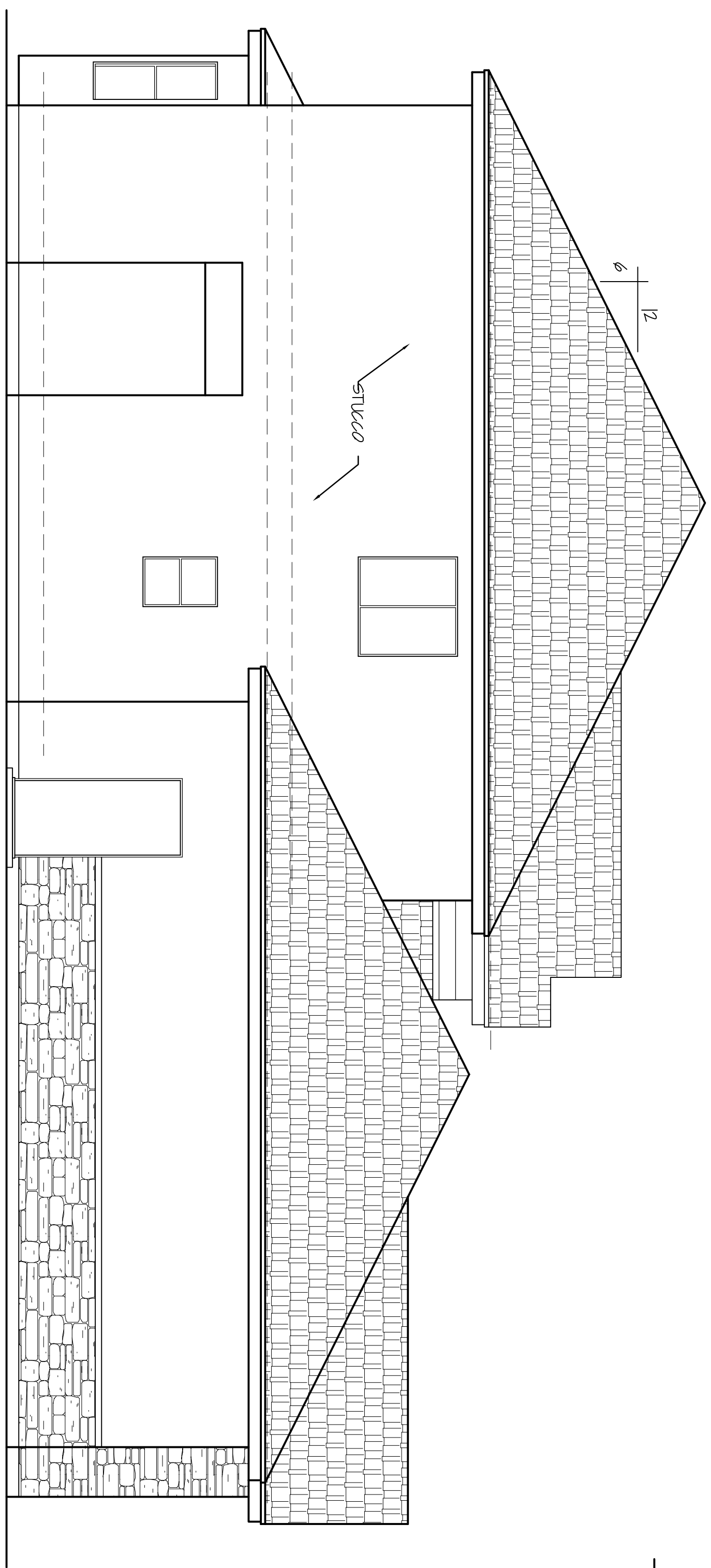


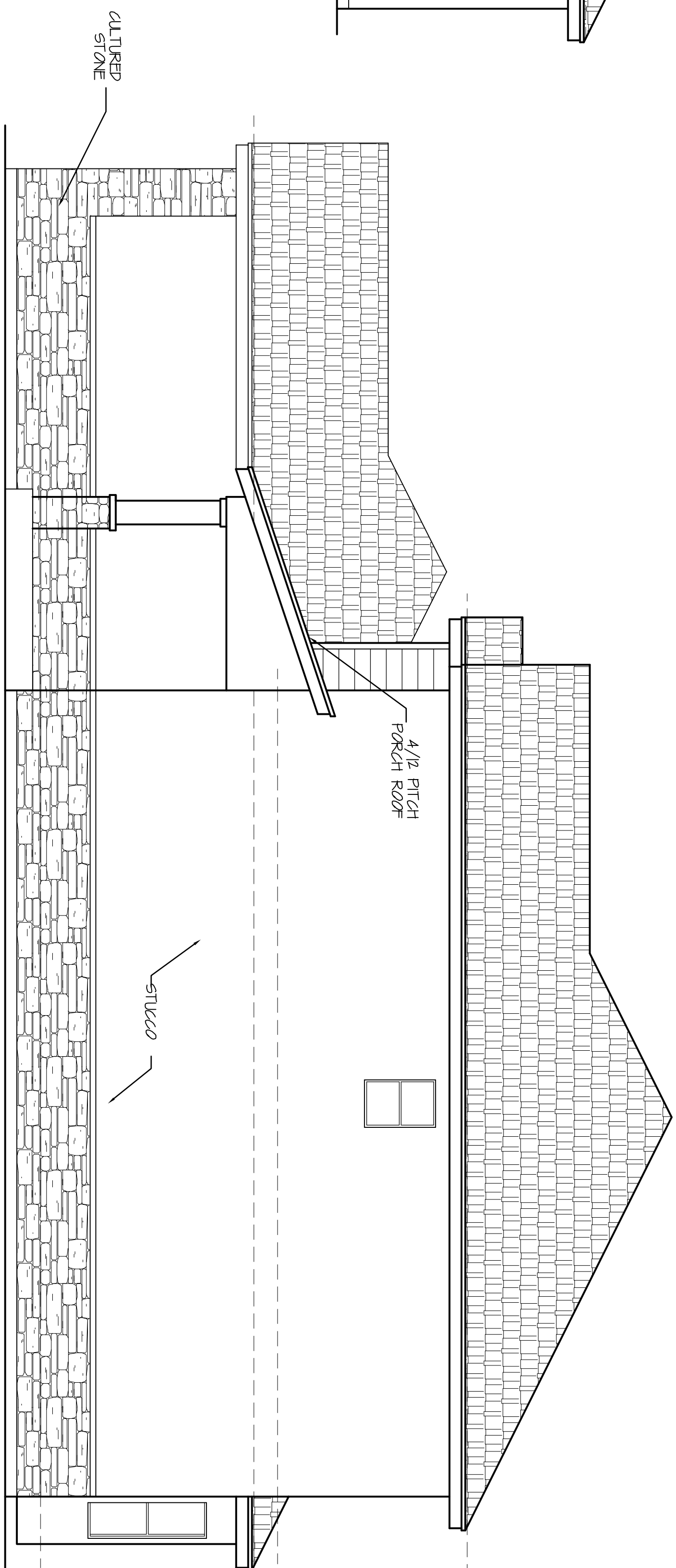
REAR ELEVATION

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



