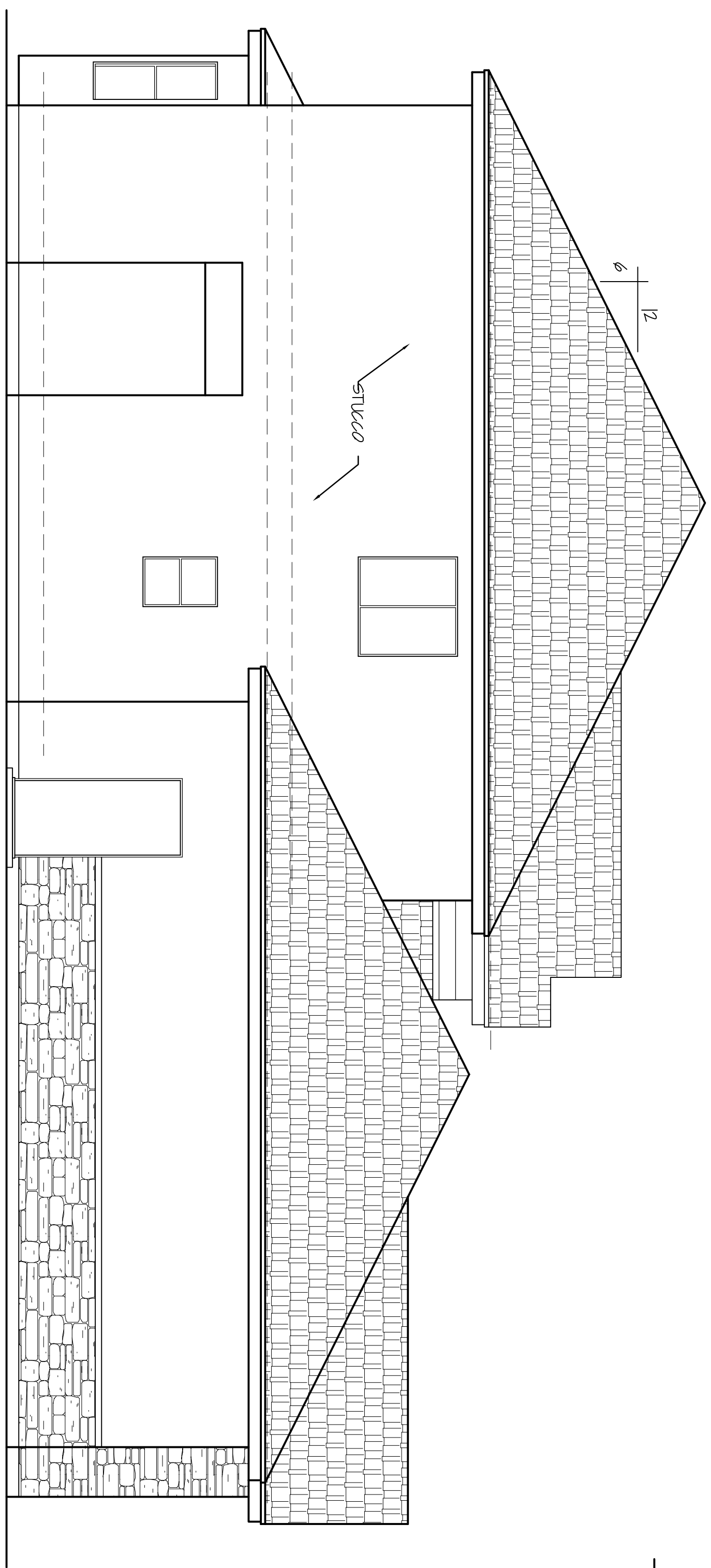


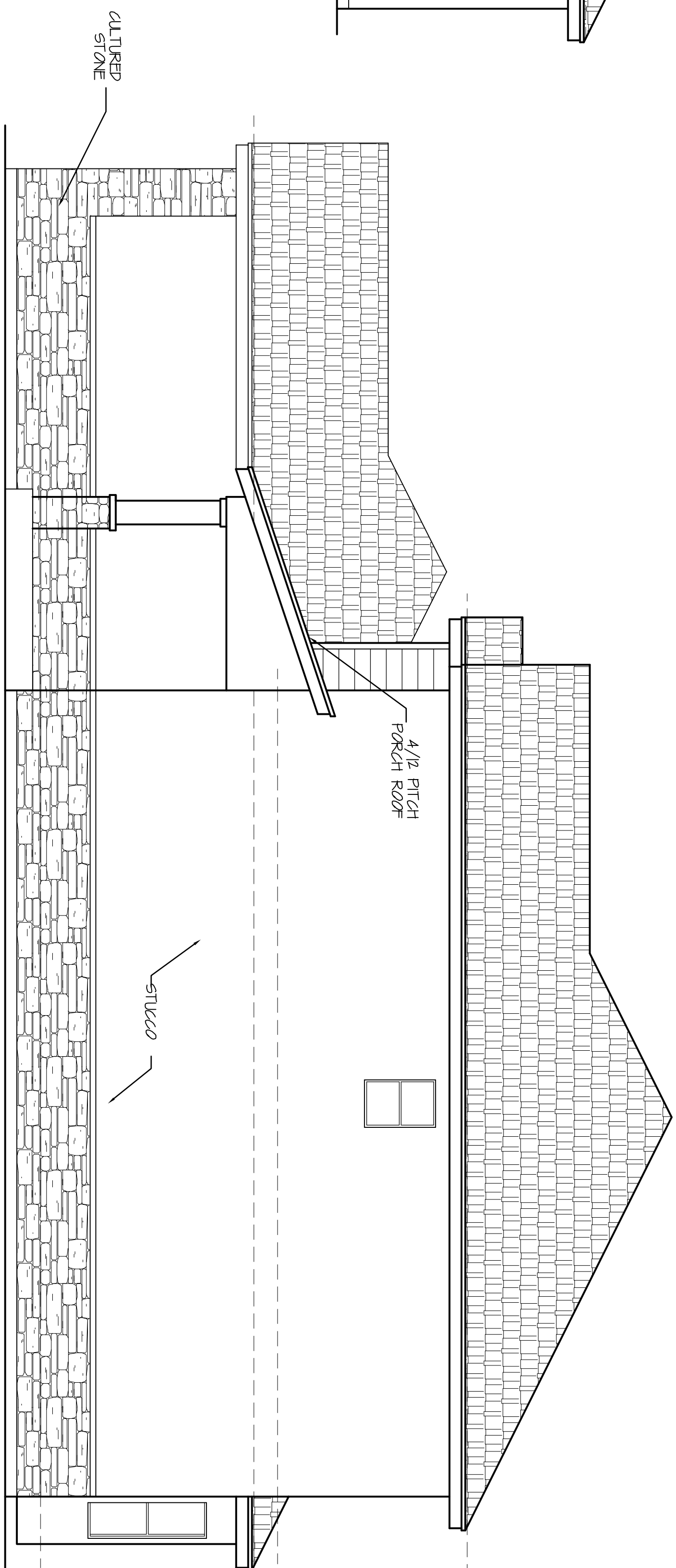
REAR ELEVATION

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



