OGDEN CITY CORPORATION

INVITATION TO BID

866 E. Cahoon Circle Ogden, UT

Prepared by Sean Mathis
Ogden City Community Development
3/11/2025

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866 E. Cahoon Circle Ogden, UT

Advertisement

Ogden City is accepting sealed bids from Contractors interested **in the construction of a new single-family home located at 866 E Cahoon Circle, Ogden, Utah.** All work must meet current industry standards and all federal, state and local rules and regulations.

Bid information packets may be downloaded from the Ogden City Website located https://www.ogdencity.gov/264/Purchasing

Bidders are responsible for securing any and all addenda issued.

Licensed contractors submitting bids must be able to comply with insurance and bonding requirements and have experience with building multiple single-family homes.

Sealed bids shall be submitted to the Purchasing Office, c/o the 2nd Floor Information / Constable Desk, 2549 Washington Blvd., Ogden, UT by **April 1, 2025, no later than 2 PM.** At which time, bids will be opened and read aloud at the 7th Floor Conference room of the same address**. LATE BIDS WILL NOT BE ACCEPTED**.

Ogden City reserves the right to accept or reject any bids that best serve its convenience and/or is found to be in the best interest of the City.

Ogden City encourages and welcomes bids from small, local, women, veteran and minority owned businesses and other disadvantaged business enterprises.

Ad Published: March 15, 2025

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SCOPE OF WORK

Contractor will be responsible for furnishing and installing the equipment, facilities, services, and appurtenances thereto as included in the Contract Documents. The work generally includes, but is not limited to, the following: the construction of a new single-family home located at 866 E Cahoon Circle, Ogden, Utah.

Contractor will be responsible for:

- Review of construction or specification documents prior to submitting a bid.
- Competitively bidding required work, negotiating, and contracting with subcontractors to accomplish the work, as applicable.
- Completing the Project on time and within budget per the plans and specifications.

PROJECT MANAGER: Sean Mathis

Ogden City Community Development

Desk: 801-629-8935

I. BID CONTENT

Ogden City will accept bids from contractors that are capable of providing all of the work described in the drawings and specifications. Applicants shall include qualifications for work set forth in the Scope of Work for which it proposes to provide services. Each bid must include, at a minimum, the following information:

Only complete submittals will be reviewed and considered. A complete submittal will contain the following:

1. Bid Security
2. Complete Request for Qualification
3. Completed Cost Breakdown based on building plans and allowances and specifications.- Using Template included in Bid Package
4. Estimated Construction Schedule

    - Home to be built on a 180-day schedule. (Include fencing and landscaping in schedule).
    - Must be able to complete / pass final inspection in 180 days from commencement of construction of each home (including start and completion date).

II. BID REVIEW AND ASSESSMENT

Bids will be reviewed based on the requirements indicated in Section II. Ogden City Corporation shall have the right to verify the accuracy of all information submitted and to make such investigation, as it deems necessary to determine the ability of a prospective Contractor to perform the obligations in the response. Ogden City reserves the right to reject any response where the available evidence or information does not satisfy Ogden City that the prospective Contractor is qualified to carry out properly the obligations of the response, is a person or firm of good reputation or character for strict, complete, and faithful performance of business obligations, or if the prospective Contractor refuses to cooperate with and assist Ogden City in the making of such investigation.

III. INSURANCE REQUIREMENTS

The awarded Contractor shall procure and maintain for the duration of the contract the required insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of this agreement. The Contractor shall pay the cost of such insurance.

a. The amount of insurance shall not be less than:

i) Commercial General Liability: Minimum of $3,000,000 in general aggregate with $1,000,000 for each occurrence. Policy to include coverage for operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable) written on an occurrence form.
ii) Business Automobile Liability: $1,000,000 combined single limit per occurrence for bodily injury and property damage for owned, non-owned and hired autos.
iii) Workers' Compensation and Employer's Liability: Worker's Compensation limits as required by the Labor Code of the State of Utah and employer's liability with limits of $1,000,000 per accident.

b. Each insurance policy required by this Agreement shall contain the following clauses:

i) "This insurance shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty days prior written notice by certified mail, return receipt requested, has been given to the Ogden City Corporation".
ii) "It is agreed that any insurance or self-insurance maintained by Ogden City Corporation, its elected or appointed officials, employees, agents and volunteers shall be excess of Contractor's insurance and shall not contribute with insurance provided by this policy."

c. Each insurance policy required by this Agreement, excepting policies for Workers' Compensation, shall contain the following clause in a separate endorsement:

i. "Ogden City Corporation, its elected and appointed officials, employees, volunteers and agents are to be named as additional insureds in respect to operations and activities of or on behalf of, the named insured as performed under Agreement with Ogden City Corporation."

d. Insurance is to be placed with insurers acceptable to and approved by Ogden City Corporation. Contractor's insurer must be authorized to do business in Utah at the time the license is executed and throughout the time period the license is maintained, unless otherwise agreed to in writing by Ogden City Corporation. Failure to maintain or renew coverage or to provide evidence of renewal will be treated as a material breach of contract.

e. City shall be furnished with original certificates of insurance and endorsements effecting coverage required within, signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received by the city before work begins on the premises.

f. City reserves the right to require complete, certified copies of all required insurance policies at any time.

g. Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respect to the City, their elected and appointed officials, employees, agents, and volunteers; or Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

h. Contractor shall include all its contractors as insured under its policies or shall furnish separate certificates and endorsements for each contractor. All coverages for Contractor's contractors shall be subject to all the requirements stated herein.

i. Nothing contained herein shall be construed as limiting in any way the extent to which Contractor may be held responsible for payments of damages to persons or property

resulting from the activities of Contractor or its agents, employees, invitees, or contractors upon the Premises during the License Period.

Contractor's Obligation to Verify Employment Status: Contractor shall register and participate in the Status Verification System and comply with Utah Code Ann. Section 63G-11-103 of the Utah Identity Document and Verification Act.

IV. BONDING REQUIREMENTS

Submission of a Bid constitutes a promise that the Bidder will enter the Contract Documents in the form presented in the Contract Documents. Bidders should carefully examine all Contract Documents, including the required Bonds and insurance to be provided by the Bidder.

A. BID SECURITY

a) Amount of Bid Security: A Bid Security must accompany each Bid. The total amount of the Bid on which Bid security is to be based shall be the sum of all items of the Bid constituting the maximum amount of the possible award to the Bidder. The Bond amount must equal at least five (5) percent of the total amount of the Bid. The Bid Bond is the only acceptable bid security. No other form of Bid Security will be accepted.

b) Bid Bond: The Bond shall accompany and be attached to the Bid and shall be issued by a surety company authorized to do business in the State of Utah. The Bond shall guarantee that the Bidder, if awarded the work, will promptly enter into the Construction Contract to perform the work in the manner required by the Contract Documents. The AIA Bid Bond Form A310-2010 is the only acceptable form.

c) Return of Bid Security: Owner will return Bid security to Contractor within seven (7) days after receipt of the Construction Contract by Ogden City Purchasing Division. Bid Bonds and cashier's checks of the lowest three Bidders will be held until the Construction Contract is awarded and a signed copy received by Ogden City Purchasing Division, or all bids have been rejected. All other bid securities shall be returned following the bid opening.

d) Default: In the event of failure or refusal of the Bidder to enter into the Construction Contract and the delivery to the Owner a Performance Bond, Payment Bond and any other Bonds or documents required by the Contract Documents after Notice of Intent to Award by the Owner, the Bidder forfeits the sum of the Bid Bond or cashier's check as liquidated damages to the Owner.

B. CONTRACT SECURITY – PAYMENT, PERFORMANCE, AND OTHER BONDS

a) Prior to OWNER executing the Agreement, CONTRACTOR shall file with the OWNER a good and sufficient performance Bond and a payment Bond, each in the sum of not less than 100 percent of the Contract Price.
b) The Bonds shall be executed by the CONTRACTOR and secured by a company duly and regularly authorized to do a general surety business in the State of Utah and named in the current list of Companies holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies as published in current Circlecular 570 (amended) by the Audit Staff Bureau of Accounts, U.S. Treasury Department, with an underwriting limitation equal to or greater than the Contract Price which the Bond guarantees or with a current "A-" rating or better in A.M. Best Co., Inc.'s, Best Insurance Reports, Property and Casualty Edition.
c) Said Bonds shall guarantee the faithful performance of the Construction Contract by the CONTRACTOR and payment of labor and materials. They shall inure by their terms to the benefit of the OWNER. Neither this nor any other provision requiring a performance Bond shall be construed to create any rights in any third-party Claimant as against the OWNER for performance of the Work under the Construction Contract.
d) If the surety on any Bond furnished by CONTRACTOR is subject to any proceeding under the Bankruptcy Code (Title 11, United States Code) or becomes insolvent or its right to do business is terminated in the State of Utah or it ceases to meet the requirements of this Article, CONTRACTOR shall, within 15 days thereafter, substitute another Bond and surety, both of which must be acceptable to OWNER.

V. GENERAL TERMS AND CONDITIONS

a) Qualified respondents shall be Licensed Contractors in the State of Utah, for this type of work, and who meet Ogden City's insurance and bonding requirements, and have experience with all work defined in the scope of work.

b) For projects that are security-sensitive in nature, Ogden City reserves the right to conduct a criminal background check of each person who will be providing services in response to this Invitation to Bid. If requested, Contractor shall submit a BCI Criminal History Report dated within 30 days of response to RFP for each employee who will be on-site, that shows "Criminal History Verified" and has Arrest History attachments. Employees who have any convictions on their BCI record may be subject to further review and approval by Ogden City. Ogden City may reject any response to this RFP that involves services from a person or entity that Ogden City determines is unfit or unqualified to fulfill the requirements of this bid.

c) All work must meet current industry standards including all Federal, State and local rules and regulations.

d) Ogden City reserves the right to request clarification of information submitted, and to request additional information from any proposer.

e) Ogden City will make every effort to ensure all offerors are treated fairly and equally throughout the entire advertisement, review, and selection process. The procedures established herein are designed to give all parties reasonable access to the same basic information.

f) Cost of Developing Proposals – All costs related to the preparation of proposals and any related activities are the sole responsibility of the offeror. Ogden City assumes no liability for any costs incurred by offerors throughout the entire selection process.

g) Proposal Ownership - Once submitted, all proposals, including attachments, supplementary materials, addenda, etc. become the property of Ogden City and will not be returned to the offeror.

h) Conflict of Interest - No member, officer, or employee of Ogden City, during his or her tenure shall have any interest, direct or indirect, in this contract or the proceeds thereof, except as permitted by Ogden City policy.

i) Non-Collusion - Offeror guarantees the proposal is not a product of collusion with any other offeror and no effort has been made to fix the proposal price or any offeror or to fix any overhead, profit of cost estimate of any proposal price.

j) Ogden City reserves the right to accept or reject any submittal as it best serves convenience and/or is found to be in the best interest of the City.

k) Ogden City reserves the right to reject any irregular submission and reserves the right to waive any irregularity in submissions.

Ogden City encourages and welcomes bids from small, local, women, veterna and minority owned businesses and other disadvantaged business enterprises.

VI. GOVERNING INSTRUCTIONS

This ITB will constitute the governing document for submitting Bids and will take precedent over any oral representations.

VII. SUBMITTAL & BID OPENING

A. Submittal: By April 1, 2025, no later than 2 PM; firms shall submit two (2) copies of all documents required in one sealed envelope addressed to Ogden City's Purchasing Office.

Refer to Bid Content section for the required documents. <u>On the envelope, indicate your firm's name and the Bid title.</u>

LATE BIDS WILL NOT BE ACCEPTED.

Submit Bid To:

Ogden City Corporation
c/o 2nd Floor Information / Constable Desk
ATTN: Purchasing Office
"866 Cahoon Circle- New Home Construction"
2549 Washington Blvd.
Ogden, UT 84401

If the sealed bid is submitted by mail or other delivery service, it must be received prior to the submission deadline.

The bid may also be hand-carried to the 1st Floor Information Desk (west entrance of the Municipal Building) at the same address.

No facsimile or email transmittals will be accepted.

It is the sole responsibility of those responding to this Invitation to Bid to ensure that their submittal is made to the correct location and in compliance with the stated date and time. City offices are closed on the weekends and observed holidays.

Once submitted, all bids, including attachments, supplementary materials, addenda, etc. become the property of Ogden City and will not be returned to the offeror. These are considered public records unless protected within Utah Code 63G-2-1.

B. Bid Opening: Shortly after the deadline, bids will be opened and read aloud at the 7th Floor Conference Room located at the same address.

VIII. CONTACT INFORMATION

For any questions related to this ITB, please contact the Ogden City Purchasing Office via email purchasing@ogdencity.gov.

The question-and-answer period ends at **3 PM on March 27, 2025**.

Please check the City's Purchasing webpage for any published Q&A or Addenda document(s) that might have already addressed your questions or concerns - https://www.ogdencity.gov/264/Purchasing

Thank you for your interest in doing business with Ogden City!

Allowances & Specifications

Effective Date: February 12, 2025

Project Address: 866 Cahoon Circle. Ogden, UT

These specifications are exclusively for the above-referenced proposed residences and in conjunction with the plans are contractual construction documents. All items specified or not specified herein shall meet or exceed the International Residential Code (IRC). OGDEN CITY shall reserve the right to change these specifications due to product availability. Contractor is responsible for pulling and paying for all permits related to construction of home including: Building Permits, SWPPP permits, Utility Permits, etc.

General Description of Improvements for each residence:

Approximate Square footage of living area: **1,902**

Approximate Square footage Basement: **1,315**

Square footage of garage: **484**

Note: All square footage measurements are approximate and to be verified by Contractor

Permits & Fees

Please use the allowance of $6,000 for permits and fees. This estimated amount will include impact fees, SWPPP, Building permit fees for the house. Contractor will only be reimbursed for actual permit fees. Contractor will not be able to draw remaining balance for other purposes.

If fees are greater than $6,000, OGDEN CITY will accept change order compensating Contractor for actual permit fees.

Site Work

Utilities

Water	Ogden City
Sewer	Central Weber
Electric	Rocky Mountain
Gas	Enbridge

New sewer and water lateral stubs have already been installed with Sycamore Cove Development approximately to the east property line of the lot. See site plan for approximate location. Contractor responsible for tying into existing utility laterals. Contractor is responsible for repairing and replacing any cuts or damage made in city streets curbs, sidewalk etc. that are damaged due to the utility connection or damaged by contractor or subcontractor during the construction period. Contractor responsible for installation of new city sidewalk per site plan. Contractor is also responsible for coordination and installation of gas and electric utility connections.

Contractor will install new sidewalk, drive approach and driveway and other flatwork (per site plan and landscaping exhibits).

Contractor is responsible for repairing and replacing any cuts made in city streets, curbs, sidewalk etc. that are damaged during home construction.

Setback and Grading

- Setbacks per site plan.
- Grade as required for proper drainage (per site plan).
- *Landscape* –(see landscaping plan)
  Yards to be completely landscaped. Use water efficient sod turf.
- Fully automated sprinkler systems, including drip system. Include required backflow valve to protect City water system from contamination.
- Cement curbing included in front yard flowerbeds and under wrought iron fencing (see landscaping plan)

Basement

- ADU ready unfinished basement – Install all footings, foundations, window bucks, door bucks, and bearing walls per plan. Provide plumbing stubs for future kitchen and bathroom. Provide basic electrical required by code with keyless lighting and adequate distribution panel for future basement expansion. All other interior basement improvements to be done by others.

Fencing

- Install new fencing per site plan. Includes 6' chain link and black wrought Iron fencing with pedestrian gate(s) per site plan. Include Almond privacy slats per specs.

Framing

Exterior and Interior Walls

- Constructed per plan
- Lap siding to be 8" LP Smart Side over FELTEX exterior wrap or comparable material.
- Exterior trim work to be "LP -Smart Siding" or comparable.
- Hardiboard siding gable shingles and LP board and batten. Paint per color specs.
- Siding and trim paint colors to be selected and approved by OGDEN CITY CED prior to construction.

Rafter and Floor Joists

- Constructed per plan.

Porches

- Front Porch: Concrete cap per plan with concrete sealer – Cap to extend 3 inches past foundation.
- Framed porch columns with Harristone or equal manufactured stone masonry on bottom portion per plan. See framing detail provided by Ogden City for dimensions.

- Back Porch: Treated-Wood framed platform and stair stringers completely covered in Trex (color- Rope Swing) decking materials or comparable product.
- Back Porch Railing. Thick Railing – 1.5"- 2.5" Rails

Cornice

- Constructed per plan

Windows

- Vinyl-framed, double pane with Low-E glass, sized per plan.
- Frame Color – Almond –(to be verified by Ogden city prior to ordering windows)
- ½ screens throughout (except for fixed glass windows).
- Garage will not have any windows.

Blinds

- Located in all windows (except basement windows).

Type:	Levelor (or Comparable)
Style:	2" Faux Wood (PVC)
Color:	White

Exterior Doors

- Front entrance door -- 3'0"x 6'8" Fiberglass – Therma Tru entry door- model #CCA260-SDL. Drilled for knob and deadbolt. Stain Black Walnut per color specs.
- **No Dentil block shelf**. Verify with Ogden City at time of ordering.
- Back entry door per plan -- 3'0"x 6'8" Therma Tru or equal Fiberglass-two panel per spec sheet with half-light and interior blinds inside of glass. Paint Ogden White per color specs.
- Garage man door -- 3'0"x 6'8" Therma Tru or equal Fiberglass two panel per spec sheet. Drilled for knob and deadbolt. Paint Ogden White per color specs.
- Garage Door – 16'0"x 8'0" aluminum door per plan with auto opener. Almond or Sandstone.
- All exterior doors to come pre-hung with factory weather strip and threshold.
- Include all door hardware, knobs and bolts. Color Matt Black.

Insulation

- Exterior walls – R-19
- R-49 blown in flat ceilings areas where accessible.
- Polycel foam all windows, corners, plumbing or electrical penetrations. (per 2006 IRC)

Roofing

- Shingles --- Architectural/Dimensional shingle.
- Warranty --- 30 year Manufacturers Warranty.
- Color --- Weathered Wood

Soffit & Fascia

- Aluminum type materials. Use ventilated soffit at all eaves per code. Almond or sandstone color- verify with Ogden City at time of ordering.
- Install aluminum gutters and downspouts on all drainage eaves. Almond or sandstone color.

Energy Requirements

Builder to follow prescriptive requirements from 2006 IEC, described in table below (5 and 4 Marine):

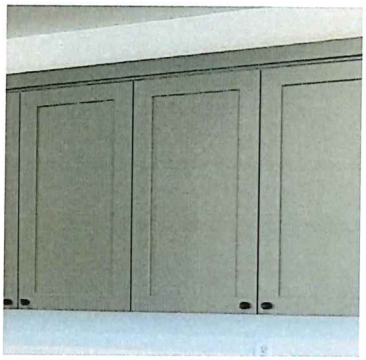
Table 402.1.1
Insulation and Fenestration Requirements by Component[a]

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION[b,e] SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
1	1.20	0.75	0.30	30	13	3 / 4	13	0	0	0
2	0.65[j]	0.75	0.30	30	13	4 / 6	13	0	0	0
3	0.50[j]	0.65	0.30	30	13	5 / 8	19	5 / 13[f]	0	5 / 13
4 except Marine	0.35	0.60	NR	38	13	5 / 10	19	10 / 13	10, 2ft	10 / 13
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5[h]	13 / 17	30[g]	10 / 13	10, 2 ft	10 / 13
6	0.35	0.60	NR	49	19 or 13+5[h]	15 / 19	30[g]	15 / 19	10, 4 ft	10 / 13
7 and 8	0.35	0.60	NR	49	21	19 / 21	38[g]	15 / 19	10, 4 ft	10 / 13

[a] *R*-values are minimums, *U*-factors and SHGC are maximums, R-19 batts compressed into a nominal 2 x 6 framing cavity such that the *R*-value is reduced by R-1 or more shall be marked with the compressed batt *R*-value in addition to the full thickness *R*-value.
[b] The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
[c] "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
[d] R-5 shall be added to the required slab edge *R*-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
[e] There are no SHGC requirements in the Marine Zone.
[f] Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.
[g] Or insulation sufficient to fill the framing cavity, R-19 minimum.
[h] "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.
[i] The second *R*-value applies when more than half the insulation is on the interior of the mass wall.
[j] For impact rated fenestration complying with Section R301.2.1.2 of the *IRC* or Section 1608.1.2 of the *IBC*, maximum *U*-factor shall be 0.75 in Zone 2 and 0.65 in Zone 3.

Millwork

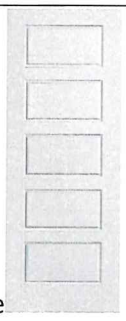
Cabinets - Please provide a bid for Poplar cabinets with a Shaker style door (see photo). Cabinets will have the following specs:



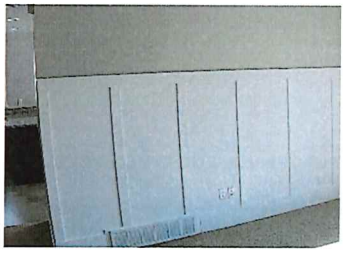
Kitchen	36" Base	36" uppers w/ crown molding.
Master Bath	36" Base	30" uppers (if req'd per plan)
Secondary Bath	48" Base	30" uppers (if req'd per plan)
Utility / Linen	per plan only	
All Cabinets	Pre-finished w/ picture frame doors	Painted – White
Hardware	Knobs, pulls, and hinges	Matt Black – Style selected by Ogden City prior to install

Interior Doors and Trim

Interior Doors	6'8" Hollow core 3 panel Shaker style. Sized per plan.
Door Casing	3 ¼" MDF Square edge 5 ¼" Header
Window Trim	3 ¼" MDF casing with window sill in Living, Dining, and Kitchen All other windows are MDF sill only, no casing.
Base Trim	4 1/4" MDF Square edge
Stair Wall	Per Plan
Shelving	Particle Board
Closet Rods	Alloy
Wainscott	Dining Room

Door Style 

Casing Style 

Wainscot Style 

HVAC

Equipment

- Energy Star rated equipment (HVAC)
- 90% efficient furnace or better, located on Main Floor utility closet.

- AC- size accordingly
- Digital Programmable Thermostat
- Sizing, location, installation of unit, furnace, and registers as per load calculation and engineered HVAC design criteria – Must be able to provide required Manual J & D to pull building permit. All Manual J & D design fees required for permit must be included in bid.

Plumbing

Piping

- Waste and vent piping to be schedule 40 PVC.
- Includes (2) standard freeze-less hose bibs.
- Sewer line to be schedule 30 J.M. sewer pipe.
- Water Heater to be ON Demand gas Rheem or equal, sized according to number of fixtures and flow rate demand in home.
- Washer connections to be in catch-a-drip box.
- Interior piping to be Rehau Everloc system, or equal.
- Washer Fiberglass Pan w/ Trap & Drain.
- Water line for refrigerator ice maker in water box.

Fixtures- Color - Matt Black

Kitchen Sink	8" deep stainless steel, double basin.
Kitchen Faucet	Moen – Indi Single Handle Pull Down Sprayer Kitchen Faucet – Matt Black Mo. 87090BL
Disposal	Insinkerator Badger I disposal 1/3 HP (or comparable)
Bathroom Lavatory Faucets	Moen Gibson 8 In Widespread Double Handle High Arc Faucet - Matt Black, Mo. T6142BL
Master Bath Shower	Moen Gibson – Matt Black – Mo. T2902EPBL
Toilets	American Standard – white – Tall and Elongated. (or comparable)
Secondary Bath Tubs	White porcelain on steel tub, or Acrylic
Secondary Bath Tub/Shower	Moen GIbson Tub / Shower Faucet combo Matt Black Mo. T2903EPBL
Bathroom Sinks	Oval, - White

Appliances

Range	30" Free standing gas Range – Black Stainless – LRG3061ST LG Gas Range w/5 Burners & Gridle
Microwave	Built in Over range – Black Stainless – LG LMV1683ST
Dishwasher	Built in – Black Stainless – LDF5545ST LG Built In Dishwasher w/ stainless tub

Electrical

Wiring

- House and Garage: Wire per plan and National Electrical Code, copper "Romex" type and aluminum feeders.

Fixtures -

- Switch Type --- Toggle
- Switch/ Outlet Color --- White
- Ceiling Fans --- Master bedroom- (1) w/ and light kit
- Light Fixtures ($1,500 Allowance) --- fixtures selected by Ogden City prior to installation.
- GFI outlets --- Installed per plan or per National Electrical Code.
- Garage Door Opener --- One Opener with (2) remotes
- Additional ceiling Fans --- Includes pre-wire and blocking for future fans in secondary bedrooms and living room.

Telephone and TV cabling

Telephone	(2) Cat-5 (includes pre-wire and trim) Master bedroom and kitchen
T.V.	(2) RG-6 (includes pre-wire and trim) Family room and Master bedroom

Flooring, Countertops, & Shower Walls

Countertops & Backsplash

Kitchen Tops	Quartz – Chipped Ice
Vanity Tops	Quartz – Chipped Ice
Utility Tops	Quartz – Chipped Ice
Kitchen Backsplash	3X6 White Subway Tile w/ Grey Grout

Shower / Tub Walls

- White Cultured marble to be used at master and secondary tub/shower walls.

Flooring

- Laminate Wood Flooring – Floor & Décor Duralux- Santa Ana- #100997170 – See interior color selection and flooring exhibits for location.
- Shaw Carpet – Well Timed – Canoe- see interior color selection and flooring exhibits for location.
- Carpet Pad 3/8" rebond pad. Installed in all carpeted locations including stairs.
- Tile – Soho 12" x 24" – see interior color selection and flooring exhibits for location.

Painting & Drywall

Exterior

- All trim to be caulked as necessary and painted to final finish.
- Two tone paint. Simply White- refer to interior color selection exhibit for color.

Interior

- All walls to be ½"gypsum board-taped, floated and final floated – Smooth Finish. Green board or equal to be used in all tub/shower surrounds. All ceilings to be 1/2" sheetrock, 5/8"where required by code. Ceilings to be light textured. Eggshell latex wall paint in all finished sheet-rock areas. Color to be selected and approved by OGDEN CITY prior to painting.
- Trim will be caulked & sanded. 2 coats interior Semi-gloss enamel paint. Two tone paint scheme throughout. Colors to be selected and approved by OGDEN CITY prior to painting.

Mirrors and Shower Doors

Mirrors

- Bathroom mirrors to be ¼" plate glass, sized per plan.

Shower Doors

- Master bath shower doors to be clear tempered glass, frame color to be Matt Black.

Hardware

Hardware

Type:	Schlage
Style:	Georgian
Color:	Matt Black
Hinges:	26 D – Matt Black
Front Door Handle set:	Schlage Northbrook – Matt Black
Bathroom accessories:	One towel bar, towel ring, and paper holder per bath to match plumbing finish. Craftsman Style – Kingston Brass Monarch Line – Matt Black

Concrete

- Provide all concrete per code to install driveway, pads, caps, stairs and sidewalks per site plan.

Garage

- To be built per plan, with in kind materials as home.
- Hip roof style with architectural shingles. Color to be Weatherwood to match home.
- Exterior colors to match home and approved by Ogden City.
- Electrical to include GFI circuits, lighting, and overhead garage door, per plan.
- Fire Rated Walls – Build per plan
- No Drywall or insulation done on garage interior.

