AVENTURA TOWNHOMES - UNITS 41-44

IVINS, UTAH



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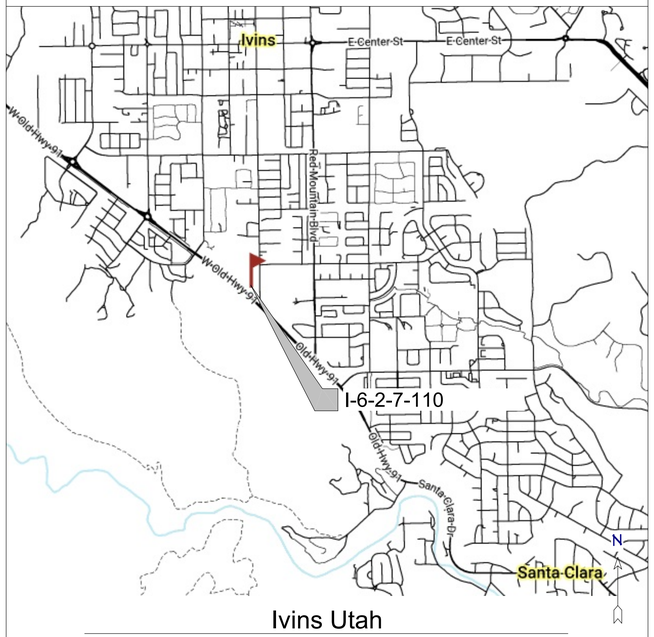
BUILDING AND ZONING SUMMARY

DEPARTMENT	CITY OF IVINS		
PARCEL	I-6-2-7-110		
ZONING	PDR - PLANNED DEVELOPMENT RES.		
LOT AREA	PER PLAT		
LOT WIDTH	28.50' EACH UNIT		
FRONTAGE	28.50' EACH UNIT		
SETBACKS	PER PLAT		
BLDG. HEIGHT	25'-0"		
BUILDING SIZE (EACH UNIT)	LIVING	2,174	SF
	MAIN LEVEL LIVING	1,038	SF
	UPPER LEVEL LIVING	1,136	SF
	GARAGE	419	SF
	PORCH	225	SF

DESIGN CRITERA

2021	INTERNATIONAL RESIDENTIAL CODE
2021	INTERNATIONAL FIRE CODE
2021	INTERNATIONAL MECHANICAL CODE
2021	INTERNATIONAL PLUMBING CODE
2020	NATIONAL ELECTRICAL CODE
2021	INTERNATIONAL ENERGY CONST. CODE

PROJECT LOCATION



Ivins Utah

CONTRACTOR

NEW WAVE CONSTRUCTION

Email: josh@newwaveconstruction.com
Phone: (435) 313-8246

SAPP DESIGN & ENGINEERING
(307) 202-0960 (307) 202-3151

SHEET TITLE: **COVER SHEET**

PROJECT: **NEW WAVE CONSTRUCTION**
LOTS 41-44
AVENTRUA TOWNHOMES
IVINS, UTAH

DATE: **1/9/2026**

SCALE: **1/8" = 1'**

SHEET: **CS**







BUILDING RENDERINGS

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SHEET TITLE:
BUILDING RENDERINGS

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SCALE:
1/8" = 1'

