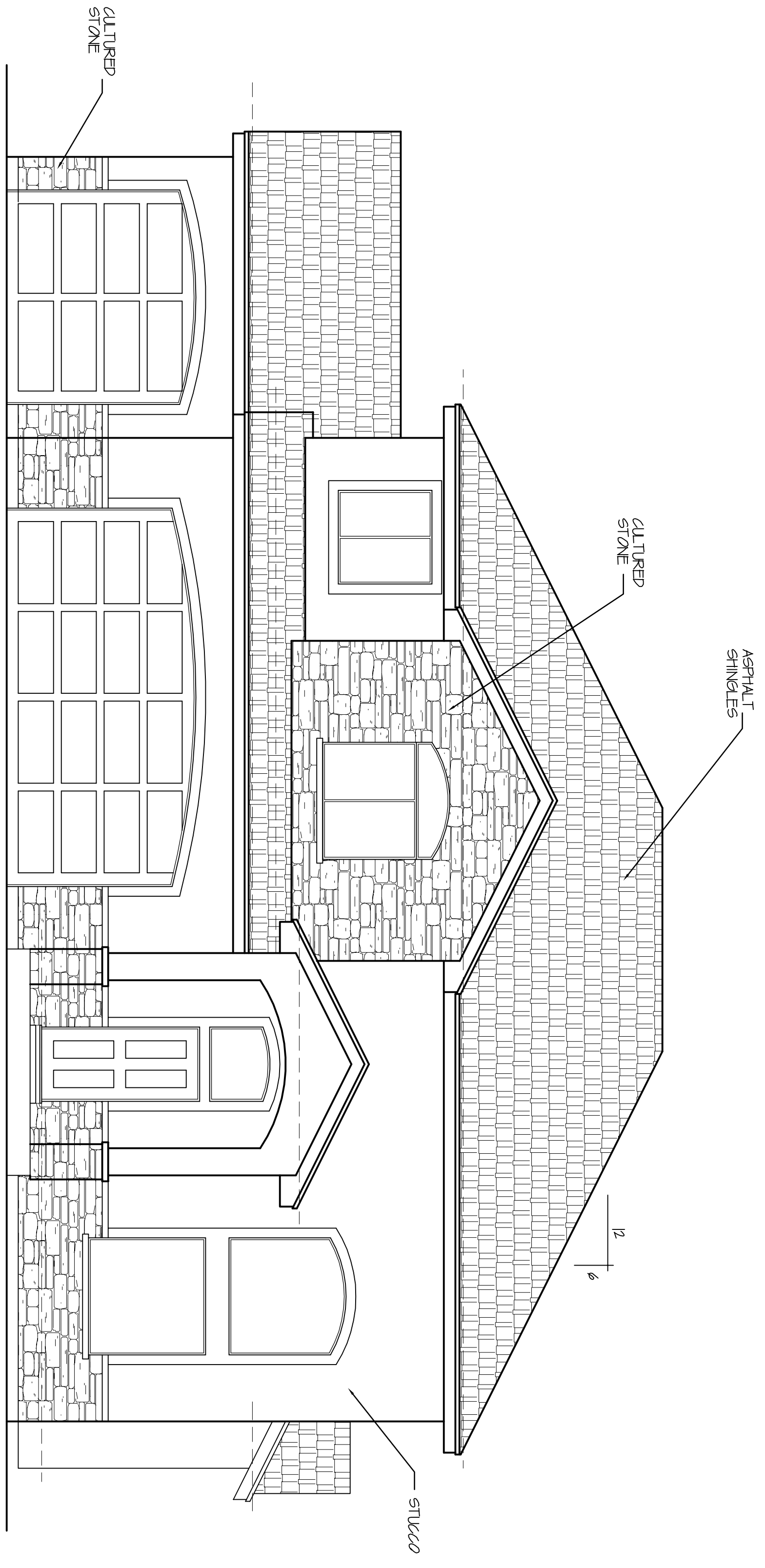


LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION NOTES
 ALL EXCAVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REQUIRED ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER.
 PROVIDE 1 SQ. FT. OF ATTIC VENTILATION FOR EVERY 150 SQ. FT. OF ATTIC AREA OR 1 SQ. FT. PER 300 SQ. FT. F. ROOF AND EAVE VENT COMBINATION.



