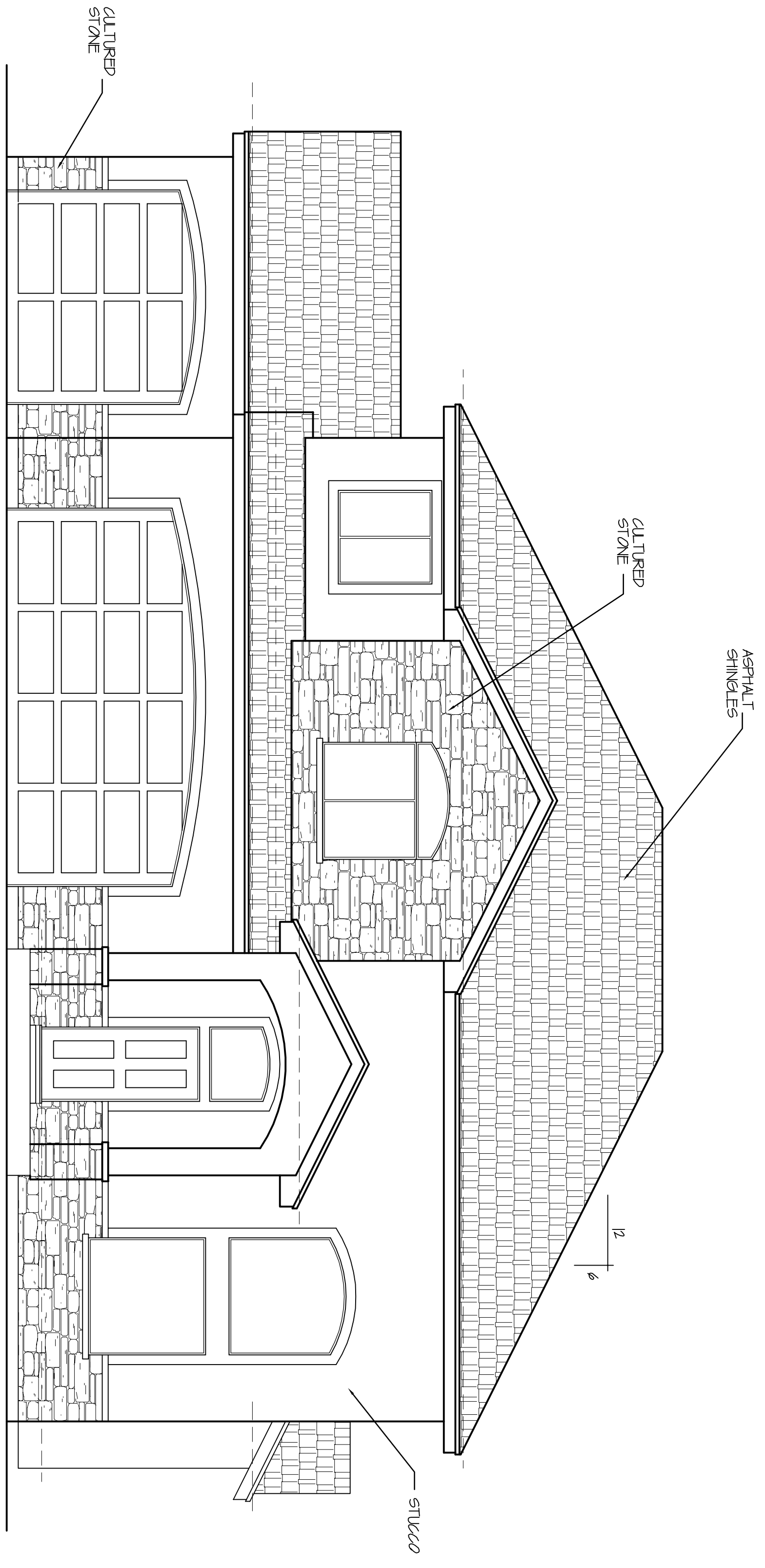


LEFT SIDE ELEVATION