SHEET:
A0

UPPER LEVEL



LOT 41 LOT 42 LOT 43 LOT 44



MAIN LEVEL

FLOOR PLAN

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SHEET TITLE: FLOOR PLAN

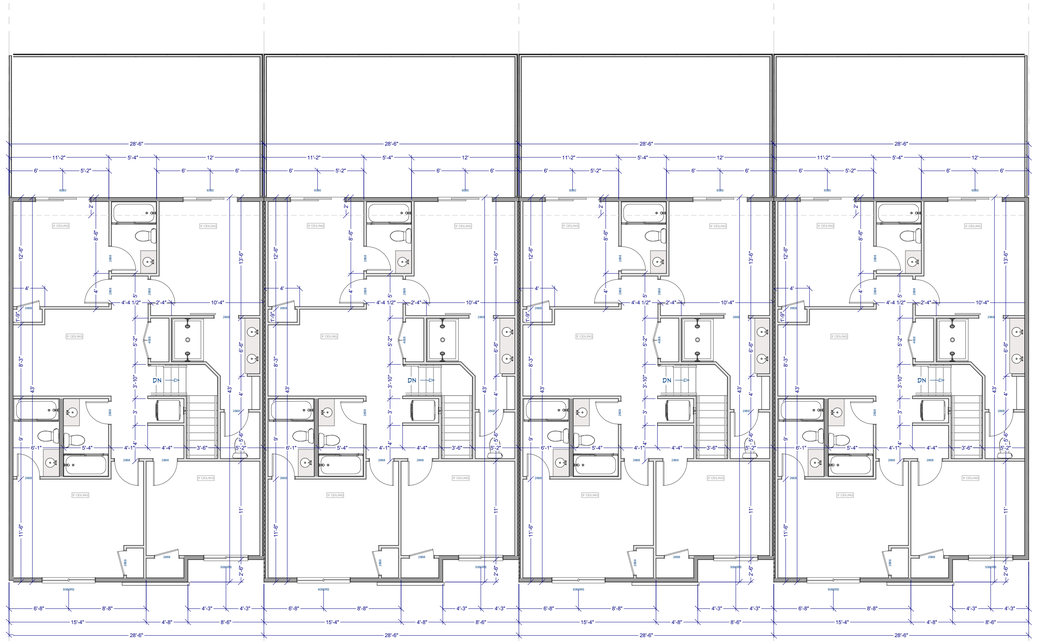
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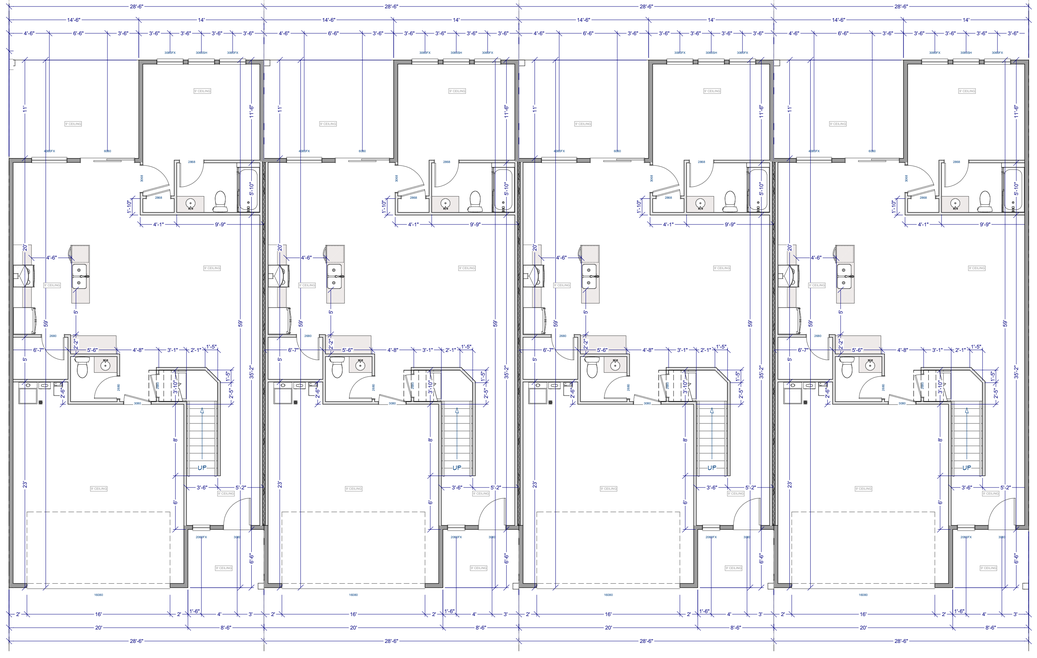
SCALE: 1/8" = 1'

