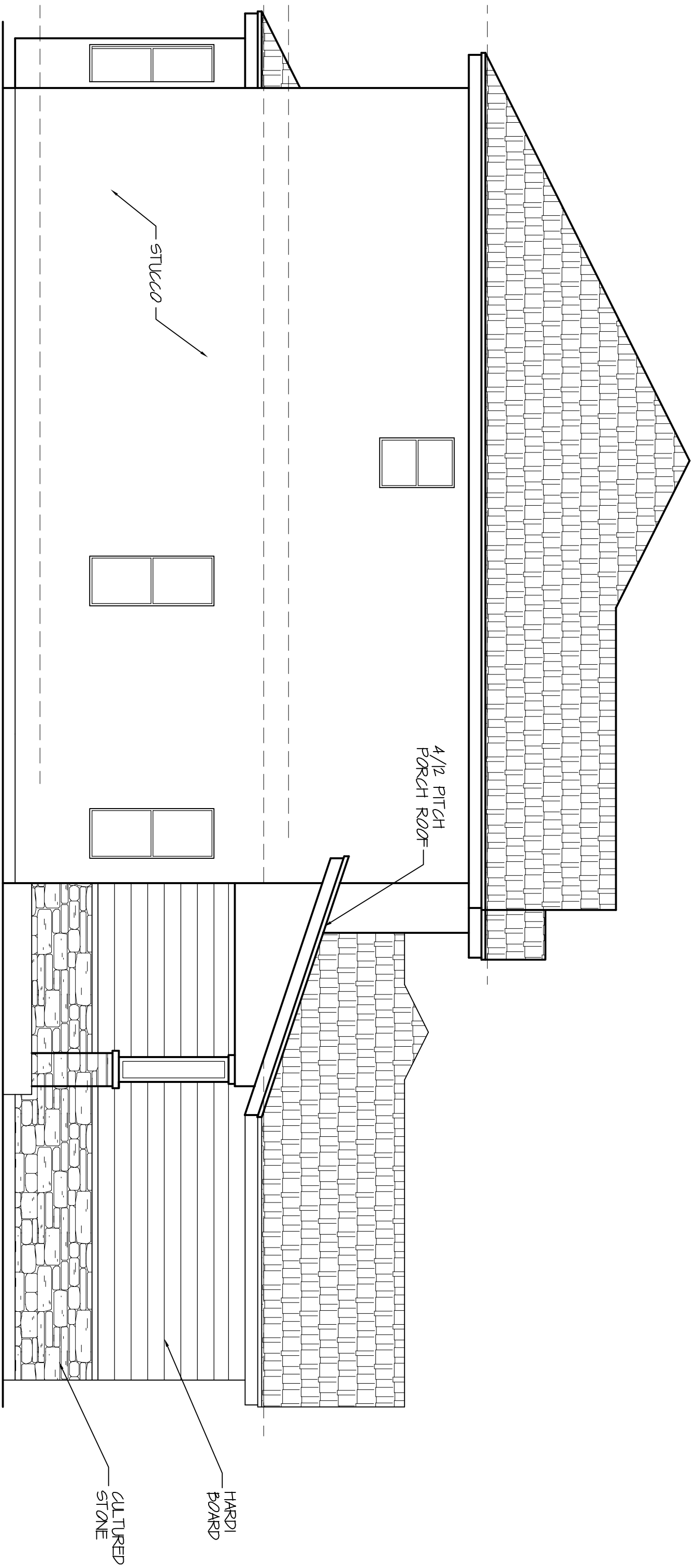


REAR ELEVATION

