



Notice and Agenda
Brigham City Planning Commission Meeting
Tuesday, October 6, 2026 6:00 PM
City Council Chambers, 20 North Main

Pledge of Allegiance

Approval of Minutes

Action Items

1. Report on Status of Use / Application #26-023 / Fence Height Exception for Special Type Facilities / 775 North 200 East / Richard Anderson, Monument Health Brigham City
2. Application #26-083 / Preliminary Plat / Heron Ridge Townhomes / 650 South 1200 West / Garth Day, Heritage Land Development

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the ComDev Administrative Assistant (435) 734-6604 at least 48 hours in advance of the meeting.

Certificate of Posting

The above notice and agenda were posted in three places within Brigham City Limits. A copy was also provided to the Box Elder News Journal and posted on the City Website and the State Public Meeting Notice website on September 21, 2026.



MEMORANDUM

TO: Planning Commission

FROM: Mark Bradley, City Planner

SUBJECT: Report on Status of Use
Application #26-023 Fence Height Exception for Special Type Facilities
Monument Health Brigham City

DATE: September 29, 2026

OVERVIEW:

On April 7, 2026, the Planning Commission approved application #26-023 for up to six months, with the condition that they applicant return to the Planning Commission to report on the status of the use. There were concerns with the location, surface, and use of a circular drive. If long-term use, the drive approaches may need to be removed (see Engineering Department and Public Works Department comments in Staff Evaluation). Unused drive approaches can create challenges and invite parking which can block the sidewalk. Richard Anderson, administrator for Monument Health mentioned the facility was still evaluating whether the memory care unit would remain long-term.

The report is to provide an update on the status of the use for the memory care use unit and need for the fence and fence height. A request to the applicant has been made to attend the meeting and provide a report on the status of the use. Since the meeting, it appears the applicant has placed some bollards behind the sidewalk (see pictures).

ATTACHMENTS:

1. Locator / Parcel Map
2. Pictures – 200 East Street
3. Planning Commission Meeting Minutes – April 7, 2026
4. Staff Evaluation – Dated March 31, 2026

This aerial map displays a residential neighborhood in San Ramon, California. The map is overlaid with a grid of property lines and addresses. A red rectangle highlights a specific property located at 775 North Foothill Way. The map includes several streets, including Main Street, SR-13, and Foothill Way. The addresses are organized in a grid pattern, with North-South streets running vertically and East-West streets running horizontally. The highlighted property is situated between 770 North and 776 North on Foothill Way, which runs east-west. The surrounding area contains numerous other residential lots, each with its own address. The map also shows some green spaces and trees interspersed among the buildings.



200 East Street – September 3, 2026

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 4/7/2026 6:00 p.m.**

PRESENT:	Roger Manning	Commissioner – Chair
	Garl Waldron	Commissioner – Vice Chair
	Jason Coppieters	Commissioner
	Donny Constantineau	Commissioner
	Isaac Herbert	Commissioner
	Vince Crane	Commissioner
	Wayne McConkie	Commissioner
	Rachel Ekman	Commissioner
EXCUSED:	Jake Barker	Commissioner
ALSO PRESENT:	Mark Bradley	City Planner
	Zane Billings	Assistant City Planner
	Destry Larsen	Administrative Assistant

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #26-023 / Fence Height Exception for Special Type Facilities / 775 North 200 East / Richard Anderson, Monument Health Brigham City

Continuation / Application # 26-014 / Preliminary Plat / Heron Ridge Subdivision – Avian Shores Planned District / Approximately 660 South and 1200 West / Garth Day, Heritage Land Development

Continuation / Application # 26-015 / Preliminary Plat / Sandpiper Meadows Subdivision – Avian Shores Planned District / Approximately 250 South and 1200 West / Garth Day, Heritage Land Development

Training

REGULAR MEETING

Regular session opened at 6:00 p.m. by Chairman Manning and the Pledge of Allegiance was recited.

Chairman Manning asked City Planner Mark Bradley to introduce the newly appointed commissioners. Mr. Bradley introduced Commissioner Rachel Ekman and noted that another appointee, Jake Barker, was unable to attend. Chairman Manning welcomed Commissioner

Ekman to the Planning Commission. Chairman Manning then invited members of the Commission to briefly introduce themselves.

APPROVAL OF MINUTES

Commissioner Coppieters moved to approve the minutes including the noted address discrepancy for March 17, 2026, meeting. Commissioner Herbert seconded the motion and it passed unanimously.

Application #26-023 / Fence Height Exception for Special Type Facilities / 775 North 200 East / Richard Anderson, Monument Health Brigham City

City Planner Mark Bradley provided an overview of the request, identifying the facility's location near the former Foothill Elementary site and the six-foot vinyl fence installed along the east property line. He explained that the fence was installed to meet state requirements for a secured outdoor area associated with memory care services and noted that City code allows the Planning Commission, as the land use authority, to consider fence height exceptions for special type facilities.

Richard Anderson, administrator for Monument Health, explained that the facility recently reopened its memory care unit and that state regulations require a secure outdoor space. He stated that a four-foot fence was insufficient for resident safety and that the six-foot fence was installed to meet those requirements. He added that the facility is still evaluating whether the unit, and therefore the fence, will remain long-term.

In response to Chairman Manning, Mr. Anderson clarified that the six-foot fence is located along the east side near an egress door, while the remainder of the property is either open or enclosed with an existing four-foot chain link fence.

Commissioner Coppieters asked about long-term plans and whether drive access would be addressed if the fence remained. Mr. Anderson confirmed temporary measures are currently in place and stated the facility would work with the City on appropriate modifications if the fence becomes permanent. He also confirmed the gate is secured and that residents would only access the outdoor area under staff supervision.

Commissioner Crane asked about the timeline for determining permanency. Mr. Anderson indicated there is no set timeline but estimated approximately six months would be needed for evaluation.

Commissioner Ekman asked whether any concerns had been raised by neighboring properties. Mr. Anderson stated there had been none.

Commissioner McConkie expressed concern about the appearance of the fenced area, noting it felt uninviting. Mr. Anderson responded that the space includes both paved and landscaped elements designed to reduce trip hazards while providing usable outdoor space, including seating and shade for resident activities.

Commissioner Coppieters suggested that, if approved, a condition should require the drive approach to be removed or permanently blocked if the fence remains long-term. Mr. Anderson agreed, and Chairman Manning noted this aligns with staff recommendations.

Commissioner Crane recommended establishing a defined review timeframe, and Mr. Anderson agreed that six months would be appropriate.

Motion: Commissioner Crane moved that the Planning Commission, acting as the Land Use Authority, approve application #26-023 for up to six months, with the condition that the applicant return to the Planning Commission to report on the status of the use and subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Coppieters seconded the motion and it passed unanimously.

Continuation / Application # 26-014 / Preliminary Plat / Heron Ridge Subdivision – Avian Shores Planned District / Approximately 660 South and 1200 West / Garth Day, Heritage Land Development

Continuation / Application # 26-015 / Preliminary Plat / Sandpiper Meadows Subdivision – Avian Shores Planned District / Approximately 250 South and 1200 West / Garth Day, Heritage Land Development

Chairman Manning introduced the next agenda items, a continuation of Application #26-014 and Application #26-015 for the preliminary plats of the Heron Ridge and Sandpiper Meadows subdivisions. He explained that the Commission would consider the Heron Ridge portion first, followed by Sandpiper, with separate motions for each due to overlapping discussion topics.

Zane Billings provided an overview of the Heron Ridge subdivision, located near 650 South and 1225 West adjacent to the Brigham City Sports Complex. He summarized prior Commission discussion, including concerns related to trail placement and safety. He noted that a southern trail had been recommended for relocation to the front of the lots to improve accessibility, and that concerns with front-loaded townhomes and pedestrian conflicts had prompted a redesign. Mr. Billings stated that the townhome portion would be removed from the current application and resubmitted at a later date, with the Commission's consideration limited to the single-family portion. He also noted that fencing along 1200 West would be addressed by the applicant.

Garth Day confirmed that the townhome portion would be withdrawn for redesign and resubmittal, while the single-family portion remained largely unchanged and ready for consideration. He explained that internal trail connections would function as wider, "urban-style" pedestrian pathways. Mr. Day then presented a proposed fencing design along 1200 West, utilizing gabion walls—rock-filled wire cages—as an alternative to traditional concrete walls. He described a five-foot solid gabion wall along rear yard edges adjacent to 1200 West, transitioning to a gabion base with wrought iron fencing along front-facing units to create a more visually appealing streetscape. He noted the design aligns with the development's natural, bird refuge theme while providing a durable, low-maintenance solution.

Commissioner Coppieters asked for clarification on the construction of the gabion walls. Mr. Day explained they would be built in stacked sections of rock-filled cages with structural base

**BRIGHAM CITY, UTAH
PLANNING COMMISSION
STAFF EVALUATION**

APPLICANT: Monument Health Brigham City
PROPERTY OWNER: Tri State Brigham City, LLC
LOCATION: 775 North 200 East
PARCEL NO.: 03-083-0087

APPLICATION NO.: 26-023
PARCEL AREA: 1.84 acres
ZONING DISTRICT: R-M-7
DATE: March 31, 2026

PLANNING COMMISSION MEETING: April 7, 2026
APPLICATION TYPE: Administrative
PLANNING COMMISSION ROLE: Land Use Authority

NATURE OF REQUEST:

Fence Height Exception – Special Type Facilities

OVERVIEW:

The applicant, Monument Health Brigham City, is a Skilled Nurse Facility that provides memory care services. According to their application description, “in accordance with Utah Department of Health and Human Services standards and NFPA 101 (Life Safety Code) requirements for memory care occupancies, a secure outdoor activity space is required. A 6-foot (6’) high secure fencing system has been installed to prevent elopement and maintain resident safety.”

The maximum fence height in the front yard area in a residential district is four (4’) feet. The front yard area is the space between the front of the building and the property line, which is one foot behind sidewalk.

As a little background, previous administration at this facility reached out to the City inquiring about a taller fence in preparation for this service. At that time, according to the City Code, the Appeal Authority was the authorized body to consider and grant fence height exceptions. This inquiry triggered a code amendment approved by the City Council on September 1, 2022, to change the authority to the Planning Commission who deals more with land use development. It appears there was a lack of communication with the change of administration with the fence being installed prior to the Planning Commission approval and obtaining a fence permit. The following City Code subsection identifies types of considerations:

156.346. Fences and Walls.

(G) The Planning Commission may grant an exception to the height limits contained in this subchapter for fences or walls surrounding tennis courts, swimming pools, schools or other special type facilities, where it is shown that the normal use or level of protection requires a greater height for safety or other reasons; provided, however, that, the rights of adjoining property owners are equally considered.

STAFF COMMENTS:

Building Official:

1. No comments

Community & Economic Development Department:

1. Support application based on the nature of the facility that requires certain safety measures for memory care services.
2. Appears to have minimal impact on neighboring/adjacent properties based on the fence location, distance from sidewalk, and screening of existing trees.
3. The fence location is placed on the drop off loop, preventing full use of the circular drive.
4. Support Engineering and Public Works Departments comments regarding existing drive approaches if the use and fence will be long-term.

Engineering Department:

1. Our office supports the proposed exception of an increased fence height to six feet (6') fronting 200 East. If the fence is to be installed long term, it may be beneficial to remove the drive approach to prevent vehicles entering the approach and blocking the sidewalk.

Fire Department:

1. I have no comments or concerns.
2. Just for clarification, that drop off loop is not part of their fire lane. We still have fire apparatus access to all portions of the building within 150 feet.

Police Department:

1. No comments

Public Power Department:

1. No comments

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

1. Is the fence going to be long-term? If so, may require the drive approaches to be removed.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the Land Use Authority for this application.
2. The Planning Commission should be very specific in their motion identifying how this request qualifies as a special type facility, merits an exception to the height limits, and if any specific conditions are applied for approval.

STAFF RECOMMENDATIONS:

1. Support request for height exception.
2. If the fence is to be installed long-term for memory care services, at some point the drive approaches should be removed and replaced with standard curb & gutter to prevent vehicles entering the approach and blocking the sidewalk. Said improvements would be the responsibility of the business and property owner.
3. The City Public Works Director can monitor the situation and work with the business on the timing for said improvements if it becomes a long-term situation.
4. The applicant/business has the responsibility to educate any staff, visitors, etc., that use any portion of the remaining drop-off loop to not obstruct or block the sidewalk.

STIPULATIONS:

1. The installed fence and requested fence height exception is subject to Planning Commission consideration and approval.
2. If the fence is to be installed long-term for memory care services, at some point the drive approaches should be removed and replaced with standard curb & gutter to prevent vehicles entering the approach and blocking the sidewalk. Said improvements would be the responsibility of the business and property owner.
3. The City Public Works Director can monitor the situation and work with the applicant/business on the timing for said improvements if it becomes a long-term situation.
4. The applicant/business has the responsibility to educate any staff, visitors, etc., that use any portion of the remaining drop-off loop to not obstruct or block the sidewalk.

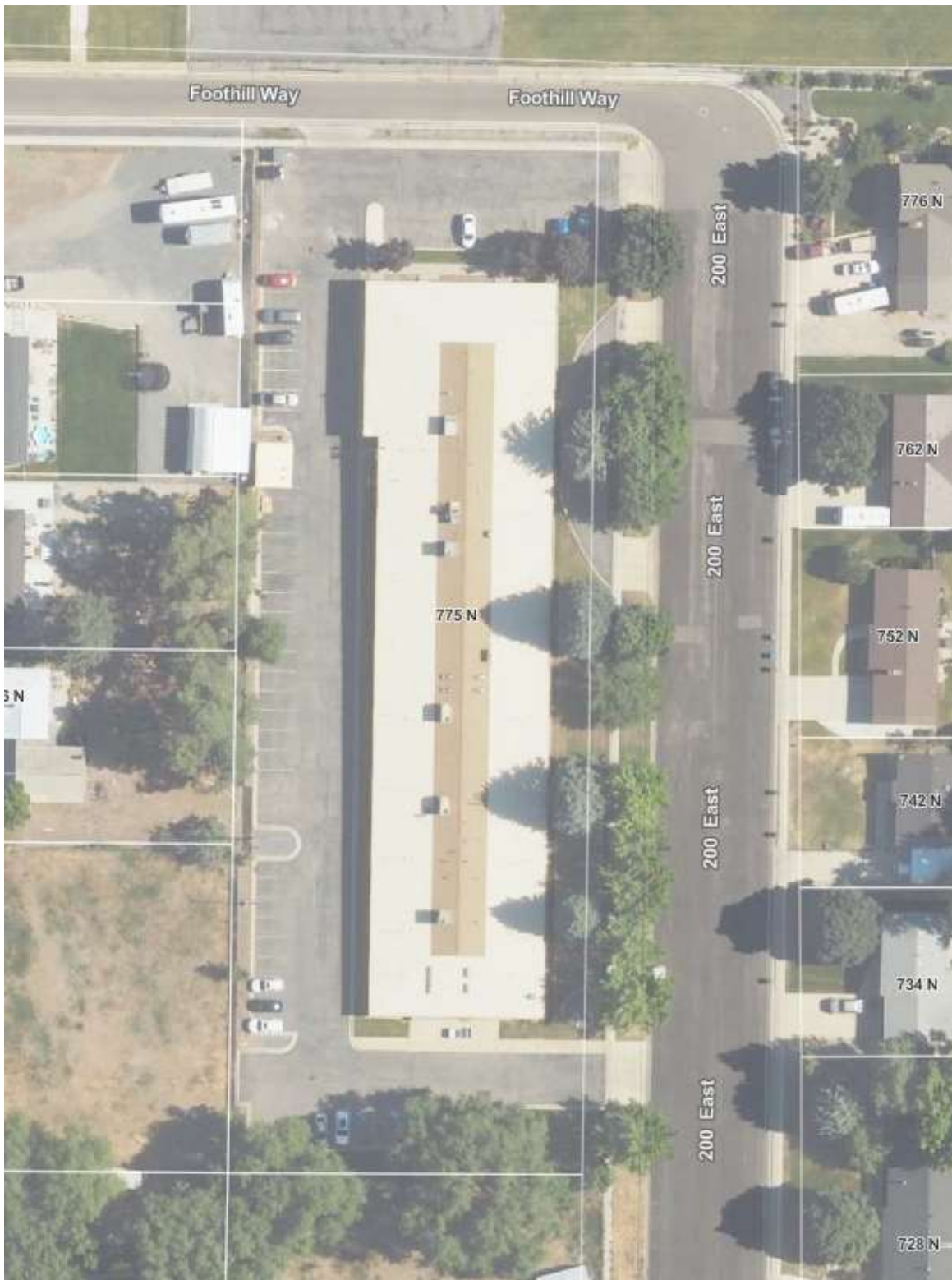
FINDINGS OF FACT:

