



OGDEN CITY CORPORATION

INVITATION TO BID

862 Cahoon Circle Ogden, UT

Lot 5 New Construction



Prepared by Jeremy Smith
Ogden City Community Development
10/23/25

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862 Cahoon Circle – Lot 5 New Construction

Advertisement

Ogden City is accepting sealed bids from Contractors interested **in the construction of a new single-family home located at 862 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 Desk, 2549 Washington Blvd., Ogden, UT by **Thursday, November 13th, 2025, no later than 3 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.**

The 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.

Ad Published: October 25, 2025

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I. 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 862 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.

THE ATTACHED DOCUMENTS ARE COPYRIGHT PROTECTED AND ARE THE PROPERTY OF OGDEN CITY AND MAY NOT BE REPRODUCED FOR ANY OTHER PROJECT UNLESS WRITTEN AUTHORIZATION IS OBTAINED.

PROJECT MANAGER: Sean Mathis

Ogden City Community Development

Desk: 801-629-8935

II. 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).

III. 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.

IV. 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.

V. 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 Security may be in the form of a Cashier's check or Bid Bond. 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.
- c) Cashier's Check: If a cashier's check is used in lieu of a Bid Bond, the cashier's check must be drawn on a bank doing business in the State of Utah and made payable to Ogden City Corporation. Note that personal or company checks are not acceptable as bid security. If a cashier's check is used in lieu of a Bid Bond or if the Bid Bond does not specifically so provide, a certificate from an approved surety company guaranteeing execution of performance and payment bonds in the full amount of the bid must accompany the bid.
- d) 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. The liability of Owner in regard to the checks shall be limited only to the return of the checks.
- e) 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 Circular 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.

VI. 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 or 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.

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

VII. GOVERNING INSTRUCTIONS

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

VIII. SUBMITTAL & BID OPENING

A. Submittal: Thursday November 13, 2025, no later than 3 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. On the envelope, indicate your firm's name and the "862 Cahoon Circle- New Home Construction".

Submit Bid To:

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

LATE BIDS WILL NOT BE ACCEPTED.

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 2nd Floor Information Desk 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 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.

IX. 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 Tuesday November 11, 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: October 13, 2025

Project Address: 862 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: 1,848

Approximate Square footage Basement: 924

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 sidewalks, 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).
- Detention area at rear of lot is to be modified to reduce slope without reducing volume. Work with Ogden City Project Coordinator for details at time of work.
- 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. Per code backflow valve is required to be installed above the elevation of the highest sprinkler on the property.
- 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, insulation, 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.
- Provide sewer lift ejection pump for basement plumbing in cold storage area. Main and upper level plumbing can be gravity fed to sewer lateral. Core hole in foundation as needed.
- Install rough in sump pump bucket well with cover for future sump pump needs. Include GFCI outlet near sump basin.
- Excavation: The footprint of this home and garage will be in the footprint of an old, demolished apartment building. Expect over dig and installation of structural fill in 1' compacted lifts. Geotech recommendations will prevail. **Contract will provide \$30,000 allowance that may be used for over-excavation, engineered fill, and/or excess dirt haul off. Contractor to verify with load receipts and machine time slips.**

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. See site Plan

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.
- Interior walls to be ½" gypsum board unless specified differently on plans. Provide Densshield board or equal to all shower and tub wet areas where wall tile installation occurs.

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 deck platform, and stair stringers completely covered in Trex (color- Rope Swing) decking materials or comparable product.
- Back Deck Railing. Thick Railing – 1.5" - 2.5" Rails



Cornice

- Constructed per plan

Windows

- Vinyl-framed, double pane with Low-E glass, sized per plan. Anderson 100 series or equal.
- Frame Color – Sandstone or 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.
- All exterior man doors to be 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 hinges, stops, knobs and bolts. Color Matt Black. YES

Insulation

- Exterior walls – R-19
- R-49 blown in flat ceilings areas where required.
- 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
- Drip Metal --- Almond or Sandstone

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. Include downspout discharge pipes under concrete as needed.

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:

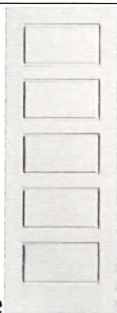


Kitchen	36" Base	40" uppers w/ crown molding.
Master Bath	36" Base	30" uppers (if req'd per plan)
Secondary Bath	48" Base	30" uppers (if req'd per plan)
Utility / Linen	per plan only	
All Cabinets	Pre-finished w/ picture frame doors- Shaker Style	Painted – White

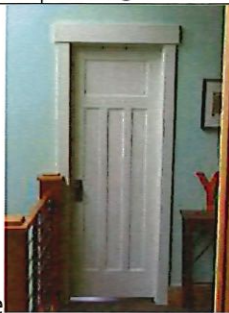
Hardware	Knobs, pulls, and hinges	Matt Black – Refer to color spec sheet for type.
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Interior Doors and Trim

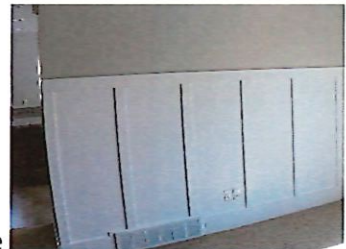
Interior Doors	6'8" Hollow core 5 panel Riverside style. Sized per plan.
Door Casing	3 ¼" MDF Square edge 5 ¼" Header
Window Trim	3 ¼" MDF casing with window sill in Living, Dining, and Kitchen All other windows are MDF sill only, no casing.
Base Trim	4 1/4" MDF Square edge
Stair Wall	Per Plan
Shelving	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 in basement 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. Provide space and location for future ADU water heater.
- 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. KOHLER- Cursiva 33".
Kitchen Faucet	Moen – Indi Single Handle Pull Down Sprayer Kitchen Faucet – Matt Black Mo. 87090BL
Disposal	Insinkerator- Badger 5 disposal 1/2 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- KOHLER or equal
Secondary Bath Tub/Shower	Moen Gibson Tub / Shower Faucet combo Matt Black Mo. T2903EPBL
Bathroom Sinks	Oval, - White- KOHLER Caxton or equal

Appliances

Range	30" Free standing gas Range – Black Stainless – LRG3061ST LG Gas Range w/5 Burners & Griddle
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 or equal and aluminum feeders.

Fixtures -

- Switch Type --- Toggle
- Switch/ Outlet Color --- White
- Ceiling Fans --- Master bedroom- (1) w/ and light kit
- Light Fixtures --- Refer to attached Lighting Spec Sheet.
- GFI outlets --- Installed per plan or per National Electrical Code.
- Garage Door Opener --- One Opener with (2) remotes. Genie ½ HP or equal
- 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, w/ Black Schluter trim around all edges of tile.

Shower / Tub Walls

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

Flooring

- LVP– Shaw- Dockside- Murrells Inlet – 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- Madison- 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. Euro style with clear glass is acceptable with black Matte hardware.

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.
- Front porch and steps to be clear sealed.

Garage

- To be built per plan, with in kind materials, same 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

862 Cahoon Circle- LOT 4

Type	Item	Color	Description
Roofing	30 Year Architectural	Weatherwood	30 Year or better Architectural Asphalt shingle
Exterior Paint	Body	At ease Soldier	Sherwin Williams 9127
	Gable	Ogden White	NA
	Trim	Ogden White	See color selection sheet for color match formula
	Porch	Clear	Concrete Sealer
	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	See Lighting List
	Exterior Lighting	Black Matt	See Lighting List
Plumbing	Kitchen Sink	Stainless	18" deep stainless steel, double basin.
	Kitchen Faucet	Black Matt	Moen - Indi Single Handle Pull Down Sprayer Kitchen Faucet - Matt Black Mo. 87090BL
	Bathroom Lavatory	Black Matt	Moen Gibson 8 in Widespread Double Handle High Arc Faucet - Matt Black, Mo. TB142BL
	Faucets	Black Matt	
	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/ Sandstone	Anderson 100 series or equal
Interior Doors	Five panel	White	Riverside Smooth
	Hardware	Matt Black	Schlage - Georgian
Exterior Doors	Front	Black Walnut	Gel stain- Thermo Tru entry door- model #CCA260-SDL
	Rear & Garage Man	Ogden White	Therma Tru or equal Fiberglass-two panel
	Hardware	Satin	Schlage - Northbrook
Garage OH Door	W/ opener	Almond/ 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 all edges of backsplash
Floor Coverings	Carpet	Will Timed - Canoe	Shaw Flooring or comparable
	LVP	Murrells Inlet	Shaw- Dockside Series
	Tile	soho madison	Floor & Décor - Adessi - Soho Madison ceramic tilt 12 x 24" SKU:100903550 / with silver grout
Appliances	Stove/ Micro/ DW	Black Stainless	LG- see specs for model #
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

862 Cahoon - Light Fixtures

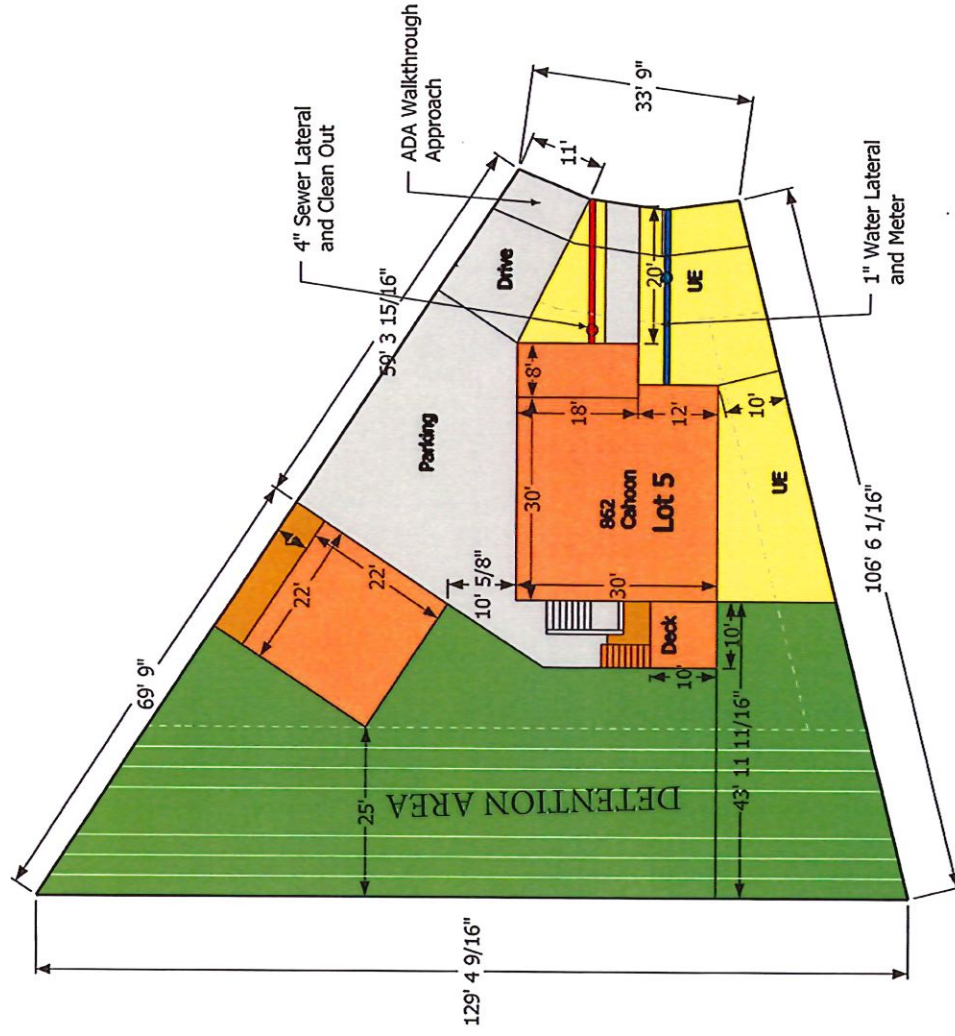
Home Depot Lighting

Quantity	Style	SKU	
Front Porch	Disk	1003267227	Amax Lighting- Slim Disk 7"
Back Entry Exterior	Wall Sconce	1009113866	Kohls= Matte Black
Back Entry Interior	Flush Mount	1011013497	Flaxmere 12"- Matte Black
Front Room	Disk	1003267227	Amax Lighting- Slim Disk 7"
Dining	Disk	1003267227	Amax Lighting- Slim Disk 7"
Kitchen	Disk	1003267227	Amax Lighting- Slim Disk 7"
Kitchen Pantry	Flush Mount	1011013497	Flaxmere 12"- Matte Black
Kitchen Sink	Puck	1010842084	DSE 5"- Black
Laundry	Flush Mount	1005422153	Flaxmere 12"- Matte Black
Main 1/2 Bath	Bar Light	1008582170	Aiwen- 3-Light
Main 1/2 Bath Ceiling	Flush Mount	1011013497	Flaxmere 12"- Matte Black
Family Room Ceiling	Disk	1003267227	Amax Lighting- Slim Disk 7"
Family Room	Ceiling Fan	1001236066	Merwry 52"- Matte Black
Stair Landing	Disk	1003267227	Amax Lighting- Slim Disk 7"
Hallway Upper	Flush Mount	1011013497	Flaxmere 12"- Matte Black
Bedroom 1	Flush Mount	1011013737	Flaxmere 14"- Matte Black
Bedroom 2	Flush Mount	1011013737	Flaxmere 14"- Matte Black
Upper Bathroom	Bar Light	1008582170	Aiwen- 3-Light
Master Bedroom	Ceiling Fan	1001236066	Merwry 52"- Matte Black
Master Bed Ceiling	Disk	1003267227	Amax Lighting- Slim Disk 7"
Master Closets	Flush Mount	1011013497	Flaxmere 12"- Matte Black
Master Bath	Bar Light	1008582170	Aiwen- 3-Light
Master Bath Ceiling	Flush Mount	1011013497	Flaxmere 12"- Matte Black
Garage Exteriors	Wall Sconce	1009113866	Kohls= Matte Black

Site Plan-866 Cahoon Cir

Note: All public easement work must meet or exceed Ogden City standards. Refer to attached Engineering detail sheets.

All utilities are stubbed into the lot. No street cuts or asphalt patching needed.



Rock
Retain
Mutch
Existing

VIRGINIA CREEPER ALONG BACK WALL SPACED EVERY 12'

CHAIN LINK W/ GATE

EXISTING FENCE

GRAVEL

Gate w/ 3' W.I.

Karl's Landscaping
Grass (3)

Divide Land
Grass (14)

Sid - Drought
Tolerant

GRAVEL
UNDER
PORCH

Columns
& windows (7)

862
Cahoon
Lot 5

Karl's Landscaping
Grass (3)

Grass (3)

Grass (3)

Grass (3)

Grass (3)

Grass (3)

Grass (3)

Grass (3)

Grass (3)

Grass (3)

Grass (3)

Grass (3)

Grass (3)

Grass (3)

NEW 6' CHAIN LINK FENCE W/ PRIVACY SLATS

Column
Space

Drought
Red
Barberry (6)

4" Dark
Mulch over
Landscape
cloth

Color Specifications

862 Cahoon Circle- LOT 5

Type	Item	Color	Description
Roofing	30 Year Architectural	Weatherwood	30 Year or better Architectural Asphalt shingle
Exterior Paint	Body	At ease Soldier	Sherwin Williams 9127
	Gable	Ogden White	NA
	Trim	Ogden White	See color selection sheet for color match formula
	Front Porch	Clear	Concrete Sealer
	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	See Lighting List
	Exterior Lighting	Black Matt	See Lighting List
Plumbing	Kitchen Sink	Stainless	18" deep stainless steel, double basin.
	Kitchen Faucet	Black Matt	Moen - Indi Single Handle Pull Down Sprayer Kitchen Faucet - Matt Black Mo. 87090BL
	Bathroom Lavatory	Black Matt	Moen Gibson 8 in Widespread Double Handle High Arc Faucet - Matt Black, Mo. T6142BL
	Faucets	Black Matt	Moen Gibson - Matt Black - Mo. T2902EPBL
	Master Bath Shower	Black Matt	American Standard - white - Tall height and elongated. (or comparable)
	Toilets	White	White porcelain on steel tub, or Acrylic
	Secondary Bath Tubs	White	
	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/ Sandstone	Anderson 100 series or equal
Interior Doors	Five panel	White	Riverside Smooth
	Hardware	Matt Black	Schlage - Georgian
Exterior Doors	Front	Black Walnut	Gel stain- Thermo Tru entry door- model #CCA260-SDL
	Rear & Garage Man	Ogden White	Therma Tru or equal Fiberglass-two panel
	Hardware	Satin	Schlage - Northbrook
Garage OH Door	W/ opener	Almond/ 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 all edges of backsplash
Floor Coverings	Carpet	Park Avenue	Shaw Flooring or comparable
	LVP	Murrells Inlet	Shaw- Dockside Series
	Tile	soho madison	Floor & Décor - Adessi - Soho Madison ceramic tilt 12 x 24" SKU:100903590 / with silver grout
Appliances	Stove/ Micro/ DW	Black Stainless	LG- see specs for model #
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

CONTRACTOR'S COST BREAKDOWN SUMMARY

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

862 Cahoon Circle- LOT 5

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		Contingency (Over Ex)	30,000
55		PROJECT TOTAL	

Lomond View Designs, LLC

304 W. Pleasant View Dr.

Ogden, UT 84414

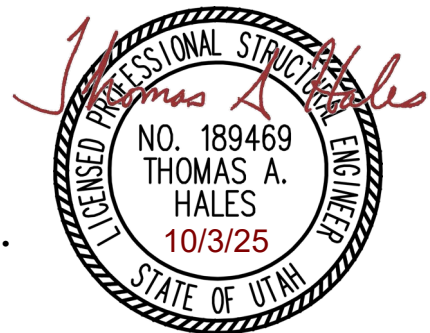
phone: 801-782-0484

Structural Calculations
for
Ogden City
(Detached Garage)
for
Lot 5, Sycamore Cove Sub.
862 E Cahoon Circle
Ogden, Utah

October 3, 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, Ph.D., S.E.



Job # 25054

TABLE OF CONTENTS

DESIGN CRITERIA	D-1 TO D-1
FOOTING DESIGN	F-1 TO F-1
WOOD FRAMING DESIGN	WF-1 TO WF-1
LATERAL ANALYSIS	L-1 TO L-2

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: $V = S_{ds} * I * W / R = 2/3 * S_{ms} * I * W / R$

1. S_{ms} = 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 #25054**
 Allow. Soil Bearing Press. **1500 psf**

Date: 10/3/2025
 Engineer: Tom Hales

CONTINUOUS FOOTINGS

Footings/Column Location: **TYP. EXTERIOR WALL**

Alt. Soil Bearing Pressure

COMMENT	TRIBUTARY AREA		WEIGHT	SUB TOTAL	CUM. TOT.
	LENGTH 1	PER 1 FT.			
ROOF SNOW LOAD	13.0 ft		30 psf	390 plf	390 plf
ROOF DEAD LOAD	13.0 ft		17 psf	221 plf	611 plf
WALL LOAD	9.0 ft		15 psf	135 plf	746 plf

TOTAL LOAD	746 plf
REQ'D FTG. WIDTH	0.5 ft

USE FC1.7

Footings/Column Location:

Alt. Soil Bearing Pressure

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

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

Footings/Column Location:

Alt. Soil Bearing Pressure

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

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

WOOD BEAM DESIGN FOR UNIFORM LOADING CONDITIONS

Project: JOB #25054
Description: 16'-0" GARAGE DOOR HEADER

Date: 10/3/2025
Engineer: TAH

INPUT:

Length of Span - L (ft): 17
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): 15

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	DL=	867 lbs
Reactions:	LL=	1530 lbs
	TL=	2397 lbs

OUTPUT:

DOUGLAS FIR-LARCH

Allowable Shear Stress - Fv (psi): 95
Modulus of Elasticity - E (ksi): 1600
Allowable Bending Stress - Fb (psi): 1313 2x4
1139 2x6
1052 2x8
961 2x10
845 2x12

I (TL) (in⁴): 389.66
I (LL) (in⁴): 373.08
A (in²): 35.25
S (in³) 2x4: 93.11
2x6: 107.33
2x8: 116.20
2x10: 127.21
2x12: 144.67

GLUED-LAMINATED (24F-V4)

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

I (TL) (in⁴): 346.37
I (LL) (in⁴): 331.63
A (in²): 17.63
S (in³): 50.94

3.125 x 12 GLB (0.77)
5.125 x 10.5 GLB (0.7)

MICRO-LAM

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

EI (TL) k-in²): 623460
EI (LL) (k-in²): 596930
Shear (lbs): 2233
Moment (ft-lb): 10187

(2)-1.75 x 11.875 M-L (0.67)
(3)-1.75 x 9.5 M-L (0.88)

VERSA-LAM

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

EI (TL) k-in²): 623460
EI (LL) (k-in²): 596930
Shear (lbs): 2233
Moment (ft-lb): 10187

(2)-1.75 x 11.25 V-L (0.75)
(3)-1.75 x 9.25 V-L (0.9)

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

IBC LATERAL ANALYSIS

Project: JOB #25054
Description: MAIN LATERAL

Date: 10/3/2025
Engineer: Tom Hales

Seismic ($V=2/3 \cdot S_{ms} \cdot I \cdot W/R \cdot (1/1.4)$)

$I = 1$

$S_{ms} = F_a \cdot S_s = 1.6$ NOTE: Site Class D is assumed

$R = 6$

$2/3 \cdot S_{ms} \cdot I / R / 1.4 = 0.1270$ (ASD)

Wind 90 mph Basic Wind Speed

Exposure = C

Exp Coef = 1.21

$K_{zt} = 1$

$I_w = 1$

roof height = 6.0 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 = 15 psf
 Roof Weight = 17 psf
 Seismic snow =
 Total Roof Weight = 17 psf
 Floor to Roof Height = 9 ft
 Building Width = 22 ft
 Building Length = 22 ft
 Building Height = 15 ft
 a = 3.0 ft

Veneer

	Weights (pounds)	Veneer	Total Weights (pounds)	
Wall	1485	0	11198	Dir. perp. to width
Wall	1485	0	11198	Dir. perp. to length
Roof	8228		14168	Tot. Building Wt.
		$V_{mid} =$	1799.1	

Seismic Shear Forces

Diaphragm Shears: (per side)	pounds	plf
Walls perpendicular to building width:	711	32
Walls perpendicular to building length:	711	32

Mid-Ht Wall Shears: (per side)	pounds	plf
Walls perpendicular to building width:	900	41
Walls perpendicular to building length:	900	41

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

SHEARWALLS

350 plf
req'd length
2.0 ft
2.0 ft

Wind Shear Forces

Diaphragm Shears: (per side)	pounds	plf
Walls perpendicular to building width:	1477	67
Walls perpendicular to building length:	1477	67

Mid-Ht Wall Shears: (per side)	pounds	plf
Walls perpendicular to building width:	1477	67
Walls perpendicular to building length:	1477	67

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

SHEARWALLS

490 plf
req'd length
3.0 ft
3.0 ft

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

SHEAR & OVERTURNING ANALYSIS

Project: JOB #25054
Description: MAIN LATERAL

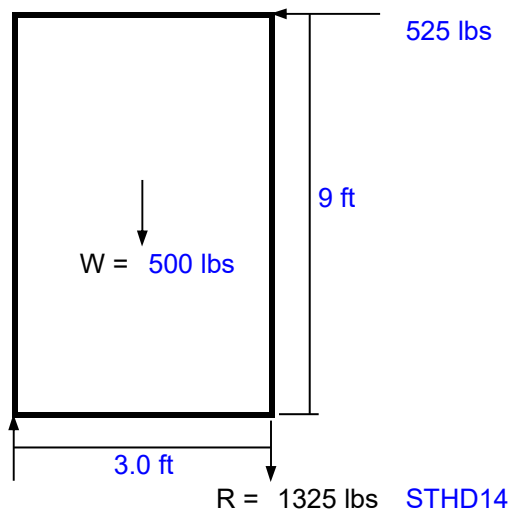
Date: 10/3/2025
Engineer: Tom Hales

SHEAR WALL CHECK

Shear Wall Capacity: 350 plf 4"O.C. EDGE NAILING
Total Shear: 1050 lbs
Req'd Wall Length: 3 ft PLENTY OF WALL AVAILABLE

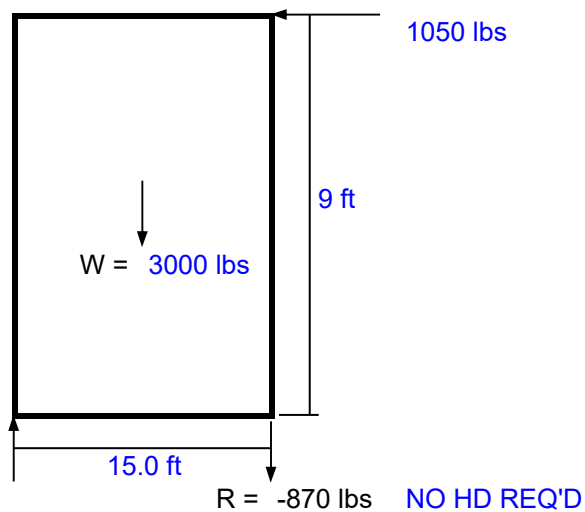
WALL OVERTURNING

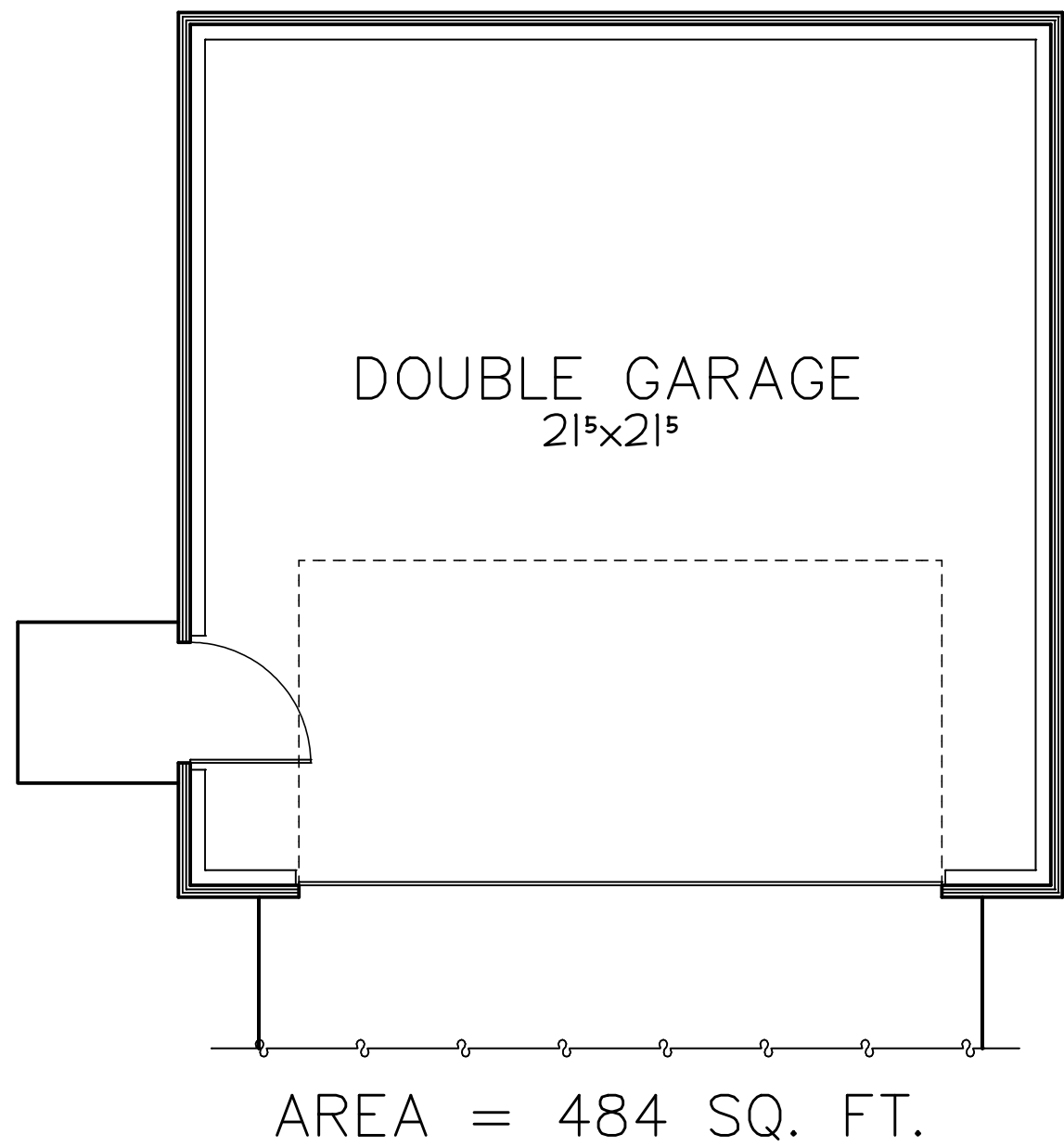
Description: TYP. 3'-0" WALL PIECES



WALL OVERTURNING

Description: 15'-0" SIDE WALL





METAL HOLDOWN NOTES:

1. ALL HOLDOWNS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. SEE DETAILS 4/5 AND 9/5.4.2
2. USE RIM JOIST MODEL OF STRAP IF STRAP IS LOCATED AT A RIM JOIST, OTHERWISE, A NON-RIM JOIST MODEL MAY BE USED.

[illegible]

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, $E = 1,900,000$ psi.
2. BEAM SIZES SHOWN ARE NOMINAL AND HAVE SMALLER ACTUAL BEAM DIMENSIONS. 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 4 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).

9. SHEAR WALL NOTES:

1. ANCHOR BOLTS SHALL HAVE 7/16" MIN. EMBEDMENT (ALL-THREAD EPOXY BOLTS W/ 7/16" MIN. EMBEDMENT MAY BE USED IN LIEU OF A.B. --SEE 3.5(8.2))

2. ANCHOR BOLTS SHALL BE BLOCKING AT ALL PANEL EDGES FOR WALLS INDICATED TO BE 'BLOCKED'

3. SCREWS FOR WALLBOARD SHALL BE TYPE: W/O OR S DRYWALL SCREWS (4" COOLER OR WALLB) NAILS MAY BE USED IN LIEU OF SCREWS)

4. W/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

5. W/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

6. OSB SHEATHING SHALL BE APA RATED (INT. GRADE WITH EXT. GLUE) WITH A MINIMUM 24/0 SPAN RATING.

7. WALL RESTS ON WOOD FLOOR FRAMING AND NOT DIRECTLY ON FOUNDATION WALL OR FOOTING.

8. PROVIDE SOLID BLOCKING BELOW FLOOR SHEATHING.

9. 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.

10. PROVIDE STAPLES WITH 7/16" MIN. CROWN WIDTH AND 1" MIN. PENETRATION INTO SUPPORTING FRAMING MEMBERS MAY BE USED IN LIEU OF NAILS AT A MINIMUM OF 12" ON CENTER.

11. PROVIDE SHEATHING ON SIDE OF WALL WHERE MARK "A" LABEL IS LOCATED.

12. SHALL BE 3" NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED.

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.

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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.

A. MATERIALS:

1. GLU-LAM TIMBER: 24F-V4 DF/DF
2. FRAMING LUMBER: DOUGLAS FIR-LARCH NO. 2 OR BETTER
3. 1/2" MIN. THICK APA TYPE I GYPSUM BOARD WITH EXT. JOINTS FOLLOW 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 AT ALL EDGES AND WITH 8d COMMON NAILS AT 4" O.C. AT ALL INTERMEDIATE BUILDINGS WITH SNOW LOADS NOT MORE THAN 40 PSF). NAIL ALL PANELS WITH 10d COMMON NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BLOCKING. BLOCKING SHALL BE 2" X 8" END WALLS/TRUSSES, AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. PLACE PANELS WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS. PROVIDE 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. BLOCKING SHALL BE 2" X 8" END WALLS/TRUSSES, AND AT 12" 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. WALLS SHALL BE 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, 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.