FRONT ELEVATION

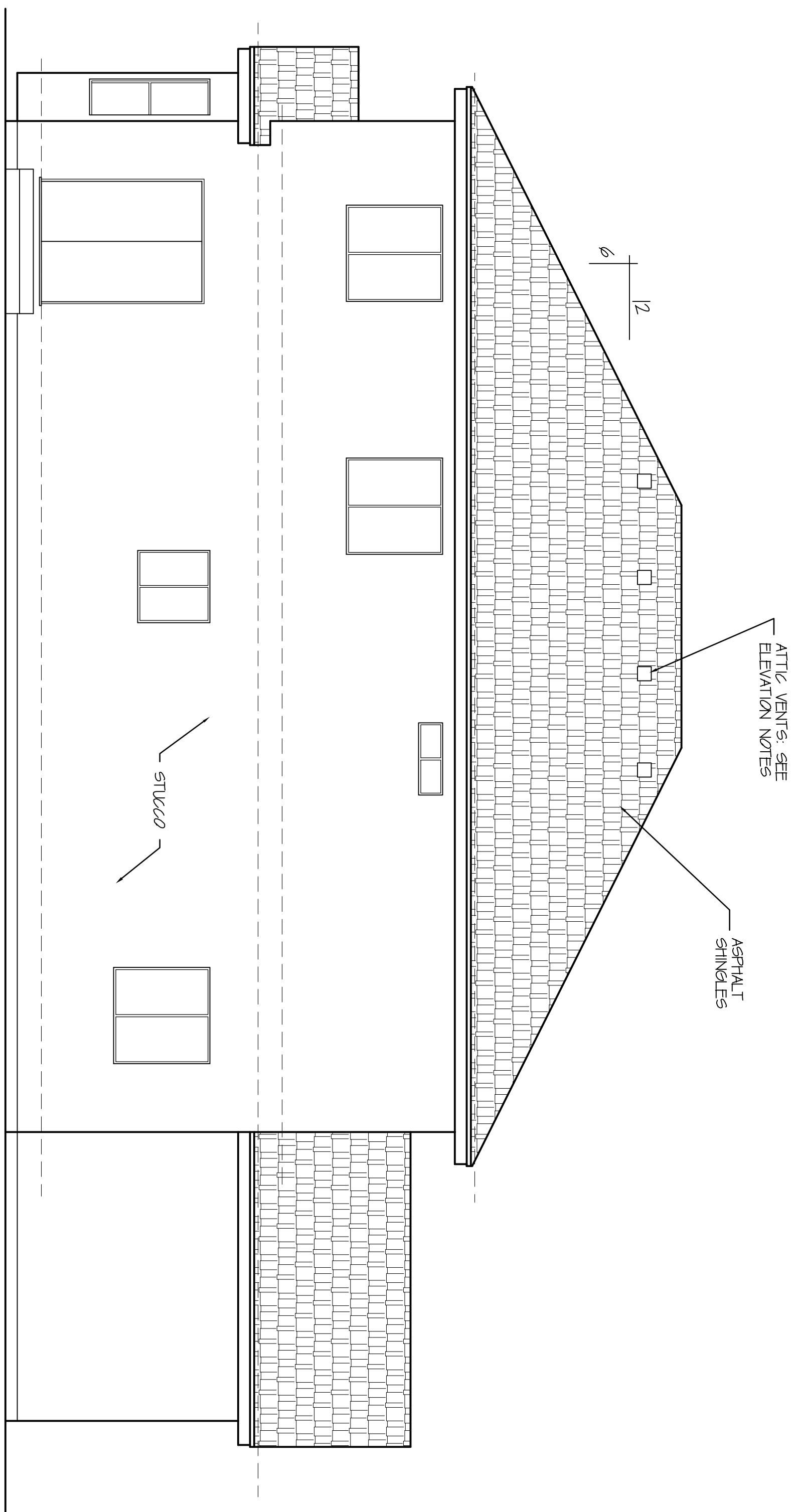
SCALE 1/4" = 1'-0"

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DAKOTA HOMES
 2028 PLAN
 LOT 74 VISTAS AT WEST RIDGE
 WEST VALLEY CITY, UTAH