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

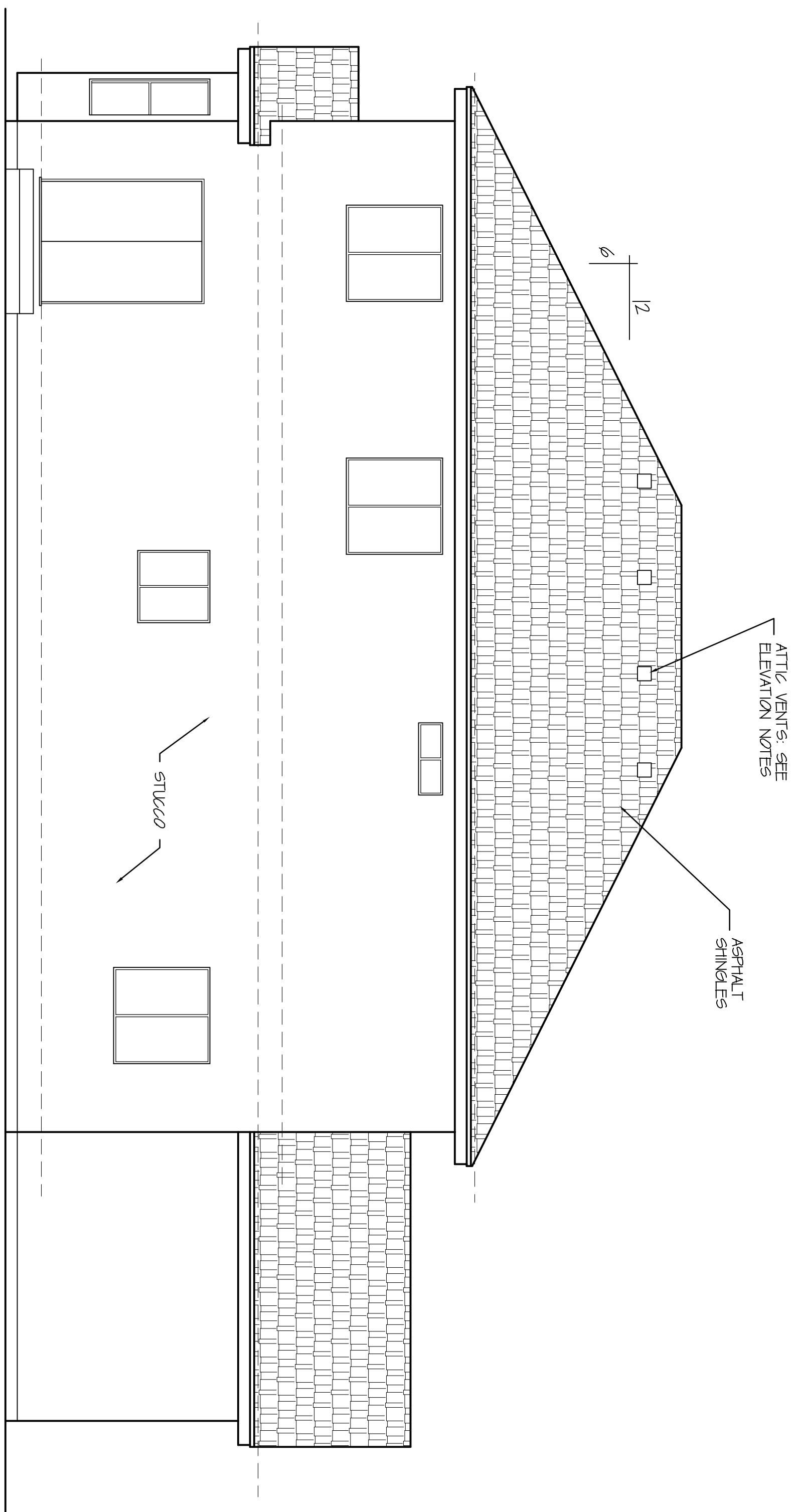
SCALE 1/4" = 1'-0"

