



FLOOR PLAN
1844 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 DRIVER 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 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 BRATED 7/16" OSB OR CDX R/W WOOD WITH 8" NAILS AT 12" O.C. EDGE, 12" O.C. FIELD.
4. ROOF SHEATHING SHALL BE APA BRATED 5/8" T&G WITH 16D NAILS OR SIMPSON WINDTIES 8" WOOD SCREWS AT 12" O.C. EDGE, 12" O.C. FIELD.
5. EXTERIOR STUD WALLS SHALL BE 2x4 @ 16" O.C. U.N.O.
6. GARAGE WALLS SHALL BE 2x4 @ 16" O.C. U.N.O. TO 10'-0" TALL.
7. USE (8) 16D NAILS BETWEEN TOP PLATE SPICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A-40 MINIMUM L/W S-PHUC SPECIFICATIONS.
8. INSTALL ALL SIMPSON HARBORWARE PER MANUFACTURERS SPECIFICATIONS.
9. FLOOR JOISTS SHALL BE 11-1/2" E01 6000 - 1.8 IN. TR. O.C. U.N.O.
10. ROOF PARCHETS TO BE 2 X 6 @ 12" O.C. U.N.O.
11. PROVIDE 2" SQUARE 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 OR OF ALCOB-RESISTANT DIFFERENT SPECIES TO BE DETERMINED.

○ LSTHD 8/BRU - SEE DETAIL 15/SP1

SHEAR WALL SCHEDULE 1'3

DESIGN	MATERIAL	1-1/2" B GAGE STUDS	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"	12"	530	350	24.5
3	7/16" OSB OR CDX PLYWOOD	-	3"	685	480	24.56
4	7/16" OSB OR CDX PLYWOOD	-	12"	895	640	24.56
5	1/2" SHEET ROCK OR BETTER	7"	7"	100	100	7
6	1/2" SHEET ROCK OR BETTER	4"	4"	125	125	7

NOTES
1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
2. JUNT SHEAR CAPACITIES ARE BASED ON A/E & R M. SCHEDULE 4.24 (IBC 2006.3).
3. ALL PANEL EDGES SHALL BE BLOCKED WITH 2-INCH NOMINAL OR VERTICAL FRAMING WITH EDGE WALLING AT ALL SUPPORTS AND PANEL EDGES U.N.O. (AS PER SPANS 4.17 NOTE 1).
4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2-INCH NOMINAL OR VERTICAL FRAMING WITH EDGE WALLING 3" O.C. OR LESS NAILS AT BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
5. FRAMING AT JOINTING PANEL EDGES AND SILL PLATES SHALL BE 3-INCH NOMINAL OR VERTICAL FRAMING WITH EDGE WALLING 3" O.C. OR LESS NAILS AT BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
6. FRAMING AT JOINTING PANEL EDGES AND SILL PLATES SHALL BE 3-INCH NOMINAL OR VERTICAL FRAMING WITH EDGE WALLING 3" O.C. OR LESS NAILS AT BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
7. NAILS FOR SHEET ROCK SHEAR WALLS SHALL BE 8" COOLER NAILS IN LIEU OF 16D NAILS. CRWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 8" COOLER NAILS IF THEIR DIMENSIONS ARE NOT LESS THAN 1.58" X .088" (IBC TABLE 2006.7 NOTE 6).

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ECA
HOME DESIGN, INC.
801-280-3030

DAKOTA HOMES
1844 PLAN
LOT 1 THOMPSON PLACE
HERRIMAN, UTAH

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SCALE: NOTED
SHEET NO.: 1844 PLAN
SHEET 3