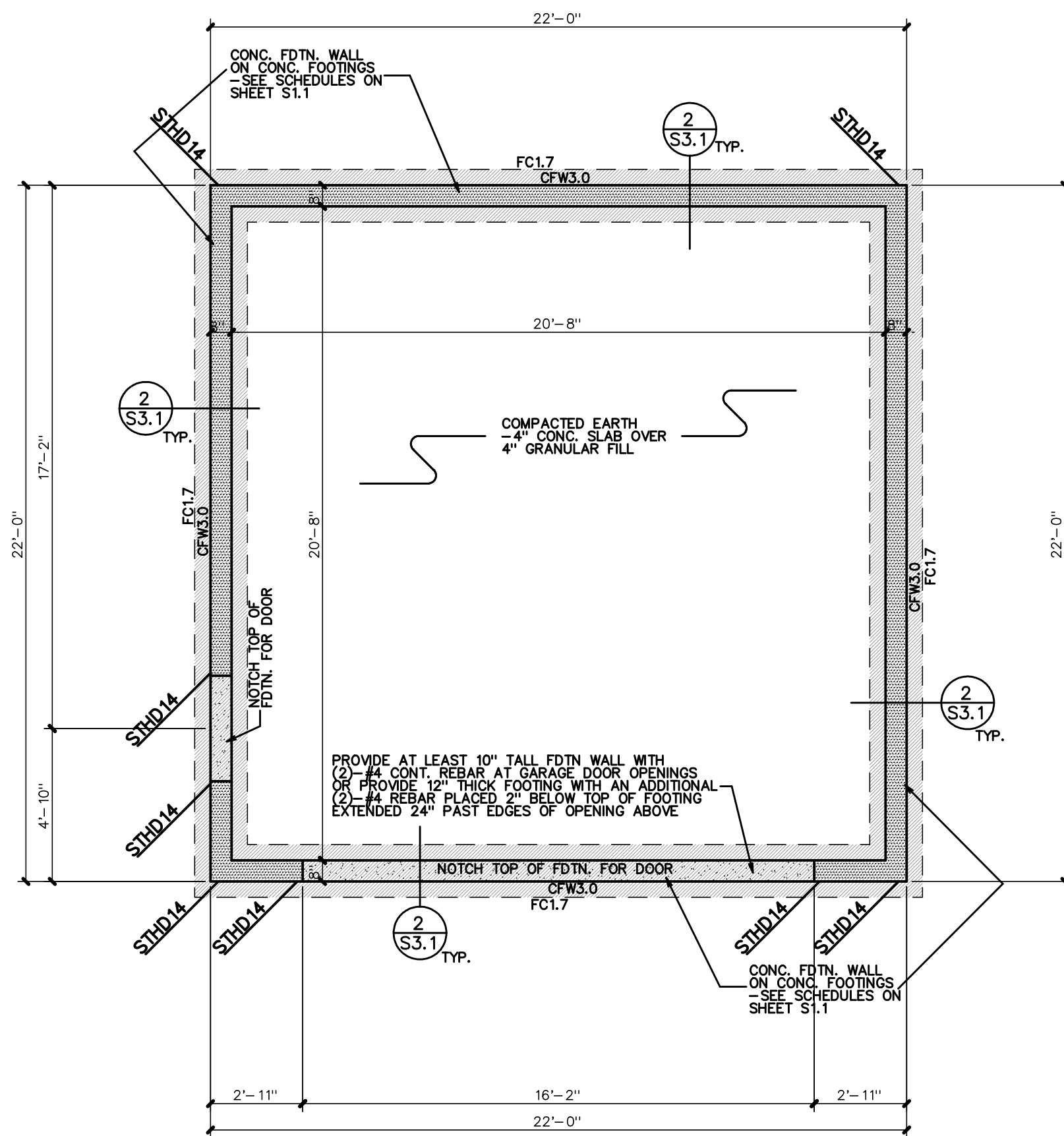
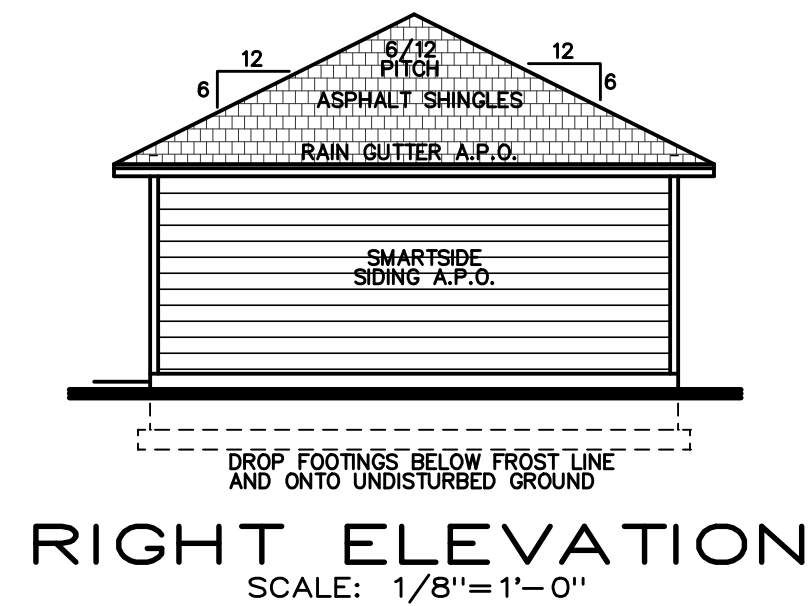
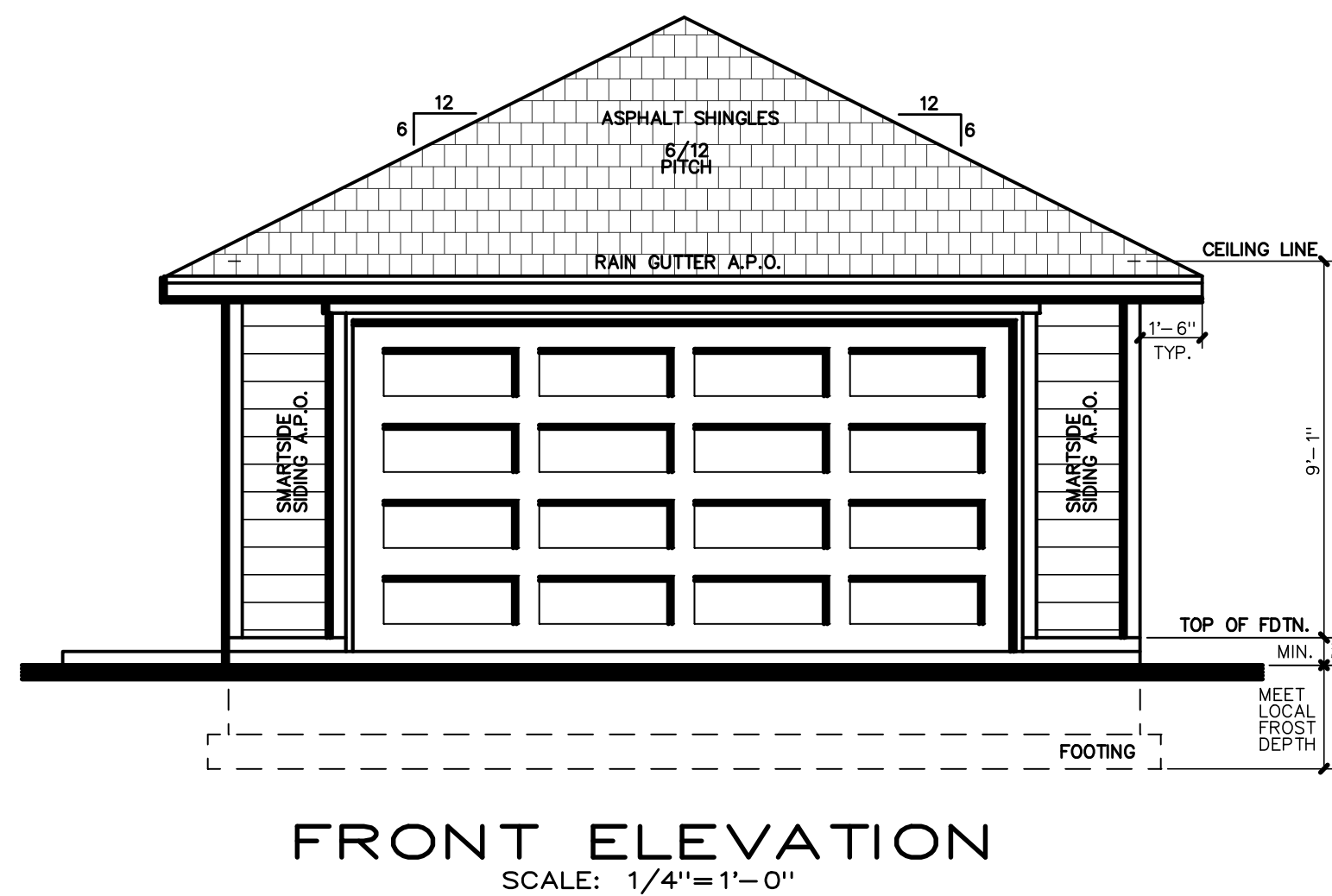
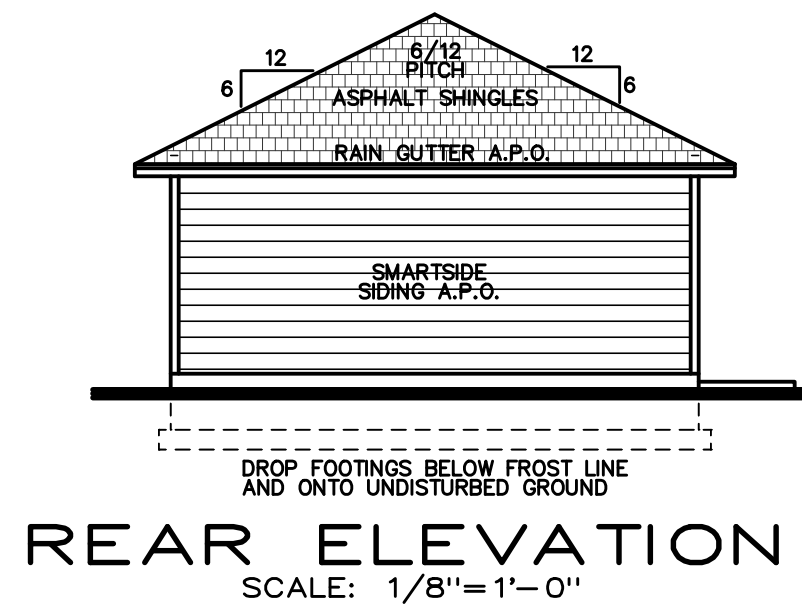
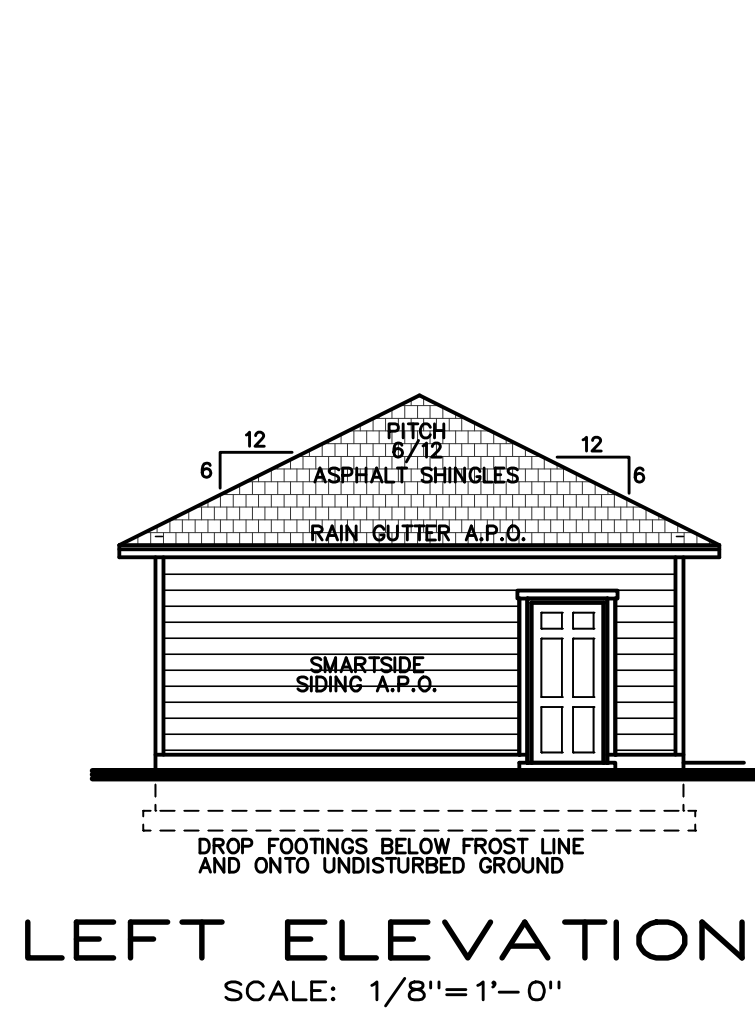
ADDITIONALLY, SUPPORT STUDS SHALL AT LEAST MATCH THE WIDTH OF THE BEAM, HEADER, AND GIRDER TRUSS AND THE WIDTH OF THE SUPPORTING WALL.

- 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 9000 POUNDS UPLIFT. WOOD POSTS SHALL BE 4" X 6" OR 6" X 6". ALL WOOD POSTS SHALL BE STANDOFF. WOOD POSTS ARE INSTALLED ON CONC. PIERS OR FOOTINGS. SEE DETAILS 9/5-41, 10/5-41, AND 8/5-42 FOR ADDITIONAL INFORMATION.
- F. USE APPROPRIATE SIMPSON HANGERS WHERE JOISTS AND BEAMS NEED TO HANG FROM SUPPORTING WALLS OR GIRDER TRUSSES. HANGERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS, AS PER DETAIL 10/5-52.

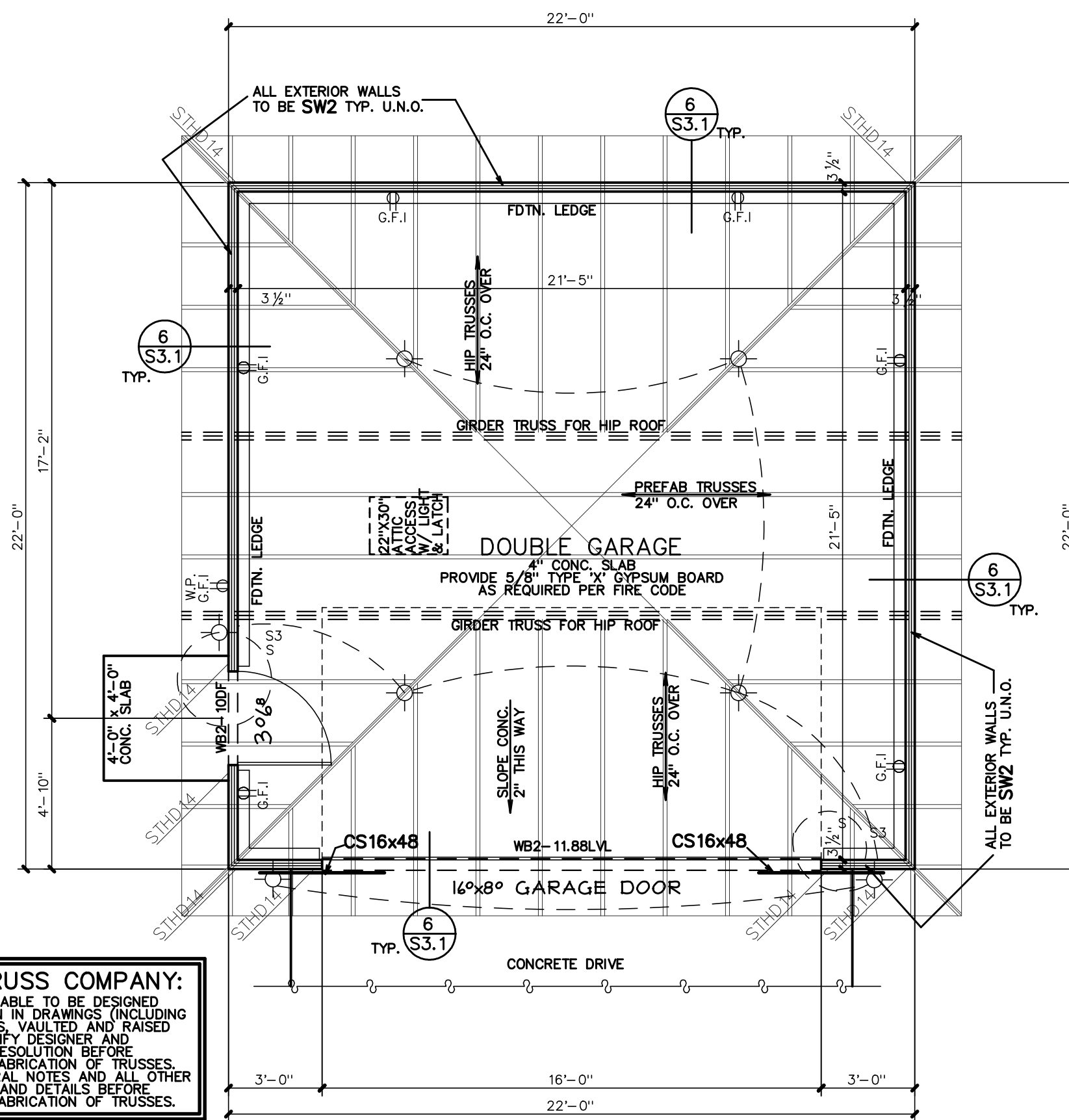
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0111
SHEET



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



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

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

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

CONSTRUCTION COST NOTE:
THE HOME DESIGN SHOWN IN THESE PLANS IS BASED ON THE BUILDING DESIGN PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED TO PROVIDE AN ESTIMATE OF THE COST OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO OBTAIN A SEPARATE ESTIMATE OF THE COST OF CONSTRUCTION. WE ARE NOT RESPONSIBLE FOR ANY COST OVER RUNS OR UNDER RUNS. THE OWNER/GENERAL CONTRACTOR SHALL ASSUME ALL RISKS ASSOCIATED WITH THE COST OF CONSTRUCTION.

SITE AND LOT NOTE:
THE HOME DESIGN SHOWN IN THESE PLANS IS REFLECTIVE OF THE SITE CONDITIONS PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED TO EVALUATE THE SITE OR THE SUITABILITY OF THE CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO ENSURE THAT THE SITE IS SUITABLE FOR THE HOME DESIGN SHOWN. THE OWNER/GENERAL CONTRACTOR SHALL ASSUME ALL RISKS ASSOCIATED WITH THE SUITABILITY OF THE SITE FOR THE HOME DESIGN SHOWN.

NOTES TO FLOOR PLAN:

- 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.
- WALLS: 2x4 WALLS ARE SHOWN WITH A 3 1/2" THICKNESS AND 2x6 WALLS ARE SHOWN WITH A 5 1/2" THICKNESS. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
- SHEAR WALLS: SEE THE SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS SHALL BE A SW2 TYPE SHEAR WALL UNLESS NOTED OTHERWISE TO HELP RESIST SEISMIC WIND FORCES. ALL SHEAR WALLS SHALL BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEET S3.1 U.N.O. WALLS NOTED AS "BRACED WALLS" SHALL BE A SW1 SHEAR WALL TYPE.
- BEARING AND EXTERIOR WALLS: ALL BEARING AND EXTERIOR WALLS SHALL CONSIST OF FULL HEIGHT STUD FRAMING AND BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEET S3.1 U.N.O. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
- WOOD BEAMS AND HEADERS: UNLESS SPECIFICALLY CALLED OUT ON THE 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.
- METAL CONNECTORS: PROVIDE METAL CONNECTORS AS NOTED ON THE DRAWINGS. SEE THE METAL CONNECTOR SCHEDULE ON SHEET S1.1 FOR ADDITIONAL INFORMATION.
- 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.
- 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.
- TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A 200 PLS. MIN. IN-PLANE HORIZ. SEISMIC LOAD APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.
- PROVIDE ATTIC VENTILATION AND ATTIC ACCESS AS PER LOCAL CODE.
- PROVIDE 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD AT AREAS AS REQUIRED BY LOCAL FIRE CODE.
- WINDOW FRAMING: ALL OPENABLE WINDOWS THAT HAVE A WINDOW SILL LOCATED MORE THAN 24" 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 DEAD END WINDOW USED FOR EGRESS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISHED FLOOR.
- 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.

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_{nom} - 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 TYPE, CRETE OR LIGHTWEIGHT CONC. HAS BEEN INCLUDED IN THE FLOOR DESIGN).	

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THESE DRAWINGS & DESIGNS MAY BE USED FOR THE CONSTRUCTION OF A SINGLE BUILDING LOCATED AS FOLLOWS:
LOT #: 5
SUBDIVISION: SYCAMORE COVE SUBDIVISION
ADDRESS: 862 E. CAHOON CIRCLE
CITY: OGDEN STATE: UTAH
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DATE: 10/4/2025