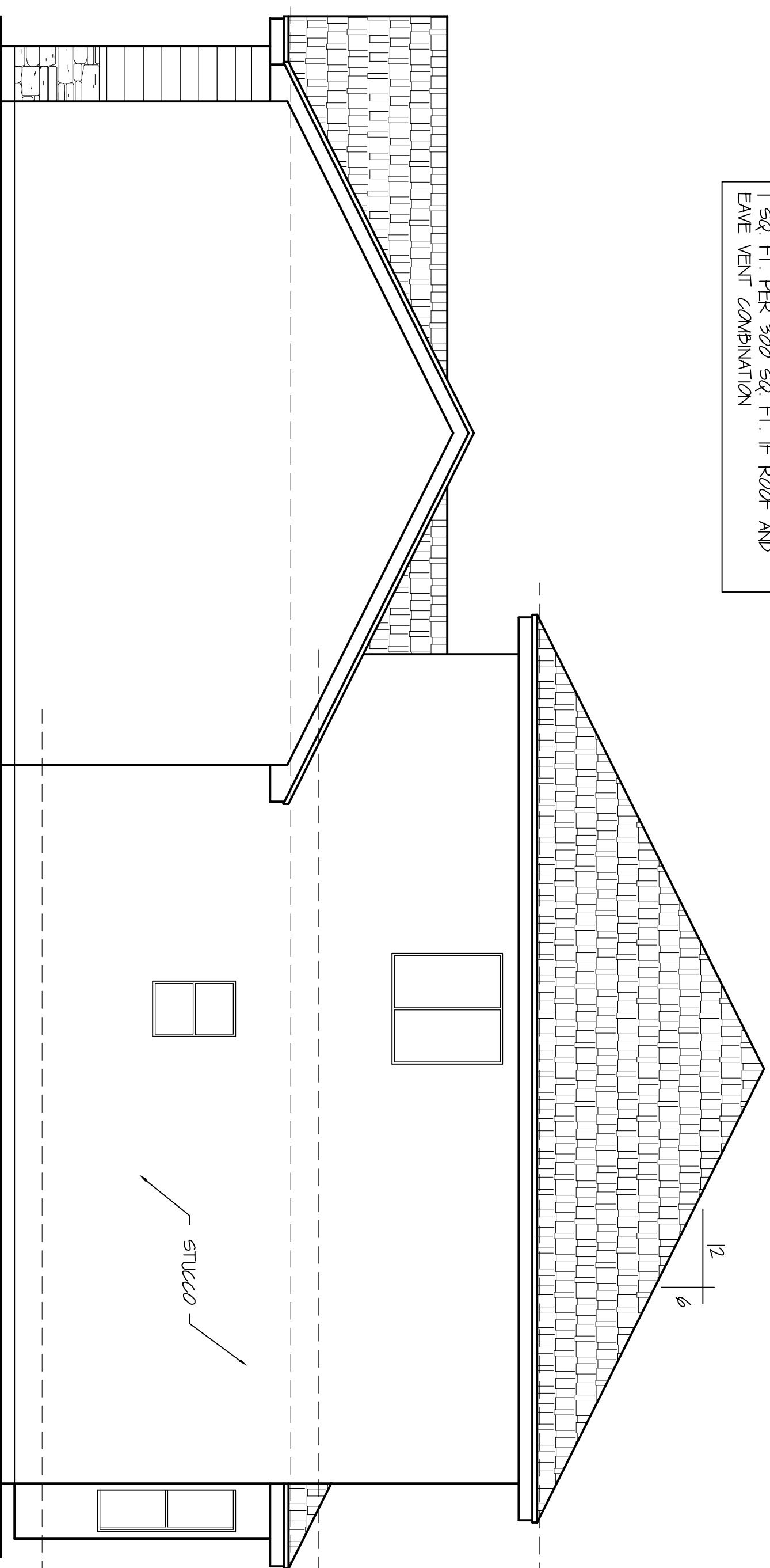
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

