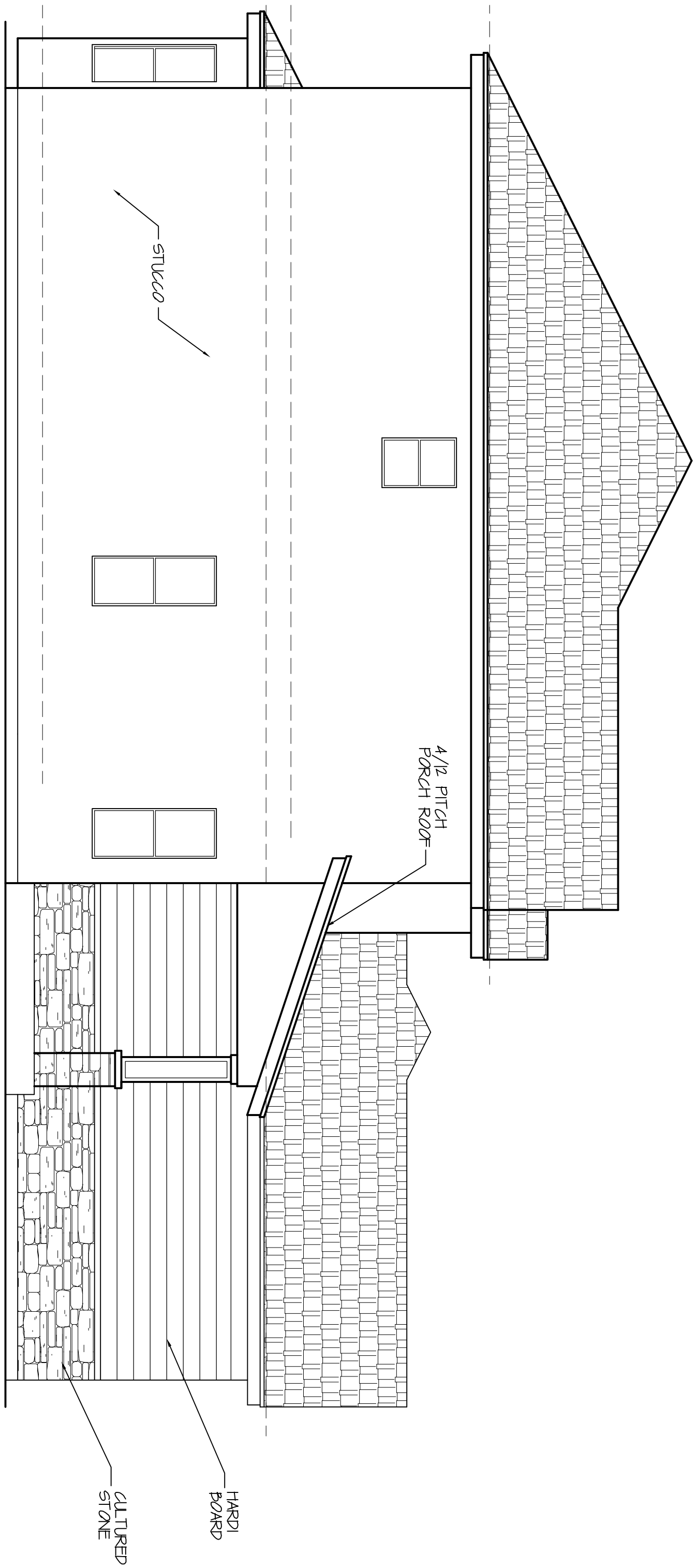


REAR ELEVATION

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

ASPHALT SHINGLES

ATTIC VENTS - SEE ELEVATION NOTES



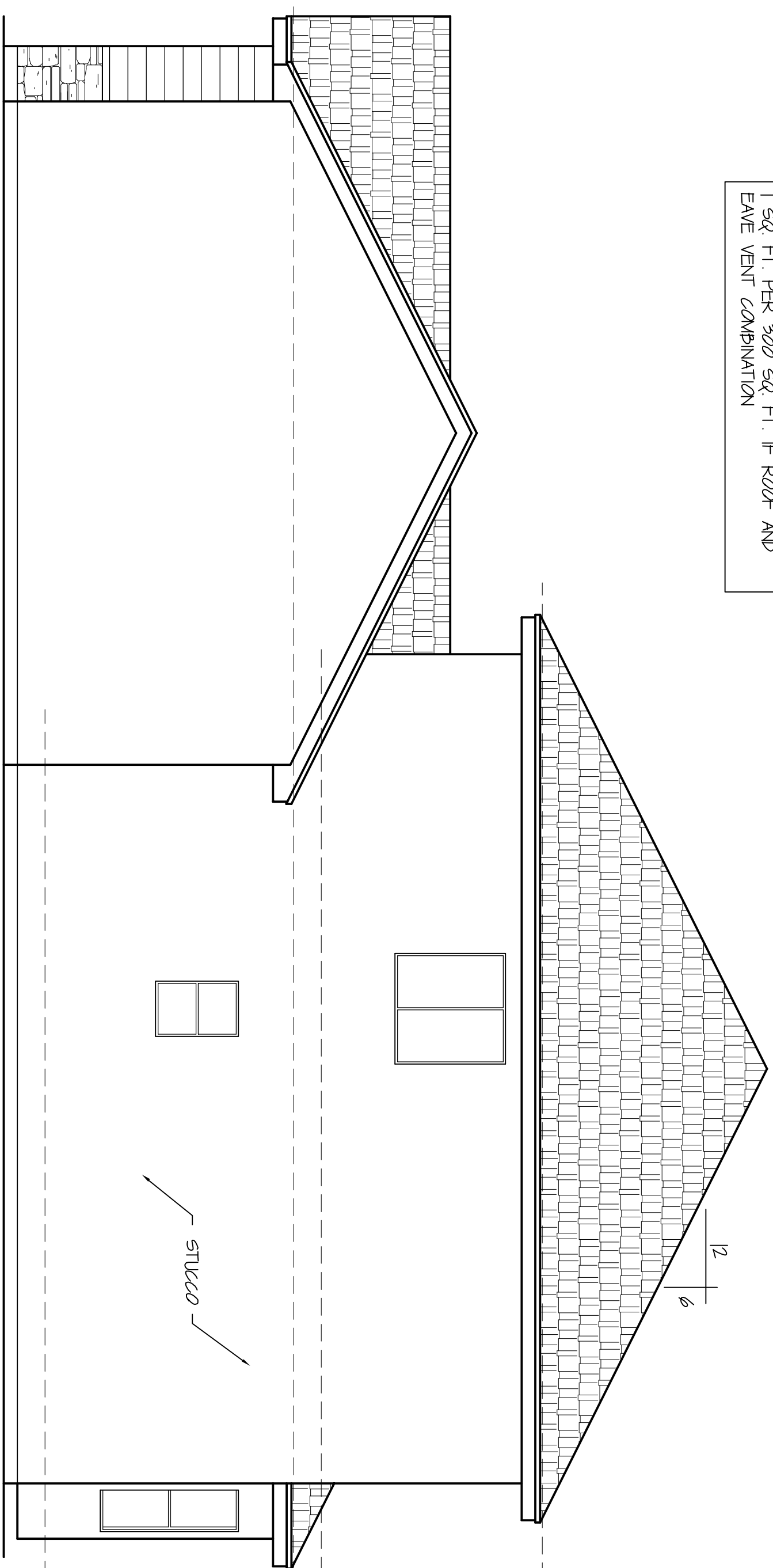