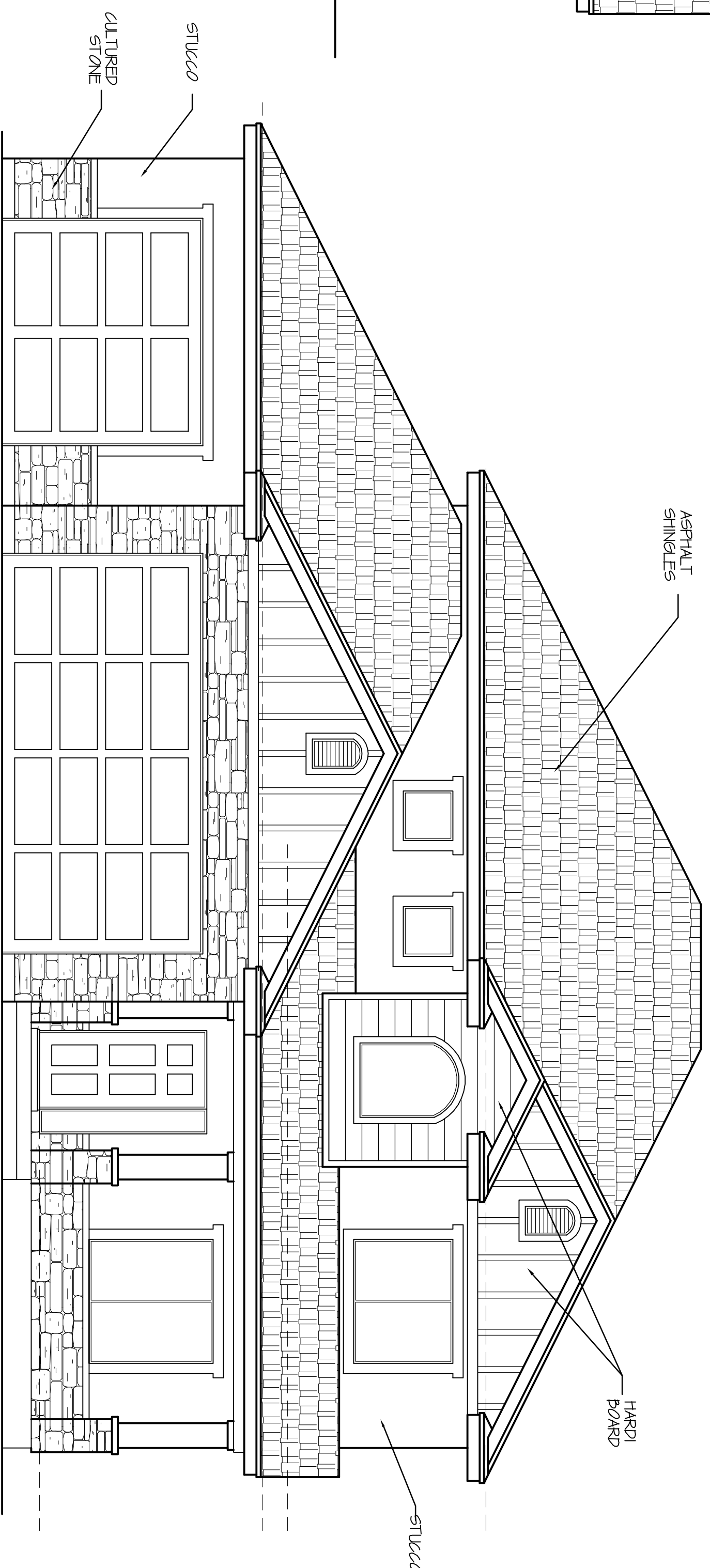
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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

