

PECAN VALLEY TOWN HOMES - LOTS 111-115

PECAN VALLEY TOWNHOMES, HURRICANE, UTAH 84737



PROJECT NARRATIVE

The proposed building consists of five townhomes to be built in the Pecan Valley Resort community. Each townhome is a similar floor plan in both area and features.

The townhome is three bedroom and three and a half bathroom. The main floor consists of a two car garage, living room, kitchen and dining area. The second floor includes a loft and all bedrooms.

Each townhome includes parking for four vehicles; two in the garage and two in the driveway. Roof overhangs and balconies are contained within the four foot allowance.

Exterior styling is modern contemporary. Building masses are well defined with varied textures, finishes and colors. Finishes include stucco, faux stone and metal siding with dark metal accents. Roof planes are flat or low sloping. Roofing material will be primarily membrane with some metal roofing sections.

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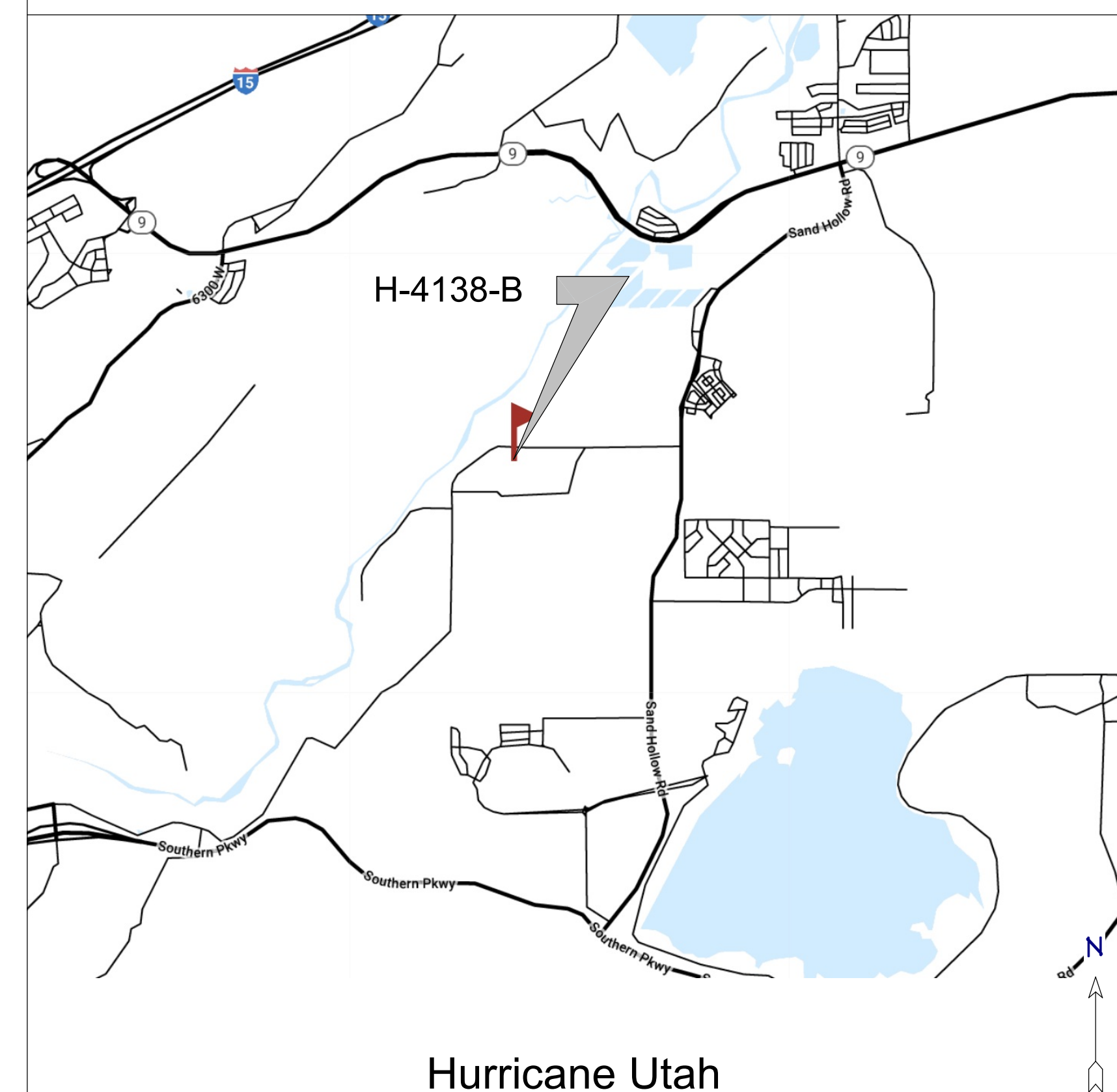
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BUILDING AND ZONING SUMMARY

DEPARTMENT	CITY OF HURRICANE	
PARCEL	H-4138-B	
ZONING	RR : RECREATIONAL RESORT	
LOT AREA	6732 SQ. FT. (1 @ 1428 SQ FT, 4 @ 1326 SQ. FT)	
LOT WIDTH	132' (1 @ 28, 4 @ 36')	
FRONTAGE	132' (1 @ 28, 4 @ 36')	
SETBACKS	FRONT	15'
	SIDE	10'
	STREET SIDE	20'
	REAR	10'
	DRIVEWAY	25'
BLDG. HEIGHT	25'-0"	
BUILDING AREAS	LIVING	10,773 SF
	MAIN FLOOR	4,491 SF
	UPPER FLOOR	6,282 SF
	GARAGE	1,714 SF
	PORCH	315 SF
	BALCONY	692 SF

UNIT 111	LIVING	2,281 SF
	MAIN FLOOR	943 SF
	UPPER FLOOR	1,338 SF
	GARAGE	463 SF
	PORCH	63 SF
	BALCONY	148 SF
UNIT 112	LIVING	2,123 SF
	MAIN FLOOR	887 SF
	UPPER FLOOR	1,236 SF
	GARAGE	417 SF
	PORCH	63 SF
	BALCONY	132 SF
UNIT 113	LIVING	2,123 SF
	MAIN FLOOR	887 SF
	UPPER FLOOR	1,236 SF
	GARAGE	417 SF
	PORCH	63 SF
	BALCONY	132 SF
UNIT 114	LIVING	2,123 SF
	MAIN FLOOR	887 SF
	UPPER FLOOR	1,236 SF
	GARAGE	417 SF
	PORCH	63 SF
	BALCONY	132 SF
UNIT 115	LIVING	2,281 SF
	MAIN FLOOR	943 SF
	UPPER FLOOR	1,338 SF
	GARAGE	463 SF
	PORCH	63 SF
	BALCONY	148 SF