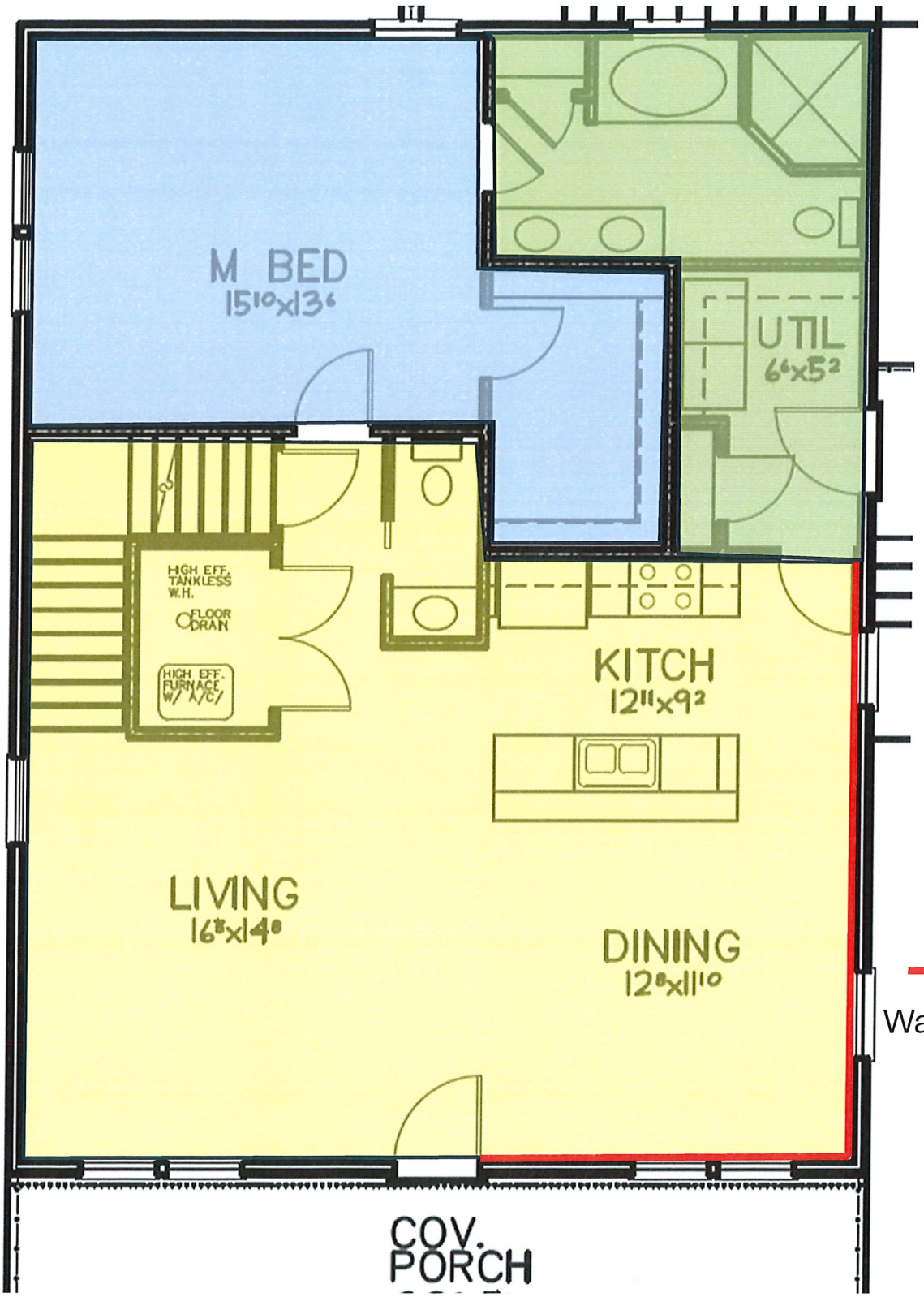
Color Specifications

866 Cahoon Circle- LOT 4

Type	Item	Color	Description
Roofing	30 Year Architectural	Weatherwood	30 Year or better Architectural Asphalt shingle
Exterior Paint	Body	Eddie Bauer Cattail	EB35-4 - Lap and Shake Siding
	Gable	Ogden White	See color selection sheet for color match formula - B&B in gable
	Trim	Ogden White	See color selection sheet for color match formula
	Porch		
	Door	Black Walnut	Gel stain
Interior Paint	Walls	Simply White	Benjamin Moore - OC-117 - Eggshell finish
	Ceiling	Simply White	Benjamin Moore - OC-117 - Eggshell finish
	Trim	Simply White	Benjamin Moore - OC-117 -Satin Finish
	Doors	Simply White	Benjamin Moore - OC-117 -Satin Finish
Electrical	Switch/ Outlet/Covers	White	
	Interior Lighting	Black Matt	
	Exterior Lighting	Black Matt	
Plumbing	Kitchen Sink	Stainless	8" deep stainless steel, double basin.
	Kitchen Faucet	Black Matt	Moen – Indi Single Handle Pull Down Sprayer Kitchen Faucet – Matt Black Mo. 87090BL
	Bathroom Lavatory Faucets	Black Matt	Moen Gibson 8 In Widespread Double Handle High Arc Faucet - Matt Black, Mo. T6142BL
	Master Bath Shower	Black Matt	Moen Gibson – Matt Black – Mo. T2902EPBL
	Toilets	White	American Standard – white – Tall height and Elongated. (or comparable)
	Secondary Bath Tubs	White	White porcelain on steel tub, or Acrylic
	Secondary Bath Tub/Shower Valve	Black Matt	Moen Gibson Tub / Shower Faucet combo Matt Black Mo. T2903EPBL
	Bathroom Sinks	White	Oval, - White
Tub/ Shower Surround	Cultured marble	White	
Windows	Vinyl	Almond	
Interior Doors	Five panel	White	Riverside
	Hardware	Matt Black	Schlage - Georgian
Exterior Doors	Front	Black Walnut	Gel stain
	Rear & Garage Man	Ogden White	
	Hardware	Satin	Schlange - Northbrook
Garage OH Door	W/ opener	Almond or Sandstone	
Accessories	Hardware	Matt Black	Craftsman Style – Kingston Brass Monarch Line
Bathroom Cabinets	Shaker Style	White	
Kitchen Cabinets	Shaker Style	White	
Countertops	Quartz	Chipped Ice	
Kitchen Backsplash	Tile	White	3 x 6 Subway tile - grey Grout
	Schluter Trim	Matt Black	Around edges of backsplash
Floor Coverings	Carpet	Will Timed - Canoe	Shaw Flooring or comparable
	Laminate	Santa Ana	Floor & Décor - DuraLax - Santa Ana Waterproof Rigid Core SKU:100997170
	Tile	soho madison	Floor & Décor - Adessi - Soho Madison ceramic tilt 12 x 24" SKU:100903590 / with silver grout
Appliances	Stove/ Micro/ DW	Black Stainless	
Fireplace		NA	
Back Porch deck	Wood w/ Trex	Rope Swing	Trex Transcend
Back Porch Rail	Wrought Iron	Black	See specs for type and dimensions

Verify all colors and options with Ogden City before ordering

866 Cahoon Circle - Flooring Exhibit - Main Floor

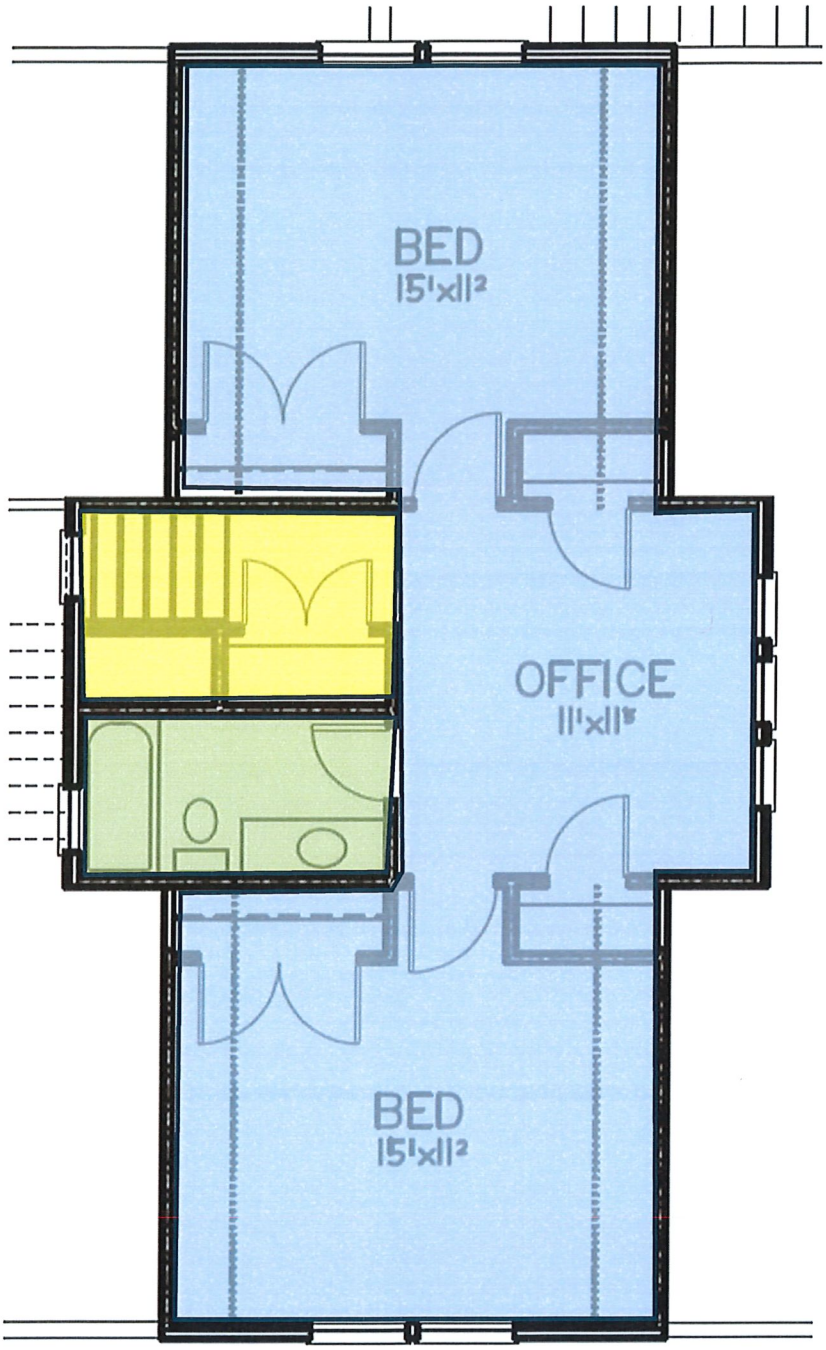


Carpet

Tile

LVP Flooring

866 Cahoon Circle - Flooring Exhibit – Second Floor



Carpet

Tile

LVP Flooring

866 Cahoon
Interior Color Selections

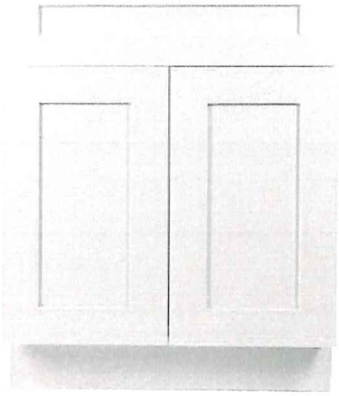
BENJAMIN MOORE
SIMPLY WHITE

Paint – walls – eggshell Finish trim,

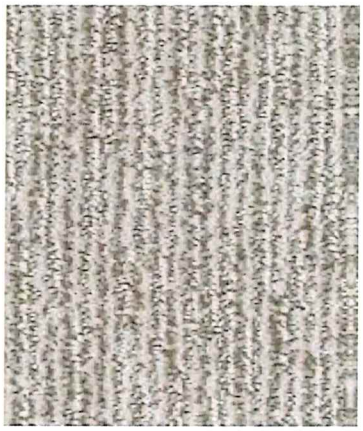
Chipped Ice Quartz - Countertops

BENJAMIN MOORE
SIMPLY WHITE

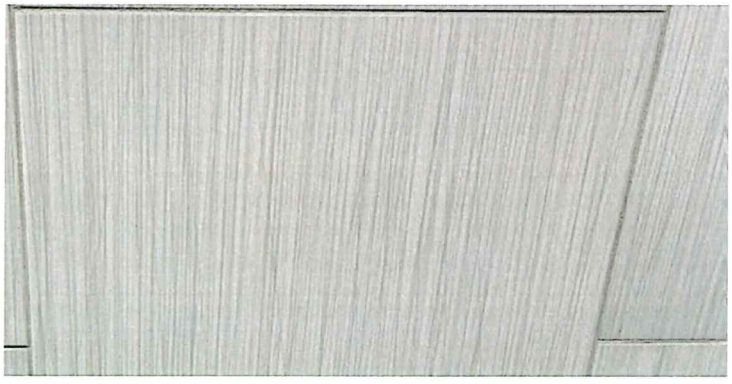
Paint -Trim – Satin Finish trim,



Cabinets – Painted – Color White,



Carpet-Shaw - Well Timed
-Canoe



Tile – Soho – Madison 12x24

LVP - Floor & Décor
DuraLux Santa Ana Waterproof
Walk – Rigid Core – Foam Pad
SKU: 100997170

866 Cahoon Cir- Exterior Color Selects

Exterior Trim – Color Match – Ogden
White
Bands, Facsia, Trim

SHERWIN-WILLIAMS 8453
801-399-3369

12/09/14
Order# 0124492

EXTERIOR
A-100
SATIN

ARCHITECTURAL
LATEX
IFC 8112NP

MATCH WHITE
CUSTOM MANUAL MATCH

CCE*COLORANT	OZ	32	64	128
N1-Raw Umber	-	6	1	1
Y3-Deep Gold	-	4	-	1

ONE GALLON
A82W00151

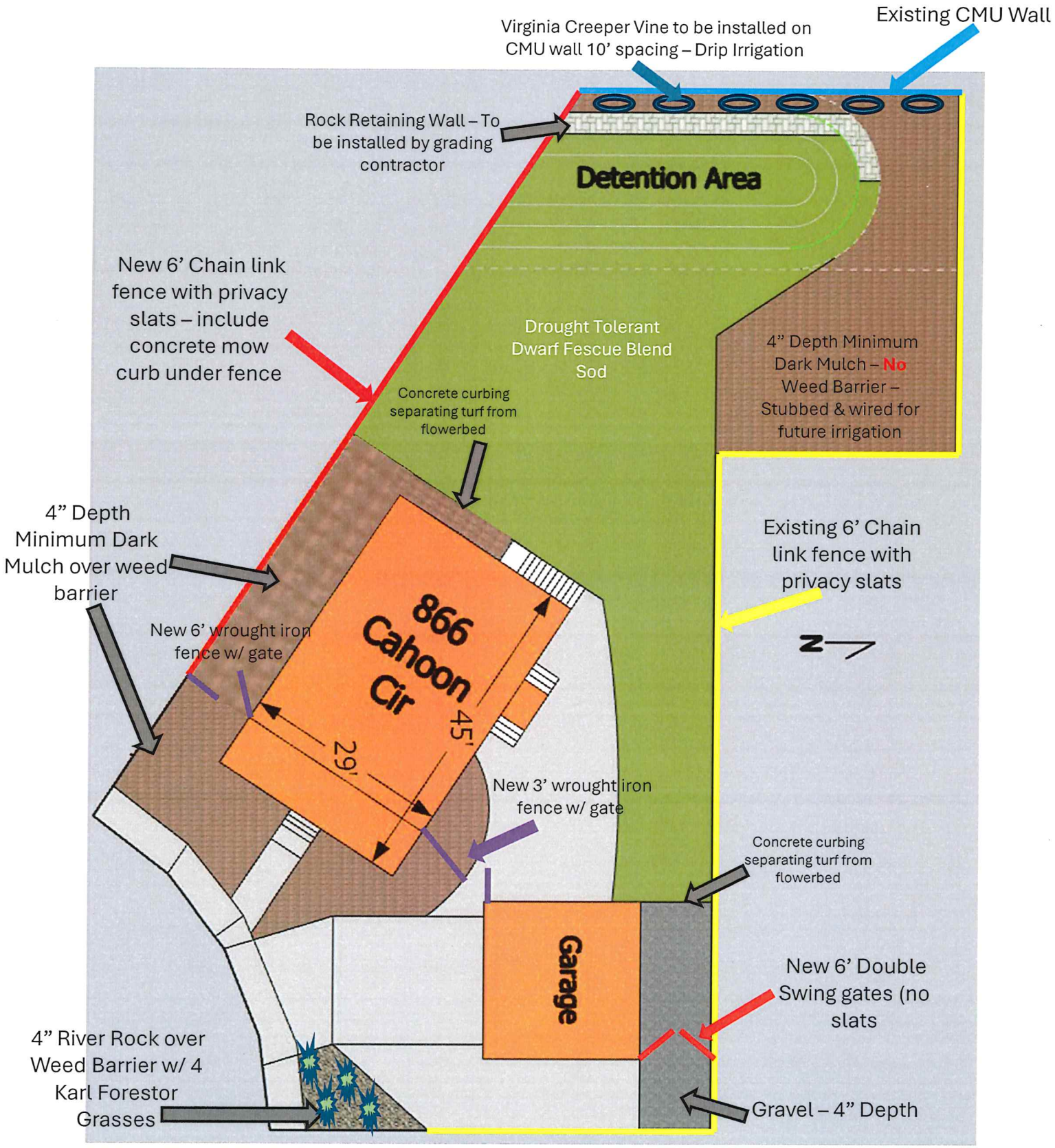
EXTRA WHITE
640389177

Shake Siding to be Precision
Straight – Not Jagged as shown

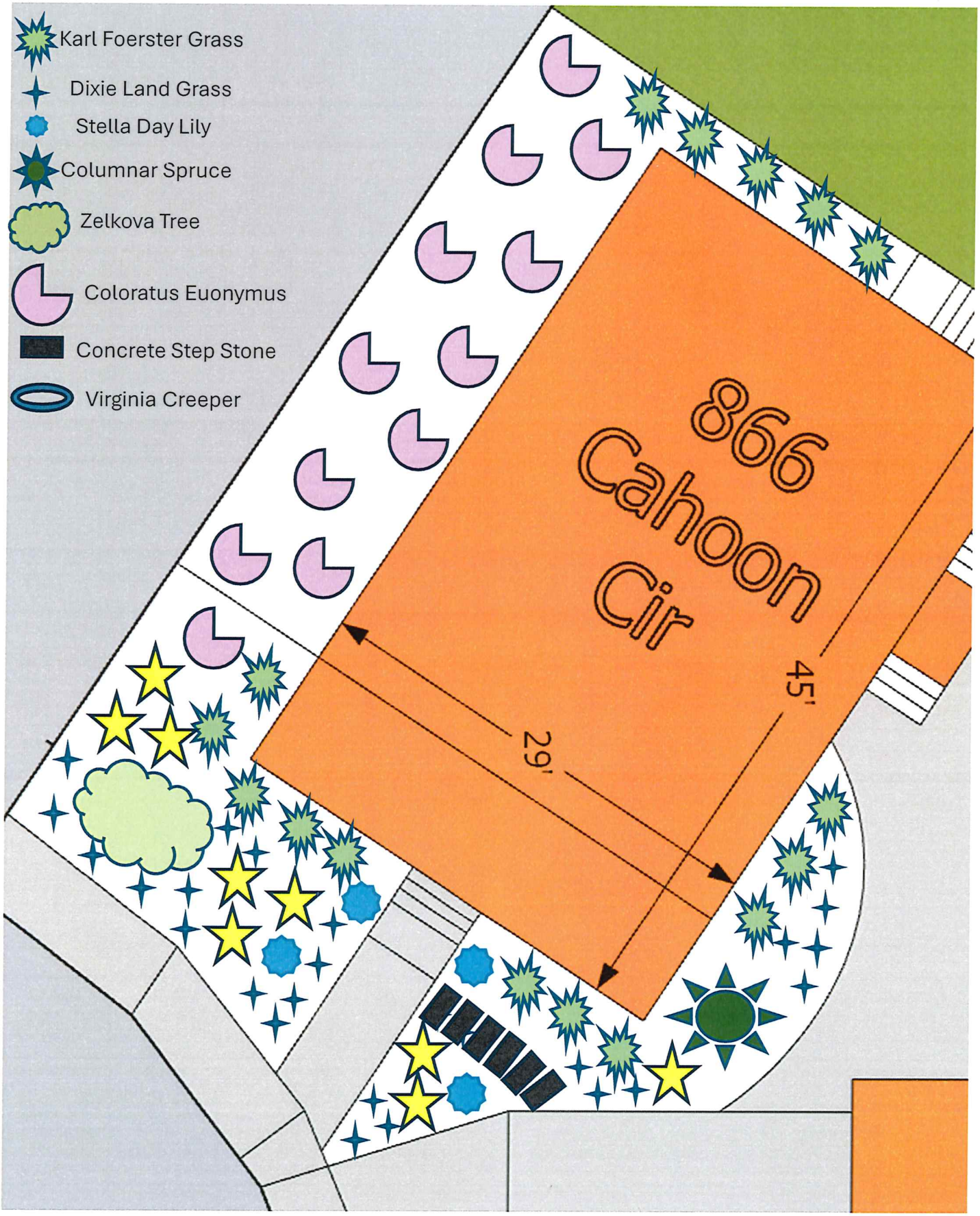
Eddie Bauer – Cattail EB35-4
Exterior Lap & Shake Siding

Front Door – Gel Stain – Black Walnut

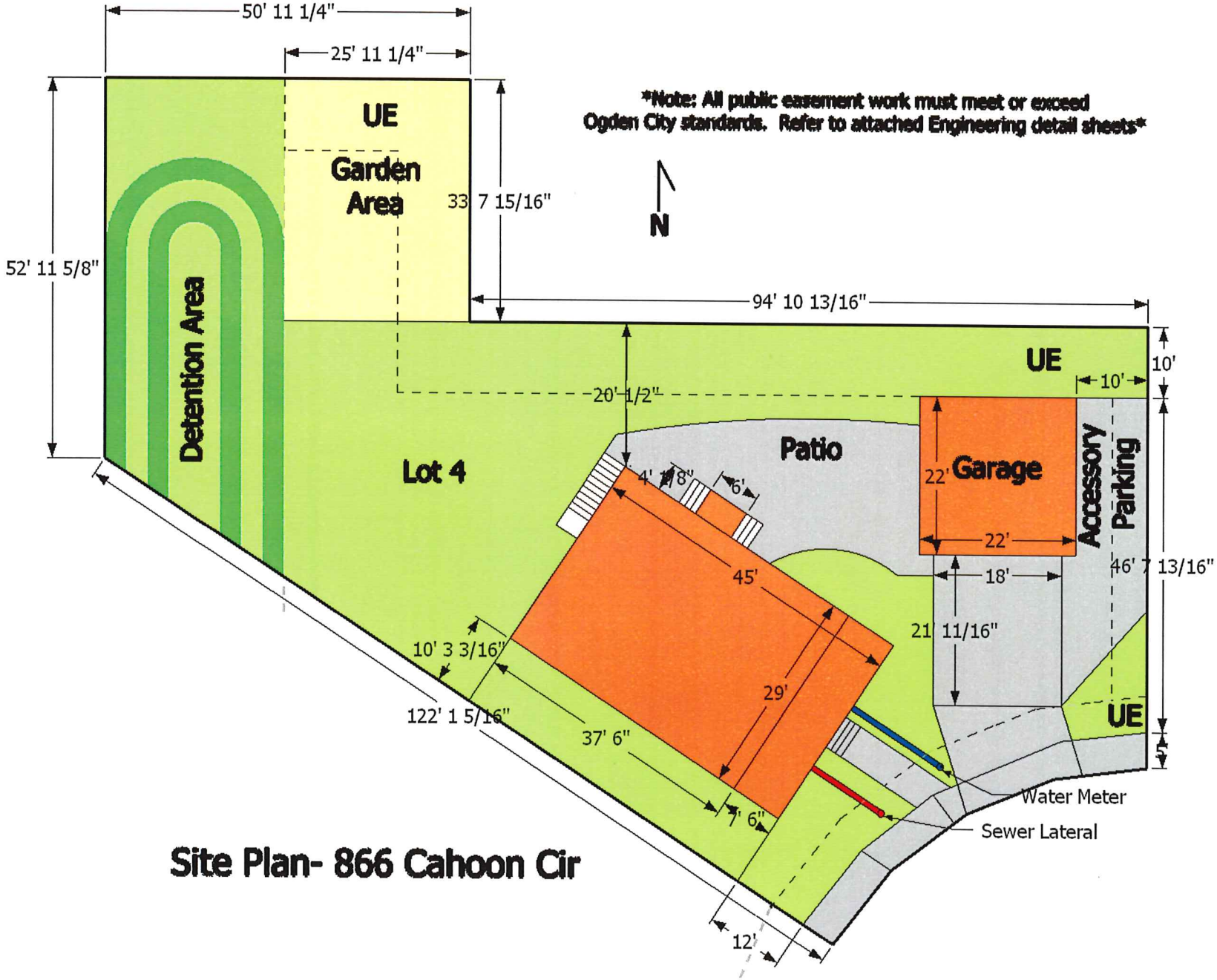
866 Cahoon - Landscape Plan – Page 1 – Surface Materials & Fencing Plan



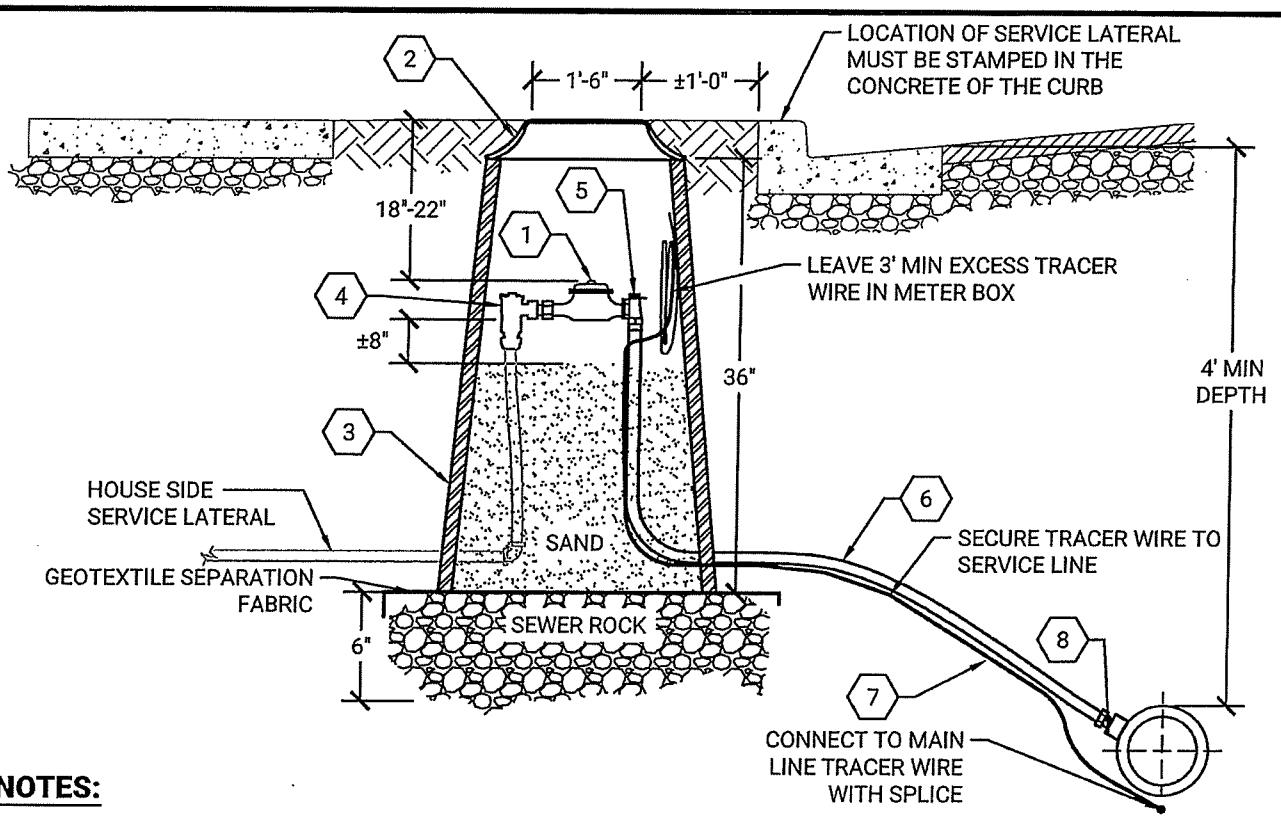
866 Cahoon - Landscape Plan – Page 2 – Planting



*Drip Irrigation to all plants in park-strips and flowerbeds. Turf to receive 100% coverage - water efficient spray system



Site Plan- 866 Cahoon Cir



NOTES:

1. CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS AS SHOWN ON THE DETAIL, UNLESS DIRECTED OTHERWISE BY OGDEN CITY WATER. PURCHASE METER BOX FROM OGDEN CITY.
2. METERS TO BE INSTALLED IN THE PARK STRIP, 1' BEHIND THE BACK OF CURB, OR 1' BEHIND THE SIDEWALK WHERE THE SIDEWALK IS ADJACENT TO THE CURB. DO NOT PLACE METER BOXES IN OR UNDER DRIVEWAY APPROACHES, SIDEWALKS, OR CURB AND GUTTER. IN THE CASE OF NO CURB AND GUTTER, PLACE METER WITHIN 7' OF THE PROPERTY LINE (STREET SIDE).
3. FILL METER BOX WITH SAND UP TO APPROXIMATELY 8" FROM METER. SEPARATE SAND FROM SEWER ROCK WITH A GEOTEXTILE SEPARATION FABRIC
4. PROVIDE AND PLACE BACKFILL PER APWA SECTION 33 05 20. COMPACT PER APWA SECTION 31 23 26 TO A DENSITY OF 95 PERCENT OR GREATER, RELATIVE TO THE STANDARD PROCTOR DENSITY. MAXIMUM LIFT THICKNESS IS 8" WHEN USING RIDING COMPACTION AND 6" WHEN USING HAND HELD COMPACTION EQUIPMENT.
5. ALL TRACER WIRE SHALL BE TESTED FOR CONTINUITY IN THE PRESENCE OF A REPRESENTATIVE FROM OGDEN CITY WATER PRIOR TO ASPHALT PLACEMENT. ANY TRACER WIRE FOUND NOT TO BE CONTINUOUS AFTER TESTING SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE PRIOR TO ASPHALT PLACEMENT.
6. ALL TRACER WIRE WILL BE RE-TESTED AT THE 1-YEAR WARRANTY INSPECTION. ANY TRACER WIRE FOUND NOT TO BE CONTINUOUS AFTER TESTING SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

ITEM	QTY	DESCRIPTION
1	1	1" OR SMALLER WATER METER (CITY PROVIDED - FEE REQUIRED)
2	1	18" FRAME AND COVER
3	1	RAVEN METER BOX OR APPROVED EQUAL
4	1	ASSE 1024 DUAL CHECK VALVE (BACKFLOW PREVENTER, TOP ENTRY ONLY)
5	1	ANGLE VALVE
6	VARIES	1" AWWA C901 CTS POLY TUBING
7	VARIES	TRACER WIRE
8	1	CORP STOP