432 SQ. FT. OF STONE REQUIRED (2 X PERIMETER)
464 SQ. FT. OF STONE SHOWN

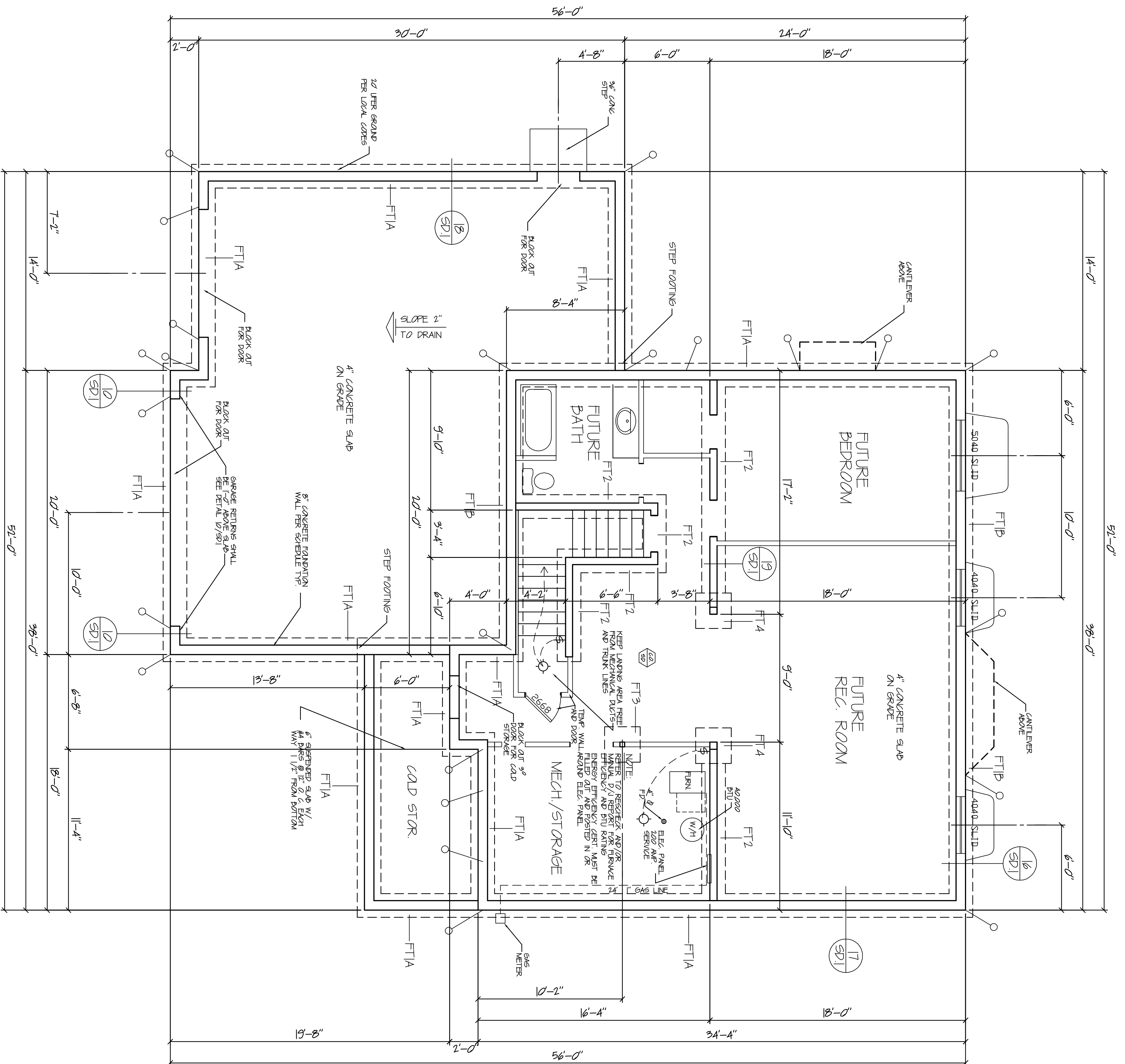
DAKOTA HOMES
2392 PLAN
LOT 309 THREE FORKS
WEST JORDAN, UTAH

E|C|A
HOME DESIGN, INC.
801-280-3030

ECA HOME DESIGN, INC. ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION FROM THESE PLANS. OWNER/CONTRACTOR IS TO REVIEW THESE PLANS IN THEIR ENTIRETY BEFORE CONSTRUCTION BEGINS. ANY ERRORS AND OMISSIONS WHICH MAY OCCUR IN THESE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL CODES AND MINIMUM STANDARDS OR ONE PERMISSION TO VIOLATE ANY CODES OR ORDINANCES. THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. DESIGNER AND DRAFTSMEN ARE NOT RESPONSIBLE FOR ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS.

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF ECA HOME DESIGN, INC. THESE PLANS SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

DATE: SEPTEMBER 2012
SCALE: NOTED
JOB NO.: 2392 PLAN
SHEET: _____



BASEMENT PLAN
 64 ADDITIONAL FINISHED SQ. FT.
 SCALE: 1/4"=1'-0"
 9'-0" BASEMENT

FOUNDATION AND BASEMENT NOTES

PROVIDE (2) # 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 FILLING ALL REINFORCING SPACING WITH ANCHORED L-STEEL AND STAYS. MANY DIFFER. TER. SPECS. & STANDARDS. SEE SCHEDULE ON FLOOR PLAN.

SEALER 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 ENCASED ELECTRODE, AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2009 I.R.C.

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

HOLD-DOWN SCHEDULE

○ G-IR STRAPS W/ 14" LAP INTO STUDS SEE DETAIL 12/SD1

○ STD/PLU/IRU HOLD-DOWN SEE DETAIL 15/SD1

