



FLOOR PLAN

1834 SQ. FT.

SCALE 1/4" = 1'-0"

NOTE:
CONSULT WITH BUILDER FOR
VALUED CEILING LOCATIONS

NOTE:
THIS HOME IS LOCATED IN
AN UNDESIGNED AREA.
ALL FINISHES WITH TOP EDGE
24" OR MORE ABOVE GRADE ARE
REQUIRED TO BE TEMPERED
GLASS
WVC 7-10-10-107

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 PRINTER TO OUTSIDE W/
MIN. 4" VENT

DOOR FROM GARAGE TO HOSE
9" TO BE 1/2 MIN. FIRE-RATED
SELF-CLOSING DOOR

PRANIE 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 APA RATED 7/16" OSB OR CDX R. WOOD WITH 80 WALLS AT 16" O.C. EDGE, 12" O.C. FIELD.
4. FLOOR SHEATHING SHALL BE APA RATED 3/4" T&G WITH 16" WALLS OR SIMPSON WNS123 80 WOOD SCREWS AT 16" O.C. EDGE, 12" O.C. FIELD.
5. EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. UNO.
6. EXTERIOR WALLS SHALL BE 2x4 @ 16" O.C. UNO.
7. USE (15) 16d NAILS BETWEEN TOP PLATE BRACE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A-47 MINIMUM LAP BRACE SPECIFICATIONS.
8. HOLD-DOWNS SHALL BE INSTALLED ON (1) FULL HEIGHT KING STUDS (MINIMUM).
9. FLOOR JOISTS TO BE 11-7/8" T&G @ 16" O.C. UNO.
10. ROOF RAFTERS TO BE 2x6 @ 24" @ 24" O.C. UNO.
11. PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
12. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
13. IF SUSPENDED FLOOR SLAB EXCEEDS 6" THICKNESS PROVIDE BOTTOM STEEL. NOTED ON PLANS.
14. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR A LCAEW RESISTANT SPECIES. CONTACT THE ENGINEER AND SUPERVISOR, INC. FOR A SPECIFICATION OF WOOD TO BE USED.

DOWN SCHEDULE
LSTD 8/PRL DOWN
SEE DETAIL 15/521

▲ SHEAR WALL SCHEDULE

DESIG.	MATERIAL	1/2" R OMB STAPLES	8d NAILS	WIND	CAPACITY	NOTE		
	EDGE	FIELD	EDGE	FIELD	SEISMIC			
1	7/16" OSB OR CDX PLYWOOD	3-1/2"	12"	6"	12"	360	280	2.4.5
2	7/16" OSB OR CDX PLYWOOD	2" x 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. UNO.
 2. USE SHING GRAFTERS AND BRASS OR ALUMINUM BRASS NAILS (AS REQUIRED).
 3. ALL PANEL EDGES SHALL BE BLOCED WITH 2-INCH NOMINAL OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES UNO. (WAPA SPP-2017.1) UNO.
 4. ALL PANEL EDGES SHALL BE BLOCED WITH 2-INCH NOMINAL OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES UNO. (WAPA SPP-2017.1) UNO.
 5. BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 6. PROVIDE A FLOORING PANEL EDGES AND SILL STUDS SHALL BE SPACING NOMINAL OR WIDER FOR EDGE NAILING 3" O.C. UNLESS WALLS AT WALLS FOR SHEET ROCK SHEARWALLS SHALL BE 6d COOLER WALLS IN LEO OF 8d WALLS. DRYSWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 5d COOLER WALLS IF THEIR DIMENSIONS ARE NOT LESS THAN 1.58" X 0.08" (IBC TABLE 2008.7 NOTE 6)

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ERIC ANDREWS
CUSTOM HOME DESIGN, INC.
(801)280-3030

DAKOTA HOMES
1834 PLAN
LOT 54 VISTAS AT WEST RIDGE
WEST VALLEY CITY, UTAH

DESIGN	DATE
CHECKED	DATE
PERMITTER	DATE
NOTED	DATE
JOB NO.	DATE
1834 PLAN	DATE
SHEET	DATE