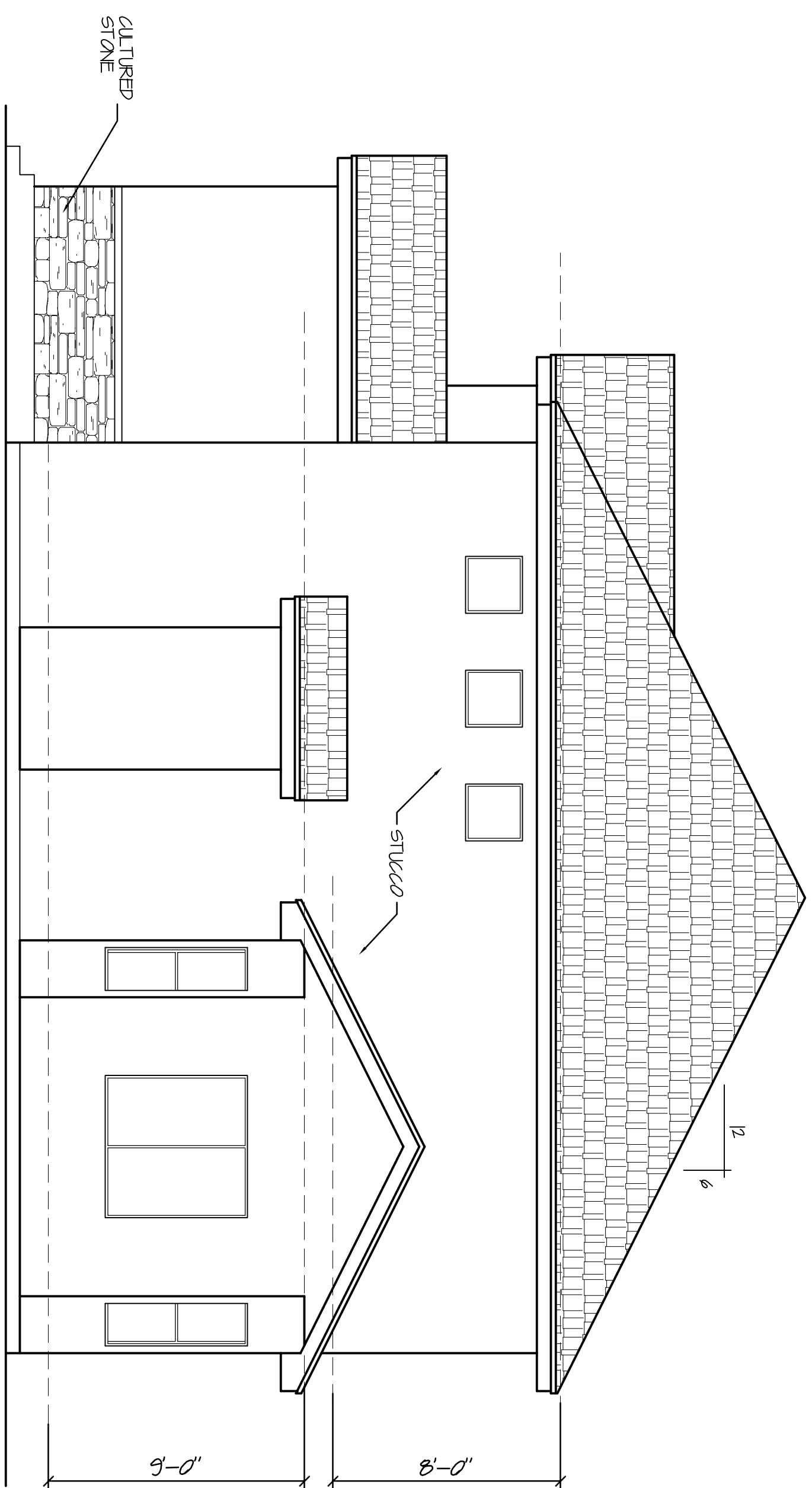
DATE	MARCH 2012
SCALE	NOTED
PROJECT NO.	2028 PLAN
SHEET	



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION NOTES
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 PROVIDE 1 SQ. FT. OF ATTIC VENTILATION FOR EVERY 150 SQ. FT. OF ATTIC AREA OR 1 SQ. FT. PER 300 SQ. FT. F. ROOF AND FINE VENT COMBINATION.



REAR ELEVATION

SCALE 1/4" = 1'-0"

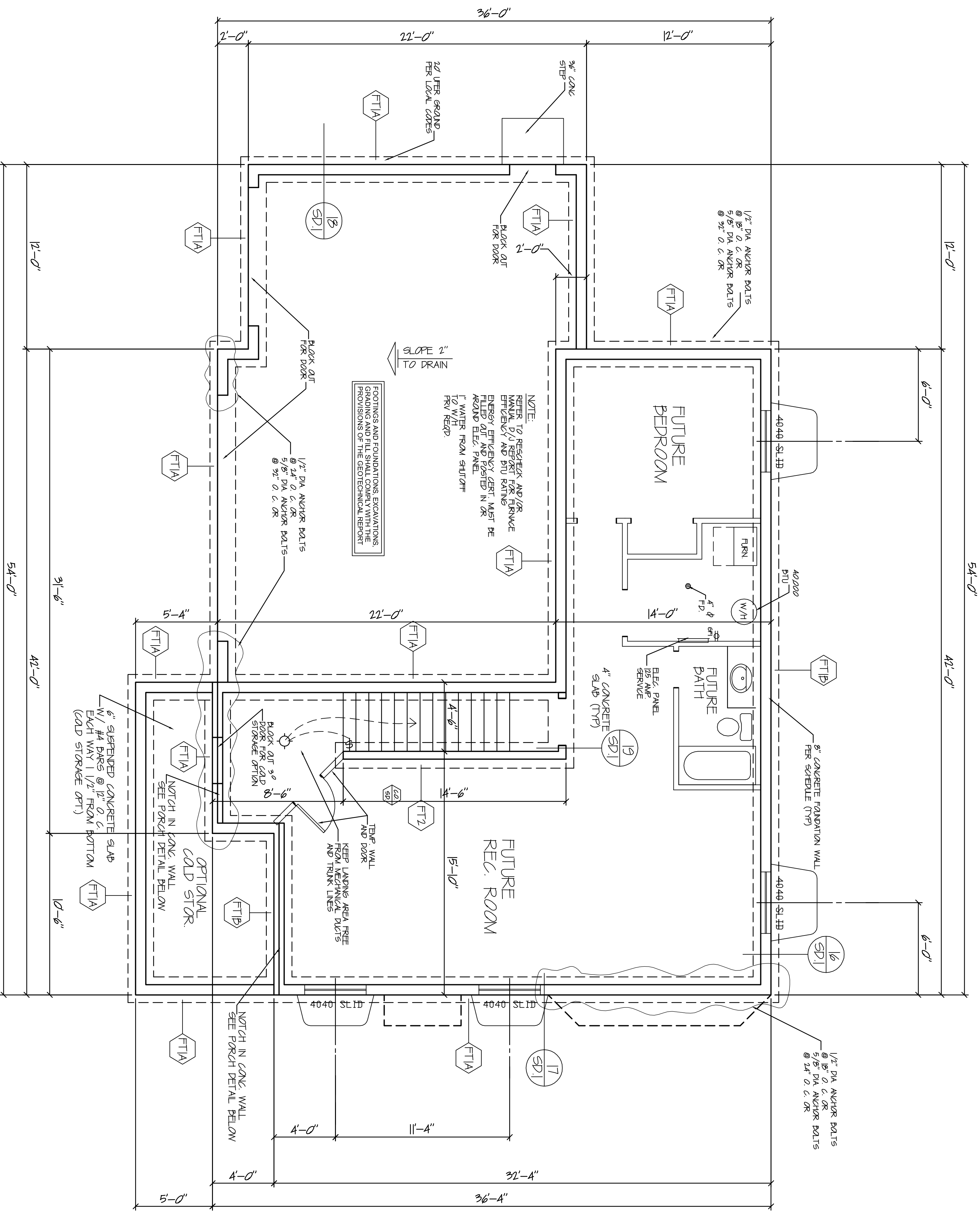
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DAKOTA HOMES
 2028 PLAN
 LOT 74 VISTAS AT WEST RIDGE
 WEST VALLEY CITY, UTAH