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, (5) #4 BARS HORIZONTAL |
| 9' FOUNDATION WALL | #4 BARS @ 18" O.C. VERTICAL, (7) #4 BARS HORIZONTAL |

NOTES: 1. USE 1/2" DIAMETER 7' EMBEDMENT ANCHOR BOLTS @ 32" O.C. W/ 3"x3"x1/4" (Ø 22) PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS.
 2. PLACE (1) #4 BAR BELOW AND ON EACH SIDE OF EACH OPENING AND (2) #4 BARS ABOVE EACH OPENING. BARS SHALL BE PLACED WITHIN 2" CONCRETE. OPENING REINFORCEMENT IS IN ADDITION TO STANDARD WALL REINFORCEMENT.
 3. TOP AND BOTTOM BARS SHALL BE WITHIN 4" OF THE TOP AND BOTTOM OF THE WALL.
 4. PLACE REINFORCEMENT IN THE CENTER OF THE WALL UNLESS NOTED OTHERWISE.

FOOTING SCHEDULE

| DESC. | LENGTH | WIDTH | DEPTH | QTY. | SIZE | LENGTH | SPACING | QTY. | SIZE | LENGTH | SPACING | CAPACITY | NOTE |
|------------|--------|-------|-------|------|-------|--------|---------|------|------|--------|---------|-----------|-------------------|
| FT1A CONT. | 20' | 10" | 2' | #4 | CONT. | EQ. | - | - | - | - | - | 2500 PLF | |
| FT1B CONT. | 24' | 10" | 2' | #4 | CONT. | EQ. | - | - | - | - | - | 3000 PLF | |
| FT2 CONT. | 18' | 10" | 2' | #4 | CONT. | EQ. | - | - | - | - | - | 2250 PLF | |
| FT3 | 24' | 24" | 10" | 3 | #4 | 18" | EQ. | 3 | #4 | 18" | EQ. | 6000 LBS | SEE DETAIL 18/SD1 |
| FT4 | 30' | 30" | 12" | 4 | #4 | 24" | EQ. | 4 | #4 | 24" | EQ. | 9375 LBS | |
| FT5 | 36' | 36" | 12" | 4 | #4 | 30" | EQ. | 4 | #4 | 30" | EQ. | 13500 LBS | |
| FT6 | 42' | 42" | 12" | 5 | #4 | 36" | EQ. | 5 | #4 | 36" | EQ. | 18375 LBS | |
| FT7 | 48' | 48" | 12" | 6 | #4 | 42" | EQ. | 6 | #4 | 42" | EQ. | 24000 LBS | |