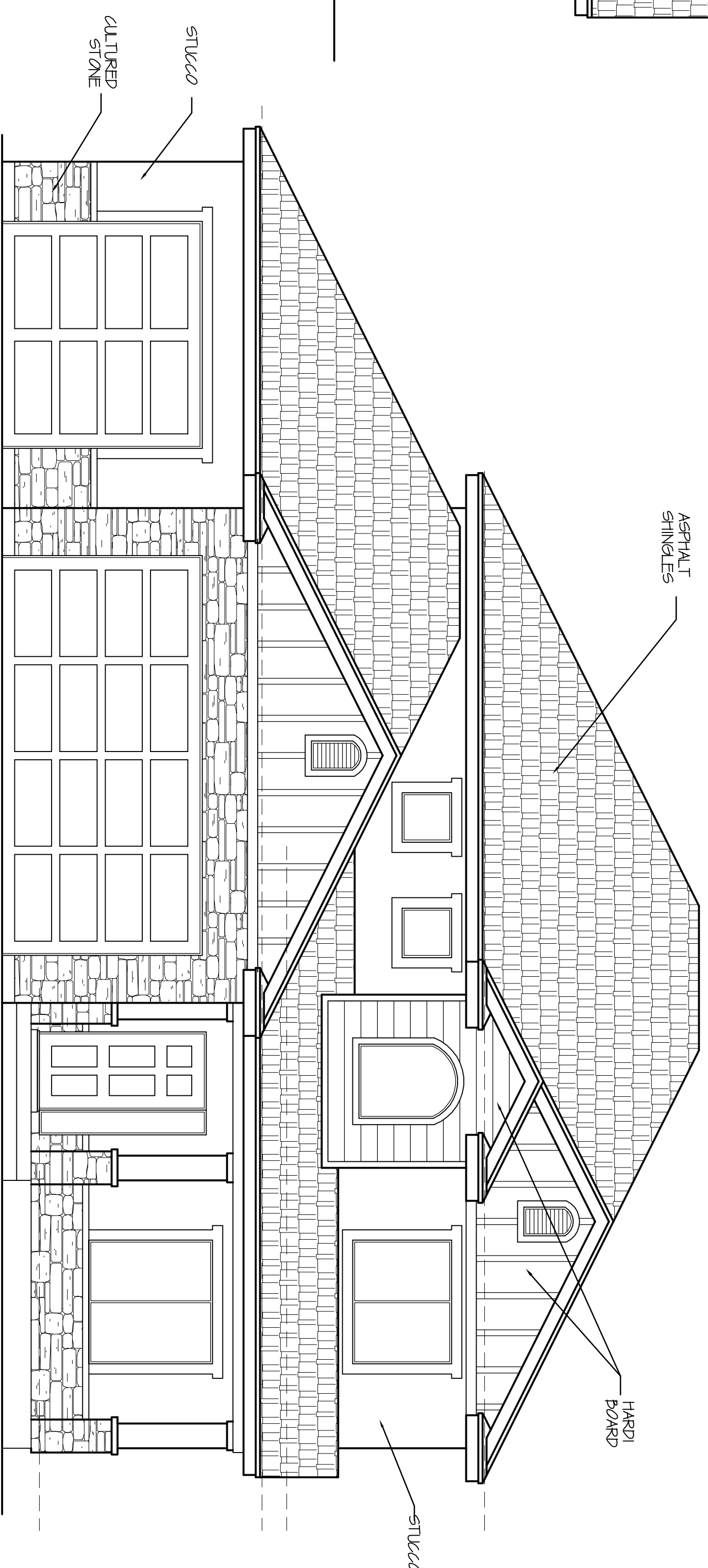
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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