DATE: MARCH 2012
 SCALE: NOTED
 2028 PLAN
 SHEET

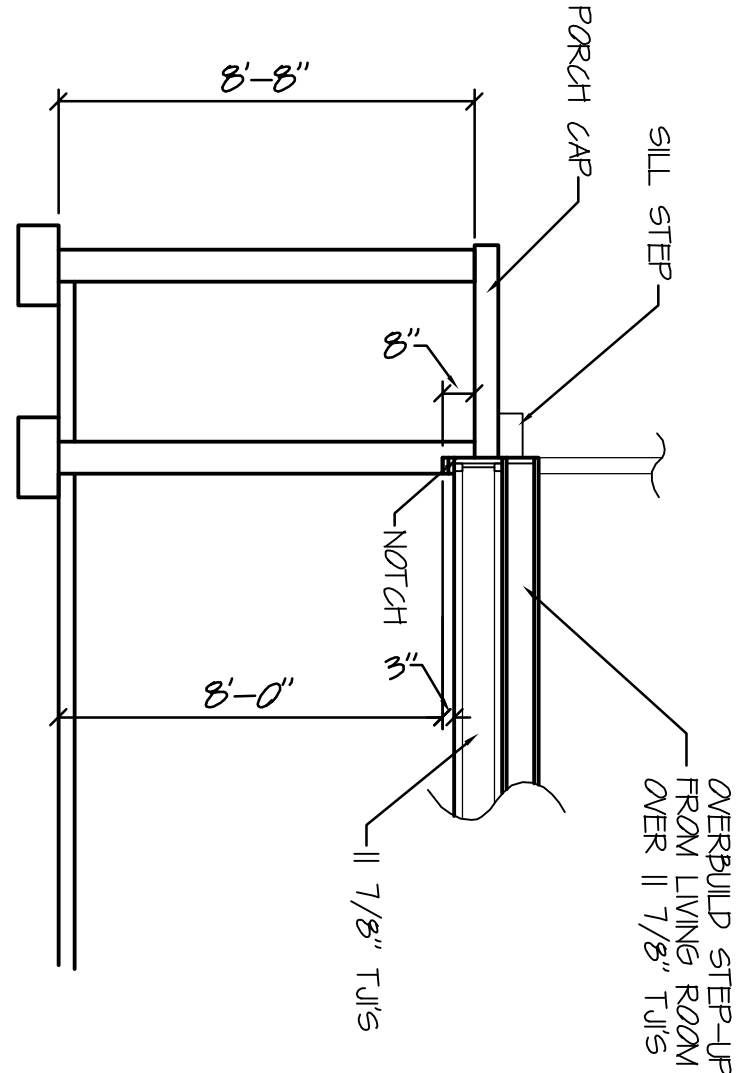


FOUNDATION PLAN

SCALE 1/4" = 1'-0"

PORCH DETAIL

SCALE 1/4" = 1'-0"



FOUNDATION AND
BASEMENT NOTES

PROVIDE (2) # 4 BARS AT EACH SIDE OF EACH WINDOW AND DOOR OPENING OF FOUNDATION WALL. EXTEND 24" MIN BEYOND CORNERS OF OPENING.