OGDEN CITY ENGINEERING - STANDARD DRAWINGS

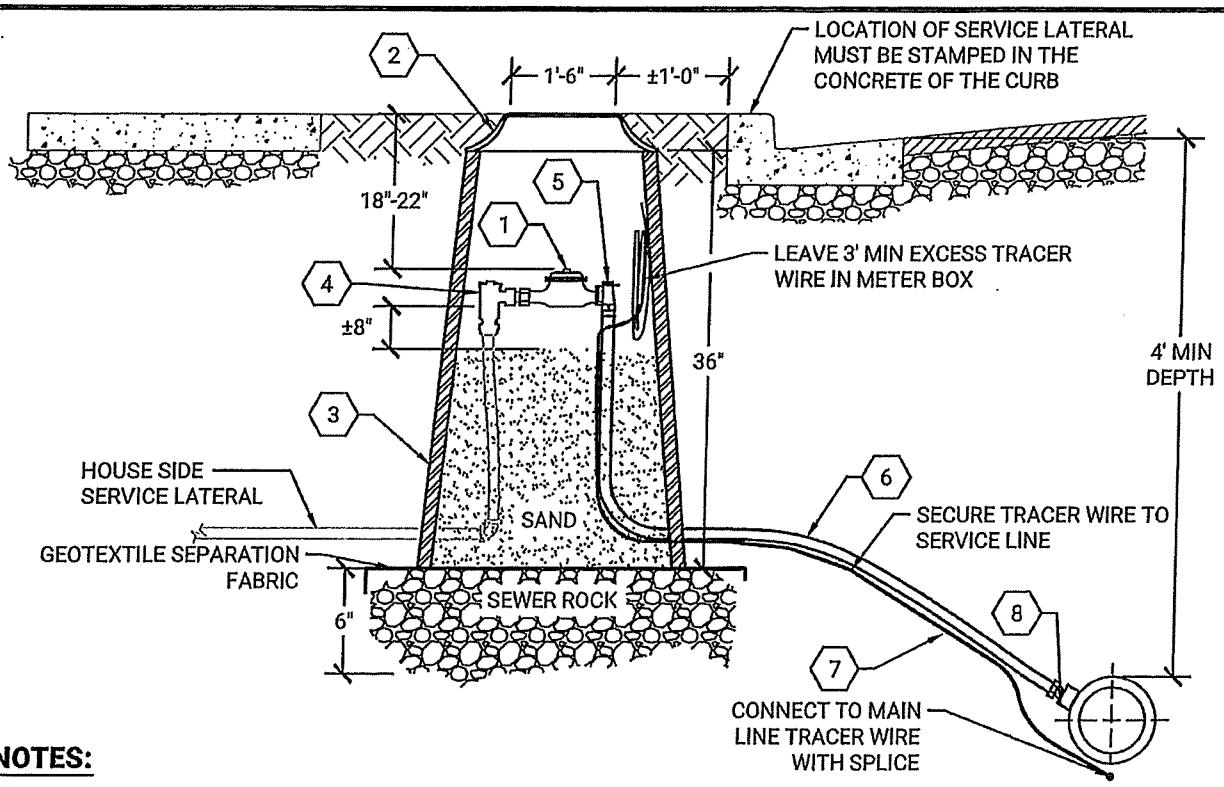
Ogden UTAH Still Untamed™

TYPICAL SERVICE INSTALLATION FOR WATER METERS 1" OR SMALLER

W-3R

JUSTIN ANDERSON, CITY ENGINEER

SHEET 1 OF 1 | 2020



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OGDEN CITY ENGINEERING - STANDARD DRAWINGS

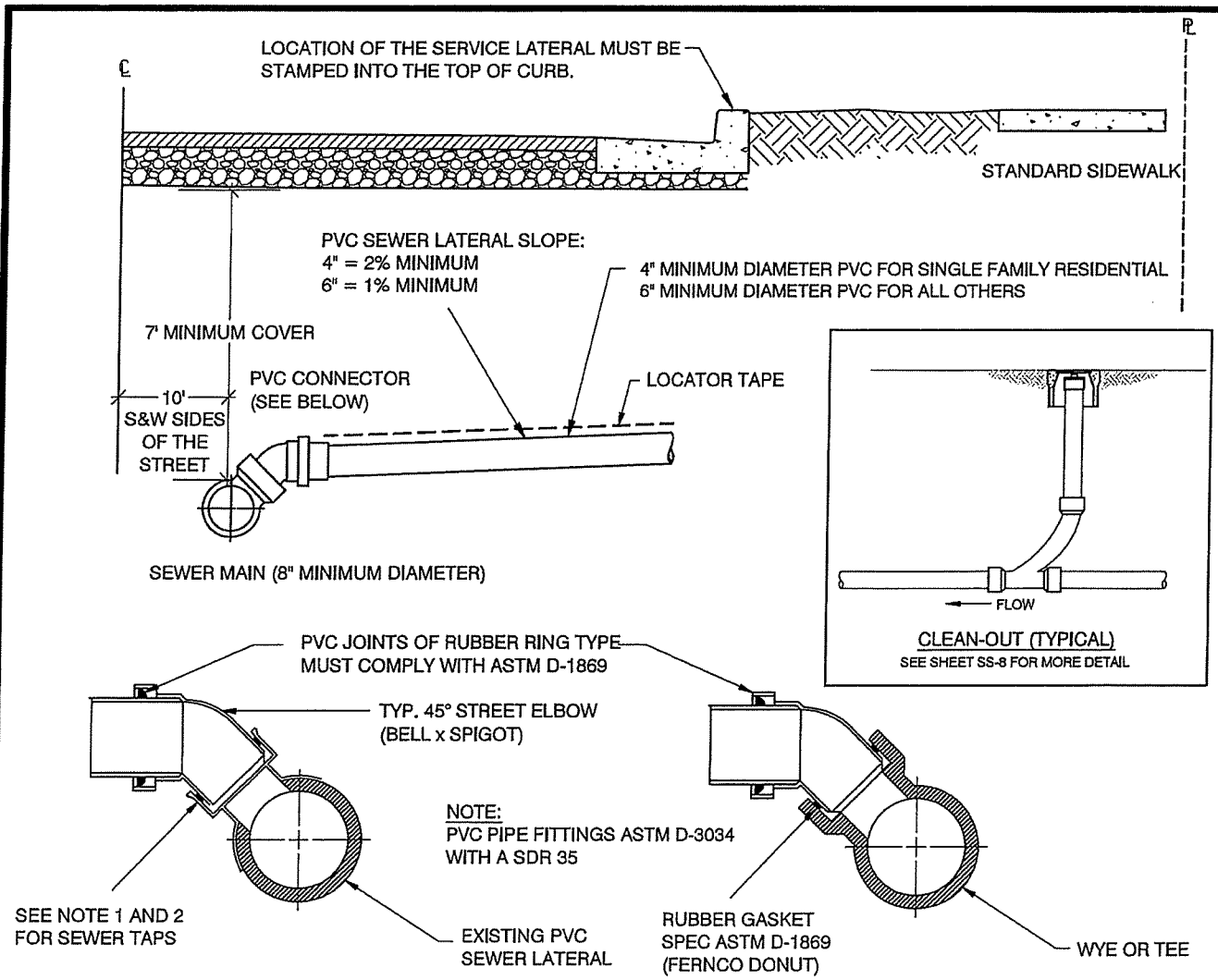
Ogden UTAH Still Untamed™

TYPICAL SERVICE INSTALLATION FOR WATER METERS 1" OR SMALLER

W-3R

JUSTIN ANDERSON, CITY ENGINEER

SHEET 1 OF 1 | 2020



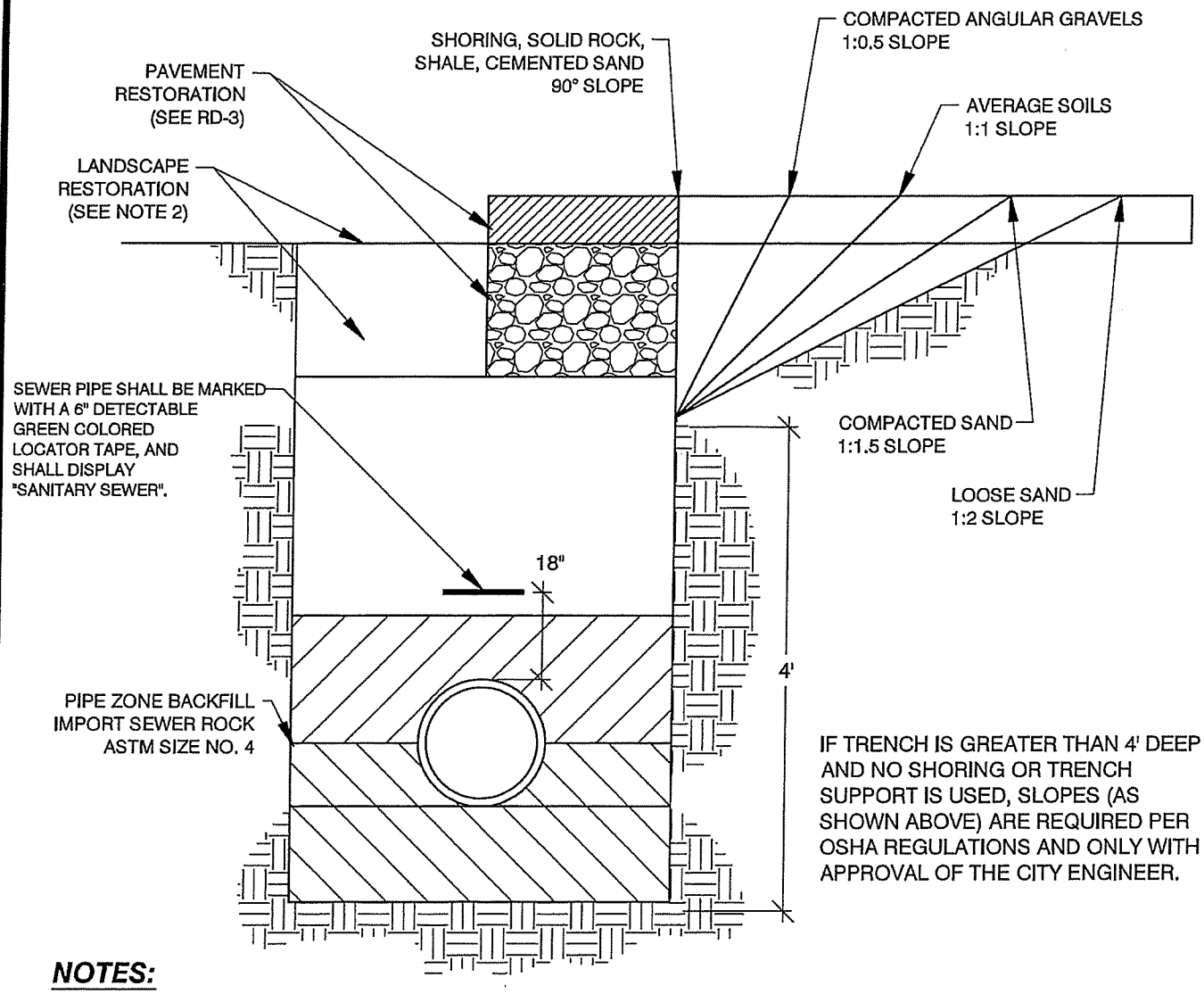
CONNECTING TO AN EXISTING PIPE

CONNECTING TO A WYE OR TEE

NOTES:

1. CONNECTION FEES WILL BE ASSESSED AT THE TIME A PERMIT IS ISSUED. SEWER TAPS WILL BE PERFORMED BY OGDEN CITY PERSONNEL, WYE CONNECTIONS WILL BE PERFORMED BY THE CONTRACTOR UNDER THE SUPERVISION OF AN OGDEN CITY INSPECTOR.
2. SEWER TAPS INTO EXISTING 8" DIAMETER SANITARY SEWER PIPES SHALL NOT BE GREATER THAN 4".
3. ALLOWABLE SANITARY SEWER LATERAL PIPE MATERIAL:
   - 3.1. PVC SDR-35, GREEN IN COLOR
   - 3.2. HDPE DR-17
4. REQUIREMENTS FOR THE BEDDING OF A LATERAL IS THE SAME AS SHOWN IN SS-4.
5. THE SEWER LATERAL LOCATIONS SHALL BE MARKED WITH AN "S" IN THE TOP OF THE CONCRETE CURB.
6. PVC JOINTS OF RUBBER RING MUST COMPLY WITH ASTM D-1869.
7. FOR NEW PROJECTS: EXTEND SEWER LATERAL 5' BEHIND THE BACK OF THE SIDEWALK OR PROPERTY LINE, WHICHEVER IS FURTHER. THE END OF A LATERAL SHALL BE MARKED WITH A 2x4, SET IN THE GROUND, AND HAVE THE END COLORED GREEN.
8. CLEANOUTS SHALL BE REQUIRED EVERY 100'.
9. SEWER PIPE SHALL BE MARKED WITH A 6" DETECTABLE GREEN COLORED LOCATOR TAPE LABELED "SANITARY SEWER"

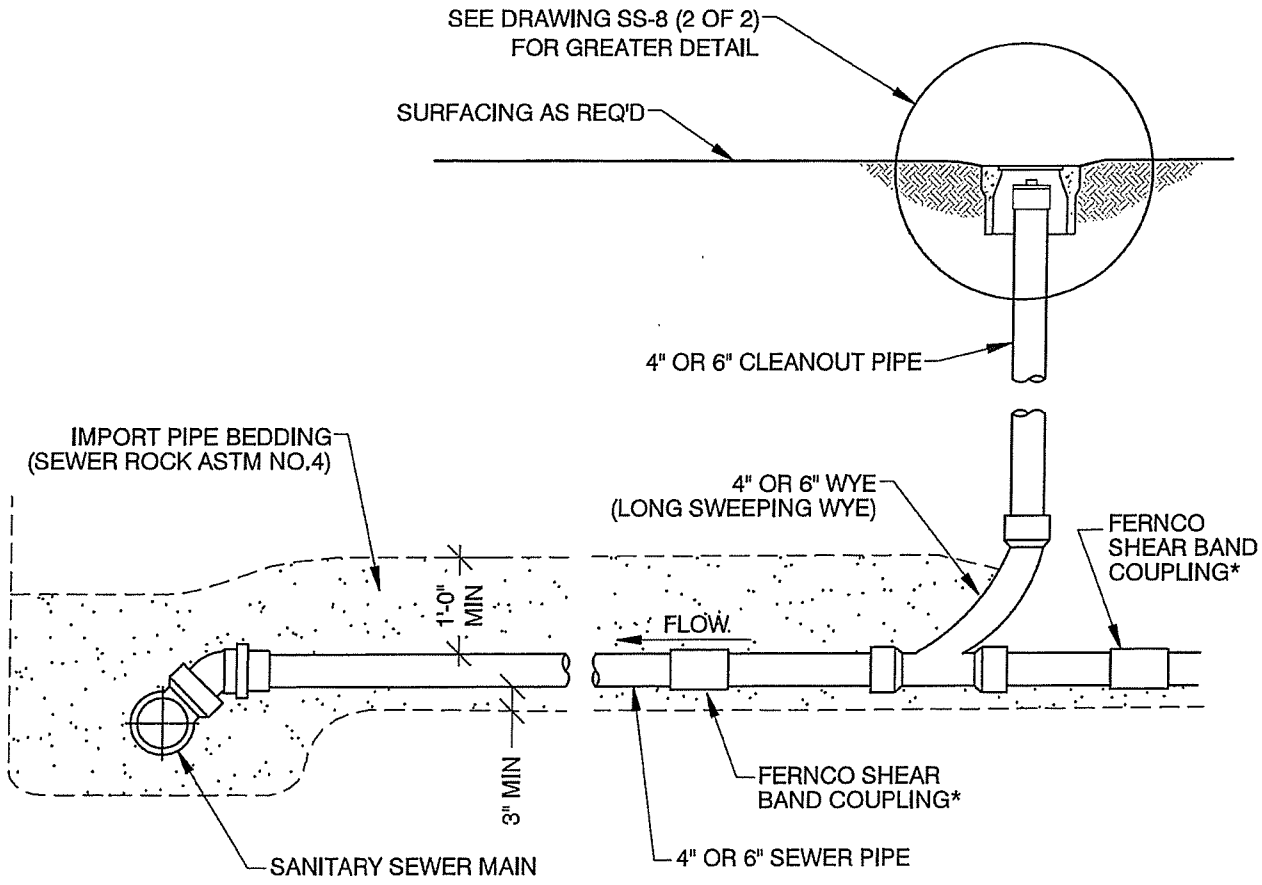
OGDEN CITY ENGINEERING - STANDARD DRAWINGS		
Ogden UTAH Still Untamed™	SEWER LATERAL CONNECTION	SS-2
	JUSTIN ANDERSON, CITY ENGINEER	SHEET 1 OF 1



NOTES:

1. BACKFILL: ABOVE THE PIPE ZONE.
   1.1. GRANULAR FILL: PLACE FILL PER APWA SECTION 33 05 20.
   1.2. COMPACT PER APWA SECTION 31 23 26 TO A STANDARD PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8" WHEN USING RIDING AND 6" WHEN USING HAND COMPACTION EQUIPMENT.
2. LANDSCAPE RESTORATION: LANDSCAPE MUST BE RETURNED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
3. PAVEMENT RESTORATION: DO NOT INSTALL ANY PORTION OF ASPHALT OR CONCRETE SURFACING UNTIL TRENCH COMPACTION IS ACCEPTABLE TO THE ENGINEER.
4. PEA GRAVEL IS NOT ALLOWED IN ANY PART OF THE TRENCH.
5. STANDARD SEWER MAIN ALIGNMENT SHALL BE 10' WEST OR 10' SOUTH OF THE CENTERLINE IN THE PUBLIC RIGHT-OF-WAY (SEE RD-1).
6. HORIZONTAL CLEARANCE TO ANY WATER MAIN SHALL BE AT LEAST 10' (REFER TO UTAH ADMINISTRATIVE CODE # R309-550).
7. COMPACTION TESTS ARE REQUIRED EVERY 200 LINEAR FEET OF A MAIN INSTALLATION PER APWA SECTION 33 05 20. COMPACTION TESTS ARE REQUIRED AT HALF AND FULL DEPTHS.

OGDEN CITY ENGINEERING - STANDARD DRAWINGS		
Ogden UTAH Still Untamed	**SEWER PIPE TRENCH**	**SS-3**
	JUSTIN ANDERSON, CITY ENGINEER	SHEET 1 OF 1

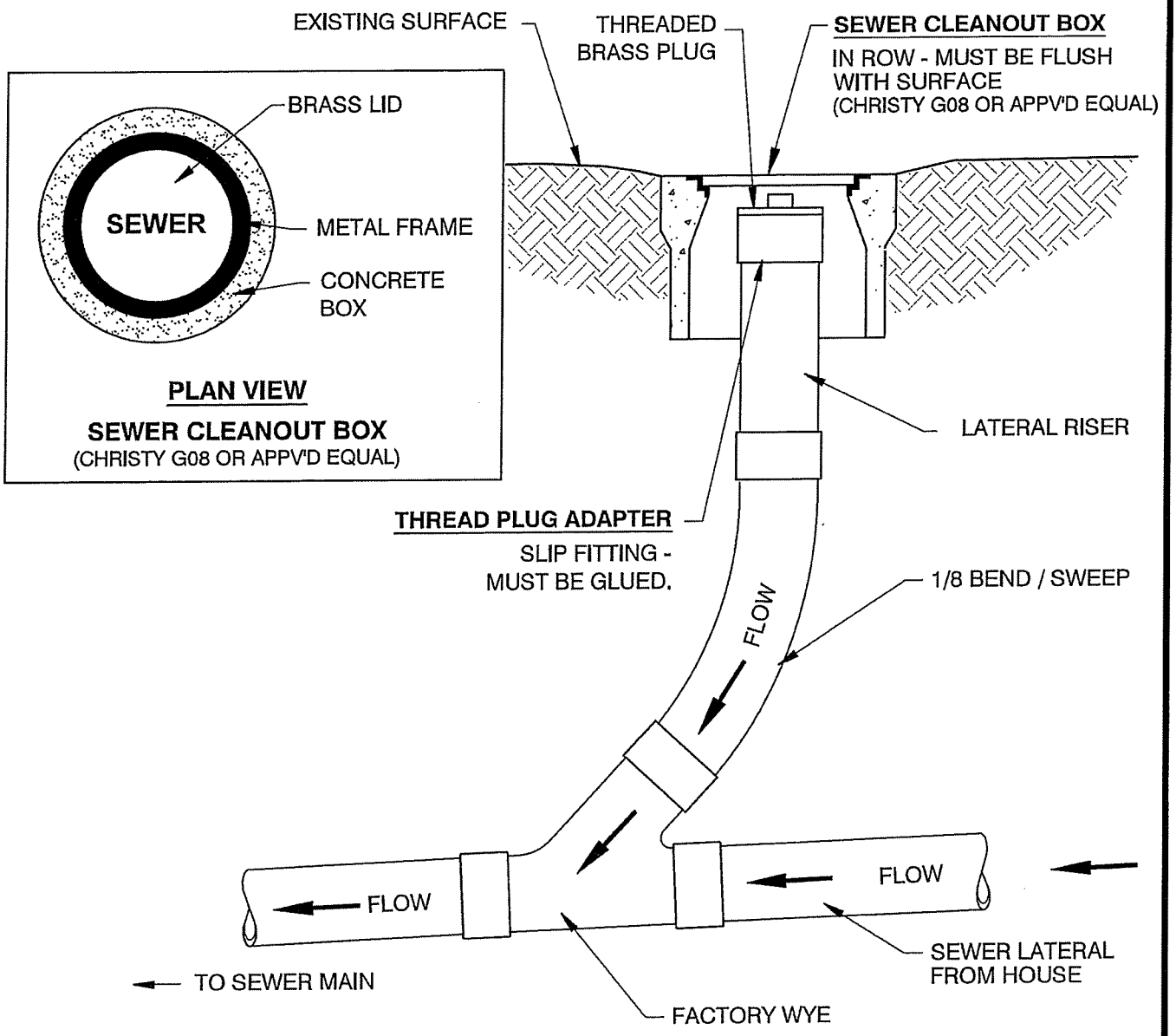


NOTE: FERNCO SHEAR BAND COUPLINGS USED FOR LATERAL REPAIRS ONLY.

NOTES:

1. OBTAIN PERMIT
2. OGDEN CITY IS NOT RESPONSIBLE FOR FLUSHING LATERALS. OWNER IS RESPONSIBLE FOR LATERAL FROM CONNECTION AT THE MAIN TO THE HOME.
3. CLEANOUTS SHALL BE PLACED EVERY 100 FEET.
4. IF LATERAL IS IN EXISTING CONCRETE, SEE PAGE 2.
5. ALL FITTINGS EXCLUDING THE CAP NEED TO BE RUBBER GASKETED.
6. NO CLEANOUT SHALL BE INSTALLED IN ANY ROADWAY.
7. ALLOWABLE PIPE MATERIALS ARE ABS (ACRYLONITRILE BUTADIENE STYRENE), GREEN IN COLOR OR PVC (POLYVINYL CHLORIDE) SDR-35

OGDEN CITY ENGINEERING - STANDARD DRAWINGS		
Ogden UTAH Still Untamed	**SEWER LATERAL CLEANOUT**	**SS-8**
	JUSTIN ANDERSON, CITY ENGINEER	SHEET 1 OF 2



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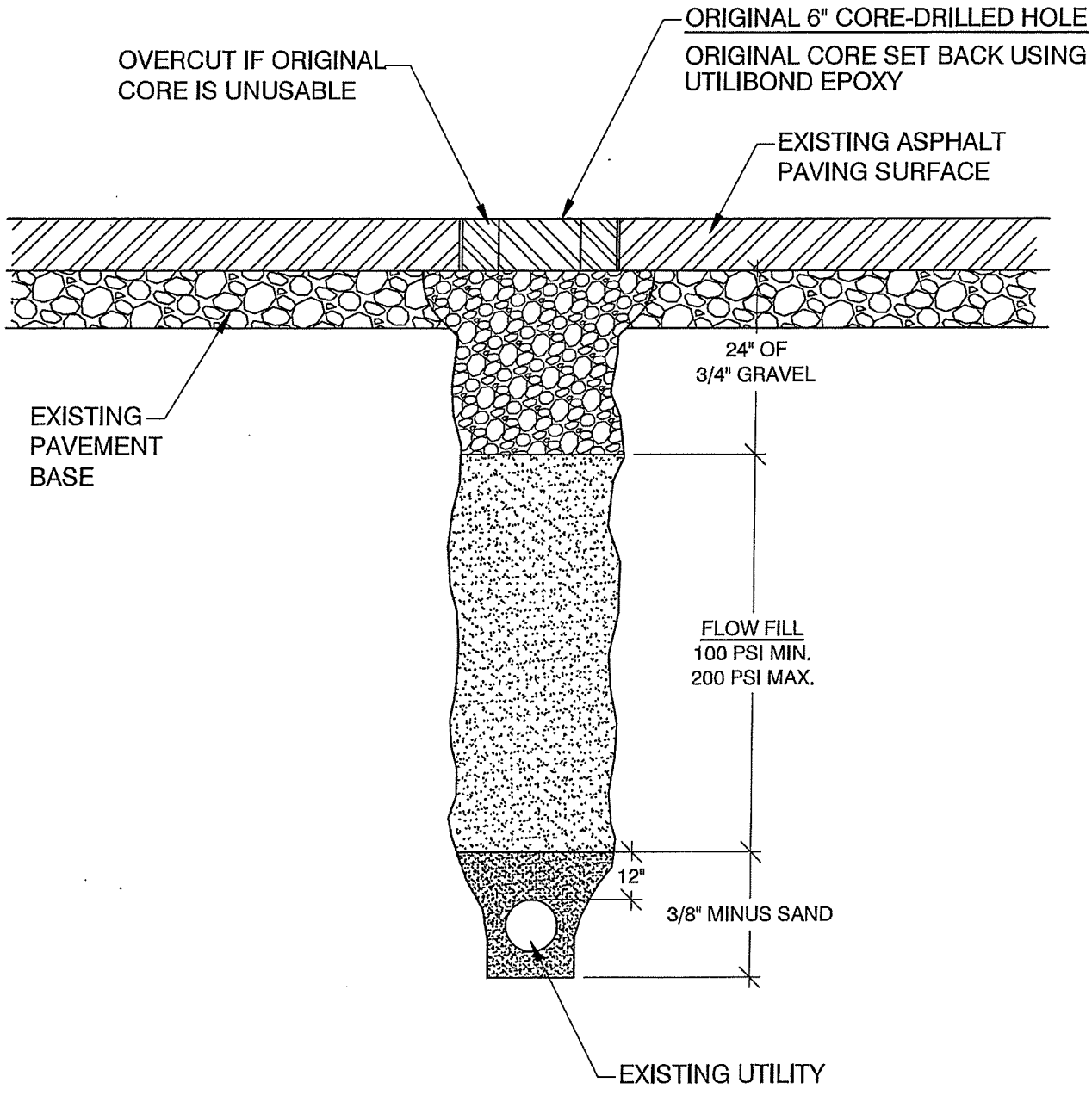
7. SEE SHEET SS-8 (PAGE 1 OF 2) FOR FURTHER DETAIL.

OGDEN CITY ENGINEERING - STANDARD DRAWINGS		
Ogden UTAH Still Untamed	SEWER LATERAL CLEANOUT	SS-8
	JUSTIN ANDERSON, CITY ENGINEER	SHEET 2 OF 2



NOTES:

1. IF ORIGINAL CORE CANNOT BE USED, THEN 12" DIAMETER CORE MUST BE CUT AND THEN FILLED WITH HOT MIX ASPHALT.

OGDEN CITY ENGINEERING - STANDARD DRAWINGS		
Ogden UTAH Still Untamed	SEWER UTILITY POTHOLING	SS-9
	JUSTIN ANDERSON, CITY ENGINEER	SHEET 1 OF 1

Ogden City's Engineering Standards for Public Improvements 2020 Edition, pages 48-50

D. Sewer Lateral Design Standards

1. Connection fees for a sewer lateral will be assessed at the time a permit is issued.
   a. A Sewer tap will be performed by Ogden City Personnel, if the applicable fees have been paid.
   b. Wye connections will be installed by the contractor under the supervision of Ogden City.
      1) Sewer taps into an existing eight inch (8") main shall not be greater than four inches (4"). If a six inch (6") connection is required, a portion of the sewer main must be removed, and a wye installed.
      2) A wye shall not be installed within 24" inches of bell or other connections.
      3) Inserta Tees, or an approved equal, can be used when the connection is smaller than two-thirds of the main line and when approved by the City Engineer.
   c. No lateral shall be allowed to enter a manhole directly unless the lateral is over six inches (6") in diameter, ties in near the flow line, and is approved by the City Engineer.
      1) Connections larger than six inches (6") require a manhole to be installed.

2. Allowable sanitary sewer lateral pipe material is as follows:
   a. ABS (Acrylonitrile-Butadiene-Styrene) schedule 40, green in color.
   b. PVC (Polyvinyl Chloride) SDR 35, green in color.
   c. HDPE (High Density Polyethylene) SDR 19 or SDR 17, green in color.
   d. CIPP Lining (Cure In Place Pipe) can be used for repair of old laterals with the approval of the City Engineer. The repair must not decrease the volume of the lateral.
      1) Installation and material tests of cured-in-place-pipe (CIPP) must meet the minimum requirements demonstrated in the following ASTM standards:
      2) ASTM F-1216 Standard Practice for the Installation of C.I.P.P. Pipe by Inversion Lining
      3) ASTM D-638 Test Method for Tensile Properties of Plastics Tensile Strength 3,000 psi
      4) ASTM D-790 Test Method of Flexural Properties of Plastic Flexural Strength 4,500 psi Flexural Modulus 250,000 psi
      5) National Association of Sewer Service Companies (NASSCO) Wastewater Collection Systems Maintenance and Rehabilitation- 10th Edition: Chapters titled "TV Inspection" and "Sewer Line Cleaning."
      6) 4" and 5" MaxLiner or approved equivalent. Minimum thickness – 3mm
      7) 6" and 8" MaxLiner or approved equivalent. Minimum thickness – 4.5mm

3. Sewer lateral location shall be marked in the curb face by a stamped 'S' in the concrete.

4. Minimum lateral size shall be as follows:
   a. Four inches (4") in diameter for a single family residential use with a minimum slope of 2%.
   b. Six inches (6") in diameter for all other uses with a minimum slope of 1%.
      1) The sewer lateral shall be based on actual project flows, but in no case shall the lateral be less than six inches (6") in diameter. All project flows and sizing calculations shall be in accordance with the most current manual of the International Plumbing Code (IPC), the State of Utah, and as designed by a licensed engineer and approved by the City.
   c. Laterals on private property must conform to the current adopted edition of the International Building Code.

5. No common use laterals shall be allowed.
   a. Such practice of common use laterals shall be eliminated as redevelopment of the site occurs, or if repair or replacement is needed. The repair or replacement cost will be the responsibility of the Owner.

6. Sewage Collection: The developer shall connect to the sanitary sewer and provide adequate individual lateral lines to each property being developed. All proposed sewer connections must provide the future use of the property along with the necessary sized pipe with associated calculations.
   a. Sewer laterals shall not be allowed to connect into any private sewer system.
   b. Any new developments shall be subject to the following sewer lateral requirements:
      1) Developer will stub into each lot a minimum of one lateral with a factory wye, or tap, from the sewer main. Lateral size will depend on usage and current and future anticipated zoning for the lot.
      2) The lateral shall be extended to the back of the existing sidewalk, or beyond the property line, whichever is further.
      3) The end of the lateral must be marked with a 2x4, set in the ground, and have the end colored green.

7. Joint trench with a sewer and water lateral is not allowed. All sewer laterals shall maintain a 10 foot separation from all water lines.

8. Cleanouts shall be required every 100 feet (100').

9. Location of the cleanout can be in the City's Right-of-Way so long as it is a landscaped area and maintains a minimum distance of one foot from sidewalk, curb and gutter, etc.

10. Cleanout shall be placed in an Oldcastle precast G08, G05, or approved equal type box.

11. Cleanout needs to have a glue on thread adapter and a plastic screw on cap.

E. Grease Traps and Grease Interceptors

1. All Gravity and Hydromechanical Grease Interceptors shall be sized according to the current manual of the Uniform Plumbing Code (UPC).
   a. All Drainage Fixtures (DFU) in any food and beverage preparation area or an area which can be contaminated with organic fats, oils, or greases (FOG) shall be routed though the Interceptor.
   b. Restroom waste shall not be routed through the Interceptor.
   c. The Interceptor capacity is defined as the storage volume of the vault below the elevation of the outlet flow line or as defined by the manufacture.
2. The Gravity Interceptor shall have manhole rings and covers rated for traffic loading when in areas which experience vehicular traffic.

3. The Interceptor shall be water and airtight.
   a. All pipe openings shall be mechanically sealed or grouted to prevent infiltration and exfiltration.

b. Direct venting of the gravity grease interceptor shall not be allowed unless it follows the requirements of the International Building Code.
c. All access manholes must be sealed to prevent air and fumes from escaping the containment unit.