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

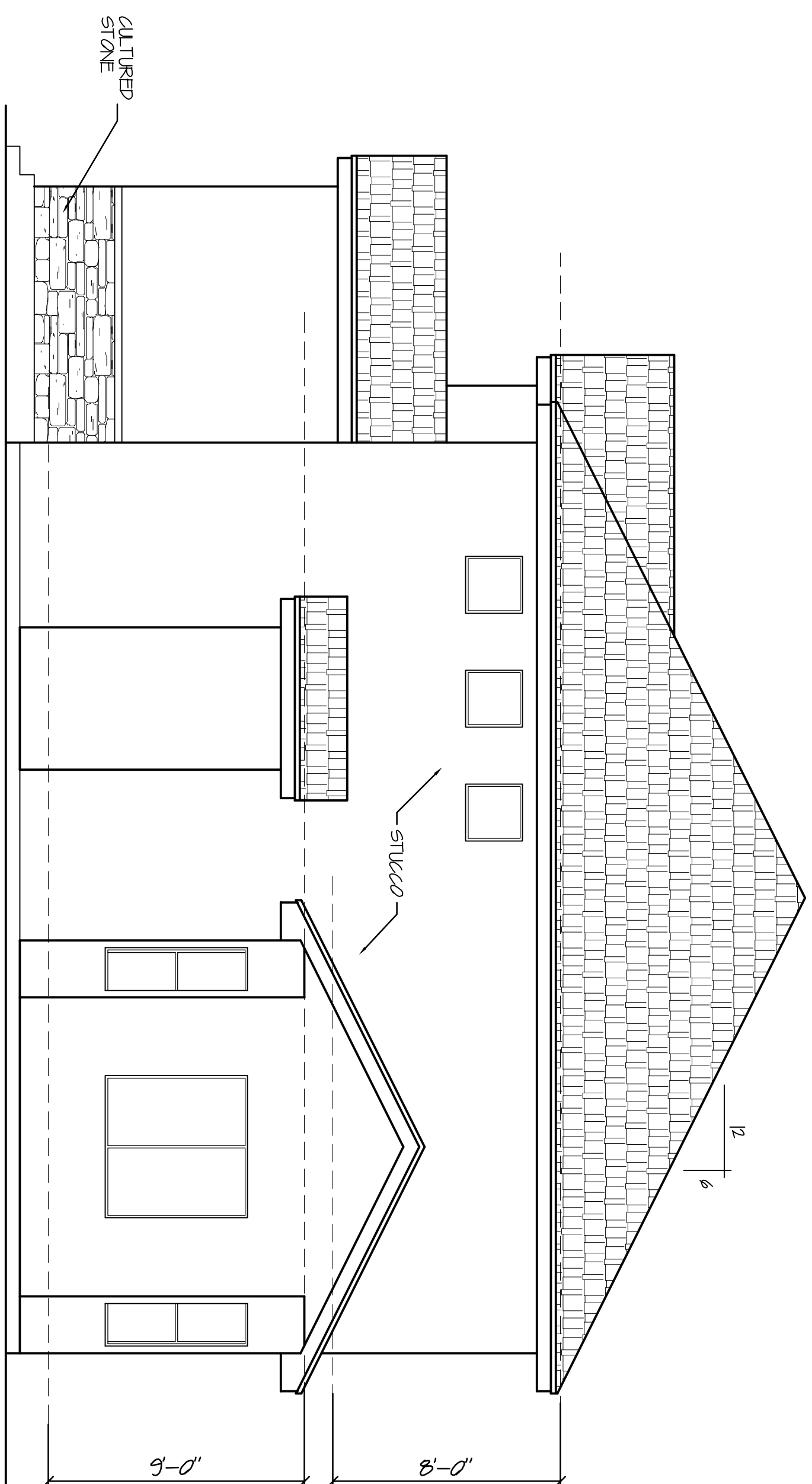
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RIGHT SIDE ELEVATION

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"