SHEET: A1

UPPER LEVEL



LOT 41 LOT 42 LOT 43 LOT 44



MAIN LEVEL

DIMENSION PLAN

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SHEET TITLE:
DIMENSION PLAN

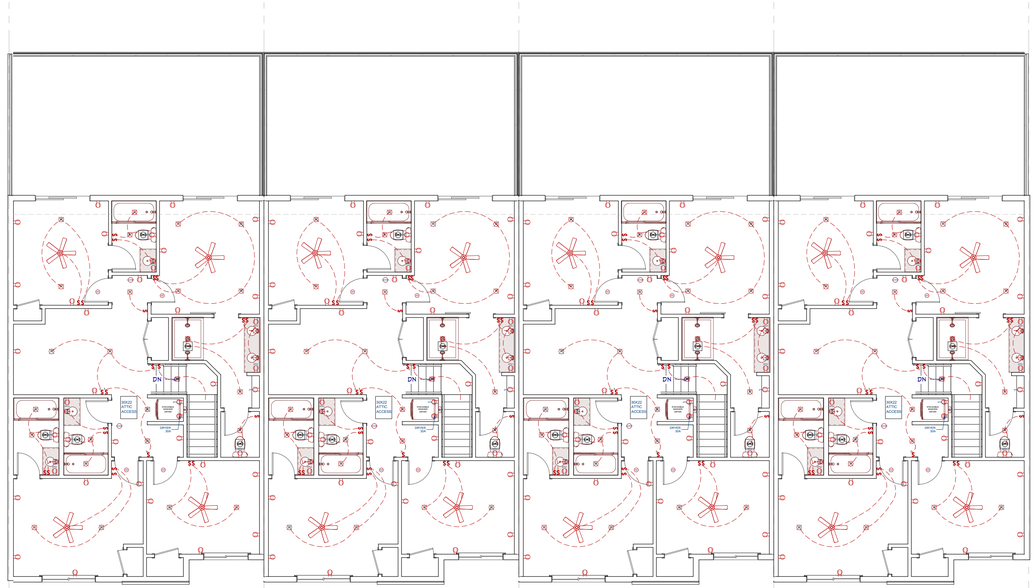
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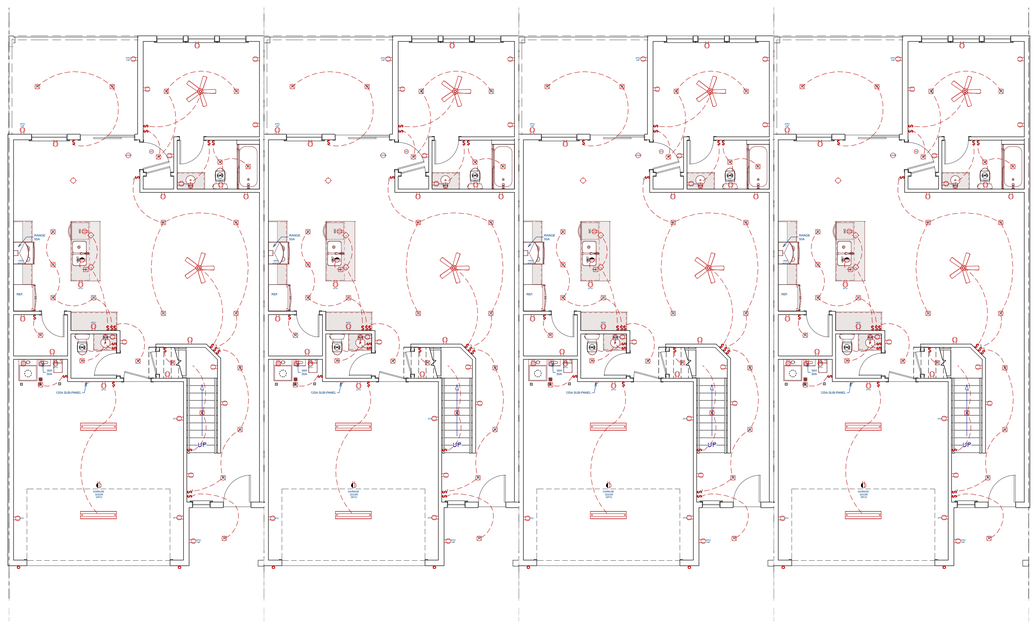
SCALE:
1/8" = 1'