4. Outlet pipe flowline shall be a minimum of 2.5 inches (2.5") below the inlet pipe flowline.

5. The inlet and outlet piping shall have a two-way cleanout. The cleanout must be a minimum of four inch (4") PVC tee installed vertically inside the interceptor.

6. The baffle wall shall have a six inch (6") minimum PVC cleanout tee installed vertically.

7. If the inlet is greater than six inches (6") a plan will need to be submitted and approved by the City.

8. A sampling manhole shall be installed no more than 10 feet (10') downstream from any interceptor.
   a. The required vault shall be a five foot (5') diameter manhole.

9. The sampling vault or manhole shall have a 12 inch (12") minimum hydraulic jump between the inlet and outlet pipe.
   a. A six inch (6") minimum clearance is required from the end of the inlet pipe to the bottom of the sampling manhole flowline.

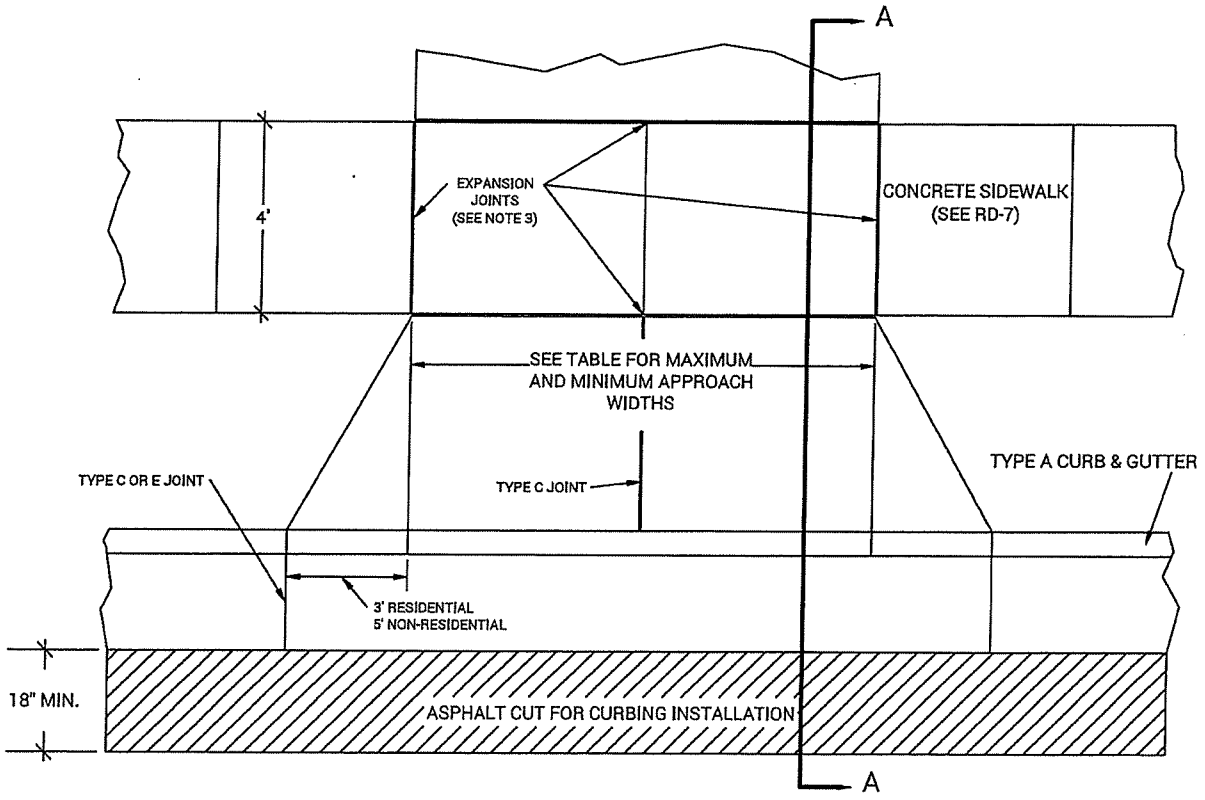
10. The bottom of the sampling manhole shall be formed to slope the water towards the outlet pipe.

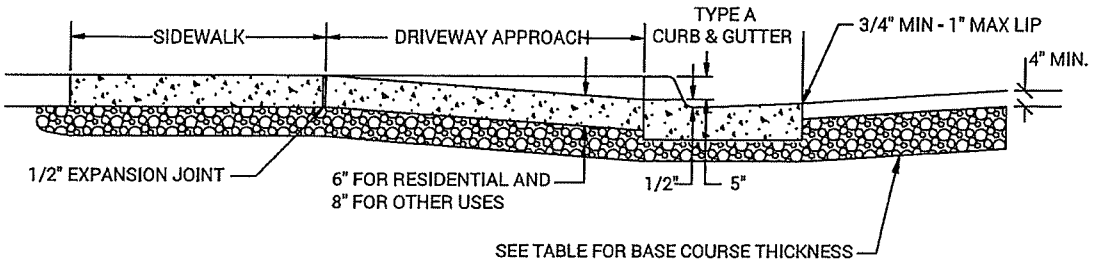
F. Pipe Bursting

1. The minimum allowable slope from the building to the main is 1% for a 6" service and 2% for a 4" service.

2. A video (CCTV) internal inspection of the cleaned existing piping shall be performed to assure that the piping conditions are acceptable to pipe bursting (e.g. no sags or obstructions in the pipe).

3. All sewer pipe must be green in color.





SIDEWALK, APPROACH, CURB AND GUTTER

SECTION A-A

OGDEN CITY ENGINEERING - STANDARD DRAWINGS			
Ogden UTAH Still Untamed	**DRIVEWAY APPROACH**	**RD-7**	
	JUSTIN ANDERSON, CITY ENGINEER	SHEET 1 OF 2	2020

NOTES:

1. BASE COURSE: PROVIDE MATERIAL AS PER APWA 32 11 23.
   1.1. PLACE MATERIAL PER APWA SECTION 32 05 10.
   1.2. COMPACT PER APWA SECTION 31 23 26 TO A DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8" WHEN USING RIDING AND 6" WHEN USING HAND HELD COMPACTION EQUIPMENT.

2. CONCRETE SHALL BE CLASS 4000 AS PER APWA 03 30 04.
   2.1. PROVIDE 1/2" RADIUS ON CONCRETE EDGES EXPOSED TO VIEW.

3. EXPANSION JOINT SHALL BE VERTICAL, FULL DEPTH 1/2" WIDE. USE TYPE F1 JOINT FILLER AS PER APWA 32 13 73. SET TOP OF FILLER FLUSH WITH CONCRETE SURFACE.

4. CONTRACTION JOINTS SHALL BE VERTICAL.
   4.1. 1/8" WIDE AND 1" DEEP (OR 1/4 SLAB THICKNESS IF SLAB IS OVER 4").
   4.1. MAXIMUM LENGTH TO WIDTH RATIO FOR NON-SQUARE PANELS IS 1.5 TO 1.
   4.2. MAXIMUM PANEL LENGTH (IN FEET) IS 2.5 TIMES THE SLAB THICKNESS (IN INCHES) TO A MAXIMUM OF 15'

5. REINFORCEMENT SHALL BE PER ASTM A 615, GRADE 60 GALVANIZED OR EPOXY COATED DEFORMED STEEL. SEE APWA SECTION 03 20 00 REQUIREMENTS.

6. BAG MIX: MARCH - NOVEMBER 6 1/2, DECEMBER - FEBRUARY 7 1/2.

	LOTS WITH 1-2 UNITS	LOTS WITH 3-4 UNITS	LOTS WITH OVER 5 UNITS
MINIMUM WIDTH	10'	16'	24'
MAXIMUM WIDTH	32'	32'	35'
	* OR 50% OF LOT FRONTAGE (WHICHEVER IS LESS)		
MINIMUM CONCRETE THICKNESS	6"	6"	6"
MINIMUM BASE	6"	6"	6"

	COMMERCIAL/MANUFACTURING (TRACTOR/TRAILER USE ONLY)	COMMERCIAL/MANUFACTURING (GENERAL USE)
MINIMUM WIDTH	35'	24'
MAXIMUM WIDTH	50'	35'
	*SEE SECTION 15-12-11 OF THE OGDEN CITY CODE FOR EXCEPTIONS	
MINIMUM CONCRETE THICKNESS	8"	8"
MINIMUM BASE	8"	8"

2-3 Sidewalks, Curb and Gutter, ADA Ramps, Approaches

1. Any section of curb, gutter, sidewalk, ADA ramp, waterway, and/or approach improperly installed or damaged during construction shall be removed and replaced at the Contractor's expense.
   a. The City will decide the extent of removal, replacement, and/or repair.
   b. Concrete removal shall be removed from joint to joint.

2. A concrete curing compound shall be applied to all new and finished concrete.
   a. Curing compound must meet specifications ASTM C-309, Type 1 or 2, Class A

A. Curb and Gutter Design

1. Minimum slope allowed is 0.5% (this applies to all gutter grades).

2. Curbs and gutters shall be installed on existing and proposed streets.
   a. Allowable curb section within the right of way shall be 30-inch (30") Type 'A' per APWA Standards.
      1) Other types of curb and gutter must be approved by the City Engineer.

   b. Expansion Joints shall be:
      1) Spaced a maximum of 40 feet (40') for all curb and gutter regardless of installation type.
      2) Placed at any location where the curb and gutter changes direction.
      3) When work stops and begins at a different time.

   c. Base course thickness under curb and gutter shall be eight inches (8").

   d. Insert dowelled cold joint when connecting new curb and gutter to existing curb and gutter (See 2017 APWA Standard Plan 206)

B. Sidewalks

1. All new projects require the installation of sidewalks along the roadway.
   a. New sidewalk shall be located within the public Right-of-Way.
      1) Unless the City Engineer accepts the sidewalk with a Public Access Easement.

2. Sidewalks within the Right-of-Way shall be a minimum of four feet (4') wide.
   a. Sidewalks directly adjacent of the back of curb must be a minimum of six feet (6') wide and will only be allowed with approval from the City Engineer.
   b. Sidewalks shall slope at two percent (2%) towards the street.

3. Sidewalks shall be installed with a landscaped park strip and be located a minimum of:
   a. Arterial streets: six feet (6') behind the back of curb
   b. Collector and Minor streets: seven feet (7') behind the back of curb
   c. Cul-De-Sac: five feet (5') behind the back of curb
      1) All trees planted in the city Right-of-Way shall be approved by the City Urban Forester
      2) No small or medium tree shall be planted in a park strip that is less than five feet (5') wide, or no large tree shall be planted in a park strip that is less than eight feet (8') wide, unless approved by the City Urban Forester. Tree sizes are designated by the City Urban Forester

4. Sidewalk concrete thickness shall be:
   a. Eight inches (8") when located directly behind a commercial, industrial, non-single family dwelling approach.
   b. Six inches (6") when located directly behind a single-family residential approach or along all

commercial and industrial areas.
c. Four inches (4") for all other residential areas.

5. When a drive approach intersects the sidewalk, the drive approach shall match the level of the sidewalk. See APWA standard plans for driveway approached for additional slope information for all approach connections.

6. When installing Stamped Concrete, the stamp pattern shall closely resemble the pattern of adjacent brick pavers.
   a. The concrete dye color shall be the color brown, unless stated otherwise by the Engineer. All concrete shall receive medium broom finish. The sealant finish shall be evenly applied and shall be the color charcoal, unless stated otherwise by the Engineer.

C. ADA Ramps

1. Handicap ramps shall be constructed at legal pedestrian crossings or a marked crosswalk.
   a. Ramp running slope shall not exceed 8.33%. Side flare slopes shall not exceed 10%.

2. The bottom of diagonal or corner type curb ramps shall have a clear space of four feet (4') minimum outside active traffic lanes of the roadway

3. Tactile warning pads shall be Gray unless otherwise approved by the City Engineer.
   a. Pad shall extend the full width of the curb ramp (exclusive of flared sides) and extend a minimum of two feet (2') deep in the direction of pedestrian travel.
   b. Pad shall be anchored.

D. Waterways

1. Waterways in a public Right-of-Way shall be a minimum of six feet (6') wide.

2. Waterways cannot be installed within 500 feet (500') of a storm drain system. Connections to the storm drain system will be required. Waterways within this distance must be approved by the City Engineer.

E. Driveway Approaches

1. Driveways shall be set back from the nearest intersection face of curb (see Ogden Municipal Code 15-12-11):
   a. A minimum of 80 feet (80') from the intersection of two streets when both are not local streets.
   b. A minimum of 50 feet (50') from the intersection of any local to local street connection.
   c. Any approach set within 300 feet of another roadway must have approval from the Traffic Engineer. A traffic study may be required.
   d. Approaches near a major street will have additional requirements based on site related factors.

2. Overhead approaches shall not be allowed in Ogden City unless approved by the City Engineer.

Ogden City's Engineering Standards for Public Improvements 2020 Edition, pages 34-37

3. Residential Approaches

Driveway Width - Residential			
	Lots with 1-2 Units	**Lots with 3-4 Units**	**Lots with 5 or more Units**
Minimum Width	10 feet	16 feet	24 feet
Maximum Width	32 feet or 50% of lot frontage (whichever is less)	32 feet or 50% of lot frontage (whichever is less)	35 feet or 50% of lot frontage (whichever is less)
Minimum Concrete Thickness	6 inches	6 inches	6 inches

a. All single-family residential driveways shall be offset from other driveways by no less than six feet (6').

b. Single-family homes shall be allowed one access-way onto the public street for each lot
   1) One additional access may be permitted for single-family homes if the access meets the additional City municipal code requirements.
      a) Additional accesses must be approved by the City prior to installation.
      b) This approach shall be used to service a circular driveway or accessory vehicle parking slab.

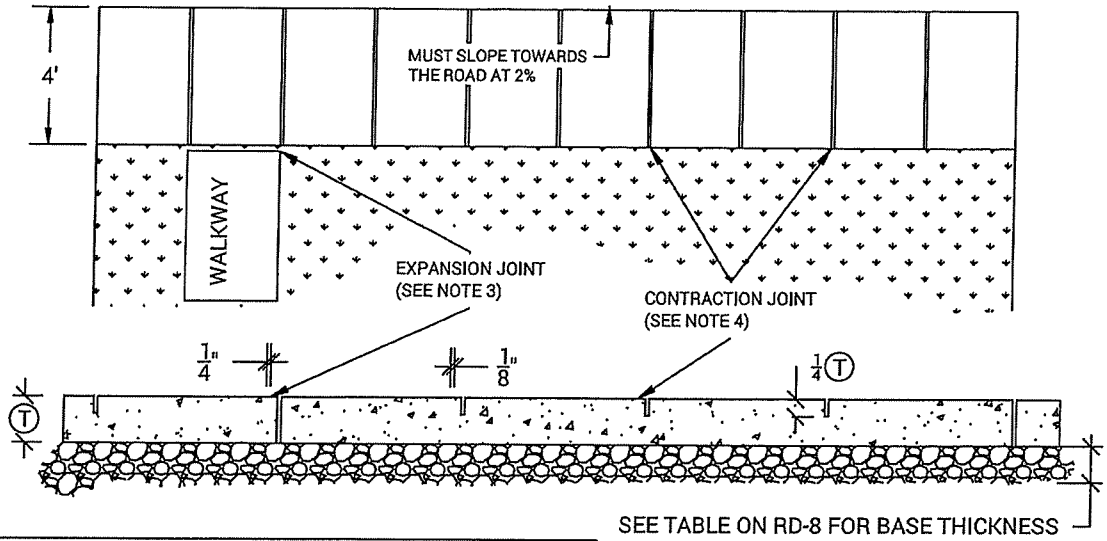
c. Corner lots with more than 250 feet (250') of combined street frontage can request a third access for circular drives.

4. Commercial/Industrial Approaches

Driveway Width - Commercial/Industrial		
	Tractor/Trailer Use Only	**General Use**
Minimum Width	35 feet	24 feet
Maximum Width	50 feet	35 feet
Minimum Concrete Thickness	8 inches	8 inches

a. All Commercial/Industrial driveways shall be offset from driveways on other properties by 20 feet (20').
   1) Approaches shall not be within eight feet (8') of an interior property line.

b. A maximum of two (2) approaches will be permitted per parcel. Additional approaches will require the approval of the City Engineer and a traffic study be completed. Other approach restrictions are as follows:
   1) The driveway width and separation on State maintained roadways shall be as required by the Utah Department of Transportation.
   2) In parcels accommodating twenty (20) or more parking spaces, driveways must be separated by at least 250 feet (250'). Any requested reduction will require a traffic study and approval from the City Engineer.
   3) In parcels with less than twenty (20) parking spaces, driveways must be separated by at least 100 feet (100'). Any requested reduction will require a traffic study and approval from the City Engineer.



SEE TABLE ON RD-8 FOR BASE THICKNESS

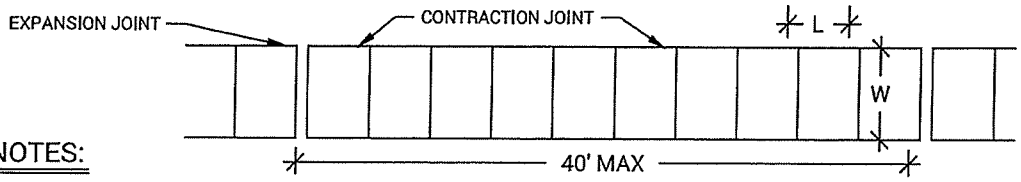
STREET TYPE	T
NOT SUBJECT TO VEHICULAR TRAFFIC	4"
SUBJECT TO VEHICULAR TRAFFIC	6"
COMMERCIAL SUBJECT TO VEHICULAR TRAFFIC	8"
REPLACEMENTS	MATCH EXISTING, 4" MIN.

$L_{MIN} = W$

$L_{MAX(IN\ FEET)} = 2.5 \times T_{(IN\ INCHES)}$

OR

$= 15$ FEET MAXIMUM



NOTES:

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   1.1. PLACE MATERIAL PER APWA SECTION 32 05 10.
   1.2. COMPACT PER APWA SECTION 31 23 26 TO A DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8" WHEN USING RIDING EQUIPMENT AND 6" WHEN USING HAND COMPACTION EQUIPMENT.

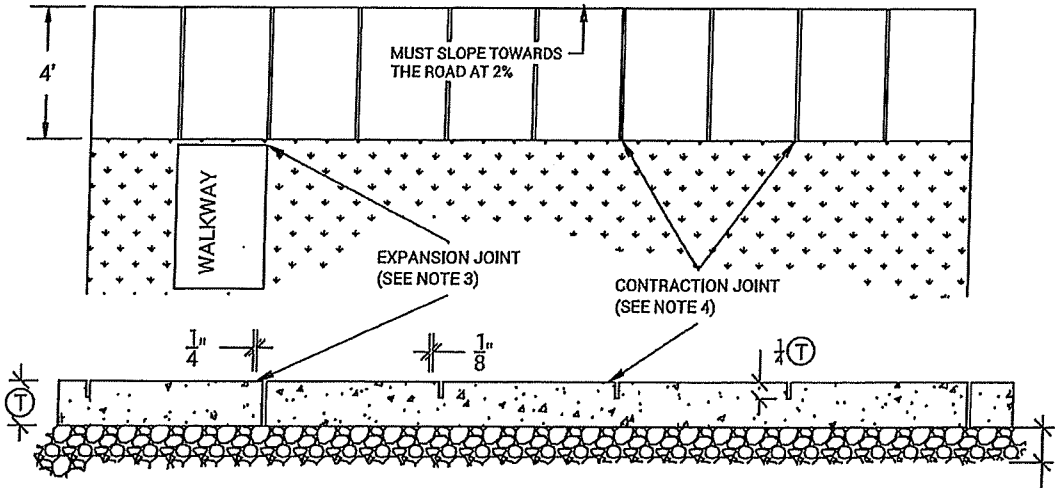
2. CONCRETE: CLASS 4000 PER APWA SECTION 03 30 04.
   2.1. CONCRETE MUST INCREASE FROM 4" THICK TO 6" FOR RESIDENTIAL DRIVEWAYS AND TO 8" FOR COMMERCIAL DRIVEWAYS.
   2.2. PLACE CONCRETE PER APWA SECTION 03 30 10.
   2.3. PROVIDE 1/2" RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.

3. EXPANSION JOINT: MAKE EXPANSION JOINTS VERTICAL, FULL DEPTH, 1/2" WIDE WITH TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 32 13 73.
   3.1. SET TOP OF FILLER FLUSH WITH SURFACE OF CONCRETE.
   3.2. EXPANSIONS JOINTS REQUIRED AT CURB RETURNS, APPROACHES, AND ADJOINING WALKWAYS.

4. CONTRACTION JOINT: MAKE CONTRACTION JOINTS VERTICAL. TYPICAL SLAB RATIO IS 1 TO 1.
   4.1. 1/8" WIDE AND 1" DEEP (OR 1/4 SLAB THICKNESS IF SLAB IS GREATER THAN 4" THICK).
   4.2. MAXIMUM LENGTH TO WIDTH RATIO FOR NON-SQUARE PANELS IS 1.5 TO 1.

5. BAG MIX: MARCH - NOVEMBER 6 1/2, DECEMBER - FEBRUARY 7 1/2.

OGDEN CITY ENGINEERING - STANDARD DRAWINGS		
Ogden UTAH Still Untamed	**SIDEWALK DETAIL**	**RD-5**
	JUSTIN ANDERSON, CITY ENGINEER	SHEET 1 OF 1 — 2020



SEE TABLE ON RD-8 FOR BASE THICKNESS

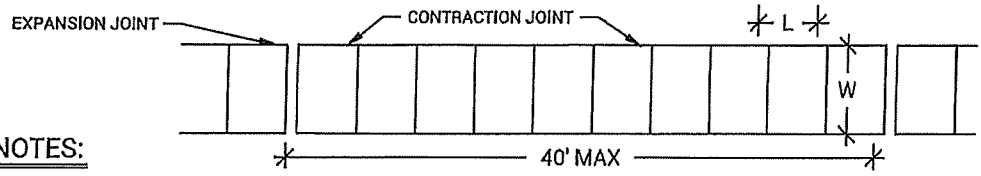
STREET TYPE	(T)
NOT SUBJECT TO VEHICULAR TRAFFIC	4"
SUBJECT TO VEHICULAR TRAFFIC	6"
COMMERCIAL SUBJECT TO VEHICULAR TRAFFIC	8"
REPLACEMENTS	MATCH EXISTING, 4" MIN.

$L_{MIN} = W$

$L_{MAX(IN\ FEET)} = 2.5 \times (T)_{(IN\ INCHES)}$

OR

$= 15$ FEET MAXIMUM



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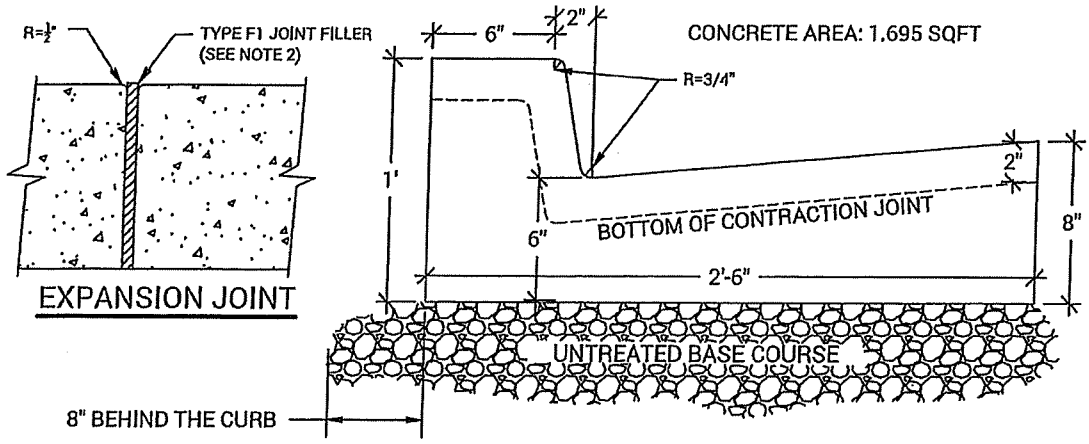
2. CONCRETE: CLASS 4000 PER APWA SECTION 03 30 04.
   2.1. CONCRETE MUST INCREASE FROM 4" THICK TO 6" FOR RESIDENTIAL DRIVEWAYS AND TO 8" FOR COMMERCIAL DRIVEWAYS.
   2.2. PLACE CONCRETE PER APWA SECTION 03 30 10.
   2.3. PROVIDE 1/2" RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.

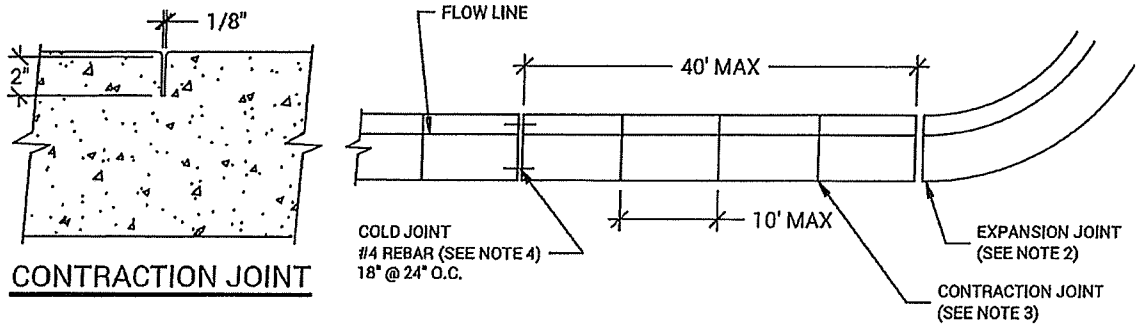
3. EXPANSION JOINT: MAKE EXPANSION JOINTS VERTICAL, FULL DEPTH, 1/2" WIDE WITH TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 32 13 73.
   3.1. SET TOP OF FILLER FLUSH WITH SURFACE OF CONCRETE.
   3.2. EXPANSIONS JOINTS REQUIRED AT CURB RETURNS, APPROACHES, AND ADJOINING WALKWAYS.

4. CONTRACTION JOINT: MAKE CONTRACTION JOINTS VERTICAL. TYPICAL SLAB RATIO IS 1 TO 1.
   4.1. 1/8" WIDE AND 1" DEEP (OR $\frac{1}{4}$ SLAB THICKNESS IF SLAB IS GREATER THAN 4" THICK).
   4.2. MAXIMUM LENGTH TO WIDTH RATIO FOR NON-SQUARE PANELS IS 1.5 TO 1.

5. BAG MIX: MARCH - NOVEMBER 6 1/2, DECEMBER - FEBRUARY 7 1/2.

OGDEN CITY ENGINEERING - STANDARD DRAWINGS		
Ogden UTAH Still Untamed	SIDEWALK DETAIL	RD-5
	JUSTIN ANDERSON, CITY ENGINEER	SHEET 1 OF 1 | 2020





NOTES:

1. BASE COURSE SHALL BE PER APWA SECTION 32 11 23.
   1.1. EXTEND BASE 8" BEHIND THE CURB AND GUTTER.
   1.2. IF FLOW LINE IS GREATER THAN 0.5 PERCENT (S=0.005), PROVIDE 6" OF COMPACTED BASE COURSE. IF LESS, PROVIDE 8" OF COMPACTED BASE COURSE.
   1.3. COMPACT PER APWA SECTION 31 23 26 TO A DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8" WHEN USING RIDING AND 6" WHEN USING HAND COMPACTION EQUIPMENT.

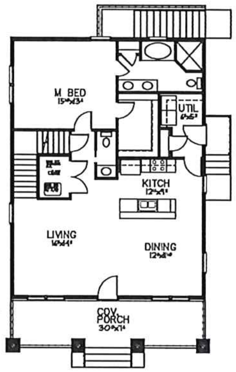
2. MAKE EXPANSION JOINTS VERTICAL, FULL DEPTH, 1/2" WIDE WITH TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 32 13 73.
   2.1. SET TOP OF FILLER FLUSH WITH THE CONCRETE.
   2.2. EXPANSION JOINTS ARE REQUIRED AT THE START OR END OF A STREET INTERSECTION CURB RETURN.

3. MAKE CONTRACTION JOINTS VERTICAL.
   3.1. 1/8" WIDE AND 2" DEEP OR 1/4 OF THE SLAB THICKNESS IF THE SLAB IS OVER 8" THICK.

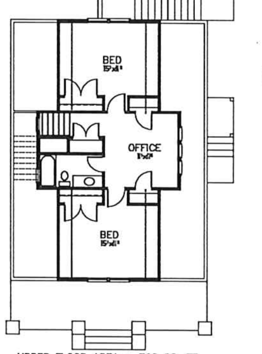
4. USE REINFORCEMENT PER ASTM A 615, GRADE 60, GALVANIZED OR EPOXY COATED DEFORMED STEEL. SEE APWA SECTION 03 20 00 REQUIREMENTS.

5. BAG MIX: MARCH - NOVEMBER 6 1/2, DECEMBER - FEBRUARY 7 1/2.

OGDEN CITY ENGINEERING - STANDARD DRAWINGS			
Ogden UTAH Still Untamed	TYPE A CURB & GUTTER	RD-4	
	JUSTIN ANDERSON, CITY ENGINEER	SHEET 1 OF 1	2020



MAIN FLOOR AREA = 1200 SQ. FT.