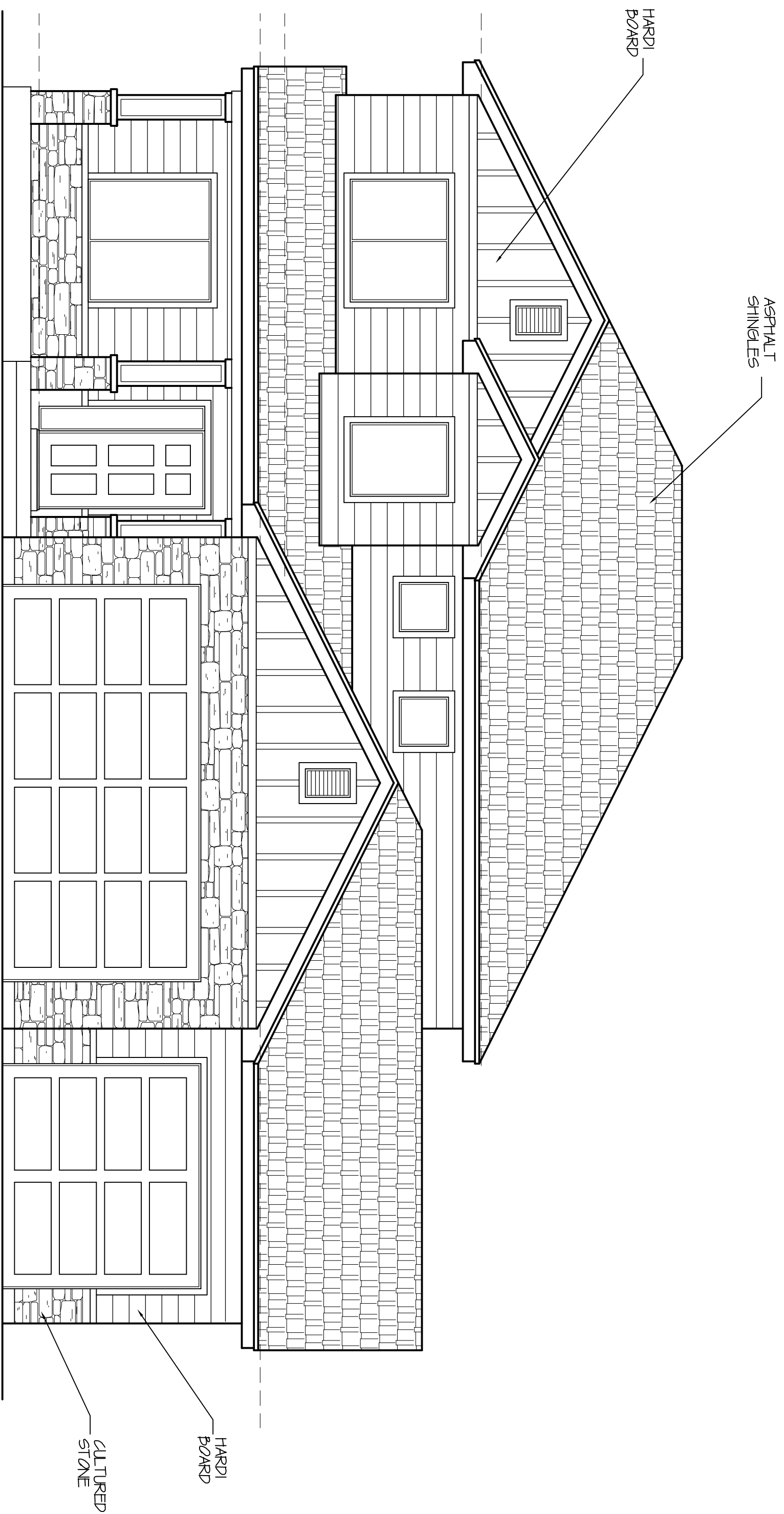
SCALE: 1/4"=1'-0"

ELEVATION NOTES
 ALL EXCAVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REQUIRED ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER.
 PROVIDE 1 SQ. FT. OF ATTIC VENTILATION FOR EVERY 150 SQ. FT. OF ATTIC AREA OR 1 SQ. FT. PER 300 SQ. FT. IF ROOF AND EAVE VENT COMBINATION.



RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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

