



NOTE:  
THIS HOME IS LOCATED IN AN OVER PRESSURE ZONE. ALL GLAZING WITH TOP EDGE 24" OR MORE ABOVE GRADE ARE REQUIRED TO BE TEMPERED WVC-10-10-17

**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 DRYER TO OUTSIDE W/ MIN. 4" VENT  
DOOR FROM GARAGE TO HOUSE IS TO BE 12 MIN. FIRE-RATED SELF-CLOSING DOOR  
PROVIDE APPROVED ATTIC ACCESS TO ALL ATTIC AREAS THAT EXCEED 30 SQ. FT. AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER  
5/8" TYPE X GYP. ON GARAGE WALLS AND CEILING ADJACENT TO LIVING AREAS  
LANDINGS AT EXTERIOR DOORS TO BE 3/4" X 3/8" MIN.

**FRAMING NOTES**  
1. PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.  
2. REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.  
3. ROOF SHEATHING SHALL BE EVALUATED 7/16" OSB OR CDX PLYWOOD WITH 60 WALS IN 1' O.C. EDGE, 12" O.C. FIELD.  
4. FLOOR SHEATHING SHALL BE EVALUATED 3/4" T&G WITH 160 WALS OR SIMPSON WENTZ'S 88 WOOD SCREWS AT 1' O.C. EDGE, 12" O.C. FIELD.  
5. EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. UNDO. EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNDO WITH 160 NAIL SPACING.  
6. USE (8) 160 NAILS BETWEEN TOP PLATE SPICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE 4x4 MINIMUM LDP SPURGE.  
7. INSTALL ALL SIMPSON HANDWARE PER MANUFACTURERS SPECIFICATIONS.  
8. HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).  
9. FLOOR JOISTS TO BE 11/2" T&G AT 16" O.C. UNDO.  
10. ROOF RAFTERS TO BE 2x10 @ 24" @ 24" O.C. UNDO.  
11. PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.  
12. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.  
13. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SPECIES. CONTACT LEI ENGINEERS AND SUPERVISORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.

○ LSTHD 8/BRJ - SEE DETAIL (P/SP1)

**# SHEAR WALL SCHEDULE**

DESIG.	MATERIAL	1-1/2" 16 GAUGE STUDS	8" WALS	8" WALS	WIND	SEISMIC	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"	895	490	24.5
4	7/16" OSB OR CDX PLYWOOD	-	-	2"	12"	895	640	24.5
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:**  
1. WALL STUDS ARE TO BE SPACED AT 16" O.C. UNDO.  
2. UNIT SHEAR CAPACITIES ARE BASED ON A R.F. RANGING FROM 1.3X (RBC 2206) TO 1.0.  
3. ALL PANEL BOARDS SHALL BE RECOVERED WITH 3/4" NOMINAL OR UNDER FRAMING WITH EDGE MIMICKING AT ALL SUPPORTS AND PANEL EDGES UNDO. (AS PER SPS 4.3.7.1 NOTE 1).  
4. ALL PANEL BOARDS SHALL BE RECOVERED WITH 3/4" NOMINAL OR UNDER FRAMING WITH UNDER FRAMING WITH EDGE MIMICKING AT ALL SUPPORTS AND PANEL EDGES UNDO. (AS PER SPS 4.3.7.1 NOTE 1).  
5. BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.  
6. FRAMING AT JOINTS SHALL BE 3/4" NOMINAL OR UNDER FOR EDGE MIMICKING 7" O.C. OR LESS WALLS AT ALL JOINTS.  
7. NAILS FOR SHEET ROCK SHEET WALLS SHALL BE 60 COOLER NAILS IN LEU OF 80 WALS. DRYPWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 60 COOLER WALLS IF THEIR DIMENSIONS ARE NOT LESS THAN 1" 5/8" X 0.687" (RBC TABLE 206, NOTE 6).

**FLOOR PLAN**  
SCALE 1/4" = 1'-0"  
1616 SQ. FT.  
NOTE:  
CONSULT WITH PAULDER FOR VALLTED CEILING LOCATIONS

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

**DAKOTA HOMES**  
1626 PLAN  
LOT 314 THREE FORKS  
WEST JORDAN, UTAH

DATE: MAY 2012  
SCALE: NOTED  
SHEET: 1626 PLAN

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