UPPER FLOOR AREA = 702 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 18" 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[4,5]

MARK[1]	SIZE[2,3]	COMMENT
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
WB3-8DF[4] TYP. U.N.O.	(3)-2x8 FOR 2x6 WALLS	(see above)
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
WB3-10DF[4] TYP. U.N.O.	(3)-2x10 FOR 2x6 WALLS	(see above)
WB2-6DF	(2)-2x6 DF#2	WB2-5.5LVL MAY BE USED AS ALTERNATE
WB2-8DF	(2)-2x8 DF#2	WB2-7.25LVL MAY BE USED AS ALTERNATE
WB2-10DF	(2)-2x10 DF#2	WB2-7.25LVL MAY BE USED AS ALTERNATE
WB2-12DF	(2)-2x12 DF#2	WB2-9.5LVL MAY BE USED AS ALTERNATE
WB3-6DF	(3)-2x6 DF#2	WB3-5.5LVL MAY BE USED AS ALTERNATE
WB3-8DF	(3)-2x8 DF#2	WB3-7.25LVL MAY BE USED AS ALTERNATE
WB3-10DF	(3)-2x10 DF#2	WB3-7.25LVL MAY BE USED AS ALTERNATE
WB3-12DF	(3)-2x12 DF#2	WB3-9.5LVL MAY BE USED AS ALTERNATE

MARK[1]	SIZE[2,3]	COMMENTS
WB2-5.5LVL	(2)-1.3/4"x5.1/2" LVL	
WB2-7.25LVL	(2)-1.3/4"x7.1/4" LVL	
WB2-9.5LVL	(2)-1.3/4"x9.1/2" LVL	
WB2-11.88LVL	(2)-1.3/4"x11.7/8" LVL	
WB2-14LVL	(2)-1.3/4"x14" LVL	
WB2-16LVL	(2)-1.3/4"x16" LVL	
WB2-18LVL	(2)-1.3/4"x18" LVL	
WB3-5.5LVL	(3)-1.3/4"x5.1/2" LVL	
WB3-7.25LVL	(3)-1.3/4"x7.1/4" LVL	
WB3-9.5LVL	(3)-1.3/4"x9.1/2" LVL	
WB3-11.88LVL	(3)-1.3/4"x11.7/8" LVL	
WB3-14LVL	(3)-1.3/4"x14" LVL	
WB3-16LVL	(3)-1.3/4"x16" LVL	
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	PANEL MATERIAL[5,6]	SIDES	PANEL EDGES[2]	PANEL FASTENER[3,9]	EDGE NAILING	FIELD NAILING	ANCHOR BOLT/FASTENER[1,7]	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.	(see above)	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.	(see above)	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 ISOSCELES 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 NO.	CROSSWISE SIZE	CROSSWISE LENGTH	CROSSWISE SPACE	LENGTHWISE NO.	LENGTHWISE SIZE	LENGTHWISE LENGTH	LENGTHWISE 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.	8"
SQUARE FOOTINGS											
FS2.0	2'-0"	2'-0"	12"	3	#4	1'-8"	9"	3	#4	1'-8"	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	(18)-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 8/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.

Ogden City - Lot 4, Cahoon Circle (dwg to 1725140505, #14008)

GENERAL STRUCTURAL NOTES

I. CONCRETE, FOOTINGS, AND FOUNDATIONS:

A. SOIL BEARING PRESSURE (SBP) IS ASSUMED TO BE AT LEAST 1500 PSF BY OWNER. NOTIFY THE ENGINEER IF THE SBP 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. PROVIDE CODE-APPROVED FOOTING DRAIN SYSTEM TO DRAIN WATER AWAY FROM ALL BASEMENT AREAS.

F. EXTERIOR GRADE SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM OF 6 INCH FALL WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED 2 PERCENT MINIMUM AWAY FROM THE BUILDING.

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

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

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

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

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

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

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

N. 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 — 2"
3. FORMED CONCRETE NOT EXPOSED TO EARTH OR WEATHER — 1.1/2"

O. 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

P. FOR ALL OPENINGS LESS THAN 8'-0" IN CONCRETE FOUNDATION WALLS, PROVIDE A MINIMUM OF [illegible] 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 8'-0" IF NOT NOTED ON PLANS.

Q. 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).

R. 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. 18 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, U.N.O. 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, U.N.O.

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 / 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.

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"	(solid line)	PREFAB STONE
ABV.	"ABOVE"	ZZZZZZZZ	BRICK/NATURAL STONE
A.P.O.	"AS PER OWNER"	(hatch)	NOTCH IN TOP OF FDTN. WALL
BLW.	"BELOW"	(hatch)	CONC. FDTN. WALL
BRG.	"BEARING"	(hatch)	CONC. FOOTING
C.J.	"CONTROL/CONSTRUCTION JOINT"		
CONC.	"CONCRETE"	S⊢—⊣S	STEPPED FOOTING
CONT.	"CONTINUOUS"	(hatch)	2x6 BEARING WALL
DET.	"DETAIL"	(hatch)	2x4 BEARING WALL
EA.	"EACH"	(hatch)	2x6 NON-BEARING WALL
FDTN.	"FOUNDATION"	(hatch)	2x4 NON-BEARING WALL
FTG.	"FOOTING"	(hatch)	2x6 NON-BEARING SHEAR WALL
GLB.	"GLU-LAM BEAM"	(hatch)	2x4 NON-BEARING SHEAR WALL
MAX.	"MAXIMUM"	(symbol)	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

SHEET	DESCRIPTION
S1.1	INDEX, GENERAL STRUCTURAL NOTES, SCHEDULES
S2.1	ELEVATIONS
S2.2	BASEMENT AND FOUNDATION PLAN (FLOOR FRAMING)
S2.3	MAIN FLOOR PLAN (ROOF AND UPPER FLOOR FRAMING)
S2.4	UPPER FLOOR PLAN (ROOF FRAMING)
S3.1	ROOF LAYOUT AND ELECTRICAL PLAN
S3.2	SECTIONS AND STAIR DETAILS
S4.1	FOOTING AND FOUNDATION DETAILS
S4.2	FOOTING AND FOUNDATION DETAILS
S5.1	FLOOR FRAMING DETAILS
S5.2	FLOOR FRAMING DETAILS
S6.1	ROOF FRAMING DETAILS
S6.2	ROOF FRAMING DETAILS
S6.3	NOT USED

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY

LICENSED PROFESSIONAL STRUCTURAL ENGINEER NO. 189469 THOMAS A. HALES 2/8/25 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.

OGDEN CITY

LOT 4, SUBDIVISION
866 CAHOON CIRCLE
OGDEN CITY, UTAH

FOR:

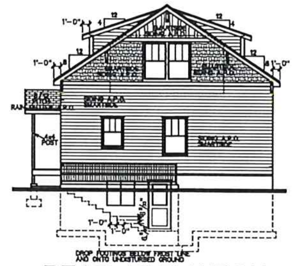
Lomond View DESIGNS LLC
304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM

SHEET TITLE: INDEX, GENERAL STRUCTURAL NOTES, SCHEDULES

DATE: 2/8/2025
DRAWN: CWH
JOB NO.: 24088
TYPE: CHG TO 1725140505, [illegible]14008
PLAN NO.: 1-2-1200/2-1-702 TWO-STORY

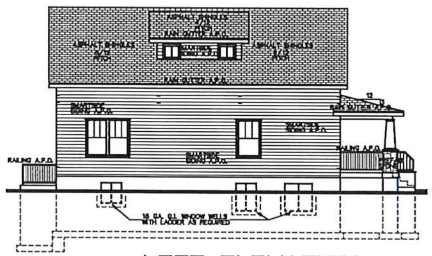
SHEET S1.1

PLOT DATE/TIME: 2/8/2025 11:41 PM



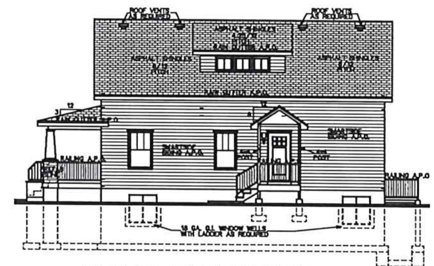
REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

SCALE 1/8"=1'-0"

FRONT ELEVATION

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

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.

SURFACE DRAINAGE:
EXTERIOR GRADE SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM OF 6 INCH FALL WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED 2 PERCENT MINIMUM AWAY FROM THE BUILDING

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 BUILDING 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 BUILDING 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 BUILDING 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).

NOTICE AND WARNING

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

LOT #: 4
SUBDIVISION: SUBDIVISION
ADDRESS: 866 CAHOON CIRCLE
CITY: OGDEN STATE: UTAH

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

DATE: 2/8/2025

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.

PLOT DATE/TIME: 2/8/2025 11:40 PM

Ogden City – Lot 4, Cahoon Circle (chg to 1725140505, #14009)

SHEET: S2.1

SHEET TITLE: ELEVATIONS

DATE: 2/8/2025 | DRAWN: CWH
JOB NO.: 24088 | TYPE: CHG TO 1725140505, #14009
PLAN NO.: 1-2-1200/2-1-702 TWO-STORY

Lomond View DESIGNS, LLC
304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
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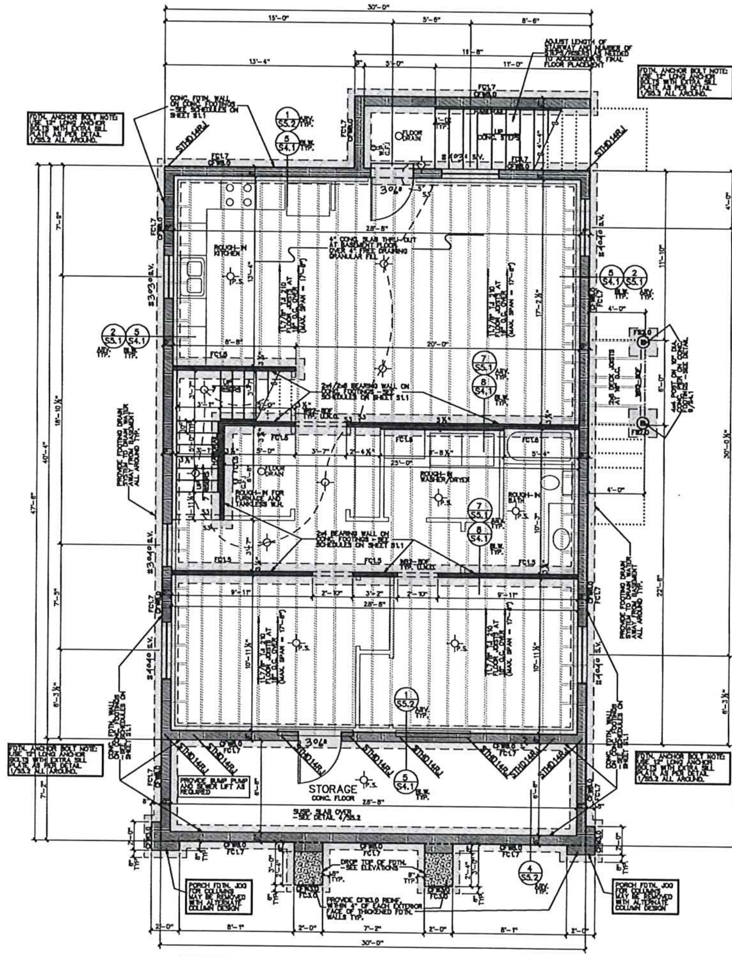
FOR: **OGDEN CITY**
LOT 4, SUBDIVISION
866 CAHOON CIRCLE
OGDEN CITY, UTAH



UNFINISHED BASEMENT/ FOUNDATION PLAN

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

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 8 & 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 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'-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 6/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 8/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.

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY

LICENSED PROFESSIONAL STRUCTURAL ENGINEER NO. 189469 THOMAS A. HALES 2/8/25 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 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 #: 4
SUBDIVISION: SUBDIVISION
ADDRESS: 866 CAHOON CIRCLE
CITY: OGDEN STATE: UTAH

ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.
DATE: 2/8/2025

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.

SURFACE DRAINAGE:

EXTERIOR GRADE SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM OF 6 INCH FALL WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED 2 PERCENT MINIMUM AWAY FROM THE BUILDING

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 BUILDING 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 BUILDING DESIGN SHOWN. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO INSURE/VERIFY THAT THE SITE CONDITIONS (INCLUDING GRADE HEIGHTS, DRAINAGE, SLOPES, RETAINING AREAS, ETC.) ARE OR WILL BE MADE SUITABLE TO WORK WITH THE BUILDING DESIGN SHOWN.

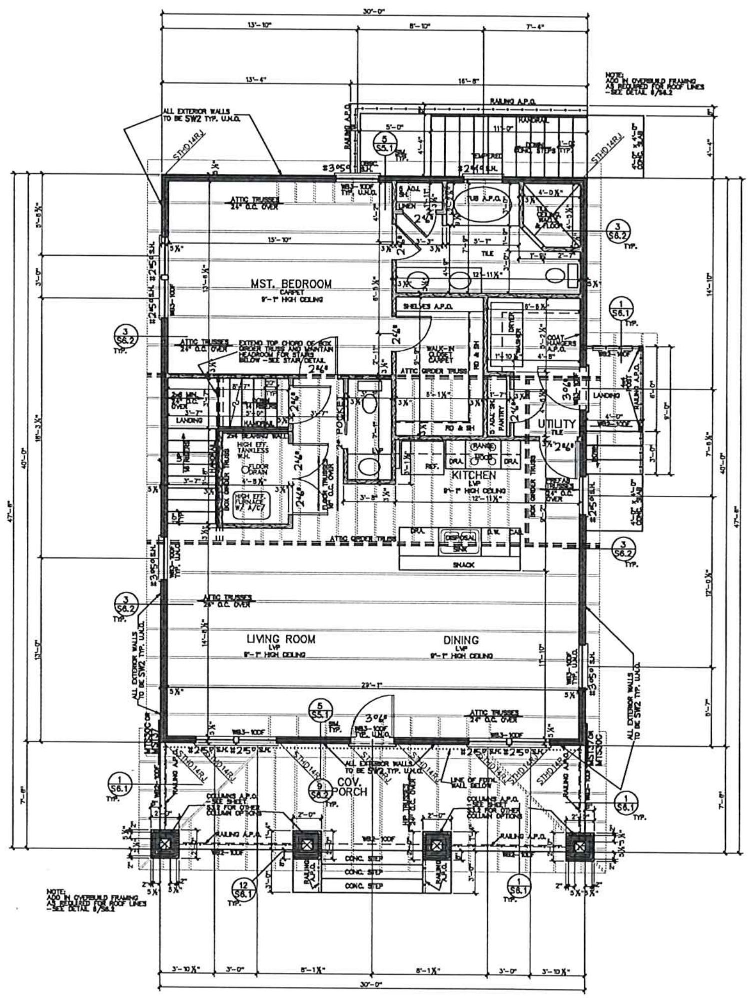
FOR: OGDEN CITY
LOT 4, SUBDIVISION
866 CAHOON CIRCLE
OGDEN CITY, UTAH

Lomond View DESIGNS
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: 2/8/2025 DRAWN: CWH
JOB NO.: 24088 TYPE: CHC TO 1725140505, #14009
PLAN NO.: 1-2-1200/2-1-702 TWO-STORY

SHEET S2.2

PLOT DATE/TIME: 2/8/2025 11:40 PM



MAIN FLOOR PLAN

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

MAIN FLOOR AREA = 1200 SQ. FT.
UPPER FLOOR AREA = 702 SQ. FT.
TOTAL AREA = 1902 SQ. FT.
COV. PORCH AREA = 232 SQ. FT.

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 & 6/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 S8.3, 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 S8.3, 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 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 6'-2". SEE THE WOOD BEAM/HEADER SCHEDULE FOR SPANS UP TO 6'-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 8/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 S8.1 THRU S8.3, U.N.O. AT ROOF OVERBUILD AREA, PROVIDE OVERBUILD TRUSSES OR STICK FRAME AS SHOWN IN DETAIL 8/S8.2.
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 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 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.

SURFACE DRAINAGE:
EXTERIOR GRADE SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM OF 6 INCH FALL WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED 2 PERCENT MINIMUM AWAY FROM THE BUILDING

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 BUILDING 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 BUILDING 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 BUILDING 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).

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY
LICENSED PROFESSIONAL STRUCTURAL ENGINEER NO. 189469 THOMAS A. HALES 2/8/25 STATE OF UTAH

NOTICE AND WARNING

THESE DRAWINGS & DESIGNS MAY BE USED FOR THE CONSTRUCTION OF A SINGLE BUILDING LOCATED AS FOLLOWS:
LOT #: 4
SUBDIVISION: SUBDIVISION
ADDRESS: 866 CAHOON CIRCLE
CITY: OGDEN STATE: UTAH
ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.
DATE: 2/8/2025

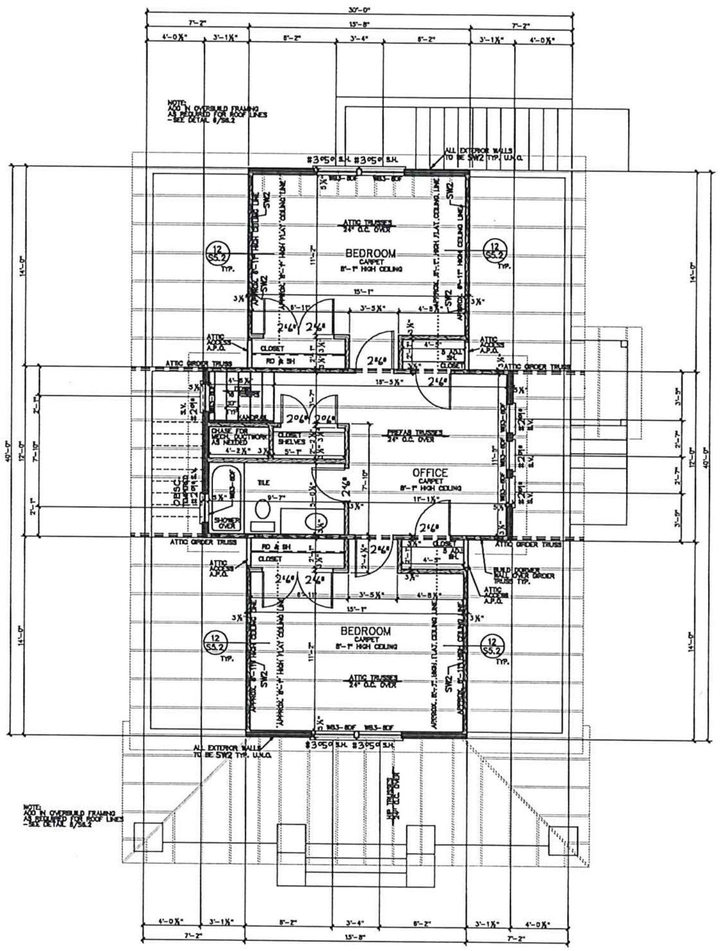
CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS, AND ALL ASSOCIATED COSTS, PRIOR TO CONSTRUCTION.

FOR: OGDEN CITY
LOT 4, SUBDIVISION
866 CAHOON CIRCLE
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: MAIN FLOOR PLAN
DATE: 2/8/2025 DRAWN: CWH
JOB NO.: 24088 TYPE: CHC TO 1725140505, #14009
PLAN NO.: 1-2-1200/2-1-702 TWO-STORY
SHEET S2.3

PLOT DATE/TIME: 2/8/2025 11:40 PM
Ogden City – Lot 4, Cahoon Circle (chg to 1725140505, #14009)



UPPER FLOOR PLAN

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

UPPER FLOOR AREA = 702 SQ. FT.

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/S3.2.
9. CONCRETE SLABS OVER BACKFILL: PROVIDE REBAR DOWELS FROM CONCRETE SLABS TO ADJACENT CONCRETE FOUNDATION WALLS OVER BACKFILL AREAS AS SHOWN IN DETAIL 3/S3.2.
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 S8.3, 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 S8.3, 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 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'-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 8/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 S8.1 THRU S8.3, U.N.O. AT ROOF OVERBUILD AREA, PROVIDE OVERBUILD TRUSSES OR STICK FRAME AS SHOWN IN DETAIL 6/S8.2.
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 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 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.

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY

LICENSED PROFESSIONAL STRUCTURAL ENGINEER
NO. 189469
THOMAS A. HALES
2/8/25
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 #: 4
SUBDIVISION: SUBDIVISION
ADDRESS: 866 CAHOON CIRCLE
CITY: OGDEN STATE: UTAH

ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.
DATE: 2/8/2025

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 BUILDING 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 BUILDING 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 BUILDING 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. [illegible] 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.

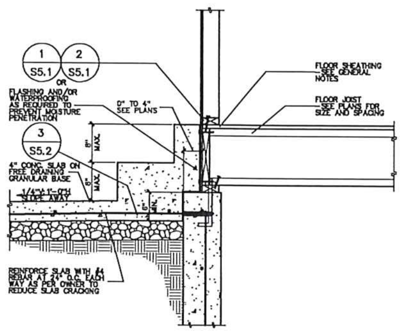
CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS, AND ALL ASSOCIATED COSTS, PRIOR TO CONSTRUCTION.

PLOT DATE/TIME: 2/8/2025 11:40 PM

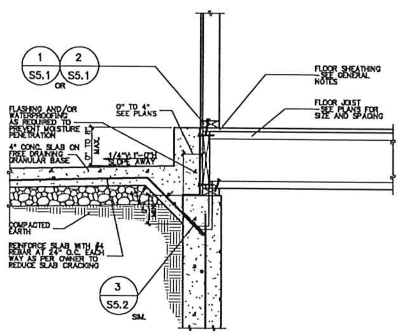
FOR: OGDEN CITY
LOT 4, SUBDIVISION
866 CAHOON CIRCLE
OGDEN CITY, UTAH

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

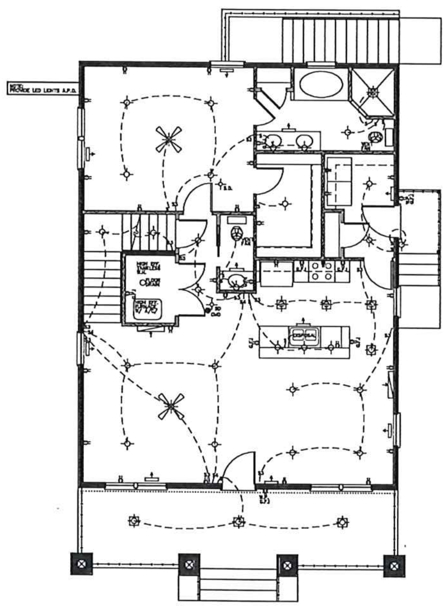
SHEET TITLE: UPPER FLOOR PLAN
DATE: 2/8/2025 DRAWN: CWH
JOB NO.: 24088 TYPE: CHG TO 1725140505, #14009
PLAN NO.: 1-2-1200/2-1-702 TWO-STORY
SHEET S2.4



RAISED PATIO SLAB FOR STAIRS DETAIL
NO SCALE
1 S3.1



RAISED PATIO SLAB DETAIL
NO SCALE
2 S3.1



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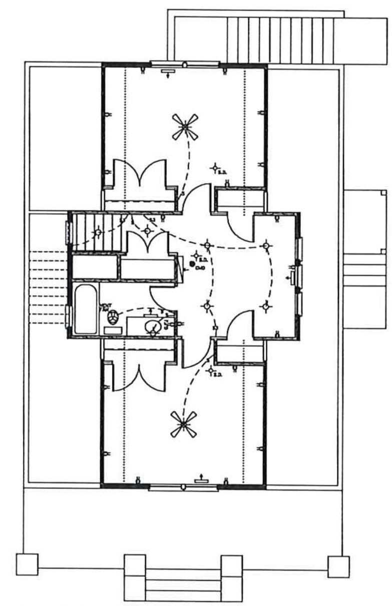

UPPER FLOOR ELEC/H.V.A.C. LAYOUT
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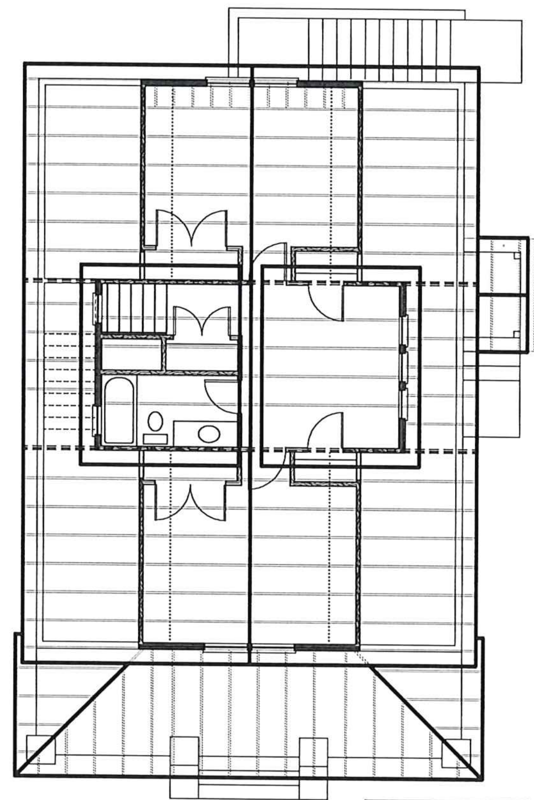


ROOF LAYOUT
SCALE: 1/4"=1'-0"

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.

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.

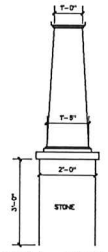
CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS, AND ALL ASSOCIATED COSTS, PRIOR TO CONSTRUCTION.

PLOT DATE/TIME: 2/8/2025 11:42 PM

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

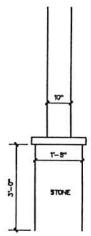
FOR: OGDEN CITY
LOT 4, SUBDIVISION
866 CAHOON CIRCLE
OGDEN CITY, UTAH

SHEET TITLE: ROOF LAYOUT AND ELECTRICAL PLAN
DATE: 2/8/2025 | DRAWN: CWH
JOB NO.: 24088 | TYPE: CHG TO 1725140505, #14009
PLAN NO.: 1-2-1200/2-1-702 TWO-STORY
SHEET: S3.1



PORCH COLUMN OPTION #1

PORCH COLUMN OPTION #2



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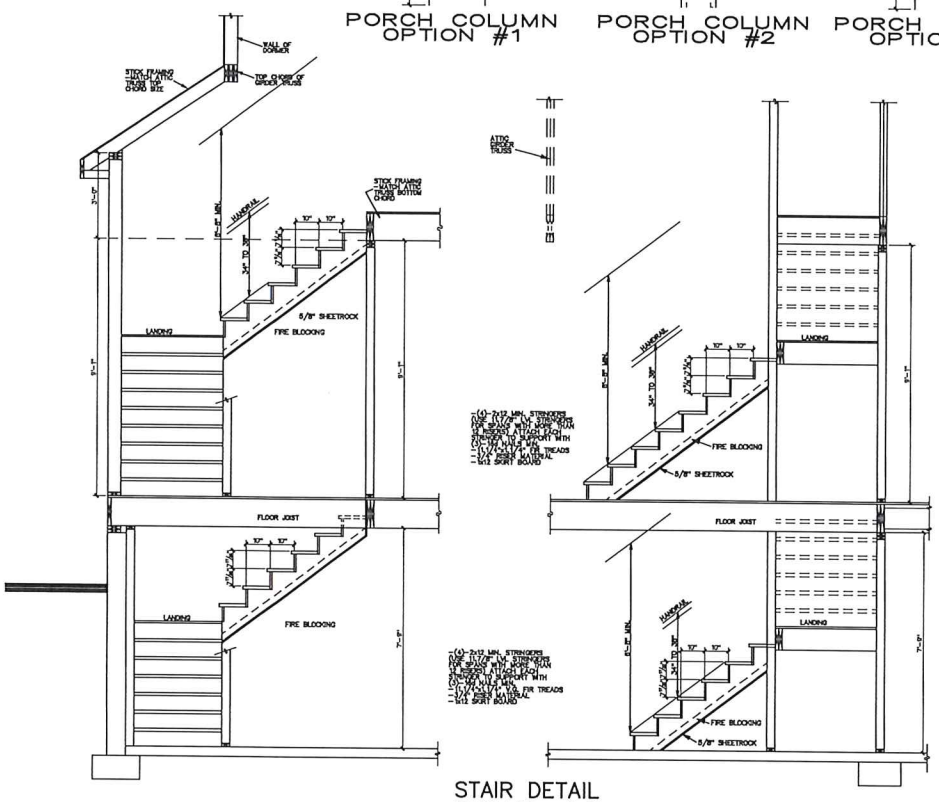
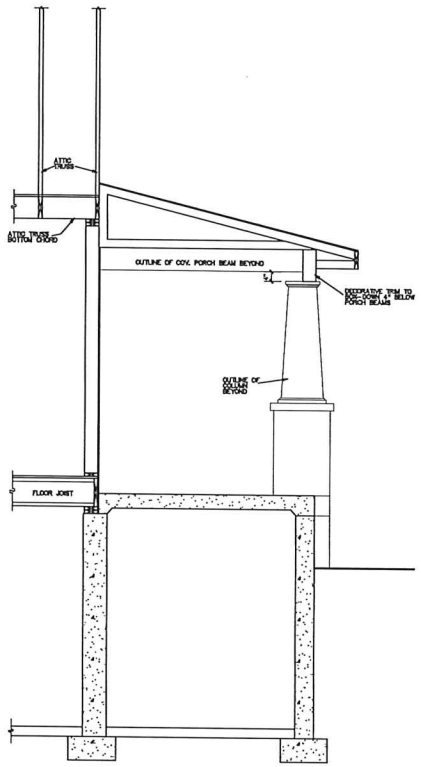
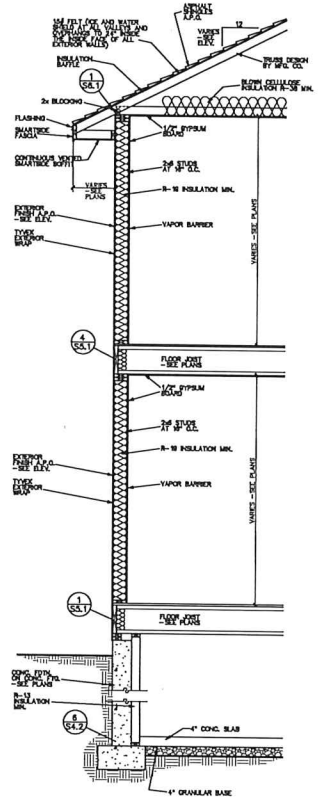


STAIR DETAIL
SCALE 1/2" = 1'-0"



SECTION
SCALE: 1/2"=1'-0"
A
S3.2



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.

