

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**

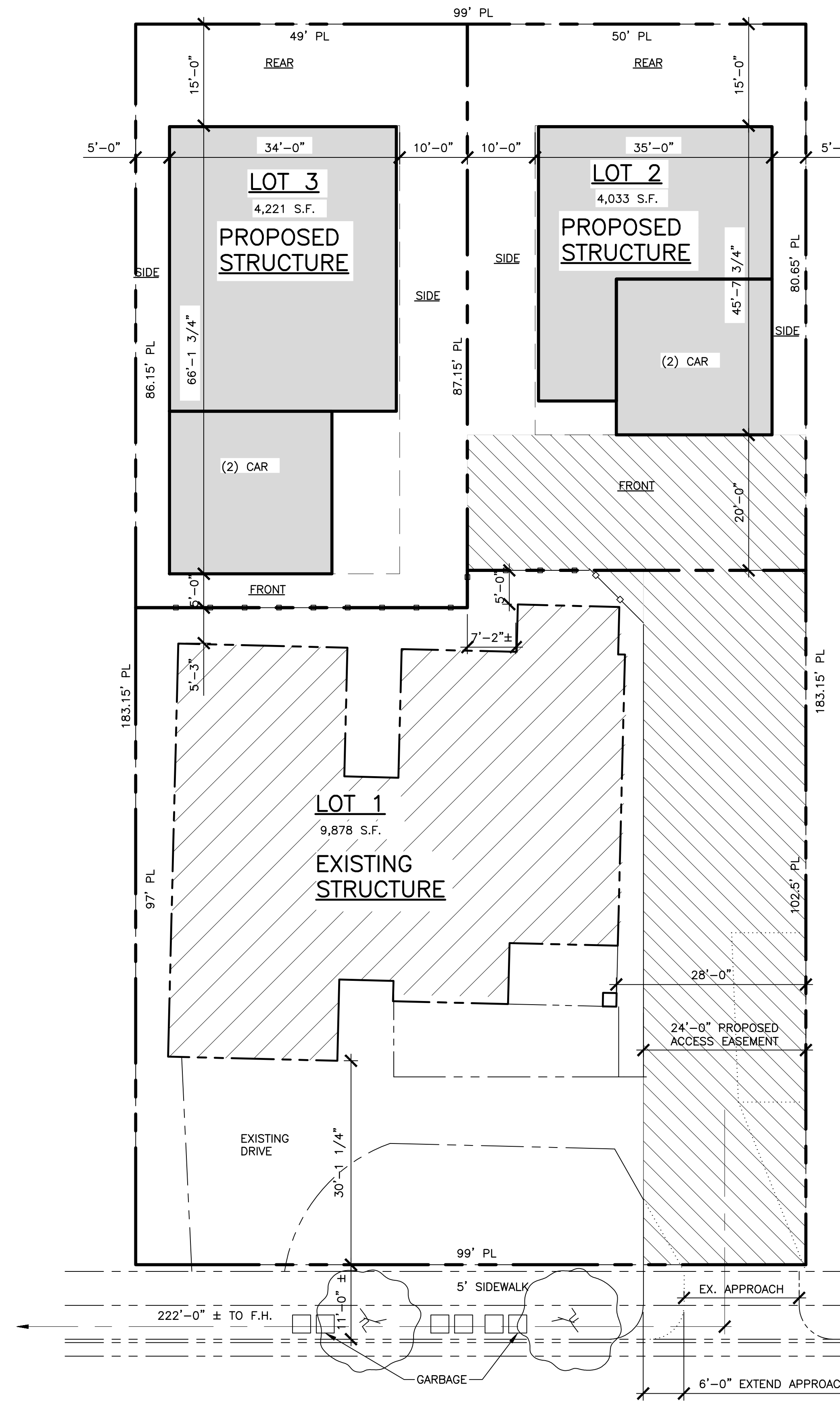
SHEET TITLE

SITE PLAN

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

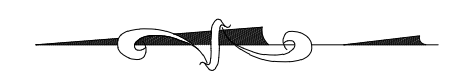
SHEET NO.