432 SQ. FT. OF STONE REQUIRED (2 X PERIMETER)  
464 SQ. FT. OF STONE SHOWN

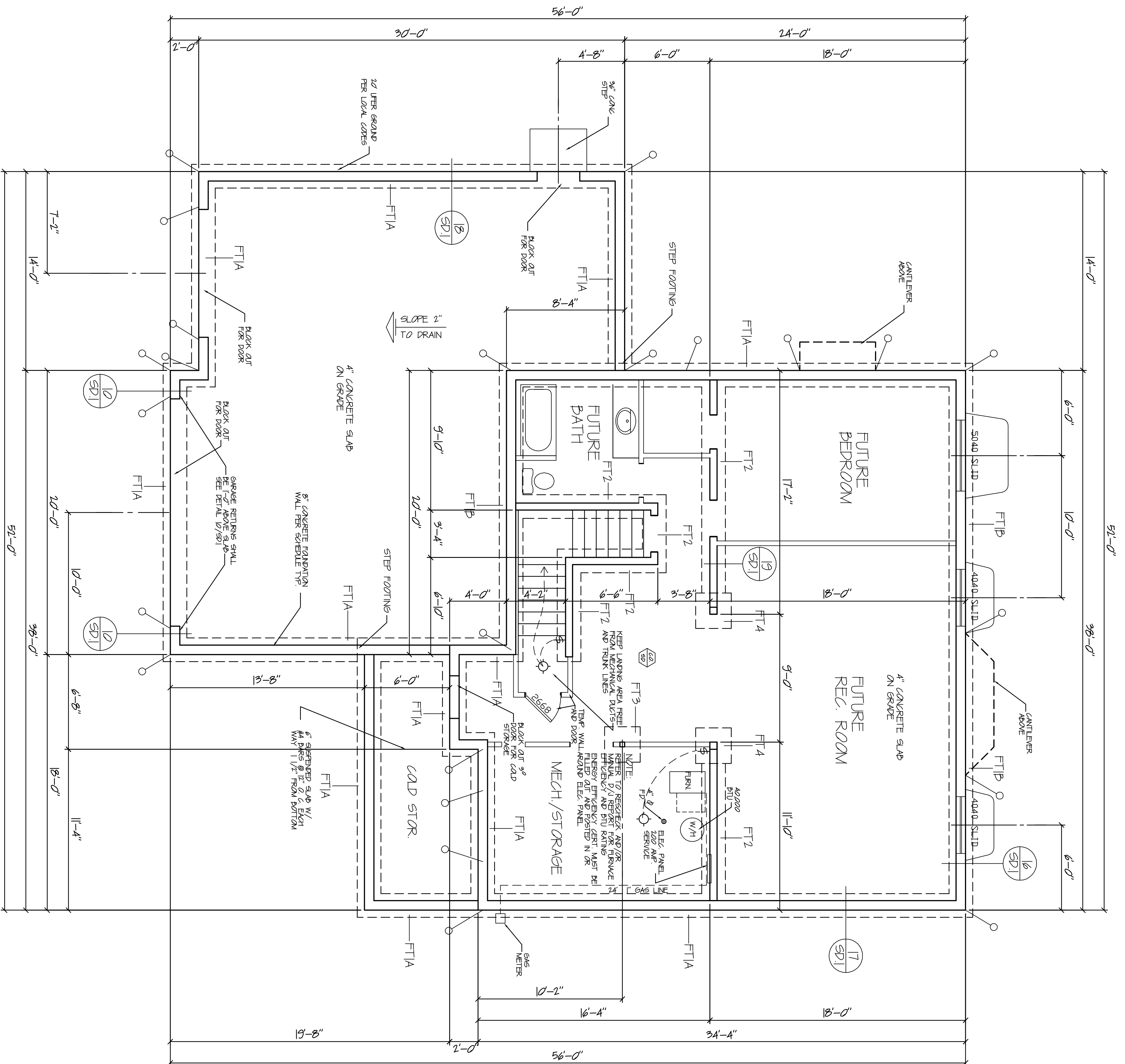
**DAKOTA HOMES**  
2392 PLAN  
LOT 309 THREE FORKS  
WEST JORDAN, UTAH

**E|C|A**  
HOME DESIGN, INC.  
801-280-3030

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DATE: SEPTEMBER 2012  
SCALE: NOTED  
JOB NO.: 2392 PLAN  
SHEET: \_\_\_\_\_



BASEMENT PLAN  
 64 ADDITIONAL FINISHED SQ. FT.  
 SCALE: 1/4"=1'-0"  
 9'-0" BASEMENT

**FOUNDATION AND BASEMENT NOTES**

PROVIDE (2) # 4 BARS AT EACH SIDE OF EACH WINDOW AND DOOR OPENING OF FOUNDATION WALL. EXTEND 24" MIN BEYOND CORNERS OF OPENING.

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FILLING ALL REINFORCING SPACING WITH ANCHORED L-STEEL AND STAPLES. MANY DIFFER. TER. SPECIALS. SEE SCHEDULE ON FLOOR PLAN.

SEIZE WATER HEATER W/ APPROVED SEISMIC STRAPS AND INSTALL EXPANSION TANK PER LOCAL REQUIREMENT. HEAT/CHECK VALVES REQUIRED AT INLET AND OUTLET.

PROVIDE COMBUSTION FROM OUTSIDE FOR FURNACE AND WATER HEATER.

PROVIDE A CONCRETE ENCASED ELECTRODE, AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2009 I.R.C.

