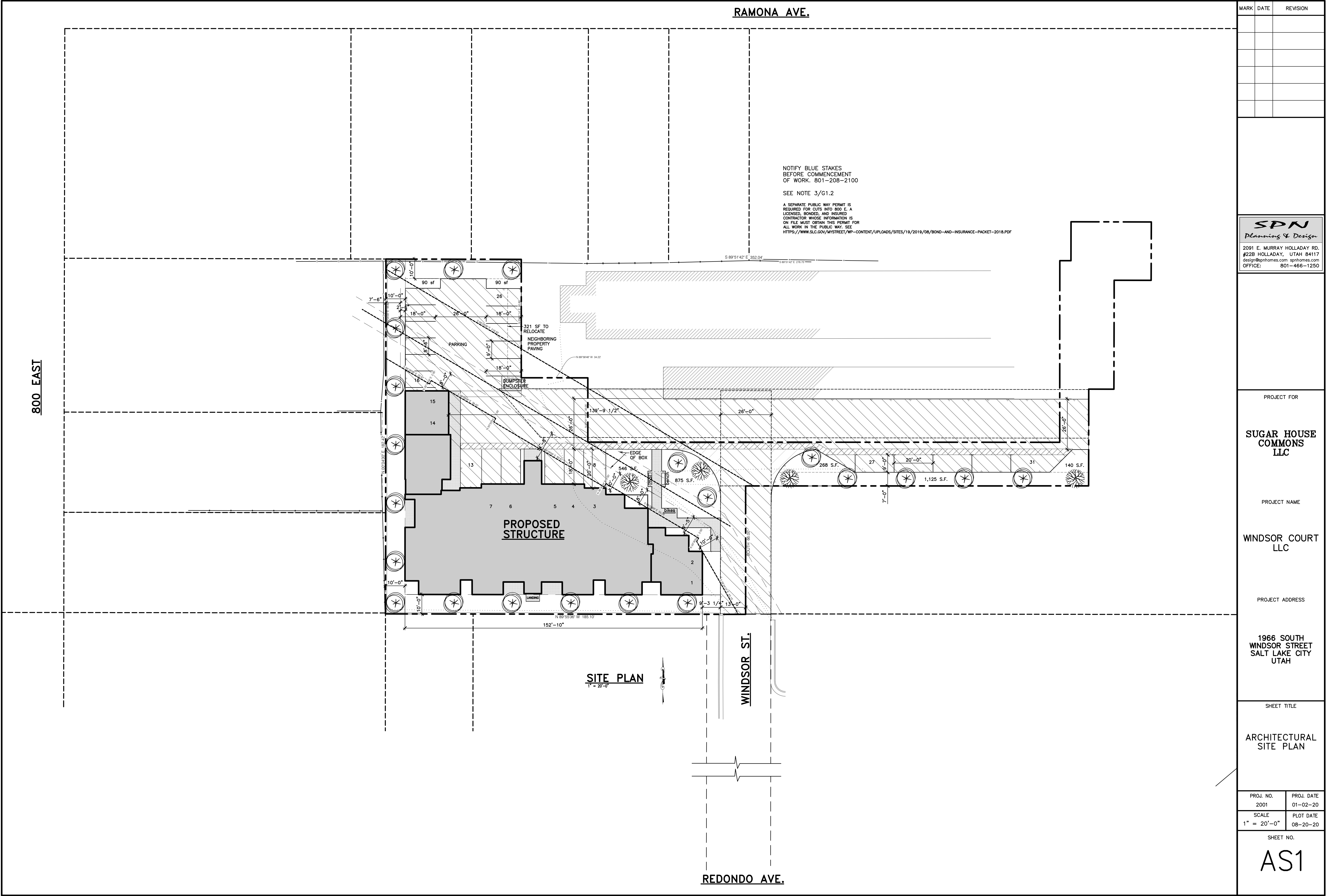


		WINDSOR COURT				DRAWING INDEX		MARK	DATE	REVISION
DIVISION 1 – GENERAL DATA 1.1 GENERAL NOTES A. The intent of these drawings and specifications is to include all labor, materials and services necessary for the completion of all work shown, prescribed or reasonably implied, but not limited to that explicitly indicated in the contract documents. B. All work will conform to the latest adopted edition of the International Building Code (IBC). Additional government codes will also apply to these documents: Uniform Fire Code, National Electrical Code and all ANSI, ASTM, and other standards. C. The approval of shop drawings will not relieve the contractor from responsibility for deviations from the drawings or specifications unless he or she has (in writing) brought to attention such deviations, at the time of submission, nor will it relieve the contractor of responsibility for errors of any sort in the shop drawings. D. Dimensions shown in the documents take precedence over all others. Under no circumstances will dimensions be scaled directly from drawings. Large scale drawings take precedence over smaller scale drawings. The contractor will notify the owner of any discrepancies or conflicts. E. The general contractor and all subcontractors will verify all dimensions and conditions on the job site prior to beginning of construction and report and discrepancies to the architect. F. The contractor will have on site, the approved construction drawings and building permit. G. The general contractor/subcontractors will furnish adequate shoring, bracing, barricades and protective measures etc., required to safely protect the entire construction site and periphery, and will be fully responsible for all of the above. H. All symbols and abbreviations used on the drawings are considered to be construction standards. If the contractor has questions regarding abbreviations or their exact meaning, the contractor will notify the Owner's representative for clarifications. I. Details marked "typical" will apply in all cases unless specifically indicated otherwise. J. No substitutions to the documents will be allowed without prior written approval by the owner. K. The contractor will provide protection for all pedestrians, site visitors, employees, consultants and all others who are at anytime put at risk due to this construction. L. Contractor shall assume responsibility for securing all chattel and real property on the job site. M. The contractor shall assume responsibility for fire, theft, destruction, or vandalism on job site during construction. N. All walls, floors, doors, door frames, windows, shafts, casework, etc. will be constructed plumb, straight and true, and aligned and rigidly connected. O. Contractor will verify with equipment manufacturers required pad sized and base, as well as verify locations for all mechanical and electrical equipment and power, water and drain installations prior to proceeding with work. P. The contractor shall verify all field measurements as necessary to insure proper fit of doors, windows, cabinets, counters, appliances, fixtures, and equipment. Q. The contractor will provide to the owner an operations manual for all equipment installed including all instructions, warranties and documents pertaining to the aforementioned equipment. R. Contact between dissimilar metals will be protected to prevent any deterioration due to galvanic action or corrosion. S. Roofing, skylights, fireplaces, etc. will bear U.L. or I.C.B.O. listings. All manufactured materials used must be installed bearing the appropriate labels identifying this fact. T. The owner shall in no way be responsible for the means and methods of work performed, the safety in or about the site, performance of the work, or the timeliness in which the work is performed. U. The contractor shall not allow unauthorized personnel on the job site. V. All omissions and conflicts between the various elements of the drawings and /or specifications shall be brought to the attention of the owner or owner's representative immediately before proceeding with any so involved. No changes are to be made unless the owner is notified in writing. W. The contractor shall be responsible for the enforcement of Federal and State of Utah Occupational Safety and Health Administration requirements and regulations. DIVISION 15 – MECHANICAL 15.1 PLUMBING A. Back flow protection required on all hose bibs and lawn sprinkler system per section P2902.2–IRC. Provide frost–proof type hose bibs per IRC P2903.10. B. All plumbing work shall conform to the latest adopted edition of the IRC and any other adopted governing plumbing code. C. The plumbing contractor shall field verify the exact locations of gas service points and comply with all requirements of gas company. D. The plumbing contractor shall field verify the exact location and size of points of connection water meter location and pressure of water service before installing system. E. All water lines shall be tested at 120 p.s.i. F. Provide permanent vacuum breakers at all hose bibbs. G. Provide ultra low flush toilets and maximum 2.2 GPM flow on faucets. H. Provide mixing valves at showers per section P2708.3–IRC. I. Showerheads to have maximum 2.5 GPM flow. J. Provide anti–scald device. 