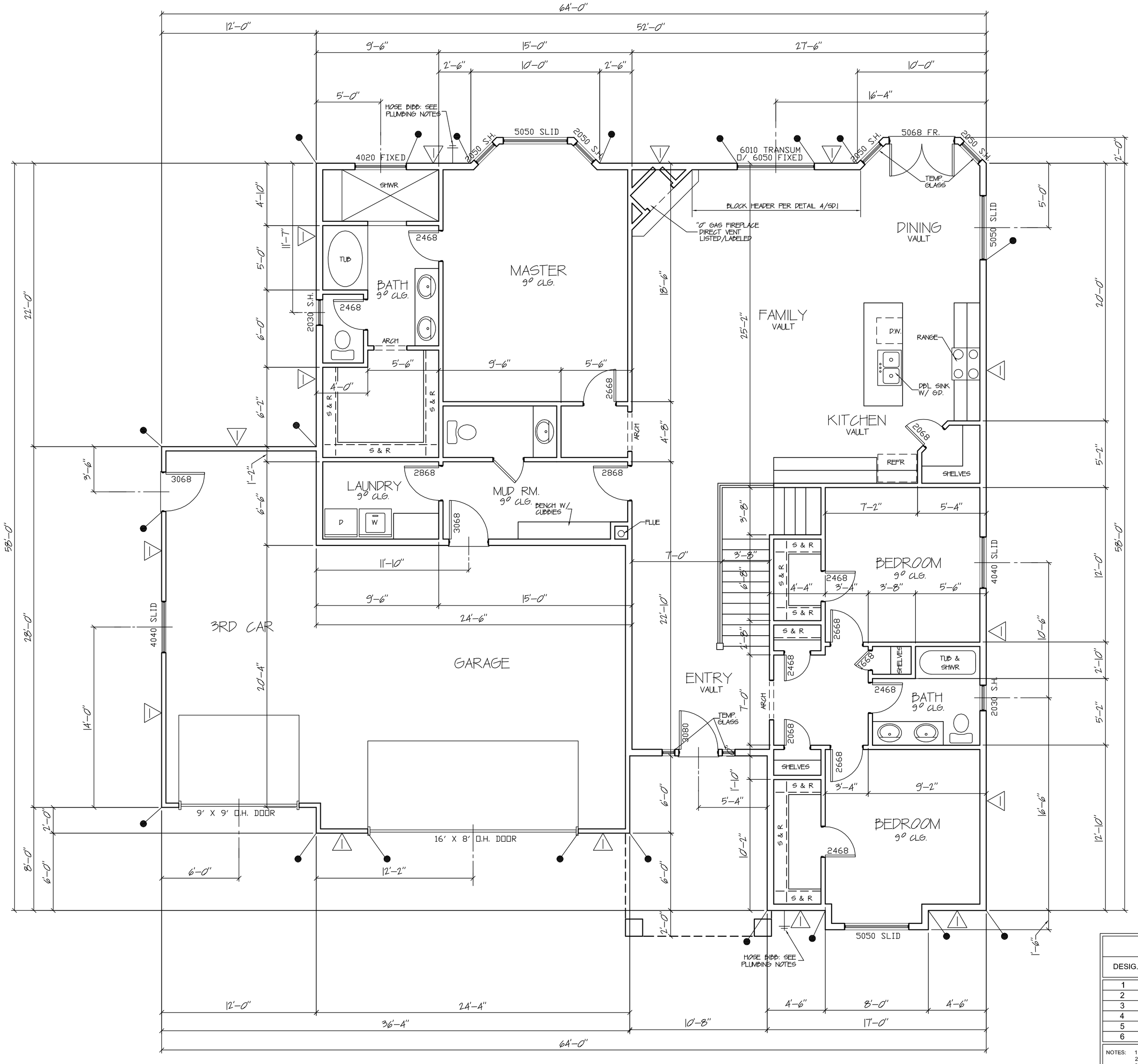

FLOOR PLAN

2248 SQ. FT.

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

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 20 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 36" X 36" 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 APA RATED 7/16" OSB OR CDX PLYWOOD WITH 8d NAILS AT 6" O.C. EDGE, 12" O.C. FIELD.
4. FLOOR SHEATHING SHALL BE APA RATED 3/4" T&G WITH 10d NAILS OR SIMPSON WSNT2LS #8 WOOD SCREWS AT 6" O.C. EDGE, 12" O.C. FIELD.
5. EXTERIOR STUD WALLS TO BE 2 X 6 @ 16" O.C. U.N.O. GARAGE WALLS MAY BE 2 x 4 @ 16" O.C. UP TO 10'-0" TALL U.N.O.
6. USE (11) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4'-0" MINIMUM LAP SPLICE.
7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
8. HOLDOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
9. FLOOR JOISTS SHALL BE 11-7/8" BCI 6000 - 1.8 AT 16" O.C. U.N.O.
10. ROOF RAFTERS TO BE 2 X 6 DF-L #2 @ 24" O. C. U.N.O.
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 SHALL BE PRESERVATIVE TREATED OF OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.
14. IF SUSPENDED PORCH SLAB EXCEEDS 6" THICKNESS, PROVIDE #4 BARS AT 18" O. C. 1 1/2" FROM TOP OF SLAB IN ADDITION TO BOTTOM STEEL NOTED ON PLANS.

HOLDOWN SCHEDULE

SYMBOL	HOLDOWN/STRAP
●	LSTHD8/8RJ HOLDOWN SEE DETAIL 15/SD.1
■	STHD10/10RJ HOLDOWN SEE DETAIL 15/SD.1

SHEAR WALL SCHEDULE [1,3]

DESIG.	MATERIAL	1-1/2 16 GAGE STAPLES		8d NAILS		CAPACITY		NOTE
		EDGE	FIELD	EDGE	FIELD	WIND	SEISMIC	
1	7/16" OSB OR CDX PLYWOOD	3-1/2"	12"	6"	12"	360	260	2,4,5
2	7/16" OSB OR CDX PLYWOOD	2" [6]	12"	4"	12"	530	350	2,4,5,
3	7/16" OSB OR CDX PLYWOOD	-	-	3"	12"	685	490	2,4,5,6
4	7/16" OSB OR CDX PLYWOOD	-	-	2"	12"	895	640	2,4,5,6
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. U.N.O.
2. UNIT SHEAR CAPACITIES ARE BASED ON AF & PA SDPWS TABLE 4.3A (IBC 2306.3)
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 WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O. (AF&PA SDPWS 4.3.7.1 NOTE 1)
5. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
6. FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 3-INCH NOMINAL OR WIDER FOR EDGE NAILING 3" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED. (AF&PA SDPWS 4.3.7.1 NOTE 3)
7. NAILS FOR SHEET ROCK SHEARWALLS SHALL BE 5d COOLER NAILS IN LIEU OF 8d NAILS. DRYWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 5d COOLER NAILS IF THEIR DIMENSIONS ARE NOT LESS THAN 1 5/8"x0.086" (IBC TABLE 2306.7 NOTE c)

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ECA

HOME DESIGN, INC.
801-280-3030

DAKOTA HOMES
2248 PLAN
LOT 16 ANTELOPE MEADOWS
HERRIMAN, UTAH

DATE
JUNE 2016

SCALE
NOTED

JOB NO.
2248 PLAN

SHEET
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