PROJECT LOCATION

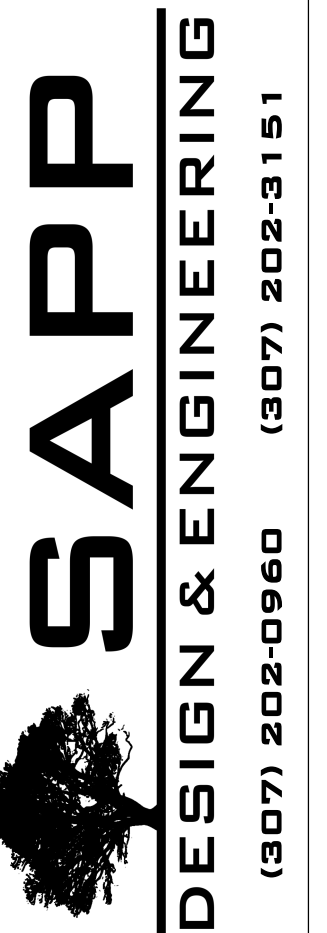


STRUCTURAL SHEETS

S1	FOUNDATION PLAN
S2.1-S2.2	FRAMING PLAN
S3.1-S3.2	SHEAR WALL PLAN
SD1	STRUCTURAL DETAILS

CONTRACTOR

ARTISAN HOMES
 Email: wyltile@gmail.com
 Phone: (435) 467-2216



COVER SHEET

SHEET TITLE:

PROJECT:
**ARTISAN HOMES - TOWNHOMES
 PECAN VALLEY RESORT 111-115
 HURRICANE, UTAH**

DATE:

6/5/23

SCALE:

NTS

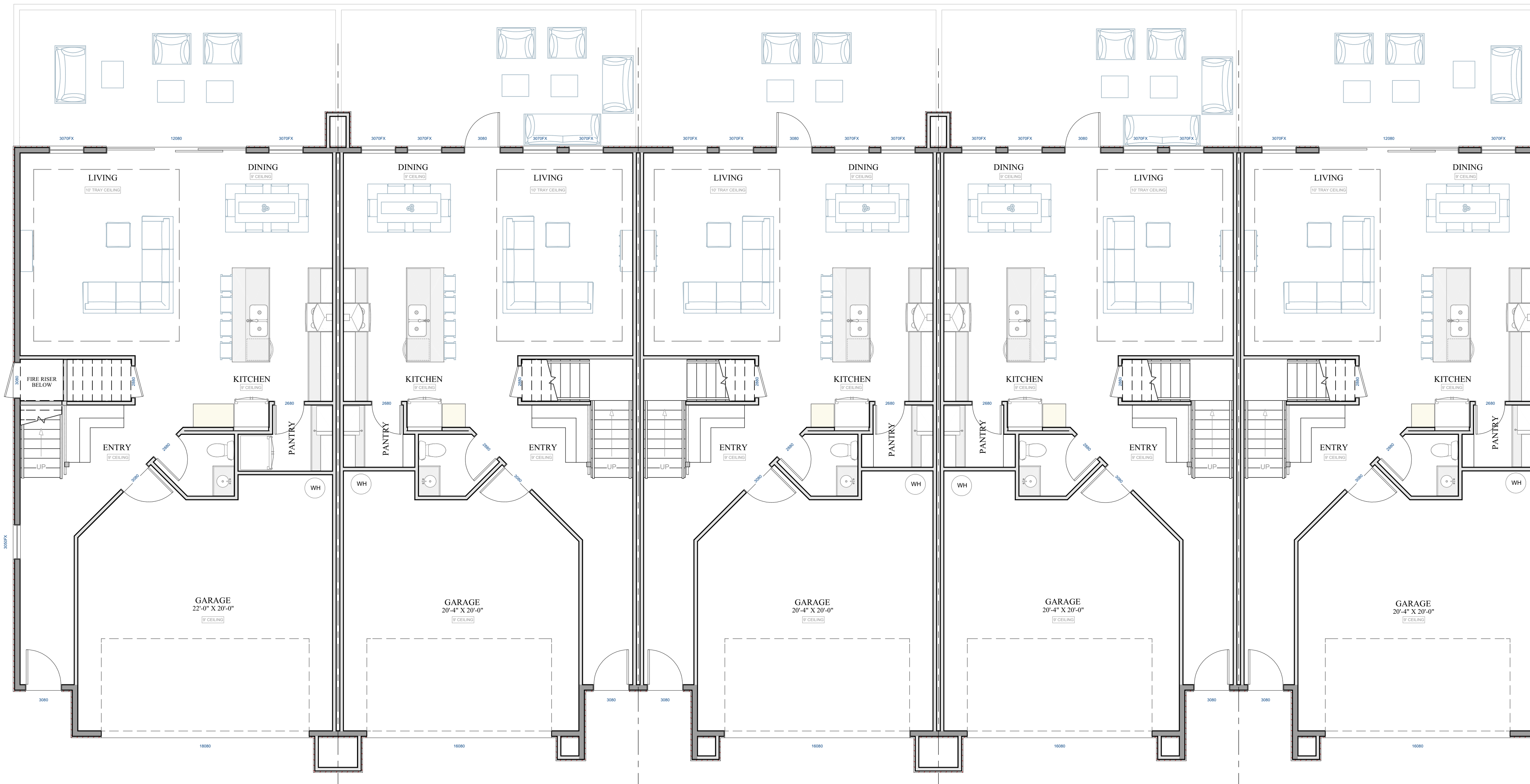
SHEET:

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BUILDING RENDERINGS

FRONT/BACK



FLOOR PLAN
SCALE : 3/16" = 1'