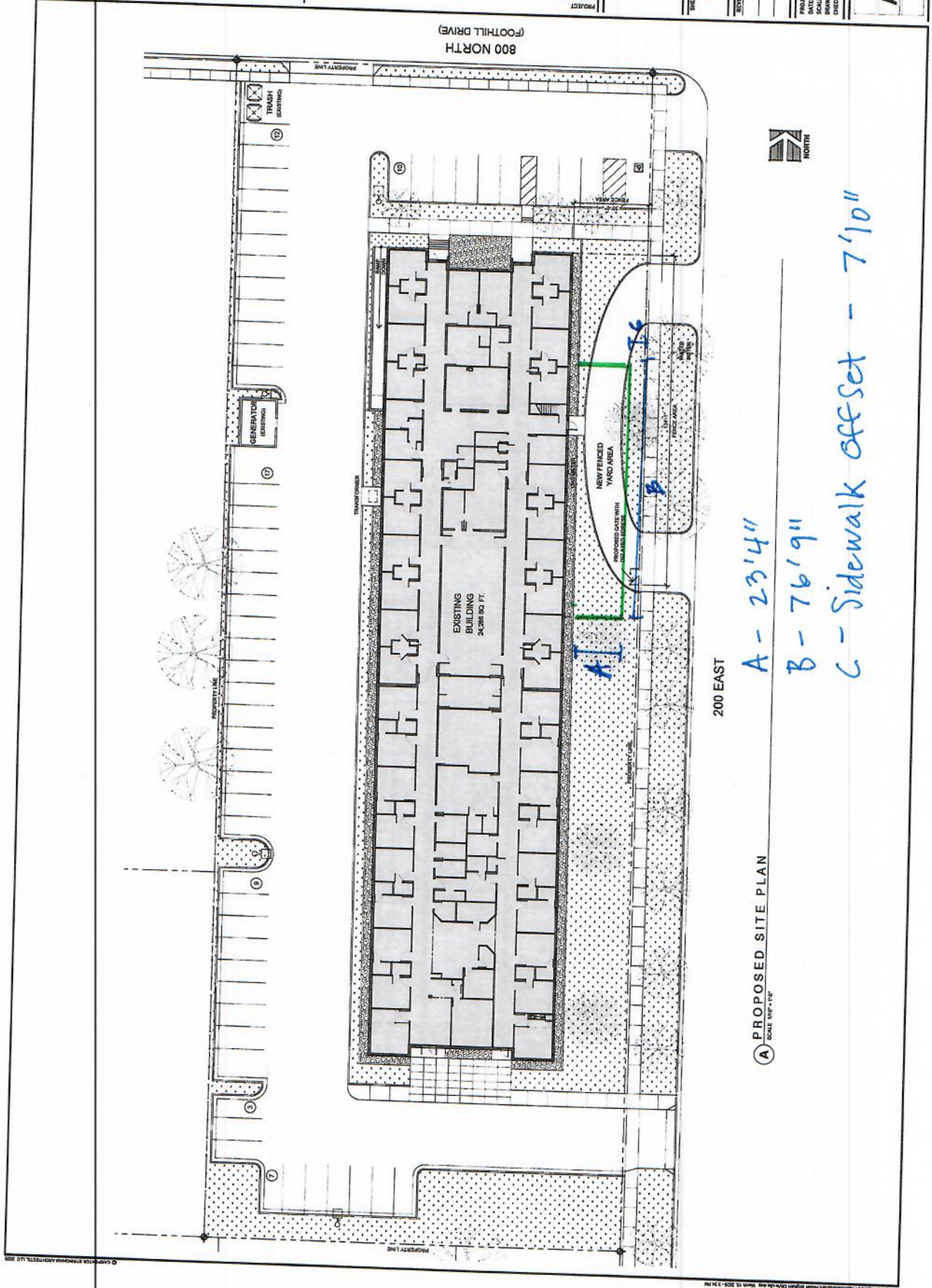
1. The Planning Commission is the Land Use Authority for this application.
 2. City Code Section 156.346. Fences and Walls, Letter G. Height Exception allows the Planning Commission to consider and grant an exception to the height limits for fences or walls surrounding tennis courts, swimming pools, schools, or other special type facilities, where it is shown that the normal use or level of protection requires a greater height for safety or other reasons, provided, however, that the rights of adjoining property owners are equally considered.
 3. Monument Health Brigham City is a Skilled Nurse Facility that provides memory care services.
 4. In accordance with Utah Department of Health and Human Services standards and NFPA 101 (Life Safety Code) requirements for memory care occupancies, a secure outdoor activity space is required.
 5. A 6-foot (6') high secure fencing system is to prevent elopement and maintain resident safety.
 6. The fence height and location would not impact an adjoining property owner and appear to have minimal impact along a public street.
-

ATTACHMENTS:

1. Locator / Parcel Map
2. Enlarged Map
3. Site Plan with fence location, dimensions, and distances
4. Street View – 200 East

ENLARGED MAP





200 EAST

A PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

A - 23'4"

B - 76'9"

C - Sidewalk offset - 7'10"

STREET VIEW
200 EAST



**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:

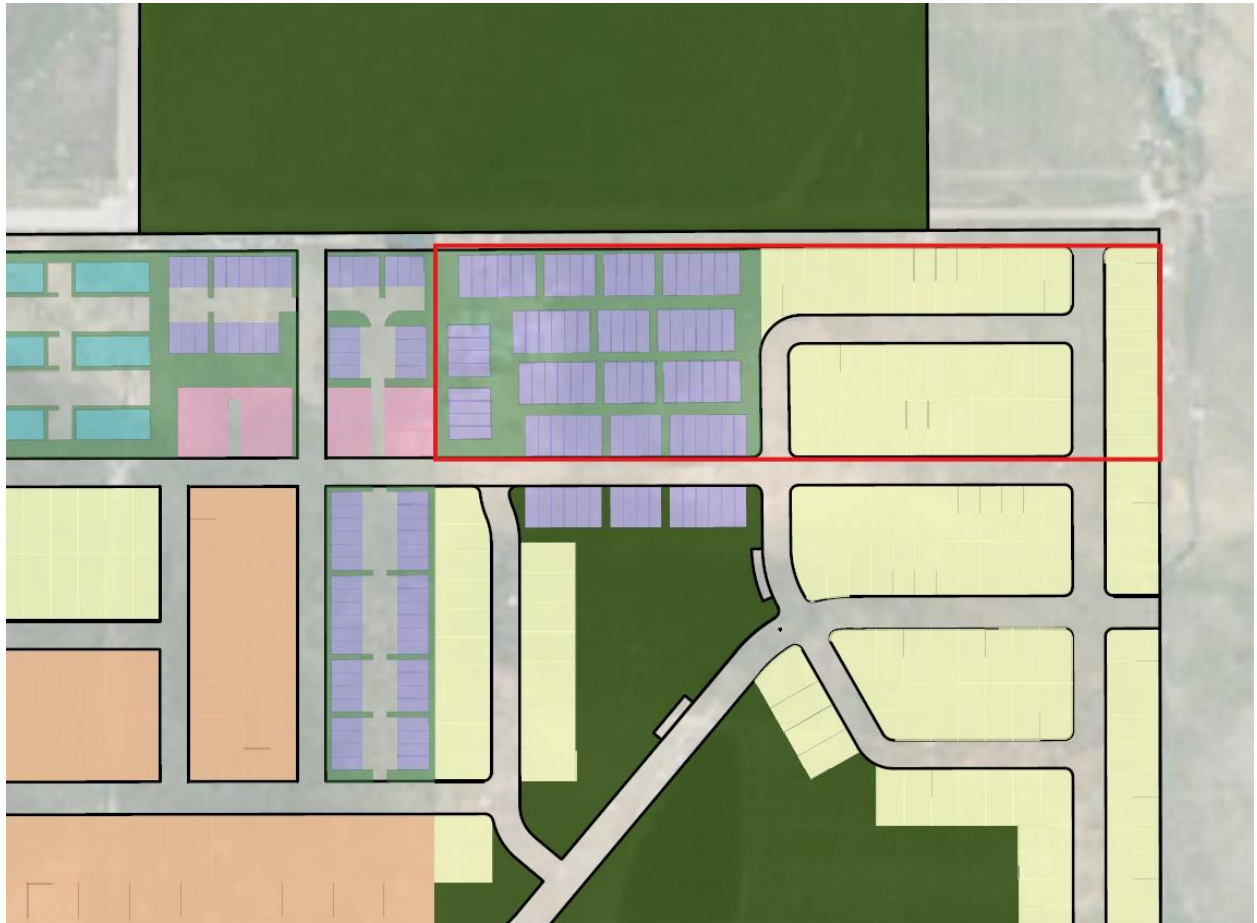
1. Locator Map
2. Avian Shores Master Plan
3. Preliminary Plat
4. Preliminary Plans

LOCATOR MAP



AVIAN SHORES MASTER PLAN – SITE LOCATION

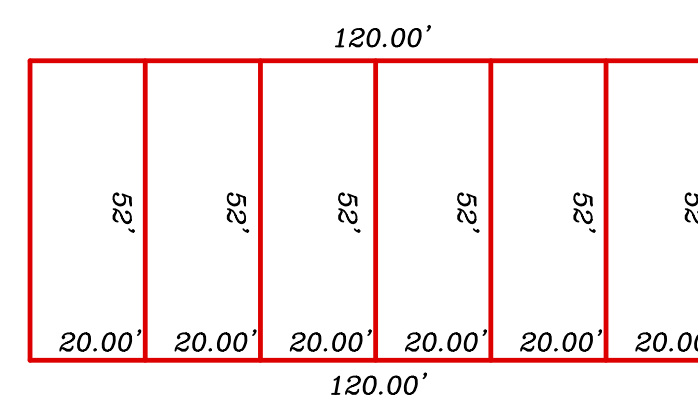
Heron Ridge Subdivision Area



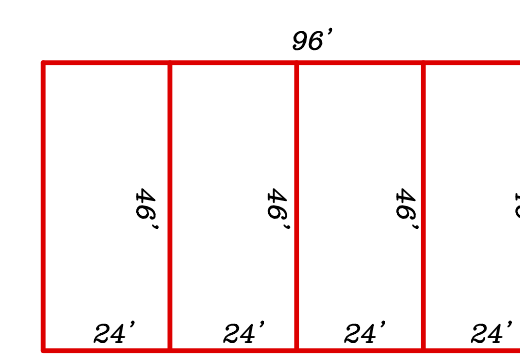


0 50 100
SCALE: 1"= 50' (24x36 PLAN SET)

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

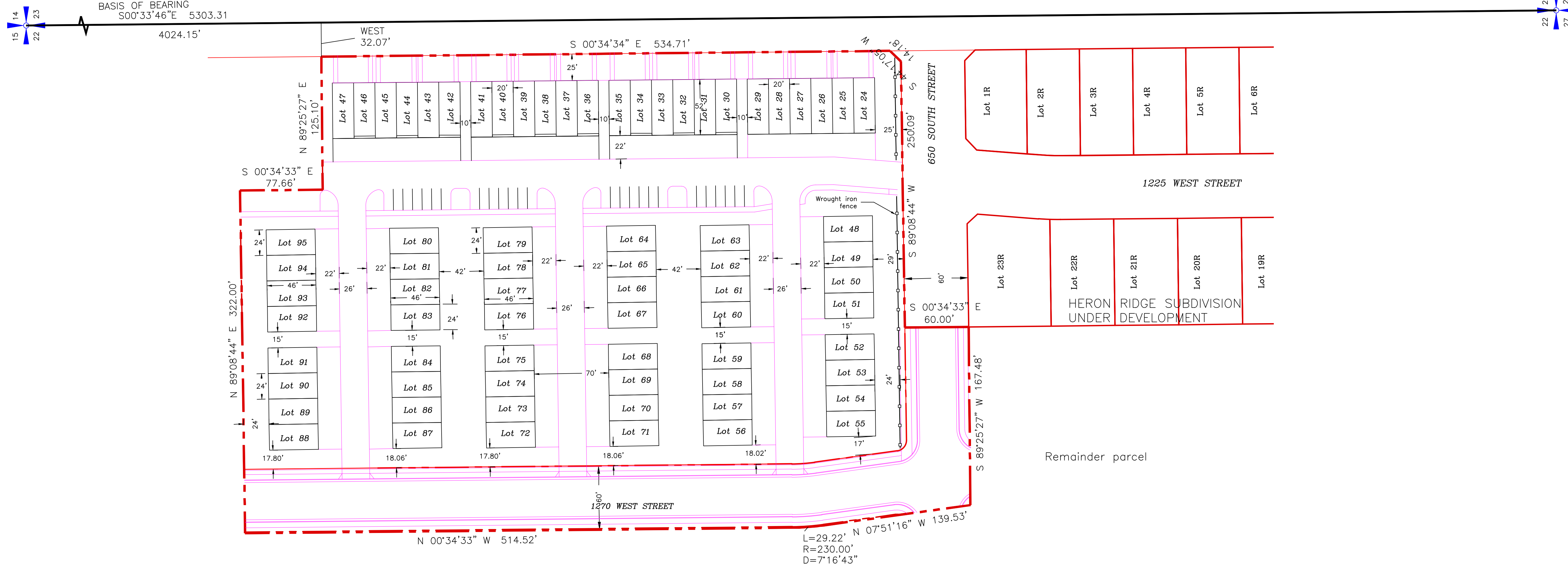


TYPICAL FRONT-LOAD UNIT



TYPICAL REAR-LOAD UNIT

1200 WEST STREET

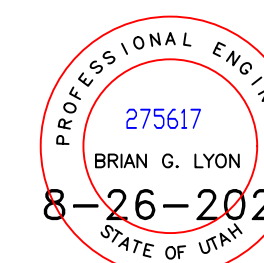


 BOUNDARY LINE
 PROPOSED EASEMENT (10' TYPICAL)
 PROPOSED CENTERLINE

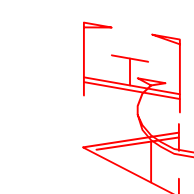
Part of the Southeast Quarter of Section 22, Township 9 North, Range 2 West of the Salt Lake meridian described as follows:

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.



**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

[illegible]

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

PRELIMINARY PLAT

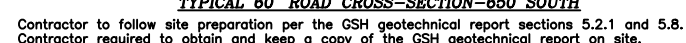
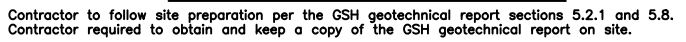
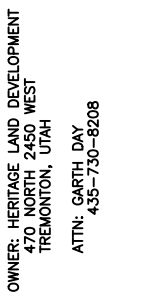
DATE : AUG,2026

DRAWING No.

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



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

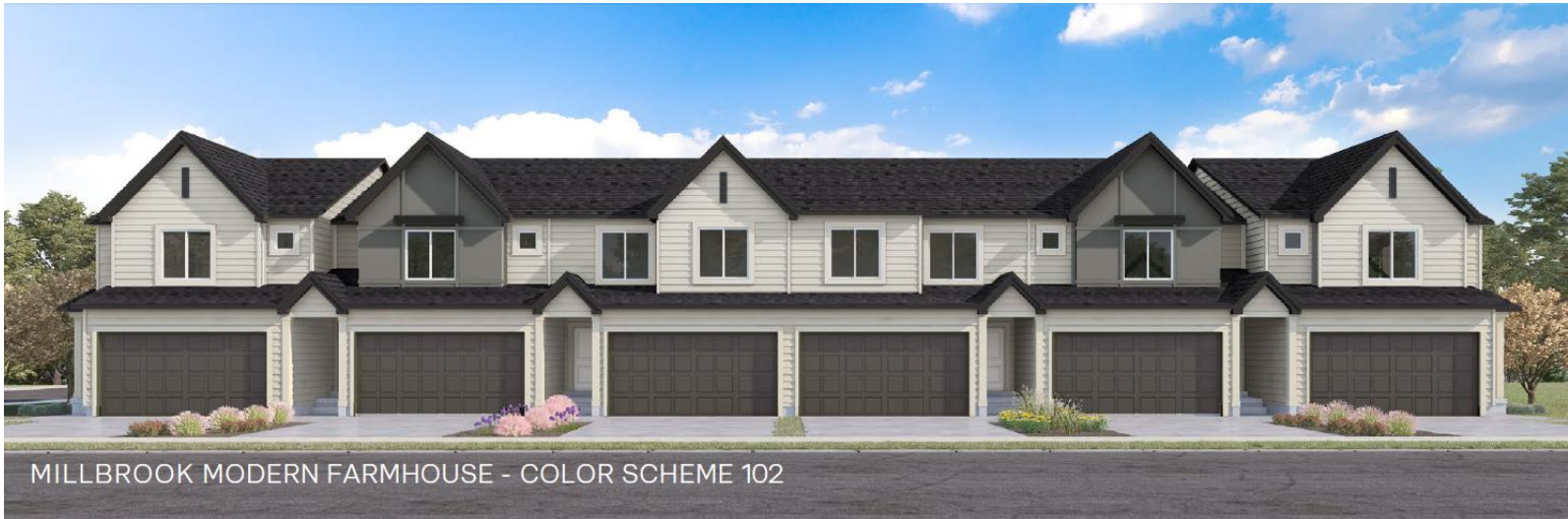
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PROJECT TITLE	HERON RIDGE TOWNHOMES PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 N, RANGE 12E, MERIDIAN 10E SALT LAKE BASIN AND MERIDIAN BRIGHAM CITY, UTAH
DRAWING TITLE	PRELIMINARY PLAT

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

D·R·HORTON®

America's Builder

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

PLAN 9390 DALTON 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	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
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)
BUILDING 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

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

COVER SHEET - FARMHOUSE

DRAWN BY:DRH

CHECKED BY:CAD

DATE: 8/26/2025 8:25:11 AM

C1.0

FA

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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