**FOOTINGS AND FOUNDATIONS, EXCAVATIONS, GRADING AND FILL SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT**

**HOLD-DOWN SCHEDULE**

○ G-16 STRAPS W/ 14" LAP INTO STUDS SEE DETAIL 12/SD1

○ STD/PLU/IRU HOLD-DOWN SEE DETAIL 15/SD1

**FOUNDATION WALL SCHEDULE**

SIZE	REINFORCEMENT
3' FOUNDATION WALL	#4 bars @ 24" o.c. vertical, (3) #4 bars horizontal
8' FOUNDATION WALL	#4 bars @ 24" o.c. vertical, (5) #4 bars horizontal
9' FOUNDATION WALL	#4 bars @ 18" o.c. vertical, (7) #4 bars horizontal

NOTES: 1. USE 1/2" DIAMETER 7' EMBEDMENT ANCHOR BOLTS @ 24" O.C. W/ 3"x3"x1/4" (Ø 22) PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS.  
 2. PLACE (1) #4 BAR BELOW AND ON EACH SIDE OF EACH OPENING AND (2) #4 BARS ABOVE EACH OPENING. BARS SHALL BE PLACED WITHIN 2" CONCRETE. OPENING REINFORCEMENT IS IN ADDITION TO STANDARD WALL REINFORCEMENT.  
 3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL (Ø 5% COMPACTION), SPECIFIED AND TESTED BY A REGISTERED GEOTECHNICAL ENGINEER.  
 4. TOP AND BOTTOM BARS SHALL BE WITHIN 4" OF THE TOP AND BOTTOM OF THE WALL.  
 5. PLACE REINFORCEMENT IN THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.

**FOOTING SCHEDULE**

DESC.	LENGTH	WIDTH	DEPTH	QTY.	SIZE	LENGTH	SPACING	QTY.	SIZE	LENGTH	SPACING	CAPACITY	NOTE
FT1A CONT.	20'	10"	2'	#4	CONT.	EQ.	-	-	-	-	-	2500 PLF	
FT1B CONT.	24'	10"	2'	#4	CONT.	EQ.	-	-	-	-	-	3000 PLF	
FT2 CONT.	18'	10"	2'	#4	CONT.	EQ.	-	-	-	-	-	2250 PLF	
FT3	24'	24"	10"	3	#4	18"	EQ.	3	#4	18"	EQ.	6000 LBS	SEE DETAIL 18/SD.1
FT4	30'	30"	12"	4	#4	24"	EQ.	4	#4	24"	EQ.	9375 LBS	
FT5	36'	36"	12"	4	#4	30"	EQ.	4	#4	30"	EQ.	13500 LBS	
FT6	42'	42"	12"	5	#4	36"	EQ.	5	#4	36"	EQ.	18375 LBS	
FT7	48'	48"	12"	6	#4	42"	EQ.	6	#4	42"	EQ.	24000 LBS	

NOTES: 1. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL (Ø 5% COMPACTION), SPECIFIED AND TESTED BY A REGISTERED GEOTECHNICAL ENGINEER.  
 2. ALL FOOTINGS SHALL BEAR BELOW THE FROST LINE OF THE LOCALITY (Ø 10" UNDO) PROVIDE 12" DIAMETER SCHEDULE AT EXTERIOR SPOUT FOOTINGS PER 4. PROVIDE J-BOARS TO MATCH VERTICAL FOUNDATION WALL REINFORCEMENT WITH 24" MINIMUM LAP SPACE INTO FOUNDATION WALL.  
 5. CENTER FOOTING UNDER FOUNDATION WALL UNLESS OTHERWISE NOTED.

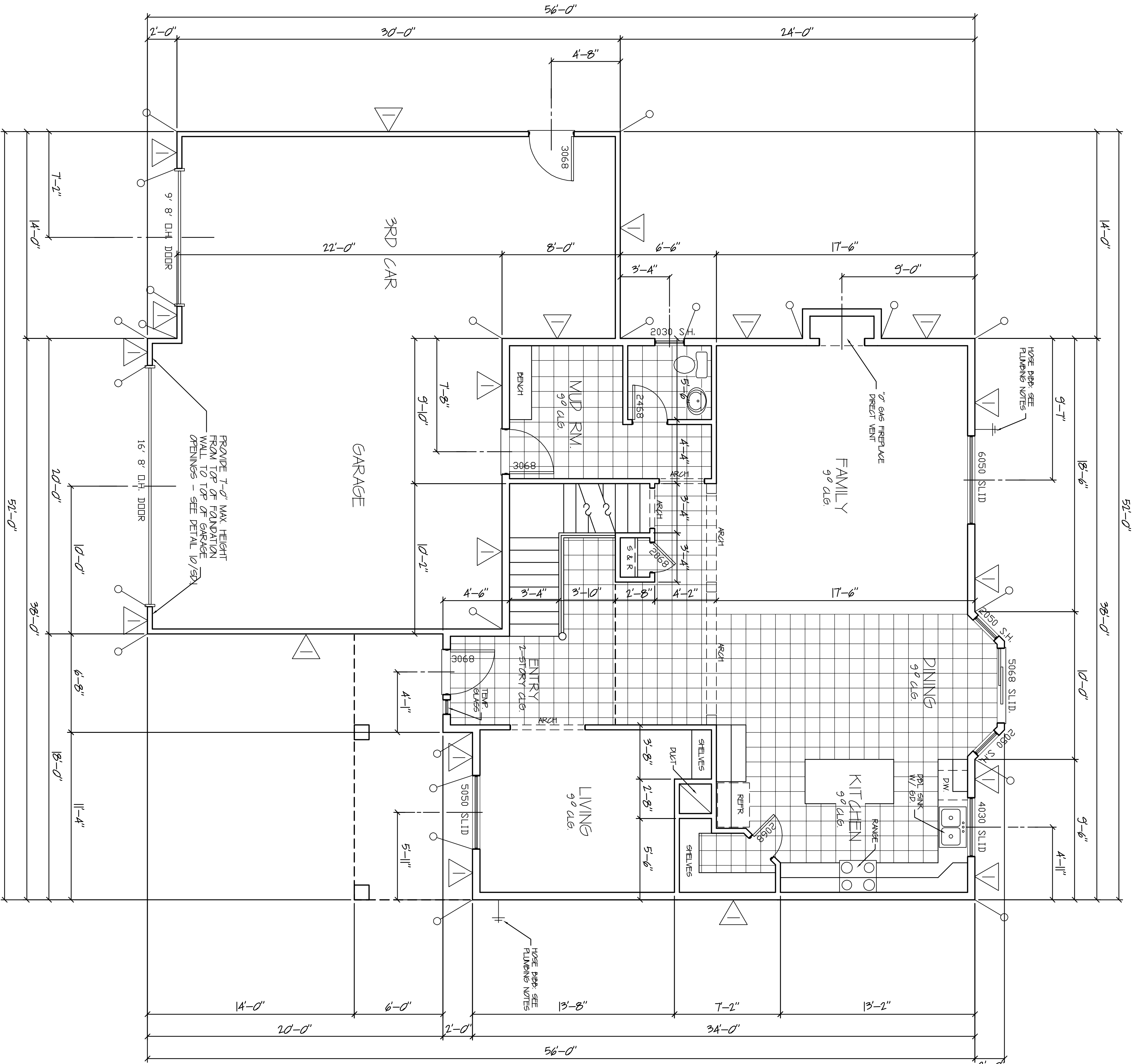
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**ECA**  
 HOME DESIGN, INC.  
 801-280-3030