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ALL ENGINEERING SPECIFICATIONS. ANCHOR BOLT SIZES AND SPACING MAY DIFFER PER SPECIFIC SHEARWALLS SEE SHEARWALL SCHEDULE ON FLOOR PLAN.

SECURE WATER HEATER W/ APPROVED SEISMIC STRAPS AND INSTALL EXPANSION TANK PER LOCAL REQUIREMENT HEAT/CHECK VALVES REQUIRED AT INLET AND OUTLET

PROVIDE COMBUSTION FROM OUTSIDE FOR FURNACE AND WATER HEATER

PROVIDE A CONCRETE ENCASED ELECTRICAL AVAILABLE FOR USE AS A GRADING ELECTRIZOR FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2009 IRC.

HOLD-DOWNS SCHEDULE

- CSB STRAP W/ 1/4" LAP
- ON/O STUDS
- SEE DETAIL 12/SP1
- LSH10B (BR) HOLD-DOWN
- SEE DETAIL 15/SP1
- STD14/LAP HOLD-DOWN
- SEE DETAIL 15/SP1

FOUNDATION WALL SCHEDULE

REINFORCEMENT	SIZE
3 FOUNDATION WALL	#4 bars @ 24" O.C. Vertical, (3) #4 bars Horizontal
8 FOUNDATION WALL (full h.)	#4 bars @ 24" O.C. Vertical, (6) #4 bars Horizontal
9 FOUNDATION WALL (full h.)	#4 bars @ 16" O.C. Vertical, (7) #4 bars Horizontal

NOTES:
1. USE 1/2" DIAMETER 7" EMBEDMENT ANCHOR BOLTS @ 32" O.C. W/ 3"x3"x4" (0.2297) PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS UNLESS NOTED OTHERWISE.
2. PLACE (1) #4 BAR BELOW AND ON EACH SIDE OF EACH OPENING AND (2) #4 BARS ABOVE EACH OPENING. BARS SHALL BE PLACED WITHIN 2" OF THE OPENINGS AND EXTEND 24" BEYOND THE EDGE OF THE OPENING. VERTICAL BARS MAY TERMINATE 9" FROM THE TOP OF THE OPENING.
3. PLACE (1) #4 BAR BELOW AND ON EACH SIDE OF EACH OPENING AND (2) #4 BARS ABOVE EACH OPENING. BARS SHALL BE PLACED WITHIN 2" OF THE OPENINGS AND EXTEND 24" BEYOND THE EDGE OF THE OPENING. VERTICAL BARS MAY TERMINATE 9" FROM THE TOP OF THE OPENING.
4. TOP AND BOTTOM BARS SHALL BE WITHIN 4" OF THE TOP AND BOTTOM OF THE WALL.
5. PLACE REINFORCEMENT IN THE CENTER OF THE WALL UNLESS NOTED OTHERWISE.

FOOTING SCHEDULE

DESIG.	LENGTH	WIDTH	DEPTH	QTY.	SIZE	LENGTH	SPACING	QTY.	SIZE	LENGTH	SPACING	CAPACITY	NOTE
FT1A CONT.	20'	10"	2'	44	CONT.	EQ.	-	-	-	-	-	2500 PLF	
FT1B CONT.	24'	10"	3'	44	CONT.	EQ.	-	-	-	-	-	3000 PLF	
FT2 CONT.	18'	10"	2'	44	CONT.	EQ.	-	-	-	-	-	2250 PLF	SEE DETAIL 19B/D1
FT3	24'	24"	10"	3	#4	18"	EQ.	3	#4	18"	EQ.	6000 LBS	
FT4	30'	30"	10"	3	#4	24"	EQ.	3	#4	24"	EQ.	9375 LBS	
FT5	30'	30"	10"	4	#4	30"	EQ.	4	#4	30"	EQ.	13500 LBS	
FT6	42'	42"	10"	4	#4	36"	EQ.	4	#4	36"	EQ.	18375 LBS	
FT7	48'	48"	10"	5	#4	42"	EQ.	5	#4	42"	EQ.	24000 LBS	

NOTES:
1. 5-3/8" 5000 PSI (f=60,000) PSI
2. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL (95% COMPACTION), SPECIFIED AND TESTED BY A REGISTERED PROFESSIONAL ENGINEER.
3. ALL FOOTINGS SHALL BEAR BELOW THE FROST LINE OF THE LOCALITY (PER U.I.O.) PROVIDE 2" DIAMETER SINK-HOLE AT EXTERIOR FOOTINGS PER DETAIL 20B/S1
4. PROVIDE 2" BARS TO MATCH VERTICAL FOUNDATION WALL REINFORCEMENT WITH 24" MINIMUM LAP SPICE INTO FOUNDATION WALL.
5. CENTER-TO-CENTER UNLESS OTHERWISE NOTED.