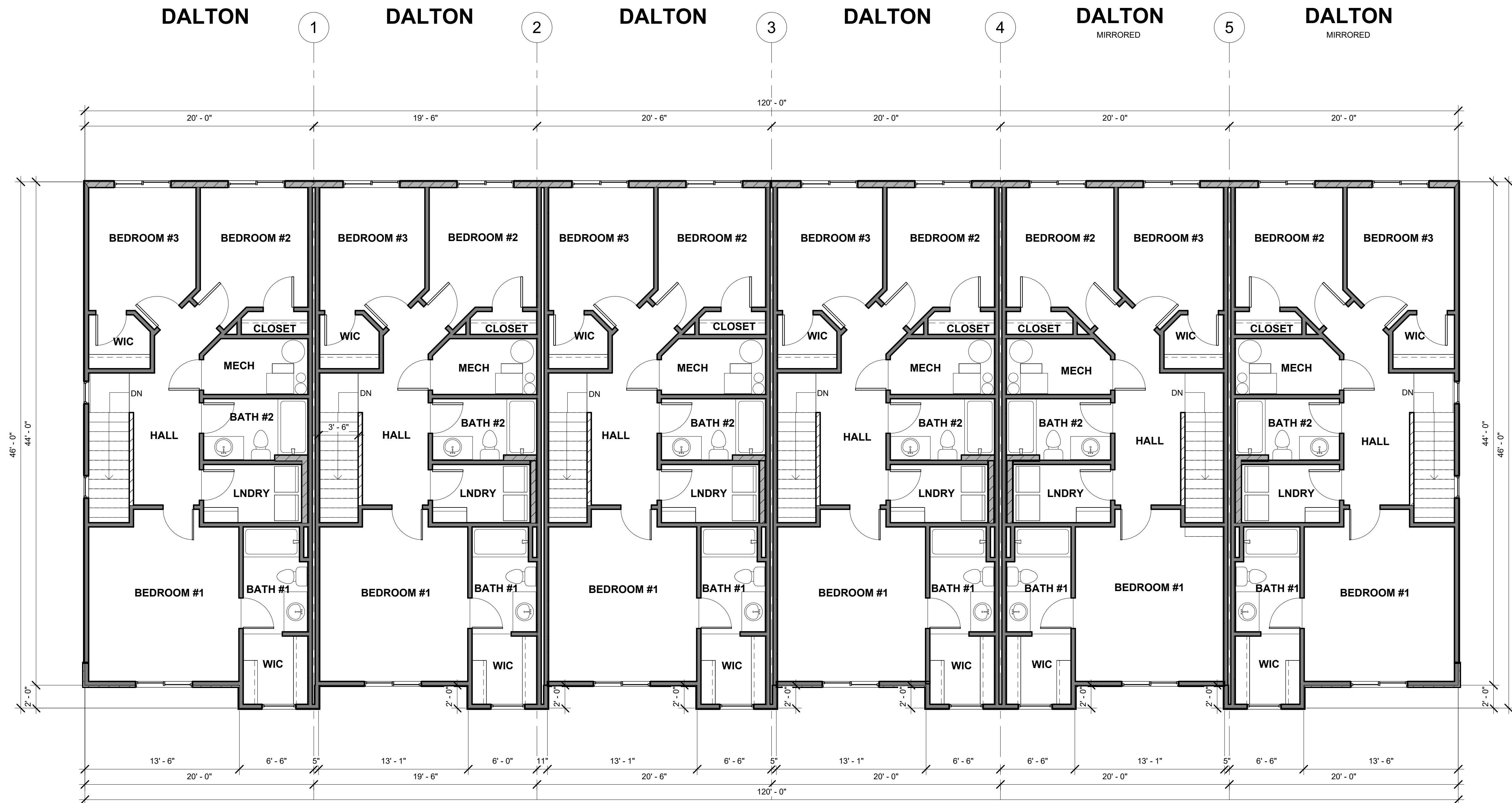
NOTE:
AS A MINIMUM REQUIREMENT, WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT CAUSED BY EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERTICAL DIMENSIONS(IRC P2801.8). WATER HEATERS LOCATED WHERE WATER 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"



① FA - FRONT 3D VIEW



② FA - REAR 3D VIEW

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

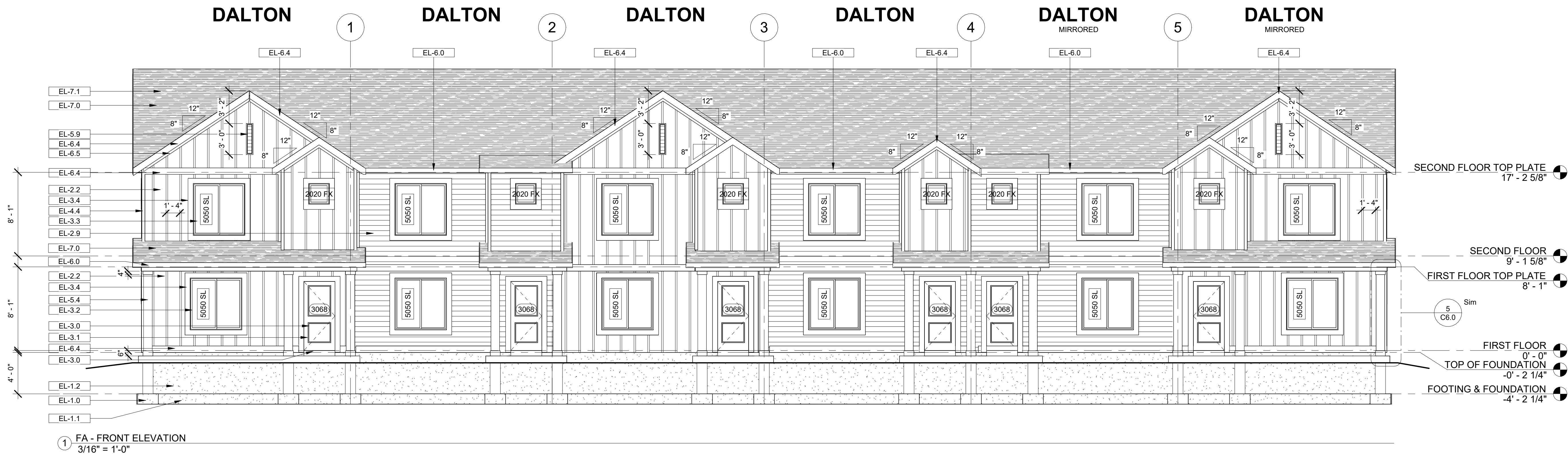
Keynote Legend	
Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.1	ALL FOOTINGS TO BE 30" BELOW GRADE FOR FROST PROTECTION U.N.O.
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-2.2	ICC APPROVED BOARD & BATT SIDING SYSTEM OVER WEATHER BARRIER
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

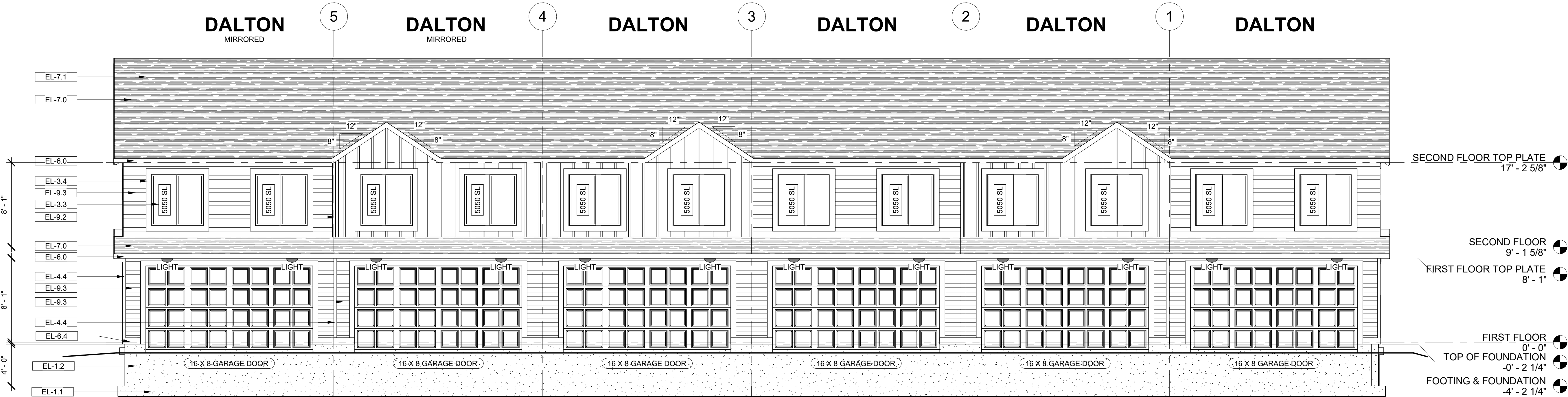
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20' R.L. TOWNHOME 6-PLEX (GYP)
FRONT ELEVATION (FA) FARMHOUSE

A2.1
FA





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

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-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

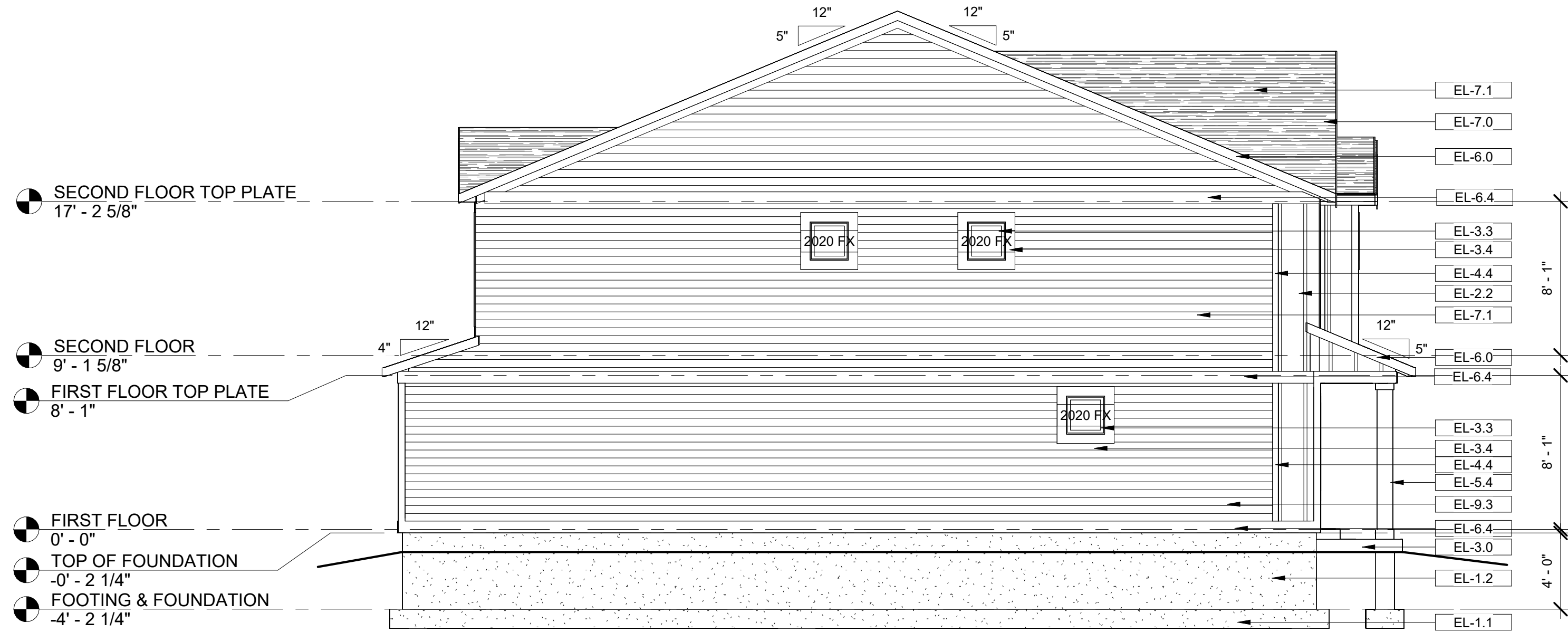
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20' R.L. TOWNHOME 6-PLEX (GYP)
REAR ELEVATION (FA) FARMHOUSE

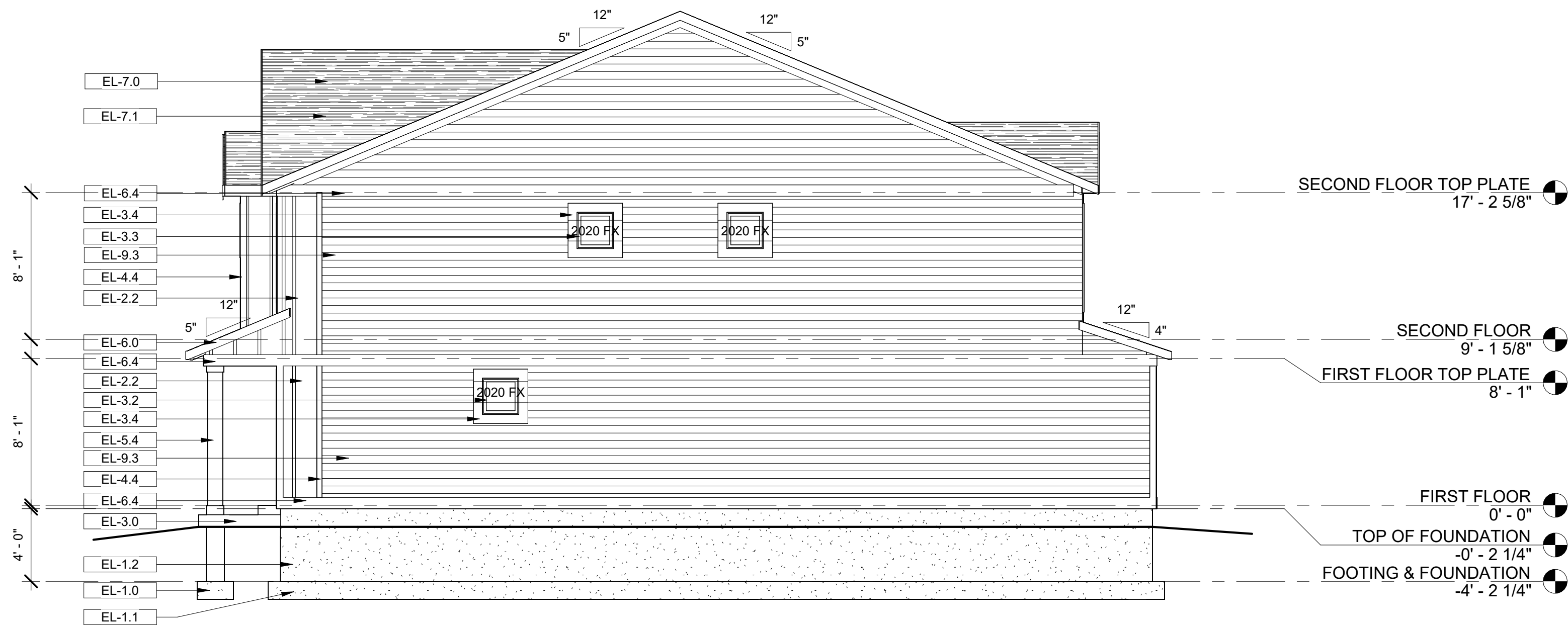
A2.2
FA



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

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



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:

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
LONDON, UTAH 84042

CONTACT
801.785.0255

(MF) - MODERN 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
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
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

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

DRAWN BY:DRH
CHECKED BY:CAD
DATE: 8/26/2026 8:55:57 AM

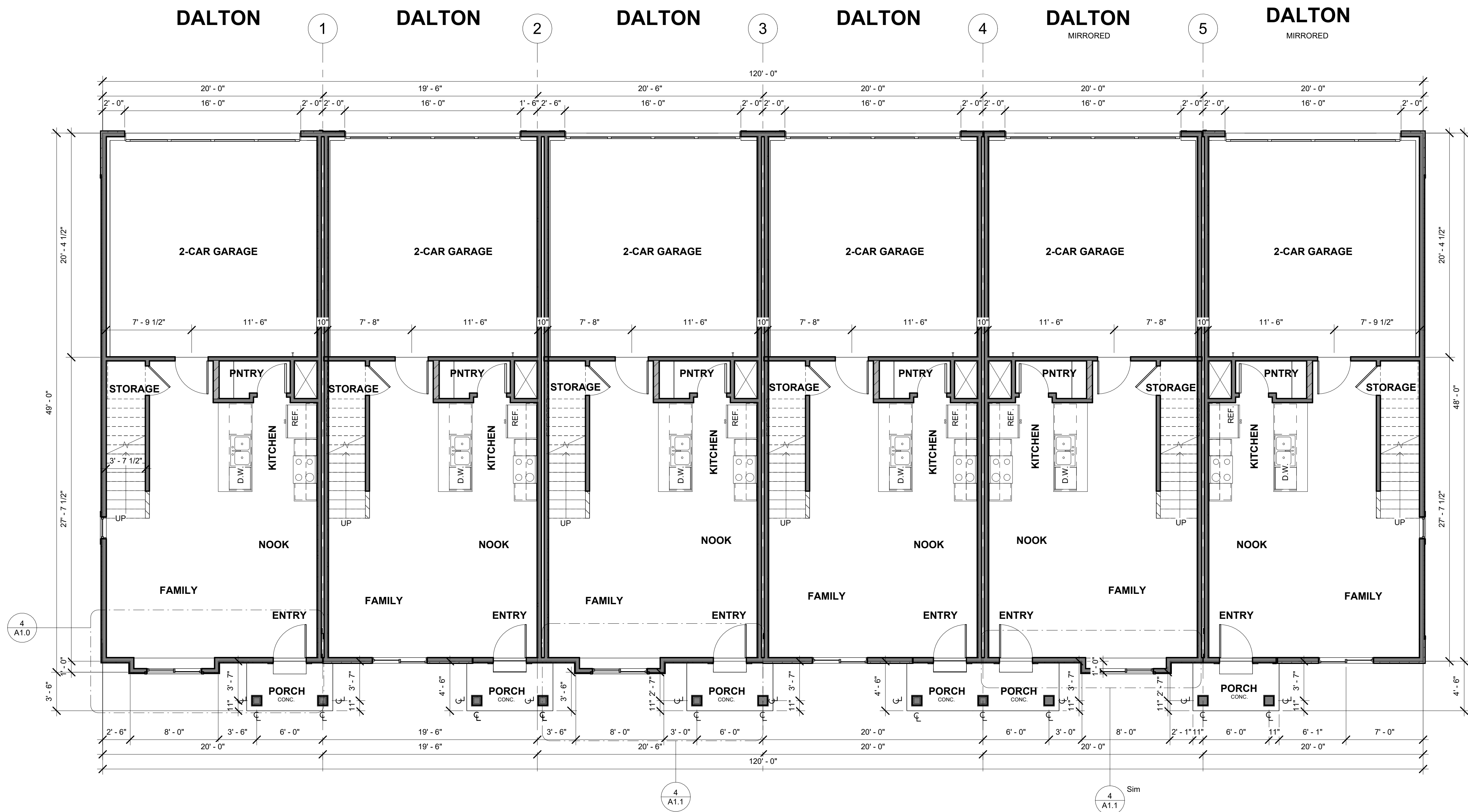
C1.0
MF

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PROJECT TO BE CONSTRUCTED
BEFORE BEGINNING ANY
STAGE OF CONSTRUCTION.