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

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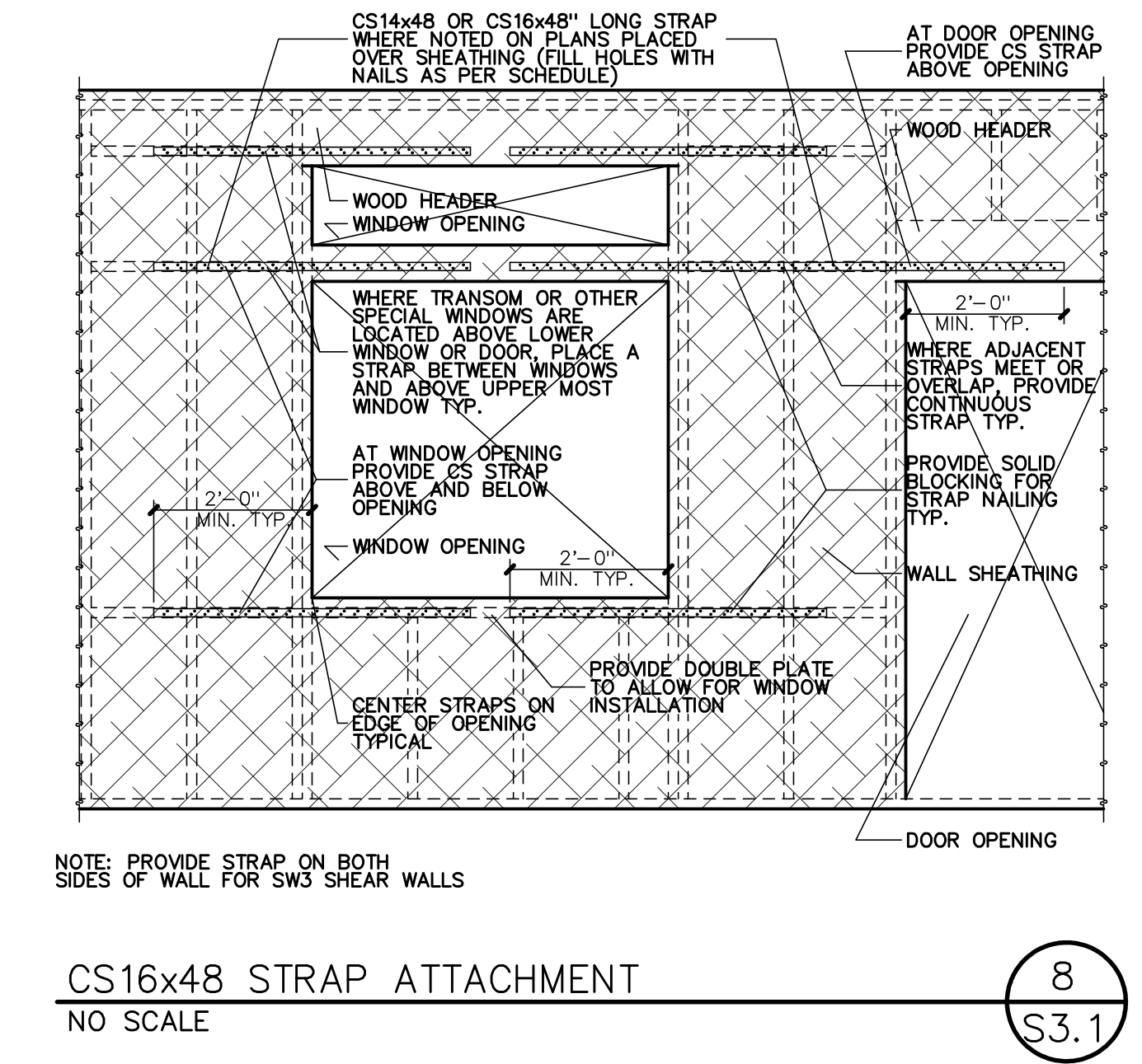
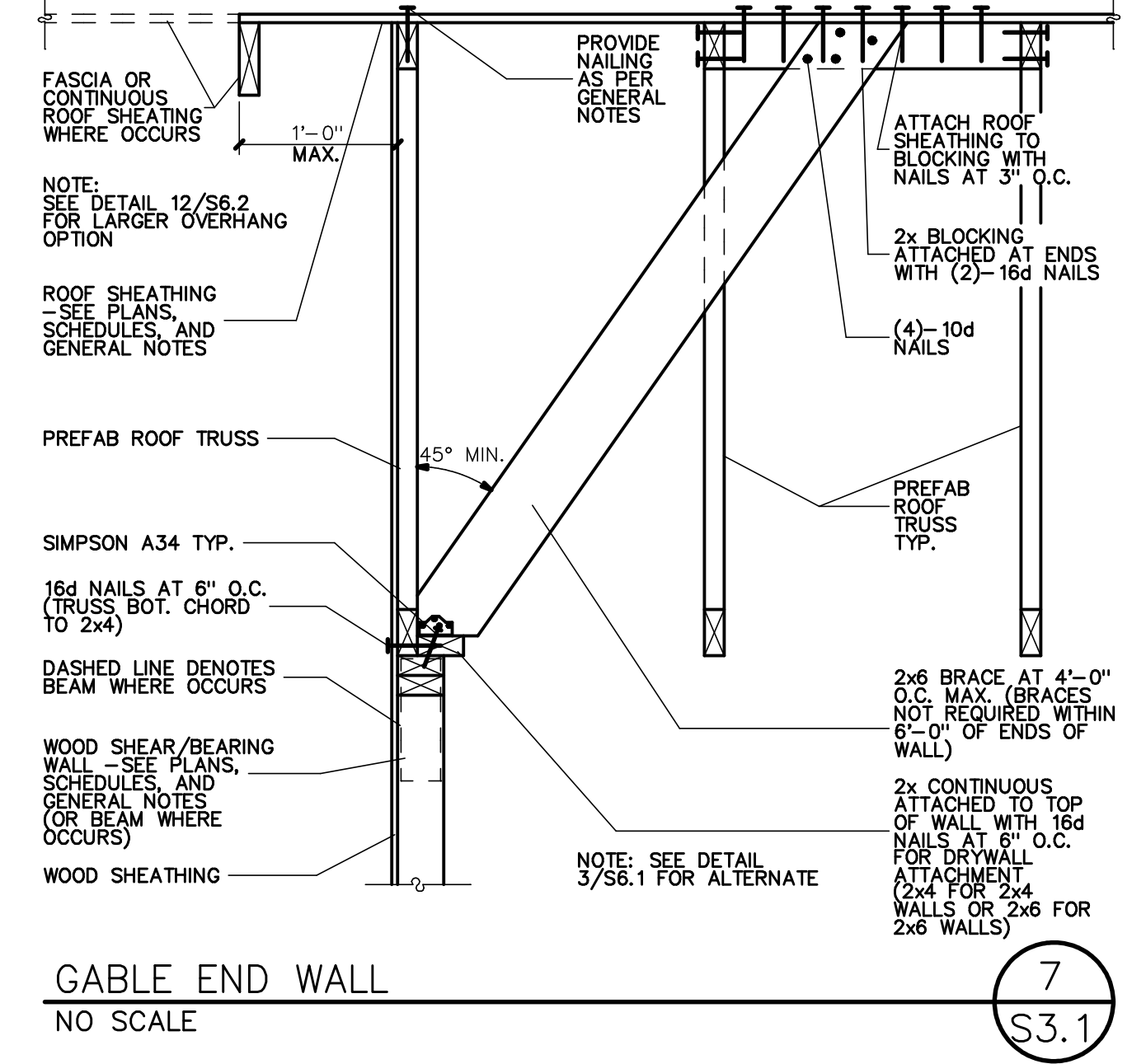
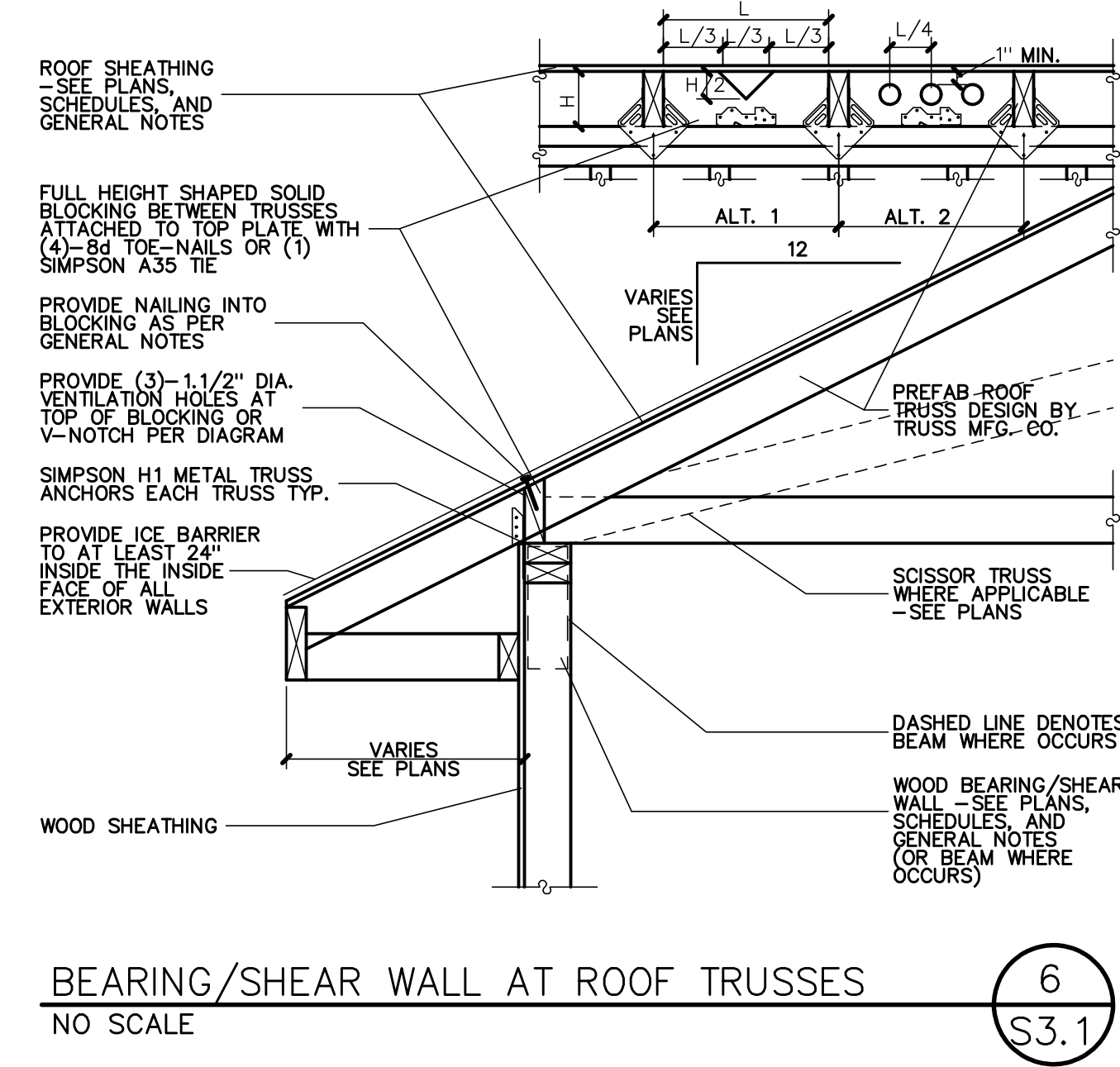
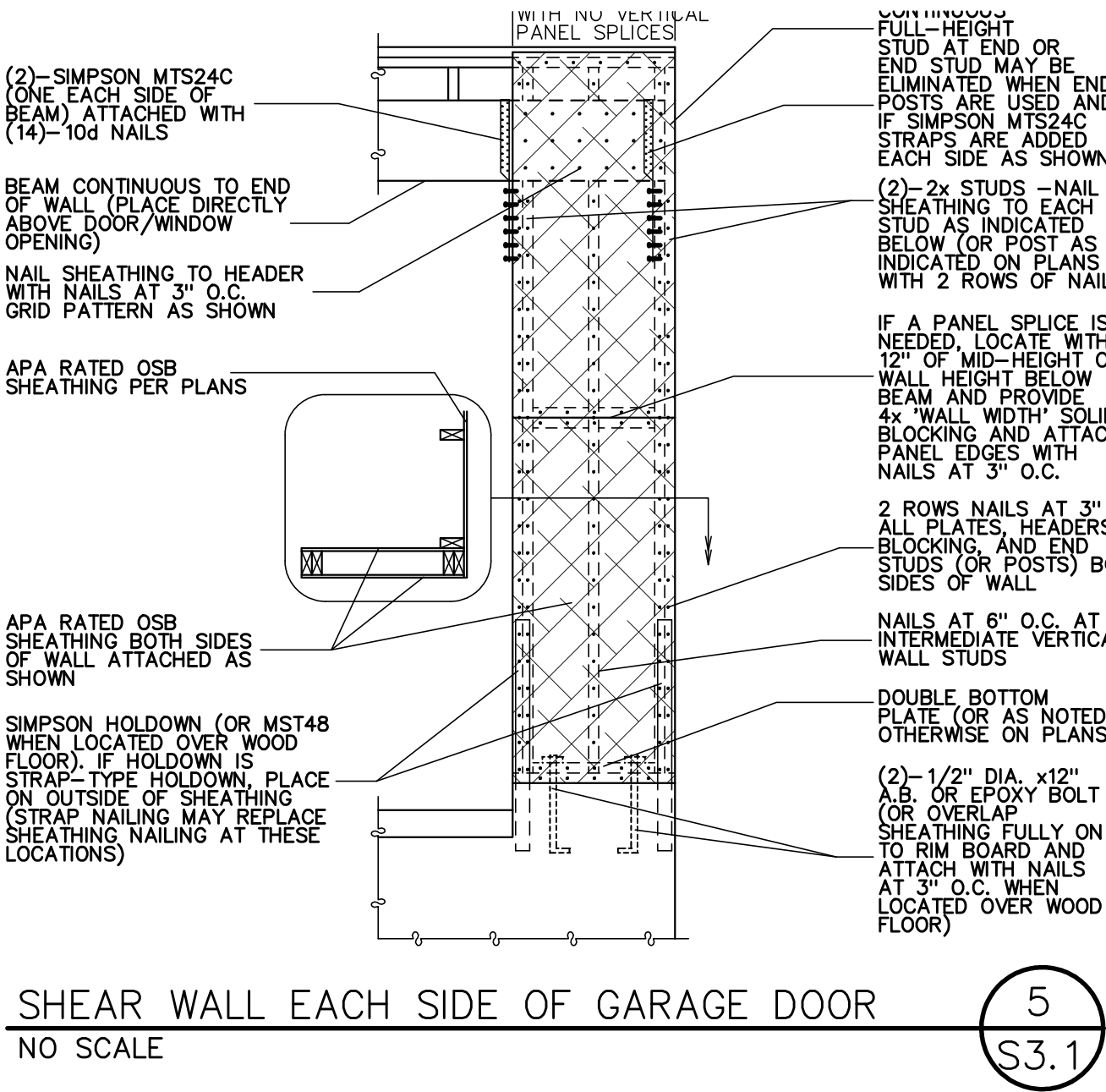
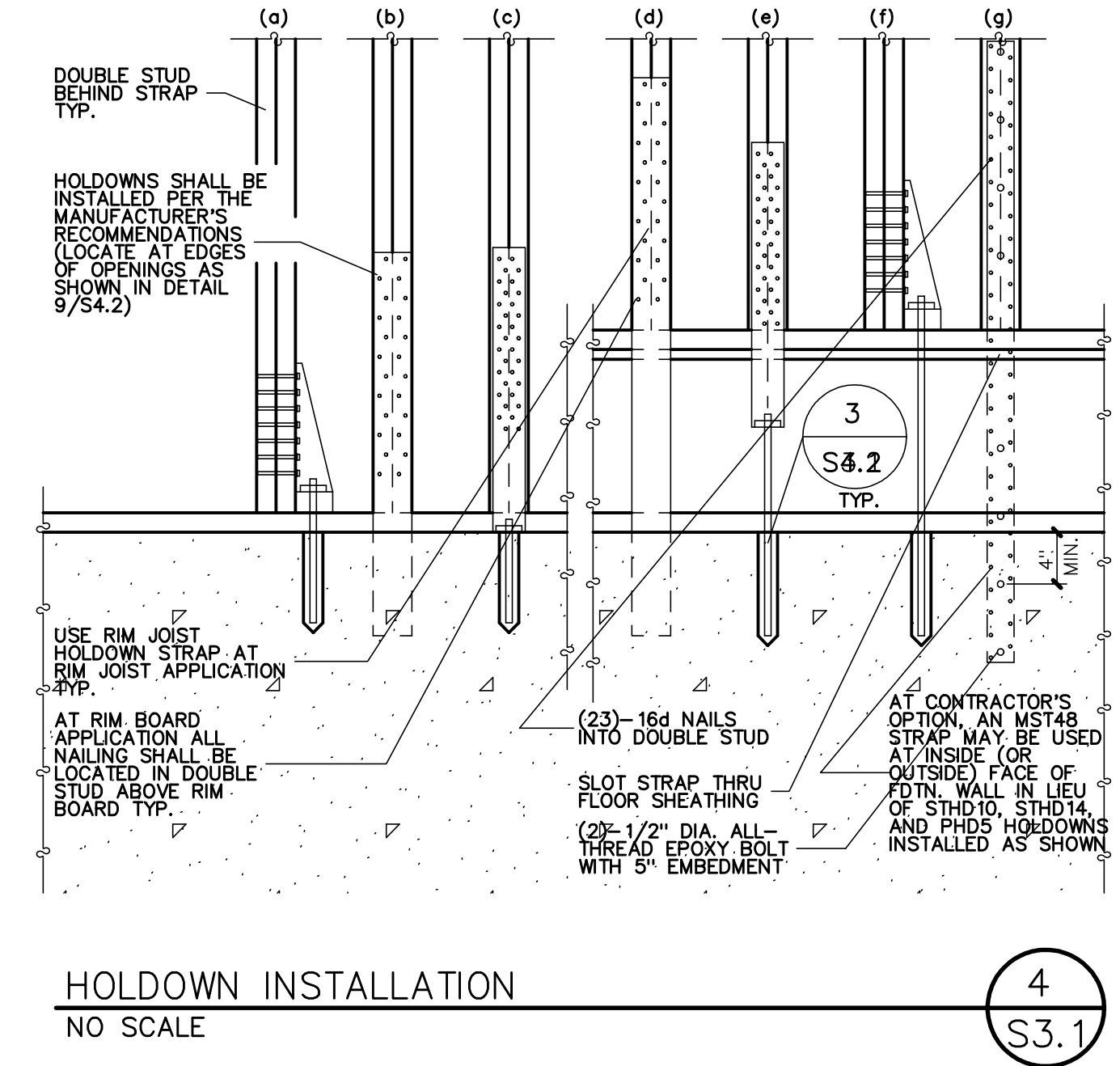
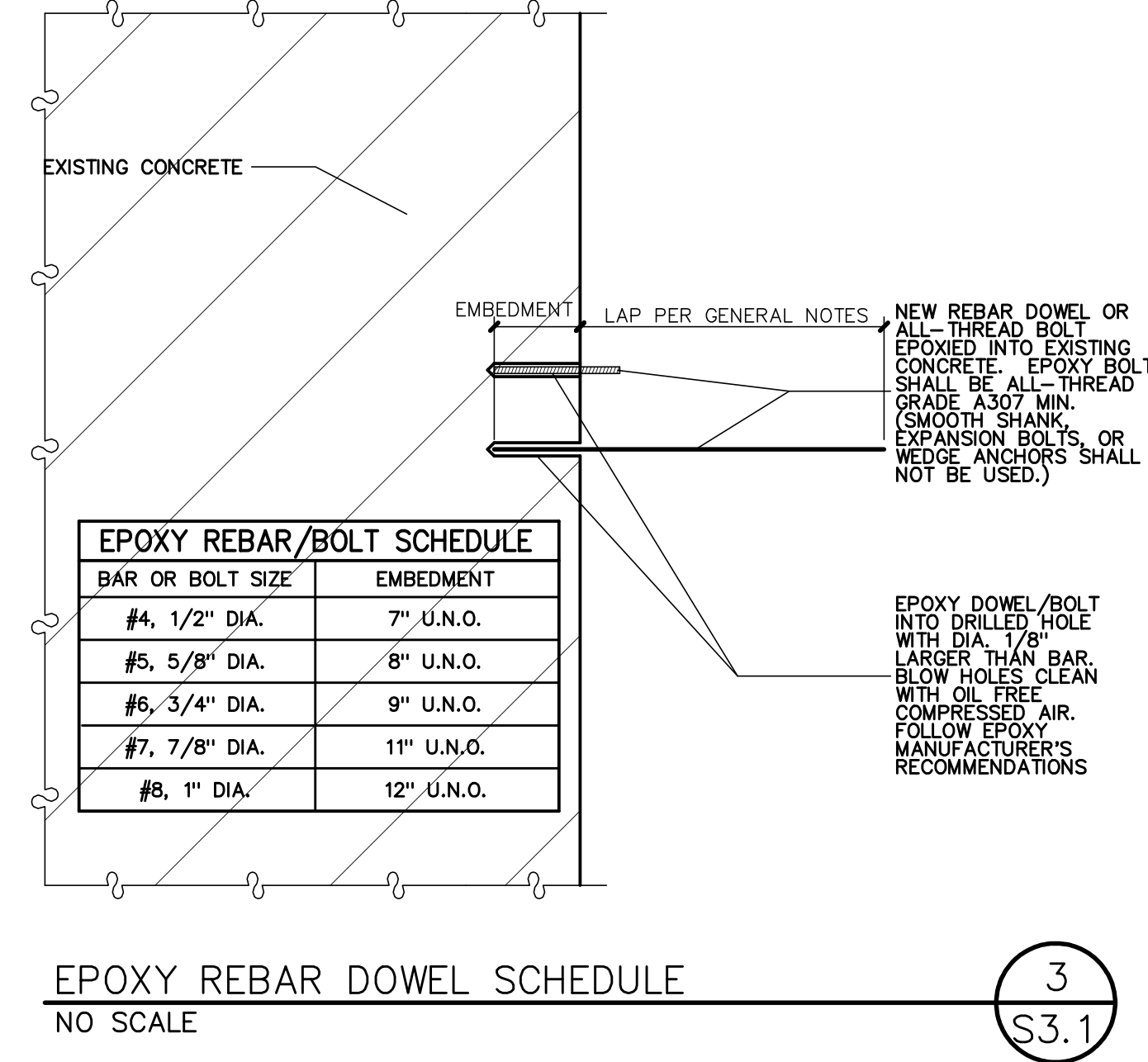
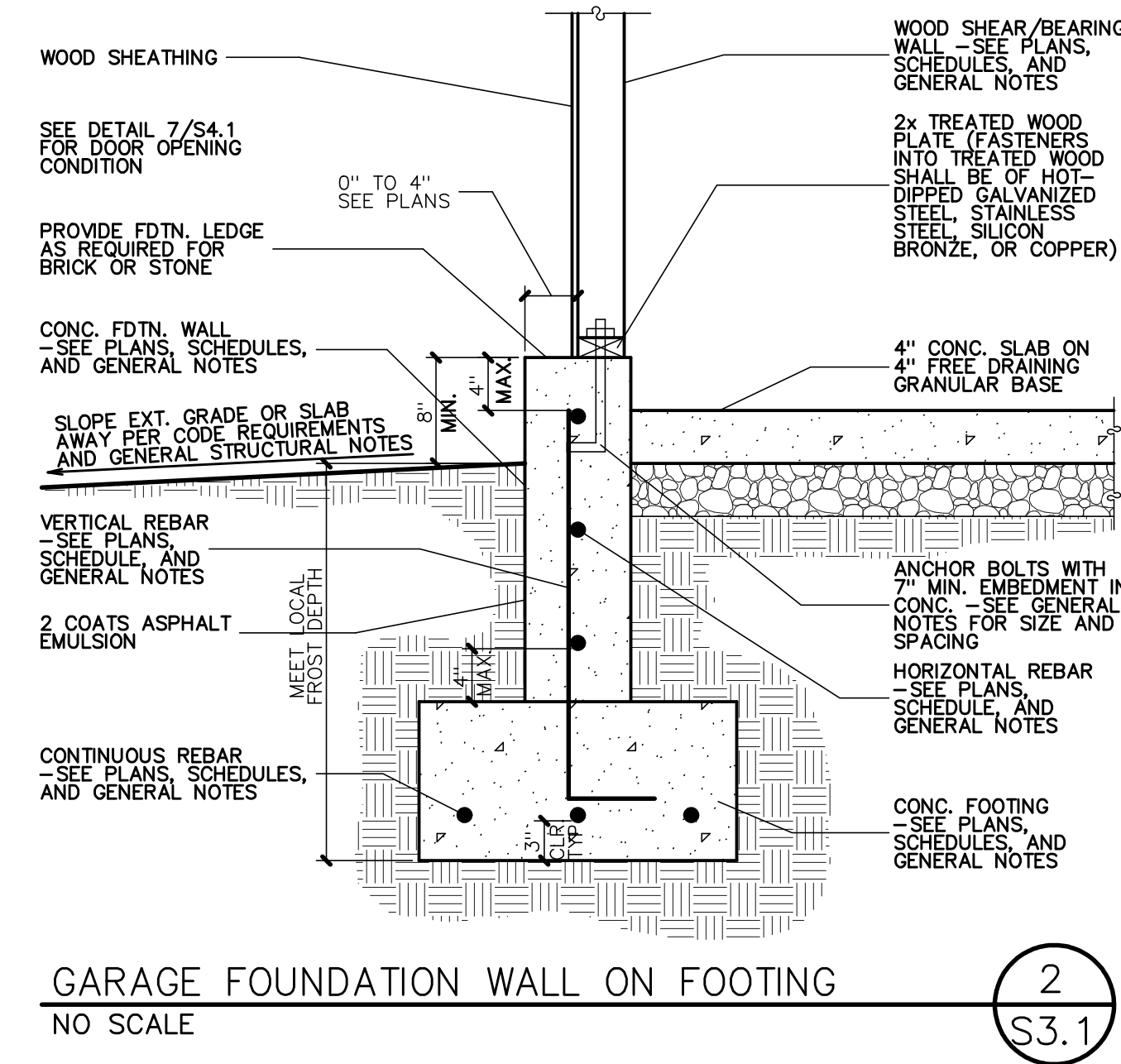
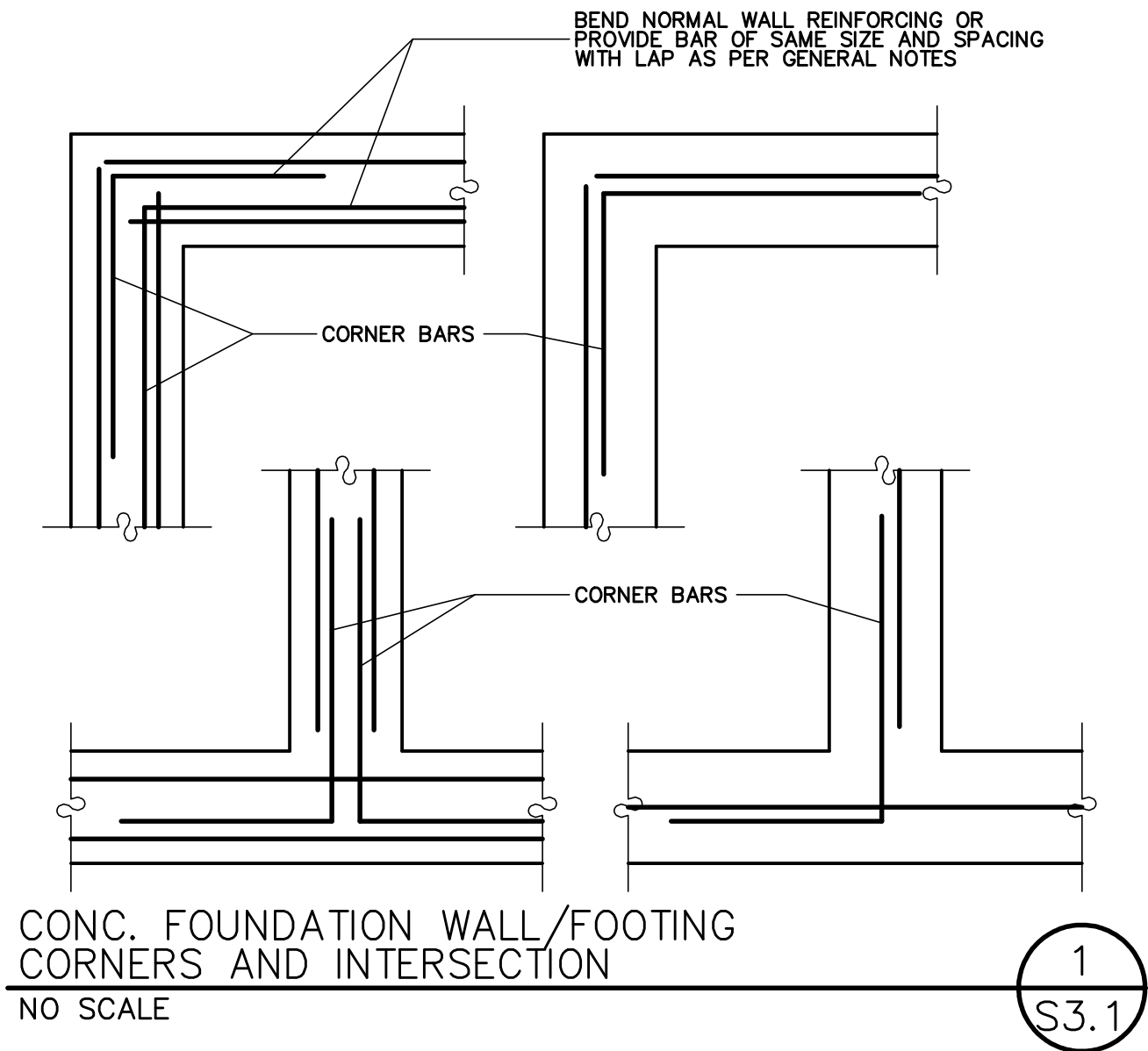
OGDEN CITY
LOT 5, SYCAMORE COVE SUBDIVISION
862 E. CAHOON CIRCLE
OGDEN CITY, UTAH

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



PLANS AND ELEVATIONS
DRAWN: CWH
DATE: 10/4/2025
JOB NO.: 25054
TYPE: CHG TO 0484240919, #24025
PLAN NO.: 484 SQ. FT. DETACHED GARAGE

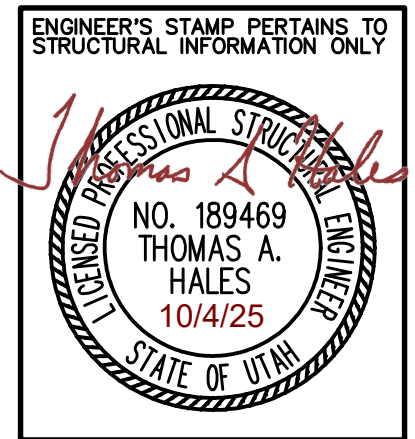
SHEET
S2.1



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

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL HAVE A THOROUGH KNOWLEDGE OF THE APPLICABLE BUILDING CODES AND RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS PRIOR TO CONSTRUCTION.

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



DATE: 10/4/2025
DRAWN: CWH
JOB NO.: 25054
TYPE: CHG TO 0484240919, #24025
PLAN NO.: 484 SQ. FT. DETACHED GARAGE

DETAILS

SHEET
S3.1



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

OGDEN CITY

LOT 5, SYCAMORE COVE SUBDIVISION
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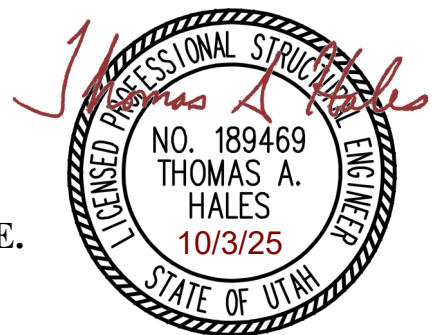
phone: 801-782-0484

Structural Calculations
for
Ogden City
(0-1-924 / 3-2-924 Two-Story)
for
Lot 5, Sycamore Cove Sub.
862 Cahoon Circle
Ogden, Utah

October 3, 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, Ph.D., S.E.



Job # 25053

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FOOTING DESIGN	F-1 TO F-2
WOOD FRAMING DESIGN	WF-1 TO WF-5
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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: $V = S_{ds} * I * W / R = 2/3 * S_{ms} * I * W / R$

1. S_{ms} = 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 #25053**
 Allow. Soil Bearing Press. **1500 psf**

Date: **10/3/2025**
 Engineer: **Tom Hales**

CONTINUOUS FOOTINGS

Footing/Column Location: **TYP. EXTERIOR WALL**

Alt. Soil Bearing Pressure

COMMENT	TRIBUTARY AREA		WEIGHT	SUB TOTAL	CUM. TOT.
	LENGTH 1	PER 1 FT.			
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	9.0 ft		40 psf	360 plf	1159 plf
UPPER FLOOR DEAD LOAD	9.0 ft		15 psf	135 plf	1294 plf
MAIN FLOOR LIVE LOAD	9.0 ft		40 psf	360 plf	1654 plf
MAIN FLOOR DEAD LOAD	9.0 ft		15 psf	135 plf	1789 plf
FOUNDATION WALL	7.5 ft		100 psf	750 plf	2539 plf
TOTAL LOAD				2539 plf	
REQ'D FTG. WIDTH				1.7 ft	USE FC1.7

USE FC1.5 FOR INTERIOR BEARING WALLS

Footing/Column Location:

Alt. Soil Bearing Pressure

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

Footing/Column Location:

Alt. Soil Bearing Pressure

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

COLUMN AND FOOTING LOADS AND SIZES

Project: JOB #25053
 Allow. Soil Bearing Press. 1500 psf

Date: 10/3/2025
 Engineer: Tom Hales

SPOT FOOTINGS

Footings/Column Location: DECK SPOT FTG
 Alt. Soil Bearing Pressure

COMMENT	TRIBUTARY AREA		WEIGHT	SUB TOTAL	CUM. TOT.
	LENGTH 1	LENGTH 2			
FLOOR LIVE LOAD	5.0 ft	5.0 ft	60 psf	1500 lbs	1500 lbs
FLOOR DEAD LOAD	5.0 ft	5.0 ft	15 psf	375 lbs	1875 lbs

TOTAL LOAD	1875 lbs	
REQ'D FTG. AREA	1.3 ft^2	
FTG. WIDTH/LENGTH	1.1 ft	USE FS2.0

Footings/Column Location:
 Alt. Soil Bearing Pressure

COMMENT	TRIBUTARY AREA		WEIGHT	SUB TOTAL	CUM. TOT.
	LENGTH 1	LENGTH 2			

TOTAL LOAD	0 lbs
REQ'D FTG. AREA	0.0 ft^2
FTG. WIDTH/LENGTH	0.0 ft

Footings/Column Location:
 Alt. Soil Bearing Pressure

COMMENT	TRIBUTARY AREA		WEIGHT	SUB TOTAL	CUM. TOT.
	LENGTH 1	LENGTH 2			

TOTAL LOAD	0 lbs
REQ'D FTG. AREA	0.0 ft^2
FTG. WIDTH/LENGTH	0.0 ft

WOOD BEAM DESIGN FOR UNIFORM LOADING CONDITIONS

Project: JOB #25053
Description: 3'-0" UPPER FLOOR WINDOW HEADER

Date: 10/3/2025
Engineer: TAH

INPUT:

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

Roof Loads:

Trib. Length (ft): 17
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): 799 plf
Total Live Load (plf): 510 plf

Beam	DL=	505.75 lbs
Reactions:	LL=	892.5 lbs
	TL=	1398.3 lbs

OUTPUT:

DOUGLAS FIR-LARCH

Allowable Shear Stress - Fv (psi): 95
Modulus of Elasticity - E (ksi): 1600
Allowable Bending Stress - Fb (psi): 1313 2x4
1139 2x6
1052 2x8
961 2x10
845 2x12

I (TL) (in⁴): 9.63
I (LL) (in⁴): 9.22
A (in²): 14.72
S (in³) 2x4: 11.18
2x6: 12.89
2x8: 13.96
2x10: 15.28
2x12: 17.37

2-2x6's (0.89)
2-2x8's (0.68)
2-2x10's (0.53)
1-2x12's (0.87)

GLUED-LAMINATED (24F-V4)

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

I (TL) (in⁴): 8.56
I (LL) (in⁴): 8.20
A (in²): 7.36
S (in³): 6.12

3.125 x 6 GLB (0.39)
5.125 x 6 GLB (0.24)

MICRO-LAM

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

EI (TL) k-in²): 15416
EI (LL) (k-in²): 14760
Shear (lbs): 932
Moment (ft-lb): 1223

(2)-1.75 x 5.5 M-L (0.29)

VERSA-LAM

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

EI (TL) k-in²): 15416
EI (LL) (k-in²): 14760
Shear (lbs): 932
Moment (ft-lb): 1223

(2)-1.75 x 5.5 V-L (0.27)

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

WOOD BEAM DESIGN FOR UNIFORM LOADING CONDITIONS

Project: JOB #25053
Description: 4'-0" KITCHEN WINDOW HEADER

Date: 10/3/2025
Engineer: TAH

INPUT:

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

Roof Loads:

Trib. Length (ft): 17
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): 6
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): 1129 plf
Total Live Load (plf): 750 plf

Beam	DL=	852.75 lbs
Reactions:	LL=	1687.5 lbs
	TL=	2540.3 lbs

OUTPUT:

DOUGLAS FIR-LARCH

Allowable Shear Stress - Fv (psi): 95
Modulus of Elasticity - E (ksi): 1600
Allowable Bending Stress - Fb (psi): 1313 2x4
1139 2x6
1052 2x8
961 2x10
845 2x12

I (TL) (in⁴): 28.94
I (LL) (in⁴): 28.83
A (in²): 29.71
S (in³) 2x4: 26.12
2x6: 30.11
2x8: 32.60
2x10: 35.69
2x12: 40.58

3-2x8's (0.91)

3-2x10's (0.71)

2-2x12's (0.88)

GLUED-LAMINATED (24F-V4)

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

I (TL) (in⁴): 25.72
I (LL) (in⁴): 25.63
A (in²): 14.86
S (in³): 14.29

3.125 x 6 GLB (0.79)

5.125 x 6 GLB (0.48)

MICRO-LAM

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

EI (TL) k-in²): 46296
EI (LL) (k-in²): 46132
Shear (lbs): 1882
Moment (ft-lb): 2858

(2)-1.75 x 5.5 M-L (0.67)

VERSA-LAM

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

EI (TL) k-in²): 46296
EI (LL) (k-in²): 46132
Shear (lbs): 1882
Moment (ft-lb): 2858

(2)-1.75 x 5.5 V-L (0.64)

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

WOOD BEAM DESIGN FOR UNIFORM LOADING CONDITIONS

Project: JOB #25053
Description: 10'-0" INTERIOR BEARING WALL BEAM

Date: 10/3/2025
Engineer: TAH

INPUT:

Length of Span - L (ft): 10
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): 15
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): 825 plf
Total Live Load (plf): 600 plf

Beam	DL=	1125 lbs
Reactions:	LL=	3000 lbs
	TL=	4125 lbs

OUTPUT:

DOUGLAS FIR-LARCH

Allowable Shear Stress - Fv (psi): 95
Modulus of Elasticity - E (ksi): 1600
Allowable Bending Stress - Fb (psi): 1313 2x4
1139 2x6
1052 2x8
961 2x10
845 2x12

I (TL) (in⁴): 232.03
I (LL) (in⁴): 253.13
A (in²): 57.53
S (in³) 2x4: 94.25
2x6: 108.65
2x8: 117.63
2x10: 128.77
2x12: 146.45

GLUED-LAMINATED (24F-V4)

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

I (TL) (in⁴): 206.25
I (LL) (in⁴): 225.00
A (in²): 28.77
S (in³): 51.56

3.125 x 10.5 GLB (0.9)
5.125 x 9 GLB (0.75)

MICRO-LAM

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

EI (TL) k-in²: 371250
EI (LL) (k-in²): 405000
Shear (lbs): 3644
Moment (ft-lb): 10313

(2)-1.75 x 9.5 M-L (0.88)

VERSA-LAM

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

EI (TL) k-in²: 371250
EI (LL) (k-in²): 405000
Shear (lbs): 3644
Moment (ft-lb): 10313

(2)-1.75 x 9.25 V-L (0.88)

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

WOOD BEAM DESIGN FOR UNIFORM LOADING CONDITIONS

Project: JOB #25053
Description: 10'-0" DECK BEAM

Date: 10/3/2025
Engineer: TAH

INPUT:

Length of Span - L (ft): 10
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): 5
Live Load (psf): 60
Dead Load (psf): 15

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

Total Load (plf): 375 plf
Total Live Load (plf): 300 plf

Beam	DL=	375 lbs
Reactions:	LL=	1500 lbs
	TL=	1875 lbs

OUTPUT:

DOUGLAS FIR-LARCH

Allowable Shear Stress - Fv (psi): 95
Modulus of Elasticity - E (ksi): 1600
Allowable Bending Stress - Fb (psi): 1313 2x4
1139 2x6
1052 2x8
961 2x10
845 2x12

I (TL) (in⁴): 105.47
I (LL) (in⁴): 126.56
A (in²): 26.15
S (in³) 2x4: 42.84
2x6: 49.39
2x8: 53.47
2x10: 58.53
2x12: 66.57

3-2x10's (0.91)
3-2x12's (0.7)

GLUED-LAMINATED (24F-V4)

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

I (TL) (in⁴): 93.75
I (LL) (in⁴): 112.50
A (in²): 13.08
S (in³): 23.44

3.125 x 9 GLB (0.59)
5.125 x 7.5 GLB (0.62)

MICRO-LAM

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

EI (TL) k-in²): 168750
EI (LL) (k-in²): 202500
Shear (lbs): 1656
Moment (ft-lb): 4688

(2)-1.75 x 7.25 M-L (0.95)

VERSA-LAM

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

EI (TL) k-in²): 168750
EI (LL) (k-in²): 202500
Shear (lbs): 1656
Moment (ft-lb): 4688

(2)-1.75 x 7.25 V-L (0.91)

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

WOOD BEAM DESIGN FOR UNIFORM LOADING CONDITIONS

Project: JOB #25053
Description: 10'-0" COVERED PORCH BEAM

Date: 10/3/2025
Engineer: TAH

INPUT:

Length of Span - L (ft): 10
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): 60
Dead Load (psf): 15

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	DL=	510 lbs
Reactions:	LL=	900 lbs
	TL=	1410 lbs

OUTPUT:

DOUGLAS FIR-LARCH

Allowable Shear Stress - Fv (psi): 95
Modulus of Elasticity - E (ksi): 1600
Allowable Bending Stress - Fb (psi): 1313 2x4
1139 2x6
1052 2x8
961 2x10
845 2x12

I (TL) (in⁴): 79.31
I (LL) (in⁴): 75.94
A (in²): 19.67
S (in³) 2x4: 32.22
2x6: 37.14
2x8: 40.21
2x10: 44.02
2x12: 50.06

3-2x10's (0.69)
2-2x12's (0.79)

GLUED-LAMINATED (24F-V4)

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

I (TL) (in⁴): 70.50
I (LL) (in⁴): 67.50
A (in²): 9.83
S (in³): 17.63

3.125 x 7.5 GLB (0.64)
5.125 x 6 GLB (0.76)

MICRO-LAM

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

EI (TL) k-in²: 126900
EI (LL) (k-in²): 121500
Shear (lbs): 1246
Moment (ft-lb): 3525

(2)-1.75 x 7.25 M-L (0.6)
(3)-1.75 x 5.5 M-L (0.93)

VERSA-LAM

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

EI (TL) k-in²: 126900
EI (LL) (k-in²): 121500
Shear (lbs): 1246
Moment (ft-lb): 3525

(2)-1.75 x 7.25 V-L (0.57)
(3)-1.75 x 5.5 V-L (0.87)

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

IBC LATERAL ANALYSIS

Project: JOB #25053
Description: UPPER FLOOR LATERAL

Date: 10/3/2025
Engineer: Tom Hales

Seismic ($V=2/3 \cdot S_{ms} \cdot I \cdot W/R \cdot (1/1.4)$)

$I = 1$

$S_{ms} = F_a \cdot S_s = 1.6$ NOTE: Site Class D is assumed

$R = 6$

$2/3 \cdot S_{ms} \cdot I / R / 1.4 = 0.1270$ (ASD)

Wind 90 mph Basic Wind Speed

Exposure = C

Exp Coef = 1.21

$K_{zt} = 1$

$I_w = 1$

roof height = 6.0 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.