NOTES: 1. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL. (5% COMPACTION), SPECIFIED AND TESTED BY A REGISTERED GEOTECHNICAL ENGINEER.
 2. REGISTERED GEOTECHNICAL ENGINEER.
 3. ALL FOOTINGS SHALL BEAR BELOW THE FROST LINE OF THE LOCALITY. (Ø" UNDO) PROVIDE 12" DIAMETER SCHEDULE AT EXTERIOR SPO" FOOTINGS PER 4. PROVIDE J-BOARS TO MATCH VERTICAL FOUNDATION WALL REINFORCEMENT WITH 24" MINIMUM LAP SPICE INTO FOUNDATION WALL.
 5. CENTER FOOTING UNDER FOUNDATION WALL UNLESS NOTED OTHERWISE.

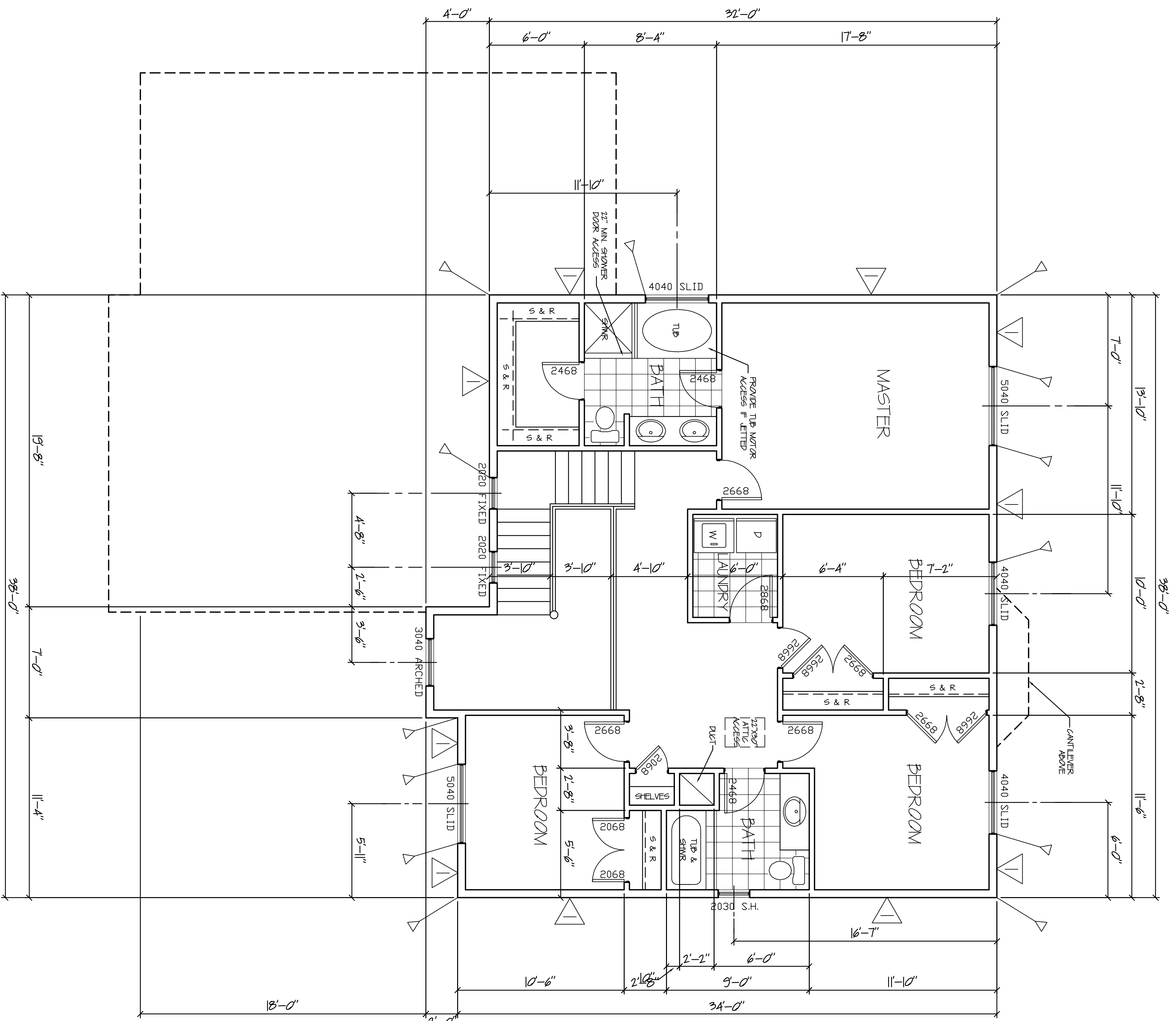
ECA HOME DESIGN, INC. ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION FROM THESE PLANS. OWNER/CONTRACTOR IS TO REVIEW THESE PLANS IN THEIR ENTIRETY BEFORE CONSTRUCTION BEGINS. ANY ERRORS AND OMISSIONS WHICH MAY OCCUR IN THESE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL CODES AND MINIMUM STANDARDS OR GIVE PERMISSION TO VIOLATE ANY CODES OR ORDINANCES. THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. DESIGNER AND DRAFTSMEN ARE NOT RESPONSIBLE FOR ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS.