SHEET:
A2

UPPER LEVEL



LOT 41 LOT 42 LOT 43 LOT 44



MAIN LEVEL

ELECTRICAL PLAN

ELECTRICAL LEGEND	
	110 DUPLEX OUTLET
	110 SWITCHED OUTLET
	220 OUTLET
	LIGHT FIXTURE
R	RECESSED LIGHT
$	SWITCH
$DM	DIMMER SWITCH
	PHONE JACK
TV	TV OUTLET
SD	SMOKE ALARM
EF	EXHAUST FAN
GAS	GAS OUTLET
	DOOR BELL
CO/SD	CARBON MONOXIDE DET.
INT	INTERNET CONNECTION
	WALL SCONCE

NOTES:

1. ALL OUTDOOR RECEPTACLES TO HAVE "WEATHER PROOF IN USE" COVERS

2. 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

3. 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

4. A MIN. OF (2) 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL & FLOOR RECEPTACLE OUTLETS

5. ALL JETTED TUBS TO BE GFCI PROTECTED AND CIRCUITS SIZED AS PER TUB MANUF. SPECS.

6. FIXTURES LOCATED WITHIN 3' HORIZONTALLY OR 8' VERTICALLY OF TUBS OR SHOWERS MUST BE RATED FOR WET OR DAMP LOCATIONS

7. ADD 3 LUG BONDING TERMINAL AT SERVICE FOR COMMUNICATIONS SYSTEMS

8. 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

9. ALL GARAGE OUTLETS TO BE ON THEIR OWN CIRCUIT

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SHEET TITLE: ELECTRICAL PLAN

