



FLOOR PLAN  
SCALE: 1/4"=1'-0"  
1760 SQ. FT.

**FLOOR PLAN NOTES**  
 CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ANY ENGINEERING SPECIFICATIONS AND REVISING QUOTATION HAVE DESIGNER RESPONSIBLE FOR ANY ADDITIONAL FEES FOR ENGINEERING CORRECTIONS, FIX LETTERS, ETC.  
 VENT PRYER TO OUTSIDE W/ MIN. 4" VENT  
 DOOR FROM GARAGE TO HOUSE IS TO BE 3/2 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 PARALLEL 2"X8 OR CDX PL WOOD JOISTS.  
 4. FLOOR SHEATHING SHALL BE PARALLEL 1/2"X10 OR CDX PL WOOD JOISTS.  
 5. EXTERIOR STUD WALLS TO BE 2"X8 @ 16" O.C. UNO.  
 6. GARAGE WALLS MAY BE 2"X4 @ 16" O.C. UP TO 10'-0" TALL.  
 7. USE (B) 16" WALL BETWEEN TOP PLATE SURFACE JOISTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE 4"x4" MINIMUM LAP STRIKE SPECIFICATIONS.  
 8. HOLD-DOWNS SHALL BE INSTALLED ON (D) RAIL HEIGHT KING STUDS (MINIMUM).  
 9. FLOOR JOISTS SHALL BE 11"X8 @ 16" O.C. UNO.  
 10. ROOF RAFTERS TO BE 2"X8 @ 16" O.C. UNO.  
 11. PROVIDE 2x SQUASH BLOCKING AT FLOOR FINISH 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 OR OF A DECKING RESISTANT SPECIES. CONTACT THE ENGINEER AND SURVEYORS INC. IF A DIFFERENT SPECIES IS TO BE USED.  
 14. IF SUSPENDED PORCH SLAB EXCEEDS 6" THICKNESS PROVIDE BOTTOM STEEL. NOTED ON PLANS.

**HOLD-DOWN SCHEDULE**

SYMBOL	HOLD-DOWN STRAP
●	LSTH-D8/8R4 HOLD-DOWN SEE DETAIL 15/SD.1
■	STHD10/10R4 HOLD-DOWN SEE DETAIL 15/SD.1
□	MST148 STRAP SEE DETAIL 12/SD.1
▽	CS16 STRAP W/ 1/4" LAP ON T/O STUDS SEE DETAIL 12/SD.1

**# SHEAR WALL SCHEDULE** 1.3

DESIGN.	MATERIAL	1-1/2" 16 GAGE STAPLES	EDGE	FIELD	ED VALS	FIELD	WIND	SEISMIC	CAPACITY	NOTE
1	7/16" OSB OR CDX PL WOOD	3-4/12"	12"	6"	12"	12"	360	260	248	
2	7/16" OSB OR CDX PL WOOD	2-3/4"	12"	4"	12"	330	330	330	248	
3	7/16" OSB OR CDX PL WOOD	-	-	3"	12"	685	490	490	248	
4	7/16" OSB OR CDX PL WOOD	-	-	2"	12"	895	640	640	248	
5	1/2" SHEET ROCK OR BETTER	-	-	7"	7"	100	100	100	7	
6	1/2" SHEET ROCK OR BETTER	-	-	4"	4"	4"	125	125	7	

**NOTES:**  
 1. WALL STUDS ARE TO BE SPACED AT 16" O.C. UNO.  
 2. UNIT SHEAR CAPACITIES ARE BASED ON A/E & P/N DESIGN TABLE 4.3A (IBC 2006).  
 3. USE 12 KING STUDS AT EACH END OF SHEAR PANELS (SEPARATE WALL CROSSING).  
 4. EDGES UNO. (REFER SPACING 4.3.1.7 NOTE 5).  
 5. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND WALL SPACING IS LESS THAN 6" O.C. CENTER SIDE PANEL JOINTS SHALL BE STAGGERED.  
 6. FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 3-INCH NOMINAL OR LARGER CROSS-SECTION W/ 6" O.C. OR LESS NAILS AT 16" O.C. CENTER NAILS. IF THEIR DIMENSIONS ARE NOT LESS THAN 1/2" X 16" O.C. (REFER TABLE 2303 NOTE 5).  
 7. FOR 5/8" COCKLE NAILS IF THEIR DIMENSIONS ARE NOT LESS THAN 1/2" X 16" O.C. (REFER TABLE 2303 NOTE 5).

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**DAKOTA HOMES**  
 1760 PLAN  
 LOT 120 LONEVIEW NORTH  
 WEST JORDAN, UTAH

DATE: FEBRUARY 2014  
 SCALE: NOTED  
 NOTED: 1760 PLAN  
 SHEET: 4