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF ECA HOME DESIGN, INC. THESE PLANS SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

ECA
 HOME DESIGN, INC.
 801-280-3030

DAKOTA HOMES
 2392 PLAN
 LOT 309 THREE FORKS
 WEST JORDAN, UTAH

DATE: SEPTEMBER 2012
 SCALE: NOTED
 SHEET NO.: 2392 PLAN
 SHEET NO.: 2



UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"
1110 SQ. FT.
2392 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.
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

- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
- REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.
- ROOF SHEATHING SHALL BE MANUFACTURED 7/16" OSB OR CDX PLYWOOD WITH 8" NAILS @ 16" O.C. EDGE, 12" O.C. FIELD.
- FLOOR SHEATHING SHALL BE MANUFACTURED 3/4" T&G WITH 10D NAILS OR 7/16" OSB OR CDX PLYWOOD WITH 8" NAILS @ 16" O.C. EDGE, 12" O.C. FIELD.
- EXTENSION STUD WALLS TO BE 2x4 @ 16" O.C. U.N.O. RANGE WALLS MAY BE 2x4 @ 24" @ 16" O.C. UP TO 10'-0" TALL U.N.O.
- USE (B) 1/2" NAIL & BETWEEN TOP PLATE JOINTS POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 40# MINIMUM LAP SPECIFICATIONS.
- INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECIFICATIONS.
- HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT RING STUDS (MINIMUM).
- FLOOR JOISTS SHALL BE 11-7/8" BCI (B200) - 18" AT 16" O.C. U.N.O. PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
- ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
- IF SUSPENDED PORCH SLAB EXCEEDS 8" THICKNESS, PROVIDE BOTTOM STEEL NOTED ON PLANS.
- ALL LUMBER NOT PRESERVATIVE TREATED OR ALCOHOL RESISTANT SPECIES CONTACT LE ENGINEERS AND SUPERVISORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.
- IF SUSPENDED PORCH SLAB EXCEEDS 8" THICKNESS, PROVIDE BOTTOM STEEL NOTED ON PLANS.
- ALL LUMBER NOT PRESERVATIVE TREATED OR ALCOHOL RESISTANT SPECIES CONTACT LE ENGINEERS AND SUPERVISORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.

HOLD-DOWN SCHEDULE
OSB STRAPS W/ 1/4" LAP
ONTO STUDS
SEE DETAIL 12/SP1
STH/D/O/R/U HOLD-DOWN
SEE DETAIL 15/SP1

SHEAR WALL SCHEDULE

| DESIG. | MATERIAL | 1-1/2" RB EDGE STUDS | 8d WALLS | WIND | CAPACITY | NOTE |
|--------|---------------------------|----------------------|----------|------|----------|---------------|
| 1 | 7/16" OSB OR CDX PLYWOOD | 3-1/2" | 12" | 6" | 12" | 360 260 24.5 |
| 2 | 7/16" OSB OR CDX PLYWOOD | 2" 6" | 12" | 4" | 12" | 530 350 24.5 |
| 3 | 7/16" OSB OR CDX PLYWOOD | - | - | 3" | 12" | 685 490 24.56 |
| 4 | 7/16" OSB OR CDX PLYWOOD | - | - | 2" | 12" | 895 640 24.56 |
| 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. U.N.O.
 - USE (2) KING STUDS AT EACH END OF SHEAR WALLS (SHEAR WALL CONDITIONS U.N.O.)
 - ALL PANEL EDGES SHALL BE BLOCKED WITH 2 INCH NOMINAL OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 - WALL PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND WALL SPACING IS LESS THAN 16" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 - ALL PANEL EDGES SHALL BE BLOCKED WITH 2 INCH NOMINAL OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 - WALLS FOR SHEET ROCK SHEAR WALLS SHALL BE 1/2" COOLER WALLS IN lieu of 8d WALLS. DRYSWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 5d COOLER WALLS IF THEIR DIMENSIONS ARE NOT LESS THAN 1/2" x 50" x 0.007" (SEE TABLE 2008.7 NOTE 6)
 - WALLS FOR SHEET ROCK SHEAR WALLS SHALL BE 1/2" COOLER WALLS IN lieu of 8d WALLS. DRYSWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 5d COOLER WALLS IF THEIR DIMENSIONS ARE NOT LESS THAN 1/2" x 50" x 0.007" (SEE TABLE 2008.7 NOTE 6)