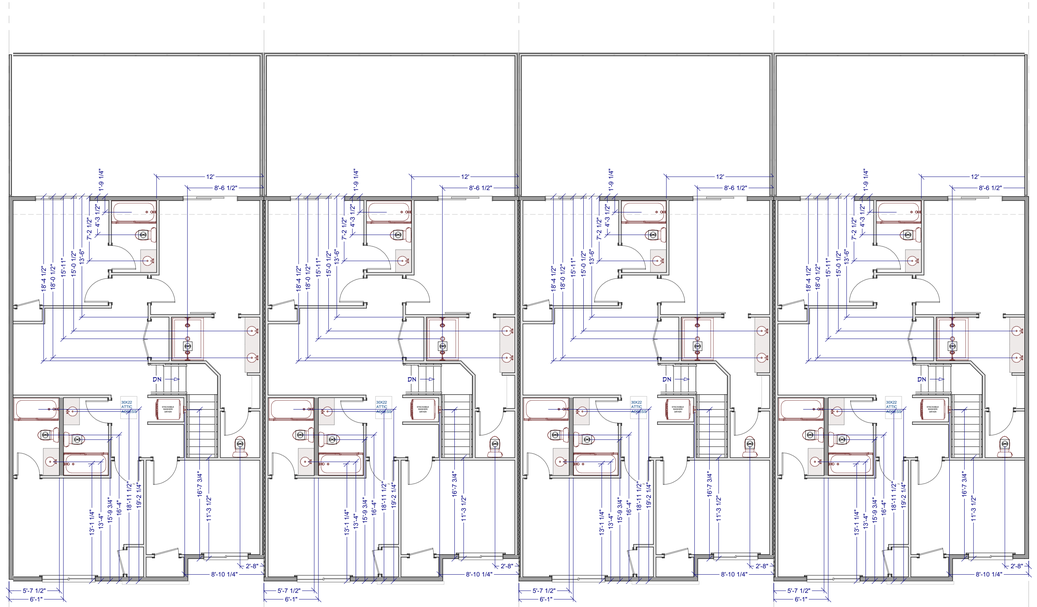
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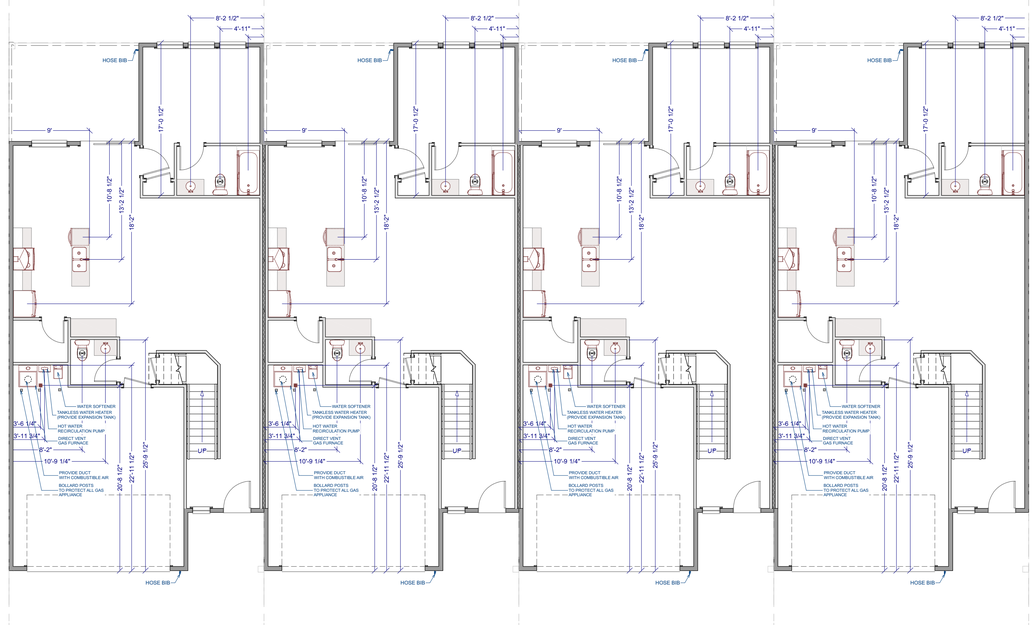
SCALE: 1/8" = 1'

SHEET: A3

UPPER LEVEL



LOT 41 LOT 42 LOT 43 LOT 44



MAIN LEVEL

PLUMBING AND
MECHANICAL

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SHEET TITLE: PLUMBING AND MECHANICAL