LEFT SIDE ELEVATION

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

4 1/2 PITCH PORCH ROOF

CULTURED STONE

HARD BOARD

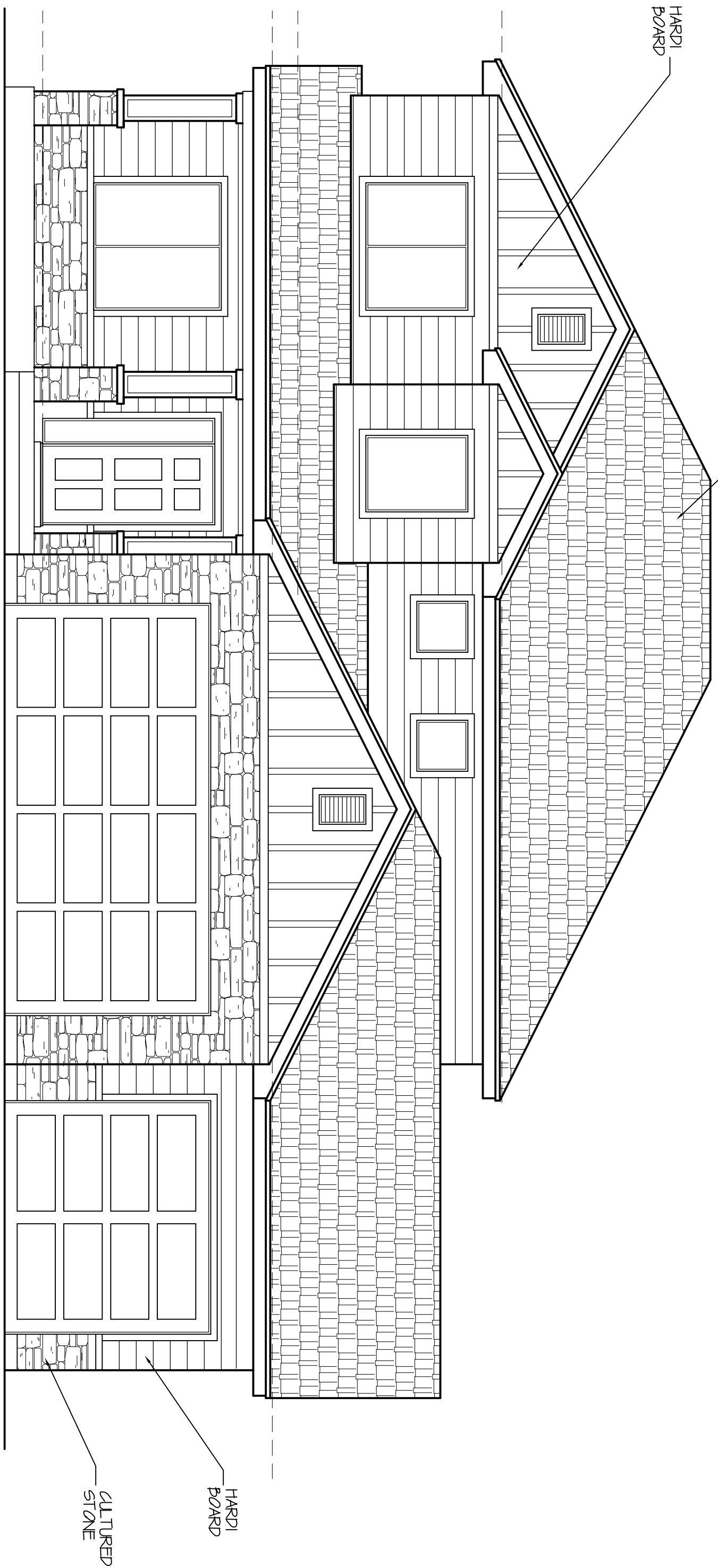


RIGHT SIDE ELEVATION

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

ASPHALT SHINGLES

HARD BOARD



FRONT ELEVATION

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

CULTURED STONE

HARD BOARD

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.

