



NOTE:
THIS HOME IS LOCATED IN AN OVER PRESSURE ZONE. ALL GLAZING WITH TOP EDGE 24" OR MORE ABOVE GRADE ARE REQUIRED TO BE TEMPERED WVC-10-10-17

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
DOOR FROM GARAGE TO HOUSE IS TO BE 12 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 3/8" 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 EVALUATED 7/16" OSB OR CDX PLYWOOD WITH 60 WALS IN 16" O.C. EDGE, 12" O.C. FIELD.
4. FLOOR SHEATHING SHALL BE EVALUATED 3/4" T&G WITH 160 WALS OR SIMPSON WENTZ'S 88 WOOD SCREWS AT 16" O.C. EDGE, 12" O.C. FIELD.
5. EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. UNDO. EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNDO WITH 160 WALS.
6. USE (8) 160 WALS BETWEEN TOP PLATE BRACE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE 4x4 MINIMUM LDP BRACE.
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 11/2" T&G AT 16" O.C. UNDO.
10. ROOF RAFTERS TO BE 2x10 @ 24" @ 24" O.C. UNDO.
11. PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
12. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
13. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SPECIES. CONTACT LEI ENGINEERS AND SUPERVISORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.

○ LSTHD 8/BRJ - SEE DETAIL (P/SP1)

SHEAR WALL SCHEDULE

DESIGN.	MATERIAL	1-1/2" 16 GAGE STUDS	8" WALS	8" WALS	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" 6"	12"	4"	12"	530	350	24.5
3	7/16" OSB OR CDX PLYWOOD	-	-	3"	12"	895	490	24.5
4	7/16" OSB OR CDX PLYWOOD	-	-	2"	12"	895	640	24.5
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. UNDO.
 2. UNIT SHEAR CAPACITIES ARE BASED ON A R/R RATIO OF 2.0 (RBC 2206.13).
 3. ALL PANEL BOARDS SHALL BE RECOVERED WITH 5/8" MIN. NOMINAL OR UNDER FRAMING WITH EDGE MIMING AT ALL SUPPORTS AND PANEL EDGES UNDO. (AS PER SPS 4.3.7.1 NOTE 1)
 4. ALL PANEL BOARDS SHALL BE RECOVERED WITH 5/8" MIN. NOMINAL OR UNDER FRAMING WITH EDGE MIMING AT ALL SUPPORTS AND PANEL EDGES UNDO. (AS PER SPS 4.3.7.1 NOTE 1)
 5. BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 6. FRAMING AT JOINTS SHALL BE 3X4 UNDO OR UNDER EDGE MIMING 2" O.C. OR LESS WALS AT JOINTS.
 7. NAILS FOR SHEET ROCK SHEETWALLS SHALL BE 6d COOLER NAILS IN LEU OF 8d WALS. DRYPWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 6d COOLER NAILS IF THEIR DIMENSIONS ARE NOT LESS THAN 1" 5/8" X 0.687" (RBC TABLE 206.7 NOTE 6)

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ECA
HOME DESIGN, INC.
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DAKOTA HOMES
1626 PLAN
LOT 314 THREE FORKS
WEST JORDAN, UTAH

DATE: MAY 2012
SCALE: NOTED
SHEET: 1626 PLAN

FLOOR PLAN
SCALE 1/4" = 1'-0"
1616 SQ. FT.
NOTE:
CONSULT WITH PAULDER FOR VALLTED CEILING LOCATIONS