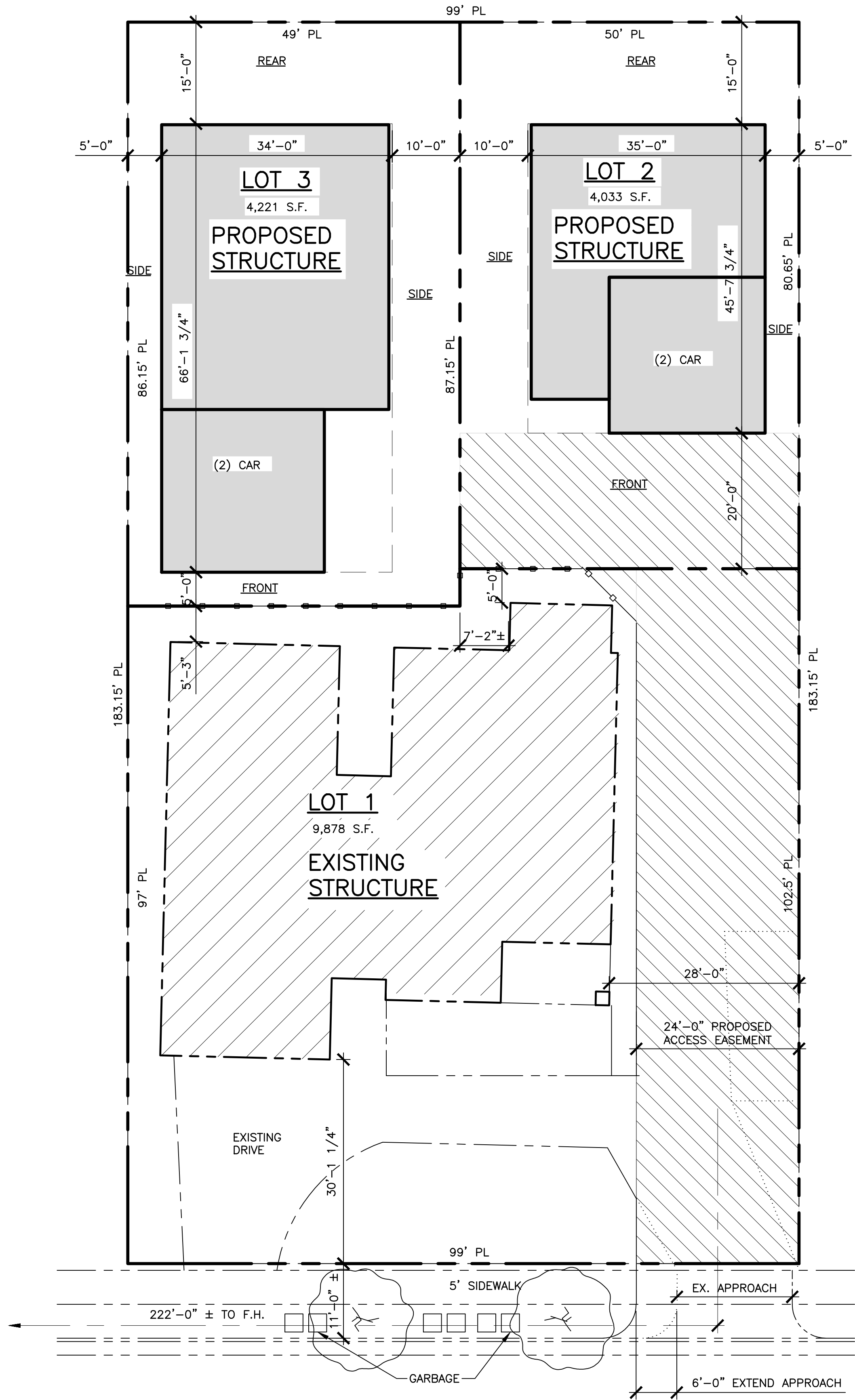




SITE PLAN
1" = 10'-0"