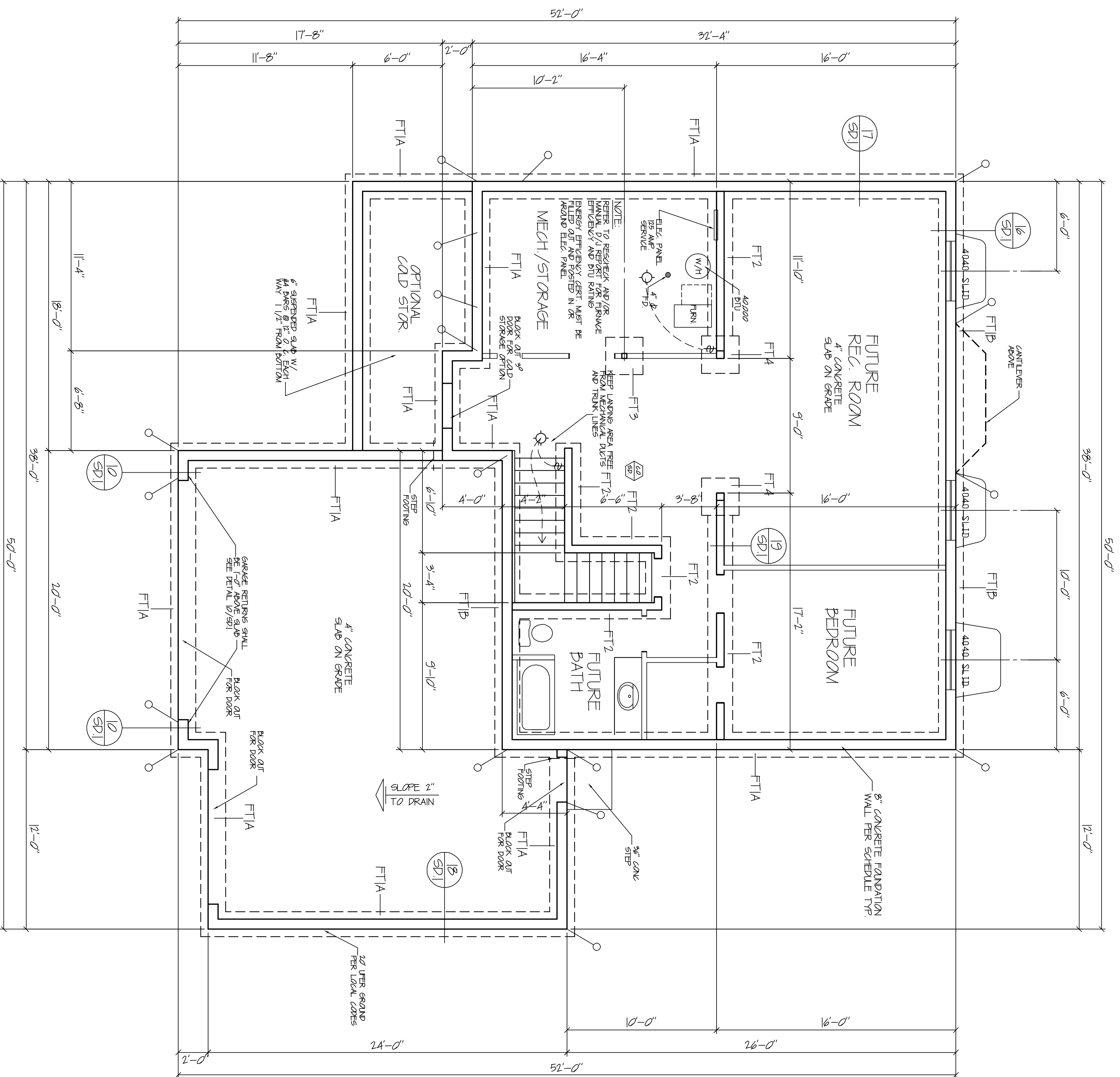
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 HOME DESIGN, INC.
 801-280-3030

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 SPACINGS 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) PLATE 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. PROVIDE 1/2" DIA. W/ 17' EMBEDMENT ANCHOR BOLTS @ 24" O.C. W/ 3"x3"x1/4" (0.2257) PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS.
- 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 WITHIN 4" OF THE TOP AND BOTTOM OF THE WALL.