Veneer

Wall Weight = 15 psf				Total	
Roof Weight = 17 psf				Weights	
Seismic snow =				(pounds)	
Total Roof Weight = 17 psf	Wall	2160	0	21728	Dir. perp. to width
Floor to Roof Height = 9 ft	Wall	2160	0	21728	Dir. perp. to length
Building Width = 32 ft	Roof	17408		26048	Tot. Building Wt.
Building Length = 32 ft			$V_{mid} =$	3307.7	
Building Height = 15 ft					
$a = 3.2$ ft					

Seismic Shear Forces

Diaphragm Shears: (per side)	pounds	plf		
Walls perpendicular to building width:	1380	43		350 plf
Walls perpendicular to building length:	1380	43		req'd length
				3.9 ft
				3.9 ft
Mid-Ht Wall Shears: (per side)	pounds	plf		
Walls perpendicular to building width:	1654	52	CONTROLS=>	4.7 ft
Walls perpendicular to building length:	1654	52	CONTROLS=>	4.7 ft
USE 7/16" SHEATHING w/8d NAILS @ 6" o.c. G.F. 170plf				

SHEARWALLS

Wind Shear Forces

Diaphragm Shears: (per side)	pounds	plf		
Walls perpendicular to building width:	2094	65	CONTROLS=>	490 plf
Walls perpendicular to building length:	2094	65	CONTROLS=>	req'd length
				4.3 ft
				4.3 ft
Mid-Ht Wall Shears: (per side)	pounds	plf		
Walls perpendicular to building width:	2094	65		4.3 ft
Walls perpendicular to building length:	2094	65		4.3 ft
USE 7/16" SHEATHING w/8d NAILS @ 6" o.c. G.F. 240plf				

SHEARWALLS

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

IBC LATERAL ANALYSIS

Project: JOB #25053
Description: MAIN FLOOR LATERAL

Date: 10/3/2025
Engineer: Tom Hales

Seismic ($V=2/3 \cdot S_{ms} \cdot I \cdot W/R \cdot (1/1.4)$)

$I = 1$

$S_{ms} = F_a \cdot S_s = 1.6$ NOTE: Site Class D is assumed

$R = 6$

$2/3 \cdot S_{ms} \cdot I / R / 1.4 = 0.1270$ (ASD)

Wind 90 mph Basic Wind Speed

Exposure = C

Exp Coef = 1.21

$K_{zt} = 1$

$I_w = 1$

roof height = 1.0 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 = 15 psf
 Roof Weight = 15 psf
 Seismic snow =
 Total Roof Weight = 15 psf
 Floor to Roof Height = 9 ft
 Building Width = 32 ft
 Building Length = 35 ft
 Building Height = 10 ft
 a = 3.2 ft

Veneer

	Weights (pounds)	Veneer	Total Weights (pounds)	
Wall	2160	0	21120	Dir. perp. to width
Wall	2362.5	0	21525	Dir. perp. to length
Roof	16800		25845	Tot. Building Wt.
		$V_{mid} =$	3281.9	

Seismic Shear Forces

Diaphragm Shears: (per side)	pounds	plf		350 plf req'd length
Walls perpendicular to building width:	1341	38	CONTROLS=>	3.8 ft
Walls perpendicular to building length:	1367	43	CONTROLS=>	3.9 ft

Mid-Ht Wall Shears: (per side)	pounds	plf		
Walls perpendicular to building width:	1641	47	CONTROLS=>	4.7 ft
Walls perpendicular to building length:	1641	51	CONTROLS=>	4.7 ft

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

SHEARWALLS

Wind Shear Forces

Diaphragm Shears: (per side)	pounds	plf		490 plf req'd length
Walls perpendicular to building width:	1260	36		2.6 ft
Walls perpendicular to building length:	1369	43		2.8 ft

Mid-Ht Wall Shears: (per side)	pounds	plf		
Walls perpendicular to building width:	1260	36		2.6 ft
Walls perpendicular to building length:	1369	43		2.8 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 #25053
Description: MAIN LATERAL

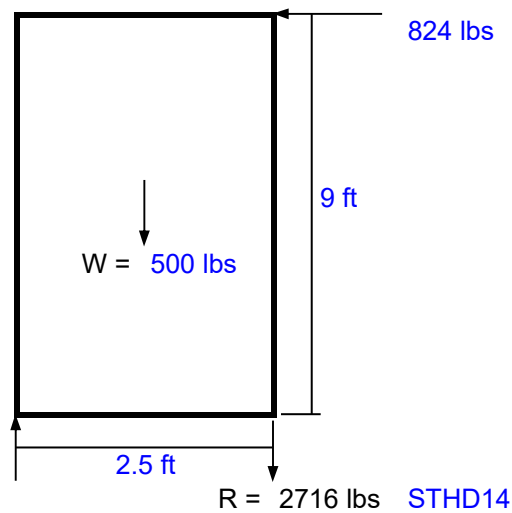
Date: 10/3/2025
Engineer: Tom Hales

SHEAR WALL CHECK

Shear Wall Capacity: 350 plf 4"O.C. EDGE NAILING
Total Shear: 3295 lbs
Req'd Wall Length: 9 ft PLENTY OF WALL AVAILABLE

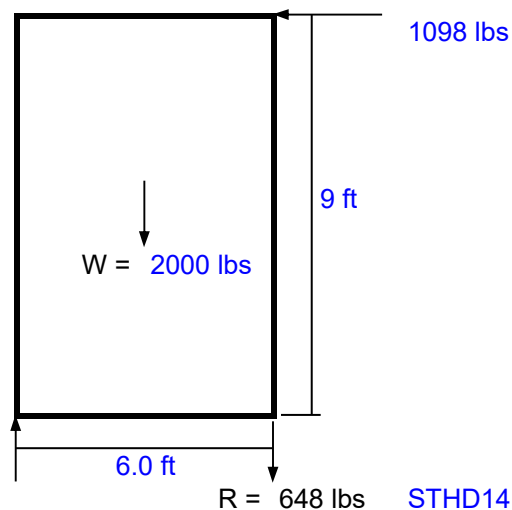
WALL OVERTURNING

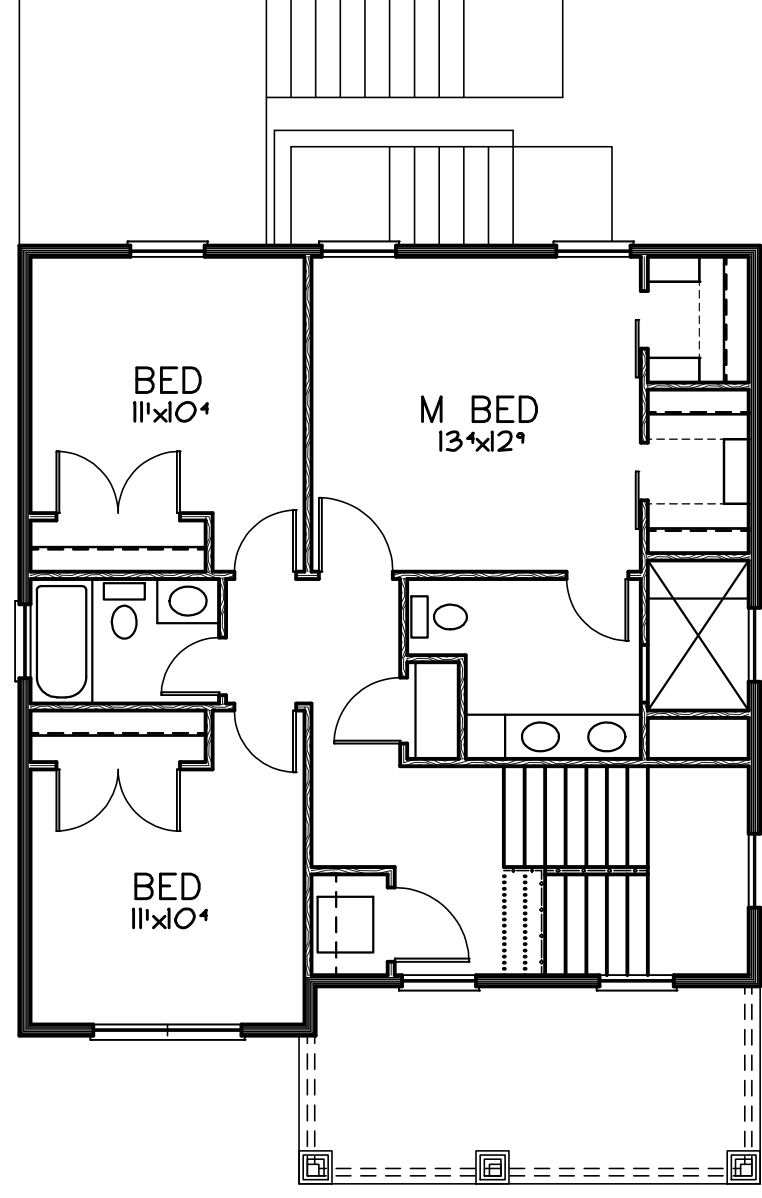
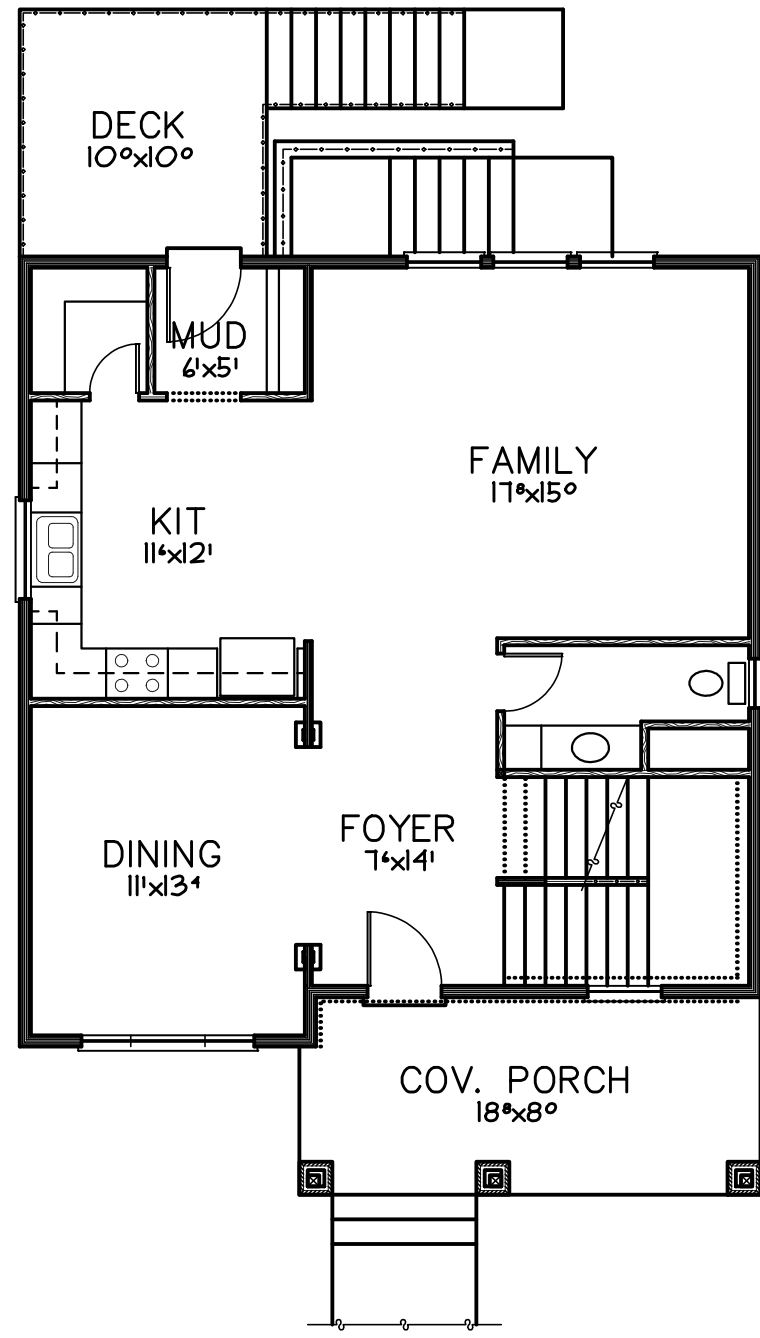
Description: TYP. 2'-6" FRONT WALL PIECES

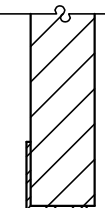


WALL OVERTURNING

Description: 6'-0" BACK WALL PIECE





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"x1/2" 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 THICKNESS. MAXIMUM BEARING LENGTH NOT EXCEED 12". 2. LINTELS ARE DESIGNED TO SUPPORT UNIFORM LOADS CONSISTING ONLY OF WEIGHT OF WALL WITHIN 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 REINFORCING				LENGTHWISE REINFORCING			
				NO.	SIZE	LENGTH	SPACE	NO.	SIZE	LENGTH	SPACE
CONTINUOUS FOOTINGS											
FC1.5	1'-6"	CONT.	10"	N/A	N/A	N/A	N/A	2	#4	CONT. 12"	
FC1.7	1'-8"	CONT.	10"	N/A	N/A	N/A	N/A	2	#4	CONT. 14"	
FC2.0	2'-0"	CONT.	12"	N/A	N/A	N/A	N/A	3	#4	CONT. 9"	
FC2.5	2'-6"	CONT.	12"		#4	2'-0"	12"	4	#4	CONT. 8"	
FC3.0	3'-0"	CONT.	12"		#4	2'-6"	12"	5	#4	CONT. 7.5"	
FC3.5	3'-6"	CONT.	12"		#4	3'-0"	12"	5	#4	CONT. 9"	
SQUARE FOOTINGS											
FS2.0	2'-0"	2'-0"	12"	3	#4	1'-6"	9"	3	#4	1'-6"	9"
FS2.5	2'-6"	2'-6"	12"	4	#4	2'-0"	8"	4	#4	2'-0"	8"
FS3.0	3'-0"	3'-0"	12"	5	#4	2'-6"	7.5"	5	#4	2'-6"	7.5"
FS3.5	3'-6"	3'-6"	12"	5	#4	3'-0"	9"	5	#4	3'-0"	9"
FS4.0	4'-0"	4'-0"	12"	6	#4	3'-6"	8.4"	6	#4	3'-6"	8.4"
FS4.5	4'-6"	4'-6"	12"	7	#4	4'-0"	8"	7	#4	4'-0"	8"
FS5.0	5'-0"	5'-0"	14"	8	#4	4'-6"	7.7"	8	#4	4'-6"	7.7"
CONCRETE FOOTING NOTES:											
1. PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 3" CLEAR CONCRETE COVER UNLESS NOTED OTHERWISE.											
2. 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	
DSCSR ²	DSCSR/L-SDS3 TWIST STRAP	(24)-SDS 1/4"x3"	SIM. TO DETAIL 9/S6.1	
H1	H1 ANCHOR	(10)-8d NAILS		
HTS30C ²	HTS30C TWIST STRAP	(20)-10d NAILS	SEE DETAIL 9/S6.1	
LTP4	LTP4 ANCHOR	(12)-8d NAILS		
MST37	MST37 STRAP	(42)-16d NAILS	SEE DETAIL 10&11&12/S6.1	
MST48	MST48 STRAP	(34)-16d NAILS	SEE DETAIL 6/S5.2	
MSTA21	MSTA21 STRAP	(16)-10d NAILS	SEE DETAIL 6/S5.2	
MSTC48B3	MSTC48B3 STRAP	(54)-10d NAILS	SEE DETAIL 6/S5.2	
MST24C ²	MST24C TWIST STRAP	(14)-10d NAILS	SEE DETAIL 11/S5.1 & 9/S6.2	
MST30C ²	MST30C TWIST STRAP	(14)-10d NAILS	SEE DETAIL 9/S6.1	
METAL CONNECTOR NOTES:				
1. USE 1 1/2" LONG NAILS WHEN INSTALLED IN 1 1/2" WOOD THICKNESS. OTHERWISE USE FULL LENGTH NAILS.				
2. STRAP MAY REQUIRE BEING INSTALLED PRIOR TO INSTALLATION OF WALL SHEATHING, AND/OR ADJACENT FRAMING, AND/OR SETTING TRUSSES. COORDINATE AS NECESSARY.				

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 EXPOSED 8" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/S4.2 FOR EPOXY ATTACHMENT	
HDU4	HDU4-SDS2.5	(10)-SDS1/4x1/2 SCREWS WITH 5/8" DIA. A307 ALL-THREAD ROD EXPOSED 8" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/S4.2 FOR EPOXY ATTACHMENT	
HDU5	HDU5-SDS2.5	(14)-SDS1/4x1/2 SCREWS WITH 5/8" DIA. A307 ALL-THREAD ROD EXPOSED 1" 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 EXPOSED 1" 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	COMMENTS	
CFW2.ONR	8" MIN.	MEET MIN. FROST DEPTH	#4 AT 18" O.C.	#4 AT 12" O.C.	SEE DETAIL 7 OR 11/S4.1
CFW3.0	8" MIN.	MEET MIN. FROST DEPTH	#4 AT 24" O.C.	#4 AT 12" O.C.	SEE DETAIL 7 OR 11/S4.1
CFW4.0	8" MIN.	4'-0"	#4 AT 24" O.C.	#4 AT 15" O.C.	SEE DETAIL 6/S4.1
CFW6.0	8" MIN.	6'-0"	#4 AT 24" O.C.	#4 AT 18" O.C.	SEE DETAIL 5/S4.1
CFW8.0	8" MIN.	8'-0"	#4 AT 24" O.C.	#4 AT 19" O.C.	SEE DETAIL 5/S4.1
CFW9.0	8" MIN.	9'-0"	#4 AT 16" O.C.	#4 AT 18" O.C.	SEE DETAIL 5/S4.1
CFW10.0	8" MIN.	10'-0"	#4 AT 9" O.C.	#4 AT 12" O.C.	SEE DETAIL 5/S4.1
CONCRETE FOUNDATION WALL NOTES: 1. LOCATE A HORIZONTAL BAR WITHIN 4" OF TOP AND BOTTOM OF WALL. 2. WALL HEIGHT AS NOTED. 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 CENTER OF THE WALL THICKNESS. 4. PLACE VERTICAL REINFORCING ON INTERIOR SIDE OF HORIZONTAL REINFORCING. 5. PROVIDE VERTICAL REBAR AS NOTED ON PLANS AND WHERE REQUIRED FOR DOOR OPENINGS AND WHERE CONCRETE SLABS POUR OVER THE TOP OF FOUNDATION WALLS. 6. SEE DRAWINGS FOR ACTUAL HEIGHT. 7. SOIL BACKFILL SHALL BE SOIL CLASSIFICATION TYPES GW, GP, SW, OR SP PER IBC TABLE 1610.1. SOIL SHALL NOT BE COMPACTED. 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 ^{1,8}				
MARK ¹	SIZE ^{2,3}	COMMENT	MARK ¹	SIZE ^{2,3}
WB2-BDF 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 SECTIONS WITH CEILING HEIGHTS LESS THAN 7'-10" (FOR CEILING HEIGHTS GREATER THAN 7'-10" USE WB2-2-DF#2) - SEE NOTE 4 BELOW	WB2-5.5LVL	(2)-1.3/4"x5.1/2" LVL
WB3-BDF ⁴ TYP. U.N.O.	(3)-2x8 FOR 2x6 WALLS	USE FOR BEAM/HEADER SPANS UP TO 5'-2" THAT ARE NOT NOTED OTHERWISE - SEE NOTE 4 BELOW	WB2-7.25LVL	(2)-1.3/4"x7.1/4" 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	WB2-9.5LVL	(2)-1.3/4"x9.1/2" LVL
WB2-14LVL	(2)-2x10 FOR 2x6 WALLS	USE FOR BEAM/HEADER SPANS UP TO 5'-2" THAT ARE NOT NOTED OTHERWISE - SEE NOTE 4 BELOW	WB2-11.88LVL	(2)-1.3/4"x11.7/8" 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/HEADER 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, 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 BEAM MARKS. 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 ATTACHMENT		WALL ANCHORAGE	
	PANEL ^{5,6} MATERIAL	SIDES	PANEL FASTENER ^{3,9}	EDGE NAILING	ANCHOR BOLT ^{1,7} FASTENER	SPACING
SW1	1/2" GYPSUM WALLBOARD ⁴	BOTH SIDES	BLOCKED NO. 6x1.1/4" SCREWS	4" O.C.	16" O.C.	16d NAILS
SW2	7/16" OSB SHEATHING	ONE SIDE	BLOCKED	8d NAILS	4" O.C.	12" O.C.
SW3	7/16" OSB SHEATHING ¹¹	BOTH SIDES	BLOCKED	8d NAILS	4" O.C.	12" O.C.
SW4	3/8" OR 7/16" OSB SHEATHING	ONE SIDE	BLOCKED	8d NAILS	6" O.C.	12" O.C.
SW5	7/16" OSB SHEATHING U.N.O.	BOTH SIDES	BLOCKED	8d NAILS		SEE DETAIL 5/S5.2
SHEAR WALL NOTES: 1. ANCHOR BOLTS SHALL HAVE 7" MIN. EMBEDMENT (ALL THROU 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 WALLBd NAILS MAY BE USED IN LIEU OF SCREWS) 4. USE 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. 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. 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. 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 ONE SIDE OF WALL WHERE MARQUES 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. 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.						

- 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 BASE OR UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. 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 FILL 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 (F_y = 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 ----- 1 1/2"
2. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER ----- 3/4"
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 CHORD WITH #4 BARS MINIMUM UNLESS NOTED OTHERWISE. EXTEND BARS 24" MINIMUM BEYOND EDGE OF THE OPENINGS AND 12" O.C. MAX. SPACING AT 12" O.C. AT INTERMEDIATE SUPPORTS. 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 12" O.C. MAX. SPACING AT 12" O.C. AT INTERMEDIATE SUPPORTS. FOR 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" DIA. 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 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 10d COMMON NAILS AT 12" O.C. AT ALL SUPPORTED EDGES AND 16" O.C. AT ALL INTERMEDIATE SUPPORTS). PROVIDE 1/2" PLYWOOD OR OSB BETWEEN INDIVIDUAL BEAM-PLYS TO CREATE A BEAM THICKNESS TO MATCH THE BEAM MARKS. 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 8" O.C. AT ALL SUPPORTED EDGES AND 16" O.C. AT ALL INTERMEDIATE SUPPORTS.
- 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, PROVIDE STUDS 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 THE 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 PLATE FLANGE HANGERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS, AS PER DETAIL 10/S5.2.

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
BL.W.	"BELOW"		CONC. FDTN. WALL
BRG.	"BEARING"		CONC. FOOTING
C.J.	"CONTROL/CONSTRUCTION JOINT"		STEPPED FOOTING
CONC.	"CONCRETE"		2x6 BEARING WALL
CONT.	"CONTINUOUS"		2x4 BEARING WALL
DET.	"DETAIL"		2x6 NON-BEARING WALL
EA.	"EACH"		2x4 NON-BEARING WALL
FDTN.	"FOUNDATION"		2x6 NON-BEARING SHEAR WALL
FTG.	"FOOTING"		2x4 NON-BEARING SHEAR WALL
G.L.B.	"GLU-LAM BEAM"		HEADER/BEAM
MAX.	"MAXIMUM"		6x6 POST
MIN.	"MINIMUM"		4x4 POST
O.C.	"ON CENTER"		
OPP.	"OPPOSITE"		
SIM.	"SIMILAR"		
TYP.	"TYPICAL"		
U.N.O.	"UNLESS NOTED OTHERWISE"		

SHEET

S1.1

S2.1

S2.2

S2.3

S2.4

S3.1

S4.1

S4.2

S5.1

S5.2

S6.1

S6.2

S6.3

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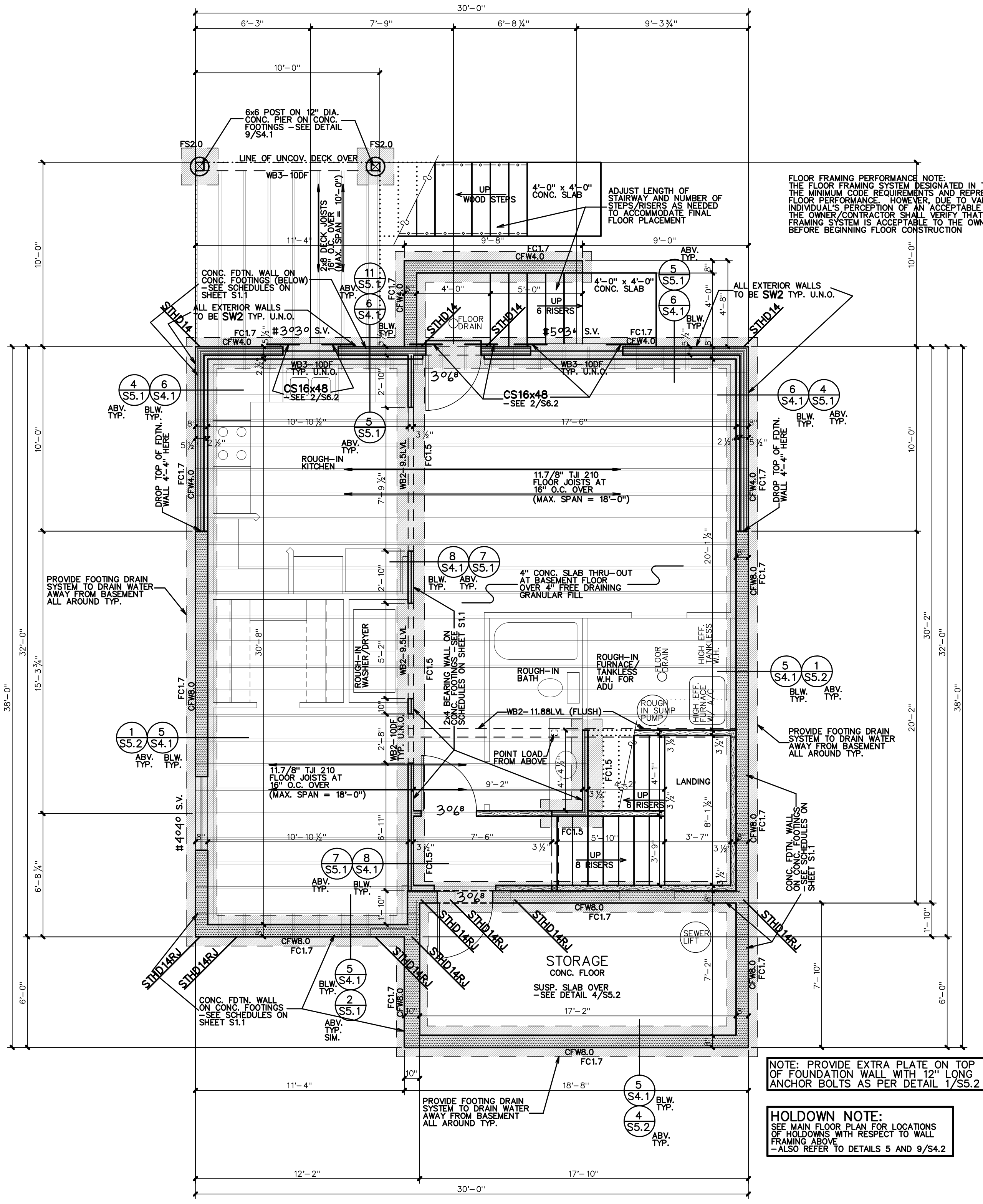


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NOTES TO PLAN:

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 3/54.1 AND 4/54.1 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 4/54.1 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 5/54.2 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 OR DISPLACED HOLDOWNS. STRAP AS NOTED IN THE COMMENTS COLUMN OF THE METAL HOLDOWN SCHEDULE.
6. RETAINING WALLS: SEE DETAILS 1/54.1 AND 2/54.1 FOR RETAINING WALL CONSTRUCTION INFORMATION FOR 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 THE WALL TOP.
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 4/55.2.
9. CONCRETE SLABS OVER BACKFILL: PROVIDE REBAR DOWELS FROM CONCRETE PORCH SLAB TO CONCRETE FOUNDATION WALLS OVER BACKFILL AREAS AS SHOWN IN DETAIL 3/55.2.
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 THE DIRECTION OF THE JOINT. 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 WALLS 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. ALL INTERIOR WALLS SHALL BE A SW1 TYPE SHEAR WALL UNLESS NOTED OTHERWISE. ALL BEARING WALLS SHALL BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.1 UNLESS NOTED OTHERWISE. WALLS NOTED AS "BRACED WALLS" SHALL BE A SW1 SHEAR WALL TYPE.
13. BEARING AND EXTERIOR WALLS: ALL BEARING AND EXTERIOR WALLS SHALL BE ATTACHED TO THE FOUNDATION WALLS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.1 UNLESS NOTED OTHERWISE. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
14. WOOD BEAMS AND HEADERS: UNLESS SPECIFICALLY CALLED OUT ON THE DRAWING, SEE THE WOOD BEAM/HEADER SCHEDULE FOR SIZES AND ADDITIONAL INFORMATION. CONTACT THE DESIGNER FOR WOOD BEAMS OR HEADERS NOT DESIGNATED ON PLANS THAT HAVE A SPAN GREATER THAN 5'-2". SEE THE WOOD BEAM/HEADER SCHEDULE FOR SPANS UP TO 5'-2" THAT ARE NOT NOTED OTHERWISE ON THE PLANS.
15. FLOOR FRAMING: ALL FLOOR JOISTS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S5.1 THRU S5.2. UNLESS NOTED OTHERWISE, FLOOR JOISTS SHALL RUN PARALLEL TO EXTERIOR BEARING WALLS AND/OR SHEAR WALLS. ALL JOISTS SHALL HAVE SOLID BLOCKING PROVIDED BY ONE OF THE METHODS SHOWN IN DETAILS 2/3, 5/6, 8/8, OR 9/55.1, 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 SHALL BE INSTALLED ON CONCRETE SLABS AT LEAST 1" STANDARD BASE. WHERE POSTS ARE INSTALLED ON CONC. PIERS OR FOOTINGS SEE DETAILS 9/54.1, 10/54.1, AND 8/54.2 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 11/55.1.
20. TIE UPPER FLOOR WALLS TO LOWER FLOOR WALLS WITH SIMPSON MST48 STRAP WHEN NOTED ON PLANS. SEE METAL CONNECTOR SCHEDULE AND DETAIL 8/55.2.
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 UNLESS NOTED OTHERWISE. PROVIDE OVERBUILD TRUSSES OR STICK FRAME AS SHOWN IN DETAIL 6/56.2.
23. TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A 200 PLF MIN. IN-PLANE HORIZ. SEISMIC DRAG APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.



BASEMENT/
FOUNDATION PLAN

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

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

NOTICE AND WARNING

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

LOT # 5

SUBDIVISION SYCAMORE COVE SUBDIVISION

ADDRESS 862 CAHOON CIRCLE

CITY OGDEN STATE UTAH

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

DATE: 10/4/2025

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 GRADUALLY TO DRAIN SURFACES AWAY FROM FOUNDATION WALLS WITH A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED 2 PERCENT MINIMUM AWAY FROM THE BUILDING.

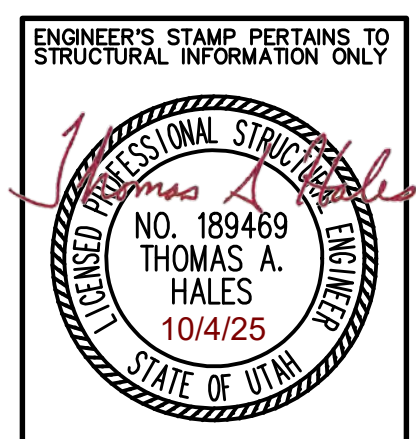
CONSTRUCTION COST NOTE:
THE BUILDING DESIGN SHOWN IN THESE PLANS IS BASED ON THE DESIGN PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO PROVIDE AN ESTIMATE OF THE COST OF CONSTRUCTION OF THIS BUILDING AND ASSOCIATED SITE IMPROVEMENTS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

SITE AND LOT NOTE:
THE BUILDING DESIGN SHOWN IN THESE PLANS IS BASED ON THE DESIGN PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO EVALUATE THE SITE FOR SUITABILITY OF THE CONSTRUCTION OF 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 DESIGN AND ASSOCIATED SITE IMPROVEMENTS WILL BE SATISFACTORY TO THE OWNER'S EXPECTATIONS.

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. OWNER/GENERAL CONTRACTOR SHALL ASSUME ALL RISKS ASSOCIATED WITH WINDOWS/DOORS FABRICATED BEFORE VERIFICATION AS NOTED ABOVE.

NOTE: PROVIDE EXTRA PLATE ON TOP OF FOUNDATION WALL WITH 12" LONG ANCHOR BOLTS AS PER DETAIL 1/55.2

HOLDOWN NOTE:
SEE MAIN FLOOR PLAN FOR LOCATIONS OF HOLDOWNS WITH RESPECT TO WALL FRAMING ABOVE. ALSO REFER TO DETAILS 5 AND 9/54.2



BASEMENT/FOUNDATION PLAN

DATE: 10/4/2025

DRAWN: CWH

TYPE: ORIGINAL DRAWING

PLAN NO.: 0-1-924/3-2-924

SHEET: 2

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OGDEN CITY
LOT 5, SYCAMORE COVE SUBDIVISION
862 CAHOON CIRCLE
OGDEN, UTAH

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



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 FC-2 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING INTERIOR WOOD BEARING WALLS SHALL BE A FC-1.5 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING A COV. PATIO/DECK SHALL BE A FSS-2 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 S5.1 FOR FOUNDATION ANCHOR BOLT REQUIREMENTS.
5. HOLDDOWNS: SEE THE METAL HOLDOWN SCHEDULE ON SHEET S5.1 AND DETAILS 5 & 9/S5.2 FOR ADDITIONAL INFORMATION. PROVIDE HOLDDOWNS AS NOTED ON THE DRAWINGS. USE RIM JOIST VERSION OF STRAP WHEN LOCATED AT RIM JOIST FOR MISSED OR MISPLACED HOLDDOWNS. 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. CONTACT THE DESIGNER FOR RETAINING WALLS EXCEEDING THE HEIGHT SHOWN IN THE SCHEDULE 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 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 AT THE MIDSPAN. THE RATIO BETWEEN THE JOINTS IS NOT MORE THAN 1.25 TO 1. INSTALL CONTROL JOINTS WITHIN 24 HOURS OF CONCRETE PLACEMENT. DISCONTINUOUS CONTROL OR CONSTRUCTION JOINTS SHALL BE REINFORCED WITH (2)-#4 x 48" REBAR. SEE DETAILS.
11. WALLS: 2x6 WALLS ARE SHOWN WITH A 3 1/2" THICKNESS AND 2x6 WALLS ARE SHOWN WITH 3 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. EXTERIOR WALLS SHALL BE A SW2 TYPE SHEAR WALL UNLESS NOTED OTHERWISE. TO ALL SHEAR WALLS, SEE SCHEDULE FOR WOOD BEAM/HEADER OR SHEAR WALLS SHALL BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.3. U.N.O. WALLS NOTED AS "BRACED WALLS" SHALL BE A SW1 SHEAR WALL TYPE.
13. BEARING AND EXTERIOR WALLS: ALL BEARING AND EXTERIOR WALLS SHALL CONSIST OF FULL HEIGHT STUD FRAMING AND BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.3. U.N.O. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
14. WOOD BEAMS AND HEADERS: UNLESS SPECIFICALLY CALLED OUT ON THE DRAWING, SEE THE WOOD BEAM/HEADER SCHEDULE FOR SIZES AND ADDITIONAL INFORMATION. CONTACT THE DESIGNER FOR WOOD BEAM/HEADER 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/S5.2. 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 BEAM CONNECTORS INSTALLED GOOD FOR AT LEAST 900 POUNDS. WOOD POSTS INSTALLED ON CONCRETE SHALL HAVE AT LEAST ONE SHORDOFF 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. THE 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 CEILING, RAISED CEILING, 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. PROVIDE OVERBUILD TRUSSES OR STICK FRAME AS SHOWN IN DETAIL 6/S6.2.
23. TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR 200 PLF MIN. IN-PLANE HORIZ. SEISMIC LOAD APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.

MAIN FLOOR PLAN

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

MAIN FLOOR AREA = 924 SQ. FT.
UPPER FLOOR AREA = 924 SQ. FT.
TOTAL AREA = 1848 SQ. FT.

COV. PORCH AREA = 148 SQ. FT.
UNCOV. DECK AREA = 100 SQ. FT.

DESIGN LOADS

ROOF: SNOW = 30 psf
DEAD = 17 psf
FLOOR: LIVE = 40 psf
DEAD = 12 psf
DECK: LIVE = 60 psf
DEAD = 12 psf
GROUND SNOW LOAD = 43 psf
ULTIMATE DESIGN WIND SPEED, V_{ult} = 115 mph
NOMINAL DESIGN WIND SPEED, V_{nom} = 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. 10/4/25
INCL. IN THE FLOOR DESIGN.