**DAKOTA HOMES**  
 2392 PLAN  
 LOT 309 THREE FORKS  
 WEST JORDAN, UTAH

DATE: SEPTEMBER 2012  
 SCALE:  
 NOTED  
 2392 PLAN  
 SHEET  
 2



MAIN FLOOR PLAN  
 1282 SQ. FT.  
 2392 TOTAL SQ. FT.  
 SCALE: 1/4"=1'-0"

**FLOOR PLAN NOTES**  
 CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ANY ENGINEERING SPECIFICATIONS AND ADDRESSING CLERICAL DESIGNER MISTAKES. PROVIDE FOR ANY ADDITIONAL FEES FOR ENGINEERING CORRECTIONS, PERMITS, ETC.  
 DOOR FROM GARAGE TO HOUSE IS TO BE 22" MIN. FIRE-RATED SLIDING DOOR.  
 5/8" TYPE X GYP. ON GARAGE WALLS AND CEILING ADJACENT TO LIVING AREAS.  
 LANDINGS AT EXTERIOR DOORS TO BE 36" X 36" MIN.

**FRAMING NOTES**  
 1. FRAMES ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.  
 2. REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.  
 3. ROOF SHEATHING SHALL BE 3/4" OSB OR CDX PL WOOD WITH 16" O.C. STUDS, 5/8" O.C. RAFTERS.  
 4. FLOOR SHEATHING SHALL BE 3/4" OSB OR CDX PL WOOD WITH 16" O.C. STUDS, 5/8" O.C. RAFTERS.  
 5. EXTENSION STUD WALLS TO BE 2x6 @ 16" O.C. U.N.O. GARAGE WALLS MAY BE 2x4 @ 16" O.C. UP TO 10'-0" TALL U.N.O.  
 6. USE (B) 1/2" METAL STRUTS, TOP PLATE SPLICED POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE 4x4x8 MINIMUM LAP BRACE SPECIFICATIONS.  
 7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.  
 8. HOLD-DOWNS SHALL BE INSTALLED ON (2) RILL HEIGHT (RHS STUDS (MINIMUM)).  
 9. FLOOR JOISTS SHALL BE 11-7/8" BOLD-1000 - 1.8A1 16" O.C. U.N.O. PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.  
 10. PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.  
 11. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.  
 12. IF SUSPENDED ROOF, SLAB EXCEEDS 6" THICKNESS, PROVIDE BOTTOM STEEL NOTED ON PLANS.  
 13. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF ADECOQ PRESERVATIVE TREATED OR REDWOOD (SEE DETAIL 15/SD1).  
 14. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.

**HOLD-DOWN SCHEDULE**  
 CSLB STRAPS W/ 1/4" LAP  
 ON/O STUDS  
 SEE DETAIL 12/SD1  
 STD/O/O/RU HOLD-DOWN  
 SEE DETAIL 15/SD1

DESIG.	MATERIAL		#/100 BAY STUDIES		RISINGS		CAPACITY		NOTE
	EDGE	FIELD	EDGE	FIELD	WIND	SEISMIC			
1	7/16" OSB OR CDX PLYWOOD	3-1/2"	12"	6"	12"	360	260	24.5	
2	7/16" OSB OR CDX PLYWOOD	2"	12"	4"	12"	530	350	24.5	
3	7/16" OSB OR CDX PLYWOOD	-	-	3"	12"	685	490	24.5	
4	7/16" OSB OR CDX PLYWOOD	-	-	7"	7"	895	640	24.5	
5	1/2" SHEET ROCK OR BETTER	4"	4"	4"	4"	100	100	7	
6	1/2" SHEET ROCK OR BETTER	4"	4"	4"	4"	125	125	7	