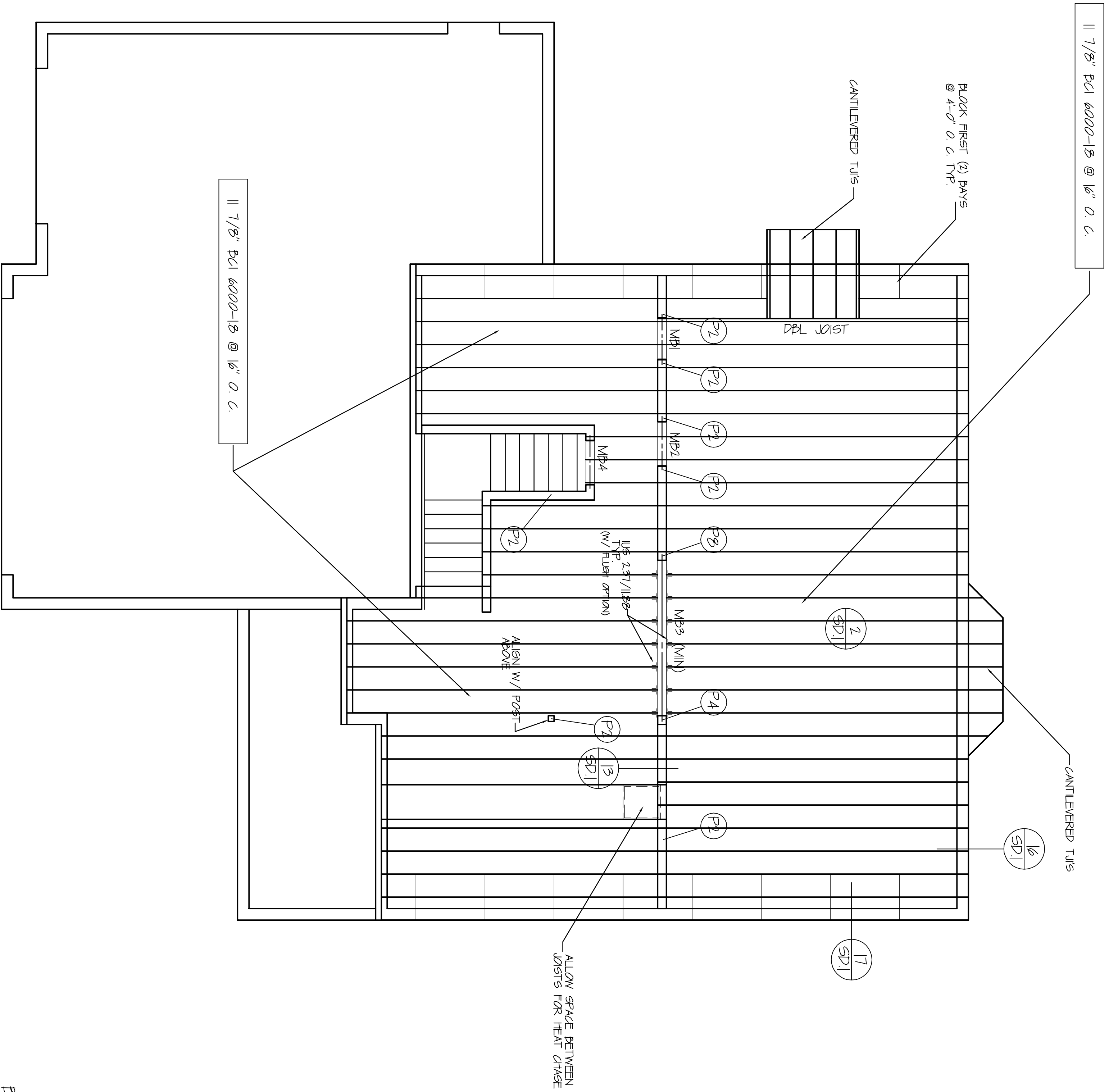
ERICA HOME DESIGN, INC. ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION FROM THESE PLANS. OWNER/CONTRACTOR IS TO REVIEW THESE PLANS IN THEIR ENTIRETY BEFORE CONSTRUCTION BEGINS. ANY ERRORS AND OMISSIONS WHICH MAY OCCUR IN THESE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL CODES AND MINIMUM STANDARDS OR GIVE PERMISSION TO VIOLATE ANY CODES OR ORDINANCES. THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. DESIGNER AND DRAFTSMEN ARE NOT RESPONSIBLE FOR ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS.