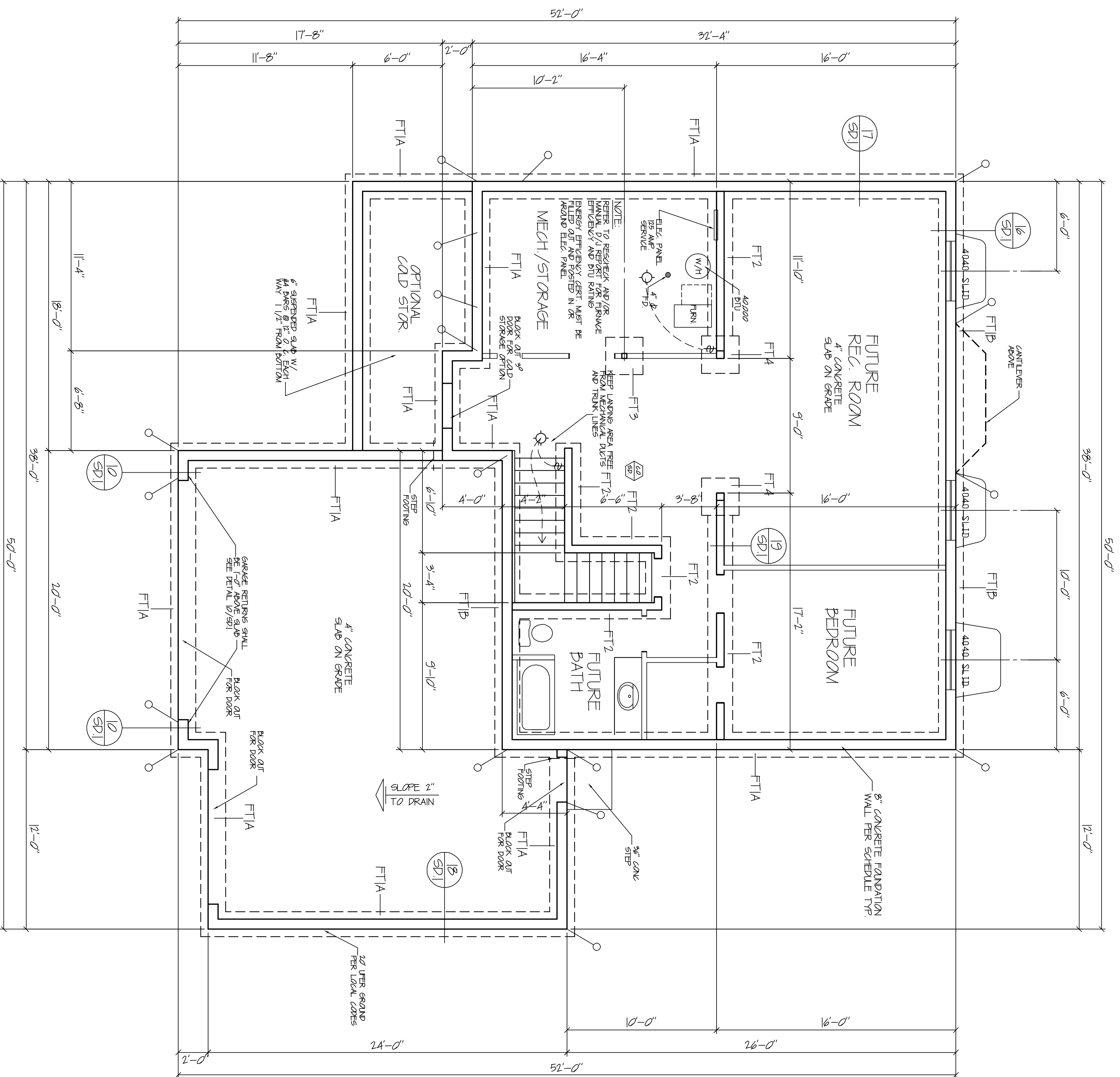
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 HOME DESIGN, INC.
 801-280-3030

DAKOTA HOMES
 2240 PLAN
 LOT 106 SUNSET POINTE
 HERRIMAN, UTAH

DATE: JUNE 2013
 SCALE: NOTED
 JOB NO.: 2240 PLAN
 SHEET: _____



BASEMENT PLAN
9'-0" BASEMENT
 SCALE: 1/4"=1'-0"

FOUNDATION AND BASEMENT NOTES

PROVIDE (1) # 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 FOLLOWING ALL ENGINEERING SPECIFICATIONS ANCHOR BOLT SIZES AND SPACING MAY DIFFER PER SPECIFIC STEERWALLS. SEE STEERWALL SCHEDULE ON FLOOR PLAN.

SECURE 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 EVASSED ELECTRACADE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2009 I.R.C.

HALDDOWN SCHEDULE

CS16 STRAPS W/ 1/4" LAP

○ NIT/O STUDS
 SEE DETAIL 12/SP1

○ STD/D/CRU HALDDOWN
 SEE DETAIL 15/SP1

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, (6) #4 bars horizontal
9' FOUNDATION WALL	#4 bars @ 16" o.c. vertical, (7) #4 bars horizontal

NOTES:

- USE 1/2" DIA. W/ 17' EMBEDMENT ANCHOR BOLTS @ 24" O.C. W/ 3"x3"x1/4" (0.2257) FLANGE WASHERS AT ALL EXTERIOR AND SHEAR WALLS.
- PER 3-300 PSI, 4-80,000 PSI.
- PER 3-1014 BARS BEHIND AND ON EACH SIDE OF EACH OPENING AND (2) #4 BARS BEHIND EACH OPENING. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING.
- CONCRETE OPENING REINFORCEMENT IS IN ADDITION TO STANDARD WALL REINFORCEMENT.
- TOP AND BOTTOM BARS SHALL BE WITHIN 4" OF THE TOP AND BOTTOM OF THE WALL.
- ANCHOR BOLTS SHALL BE IN THE CENTER OF THE WALL (1/2").