AS1



SITE PLAN

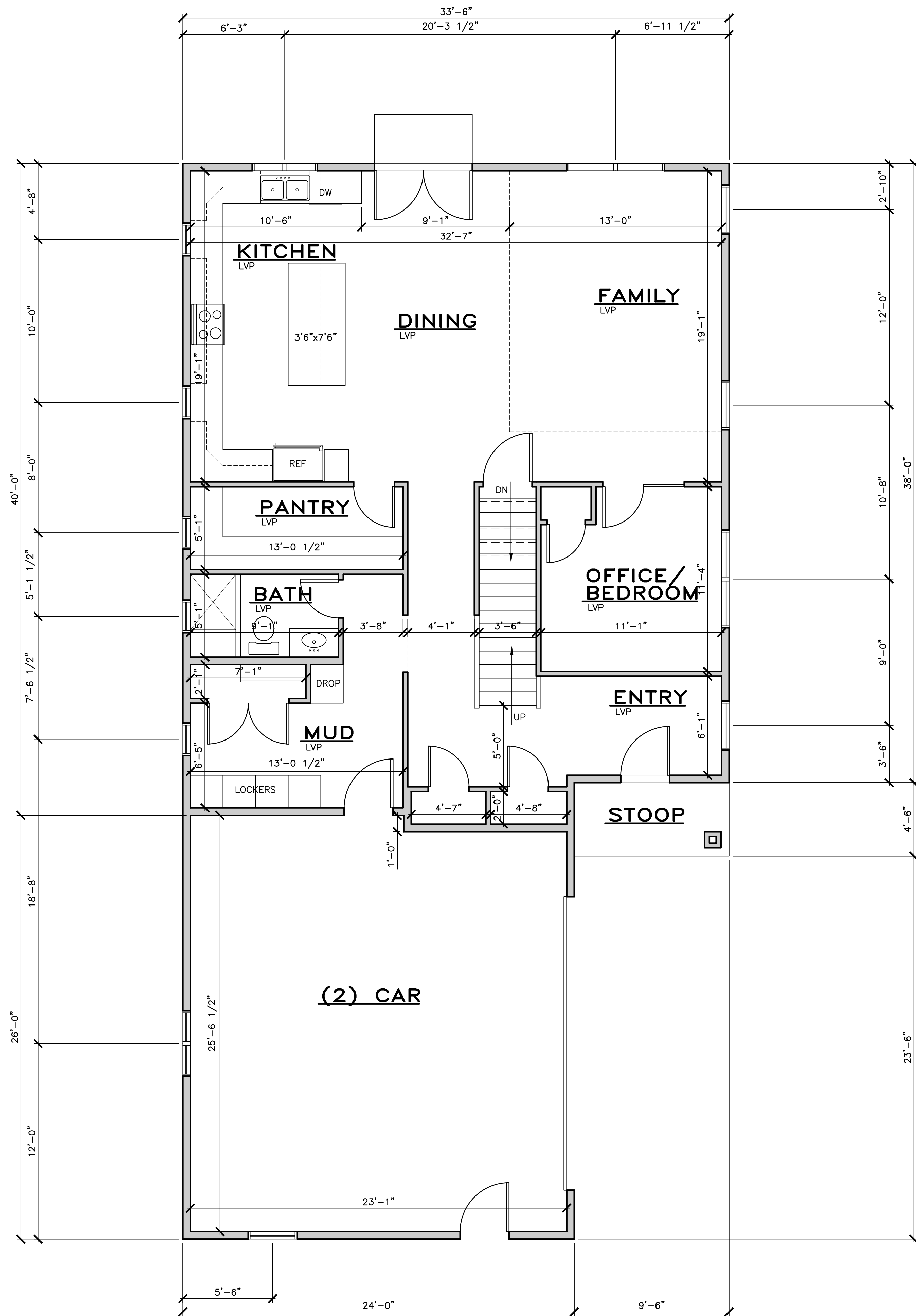
1" = 10'-0"