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



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

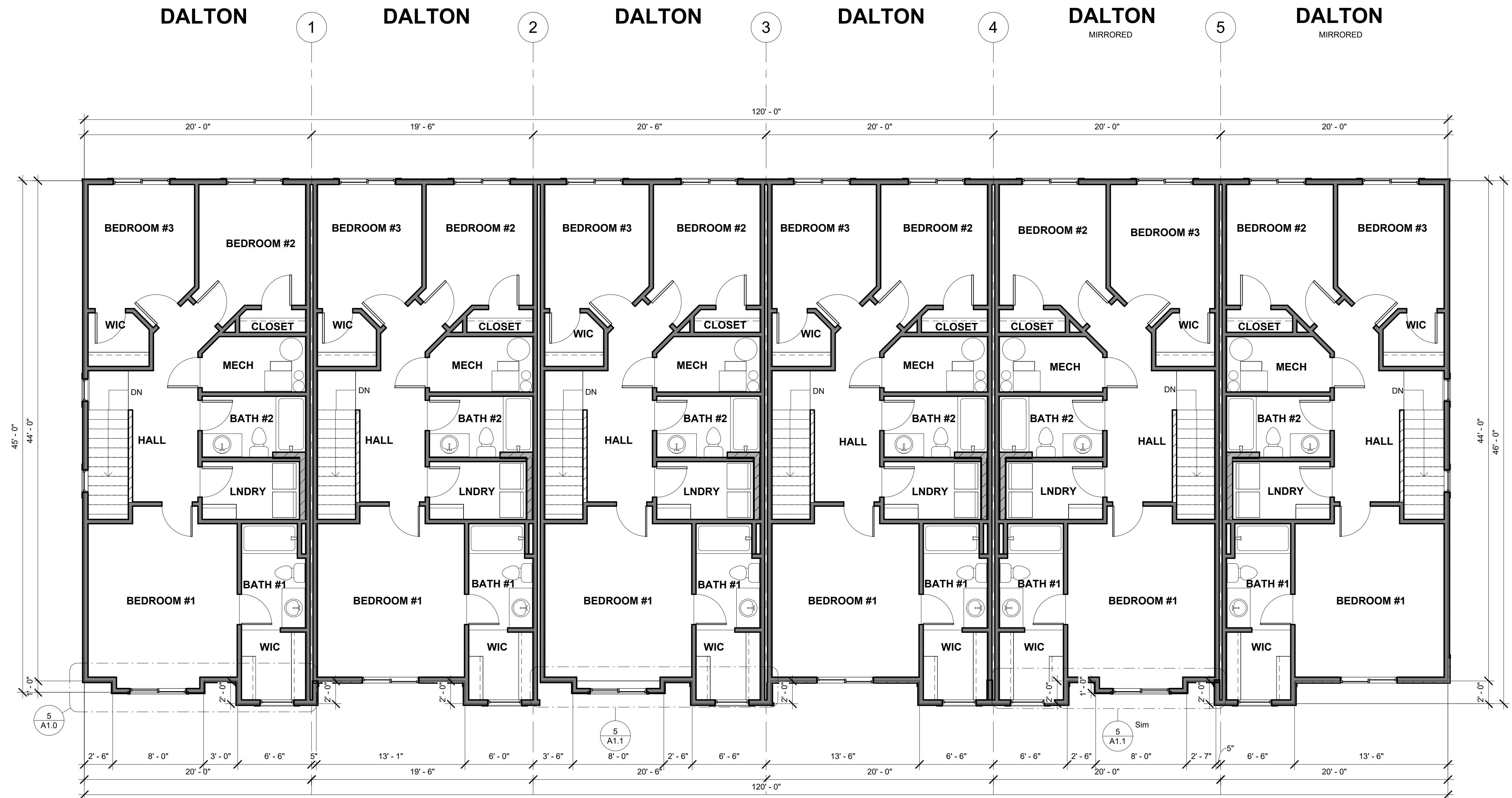
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FOOTINGS AND FOUNDATIONS, EXCAVATIONS, GRADING AND FILLS SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT (SEE GSN)

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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"



① MF - FRONT 3D VIEW



② MF - REAR 3D VIEW

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

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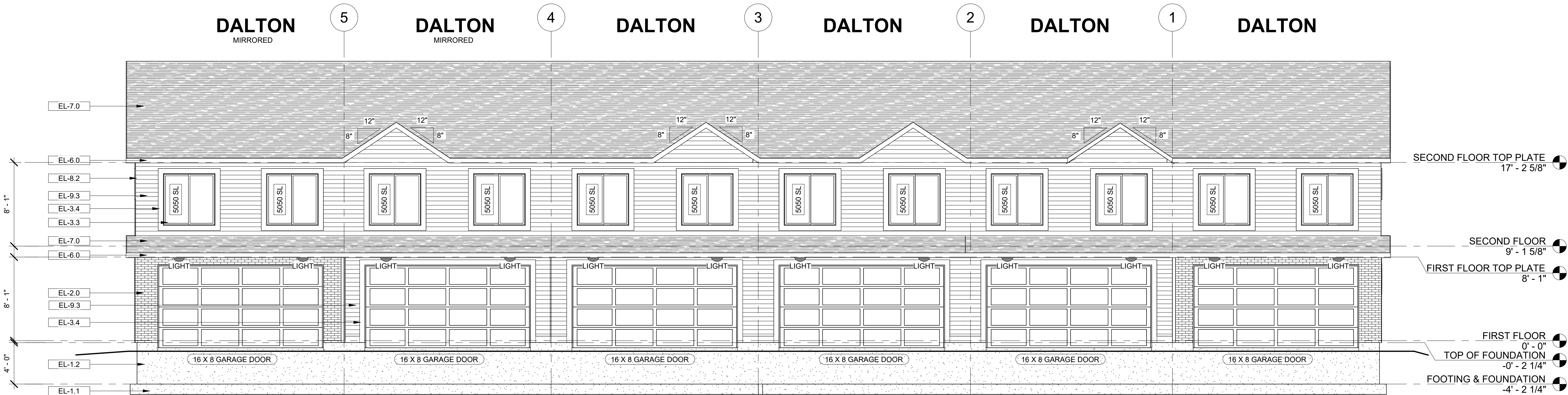
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20' R.L. TOWNHOME 6-PLEX (GYP)
FRONT ELEVATION (MF) MODERN FARMHOUSE
A2.1 MF

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"

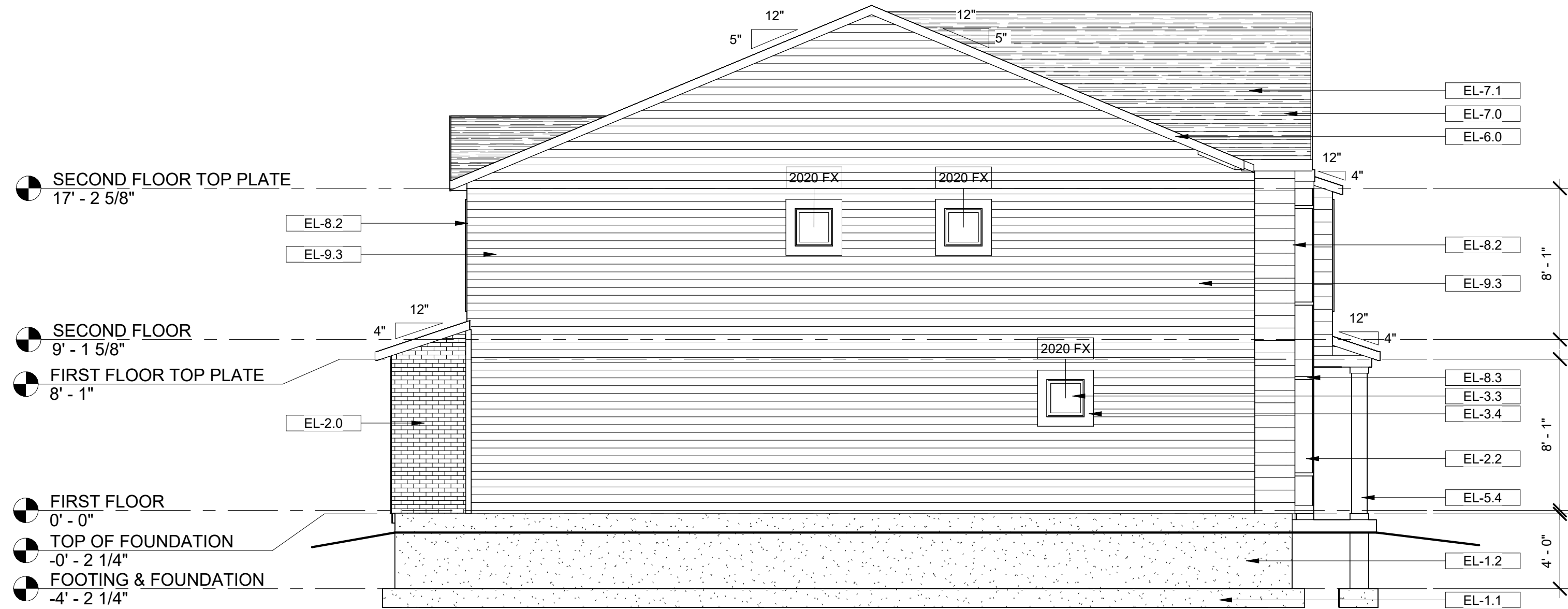
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20' R.L. TOWNHOME 6-PLEX (GYP)
REAR ELEVATION (MF) MODERN FARMHOUSE

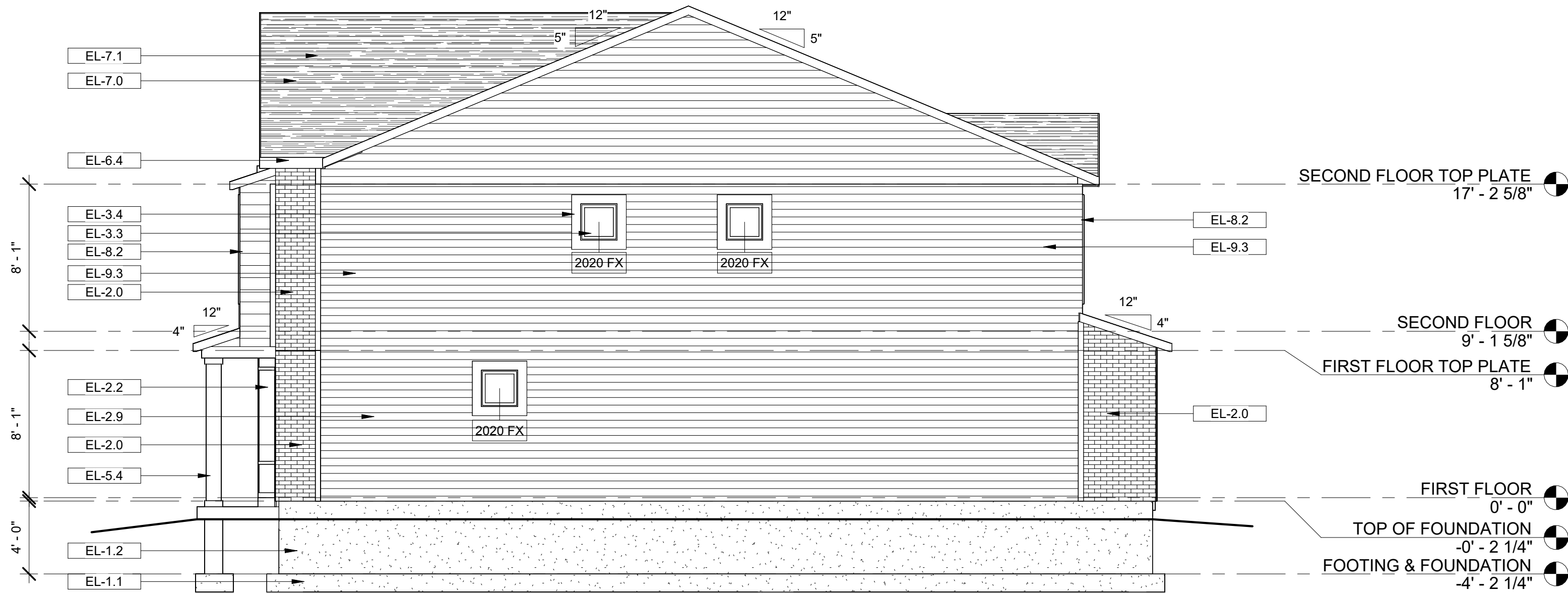
A2.2
MF



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

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



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

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STAGE OF CONSTRUCTION.

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

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 DR HORTON - SLC DIVISION 4100 N HORTON WAY, SUITE 300 LEHI, UT 84048	STRUCTURAL ENGINEER ACUTE ENGINEERING 744 SOUTH 400 EAST OREM, UTAH 84097	TRUSS MANUFACTURER BMC WEST 101 S GENEVA ROAD LONDON, 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
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)
BUILDING 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 - TRANSITIONAL

