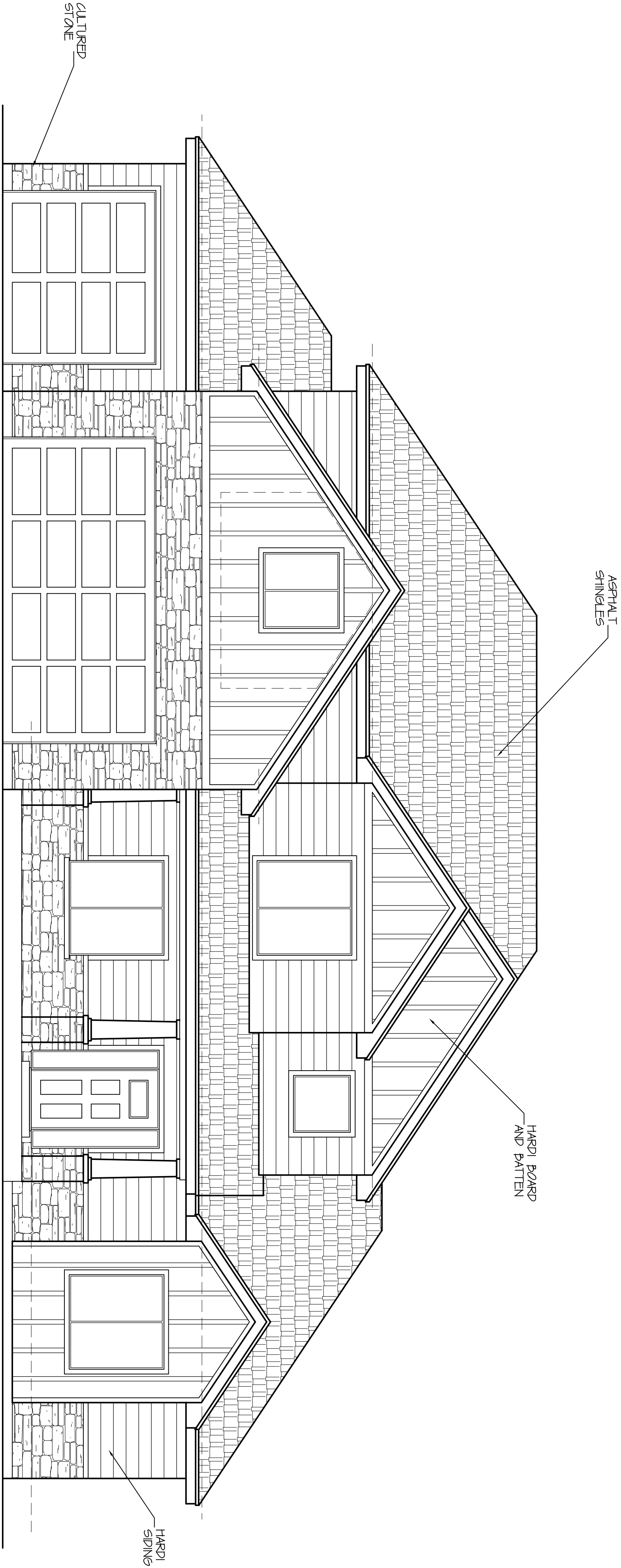


LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION NOTES
ALL ELEVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REVISIONS, ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER.
PROVIDE 1 SQ. FT. OF ATTIC VENTILATION FOR EVERY 160 SQ. FT. OF ATTIC AREA OR 1 SQ. FT. PER 300 SQ. FT. IF ROOF AND EAVE VENT COMBINATION.

DAKOTA HOMES
2980 PLAN
LOT 1 JENSEN PLACE
HERRIMAN, UTAH

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DATE

MAY 2014

SCALE

NOTED

JOB NO.