FOR:
OGDEN CITY

LOT 4 SUBDIVISION
866 CAHOON CIRCLE
OGDEN CITY, UTAH

304 WEST PLEASANT VIEW DR.
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PHONE: (801)-782-0484
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WWW.LOMONDVIEW.COM

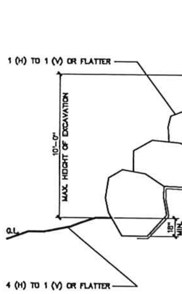
Lomond View DESIGNS, LLC

SHEET TITLE: SECTIONS AND STAIR DETAILS
DATE: 2/8/2025
JOB NO.: 24068
DRAWN: CWH
TYPE: CHC TO 17251405005, #14008
PLAN NO.: 1-2-1200/2-1-702 TWO-STORY

SHEET
S3.2

PLOT DATE/TIME: 2/8/2025 11:40 PM

Ogden City - Lot 4, Cahoon Circle (aka to 17251405005, #14008)

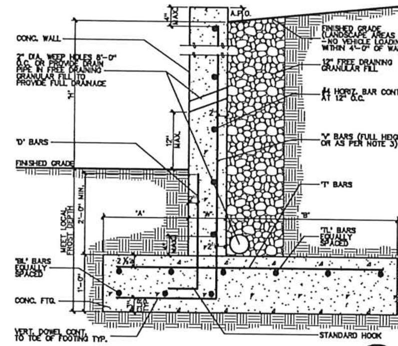


NOTES:
1. NORMAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. SLOPE MAY BE INCREASED TO 1/2 (H) TO 1 (V) IF HEIGHT OF EMBANKMENT IS LESS THAN FIVE (5) FEET.
4. ROCK MUST BE ANGULAR 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 FACED SLOPE.
6. (H) DENOTES HORIZONTAL (V) DENOTES VERTICAL

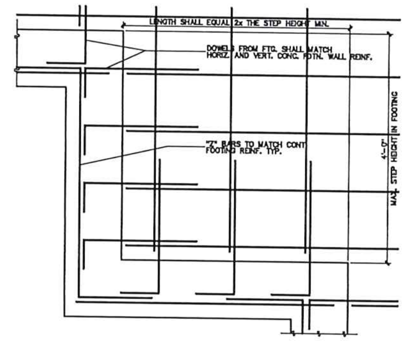
ROCK RETAINING WALL UP TO 10'-0" HEIGHT
NO SCALE
1 S4.1

CONCRETE RETAINING WALL SCHEDULE[1,4]														
MARK	"W"	"H"[2]	"A"	"B"	"V" BARS[3]		"D" BARS		"T" BARS		"TL" BARS		"BL" BARS	
					SIZE	SPACE	SIZE	SPACE	SIZE	SPACE	SIZE	NO.	SIZE	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'-8"	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'-8"	#5	10"	#4	24"	#4	10"	#4	6	#4	3
CRW9.5	8" MIN.	TO 9'-8"	1'-8"	4'-8"	#5	10"	#4	24"	#4	8"	#4	7	#4	3

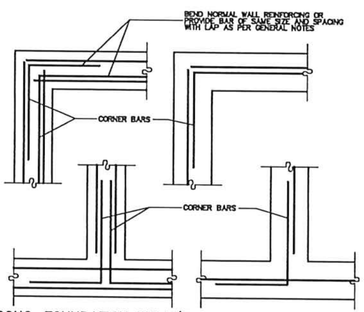
CONC. RETAINING WALL NOTES:
1. LOCATE A HORIZONTAL BAR WITHIN 4" OF TOP AND BOTTOM OF WALL.
2. WALL HEIGHT MAY BE INCREASED AS NEEDED WHERE FOOTINGS NEED TO BE DROPPED FOR FROST PROTECTION OR SOIL CONDITIONS AS LONG AS THE UNBALANCED FILL HEIGHT ("H"-HEIGHT BETWEEN LOW AND HIGH GRADE) DOES NOT EXCEED 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.



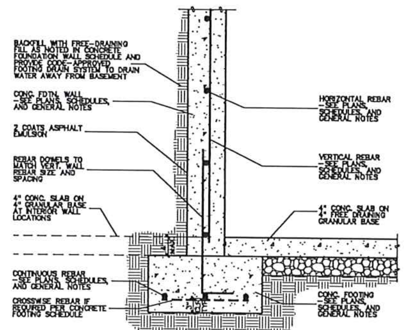
CONCRETE RETAINING WALL
NO SCALE
2 S4.1



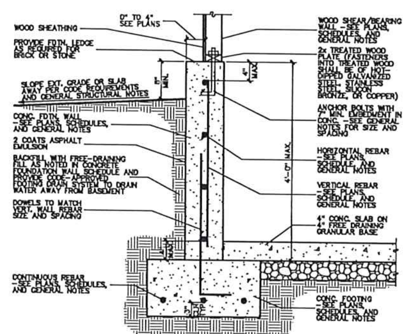
STEPPED FOOTING DETAIL
NO SCALE
3 S4.1



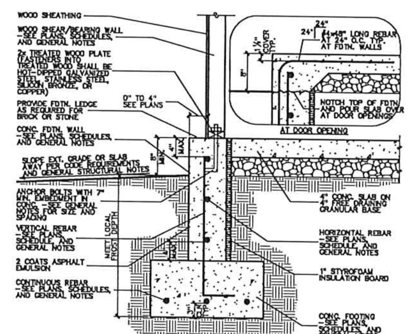
CONC. FOUNDATION WALL/FOOTING CORNERS AND INTERSECTION
NO SCALE
4 S4.1



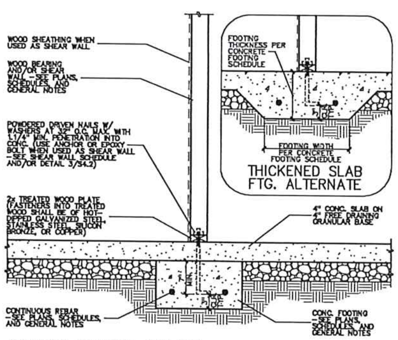
FOUNDATION WALL ON FOOTING
NO SCALE
5 S4.1



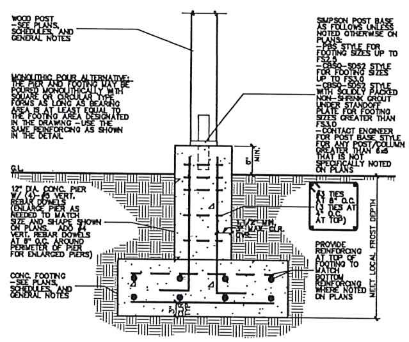
4'-0" FOUNDATION WALL ON FOOTING
NO SCALE
6 S4.1



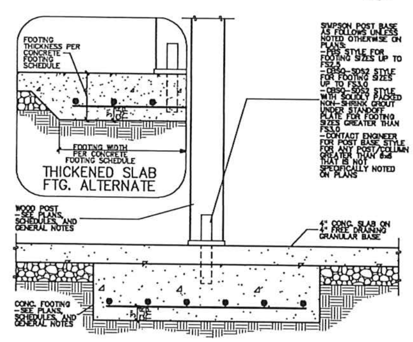
FOUNDATION WALL ON FOOTING
NO SCALE
7 S4.1



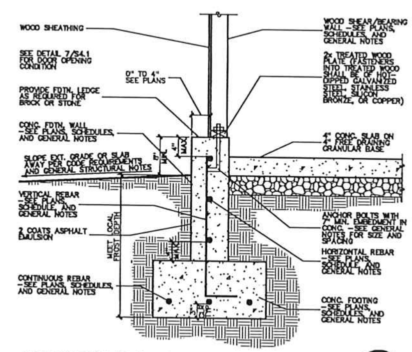
INTERIOR BEARING AND/OR SHEAR WALL ON CONC. FOOTING
NO SCALE
8 S4.1



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



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



FOUNDATION WALL ON FOOTING
NO SCALE
11 S4.1

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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ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY
LICENSED PROFESSIONAL STRUCTURAL ENGINEER NO. 189469 THOMAS A. HALES 2/8/25 STATE OF UTAH

SHEET TITLE: FOOTING AND FOUNDATION DETAILS
DATE: 2/8/2025 | DRAWN: CWH
JOB NO.: 24088 | TYPE: CHC TO 1725140505, #14009
PLAN NO.: 1-2-1200/2-1-702 TWO-STORY
SHEET: S4.1

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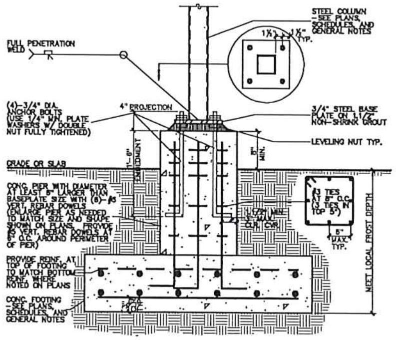
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM

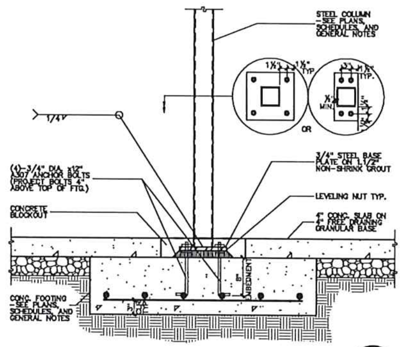
FOR: OGDEN CITY
LOT 4, SUBDIVISION
866 CAHOON CIRCLE
OGDEN CITY, UTAH

PLOT DATE/TIME: 2/8/2025 11:41 PM

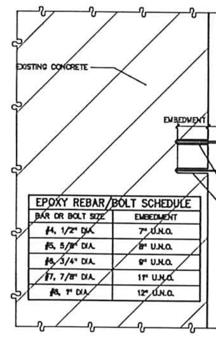
Ogden City - Lot 4, Cahoon Circle (chg to 1725140505, #14009)



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

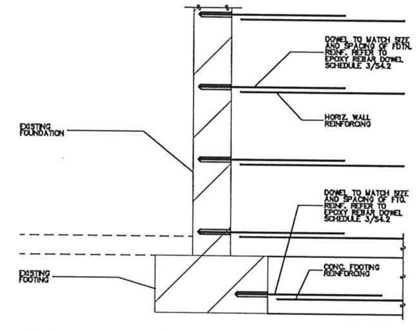


INTERIOR STEEL POST ON CONC. FOOTING
NO SCALE
2 / S4.2

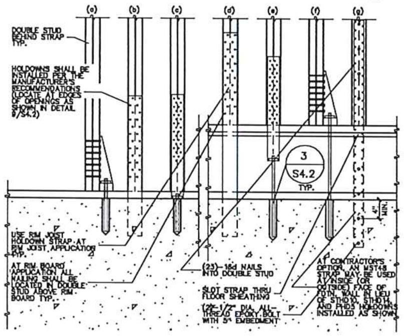


EPOXY REBAR/BOLT SCHEDULE	
BAR OR BOLT SIZE	EMBEDMENT
#4, 1/2" DIA.	7" U.N.O.
#5, 5/8" DIA.	8" U.N.O.
#6, 3/4" DIA.	9" U.N.O.
#7, 7/8" DIA.	11" U.N.O.
#8, 1" DIA.	12" U.N.O.

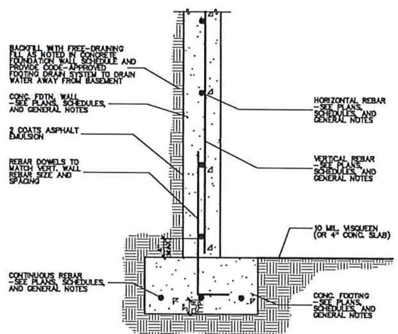
EPOXY REBAR DOWEL SCHEDULE
NO SCALE
3 / S4.2



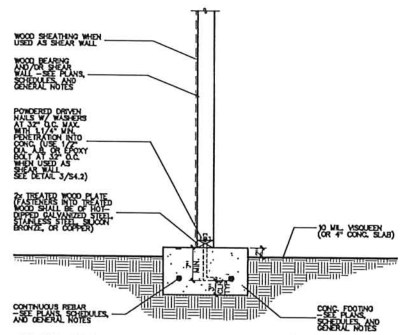
CONC. FDTN. WALL/FOOTING CONNECTION TO EXIST. CONC. FDTN. WALL/FOOTING
NO SCALE
4 / S4.2



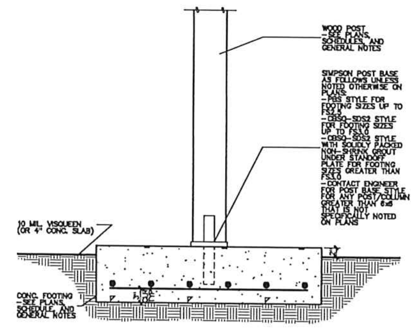
VARIOUS HOLDOWN INSTALLATION CONFIGURATIONS
NO SCALE
5 / S4.2



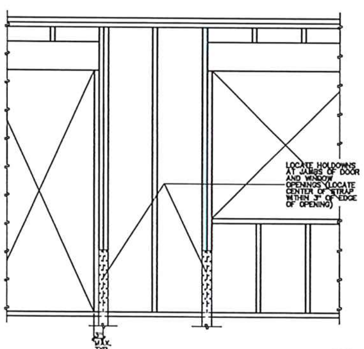
CRAWL SPACE CONC. FDTN. WALL ON CONC. FOOTING
NO SCALE
6 / S4.2



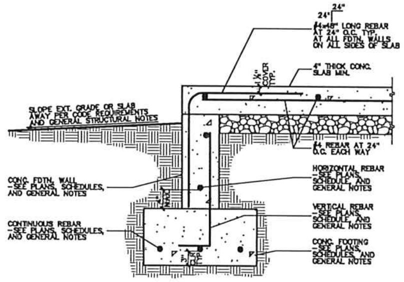
CRAWL SPACE INTERIOR BEARING AND/OR SHEAR WALL ON CONC. FOOTING
NO SCALE
7 / S4.2



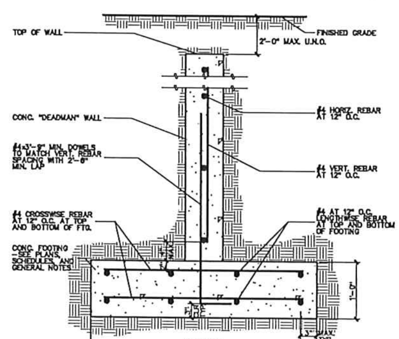
CRAWL SPACE INTERIOR WOOD POST ON CONC. FOOTING
NO SCALE
8 / S4.2



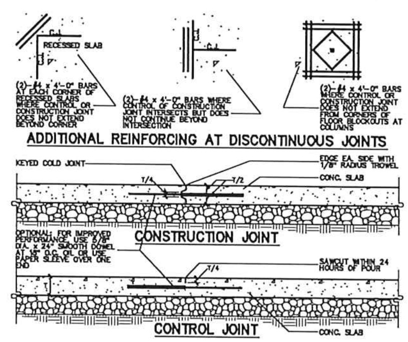
HOLDOWN LOCATION
NO SCALE
9 / S4.2



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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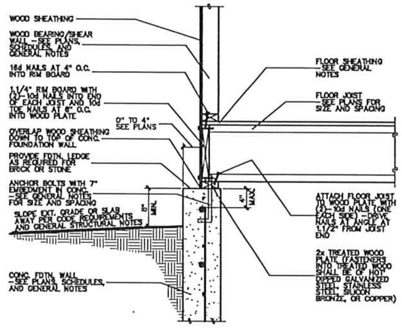
SHEET TITLE: FOOTING AND FOUNDATION DETAILS
DATE: 2/8/2025
JOB NO.: 24088
PLAN NO.: 1-2-1200/2-1-702 TWO-STORY
DRAWN: CMH
TYPE: CHG TO 1725140505, #14009

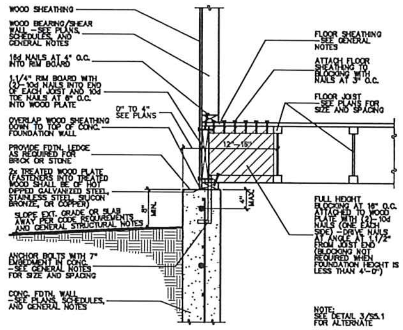
SHEET S4.2

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY
LICENSED PROFESSIONAL STRUCTURAL ENGINEER NO. 189469 THOMAS A. HALES 2/8/25 STATE OF UTAH

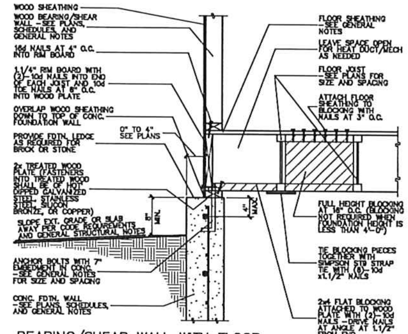
PLOT DATE/TIME: 2/8/2025 11:41 PM



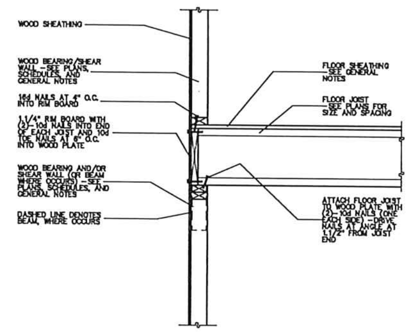
BEARING/SHEAR WALL WITH FLOOR JOISTS PERPENDICULAR TO CONC. FDTN. WALL
NO SCALE
1 / S5.1



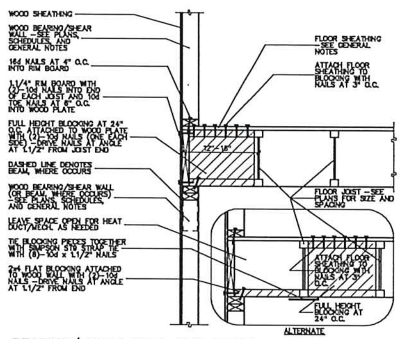
BEARING/SHEAR WALL WITH FLOOR JOISTS PARALLEL TO CONC. FDTN. WALL
NO SCALE
2 / S5.1



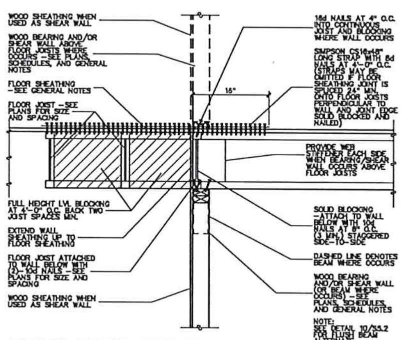
BEARING/SHEAR WALL WITH FLOOR JOISTS PARALLEL TO CONCRETE FOUNDATION WALL (ALTERNATE)
NO SCALE
3 / S5.1



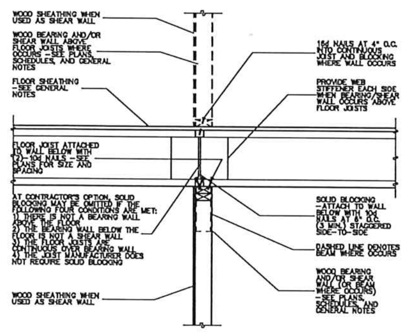
BEARING/SHEAR WALL WITH FLOOR JOISTS PERPENDICULAR TO WOOD WALL
NO SCALE
4 / S5.1



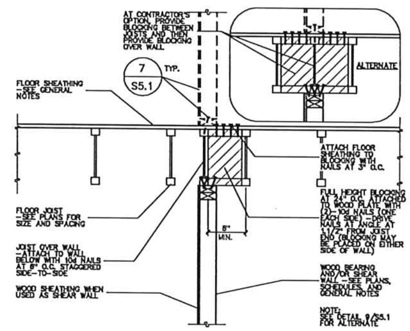
BEARING/SHEAR WALL WITH FLOOR JOISTS PARALLEL TO WOOD WALL
NO SCALE
5 / S5.1



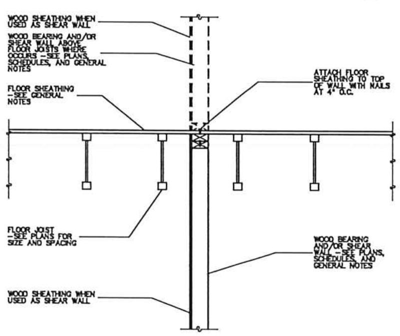
BEARING AND/OR SHEAR WALL WITH FLOOR JOISTS PERPENDICULAR AND PARALLEL TO WALL
NO SCALE
6 / S5.1



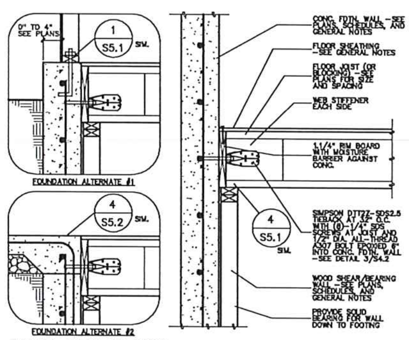
BEARING AND/OR SHEAR WALL WITH FLOOR JOISTS PERPENDICULAR TO WALL
NO SCALE
7 / S5.1



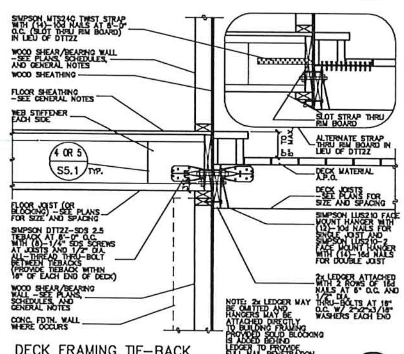
BEARING AND/OR SHEAR WALL WITH FLOOR JOISTS PARALLEL TO WALL
NO SCALE
8 / S5.1



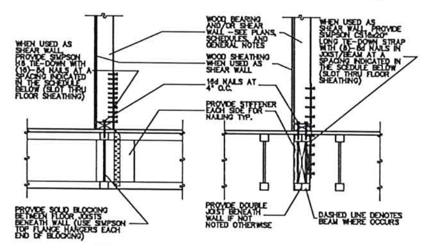
BEARING AND/OR SHEAR WALL WITH FLOOR JOISTS PARALLEL TO WALL
NO SCALE
9 / S5.1



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



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



(A) WALL PERPENDICULAR TO FLOOR JOISTS

(B) WALL PARALLEL TO FLOOR JOISTS

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

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

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY

LICENSED PROFESSIONAL STRUCTURAL ENGINEER
NO. 189469
THOMAS A. HALES
2/8/25
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.

SHEET TITLE: FLOOR FRAMING DETAILS

DATE: 2/8/2025
DRAWN: CWH
JOB NO.: 24088
TYPE: CHG TO 1725140505, J14009
PLAN NO.: 1-2-1200/2-1-702 TWO-STORY

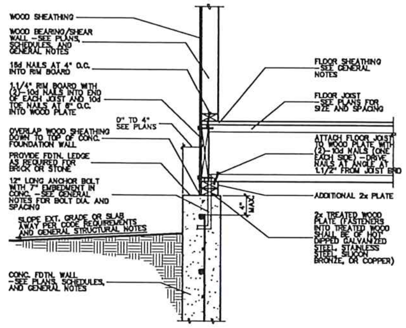
SHEET S5.1

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

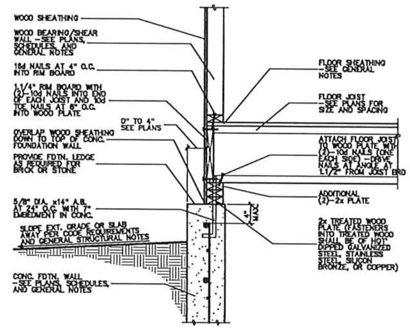
FOR: OGDEN CITY
LOT 4, SUBDIVISION
866 CAHOON CIRCLE
OGDEN CITY, UTAH

PLOT DATE/TIME: 2/8/2025 11:41 PM

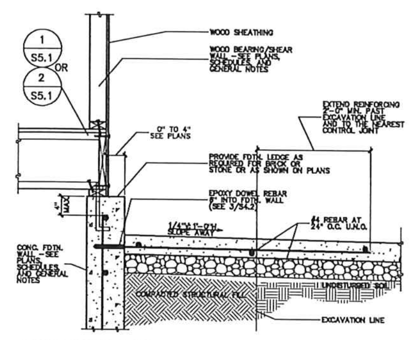
Ogden City - Lot 4, Cahoon Circle (chg to 1725140505, J14009)



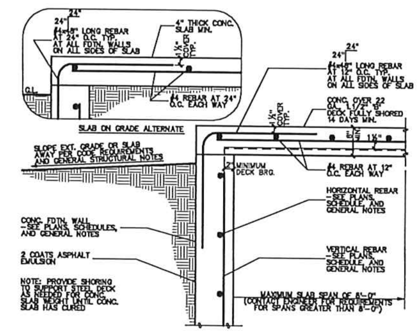
FDTN. WALL WITH DOUBLE PLATE OPTION
NO SCALE
1 / S5.2



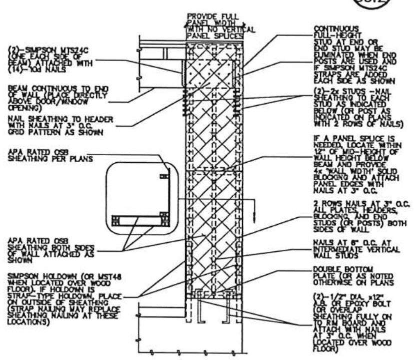
FDTN. WALL WITH TRIPLE PLATE OPTION
NO SCALE
2 / S5.2



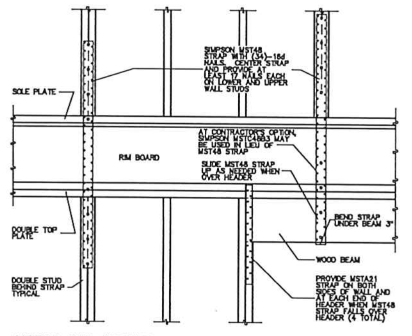
REBAR DOWELS FOR CONC. SLAB AT CONC. FDTN.
NO SCALE
3 / S5.2



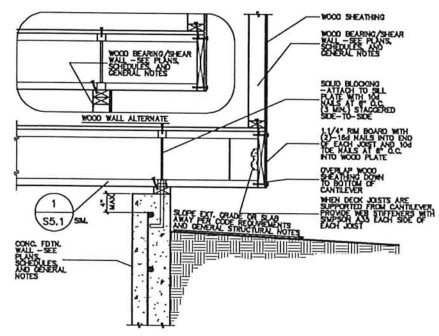
CONC. PORCH SUSPENDED SLAB
NO SCALE
4 / S5.2



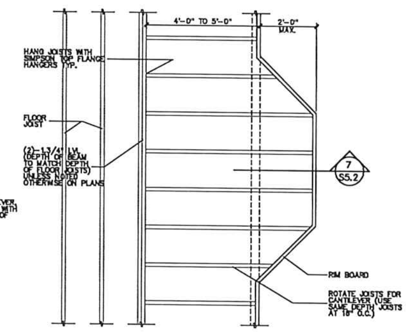
SW5 SHEAR WALL CONSTRUCTION
NO SCALE
5 / S5.2



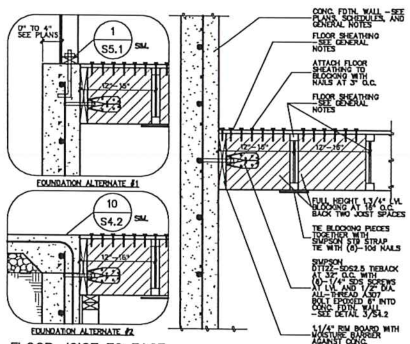
MST48 AND MSTA21 FLOOR-TO-FLOOR ATTACHMENT
NO SCALE
6 / S5.2



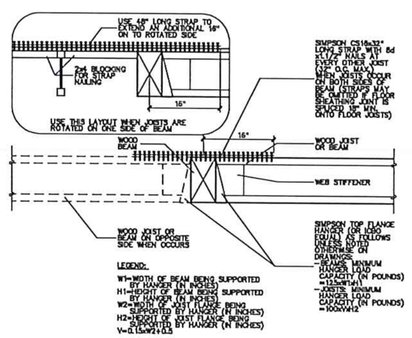
CANTILEVERED FLOOR
NO SCALE
7 / S5.2



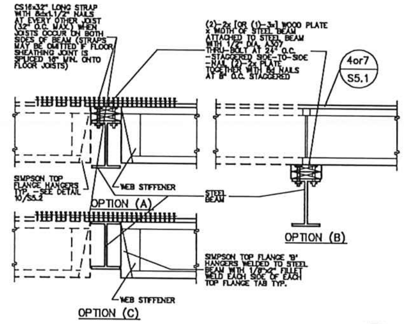
CANTILEVERED FLOOR LAYOUT WHEN PERPENDICULAR TO FLOOR JOISTS
NO SCALE
8 / S5.2



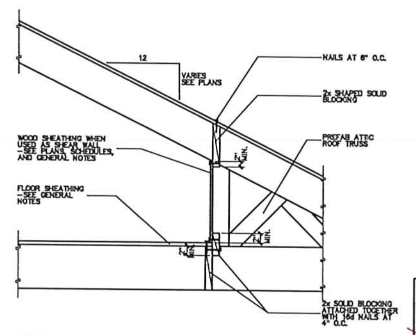
FLOOR JOIST TO FACE OF FOUNDATION WALL
NO SCALE
9 / S5.2



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



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



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

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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ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY
NO. 189469 THOMAS A. HALES 2/8/25 STATE OF UTAH

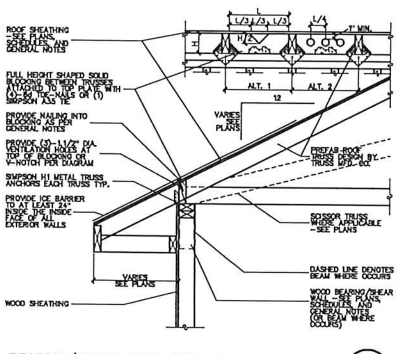
FOR: OGDEN CITY
LOT 4, SUBDIVISION
866 CAHOON CIRCLE
OGDEN CITY, UTAH

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

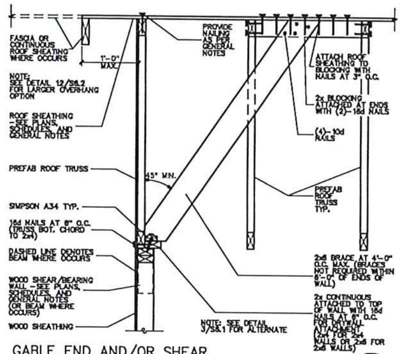
SHEET TITLE: FLOOR FRAMING DETAILS
DATE: 2/8/2025
DRAWN: CWH
JOB NO.: 24088
TYPE: CHG TO 1725140505, (#14008)
PLAN NO.: 1-2-1200/2-1-702 TWO-STORY

