



FLOOR PLAN
1844 SQ. FT.
SCALE 1/4" = 1'-0"

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 DRIVER TO OUTSIDE W/ MIN. 4" VENT
DOOR FROM GARAGE TO HOUSE IS TO BE 20 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 APA BRATED 7/16" OSB OR CDX R/W WOOD WITH 8# NAILS AT 6" O.C. EDGE, 12" O.C. FIELD.
4. ROOF SHEATHING SHALL BE APA BRATED 5/8" T&G WITH 16# NAILS OR SIMPSON WINDTIES #8 WOOD SCREWS AT 6" O.C. EDGE, 12" O.C. FIELD.
5. EXTERIOR STUD WALLS SHALL BE 2x4 @ 16" O.C. U.N.O.
6. GARAGE WALLS SHALL BE 2x4 @ 16" O.C. U.N.O. TO 10'-0" TALL.
7. USE (8) 16# NAILS BETWEEN TOP PLATE SPICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A-CORNER RESISTANT SPECIFICATIONS.
8. INSTALL ALL SIMPSON HARBORWARE PER MANUFACTURERS SPECIFICATIONS.
9. FLOOR JOISTS SHALL BE 11-1/2" @ 16" O.C. U.N.O.
10. FLOOR JOISTS SHALL BE 2x8 @ 16" O.C. U.N.O.
11. PROVIDE 2x4 SQUARE 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 OR A-CORNER RESISTANT DIFFERENT SPECIES TO BE DETERMINED.
14. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

○ LSTHD 8/BRU - SEE DETAIL 15/SP1

SHEAR WALL SCHEDULE 1'3

DESIGN	MATERIAL	1-1/2" B GAGE STUDS	8# WALLS	CAPACITY	NOTE	
		EDGE	FIELD	WIND	SEISMIC	
1	7/16" OSB OR CDX PLYWOOD	3-1/2"	12"	360	260	24.5
2	7/16" OSB OR CDX PLYWOOD	2"	12"	530	350	24.5
3	7/16" OSB OR CDX PLYWOOD	-	3"	685	480	24.5
4	7/16" OSB OR CDX PLYWOOD	-	12"	895	640	24.5
5	1/2" SHEET ROCK OR BETTER	7"	7"	100	100	7
6	1/2" SHEET ROCK OR BETTER	4"	4"	125	125	7

NOTES
1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
2. JUMP SHEAR CAPACITIES ARE BASED ON A/E & R/M SCHEDULE 4.3A (IBC 2006.3).
3. ALL PANEL EDGES SHALL BE BLOCKED WITH 2X4 MINIMUM OR VERTICAL FRAMING WITH EDGE WALLING AT ALL SUPPORTS AND PANEL EDGES U.N.O. (AS PER SPACING 4.3.7 NOTE 1).
4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2X4 MINIMUM OR VERTICAL FRAMING WITH EDGE WALLING 3" O.C. OR LESS NAILS AT 16" O.C. U.N.O. (AS PER SPACING 4.3.7 NOTE 1).
5. BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
6. FRAMING AT JOINTS SHALL BE 3X4 MINIMUM OR WIDER FOR EDGE WALLING 3" O.C. OR LESS NAILS AT 16" O.C. U.N.O. (AS PER SPACING 4.3.7 NOTE 1).
7. NAILS FOR SHEET ROCK SHEAR WALLS SHALL BE #8 COOLER NAILS IN LIEU OF #8 WALLS. CRWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR #8 COOLER NAILS IF THEIR DIMENSIONS ARE NOT LESS THAN 1.58" X .088" (IBC TABLE 2006.7 NOTE 6).

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 DESIGN 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
1844 PLAN
LOT 1 THOMPSON PLACE
HERRIMAN, UTAH

DATE: MARCH 2014
SCALE: NOTED
SHEET NO.: 1844 PLAN
SHEET

3