

12
S5.1

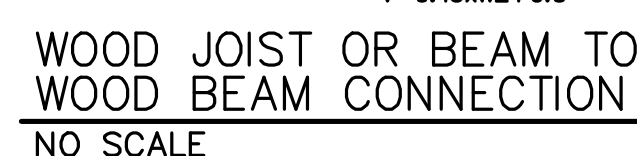
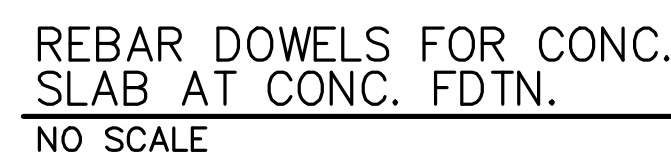
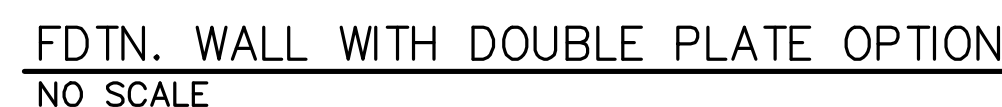
CONTINUOUS SHEAR WALL LENGTH W/OUT OPENINGS	< 4'-0"	4'-0" TO 8'-0"	8'-1" TO 12'-0"	> 12'-0"
SPACING OF TIE-DOWN STRAPS	16" O.C.	32" O.C.	1 EACH END	NOT REQUIRED
1. "C" DENOTES "LESS THAN"				
2. "S" DENOTES "GREATER THAN"				



THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR HAS SUFFICIENT KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND HIGHWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND HIGHWAYS.

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



SHEET

2.2

ENGINEER'S STAMP PERTAINS TO
STRUCTURAL INFORMATION ONLY

1/10/24

LICENSED PROFESSIONAL STRUCTURAL ENGINEER
NO. 189469
THOMAS A. HALES
9/10/24
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.

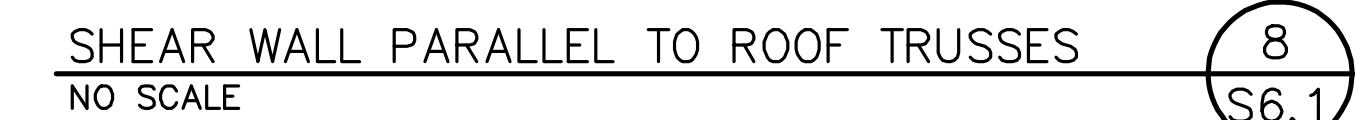
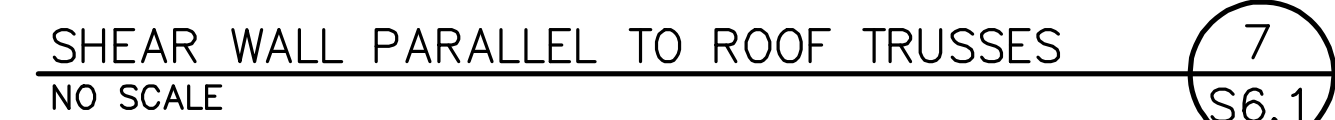
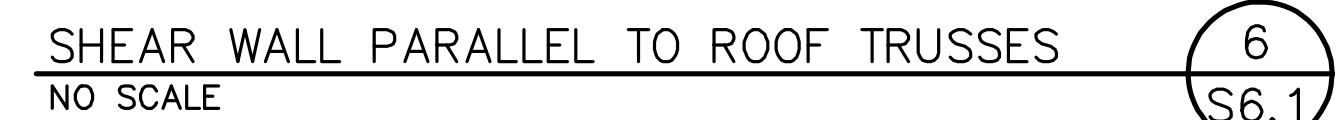
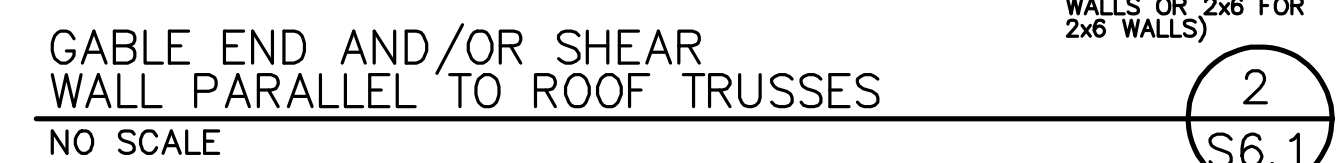
THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL HAVE A THOROUGH KNOWLEDGE OF THE APPLICABLE BUILDING CODES AND STANDARDS OF CONSTRUCTION. ACCORDING TO THESE DRAWINGS AND SPECIFICATIONS TO DESCRIBE ALL MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CORRECTING ANY OMISSIONS, ERRORS AND DEFECTS AND FOR PROVIDING ALL OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. IN THE EVENT OF ANY DISCREPANCY, OMISSION, ERROR OR DEFECT IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF SUCH ERROR, OMISSION OR DEFECT IN WRITING.

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Ogden City - 874 E Cahoon Circle (original drawing)

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CONTRACTOR & OWNER SHALL VERIFY ALL
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ALL NOTES AND BECOME THOROUGHLY
FAMILIAR WITH THE DRAWINGS, AND ALL
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S

16.

SHEET TITLE: ROOF FRAMING DETAILS	
DATE: 9/9/2024	DRAWN: CWH
JOB NO.: 24048	TYPE: ORIGINAL DRAWING

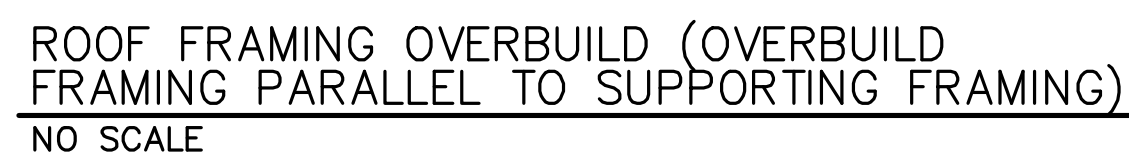
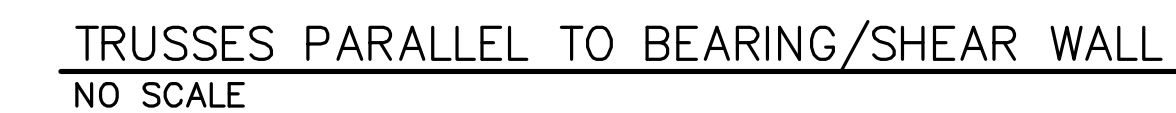
Lomond View
DESIGN LLC

3304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM

OGDEN CITY

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A circular professional engineer's stamp from the State of Utah. The outer ring contains the text "LICENSED PROFESSIONAL STRUCTURAL ENGINEER" at the top and "STATE OF UTAH" at the bottom. In the center, it reads "NO. 189469", "THOMAS A. HALES", and "9/10/24". There are handwritten red initials "T.A.H." over the stamp. Above the stamp, a rectangular box contains the text "ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY".

DATE:	9/9/2024	DRAWN: CWH
JOB NO.:	24048	TYPE: ORIGINAL DRAWING
PLAN NO.:	0-1-864/3-2-864 TWO-STORY	

874 E. CAHOON CIRCLE
OGDEN CITY, UTAH

3304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM

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