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LOT # 5
SUBDIVISION: SYCAMORE COVE SUBDIVISION
ADDRESS: 862 CAHOON CIRCLE
CITY: OGDEN STATE: UTAH
ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.
DATE: 10/4/2025

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.

NOTE TO TRUSS COMPANY:
IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK AS SHOWN IN DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED CEILING, RAISED CEILING, 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 WINDOW/DOORS FABRICATED BEFORE VERIFICATION AS NOTED ABOVE.

CONSTRUCTION COST NOTE:

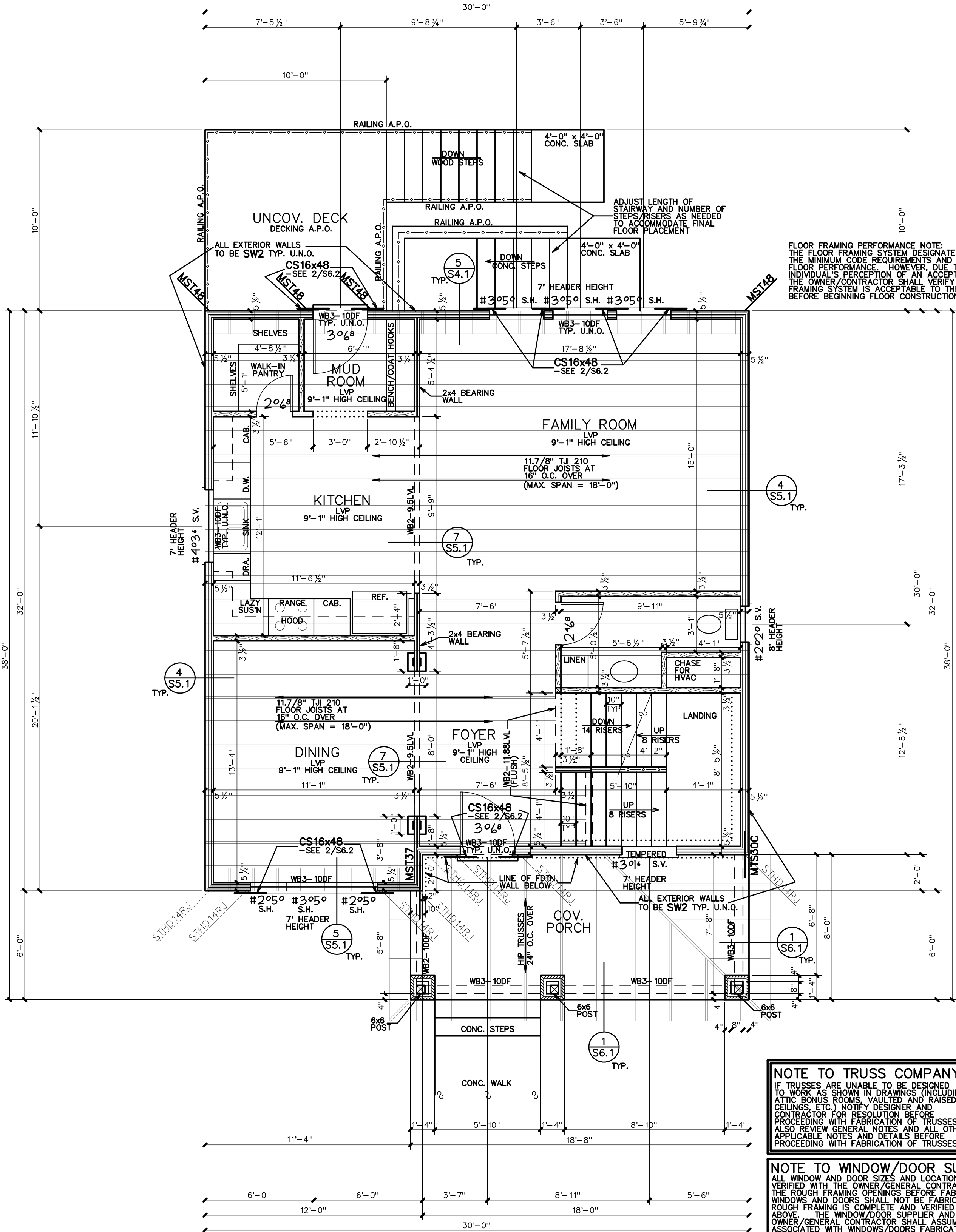
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SITE AND LOT NOTE:

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SURFACE DRAINAGE:

EXTERIOR GRADE SHALL BE GRADUED 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.



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OGDEN CITY

LOT 5, SYCAMORE COVE SUBDIVISION
862 CAHOON CIRCLE
OGDEN, UTAH

FOR:

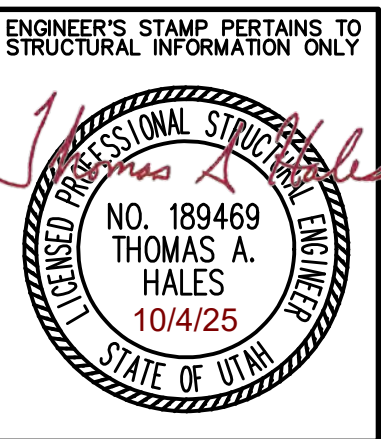
304 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM



MAIN FLOOR PLAN

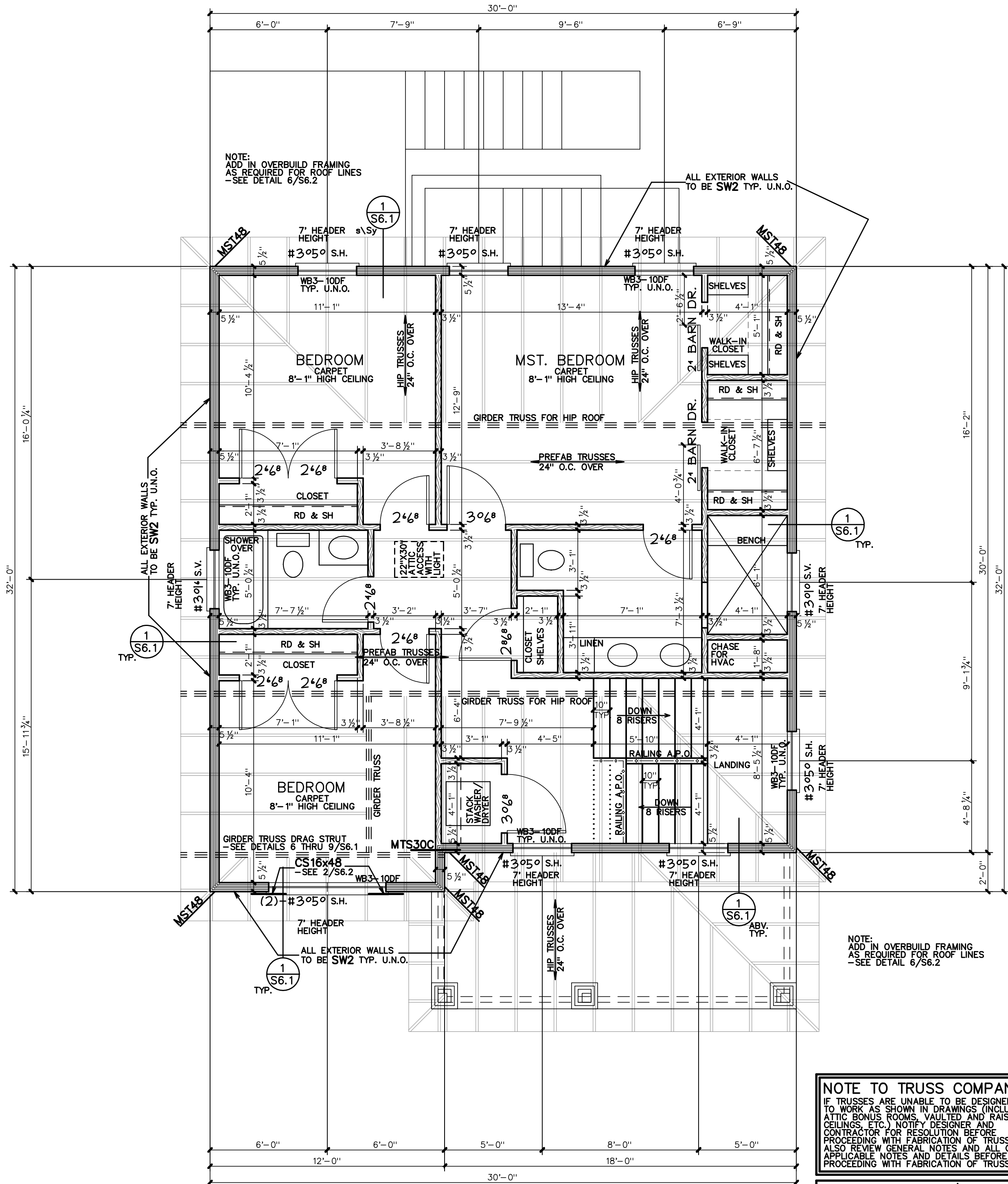
SHEET: S2.3

DATE: 10/4/2025
JOB NO.: 25053
PLAN NO.: 0-1-924/3-2-924
TWO-STORY
DRAWN: CWH
TYPE: ORIGINAL DRAWING



NOTES TO PLAN:

- SEE GENERAL STRUCTURAL NOTES, SCHEDULES, AND DETAILS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS. THIS PLAN IS TO BE WORKED ALONG WITH THESE OTHER SUPPORTING SHEETS. THE OWNER AND CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
- FOOTINGS: SEE THE GENERAL STRUCTURAL NOTES, THE CONCRETE FOOTING SCHEDULE, AND THE DETAILS ON SHEETS S4.1 AND S4.2 FOR ADDITIONAL INFORMATION. FOOTINGS SUPPORTING CONCRETE FOUNDATION WALLS SHALL BE A FC2.0 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING INTERIOR WOOD BEARING WALLS SHALL BE A FC1.5 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING A COV. PATIO/DECK POST SHALL BE A FS3.0 FOOTING UNLESS NOTED OTHERWISE. SEE DETAILS 3/S4.1 AND 4/S4.1 FOR FOOTING STEPS, CORNERS, AND INTERSECTIONS.
- FOUNDATION WALLS: SEE THE GENERAL STRUCTURAL NOTES, THE CONCRETE 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 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 EQUIVALENT BRACING. FOUNDATION WALL DETAILS SHALL CONFORM TO THAT SPECIFIED IN THE CONCRETE FOUNDATION WALL SCHEDULE.
- ANCHOR BOLTS: SEE THE GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE ON SHEET S1.1 FOR FOUNDATION ANCHOR BOLT REQUIREMENTS.
- HOLDOWNS: SEE THE METAL HOLDOWN SCHEDULE ON SHEET S1.1 AND DETAILS 5 & 9/S4.2 FOR ADDITIONAL INFORMATION. PROVIDE HOLDOWNS AS NOTED ON THE DRAWINGS. USE RIM JOIST VERSIONS OF JOIST. CONTACT THE DESIGNER FOR JOIST. FOR MISSED OR MISPLACED HOLDOWNS USE AN ALTERNATE HOLDOWN STRAP AS NOTED IN THE COMMENTS COLUMN OF THE METAL HOLDOWN SCHEDULE.
- RETAINING WALLS: SEE DETAILS 1/S4.1 AND 2/S4.1 FOR RETAINING WALL CONSTRUCTION INFORMATION FOR WALLS RETAINING LANDSCAPE AREAS ONLY. CONTACT THE DESIGNER FOR RETAINING WALLS EXCEEDING THE HEIGHT SHOWN IN THE DETAILS OR AREAS WHERE VEHICLE LOADING WILL BE WITHIN FOUR FEET OF TOP OF WALL.
- DECK FOOTINGS: PLASTIC CONCRETE SPOT FOOTING FORMS WITH EQUIVALENT OR GREATER FOOTING FOOTPRINT AND REINFORCING MAY BE USED IN PLACE OF TRADITIONALLY FORMED FOOTINGS.
- CONCRETE PORCH SLABS: PROVIDE REINFORCING FOR SELF SUSPENDED CONCRETE PORCH SLABS AS SHOWN IN DETAIL 4/S5.2.
- CONCRETE SLABS OVER BACKFILL: PROVIDE REBAR DOWELS FROM CONCRETE SLABS TO ADJACENT CONCRETE FOUNDATION WALLS OVER BACKFILL AREAS AS SHOWN IN DETAIL 3/S5.2.
- CONCRETE SLAB CONTROL JOINTS: SLABS ON GRADE SHALL HAVE CONTROL OR CONSTRUCTION JOINTS PROVIDED AT A SPACING NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION. 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 CUT METHOD. MINIMUM DEPTH OF 1/4 THE THICKNESS OF THE SLAB. ALL DISCONTINUOUS CONTROL OR CONSTRUCTION JOINTS SHALL BE REINFORCED WITH (2)-#4 x 48" REBAR. SEE DETAILS.
- WALLS: 2x4 WALLS ARE SHOWN WITH A 3.1/2" THICKNESS AND 2x6 WALLS ARE SHOWN WITH A 5.1/2" THICKNESS. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
- SHEAR WALLS: SEE THE SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS SHALL BE A SW2 TYPE SHEAR WALL UNLESS NOTED OTHERWISE. TO HELP RESIST SEISMIC/WIND FORCES, ALL SHEAR WALLS SHALL BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.3, U.N.O. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
- BEARING AND EXTERIOR WALLS: ALL BEARING AND EXTERIOR WALLS SHALL CONSIST OF FULL HEIGHT STUD FRAMING AND BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.3, U.N.O. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
- WOOD BEAMS AND HEADERS: UNLESS SPECIFICALLY CALLED OUT ON THE DRAWINGS, SEE THE WOOD BEAM/HEADER SCHEDULE FOR ADDITIONAL INFORMATION. CONTACT THE DESIGNER FOR WOOD BEAMS OR HEADERS NOT DESIGNATED ON PLANS THAT HAVE A SPAN GREATER THAN 8'-2". SEE THE WOOD BEAM/HEADER SCHEDULE FOR SPANS UP TO 8'-2" THAT ARE NOT NOTED OTHERWISE ON THE PLANS.
- FLOOR FRAMING: ALL FLOOR JOISTS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S6.1 THRU S6.2, U.N.O. FLOOR JOISTS THAT RUN PARALLEL TO EXTERIOR BEARING WALLS OR SHEAR WALLS SHALL HAVE SOLID BLOCKING PROVIDED BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S6.1 THRU S6.2, U.N.O. WHERE POSSIBLE, ALL FLOOR FRAMING SHALL BE CONTINUOUS OVER INTERMEDIATE BEARING SUPPORTS.
- FLOOR FRAMING PERFORMANCE: THE FLOOR FRAMING SYSTEM DESIGNATED IN THESE DRAWINGS EXCEEDS THE MINIMUM CODE REQUIREMENTS AND REPRESENTS A STANDARD FLOOR PERFORMANCE. HOWEVER, DUE TO VARIATIONS IN AN INDIVIDUAL'S PERCEPTION OF AN ACCEPTABLE FLOOR PERFORMANCE, THE OWNER/CONTRACTOR SHALL VERIFY THAT THE DESIGNATED FLOOR FRAMING SYSTEM IS ACCEPTABLE TO THE OWNER'S EXPECTATIONS BEFORE BEGINNING FLOOR CONSTRUCTION.
- WOOD POSTS: ALL WOOD POSTS SHALL HAVE APPROPRIATE METAL POST CAPS AND BASE CONNECTORS INSTALLED GOOD FOR AT LEAST 900 POUNDS UP/LIFT. WOOD POSTS INSTALLED ON CONCRETE SHALL HAVE AT LEAST A 1" STANDOFF FROM CONCRETE. WOOD POSTS ARE NOT TO BE USED FOR BEARING OR FOR FLOORING. SEE DETAILS 9/S4.1, 10/S4.1, AND 8/S4.2 FOR ADDITIONAL INFORMATION.
- METAL CONNECTORS: PROVIDE METAL CONNECTORS AS NOTED ON THE DRAWINGS. SEE THE METAL CONNECTOR SCHEDULE ON SHEET S1.1 FOR ADDITIONAL INFORMATION.
- DECK FLOORS: ALL DECK FLOORS SHALL BE HORIZONTALLY TIED TO INTERIOR FLOORS TO RESIST SEISMIC FORCES. SEE DETAIL 11/S5.1.
- TIE UPPER FLOOR WALLS TO LOWER FLOOR WALLS WITH SIMPSON MTS48 STRAP WHERE NOTED ON PLANS. SEE METAL CONNECTOR SCHEDULE AND DETAIL 6/S5.2.
- TRUSS FABRICATION: IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK WITH THE LAYOUT AS SHOWN IN THE DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED CEILINGS, RAISED CEILINGS, ETC.), NOTIFY THE DESIGNER AND CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.
- TRUSS, RAFTER, AND ROOF FRAMING: ALL TRUSSES AND RAFTERS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S6.1 THRU S6.3, U.N.O. AT ROOF OVERBUILD AREA, PROVIDE OVERBUILD TRUSSES OR STICK FRAME AS SHOWN IN DETAIL 6/S6.2.
- TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A 2-PLANE HORIZ. 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 CEILINGS, 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. WINDOW/DOOR SUPPLIER AND OWNER/GENERAL CONTRACTOR SHALL ASSUME ALL RISKS ASSOCIATED WITH WINDOW/DOORS FABRICATED BEFORE VERIFICATION AS NOTED ABOVE.

CONSTRUCTION COST NOTE:
THE BUILDING DESIGN SHOWN IN THESE PLANS IS BASED ON THE INFORMATION PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO PROVIDE A COST ESTIMATE 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 BASED ON THE INFORMATION PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO EVALUATE THE SITE FOR SUITABILITY OF THE BUILDING DESIGN. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO DETERMINE IF THE BUILDING DESIGN IS SUITABLE FOR THE SITE CONDITIONS (INCLUDING GRADE HEIGHTS, DRAINAGE, SLOPES, RETAINING WALLS, ETC.) AND IF THE BUILDING DESIGN IS SUITABLE TO WORK WITH THE BUILDING DESIGN SHOWN.

UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"
UPPER FLOOR AREA = 924 SQ. FT.

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

NOTICE AND WARNING
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THESE DRAWINGS & DESIGNS MAY BE USED FOR THE CONSTRUCTION OF A SINGLE BUILDING LOCATED AS FOLLOWS:
LOT # 5
SUBDIVISION: SYCAMORE COVE SUBDIVISION
ADDRESS: 862 CAHOON CIRCLE
CITY: OGDEN STATE: UTAH
ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.
DATE: 10/4/2025

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.

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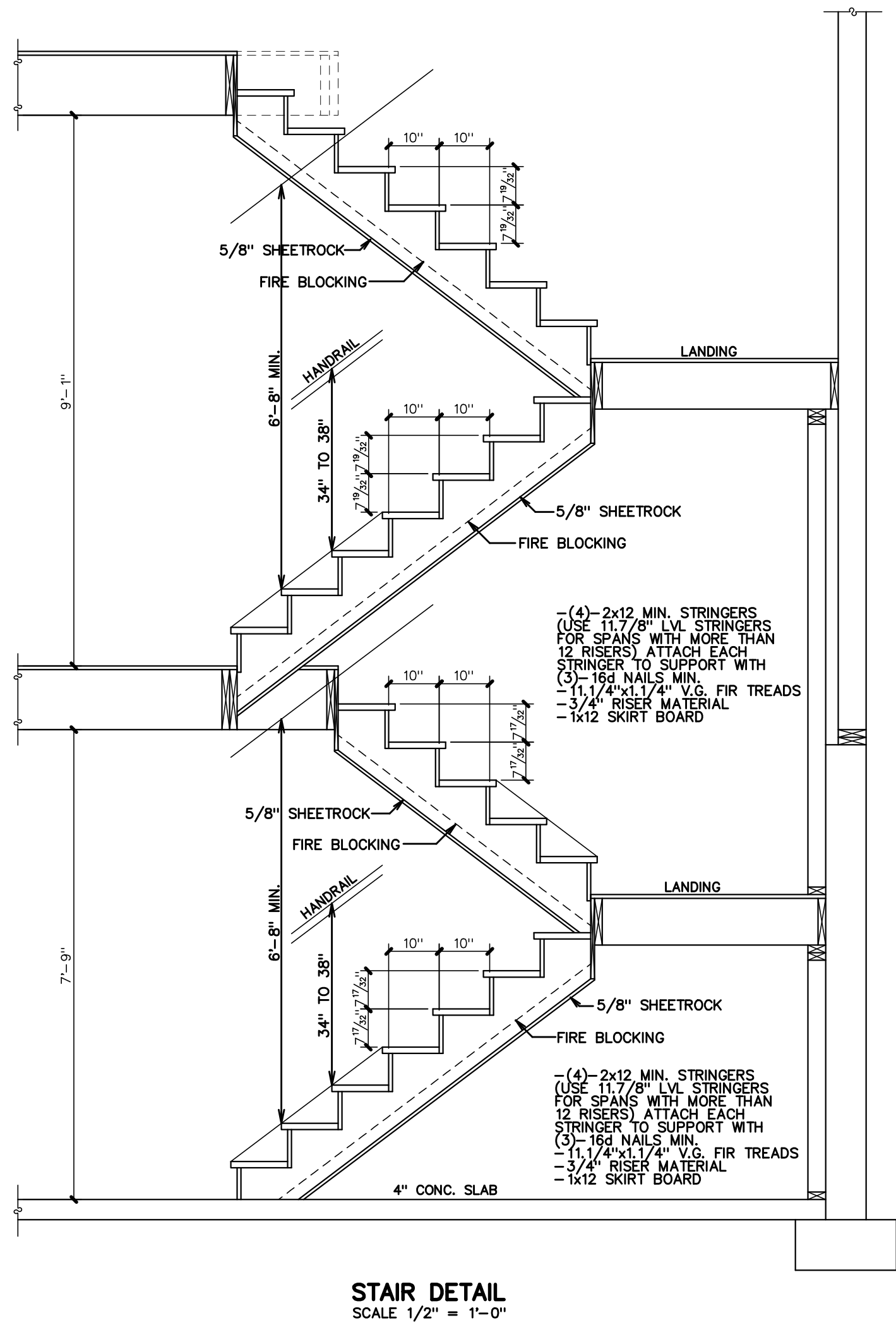
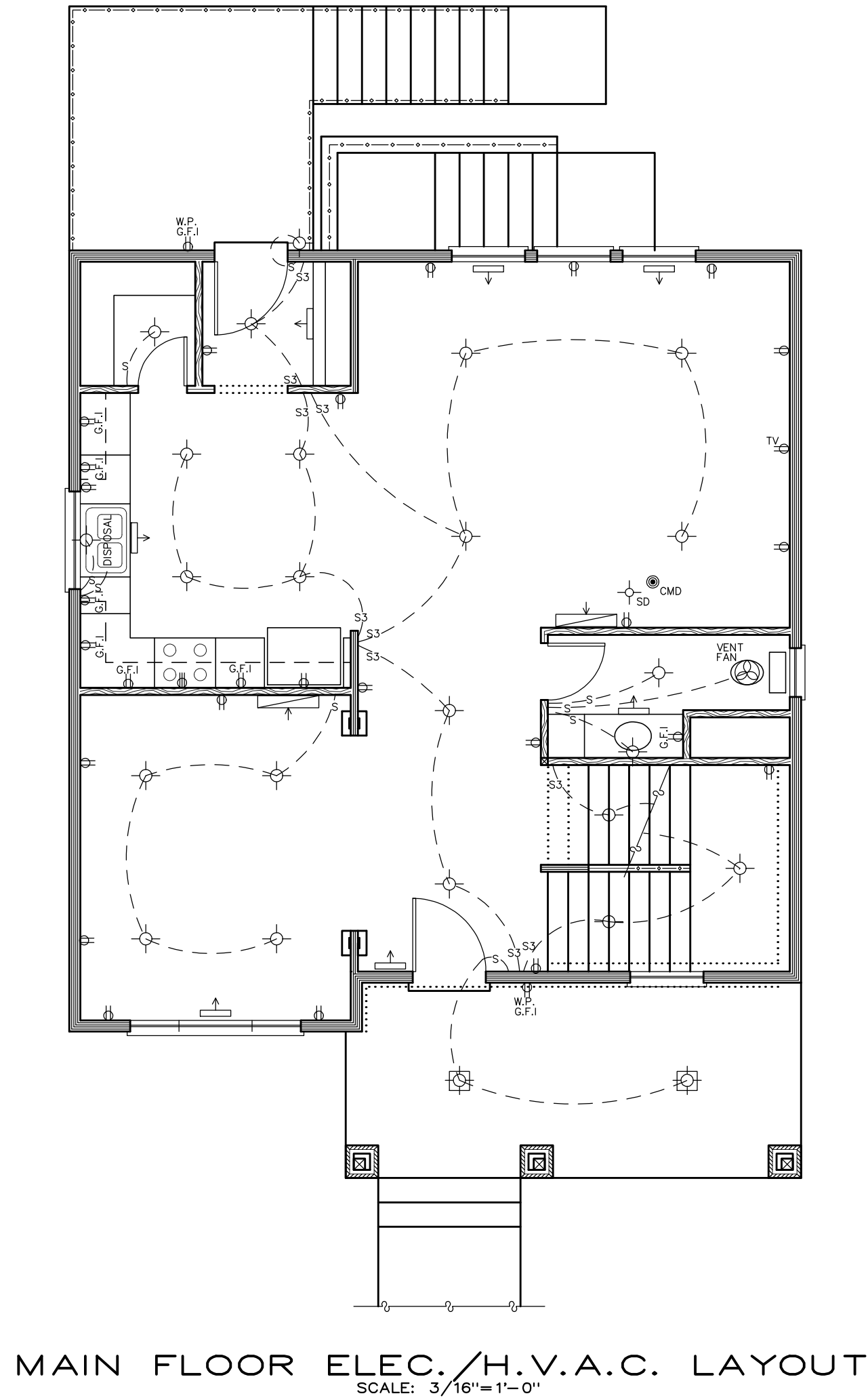
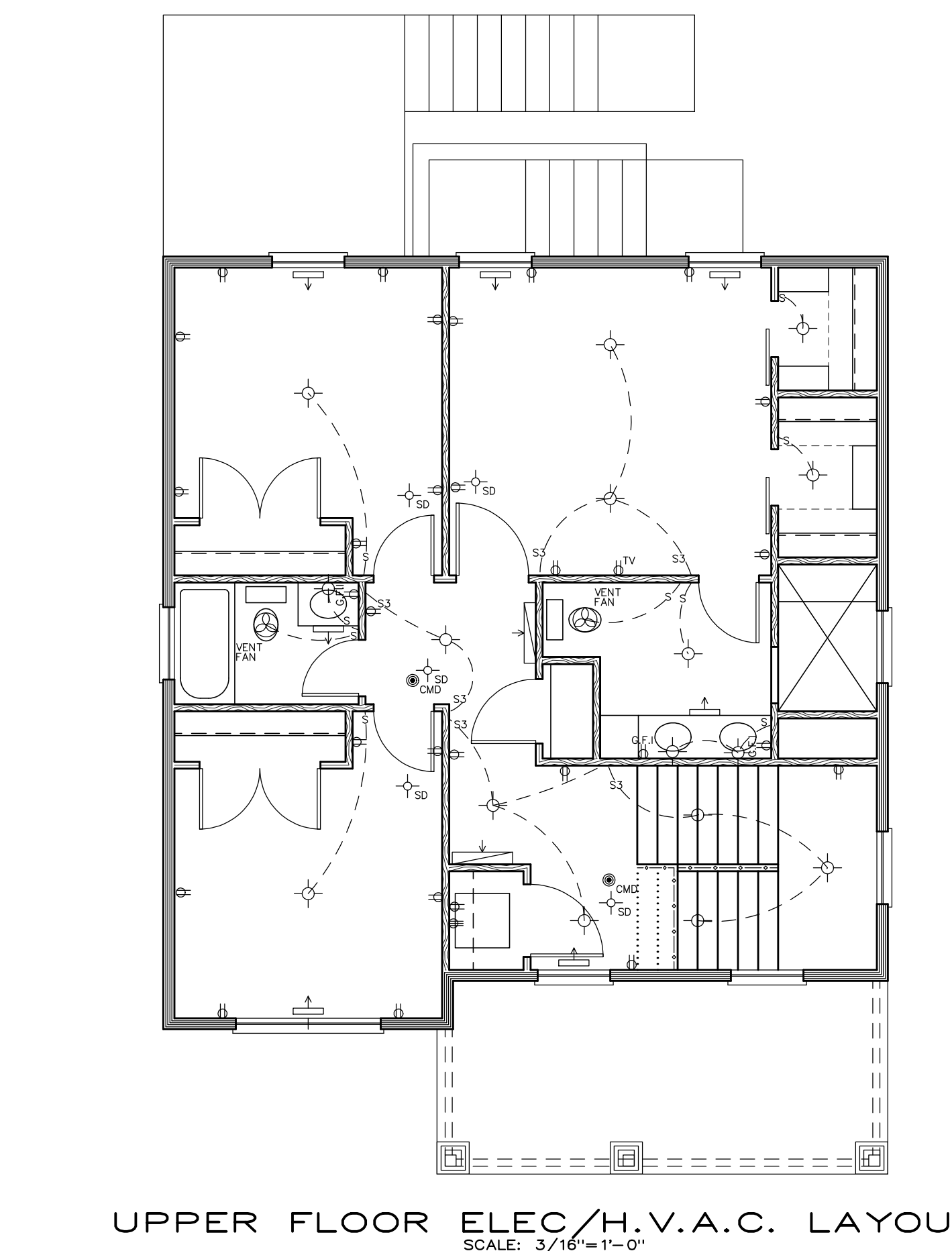
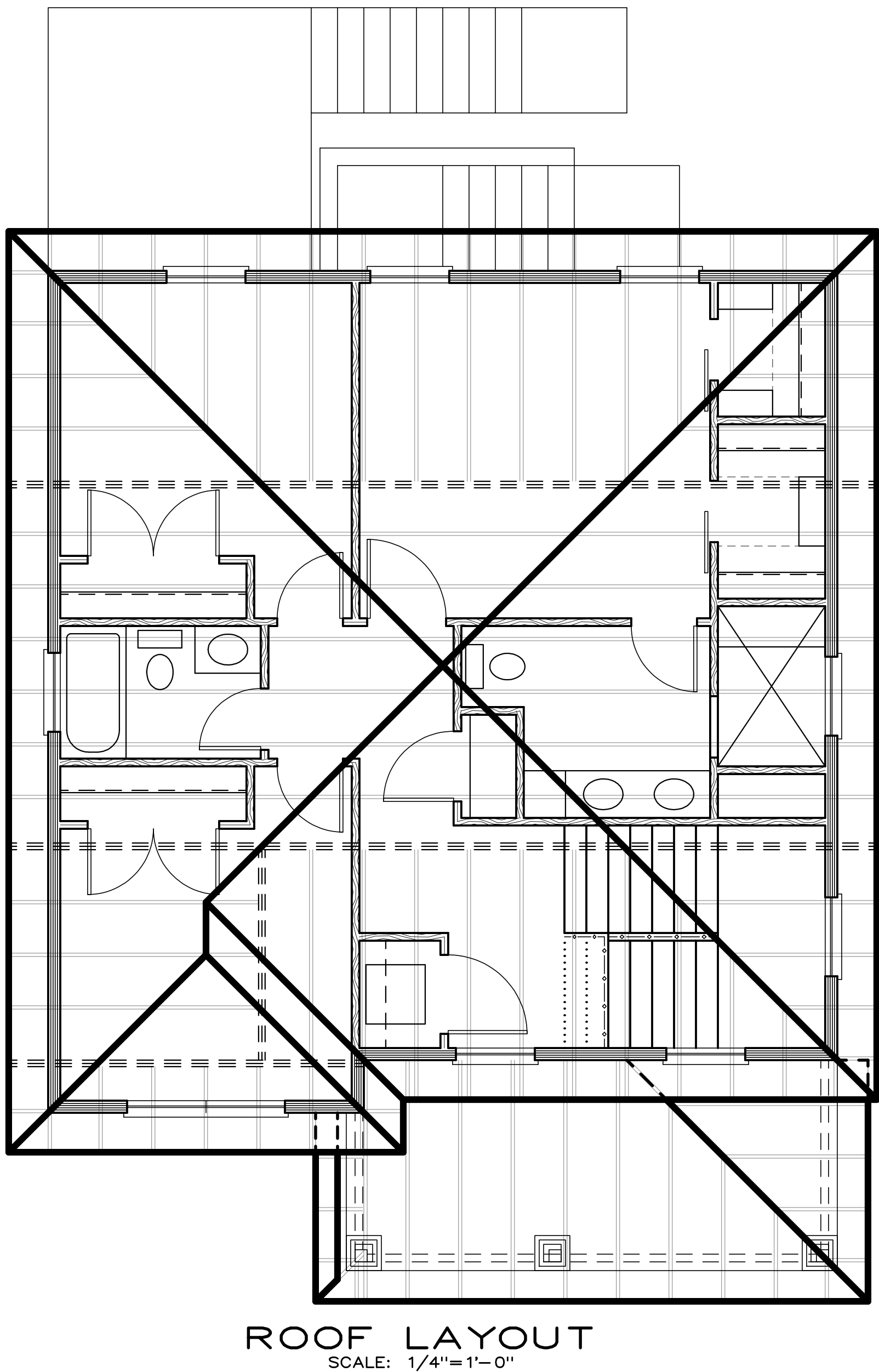
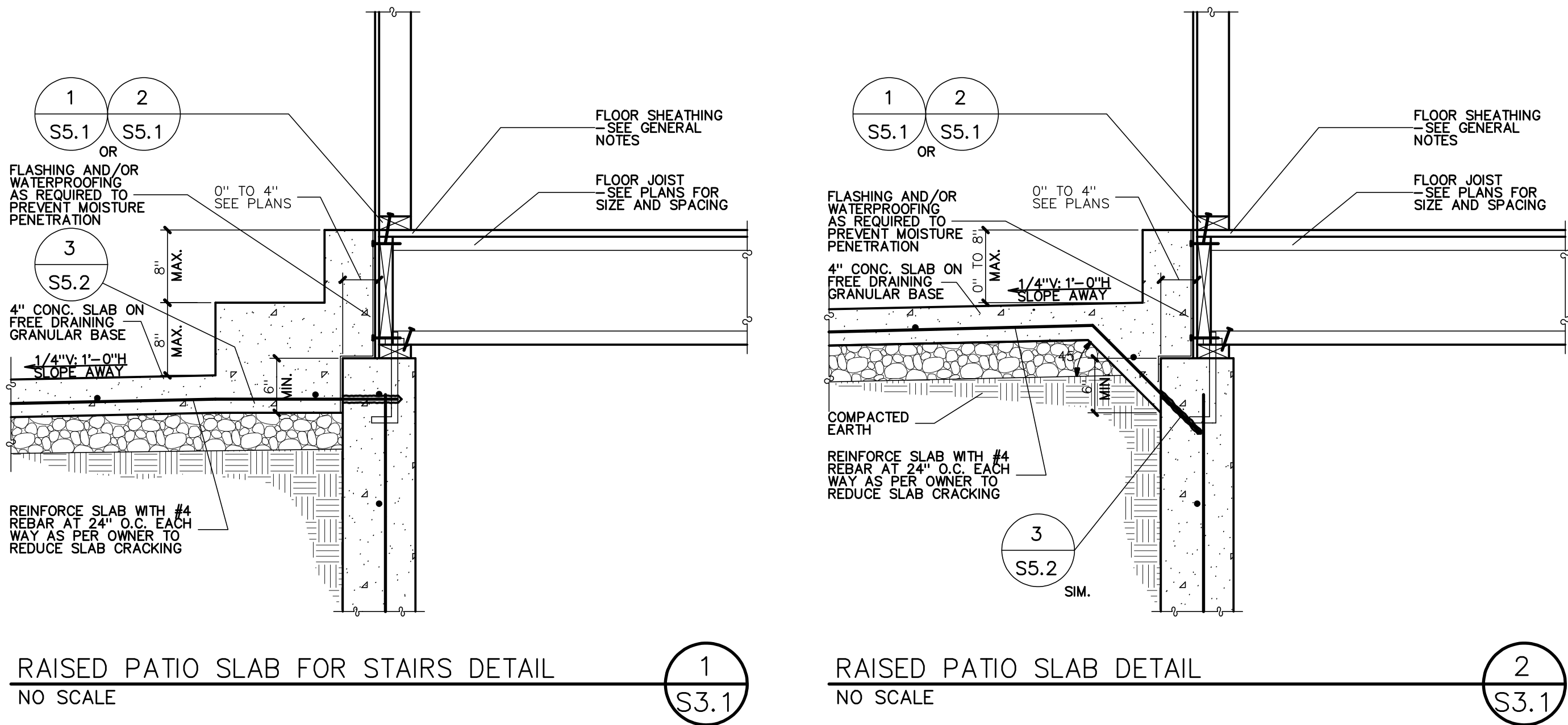
OGDEN CITY
LOT 5, SYCAMORE COVE SUBDIVISION
862 CAHOON CIRCLE
OGDEN, UTAH