FOOTING SCHEDULE

DEGR.	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	
FT2	CONT.	18"	10"	2	#4	CONT.	EQ.	-	-	-	2250 PLE	SEE DETAIL 19/SP1
FT3	24"	24"	10"	3	#4	18"	EQ.	3	#4	18"	6000 LBS	
FT4	30"	30"	12"	4	#4	24"	EQ.	4	#4	24"	9375 LBS	
FT5	36"	36"	12"	4	#4	30"	EQ.	4	#4	30"	13500 LBS	
FT6	42"	42"	12"	5	#4	36"	EQ.	5	#4	36"	18375 LBS	
FT7	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 1/2" DIA. W/ 17' EMBEDMENT ANCHOR BOLTS @ 24" O.C. W/ 3"x3"x1/4" (0.2257) PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS. PROVIDE 1/2" DIA. W/ 17' EMBEDMENT ANCHOR BOLTS @ 24" O.C. W/ 3"x3"x1/4" (0.2257) PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS.
4. PROVIDE J-BARS TO MATCH VERTICAL FOUNDATION WALL REINFORCEMENT WITH 24" MINIMUM LAP SPICE INTO FOUNDATION WALL.
5. CENTER FOOTING UNDER FOUNDATION WALL UNO.

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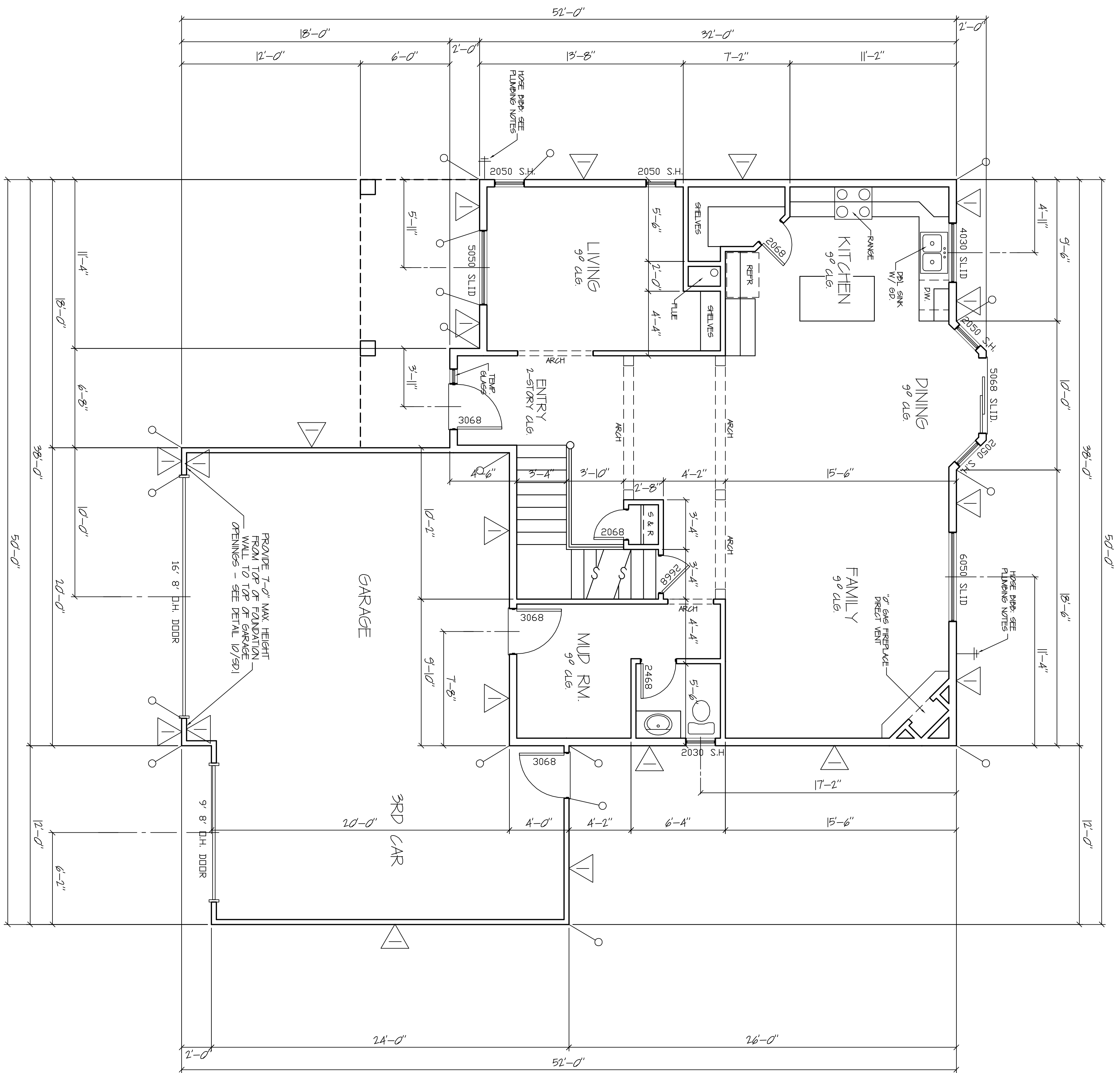
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 801-280-3030