LEGEND

NEW 2x6 STUD WALL

NEW 2x4 STUD WALL

HIDDEN LINE

EXISTING WALL TO REMAIN

EXISTING ITEM TO REMAIN

EXISTING - TO BE REMOVED

37

KEYED NOTE

⊙

DOOR MARK

⊞

WINDOW MARK

SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES

PROJ. NO. 2415	PROJ. DATE 08-01-24
SCALE 1" = 20'-0"	PLOT DATE 08-20-24

SHEET NO.
AS1

MARK	DATE	REVISION

SPN
Planning & Design

4885 SOUTH 900 EAST STE 240
MILLCREEK UTAH 84117
design@spnhomes.com spnhomes.com
OFFICE: 801-466-1250

PROJECT FOR

900 EAST COLLECTIVE

PROJECT NAME

SINGLE FAMILY RESIDENCE

PROJECT ADDRESS

**1935 SOUTH 900 EAST
SALT LAKE CITY UTAH 84105**

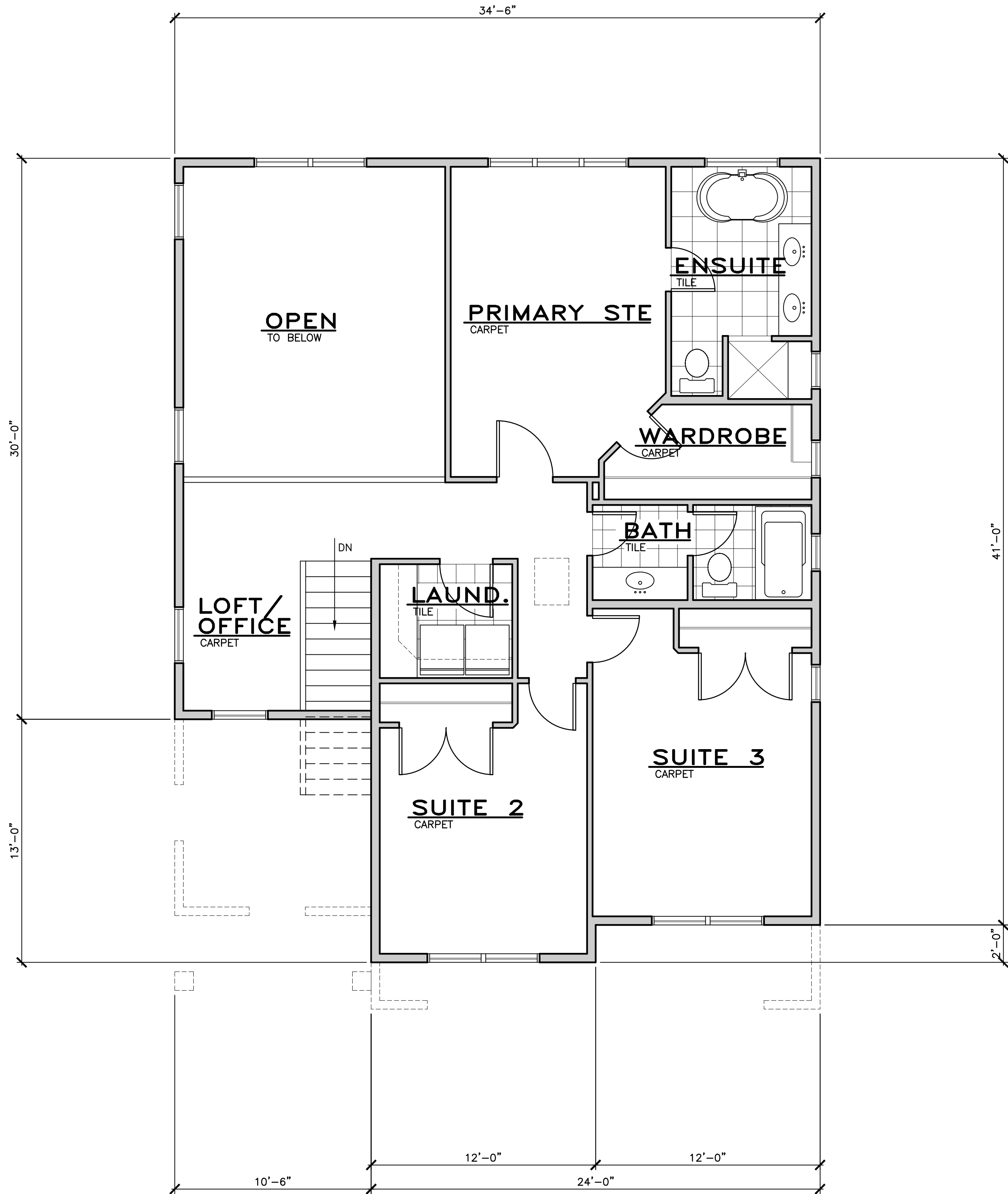
SHEET TITLE

SITE PLAN

PROJ. NO. 2415	PROJ. DATE 08-01-24
SCALE 1" = 20'-0"	PLOT DATE 08-20-24
SHEET NO. AS1	



KEYED NOTES		MARK	DATE	REVISION
1	ROOF RAFTERS OR PRE-FAB. TRUSSES – SEE FRAMING PLAN FOR SIZE AND LOCATION ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.			
2	ARCHITECTURAL COMPOSITE ASPHALT SHINGLES ON 30# FELT, W/ METAL FLASHING.			
3	4' x 8' x EXT. OSB ROOF SHEATHING			
4	ICE & WATER SHIELD 4'-0" MIN. FROM EAVES AND AT VALLEYS. (24" MIN. BEYOND OUTSIDE FACE OF WALL)			
5	SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.			
6	R-49 MIN. INSULATION WITH BAFFLES AT EAVE TO PROVIDE 1/300 VENTING WITH SOFFIT AND RIDGE VENTS. MAINTAIN 1" GAP FROM OSB.			
7	ALUMIN. FASCIA. PROVIDE METAL DRIP EDGE.			
8	ALUMIN. PERFORATED SOFFIT AND TRIM FOR VENTING.			
9	2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 MIN. INSULATION.			
10	HARDIEPLANK HORIZONTAL SIDING AND TRIM. INSTALL PER SPECS.			
11	HARDIEPANEL AND BATTEN SIDING AND TRIM PER SPECS.			
12	INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE.			
13	TYVEK HOMEWRAP WEATHER BARRIER ON OSB.			
14	CABINET DESIGN AND MATERIAL PER OWNER			
15	ALUMIN. GUTTER AND DOWNSPOUT.			
16	2x4 FDN GRADE REDWOOD OR PRESSURE TREATED SILL W/ FIBERGLASS SEALER – TYP.			
17	ANCHOR BOLT – WITH 7" EMBED. 12" MAX FROM ENDS OF PLATE (2) BOLTS PER PLATE MIN. USE 3" x 3" x .229" WASHERS.			
18	CONCRETE FOOTING – SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING			
19	ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED GROUND OR ON STRUCTURAL FILL, AND BELOW FROST LINE			
20	DOUBLE GLAZED, VINYL LOW-E WINDOWS. BLACK COLOR. OR EQUAL. U=.25 (.32 MAX.)			
21	INSTALL SEISMIC TIE-DOWN STRAP AT WATERHEATER – SECURE TO STUDS. INSTALL SHEET METAL PAN UNDER W/H AND PROVIDE DRAIN WITHIN SPACE.			
22	PROVIDE CURB AT WASHER/DRYER AREA FOR WATER CONTAINMENT WITH DRAIN.			
23	4" CONC. SLAB ON 4" GRAVEL BASE			
24	ALUMINUM DOOR, PRE-FIN.			
25	ATTIC ACCESS W/ 30" MIN. HEADROOM AND SWITCHED LIGHT WITHIN SPACE. SEE 9/G1.2.			
26				
27				
28	34"–36" WOOD HANDRAIL W/ BALUSTERS AT 4" O.C. OR METAL BRACES AT 4'-0" O.C.			
29	36" WOOD GUARDRAIL W/ BALUSTERS @ 4" O.C.			
30	PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.			
31	FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8 ON A4.1			
32	TIMBER CORBEL, STAINED. CUT PER ELEVATIONS.			
33	TIMBER KNEE–BRACE, STAINED.			
34	3/4" T&G PLY ON FLOOR JOISTS.			
35	R-30 MIN. INSULATION THROUGHOUT FLOOR.			
36	REGENCY P36 PANORAMA ANSI Z21.88b OR EQUAL. (IMC 303.3 EXP. #1) SEE 26/G1.2.			
37	PROVIDE ELECTRICAL PANEL FOR CENTRAL VAC, AND FUTURE SECURITY SYSTEM, AND INTERCOM SYSTEM – CONSULT OWNER.			
38	GAS FIRE PLACE INSERT & FAN – VENT TO OUTSIDE. HEAT–N–GLOW 750TR ANSI Z21.50			
39				
40				
41				
42				
LEGEND				
	2x6 STUD WALL		KEYED NOTE	
	2x4 STUD WALL		DOOR MARK	
	HIDDEN LINE		WINDOW MARK	
SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES				
		SPN Planning & Design 4885 SOUTH 900 EAST STE 240 MILLCREEK UTAH 84117 design@spnhomes.com spnhomes.com OFFICE: 801-466-1250		
		PROJECT FOR		
		900 EAST COLLECTIVE		
		PROJECT NAME		
		SINGLE FAMILY RESIDENCE		
		PROJECT ADDRESS		
		1935 SOUTH 900 EAST SALT LAKE CITY UTAH 84105		
		SHEET TITLE		
		MAIN LEVEL FLOOR PLAN		
		PROJ. NO. 2415	PROJ. DATE 08-01-24	
		SCALE 1/4" = 1'-0"	PLOT DATE 08-20-24	
		SHEET NO.		
		A1.1		



UPPER LEVEL FLOOR PLAN
1,077 SQ. FT.

KEYED NOTES

1

ROOF RAFTERS OR PRE-FAB. TRUSSES – SEE FRAMING PLAN FOR SIZE AND LOCATION ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.

2

ARCHITECTURAL COMPOSITE ASPHALT SHINGLES ON 30# FELT, W/ METAL FLASHING.

3

4' x 8' x EXT. OSB ROOF SHEATHING

4

ICE & WATER SHIELD 4'-0" MIN. FROM EAVES AND AT VALLEYS.
(24" MIN. BEYOND OUTSIDE FACE OF WALL)

5

SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.

6

R-49 MIN. INSULATION WITH BAFFLES AT EAVE TO PROVIDE 1/300 VENTING WITH SOFFIT AND RIDGE VENTS. MAINTAIN 1" GAP FROM OSB.

7

ALUMIN. FASCIA. PROVIDE METAL DRIP EDGE.

8

ALUMIN. PERFORATED SOFFIT AND TRIM FOR VENTING.

9

2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 MIN. INSULATION.

10

HARDIEPLANK HORIZONTAL SIDING AND TRIM. INSTALL PER SPECS.

11

HARDIEPANEL AND BATTEN SIDING AND TRIM PER SPECS.

12

INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE.

13

TYVEK HOMEWRAP WEATHER BARRIER ON OSB.

14

CABINET DESIGN AND MATERIAL PER OWNER

15

ALUMIN. GUTTER AND DOWNSPOUT.

16

2x4 FDN GRADE REDWOOD OR PRESSURE TREATED SILL W/ FIBERGLASS SEALER – TYP.

17

ANCHOR BOLT – WITH 7" EMBED. 12" MAX FROM ENDS OF PLATE (2) BOLTS PER PLATE MIN. USE 3" x 3" x .229" WASHERS.

18

CONCRETE FOOTING – SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING

19

ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED GROUND OR ON STRUCTURAL FILL, AND BELOW FROST LINE

20

DOUBLE GLAZED, VINYL LOW-E WINDOWS. BLACK COLOR. OR EQUAL. U=.25 (.32 MAX.)

21

INSTALL SEISMIC TIE-DOWN STRAP AT WATERHEATER – SECURE TO STUDS. INSTALL SHEET METAL PAN UNDER W/H AND PROVIDE DRAIN WITHIN SPACE.

22

PROVIDE CURB AT WASHER/DRYER AREA FOR WATER CONTAINMENT WITH DRAIN.

23

4" CONC. SLAB ON 4" GRAVEL BASE

24

ALUMINUM DOOR, PRE-FIN.

25

ATTIC ACCESS W/ 30" MIN. HEADROOM AND SWITCHED LIGHT WITHIN SPACE. SEE 9/G1.2.

26

27

28

34"-36" WOOD HANDRAIL W/ BALUSTERS AT 4" O.C. OR METAL BRACES AT 4'-0" O.C.

29

36" WOOD GUARDRAIL W/ BALUSTERS @ 4" O.C.

30

PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.

31

FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8 ON A4.1

32

TIMBER CORBEL, STAINED. CUT PER ELEVATIONS.

33

TIMBER KNEE-BRACE, STAINED.

34

3/4" T&G PLY ON FLOOR JOISTS.

35

R-30 MIN. INSULATION THROUGHOUT FLOOR.

36

REGENCY P36 PANORAMA ANSI Z21.88b OR EQUAL. (IMC 303.3 EXP. #1) SEE 26/G1.2.

37

PROVIDE ELECTRICAL PANEL FOR CENTRAL VAC, AND FUTURE SECURITY SYSTEM, AND INTERCOM SYSTEM – CONSULT OWNER.