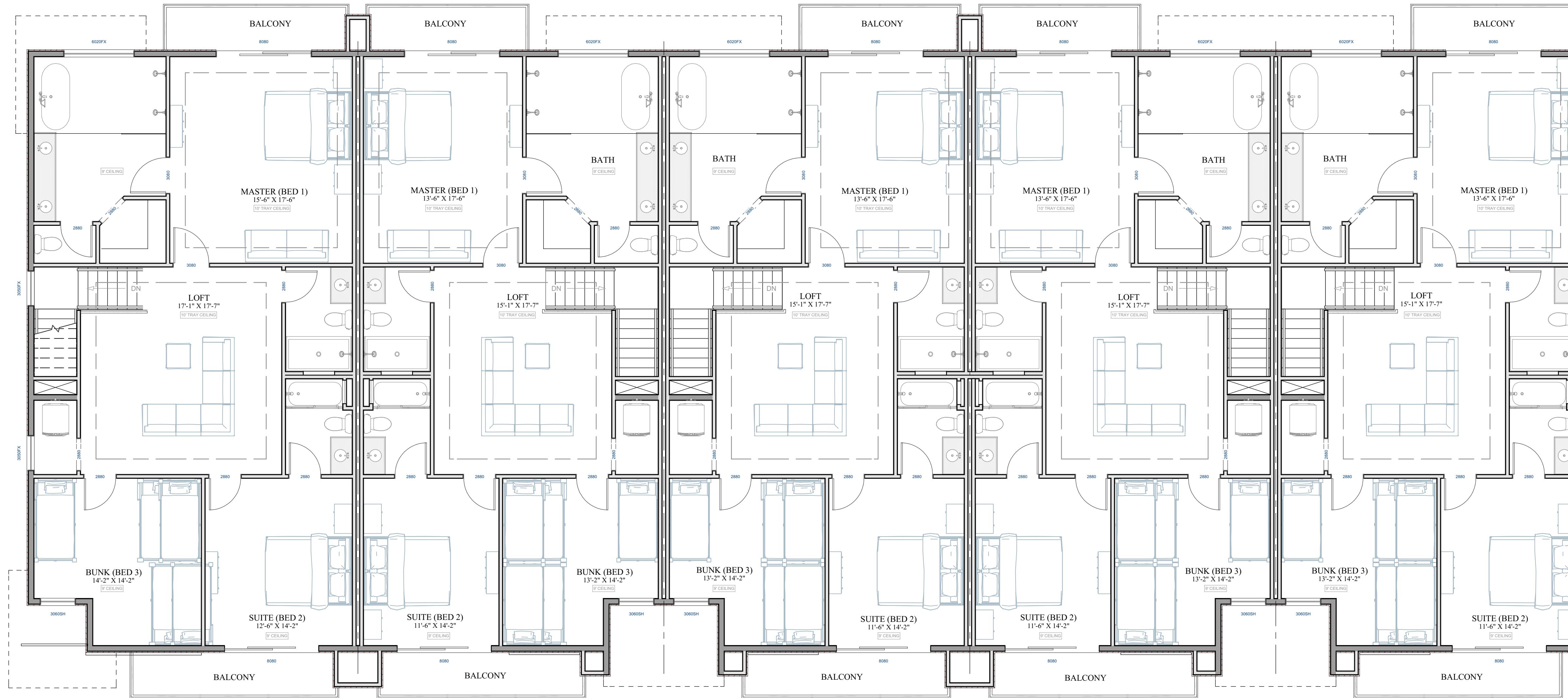
SHEET TITLE:

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**ARTISAN HOMES - TOWNHOMES
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HURRICANE, UTAH**

DATE:
6/5/23

SCALE:
3/16"=1'

SHEET:
A2



FLOOR PLAN

SCALE : 3/16" = 1'

UPPER LEVEL
 FLOOR PLAN

SHEET TITLE:

PROJECT:
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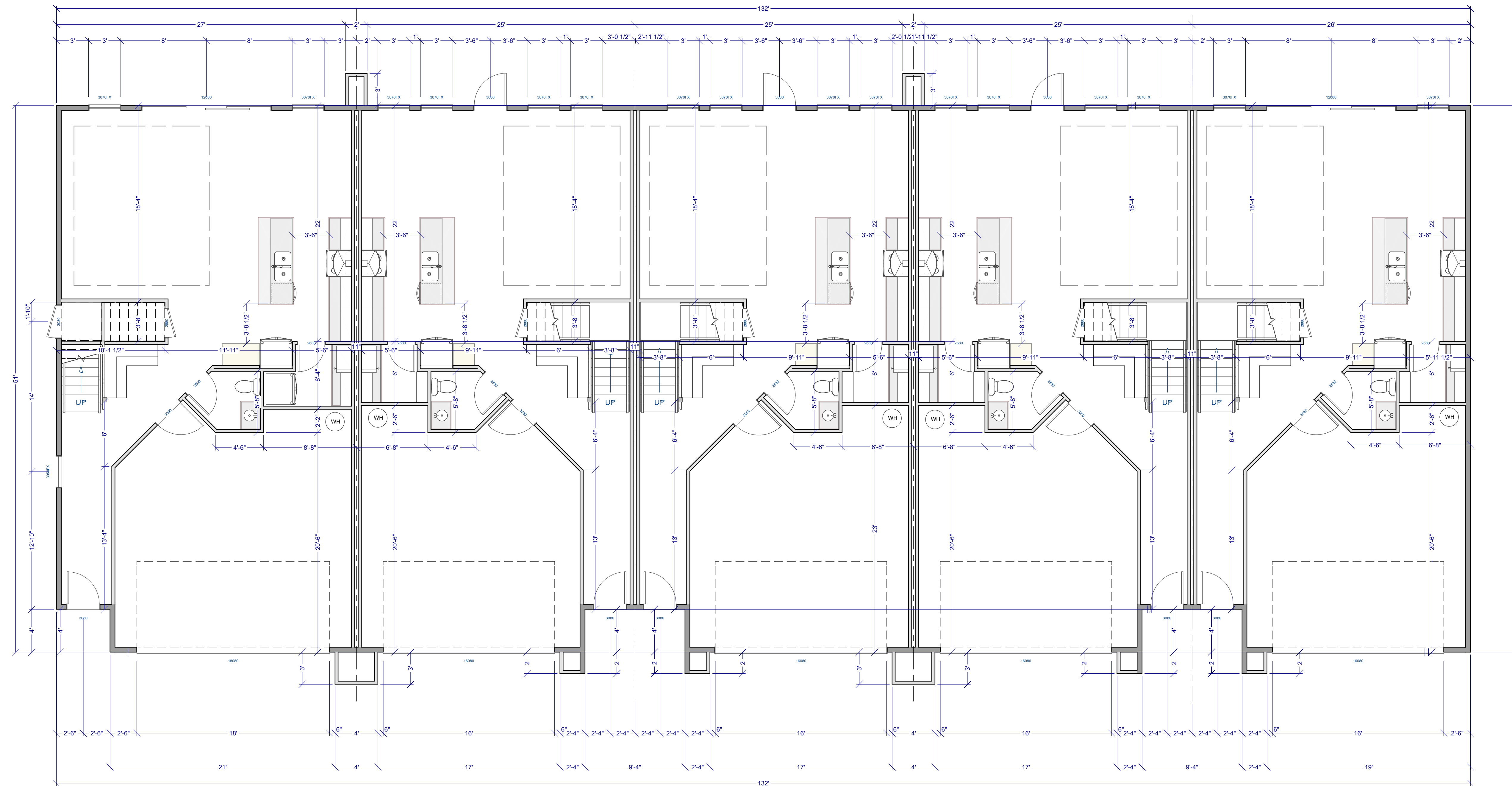
6/5/23