DAKOTA HOMES
 2240 PLAN
 LOT 106 SUNSET POINTE
 HERRIMAN, UTAH

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

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

- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
- REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STUDY WALL NOTES.
- ROOF SHEATHING SHALL BE MANUFACTURED 7/16" OSB OR CDX PLYWOOD WITH 16" ON CENTER.
- FLOOR SHEATHING SHALL BE MANUFACTURED 3/4" T&G WITH 16" ON CENTER OR 1/2" OSB OR CDX PLYWOOD WITH 16" ON CENTER.
- EXTERIOR STUD WALLS TO BE 2x8 @ 16" O.C. UNO. GARAGE WALLS TO BE 2x10 @ 16" O.C. UNO.
- USE 80 LUMBER SCHEDULE 1995 PLATES SPACINGS ON ALL EXTERIOR AND SHEET WALLS. PROVIDE A 4" MINIMUM SPACER BETWEEN ALL SHEET WALLS.
- INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECIFICATIONS.
- HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS PER MANUFACTURER'S SPECIFICATIONS.
- FLOOR JOISTS SHALL BE 11-7/8" BCI 8000 - 18 IN. 16" O.C. UNO. PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST/JOIST ABOVE.
- ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
- IF SUSPENDED FLOOR SLAB EXCEEDS 6" THICKNESS, PROVIDE BOTTOM STEEL NOTED ON PLANS.
- ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF ALDICOV RESISTANT SPECIES. CONTACT THE ENGINEERS AND SURVEYORS, INC. IF AN DIFFERENT SPECIES IS TO BE USED.

HOLD-DOWN SCHEDULE

- OSB STRIPS W/ 1/4" LAP ON TO STUDS SEE DETAIL 12/SP1
- STD 10/ORSJ HOLD-DOWN SEE DETAIL 15/SP1

SHEAR WALL SCHEDULE 13

DESIG.	MATERIAL	1-1/2" R/GOE STRAPLES		8" NAILS		CAPACITY		NOTE
		EDGE	FIELD	EDGE	FIELD	WIND	SEISMIC	
1	7/16" OSB OR CDX PLYWOOD	3'-11 1/2"	12'	6"	12"	360	280	24.8
2	7/16" OSB OR CDX PLYWOOD	2'-6"	12'	4"	12"	530	350	24.8
3	7/16" OSB OR CDX PLYWOOD	-	-	3"	12"	685	490	24.8
4	7/16" OSB OR CDX PLYWOOD	-	-	2"	12"	895	640	24.8
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