38

GAS FIRE PLACE INSERT & FAN – VENT TO OUTSIDE. HEAT-N-GLOW 750TR ANSI Z21.50

39

40

41

42

LEGEND

2x6 STUD WALL

2x4 STUD WALL

HIDDEN LINE

37

KEYED NOTE

1

DOOR MARK

N

WINDOW MARK

SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES

PROJECT FOR

900 EAST COLLECTIVE

PROJECT NAME

SINGLE FAMILY RESIDENCE

PROJECT ADDRESS

1935 SOUTH 900 EAST SALT LAKE CITY UTAH 84105

SHEET TITLE

UPPER FLOOR PLAN

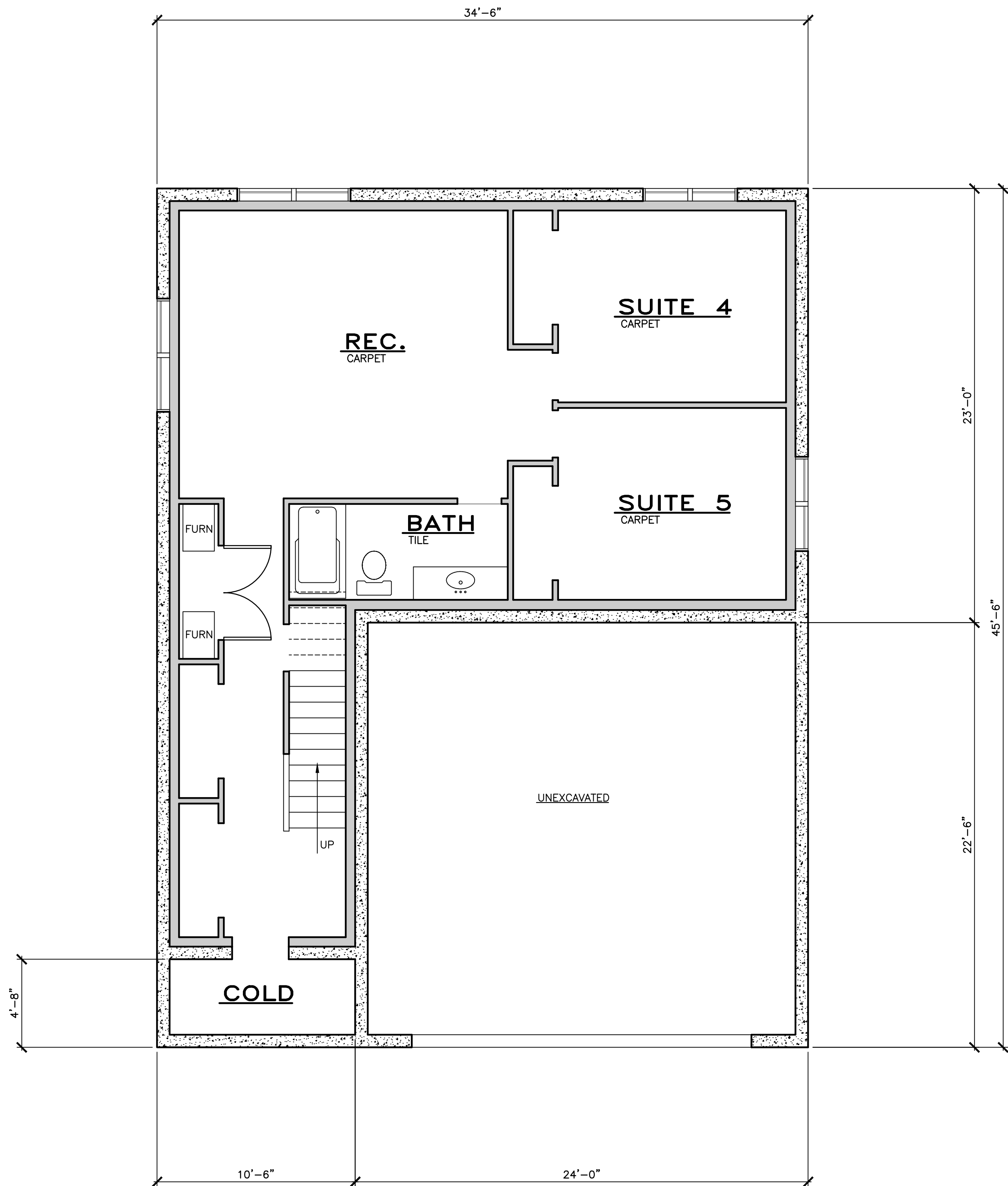
PROJ. NO.
2415

PROJ. DATE
08-01-24

SCALE
1/4" = 1'-0"

PLOT DATE
08-20-24

SHEET NO.
A1.2



LOWER LEVEL FLOOR PLAN
919 SQ. FT.

KEYED NOTES

1

ROOF RAFTERS OR PRE-FAB. TRUSSES – SEE FRAMING PLAN FOR SIZE AND LOCATION ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.

2

ARCHITECTURAL COMPOSITE ASPHALT SHINGLES ON 30# FELT, W/ METAL FLASHING.

3

4' x 8' x EXT. OSB ROOF SHEATHING

4

ICE & WATER SHIELD 4'-0" MIN. FROM EAVES AND, AT VALLEYS. (24" MIN. BEYOND OUTSIDE FACE OF WALL)

5

SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.

6

R-49 MIN. INSULATION WITH BAFFLES AT EAVE TO PROVIDE 1/300 VENTING WITH SOFFIT AND RIDGE VENTS. MAINTAIN 1" GAP FROM OSB.

7

ALUMIN. FASCIA. PROVIDE METAL DRIP EDGE.

8

ALUMIN. PERFORATED SOFFIT AND TRIM FOR VENTING.

9

2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 MIN. INSULATION.

10

HARDIEPLANK HORIZONTAL SIDING AND TRIM. INSTALL PER SPECS.

11

HARDIEPANEL AND BATTEN SIDING AND TRIM PER SPECS.

12

INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE.

13

TYVEK HOMEWRAP WEATHER BARRIER ON OSB.

14

CABINET DESIGN AND MATERIAL PER OWNER

15

ALUMIN. GUTTER AND DOWNSPOUT.

16

2x4 FDN GRADE REDWOOD OR PRESSURE TREATED SILL W/ FIBERGLASS SEALER – TYP.

17

ANCHOR BOLT – WITH 7" EMBED. 12" MAX FROM ENDS OF PLATE (2) BOLTS PER PLATE MIN. USE 3" x 3" x .229" WASHERS.

18

CONCRETE FOOTING – SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCEING

19

ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED GROUND OR ON STRUCTURAL FILL, AND BELOW FROST LINE

20

DOUBLE GLAZED, VINYL LOW-E WINDOWS. BLACK COLOR. OR EQUAL. U=.25 (.32 MAX.)

21

INSTALL SEISMIC TIE-DOWN STRAP AT WATERHEATER – SECURE TO STUDS. INSTALL SHEET METAL PAN UNDER W/H AND PROVIDE DRAIN WITHIN SPACE.

22

PROVIDE CURB AT WASHER/DRYER AREA FOR WATER CONTAINMENT WITH DRAIN.

23

4" CONC. SLAB ON 4" GRAVEL BASE

24

ALUMINUM DOOR, PRE-FIN.

25

ATTIC ACCESS W/ 30" MIN. HEADROOM AND SWITCHED LIGHT WITHIN SPACE. SEE 9/G1.2.

26

27

28

34"-36" WOOD HANDRAIL W/ BALUSTERS AT 4" O.C. OR METAL BRACES AT 4'-0" O.C.

29

36" WOOD GUARDRAIL W/ BALUSTERS @ 4" O.C.

30

PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.

31

FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8 ON A4.1

32

TIMBER CORBEL, STAINED. CUT PER ELEVATIONS.

33

TIMBER KNEE-BRACE, STAINED.

34

3/4" T&G PLY ON FLOOR JOISTS.

35

R-30 MIN. INSULATION THROUGHOUT FLOOR.

36

REGENCY P36 PANORAMA ANSI Z21.88b OR EQUAL. (IMC 303.3 EXP. #1) SEE 26/G1.2.

37

PROVIDE ELECTRICAL PANEL FOR CENTRAL VAC, AND FUTURE SECURITY SYSTEM, AND INTERCOM SYSTEM – CONSULT OWNER.

38

GAS FIRE PLACE INSERT & FAN – VENT TO OUTSIDE. HEAT-N-GLOW 750TR ANSI Z21.50

39

40

41

42

LEGEND

2x6 STUD WALL

2x4 STUD WALL

HIDDEN LINE

KEYED NOTE

DOOR MARK

WINDOW MARK

SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES

MARK

DATE

REVISION

SPN

Planning & Design

4885 SOUTH 900 EAST STE 240
MILLCREEK UTAH 84117
design@spnhomes.com spnhomes.com
OFFICE: 801-466-1250

PROJECT FOR

900 EAST COLLECTIVE

PROJECT NAME

SINGLE FAMILY RESIDENCE

PROJECT ADDRESS

1935 SOUTH 900 EAST
SALT LAKE CITY UTAH 84105

SHEET TITLE

LOWER LEVEL FLOOR PLAN

PROJ. NO.
2415

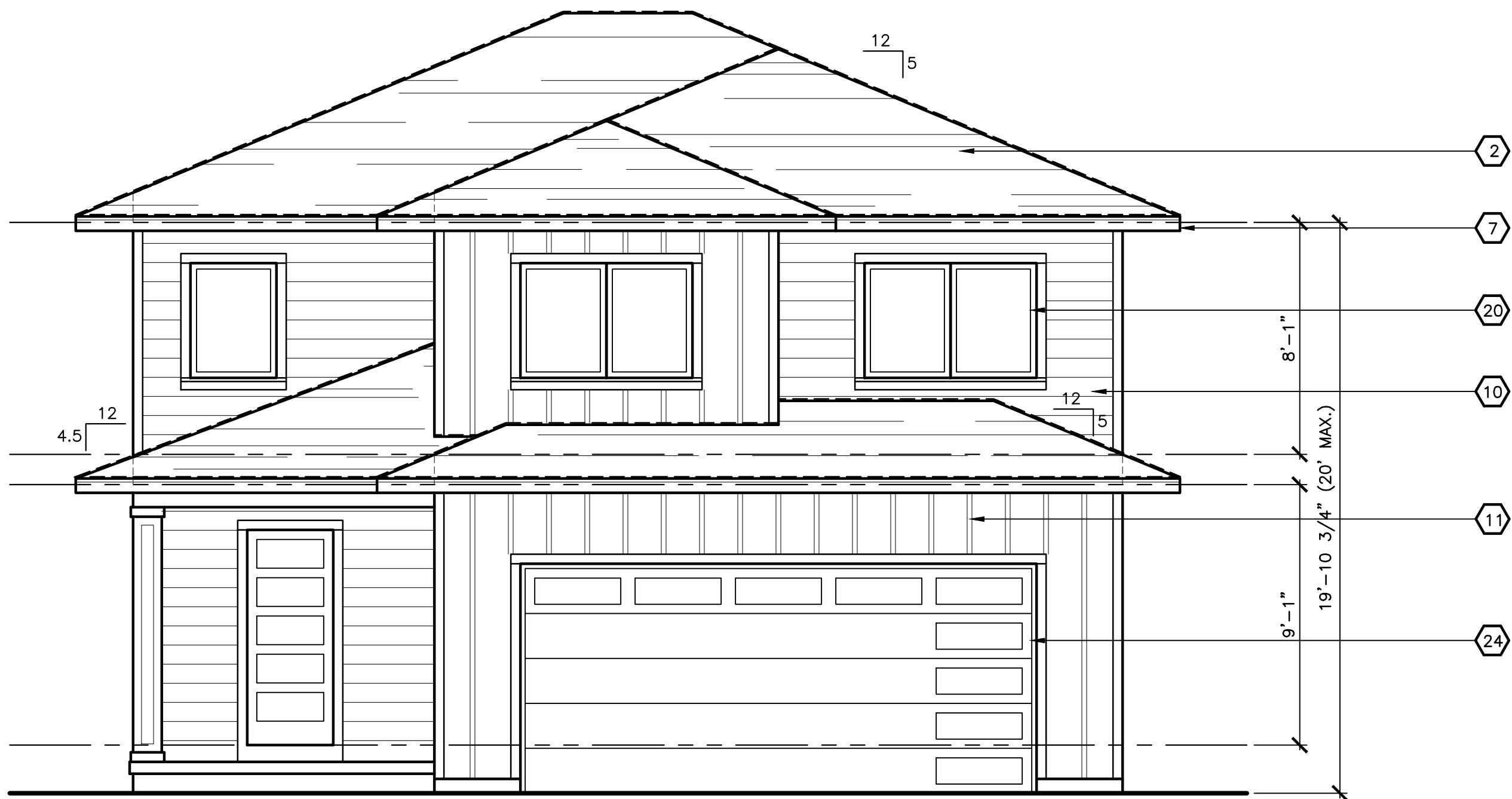
PROJ. DATE
08-01-24

SCALE
1/4" = 1'-0"

PLOT DATE
08-20-24

SHEET NO.