2708.3, 2713.3, ASSE1070. 15.2 H.V.A.C. A. H.V.A.C. systems shall be in compliance with the latest adopted edition of the IMC and any other governing mechanical code. B. Toilet room exhaust fans shall provide a minimum of five (5) air changes per hour. C. All vents through roof shall be located on rear side of ridge. Refer to site plan for best location of vents so as not to be seen from project entries and projected drives or major common areas. D. Where a partition containing plumbing, heating, electrical, or other systems run parallel to the floor joists, provide double joists, spaced and bridged to permit the passage of such systems. Where systems are partially or wholly within the partition and require any cutting of the sole or top plate, provide a metal tie 1/8" thick by 1–1/2" wide, fastened to the plate across and to each side of the opening with not less than 4–16d nails. E. All vents through exterior wall to have maximum 1/4" mesh galvanized hardware cloth covering. F. Before the work will be accepted as complete operation of all equipment shall be as quiet as possible. All equipment should perform to accepted noise levels as in product specifications. G. Foundations for equipment subject to severe or noise inducing vibration must be insulated from supporting construction to effectively prevent noise or vibration transmission. H. HVAC system shall be selected by Owner. Drawings and above specifications are intended to be used as a guide only to these documents. Deviations are to be approved by Owner. I. HVAC equipment, and their specifications shall be verified with these drawings. Any incompatibility for size allowances or performance shall be brought to the attention of the Owner. J. Underfloor installation of Heating and Air Conditioning appliances must comply with section M1305.1.4–IRC. Attic installation must comply w/ section 1305.1.3. K. All wiring, except for main, range feed and dryer feed, to be copper. L. Mechanical ducts to be wrapped with R4.2 insulation. DIVISION 16 – ELECTRICAL 16.1 GENERAL A. All electrical work shall conform to the latest adopted edition of the National Electrical Code and any other governing electrical codes. B. Main metering and distribution gear shall comply with power company, N.E.C., and U.L. requirements prior to installation. C. The electrical contractor shall verify the exact location of all A.C. and mechanical equipment, furnish and install all conductors and conduit to all equipment and controls, make necessary connections for a complete working system. Verify size and electrical requirements prior to installation per sections M1305.1.4.3–IRC, & E3803.4–IRC. D. All system and equipment grounds to be installed in strict accordance with all code requirements. E. The electrical contractor shall verify the exact locations of service points and comply with all requirements of Power Company. Verify serving voltage required and notify all trades of serving voltage. F. SEE ELECTRICAL SPECIFICATIONS. K. Telephone system to be installed per local telephone company requirements. Verify exact location of service points with Telephone Company.			GENERAL G1.1 PROJECT INFORMATION CIVIL ARCHITECTURAL AS1 SITE PLAN A1.1 GROUND LEVEL FLOOR PLAN A1.2 SECOND LEVEL FLOOR PLAN A1.3 THIRD LEVEL FLOOR PLAN A2.1 EXTERIOR ELEVATIONS A2.2 EXTERIOR ELEVATIONS A2.3 EXTERIOR ELEVATIONS A2.4 EXTERIOR ELEVATIONS ELECTRICAL STRUCTURAL SCOPE OF WORK: – NEW MULTI-FAMILY RESIDENTIAL CONSTRUCTION							
			SPN Planning & Design 2091 E. MURRAY HOLLADAY RD. #22B HOLLADAY, UTAH 84117 design@spnhomes.com spnhomes.com OFFICE: 801–466–1250							
			PROJECT FOR							
			SUGAR HOUSE COMMONS LLC							
PROJECT NAME										
			WINDSOR COURT LLC							
			PROJECT ADDRESS							
			1966 SOUTH WINDSOR STREET SALT LAKE CITY UTAH							
			SHEET TITLE							
			PROJECT INFORMATION							
			PROJ. NO.	PROJ. DATE						
			2001	01–02–20						
			SCALE	PLOT DATE						
			NONE	08–20–20						
			SHEET NO.							
			G1.1							