DRAWN BY:DRH
CHECKED BY:CAD
DATE: 8/26/2026 8:28:30 AM

C1.0
TR

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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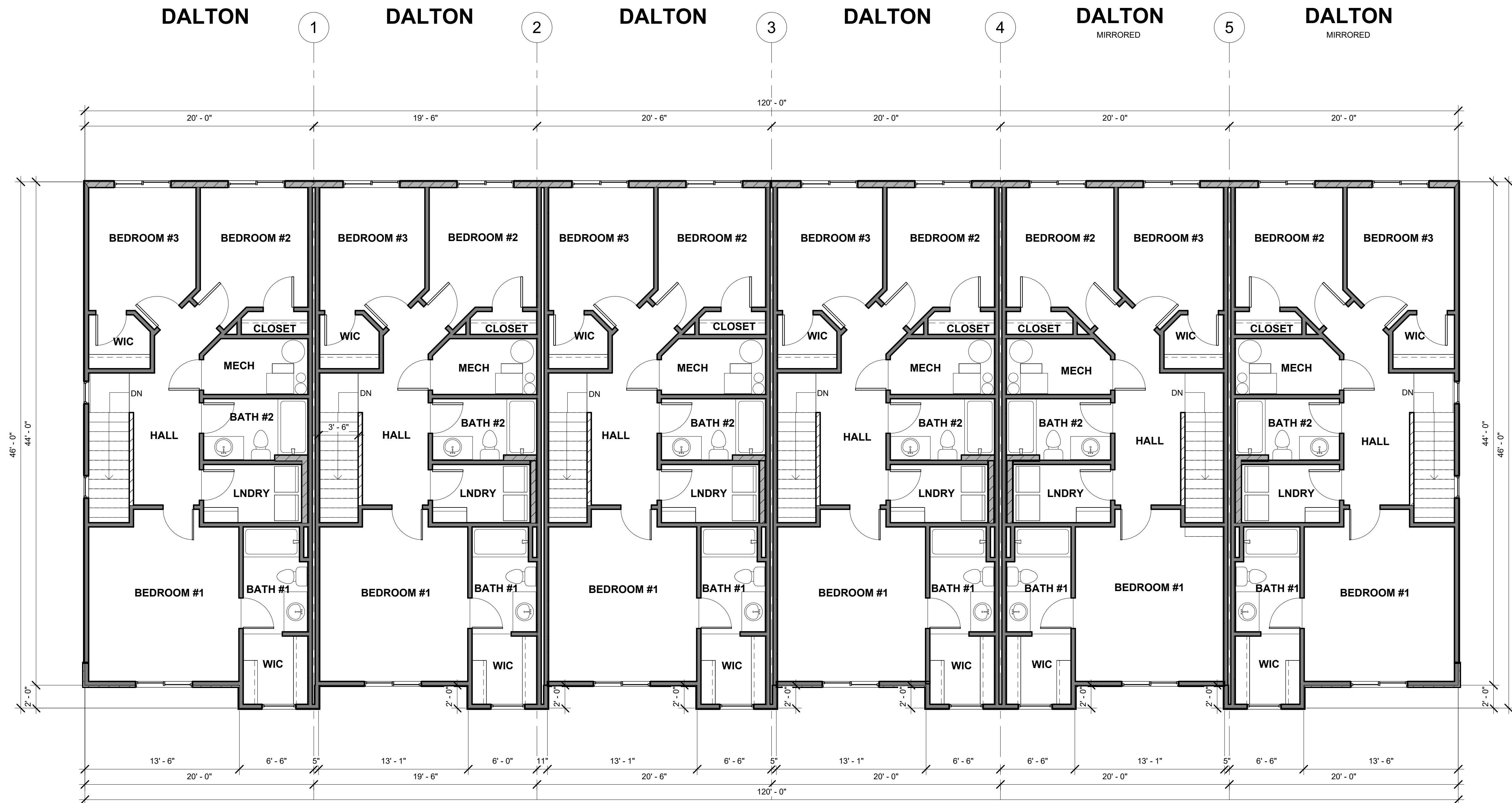
NOTE:
AS A MINIMUM REQUIREMENT, WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT CAUSED BY EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERTICAL DIMENSIONS(IRC P2801.8). WATER HEATERS LOCATED WHERE WATER 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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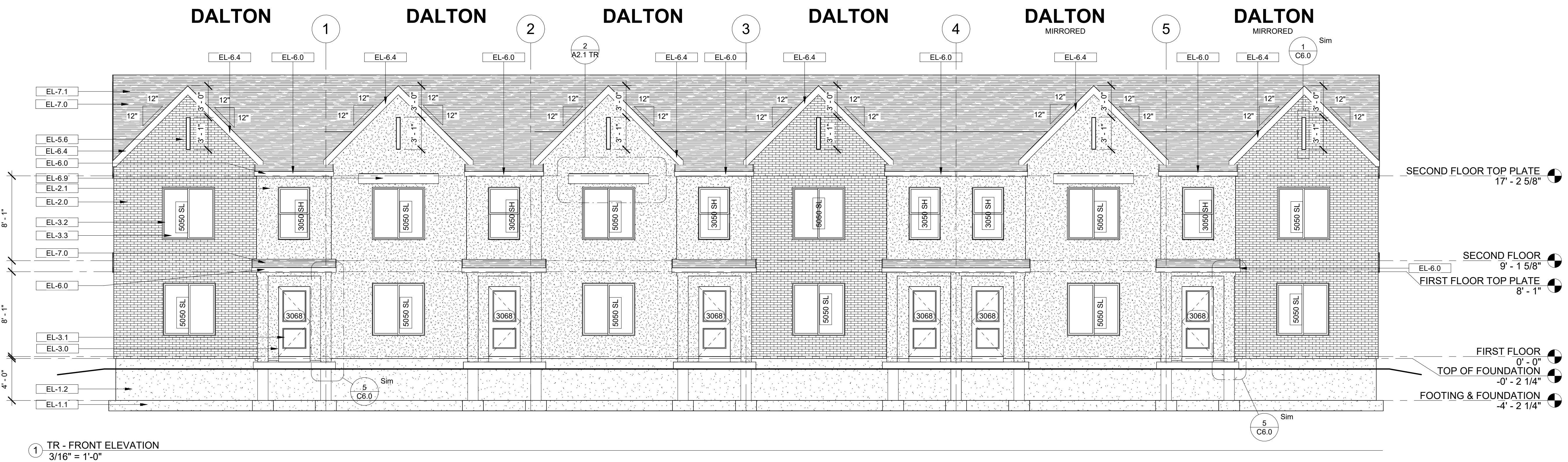
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① TR - FRONT 3D VIEW



② TR - REAR 3D VIEW



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

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

A2.1
TR

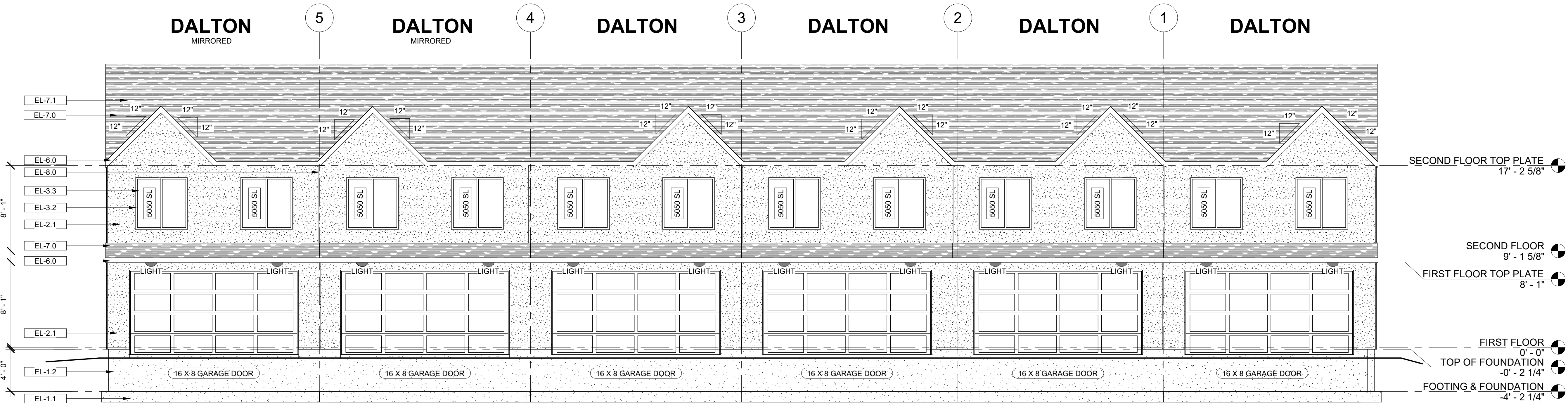
FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0"
U.N.O.

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

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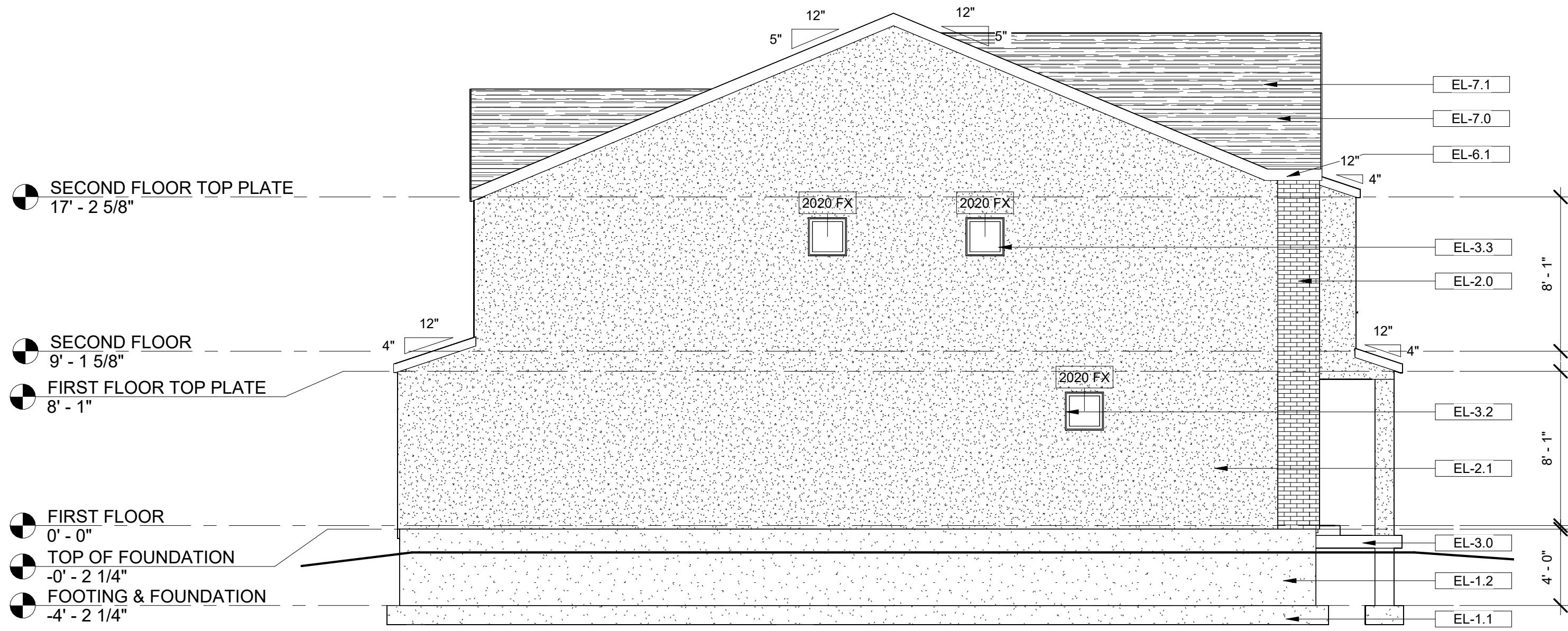
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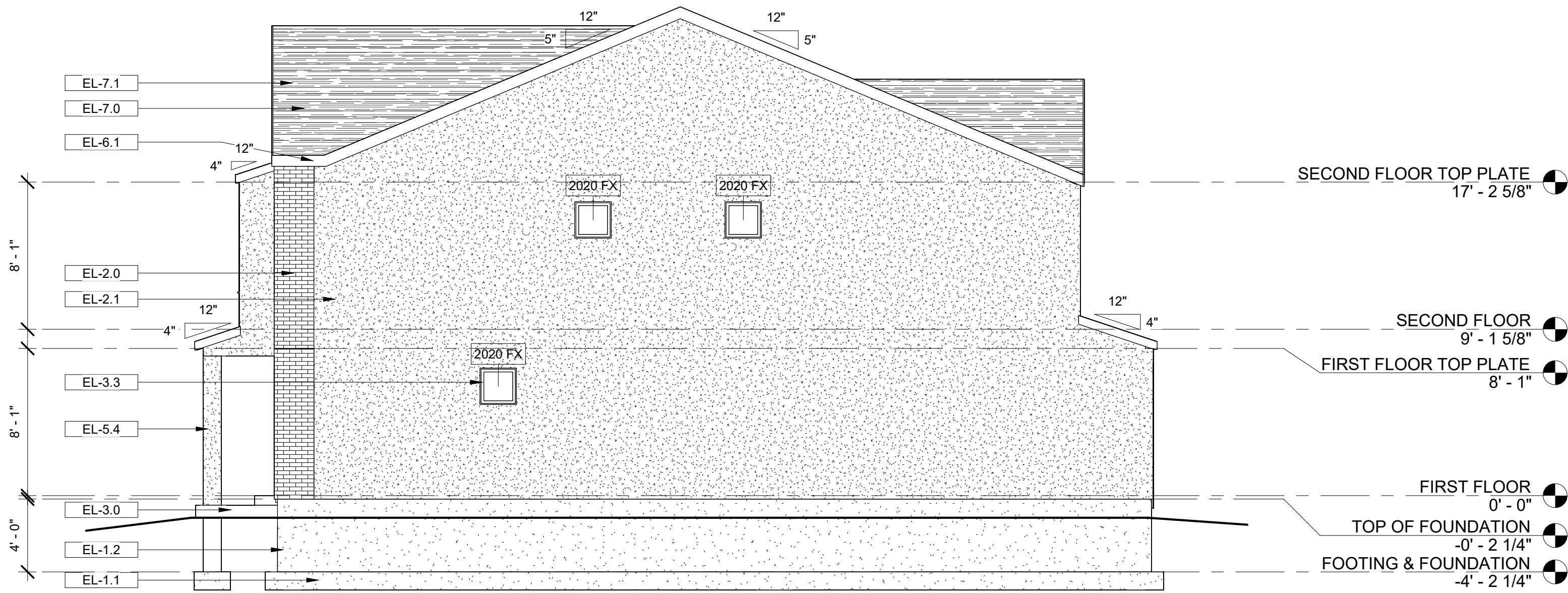
1 TR - REAR ELEVATION
3/16" = 1'-0"

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

A2.2
TR



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



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

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

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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	STRUCTURAL ENGINEER ACUTE ENGINEERING 744 SOUTH 400 EAST OREM, UTAH 84097	TRUSS MANUFACTURER BMC WEST 101 S GENEVA ROAD LONDON, UTAH 84042
	CONTACT SHANTELL LUKE SLCPLANS@DRHORTON.COM	CONTACT NATE BELL 801.229.9020	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)
BUILDING 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

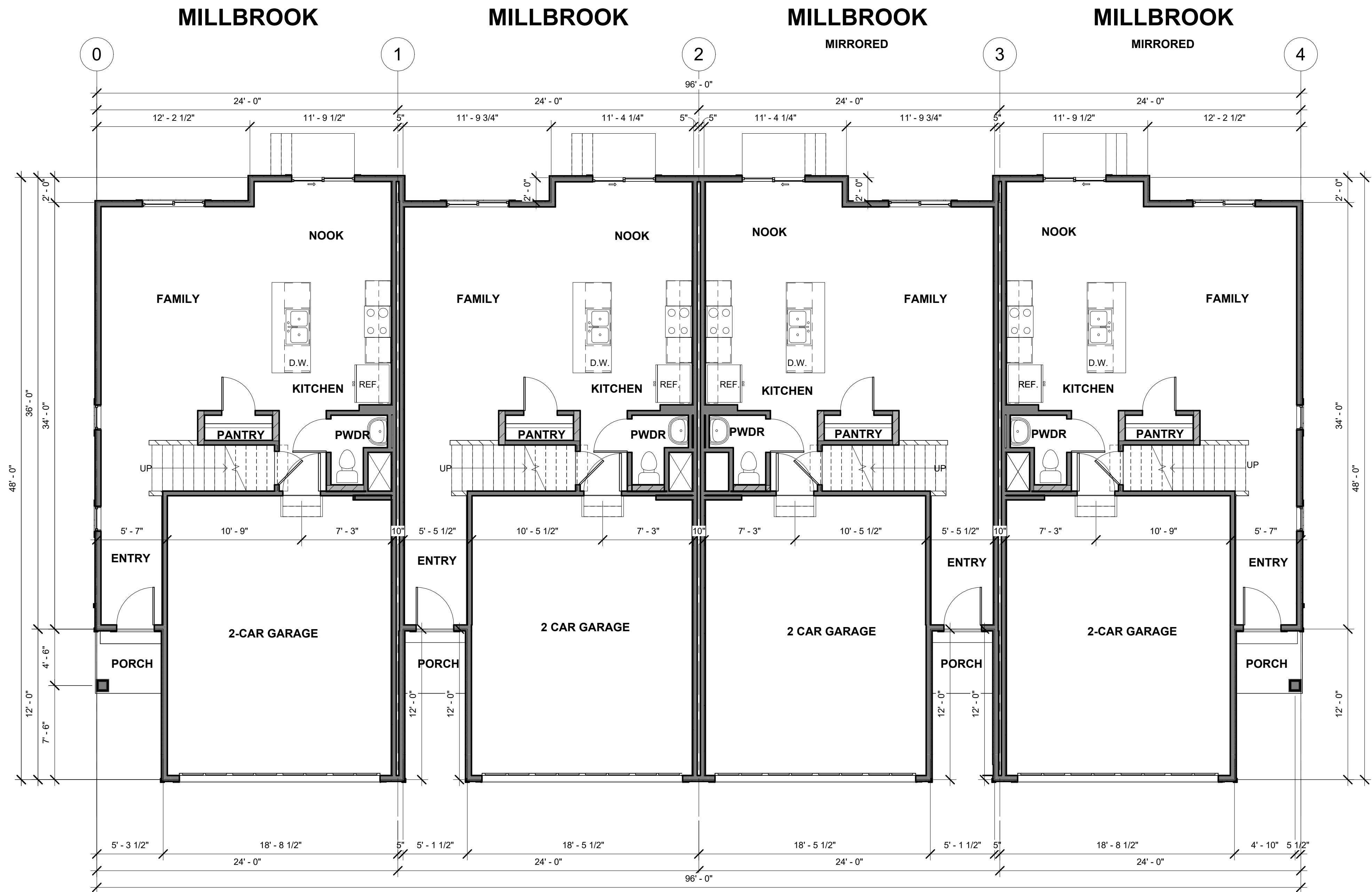
FOR STANDARD 8" PLATE
MAIN FLOOR WINDOWS @ HEADER
HEIGHT OF 7'-0" U.N.O.

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GUIDE TO CONSTRUCTION.

