



FLOOR PLAN
1834 SQ. FT.

SCALE 1/4" = 1'-0"

NOTE:
CONSULT WITH BUILDER FOR
VALUED CEILING LOCATIONS

NOTE:
THIS HOME IS LOCATED IN
AN UNDESIGNED AREA.
ALL FINISHES WITH TOP EDGE
24" OR MORE ABOVE GRADE ARE
REQUIRED TO BE TEMPERED
GLASS
WVC 7-10-10-107

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 PRINTER TO OUTSIDE W/
MIN. 4" VENT
DOOR FROM GARAGE TO HOSE
9" TO BE 1/2 MIN. FIRE-RATED
SELF-CLOSING DOOR
PRANIE APPROVED ATTIL 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 APA RATED 7/16" OSB OR CDX R. WOOD WITH 80 WALLS AT 16" O.C. EDGE, 12" O.C. FIELD.
4. FLOOR SHEATHING SHALL BE APA RATED 3/4" T&G WITH 16" WALLS OR SIMPSON WINDLASH 80 WOOD SCREWS AT 16" O.C. EDGE, 12" O.C. FIELD.
5. EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. UNO.
6. EXTERIOR WALLS SHALL BE 2x4 @ 16" O.C. UNO.
7. USE (15) 16d NAILS BETWEEN TOP FLANGE BRACE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A-47 MINIMUM LAP SPICE.
8. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECIFICATIONS.
9. HOLD-DOWNS SHALL BE INSTALLED ON (1) FULL HEIGHT KING STUDS (MINIMUM).
10. FLOOR JOISTS TO BE 11-7/8" T&G @ 16" O.C. UNO.
11. PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
12. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
13. IF SUSPENDED FLOOR SLAB EXCEEDS 6" THICKNESS PROVIDE BOTTOM STEEL. NOTED ON PLANS.
14. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR A LCAKAY RESISTANT SPECIES. CONTACT THE ENGINEER AND SUPERVISOR, INC. FOR A SPECIES OR OTHERS TO BE USED.

HOLD-DOWN SCHEDULE
LSTD 8 / PRU HOLD-DOWN
SEE DETAIL 15/521

▲ SHEAR WALL SCHEDULE 13

DESIG.	MATERIAL	1/2" R OMB STAPLES	8d NAILS	WIND	CAPACITY	NOTE		
	EDGE	FIELD	EDGE	FIELD	SEISMIC			
1	7/16" OSB OR CDX PLYWOOD	3-1/2"	12"	6"	12"	360	280	2.4.5
2	7/16" OSB OR CDX PLYWOOD	2" x 6"	12"	4"	12"	530	350	2.4.5
3	7/16" OSB OR CDX PLYWOOD	-	3"	12"	685	490	640	2.4.5.6
4	7/16" OSB OR CDX PLYWOOD	-	2"	12"	895	640	100	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. UNO.
2. ONE STUD JOIST AND BRACE SHALL BE SPACED AT 16" O.C. UNO.
3. ALL STUD JOISTS AND BRACE SHALL BE SPACED AT 16" O.C. UNO.
4. ALL PANEL EDGES SHALL BE BLOCED WITH 2-INCH NOMINAL OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES UNO. (WAPA SPPING 431.7) UNO.
5. BE OFF-SET TO FALL ON DIFFERENT FRAMING MEMBERS.
6. PROVIDE A FLOORING PANEL EDGES AND SILL STUDS SHALL BE SPACED UNO. OR WIDER FOR EDGE NAILING 3" O.C. UNLESS WALLS AT WALLS FOR SHEET ROCK SHEARWALLS SHALL BE 6d COOLER WALLS IN LEO OF 8d WALLS. DRYSWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 5d COOLER WALLS IF THEIR DIMENSIONS ARE NOT LESS THAN 1.58" X 0.08" (IBC TABLE 2008.7 NOTE 6)
7. WALLS FOR SHEET ROCK SHEARWALLS SHALL BE 6d COOLER WALLS IN LEO OF 8d WALLS. DRYSWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 5d COOLER WALLS IF THEIR DIMENSIONS ARE NOT LESS THAN 1.58" X 0.08" (IBC TABLE 2008.7 NOTE 6)

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ERIC ANDREWS
CUSTOM HOME DESIGN, INC.
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DAKOTA HOMES
1834 PLAN
LOT 54 VISTAS AT WEST RIDGE
WEST VALLEY CITY, UTAH

DESIGN	DATE	SCALE
CHECKED	DATE	SCALE
PER/REWER	DATE	SCALE
NOTED	DATE	SCALE
JOB NO.	DATE	SCALE
1834 PLAN	DATE	SCALE
SHEET	DATE	SCALE