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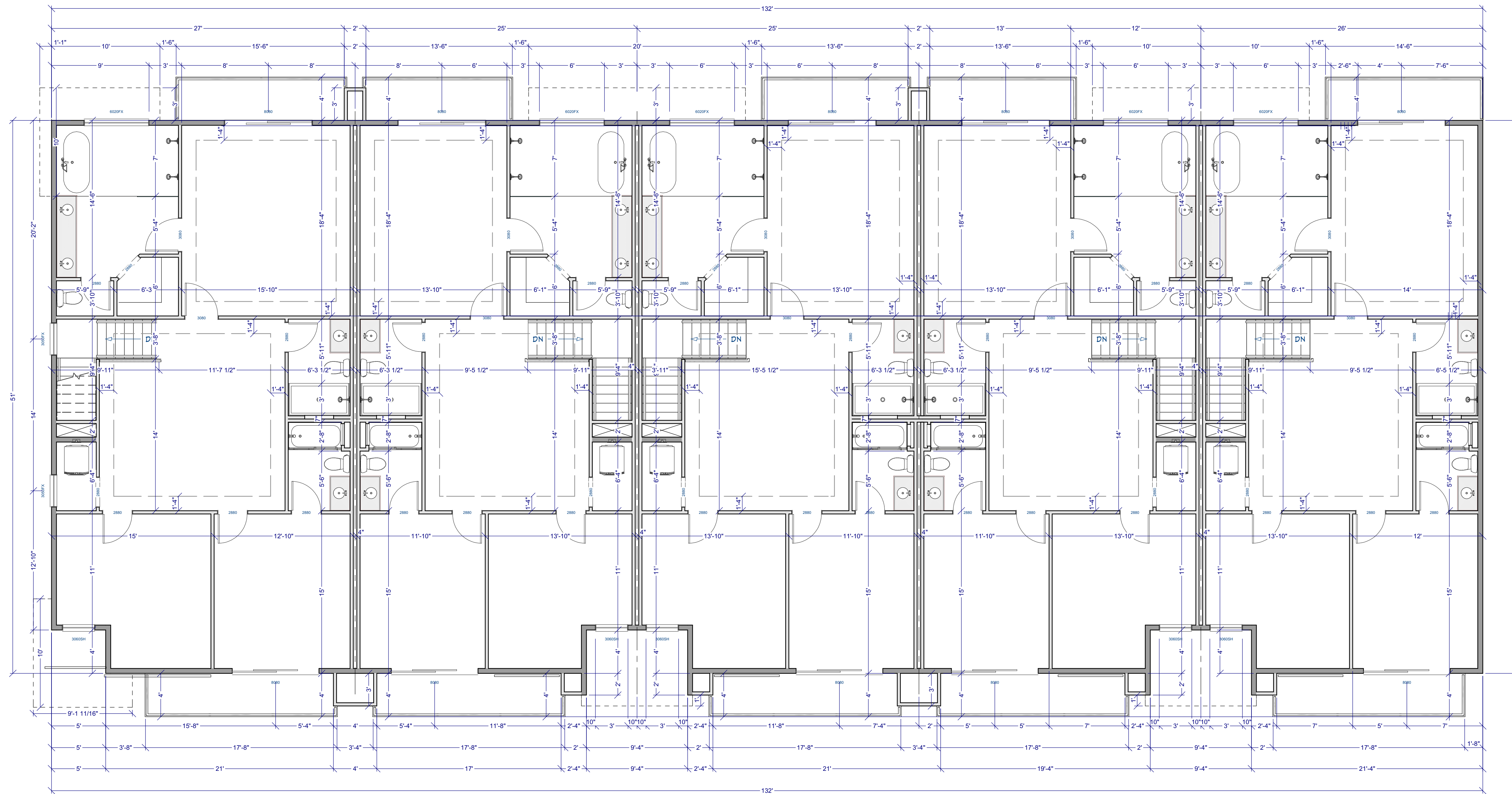
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SHEET:

A3

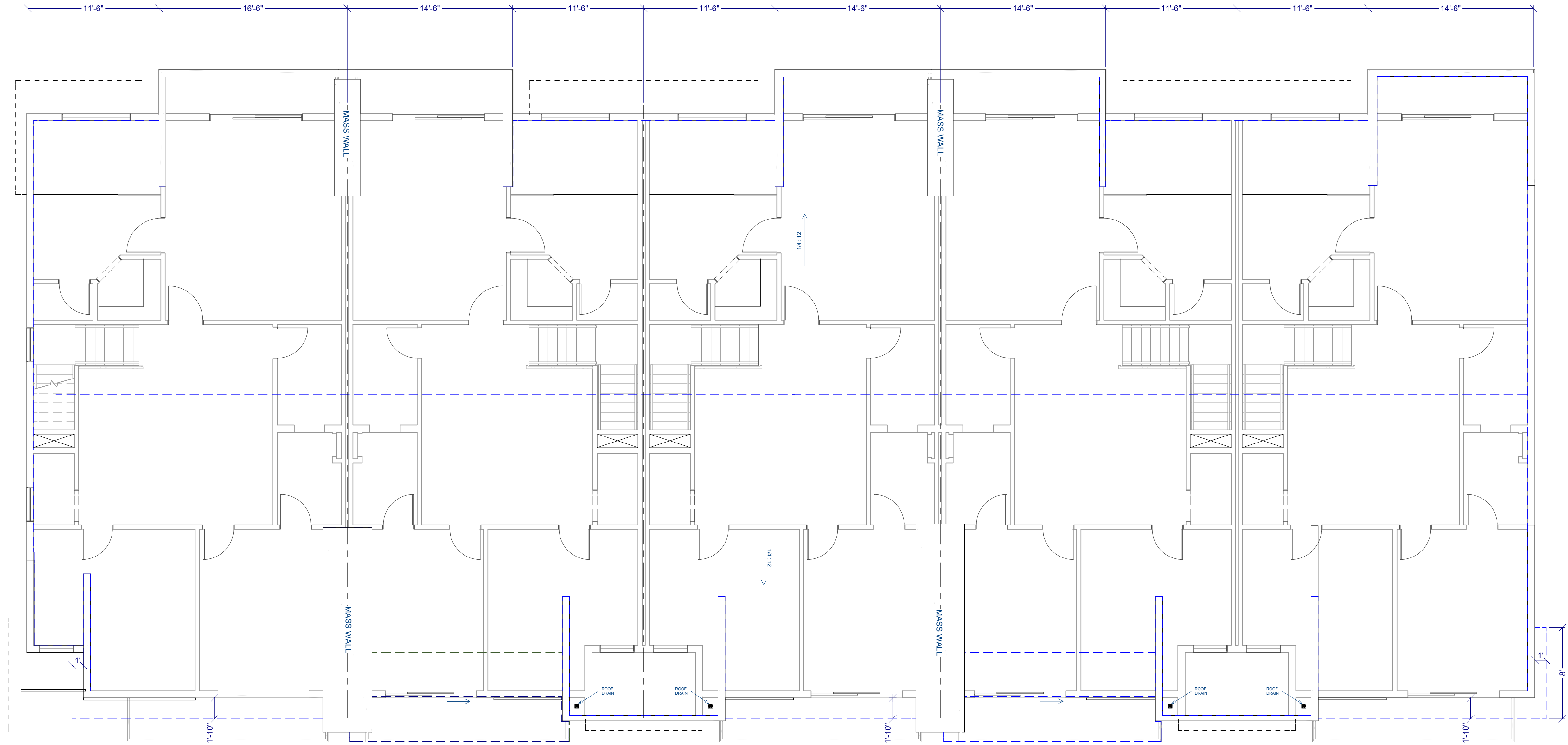


DIMENSION PLAN
SCALE : 3/16" = 1'