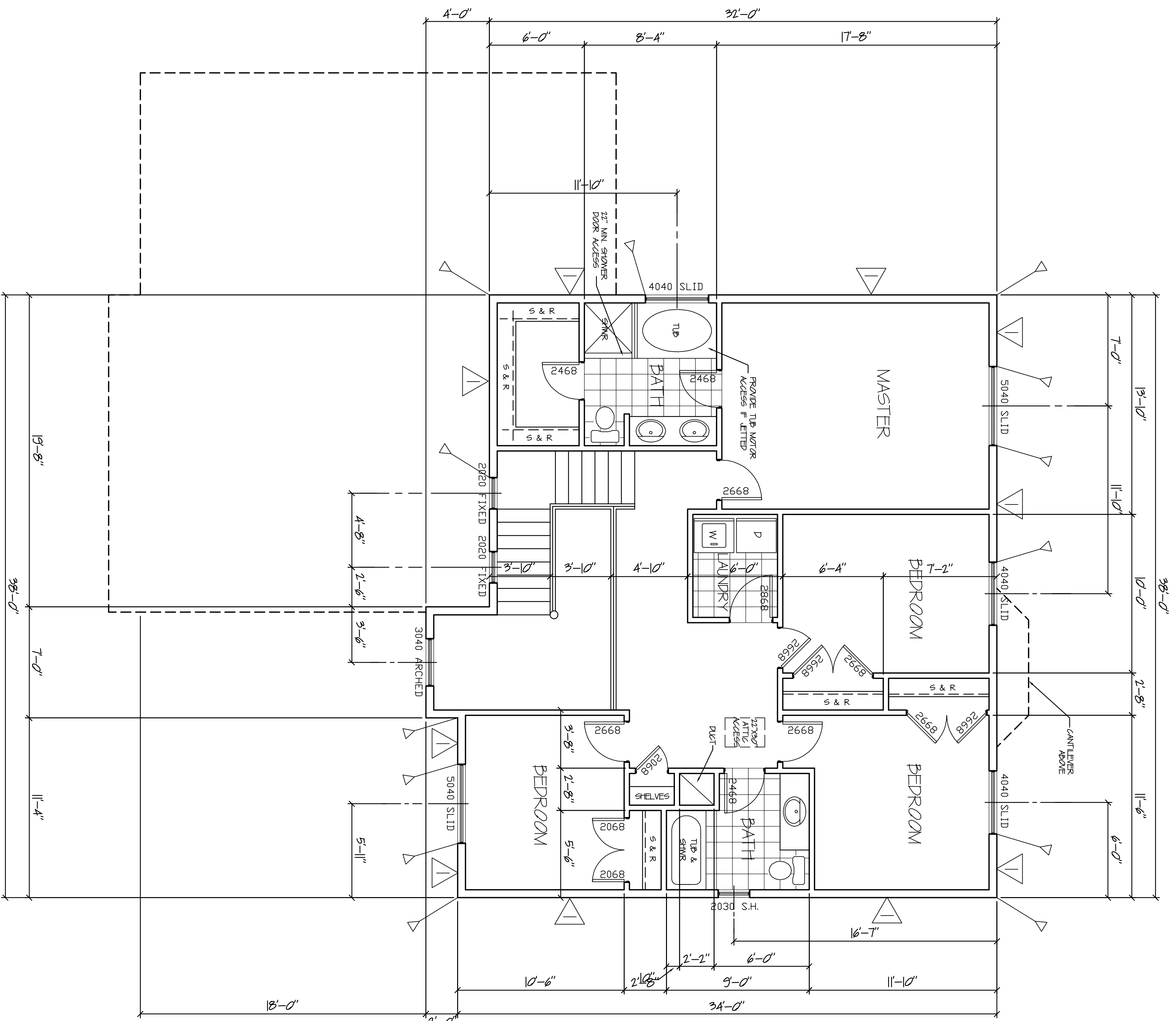
- NOTES:**
1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
  2. USE (2) KING STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CHORDS) U.N.O.
  3. USE (2) KING STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CHORDS) U.N.O.
  4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2 INCH NOMINAL OR UNDER FRAMING WITH EDGE WALLING AT ALL SUPPORTS AND PANEL.
  5. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 16" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
  6. ADDITIONAL PANEL EDGES AND NAILS SHALL BE STAGGERED (MINIMUM 12" FROM EDGE WALLING 16" O.C. UNLESS NAILS AT 16" O.C. COULDN'T HOLD THEM). DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  7. NAILS FOR SHEAR ROCK SHEATHING SHALL BE 50 COOLER NAILS IN LIES OF 80 NAILS PER WALL SCREENS ARE PERMITTED TO SUBSTITUTE FOR 50 COOLER NAILS IF THEIR DIMENSIONS ARE NOT LESS THAN 1 5/8" X 3/4" (SEE DETAIL 2300/7 NOTE 9)

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ECA HOME DESIGN, INC.  
 801-280-3030

DAKOTA HOMES  
 2392 PLAN  
 LOT 309 THREE FORKS  
 WEST JORDAN, UTAH

DATE: SEPTEMBER 2012  
 SCALE: NOTED  
 SHEET: 2392 PLAN



UPPER FLOOR PLAN  
SCALE: 1/4"=1'-0"  
1110 SQ. FT.  
2392 TOTAL SQ. FT.