A1.3



FRONT (WEST) ELEVATION

KEYED NOTES		MARK	DATE	REVISION
1	ROOF RAFTERS OR PRE-FAB. TRUSSES – SEE FRAMING PLAN FOR SIZE AND LOCATION. ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.			
2	ARCHITECTURAL COMPOSITE ASPHALT SHINGLES ON 30# FELT, W/ METAL FLASHING.			
3	4' x 8' x EXT. OSB ROOF SHEATHING			
4	ICE & WATER SHIELD 4'-0" MIN. FROM EAVES AND AT VALLEYS. (24" MIN. BEYOND OUTSIDE FACE OF WALL)			
5	SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.			
6	R-49 MIN. INSULATION WITH BAFFLES AT EAVE TO PROVIDE 1/300 VENTING WITH SOFFIT AND RIDGE VENTS. MAINTAIN 1" GAP FROM OSB.			
7	ALUMIN. FASCIA. PROVIDE METAL DRIP EDGE.			
8	ALUMIN. PERFORATED SOFFIT AND TRIM FOR VENTING.			
9	2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 MIN. INSULATION.			
10	HARDIEPLANK HORIZONTAL SIDING AND TRIM. INSTALL PER SPECS.			
11	HARDIEPANEL AND BATTEN SIDING AND TRIM PER SPECS.			
12	INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE.			
13	TYVEK HOMEWRAP WEATHER BARRIER ON OSB.			
14	CABINET DESIGN AND MATERIAL PER OWNER			
15	ALUMIN. GUTTER AND DOWNSPOUT.			
16	2x4 FDN GRADE REDWOOD OR PRESSURE TREATED SILL W/ FIBERGLASS SEALER – TYP.			
17	ANCHOR BOLT – WITH 7" EMBED. 12" MAX. FROM ENDS OF PLATE (2) BOLTS PER PLATE MIN. USE 3" x 3" x .229" WASHERS.			
18	CONCRETE FOOTING – SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCEING			
19	ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED GROUND OR ON STRUCTURAL FILL, AND BELOW FROST LINE			
20	DOUBLE GLAZED, VINYL LOW-E WINDOWS. BLACK COLOR. OR EQUAL. U=.25 (.32 MAX.)			
21	INSTALL SEISMIC TIE-DOWN STRAP AT WATERHEATER – SECURE TO STUDS. INSTALL SHEET METAL PAN UNDER W/H AND PROVIDE DRAIN WITHIN SPACE.			
22	PROVIDE CURB AT WASHER/DRYER AREA FOR WATER CONTAINMENT WITH DRAIN.			
23	4" CONC. SLAB ON 4" GRAVEL BASE			
24	ALUMINUM DOOR, PRE-FIN.			
25	ATTIC ACCESS W/ 30" MIN. HEADROOM AND SWITCHED LIGHT WITHIN SPACE. SEE 9/G1.2.			
26				
27				
28	34"-36" WOOD HANDRAIL W/ BALUSTERS AT 4" O.C. OR METAL BRACES AT 4'-0" O.C.			
29	36" WOOD GUARDRAIL W/ BALUSTERS @ 4" O.C.			
30	PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.			
31	FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8 ON A4.1			
32	TIMBER CORBEL, STAINED. CUT PER ELEVATIONS.			
33	TIMBER KNEE-BRACE, STAINED.			
34	3/4" T&G PLY ON FLOOR JOISTS.			
35	R-30 MIN. INSULATION THROUGHOUT FLOOR.			
36	REGENCY P36 PANORAMA ANSI Z21.88b OR EQUAL. (IMC 303.3 EXP. #1) SEE 26/G1.2.			
37	PROVIDE ELECTRICAL PANEL FOR CENTRAL VAC, AND FUTURE SECURITY SYSTEM, AND INTERCOM SYSTEM – CONSULT OWNER.			
38	GAS FIRE PLACE INSERT & FAN – VENT TO OUTSIDE. HEAT-N-GLOW 750TR ANSI Z21.50			
39				
40				
41				
42				
LEGEND				
	2x6 STUD WALL		KEYED NOTE	
	2x4 STUD WALL		DOOR MARK	
	HIDDEN LINE		WINDOW MARK	
SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES				
		PROJECT FOR		
		900 EAST COLLECTIVE		
		PROJECT NAME		
		SINGLE FAMILY RESIDENCE		
		PROJECT ADDRESS		
		1935 SOUTH 900 EAST SALT LAKE CITY UTAH 84105		
		SHEET TITLE		
		EXTERIOR ELEVATIONS		
		PROJ. NO. 2415	PROJ. DATE 08-01-24	
		SCALE 1/4" = 1'-0"	PLOT DATE 08-20-24	
		SHEET NO.		
		A2.1		