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



UPPER FLOOR PLAN
SHEET TITLE:
DATE: 10/4/2025
DRAWN: CWH
TYPE: ORIGINAL DRAWING
JOB NO.: 25053
PLAN NO.: 0-1-924/3-2-924 TWO-STORY

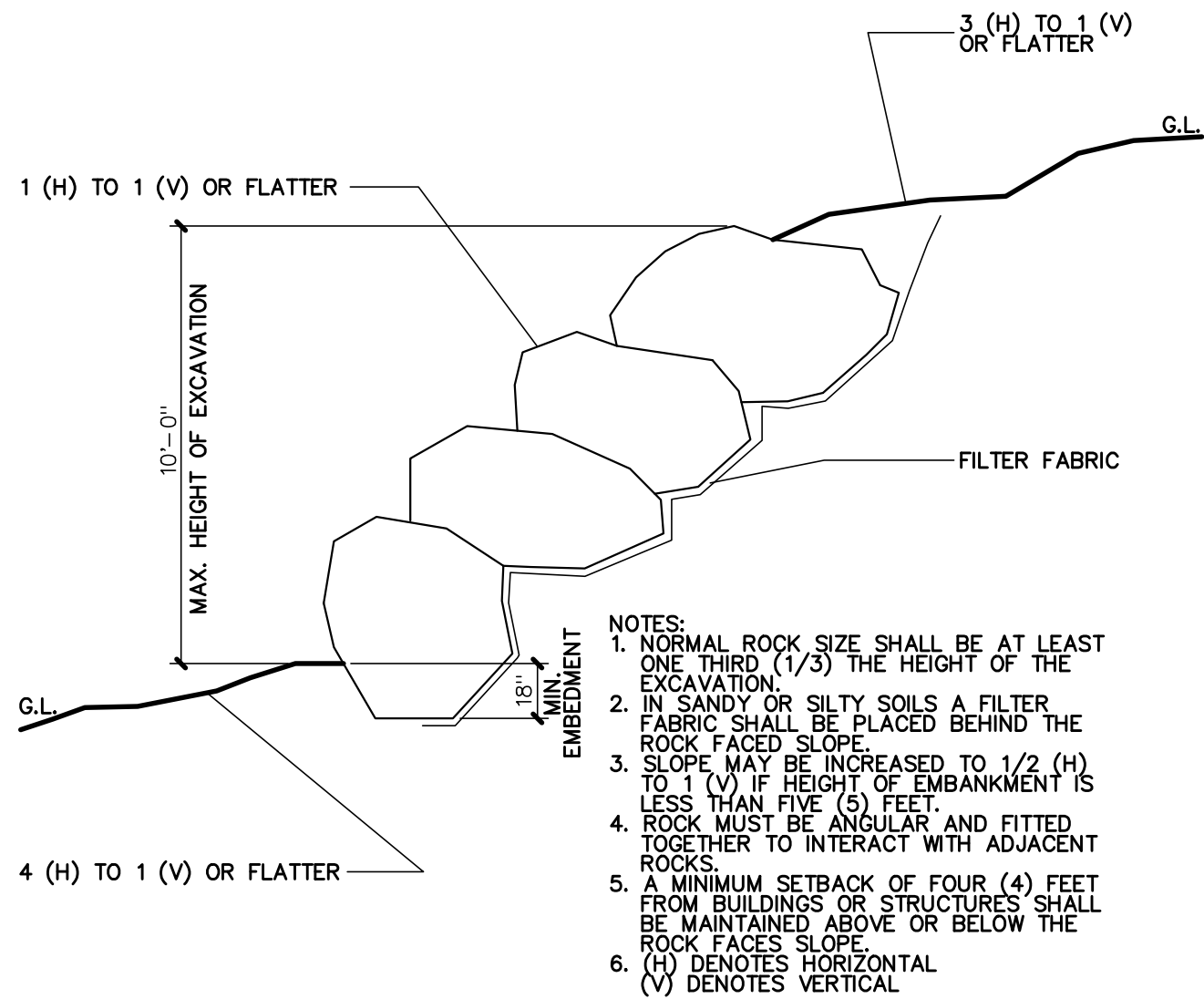
S2.4



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

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL HAVE A THOROUGH KNOWLEDGE OF THE APPLICABLE BUILDING CODES AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

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.

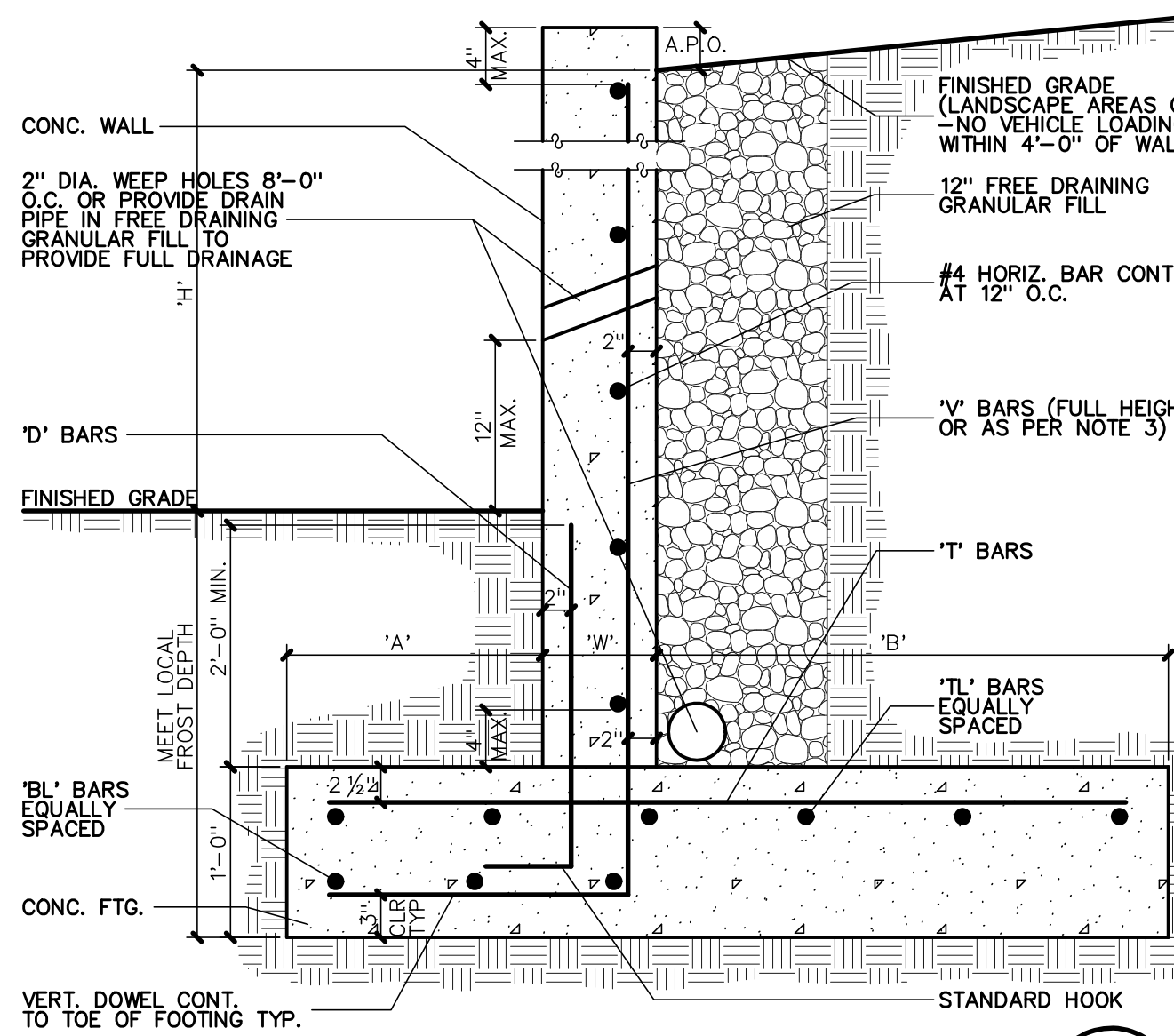


ROCK RETAINING WALL UP TO 10'-0" HEIGHT
NO SCALE

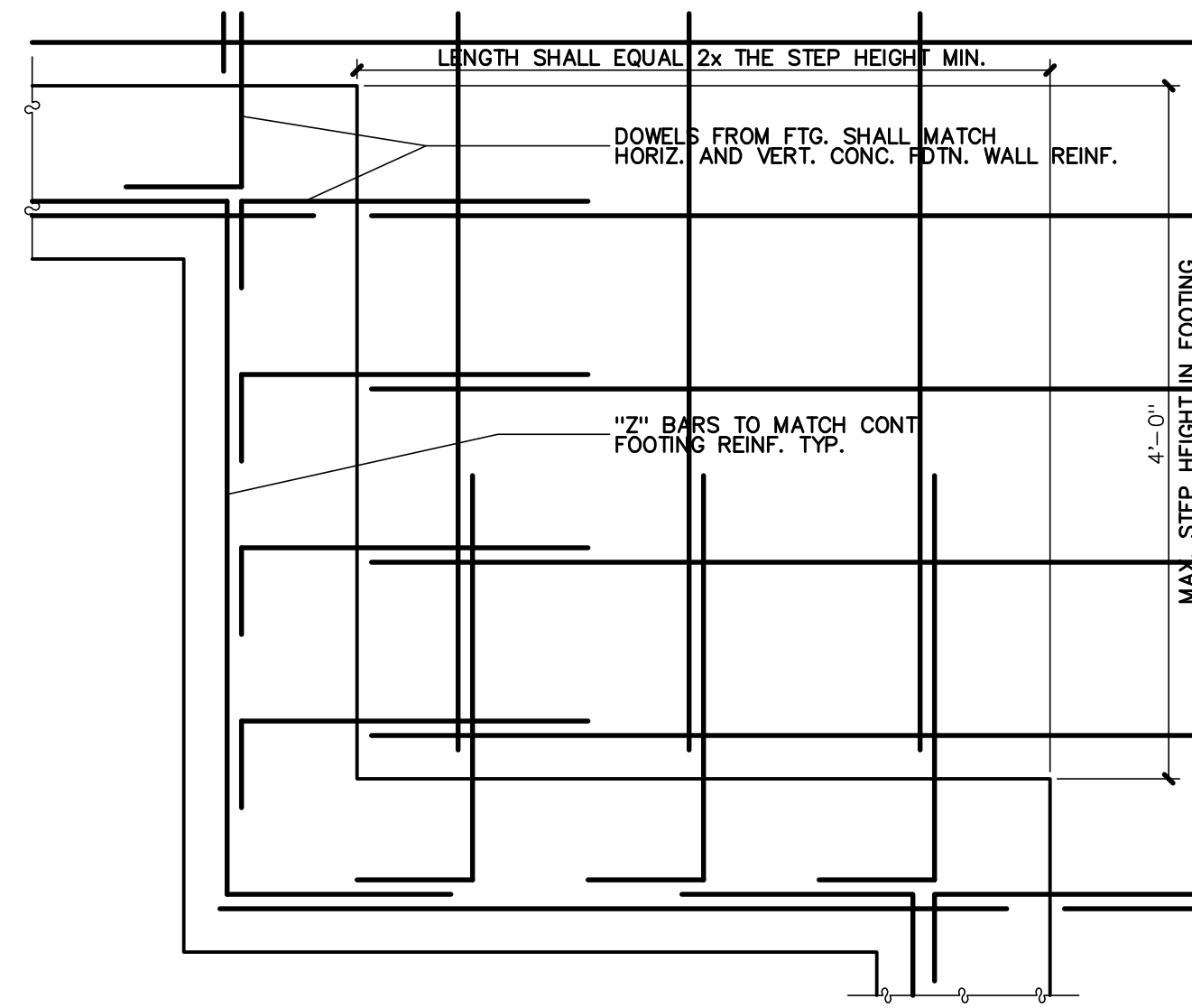
CONCRETE RETAINING WALL SCHEDULE ^{1,4}													
MARK	'W'	'H' ²	'A'	'B'	'V' BARS ³		'D' BARS		'T' BARS		'TL' BARS		'BL' BARS
					SIZE	SPACE	SIZE	SPACE	SIZE	SPACE	SIZE	NO.	SIZE NO.
CRW2.0	8" MIN.	TO 2'-0"	8"	8"	#4	18"	N/A	N/A	#4	18"	#4	3	#4 2
CRW4.0	8" MIN.	TO 4'-0"	1'-0"	1'-8"	#4	12"	N/A	N/A	#4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

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

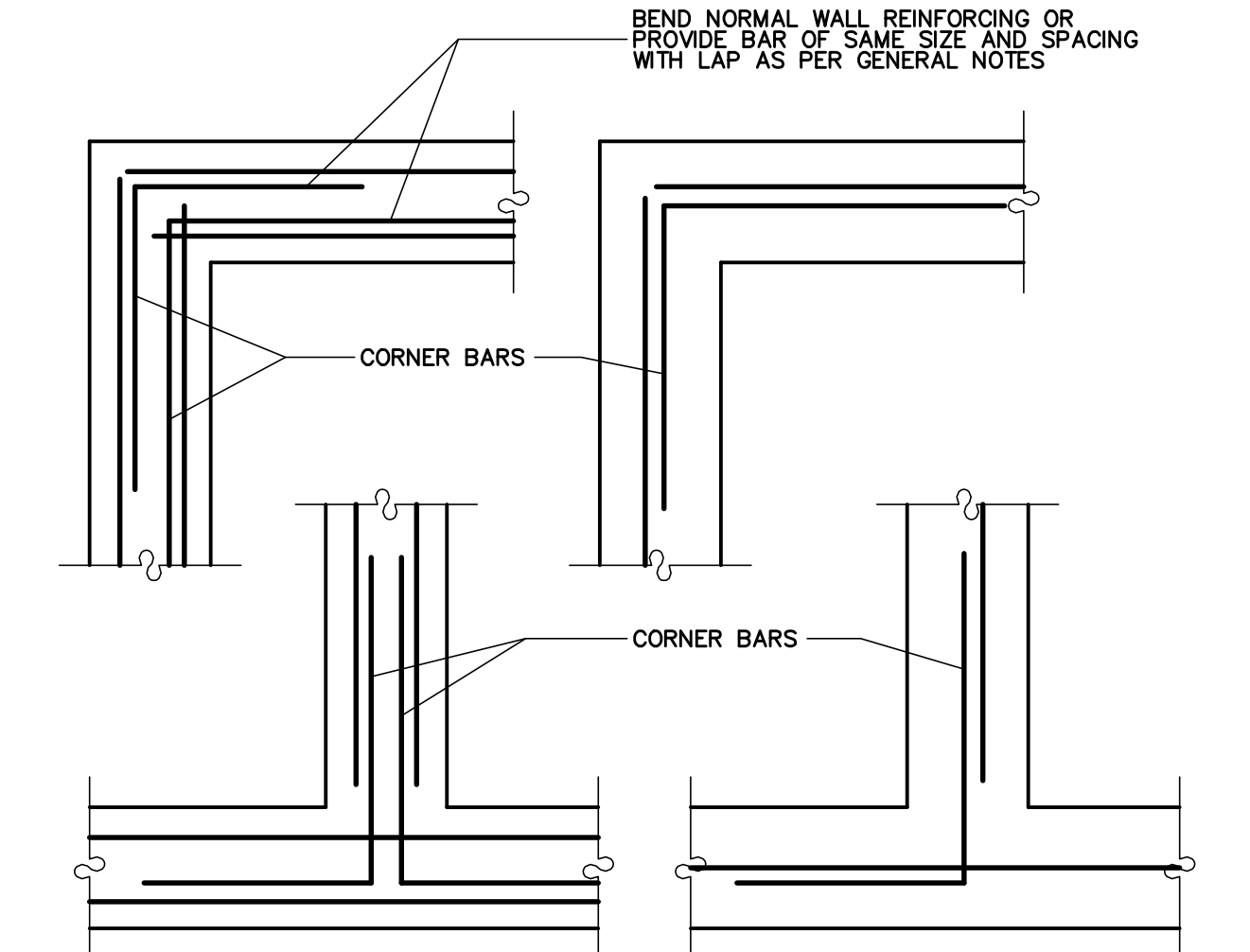
CONCRETE RETAINING WALL
NO SCALE



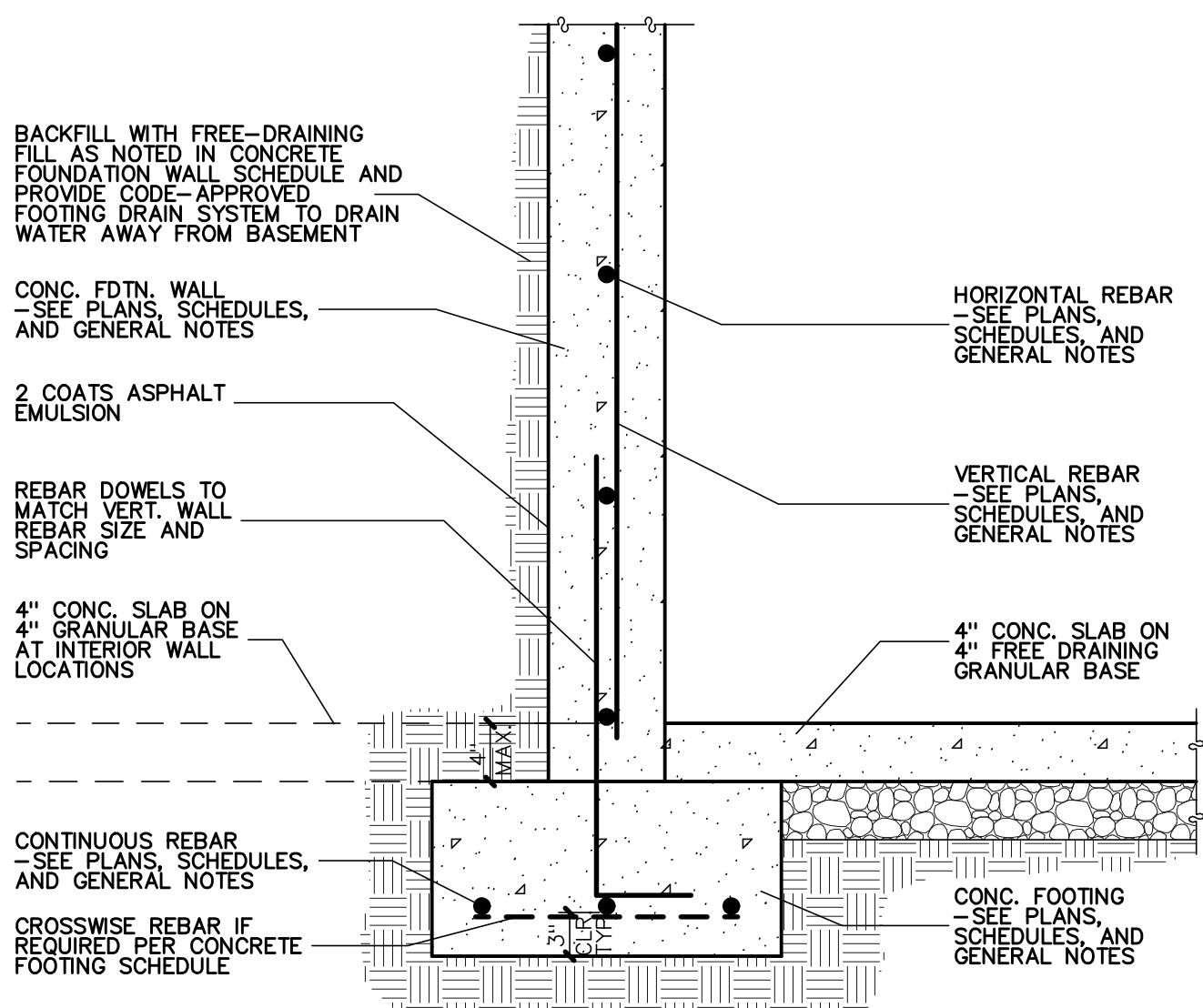
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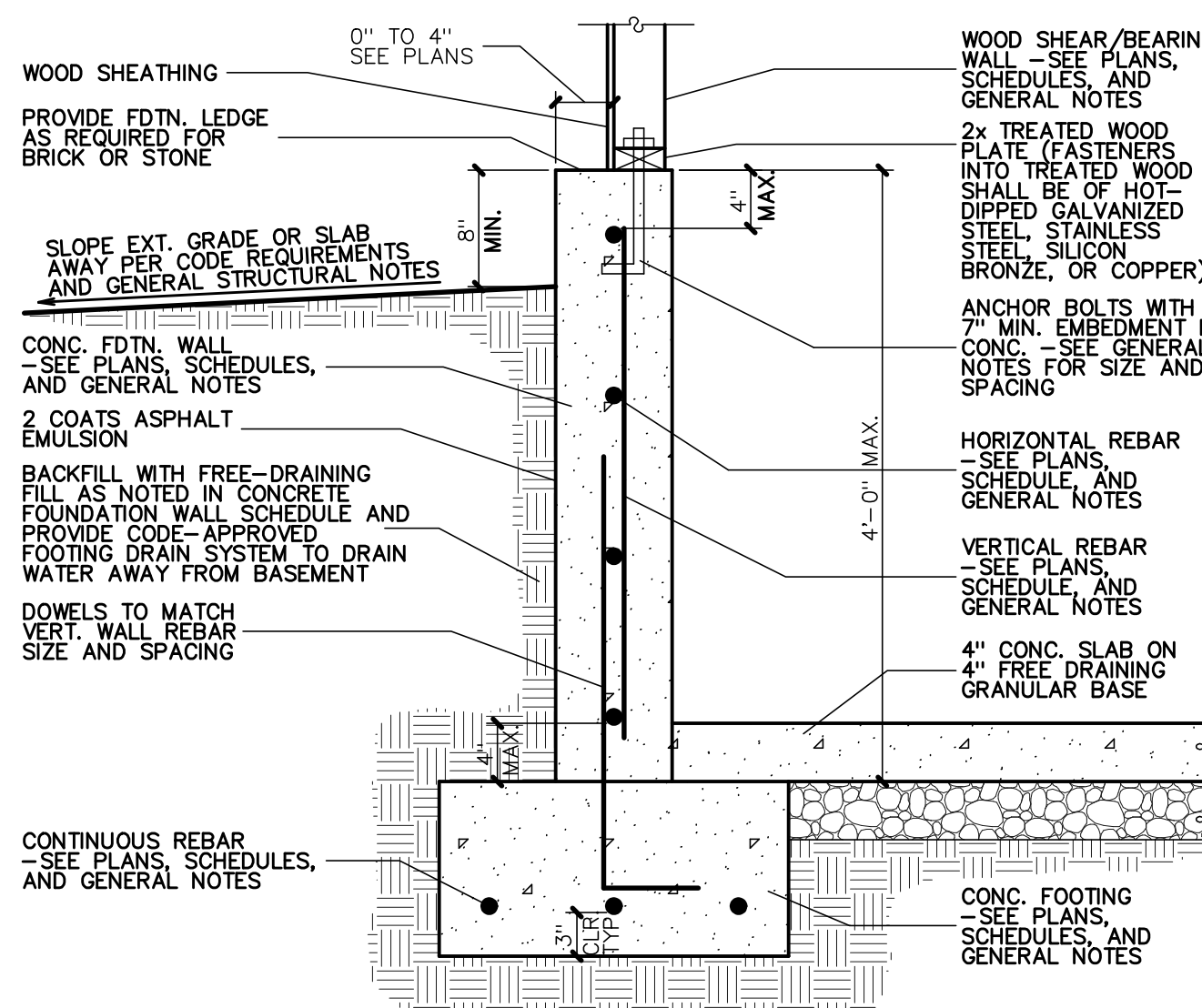
STEPPED FOOTING DETAIL
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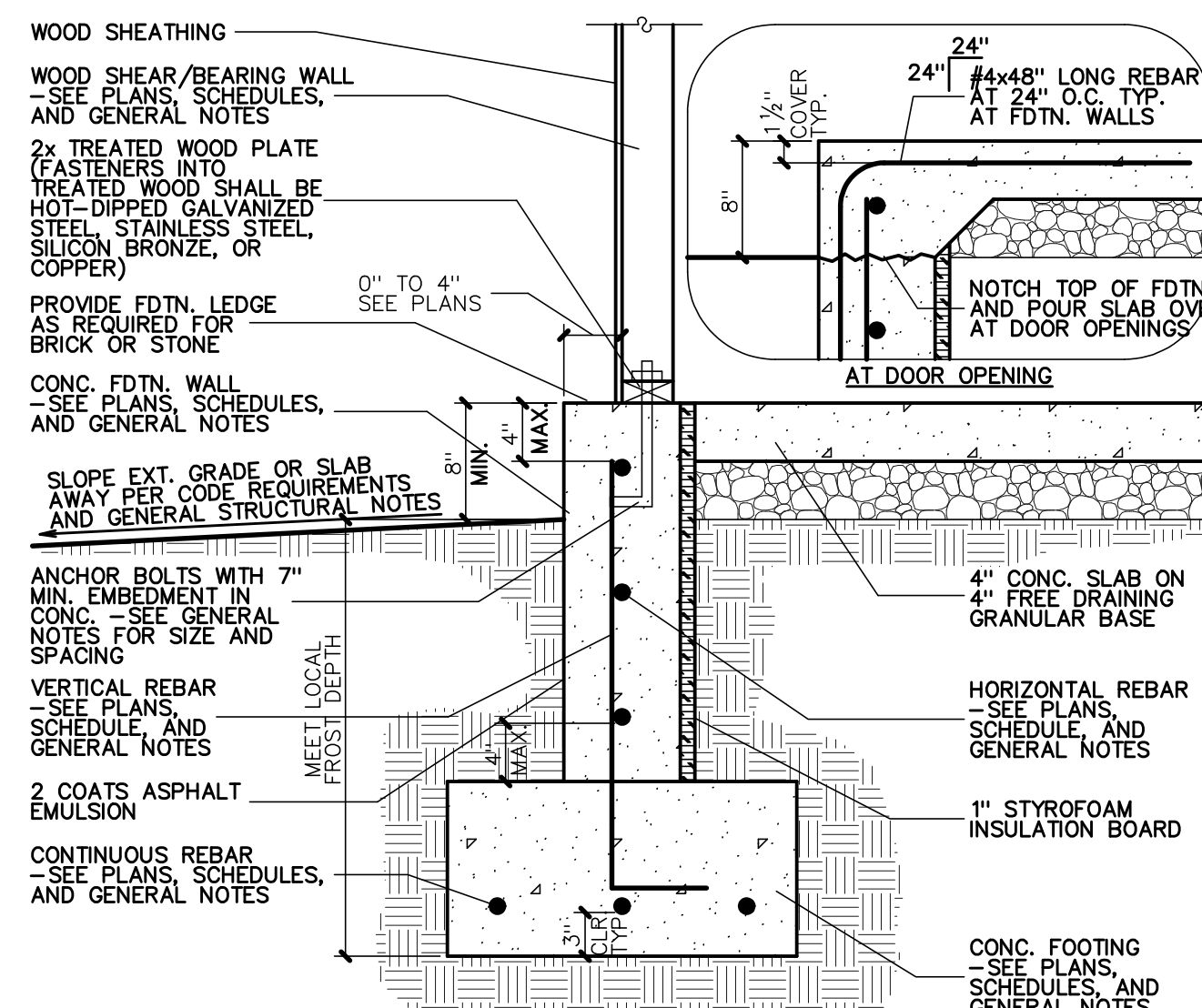
CONC. FOUNDATION WALL/FOOTING
CORNERS AND INTERSECTION
NO SCALE



