



FLOOR PLAN
SCALE: 1/4"=1'-0"
1248 SQ. FT.

FLOOR PLAN NOTES
CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ANY ENGINEERING RECOMMENDATIONS AND REVISIONS. DESIGNER IS NOT RESPONSIBLE FOR ANY ADDITIONAL FIX LETTERS, ETC.
VENT PRYER TO OUTSIDE W/ MIN. 4" VENT
DOOR FROM GARAGE TO HOUSE IS TO BE 1/2" 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 APPROXIMATELY 7/16" OSB OR CDX PLYWOOD WITH BRUSHING @ 9" O.C. EDGE, 12" O.C. FIELD.
4. FLOOR SHEATHING SHALL BE APPROXIMATELY 5/8" OSB OR CDX PLYWOOD WITH BRUSHING @ 9" O.C. EDGE, 12" O.C. FIELD.
5. EXTERIOR STUD WALLS TO BE 2" X 6" @ 16" O.C. U.N.O.
6. GARAGE WALLS MAY BE 2" X 6" @ 16" O.C. U.P. TO 10'0" TALL U.N.O.
7. USE 1/2" PSY. AND 5/8" BETWEEN TOP 24" OF STUDS FOR ALL EXTERIOR AND SHEAR WALLS. PROVIDE 4" MINIMUM LAP SPICE SPECIFICATIONS.
8. HOLD-DOWNS SHALL BE INSTALLED ON ALL FULL HEIGHT KING STUDS (MINIMUM).
9. FLOOR JOISTS SHALL BE 11-7/8" BC 8000 - 18 AT 16" O.C. U.N.O. (MINIMUM).
10. ROOF RAFTERS TO BE 2" X 6" @ 24" O.C. U.N.O.
11. PROVIDE 2" SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
12. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
13. ALL LUMBERS NOT PREPARATION Y PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF ABOVE RESISTANT SPECIES. CONTACT LE ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.
14. IF SUSPENDED FLOOR SLAB EXCEEDS 6" THICKNESS, PROVIDE BOTTOM STEEL NOTED ON PLANS.

HOLD-DOWN SCHEDULE

SYMBOL	HOLD-DOWN TYPE
●	1/2" HORIZONTAL HOLD-DOWN
○	SEMI-DIAGONAL HOLD-DOWN
■	STANDARD HOLD-DOWN

SEE DETAIL 15.9.2.1

SHEAR WALL SCHEDULE 13

DESIGN.	MATERIAL	1-1/2" GAGE STUDS	EDGE	FIELD	6" NAILS	WIND	SEISMIC	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"	12"	4"	12"	530	350	24.5	
3	7/16" OSB OR CDX PLYWOOD	-	3"	12"	695	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"	100	100	100	7	
6	1/2" SHEET ROCK OR BETTER	4"	4"	4"	125	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/E & P/A SCHEDULE 2006.3.
3. USE 1/2" KING STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CROSSING U.N.O. EDGES U.N.O. (AREA SPACING 4.3.7.1 NOTE 1)).
4. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND WALL SPACING IS LESS THAN 6" O.C. CENTER SIDE PANEL JOINTS SHALL ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE 3-INCH NOMINAL OR UNDER FOREDOOR WALLING 6" O.C. CROSS WALLS AT 7" O.C. CENTER SIDE PANEL JOINTS SHALL BE 50% CROSS WALLS IN LEAD OF 80% CROSS WALLS (AREA SPACING 4.3.7.1 NOTE 3).
5. CROSS WALLS SHALL BE 50% CROSS WALLS IN LEAD OF 80% CROSS WALLS (AREA SPACING 4.3.7.1 NOTE 3).
6. CROSS WALLS SHALL BE 50% CROSS WALLS IN LEAD OF 80% CROSS WALLS (AREA SPACING 4.3.7.1 NOTE 3).
7. CROSS WALLS SHALL BE 50% CROSS WALLS IN LEAD OF 80% CROSS WALLS (AREA SPACING 4.3.7.1 NOTE 3).

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E|C|A
HOME DESIGN, INC.
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DAKOTA HOMES
2248 PLAN
LOT 16 ANTELOPE MEADOWS
HERRIMAN, UTAH

DATE: JUNE 2016
NOTED: SCALE: 1/4"=1'-0"
JOB NO: 2248 PLAN
SHEET