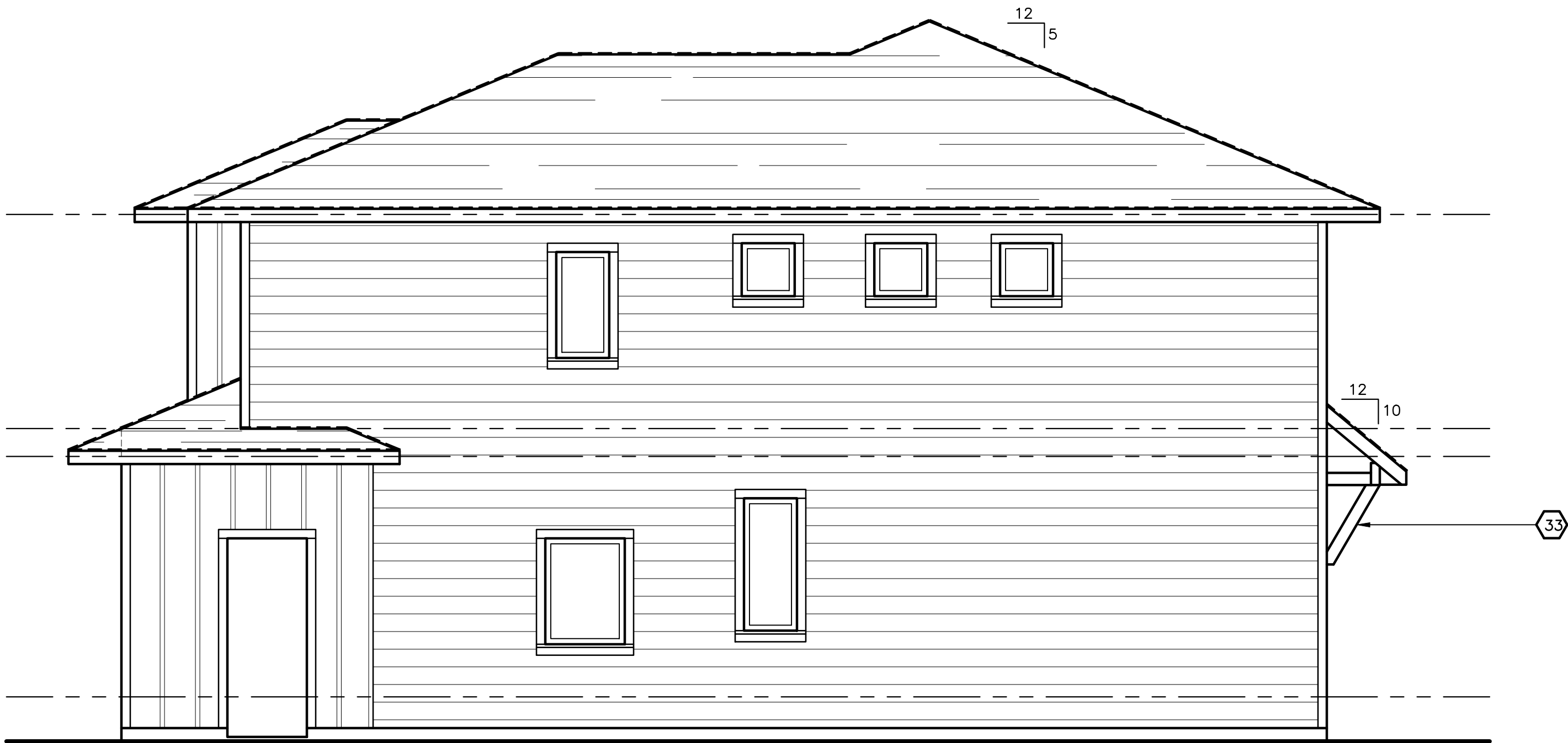
SPN
Planning & Design

4885 SOUTH 900 EAST STE 240
MILL CREEK UTAH 84117
design@spnhomes.com spnhomes.com
OFFICE: 801-466-1250



LEFT (NORTH) ELEVATION

KEYED NOTES		MARK	DATE	REVISION
1	ROOF RAFTERS OR PRE-FAB. TRUSSES – SEE FRAMING PLAN FOR SIZE AND LOCATION ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.			
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3	4' x 8' x EXT. OSB ROOF SHEATHING			
4	ICE & WATER SHIELD 4'-0" MIN. FROM EAVES AND, AT VALLEYS. (24" MIN. BEYOND OUTSIDE FACE OF WALL)			
5	SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.			
6	R-49 MIN. INSULATION WITH BAFFLES AT EAVE TO PROVIDE 1/300 VENTING WITH SOFFIT AND RIDGE VENTS. MAINTAIN 1" GAP FROM OSB.			
7	ALUMIN. FASCIA. PROVIDE METAL DRIP EDGE.			
8	ALUMIN. PERFORATED SOFFIT AND TRIM FOR VENTING.			
9	2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 MIN. INSULATION.			
10	HARDIEPLANK HORIZONTAL SIDING AND TRIM. INSTALL PER SPECS.			
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13	TYVEK HOMEWRAP WEATHER BARRIER ON OSB.			
14	CABINET DESIGN AND MATERIAL PER OWNER			
15	ALUMIN. GUTTER AND DOWNSPOUT.			
16	2x4 FDN GRADE REDWOOD OR PRESSURE TREATED SILL W/ FIBERGLASS SEALER – TYP.			
17	ANCHOR BOLT – WITH 7" EMBED. 12" MAX FROM ENDS OF PLATE (2) BOLTS PER PLATE MIN. USE 3" x 3" x .229" WASHERS.			
18	CONCRETE FOOTING – SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING			
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21	INSTALL SEISMIC TIE-DOWN STRAP AT WATERHEATER – SECURE TO STUDS. INSTALL SHEET METAL PAN UNDER W/H AND PROVIDE DRAIN WITHIN SPACE.			
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23	4" CONC. SLAB ON 4" GRAVEL BASE			
24	ALUMINUM DOOR, PRE-FIN.			
25	ATTIC ACCESS W/ 30" MIN. HEADROOM AND SWITCHED LIGHT WITHIN SPACE. SEE 9/G1.2.			
26				
27				
28	34"–36" WOOD HANDRAIL W/ BALUSTERS AT 4" O.C. OR METAL BRACES AT 4'-0" O.C.			
29	36" WOOD GUARDRAIL W/ BALUSTERS @ 4" O.C.			
30	PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.			
31	FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8 ON A4.1			
32	TIMBER CORBEL, STAINED. CUT PER ELEVATIONS.			
33	TIMBER KNEE-BRACE, STAINED.			
34	3/4" T&G PLY ON FLOOR JOISTS.			
35	R-30 MIN. INSULATION THROUGHOUT FLOOR.			
36	REGENCY P36 PANORAMA ANSI Z21.88b OR EQUAL. (IMC 303.3 EXP. #1) SEE 26/G1.2.			
37	PROVIDE ELECTRICAL PANEL FOR CENTRAL VAC, AND FUTURE SECURITY SYSTEM, AND INTERCOM SYSTEM – CONSULT OWNER.			
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39				
40				
41				
42				
LEGEND				
	2x6 STUD WALL		37 KEYED NOTE	
	2x4 STUD WALL		1 DOOR MARK	
	HIDDEN LINE		N WINDOW MARK	
SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES				
		MARK DATE REVISION		
		PROJECT FOR		
		900 EAST COLLECTIVE		
		PROJECT NAME		
		SINGLE FAMILY RESIDENCE		
		PROJECT ADDRESS		
		1935 SOUTH 900 EAST SALT LAKE CITY UTAH 84105		
		SHEET TITLE		
		EXTERIOR ELEVATIONS		
		PROJ. NO. 2415	PROJ. DATE 08-01-24	
		SCALE 1/4" = 1'-0"	PLOT DATE 08-20-24	
		SHEET NO.		
		A2.2		



RIGHT (SOUTH) ELEVATION

KEYED NOTES		MARK	DATE	REVISION
1	ROOF RAFTERS OR PRE-FAB. TRUSSES – SEE FRAMING PLAN FOR SIZE AND LOCATION. ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.			
2	ARCHITECTURAL COMPOSITE ASPHALT SHINGLES ON 30# FELT, W/ METAL FLASHING.			
3	4' x 8' x EXT. OSB ROOF SHEATHING			
4	ICE & WATER SHIELD 4'-0" MIN. FROM EAVES AND AT VALLEYS. (24" MIN. BEYOND OUTSIDE FACE OF WALL)			
5	SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.			
6	R-49 MIN. INSULATION WITH BAFFLES AT EAVE TO PROVIDE 1/300 VENTING WITH SOFFIT AND RIDGE VENTS. MAINTAIN 1" GAP FROM OSB.			
7	ALUMIN. FASCIA. PROVIDE METAL DRIP EDGE.			
8	ALUMIN. PERFORATED SOFFIT AND TRIM FOR VENTING.			
9	2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 MIN. INSULATION.			
10	HARDIEPLANK HORIZONTAL SIDING AND TRIM. INSTALL PER SPECS.			
11	HARDIEPANEL AND BATTEN SIDING AND TRIM PER SPECS.			
12	INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE.			
13	TYVEK HOMEWRAP WEATHER BARRIER ON OSB.			
14	CABINET DESIGN AND MATERIAL PER OWNER			
15	ALUMIN. GUTTER AND DOWNSPOUT.			
16	2x4 FDN GRADE REDWOOD OR PRESSURE TREATED SILL W/ FIBERGLASS SEALER – TYP.			
17	ANCHOR BOLT – WITH 7" EMBED. 12" MAX FROM ENDS OF PLATE (2) BOLTS PER PLATE MIN. USE 3" x 3" x .229" WASHERS.			
18	CONCRETE FOOTING – SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING			
19	ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED GROUND OR ON STRUCTURAL FILL, AND BELOW FROST LINE			
20	DOUBLE GLAZED, VINYL LOW-E WINDOWS. BLACK COLOR. OR EQUAL. U=.25 (.32 MAX.)			
21	INSTALL SEISMIC TIE-DOWN STRAP AT WATERHEATER – SECURE TO STUDS. INSTALL SHEET METAL PAN UNDER W/H AND PROVIDE DRAIN WITHIN SPACE			
22	PROVIDE CURB AT WASHER/DRYER AREA FOR WATER CONTAINMENT WITH DRAIN.			
23	4" CONC. SLAB ON 4" GRAVEL BASE			
24	ALUMINUM DOOR, PRE-FIN.			
25	ATTIC ACCESS W/ 30" MIN. HEADROOM AND SWITCHED LIGHT WITHIN SPACE. SEE 9/G1.2.			
26				
27				
28	34"-36" WOOD HANDRAIL W/ BALUSTERS AT 4" O.C. OR METAL BRACES AT 4'-0" O.C.			
29	36" WOOD GUARDRAIL W/ BALUSTERS @ 4" O.C.			
30	PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.			
31	FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8 ON A4.1			
32	TIMBER CORBEL, STAINED. CUT PER ELEVATIONS.			
33	TIMBER KNEE-BRACE, STAINED.			
34	3/4" T&G PLY ON FLOOR JOISTS.			
35	R-30 MIN. INSULATION THROUGHOUT FLOOR.			
36	REGENCY P36 PANORAMA ANSI Z21.88b OR EQUAL. (IMC 303.3 EXP. #1) SEE 26/G1.2.			
37	PROVIDE ELECTRICAL PANEL FOR CENTRAL VAC. AND FUTURE SECURITY SYSTEM, AND INTERCOM SYSTEM – CONSULT OWNER.			
38	GAS FIRE PLACE INSERT & FAN – VENT TO OUTSIDE. HEAT-N-GLOW 750TR ANSI Z21.50			
39				
40				
41				
42				
LEGEND				
2x6 STUD WALL		37 KEYED NOTE		
2x4 STUD WALL		1 DOOR MARK		
HIDDEN LINE		1N WINDOW MARK		
SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES				
		SPN Planning & Design 4885 SOUTH 900 EAST STE 240 MILLCREEK UTAH 84117 design@spnhomes.com spnhomes.com OFFICE: 801-466-1250		
		PROJECT FOR		
		900 EAST COLLECTIVE		
		PROJECT NAME		
		SINGLE FAMILY RESIDENCE		
		PROJECT ADDRESS		
		1935 SOUTH 900 EAST SALT LAKE CITY UTAH 84105		
		SHEET TITLE		
		EXTERIOR ELEVATIONS		
		PROJ. NO. 2415		
		PROJ. DATE 08-01-24		
		SCALE 1/4" = 1'-0"		
		PLOT DATE 08-20-24		
		SHEET NO.		
		A2.3		