DAKOTA HOMES
2028 PLAN

LOT 74 VISTAS AT WEST RIDGE
WEST VALLEY CITY, UTAH

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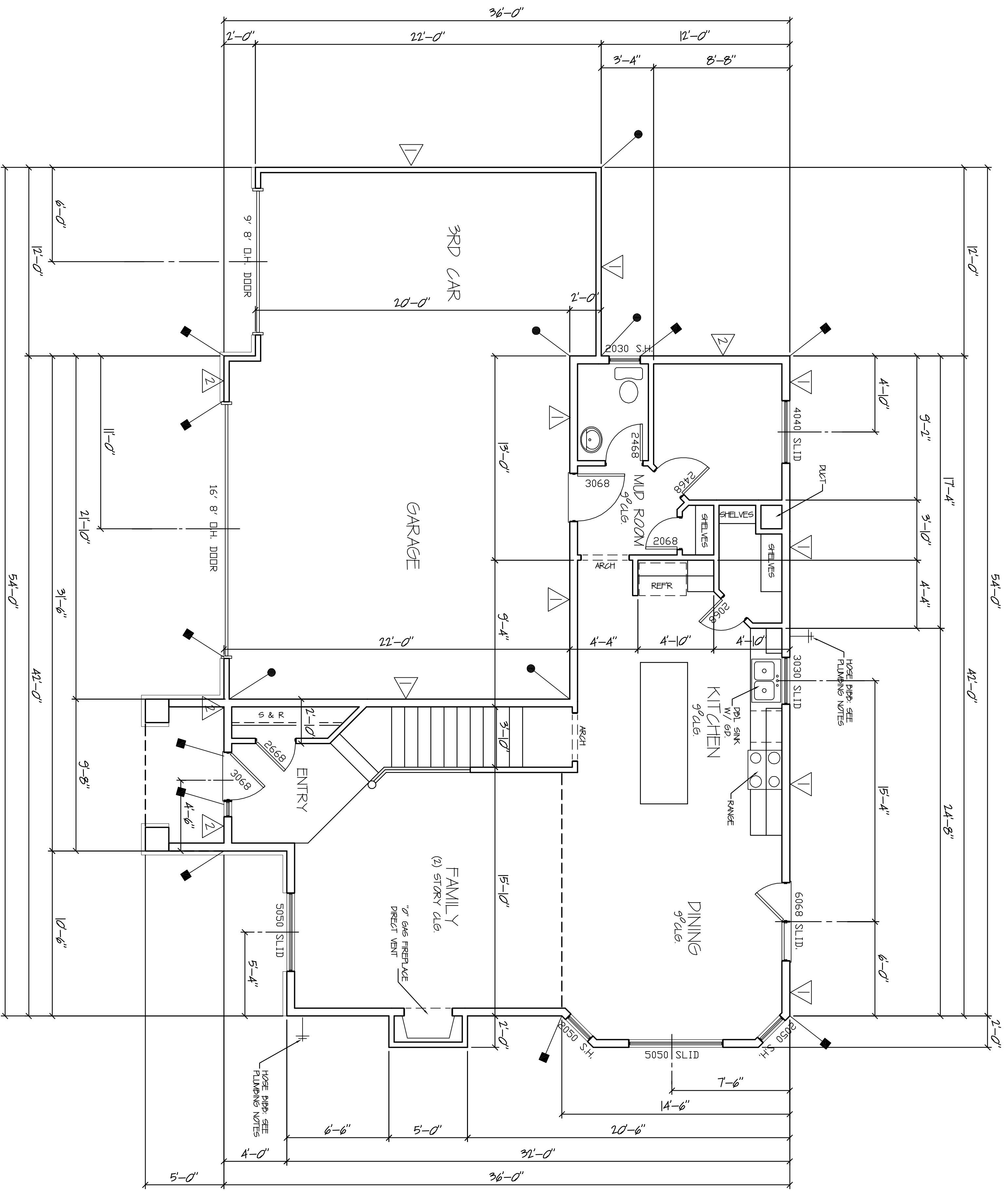
DATE
MARCH 2012

NOTED
SCALE

2028 PLAN

SHEET

3



MAIN FLOOR PLAN
 1016 SQ. FT.
 2054 TOTAL SQ. FT.
 SCALE 1/4" = 1'-0"

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 PERMITTED 7/16" OSB OR CDX PLYWOOD.
4. EXTERIOR FINISH SHALL BE PERMITTED 1/2" OSB OR CDX PLYWOOD OR 1/2" SHEET ROCK OR BETTER.
5. EXTERIOR STUD WALLS TO BE 2X4 @ 16" O.C. UNDO GARAGE WALLS MAY BE 2X4 @ 16" O.C. UP TO 10'-0" TALL.
6. USE (11) 16D NAILS BETWEEN TOP PLATE JOINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4"x4" MINIMUM LAP SPLICED SPECIFICATIONS.
7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECIFICATIONS.
8. HOLDINGS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
9. FLOOR JOISTS SHALL BE 11-3/8" 12210 AT 16" O.C. UNDO.
10. ROOF RAFTERS TO BE 2X8 OR 2X10 @ 24" O.C. UNDO.
11. PROVIDE 2X4 SQUARE BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
12. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
13. IF SUSPENDED PORCH SLAB EXCEEDS 8" THICKNESS, PROVIDE 4X8 AT 16" O.C. 1/2" FROM TOP OF SLAB IN ADDITION TO 16D NAILS AND 16D SHEATHING.
14. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SPECIES, CONTACT LEAD ENGINEERS AND SIMPSONS, INC. IF A DIFFERENT SPECIES IS TO BE USED.