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

A0.1
FA



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

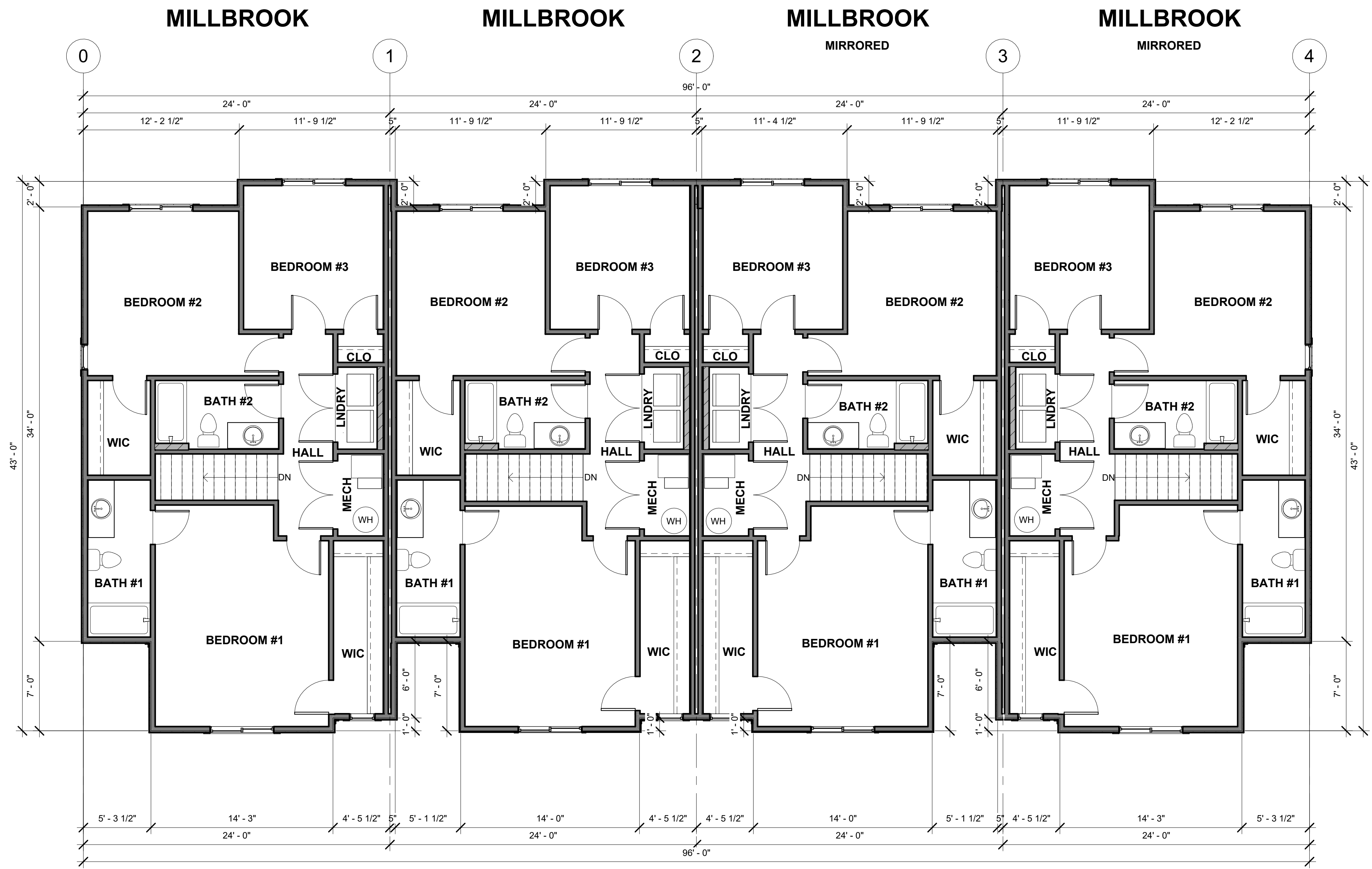
FOR STANDARD 8" PLATE
MAIN FLOOR WINDOWS @ HEADER
HEIGHT OF 7'-0" U.N.O.

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AND LOCATIONS OF ALL
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PHASE OF CONSTRUCTION.

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

A0.2



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



1 FARMHOUSE - FRONT 3D VIEW



2 FARMHOUSE - REAR 3D VIEW

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	CONCRETE 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



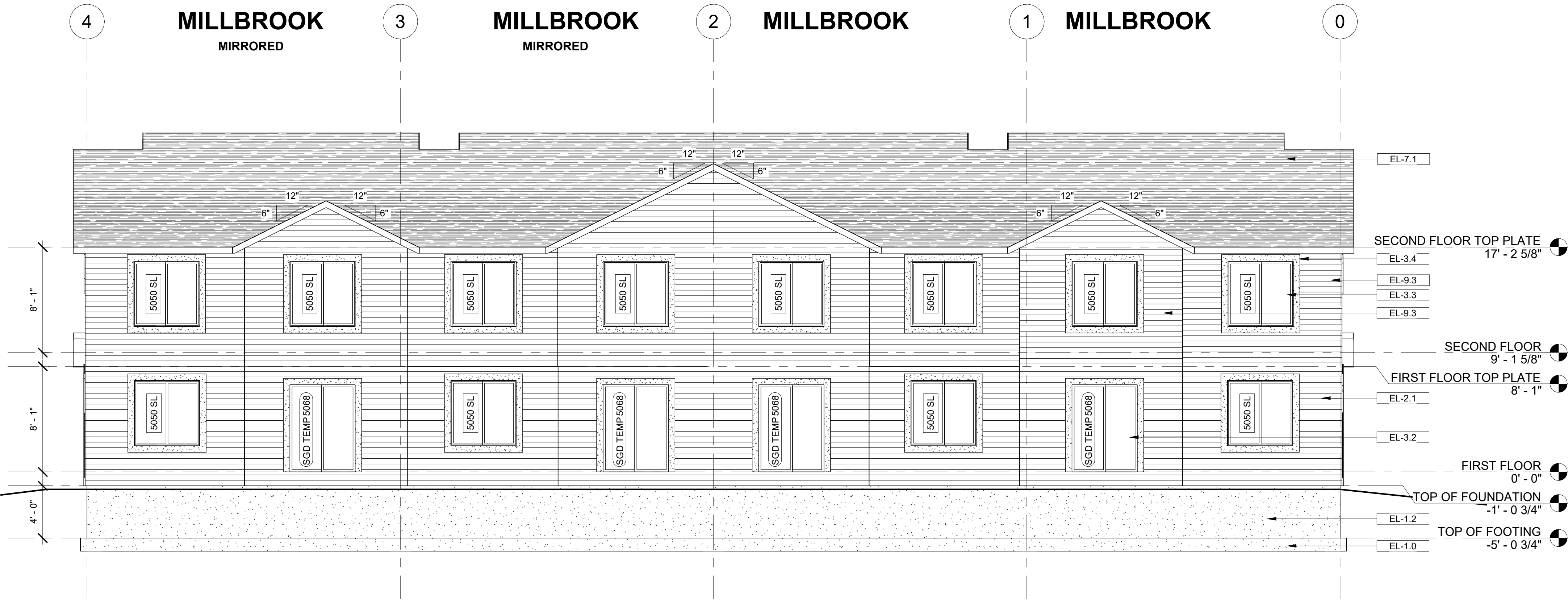
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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
FRONT ELEVATION (FA) FARMHOUSE

A2.1
FA



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

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

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SHOULD VERIFY ALL
DIMENSIONS AND
LOCATIONS OF ALL
ELEMENTS PRIOR TO
STARTING ANY
WORK.

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

A2.2
FA

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	CONCRETE 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



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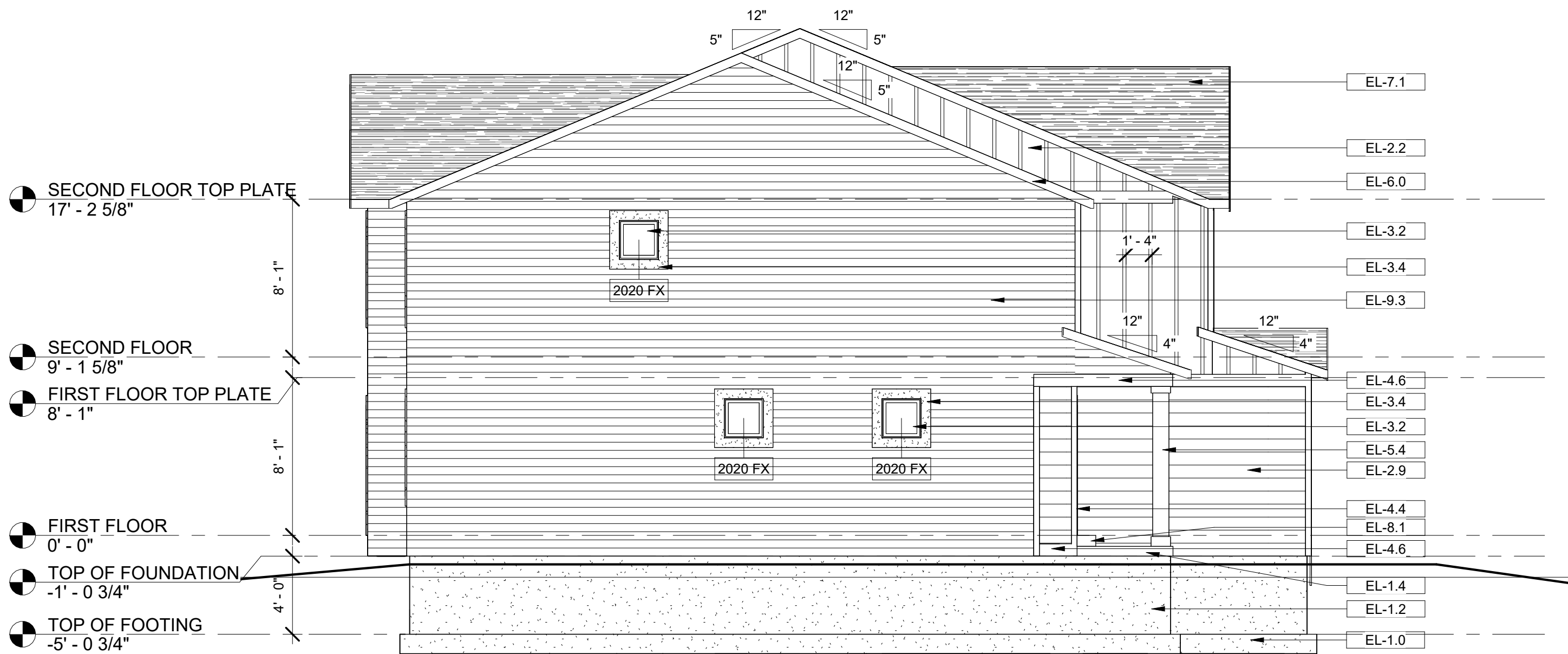
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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
SIDE ELEVATIONS (FA) FARMHOUSE

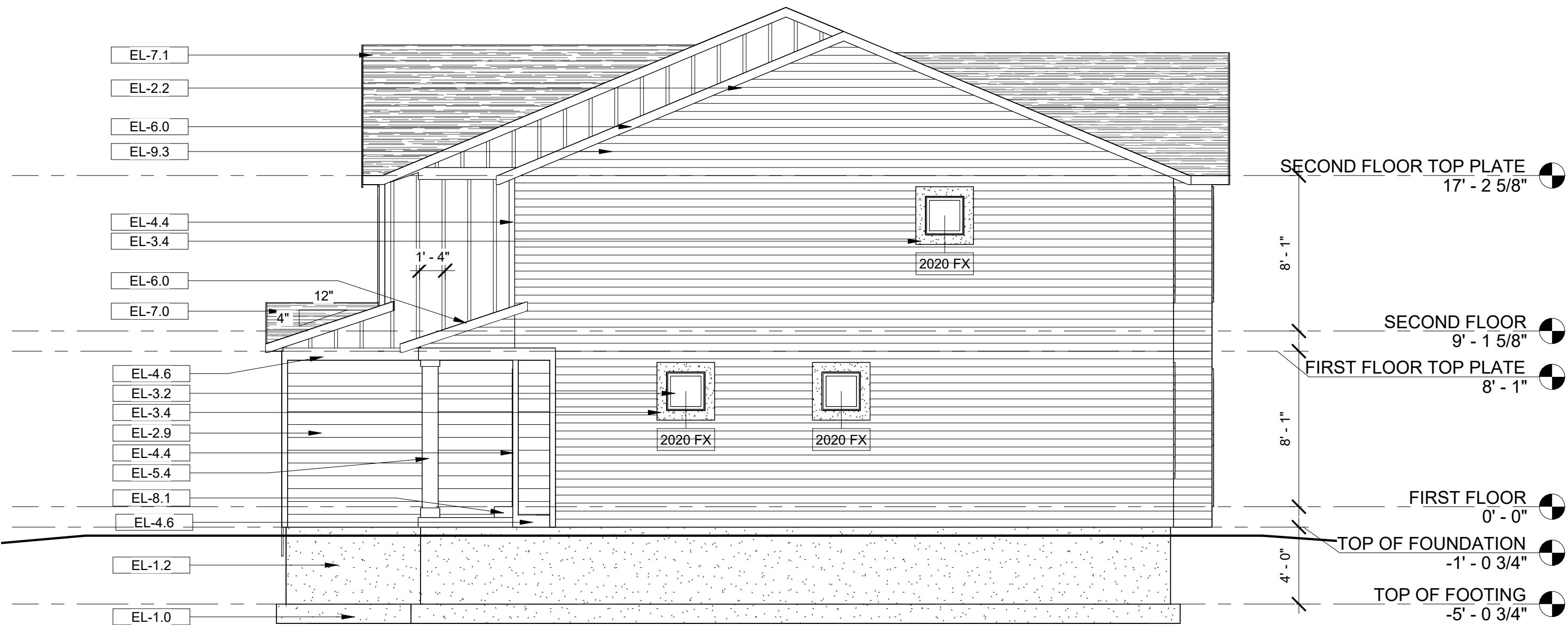
A2.3
FA

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.



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



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

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	STRUCTURAL ENGINEER ACUTE ENGINEERING 744 SOUTH 400 EAST OREM, UTAH 84097	TRUSS MANUFACTURER BMC WEST 101 S GENEVA ROAD LONDON, UTAH 84042
	CONTACT SHANTELL LUKE SLCPLANS@DRHORTON.COM	CONTACT NATE BELL 801.229.9020	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
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)
BUILDING 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 - 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.

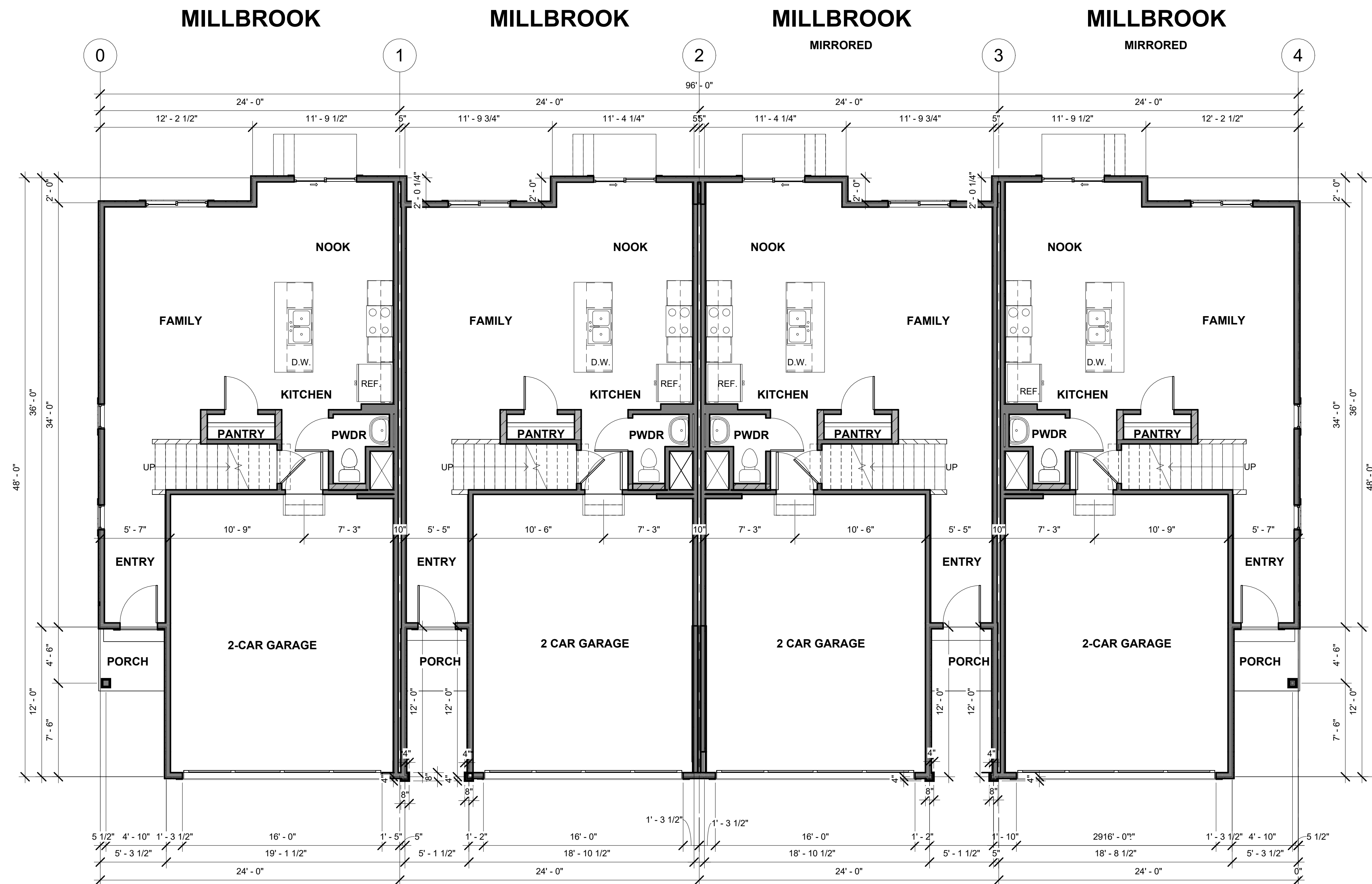
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LOCATIONS, NOTES, ETC.
PRIOR TO STARTING ANY
STAGE OF CONSTRUCTION.