MARK	DATE	REVISION

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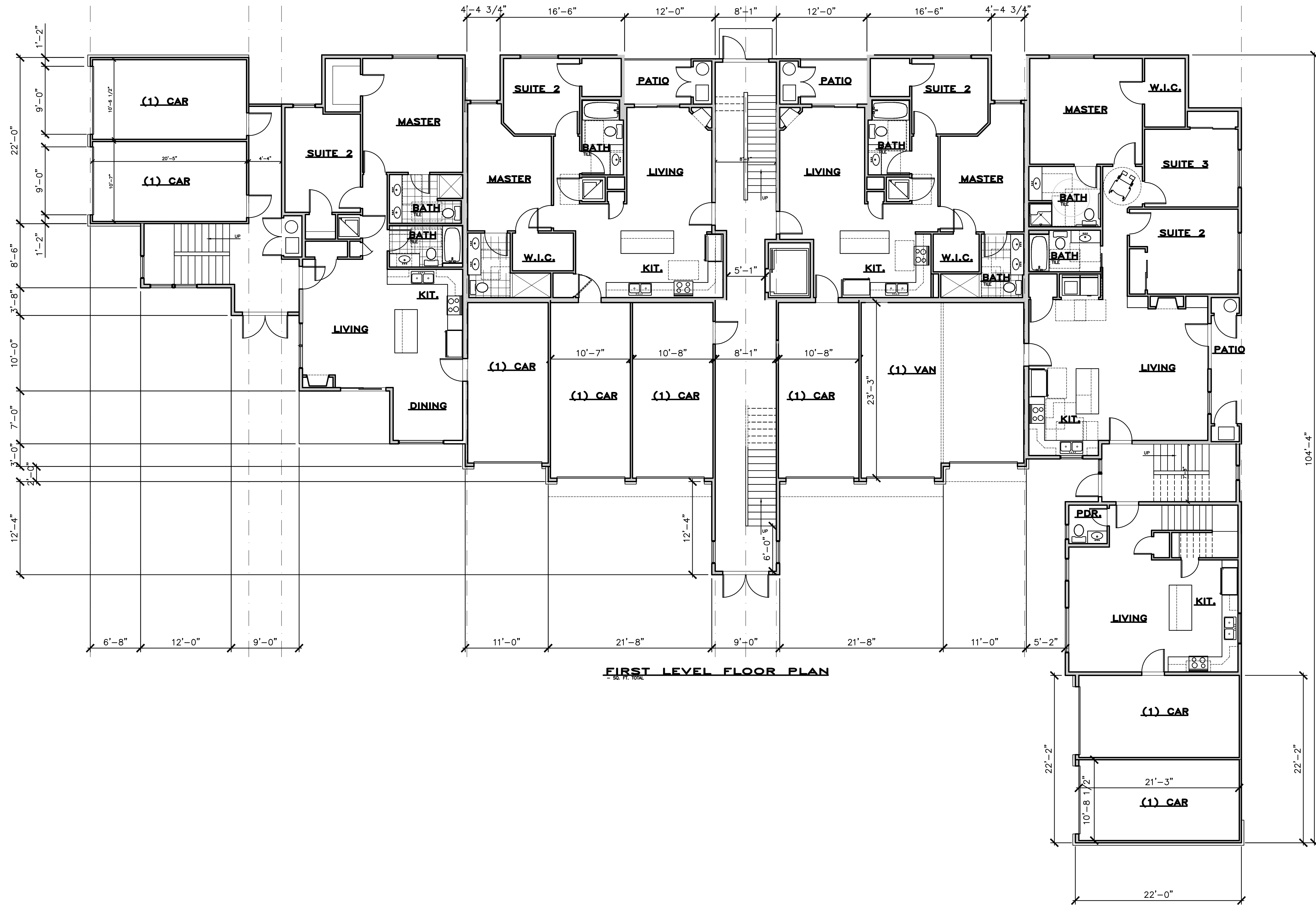
SHEET TITLE

**ARCHITECTURAL
SITE PLAN**

PROJ. NO. 2001	PROJ. DATE 01-02-20
SCALE 1" = 20'-0"	PLOT DATE 08-20-20

SHEET NO.

AS1



FIRST LEVEL FLOOR PLAN

UNIT SCHEDULE				
MK	#	S.F.	DESCRIPTION	TYPE
1-1	4	819	ONE BEDROOM	-
2-1	1	1,065	TWO BEDROOM	B
2-2	2	1,065	TWO BEDROOM	-
2-3	2	965	TWO BEDROOM	B
2-4	4	965	TWO BEDROOM	-
2-5	1	1,290	TWO BEDROOM - 2 STORY	-
3-1	1	1,343	THREE BEDROOM - ADA	A
3-2	2	1,343	THREE BEDROOM	-
4-1	10	240 AVERAGE	GARAGE	-

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

3

4' x 8' x EXT. OSB ROOF SHEATHING

4

ICE & WATER SHIELD 3'-6" MIN. FROM EAVES AND AT VALLEYS. (24" MIN. INSIDE THE EXTERIOR WALL LINE)

5

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

6

R-38 INSULATION WITH BAFFLES AT EAVE TO PROVIDE 1/300 VENTING WITH SOFFIT AND RIDGE VENTS. MAINTAIN 1" GAP FROM OSB.