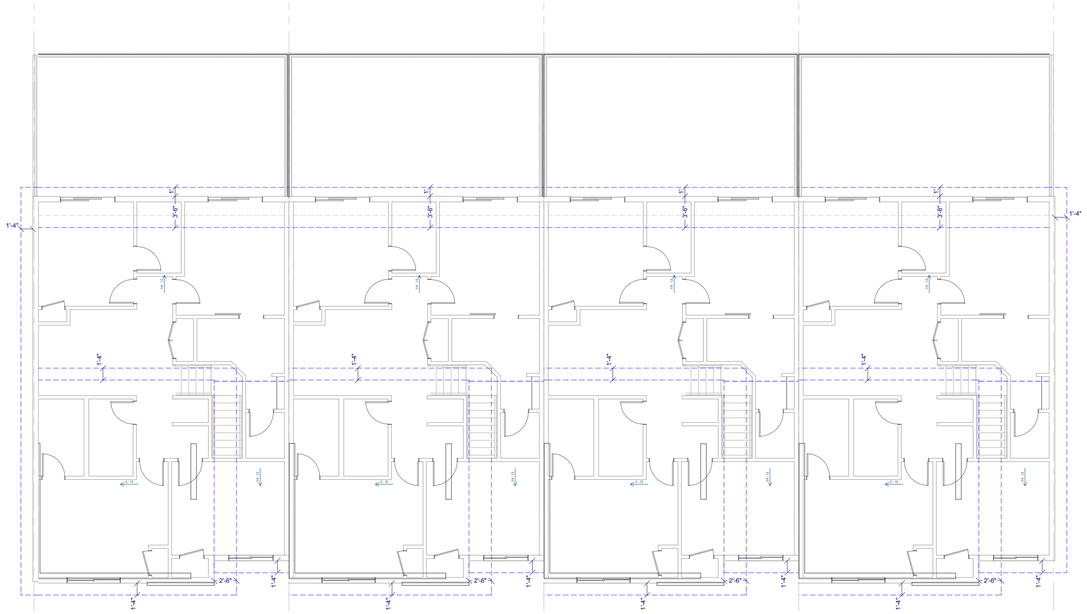
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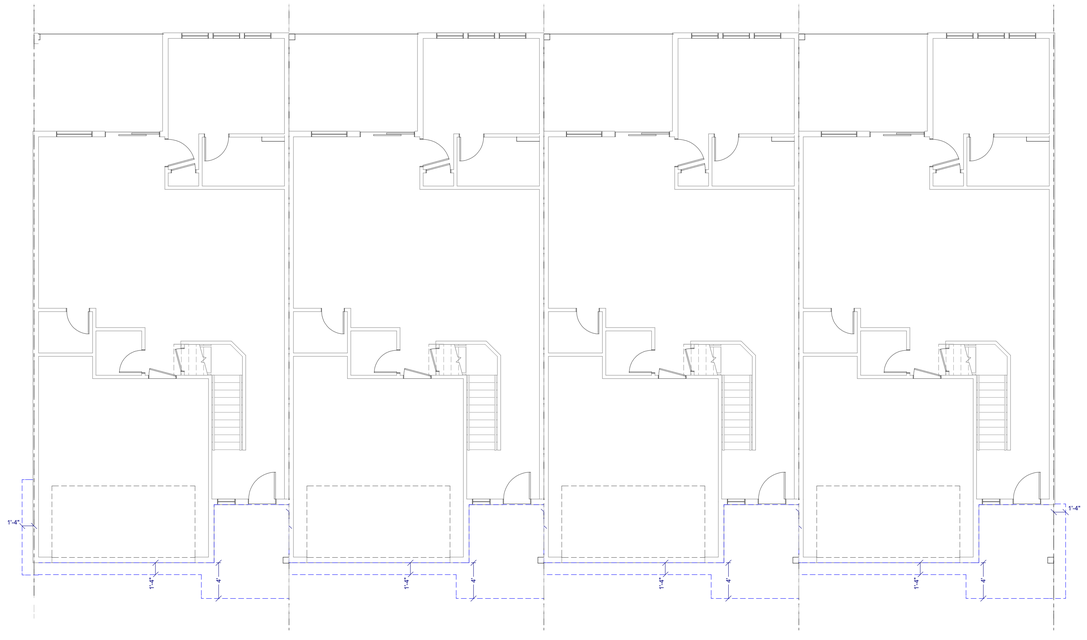
SCALE: 1/8" = 1'