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

A0.1
MF



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

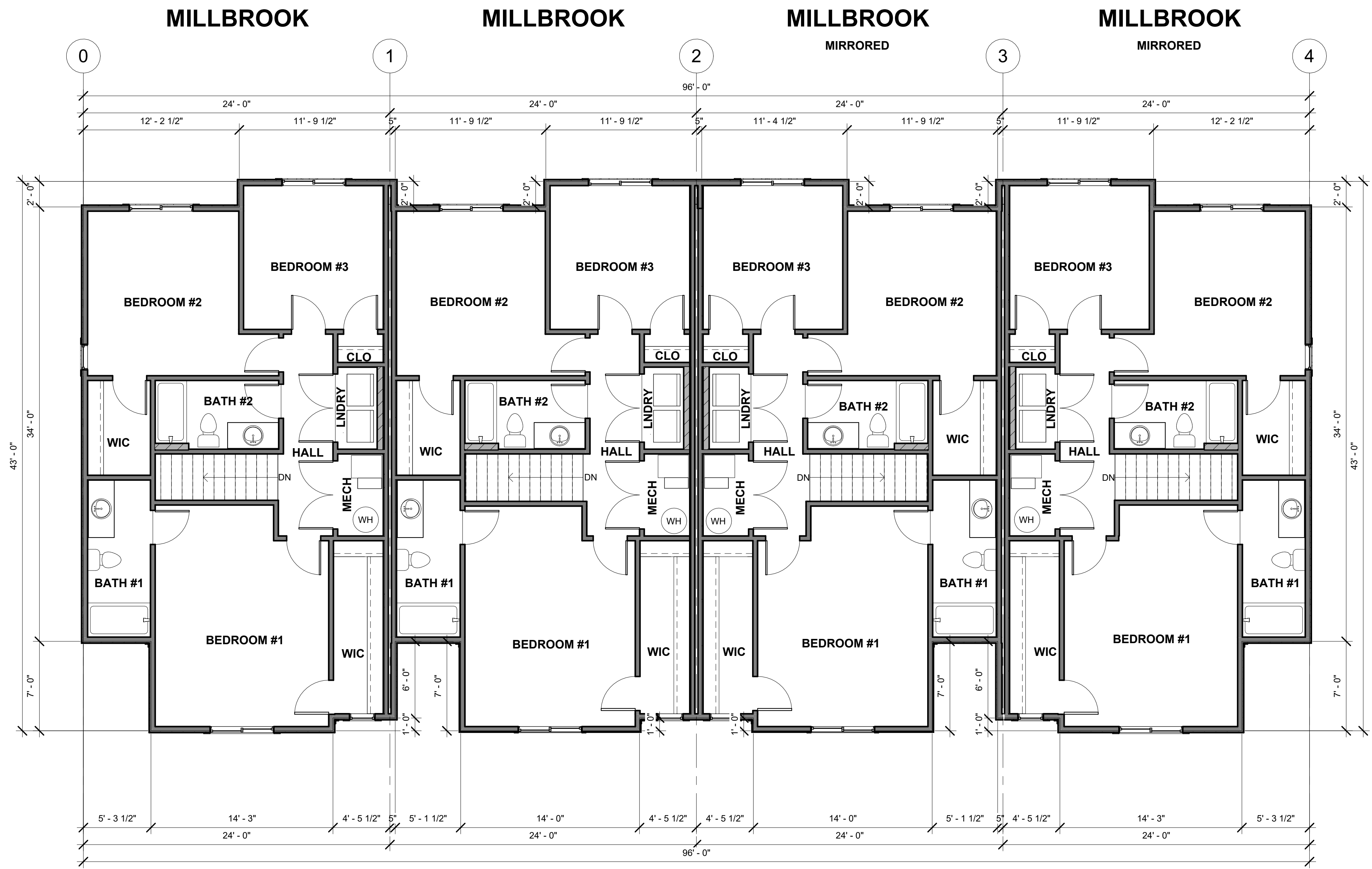
FOR STANDARD 8" PLATE
MAIN FLOOR WINDOWS @ HEADER
HEIGHT OF 7'-0" U.N.O.

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

A0.2



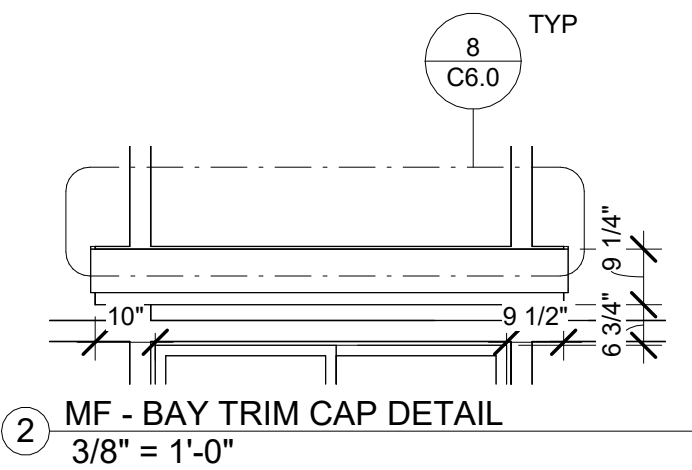
① OVERALL SECOND FLOOR PLAN
3/16" = 1'-0"



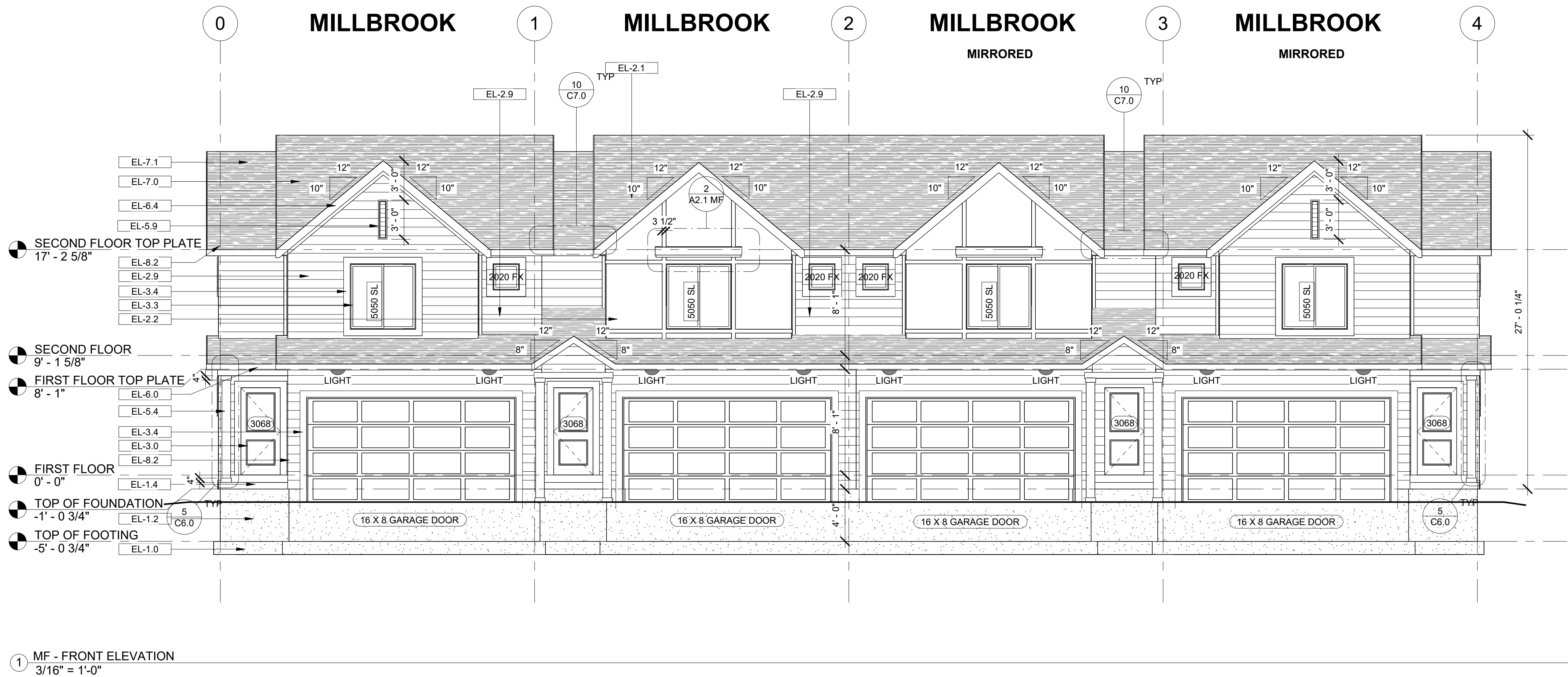
1 MODERN FARMHOUSE - FRONT VIEW



2 MODERN FARMHOUSE - REAR VIEW



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	CONCRETE 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



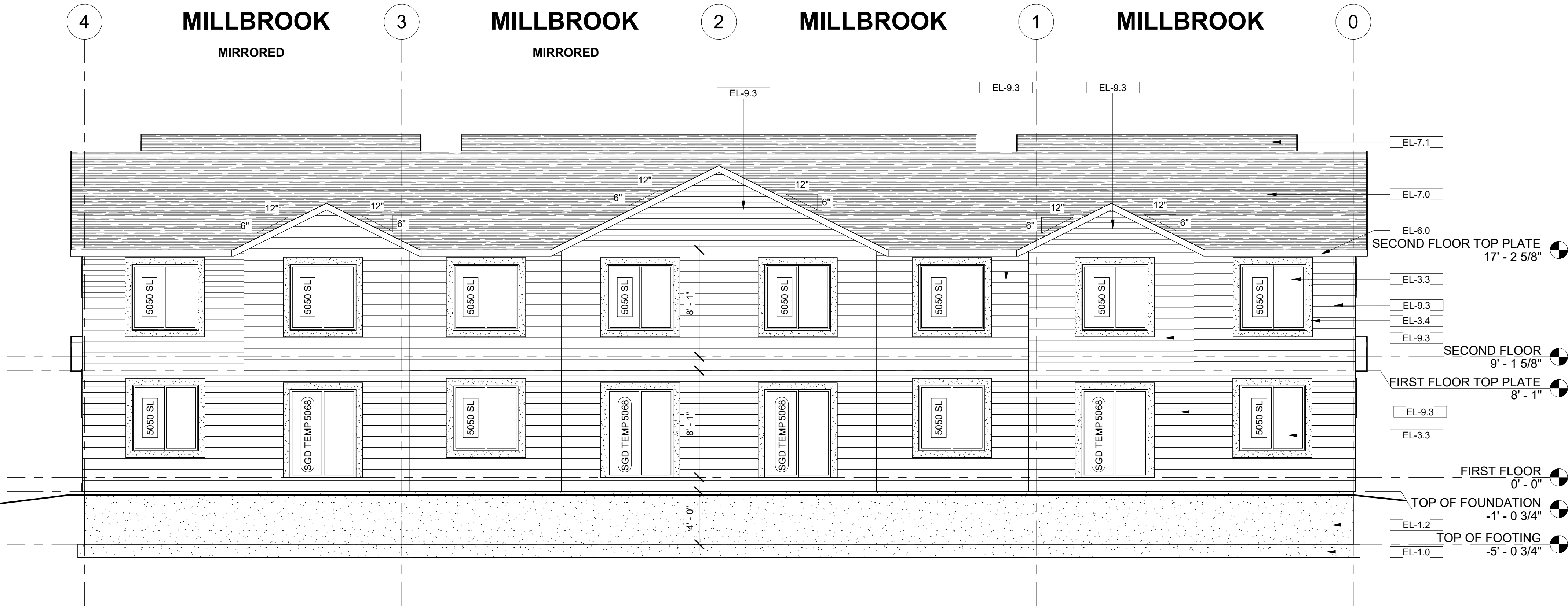
24' F.L. TOWNHOME (M) 4-PLEX (GYP)
FRONT ELEVATION (MF) MODERN FARMHOUSE

A2.1
MF

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① MF - REAR ELEVATION
3/16" = 1'-0"

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.

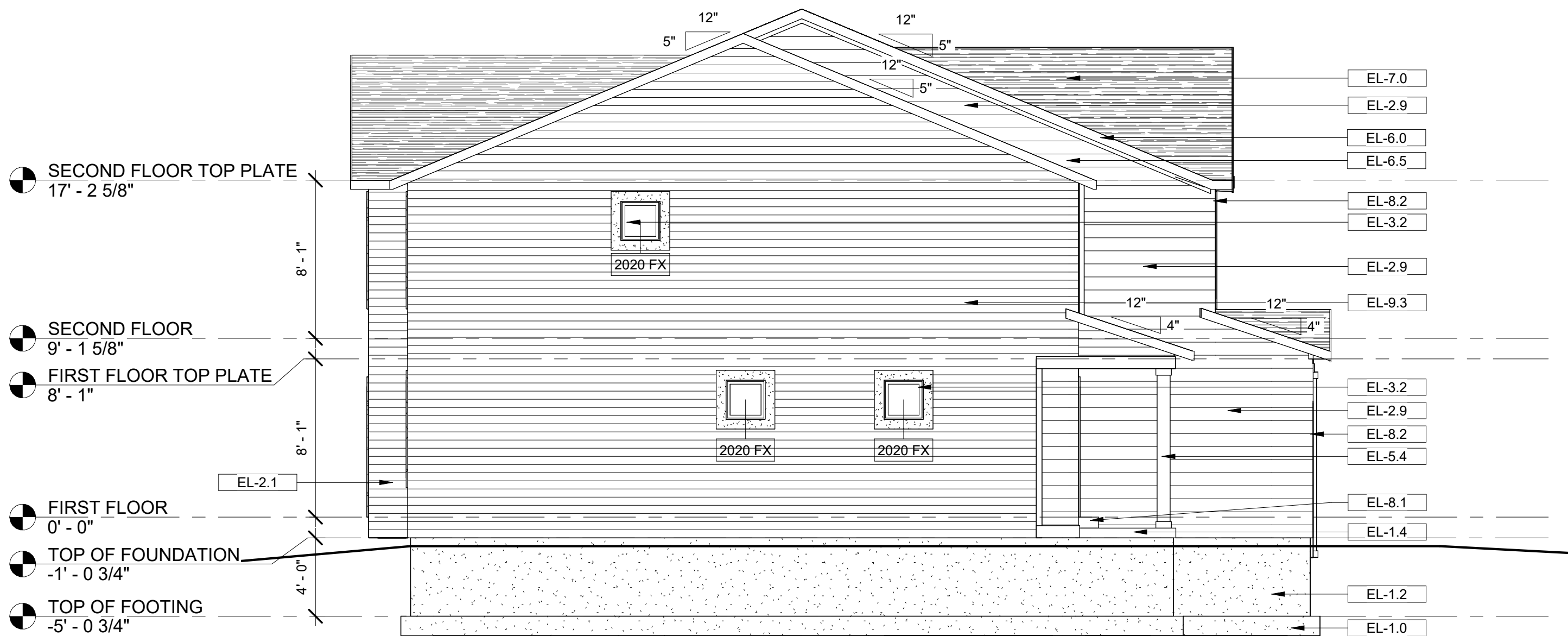
Keynote Legend	
Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-3.3	VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS
EL-3.4	WINDOW/DOOR TRIM (PER ELEVATION)
EL-6.0	2X6 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED 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