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF ERICA HOME DESIGN, INC. THESE PLANS SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

ERICA
HOME DESIGN, INC.
801-280-3030

DAKOTA HOMES
2392 PLAN
LOT 309 THREE FORKS
WEST JORDAN, UTAH

DATE: SEPTEMBER 2012
SHEET NO.: 2392 PLAN
SCALE: NOTED
NOTED



MAIN FLOOR FRAMING PLAN SCALE: 1/4"=1'-0"

BEAM SCHEDULE

| | |
|-----|-------------------------------|
| MB1 | (2) 2 X 8 DF-L#2 |
| MB2 | (2) 2 X 8 DF-L#2 |
| MB3 | (2) 1 3/4" X 9 1/2" MICRALLAN |
| MB4 | (2) 2 X 6 DF-L#2 |

FRAMING NOTES

1. FRAMING ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
2. REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.
3. ROOF SHEATHING SHALL BE 2" OR 2 1/2" OSB OR CDX FR. WOOD WITH 3/4" W/ 16" O.C. EDGES. 1/2" O.C. FIELD.
4. FLOOR SHEATHING SHALL BE 3/4" T&G WITH 1/2" MINIMUMS OR FIELD. FLOOR JOISTS SHALL BE 16" O.C. EDGES. 12" O.C. FIELD.
5. EXTENSION STUD WALLS TO BE 2x6 @ 16" O.C. UNO. GARAGE WALLS MAY BE 2x4 @ 16" O.C. UP TO 10'0" TALL UNO.
6. USE 1/4" NAILS BETWEEN TOP PLATE SILL POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE 4"x4" MINIMUM LAP SPICE.
7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECIFICATIONS.
8. HITCHCOCKS SHALL BE INSTALLED ON 12" FULL HEIGHT KINGS STUDS (MINIMUM).
9. FLOOR JOISTS SHALL BE 11 1/8" BQ 6000 - 18 AT 16" O.C. UNO. PROVIDE 2x SQUASH BLOCKING AT FLOOR FINISH TO MATCH DIMENSIONS OF POST ABOVE.
11. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
12. IF SUSPENDED ROOF SLAB EXCEEDS 6" THICKNESS, PROVIDE 2" MINIMUM CONCRETE OVER TOP OF 2" S&S IN POSITION TO BOTTOM STEEL. NOTED ON PLANS.
13. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF ALCOBY RESISTANT SPECIES. CONTACT LUMBERERS AND SURVEYORS INC. FOR DIFFERENT SPECIES TO BE USED.

POST SCHEDULE

| # | BEAM | POST SIZE |
|----|-------------------------------|-----------|
| P1 | (1) 2x | |
| P2 | (2) 2x | |
| P3 | (3) 2x | |
| P4 | (4) 2x | |
| P5 | (5) 2x | |
| P6 | 4x4 | |
| P7 | 6x6 | |
| P8 | 3-1/2" X 5-1/2" PARALLAM POST | |
| P9 | 5-1/4" X 5-1/4" PARALLAM POST | |

- NOTES:**
1. POSTS INDICATE NUMBER OF TRIMMER STUDS TO BE INSTALLED AT FULL HEIGHT AND (1) KING STUD EACH SIDE OF BEAM.
 2. INSTALL (1) TRIMMER AND (1) KING STUD EACH SIDE OF BEAM.
 3. INSTALL (2) TRIMMER STUDS AT EACH SIDE OF OPENINGS GREATER THAN 6" WIDE UNO.
 4. GREATER THAN 6" WIDE UNO.
 5. 2x BUILT UP POSTS SHALL BE THE SAME WIDTH OF THE WALL EACH PLY OF 2x BUILT UP POSTS W/ 16" NAILS @ 6" O.C. STAGGERED UNO.
 6. WALL EACH PLY OF 2x BUILT UP POSTS W/ 16" NAILS @ 6" O.C. STAGGERED UNO.
 7. SHALL BE BRACED WITH 8x8 OR 4x8 POST CAP AND PC OR 2x6 POST BASE UNO.

ECA HOME DESIGN, INC. ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION FROM THESE PLANS. OWNER/CONTRACTOR IS TO REVIEW THESE PLANS IN THEIR ENTIRETY BEFORE CONSTRUCTION BEGINS. ANY ERRORS AND OMISSIONS WHICH MAY OCCUR IN THESE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL CODES AND MINIMUM STANDARDS OR THE PERMISSION TO VIOLATE ANY CODES OR ORDINANCES. THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. DESIGNER AND DRAFTSMEN ARE NOT RESPONSIBLE FOR ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS.

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF ECA HOME DESIGN, INC. THESE PLANS SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

E | C | A
HOME DESIGN, INC.
801-280-3030

DAKOTA HOMES
2392 PLAN
LOT 309 THREE FORKS
WEST JORDAN, UTAH

DATE: SEPTEMBER 2012
SCALE: NOTED

NOTED: 2392 PLAN SHEET

5