



FLOOR PLAN
1844 SQ. FT.
SCALE 1/8" = 1'-0"
NOTE: CONSULT WITH PAULDER FOR VAULTED CEILING LOCATIONS

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 PRYER TO OUTSIDE W/ MIN. 4" VENT
- DOOR FROM GARAGE TO HALL IS TO BE 10 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 3/4" 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 APPLICATED 7/16" OSB OR CDX PLYWOOD WITH RAFTERS AT 16" O.C. EDGE, 12" O.C. FIELD
- 4. FLOOR SHEATHING SHALL BE APPLICATED 3/4" CDX WITH 10 NAILS OR SIMPSON WNS1212S #10 WOOD SCREWS AT 16" O.C. EDGE, 12" O.C. FIELD
- 5. EXTERIOR STUD WALLS SHALL BE 2x8 @ 16" O.C. UNO. GARAGE WALLS MAY BE 2x4 @ 16" O.C. UP TO 10'-0" TALL
- 6. USE (8) 1/4" DIA. SERTMENT TOP BOLT SPODES BOLTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4" MINIMUM LAP SPICE SPECIFICATIONS
- 7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS INSTRUCTIONS
- 8. HOLDINGS SHALL BE INSTALLED ON (2) TALL HEIGHT KING STUDS (MINIMUM)
- 9. FLOOR JOISTS SHALL BE 11-7/8" BCJ (6000) - 18 AT 16" O.C. UNO
- 10. ROOF RAFTERS TO BE 2X6 @ 16" O.C. UNO
- 11. PROVIDE 2" SQUARE BLOCKING IN 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 SHALL BE PRESERVATIVE TREATED TO PROTECT AGAINST TERMITES AND OTHER INSECTS AND SPORES, INC. P.A. DIFFERENT SPECIES IS TO BE USED

○ LISTED 8/8R1 - SEE DETAIL 15/SP1

#/ SHEAR WALL SCHEDULE

DESIG.	MATERIAL	1-1/2" 16 DASH STAPLES	8" WALLS	CAPACITY	NOTE	
		EDGE	FIELD	WIND	SEISMIC	
1	7/16" OSB OR CDX PLYWOOD	3-1/2"	12"	360	260	24.5
2	7/16" OSB OR CDX PLYWOOD	2-1/2"	12"	330	350	24.5
3	7/16" OSB OR CDX PLYWOOD	-	12"	530	350	24.5
4	7/16" OSB OR CDX PLYWOOD	-	12"	685	490	24.5
5	1/2" SHEET ROCK OR BETTER	7"	7"	100	100	7
6	1/2" SHEET ROCK OR BETTER	4"	4"	123	123	7

- NOTES:
- 1. WALL STUDS ARE TO BE SPACED AT 16" O.C. UNO.
 - 2. UNIT SHEAR CAPACITIES ARE BASED ON #4 F.R. SPACING TABLE 2.3A (IBC 2006) UNO.
 - 3. ALL PANEL EDGES SHALL BE REINFORCED WITH 2-INCH NOMINAL OR UNDER FRAMING WITH EDGE MAKING AT ALL SUPPORTS AND PANEL.
 - 4. ALL PANEL EDGES SHALL BE REINFORCED WITH 2-INCH NOMINAL OR UNDER FRAMING WITH EDGE MAKING AT ALL SUPPORTS AND PANEL.
 - 5. EDGES UNO. (AS PER SPACING 2.3.1 NOTE 1)
 - 6. FRAMING AT ADJOINING PANEL EDGES AND ALL PLATES SHALL BE 3-INCH NOMINAL OR UNDER FOR EDGE MAKING 3" O.C. OR LESS WALLS AT BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 - 7. NAILS FOR SHEET ROCK SHEARWALLS SHALL BE 6d COOKER NAILS IN FIELD OR 8d WALLS DRYWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 6d COOKER NAILS IF THEIR DIMENSIONS ARE NOT LESS THAN 1" SPACING (IBC TABLE 2006.7 NOTE 9)

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DAKOTA HOMES
1844 PLAN
LOT 111 SUNSET POINTE
HERRIMAN, UTAH

DATE: MAY 2013
SCALE: NOTED
SHEET: 1844 PLAN

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