SHEET S5.2

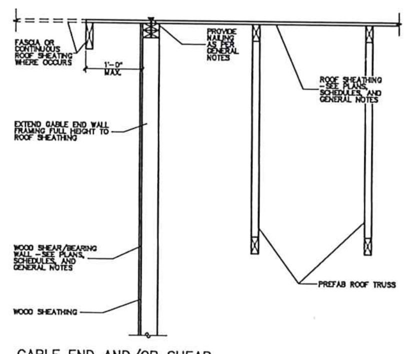
PLOT DATE/TIME: 2/8/2025 11:41 PM



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)
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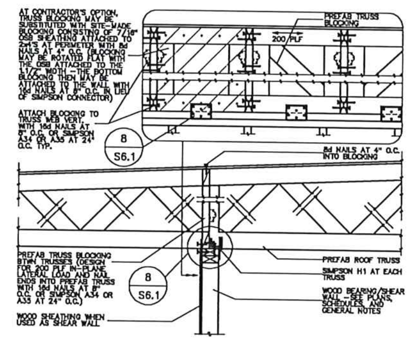
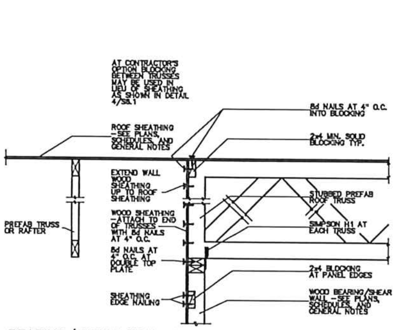
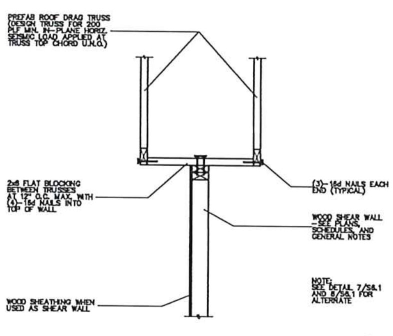


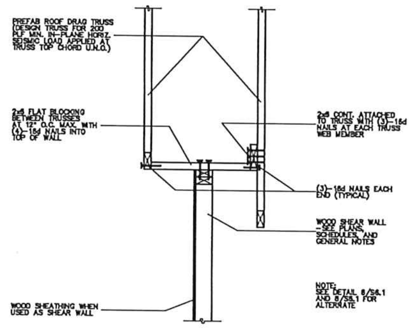
BEARING/SHEAR WALL AT ROOF TRUSSES (4/S6.1)
NO SCALE



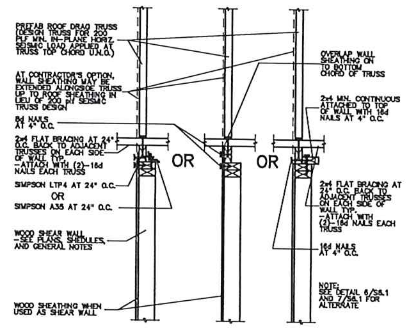
BEARING/SHEAR WALL AT STUBBED ROOF TRUSSES (5/S6.1)
NO SCALE



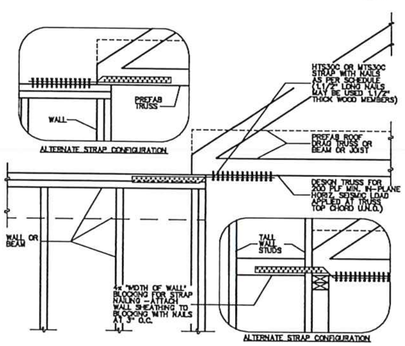
SHEAR WALL PARALLEL TO ROOF TRUSSES (6/S6.1)
NO SCALE



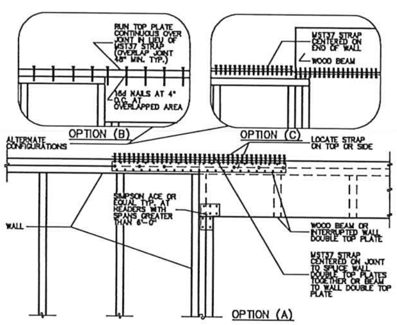
SHEAR WALL PARALLEL TO ROOF TRUSSES (7/S6.1)
NO SCALE



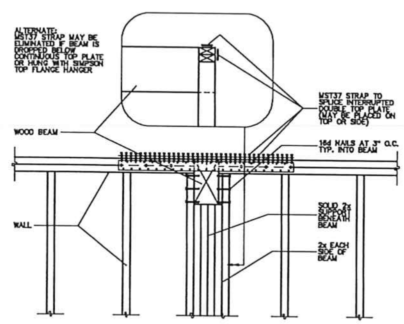
SHEAR WALL PARALLEL TO ROOF TRUSSES (8/S6.1)
NO SCALE



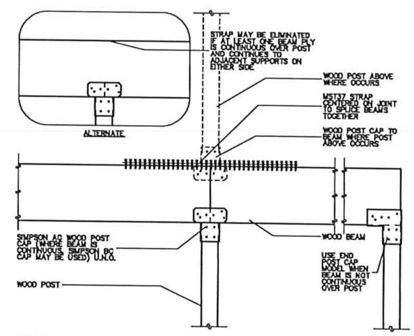
HTS30C/MTS30C STRAP INSTALLATION (9/S6.1)
NO SCALE



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

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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OGDEN CITY
LOT 4, SUBDIVISION
866 CAHOON CIRCLE
OGDEN CITY, UTAH

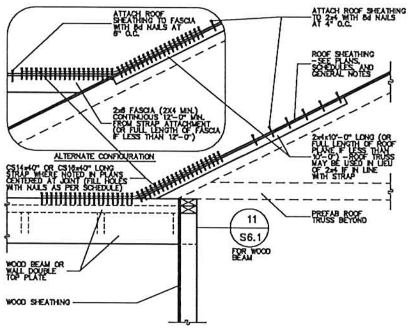
Lomond View DESIGNS, LLC
304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM

ROOF FRAMING DETAILS
DATE: 2/8/2025 | DRAWN: CWH
JOB NO.: 24088 | TYPE: CHG TO 1725140505, J14009
PLAN NO.: 1-2-1200/2-1-702 TWO-STORY
SHEET S6.1

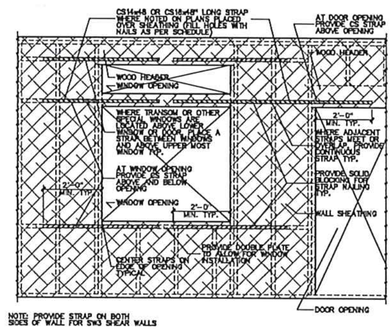
ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY
NO. 189469 THOMAS A. HALES 2/8/25 STATE OF UTAH

PLOT DATE/TIME: 2/8/2025 11:41 PM

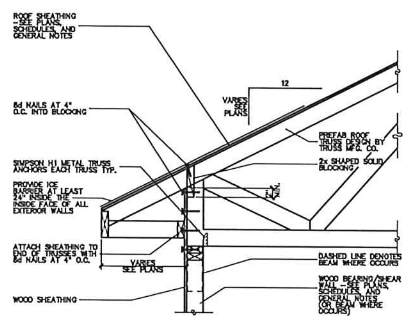
Ogden City – Lot 4, Cahoon Circle (chg to 1725140505, J14009)



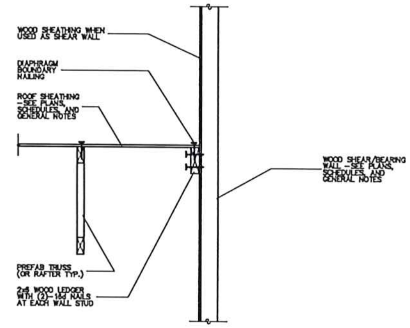
CS16x40 STRAP INSTALLATION
NO SCALE
1 S6.2



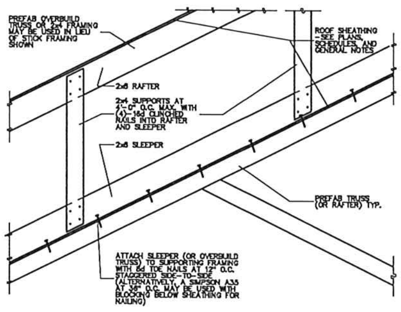
CS16x48 STRAP ATTACHMENT
NO SCALE
2 S6.2



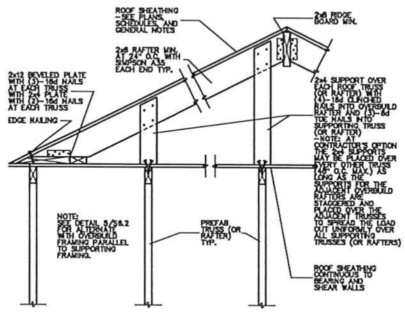
BEARING/SHEAR WALL AT RAISED-HEEL ROOF TRUSSES
NO SCALE
3 S6.2



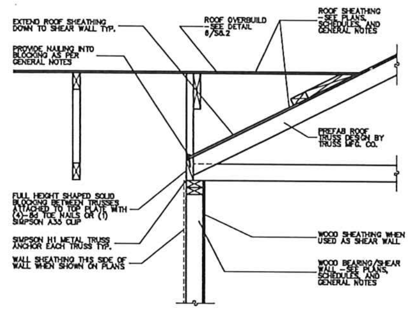
TRUSSES PARALLEL TO BEARING/SHEAR WALL
NO SCALE
4 S6.2



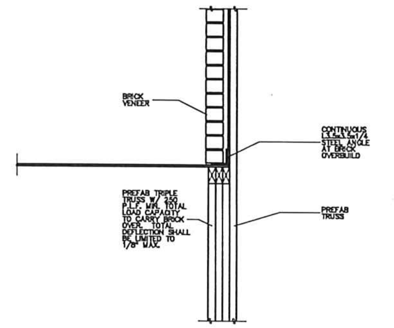
ROOF FRAMING OVERBUILD (OVERBUILD FRAMING PARALLEL TO SUPPORTING FRAMING)
NO SCALE
5 S6.2



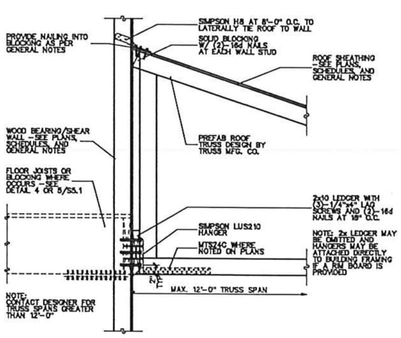
ROOF FRAMING OVERBUILD
NO SCALE
6 S6.2



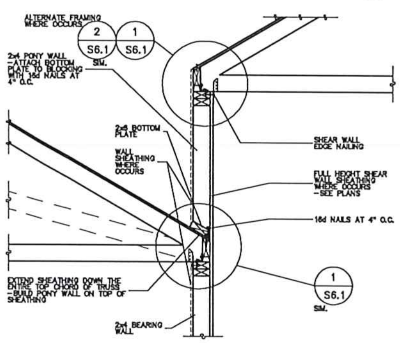
BEARING/SHEAR WALL AT ROOF TRUSSES
NO SCALE
7 S6.2



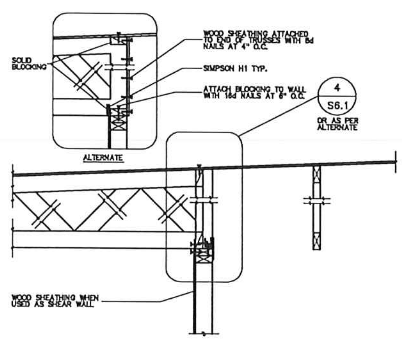
BRICK OVER ROOF SUPPORT
NO SCALE
8 S6.2



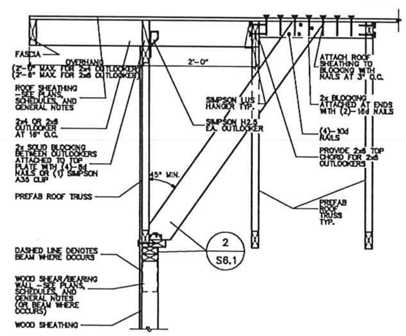
ROOF TRUSS BEARING AT SIDE OF WALL (UP TO 12'-0" TRUSS SPAN)
NO SCALE
9 S6.2



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

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WWW.LOMONDVIEW.COM

SHEET TITLE: ROOF FRAMING DETAILS

DATE:	2/8/2025
DRAWN:	CWH
JOB NO.:	24088
TYPE:	CHG TO 1725140505, #14009
PLAN NO.:	1-2-1200/2-1-702 TWO-STORY

SHEET S6.2

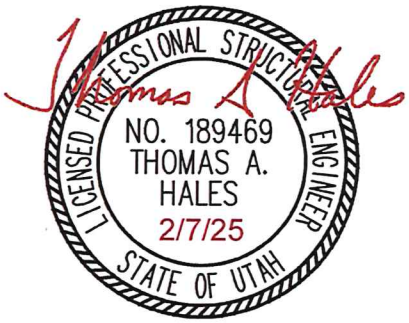
PLOT DATE/TIME: 2/8/2025 11:41 PM

Lomond View Designs, LLC
304 W. Pleasant View Dr.
Ogden, UT 84414
phone: 801-782-0484

Structural Calculations
for
Ogden City
(1-2-1200 / 2-1-702 2-Story)
for
Ogden, Utah

February 7, 2025

Note: These calculations are to be used only for the plan number and the building lot and/or address shown above. Use of these calculations for any other plan or location is prohibited unless written/signed agreement is obtained from Thomas A. Hales indicating otherwise.



Prepared By:
Thomas A. Hales, P.E.

Job # 24088

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DESIGN CRITERIA:

A. GOVERNING BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE (IBC) AND 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)

B. GRAVITY LIVE LOADING:
1. ROOF: 30 PSF SNOW LOAD
2. FLOOR: 40 PSF LIVE LOAD
3. DECK: 60 PSF LIVE LOAD

C. EARTHQUAKE: V=Sds*I*W/R = 2/3*Sms*I*W/R
1. Sms = USE 1.6 (SDC = 'D2')
2. I, IMPORTANCE FACTOR = 1.0
3. R, BUILDING TYPE = 6.5 (USE 6)
4. W, WEIGHT OF STRUCTURE

D. WIND:
1. VELOCITY: 115 MPH (LRF) * 0.775 → 90 MPH (ASD), BASIC WIND SPEED (IBC 1609.3.1)
2. EXPOSURE: TYPE C
3. IMP. FACTOR: 1.0, STANDARD OCCUPANCY

E. SOIL BEARING PRESSURE: 1500 PSF ASSUMED BY OWNER

F: SEE DRAWINGS FOR GENERAL NOTES AND CONSTRUCTION REQUIREMENTS

COLUMN AND FOOTING LOADS AND SIZES

Project: JOB #24088
Allow. Soil Bearing Press. 1500 psf

Date: 2/7/2025
Engineer: Tom Hales

CONTINUOUS FOOTINGS

Footing/Column Location: TYP. EXTERIOR WALL (WORST CASE)
Alt. Soil Bearing Pressure

COMMENT	TRIBUTARY AREA LENGTH 1	PER 1 FT.	WEIGHT	SUB TOTAL	CUM. TOT.
ROOF SNOW LOAD	17.0 ft		30 psf	510 plf	510 plf
ROOF DEAD LOAD	17.0 ft		17 psf	289 plf	799 plf
UPPER FLOOR LIVE LOAD	8.0 ft		40 psf	320 plf	1119 plf
MAIN FLOOR LIVE LOAD	6.0 ft		40 psf	240 plf	1359 plf
MAIN FLOOR DEAD LOAD	6.0 ft		15 psf	90 plf	1449 plf
FDTN WALL LOAD	4.0 ft		100 psf	400 plf	1849 plf
			TOTAL LOAD	1849 plf	
			REQ'D FTG. WIDTH	1.2 ft	USE FC1.7

Footing/Column Location: TYP. INTERIOR BEARING WALL (WORST CASE)
Alt. Soil Bearing Pressure

COMMENT	TRIBUTARY AREA LENGTH 1	PER 1 FT.	WEIGHT	SUB TOTAL	CUM. TOT.
FLOOR LIVE LOAD	12.0 ft		40 psf	480 plf	480 plf
FLOOR DEAD LOAD	12.0 ft		15 psf	180 plf	660 plf
WALL LOAD	12.0 ft		15 psf	180 plf	840 plf
			TOTAL LOAD	840 plf	
			REQ'D FTG. WIDTH	0.6 ft	USE FC1.5

Footing/Column Location:
Alt. Soil Bearing Pressure

COMMENT	TRIBUTARY AREA LENGTH 1	PER 1 FT.	WEIGHT	SUB TOTAL	CUM. TOT.
			TOTAL LOAD	0 plf	
			REQ'D FTG. WIDTH	0.0 ft	

WOOD BEAM DESIGN
FOR UNIFORM LOADING CONDITIONS

Project: JOB #24088
Description: 3'-0" MAIN FLOOR TYP. HEADER

Date: 2/7/2025
Engineer: TAH

INPUT:

Length of Span - L (ft):	3.5
Distance from Support to Calc. Shear - d (in)	7

Roof Loads:

Trib. Length (ft):	29
Snow Load (psf):	30
Dead Load (psf):	17

Linear Loads:

Snow Load (plf):	0
Live Load (plf):	0
Dead Load (plf):	0

Floor Loads:

Trib. Length (ft):	15
Live Load (psf):	40
Dead Load (psf):	7

Total Load Deflection Criteria (Span/ Δ) - Δ:	240
Live Load Deflection Criteria (Span/ Δ) - Δ:	360

Total Load (plf):	2068 plf
Total Live Load (plf):	1470 plf

Beam Reactions:	
DL=	1046.5 lbs
LL=	2572.5 lbs
TL=	3619 lbs

OUTPUT:

DOUGLAS FIR-LARCH

Allowable Shear Stress - Fv (psi):	95		I (TL) (in^4): 24.94	
Modulus of Elasticity - E (ksi):	1600		I (LL) (in^4): 26.59	
Allowable Bending Stress - Fb (psi):	1313	2x4	A (in^2): 38.09	
	1139	2x6	S (in^3) 2x4: 28.94	
	1052	2x8	2x6: 33.36	
	961	2x10	2x8: 36.12	
	845	2x12	2x10: 39.54	**3-2x10's (0.91)**
			2x12: 44.97	**3-2x12's (0.75)**

GLUED-LAMINATED (24F-V4)

Allowable Shear Stress - Fv (psi):	190	I (TL) (in^4): 22.17	
Modulus of Elasticity - E (ksi):	1800	I (LL) (in^4): 23.63	**3.125 x 7.5 GLB (0.81)**
Allowable Bending Stress - Fb (psi):	2400	A (in^2): 19.05	**5.125 x 6 GLB (0.62)**
		S (in^3): 15.83	

MICRO-LAM

Allowable Shear Stress - Fv (psi):	285	EI (TL) k-in^2): 39899	
Modulus of Elasticity - E (ksi):	1900	EI (LL) (k-in^2): 42543	**(2)-1.75 x 5.5 M-L (0.75)**
Allowable Bending Stress - Fb (psi):	2600	Shear (lbs): 2413	
		Moment (ft-lb): 3167	

VERSA-LAM

Allowable Shear Stress - Fv (psi):	285	EI (TL) k-in^2): 39899	
Modulus of Elasticity - E (ksi):	2000	EI (LL) (k-in^2): 42543	**(2)-1.75 x 5.5 V-L (0.71)**
Allowable Bending Stress - Fb (psi):	2800	Shear (lbs): 2413	
		Moment (ft-lb): 3167	

NOTE: A LOAD DURATION FACTOR OF 1.0 IS USED FOR ALL BEAMS

WOOD BEAM DESIGN
FOR UNIFORM LOADING CONDITIONS

Project: JOB #24088
Description: 6'-0" MAIN FLOOR HEADER (DBL WINDOW)

Date: 2/7/2025
Engineer: TAH

INPUT:

Length of Span - L (ft):	6
Distance from Support to Calc. Shear - d (in)	7

Roof Loads:

Trib. Length (ft):	16
Snow Load (psf):	30
Dead Load (psf):	17

Linear Loads:

Snow Load (plf):	0
Live Load (plf):	0
Dead Load (plf):	0

Floor Loads:

Trib. Length (ft):	7
Live Load (psf):	40
Dead Load (psf):	7

Total Load Deflection Criteria (Span/ Δ) - Δ:	240
Live Load Deflection Criteria (Span/ Δ) - Δ:	360

Total Load (plf):	1081	plf
Total Live Load (plf):	760	plf
Beam Reactions: DL=	963	lbs
LL=	2280	lbs
TL=	3243	lbs

OUTPUT:

DOUGLAS FIR-LARCH

Allowable Shear Stress - Fv (psi):	95		I (TL) (in^4): 65.67	
Modulus of Elasticity - E (ksi):	1600		I (LL) (in^4): 69.26	
Allowable Bending Stress - Fb (psi):	1313	2x4	A (in^2): 41.25	
	1139	2x6	S (in^3) 2x4: 44.46	
	1052	2x8	2x6: 51.25	
	961	2x10	2x8: 55.49	
	845	2x12	2x10: 60.74	**3-2x10's (0.99)**
			2x12: 69.08	**3-2x12's (0.81)**

GLUED-LAMINATED (24F-V4)

Allowable Shear Stress - Fv (psi):	190	I (TL) (in^4): 58.37	
Modulus of Elasticity - E (ksi):	1800	I (LL) (in^4): 61.56	**3.125 x 7.5 GLB (0.88)**
Allowable Bending Stress - Fb (psi):	2400	A (in^2): 20.62	**5.125 x 6 GLB (0.79)**
		S (in^3): 24.32	

MICRO-LAM

Allowable Shear Stress - Fv (psi):	285	EI (TL) k-in^2): 105073	
Modulus of Elasticity - E (ksi):	1900	EI (LL) (k-in^2): 110808	**(2)-1.75 x 7.25 M-L (0.68)**
Allowable Bending Stress - Fb (psi):	2600	Shear (lbs): 2612	**(3)-1.75 x 5.5 M-L (0.81)**
		Moment (ft-lb): 4865	

VERSA-LAM

Allowable Shear Stress - Fv (psi):	285	EI (TL) k-in^2): 105073	
Modulus of Elasticity - E (ksi):	2000	EI (LL) (k-in^2): 110808	**(2)-1.75 x 7.25 V-L (0.64)**
Allowable Bending Stress - Fb (psi):	2800	Shear (lbs): 2612	**(3)-1.75 x 5.5 V-L (0.76)**
		Moment (ft-lb): 4865	

NOTE: A LOAD DURATION FACTOR OF 1.0 IS USED FOR ALL BEAMS

WOOD BEAM DESIGN
FOR UNIFORM LOADING CONDITIONS

Project: JOB #24088
Description: 9'-0" COVERED PORCH BEAM

Date: 2/7/2025
Engineer: TAH

INPUT:

Length of Span - L (ft):	9
Distance from Support to Calc. Shear - d (in)	7

Roof Loads:

Trib. Length (ft):	6
Snow Load (psf):	30
Dead Load (psf):	17

Linear Loads:

Snow Load (plf):	0
Live Load (plf):	0
Dead Load (plf):	0

Floor Loads:

Trib. Length (ft):	0
Live Load (psf):	40
Dead Load (psf):	7

Total Load Deflection Criteria (Span/ Δ) - Δ:	240
Live Load Deflection Criteria (Span/ Δ) - Δ:	360

Total Load (plf):	282	plf
Total Live Load (plf):	180	plf
Beam Reactions: DL=	459	lbs
LL=	810	lbs
TL=	1269	lbs

OUTPUT:

DOUGLAS FIR-LARCH

Allowable Shear Stress - Fv (psi):	95		I (TL) (in^4): 57.82	
Modulus of Elasticity - E (ksi):	1600		I (LL) (in^4): 55.36	
Allowable Bending Stress - Fb (psi):	1313	2x4	A (in^2): 17.44	
	1139	2x6	S (in^3) 2x4: 26.10	
	1052	2x8	2x6: 30.08	
	961	2x10	2x8: 32.57	**3-2x8's (0.83)**
	845	2x12	2x10: 35.65	**2-2x10's (0.83)**
			2x12: 40.55	**2-2x12's (0.64)**

GLUED-LAMINATED (24F-V4)

Allowable Shear Stress - Fv (psi):	190	I (TL) (in^4): 51.39	
Modulus of Elasticity - E (ksi):	1800	I (LL) (in^4): 49.21	**3.125 x 6 GLB (0.91)**
Allowable Bending Stress - Fb (psi):	2400	A (in^2): 8.72	**5.125 x 6 GLB (0.56)**
		S (in^3): 14.28	

MICRO-LAM

Allowable Shear Stress - Fv (psi):	285	EI (TL) k-in^2): 92510	
Modulus of Elasticity - E (ksi):	1900	EI (LL) (k-in^2): 88574	**(2)-1.75 x 7.25 M-L (0.43)**
Allowable Bending Stress - Fb (psi):	2600	Shear (lbs): 1105	**(3)-1.75 x 5.5 M-L (0.68)**
		Moment (ft-lb): 2855	

VERSA-LAM

Allowable Shear Stress - Fv (psi):	285	EI (TL) k-in^2): 92510	
Modulus of Elasticity - E (ksi):	2000	EI (LL) (k-in^2): 88574	**(2)-1.75 x 5.5 V-L (0.95)**
Allowable Bending Stress - Fb (psi):	2800	Shear (lbs): 1105	
		Moment (ft-lb): 2855	

NOTE: A LOAD DURATION FACTOR OF 1.0 IS USED FOR ALL BEAMS

WOOD BEAM DESIGN
FOR UNIFORM LOADING CONDITIONS

Project: JOB #24088
Description: 4'-0 BSMT INTERIOR BEARING WALL HEADER

Date: 2/7/2025
Engineer: TAH

INPUT:

Length of Span - L (ft):	4.5
Distance from Support to Calc. Shear - d (in)	7

Roof Loads:

Trib. Length (ft):	0
Snow Load (psf):	30
Dead Load (psf):	17

Linear Loads:

Snow Load (plf):	0
Live Load (plf):	0
Dead Load (plf):	0

Floor Loads:

Trib. Length (ft):	12
Live Load (psf):	40
Dead Load (psf):	15

Total Load Deflection Criteria (Span/ Δ) - Δ:	240
Live Load Deflection Criteria (Span/ Δ) - Δ:	360

Total Load (plf):	660	plf
Total Live Load (plf):	480	plf
Beam Reactions: DL=	405	lbs
LL=	1080	lbs
TL=	1485	lbs

OUTPUT:

DOUGLAS FIR-LARCH

Allowable Shear Stress - Fv (psi):	95		I (TL) (in^4): 16.92	
Modulus of Elasticity - E (ksi):	1600		I (LL) (in^4): 18.45	
Allowable Bending Stress - Fb (psi):	1313	2x4	A (in^2): 17.37	
			S (in^3) 2x4: 15.27	
	1139	2x6	2x6: 17.60	**3-2x6's (0.78)**
	1052	2x8	2x8: 19.06	**2-2x8's (0.8)**
	961	2x10	2x10: 20.86	**2-2x10's (0.63)**
	845	2x12	2x12: 23.72	**2-2x12's (0.51)**

GLUED-LAMINATED (24F-V4)

Allowable Shear Stress - Fv (psi):	190	I (TL) (in^4): 15.04	
Modulus of Elasticity - E (ksi):	1800	I (LL) (in^4): 16.40	**3.125 x 6 GLB (0.46)**
Allowable Bending Stress - Fb (psi):	2400	A (in^2): 8.68	**5.125 x 6 GLB (0.28)**
		S (in^3): 8.35	

MICRO-LAM

Allowable Shear Stress - Fv (psi):	285	EI (TL) k-in^2): 27064	
Modulus of Elasticity - E (ksi):	1900	EI (LL) (k-in^2): 29525	**(2)-1.75 x 5.5 M-L (0.39)**
Allowable Bending Stress - Fb (psi):	2600	Shear (lbs): 1100	
		Moment (ft-lb): 1671	

VERSA-LAM

Allowable Shear Stress - Fv (psi):	285	EI (TL) k-in^2): 27064	
Modulus of Elasticity - E (ksi):	2000	EI (LL) (k-in^2): 29525	**(2)-1.75 x 5.5 V-L (0.37)**
Allowable Bending Stress - Fb (psi):	2800	Shear (lbs): 1100	
		Moment (ft-lb): 1671	

NOTE: A LOAD DURATION FACTOR OF 1.0 IS USED FOR ALL BEAMS

IBC LATERAL ANALYSIS

Project: JOB #24088
Description: MAIN LATERAL

Date: 2/7/2025
Engineer: Tom Hales

Seismic (V=2/3*Sms*I*W/R*(1/1.4))

I =	1	
Sms=Fa*Ss	1.6	NOTE: Site Class D is assumed
R =	6	
2/3*Sms*I/R/1.4) =	0.1270	(ASD)

Wind 90 mph Basic Wind Speed

		p_{s30}	p_s
Exposure = C	A =	14.4 psf	17.4 psf
Exp Coef = 1.21	B =	9.9 psf	12.0 psf
K_{zt} = 1	C =	11.5 psf	13.9 psf
I_W = 1	D =	7.9 psf	9.6 psf
roof height = 13.0 ft	(top of wall to ridge)		

Building Info.

Wall Weight = 12 psf
Roof Weight = 17 psf
Seismic snow =
Total Roof Weight = 17 psf
Floor to Roof Height = 8 ft
Building Width = 30 ft
Building Length = 45 ft
Building Height = 21 ft
a= 3.0 ft

Veneer

	Weights (pounds)	Veneer	Total Weights (pounds)	
Wall	1440	0	25830	Dir. perp. to width
Wall	2160	0	27270	Dir. perp. to length
Roof	22950		30150	Tot. Building Wt.
		Vmid =	3828.6	

Seismic Shear Forces

Diaphragm Shears: (per side)	pounds	plf	SHEARWALLS 350 plf req'd length
Walls perpendicular to building width:	1640	36	4.7 ft
Walls perpendicular to building length:	1731	58	4.9 ft

Mid-Ht Wall Shears: (per side)	pounds	plf	
Walls perpendicular to building width:	1914	43	5.5 ft
Walls perpendicular to building length:	1914	64	5.5 ft

USE 7/16" SHEATHING w/8d NAILS @ 6" o.c. G.F. 170plf

Wind Shear Forces

Diaphragm Shears: (per side)	pounds	plf		SHEARWALLS 490 plf req'd length
Walls perpendicular to building width:	2945	65	CONTROLS=>	6.0 ft
Walls perpendicular to building length:	4303	143	CONTROLS=>	8.8 ft

Mid-Ht Wall Shears: (per side)	pounds	plf		
Walls perpendicular to building width:	2945	65	CONTROLS=>	6.0 ft
Walls perpendicular to building length:	4303	143	CONTROLS=>	8.8 ft

USE 7/16" SHEATHING w/8d NAILS @ 6" o.c. G.F. 240plf

Note: Veneer is assumed to resist it's own in-plane shear.