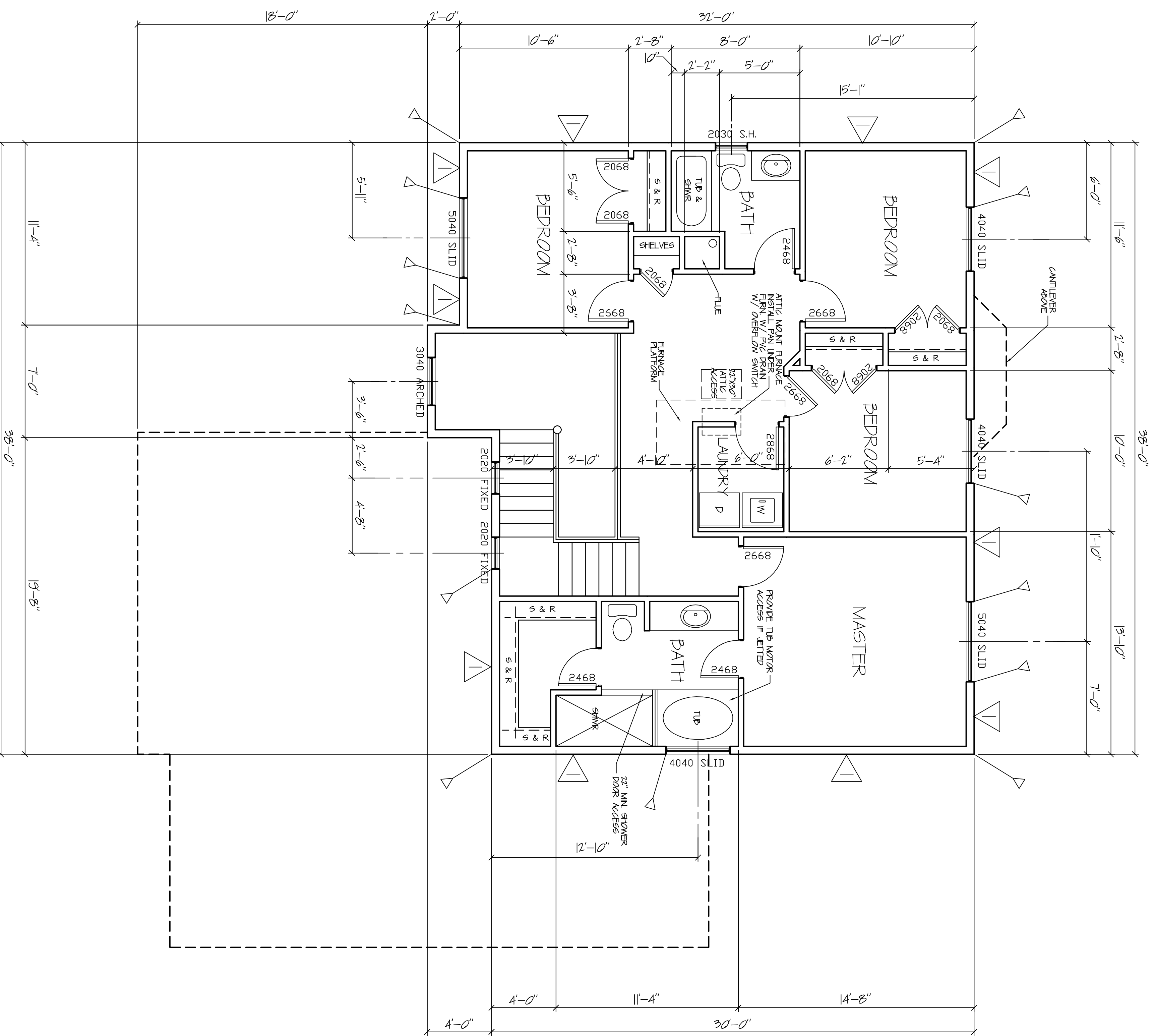
- NOTES:**
- WALL STUDS ARE TO BE SPACED AT 16" O.C. UNO.
 - UNIT SHEAR CAPACITIES ARE BASED ON A & PA STRIPS TABLE 4.24 (IBC 2006.3).
 - ALL PANEL EDGES SHALL BE BLOCKED WITH 2 INCH NOMINAL OR VIGBER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES UNO.
 - EDGE UNO (A&PA) STRIPS 4.27 (NOTE 1).
 - OSB NAIL AND NAIL SPACING IS LESS THAN 16" O.C. ON EITHER SIDE. PANEL JOINTS SHALL BE OFFSET TO FACE ON OPPOSITE FRAMING SIDINGS.
 - FRAMING AT JOINTING PANEL EDGES AND JAIL PLATES SHALL BE 2 INCH NOMINAL OR VIGBER FOR EDGE NAILING 3" O.C. OR LESS. WALLS AT WALLS FOR SHEET ROCK SHEATHING SHALL BE 5/8" COOLER WALLS 16" ON CENTER. DRYPWALL SHEATHING IS PERMITTED TO SUBSTITUTE FOR 5/8" COOLER WALLS IF THEIR DIMENSIONS ARE NOT LESS THAN 1 5/8" X 0.875" (IBC TABLE 2308.7 NOTE 6).