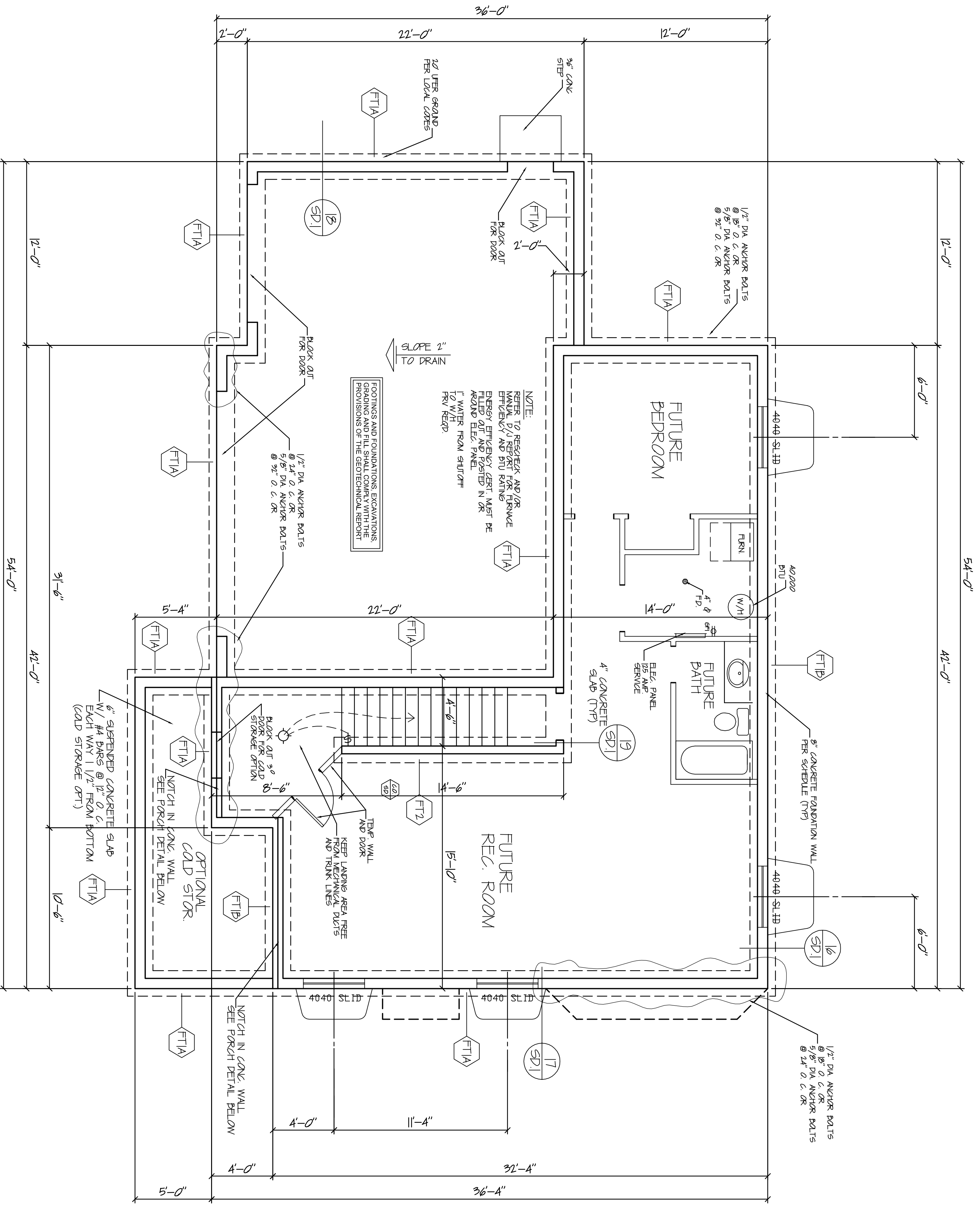
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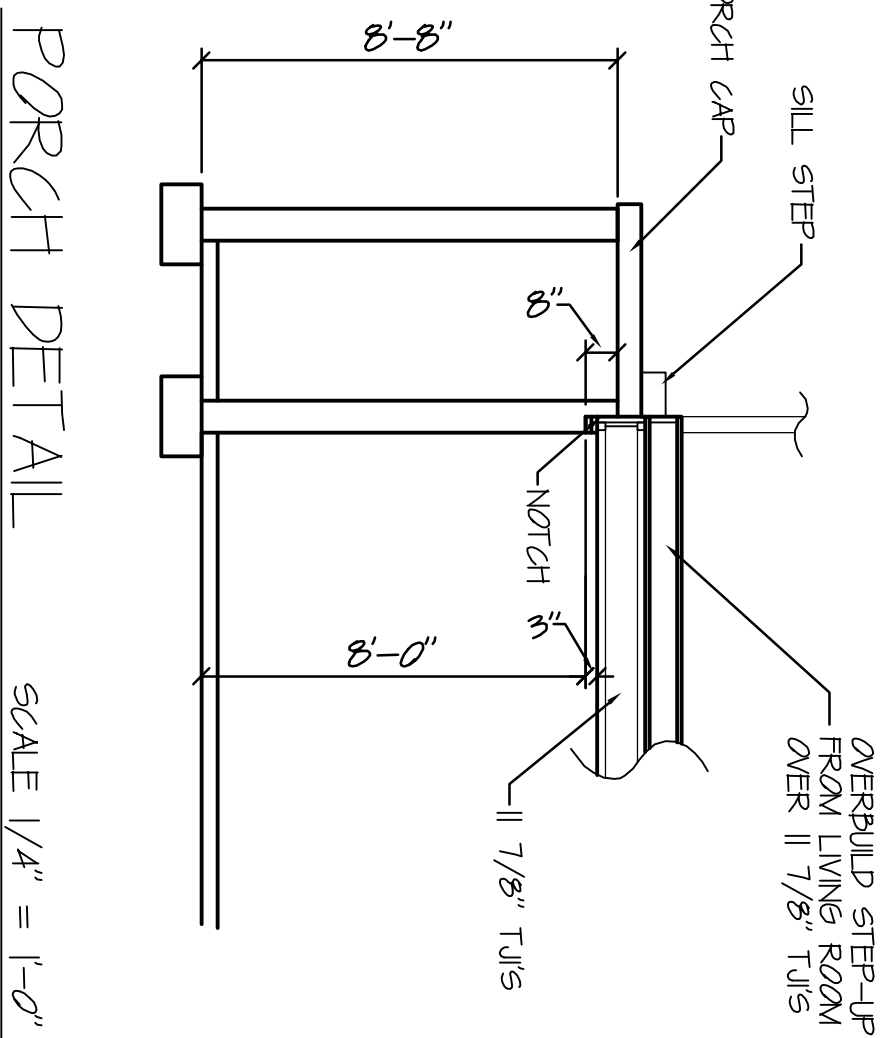
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 LOT 74 VISTAS AT WEST RIDGE
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FOUNDATION PLAN SCALE 1/4" = 1'-0"