SHEET: A4

UPPER LEVEL



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MAIN LEVEL

ROOF PLAN

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SHEET TITLE:
ROOF PLAN

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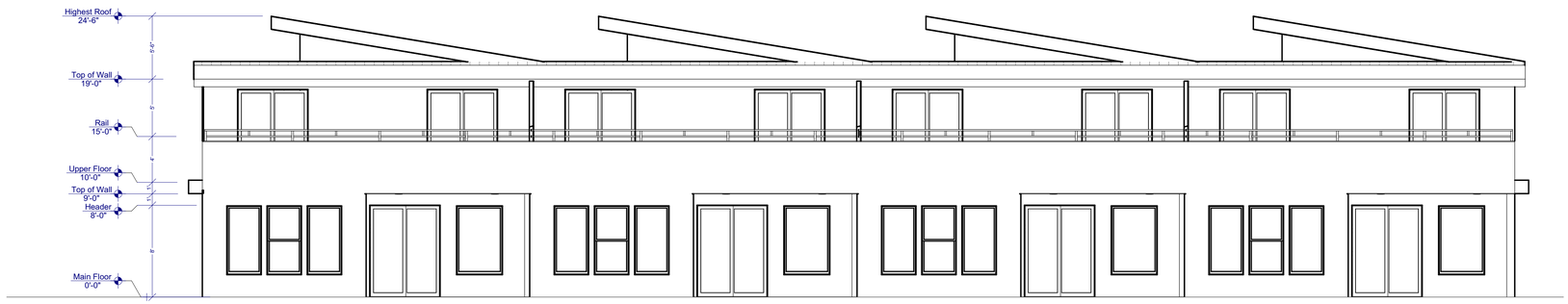
DATE:
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SCALE:
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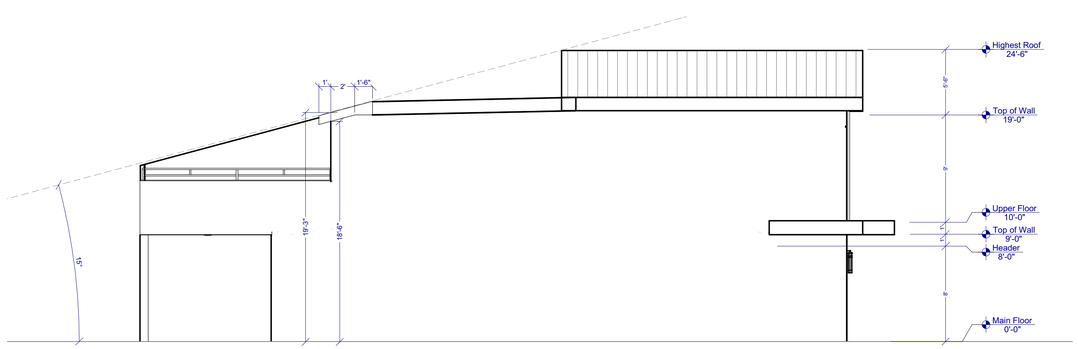
SHEET:
A6



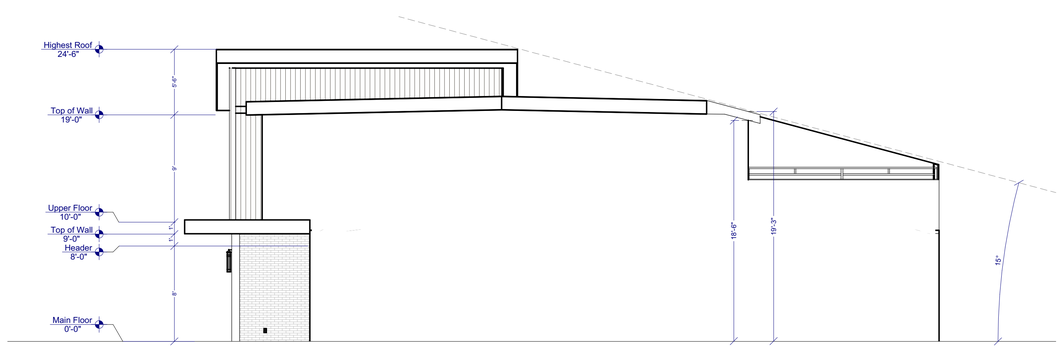
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

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SHEET TITLE:
BUILDING ELEVATIONS

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SHEET:
A7