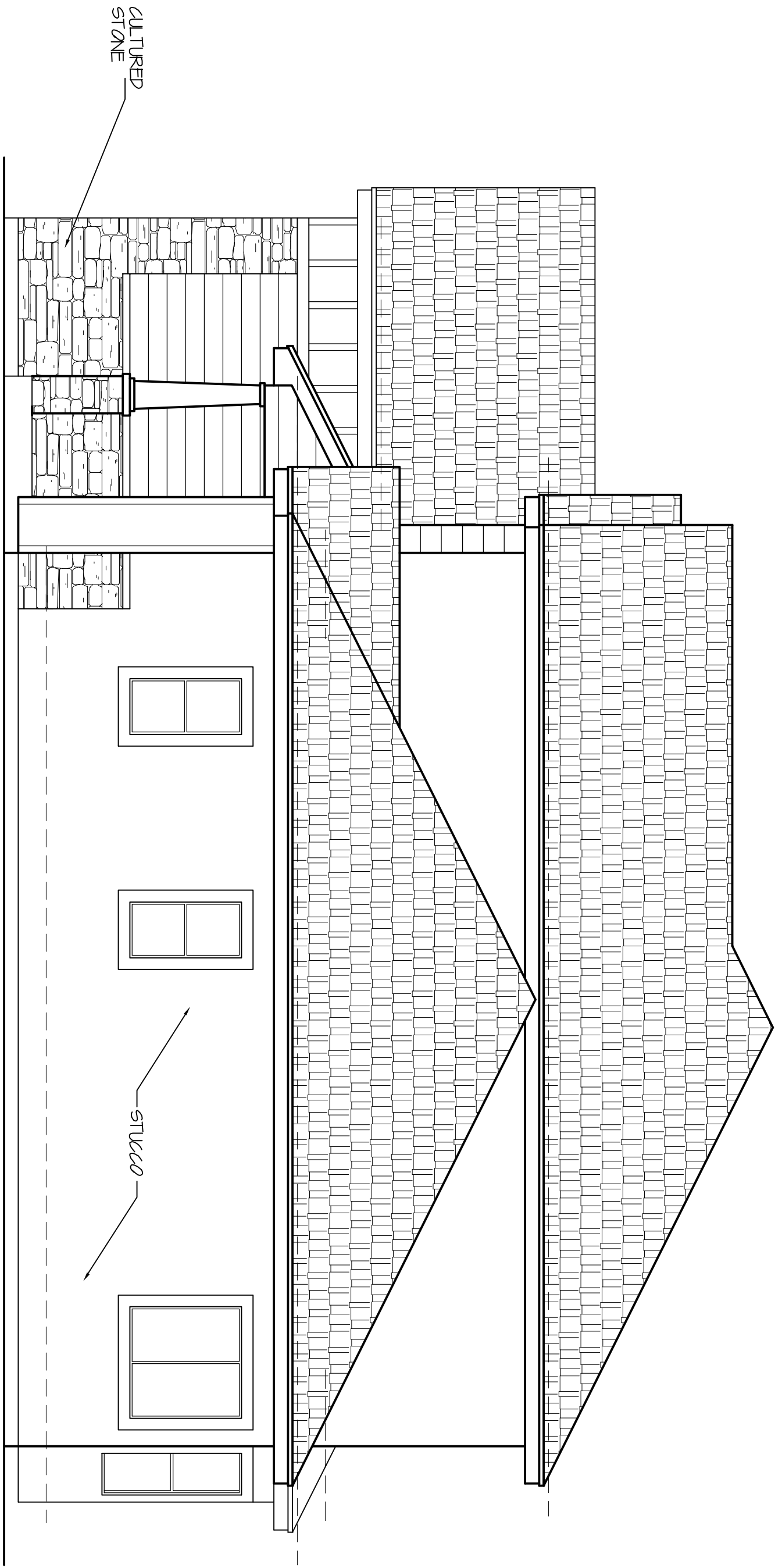
2980 PLAN

SHEET

ELEVATION NOTES

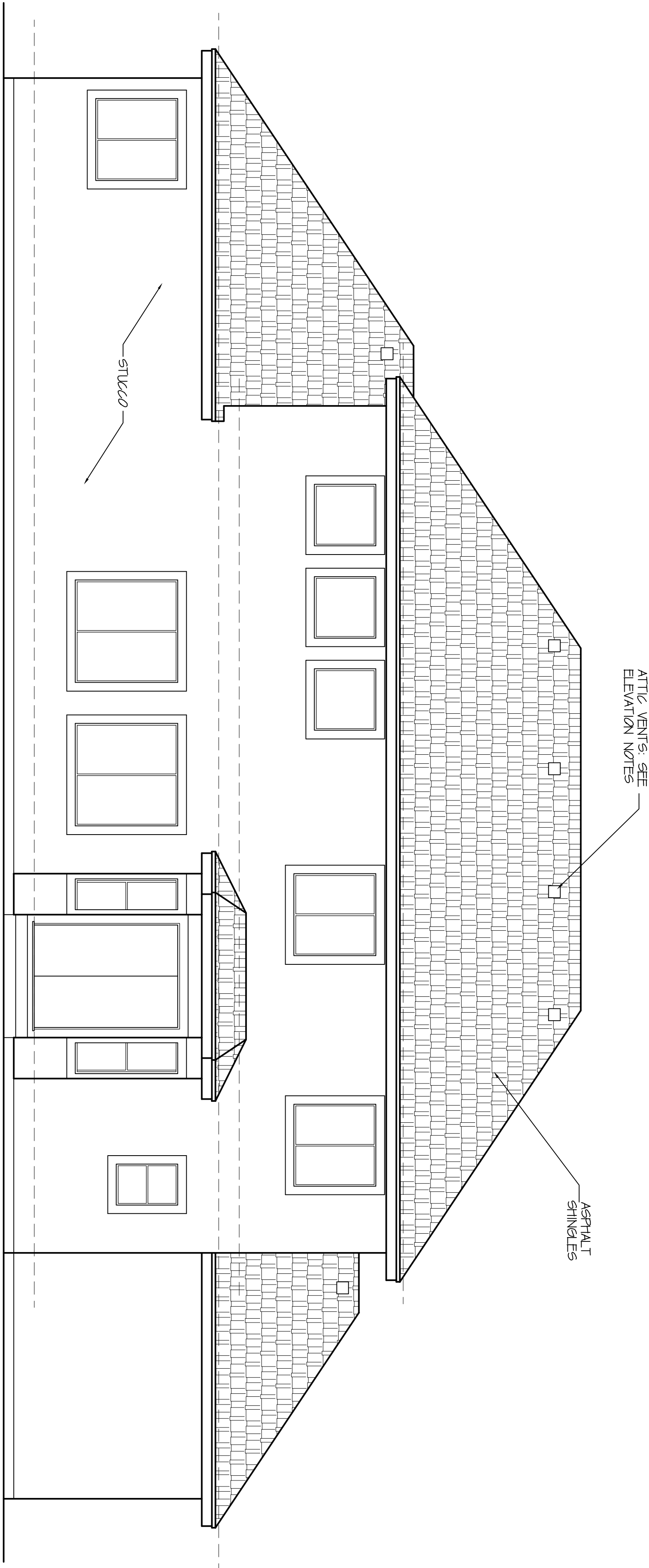
ALL EXCAVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REQUIRED ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER.

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"



REAR ELEVATION

SCALE 1/4" = 1'-0"