2

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REAR (EAST) ELEVATION

KEYED NOTES		MARK	DATE	REVISION
1	ROOF RAFTERS OR PRE-FAB. TRUSSES – SEE FRAMING PLAN FOR SIZE AND LOCATION. ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.			
2	ARCHITECTURAL COMPOSITE ASPHALT SHINGLES ON 30# FELT, W/ METAL FLASHING.			
3	4' x 8' x EXT. OSB ROOF SHEATHING			
4	ICE & WATER SHIELD 4'-0" MIN. FROM EAVES AND AT VALLEYS. (24" MIN. BEYOND OUTSIDE FACE OF WALL)			
5	SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.			
6	R-49 MIN. INSULATION WITH BAFFLES AT EAVE TO PROVIDE 1/300 VENTING WITH SOFFIT AND RIDGE VENTS. MAINTAIN 1" GAP FROM OSB.			
7	ALUMIN. FASCIA. PROVIDE METAL DRIP EDGE.			
8	ALUMIN. PERFORATED SOFFIT AND TRIM FOR VENTING.			
9	2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 MIN. INSULATION.			
10	HARDIEPLANK HORIZONTAL SIDING AND TRIM. INSTALL PER SPECS.			
11	HARDIEPANEL AND BATTEN SIDING AND TRIM PER SPECS.			
12	INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE.			
13	TYVEK HOMEWRAP WEATHER BARRIER ON OSB.			
14	CABINET DESIGN AND MATERIAL PER OWNER			
15	ALUMIN. GUTTER AND DOWNSPOUT.			
16	2x4 FDN GRADE REDWOOD OR PRESSURE TREATED SILL W/ FIBERGLASS SEALER – TYP.			
17	ANCHOR BOLT – WITH 7" EMBED. 12" MAX FROM ENDS OF PLATE (2) BOLTS PER PLATE MIN. USE 3" x 3" x .229" WASHERS.			
18	CONCRETE FOOTING – SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCEING			
19	ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED GROUND OR ON STRUCTURAL FILL, AND BELOW FROST LINE			
20	DOUBLE GLAZED, VINYL LOW-E WINDOWS. BLACK COLOR. OR EQUAL. U=.25 (.32 MAX.)			
21	INSTALL SEISMIC TIE-DOWN STRAP AT WATERHEATER – SECURE TO STUDS. INSTALL SHEET METAL PAN UNDER W/H AND PROVIDE DRAIN WITHIN SPACE.			
22	PROVIDE CURB AT WASHER/DRYER AREA FOR WATER CONTAINMENT WITH DRAIN.			
23	4" CONC. SLAB ON 4" GRAVEL BASE			
24	ALUMINUM DOOR, PRE-FIN.			
25	ATTIC ACCESS W/ 30" MIN. HEADROOM AND SWITCHED LIGHT WITHIN SPACE. SEE 9/G1.2.			
26				
27				
28	34"-36" WOOD HANDRAIL W/ BALUSTERS AT 4" O.C. OR METAL BRACES AT 4'-0" O.C.			
29	36" WOOD GUARDRAIL W/ BALUSTERS @ 4" O.C.			
30	PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.			
31	FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8 ON A4.1			
32	TIMBER CORBEL, STAINED. CUT PER ELEVATIONS.			
33	TIMBER KNEE-BRACE, STAINED.			
34	3/4" T&G PLY ON FLOOR JOISTS.			
35	R-30 MIN. INSULATION THROUGHOUT FLOOR.			
36	REGENCY P36 PANORAMA ANSI Z21.88b OR EQUAL. (IMC 303.3 EXP. #1) SEE 26/G1.2.			
37	PROVIDE ELECTRICAL PANEL FOR CENTRAL VAC, AND FUTURE SECURITY SYSTEM, AND INTERCOM SYSTEM – CONSULT OWNER.			
38	GAS FIRE PLACE INSERT & FAN – VENT TO OUTSIDE. HEAT-N-GLOW 750TR ANSI Z21.50			
39				
40				
41				
42				
LEGEND				
	2x6 STUD WALL		KEYED NOTE	
	2x4 STUD WALL		DOOR MARK	
	HIDDEN LINE		WINDOW MARK	
SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES				
		PROJ. NO. 2415		PROJ. DATE 08-01-24
		SCALE 1/4" = 1'-0"		PLOT DATE 08-20-24
		SHEET NO. A2.4		