SHEAR & OVERTURNING ANALYSIS

Project: JOB #24088
Description: MAIN LATERAL

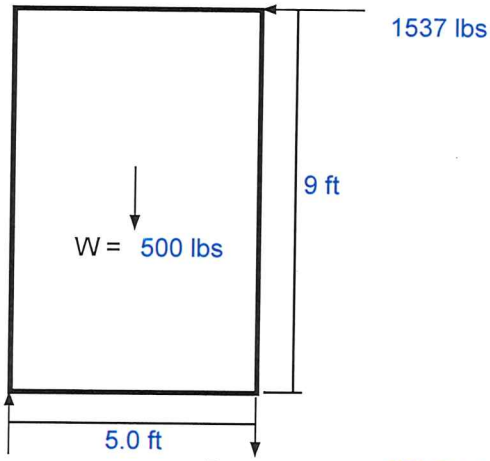
Date: 2/7/2025
Engineer: Tom Hales

SHEAR WALL CHECK

Shear Wall Capacity: 350 plf 4"O.C. EDGE NAILING
Total Shear: 3074 lbs
Req'd Wall Lngth: 9 ft PLENTY OF WALL AVAILABLE

WALL OVERTURNING

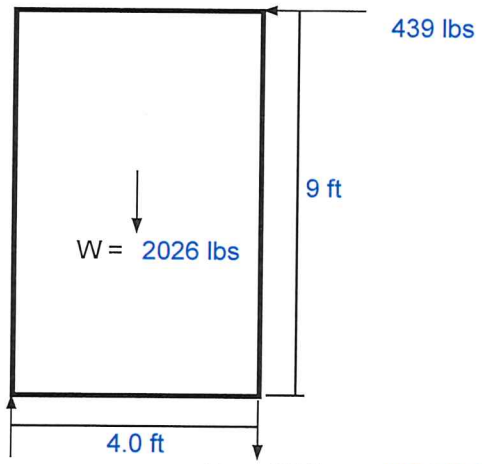
Description: 5'-0" FRONT WALL PIECES



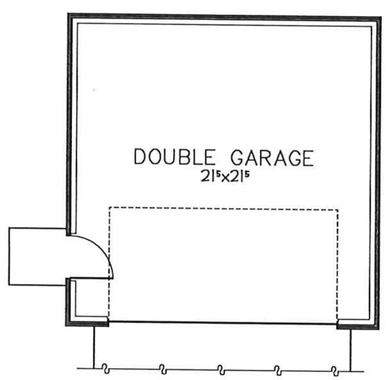
R = 2516 lbs STHD14

WALL OVERTURNING

Description: 4'-0" SIDE WALL PIECE



R = -25 lbs NO HD REQ'D



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 18" 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/S3.1	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 = 1.9x10⁶ 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 EDGES[2]	PANEL ATTACHMENT: PANEL FASTENER[3,9]	EDGE NAILING	FIELD NAILING	WALL ANCHORAGE: ANCHOR BOLT/FASTENER[1,7]	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 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 NO.	CROSSWISE SIZE	CROSSWISE LENGTH	CROSSWISE SPACE	LENGTHWISE NO.	LENGTHWISE SIZE	LENGTHWISE LENGTH	LENGTHWISE 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	(64)-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.

Ogden City - 4 Cahoon Circle Garage (chg 0484180129, #18006)

GENERAL STRUCTURAL NOTES

I. CONCRETE, FOOTINGS, AND FOUNDATIONS:

A. SOIL BEARING PRESSURE (SBP) IS ASSUMED TO BE AT LEAST 1500 PSF BY OWNER. NOTIFY THE ENGINEER IF THE SBP 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. PROVIDE CODE-APPROVED FOOTING DRAIN SYSTEM TO DRAIN WATER AWAY FROM ALL BASEMENT AREAS

F. EXTERIOR GRADE SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM OF 6 INCH FALL WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED 2 PERCENT MINIMUM AWAY FROM THE BUILDING.

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

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

I. 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.

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

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

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

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

N. 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"

O. 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

P. 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.

Q. 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).

R. 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 800 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, U.N.O. 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, U.N.O.

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 / 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
GLB.	"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

SHEET	DESCRIPTION
S1.1	INDEX, GENERAL NOTES, SCHEDULES
S2.1	ELEVATIONS AND PLAN LAYOUTS
S3.1	DETAILS

[illegible]

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY

LICENSED PROFESSIONAL STRUCTURAL ENGINEER NO. 189469 THOMAS A. HALES 2/8/25 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.

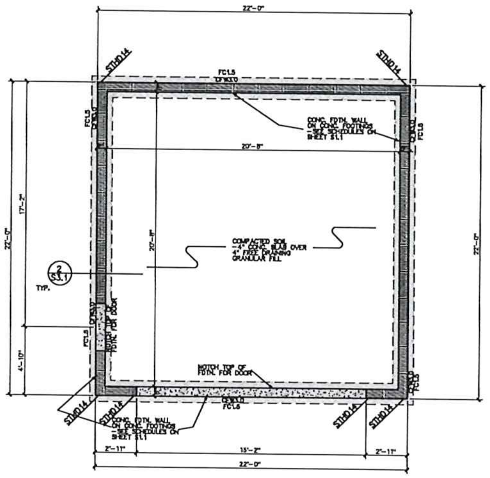
PLOT DATE/TIME: 2/8/2025 3:21 PM

FOR: OGDEN CITY
LOT 4, SYCAMORE COVE
866 CAHOON CIRCLE
OGDEN, UTAH

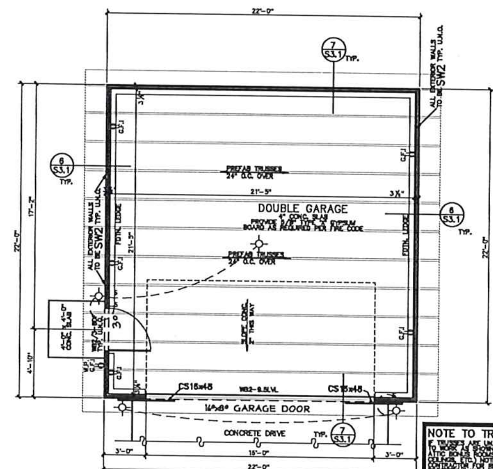
Lomond View DESIGNS LLC
304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM

SHEET TITLE: INDEX, GENERAL NOTES, SCHEDULES
DATE: 2/8/2025 | DRAWN: KEH
JOB NO.: 25009 | TYPE: CHG TO 0484180129, #18006
PLAN INFO.: 484 SQ. FT. GARAGE

SHEET: S1.1

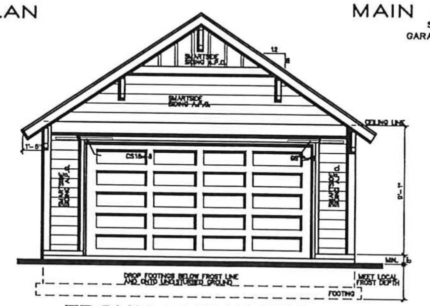


FOUNDATION PLAN
SCALE: 1/4"=1'-0"

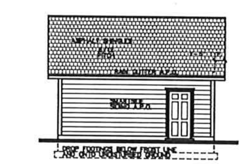


MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"
GARAGE AREA = 484 SQ. FT.

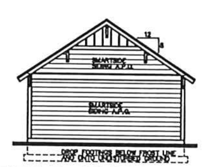
NOTE TO TRUSS COMPANY:



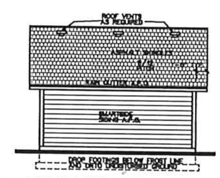
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



RIGHT ELEVATION
SCALE 1/8"=1'-0"

SURFACE DRAINAGE:

CONSTRUCTION COST NOTE:

SITE AND LOT NOTE:

DESIGN LOADS

NOTES TO FOUNDATION 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. FOOTINGS SUPPORTING CONCRETE FOUNDATION WALLS SHALL BE A FC2.0
3. FOOTINGS: SEE THE GENERAL NOTES, THE CONCRETE FOOTING SCHEDULE, AND THE DETAILS ON SHEET S3.1 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 DETAIL 1/S3.1 FOR FOOTING CORNERS AND INTERSECTIONS.
4. FOUNDATION WALLS: SEE THE GENERAL NOTES, THE CONCRETE FOUNDATION WALL SCHEDULE, AND THE DETAILS ON SHEET S3.1 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 1/S3.1 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.
5. ANCHOR BOLTS: SEE THE GENERAL NOTES AND SHEAR WALL SCHEDULE ON SHEET S1.1 FOR FOUNDATION ANCHOR BOLT REQUIREMENTS.
6. 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 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.
7. 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 PROVIDED AS NOTED ON THE PLANS.
8. 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.
9. WOOD POSTS: 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.
10. HOLDOWNS: SEE THE METAL HOLDOWN SCHEDULE ON SHEET S1.1 AND DETAIL 4/S3.1 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.
11. METAL CONNECTORS: PROVIDE METAL CONNECTORS AS NOTED ON THE DRAWINGS. SEE THE METAL CONNECTOR SCHEDULE ON SHEET S1.1 FOR ADDITIONAL INFORMATION.
12. POISON SOIL FOR TERMITE CONTROL AS PER LOCAL CODE REQUIREMENTS

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 PROVIDED AS NOTED ON THE PLANS.
5. 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.
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

LICENSED PROFESSIONAL STRUCTURAL ENGINEER
NO. 189469
THOMAS A. HALES
2/8/25
STATE OF UTAH

NOTICE AND WARNING

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

LOT #: 4
SUBDIVISION: SYCAMORE COVE
ADDRESS: 866 CAHOON CIRCLE
CITY: OGDEN STATE: UTAH

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

DATE: 2/8/2025

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

PLOT DATE/TIME: 2/8/2025 3:21 PM

Ogden City – 4 Cahoon Circle Garage (chg 0484180129, #18006)

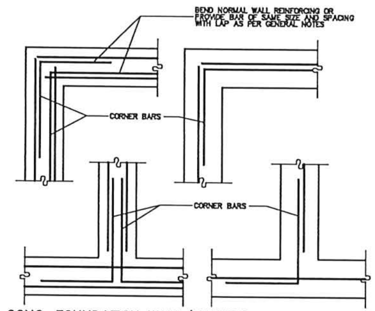
FOR: **OGDEN CITY**
LOT 4, SYCAMORE COVE
866 CAHOON CIRCLE
OGDEN, UTAH

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

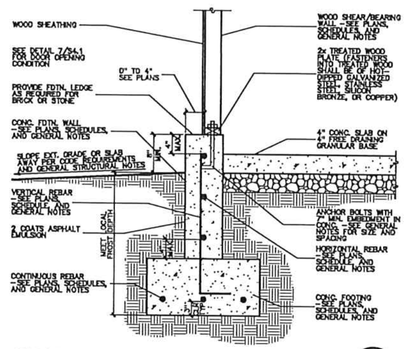
SHEET TITLE: PLANS AND ELEVATIONS

DATE: 2/8/2025
DRAWN: KEH
JOB NO.: 25009
TYPE: CHG TO 0484180129, #18006
PLAN INFO.: 484 SQ. FT. GARAGE

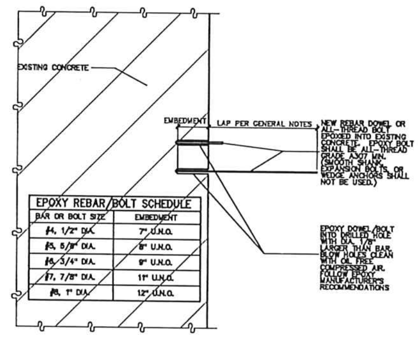
SHEET: **S2.1**



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

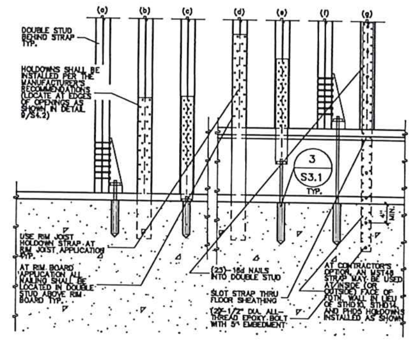


GARAGE FOUNDATION WALL ON FOOTING
NO SCALE
2 / S3.1

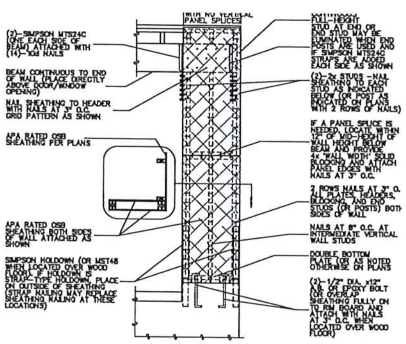


EPOXY REBAR/BOLT SCHEDULE	
BAR OR BOLT SIZE	EMBEDMENT
#4, 1/2" DIA.	7" U.N.O.
#5, 5/8" DIA.	8" U.N.O.
#6, 3/4" DIA.	9" U.N.O.
#7, 7/8" DIA.	11" U.N.O.
#8, 1" DIA.	12" U.N.O.

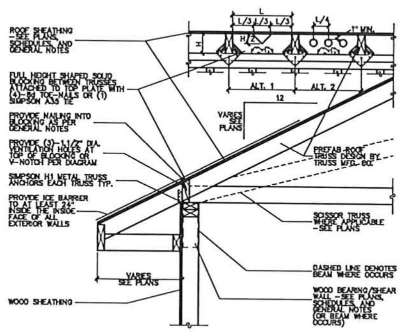
EPOXY REBAR DOWEL SCHEDULE
NO SCALE
3 / S3.1



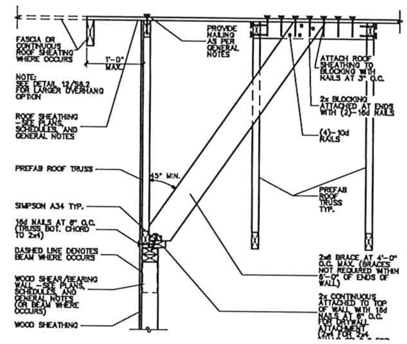
HOLDOWN INSTALLATION
NO SCALE
4 / S3.1



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: 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.

ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY

LICENSED PROFESSIONAL STRUCTURAL ENGINEER
NO. 169469
THOMAS A. HALES
2/8/25
STATE OF UTAH

FOR: OGDEN CITY
LOT 4, SYCAMORE COVE
866 CAHOON CIRCLE
OGDEN, 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: DETAILS
DATE: 2/8/2025
DRAWN: KEH
JOB NO.: 25009
TYPE: CHG TO 0484150129, #18006
PLAN INFO: 484 SQ. FT. GARAGE

SHEET: S3.1

PLOT DATE/TIME: 2/8/2025 3:21 PM

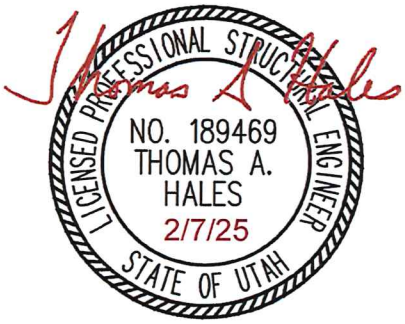
Ogden City - 4 Cahoon Circle Garage (chg 0484150129, #18006)

Lomond View Designs, LLC
304 W. Pleasant View Dr.
Ogden, UT 84414
phone: 801-782-0484

Structural Calculations
for
Ogden City Garage
for
Lot #4, Sycamore Cove
866 Cahoon Circle
Ogden, Utah

February 7, 2025

Note: These calculations are to be used only for the plan number and the building lot and/or address shown above. Use of these calculations for any other plan or location is prohibited unless written/signed agreement is obtained from Thomas A. Hales indicating otherwise.



Prepared By:
Thomas A. Hales, P.E.

Job #25009 (Repeat #16006, #15063 & #14044)

TABLE OF CONTENTS

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WOOD FRAMING DESIGN	WF-1 TO WF-2
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DESIGN CRITERIA:

A. GOVERNING BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE (IBC) AND 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)

B. GRAVITY LIVE LOADING:
1. ROOF: 30 PSF SNOW LOAD
2. FLOOR: 40 PSF LIVE LOAD

C. EARTHQUAKE: V=Sds*I*W/R = 2/3*Sms*I*W/R
1. Sms = USE 1.6 (SDC = 'D2')
2. I, IMPORTANCE FACTOR = 1.0
3. R, BUILDING TYPE = 6.5 (USE 6)
4. W, WEIGHT OF STRUCTURE

D. WIND:
1. VELOCITY: 115 MPH (LRF) * 0.775 → 90 MPH (ASD), BASIC WIND SPEED (IBC 1609.3.1)
2. EXPOSURE: TYPE C
3. IMP. FACTOR: 1.0, STANDARD OCCUPANCY

E. SOIL BEARING PRESSURE: 1500 PSF ASSUMED BY OWNER

F: SEE DRAWINGS FOR GENERAL NOTES AND CONSTRUCTION REQUIREMENTS

COLUMN AND FOOTING LOADS AND SIZES

Project: OGDEN CITY GARAGE
Allow. Soil Bearing Press. 1500 psf

Date: 1/29/2016
Engineer: Tom Hales

CONTINUOUS FOOTINGS

Footing/Column Location: TYP. EXTERIOR WALL
Alt. Soil Bearing Pressure

COMMENT	TRIBUTARY AREA LENGTH 1	PER 1 FT.	WEIGHT	SUB TOTAL	CUM. TOT.
ROOF SNOW LOAD	13.0 ft		30 psf	390 plf	390 plf
ROOF DEAD LOAD	13.0 ft		17 psf	221 plf	611 plf

TOTAL LOAD	611 plf	
REQ'D FTG. WIDTH	0.4 ft	USE FC1.5

Footing/Column Location:
Alt. Soil Bearing Pressure

COMMENT	TRIBUTARY AREA LENGTH 1	PER 1 FT.	WEIGHT	SUB TOTAL	CUM. TOT.

TOTAL LOAD	0 plf
REQ'D FTG. WIDTH	0.0 ft

Footing/Column Location:
Alt. Soil Bearing Pressure

COMMENT	TRIBUTARY AREA LENGTH 1	PER 1 FT.	WEIGHT	SUB TOTAL	CUM. TOT.

TOTAL LOAD	0 plf
REQ'D FTG. WIDTH	0.0 ft

WOOD BEAM DESIGN
FOR UNIFORM LOADING CONDITIONS

Project: OGDEN CITY GARAGE
Description: 3'-0" DOOR HEADER

Date: 1/29/2016
Engineer: TAH

INPUT:

Length of Span - L (ft):	3.5
Distance from Support to Calc. Shear - d (in)	7

Roof Loads:

Trib. Length (ft):	13
Snow Load (psf):	30
Dead Load (psf):	17

Linear Loads:

Snow Load (plf):	0
Live Load (plf):	0
Dead Load (plf):	0

Floor Loads:

Trib. Length (ft):	0
Live Load (psf):	40
Dead Load (psf):	15

Total Load Deflection Criteria (Span/ Δ) - Δ:	240
Live Load Deflection Criteria (Span/ Δ) - Δ:	360

Total Load (plf):	611	plf
Total Live Load (plf):	390	plf
Beam Reactions: DL=	386.75	lbs
LL=	682.5	lbs
TL=	1069.3	lbs

OUTPUT:

DOUGLAS FIR-LARCH

Allowable Shear Stress - Fv (psi): 95
Modulus of Elasticity - E (ksi): 1600

Allowable Bending Stress - Fb (psi):		I (TL) (in^4): 7.37 I (LL) (in^4): 7.05 A (in^2): 11.26	
1313	2x4	S (in^3) 2x4: 8.55	**3-2x4's (0.93)**
1139	2x6	2x6: 9.86	**2-2x6's (0.68)**
1052	2x8	2x8: 10.67	**2-2x8's (0.52)**
961	2x10	2x10: 11.68	**1-2x10's (0.81)**
845	2x12	2x12: 13.29	**1-2x12's (0.67)**

GLUED-LAMINATED (24F-V4)

Allowable Shear Stress - Fv (psi): 190
Modulus of Elasticity - E (ksi): 1800
Allowable Bending Stress - Fb (psi): 2400

I (TL) (in^4): 6.55
I (LL) (in^4): 6.27
A (in^2): 5.63
S (in^3): 4.68

3.125 x 6 GLB (0.3)
5.125 x 6 GLB (0.18)

MICRO-LAM

Allowable Shear Stress - Fv (psi): 285
Modulus of Elasticity - E (ksi): 1900
Allowable Bending Stress - Fb (psi): 2600

EI (TL) k-in^2): 11788
EI (LL) (k-in^2): 11287
Shear (lbs): 713
Moment (ft-lb): 936

(2)-1.75 x 5.5 M-L (0.22)

VERSA-LAM

Allowable Shear Stress - Fv (psi): 285
Modulus of Elasticity - E (ksi): 2000
Allowable Bending Stress - Fb (psi): 2800

EI (TL) k-in^2): 11788
EI (LL) (k-in^2): 11287
Shear (lbs): 713
Moment (ft-lb): 936

(2)-1.75 x 5.5 V-L (0.21)

NOTE: A LOAD DURATION FACTOR OF 1.0 IS USED FOR ALL BEAMS

WOOD BEAM DESIGN
FOR UNIFORM LOADING CONDITIONS

Project: OGDEN CITY GARAGE
Description: 16'-0" GARAGE DOOR HEADER

Date: 1/29/2016
Engineer: TAH

INPUT:

Length of Span - L (ft):	16.5
Distance from Support to Calc. Shear - d (in)	7

Roof Loads:

Trib. Length (ft):	3
Snow Load (psf):	30
Dead Load (psf):	17

Linear Loads:

Snow Load (plf):	0
Live Load (plf):	0
Dead Load (plf):	0

Floor Loads:

Trib. Length (ft):	0
Live Load (psf):	40
Dead Load (psf):	15

Total Load Deflection Criteria (Span/ Δ) - Δ:	240
Live Load Deflection Criteria (Span/ Δ) - Δ:	360

Total Load (plf):	141 plf
Total Live Load (plf):	90 plf

Beam Reactions:		
	DL=	420.75 lbs
	LL=	742.5 lbs
	TL=	1163.3 lbs

OUTPUT:

DOUGLAS FIR-LARCH

Allowable Shear Stress - Fv (psi):	95		I (TL) (in^4): 178.14	
Modulus of Elasticity - E (ksi):	1600		I (LL) (in^4): 170.56	
Allowable Bending Stress - Fb (psi):	1313	2x4	A (in^2): 17.07	
	1139	2x6	S (in^3) 2x4: 43.85	
	1052	2x8	2x6: 50.55	
	961	2x10	2x8: 54.73	
	845	2x12	2x10: 59.92	**3-2x10's (0.93)**
			2x12: 68.14	**3-2x12's (0.72)**

GLUED-LAMINATED (24F-V4)

Allowable Shear Stress - Fv (psi):	190	I (TL) (in^4): 158.35	
Modulus of Elasticity - E (ksi):	1800	I (LL) (in^4): 151.61	**3.125 x 9 GLB (0.83)**
Allowable Bending Stress - Fb (psi):	2400	A (in^2): 8.53	**5.125 x 7.5 GLB (0.88)**
		S (in^3): 23.99	

MICRO-LAM

Allowable Shear Stress - Fv (psi):	285	EI (TL) k-in^2): 285025	
Modulus of Elasticity - E (ksi):	1900	EI (LL) (k-in^2): 272897	**(2)-1.75 x 9.5 M-L (0.6)**
Allowable Bending Stress - Fb (psi):	2600	Shear (lbs): 1081	**(3)-1.75 x 7.25 M-L (0.89)**
		Moment (ft-lb): 4798	

VERSA-LAM

Allowable Shear Stress - Fv (psi):	285	EI (TL) k-in^2): 285025	
Modulus of Elasticity - E (ksi):	2000	EI (LL) (k-in^2): 272897	**(2)-1.75 x 9.25 V-L (0.62)**
Allowable Bending Stress - Fb (psi):	2800	Shear (lbs): 1081	**(3)-1.75 x 7.25 V-L (0.85)**
		Moment (ft-lb): 4798	

NOTE: A LOAD DURATION FACTOR OF 1.0 IS USED FOR ALL BEAMS

IBC LATERAL ANALYSIS

Project: OGDEN CITY GARAGE
Description: MAIN LATERAL

Date: 1/29/2016
Engineer: Tom Hales

Seismic (V=2/3*Sms*I*W/R*(1/1.4))

I = 1
Sms=Fa*Ss 1.6 NOTE: Site Class D is assumed
R = 6
2/3*Sms*I/R/1.4) = 0.1270 (ASD)

Wind 90 mph Basic Wind Speed
Exposure = C
Exp Coef = 1.21
K_{zt} = 1
I_W = 1
roof height = 10.0 ft (top of wall to ridge)

	p_{s30}	p_s
A =	14.4 psf	17.4 psf
B =	9.9 psf	12.0 psf
C =	11.5 psf	13.9 psf
D =	7.9 psf	9.6 psf

Building Info.
Wall Weight = 12 psf
Roof Weight = 17 psf
Seismic snow =
Total Roof Weight = 17 psf
Floor to Roof Height = 10 ft
Building Width = 22 ft
Building Length = 22 ft
Building Height = 20 ft
a= 3.0 ft

Veneer

	Weights (pounds)	Veneer	Total Weights (pounds)	
Wall	1320	0	10868	Dir. perp. to width
Wall	1320	0	10868	Dir. perp. to length
Roof	8228		13508	Tot. Building Wt.
		Vmid =	1715.3	

Seismic Shear Forces

Diaphragm Shears: (per side)	pounds	plf		SHEARWALLS 350 plf req'd length
Walls perpendicular to building width:	690	31		2.0 ft
Walls perpendicular to building length:	690	31		2.0 ft

Mid-Ht Wall Shears: (per side)	pounds	plf	
Walls perpendicular to building width:	858	39	2.5 ft
Walls perpendicular to building length:	858	39	2.5 ft

USE 7/16" SHEATHING w/8d NAILS @ 6" o.c. G.F. 170plf

Wind Shear Forces

Diaphragm Shears: (per side)	pounds	plf		SHEARWALLS 490 plf req'd length
Walls perpendicular to building width:	2033	92	CONTROLS=>	4.1 ft
Walls perpendicular to building length:	2033	92	CONTROLS=>	4.1 ft

Mid-Ht Wall Shears: (per side)	pounds	plf		
Walls perpendicular to building width:	2033	92	CONTROLS=>	4.1 ft
Walls perpendicular to building length:	2033	92	CONTROLS=>	4.1 ft

USE 7/16" SHEATHING w/8d NAILS @ 6" o.c. G.F. 240plf

Note: Veneer is assumed to resist it's own in-plane shear.

SHEAR & OVERTURNING ANALYSIS

Project: OGDEN CITY GARAGE
Description: MAIN LATERAL

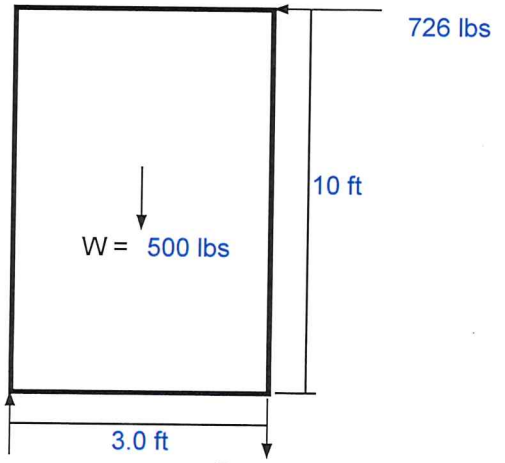
Date: 1/29/2016
Engineer: Tom Hales

SHEAR WALL CHECK

Shear Wall Capacity:	350 plf	4"O.C. EDGE NAILING
Total Shear:	1452 lbs	
Req'd Wall Lngth:	4 ft	PLENTY OF WALL AVAILABLE

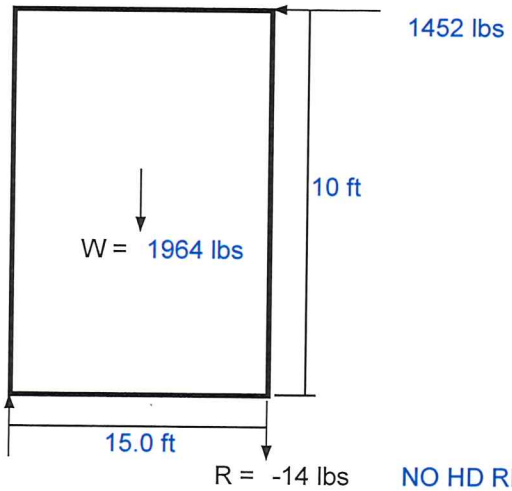
WALL OVERTURNING

Description: 3'-0" FRONT WALL PIECE



WALL OVERTURNING

Description: 15'-0" SIDE WALL PIECE



CONTRACTOR'S COST BREAKDOWN SUMMARY

*Please do not modify line items. All construction costs must be incorporated in cost breakdown below.

866 Cahoon Circle- LOT 4

LINE	DIV.		
1	1	Building Permits (allowance)	6,000
2	1	Bond	
3	1	Builders Risk Insurance	
4	2	Soil Compaction Testing	
5	2	Demolition	
6	2	SWPPP	
7	2	Temporary Utilities	
8	2	Grading & Excavation	
9	2	Utility Connections	
10	2	Gravel, Sand & Road Base	
11	2	Other Site Work (specify)	
12	2	Footings Concrete	
13	2	Foundations Concrete	
14	2	Steel	
15	2	Termite Treatment	
16	3	Flatwork Concrete - Interior	
17	3	Flatwork Concrete - Exterior	
18	4	Framing Materials	
19	4	Framing Labor	
20	5	Windows & Glazing	
21	6	Exterior Doors & Hardware	
22	6	Interior Doors & Hardware	
23	6	Garage Door (w/ opener)	
24	7	Roofing Materials	
25	7	Roofing Labor	
26	8	Rain Gutters & Flashing	
27	8	Siding	
28	9	Stucco / Masonary	
29	9	Electrical	
30	10	Electrical / Light Fixtures (allowance)	1,500
31	10	Plumbing	
32	11	Plumbing Fixtures Inc w plumbing	
33	12	HVAC	
34	13	Insulation	
35	14	Drywall	
36	15	Painting	
37	15	Laminate Flooring	
38	15	Carpet	
39	16	Ceramic Tile / Cultured Marble	
40	17	Counter Tops	
41	18	Cabinets & Vanities	
42	19	Mirrors & Glasswork	
43	20	Appliances	
44	21	Finish Material	
45	21	Finish Labor	
46	22	Landscaping	
47	23	Fencing	
48	24	Plaster Foundation	
49	25	Site Clean Up	
50	25	Interior Final Cleaning	
51	26	Miscellaneous	
52		SUBTOTAL	
53		Builder's Overhead & Profit	
54		PROJECT TOTAL	