7

ALUMINUM 10" STEPPED FASCIA, PROVIDE METAL DRIP EDGE.

8

ALUMINUM SOFFIT AND TRIM W/ VENTING PER 13/G1.2.

9

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

10

BRICK VENEER - WITH 22 ga. TIES AT 16" O.C. BOTH WAYS, WITH No. 9 WIRE IN HORIZ. JOINTS AT 16" O.C. WITH 1" AIR SPACE AND 1/2" OVERHANG FROM ANGLE IRON OR FOUNDATION. PROVIDE WEEPHOLES AND FLASHING PER 12/G1.2.

11

7" EXPOSURE FIBER-BOARD LAP SIDING & ARTISAN ACCENT TRIM AT WINDOWS/DOORS, SMOOTH, PAINTED. MITER CRN'RS.

12

OPTIONAL 9.25" ARTISAN HARDIETRIM 5/4 FREEZE BOARD, SMOOTH.

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" SQ. 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, LOW-E WINDOWS. U=.32 MAX. VINYL, WHITE COLOR.

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, VENT DRYER TO OUTSIDE PER 24/G1.2.

23

4" CONC. SLAB ON 4" GRAVEL BASE.

24

DECOR. COLUMN W/ BASE AND CAP. SURROUND STRUCTURE. SEE ELEV.

25

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

26

STANDING SEAM METAL ROOF OVER 30# FELT, INSTALL PER MANUF. SPECS. CONSULT OWNER.

27

OPTIONAL BRICK PAVERS AT FRONT AND BACK PORCH, PER OWNER.

28

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

29

36" WOOD GUARDRAIL W/ BALUSTER AT 4" O.C.

30

STAIR - (4) 2 x 12 MIN. STRINGERS W/ 1/2" GYPSUM BOARD AT BOTTOM

31

FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8/G1.2

32

PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.

33

34

3/4" T&G PLY ON FLOOR JOISTS W/ R-30 MIN. INSULATION THROUGHOUT FLOOR.

35

36

REGENCY P42 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

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

LEGEND

2x6 STUD WALL

2x4 STUD WALL

HIDDEN LINE

57

KEYED NOTE

1

DOOR MARK

N

WINDOW MARK

PROJECT FOR

SUGAR HOUSE COMMONS LLC

PROJECT NAME

WINDSOR COURT LLC

PROJECT ADDRESS

1966 SOUTH WINDSOR STREET
SALT LAKE CITY
UTAH

SHEET TITLE

FIRST LEVEL FLOOR PLAN

PROJ. NO.
2001

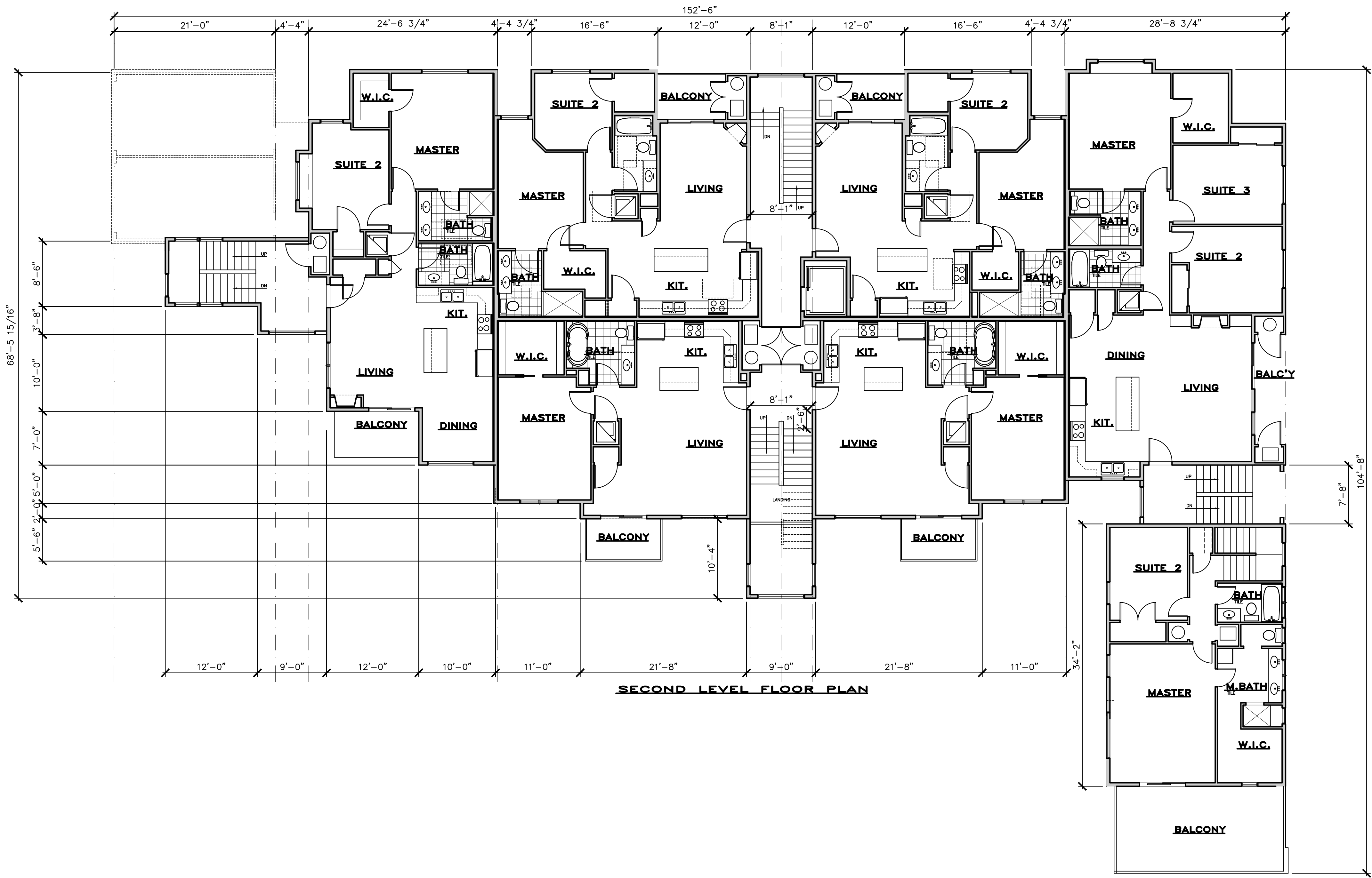
PROJ. DATE
01-02-20

SCALE
1/8" = 1'-0"

PLOT DATE
08-20-20

SHEET NO.

A1.1



SECOND LEVEL FLOOR PLAN

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

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4' x 8' x EXT. OSB ROOF SHEATHING

4

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6

R-38 INSULATION WITH BAFFLES AT EAVE TO PROVIDE 1/300 VENTING WITH SOFFIT AND RIDGE VENTS. MAINTAIN 1" GAP FROM OSB.

7

ALUMINUM 10" STEPPED FASCIA, PROVIDE METAL DRIP EDGE.

8

ALUMINUM SOFFIT AND TRIM W/ VENTING PER 13/G1.2.

9

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

10

BRICK VENEER – WITH 22 ga. TIES AT 16" O.C. BOTH WAYS, WITH No. 9 WIRE IN HORIZ. JOINTS AT 16" O.C. WITH 1" AIR SPACE AND 1/2" OVERHANG FROM ANGLE IRON OR FOUNDATION. PROVIDE WEEPHOLES AND FLASHING PER 12/G1.2.

11

7" EXPOSURE FIBER-BOARD LAP SIDING & ARTISAN ACCENT TRIM AT WINDOWS/DOORS, SMOOTH, PAINTED. MITER CRN'RS.

12

OPTIONAL 9.25" ARTISAN HARDIETRIM 5/4 FREEZE BOARD, SMOOTH.

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" SQ. WASHERS.

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CONCRETE FOOTING – SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING

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21

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24

DECOR. COLUMN W/ BASE AND CAP. SURROUND STRUCTURE. SEE ELEV.

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

26

STANDING SEAM METAL ROOF OVER 30# FELT, INSTALL PER MANUF. SPECS. CONSULT OWNER.

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FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8/G1.2

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PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.

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3/4" T&G PLY ON FLOOR JOISTS W/ R-30 MIN. INSULATION THROUGHOUT FLOOR.

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

SPN

Planning & Design

2091 E. MURRAY HOLLADAY RD.
#22B HOLLADAY, UTAH 84117
design@spnhomes.com spnhomes.com
OFFICE: 801-466-1250

PROJECT FOR

SUGAR HOUSE COMMONS LLC

PROJECT NAME

WINDSOR COURT LLC

PROJECT ADDRESS

1966 SOUTH WINDSOR STREET
SALT LAKE CITY UTAH

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LEGEND

2x6 STUD WALL

2x4 STUD WALL

HIDDEN LINE

KEYED NOTE

DOOR MARK

WINDOW MARK

PROJ. NO.
2001

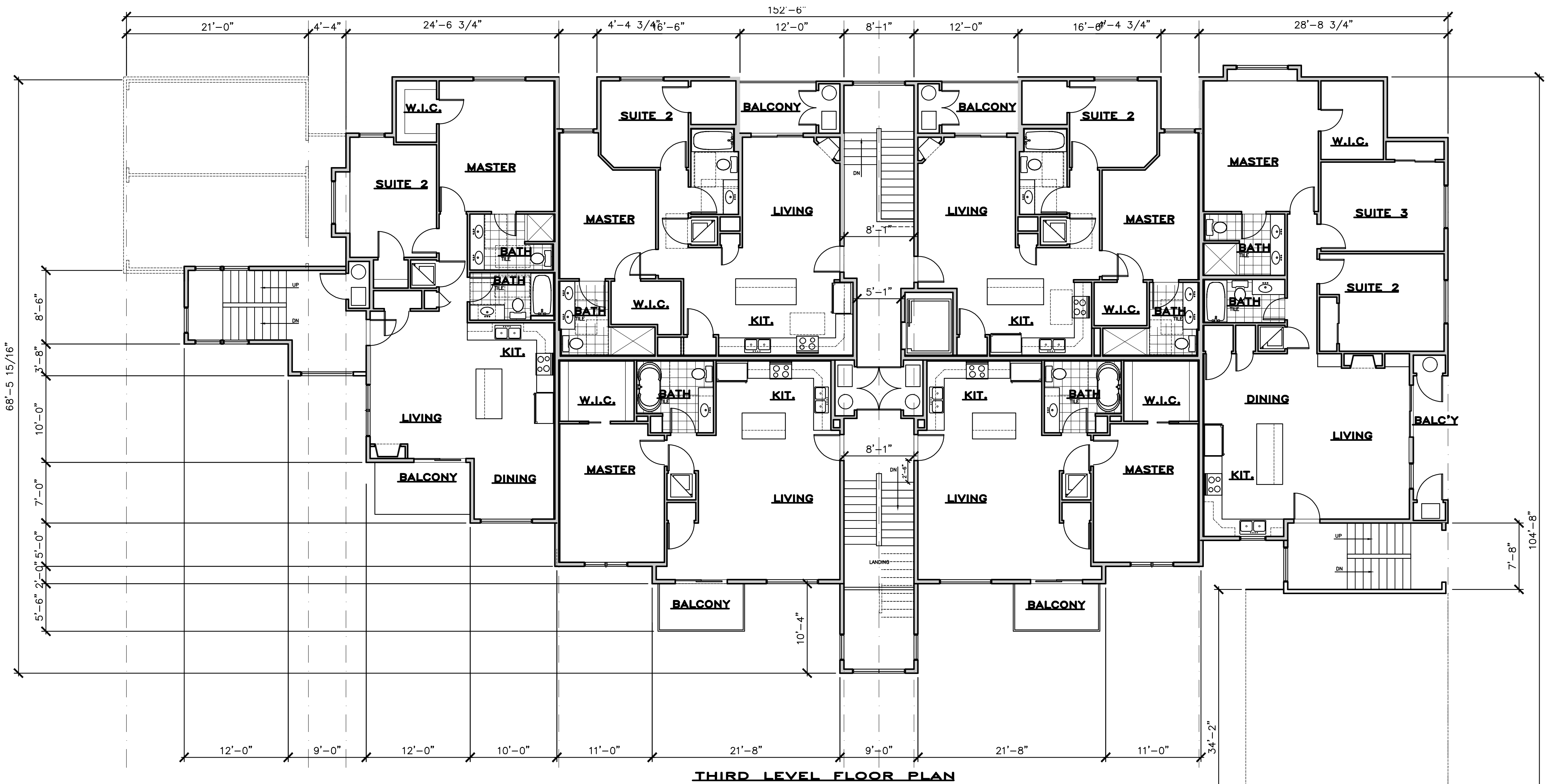
PROJ. DATE
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1/8" = 1'-0"

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SHEET NO.

A1.2



THIRD LEVEL FLOOR PLAN

KEYED NOTES

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8

ALUMINUM SOFFIT AND TRIM W/ VENTING PER 13/G1.2.

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SHEET TITLE

THIRD LEVEL FLOOR PLAN

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A1.3

LEGEND

2x6 STUD WALL

2x4 STUD WALL

HIDDEN LINE

37

KEYED NOTE

1

DOOR MARK

N

WINDOW MARK



NORTH (FRONT) ELEVATION



NORTH (FRONT) ELEVATION

KEYED NOTES

1

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ALUMINUM SOFFIT AND TRIM W/ VENTING PER 13/G1.2.

9

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

10

BRICK VENEER INTERSTATE BRICK TUMBLEWEED – WITH 22 ga. TIES AT 16" O.C. BOTH WAYS, WITH No. 9 WIRE IN HORIZ. JOINTS AT 16" O.C. WITH 1" AIR SPACE AND 1/2" OVERHANG FROM ANGLE IRON OR FOUNDATION. PROVIDE WEEPHOLES AND FLASHING PER 12/G1.2.

11

8" EXPOSURE FIBER-BOARD LAP SIDING & ARTISAN ACCENT TRIM AT WINDOWS/DOORS, SMOOTH, PAINTED SW7566 WESTHIGHLAND WHITE. MITER CRN'RS.

12

JAMES HARDIE FIBER-BOARD ASPYRE COLLECTION REVEAL PANEL SYSTEM, EVENING BLUE.

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" SQ. 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, LOW-E WINDOWS. U=.32 MAX. VINYL, WHITE COLOR.

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. VENT DRYER TO OUTSIDE PER 24/G1.2.

23

4" CONC. SLAB ON 4" GRAVEL BASE.

24

STUCCO SIDING, APPLY PER MANUFACTURER'S SPECS. MATCH SW 7689 ROW HOUSE TAN (SOUTH ELEVATION ONLY)

25

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

26

STANDING SEAM METAL ROOF OVER 30# FELT, INSTALL PER MANUF. SPECS. CONSULT OWNER.

27

OPTIONAL BRICK PAVERS AT FRONT AND BACK PORCH, PER OWNER.

28

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

29

36" WOOD GUARDRAIL W/ BALUSTER AT 4" O.C.

30

STAIR – (4) 2 x 12 MIN. STRINGERS W/ 1/2" GYPSUM BOARD AT BOTTOM

31

FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8/G1.2

32

PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.

33

34

3/4" T&G PLY ON FLOOR JOISTS W/ R-30 MIN. INSULATION THROUGHOUT FLOOR.

35

36

REGENCY P42 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

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

LEGEND

2x6 STUD WALL

2x4 STUD WALL

HIDDEN LINE

37

KEYED NOTE

1

DOOR MARK

N

WINDOW MARK

PROJECT FOR

SUGAR HOUSE COMMONS LLC

PROJECT NAME

WINDSOR COURT LLC

PROJECT ADDRESS

1966 SOUTH WINDSOR STREET
SALT LAKE CITY UTAH

SHEET TITLE

EXTERIOR ELEVATIONS

PROJ. NO.
2001

PROJ. DATE
01-02-20

SCALE
1/4" = 1'-0"