SPN

Planning & Design

4885 SOUTH 900 EAST STE 240
MILL CREEK UTAH 84117
design@spnhomes.com spnhomes.com
OFFICE: 801-466-1250

PROJECT FOR

900 EAST COLLECTIVE

PROJECT NAME

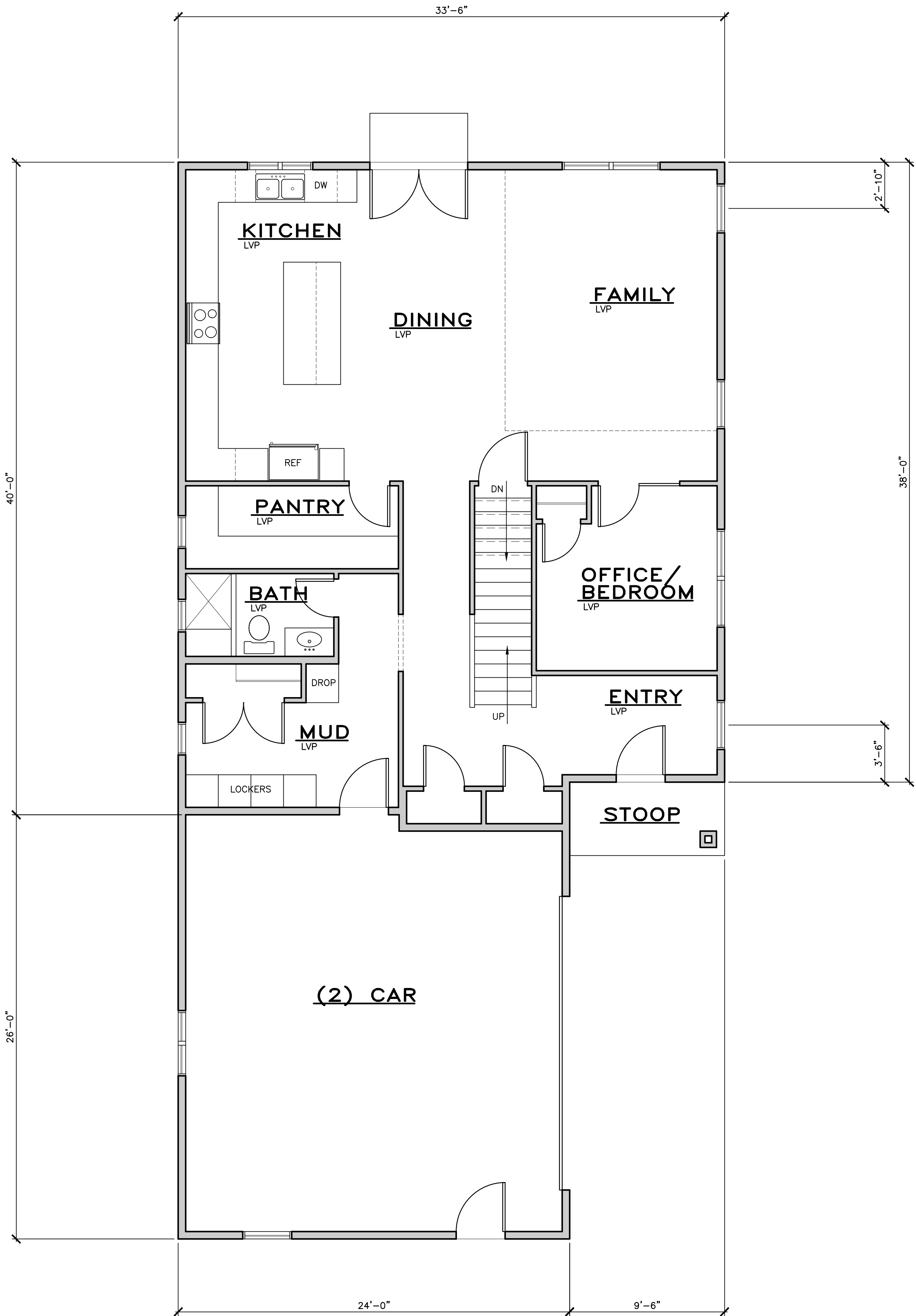
SINGLE FAMILY RESIDENCE

PROJECT ADDRESS

1935 SOUTH 900 EAST SALT LAKE CITY UTAH 84105

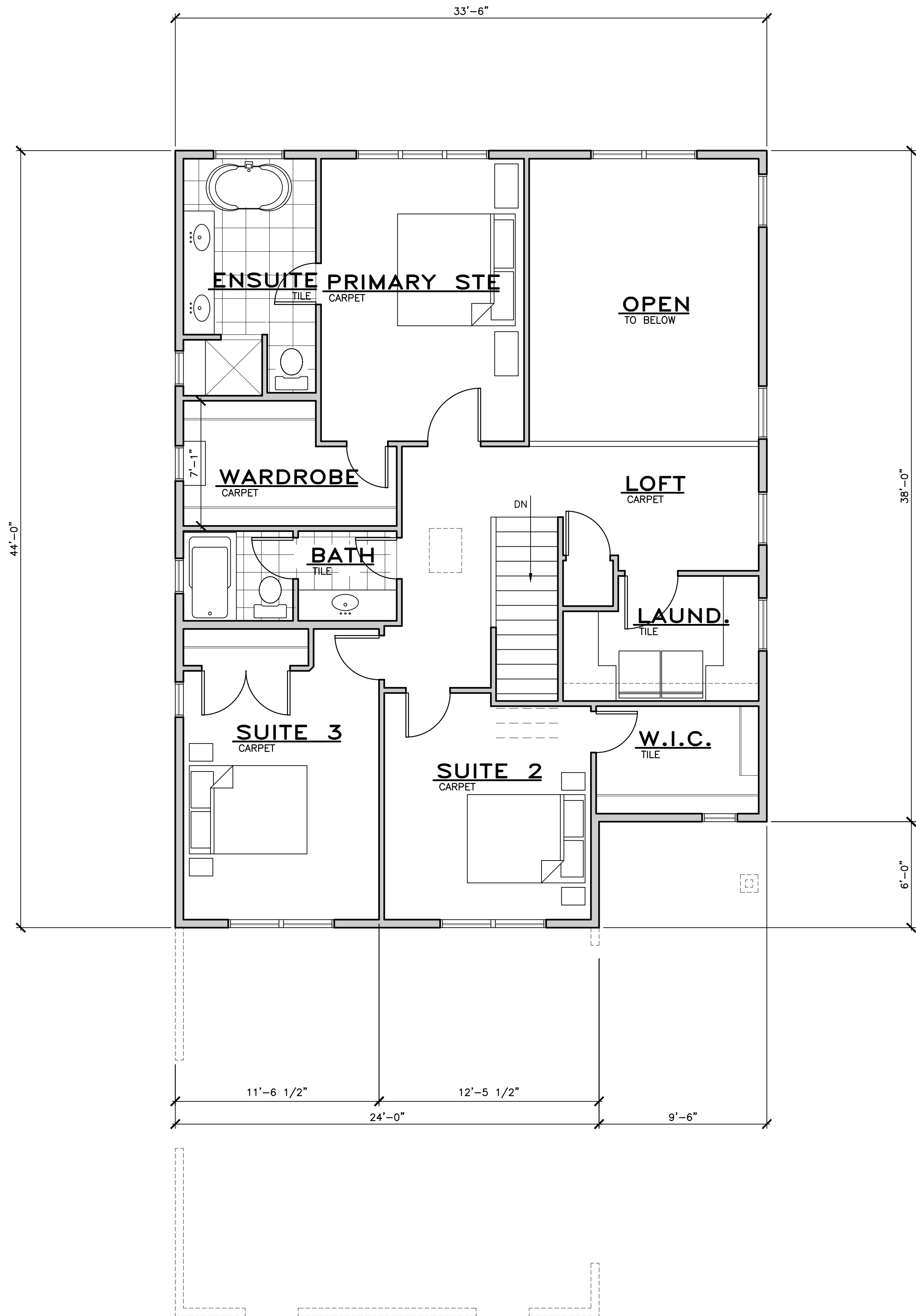
SHEET TITLE

EXTERIOR ELEVATIONS



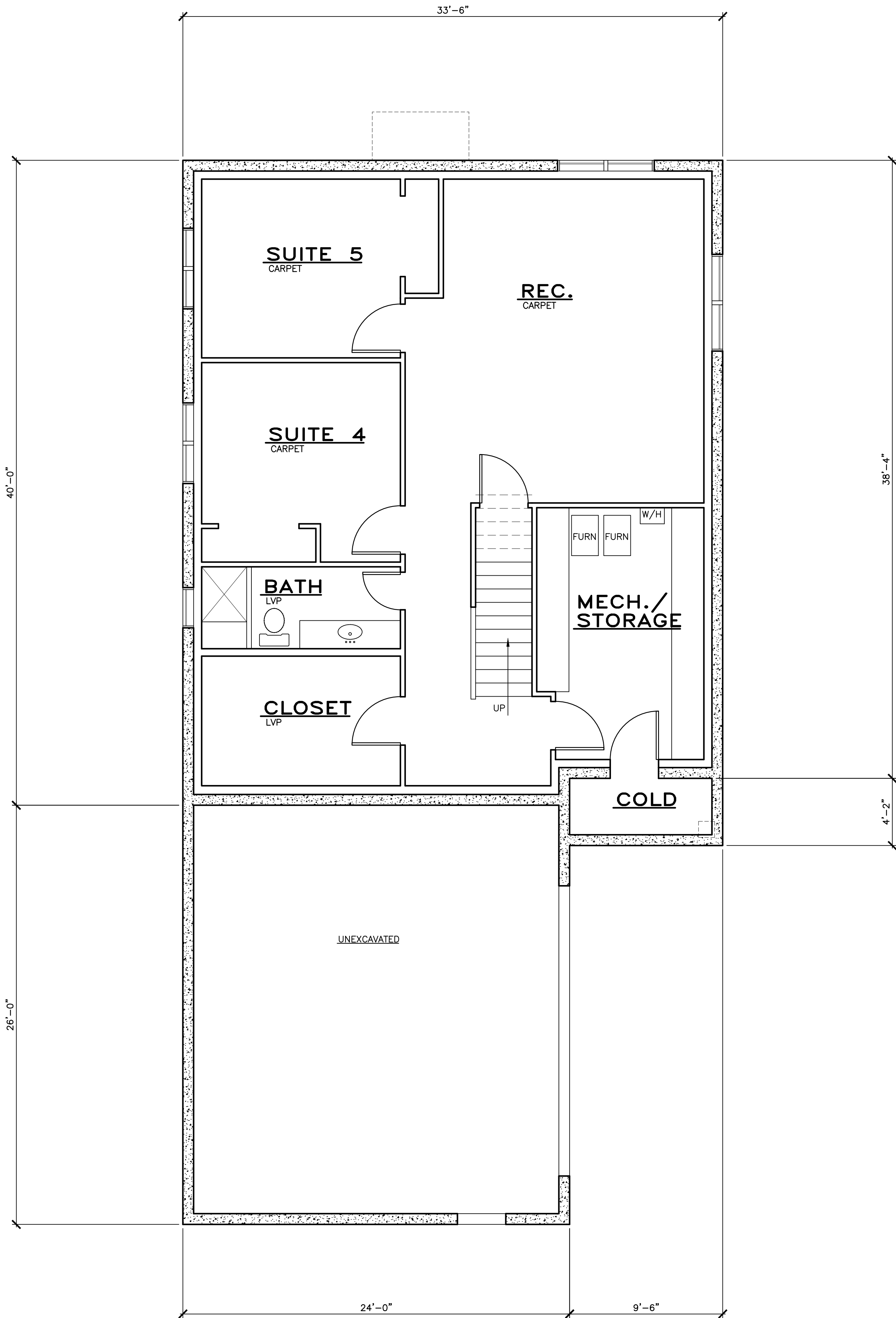
MAIN LEVEL FLOOR PLAN
1,330 SQ. FT. (615 S.F. GARAGE)

KEYED NOTES				MARK	DATE	REVISION
1	ROOF RAFTERS OR PRE-FAB. TRUSSES – SEE FRAMING PLAN FOR SIZE AND LOCATION ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.					
2	ARCHITECTURAL COMPOSITE ASPHALT SHINGLES ON 30# FELT, W/ METAL FLASHING.					
3	4' x 8' x EXT. OSB ROOF SHEATHING					
4	ICE & WATER SHIELD 4'-0" MIN. FROM EAVES AND AT VALLEYS. (24" MIN. BEYOND OUTSIDE FACE OF WALL)					
5	SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.					
6	R-49 MIN. INSULATION WITH BAFFLES AT EAVE TO PROVIDE 1/300 VENTING WITH SOFFIT AND RIDGE VENTS. MAINTAIN 1" GAP FROM OSB.					
7	ALUMIN. FASCIA. PROVIDE METAL DRIP EDGE.					
8	ALUMIN. PERFORATED SOFFIT AND TRIM FOR VENTING.					
9	2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 MIN. INSULATION.					
10	HARDIEPLANK HORIZONTAL SIDING AND TRIM. INSTALL PER SPECS.					
11	HARDIEPANEL AND BATTEN SIDING AND TRIM PER SPECS.					
12	INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE.					
13	TYVEK HOMEWRAP WEATHER BARRIER ON OSB.					
14	CABINET DESIGN AND MATERIAL PER OWNER					
15	ALUMIN. GUTTER AND DOWNSPOUT.					
16	2x4 FDN GRADE REDWOOD OR PRESSURE TREATED SILL W/ FIBERGLASS SEALER – TYP.					
17	ANCHOR BOLT – WITH 7" EMBED. 12" MAX FROM ENDS OF PLATE (2) BOLTS PER PLATE MIN. USE 3" x 3" x .229" WASHERS.					
18	CONCRETE FOOTING – SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING					
19	ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED GROUND OR ON STRUCTURAL FILL, AND BELOW FROST LINE					
20	DOUBLE GLAZED, VINYL LOW-E WINDOWS. BLACK COLOR. OR EQUAL. U=.25 (.32 MAX.)					
21	INSTALL SEISMIC TIE-DOWN STRAP AT WATERHEATER – SECURE TO STUDS. INSTALL SHEET METAL PAN UNDER W/H AND PROVIDE DRAIN WITHIN SPACE.					
22	PROVIDE CURB AT WASHER/DRYER AREA FOR WATER CONTAINMENT WITH DRAIN.					
23	4" CONC. SLAB ON 4" GRAVEL BASE					
24	ALUMINUM DOOR, PRE-FIN.					
25	ATTIC ACCESS W/ 30" MIN. HEADROOM AND SWITCHED LIGHT WITHIN SPACE. SEE 9/G1.2.					
26						
27						
28	34"-36" WOOD HANDRAIL W/ BALUSTERS AT 4" O.C. OR METAL BRACES AT 4'-0" O.C.					
29	36" WOOD GUARDRAIL W/ BALUSTERS @ 4" O.C.					
30	PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.					
31	FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8 ON A4.1					
32	TIMBER CORBEL, STAINED. CUT PER ELEVATIONS.					
33	TIMBER KNEE-BRACE, STAINED.					
34	3/4" T&G PLY ON FLOOR JOISTS.					
35	R-30 MIN. INSULATION THROUGHOUT FLOOR.					
36	REGENCY P36 PANORAMA ANSI Z21.88b OR EQUAL. (IMC 303.3 EXP. #1) SEE 26/G1.2.					
37	PROVIDE ELECTRICAL PANEL FOR CENTRAL VAC, AND FUTURE SECURITY SYSTEM, AND INTERCOM SYSTEM – CONSULT OWNER.					
38	GAS FIRE PLACE INSERT & FAN – VENT TO OUTSIDE. HEAT-N-GLOW 750TR ANSI Z21.50					
39						
40						
41						
42						
LEGEND						
	2x6 STUD WALL		KEYED NOTE			
	2x4 STUD WALL		DOOR MARK			
	HIDDEN LINE		WINDOW MARK			
SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES						
				PROJECT FOR		
				900 EAST COLLECTIVE		
				PROJECT NAME		
				SINGLE FAMILY RESIDENCE		
				PROJECT ADDRESS		
				1935 SOUTH 900 EAST SALT LAKE CITY UTAH 84105		
				SHEET TITLE		
				MAIN LEVEL FLOOR PLAN		
				PROJ. NO.	PROJ. DATE	
				2415	08-01-24	
				SCALE	PLOT DATE	
				1/4" = 1'-0"	08-20-24	
				SHEET NO.		
				A1.1		



UPPER LEVEL FLOOR PLAN
1,180 SQ. FT.