FLOOR PLAN NOTES

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ANY ENGINEERING SPECIFICATIONS. ERIC ANDREWS CUSTOM HOME DESIGN IS NOT RESPONSIBLE FOR ANY ADDITIONAL FEES FOR ENGINEERING CORRECTIONS, FIX LETTERS, ETC.  
VENT PREFER TO OUTSIDE W/ MIN. 4" VENT  
PROVIDE APPROVED ATTIC ACCESS TO ALL ATTIC AREAS THAT EXCEED 30 SQ. FT. AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER

FRAMING NOTES

- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
- REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.
- ROOF SHEATHING SHALL BE MANUFACTURED TYPE OSB OR CDX PLYWOOD WITH 8" NAILS @ 16" O.C. EDGE, 12" O.C. FIELD.
- FLOOR SHEATHING SHALL BE MANUFACTURED 3/4" T&G WITH 16D NAILS OR 1/2" T&G WITH 16D WOOD SCREWS @ 16" O.C. EDGE, 12" O.C. FIELD.
- EXTENSION STUD WALLS TO BE 2x4 @ 16" O.C. U.N.O. RANGE WALLS MAY BE 2x4 @ 24" @ 16" O.C. UP TO 10'-0" TALL U.N.O.
- USE (B) 1/2" NAIL & BETWEEN TOP PLATE JOINTS POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 40# MINIMUM LAP SPECIFICATIONS.
- INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECIFICATIONS.
- HOLDINGS SHALL BE INSTALLED ON (2) FULL HEIGHT RING STUDS (MINIMUM).
- FLOOR JOISTS SHALL BE 11-7/8" BCI (B200) - 18 AT 16" O.C. U.N.O. PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
11. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
- IF SUSPENDED PORCH SLAB EXCEEDS 8" THICKNESS, PROVIDE BOTTOM STEEL NOTED ON PLANS.
13. ALL LUMBERS NOT PRESERVATIVE TREATED OR ALCOHOL RESISTANT SPECIES CONTACT LE ENGINEERS AND SUPERVISORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.
12. IF SUSPENDED PORCH SLAB EXCEEDS 8" THICKNESS, PROVIDE BOTTOM STEEL NOTED ON PLANS.
14. ALL LUMBERS NOT PRESERVATIVE TREATED OR ALCOHOL RESISTANT SPECIES CONTACT LE ENGINEERS AND SUPERVISORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.

HOLD-DOWN SCHEDULE

OSB STRAPS W/ 1/4" LAP  
ON TO STUDS  
SEE DETAIL 12/SP1  
STH/D/O/ORA HOLD-DOWN  
SEE DETAIL 15/SP1

# SHEAR WALL SCHEDULE 13

DESIG.	MATERIAL	1-1/2" RB EDGE STUDS	8d WALLS	WIND	CAPACITY	NOTE		
1	7/16" OSB OR CDX PLYWOOD	3-1/2"	12"	6"	12"	360	260	24.5
2	7/16" OSB OR CDX PLYWOOD	2'-6"	12"	4"	12"	530	350	24.5
3	7/16" OSB OR CDX PLYWOOD	-	-	3"	12"	685	490	24.56
4	7/16" OSB OR CDX PLYWOOD	-	-	2"	12"	895	640	24.56
5	1/2" SHEET ROCK OR BETTER	7"	7"	7"	7"	100	100	7
6	1/2" SHEET ROCK OR BETTER	4"	4"	4"	4"	125	125	7

- NOTES:
- WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
  - USE (2) RING STUDS AT EACH END OF SHEAR WALLS (SHEAR WALL CONDITIONS U.N.O.)
  - ALL PANEL EDGES SHALL BE BLOCKED WITH 2 INCH NOMINAL OR WIDER FRAMING WITH EDGE WALLING AT ALL SUPPORTS AND PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
  - WALL PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND WALL SPACING IS LESS THAN 16" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
  - WALL PANELS SHALL BE MANUFACTURED TYPE OSB OR CDX PLYWOOD WITH 8" NAILS @ 16" O.C. EDGE, 12" O.C. FIELD.
  - WALLS FOR SHEET ROCK SHEAR WALLS SHALL BE 1/2" SHEET ROCK OR BETTER.
  - WALLS FOR SHEET ROCK SHEAR WALLS SHALL BE 1/2" SHEET ROCK OR BETTER.

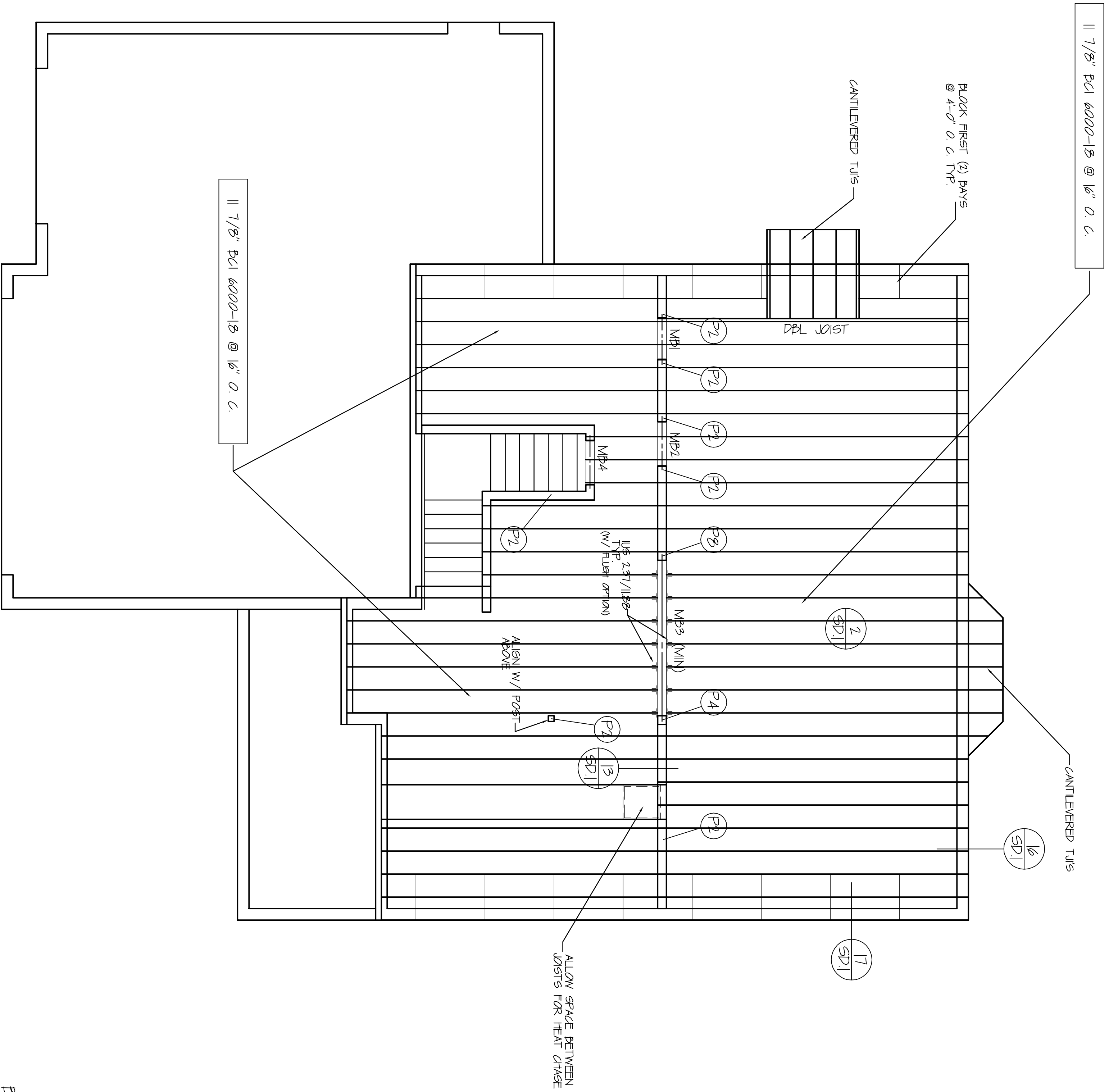
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Eric Home Design, Inc.  
HOME DESIGN, INC.  
801-280-3030