DKOTA HOMES
 2240 PLAN
 LOT 106 SUNSET POINTE
 HERRIMAN, UTAH

HOME DESIGN, INC.
 801-280-3030

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 CLERSON 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

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 RATED 7/16" OSB OR CDX PLYWOOD WITH 16" NAILS AT 12" O.C. EDGE, 12" O.C. FIELD.
4. FLOOR SHEATHING SHALL BE APA RATED 3/4" OSB OR CDX PLYWOOD OR SIMPSON STRONG-TIE S18 WOOD SHEATHS AT 12" O.C. EDGE, 12" O.C. FIELD.
5. 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.
6. USE (8) 16d NAILS BETWEEN TOP PLATE SPICE POINTS ON ALL EXTERIOR AND SHEAR WALLS PROVIDE A 4"x4" MINIMUM LAP BRIDGE.
7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
8. HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
9. FLOOR JOISTS SHALL BE 11-1/4" BCI 1600 - 1.8 AT 16" O.C. U.N.O.
10. PROVIDE A CONSISTENT JOIST AT FLOOR FRAMING TO MATCH DIMENSIONS OF ROOF ABOVE.
11. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
12. 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 WOOD ON PANS.
13. 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

OSB STRAPS W/ 14" 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" X 6" 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	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"	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. U.N.O.
 2. UNIT SHEAR CAPACITIES ARE BASED ON A 8 X 8 STUDS PER 4.2X (IBC 2006 5.10).
 3. ALL PANEL EDGES SHALL BE BLOCKED WITH 2X4 OR 2X6 FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O. (AS PER SDWS 4.3.17 NOTE 1).
 4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2X4 OR 2X6 FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O. (AS PER SDWS 4.3.17 NOTE 1).
 5. BE OFF-SET TO FALL ON DIFFERENT FRAMING MEMBERS.
 6. FRAMING AT JOINTING 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. (AS PER SDWS 4.3.17 NOTE 1).
 7. NAILS FOR SHEET ROCK SHEATHINGS SHALL BE 6d COLLER NAILS IN FIELD OF SHEATHS. DRYWALL SHEATHS ARE PERMITTED TO SUBSTITUTE FOR 5d COLLER NAILS IF THEIR DIMENSIONS ARE NOT LESS THAN 1" 88x0.0016" (IBC TABLE 2006.7 NOTE 6)

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ECA HOME DESIGN, INC.
801-280-3030

DAKOTA HOMES
2240 PLAN
LOT 106 SUNSET POINTE
HERRIMAN, UTAH

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

4