FOOTING SCHEDULE

DESG.	LENGTH	WIDTH	DEPTH	QTY.	SIZE	LENGTH	SPACING	QTY.	LENGTH	SPACING	CAPACITY	NOTE
FT1A	CONT.	20"	10"	2	#4	CONT.	EQ.	-	-	-	2500 PLE	
FT1B	CONT.	26"	10"	3	#4	CONT.	EQ.	-	-	-	3250 PLE	
FT1C	CONT.	18"	10"	2	#4	CONT.	EQ.	-	-	-	2250 PLE	SEE DETAIL 19/SP1
FT1D	24"	24"	10"	3	#4	18"	EQ.	3	#4	18"	6000 LBS	
FT1E	30"	30"	12"	4	#4	24"	EQ.	4	#4	24"	9375 LBS	
FT1F	36"	36"	12"	4	#4	30"	EQ.	4	#4	30"	13500 LBS	
FT1G	42"	42"	12"	5	#4	36"	EQ.	5	#4	36"	18375 LBS	
FT1H	48"	48"	12"	6	#4	42"	EQ.	6	#4	42"	24000 LBS	

NOTES:

1. 1-2-200 PSI, 4-80,000 PSI.
2. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL 85% COMPACTION, SPECIFIED AND TESTED BY A REGISTERED GEOTECHNICAL ENGINEER.
3. PROVIDE 12" DIA. W/ 17' EMBEDMENT ANCHOR BOLTS @ 24" O.C. W/ 3"x3"x1/4" (0.2257) FLANGE WASHERS AT ALL EXTERIOR AND SHEAR WALLS. DETAIL 20/SP1.
4. PROVIDE J-BARS TO MATCH VERTICAL FOUNDATION WALL REINFORCEMENT WITH 24" MINIMUM LVP SPICE INTO FOUNDATION WALL.
5. CENTER FOOTING UNDER FOUNDATION WALL UNO.

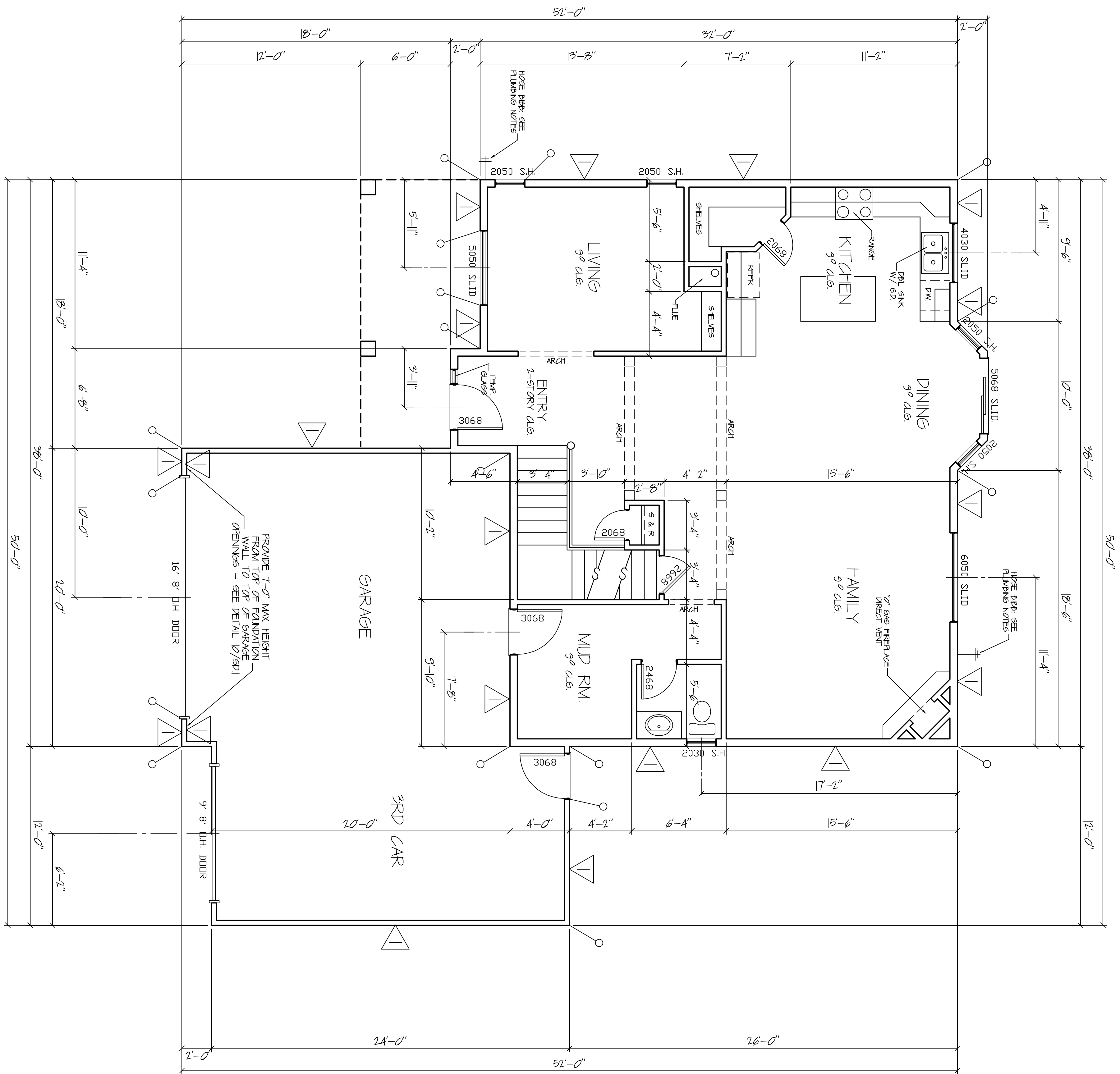
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 HOME DESIGN, INC.
 801-280-3030