KEYED NOTES				MARK	DATE	REVISION
1	ROOF RAFTERS OR PRE-FAB. TRUSSES — SEE FRAMING PLAN FOR SIZE AND LOCATION ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.					
2	ARCHITECTURAL COMPOSITE ASPHALT SHINGLES ON 30# FELT, W/ METAL FLASHING.					
3	4' x 8' x EXT. OSB ROOF SHEATHING					
4	ICE & WATER SHIELD 4'-0" MIN. FROM EAVES AND AT VALLEYS. (24" MIN. BEYOND OUTSIDE FACE OF WALL)					
5	SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.					
6	R-49 MIN. INSULATION WITH BAFFLES AT EAVE TO PROVIDE 1/300 VENTING WITH SOFFIT AND RIDGE VENTS. MAINTAIN 1" GAP FROM OSB.					
7	ALUMIN. FASCIA. PROVIDE METAL DRIP EDGE.					
8	ALUMIN. PERFORATED SOFFIT AND TRIM FOR VENTING.					
9	2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 MIN. INSULATION.					
10	HARDIEPLANK HORIZONTAL SIDING AND TRIM. INSTALL PER SPECS.					
11	HARDIEPANEL AND BATTEN SIDING AND TRIM PER SPECS.					
12	INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE.					
13	TYVEK HOMEWRAP WEATHER BARRIER ON OSB.					
14	CABINET DESIGN AND MATERIAL PER OWNER					
15	ALUMIN. GUTTER AND DOWNSPOUT.					
16	2x4 FDN GRADE REDWOOD OR PRESSURE TREATED SILL W/ FIBERGLASS SEALER — TYP.					
17	ANCHOR BOLT — WITH 7" EMBED. 12" MAX FROM ENDS OF PLATE (2) BOLTS PER PLATE MIN. USE 3" x 3" x .229" WASHERS.					
18	CONCRETE FOOTING — SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING					
19	ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED GROUND OR ON STRUCTURAL FILL, AND BELOW FROST LINE					
20	DOUBLE GLAZED, VINYL LOW-E WINDOWS. BLACK COLOR. OR EQUAL. U=.25 (.32 MAX.)					
21	INSTALL SEISMIC TIE-DOWN STRAP AT WATERHEATER — SECURE TO STUDS. INSTALL SHEET METAL PAN UNDER W/H AND PROVIDE DRAIN WITHIN SPACE.					
22	PROVIDE CURB AT WASHER/DRYER AREA FOR WATER CONTAINMENT WITH DRAIN.					
23	4" CONC. SLAB ON 4" GRAVEL BASE					
24	ALUMINUM DOOR, PRE-FIN.					
25	ATTIC ACCESS W/ 30" MIN. HEADROOM AND SWITCHED LIGHT WITHIN SPACE. SEE 9/G1.2.					
26						
27						
28	34"—36" WOOD HANDRAIL W/ BALUSTERS AT 4" O.C. OR METAL BRACES AT 4'-0" O.C.					
29	36" WOOD GUARDRAIL W/ BALUSTERS @ 4" O.C.					
30	PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.					
31	FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8 ON A4.1					
32	TIMBER CORBEL, STAINED. CUT PER ELEVATIONS.					
33	TIMBER KNEE-BRACE, STAINED.					
34	3/4" T&G PLY ON FLOOR JOISTS.					
35	R-30 MIN. INSULATION THROUGHOUT FLOOR.					
36	REGENCY P36 PANORAMA ANSI Z21.88b OR EQUAL. (IMC 303.3 EXP. #1) SEE 26/G1.2.					
37	PROVIDE ELECTRICAL PANEL FOR CENTRAL VAC, AND FUTURE SECURITY SYSTEM, AND INTERCOM SYSTEM — CONSULT OWNER.					
38	GAS FIRE PLACE INSERT & FAN — VENT TO OUTSIDE. HEAT-N-GLOW 750TR ANSI Z21.50					
39						
40						
41						
42						
LEGEND						
2x6 STUD WALL		37 KEYED NOTE				
2x4 STUD WALL		1 DOOR MARK				
HIDDEN LINE		N WINDOW MARK				
SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES						
				PROJECT FOR		
				900 EAST COLLECTIVE		
				PROJECT NAME		
				SINGLE FAMILY RESIDENCE		
				PROJECT ADDRESS		
				1935 SOUTH 900 EAST SALT LAKE CITY UTAH 84105		
				SHEET TITLE		
				UPPER FLOOR PLAN		
				PROJ. NO. 2415		PROJ. DATE 08-01-24
				SCALE 1/4" = 1'-0"		PLOT DATE 08-20-24
				SHEET NO.		
				A1.2		



LOWER LEVEL FLOOR PLAN

1,228 SQ. FT.

KEYED NOTES				MARK	DATE	REVISION
1	ROOF RAFTERS OR PRE-FAB. TRUSSES – SEE FRAMING PLAN FOR SIZE AND LOCATION ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.					
2	ARCHITECTURAL COMPOSITE ASPHALT SHINGLES ON 30# FELT, W/ METAL FLASHING.					
3	4' x 8' x EXT. OSB ROOF SHEATHING					
4	ICE & WATER SHIELD 4'-0" MIN. FROM EAVES AND AT VALLEYS. (24" MIN. BEYOND OUTSIDE FACE OF WALL)					
5	SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.					
6	R-49 MIN. INSULATION WITH BAFFLES AT EAVE TO PROVIDE 1/300 VENTING WITH SOFFIT AND RIDGE VENTS. MAINTAIN 1" GAP FROM OSB.					
7	ALUMIN. FASCIA. PROVIDE METAL DRIP EDGE.					
8	ALUMIN. PERFORATED SOFFIT AND TRIM FOR VENTING.					
9	2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 MIN. INSULATION.					
10	HARDIEPLANK HORIZONTAL SIDING AND TRIM. INSTALL PER SPECS.					
11	HARDIEPANEL AND BATTEN SIDING AND TRIM PER SPECS.					
12	INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE.					
13	TYVEK HOMEWRAP WEATHER BARRIER ON OSB.					
14	CABINET DESIGN AND MATERIAL PER OWNER					
15	ALUMIN. GUTTER AND DOWNSPOUT.					
16	2x4 FDN GRADE REDWOOD OR PRESSURE TREATED SILL W/ FIBERGLASS SEALER – TYP.					
17	ANCHOR BOLT – WITH 7" EMBED. 12" MAX FROM ENDS OF PLATE (2) BOLTS PER PLATE MIN. USE 3" x 3" x .229" WASHERS.					
18	CONCRETE FOOTING – SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING					
19	ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED GROUND OR ON STRUCTURAL FILL, AND BELOW FROST LINE					
20	DOUBLE GLAZED, VINYL LOW-E WINDOWS. BLACK COLOR. OR EQUAL. U=.25 (.32 MAX.)					
21	INSTALL SEISMIC TIE-DOWN STRAP AT WATERHEATER – SECURE TO STUDS. INSTALL SHEET METAL PAN UNDER W/H AND PROVIDE DRAIN WITHIN SPACE.					
22	PROVIDE CURB AT WASHER/DRYER AREA FOR WATER CONTAINMENT WITH DRAIN.					
23	4" CONC. SLAB ON 4" GRAVEL BASE					
24	ALUMINUM DOOR, PRE-FIN.					
25	ATTIC ACCESS W/ 30" MIN. HEADROOM AND SWITCHED LIGHT WITHIN SPACE. SEE 9/G1.2.					
26						
27						
28	34"–36" WOOD HANDRAIL W/ BALUSTERS AT 4" O.C. OR METAL BRACES AT 4'-0" O.C.					
29	36" WOOD GUARDRAIL W/ BALUSTERS @ 4" O.C.					
30	PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.					
31	FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8 ON A4.1					
32	TIMBER CORBEL, STAINED. CUT PER ELEVATIONS.					
33	TIMBER KNEE-BRACE, STAINED.					
34	3/4" T&G PLY ON FLOOR JOISTS.					
35	R-30 MIN. INSULATION THROUGHOUT FLOOR.					
36	REGENCY P36 PANORAMA ANSI Z21.88b OR EQUAL. (IMC 303.3 EXP. #1) SEE 26/G1.2.					
37	PROVIDE ELECTRICAL PANEL FOR CENTRAL VAC, AND FUTURE SECURITY SYSTEM, AND INTERCOM SYSTEM – CONSULT OWNER.					
38	GAS FIRE PLACE INSERT & FAN – VENT TO OUTSIDE. HEAT-N-GLOW 750TR ANSI Z21.50					
39						
40						
41						
42						
LEGEND						
		2x6 STUD WALL		37	KEYED NOTE	
		2x4 STUD WALL		1	DOOR MARK	
		HIDDEN LINE		N	WINDOW MARK	
SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES						