Notice and Agenda
Brigham City Council Meeting
Thursday, October 15, 2026 6:00 PM
City Council Chambers, 20 North Main
To View Live Meeting Visit:
https://www.bcutah.gov/mayor-and-city-council.htm **or**
www.youtube.com/brighamcitycorp

Thought, Reading, or Invocation

Community and Economic Development Director - Tom Kotter

Pledge of Allegiance

Consent Items

1. Approval of the October 1, 2026 City Council Meeting Minutes
2. Write off Utility Accounts Due To Being Sent To Collections

Recognition

1. Lakeview Student Citizenship Awards
2. Police Department Promotions and Oath of Office

Scheduled Delegation

1. UTOPIA Fiber Update - Jason Roberts

Public Comment (Per Utah Code, Council will receive input only; no decision can be made)

Brigham City public comment is reserved for those who live in Brigham, pay taxes or own property in Brigham or can vote in Brigham City. Each individual is limited to three minutes. Total input period is limited to 15 minutes.

Council Member Comments

City Administrator Report

Action Items

1. Consideration of Approval of Heron Ridge Townhome Subdivision Preliminary Plat located at Approximately 650 South 1200 West - Zane Billings

Closed Session

Consideration to enter a closed session to discuss: purchase/exchange/lease of real property; pending litigation; cyber security; or character/professional competence or physical/mental health of an individual.

Assigned times may vary depending on discussion length or agenda alteration. ADA Notice: Individuals needing special accommodations should contact the City Recorder at 435-734-6621 at least 48 hours before the meeting. Councilmembers may participate electronically.

Certificate of Posting

The undersigned duly appointed City Recorder certifies the above notice was posted in three public places within the Brigham City limits, and on the City and State Public Meeting Notice websites on October 9, 2026. A copy was also provided to the Box Elder News Journal.

Kristina Rasmussen, City Recorder

REGULAR SESSION OF THE
BRIGHAM CITY COUNCIL
October 1, 2026
6:00 p.m.

PRESENT:	Dave Hipp	Mayor Pro-Tem
	Matthew Jensen	Councilmember
	Robin Troxell	Councilmember
ALSO PRESENT:	Kevin Garlick	Interim Power Director
	Jared Glover	Police Commander
	Tom Kotter	Community and Economic Development Director
	Derek Oyler	City Administrator
	Jeff Schmitt	Finance Director
EXCUSED:	D.J Bott	Mayor
	Dave Jeffries	Councilmember
	Ryan Smith	Councilmember

At 6:00 PM Mayor Pro-Tem Hipp called the meeting to order. The prayer was given by Bishop mark Judkins, BC 3rd Ward and the pledge of allegiance followed.

CONSENT ITEMS

Mayor Pro-Tem Hipp presented the Consent Agenda, consisting of one item:

1. Approval of the September 17, City Council Meeting Minutes

MOTION: Councilmember Jensen made a motion to approve the consent item. Councilmember Troxell seconded the motion. Motion passed unanimously.

RECOGNITION

Mayor Pro-Tem Hipp recognized the following new hires:

Abbie Hardy - Cemetery Equipment Operator/Grounds Maintenance
Lindsey Young - Museum Aide
Oakly Dalebout- English Learning Language Teacher
Tiffanee Hauptman - Activities Coordinator
Nash Christensen- Cemetery Equipment Operator/Grounds Maintenance

PUBLIC COMMENT

Sheila Hassett referenced the previous month's public hearing regarding the proposed recreation facility and shared suggestions she believed could address concerns raised about the project. She proposed that the facility be City-owned rather than affiliated with the School District; include sports courts, meeting rooms, and an indoor walking track; replace the existing community center and house its staff; operate 24/7 with member key access and camera oversight; and allow the School District free use without ownership.

Chirlane Leavitt expressed concern about the removal of lilacs from the cemetery and suggested expanding the existing cemetery or considering a second cemetery if additional burial space is needed. She also suggested charging nonresidents higher fees for City recreation facilities and programs because Brigham City taxpayers help fund those services. She expressed concern about rising taxes and utility costs and stated that City administrators making decisions affecting taxpayers should have a personal investment in the community by living in Brigham City.

Julie Thurgood Johnson supported the concerns regarding the cemetery lilacs and raised concerns about early-morning noise from the gravel pit near her home and difficulty obtaining information about applicable noise exemptions. Regarding the proposed recreation facility, she stated that existing facilities and services should be adequately funded and maintained before adding another taxpayer-supported facility. She encouraged greater use of existing City, school, and other community facilities and said needs such as emergency shelter for homeless families should receive greater priority. She also emphasized the long-term staffing, utility, maintenance, and operating costs of a new facility and requested that the City identify those costs, anticipated user-fee recovery, staffing needs, and the potential impact on other City priorities before committing construction funds.

Carlos Benitez spoke on behalf of local skateboarders and expressed concern about deteriorating conditions at the Brigham City Skate Park, including sinking concrete, damaged coping, and difficult-to-use features. He questioned pursuing a new recreation facility while existing recreational amenities need improvement and referenced Hyrum's skate park as an example of a successful facility built at a fraction of the proposed recreation facility's cost. He encouraged the City to consider available skate park resources and designers and said an improved facility could better serve local youth while attracting skateboarders from surrounding areas.

Wendy Kano referenced the Council's previous decision to table the proposed FY 2026-27 budget amendment for 60 days and hold work sessions regarding the proposed gymnasium. She stated that she contacted local school principals and learned that several school gymnasiums have availability after school, during evenings, and on Saturdays. She also noted that church gymnasiums may be available under certain conditions and stated that, given the availability of existing facilities, she did not believe additional gymnasium space was necessary.

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COUNCILMEMBER COMMENTS

Councilmember Jensen thanked those who attended the meeting and shared their opinions, stating that public participation is an important part of the process and that the Council hears the concerns being expressed. He acknowledged that the public comment portion of a Council meeting does not allow for back-and-forth discussion but explained that upcoming work sessions would provide an opportunity for more open dialogue. He encouraged residents to attend those sessions and participate in the discussion

ACTION ITEMS

Consideration of Ordinance Amending Brigham City Code Chapter 156 Zoning, Multiple Use, Agricultural and Rural Residential Districts. Modify Use Categories and Use Types

Community Development Director Tom Kotter presented a proposed amendment to Brigham City Code Chapter 156, explaining that it was part of the City's ongoing effort to modernize and simplify the zoning code. The amendments remove outdated terminology and uses that are not appropriate within the Multiple Use Agricultural and Rural Residential districts, with the intent of keeping these zones focused on agricultural and rural residential purposes. Uses being removed include certain daycare facilities, forestry industries, assisted living centers, boarding houses, dude ranches, educational institutions, hospitals, and homeless shelters, which may be appropriate in other zoning districts.

Mr. Kotter explained that the changes would also prevent agricultural zones from accommodating businesses that may be agricultural in nature but generate industrial-level traffic, noise, or other impacts. He noted that the Planning Commission reviewed the amendments on September 15 and unanimously recommended approval by a 7-0 vote. Council discussion supported the amendments as part of the ongoing effort to streamline the City's ordinances and make them more consistent with current zoning practices.

> **MOTION:** Councilmember Jensen made a motion to approve the ordinance amending Brigham City Code 156 for zoning and multiple use agriculture in rural residential districts. Councilmember Troxell seconded the motion. Motion passes unanimously.

Consideration of Resolution approving the sale of approximately 13.53 acres of Real Property to Box Elder School District and authorizing the Mayor to execute the Real Estate Purchase Agreement and related closing documents

City Administrator Derek Oyler presented a resolution authorizing the sale of approximately **13.53 acres** of City-owned property to the Box Elder School District for $1,528,889 and authorizing the Mayor to execute the purchase agreement and related closing documents. The property is located within the previously approved Brigham City School Subdivision near the City's sports complex and is intended for a future elementary school.

Mr. Oyler explained that the City and School District had been working on the transaction for more than a year and that the School District had previously approved the purchase. He noted that approximately 2,700 residential units are in various stages of development in the area and discussed the need to plan for additional school capacity as the west side of Brigham City grows. He also expressed appreciation for the cooperative relationship between the City and School District.

> **MOTION:** Councilmember Troxell made a motion to approve the resolution approving the sale of approximately 13.53 acres of Real Property to Box Elder School District and authorizing the Mayor to execute the Real Estate Purchase Agreement and related closing documents. Councilmember Jensen seconded the motion.

> **ROLL CALL:** Councilmember Jensen – Aye; Mayor Pro Tem Hipp – Aye; Councilmember Troxell – Aye

DISCUSSION ITEM

Schedule upcoming work session to discuss proposed Action Item that was tabled on September 17, 2026 for a budget amendment to the FY 2026-27 budget to reflect an increase in expenditures in the Capital Projects Fund for new gym space

The Council discussed scheduling the first of at least two work sessions regarding the FY 2026-27 budget amendment for proposed new gymnasium space, which had been tabled at the September 17, 2026

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meeting. Because two Council Members were absent, the Council agreed to schedule the first work session and determine the second date when more members were present.

City Administrator Derek Oyler stated that staff was compiling information presented during the previous meetings into one presentation, anticipated to take approximately 30 minutes, followed by Council discussion and public input.

After discussing potential dates and times, the Council agreed to hold the first work session on Thursday, October 8, 2026, at 6:00 p.m. A second work session will be scheduled at a later date.

At 7:44 PM Councilmember Jensen made a motion to adjourn. Councilmember Troxell seconded the motion.

Roll Call:
Councilmember Troxell– Aye; Councilmember Jensen – Aye; Mayor Pro Tem Hipp – Aye

The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the October 1, 2026 City Council Meeting.

Dated this 16th^{h} of October, 2026.

____
Kristina Rasmussen, City Recorder

** These meeting minutes were generated with the assistance of artificial intelligence and have been reviewed, edited and approved by Brigham City Staff.

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Brigham City
Agenda Item for City Council Meeting

1. Initiated By:

Jeff Schmitt, Finance Director

2. Department or Division:

Administration

3. Date Initiated:

October 3, 2026

4. Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):

Write off Utility Accounts Due To Being Sent To Collections

5. Estimated Time Needed:

1 Minute

6. Proposed Date for Council Action:

October 15, 2026

7. Explanation of Deadline, If Applicable:

8. Review:
Jeff Schmitt, Finance Director 10/08/2026

ACCOUNTS TO BE WRITTEN OFF

October 15, 2026

Account Number	Final Balance
92.00693.3	$ 260.28
21.11532.6	$ 472.16
35.06902.7	$ 457.35
71.07903.2	$ 571.99
49.03305.4	$ 574.62
39.00304.2	$ 282.76
55.10214.3	$ 799.44
49.06502.9	$ 576.07
63.04502.6	$ 283.57
21.10404.6	$ 551.47
31.09900.4	$ 822.22
62.00183.4	$ 313.38
21.00903.5	$ 53.15
45.01912.2	$ 221.15
21.00502.5	$ 223.69
69.11100.8	$ 384.34
76.00340.8	$ 450.67
78.02243.3	$ 396.17
45.01881.1	$ 297.00
	$7,991.48

Brigham City
Agenda Item for City Council Meeting

1. Initiated By:

Dennis J Bott, Mayor

2. Department or Division:

Mayor's Office

3. Date Initiated:

September 23, 2026

4. Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):

Lakeview Students Citizenship Awards

5. Estimated Time Needed:

10 Minutes

6. Proposed Date for Council Action:

October 15, 2026

7. Explanation of Deadline, If Applicable:

8. Review:

Brigham City
Agenda Item for City Council Meeting

1. Initiated By:

Chad Reyes, Police Chief

2. Department or Division:

Police Department

3. Date Initiated:

September 29, 2026

4. Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):

Promotion of Ryan Hill to Staff Sergeant and promotion of Robert Palmer to Sergeant.

5. Estimated Time Needed:

10 minutes

6. Proposed Date for Council Action:

10/15/2026

7. Explanation of Deadline, If Applicable:

8. Review:

Chad Reyes, Police Chief	09/29/2026
Derek Oyler, City Administrator	10/08/2026
Dennis J Bott, Mayor	10/08/2026

Brigham City
Agenda Item for City Council Meeting

1. **Initiated By:**

Dennis J Bott, Mayor

2. **Department or Division:**

Mayor's Office

3. **Date Initiated:**

September 22, 2026

4. **Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):**

UTOPIA Fiber Update - Jason Roberts

5. **Estimated Time Needed:**

10 Minutes

6. **Proposed Date for Council Action:**

October 15, 2026

7. **Explanation of Deadline, If Applicable:**

8. **Review:**

Brigham City
Agenda Item for City Council Meeting

1. Initiated By:

Zane Billings, Assistant City Planner

2. Department or Division:

Community and Economic Development

3. Date Initiated:

October 7, 2026

4. Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):

Consideration of Approval of Heron Ridge Townhome Subdivision Preliminary Plat with 72 townhome units located at Approximately 650 South 1200 West - Zane Billings

5. Estimated Time Needed:

10

6. Proposed Date for Council Action:

10/15/2026

7. Explanation of Deadline, If Applicable:

8. Review:

Tom Kotter, ComDev Director	10/08/2026
Nicole Cottle, Attorney	10/08/2026
Derek Oyler, City Administrator	10/08/2026
Dennis J Bott, Mayor	10/08/2026

MEMORANDUM

To:	Mayor Bott, City Council Members
From:	Zane Billings, Assistant City Planner
Subject:	Heron Ridge Phase 1 Preliminary Plat (Townhomes) (Application #26-083)
Date:	October 7, 2026

City Council Agenda:
October 15, 2026

Overview:
Heron Ridge Townhomes is a proposed 72-unit townhome development on approximately 6.39 acres. The townhomes were originally included with Heron Ridge Phase 1 but were removed from the initial subdivision for additional design and review and are now being submitted separately.

The development includes front- and rear-loaded townhomes with internal drive aisles, visitor parking, and pedestrian connections. Townhomes along 1200 West include 20-foot-wide units with two-car garages and driveways providing additional on-site parking. The development also includes coordinated building elevations, exterior materials, and architectural treatments.

The project is adjacent to the planned trail corridor along 650 South. The townhomes along this frontage have been reviewed for their relationship with the public trail, including resident privacy, private outdoor areas, and the trail corridor. Internal circulation has also been reviewed for emergency access, fire lane requirements, visitor parking, and vehicle circulation.

Planning Commission Recommendation:
The Planning Commission held a public meeting on October 6, 2026, and recommended approval to the City Council (5-0 vote) for the Heron Ridge Townhome development, with stipulations that all townhomes along 1200 West be consistent in style, exterior materials, and color; that the townhomes along 650 South incorporate upgraded exterior materials and colors; that the sides of the townhomes along 1250 West incorporate upgraded exterior materials or, alternatively, have the front doors oriented toward 1250 West; and that all townhomes include at least a half bathroom on the main level. The Planning Commission also strongly recommended wrought iron fencing along the 650 South public trail, consistent with the fencing along 1200 West. The recommendation was based on staff comments, recommendations, stipulations, and the noted findings of fact as outlined in the Staff Evaluation.

Attachments:
1. Staff Evaluation dated September 21, 2026 with exhibits

BRIGHAM CITY, UTAH
STAFF DEVELOPMENT REVIEW TEAM
STAFF EVALUATION

APPLICANT: Garth Day
OWNER'S NAME: Heritage Land Development
PROPERTY ADDRESS: 650 South 1200 West
PARCEL NO.: Portion of 03-112-0038

APPLICATION NO.: 26-083
PARCEL AREA: 6.39 acres
ZONING DISTRICT: P-R-M-7
DATE: September 21, 2026

PLANNING COMMISSION MEETING: October 6, 2026
APPLICATION TYPE: Administrative/Legislative
PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:
Preliminary Subdivision Plat – Heron Ridge Townhomes

OVERVIEW:
Heron Ridge Phase 1 initially included both single-family dwelling lots and townhome units. The townhome portion was removed from Phase 1 for redesign and is now being submitted separately as Heron Ridge Townhomes. The proposed development consists of 78 townhome units on approximately 6.39 acres.
Items to address and discuss with this review:

- Townhome layout and unit configuration
- Front-load and rear-load townhome designs
- Garage layout and dimensions, particularly for the proposed 20-foot-wide units along 1200 West, and compliance with the two-car garage requirement
- Driveway dimensions and required on-site parking
- Exterior building elevations, materials, and finishes
- Internal drive aisles, visitor parking, and fire lane/no-parking requirements
- Trail systems along 650 South Street

STAFF COMMENTS:

Community and Economic Development Department:

1. Overview.
   A. The plans appear to show a total of 72 townhome units; however, the project notes identify 78 units. Revise the plans and project notes to reflect the correct total number of townhome units.
   B. Curb, gutter, and sidewalk along the west side of 1270 West (street coordinate to be confirmed as 1275 West or 1250 West) will not be installed at this time. Provide a minimum of 26 feet of drivable surface to meet Fire Code requirements.
   C. Please verify and correct the quarter section reference. The plan identifies the project as being within the Northwest Quarter of Section 23, while the Boundary Legal Description references the Southeast Quarter of Section 22. Revise as necessary for consistency.
2. Street number. 1270 should either be 1275 or 1250 West depending closest coordinate with other phases. Provide an updated concept so we can assign the appropriate street coordinate.
3. Fencing along 650 South. Recommend the wrought iron fence unless there is a semi-privacy (not vinyl) along the 10 ft path.

4. Rear Elevations along 650 South. Provide variation in color and material where the back of units will be visible along a key roadway into the project.
5. Drawing No. 1.
    A. Typical Drive Aisle Cross-section. Include the full dimensions for the private street width and driveway width (minimum 22 ft between garage and back top of concrete ribbon curb.
    B. Typical 60’ Road Cross-Section-650 South. Please label park strip, 10’ path, and show location of wrought iron fence. Fence should be one foot off of sidewalk/path so pedestrians and bicycles don’t hit the fence or get their handlebar caught in the fence.
    C. Landscape. Update landscape plan. Provide actual plans to be submitted with final plat application.
    D. 1200 West.
    A. Show and label wrought iron fence with gabion columns.
    B. Units 24 – 47. Show walkways connecting to a pathway behind the fence with tie into the 650 South 10 ft path.
    E. Guest Parking. Label and provide a note to sign guest parking. Also provide, number of required number spaces and provided spaces.
    F. Units along 1270 (1275 or 1250) W. Provide a minimum 20 ft setback from the public street.

Engineering Department:

1. Thank you for clarifying that the waterline ownership transition will be similar to how the Sandpiper development was handled. Please note that a similar note will be required on the final plat.
2. It was noted in your comments that you would like to discuss the requirement of a 6” irrigation line in 1270 West. I don’t recall having such discussion. Please reach out to me if you have any questions or concerns.
3. Our office can support the proposed partial construction of the westernmost roadway and sewer line in future phases. Please note that a minimum of 26’ of asphalt will be required and that the final plat should adjust the phase line to match that proposal.

Fire Department:

1. No Comment

GIS Division:

1. No Comment

Police Department:

1. No Comment

Public Power Department:

1. Please provide CAD Drawings.

Public Works Department:
(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)

1. Please provide utility plan and profile.
2. The pressure irrigation design appears to be incomplete.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission considers the application and determines whether the proposed Heron Ridge Townhomes Preliminary Plat is in harmony with the Avian

Shores Planned District. *The purpose and intent of establishing the Avian Shores Planned District is to create a dynamic and vibrant area that fosters the orderly development of residential uses along with potential neighborhood commercial uses that would service the residential area. The district's development plan provides general guidance on the location and density of residential units and land uses compatible with adjacent properties, ensuring adequate infrastructure and services. City Code 156.285 Purpose and Intent.*

2. The Planning Commission is the recommending body to the City Council for this application. The review and approval process is established through the Avian Shores Planned District.
3. The Planning Commission may recommend approval, disapproval, or request additional information before making a recommendation to the City Council.

STAFF RECOMMENDATIONS:

1. Staff supports the proposed Heron Ridge Townhomes Preliminary Plat and the overall site layout.
2. Staff recommends maintaining a consistent fencing and landscape treatment along the 1200 West and 650 South corridors, including the 10-foot pathway along 650 South.
3. Staff recommends providing pedestrian connections from the townhome development to the 10-foot pathway along 650 South.

STIPULATIONS:

1. Update plans to address Staff Comments.
2. Provide details to address items noted in the application submission.
3. The landscaping, screening, and fencing plans shall be submitted with the final design and construction plans for review and approval.
4. Confirm the final street designation for the street currently identified as 1270 West and update the applicable plans accordingly.
5. Verify and update the total number of townhome units throughout the plans and application materials.

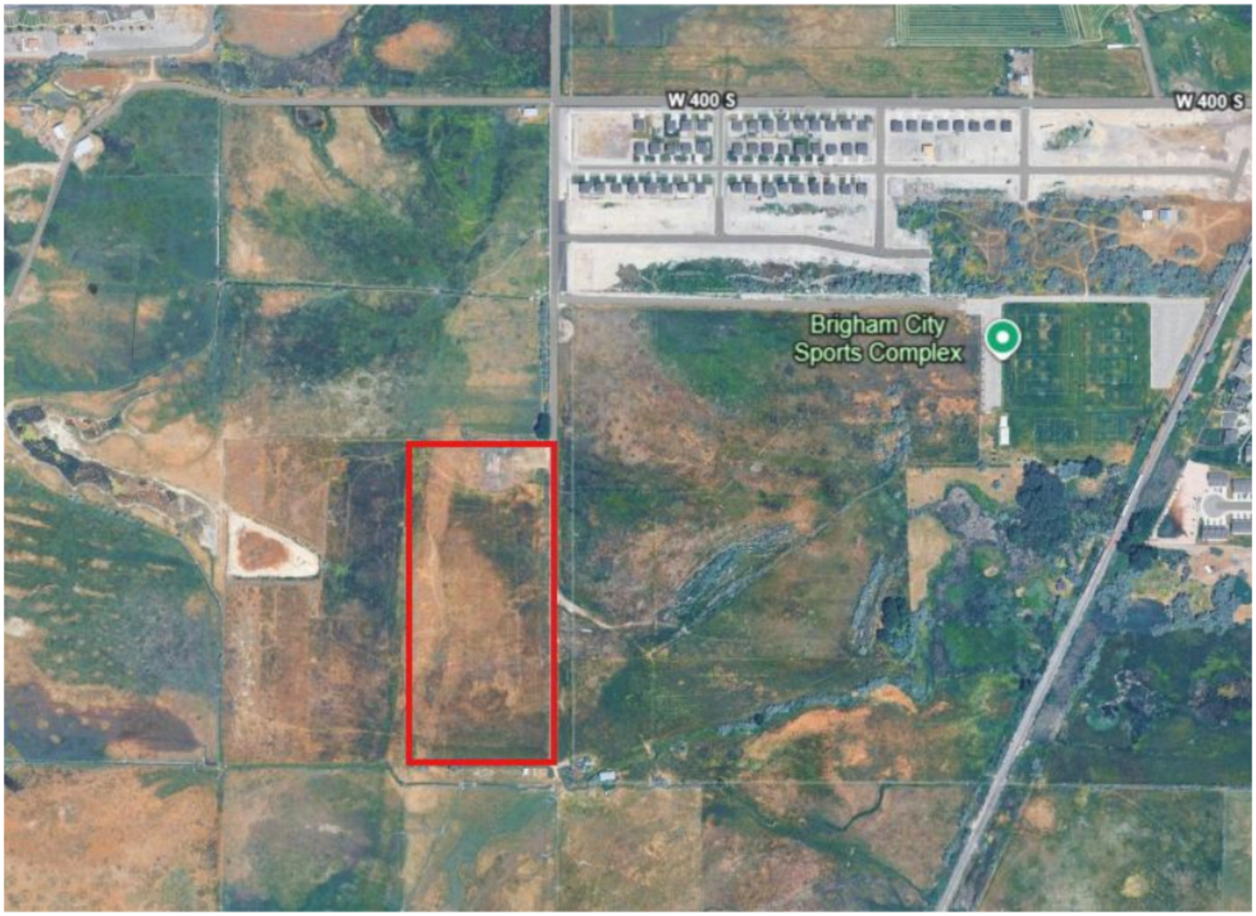
FINDINGS OF FACT:

1. The proposed Heron Ridge Townhomes subdivision is located within the Avian Shores Planned District.
2. The Avian Shores Planned District provides for residential development, including townhome development.
3. The Heron Ridge Townhomes Preliminary Plat encompasses approximately 6.39 acres.
4. The proposed development consists of townhome units with associated private drive aisles, guest parking, landscaping, pedestrian improvements, and utility infrastructure.
5. The development fronts 1200 West and 650 South and includes a proposed connection to the planned 10-foot pathway along 650 South.
6. The Preliminary Plat is subject to compliance with the Avian Shores Planned District, applicable City requirements, Staff Comments, and conditions established through the preliminary plat review process.

ATTACHMENTS:

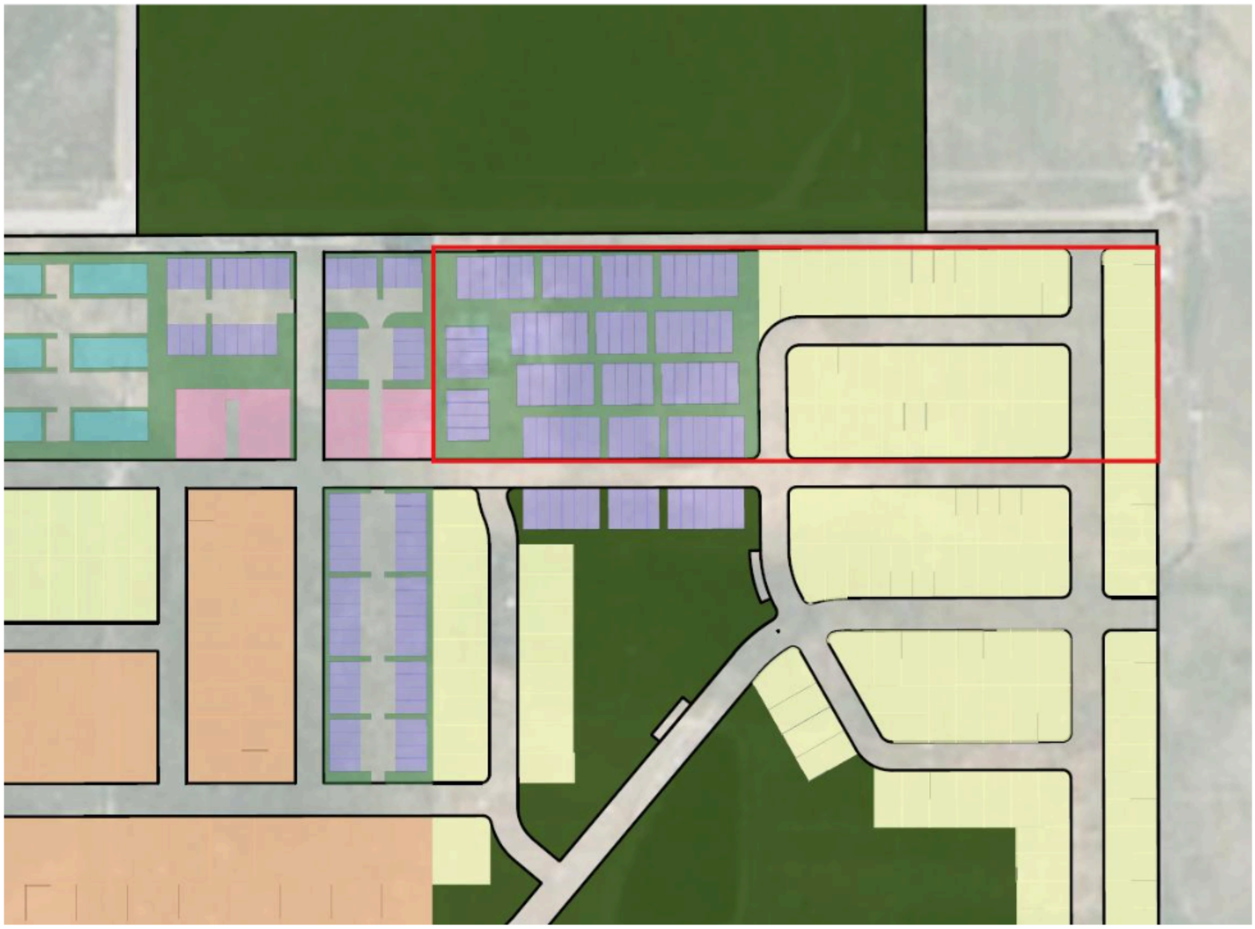
1. Locator Map
2. Avian Shores Master Plan
3. Preliminary Plat
4. Preliminary Plans

LOCATOR MAP



AVIAN SHORES MASTER PLAN – SITE LOCATION

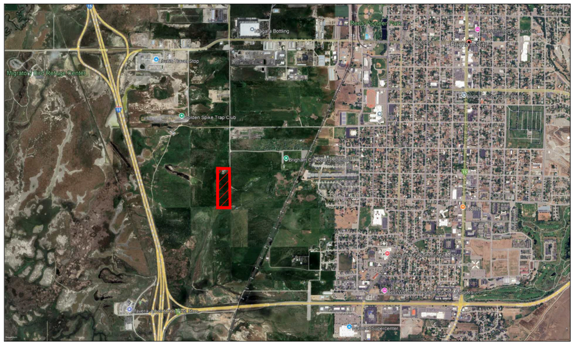
Heron Ridge Subdivision Area

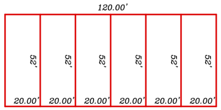


HERON RIDGE TOWNHOMES
PRELIMINARY PLAT

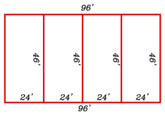
0 50 100
SCALE: 1"=50' (24x36 PLAN SET)

NOTES
1–TOTAL AREA: 6.390 ac
2–NUMBER OF UNITS: 78

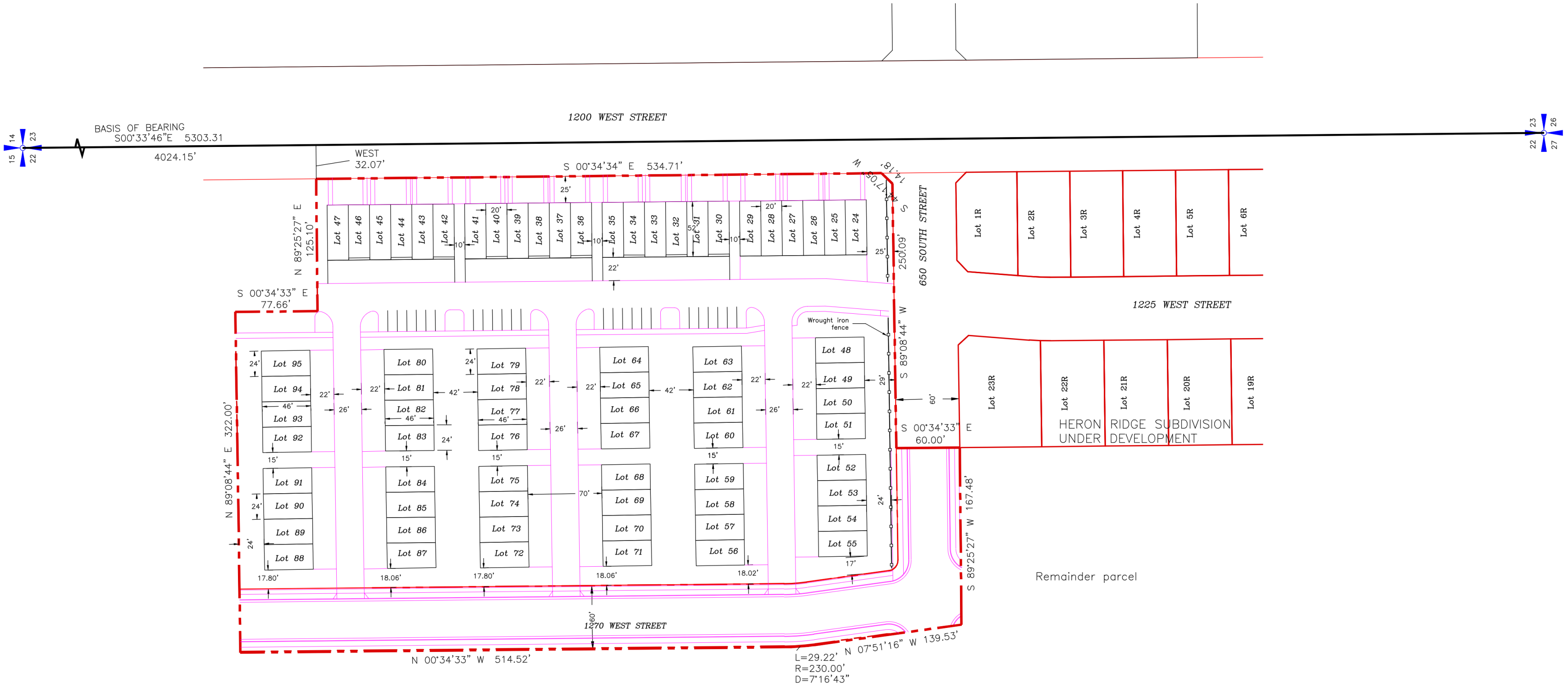

VICINITY MAP



TYPICAL FRONT-LOAD UNIT



TYPICAL REAR-LOAD UNIT



LEGEND

▬ ▪ ▪ ▬	BOUNDARY LINE
- - - -	PROPOSED EASEMENT (10' TYPICAL)
—— – ——	PROPOSED CENTERLINE

BOUNDARY LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 22, Township 9 North, Range 2 West of the Salt Lake meridian described as follows:

Commencing at the Northeast Corner of Section 22, Township 9 North, Range 2 West of the Salt Lake Base and Meridian thence S00°33'46"E 4024.15 feet along the east line of said Section 22; thence West 32.07 feet to the POINT OF BEGINNING on the west right of way line of 1200 West Street and running

thence along the west right of way line of 1200 West Street S 00°34'34" W 534.71 feet;
thence S 44°17'05" W 14.18 feet;
thence S 89°08'44" E 250.09 feet;
thence S 00°34'33" W 60.00 feet;
thence S 89°25'27" W 167.48 feet;
thence N 07°51'16" W 139.53 feet;
thence 26.22 feet along a curve to the right having a radius of 230 feet;
thence N 00°34'33" W 514.52 feet;
thence N 89°08'44" E 322.00 feet;
thence S 00°34'33" E 77.66 feet:
thence N 89°25'27" E 125.10 feet to the point of beginning, containing 6.39 acres, more or less.

PROFESSIONAL ENGINEER
275617
BRIAN G. LYON
8-26-2026
STATE OF UTAH

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

OWNER: HERITAGE LAND DEVELOPMENT
470 NORTH 2450 WEST
TREMONTON, UTAH
ATTN: GARTH DAY
435-730-8208

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED :
DRAWN :
CAD FILE :
PROJECT NO. :

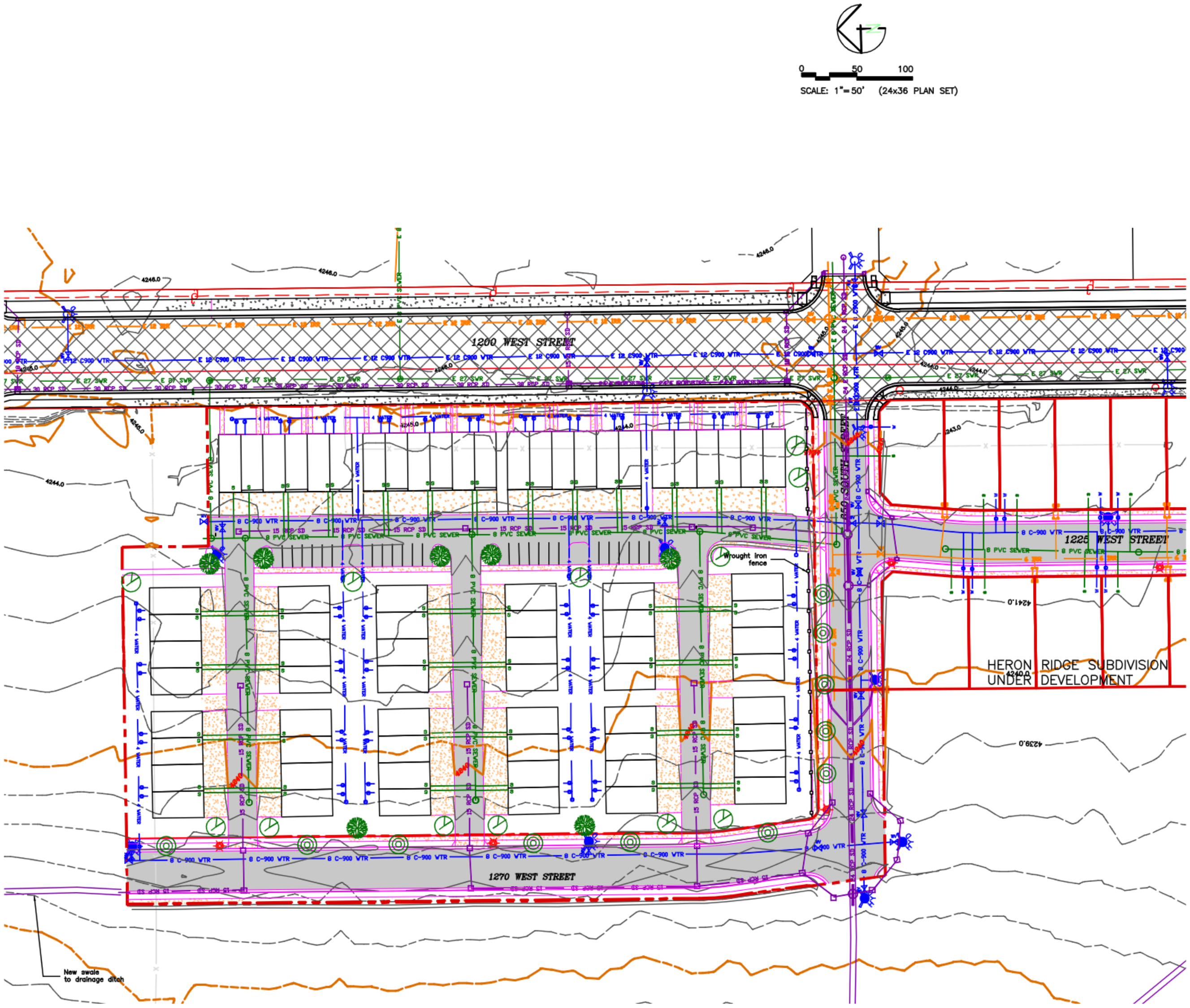
PROJECT TITLE
HERON RIDGE TOWNHOMES
PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN
BRIGHAM CITY, UTAH

DRAWING TITLE
PRELIMINARY PLAT

DATE : AUG,2026
DRAWING No. 1

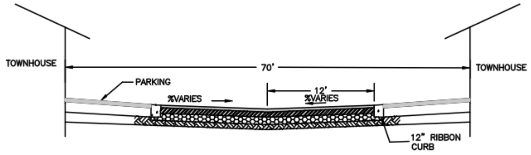
HERON RIDGE TOWNHOMES
PRELIMINARY PLAN

SCALE: 1"=50' (24x36 PLAN SET)

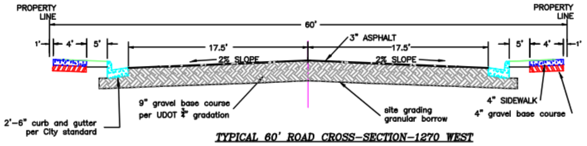


LEGEND

- BOUNDARY LINE
- E 8 PVC SEWER — EXISTING SEWER–AS NOTED
- E 12 C900 VTR — EXISTING WATER–AS NOTED
- 18 E RCP SD — EXISTING STORM
- X — EXISTING FENCE
- EXISTING 1' MNR CONTOUR
- EXISTING 5' MJR CONTOUR
- PROPOSED 1' MNR CONTOUR
- PROPOSED 5' MJR CONTOUR
- PROPOSED STREET LIGHT
- PROPOSED CENTERLINE
- 8 PVC SEWER — PROPOSED SEWER–AS NOTED
- 8 C-900 VTR — PROPOSED WATER–AS NOTED
- 18 RCP SD — PROPOSED STORM–AS NOTED
- 6 IRR — PROPOSED IRRIGATION–AS NOTED
- ▭ PROPOSED ASPHALT
- FREEMAN MAPLE 'CELEBRATION'
- HONEY LOCUST
- PRINCETON SENTRY GINKO

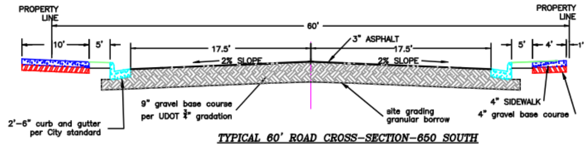


TYPICAL DRIVE AISLE CROSS SECTION


PROPERTY LINE
PROPERTY LINE
60'
1'
4'
5'
17.5'
2% SLOPE
3" ASPHALT
17.5'
2% SLOPE
5'
4'
1'
9" gravel base course per UDOT ¾" gradation
2'-6" curb and gutter per City standard
site grading granular borrow
4" SIDEWALK
4" gravel base course

TYPICAL 60' ROAD CROSS–SECTION–1270 WEST

Contractor to follow site preparation per the GSH geotechnical report sections 5.2.1 and 5.8.
Contractor required to obtain and keep a copy of the GSH geotechnical report on site.


PROPERTY LINE
PROPERTY LINE
60'
10'
5'
17.5'
2% SLOPE
3" ASPHALT
17.5'
2% SLOPE
5'
4'
1'
9" gravel base course per UDOT ¾" gradation
2'-6" curb and gutter per City standard
site grading granular borrow
4" SIDEWALK
4" gravel base course

TYPICAL 60' ROAD CROSS–SECTION–650 SOUTH

Contractor to follow site preparation per the GSH geotechnical report sections 5.2.1 and 5.8.
Contractor required to obtain and keep a copy of the GSH geotechnical report on site.

PROFESSIONAL ENGINEER
275617
BRIAN G. LYON
8-25-2026
STATE OF UTAH

ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

OWNER: HERITAGE LAND DEVELOPMENT
470 NORTH 2450 WEST
TREMONTON, UTAH

ATTN: GARTH DAY
435-730-8208

No.	REVISIONS/ SUBMISSIONS	DATE

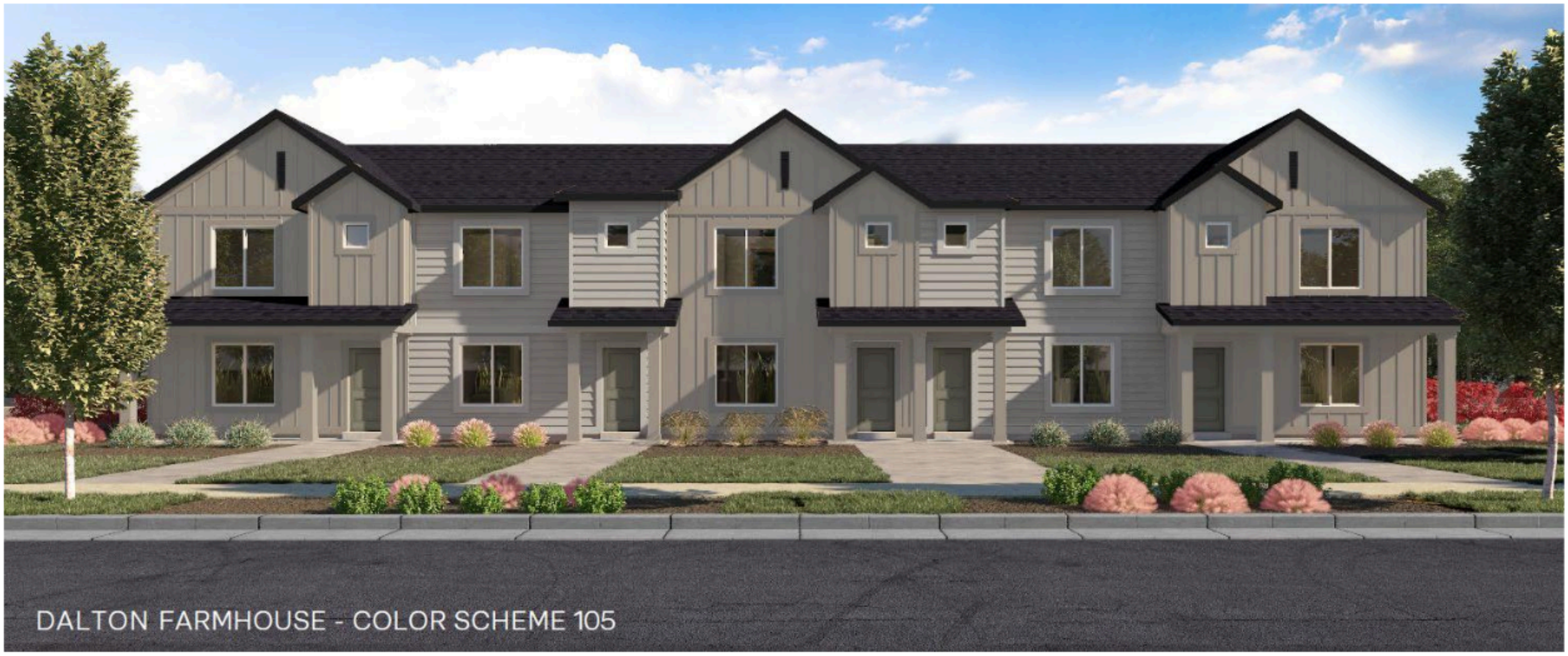
REVIEWED :
DRAWN :
CAD FILE :
PROJECT NO. :

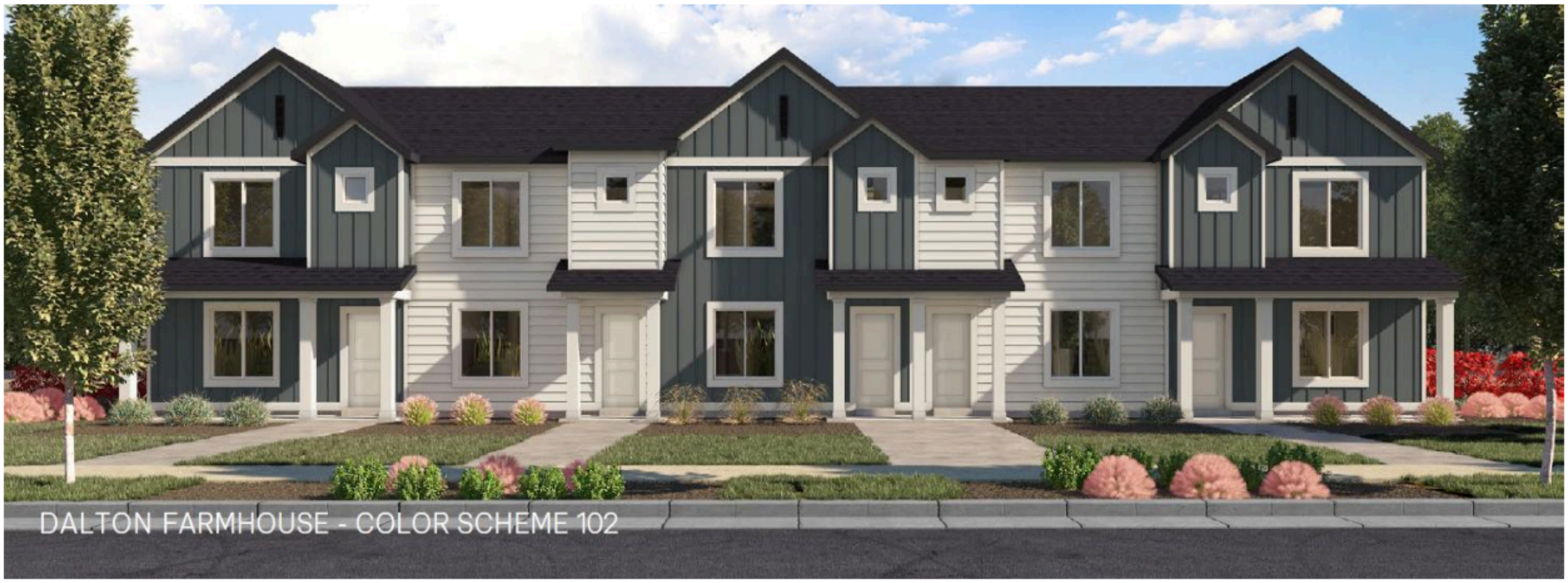
PROJECT TITLE
HERON RIDGE TOWNHOMES
PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 9
NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
BRIGHAM CITY, UTAH

DRAWING TITLE
PRELIMINARY PLAT

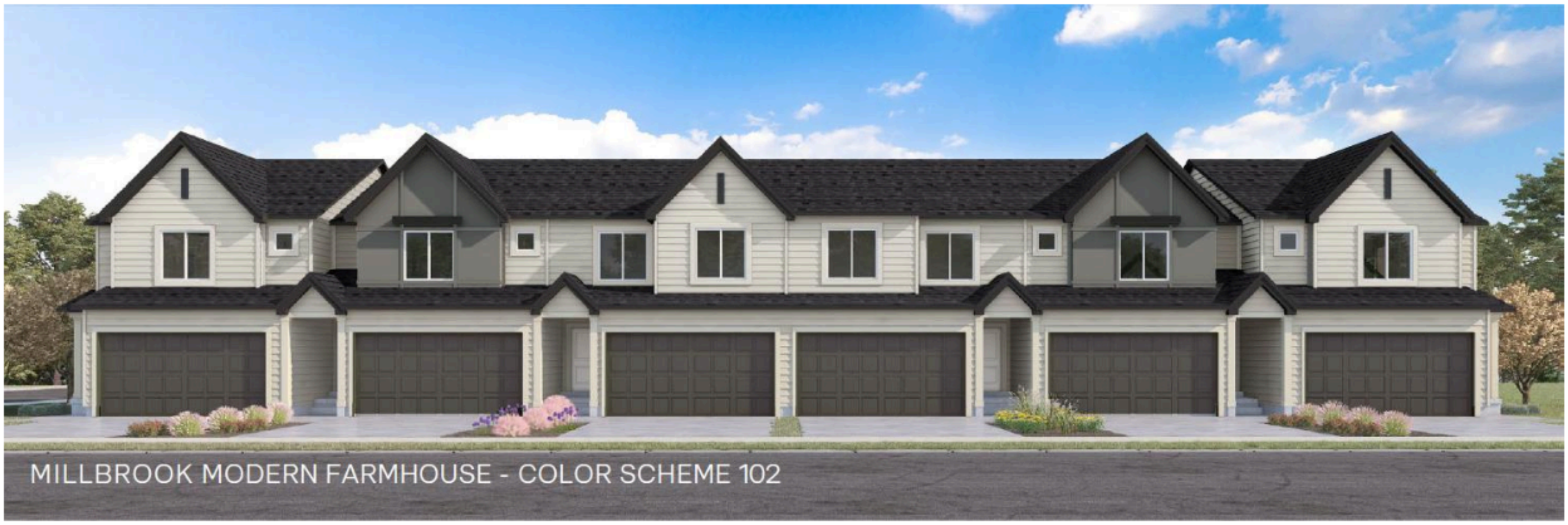
DATE : AUG,2026
DRAWING No. 1

DALTON FARMHOUSE – ELAVATION

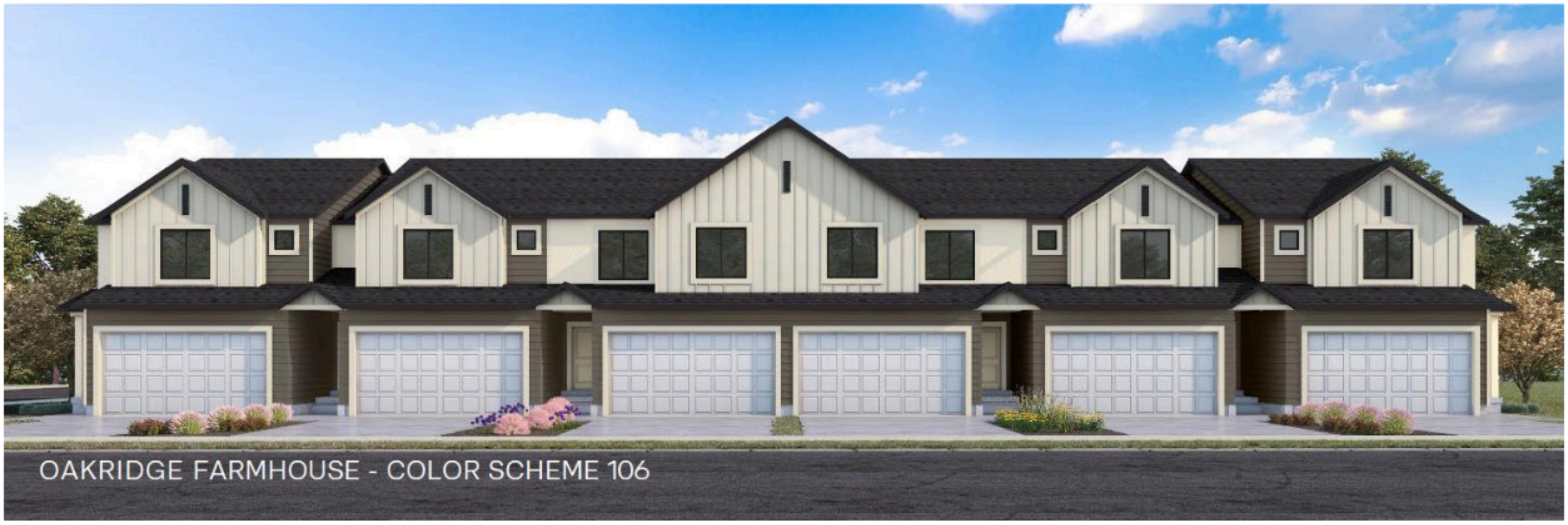




MILLBROOK FARMHOUSE - ELEVATION



OAKRIDGE FARMHOUSE -ELEVATION



BASE ON : TEMPLATE FILE #04.15.2026

ENERGY COMPLIANCE METHOD:

RES CHECK - UTAH 2012

INSULATION R-VALUES

CEILING:	R-38 BLOWN
WALLS:	R-13 BATTEN (2X4) R-19 BATTEN (2X6)
RIM JOISTS:	R-19 BATTEN
FLOORS:	R-47 BLOWN
CRAWLSPACE:	R-19 DRAPE

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20' R.L. TOWNHOME 6-PLEX (GYP)
PLAN 9390 DALTON V07-2026

AVIAN SHORES TOWNHOMES

PROJECT TEAM:

OWNER
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LEHI, UT 84048

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STRUCTURAL ENGINEER
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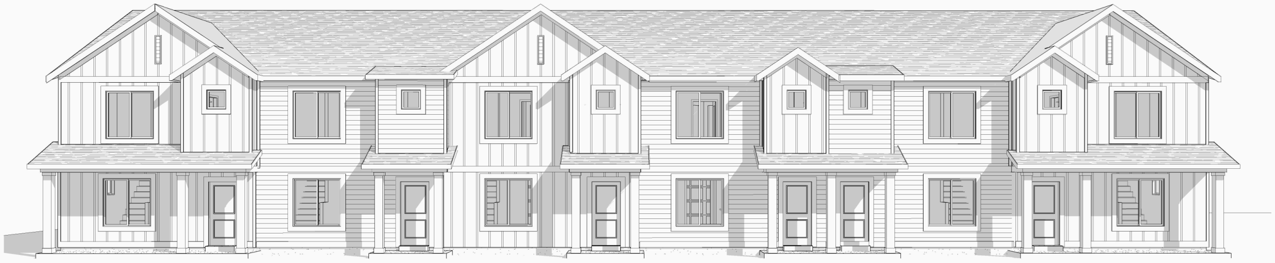
801.229.9020

TRUSS MANUFACTURER
BMC WEST
101 S GENEVA ROAD
LINDON, UTAH 84042

CONTACT
801.785.0255

(FA) - FARMHOUSE



REVISION SCHEDULE		
NUMBER	DESCRIPTION	DATE
1	CODE UPDATES	06/18/2026

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DRAWING INDEX

SHEET NO.	SHEET NAME
B2	BROCHURE ADDISON
B3	BROCHURE DALTON END
C1.0	COVER SHEET
C2.0	NOTES
C3.0	FIREWALL DETAILS
C3.1	FIREWALL DETAILS
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C5.0	ARCHITECTURAL DETAILS
C6.0	ARCHITECTURAL DETAILS
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A1.0	DALTON END - FLOOR PLANS
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E1.00	DALTON END - ELECTRICAL/PLUMBING PLAN
E1.10	DALTON MID - ELECTRICAL/PLUMBING PLAN
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S3.1	UPPER ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS

CODE ANALYSIS

BUILDING CODE: 2021 IRC

BUILDING AREA
DALTON (END) (2 UNITS)
DALTON (MID) (4 UNITS)

BUILING STORIES:
2 STORIES W/ CRAWLSPACE
TOWNHOMES PER IRC-R302.2 (RESIDENTIAL)

UNIT SEPARATION:
2 HOUR UNIT SEPARATION AT EA. UNIT
(2) LAYERS OF 5/8" SHEETROCK FIREWALL

MEETS 2021 IRC

TOWNHOME RESIDENTIAL
TWO STORY W/ CRAWLSPACE

DALTON FIRST FLOOR	553 SF
DALTON SECOND FLOOR	847 SF
- FINISHED	1399 SF
- GRAND TOTAL	1399 SF
DALTON GARAGE	408 SF

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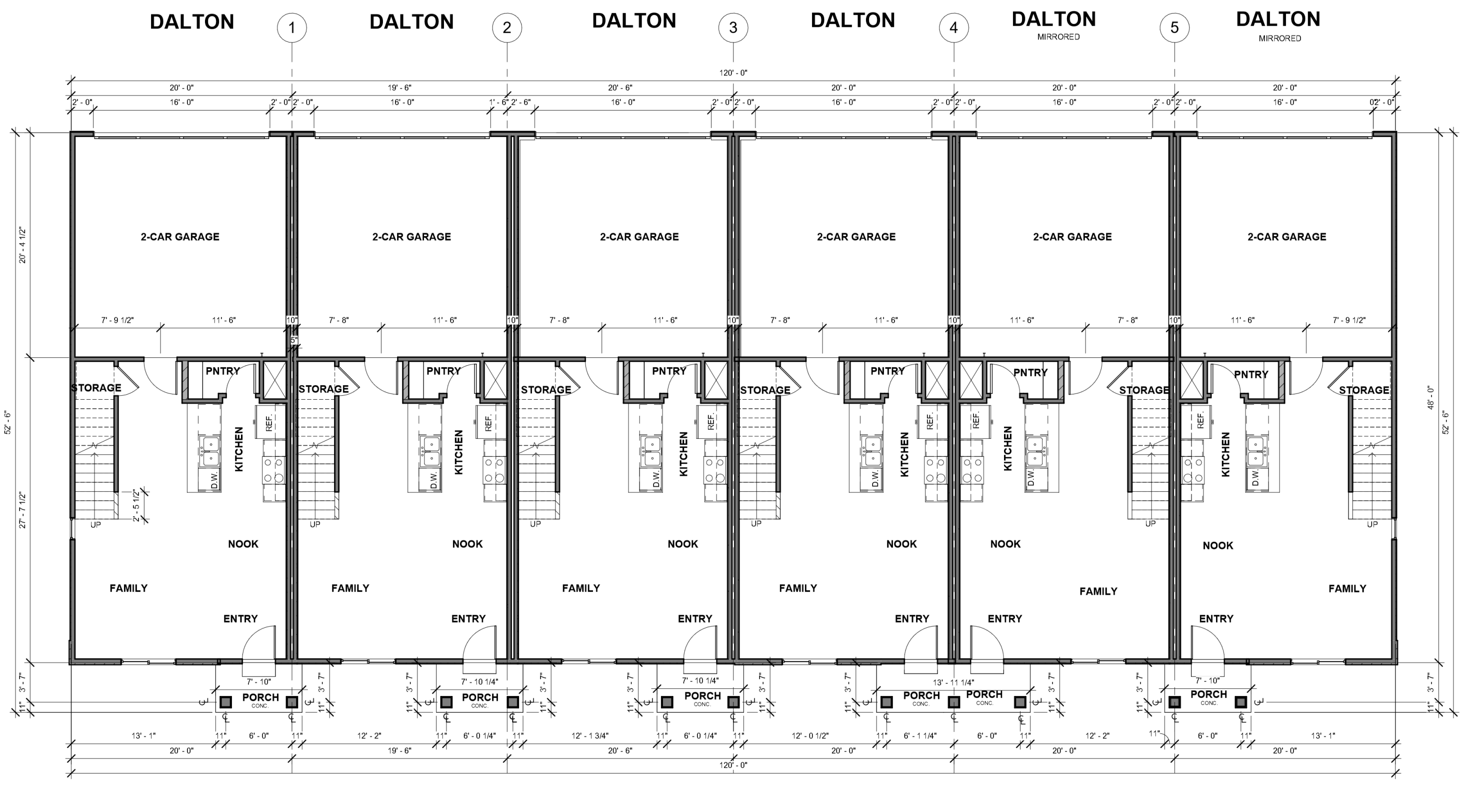
20' R.L. TOWNHOME 6-PLEX (GYP)
COVER SHEET - FARMHOUSE

DRAWN BY:DRH
CHECKED BY:CAD
DATE: 8/26/2026 8:55:11 AM

C1.0
FA

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.



① TR - OVERALL FIRST FLOOR PLAN
3/16" = 1'-0"

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20' R.L. TOWNHOME 6-PLEX (GYP)
TR - OVERALL FIRST FLOOR PLAN

A0.1
TR

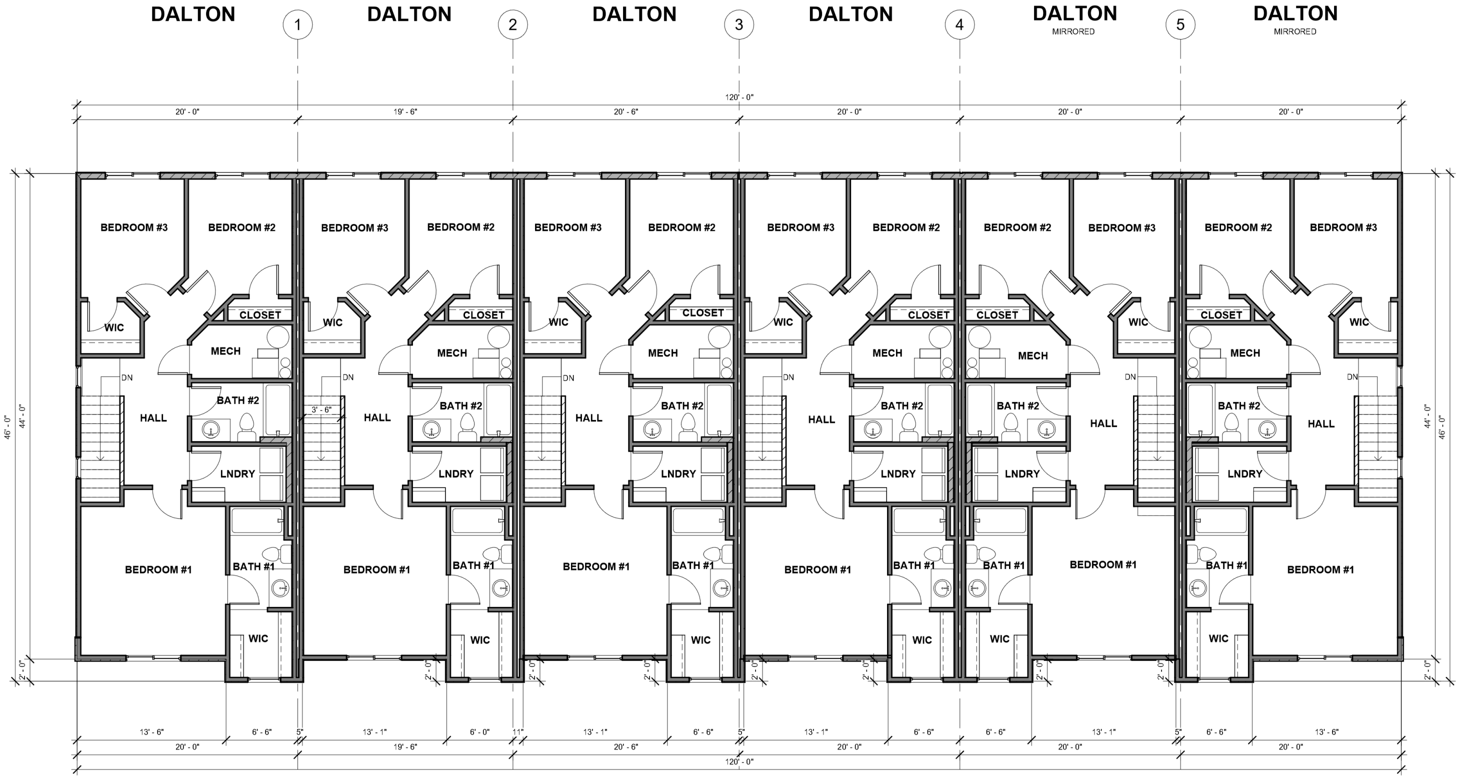
NOTE:
AS A MINIMUM REQUIREMENT, WATER HEATERS SHALL BE ANCHOTED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT CAUSED BY EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERTICAL DIMENSIONS(IRC P2801.8). WATER HEATERS LOCATED WHERE WATER DAMAGE MAY OCCUR SHALL HAVE A WATERTIGHT PAN INSTALLED BENEATH AND FOLLOW SIZING AND TERMINATION REQUIREMENTS OF IRC P2801.6 (P2801.6-P2801.6.3). THIS PAN SHALL BE NO LESS THAN 1-1/2" DEEP AND BE LARGE ENOUGH TO RECEIVE ALL DRIPPINGS OR CONDENSATION. THIS PAN SHALL BE DRAINED BY A 3/4" DIA. DRAIN LINE. THIS DRAIN LINE SHALL DRAIN TO THE EXTERIOR OF THE BUILDING AND EXIT THE BUILDING NOT LESS THAN 6" AND NOT MORE THAN 24" ABOVE ADJACENT GROUND SURFACE. (P2801.6.1)

FOOTINGS AND FOUNDATIONS, EXCAVATIONS, GRADING AND FILLS SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT (SEE GSN)

ANY SERVICE HOT WATER PIPING 3/4" OR LARGER MUST HAVE MIN. 1/2" R-3 INSULATION ON SERVICE HOT WATER PIPING LOCATED OUTSIDE OR INSIDE OF THE CONDITIONED SPACE (IRC N1103.5.3) (R403.5.3).

NOTE:
WATER TANK TO BE INSTALLED PER CODE (IRC M1411.3.1.2).

NOTE:
ONLY ON CRAWLSPACE.
PROVIDE 6-MIL VAPOR RETARDER
AS PER 2021 IRC 506.2.3



① OVERALL SECOND FLOOR PLAN
3/16" = 1'-0"

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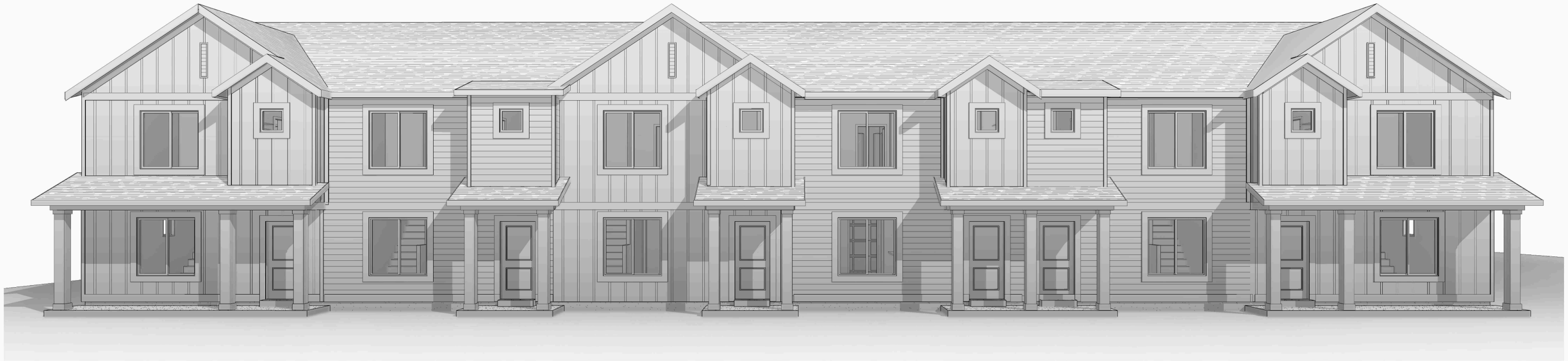
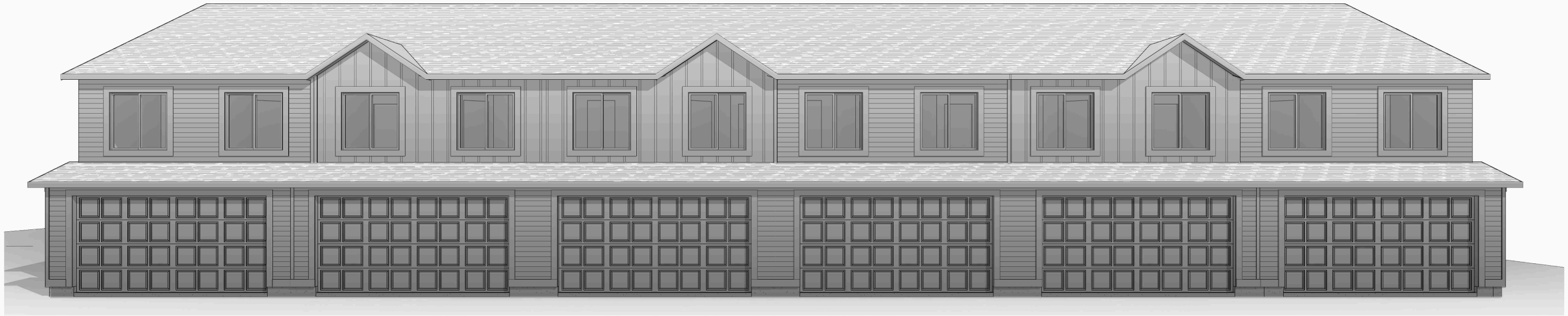
20' R.L. TOWNHOME 6-PLEX (GYP)
OVERALL SECOND FLOOR PLAN

A0.2
TR



① FA - FRONT 3D VIEW



② FA - REAR 3D VIEW

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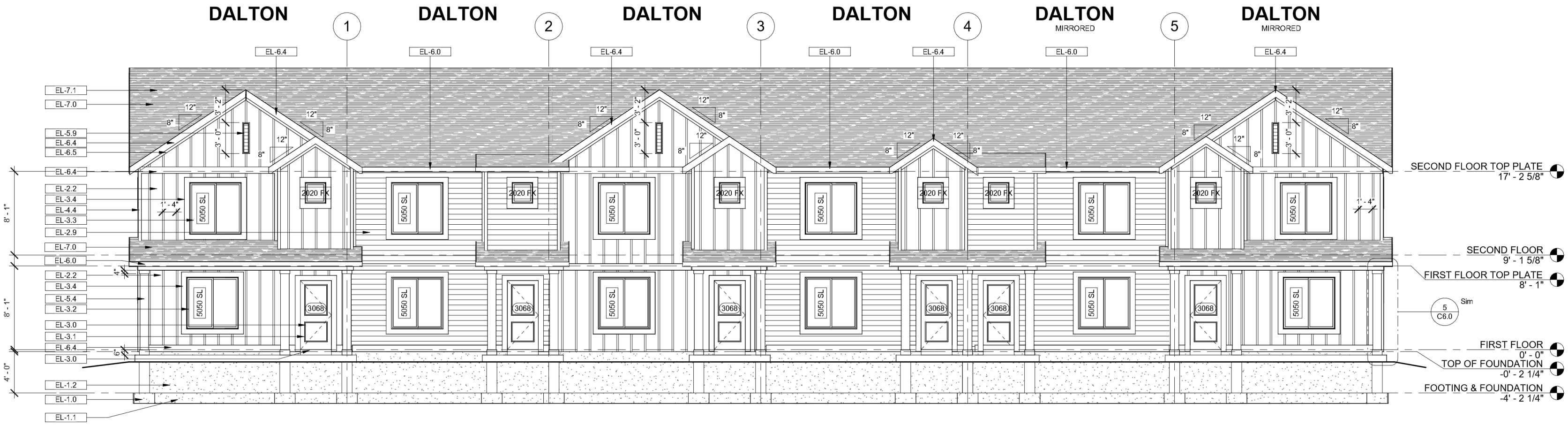
20' R.L. TOWNHOME 6-PLEX (GYP)
3D ELEVATIONS (FA) FARMHOUSE

A2.0
FA

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.1	ALL FOOTINGS TO BE 30" BELOW GRADE FOR FROST PROTECTION U.N.O.
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-2.2	ICC APPROVED BOARD & BATT SIDING SYSTEM OVER WEATHER BARRIER
EL-2.9	ICC APPROVED 8" EXPOSURE LAP SIDING SYSTEM OVER WEATHER BARRIER
EL-3.0	SILL PAN FLASHING ON ALL EXTERIOR DOORS
EL-3.1	INSULATED EXTERIOR DOOR
EL-3.2	CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-3.4	WINDOW/DOOR TRIM (PER ELEVATION)
EL-4.4	4" HARDIE TRIM
EL-5.4	CUSTOM COLUMN (SEE DETAIL)
EL-5.9	GABLE VENT - DECORATIVE ONLY
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-6.4	8" FASCIA BOARD (SIDING MATERIAL)
EL-6.5	4" FREEZE BOARD BELOW FASCIA
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES



① FA - FRONT ELEVATION
3/16" = 1'-0"

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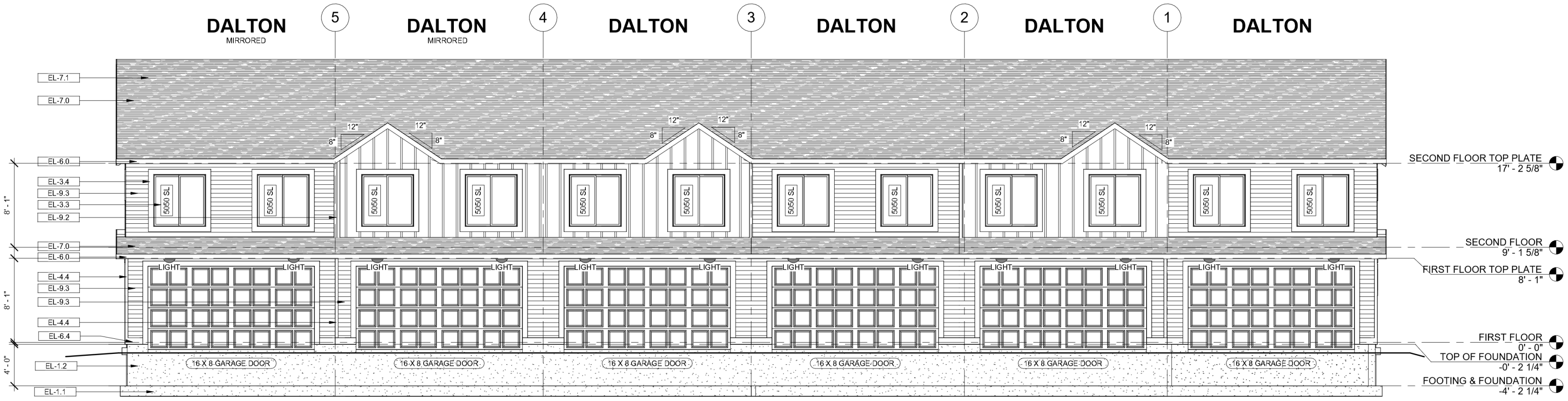
20' R.L. TOWNHOME 6-PLEX (GYP)
FRONT ELEVATION (FA) FARMHOUSE

A2.1
FA

Keynote Legend

Key Value	Keynote Text
EL-1.1	ALL FOOTINGS TO BE 30" BELOW GRADE FOR FROST PROTECTION U.N.O.
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-3.4	WINDOW/DOOR TRIM (PER ELEVATION)
EL-4.4	4" HARDIE TRIM
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-6.4	8" FASCIA BOARD (SIDING MATERIAL)
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES
EL-9.2	ICC APPROVED VINYL BOARD & BATT SIDING SYSTEM OVER WEATHER BARRIER
EL-9.3	ICC APPROVED 5" VINYL SIDING SYSTEM OVER WEATHER BARRIER

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.



① FA - REAR ELEVATION
3/16" = 1'-0"

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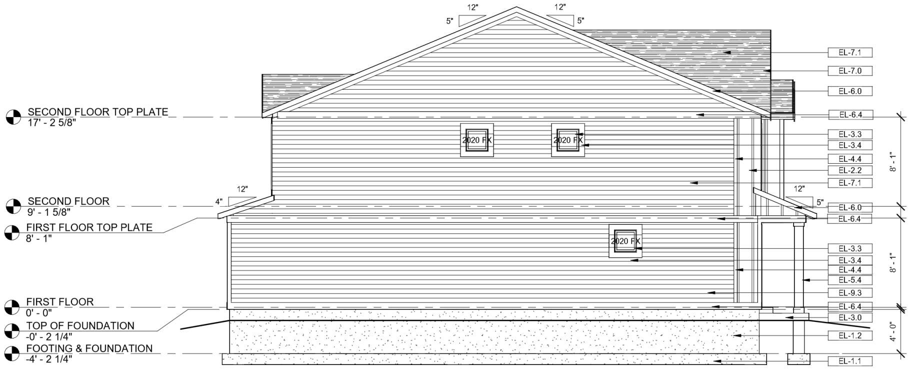
20' R.L. TOWNHOME 6-PLEX (GYP)
REAR ELEVATION (FA) FARMHOUSE

A2.2
FA

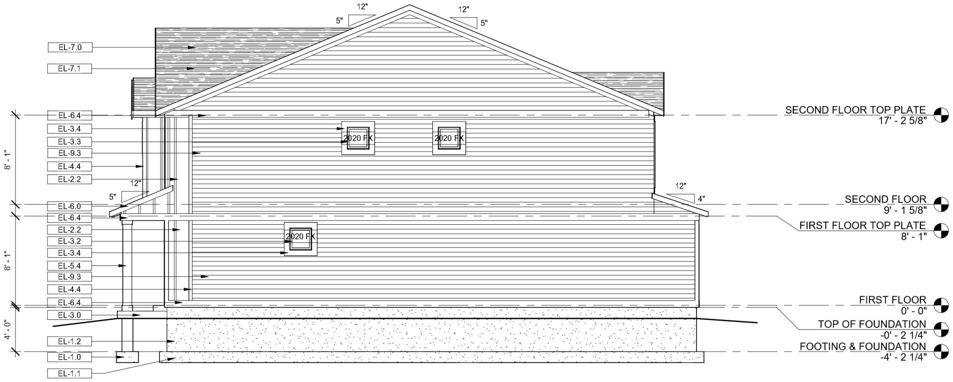
FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.1	ALL FOOTINGS TO BE 30" BELOW GRADE FOR FROST PROTECTION U.N.O.
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-2.2	ICC APPROVED BOARD & BATT SIDING SYSTEM OVER WEATHER BARRIER
EL-3.0	SILL PAN FLASHING ON ALL EXTERIOR DOORS
EL-3.2	CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-3.4	WINDOW/DOOR TRIM (PER ELEVATION)
EL-4.4	4" HARDIE TRIM
EL-5.4	CUSTOM COLUMN (SEE DETAIL)
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-6.4	8" FASCIA BOARD (SIDING MATERIAL)
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES
EL-9.3	ICC APPROVED 5" VINYL SIDING SYSTEM OVER WEATHER BARRIER



1 FA - LEFT ELEVATION
3/16" = 1'-0"



2 FA - RIGHT ELEVATION
3/16" = 1'-0"

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20' R.L. TOWNHOME 6-PLEX (GYP)
SIDE ELEVATIONS (FA) FARMHOUSE

A2.3
FA

BASE ON : TEMPLATE FILE #04.15.2026

ENERGY COMPLIANCE METHOD:

RES CHECK - UTAH 2012

INSULATION R-VALUES
CEILING: R-38 BLOWN
WALLS: R-13 BATTEN (2X4)
R-19 BATTEN (2X6)
RIM JOISTS: R-19 BATTEN
FLOORS: R-47 BLOWN
CRAWLSPACE: R-19 DRAPE

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20' R.L. TOWNHOME 6-PLEX (GYP)
PLAN 9390 DALTON V07-2026

AVIAN SHORES TOWNHOMES

PROJECT TEAM:

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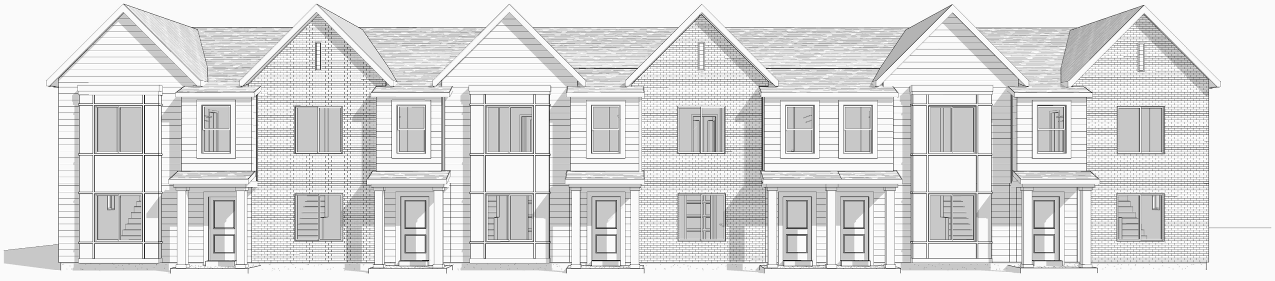
CONTACT
801.785.0255

(MF) - MODERN FARMHOUSE



REVISION SCHEDULE

NUMBER	DESCRIPTION	DATE
1	CODE UPDATES	06/18/2026

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A0.3	OVERALL ROOF DRAINAGE PLAN
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A1.1	DALTON MID - FLOOR PLANS
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A2.1	FRONT ELEVATION
A2.2	REAR ELEVATION
A2.3	SIDE ELEVATION
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U1.0	UTILITY PLANS
SN1	STRUCTURAL NOTES
S0.0	FOOTING & FOUNDATION PLAN
S1.0	FIRST FLOOR FRAMING PLAN
S1.1	FIRST FLOOR SHEAR WALL PLAN
S2.0	SECOND FLOOR FRAMING
S2.1	SECOND FLOOR SHEAR WALL PLAN
S3.0	LOWER ROOF FRAMING PLAN
S3.1	UPPER ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS

CODE ANALYSIS

BUILDING CODE: 2021 IRC

BUILDING AREA
DALTON (END) (2 UNITS)
DALTON (MID) (4 UNITS)

BUILING STORIES:
2 STORIES W/ CRAWLSPACE
TOWNHOMES PER IRC-R302.2 (RESIDENTIAL)

UNIT SEPARATION:
2 HOUR UNIT SEPARATION AT EA. UNIT
(2) LAYERS OF 5/8" SHEETROCK FIREWALL

MEETS 2021 IRC

TOWNHOME RESIDENTIAL
TWO STORY W/ CRAWLSPACE

DALTON FIRST FLOOR	553 SF
DALTON SECOND FLOOR	847 SF
- FINISHED	1399 SF
- GRAND TOTAL	1399 SF
DALTON GARAGE	408 SF

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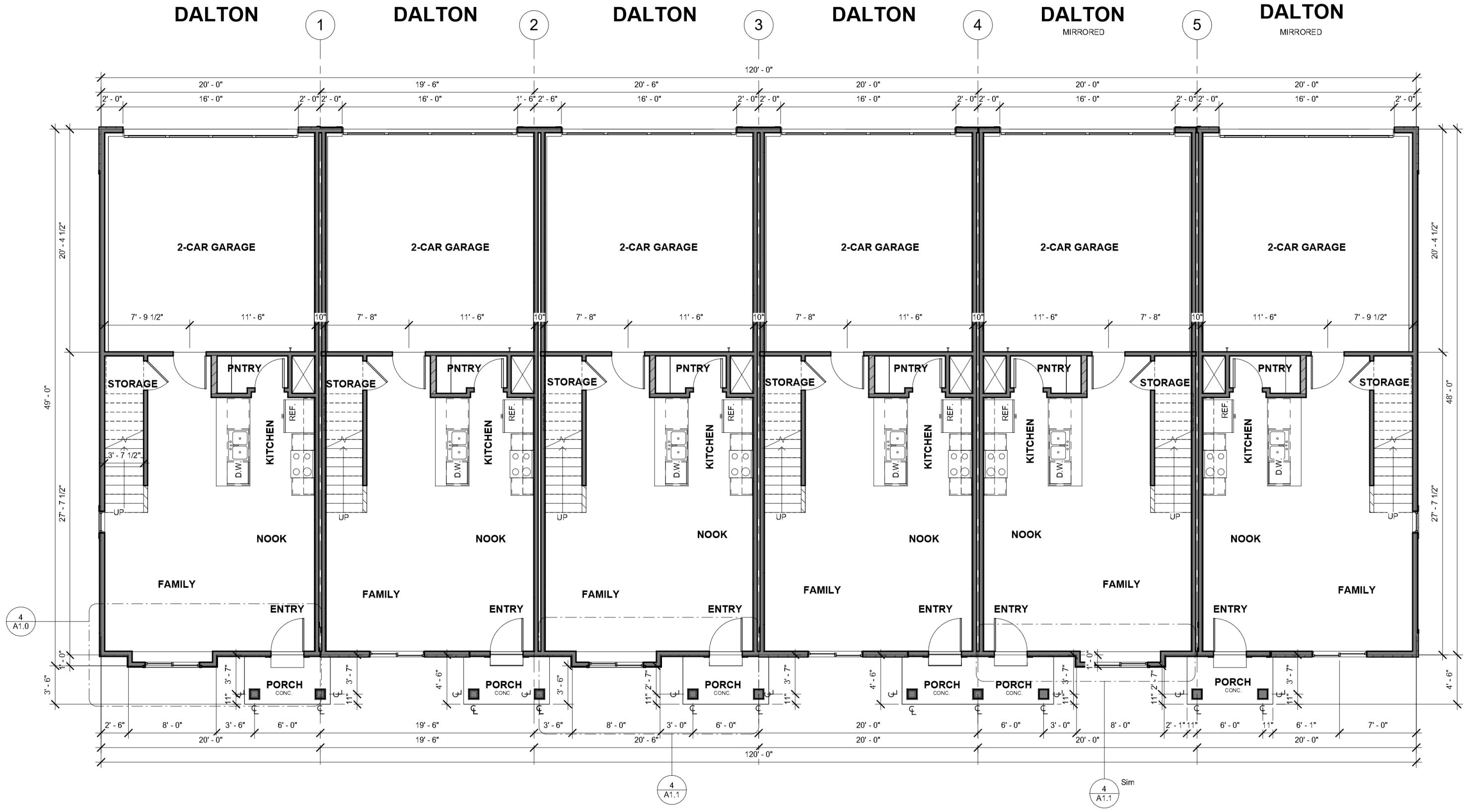
20' R.L. TOWNHOME 6-PLEX (GYP)
COVER SHEET - MODERN FARMHOUSE

DRAWN BY:DRH
CHECKED BY:CAD
DATE: 8/26/2026 8:56:57 AM

C1.0
MF

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.



① MF - OVERALL FIRST FLOOR PLAN
3/16" = 1'-0"

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20' R.L. TOWNHOME 6-PLEX (GYP)
MF - OVERALL FIRST FLOOR PLAN

A0.1
MF

NOTE:
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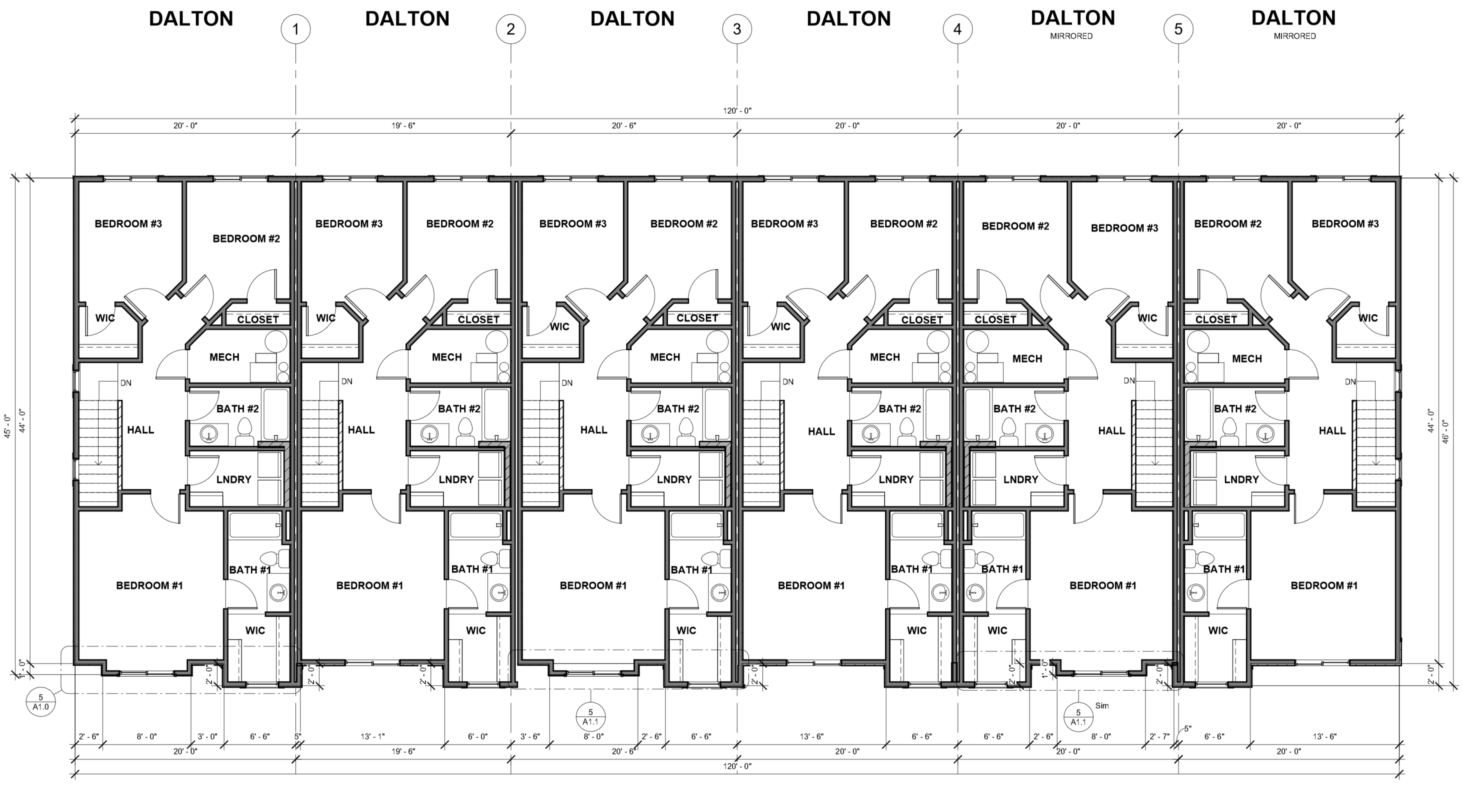
NOTE:
WATER TANK TO BE INSTALLED PER CODE (IRC M1411.3.1.2).

NOTE:
ONLY ON CRAWLSPACE.
PROVIDE 6-MIL VAPOR RETARDER
AS PER 2021 IRC 506.2.3



1 MF - OVERALL SECOND FLOOR PLAN
3/16" = 1'-0"

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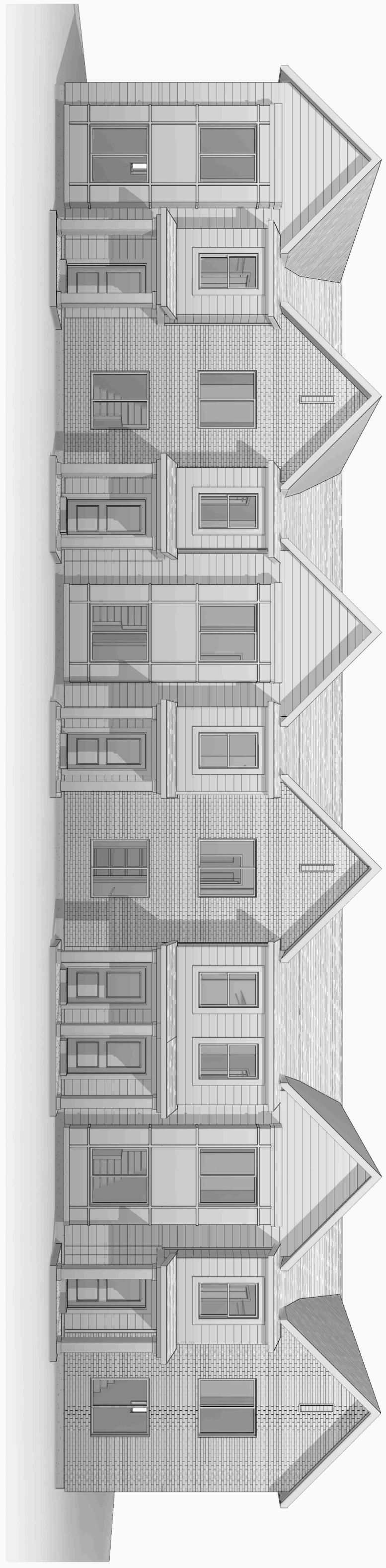
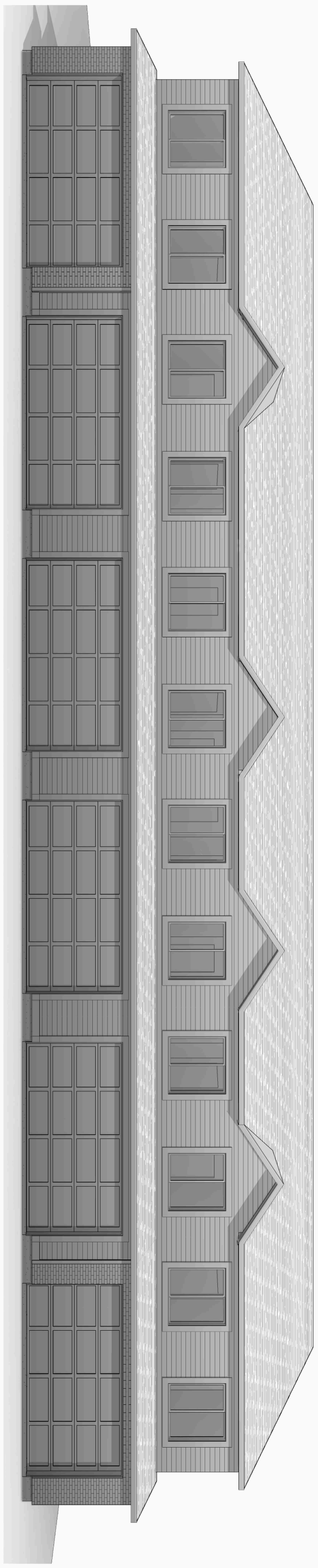
20' R.L. TOWNHOME 6-PLEX (GYP)
OVERALL SECOND FLOOR PLAN

A0.2
MF



① MF - FRONT 3D VIEW



② MF - REAR 3D VIEW

A2.0
MF

20' R.L. TOWNHOME 6-PLEX (GYP)
3D ELEVATIONS (MF) MODERN FARMHOUSE

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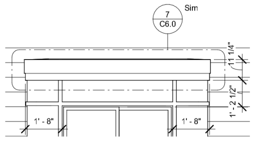
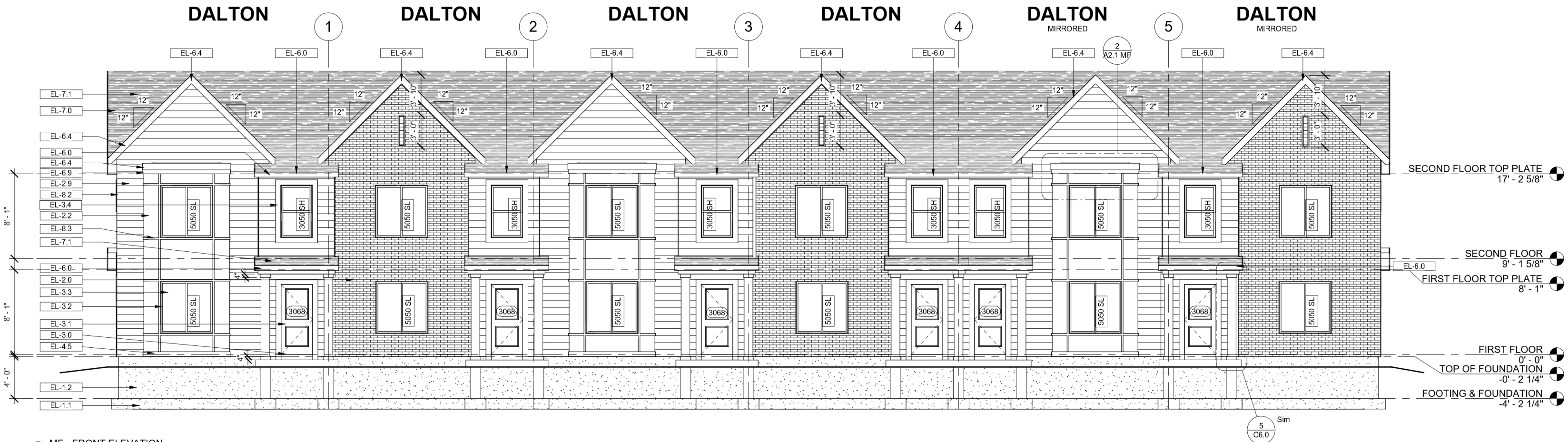
FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.1	ALL FOOTINGS TO BE 30" BELOW GRADE FOR FROST PROTECTION U.N.O.
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-2.0	ICC APPROVED STONE/BRICK VENEER OVER WEATHER BARRIER
EL-2.2	ICC APPROVED BOARD & BATT SIDING SYSTEM OVER WEATHER BARRIER
EL-2.9	ICC APPROVED 8" EXPOSURE LAP SIDING SYSTEM OVER WEATHER BARRIER
EL-3.0	SILL PAN FLASHING ON ALL EXTERIOR DOORS
EL-3.1	INSULATED EXTERIOR DOOR
EL-3.2	CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-3.4	WINDOW/DOOR TRIM (PER ELEVATION)
EL-4.5	6" HARDIE TRIM
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-6.4	8" FASCIA BOARD (SIDING MATERIAL)
EL-6.9	12" FASCIA BOARD (SIDING MATERIAL)
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES
EL-8.2	SIDING CORNER CAP
EL-8.3	2" HARDIE TRIM



② MF - BAY TRIM CAP DETAIL
3/8" = 1'-0"



① MF - FRONT ELEVATION
3/16" = 1'-0"

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20' R.L. TOWNHOME 6-PLEX (GYP)

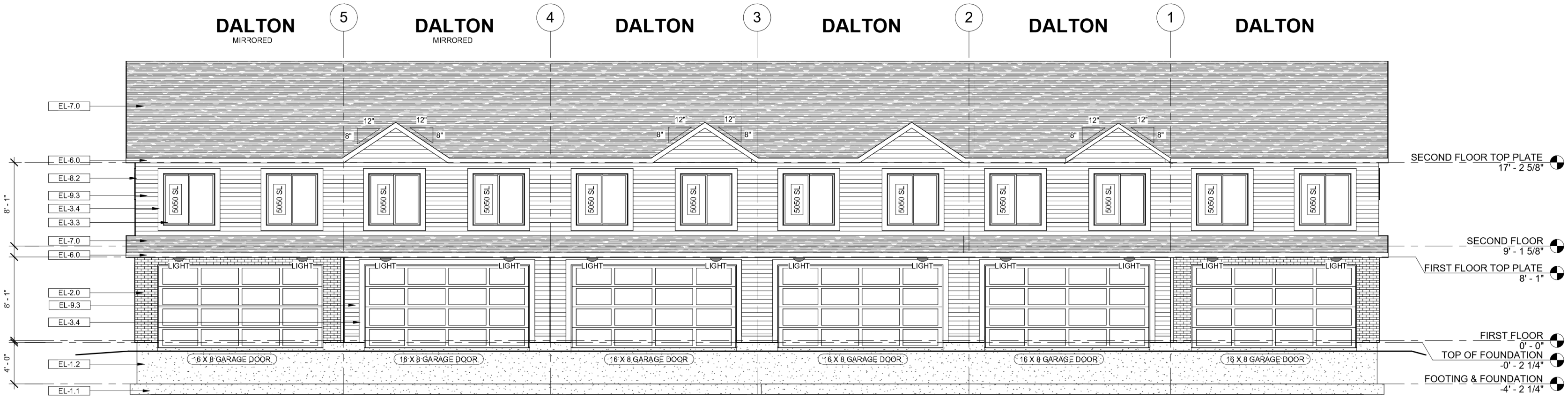
FRONT ELEVATION (MF) MODERN FARMHOUSE

A2.1
MF

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.1	ALL FOOTINGS TO BE 30" BELOW GRADE FOR FROST PROTECTION U.N.O.
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-2.0	ICC APPROVED STONE/BRICK VENEER OVER WEATHER BARRIER
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-3.4	WINDOW/DOOR TRIM (PER ELEVATION)
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-8.2	SIDING CORNER CAP
EL-9.3	ICC APPROVED 5" VINYL SIDING SYSTEM OVER WEATHER BARRIER



① MF - REAR ELEVATION
3/16" = 1'-0"

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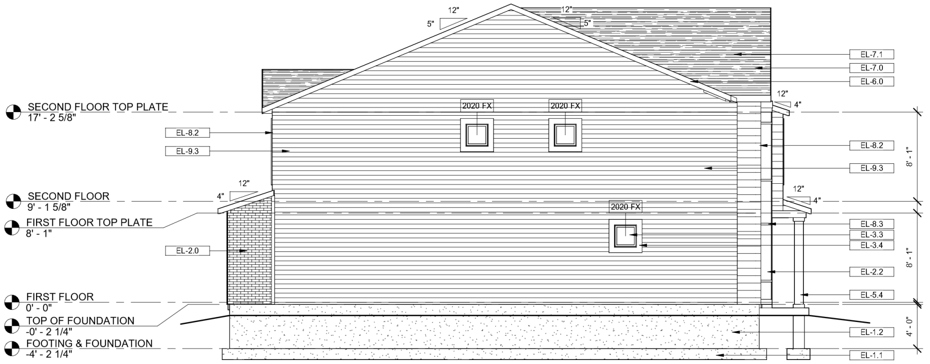
20' R.L. TOWNHOME 6-PLEX (GYP)
REAR ELEVATION (MF) MODERN FARMHOUSE

A2.2
MF

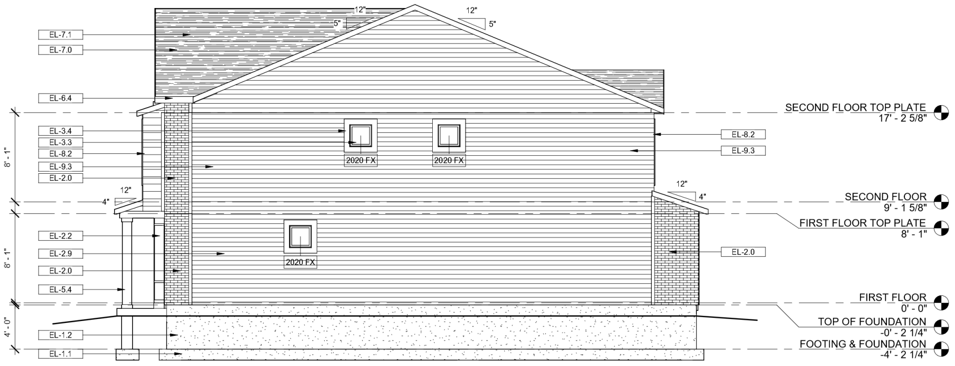
FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.1	ALL FOOTINGS TO BE 30" BELOW GRADE FOR FROST PROTECTION U.N.O.
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-2.0	ICC APPROVED STONE/BRICK VENEER OVER WEATHER BARRIER
EL-2.2	ICC APPROVED BOARD & BATT SIDING SYSTEM OVER WEATHER BARRIER
EL-2.9	ICC APPROVED 8" EXPOSURE LAP SIDING SYSTEM OVER WEATHER BARRIER
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-3.4	WINDOW/DOOR TRIM (PER ELEVATION)
EL-5.4	CUSTOM COLUMN (SEE DETAIL)
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-6.4	8" FASCIA BOARD (SIDING MATERIAL)
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES
EL-8.2	SIDING CORNER CAP
EL-8.3	2" HARDIE TRIM
EL-9.3	ICC APPROVED 5" VINYL SIDING SYSTEM OVER WEATHER BARRIER



① MF - LEFT ELEVATION
3/16" = 1'-0"



② MF - RIGHT ELEVATION
3/16" = 1'-0"

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20' R.L. TOWNHOME 6-PLEX (GYP)
SIDE ELEVATIONS (MF) MODERN FARMHOUSE

A2.3
MF

BASE ON : TEMPLATE FILE #04.15.2026

ENERGY COMPLIANCE METHOD:

RES CHECK - UTAH 2012

INSULATION R-VALUES
CEILING: R-38 BLOWN
WALLS: R-13 BATTEN (2X4)
R-19 BATTEN (2X6)
RIM JOISTS: R-19 BATTEN
FLOORS: R-47 BLOWN
CRAWLSPASE: R-19 DRAPE

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20' R.L. TOWNHOME 6-PLEX (GYP)
PLAN 9390 DALTON V07-2026

AVIAN SHORES TOWNHOMES

PROJECT TEAM:

OWNER	STRUCTURAL ENGINEER	TRUSS MANUFACTURER
DR HORTON - SLC DIVISION 4100 N HORTON WAY, SUITE 300 LEHI, UT 84048	ACUTE ENGINEERING 744 SOUTH 400 EAST OREM, UTAH 84097	BMC WEST 101 S GENEVA ROAD LINDON, UTAH 84042
CONTACT SHANTELL LUKE SLCPLANS@DRHORTON.COM	CONTACT NATE BELL 801.229.9020	CONTACT 801.785.0255

(TR) - TRANSITIONAL

REVISION SCHEDULE

NUMBER	DESCRIPTION	DATE
1	CODE UPDATES	06/18/2026

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DRAWING INDEX

SHEET NO.	SHEET NAME
B2	BROCHURE ADDISON
B3	BROCHURE DALTON END
C1.0	COVER SHEET
C2.0	NOTES
C3.0	FIREWALL DETAILS
C3.1	FIREWALL DETAILS
C3.2	FIREWALL DETAILS
C4.0	ARCHITECTURAL DETAILS
C5.0	ARCHITECTURAL DETAILS
C6.0	ARCHITECTURAL DETAILS
C7.0	ARCHITECTURAL DETAILS
C8.0	ARCHITECTURAL DETAILS
A0.0	OVERALL FOUNDATION/CRAWLSPACE PLAN
A0.1	OVERALL FIRST FLOOR PLAN
A0.2	OVERALL SECOND FLOOR PLAN
A0.3	OVERALL ROOF DRAINAGE PLAN
A1.0	DALTON END - FLOOR PLANS
A1.1	DALTON MID - FLOOR PLANS
A2.0	3D ELEVATIONS
A2.1	FRONT ELEVATION
A2.2	REAR ELEVATION
A2.3	SIDE ELEVATION
A3.0	BUILDING SECTIONS
E1.00	DALTON END - ELECTRICAL/PLUMBING PLAN
E1.10	DALTON MID - ELECTRICAL/PLUMBING PLAN
U1.0	UTILITY PLANS
SN1	STRUCTURAL NOTES
S0.0	FOOTING & FOUNDATION PLAN
S1.0	FIRST FLOOR FRAMING PLAN
S1.1	FIRST FLOOR SHEAR WALL PLAN
S2.0	SECOND FLOOR FRAMING
S2.1	SECOND FLOOR SHEAR WALL PLAN
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S3.1	UPPER ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS

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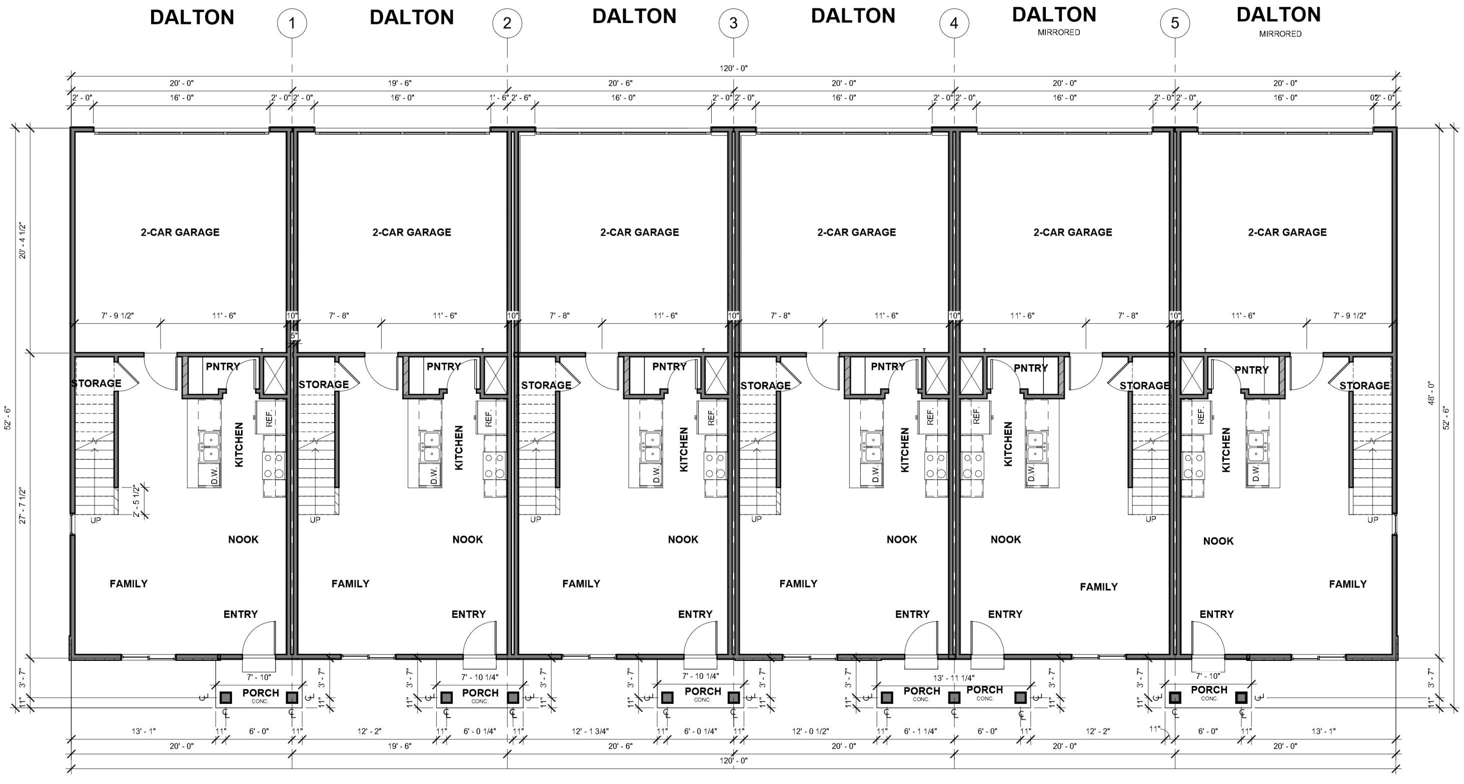
20' R.L. TOWNHOME 6-PLEX (GYP)
COVER SHEET - TRANSITIONAL

DRAWN BY:DRH
CHECKED BY:CAD
DATE: 8/26/2026 8:58:30 AM

C1.0
TR

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.



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20' R.L. TOWNHOME 6-PLEX (GYP)

TR - OVERALL FIRST FLOOR PLAN

A0.1
TR

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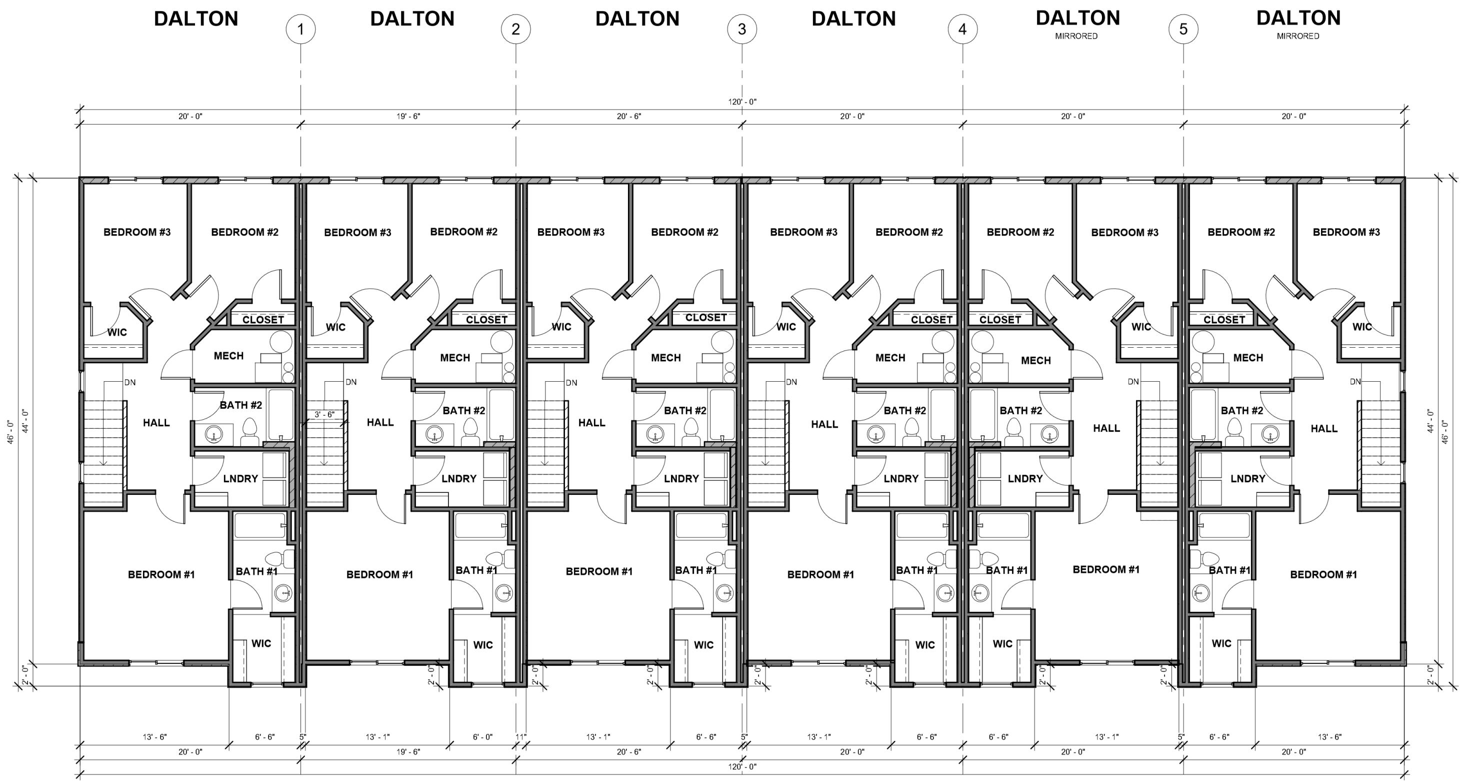
PROVIDE 6-MIL VAPOR RETARDER
AS PER 2021 IRC 506.2.3



① OVERALL SECOND FLOOR PLAN
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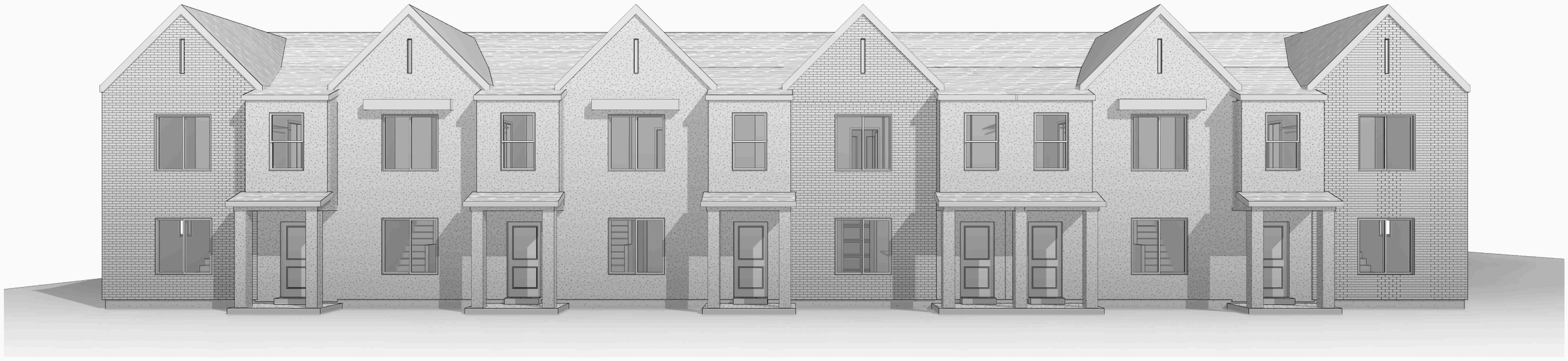
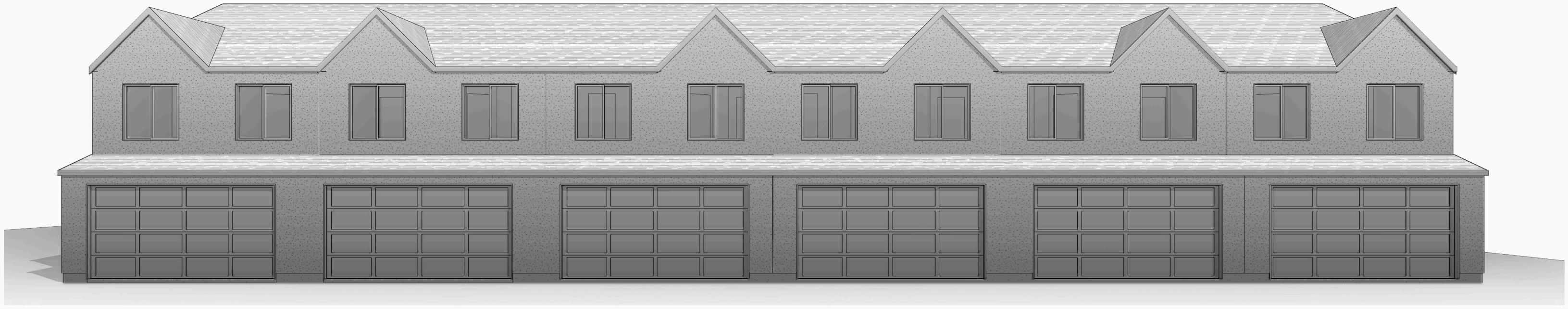
20' R.L. TOWNHOME 6-PLEX (GYP)
OVERALL SECOND FLOOR PLAN

A0.2
TR



① TR - FRONT 3D VIEW



② TR - REAR 3D VIEW

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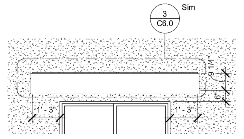
20' R.L. TOWNHOME 6-PLEX (GYP)
3D ELEVATIONS (TR) TRANSITIONAL

A2.0
TR

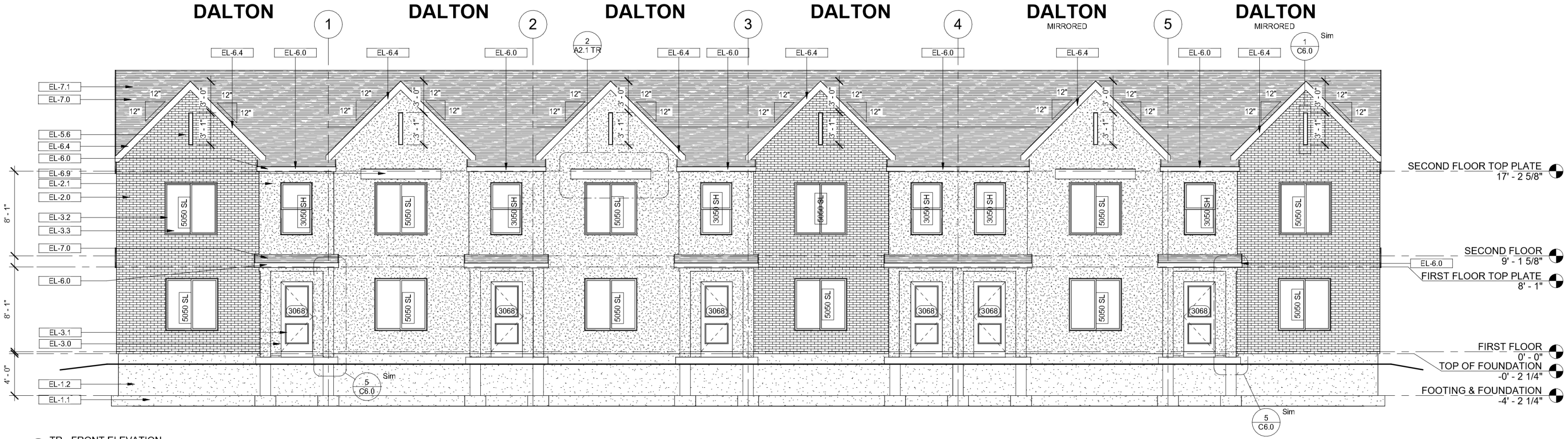
FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.1	ALL FOOTINGS TO BE 30" BELOW GRADE FOR FROST PROTECTION U.N.O.
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-2.0	ICC APPROVED STONE/BRICK VENEER OVER WEATHER BARRIER
EL-2.1	ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER
EL-3.0	SILL PAN FLASHING ON ALL EXTERIOR DOORS
EL-3.1	INSULATED EXTERIOR DOOR
EL-3.2	CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-5.6	DECORATIVE GABLE VENT AS PER ELEVATION
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-6.4	8" FASCIA BOARD (SIDING MATERIAL)
EL-6.9	12" FASCIA BOARD (SIDING MATERIAL)
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES



② TR - DECORATIVE BROW PLACEMENT
3/8" = 1'-0"



① TR - FRONT ELEVATION
3/16" = 1'-0"

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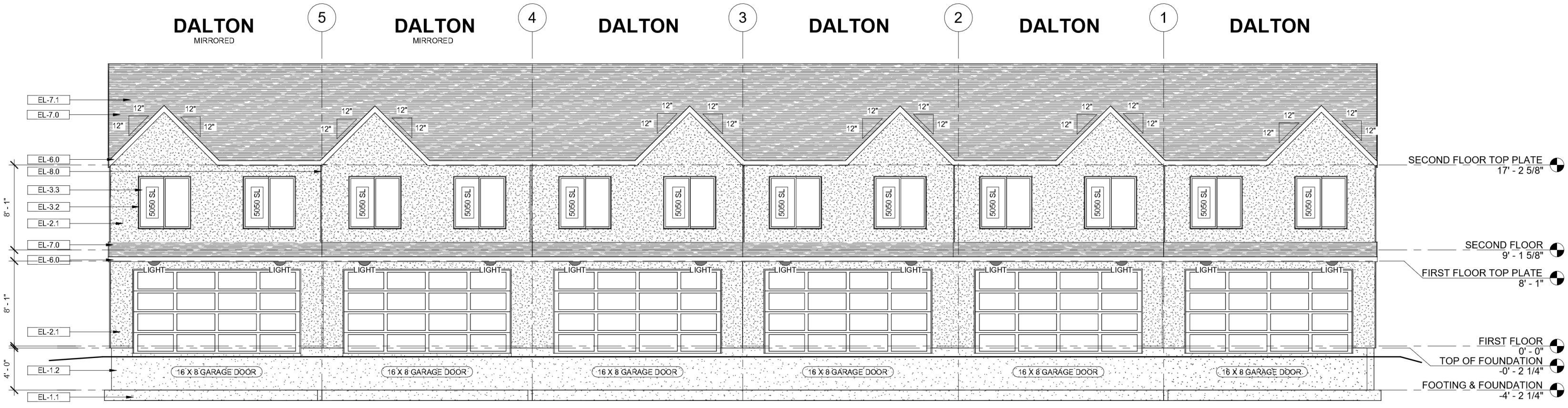
20' R.L. TOWNHOME 6-PLEX (GYP)
FRONT ELEVATION (TR) TRANSITIONAL

A2.1
TR

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.1	ALL FOOTINGS TO BE 30" BELOW GRADE FOR FROST PROTECTION U.N.O.
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-2.1	ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER
EL-3.2	CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES
EL-8.0	STUCCO REVEAL



① TR - REAR ELEVATION
3/16" = 1'-0"

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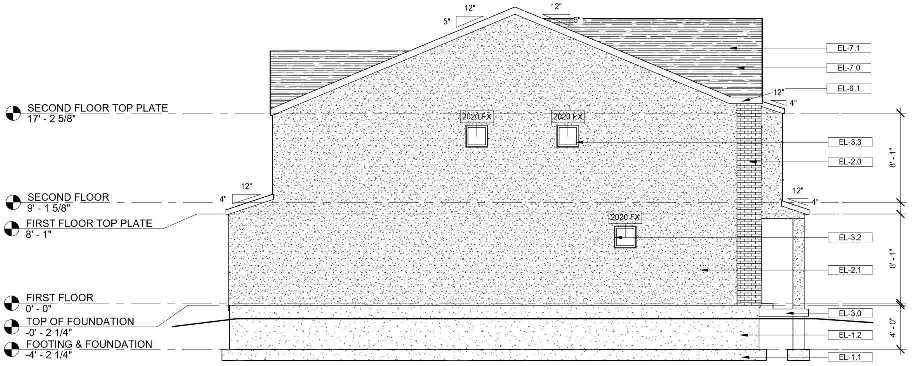
20' R.L. TOWNHOME 6-PLEX (GYP)
REAR ELEVATION (TR) TRANSITIONAL

A2.2
TR

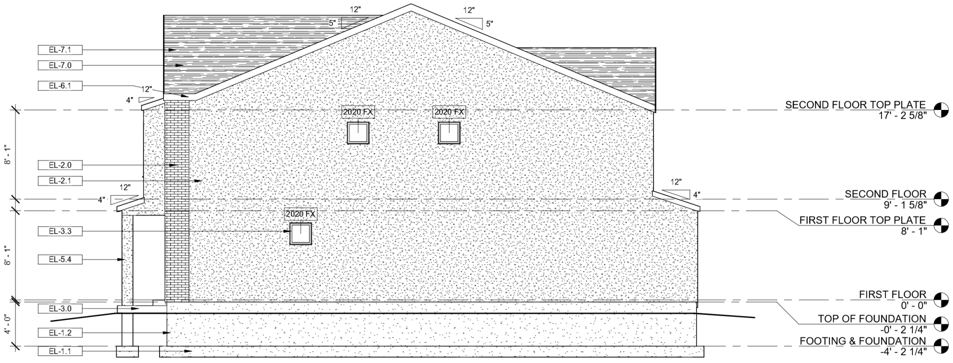
FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.1	ALL FOOTINGS TO BE 30" BELOW GRADE FOR FROST PROTECTION U.N.O.
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-2.0	ICC APPROVED STONE/BRICK VENEER OVER WEATHER BARRIER
EL-2.1	ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER
EL-3.0	SILL PAN FLASHING ON ALL EXTERIOR DOORS
EL-3.2	CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-5.4	CUSTOM COLUMN (SEE DETAIL)
EL-6.1	2X8 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES



① TR - LEFT ELEVATION
3/16" = 1'-0"



② TR - RIGHT ELEVATION
3/16" = 1'-0"

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20' R.L. TOWNHOME 6-PLEX (GYP)
SIDE ELEVATIONS (TR) TRANSITIONAL

A2.3
TR

BASE ON : TEMPLATE FILE #04.15.2026

ENERGY COMPLIANCE METHOD:

RES CHECK - UTAH 2012

INSULATION R-VALUES
CEILING: R-38 BLOWN
WALLS: R-13 BATTEN (2X4)
R-19 BATTEN (2X6)
RIM JOISTS: R-19 BATTEN
FLOORS: R-47 BLOWN
BASEMENT: R-19 DRAPE

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
PLAN 9555 MILLBROOK (AVI) V07-2026

AVIAN SHORES TOWNHOMES

PROJECT TEAM:

OWNER
DR HORTON - SLC DIVISION
4100 N HORTON WAY, SUITE 300
LEHI, UT 84048

CONTACT
SHANTELL LUKE
SLCPLANS@DRHORTON.COM

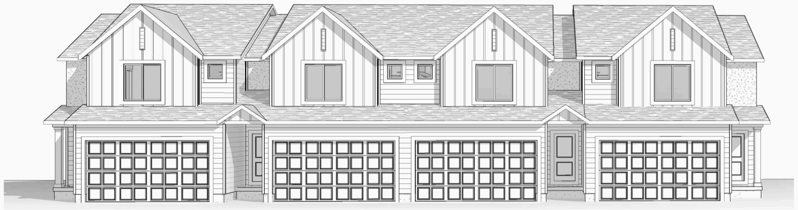
STRUCTURAL ENGINEER
ACUTE ENGINEERING
744 SOUTH 400 EAST
OREM, UTAH 84097

CONTACT
NATE BELL
801.229.9020

TRUSS MANUFACTURER
BMC WEST
101 S GENEVA ROAD
LINDON, UTAH 84042

CONTACT
801.785.0255

(FA) - FARMHOUSE



REVISION SCHEDULE		
NUMBER	DESCRIPTION	DATE
1	CODE UPDATES	08/27/2026

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DRAWING INDEX

SHEET NO.	SHEET NAME
C1.0	COVER SHEET
C2.0	NOTES
C3.0	FIREWALL DETAILS
C3.1	FIREWALL DETAILS
C3.2	FIREWALL DETAILS
C4.0	ARCHITECTURAL DETAILS
C5.0	ARCHITECTURAL DETAILS
C6.0	ARCHITECTURAL DETAILS
C7.0	ARCHITECTURAL DETAILS
C8.0	ARCHITECTURAL DETAILS
A0.0	OVERALL FOUNDATION/BASEMENT PLAN
A0.1	OVERALL FIRST FLOOR PLAN
A0.2	OVERALL SECOND FLOOR PLAN
A0.3	OVERALL ROOF DRAINAGE PLAN
A1.00	MILLBROOK END - UNIT FLOOR PLANS
A1.01	MILLBROOK MID - UNIT FLOOR PLANS
A2.0	3D ELEVATIONS
A2.1	FRONT ELEVATION
A2.2	REAR ELEVATION
A2.3	SIDE ELEVATIONS
A3.0	BUILDING SECTIONS
E1.00	MILLBROOK END - UNIT ELECTRICAL/PLUMBING PLAN
E1.10	MILLBROOK MID - UNIT ELECTRICAL/PLUMBING PLAN
U1.0	UTILITY PLANS
SN1	STRUCTURAL NOTES
S0.0	FOOTING & FOUNDATION PLAN
S1.0	FIRST FLOOR FRAMING PLAN
S1.1	FIRST FLOOR SHEAR WALL PLAN
S2.0	SECOND FLOOR FRAMING PLAN
S2.1	SECOND FLOOR SHEAR WALL PLAN
S3.0	LOWER ROOF FRAMING PLAN
S3.1	UPPER ROOF FRAMING PLAN
SD1	STRUCTURAL DETAIL
SD2	STRUCTURAL DETAIL

CODE ANALYSIS

BUILDING CODE: 2021 IRC

BUILDING AREA
MILLBROOK (END) (2 UNITS)
MILLBROOK (MID) (2 UNITS)

BUILING STORIES:
2 STORIES W/ BASEMENT
TOWNHOMES PER IRC-R302.2 (RESIDENTIAL)

UNIT SEPARATION:
2 HOUR UNIT SEPARATION AT EA. UNIT
(2) LAYERS OF 5/8" SHEETROCK FIREWALL

MEETS 2021 IRC

TOWNHOME RESIDENTIAL
TWO STORY W/ BASEMENT

MILLBROOK FIRST FLOOR	639 SF
MILLBROOK SECOND FLOOR	921 SF
- FINISHED	1560 SF
- GRAND TOTAL	1560 SF
MILLBROOK GARAGE	412 SF

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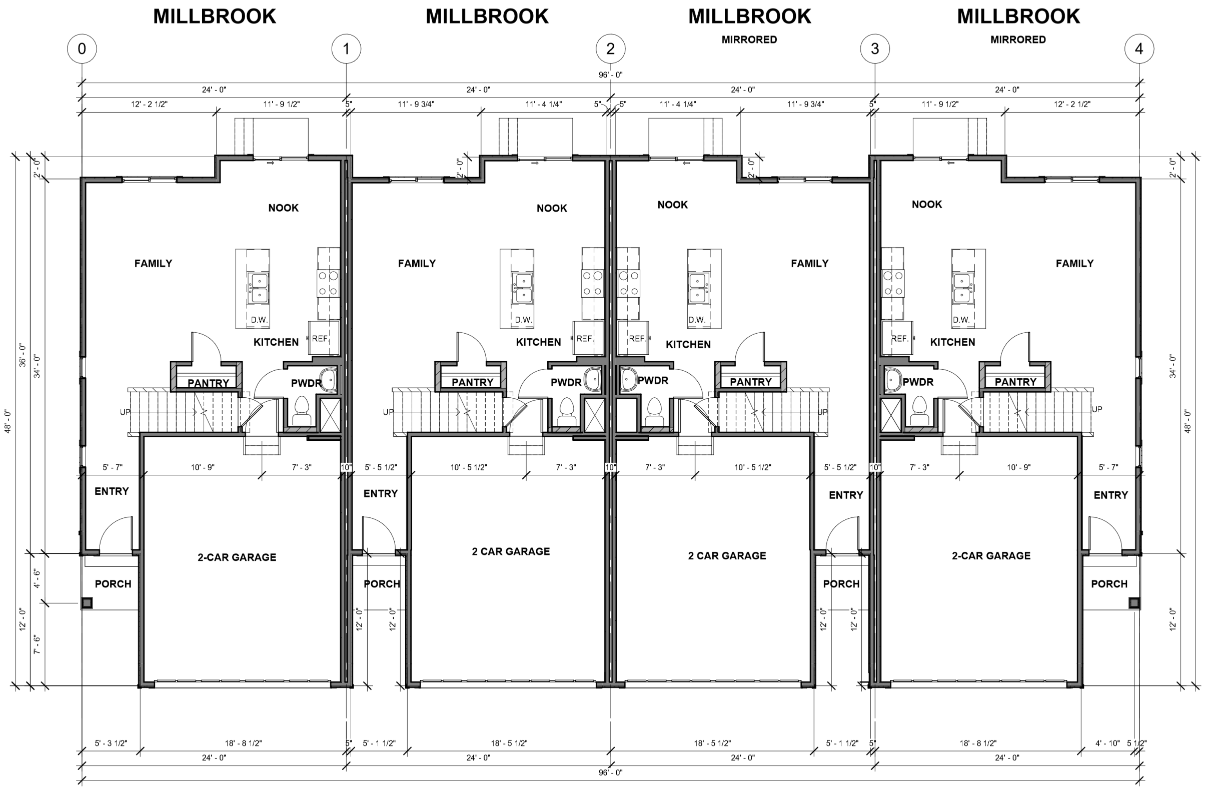
24' F.L. TOWNHOME (M) 4-PLEX (GYP)
COVER SHEET - FARMHOUSE

DRAWN BY:DRH
CHECKED BY:CAD
DATE: 8/31/2026 5:18:10 PM

C1.0
FA

FOR STANDARD 8' PLATE
MAIN FLOOR WINDOWS @ HEADER
HEIGHT OF 7'-0" U.N.O.



① FA - OVERALL FIRST FLOOR PLAN
3/16" = 1'-0"

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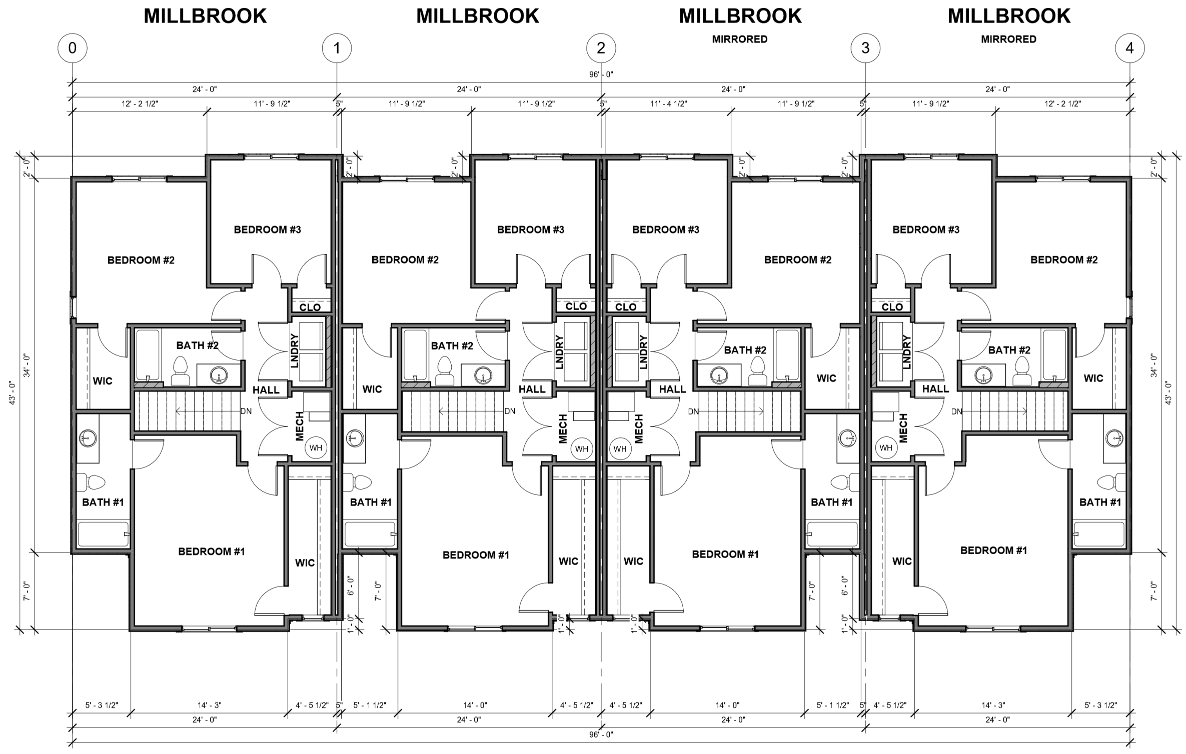
24' F.L. TOWNHOME (M) 4-PLEX (GYP)

OVERALL FIRST FLOOR PLAN

A0.1
FA

FOR STANDARD 8' PLATE
MAIN FLOOR WINDOWS @ HEADER
HEIGHT OF 7'-0" U.N.O.



① OVERALL SECOND FLOOR PLAN
3/16" = 1'-0"

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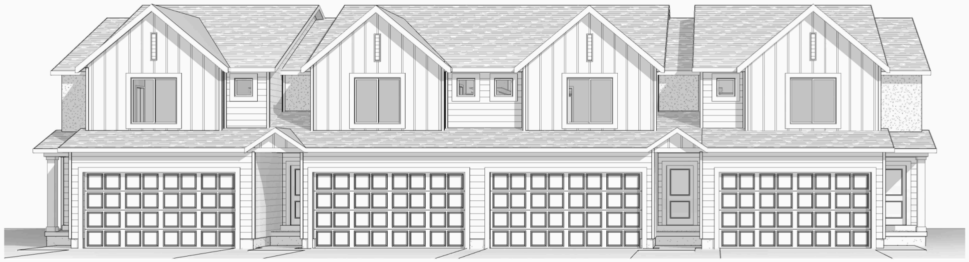
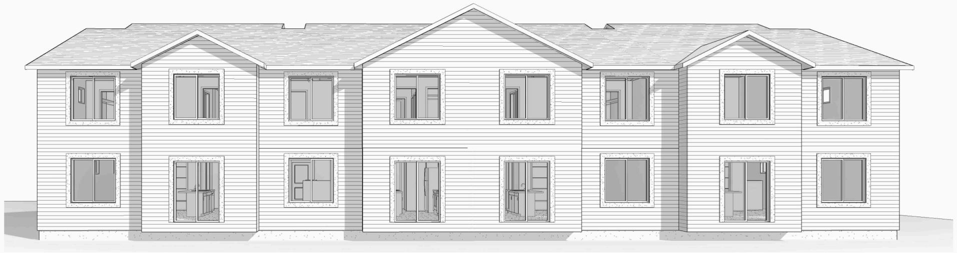
24' F.L. TOWNHOME (M) 4-PLEX (GYP)
OVERALL SECOND FLOOR PLAN

A0.2



① FARMHOUSE - FRONT 3D VIEW



② FARMHOUSE - REAR 3D VIEW

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
3D ELEVATIONS (FA) FARMHOUSE

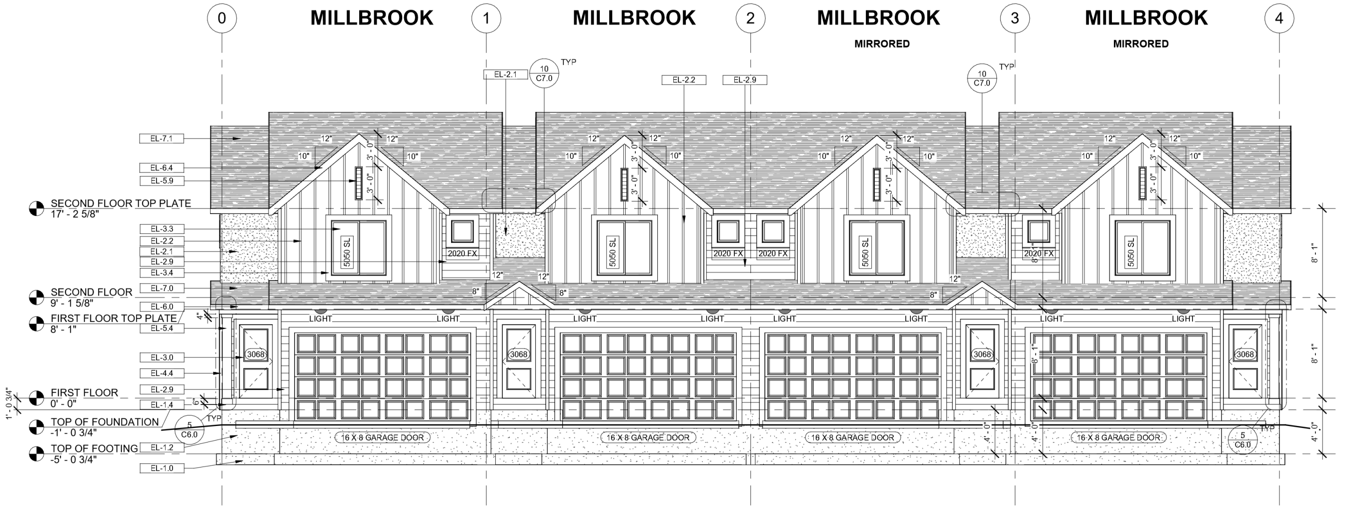
A2.0
FA

ALL BASEMENT WINDOWS @
HEADER HEIGHT OF 7'-0" U.N.O.

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-1.4	CONRETE SLAB
EL-2.1	ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER
EL-2.2	ICC APPROVED BOARD & BATT SIDING SYSTEM OVER WEATHER BARRIER
EL-2.9	ICC APPROVED 8" EXPOSURE LAP SIDING SYSTEM OVER WEATHER BARRIER
EL-3.0	SILL PAN FLASHING ON ALL EXTERIOR DOORS
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-3.4	WINDOW/DOOR TRIM (PER ELEVATION)
EL-4.4	4" HARDIE TRIM
EL-5.4	CUSTOM COLUMN (SEE DETAIL)
EL-5.9	GABLE VENT - DECORATIVE ONLY
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-6.4	8" FASCIA BOARD (SIDING MATERIAL)
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES



① FA - FRONT ELEVATION
3/16" = 1'-0"

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
FRONT ELEVATION (FA) FARMHOUSE

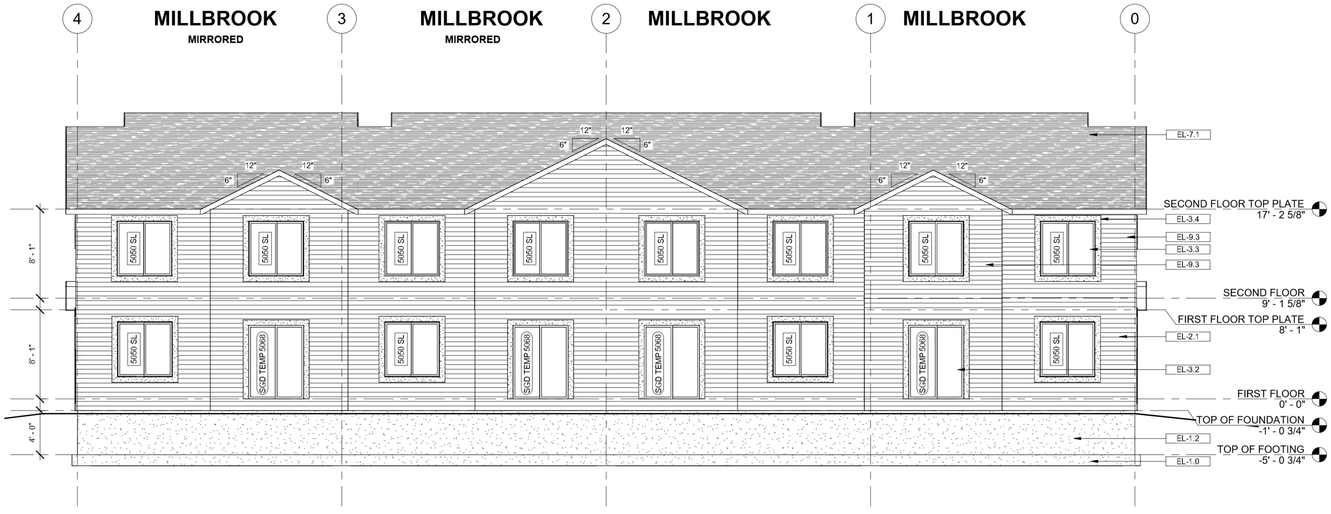
A2.1
FA

ALL BASEMENT WINDOWS @
HEADER HEIGHT OF 7'-0" U.N.O.

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-2.1	ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER
EL-3.2	CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-3.4	WINDOW/DOOR TRIM (PER ELEVATION)
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES
EL-9.3	ICC APPROVED 5" VINYL SIDING SYSTEM OVER WEATHER BARRIER



① FA - REAR ELEVATION
3/16" = 1'-0"

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
REAR ELEVATION (FA) FARMHOUSE

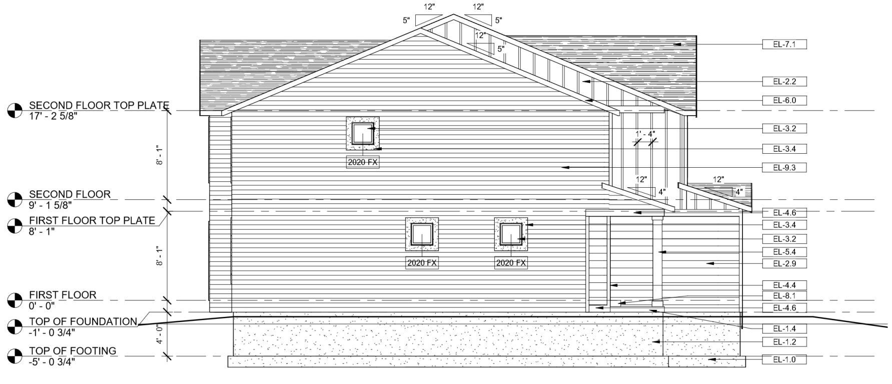
A2.2
FA

ALL BASEMENT WINDOWS @
HEADER HEIGHT OF 7'-0" U.N.O.

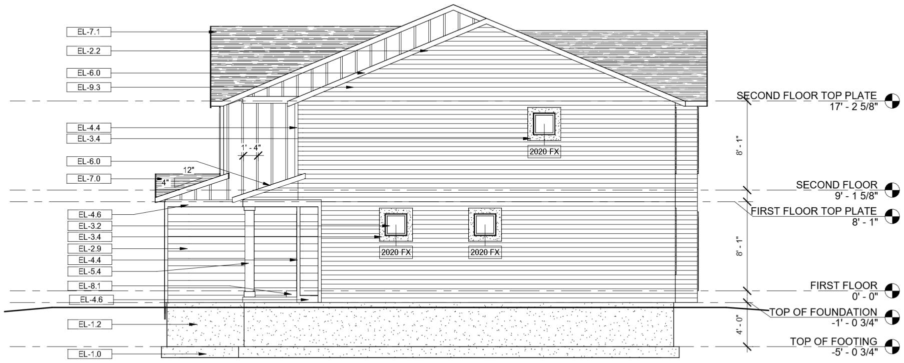
FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-1.4	CONRETE SLAB
EL-2.2	ICC APPROVED BOARD & BATT SIDING SYSTEM OVER WEATHER BARRIER
EL-2.9	ICC APPROVED 8" EXPOSURE LAP SIDING SYSTEM OVER WEATHER BARRIER
EL-3.2	CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC
EL-3.4	WINDOW/DOOR TRIM (PER ELEVATION)
EL-4.4	4" HARDIE TRIM
EL-4.6	8" HARDIE TRIM
EL-5.4	CUSTOM COLUMN (SEE DETAIL)
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES
EL-8.1	PROVIDE 14" CONC. STOOP
EL-9.3	ICC APPROVED 5" VINYL SIDING SYSTEM OVER WEATHER BARRIER



① FA - LEFT ELEVATION
3/16" = 1'-0"



② FA RIGHT ELEVATION
3/16" = 1'-0"

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
SIDE ELEVATIONS (FA) FARMHOUSE

A2.3
FA

BASE ON : TEMPLATE FILE #04.15.2026

ENERGY COMPLIANCE METHOD:

RES CHECK - UTAH 2012

INSULATION R-VALUES

CEILING:	R-38 BLOWN
WALLS:	R-13 BATTEN (2X4) R-19 BATTEN (2X6)
RIM JOISTS:	R-19 BATTEN
FLOORS:	R-47 BLOWN
BASEMENT:	R-19 DRAPE

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
PLAN 9555 MILLBROOK (AVI) V07-2026

AVIAN SHORES TOWNHOMES

PROJECT TEAM:

OWNER
DR HORTON - SLC DIVISION
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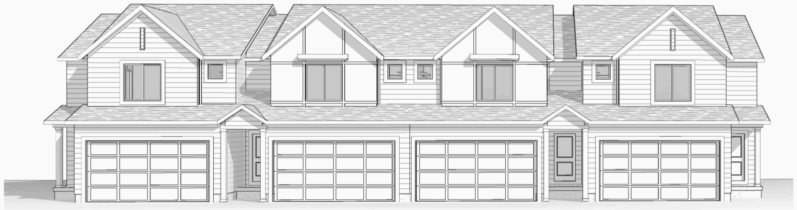
TRUSS MANUFACTURER
BMC WEST
101 S GENEVA ROAD
LINDON, UTAH 84042

CONTACT
801.785.0255

(MF) - MODERN FARMHOUSE



REVISION SCHEDULE

NUMBER	DESCRIPTION	DATE
1	CODE UPDATES	08/27/2026

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DRAWING INDEX

SHEET NO.	SHEET NAME
C1.0	COVER SHEET
C2.0	NOTES
C3.0	FIREWALL DETAILS
C3.1	FIREWALL DETAILS
C3.2	FIREWALL DETAILS
C4.0	ARCHITECTURAL DETAILS
C5.0	ARCHITECTURAL DETAILS
C6.0	ARCHITECTURAL DETAILS
C7.0	ARCHITECTURAL DETAILS
C8.0	ARCHITECTURAL DETAILS
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A0.1	OVERALL FIRST FLOOR PLAN
A0.2	OVERALL SECOND FLOOR PLAN
A0.3	OVERALL ROOF DRAINAGE PLAN
A1.00	MILLBROOK END - UNIT FLOOR PLANS
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A2.0	3D ELEVATIONS
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E1.00	MILLBROOK END - UNIT ELECTRICAL/PLUMBING PLAN
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U1.0	UTILITY PLANS
SN1	STRUCTURAL NOTES
S0.0	FOOTING & FOUNDATION PLAN
S1.0	FIRST FLOOR FRAMING PLAN
S1.1	FIRST FLOOR SHEAR WALL PLAN
S2.0	SECOND FLOOR FRAMING PLAN
S2.1	SECOND FLOOR SHEAR WALL PLAN
S3.0	LOWER ROOF FRAMING PLAN
S3.1	UPPER ROOF FRAMING PLAN
SD1	STRUCTURAL DETAIL
SD2	STRUCTURAL DETAIL

CODE ANALYSIS

BUILDING CODE: 2021 IRC

BUILDING AREA
MILLBROOK (END) (2 UNITS)
MILLBROOK (MID) (2 UNITS)

BUILING STORIES:
2 STORIES W/ BASEMENT
TOWNHOMES PER IRC-R302.2 (RESIDENTIAL)

UNIT SEPARATION:
2 HOUR UNIT SEPARATION AT EA. UNIT
(2) LAYERS OF 5/8" SHEETROCK FIREWALL

MEETS 2021 IRC

TOWNHOME RESIDENTIAL
TWO STORY W/ BASEMENT

MILLBROOK FIRST FLOOR	639 SF
MILLBROOK SECOND FLOOR	921 SF
- FINISHED	1560 SF
- GRAND TOTAL	1560 SF
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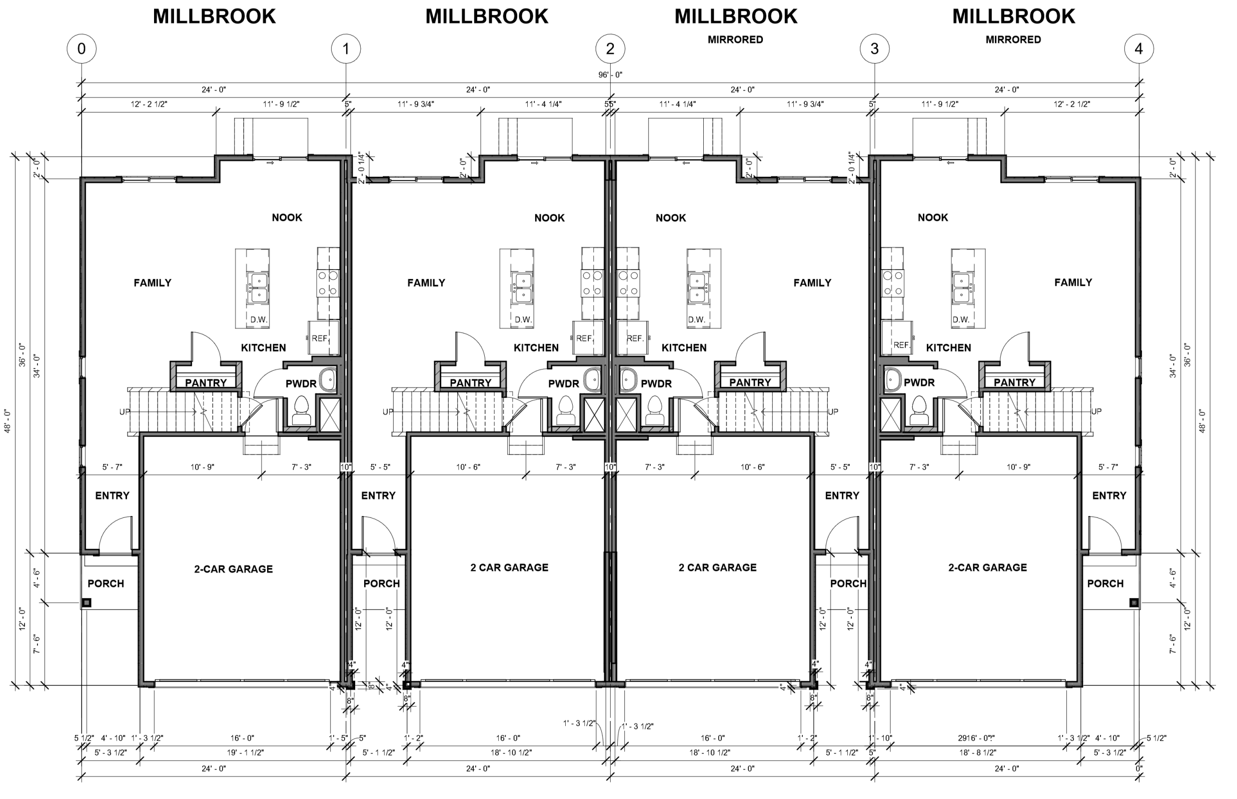
24' F.L. TOWNHOME (M) 4-PLEX (GYP)
COVER SHEET - MODERN FARMHOUSE

DRAWN BY:DRH
CHECKED BY:CAD
DATE: 8/31/2026 5:12:16 PM

C1.0
MF

FOR STANDARD 8' PLATE
MAIN FLOOR WINDOWS @ HEADER
HEIGHT OF 7'-0" U.N.O.



① MF - OVERALL FIRST FLOOR PLAN
3/16" = 1'-0"

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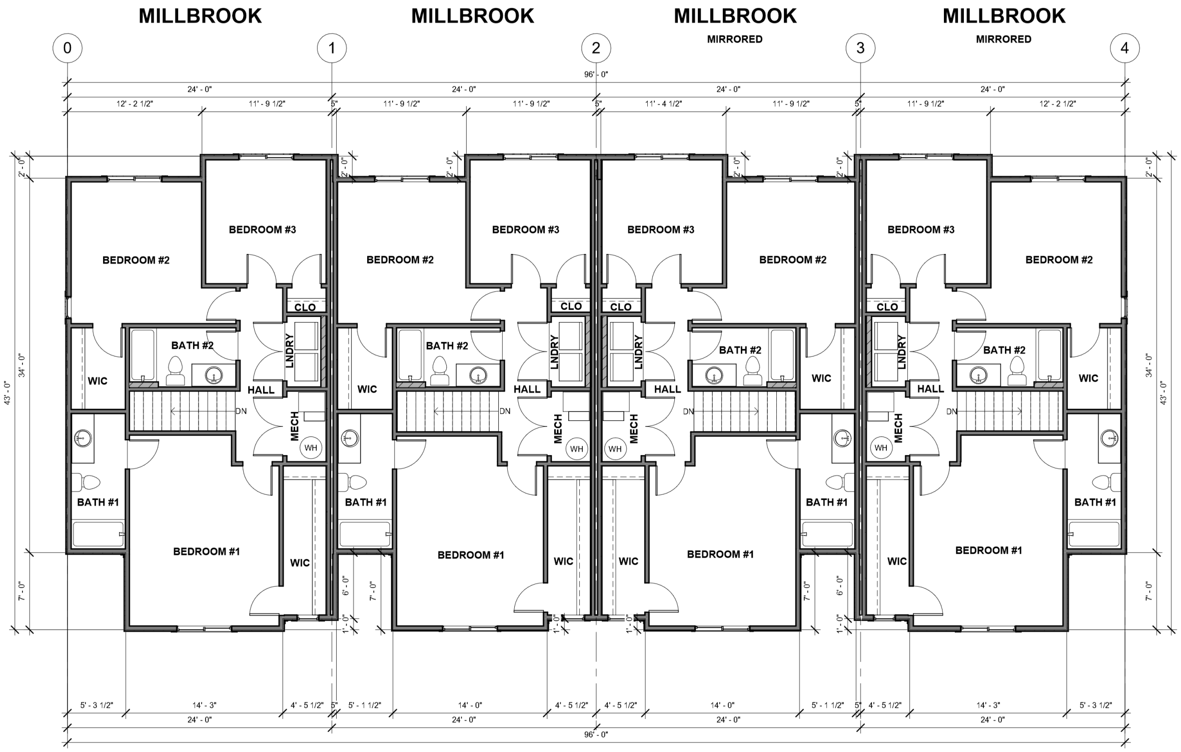
24' F.L. TOWNHOME (M) 4-PLEX (GYP)
OVERALL FIRST FLOOR PLAN

A0.1
MF

FOR STANDARD 8' PLATE
MAIN FLOOR WINDOWS @ HEADER
HEIGHT OF 7'-0" U.N.O.



① OVERALL SECOND FLOOR PLAN
3/16" = 1'-0"

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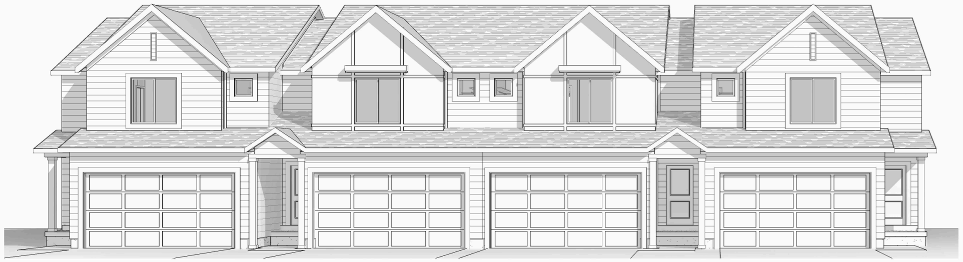
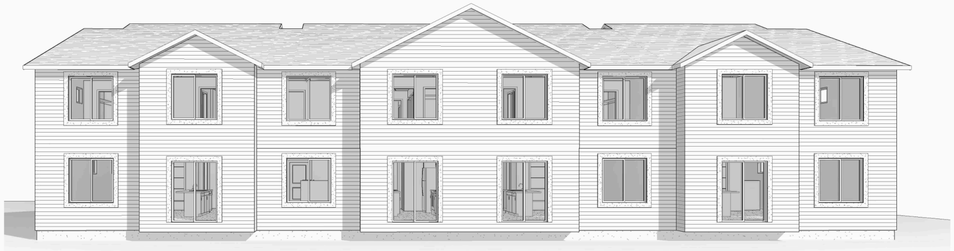
24' F.L. TOWNHOME (M) 4-PLEX (GYP)
OVERALL SECOND FLOOR PLAN

A0.2



① MODERN FARMHOUSE - FRONT VIEW



② MODERN FARMHOUSE - REAR VIEW

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
3D ELEVATIONS (MF) MODERN FARMHOUSE

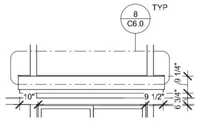
A2.0
MF

ALL BASEMENT WINDOWS @
HEADER HEIGHT OF 7'-0" U.N.O.

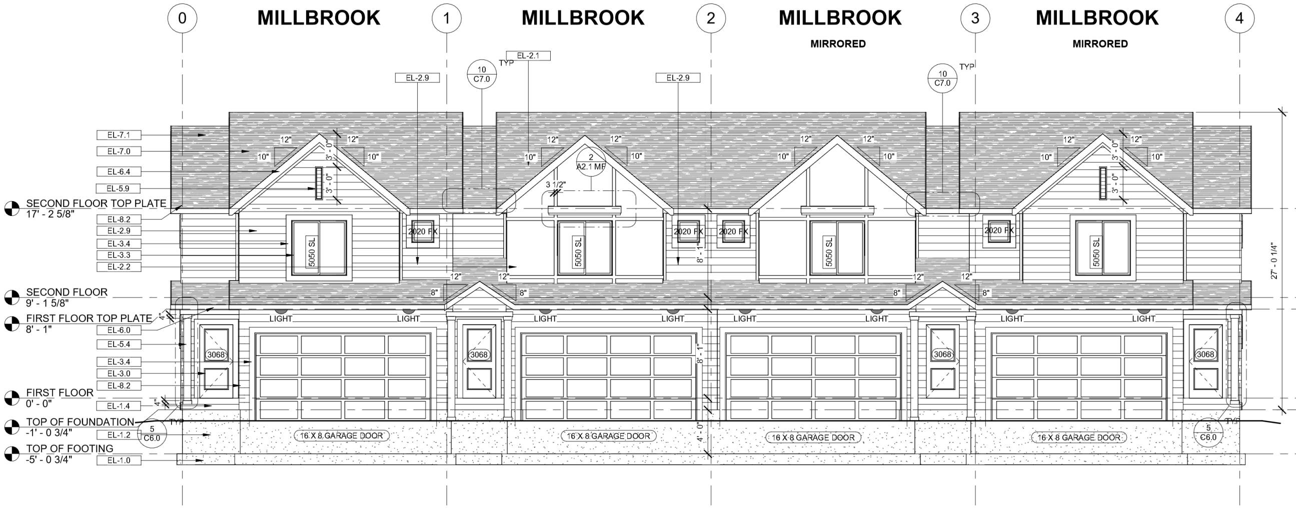
FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-1.4	CONRETE SLAB
EL-2.1	ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER
EL-2.2	ICC APPROVED BOARD & BATT SIDING SYSTEM OVER WEATHER BARRIER
EL-2.9	ICC APPROVED 8" EXPOSURE LAP SIDING SYSTEM OVER WEATHER BARRIER
EL-3.0	SILL PAN FLASHING ON ALL EXTERIOR DOORS
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-3.4	WINDOW/DOOR TRIM (PER ELEVATION)
EL-5.4	CUSTOM COLUMN (SEE DETAIL)
EL-5.9	GABLE VENT - DECORATIVE ONLY
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-6.4	8" FASCIA BOARD (SIDING MATERIAL)
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES
EL-8.2	SIDING CORNER CAP



② MF - BAY TRIM CAP DETAIL
3/8" = 1'-0"



① MF - FRONT ELEVATION
3/16" = 1'-0"

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
FRONT ELEVATION (MF) MODERN FARMHOUSE

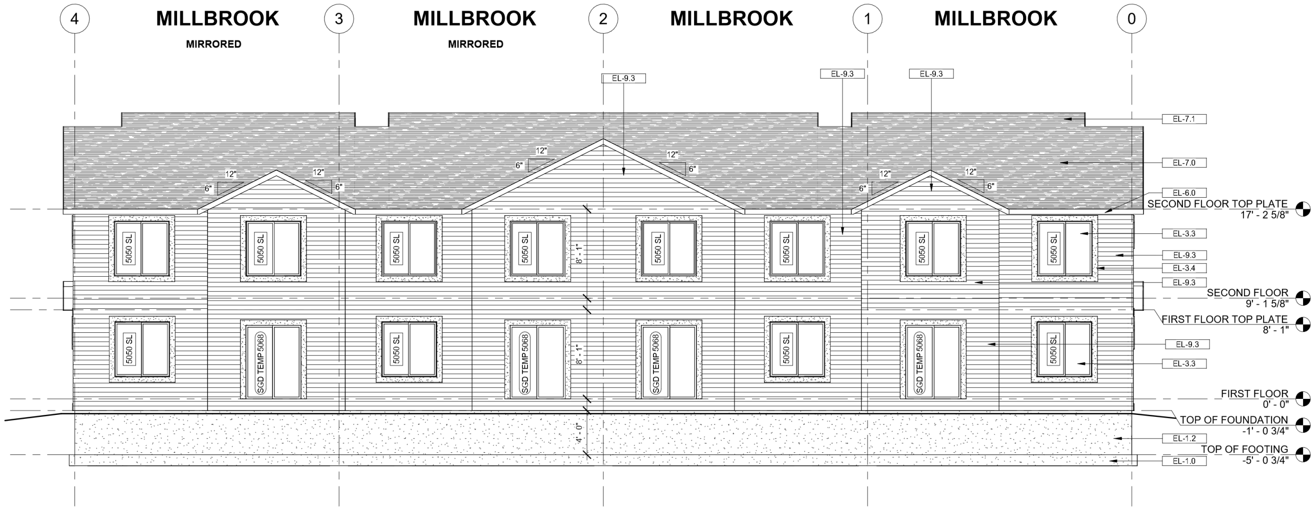
A2.1
MF

ALL BASEMENT WINDOWS @
HEADER HEIGHT OF 7'-0" U.N.O.

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-3.4	WINDOW/DOOR TRIM (PER ELEVATION)
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES
EL-9.3	ICC APPROVED 5" VINYL SIDING SYSTEM OVER WEATHER BARRIER



① MF - REAR ELEVATION
3/16" = 1'-0"

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
REAR ELEVATION (MF) MODERN FARMHOUSE

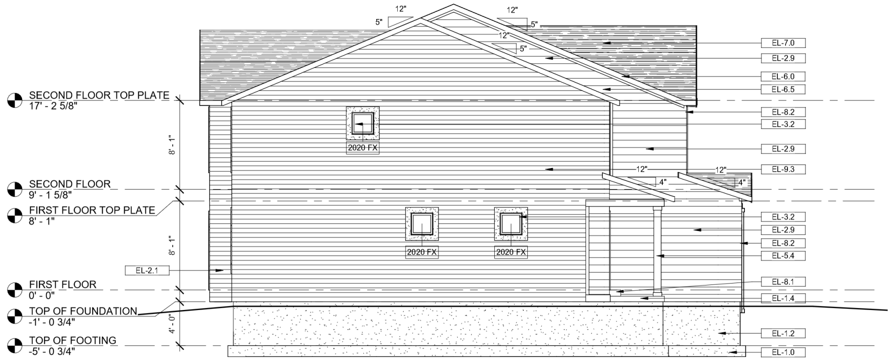
A2.2
MF

ALL BASEMENT WINDOWS @
HEADER HEIGHT OF 7'-0" U.N.O.

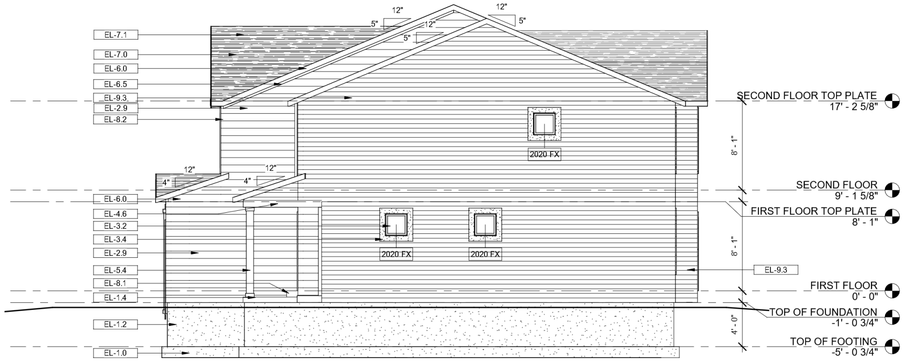
FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-1.4	CONRETE SLAB
EL-2.1	ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER
EL-2.9	ICC APPROVED 8" EXPOSURE LAP SIDING SYSTEM OVER WEATHER BARRIER
EL-3.2	CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC
EL-3.4	WINDOW/DOOR TRIM (PER ELEVATION)
EL-4.6	8" HARDIE TRIM
EL-5.4	CUSTOM COLUMN (SEE DETAIL)
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-6.5	4" FREEZE BOARD BELOW FASCIA
EL-7.0	PROVIDE 1/300 SQ/FT ATTIC VENTILATION
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES
EL-8.1	PROVIDE 14" CONC. STOOP
EL-8.2	SIDING CORNER CAP
EL-9.3	ICC APPROVED 5" VINYL SIDING SYSTEM OVER WEATHER BARRIER



① MF - LEFT ELEVATION
3/16" = 1'-0"



② MF - RIGHT ELEVATION
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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
SIDE ELEVATIONS (MF) MODERN FARMHOUSE

A2.3
MF

BASE ON : TEMPLATE FILE #04.15.2026

ENERGY COMPLIANCE METHOD:

RES CHECK - UTAH 2012

INSULATION R-VALUES
CEILING: R-38 BLOWN
WALLS: R-13 BATTEN (2X4)
R-19 BATTEN (2X6)
RIM JOISTS: R-19 BATTEN
FLOORS: R-47 BLOWN
BASEMENT: R-19 DRAPE

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
PLAN 9555 MILLBROOK (AVI) V07-2026

AVIAN SHORES TOWNHOMES

PROJECT TEAM:

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TRUSS MANUFACTURER
BMC WEST
101 S GENEVA ROAD
LINDON, UTAH 84042

CONTACT
801.785.0255

(TR) - TRANSITIONAL

REVISION SCHEDULE		
NUMBER	DESCRIPTION	DATE
1	CODE UPDATES	08/27/2026

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S3.1	UPPER ROOF FRAMING PLAN
SD1	STRUCTURAL DETAIL
SD2	STRUCTURAL DETAIL

CODE ANALYSIS

BUILDING CODE: 2021 IRC

BUILDING AREA
MILLBROOK (END) (2 UNITS)
MILLBROOK (MID) (2 UNITS)

BUILING STORIES:
2 STORIES W/ BASEMENT
TOWNHOMES PER IRC-R302.2 (RESIDENTIAL)

UNIT SEPARATION:
2 HOUR UNIT SEPARATION AT EA. UNIT
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MEETS 2021 IRC

TOWNHOME RESIDENTIAL
TWO STORY W/ BASEMENT

MILLBROOK FIRST FLOOR	639 SF
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- FINISHED	1560 SF
- GRAND TOTAL	1560 SF
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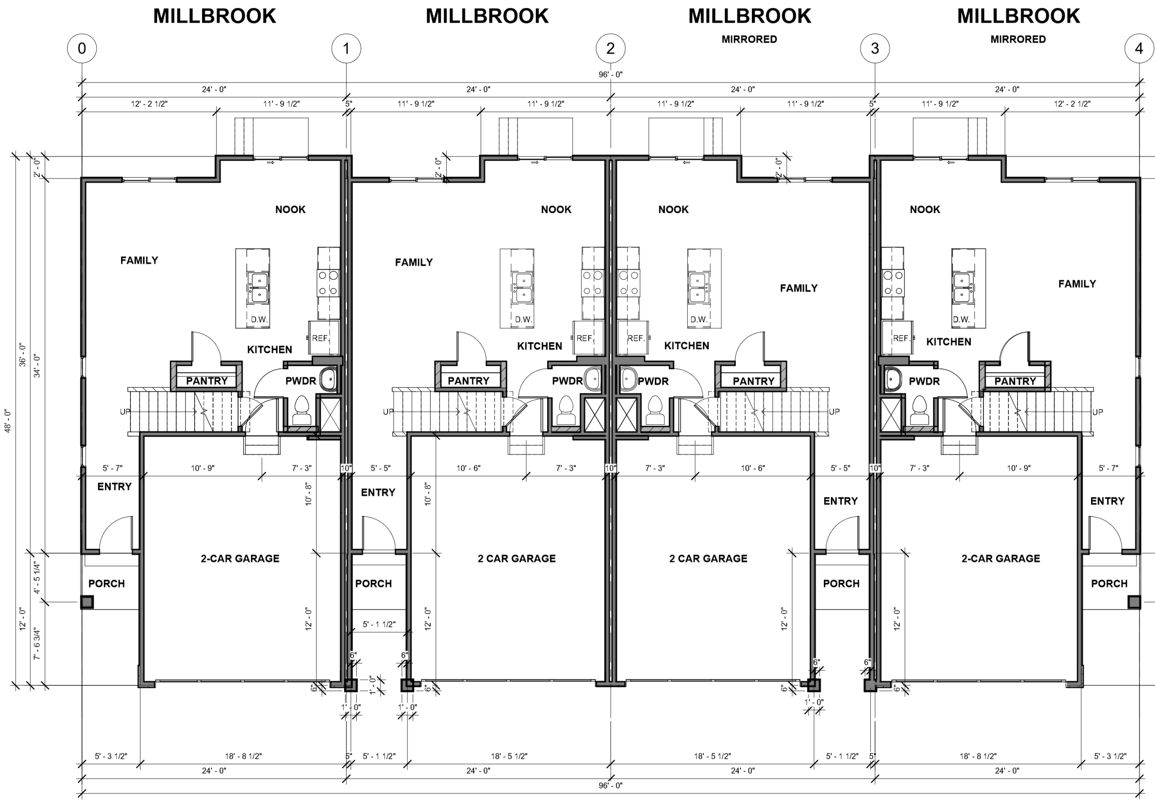
24' F.L. TOWNHOME (M) 4-PLEX (GYP)
COVER SHEET - TRANSITIONAL

DRAWN BY:DRH
CHECKED BY:CAD
DATE: 8/31/2026 5:14:29 PM

C1.0
TR

FOR STANDARD 8' PLATE
MAIN FLOOR WINDOWS @ HEADER
HEIGHT OF 7'-0" U.N.O.



① TR - OVERALL FIRST FLOOR PLAN
3/16" = 1'-0"

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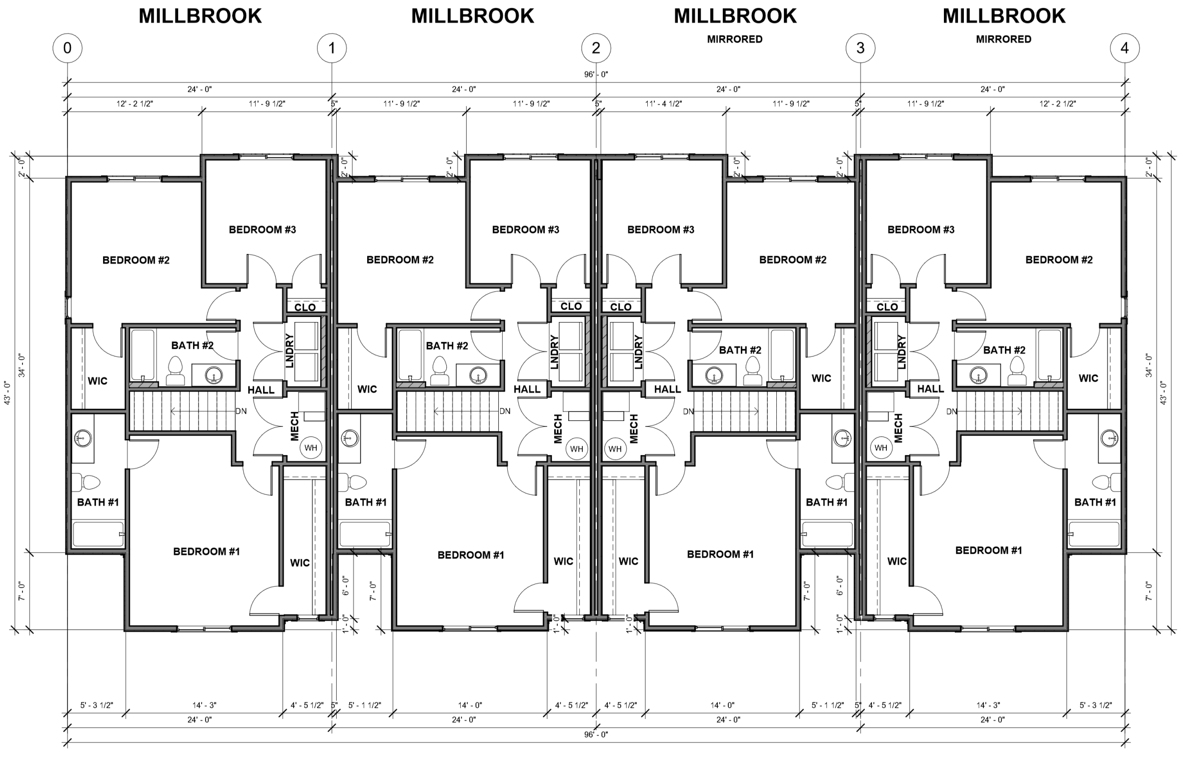
24' F.L. TOWNHOME (M) 4-PLEX (GYP)
OVERALL FIRST FLOOR PLAN

A0.1
TR

FOR STANDARD 8' PLATE
MAIN FLOOR WINDOWS @ HEADER
HEIGHT OF 7'-0" U.N.O.



① OVERALL SECOND FLOOR PLAN
3/16" = 1'-0"

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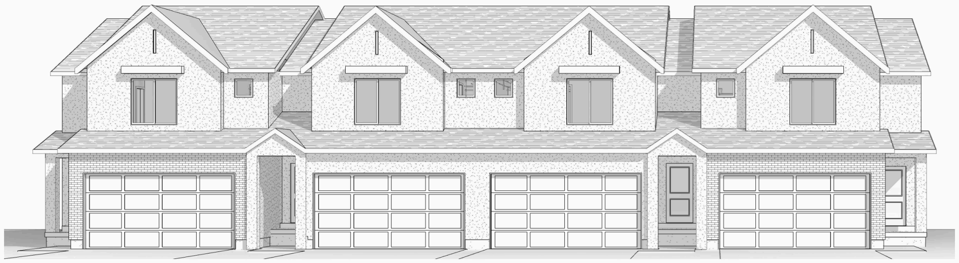
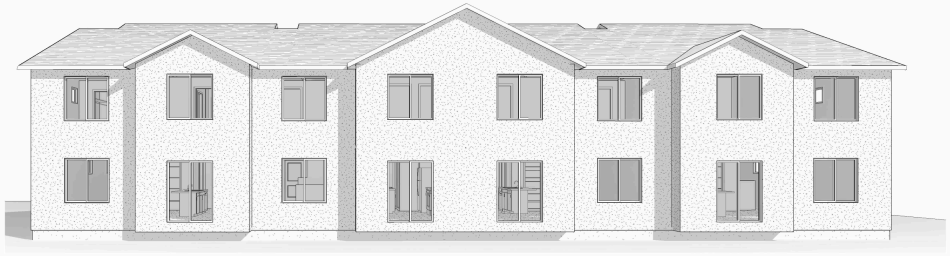
24' F.L. TOWNHOME (M) 4-PLEX (GYP)
OVERALL SECOND FLOOR PLAN

A0.2



① TRANSITIONAL - FRONT VIEW



② TRANSITIONAL - REAR VIEW

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
3D ELEVATIONS (TR) TRANSITIONAL

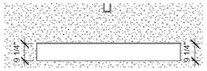
A2.0
TR

Keynote Legend

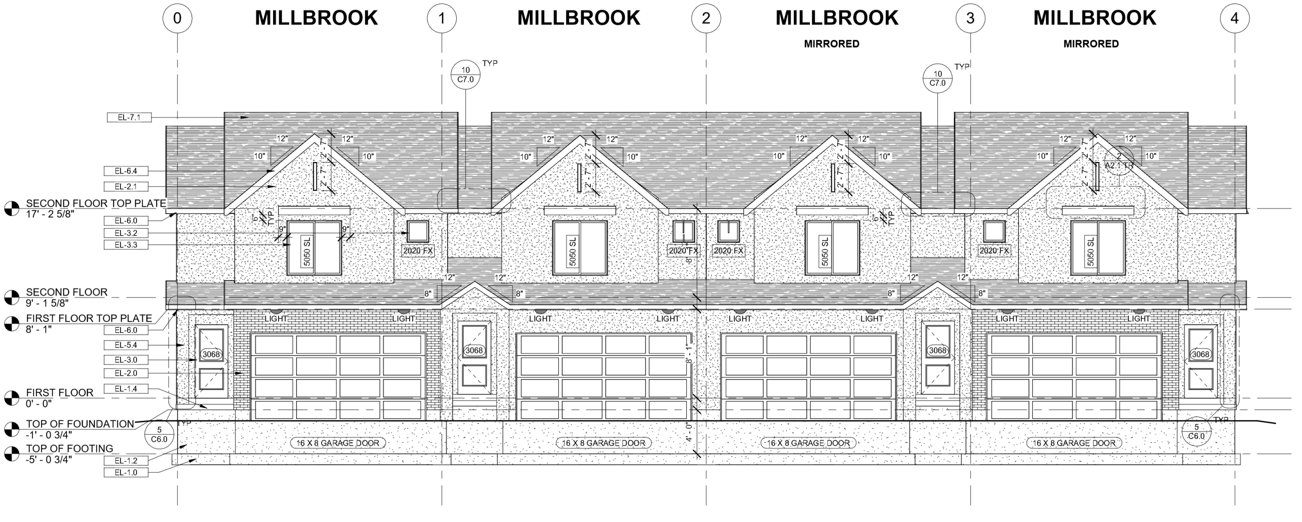
Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-1.4	CONRETE SLAB
EL-2.0	ICC APPROVED STONE/BRICK VENEER OVER WEATHER BARRIER
EL-2.1	ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER
EL-3.0	SILL PAN FLASHING ON ALL EXTERIOR DOORS
EL-3.2	CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-5.4	CUSTOM COLUMN (SEE DETAIL)
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-6.4	8" FASCIA BOARD (SIDING MATERIAL)
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES

ALL BASEMENT WINDOWS @
HEADER HEIGHT OF 7'-0" U.N.O.

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.



② TR - DECORATIVE BROW PLACEMENT
3/8" = 1'-0"



① TR - FRONT ELEVATION
3/16" = 1'-0"

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
FRONT ELEVATION (TR) TRANSITIONAL

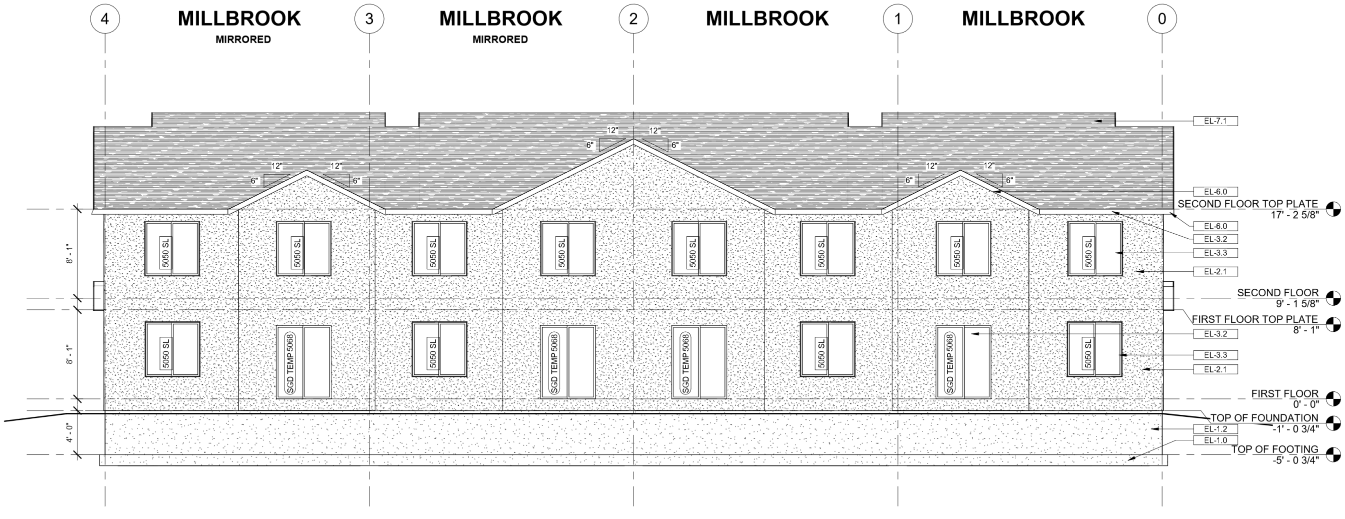
A2.1
TR

ALL BASEMENT WINDOWS @
HEADER HEIGHT OF 7'-0" U.N.O.

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-2.1	ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER
EL-3.2	CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES



① TR - REAR ELEVATION
3/16" = 1'-0"

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
REAR ELEVATION (TR) TRANSITIONAL

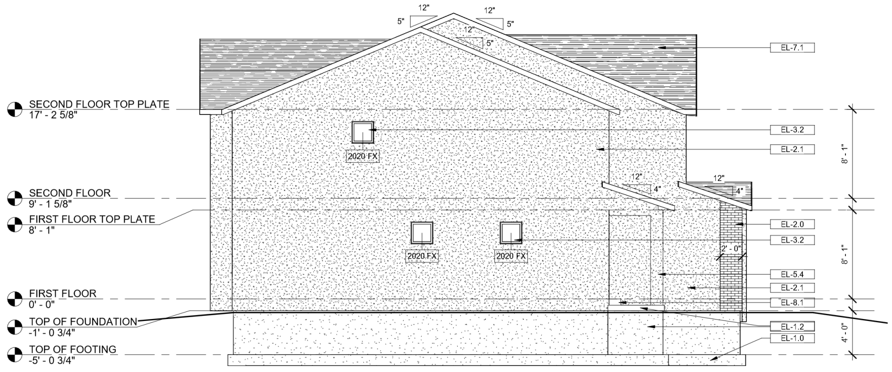
A2.2
TR

ALL BASEMENT WINDOWS @
HEADER HEIGHT OF 7'-0" U.N.O.

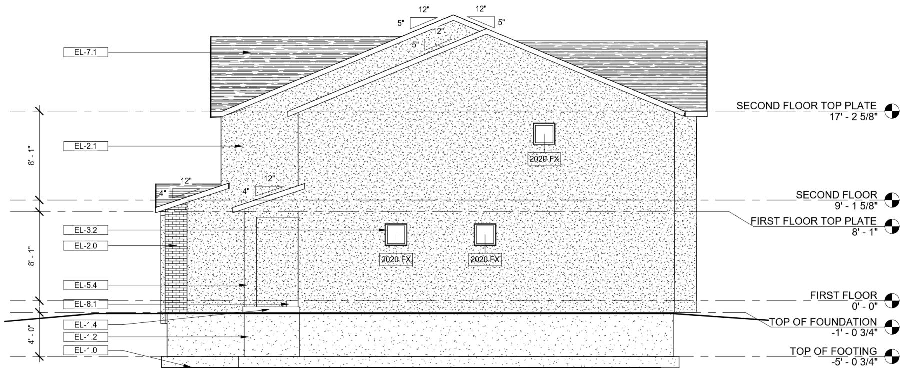
FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

Keynote Legend

Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-1.4	CONRETE SLAB
EL-2.0	ICC APPROVED STONE/BRICK VENEER OVER WEATHER BARRIER
EL-2.1	ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER
EL-3.2	CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC
EL-5.4	CUSTOM COLUMN (SEE DETAIL)
EL-7.1	30 YEAR ARCHITECTURAL ASPHALT SHINGLES
EL-8.1	PROVIDE 14" CONC. STOOP



① TR - LEFT ELEVATION
3/16" = 1'-0"



② TR - RIGHT ELEVATION
3/16" = 1'-0"

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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
SIDE ELEVATIONS (TR) TRANSITIONAL

A2.3
TR