DAKOTA HOMES
 2240 PLAN
 LOT 106 SUNSET POINTE
 HERRIMAN, UTAH

DATE: JUNE 2013
 SCALE: 3/8" = 1'-0"
 SHEET: 2240 PLAN
 2



MAIN FLOOR PLAN SCALE: 1/4"=1'-0"
 1206 SQ. FT.
 2240 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.
 DOOR FROM GARAGE TO HOUSE IS TO BE 20 MIN. FIRE-RATED SELF-CLOSING DOOR
 5/8" TYPE X GYP ON GARAGE WALLS AND CEILING ADJACENT TO LIVING AREAS
 LANDINGS AT EXTERIOR DOORS TO BE 3/8" X 3/8" MIN

FRAMING NOTES

1. PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CONSULTING NOTES.
2. REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.
3. ROOF SHEATHING SHALL BE PARAVATED 7/16" OSB OR CDX PLYWOOD WITH 18 NAILS AT 12" O.C. EDGE, 12" O.C. FIELD.
4. FLOOR SHEATHING SHALL BE AWA RATED 3/4" T&G WITH 100 NAILS OR FLOOR FINISHES PER WOOD SPECIFICATIONS AT 12" O.C. EDGE, 12" O.C. FIELD.
5. EXTERIOR STUD WALLS TO BE 2x8 @ 16" O.C. UNDO. GARAGE WALLS TO BE 2x8 @ 16" O.C. UP TO 10'0" TALL UNDO.
6. USE 80# GALVANIZED STEEL PLATE BRACKETS ON ALL EXTERIOR AND SHEET WALLS. PROVIDE A 4" GROUNDING SPACE.
7. INSTALL ALL SPRING HARDWARE PER MANUFACTURERS SPECIFICATIONS.
8. HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
9. FLOOR JOISTS SHALL BE 11.75" BCI 8000 - 18 IN AT 16" O.C. UNDO.
10. PROVIDE 2x SQUASH BRACKETS AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST/ ABOVE.
11. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
12. IF SUSPENDED FLOOR SLAB EXCEEDS 6" THICKNESS, PROVIDE BOTTOM STEEL BRACKETS 10" ON SLOPE IN ADDITION TO HOLD-DOWNS.
13. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED TO O-C ALDOCO RESISTANT SPECIES. CONTACT THE ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.

HOLD-DOWN SCHEDULE

CSLB STRAPS W/ 1/4" LAP
 ONTO STUDS
 SEE DETAIL 12/SP1
 ○ STD 10/ORSJ HOLD-DOWN
 SEE DETAIL 15/SP1

SHEAR WALL SCHEDULE 13

DESIGN.	MATERIAL	1-1/2" RC EDGE STRAPLES		8# NAILS		CAPACITY		NOTE
		EDGE	FIELD	EDGE	FIELD	WIND	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" 6"	12"	4"	12"	530	350	2,4,5
3	7/16" OSB OR CDX PLYWOOD	-	-	3"	12"	695	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