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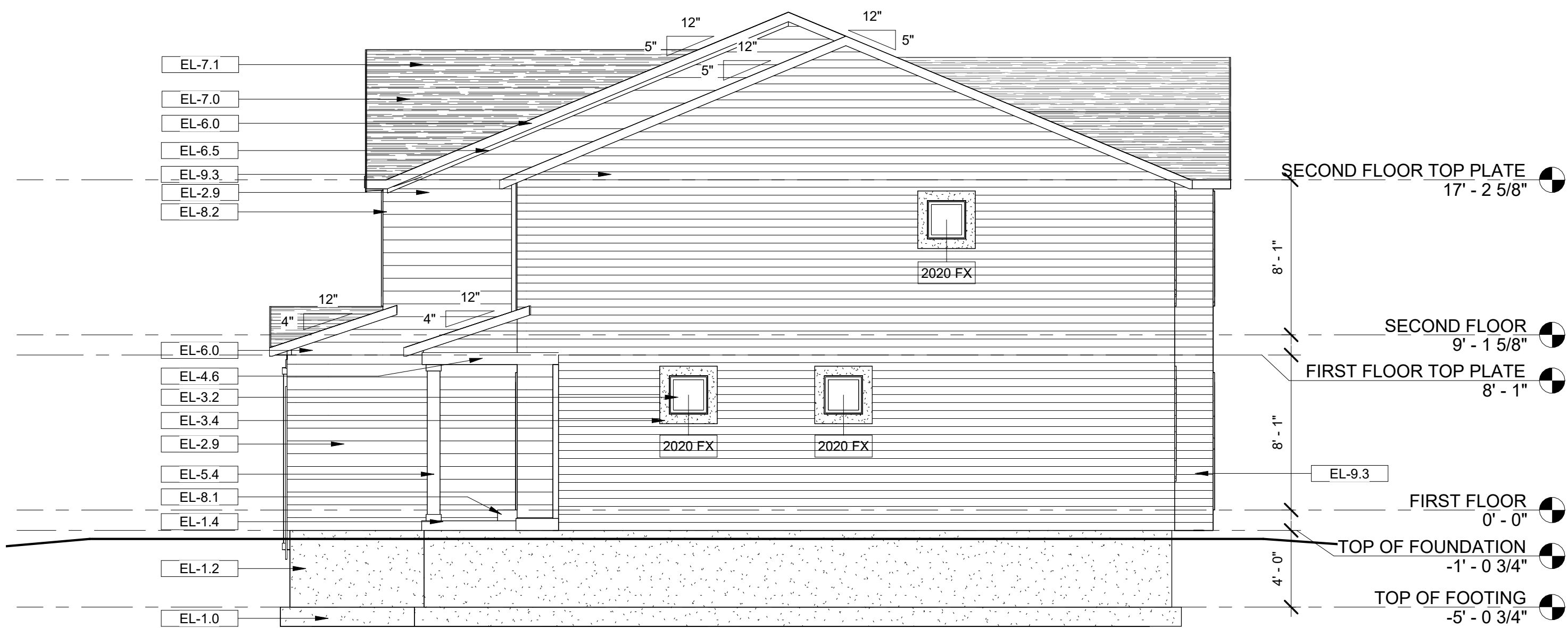
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24' F.L. TOWNHOME (M) 4-PLEX (GYP)
REAR ELEVATION (MF) MODERN FARMHOUSE

A2.2
MF



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



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

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	CONCRETE 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

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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:	OWNER DR HORTON - SLC DIVISION 4100 N HORTON WAY, SUITE 300 LEHI, UT 84048	STRUCTURAL ENGINEER ACUTE ENGINEERING 744 SOUTH 400 EAST OREM, UTAH 84097	TRUSS MANUFACTURER BMC WEST 101 S GENEVA ROAD LONDON, 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	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)
BUILDING 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 - 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.

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ALL SUBCONTRACTORS
AND VENDORS SHALL
VERIFY ALL DIMENSIONS
AND LOCATIONS OF ALL
ITEMS PRIOR TO STARTING ANY
WORK. ANY DISCREPANCY
SHALL BE REPORTED TO THE
STATE OF CONSTRUCTION
PRIOR TO CONSTRUCTION.

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

A0.1
TR



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

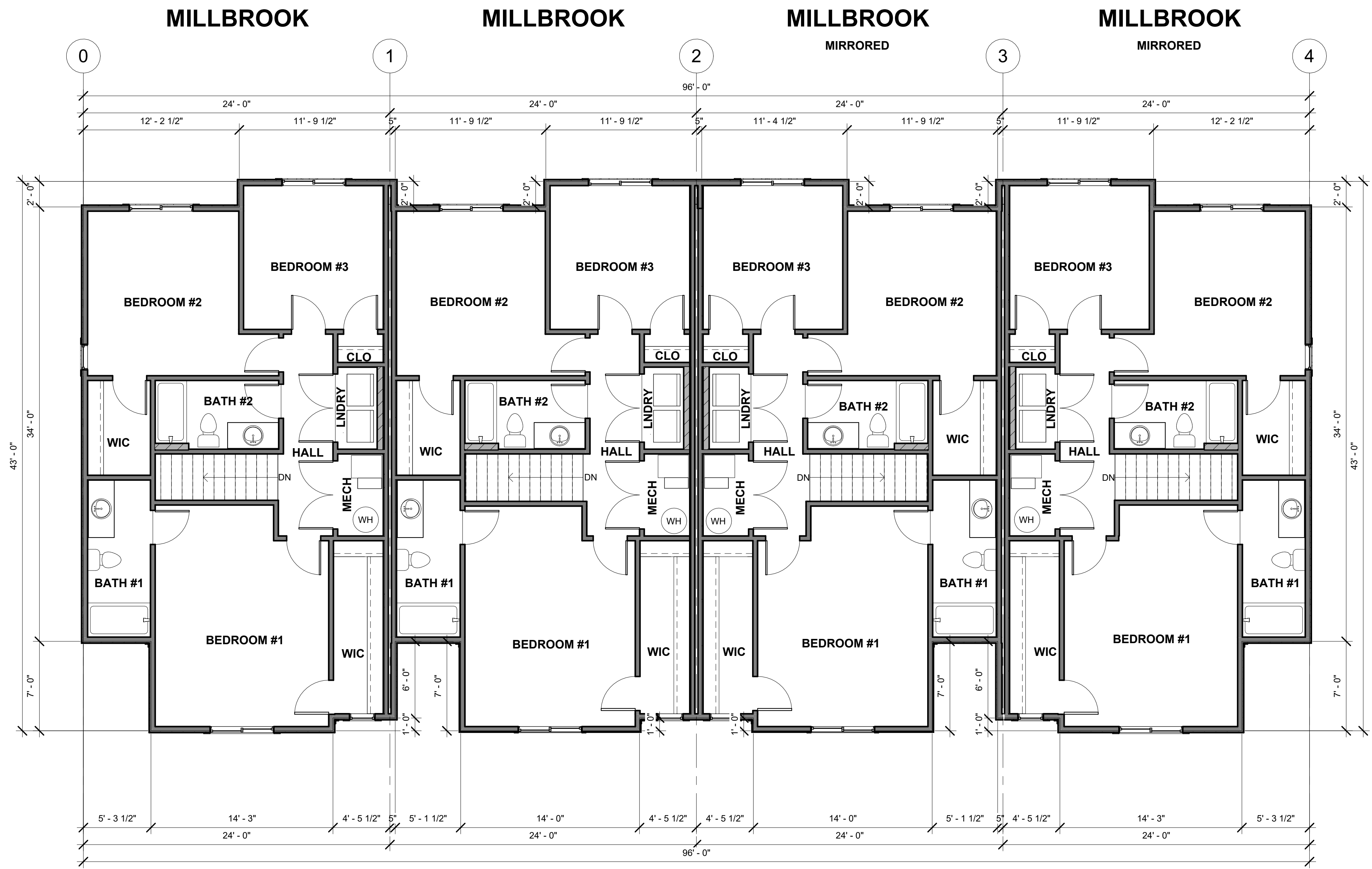
FOR STANDARD 8" PLATE
MAIN FLOOR WINDOWS @ HEADER
HEIGHT OF 7'-0" U.N.O.

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UNLAWFUL.

ALL SUBCONTRACTORS
AND VENDORS SHALL
VERIFY ALL DIMENSIONS
AND LOCATIONS OF ALL
WORK PRIOR TO STARTING ANY
PHASE OF CONSTRUCTION.

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

A0.2



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



① TRANSITIONAL - FRONT VIEW

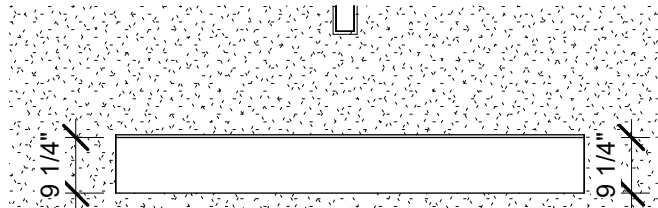


② TRANSITIONAL - REAR VIEW

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	CONCRETE 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



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



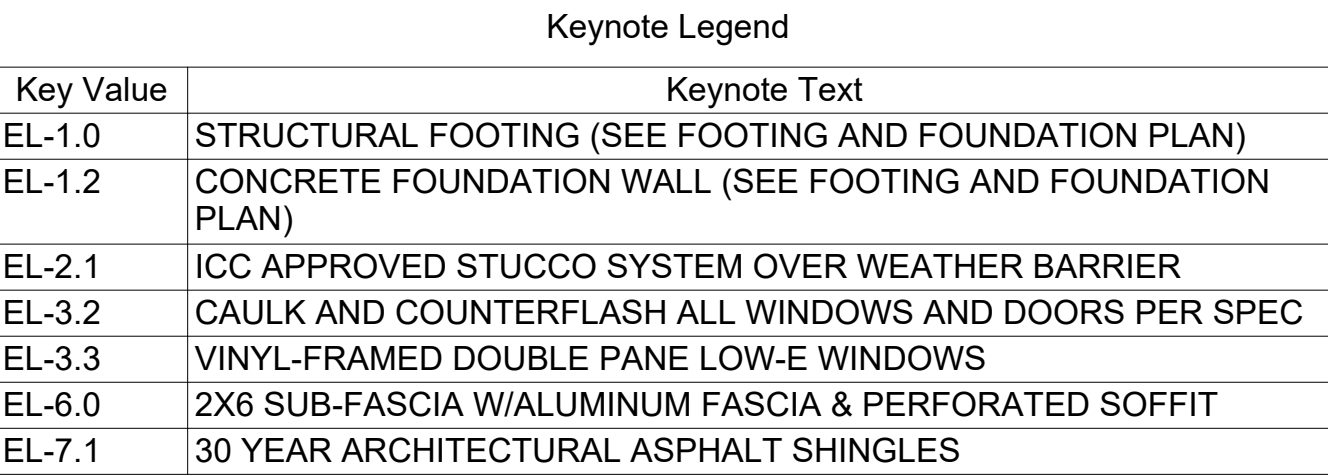
24' F.L. TOWNHOME (M) 4-PLEX (GYP)
FRONT ELEVATION (TR) TRANSITIONAL

A2.1
TR

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ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.



D·R·HORTON®
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ALL SUBCONTRACTORS
WORKING ON THIS PROJECT
TAKE FULL LIABILITY OF THE
PLANS AND SHALL
THOROUGHLY REVIEW AND
VERIFY ALL DIMENSIONS,
LOCATIONS, NOTES, ETC.
PRIOR TO STARTING ANY
STAGE OF CONSTRUCTION

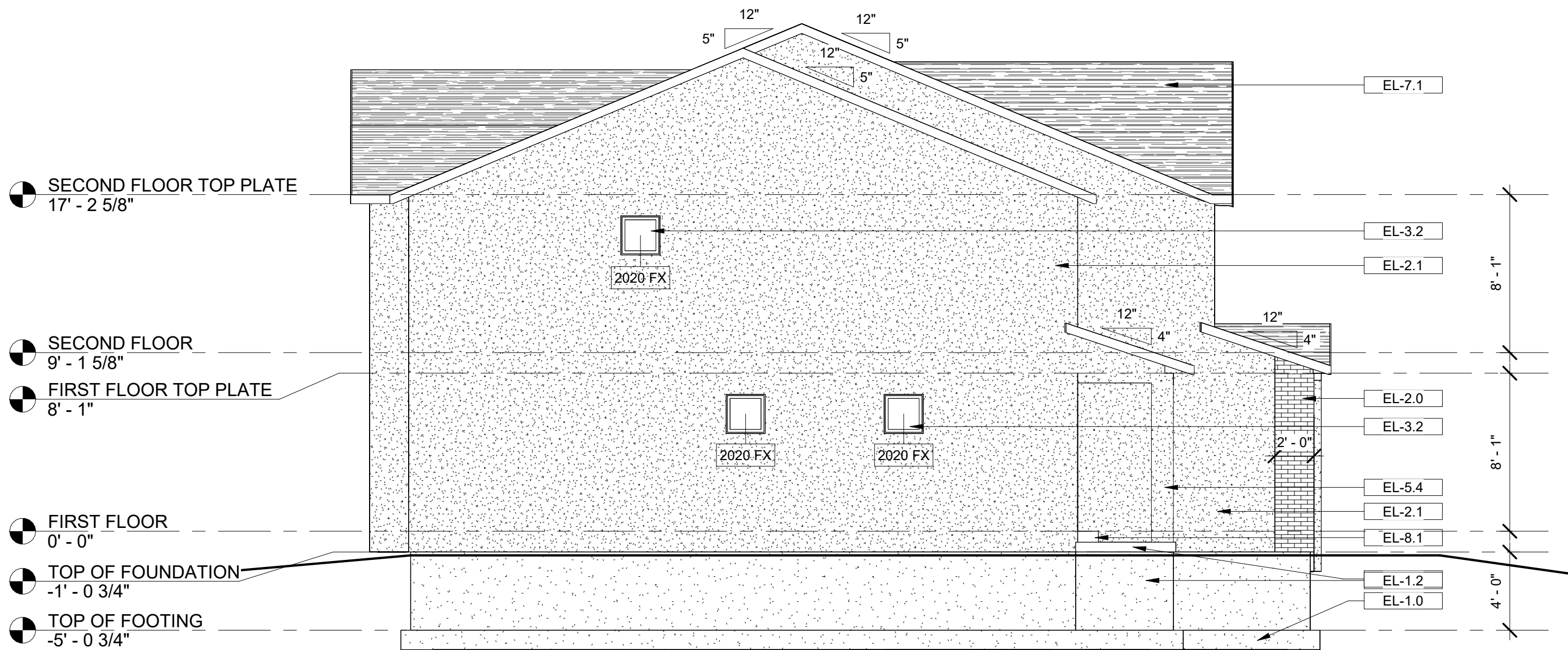
24' F.L. TOWNHOME (M) 4-PLEX (GYP)
REAR ELEVATION (TR) TRANSITIONAL

A2.2
TR

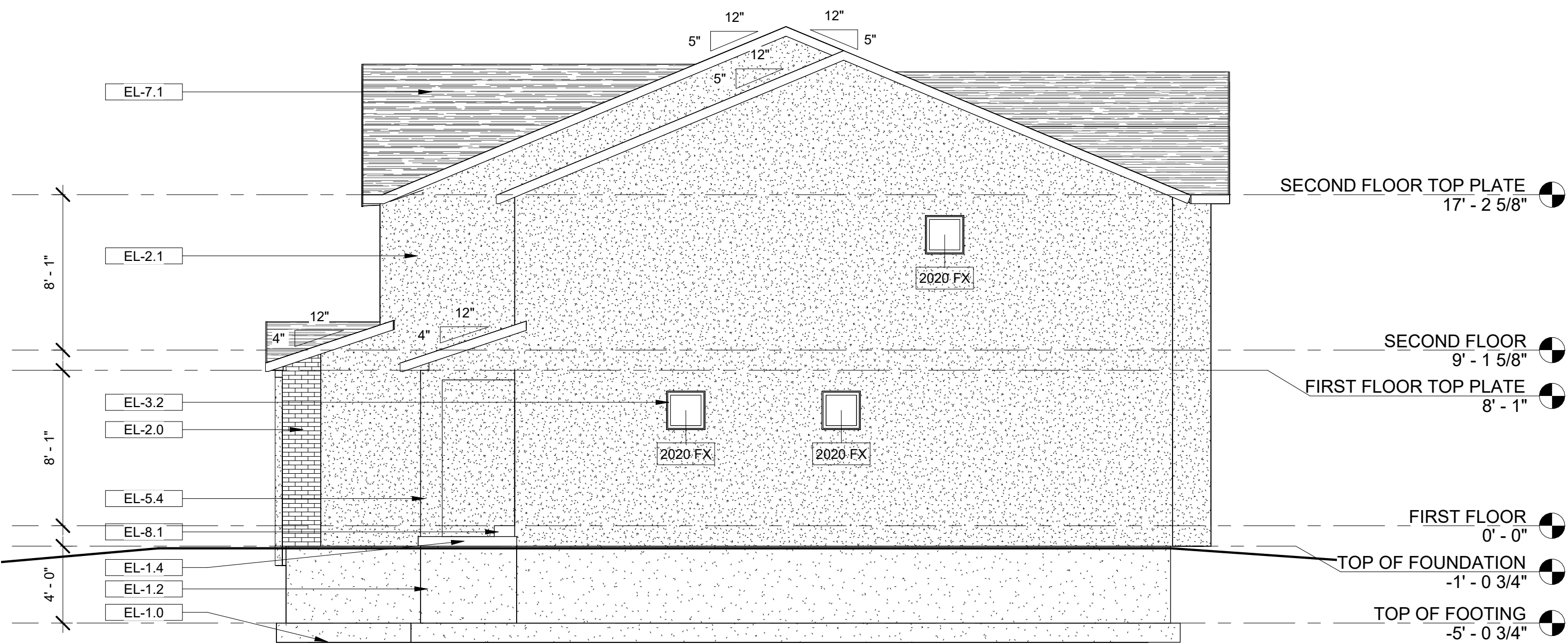
Keynote Legend	
Key Value	Keynote Text
EL-1.0	STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN)
EL-1.2	CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN)
EL-1.4	CONCRETE SLAB
EL-2.0	ICC APPROVED STONE/BRICK VENEER OVER WEATHER BARRIER
EL-2.1	ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER
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

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.



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



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