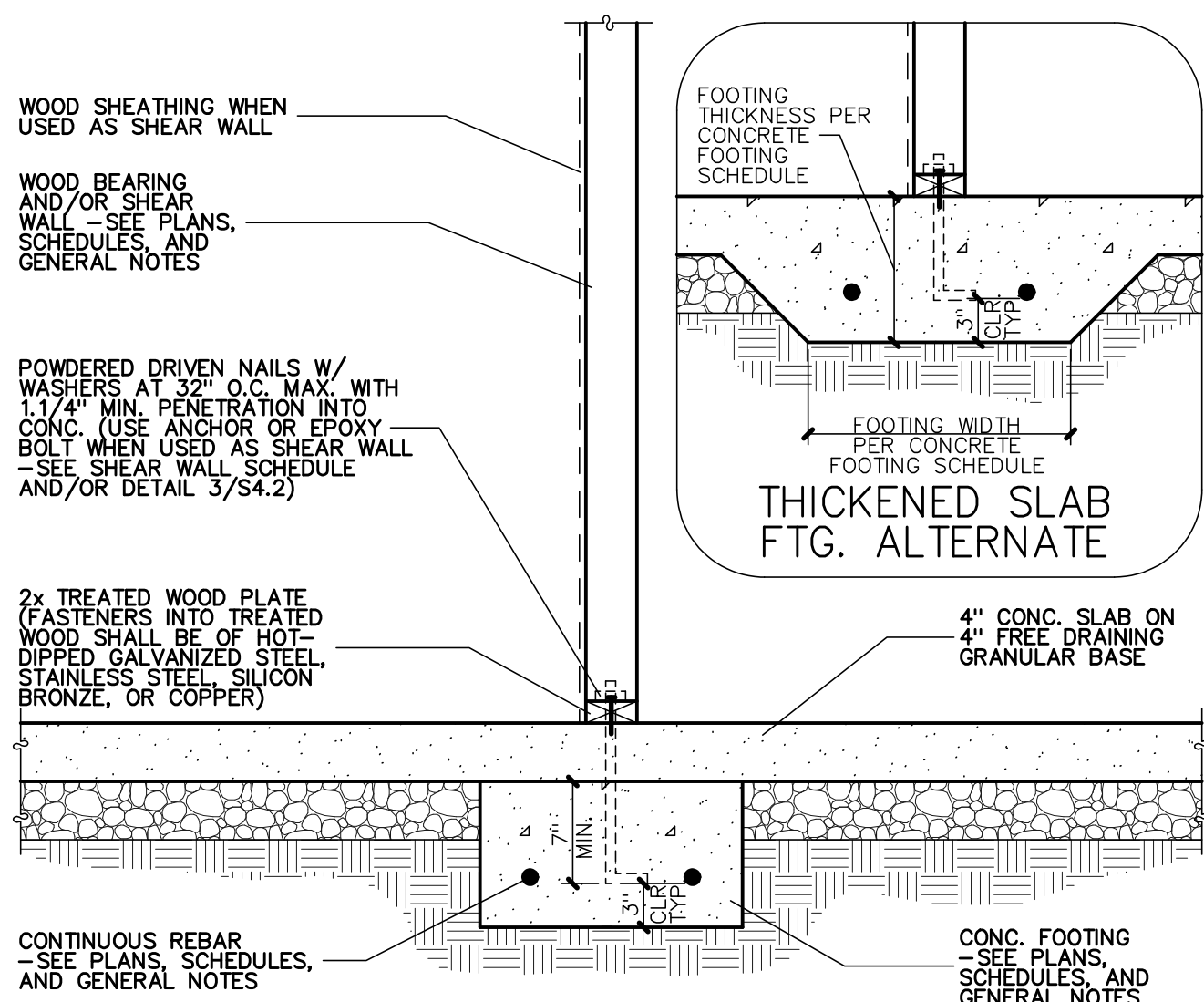
FOUNDATION WALL ON FOOTING
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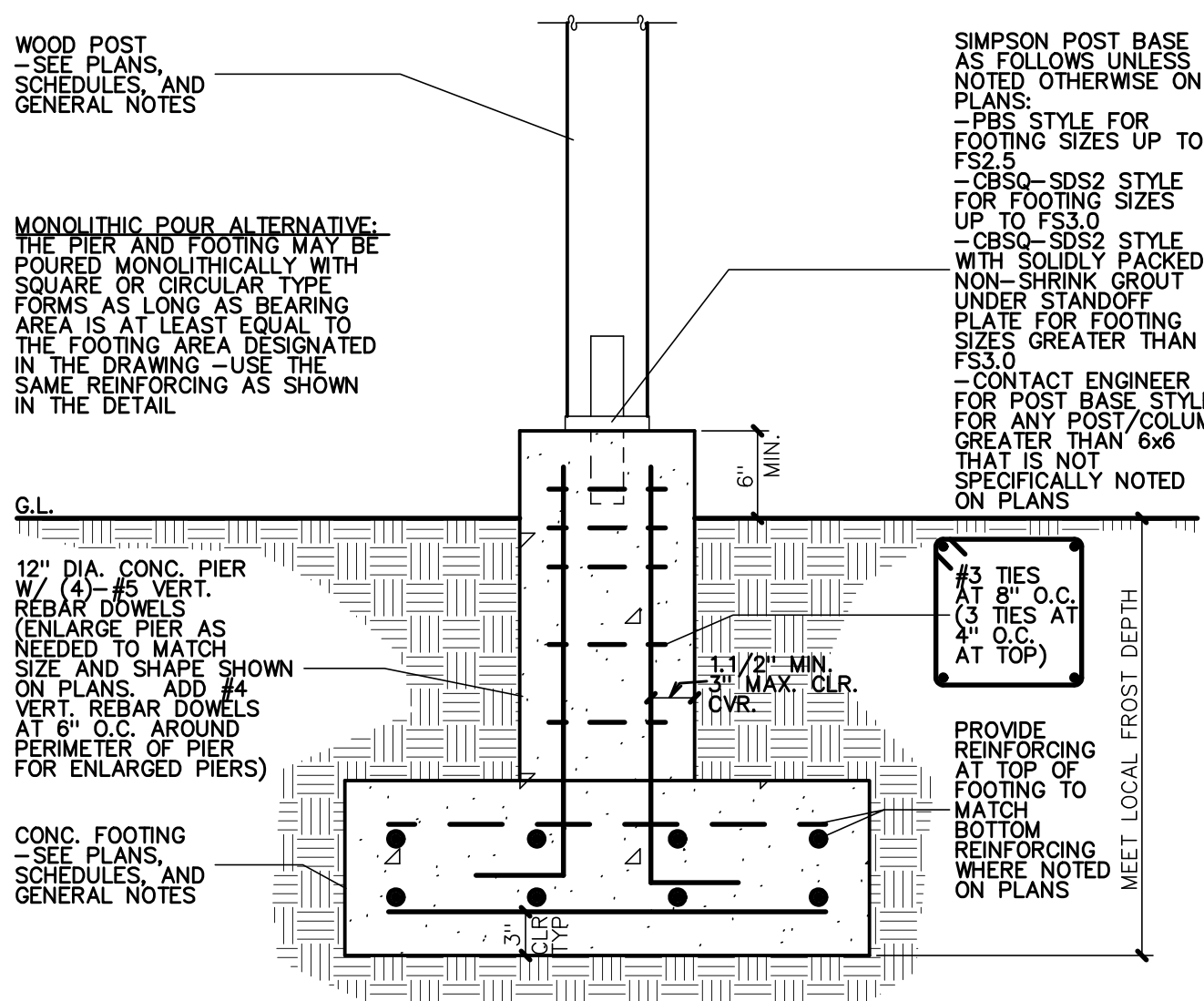
4'-0" FOUNDATION WALL ON FOOTING
NO SCALE



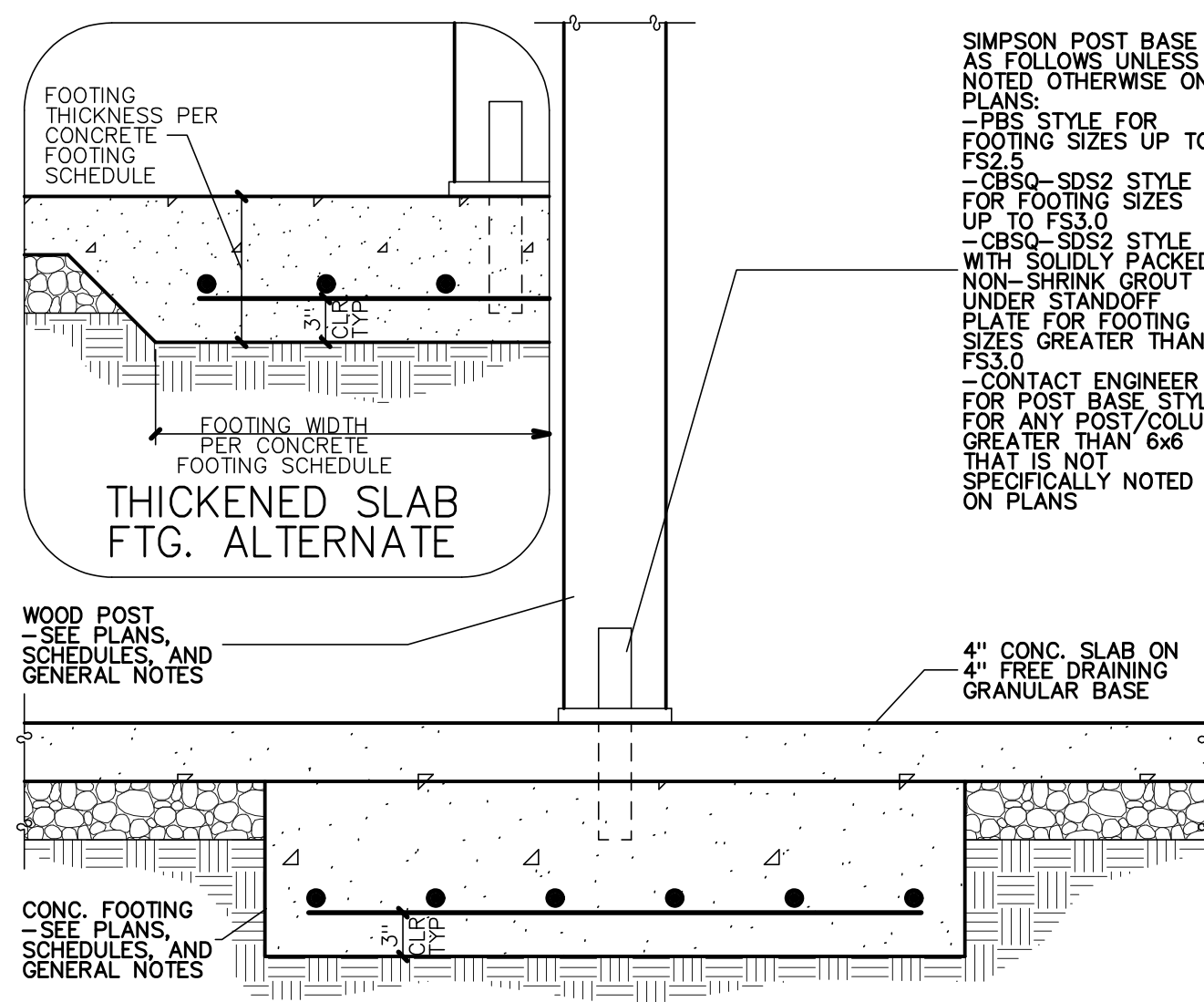
FOUNDATION WALL ON FOOTING
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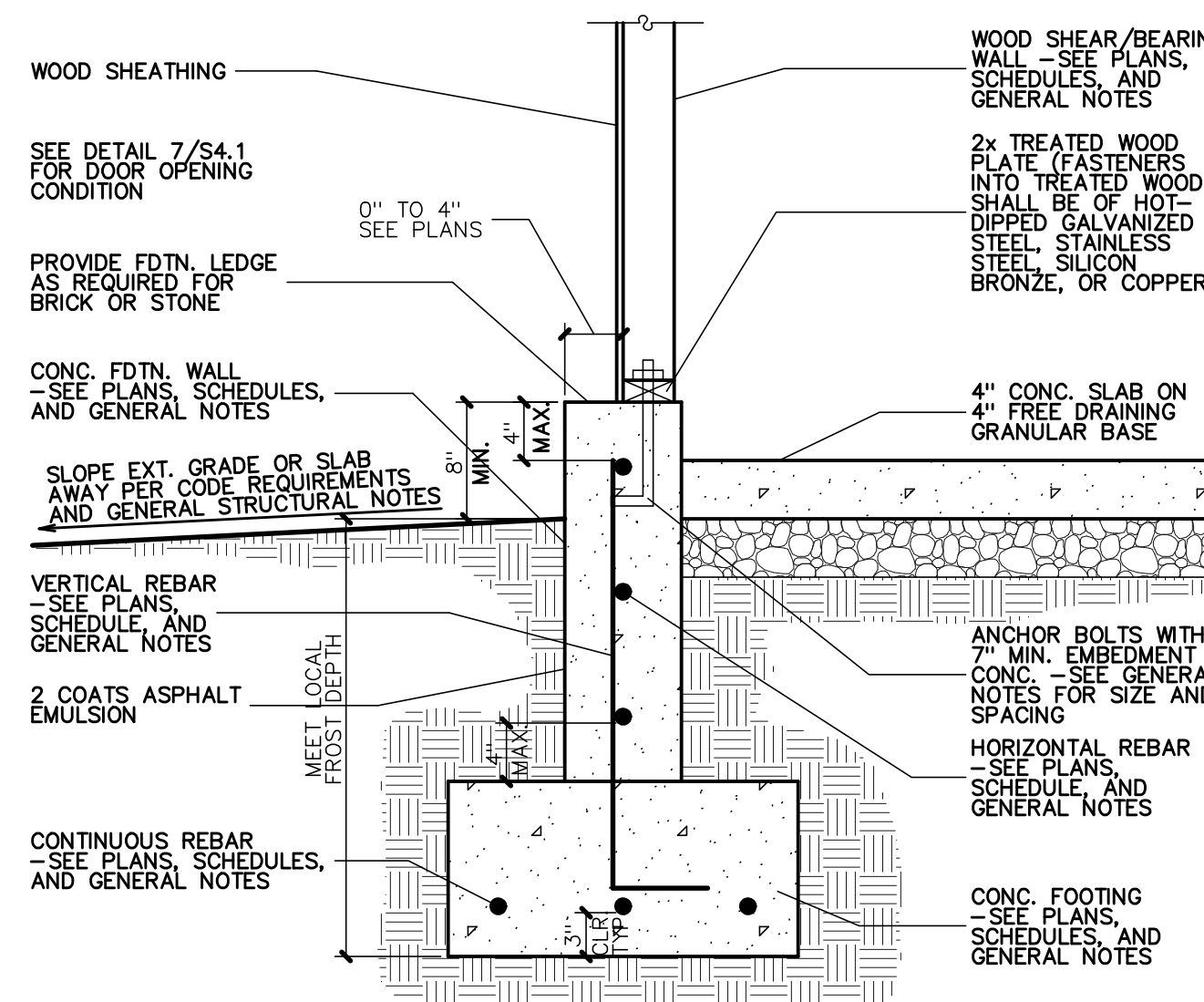
INTERIOR BEARING AND/OR
SHEAR WALL ON CONC. FOOTING
NO SCALE



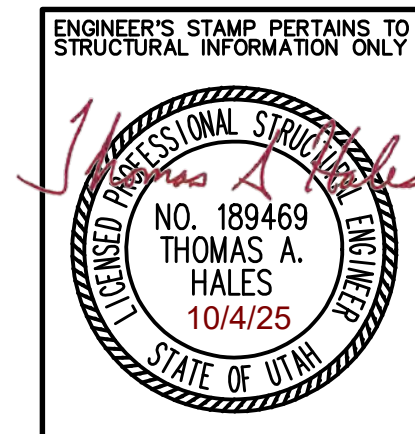
EXTERIOR WOOD POST ON CONC. PIER/FOOTING
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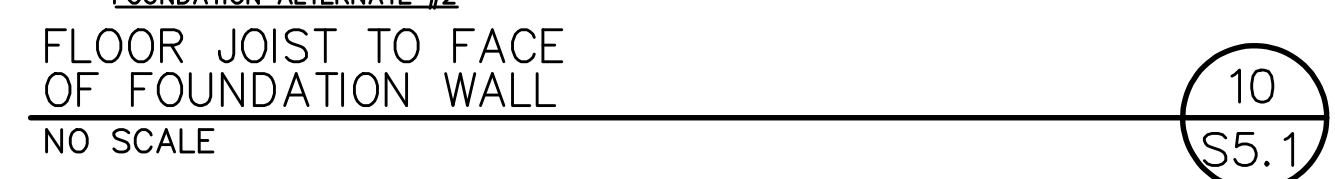
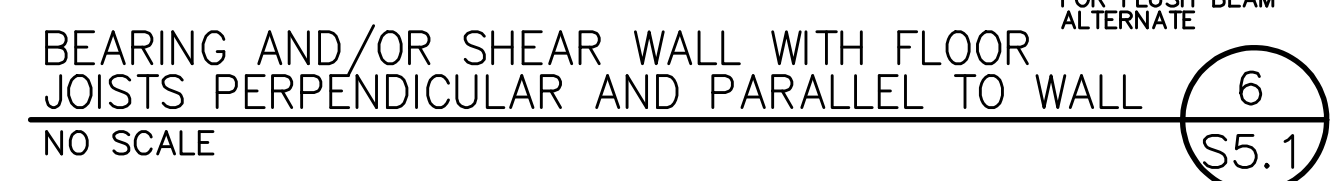
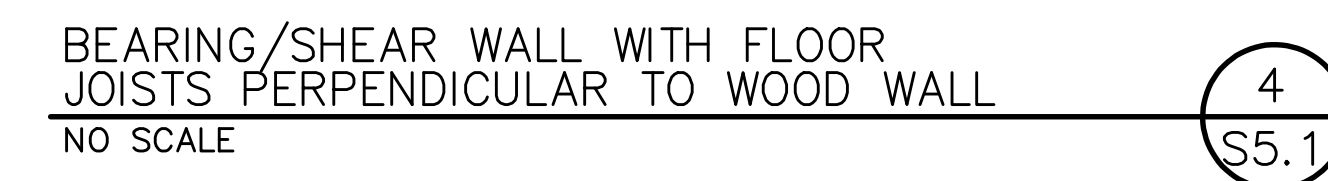
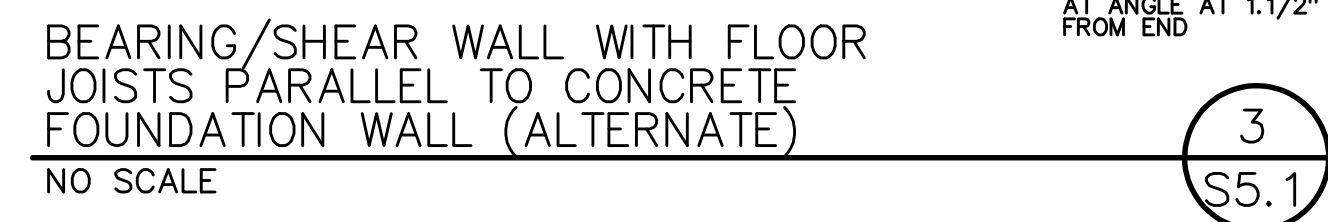
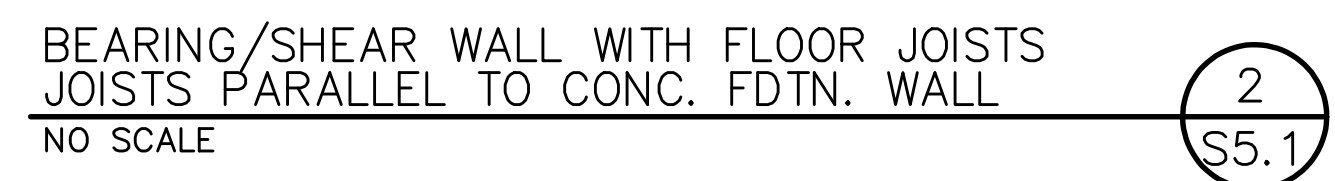
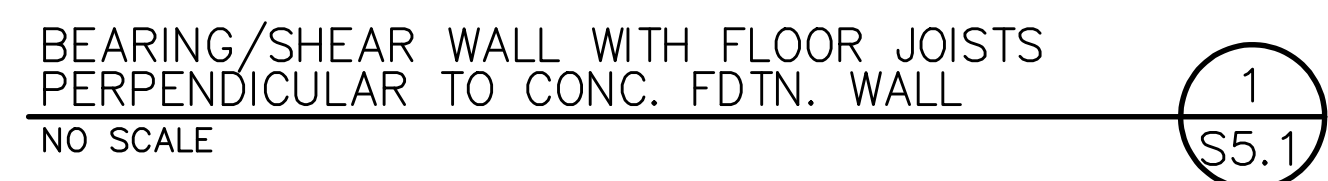
INTERIOR WOOD POST ON CONC. FOOTING
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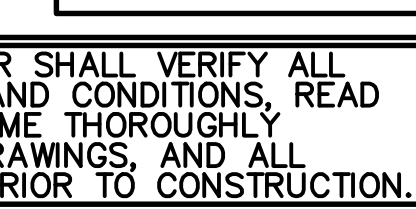
FOUNDATION WALL ON FOOTING
NO SCALE



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.



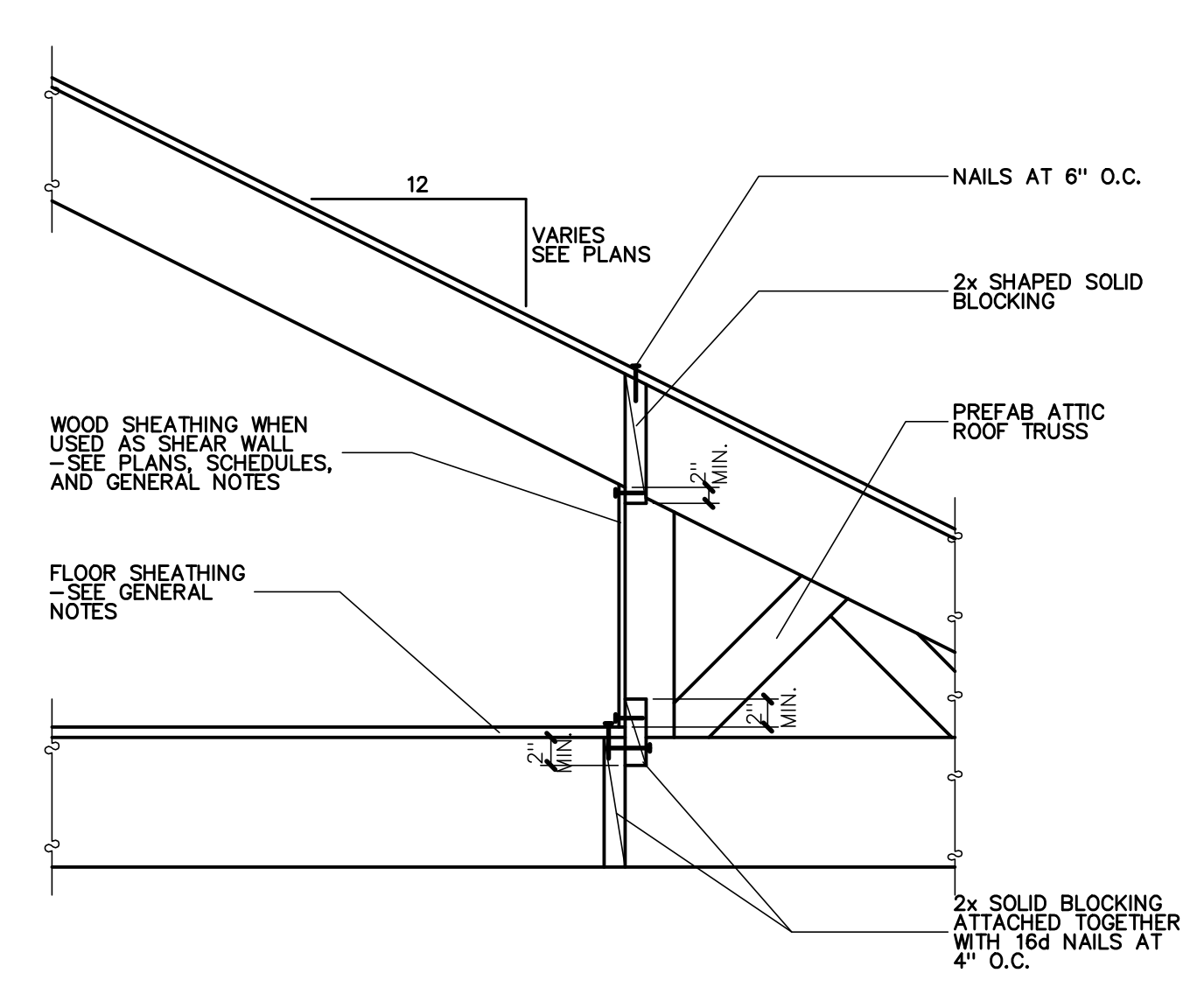
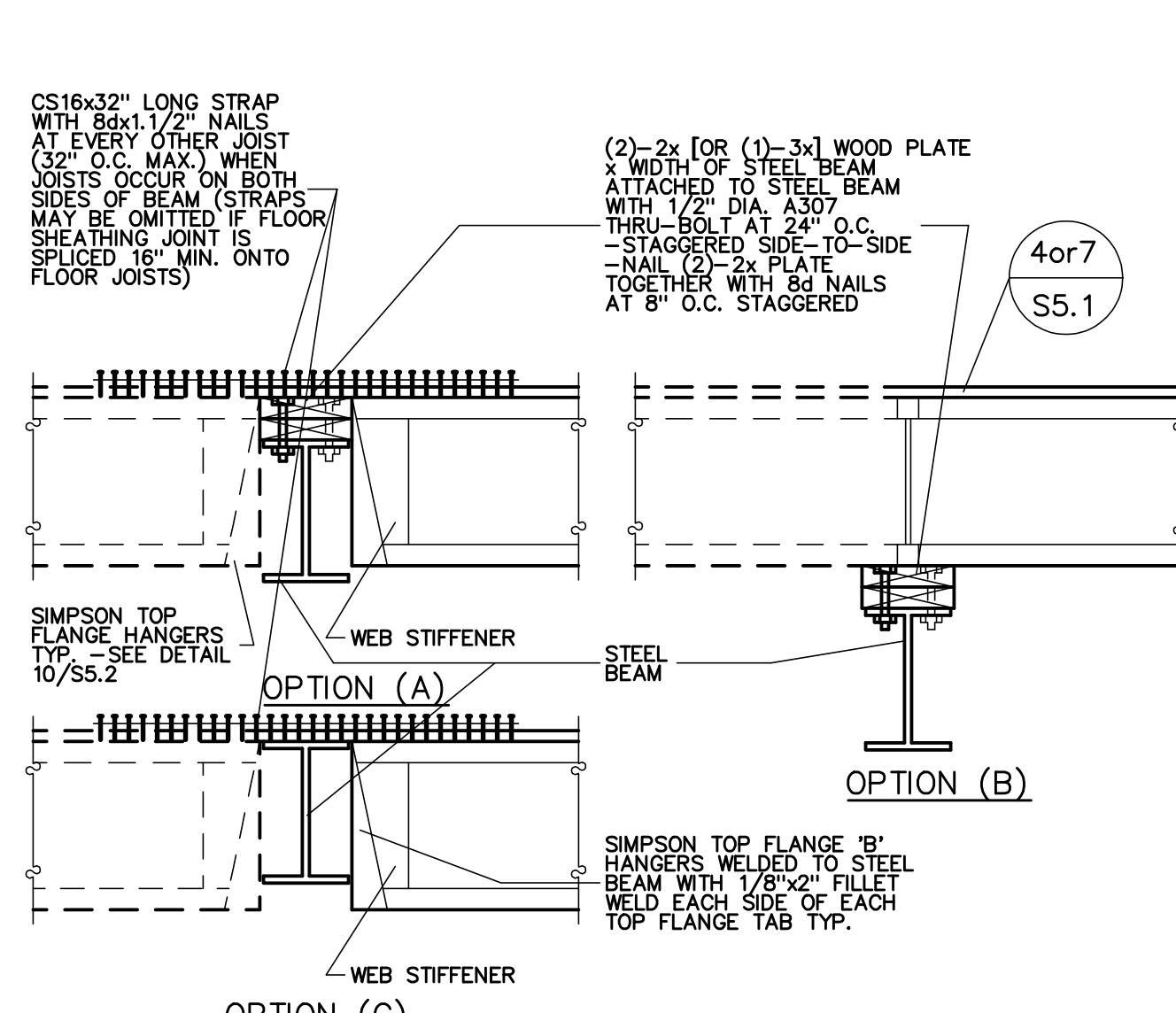
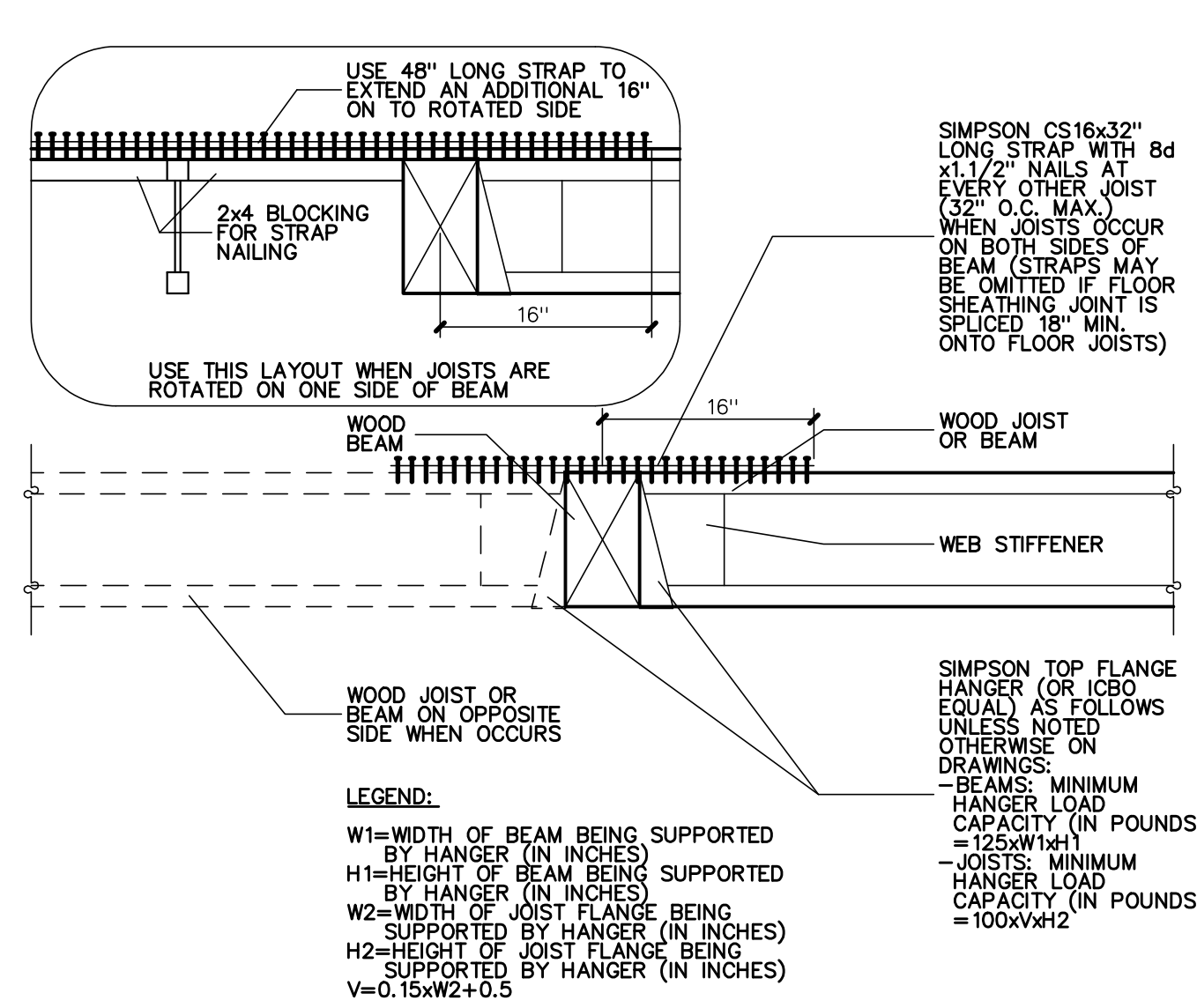
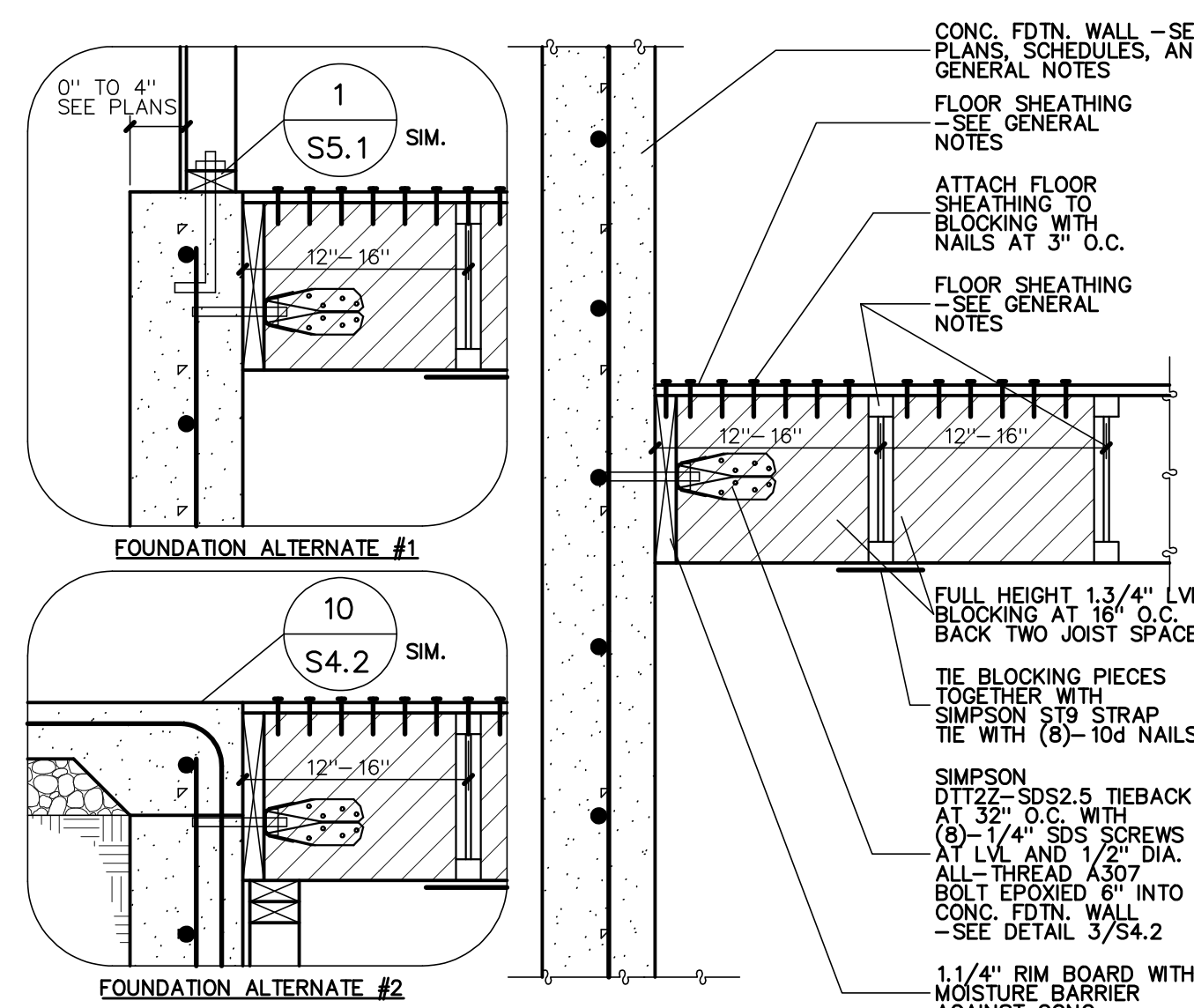
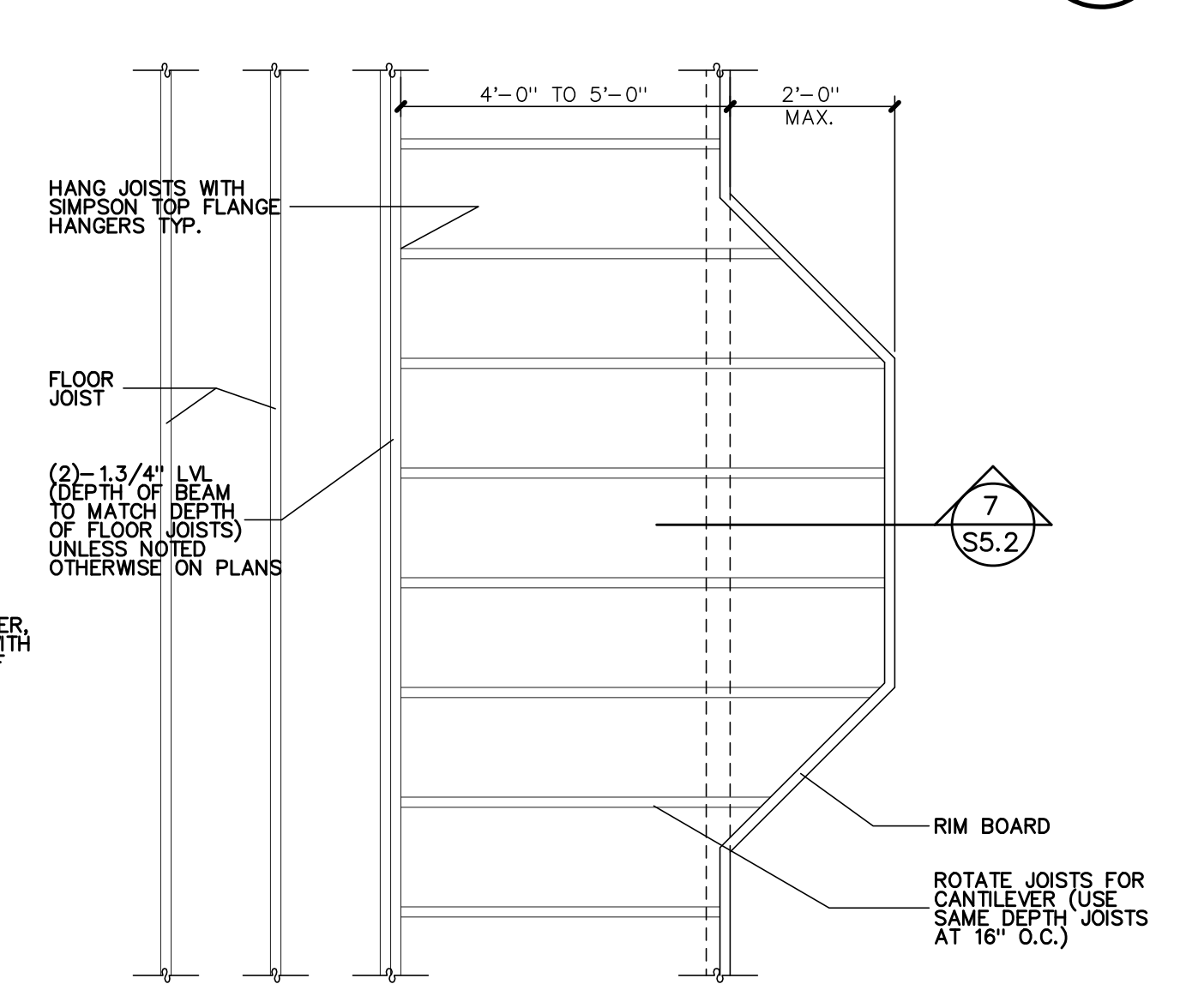
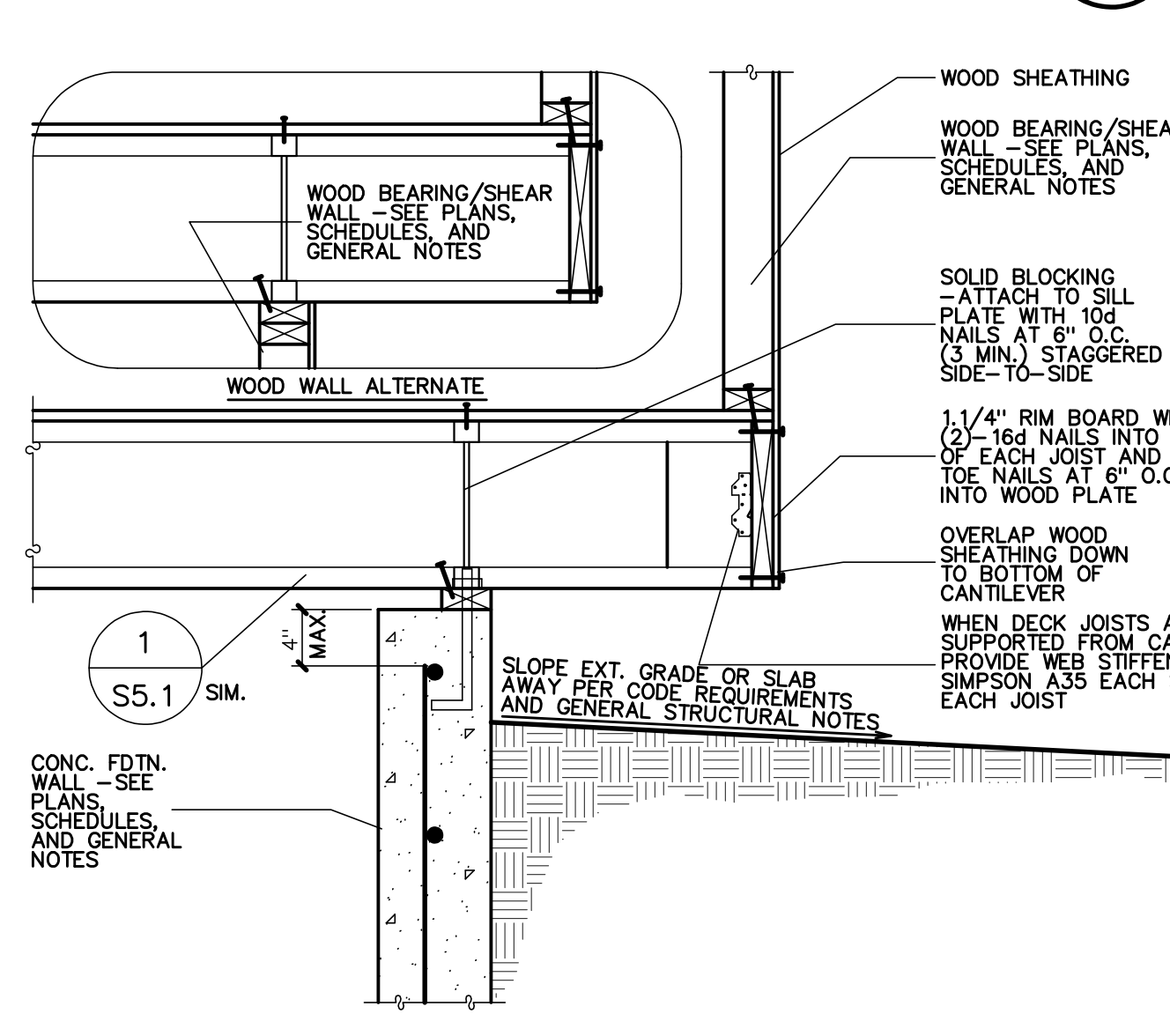
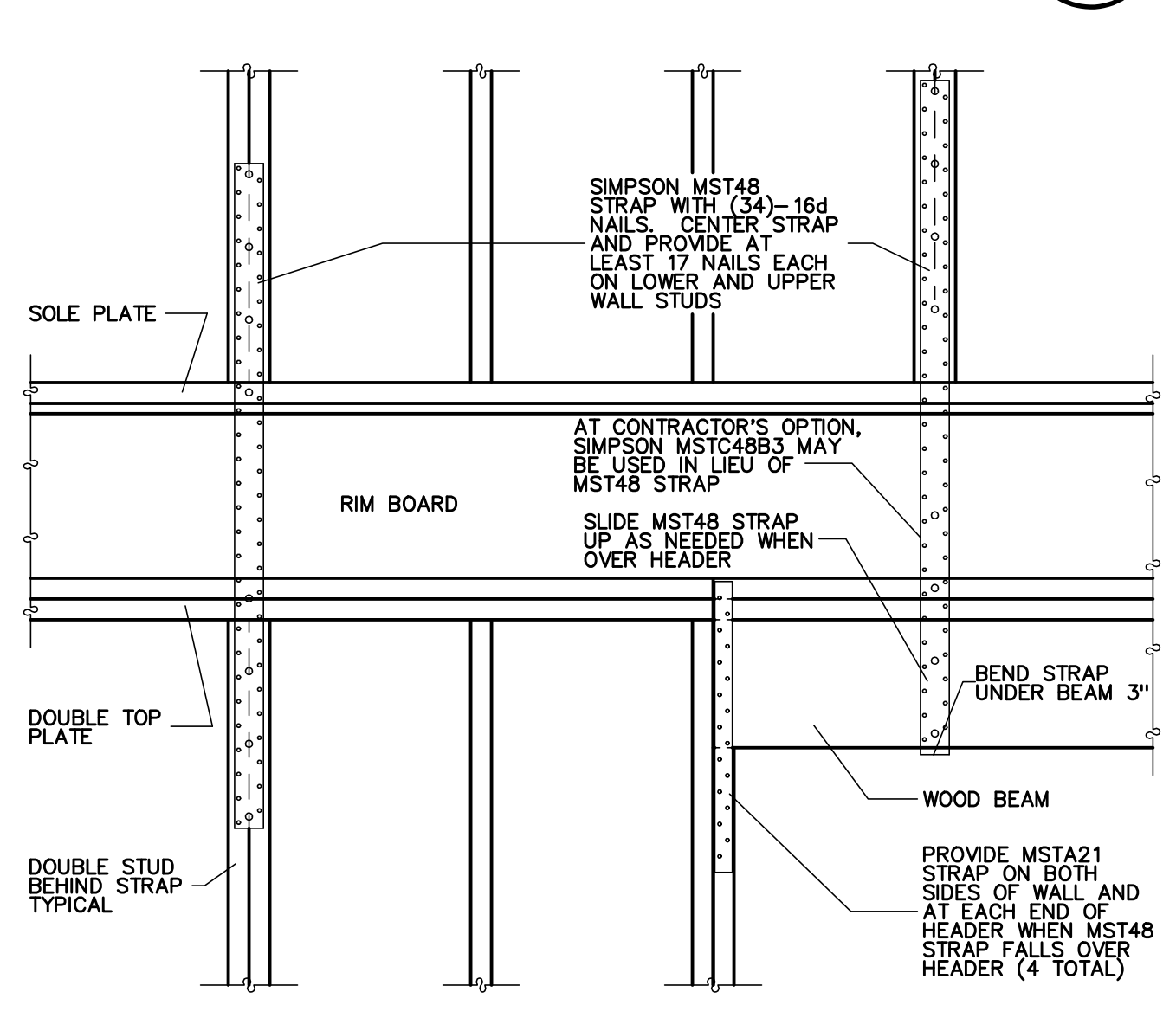
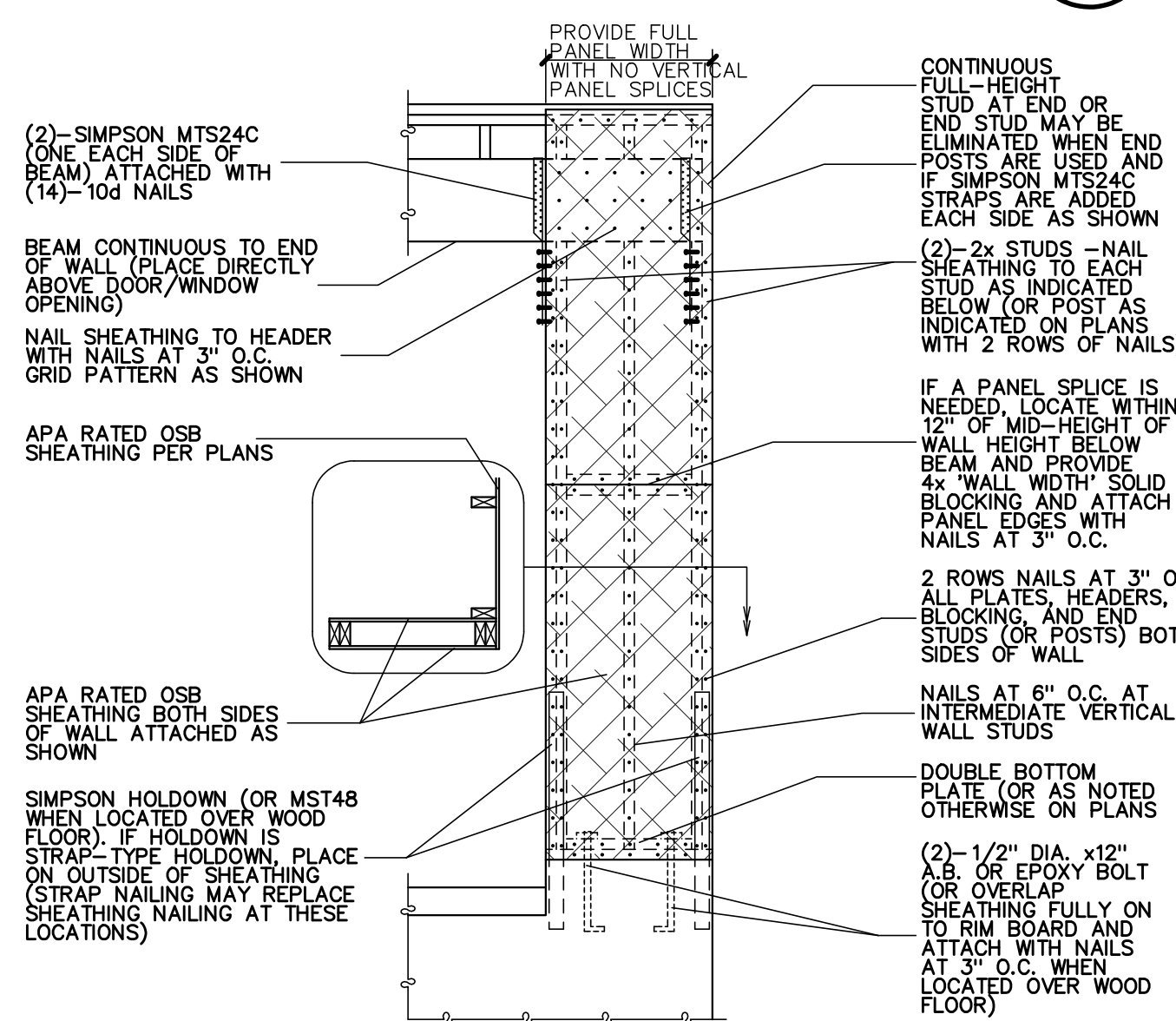
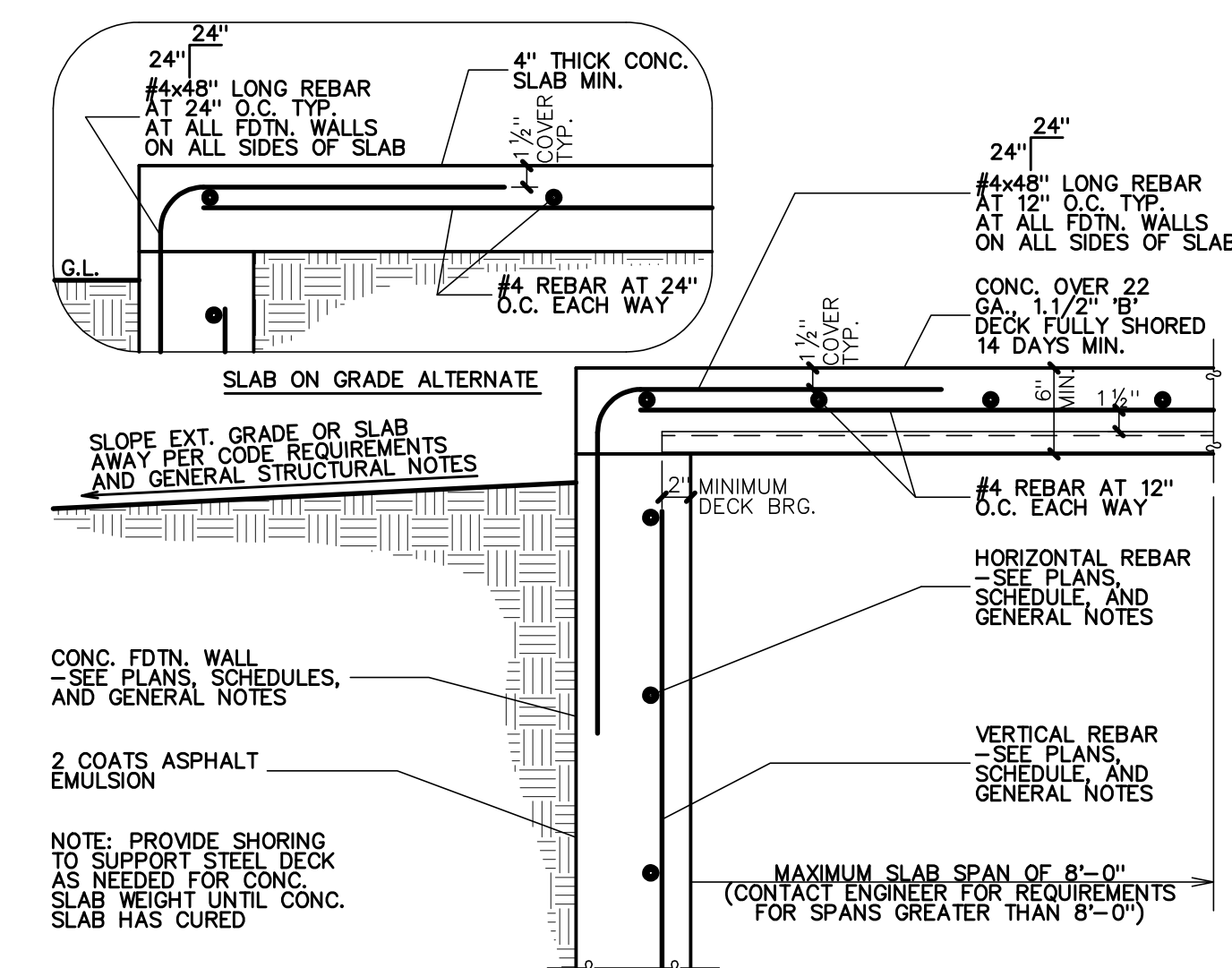
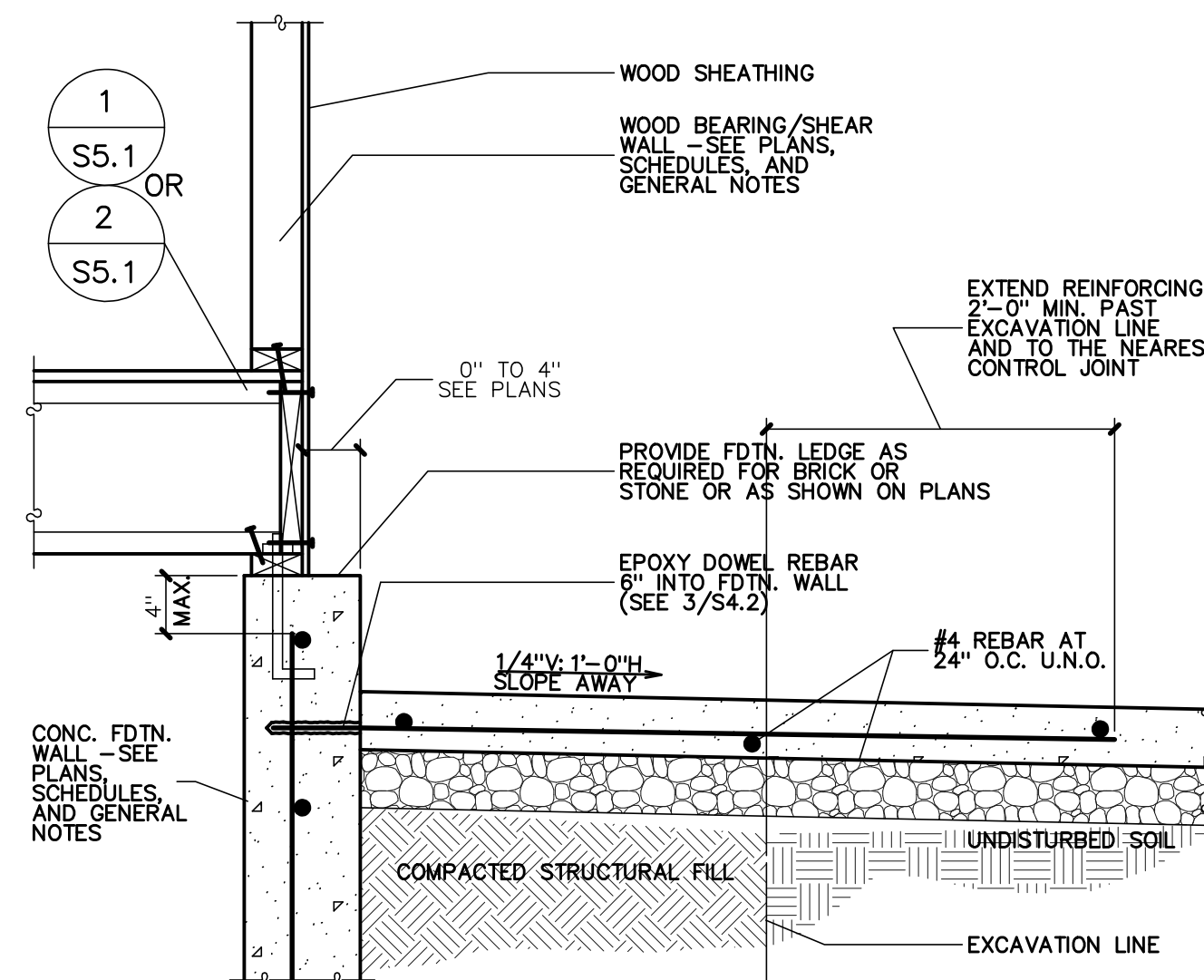
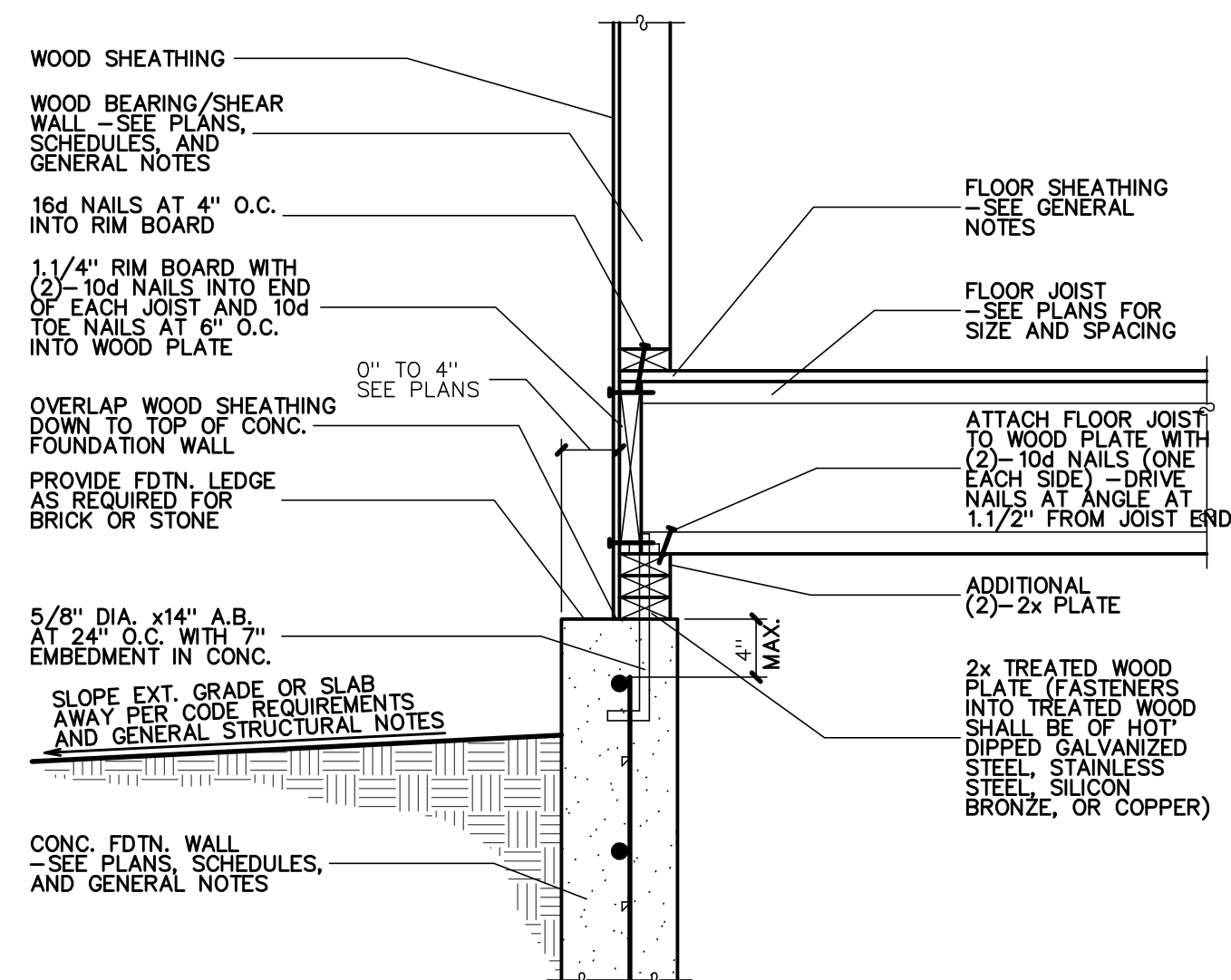
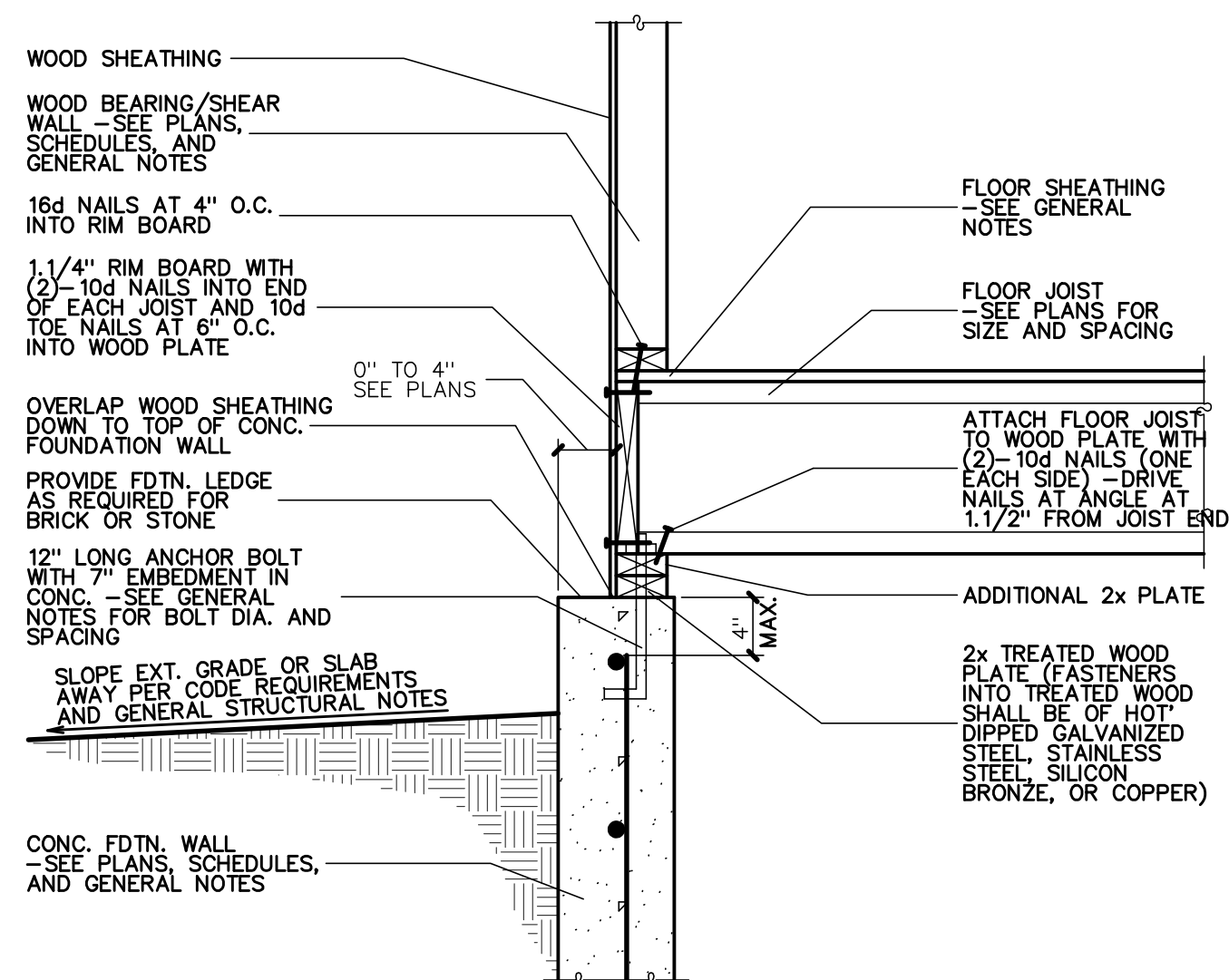
BEARING AND/OR SHEAR WALL WITHOUT
BEARING AND/OR SHEAR WALL DIRECTLY BELOW 12
NO SCALE S5.1



LONGER

COPYRIGHT NOTICE:

PLOT DATE/TIME: 10/4/2025 11:54 AM



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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LOT 5, SYCAMORE COVE SUBDIVISION
862 CAHOON CIRCLE
OGDEN, UTAH

3604 WEST PLEASANT VIEW DR.
OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM

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FOR FRAMING DETAILS

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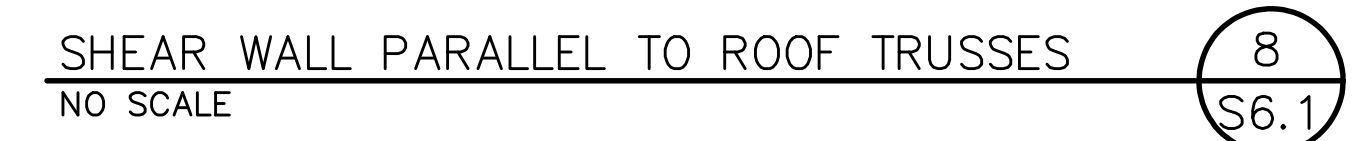
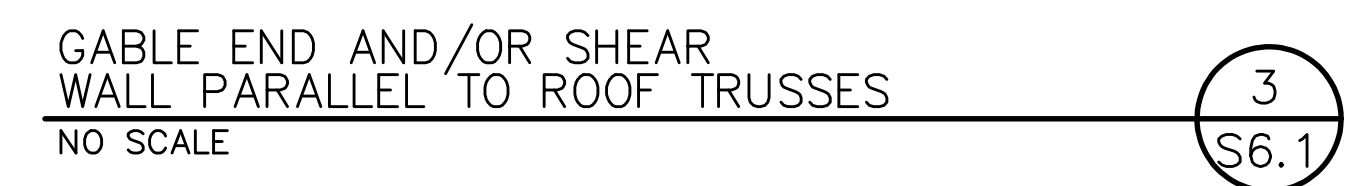
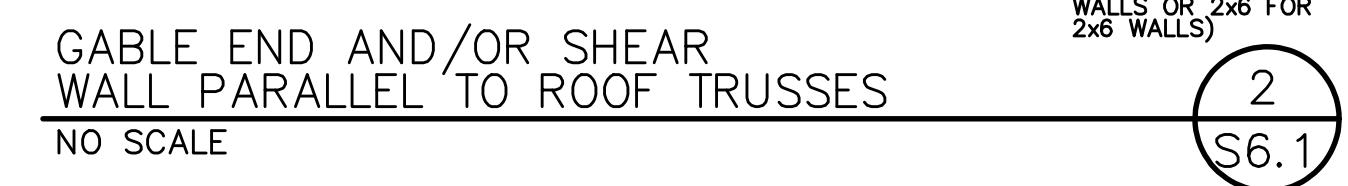
SHEET

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ENGINEER'S STAMP PERTAINS TO
STRUCTURAL INFORMATION ONLY

1/4/25

A circular professional engineer seal for the State of Utah. The outer ring contains the text "LICENSED PROFESSIONAL STRUCTURAL ENGINEER" at the top and "STATE OF UTAH" at the bottom, separated by a decorative rope-like border. The center of the seal contains the following information: "NO. 189469", "THOMAS A. HALES", and "10/4/25". The seal is stamped in black ink on a white background. Above the seal, there is a rectangular stamp that reads "ENGINEER'S STAMP PERTAINS TO STRUCTURAL INFORMATION ONLY". To the left of the seal, there is a handwritten note in red ink that says "1/4/25".

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. ACCORDING TO THESE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND SUPPLYING THE MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. IF THE CONTRACTOR OBSERVES ANY OMISSIONS OR DEFECTS IN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF SUCH ERROR, OMISSION OR DEFECT IN WRITING.

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SHEET

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SHEET TITLE:	ROOF FRAMING DETAILS	
DATE:	10/4/2025	DRAWN: CWH
JOB NO.:	25053	TYPE: ORIGINAL DRAWING

Lomond View
DESIGN SERVICES

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

OGDEN CITY
 WYCAMORE COVE SUBDIVISION
 862 CAHOON CIRCLE
 OGDEN, UTAH 84202

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