PLOT DATE
08-20-20

SHEET NO.
A2.1



WEST (RIGHT) 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.
- 2

ARCHITECTURAL GRADE ASPHALT SHINGLES ON 30# FELT, W/ METAL FLASHING.
- 3

4' x 8' x EXT. OSB ROOF SHEATHING
- 4

ICE & WATER SHIELD 3'-6" MIN. FROM EAVES AND AT VALLEYS. (24" MIN. INSIDE THE EXTERIOR WALL LINE)
- 5

SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.
- 6

R-38 INSULATION WITH BAFFLES AT EAVE TO PROVIDE 1/300 VENTING WITH SOFFIT AND RIDGE VENTS. MAINTAIN 1" GAP FROM OSB.
- 7

ALUMINUM 10" STEPPED FASCIA, PROVIDE METAL DRIP EDGE.
- 8

ALUMINUM SOFFIT AND TRIM W/ VENTING PER 13/G1.2.
- 9

2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 INSULATION, MIN.
- 10

BRICK VENEER INTERSTATE BRICK TUMBLEWEED – WITH 22 ga. TIES AT 16" O.C. BOTH WAYS, WITH No. 9 WIRE IN HORIZ. JOINTS AT 16" O.C. WITH 1" AIR SPACE AND 1/2" OVERHANG FROM ANGLE IRON OR FOUNDATION. PROVIDE WEEPHOLES AND FLASHING PER 12/G1.2.
- 11

8" EXPOSURE FIBER-BOARD LAP SIDING & ARTISAN ACCENT TRIM AT WINDOWS/DOORS, SMOOTH, PAINTED SW7566 WESTHIGHLAND WHITE. MITER CRN'RS.
- 12

JAMES HARDIE FIBER-BOARD ASPYRE COLLECTION REVEAL PANEL SYSTEM, EVENING BLUE.
- 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" SQ. 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, LOW-E WINDOWS. U=.32 MAX. VINYL, WHITE COLOR.
- 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, VENT DRYER TO OUTSIDE PER 24/G1.2.
- 23

4" CONC. SLAB ON 4" GRAVEL BASE.
- 24

STUCCO SIDING, APPLY PER MANUFACTURER'S SPECS. MATCH SW 7689 ROW HOUSE TAN (SOUTH ELEVATION ONLY)
- 25

ATTIC ACCESS W/ 30" MIN. HEADROOM AND LIGHT WITHIN SPACE. SEE 9/G1.2 FOR ATTIC FURN.
- 26

STANDING SEAM METAL ROOF OVER 30# FELT, INSTALL PER MANUF. SPECS. CONSULT OWNER.
- 27

OPTIONAL BRICK PAVERS AT FRONT AND BACK PORCH, PER OWNER.
- 28

34"-36" WOOD HANDRAIL W/ BALUSTER AT 4" O.C. OR METAL BRACES AT 4'-0" O.C.
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36" WOOD GUARDRAIL W/ BALUSTER AT 4" O.C.
- 30

STAIR – (4) 2 x 12 MIN. STRINGERS W/ 1/2" GYPSUM BOARD AT BOTTOM
- 31

FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8/G1.2
- 32

PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.
- 33
- 34

3/4" T&G PLY ON FLOOR JOISTS W/ R-30 MIN. INSULATION THROUGHOUT FLOOR.
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LEGEND

- 2x6 STUD WALL

2x4 STUD WALL

HIDDEN LINE
- 37

KEYED NOTE

1

DOOR MARK

11

WINDOW MARK

MARK	DATE	REVISION
SPN Planning & Design 2091 E. MURRAY HOLLADAY RD. #22B HOLLADAY, UTAH 84117 design@spnhomes.com spnhomes.com OFFICE: 801-466-1250		
PROJECT FOR		
SUGAR HOUSE COMMONS LLC		
PROJECT NAME		
WINDSOR COURT LLC		
PROJECT ADDRESS		
1966 SOUTH WINDSOR STREET SALT LAKE CITY UTAH		
SHEET TITLE		
EXTERIOR ELEVATIONS		
PROJ. NO. 2001		PROJ. DATE 01-02-20
SCALE 1/4" = 1'-0"		PLOT DATE 08-20-20
SHEET NO. A2.2		



EAST (LEFT) ELEVATION

KEYED NOTES

1

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CABINET DESIGN AND MATERIAL PER OWNER

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LEGEND

2x6 STUD WALL

2x4 STUD WALL

HIDDEN LINE

37

KEYED NOTE

1

DOOR MARK

1

WINDOW MARK

MARK

DATE

REVISION

SPN

Planning & Design

2091 E. MURRAY HOLLADAY RD.
#22B HOLLADAY, UTAH 84117
design@spnhomes.com spnhomes.com
OFFICE: 801-466-1250

PROJECT FOR

SUGAR HOUSE COMMONS LLC

PROJECT NAME

WINDSOR COURT LLC

PROJECT ADDRESS

1966 SOUTH WINDSOR STREET
SALT LAKE CITY UTAH

SHEET TITLE

EXTERIOR ELEVATIONS

PROJ. NO.
2001

PROJ. DATE
01-02-20

SCALE
1/4" = 1'-0"

PLOT DATE
08-20-20

SHEET NO.

A2.3



SOUTH (REAR) ELEVATION



SOUTH (REAR) ELEVATION

KEYED NOTES

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23

4" CONC. SLAB ON 4" GRAVEL BASE.

24

STUCCO SIDING, APPLY PER MANUFACTURER'S SPECS. MATCH SW 7689 ROW HOUSE TAN (SOUTH ELEVATION ONLY)

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

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PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.

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3/4" T&G PLY ON FLOOR JOISTS W/ R-30 MIN. INSULATION THROUGHOUT FLOOR.