DAKOTA HOMES  
2392 PLAN  
LOT 309 THREE FORKS  
WEST JORDAN, UTAH

DATE: SEPTEMBER 2012  
SHEET NO.: 2392 PLAN  
SCALE: NOTED  
NOTED



MAIN FLOOR FRAMING PLAN SCALE: 1/4"=1'-0"

**BEAM SCHEDULE**

MB1	(2) 2 X 8 DF-L#2
MB2	(2) 2 X 8 DF-L#2
MB3	(2) 1 3/4" X 9 1/2" MICRALLAN
MB4	(2) 2 X 6 DF-L#2

**FRAMING NOTES**

1. FRAMING ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
2. REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.
3. ROOF SHEATHING SHALL BE 2" OR 2 1/2" OSB OR CDX FR. WOOD WITH 3/4" W/ 16" O.C. SPACING @ 16" O.C. EDGES.
4. FLOOR SHEATHING SHALL BE 3/4" T&G WITH 1/2" MINIMUMS OR FIELD JOISTS W/ 16" O.C. SPACING @ 16" O.C. EDGES.
5. EXTENSION STUD WALLS TO BE 2x6 @ 16" O.C. UNO. GARAGE WALLS MAY BE 2x4 @ 16" O.C. UP TO 10'0" TALL UNO.
6. USE 1/2" NAILS BETWEEN TOP PLATE SILL POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE 4"x4" MINIMUM LAP SPICE.
7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECIFICATIONS.
8. HOOKUPS SHALL BE INSTALLED ON 12" FULL HEIGHT KINGS STUDS (MINIMUM).
9. FLOOR JOISTS SHALL BE 11 7/8" BCI 6000-18 AT 16" O.C. UNO.
10. PROVIDE 2x SQUASH BLOCKING AT FLOOR FINISH TO MATCH DIMENSIONS OF POST ABOVE.
11. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
12. IF SUSPENDED ROOF SLAB EXCEEDS 6" THICKNESS, PROVIDE 2x6 SQUASH BLOCKING AT BOTTOM OF ROOF JOIST IN ADDITION TO BOTTOM STEEL. NOTED ON PLANS.
13. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF ALCOBY RESISTANT SPECIES. CONTACT LUMBERERS AND SURVEYORS INC. FOR DIFFERENT SPECIES TO BE USED.

**POST SCHEDULE**

#	POST SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
P8	3-1/2" X 5-1/2" PARALLAM POST
P9	5-1/4" X 5-1/4" PARALLAM POST

- NOTES:**
1. POSTS INDICATE NUMBER OF TRIMMER STUDS TO BE INSTALLED TO FULL HEIGHT KING STUDS UNO.
  2. INSTALL (1) TRIMMER AND (1) KING STUD EACH SIDE OF POST.
  3. INSTALL (2) TRIMMER STUDS AT EACH SIDE OF OPENINGS GREATER THAN 6" WIDE UNO.
  4. GREATER THAN 6" WIDE UNO.
  5. 2x BUILT UP POSTS SHALL BE THE SAME WIDTH OF THE WALL EACH PLY OF 2x BUILT UP POSTS W/ 16" NAILS @ 6" O.C. STAGGERED UNO.
  6. WALL EACH PLY OF 2x BUILT UP POSTS W/ 16" NAILS @ 6" O.C. STAGGERED UNO.
  7. SHALL BE BRACED WITH BC OR AC POST CAP AND PC OR ABA POST BASE UNO.

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801-280-3030

**DAKOTA HOMES**  
2392 PLAN  
LOT 309 THREE FORKS  
WEST JORDAN, UTAH

DATE: SEPTEMBER 2012  
SCALE: NOTED

NOTED: 2392 PLAN SHEET

5