LEGEND

- NEW 2x6 STUD WALL
- NEW 2x4 STUD WALL
- HIDDEN LINE
- EXISTING WALL TO REMAIN
- - - - - EXISTING ITEM TO REMAIN
- EXISTING - TO BE REMOVED
- ① KEYED NOTE
- ⊙ DOOR MARK
- ⊞ WINDOW MARK

SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES



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

KEYED NOTES

- | MARK | DATE | REVISION |
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- 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
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 - 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. (MC 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
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SINGLE FAMILY RESIDENCE

PROJECT ADDRESS
**LOT 3
1935 SOUTH
900 EAST
SALT LAKE CITY
UTAH 84105**

SHEET TITLE
MAIN LEVEL FLOOR PLAN

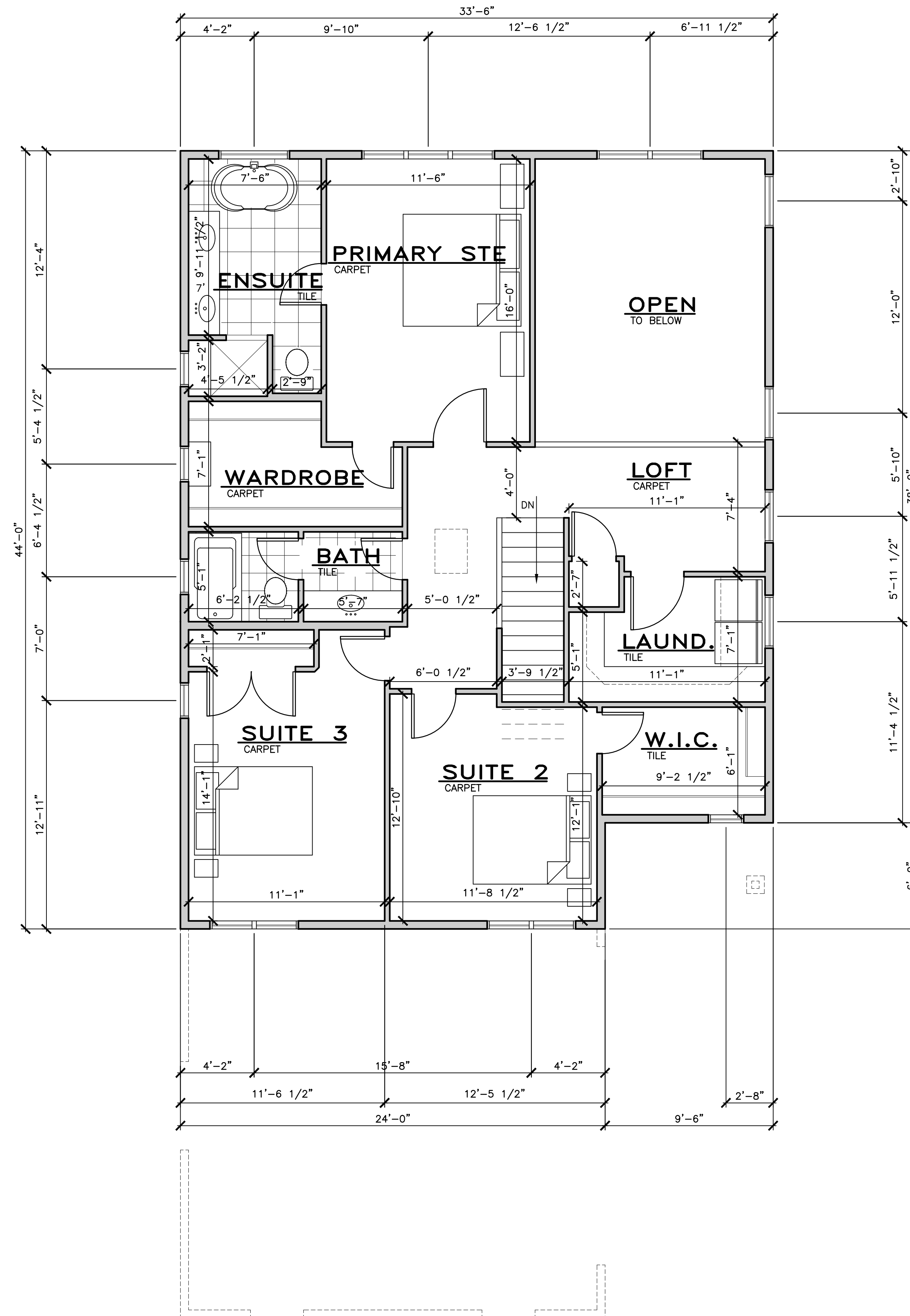
PROJ. NO. 2415	PROJ. DATE 08-01-24
SCALE 1/4" = 1'-0"	PLOT DATE 10-16-24