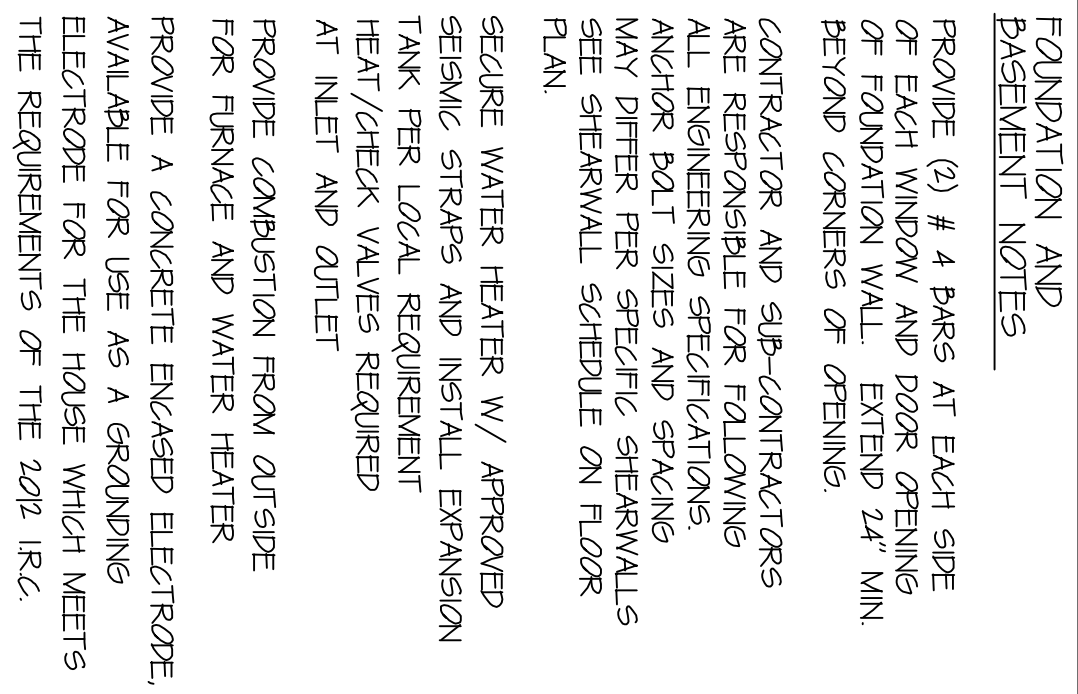
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DAKOTA HOMES
2980 PLAN
LOT 1 JENSEN PLACE
HERRIMAN, UTAH

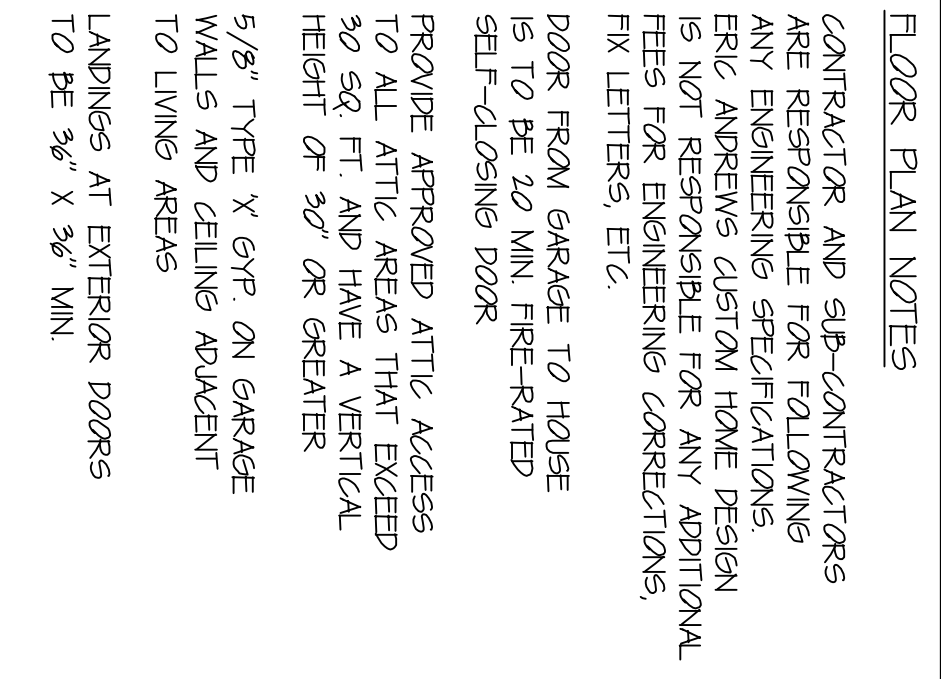
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MAY 2014
SCALE
NOTED
JOB NO.
2980 PLAN
SHEET



FOOTINGS AND FOUNDATIONS, EXCAVATIONS, GRADING AND FILL SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT

FOOTING SCHEDULE

2. FOOTINGS SHALL BEAS ON UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL (8% COMPACTION), SPECIFIED AND TESTED BY A REGISTERED GEOTECHNICAL ENGINEER.
3. ALL FOOTINGS SHALL BEAR BELOW THE ROOST LINE OF THE LOCALITY. (8" U.N.O. PROVIDE 12" DIAMETER SINK-HOLE AT EXTERIOR SPOT FOOTINGS PER DETAIL 210SD.1)
4. PROVIDE 1/4SAS TO MATCH VERTICAL FOUNDATION WALL REINFORCEMENT WITH 24" MINIMUM LAP SPICE INTO FOUNDATION WALL.
5. CENTER FOOTING UNDER FOUNDATION WALL U.N.O.