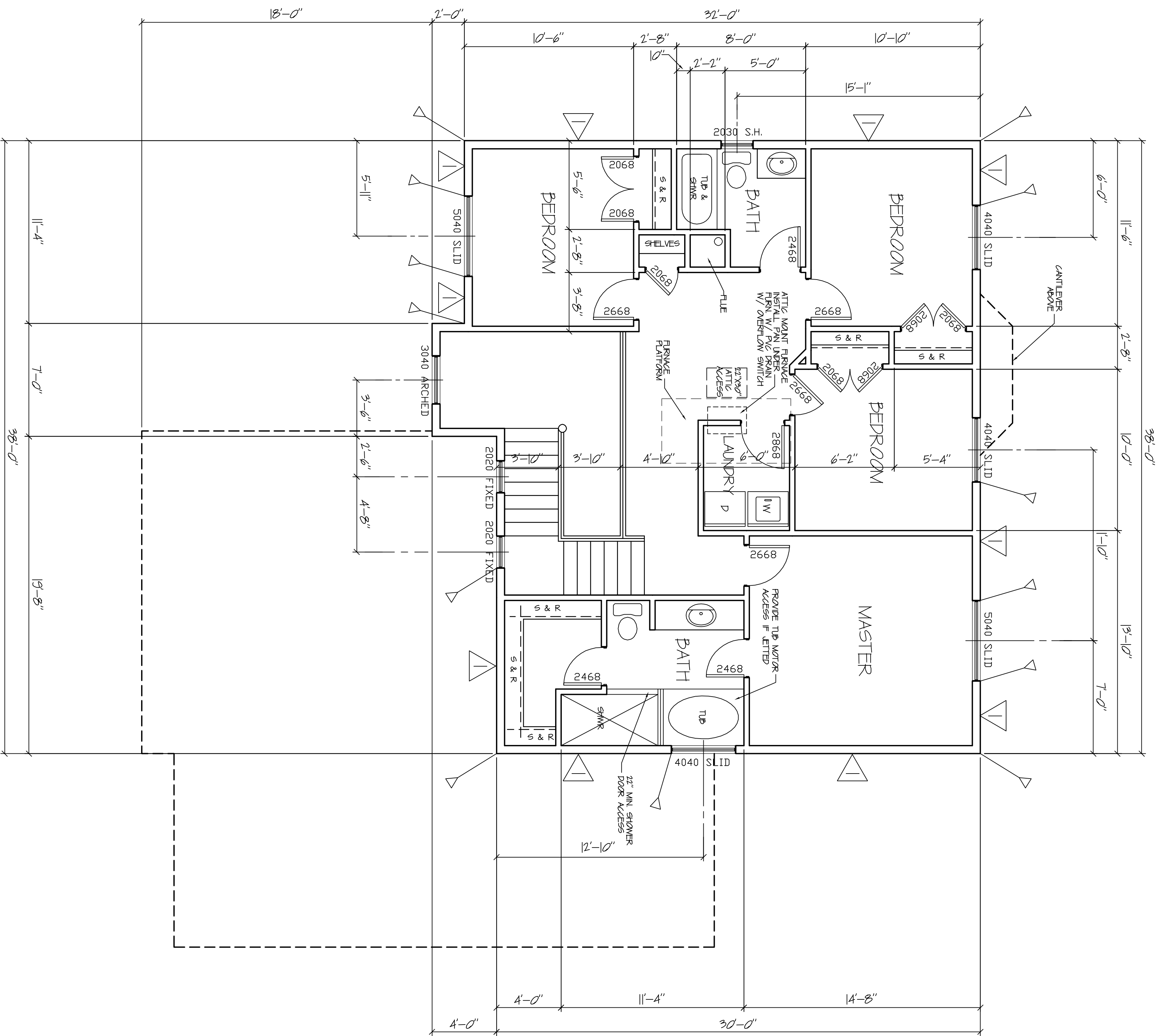
- NOTES:
1. WALL STUDS ARE TO BE SPACED AT 16" O.C. UNDO.
 2. LIMIT SHEAR CAPACITIES ARE BASED ON AS & PA SHEETS PER 4.3A (IBC 2006 3).
 3. ALL PANEL EDGES SHALL BE BLOCKED WITH 2 INCH NOMINAL OR VIGOR FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL.
 4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2 INCH NOMINAL OR VIGOR FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL.
 5. EDGES UNDO (AS&PA SHEETS 4.3.7.1 NOTE 1).
 6. 5/8" GYP WALL AND WALL FINISHING IS LESS THAN 1/4" O.C. ON EITHER SIDE. PANEL JOINTS SHALL BE PRESENT TO FACE ON OTHER SIDE OF WALL.
 7. FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 2 INCH NOMINAL OR VIGOR FOR EDGE NAILING 3" O.C. OR LESS. WALLS AT WALLS FOR SHEET ROCK SHEATHING SHALL BE 5/8" COOLER WALLS WITH 1/2" STD 10/ORSJ. DRYSWALL SHEATHING IS PERMITTED TO SUBSTITUTE FOR 5/8" COOLER WALLS IF THEIR DIMENSIONS ARE NOT LESS THAN 1.5"x10.0"x8" (IBC TABLE 2306.7 NOTE 6).