LEGEND

2x6 STUD WALL	KEYED NOTE
2x4 STUD WALL	DOOR MARK
HIDDEN LINE	WINDOW MARK

SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES

SHEET NO.
A1.1



UPPER LEVEL FLOOR PLAN
1,180 SQ. FT.

KEYED NOTES

- | MARK | DATE | REVISION |
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UPPER FLOOR PLAN

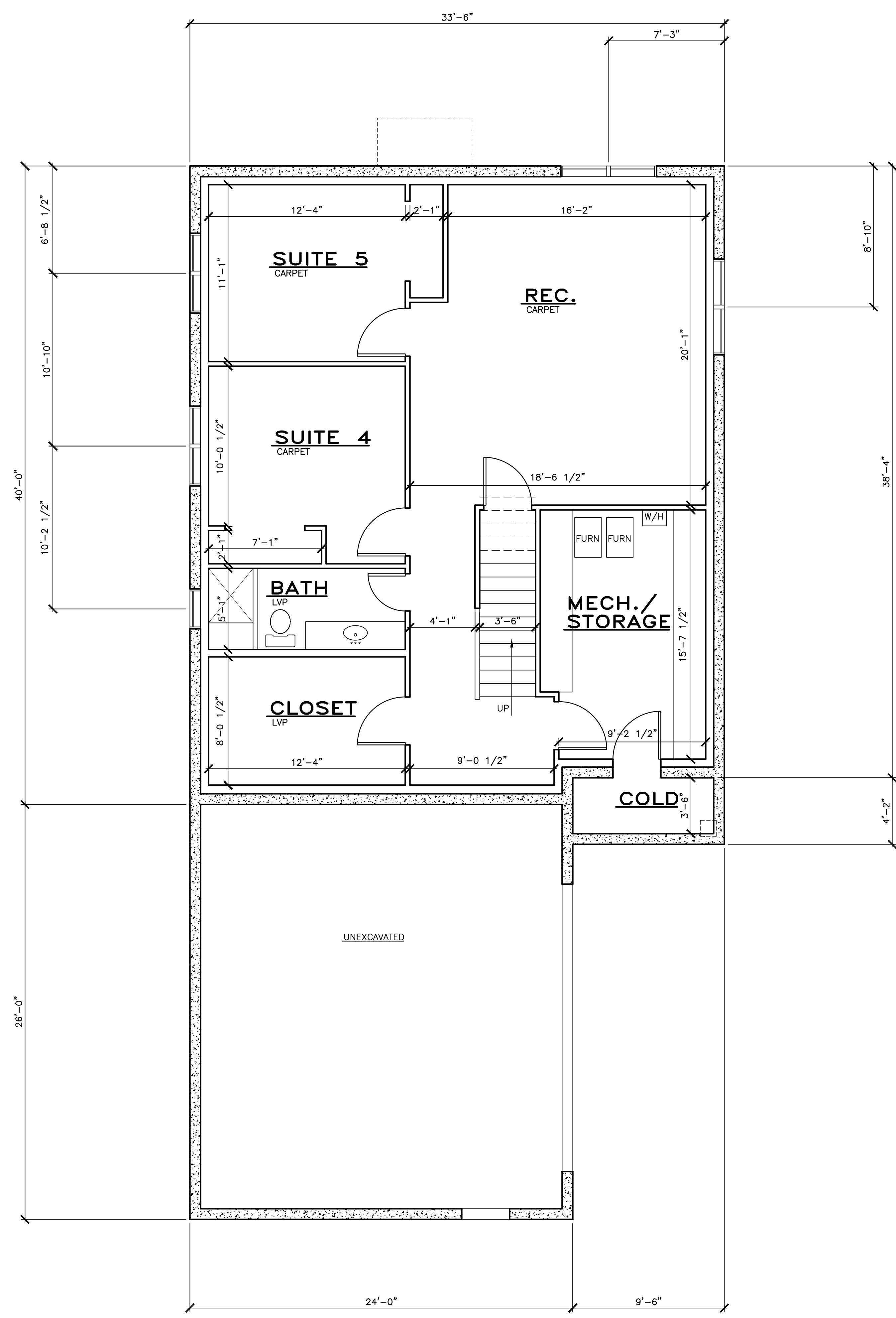
PROJ. NO. 2415	PROJ. DATE 08-01-24
SCALE 1/4" = 1'-0"	PLOT DATE 10-16-24