HOLD-DOWNS SCHEDULE

- OSB STRAP W/ 1/4" LAP
SEE DETAIL 12/SP1
- L-STRAP/BRJ HOLD-DOWN
SEE DETAIL 15/SP1
- STDPA/ARJ HOLD-DOWN
SEE DETAIL 15/SP1

▽ SHEAR WALL SCHEDULE

DESIG.	MATERIAL	1/2" EDGE STUDS	BRIMS	CORNER	NOTE				
		EDGE	FIELD	WIND	RESISTING				
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"	685	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. USE (11) 16D NAILS BETWEEN TOP PLATE JOINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4"x4" MINIMUM LAP SPLICED SPECIFICATIONS.
 3. USE (11) 16D NAILS BETWEEN TOP PLATE JOINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4"x4" MINIMUM LAP SPLICED SPECIFICATIONS.
 4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2X4 NOMINAL OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES.
 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 OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 6. ADDITIONAL NAILING SHALL BE APPLIED TO ALL SHEAR WALLS AND SHEAR WALLS TO BE STAGGERED (REFER TO DETAIL 15/SP1).
 7. NAILS FOR SHEAR WALLS SHALL BE 6D COOLER NAILS IN FIELD OF 8" WALLS. DRYWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 5D COOLER WALLS IF THEIR DIMENSIONS ARE NOT LESS THAN 1" SQUARE (REFER TO TABLE 2008) NOTE 9.

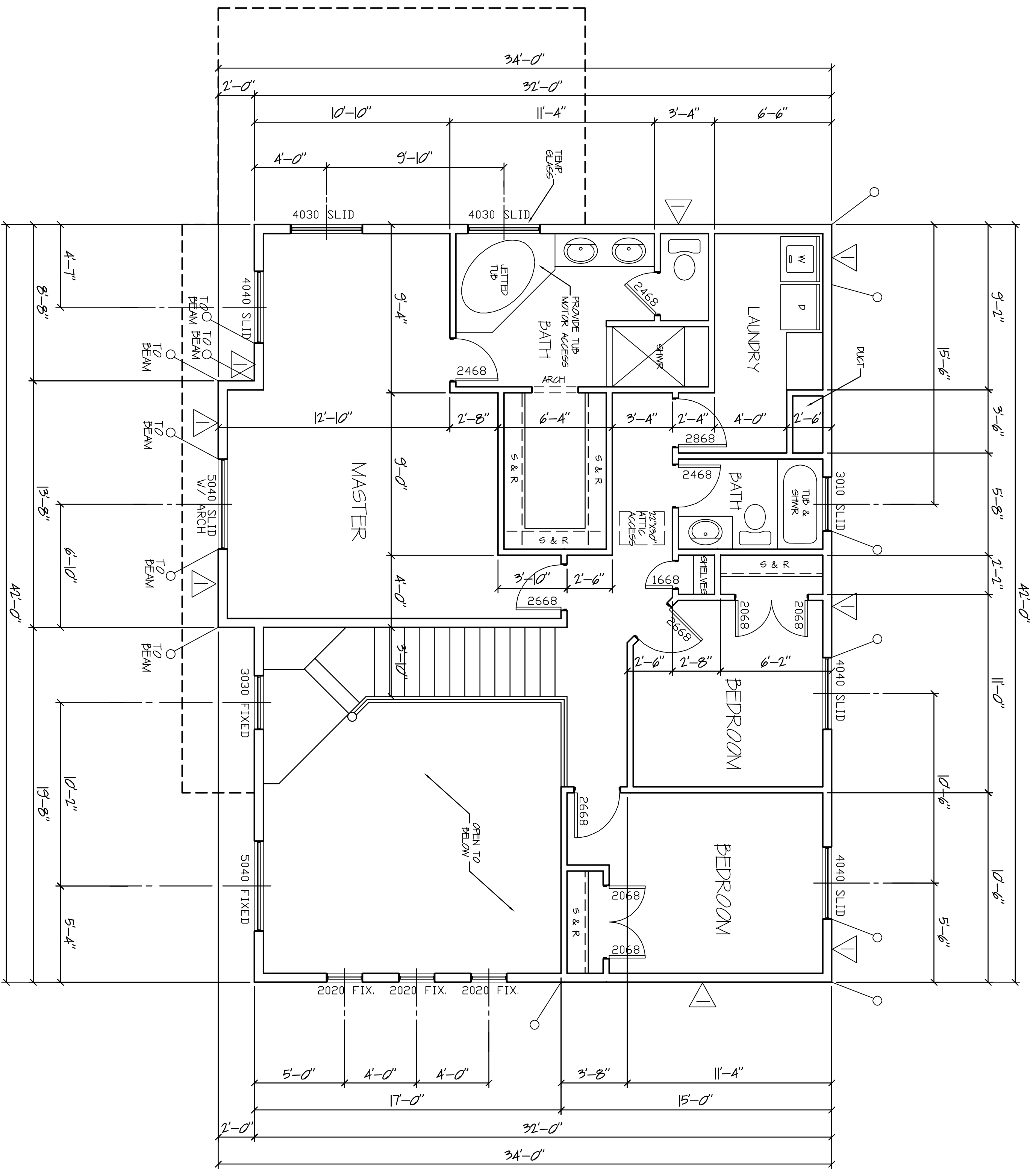
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DAKOTA HOMES
 2028 PLAN
 LOT 74 VISTAS AT WEST RIDGE
 WEST VALLEY CITY, UTAH

DATE: MARCH 2012
 SCALE: NOTED
 JOB NO: 2028 PLAN
 SHEET: 4



UPPER FLOOR PLAN SCALE 1/4" = 1'-0"
 1298 SQ. FT.
 2254 TOTAL SQ. FT.

FRAMING NOTES

- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
- REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.
- ROOF SHEATHING SHALL BE APPLICATED 7/16" OSB OR CDX PLYWOOD WITH 8d NAILS AT 6" O.C. EDGE, 12" O.C. FIELD.
- FLOOR SHEATHING SHALL BE APA RATED, 3/4" I&G WITH 16d NAILS OR SIMPSON WNS12LS #8 WOOD SCREWS AT 6" O.C. EDGE, 12" O.C. FIELD.
- EXTERIOR STUD WALLS TO BE 2"x4" @ 16" O.C. UNDO GARAGE.
- WALLS SHALL BE 2"x4" @ 16" O.C. UP TO 10'-0" TALL.
- USE (11) 16d NAILS BETWEEN TOP PLATE SPICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4'-0" MINIMUM LAP SPICE.
- INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECIFICATIONS.
- HOLDOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT WIND STUDS (MINIMUM).
- FLOOR JOISTS SHALL BE 11-7/8" T12120 AT 16" O.C. UNDO.
- ROOF RAFTERS TO BE 2"x6" @ 12" @ 24" O.C. UNDO.
- PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
- ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
- ALL SUSPENDED PORTION SHALL BE SYSTEMS OF JOISTERS, BRACING #4 BARS AT 16" O.C. TOP, BOTTOM TOP OF SLAB IN ACCORDANCE TO BOTTOM STEEL NOTED ON PLANS.
- ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT THE ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.

HOLDOWNS SCHEDULE

- CS16 STRAP W/ 1/4" LAP
SEE DETAIL 12/SP1
- L5THD8/8RU HOLDOWN
SEE DETAIL 15/SP1
- STHD14/MRU HOLDOWN
SEE DETAIL 15/SP1

#/ SHEAR WALL SCHEDULE

DESIGN	MATERIAL	1-1/2" 16 GAGE STAPLES		8d NAILS		CAPACITY		NOTE
		EDGE	FIELD	EDGE	FIELD	WIND	SEISMIC	
1	7/16" OSB OR CDX PLYWOOD	3-1/2"	12"	6"	12"	360	260	24.6
2	7/16" OSB OR CDX PLYWOOD	2"	12"	4"	12"	530	350	24.6
3	7/16" OSB OR CDX PLYWOOD	-	-	3"	12"	695	490	24.6
4	7/16" OSB OR CDX PLYWOOD	-	-	2"	12"	895	640	24.6
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:
- WALL STUDS ARE TO BE SPACED AT 16" O.C. UNDO.
 - UNIT SHEAR CAPACITIES ARE BASED ON A.F. & P. DRAWING TABLE 4.3A (IBC 2006, 3).
 - USE (2) KING STUDS AT EACH END OF SHEAR PANEL (SHEAR WALL CHANGES) UNDO.
 - EDGE UNDO (APPROX. SIMPS 4.3.7.1 NOTE 1).
 - WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL, NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE. PANEL JOISTS SHALL ADJOINING PANEL EDGES AND ALL PLATES SHALL BE 3-INCH NOMINAL OR WIDER FOR EDGE NAILING 3" O.C. OR LESS WALLS AT ADJOINING PANEL EDGES AND ALL PLATES SHALL BE 3-INCH NOMINAL OR WIDER FOR EDGE NAILING 3" O.C. OR LESS WALLS AT 7". FOR 8d COOLER WALLS IF THEIR DIMENSIONS ARE NOT LESS THAN 1' 6" X 10' 0" (IBC TABLE 2006.7 NOTE 6).

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DAKOTA HOMES
 2028 PLAN
 LOT 74 VISTAS AT WEST RIDGE
 WEST VALLEY CITY, UTAH

DATE: MARCH 2012
 SCALE: NOTED
 SHEET: 2028 PLAN
 5