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DAKOTA HOMES
 2240 PLAN
 LOT 106 SUNSET POINTE
 HERRIMAN, UTAH

DATE: JUNE 2013
 SCALE: NOTED
 SHEET: 2240 PLAN
 3



UPPER FLOOR PLAN SCALE: 1/4"=1'-0"
 1034 SQ. FT.
 2240 TOTAL SQ. FT.

FLOOR PLAN NOTES

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ANY ENGINEERING SPECIFICATIONS ERIC ANDREWS CLAYTON HOME DESIGN IS NOT RESPONSIBLE FOR ANY ADDITIONAL FEES FOR ENGINEERING CORRECTIONS, FIX LETTERS, ETC.
 VENT DRYER 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 APA RATED 7/16" OSB OR CDX FLYWOOD WITH 16" NAILS AT 12" O.C. EDGE, 12" O.C. FIELD.
- FLOOR SHEATHING SHALL BE APA RATED 3/4" OSB OR CDX FLYWOOD OR SIMPSON WSTRUK'S 1/2" WOOD SHEATHS AT 12" O.C. EDGE, 12" O.C. FIELD.
- EXTERIOR 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.
- USE (8) 16D NAILS BETWEEN TOP PLATE SPACE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE 4x4 @ MINIMUM LAP BRIDGE.
- INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECIFICATIONS.
- HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
- FLOOR JOISTS SHALL BE 11-1/2" BCI 1600 - 1.8 AT 16" O.C. U.N.O.
- PROVIDE 2" CONSOLIDATING AT FLOOR FRAMING TO MATCH DIMENSIONS OF ROOF ABOVE.
- ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
- IF SUSPENDED PORCH SLAB EXCEEDS 6" THICKNESS, PROVIDE #4 BARS AT 16" O.C. 1/2" FROM TOP OF SLAB IN ADDITION TO BOTTOM STEEL NOTED ON PLANS.
- ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SPECIES, CONTACT WITH ENGINEERS AND SURVEYORS INC. IF A DIFFERENT SPECIES IS TO BE USED.

HOLD-DOWN SCHEDULE

CSL6 STRAPS W/ 1/4" LAP
 INTO STUDS
 SEE DETAIL 12/SP1
 STD 10/10RU HOLD-DOWN
 SEE DETAIL 15/SP1

SHEAR WALL SCHEDULE 13

DESIG.	MATERIAL	1-1/2" O.C. STAPLES	16D NAILS	8D NAILS	CAPACITY	NOTE		
		EDGE	FIELD	EDGE	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"	895	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 8x8 RAFTERS PER 4x8 SPACING PER 4x8 PER 2006 IBC.
 3. ALL PANEL EDGES SHALL BE BLOCKED WITH 2X4 OR 2X6 NOMINAL OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O. (REFER SPACING 4.3.7.1 NOTE 1).
 4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2X4 OR 2X6 NOMINAL OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O. (REFER SPACING 4.3.7.1 NOTE 1).
 5. BE OFF-SET TO FALL ON DIFFERENT FRAMING MEMBERS.
 6. FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 3X4 OR 3X6 NOMINAL OR WIDER FOR EDGE NAILING 3" O.C. OR LESS NAILS AT 16" O.C. U.N.O. (REFER SPACING 4.3.7.1 NOTE 1).
 7. NAILS FOR SHEET ROCK SHEATHINGS SHALL BE 5d COOLER NAILS IN TIE-UP OR 8d NAILS. DRYWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 5d COOLER NAILS IF THEIR DIMENSIONS ARE NOT LESS THAN 1.58x0.009" (PER TABLE 2006.7 NOTE 6)

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 LOT 106 SUNSET POINTE
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4