LEGEND

2x6 STUD WALL	KEYED NOTE
2x4 STUD WALL	DOOR MARK
HIDDEN LINE	WINDOW MARK

SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES

SHEET NO.
A1.2

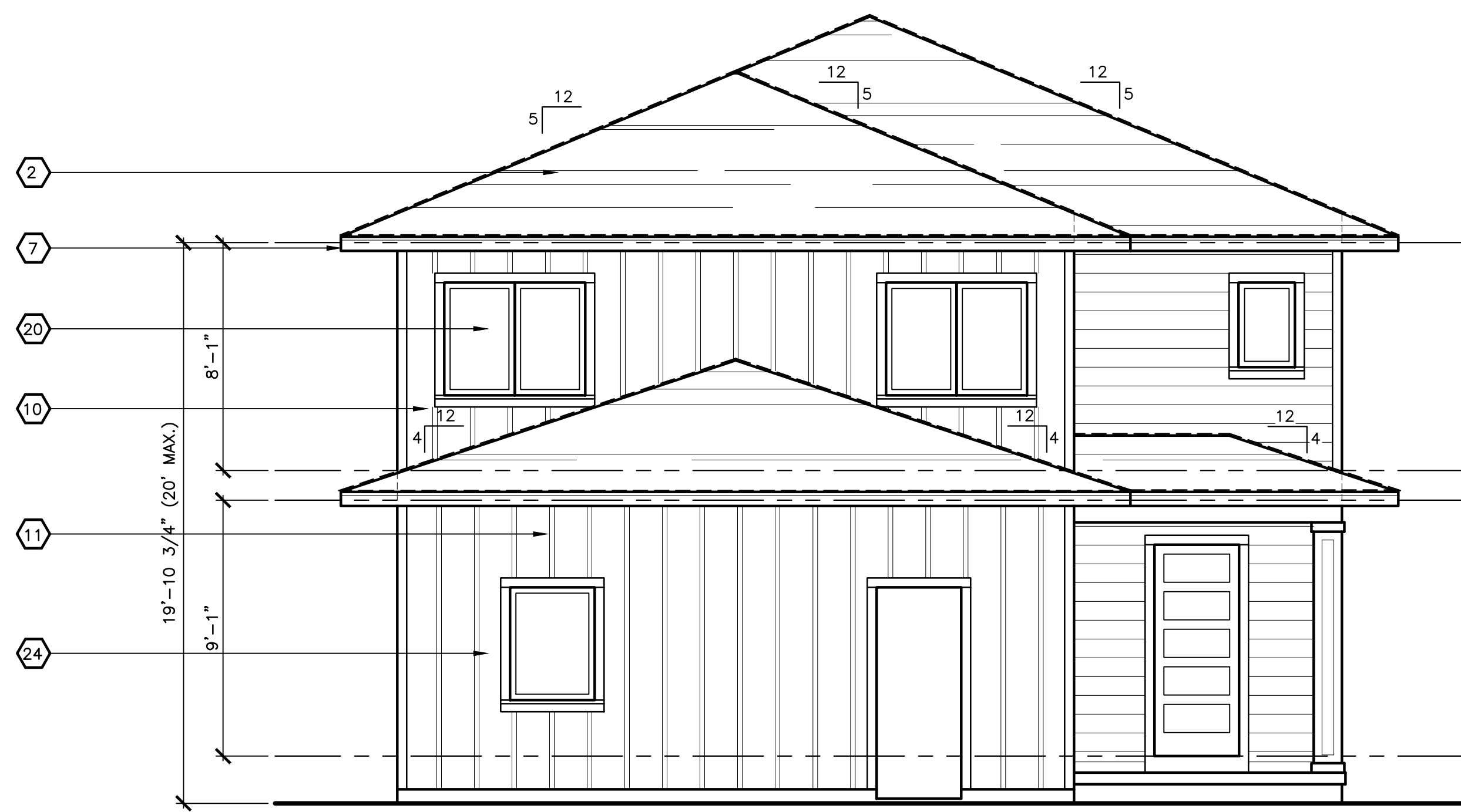


LOWER LEVEL FLOOR PLAN
1,228 SQ. FT.

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				
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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			
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<p>LEGEND</p> <p>2x6 STUD WALL 37 KEYED NOTE</p> <p>2x4 STUD WALL 1 DOOR MARK</p> <p>HIDDEN LINE N WINDOW MARK</p> <p>SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES</p>	
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PROJECT FOR	
900 EAST COLLECTIVE	
PROJECT NAME	
SINGLE FAMILY RESIDENCE	
PROJECT ADDRESS	
LOT 3 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 10-16-24
SHEET NO. A1.3	



FRONT (WEST) ELEVATION

KEYED NOTES

- | MARK | DATE | REVISION |
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- 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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SINGLE FAMILY RESIDENCE

PROJECT ADDRESS

**LOT 3
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 10-16-24

SHEET NO.

A2.1

LEGEND

- 2x6 STUD WALL
- 2x4 STUD WALL
- HIDDEN LINE
- KEYED NOTE
- DOOR MARK
- WINDOW MARK

SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES



RIGHT (SOUTH) ELEVATION

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.
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LEGEND

- 2x6 STUD WALL
- ⑤ KEYED NOTE
- 2x4 STUD WALL
- ① DOOR MARK
- - - HIDDEN LINE
- ② WINDOW MARK

SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES

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UTAH 84105**

SHEET TITLE
EXTERIOR ELEVATIONS

PROJ. NO. 2415	PROJ. DATE 08-01-24
SCALE 1/4" = 1'-0"	PLOT DATE 10-16-24

SHEET NO.
A2.2



LEFT (NORTH) ELEVATION

KEYED NOTES

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- 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 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.
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 - 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
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OFFICE: 801-466-1250

PROJECT FOR
900 EAST COLLECTIVE

PROJECT NAME
SINGLE FAMILY RESIDENCE

PROJECT ADDRESS
**LOT 3
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 10-16-24

LEGEND

2x6 STUD WALL	KEYED NOTE
2x4 STUD WALL	DOOR MARK
HIDDEN LINE	WINDOW MARK

SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES

A2.3



REAR (EAST) ELEVATION

KEYED NOTES

- | MARK | DATE | REVISION |
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SEE SHEET G1.2 FOR DOOR/WIN. SCHEDULES

SHEET NO.
A2.4