



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 GLASS W/C 1-10-101-07

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 FIX LETTERS, ETC.
VENT DRYER TO OUTSIDE W/ MIN. 4" VENT
DOOR FROM GARAGE TO HOUSE IS TO BE 3/2 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 APPLICATED 7/16" OSB OR CDX PLYWOOD WITH 9" WALS AT 16" O.C. EDGE, 12" O.C. FIELD.
4. FLOOR SHEATHING SHALL BE APPLICATED 3/8" T&G WITH 10" NAILS OR SIMPSON WNS12LS 8# WOOD SCREWS AT 16" O.C. EDGE, 12" O.C. FIELD.
5. EXTERIOR STUD WALLS SHALL BE 2x8 @ 16" O.C. UNO. GORGE WALLS SHALL BE 2 x 4 @ 16" O.C. UP TO 10'0" TALL.
6. USE (6) 16D NAILS BETWEEN TOP PLATE SPICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4" MINIMUM LVP SPURGE.
7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECIFICATIONS.
8. HOLDINGS SHALL BE INSTALLED ON (2) FULL HEIGHT RING STUDS (MINIMUM).
9. FLOOR JOISTS TO BE 11/2" 112016 AT 16" O.C. UNO.
10. ROOF RAFTERS TO BE 2 X 6 DF-L2 @ 24" O.C. UNO.
11. PROVIDE 2x SOLASH 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 SHALL BE PRESERVATIVE TREATED 50% ACOB RESISTANT DIFFERENT SPECIES IS TO BE USED.

○ LSTD 5/BRU - SEE DETAIL 15/SP1
● STD 10/BRU - SEE DETAIL 15/SP1

#1 SHEAR WALL SCHEDULE 13

DESIG.	MATERIAL	1-1/2" 16 GAGE STUDS		8" WALS		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"	12"	4"	12"	190	350	2.4.5
3	7/16" OSB OR CDX PLYWOOD	-	-	3"	12"	895	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. UNO.
2. UNIT SHEAR CAPACITIES ARE BASED ON 4" PA. SPACING TABLE 4.3A (IBC 2306.13).
3. USE (2) RING STUDS AT EACH END OF SHEAR PANELS (GENERAL WALL CONSTRUCTION).
4. PROVIDE 2" SOLASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
5. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 16" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE STAGGERED (REFER SPACING TABLE 4.3.1.1 NOTE 1).
6. FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 3-INCH NOMINAL OR UNDER (SEE NOTE 3).
7. ALL DIMENSIONS ARE PERMANENT UNLESS OTHERWISE NOTED. DIMENSIONS ARE PERMITTED TO SUBSTITUTE FOR 5d COOLER WALLS IF THEIR DIMENSIONS ARE NOT LESS THAN 1.58x0.069" (IBC TABLE 2306.7 NOTE 6).

FLOOR PLAN
1530 SQ. FT.
SCALE 1/4" = 1'-0"

NOTE:
CONSULT WITH BUILDERS FOR VALLIED CEILING LOCATIONS

DATE: JULY 2011
SCALE: NOTED
DRAWN: [Signature]
CHECKED: [Signature]
JOB NO.: 1530 PLAN
SHEET: 3

DAKOTA HOMES
1530 PLAN
LOT 73 VISTAS AT WEST RIDGE
WEST VALLEY CITY, UTAH

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