



FLOOR PLAN NOTES

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ALL ENGINEERING SPECIFICATIONS AND ENGINEERING DETAIL HERE DESIGN. DESIGNER IS NOT RESPONSIBLE FOR ANY ADDITIONAL FEES FOR ENGINEERING CORRECTIONS, FIX LETTERS, ETC.

VENT PRIOR 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 FOR THE GENERAL STRUCTURAL NOTES.

2. ROOF SHEATHING SHALL BE 1/2" OSB OR CDX PLYWOOD

3. FLOOR SHEATHING SHALL BE 1/2" OSB OR CDX PLYWOOD WITH 10# WALLS OR SIMPSON VENTILS 8# WOOD SCREWS AT 12" O.C. EDGE, 12" O.C. FIELD.

4. GARAGE WALLS SHALL BE 2 X 4 @ 16" O.C.

5. USE 8# REBARS BETWEEN TOP PLATE STUDS POINTS ON ALL INSTALL ALL SIMPSON HANGWIRE BRACKETS/ANCHORS

6. HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS

7. SPECIFICATIONS:

8. HOLD-DOWNS SHALL BE 1-1/2" DIA. 10# U.N.F. 1.8 AT 16" O.C. U.N.O.

9. FLOOR JOISTS SHALL BE 2 X 6 @ 16" O.C. U.N.O.

10. ROOF-RAFTERS TO BE 2 X 6 @ 16" O.C. U.N.O.

11. PROVIDE 2x SQUISH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF JOIST ABOVE.

12. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.

13. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE NOTED TO THE CONTRARY. SPECIES: CONTACT LEI ENGINEERS AND SURVEYORS, INC. F.A. DIFFERENT SPECIES IS TO BE USED.

HOLD-DOWN SCHEDULE

SYMBOL	HOLD-DOWN TRAP
○	LS1HDB/RJ HOLD-DOWN
○	SEE DETAIL 15/S.D. 1

SHEAR WALL SCHEDULE '13

DESIG.	MATERIAL	1-1/2" RIG STAPLES	8# NAILS	CAPACITY	NOTE
1	7/16" OSB OR CDX PLYWOOD	3-1/2"	6"	280	24.5
2	7/16" OSB OR CDX PLYWOOD	2-6"	4"	350	24.5
3	7/16" OSB OR CDX PLYWOOD	-	3"	655	490
4	7/16" OSB OR CDX PLYWOOD	-	2"	12"	895
5	1/2" SHEET ROCK OR BETTER	4"	7"	100	100
6	1/2" SHEET ROCK OR BETTER	4"	4"	125	125

NOTES:

1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.

2. UNIT SHEAR CAPACITIES ARE BASED ON 8# NAILS PER TABLE 2.3A (IBC 2306.3).

3. ALL PANEL EDGES SHALL BE BLOCKED WITH 2-INCH NOMINAL OR VIGOR FRAMING WITH EDGE WALLING AT ALL SUPPORTS AND PANEL.

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5. EDGES U.N.O. (VARIABLE SPACING 4.3.7.1) NOTE 1)

6. FRAMING AT JOINTING PANEL EDGES AND STILL PLATES SHALL BE 3-INCH NOMINAL OR VIGOR FOR EDGE WALLING 8" O.C. OR LESS. WALLS AT BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.

7. NAILS FOR SHEET ROCK SHEARWALLS SHALL BE 8# COOLER WALLS IN LUDU OF 4-INCHES DRIVALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 5d COOLER WALLS IF THEIR DIMENSIONS ARE NOT LESS THAN 1 5/8" X 108" (IBC TABLE 2306.7 NOTE 6)

FLOOR PLAN

2114 SQ. FT.

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

NOTE: VERIFY VALLTED CEILING LOCATIONS WITH BUILDER

DATE: OCTOBER 2013

SCALE: NOTED

JOB NO: 2114 PLAN

SHEET: 3

DAKOTA HOMES

2114 PLAN

LOT 2 THOMPSON PLACE

HERRIMAN, UTAH

E C A

HOME DESIGN, INC.

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