DIMENSION PLAN

SCALE : 3/16" = 1'



ROOF PLAN

SCALE : 3/16" = 1'

ROOF PLAN

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SCALE:

3/16"=1'

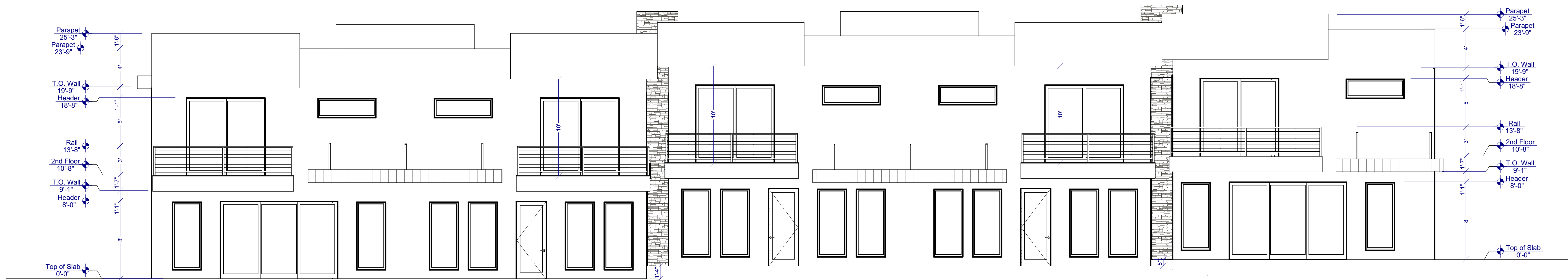
SHEET:

A6



FRONT ELEVATION

SCALE : 3/16" = 1'



REAR ELEVATION

SCALE : 3/16" = 1'

EXTERIOR ELEVATIONS

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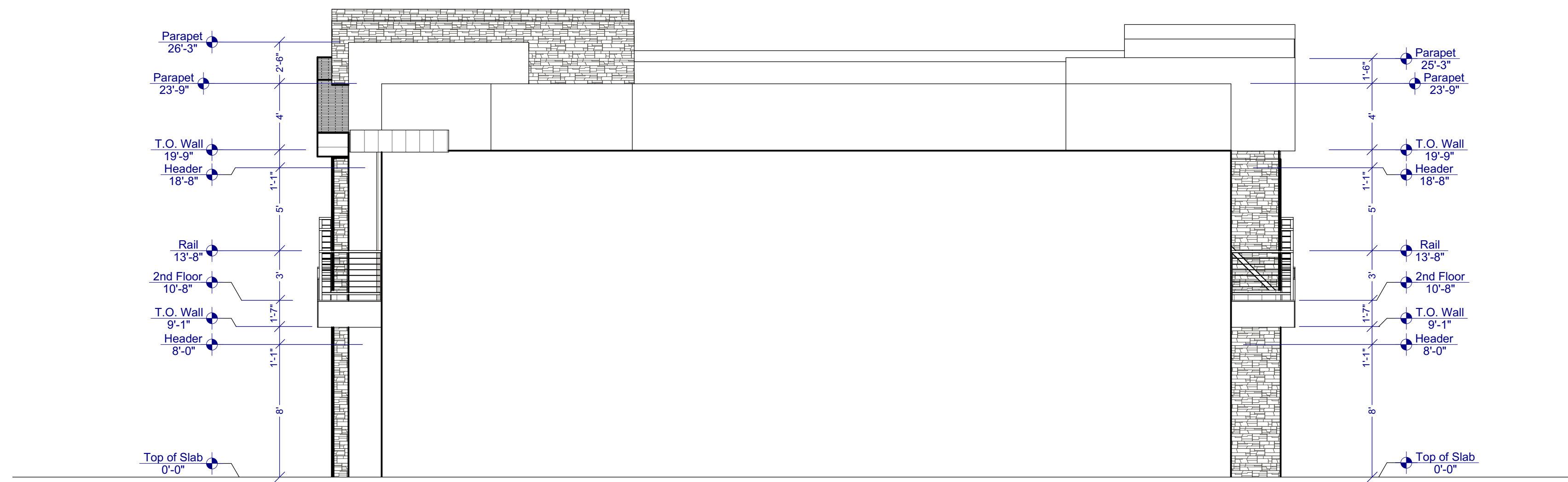
6/5/23

SCALE:

3/16"=1'

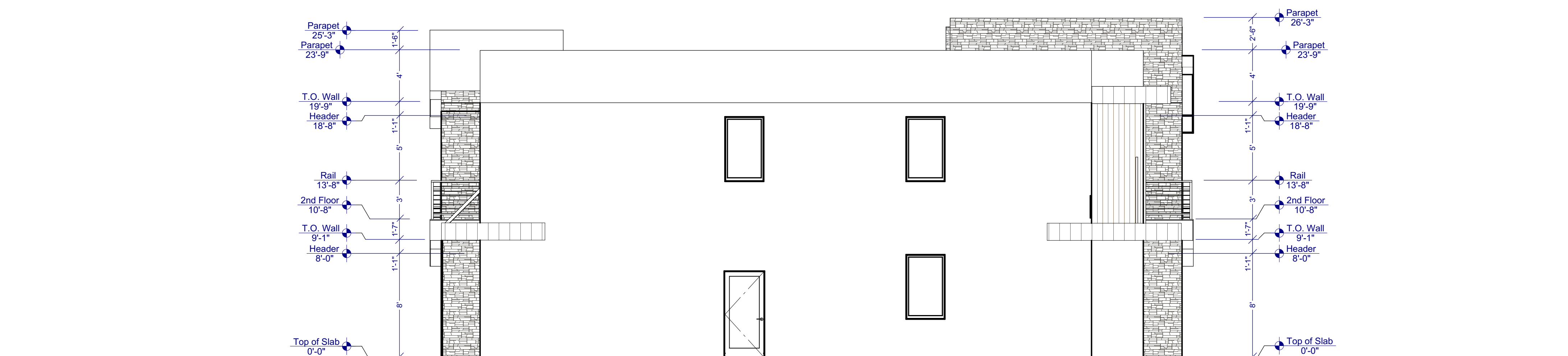
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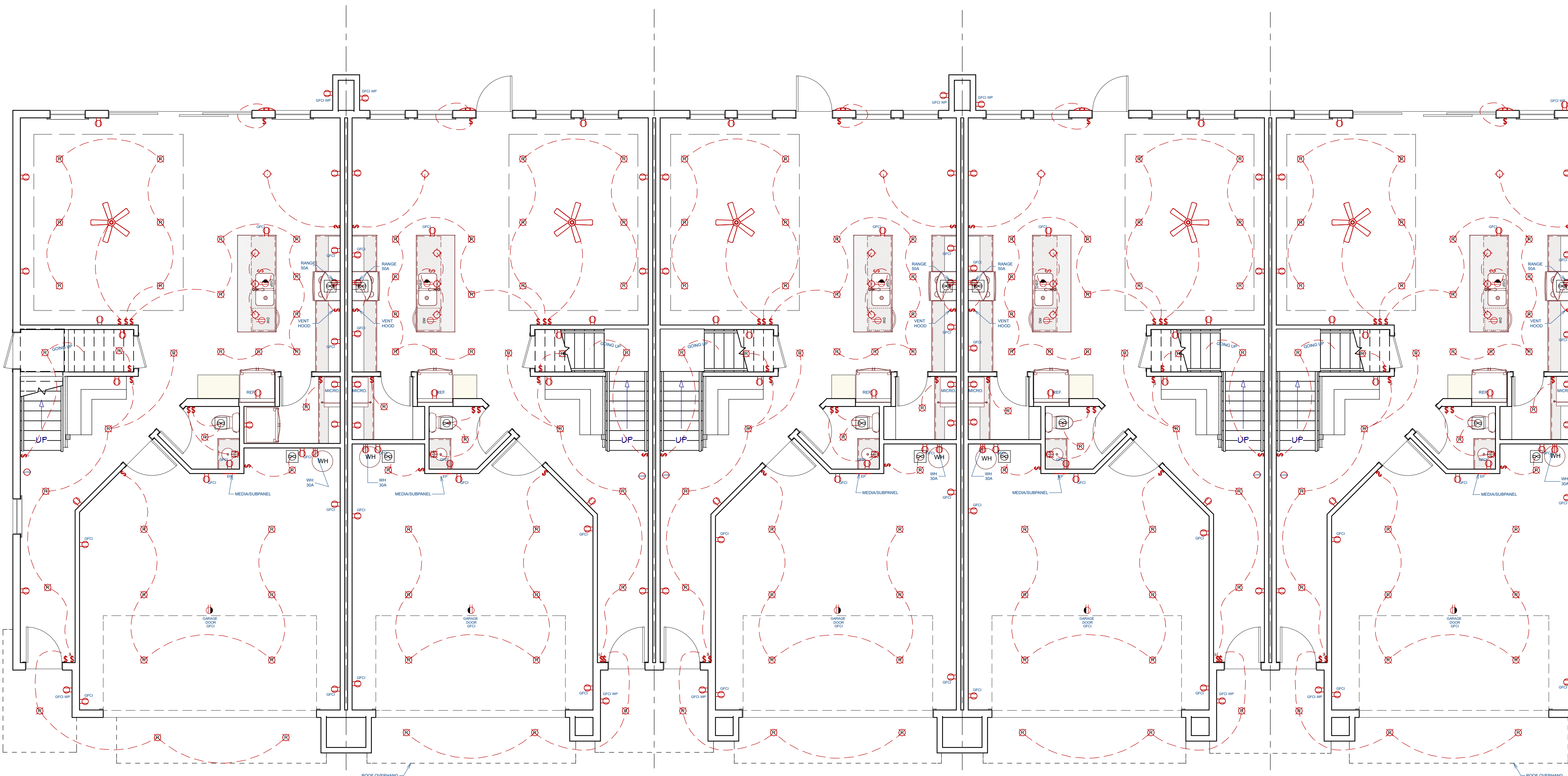
RIGHT ELEVATION

SCALE : 3/16" = 1'



LEFT ELEVATION

SCALE : 3/16" = 1'



ELECTRICAL LEGEND	
	110 DUPLEX OUTLET
	110 SWITCHED OUTLET
	220 OUTLET
	LIGHT FIXTURE
	RECESSED LIGHT
	SWITCH
	DIMMER SWITCH
	PHONE JACK
	TV OUTLET
	SMOKE ALARM
	EXHAUST FAN
	GAS OUTLET
	DOOR BELL
	CARBON MONOXIDE DET.
	INTERNET CONNECTION
	WALL SCONCE

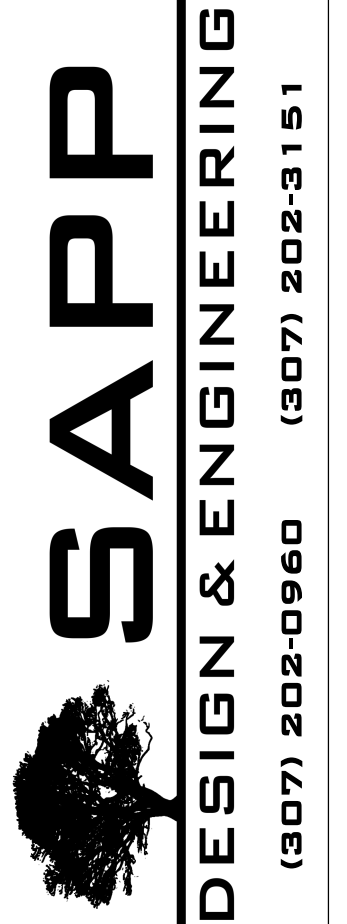
- NOTES:**
- ALL OUTDOOR RECEPTACLES TO HAVE "WEATHER PROOF IN USE" COVERS
 - FLASH BEHIND METER PROVIDE (2) UNI-STRUTS ON SERVICE RISER CORROSION RESISTANT TAPE @ SERVICE RISER
 - PROVIDE AN INTERSYSTEM BONDING TERMINATION @ SERVICE PANEL ALL EXTERIOR APPLIANCES MUST BE 3" MIN. ABOVE FINISH GRADE & ON A CONCRETE PAD
 - INCANDESCENT FIXTURES IN CLOSETS SHALL BE A MIN. OF 12" FROM ANY SHELF EDGE MEASURED HORIZONTALLY (6" FOR FLUORESCENT FIXTURES). THE DIMENSION FOR SHELVES LESS THAN 12" WIDE WILL BE 24" FROM THE WALL
 - A MIN. OF (2) 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL & FLOOR RECEPTACLE OUTLETS
 - ALL JETTED TUBS TO BE GFCI PROTECTED AND CIRCUITS SIZED AS PER TUB MANUF. SPECS.
 - FIXTURES LOCATED WITHIN 3' HORIZONTALLY OR 8' VERTICALLY OF TUBS OR SHOWERS MUST BE RATED FOR WET OR DAMP LOCATIONS
 - ADD 3 LUG BONDING TERMINAL AT SERVICE FOR COMMUNICATIONS SYSTEMS
 - A 125-VOLT SINGLE-PHASE, 15 OR 20 AMPERE RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS
 - ALL GARAGE OUTLETS TO BE ON THEIR OWN CIRCUIT

ELECTRICAL NOTES:

- A. PERMANENTLY WIRED SMOKE DETECTORS ARE REQUIRED AND MUST BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN BASEMENT. IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STARWAY. IN DWELLINGS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. DETECTORS MUST HAVE BATTERY BACKUP AND MUST EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS MUST BE WIRED IN SERIES.
- B. BATHROOM AND UTILITY ROOM FANS SHALL BE CAPABLE OF 8 AIR CHANGES PER HOUR.
- C. INCANDESCENT CLOSET LIGHTING SHALL BE 1" MINIMUM FROM COMBUSTIBLES MEASURED HORIZONTALLY. IF HORIZONTAL IS PERMITTED FOR FLUOR FIXTURES AND FLUORESCENT FIXTURES.
- D. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOM, GARAGES, AND OUTDOORS WHERE THERE IS DIRECT GRADE LEVEL ACCESS TO DWELLING AND POWER POLES. GFCI ALSO REQUIRED WITHIN 6'-0" OF KITCHEN SINK FOR COUNTER RECEPTACLES. GARAGE OUTLETS MUST BE A MINIMUM OF 18" ABOVE FLOOR & BE GFCI - NO EXCEPTIONS.
- E. GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS PASSING THROUGH THREE FLOORS OR LESS SHALL BE EFFECTIVELY DRAFT-STOPPED AT EACH FLOOR OR CEILING.
- F. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (IC) PER THE CURRENT MANDATORY ENERGY REQUIREMENTS.
- G. CONDUIT FOR METER BASE SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNI-STRUT AND CONDUIT CLAMPS (POWER ACTUATED FASTENERS ARE NOT ACCEPTABLE)
- H. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS SHALL BE A MINIMUM 2 HOUR LISTING.
- I. ALL LIGHTS, SMOKE DETECTORS, BEDROOM OUTLETS & SWITCHES SHALL BE ARC FAULT PROTECTED AND OUTDOOR RECEPTACLES TO HAVE BUBBLE COVER.
- J. PERMANENTLY WIRED CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR WIRED IN SERIES WITH SMOKE DETECTORS AND BATTERY BACK UP (PER CITY).
- K. ARC-FAULT INTERRUPTERS ON ALL BEDROOM, KITCHENS & LAUNDRY ROOM CIRCUITS.
- L. ALL 15A, 20A & 125V RECEPTACLES TO BE TAMPER RESISTANT.
- M. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.
- N. LIGHTING TO MEET IECC CODES. AT LEAST 75% OF LAMPS IN PERMANENT LIGHT FIXTURES MUST BE HIGH-EFFICIENCY.

ELECTRICAL PLAN

SCALE : 3/16" = 1'



ELECTRICAL PLAN - MAIN

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HURRICANE, UTAH**

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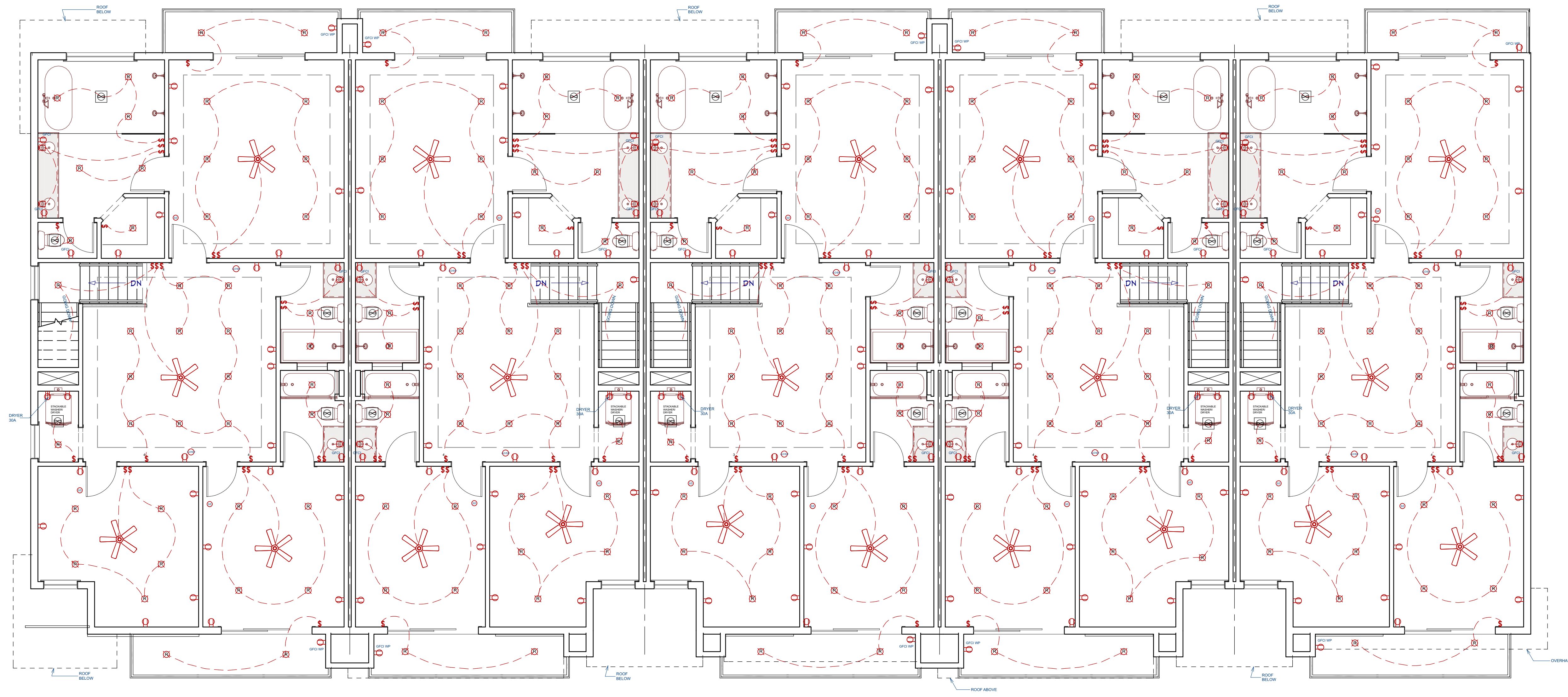
3/16"=1'

SHEET:

A9

ELECTRICAL LEGEND	
	110 DUPLEX OUTLET
	110 SWITCHED OUTLET
	220 OUTLET
	LIGHT FIXTURE
	RECESSED LIGHT
	SWITCH
	DIMMER SWITCH
	PHONE JACK
	TV OUTLET
	SMOKE ALARM
	EXHAUST FAN
	GAS OUTLET
	DOOR BELL
	CARBON MONOXIDE DET.
	INTERNET CONNECTION
	WALL SCONCE

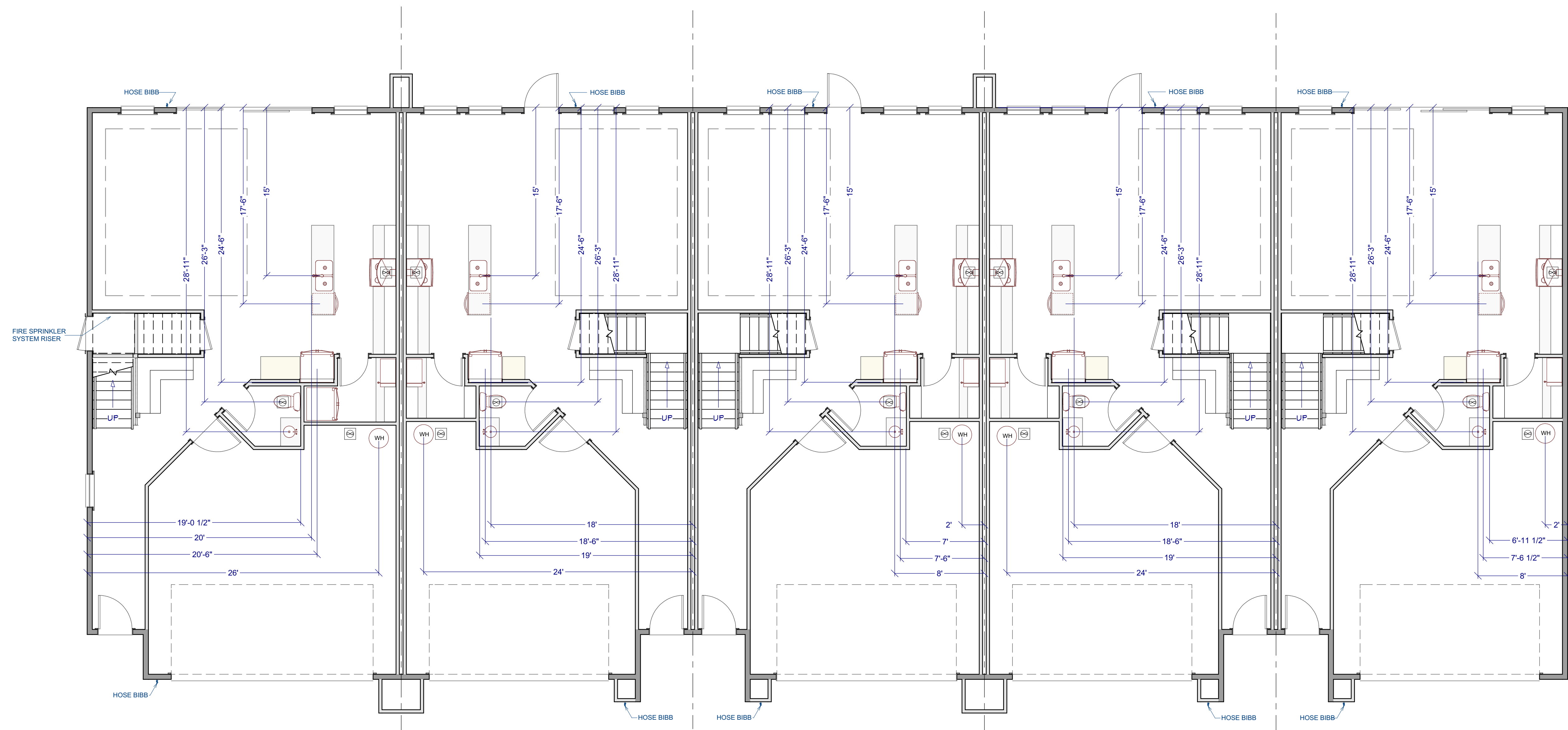
- NOTES:**
- ALL OUTDOOR RECEPTACLES TO HAVE "WEATHER PROOF IN USE" COVERS
 - FLASH BEHIND METER PROVIDE (2) UNI-STRUTS ON SERVICE RISER CORROSION RESISTANT TAPE @ SERVICE RISER
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 - INCANDESCENT FIXTURES IN CLOSETS SHALL BE A MIN. OF 12" FROM ANY SHELF EDGE MEASURED HORIZONTALLY (6" FOR FLUORESCENT FIXTURES). THE DIMENSION FOR SHELVES LESS THAN 12" WIDE WILL BE 24" FROM THE WALL
 - A MIN. OF (2) 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL & FLOOR RECEPTACLE OUTLETS
 - ALL JETTED TUBS TO BE GFCI PROTECTED AND CIRCUITS SIZED AS PER TUB MANUF. SPECS.
 - FIXTURES LOCATED WITHIN 3' HORIZONTALLY OR 8' VERTICALLY OF TUBS OR SHOWERS MUST BE RATED FOR WET OR DAMP LOCATIONS
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 - ALL GARAGE OUTLETS TO BE ON THEIR OWN CIRCUIT



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 - BATHROOM AND UTILITY ROOM FANS SHALL BE CAPABLE OF 8 AIR CHANGES PER HOUR.
 - INCANDESCENT CLOSET LIGHTING SHALL BE 16" MINIMUM FROM COMBUSTIBLES MEASURED HORIZONTALLY IF HORIZONTAL IS PERMITTED FOR FLUSH FIXTURES AND FLUORESCENT FIXTURES.
 - GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110 VOLT SINGLE PHASE 15 AND 20 AMPERE RECEPTACLES INSTALLED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOM, GARAGES, AND OUTDOORS WHERE THERE IS DIRECT GRADE LEVEL ACCESS TO DWELLING AND POWER POLES. GFCI ALSO REQUIRED WITHIN 6'-0" OF KITCHEN SINK FOR COUNTER RECEPTACLES. GARAGE OUTLETS MUST BE A MINIMUM OF 18" ABOVE FLOOR & BE GFCI - NO EXCEPTIONS.
 - GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS PASSING THROUGH THREE FLOORS OR LESS SHALL BE EFFECTIVELY DRAFT-STOPPED AT EACH FLOOR OR CEILING.
 - ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (ICC) PER THE CURRENT MANDATORY ENERGY REQUIREMENTS.
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 - PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS SHALL BE A MINIMUM 2 HOUR LISTING.
 - ALL LIGHTS, SMOKE DETECTORS, BEDROOM OUTLETS & SWITCHES SHALL BE ARC-FAULT PROTECTED AND OUTDOOR RECEPTACLES TO HAVE BUBBLE COVER.
 - PERMANENTLY WIRED CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR WIRED IN SERIES WITH SMOKE DETECTORS AND BATTERY BACK UP (PER CITY).
 - ARC-FAULT INTERRUPTERS ON ALL BEDROOM, KITCHENS & LAUNDRY ROOM CIRCUITS.
 - ALL 15A, 20A & 125V RECEPTACLES TO BE TAMPER RESISTANT.
 - A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.
 - LIGHTING TO MEET IECC CODES. AT LEAST 75% OF LAMPS IN PERMANENT LIGHT FIXTURES MUST BE HIGH-EFFICIENCY.

ELECTRICAL PLAN

SCALE : 3/16" = 1'



PLUMBING AND MECHANICAL PLAN

SCALE : 3/16" = 1'

**PLUMBING AND
 MECHANICAL PLAN - MAIN**

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3/16"=1'

SHEET:

A11