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

SPN

Planning & Design

2091 E. MURRAY HOLLADAY RD.
#22B HOLLADAY, UTAH 84117
design@spnhomes.com spnhomes.com
OFFICE: 801-466-1250

PROJECT FOR

SUGAR HOUSE COMMONS LLC

PROJECT NAME

WINDSOR COURT LLC

PROJECT ADDRESS

1966 SOUTH WINDSOR STREET
SALT LAKE CITY UTAH

SHEET TITLE

EXTERIOR ELEVATIONS

PROJ. NO.
2001

PROJ. DATE
01-02-20

SCALE
1/4" = 1'-0"

PLOT DATE
08-20-20

SHEET NO.
A2.4

LEGEND

2x6 STUD WALL

2x4 STUD WALL

HIDDEN LINE

KEYED NOTE

DOOR MARK

WINDOW MARK

MARK	DATE	REVISION

SPN
Planning & Design

2091 E. MURRAY HOLLADAY RD.
#22B HOLLADAY, UTAH 84117
design@spnhomes.com spnhomes.com
OFFICE: 801-466-1250

PROJECT FOR

SUGAR HOUSE
COMMONS
LLC

PROJECT NAME

WINDSOR COURT
LLC

PROJECT ADDRESS

1966 SOUTH
WINDSOR STREET
SALT LAKE CITY
UTAH

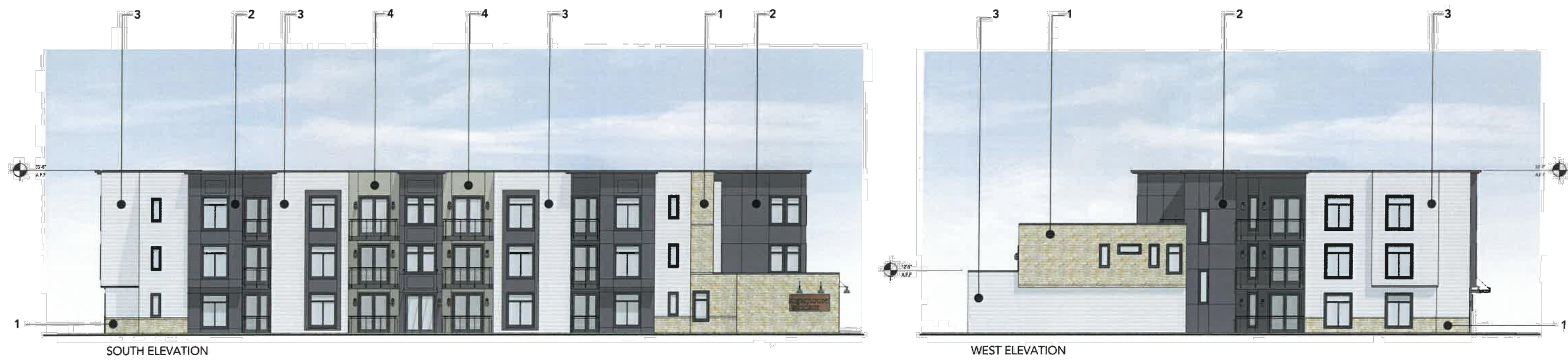
SHEET TITLE

EXTERIOR
FINISHES

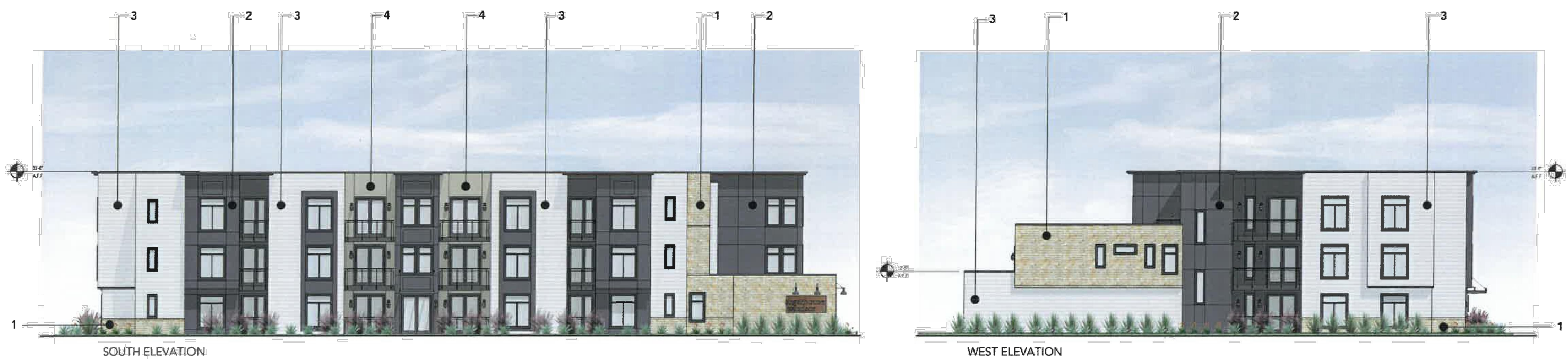
PROJ. NO. 2001	PROJ. DATE 01-02-20
SCALE NO SCALE	PLOT DATE 08-20-20

SHEET NO.

A4.1



- 1 INTERSTATE BRICK
TUMBLEWEED
- 2 JAMES HARDIE ASPRE COLLECTION
REVEAL PANEL SYSTEM - EVENING BLUE
(OPTION TO REPLACE WITH STUCCO + V-GROOVES TO MATCH SW7685
GALE FORCE)
- 3 JAMES HARDIE SMOOTH LAP SIDING
PAINTED TO MATCH
SW7566 WESTHIGHLAND WHITE
- 4 STUCCO TO MATCH
SW 7689 ROW HOUSE TAN
(AT SOUTH ELEVATION ONLY)



- 1 INTERSTATE BRICK
TUMBLEWEED
- 2 JAMES HARDIE ASPRE COLLECTION
REVEAL PANEL SYSTEM - EVENING BLUE
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(AT SOUTH ELEVATION ONLY)

MATERIAL SELECTIONS



SITE AND LIGHTING DETAILS