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 ELECTRONE AVAILABLE FOR USE AS A GRADING ELECTRONE 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
- LSTHDB (BRU) HOLD-DOWN
- SEE DETAIL 15/SP1
- STHDP14/ARU 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 Ht.)	#4 bars @ 24" O.C. Vertical, (6) #4 bars Horizontal
9 FOUNDATION WALL (Full Ht.)	#4 bars @ 16" O.C. Vertical, (7) #4 bars Horizontal

NOTES:

- USE 1/2" DIAMETER 2" EMBEDMENT ANCHOR BOLTS @ 32" O.C. W/ 3"x3"x4" (0.2297) PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS
- USE U-BO.
- 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 FOUNDATION WALL.
- TOP AND BOTTOM BARS SHALL BE WITHIN 4" OF THE TOP AND BOTTOM OF THE WALL.
- PLACE REINFORCEMENT IN THE CENTER OF THE WALL U-BO.

FOOTING SCHEDULE

DESIG.	LENGTH	WIDTH	DEPTH	QTY.	SIZE	LENGTH	SPACING	QTY.	SIZE	LENGTH	SPACING	CAPACITY	NOTE
FT1A CONT.	20'	10"	2'	##4	CONT.	EQ.	-	-	-	-	-	2500 PLF	
FT1B CONT.	24'	10"	3'	##4	CONT.	EQ.	-	-	-	-	-	3000 PLF	
FT2 CONT.	18'	10"	2'	##4	CONT.	EQ.	-	-	-	-	-	2250 PLF	SEE DETAIL 19SD-1
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:
- 6-3/4 5000 PSI (F=60,000) PSI
 - FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL (95% COMPACTATION), SPECIFIED AND TESTED BY A REGISTERED GEOTECHNICAL ENGINEER.
 - ALL FOOTINGS SHALL BEAR BELOW THE FROST LINE OF THE LOCALITY (PER U-BO). PROVIDE 2" DIAMETER SINK-HOLE AT EXTERIOR FOOTINGS PER DETAIL 20SD-1
 - PROVIDE BARS TO MATCH VERTICAL FOUNDATION WALL REINFORCEMENT WITH 24" MINIMUM LAP SPICE INTO FOUNDATION WALL.
 - CONTINUED ON NEXT FOUNDATION WALL U-BO.

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