FRAMING NOTES

1. PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
2. REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STUDY LOADS NOTES.
3. ROOF SHEATHING SHALL BE EXISTING 2"X10 OR 2"X12 WOOD JOIST SPACING @ 16" O.C. OR 2"X12 WOOD JOIST SPACING @ 24" O.C. OR 2"X12 WOOD JOIST SPACING @ 24" O.C. EDGE 12" FIELD.
4. EXISTING STUD WALLS INCLUDING GARBAGE WALLS TO BE 2 X 6 @ 16" O.C.
5. EXISTING STUD WALLS INCLUDING GARBAGE WALLS TO BE 2 X 6 @ 16" O.C.
6. USE 1/2" PLATE, EMBEDDED 12" IN PLATE, 6" IN STUDS ON ALL EXTERIOR AND SHEET WALLS. PROVIDE A 1/2" MINIMUM LAY-UP SPECIFICATIONS.
7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECIFICATIONS.
8. NO CORNERS SHALL BE INSTALLED ON 2"X12 WALLS OR STUDS (MINIMUM).
9. FLOOR JOISTS TO BE 11-1/2" DCI 6000 - 14 @ 16" O.C. UNO.
10. ROOF PARTIES TO BE 2 X 12 @ 24" O.C. UNO.
11. PROVIDE 2" X 4S LASHING IN FLOOR FRAMING TO MATCH DIMENSION OF POST ABOVE.
12. ALL STUDS SHALL BE 2"X12 ALL SIMILAR SITUATIONS.
13. IF SUSPENDED FLOOR SLAB EXCEPT 8" THICKNESS, PROVIDE 2"X12 STUDS @ 16" O.C. OR 2"X12 STUDS @ 24" O.C. BOTTOM STEEL NOTES ON PLANS.
14. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED (P.F. ACQUITY RESIN) IN ALL STUDS, CORNERS, END JOISTS, AND SHEATHINGS, INC. P.A. (SEE STUDS, CORNERS TO BE TREATED).

# SHEAR WALL SCHEDULE 1.3									
DESIGN	MATERIAL	1/2 IN GAGE STAPLES			REIN.		CAPACITY		NOTE
		EDGE	FIELD	END	FIELD	WIND	SEISMIC		
1	7/16" OSB OR COX PLYWOOD	3-1/2"	12"	6"	12"	360	260	2.45	
2	7/16" OSB OR COX PLYWOOD	3-1/2"	12"	6"	12"	530	350	2.55	
3	7/16" OSB OR COX PLYWOOD	-	-	3"	12"	865	490	2.56	
4	1/2" OSB OR COX PLYWOOD	-	-	3"	12"	895	640	2.56	
5	1/2" SHEET ROOF OR BETTER	7"	7"	7"	7"	100	100	7	
6	1/2" SHEET ROOF OR BETTER	4"	4"	4"	4"	125	125	7	

2980 FINISHED SQ. FT.

2980 FINISHED SQ. FT.

NOTES:

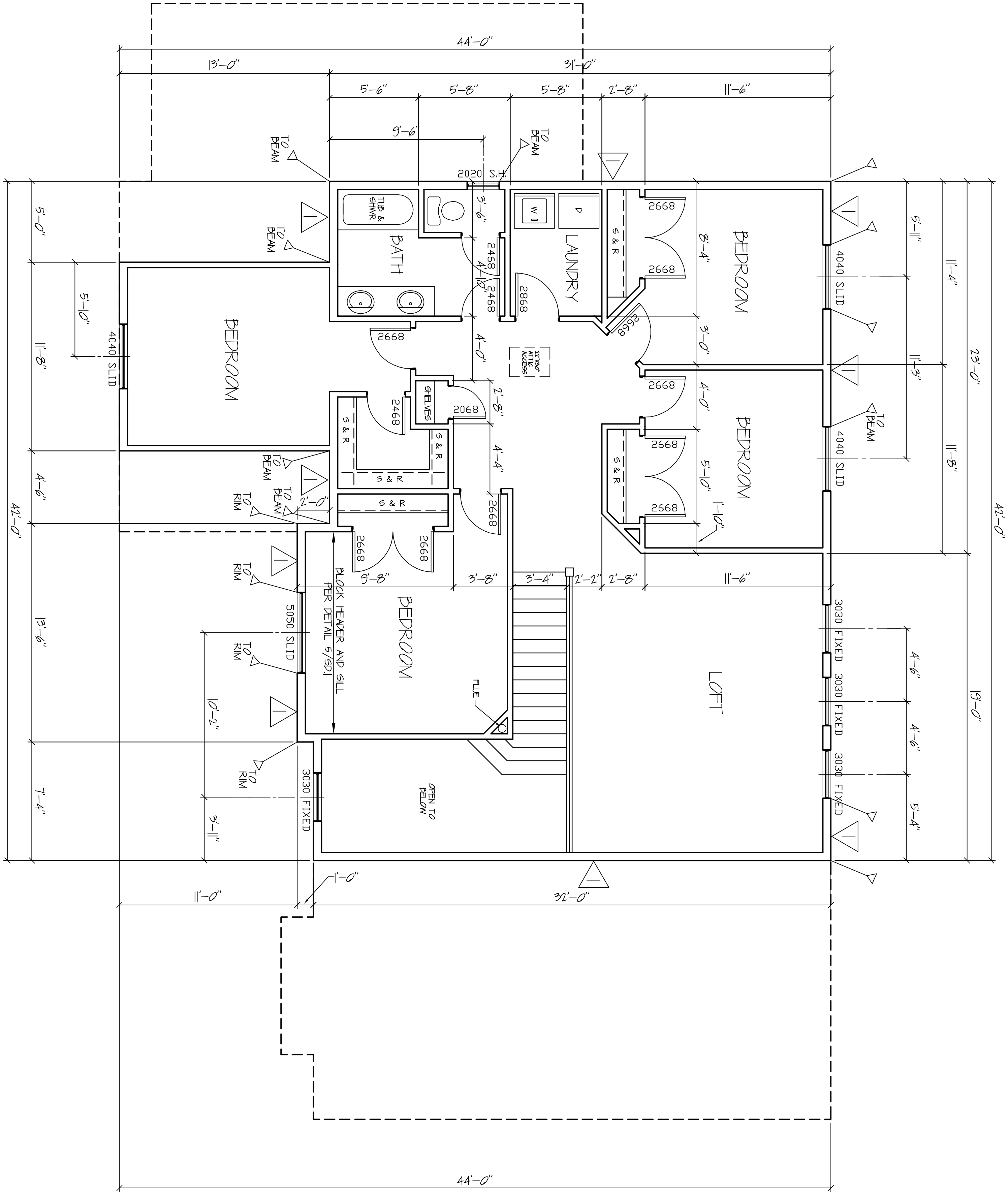
1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.I.O.
2. USE 2x8 KING STUDS AT EACH END OF SHEAR PANELS (SHOWN WITH CHORDS) U.I.O.
3. ALL PANEL EDGES SHALL BE BLOCKED WITH 2-INCH NOMINAL OR BIGGER ROILING WITH EDGE WALING AT ALL SUPPORTS AND PANEL MID-SPAN.
4. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL, AND SPACING IS LESS THAN 4'-0", CENTERLINE STUD PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT ROWING MEMBERS.
5. ALL WALL STUDS SHALL BE ANCHORED INTO CONCRETE USING EDEGE WALSING 3'-0". OR LESS WALLS AT WALLS FOR SHEET ROCK SHEARWALLS SHALL BE COOLER WALIS 1/2" U.I.O. OR LESS DRILLWAL SCHEMS ARE PERMITTED TO SUBSTITUTE FOR COOLER WALIS - THEIR DIMENSIONS SHALL BE: COOLER WALIS 1/2" x 96" x 2006 L X 7/16" DIA. 2006 L X 7/16" DIA.

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UPPER FLOOR PLAN SCALE 1/4" = 1'-0"

1338 SQ. FT.
151 POUNDS ROOM SQ. FT.
1280 FINISHED SQ. FT.

FLOOR PLAN NOTES

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ANY ENGINEERING SPECIFICATIONS. ERIC ADREWS CUSTOM HOME DESIGN IS NOT RESPONSIBLE FOR ANY ADDITIONAL FIX LETTERS, ETC.

VENT PREFER 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

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 AVAILABLE 7/16" OSB OR CDX PLYWOOD WITH 8" NAILS AT 16" O.C. EDGE, 12" O.C. FIELD.
4. FLOOR SHEATHING SHALL BE AVAILABLE 3/4" IGS WITH 16" NAILS OR SIMPSON WINDTILLS 8" WOOD SCREWS AT 16" O.C. EDGE, 12" O.C. FIELD.
5. EXTERIOR STUD WALLS (INCLUDING GARAGE WALLS) TO BE 2 X 6 @ 16" O.C.
6. USE (16) 16d NAILS BETWEEN TOP PLATE SPACE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4x4 MINIMUM LAP SPLICE.
7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECIFICATIONS.
8. HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL-HEIGHT KING STUDS (MINIMUM).
9. FLOOR JOISTS TO BE 11-7/8" BCJ 6000 - 1.18 @ 16" O.C. UNO.
10. ROOF RAFTERS TO BE 2 X 6 DFL #2 @ 24" O.C. UNO.
11. PROVIDE 2x4 SCOTCH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
12. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
13. IF SUSPENDED ROOFCH SLAB EXCEEDS 8" THICKNESS, PROVIDE BOTTOM STEEL, NOTED ON PLANS.
14. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED TO MEET THE REQUIREMENTS OF ACREA RESISTANT SPECIES. CONTACT LEE ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.

HOLD-DOWN SCHEDULE

SYMBOL	HOLD-DOWN STRAP
▽	CS16 STRAP W/ 14" LAP ONTO STUDS
▽	SEE DETAIL 12/SD.1
●	LEFT-HAND HOLD-DOWN
●	SEE DETAIL 12/SD.1
■	RIGHT-HAND HOLD-DOWN
■	SEE DETAIL 12/SD.1
▲	STUD-TO-RAIL HOLD-DOWN
▲	SEE DETAIL 12/SD.1

SHEAR WALL SCHEDULE 13

DESIG.	MATERIAL	1-1/2" 16 GAGE STUDS		8d NAILS		CAPACITY		NOTE
		EDGE	FIELD	EDGE	FIELD	WIND	SEISMIC	
1	7/16" OSB OR CDX PLYWOOD	3-1/2"	12"	6"	12"	360	280	2.45
2	7/16" OSB OR CDX PLYWOOD	2"	6"	12"	530	350		2.45
3	7/16" OSB OR CDX PLYWOOD	-	-	3"	12"	685	490	2.45,6
4	7/16" OSB OR CDX PLYWOOD	-	-	2"	12"	895	640	2.45,6
5	1/2" SHEET ROCK OR BETTER	7"	7"	7"	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. USE (16) 16d NAILS BETWEEN TOP PLATE SPACE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4x4 MINIMUM LAP SPLICE.
 3. USE STRONG STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CROSS) UNO.
 4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2 INCH NOMINAL OR WIDER FRAMING WITH EDGE WALLING AT ALL SUPPORTS AND PANEL.
 5. WOODS AND 16d NAILS SHALL BE AVAILABLE 7/16" OSB OR CDX PLYWOOD WITH 8" NAILS AT 16" O.C. EDGE, 12" O.C. FIELD.
 6. NOMINAL ADJOINING PANEL EDGES AND STUDS SHALL BE SPACED AT 16" O.C. ON EITHER SIDE. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 7. NOMINAL ADJOINING PANEL EDGES AND STUDS SHALL BE SPACED AT 16" O.C. ON EITHER SIDE. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 8. NAILS FOR SHEET ROCK SHEARWALLS SHALL BE 5d COOLER NAILS IN LIEU OF 8d NAILS. DRYPWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 5d COOLER NAILS IF THEIR DIMENSIONS ARE NOT LESS THAN 1.587x0.089" (IBC TABLE 2006.7 NOTE 5).

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2980 PLAN

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