MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
May 20, 2025

STAFF REPORT

Agenda Item: #3
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Velvaere Gatehouse Site Plan

Location: The Velvaere Gatehouse is located at the entry to the Velvaere subdivision off of Mayflower Mine Road, just south of the Pioche Village Condominiums and north of the Overlook Estates Subdivision, west of U.S. Highway 40 at exit 8, in the northwest section of Wasatch County.

Applicant: Magleby Development

Representative: Krystofer Gardner, Magleby Development

Entitlement: Site Plan review as set forth in Section 2.03 (Site Plan) of the MIDA Development Standards and Guidelines as amended on January 7, 2025.

Recommendation: Staff recommends the MIDA DRC approve the Velvaere Gatehouse Site Plan subject to site plan approval being issued upon the completion of the Conditions of Approval as presented in this staff report.

Background:
Per Chapter 2, Section 2.03 (Site Plan) of the Development Standards and Guidelines (Standards), MIDA requires Site Plan approval before any construction on any property within the MIDA Control Area. The Applicant (Extell) has submitted the Velvaere Site Plan documents for staff review and DRC approval. As a reminder, per Section 2.03 of the Standards, Site Plan review and approval is done by the DRC.

Project Description:
The proposed Velvaere Gatehouse Site Plan consists of a gatehouse entry structure with porte cochere, surrounding roadway, monument signs, and gated entry into the Velvaere Subdivision. The entry road will be split for ingress and egress around the Gatehouse building.

Analysis:

The site plan application for the Velvaere Gatehouse Site Plan was evaluated based on Chapter 2 – Review Procedure, Section 2.03 – Site Plan; and Chapter 4 – Standards and Guidelines of the MIDA Development Standards and Guidelines. The Applicant has generally provided all of the required information and has generally met the requirements of the Development Standards and Guidelines. A general discussion of the major considerations is included below.

2.03.B.2.a –Fire Access:

- Per the request of WCFD, the Applicant has provided a turning movement exhibit showing fire apparatus can maneuver around the gatehouse. The clearance height of the porte cochere structure is 14'4", above the minimum height clearance of 13'6" required by WCFD.

Public Access:

- The roads in Velvaere have been constructed with PID funding and thereby must be accessible for public use. Although there will be gates to the Velvaere Subdivision, the gates will open for any vehicle that drives up without any type of key card, passcode, etc.

Public Roads:

- This entry road and roads within Velvaere are public roads and will eventually be maintained by the MIDA Mountain Village PID (PID). As part of the Gatehouse construction, the Applicant is proposing to install colored heated concrete to accentuate the entry. The PID does not have a desire to provide long term maintenance on this heated concrete and will require a maintenance agreement having the HOA provide long term maintenance on this section of roadway.

Plat/Ownership:

- The proposed Gatehouse is within Parcel 8 of the MIDA Master Development Plat Amended 2024 which property is owned by BLX Land LLC, not the Applicant. Extell has submitted a proposed subdivision plat for the MIDA Master Plat to create a dedicated parcel on which the Gatehouse will sit. This parcel will be retained by Extell, but owner consent will be given to allow the Applicant to build the Gatehouse.
- Additionally, Public Right-of-Way for the entry road will be created as part of this subdivision plat. The proposed Gatehouse porte cochere will span over that created Right-of-Way. Once the plat is recorded and the Right-of-Way is transferred to the PID, MIDA will need to grant an air space easement for the porte cochere to span over the road.

RECOMMENDED ACTION:

Staff recommends that the MIDA DRC approve the Velvaere Gatehouse Site Plan subject to site plan approval being issued upon completion of the following conditions:

1) All final engineering comments be resolved and signed off by the MIDA review engineer through the Infrastructure Permit process.
2) Recordation of the MIDA Master Development Plat Amended 2025 that creates the parcel of ground for the Gatehouse.
3) Granting of the air space easement for the porte cochere to span over the proposed Right-of-Way for the entry road.
4) A maintenance agreement is established between the Applicant and the MIDA Mountain Village PID to provide long term maintenance for the colored heated concrete associated with the Gatehouse entry.

SITE PLAN DRAWINGS

INFRASTRUCTURE IMPROVEMENT PLANS

FOR

SONDER WAY

VELVAERE ENTRANCE
2106 W. SONDER WAY
PARK CITY, UT 84060
AUGUST 30, 2024

VICINITY MAP

N.T.S.

NORTH

SHEET INDEX

REQUIRED SUBMITTALS

NO.	SPECIFICATION	DESCRIPTION
1	CULINARY WATER	PIPE, VALVES, FITTINGS, TRACER WIRE, CAUTION TAPE, STERILANT, GASKET LUBE, CATHODIC PROTECTION, ETC.
2	SANITARY SEWER	PIPE, MANHOLES, VALVES, FITTINGS, TRACER WIRE, CAUTION TAPE, GASKET LUBE, ETC.
4	AGGREGATES	AGGREGATES USED FOR PIPE BEDDING, STRUCTURAL FILL, ROAD BASE, ETC.
5	ASPHALT	ASPHALT MIX DESIGN FOR SPECIFIED APPLICATION
6	CONCRETE	CONCRETE MIX DESIGN FOR SPECIFIED APPLICATION
MATERIALS SUBMITTALS WILL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL. A COPY OF THE FINAL APPROVAL WILL BE PROVIDED BY THE ENGINEER OF RECORD TO MIDA.		

NOTES

1) THIS PLAN SET REPRESENT THE IMPROVEMENTS AND ELEMENTS FOR THE CONSTRUCTION OF THE VELVAERE ENTRANCE AND GUARD SHACK.

BENCHMARK

CONTROL POINT 60
2" BRASS CAP, SET IN CONCRETE AT THE NORTHBOUND ON-RAMP TO US-40 AT THE MAYFLOWER INTERCHANGE
N: 7396814.135
E: 1657143.040
ELEVATION: 6439.31

MISC. SITE INFORMATION

FEMA FLOOD ZONE: X, AREA OF MINIMAL FLOOD HAZARD
(FIRM MAP 49051C0025E, EFFECTIVE 03/15/2012)

WETLANDS: N/A

PROJECT CONTACTS

DEVELOPER:
IEG PIOCHE, LLC
1291 W CENTER DRIVE
LINDON, UT 84042
CONTACT: JASON RICKARDS
PHONE: (559)-367-3134

ENGINEER:
KIMLEY-HORN
1850 W. ASHTON BLVD.
LEHI, UT 84043
CONTACT: JORDAN SHEETS, PE
PHONE: (385) 799-6391

WATER AND SEWER CONTACT:
JORDANELLE SPECIAL SERVICE DISTRICT
5780 NORTH OLD HIGHWAY 40
HEBER, UT 84032
OFFICE: (435)-654-9233

GOVERNING JURISDICTION:
MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)
450 SIMMONS WAY
KAYSVILLE, UT 84054
PHONE: (801)-694-6834

JORDANELLE SPECIAL SERVICE DISTRICT
APPROVED FOR CONSTRUCTION

NAME _____ DATE _____

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
APPROVED FOR CONSTRUCTION

NAME _____ DATE _____

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BLUE STAKES OF UTAH Utility Notification Center, Inc.
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www.bluestakes.org
Dig Safely.

811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO.	DESCRIPTION	DATE
1		

IEG PIOCHE, LLC

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

COVER SHEET

SONDER WAY - VELVAERE ENTRANCE
ROADWAY PLANS
2106 W. SONDER WAY
PARK CITY, UTAH 84060

DRAWN BY: MJR 7/25/24
DESIGNED BY: JJS 7/25/24
CHECKED BY: JJS 7/25/24
SCALE: AS SHOWN
PROJECT No.:

SEAL

PROFESSIONAL ENGINEER 9536114 JORDAN JAMES SHEETS 4-29-25 STATE OF UTAH

PERMIT SET

SHEET
C0.00

Date: 4/28/2025 11:14 PM User: PETERSON, DEVAN
Path: K:\UCO_CIVIL_VELVAERE APPROACH AND GUARD SHACK\CADD\PLANSHEETS\COVER SHEET.DWG
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GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   - (A) OBTAINING ALL REQUIRED PERMITS FROM MIDA, JORDANELLE SPECIAL SERVICE DISTRICT, AND UDOT AUTHORITIES WILL BE EXUTAH, LLC (CONTRACTOR) COST. ENCROACHMENT PERMITS, AS REQUIRED BY WASATCH COUNTY, WILL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
   - (B) RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEMS.
   - (C) VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
   - (D) PROVIDING AS-BUILT DRAWINGS TO MIDA AND THE ENGINEER.
   - (E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION.
   - (F) SCHEDULING ALL REQUIRED INSPECTION.
2. ALL WORK SHALL COMPLY WITH 2023 UDOT STANDARD DRAWINGS AND SPECIFICATIONS UNLESS OTHERWISE STATED IN THESE PLANS.

SITE PLAN GENERAL NOTES

1. ALL SITE PLAN MEASURES ARE SUBJECT TO GENERAL NOTES ON THE COVER SHEET OF THESE PLANS.
2. FEATURES REMOVED DURING MASS/DEMOLITION GRADING ARE SHOWN ON THE DEMOLITION PAGE.
3. ALL STRIPING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS PUBLISHED BY FHWA.

GRADING PLAN GENERAL NOTES

1. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTORS RESPONSIBILITY.
2. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEEDED, FERTILIZED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
4. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED TWO (2) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
5. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
6. ON-SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES AND PARKING AREAS BEYOND 5 FEET OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE PROJECT SPECIFICATIONS AND IN THE SOILS REPORT.
7. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, UTILITIES.
8. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUM SHOWN HEREON TO SET PROJECT BENCHMARKS(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
9. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE AFTER THE FINAL LIFT OF ASPHALT.
10. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH MIDA AND APWA SPECIFICATIONS. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE PROJECT DRAWINGS AND SPECIFICATIONS ON THE SITE AT ALL TIMES.
11. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLANS AND SPECIFICATIONS. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
12. ALL LANDSCAPED ISLANDS SHALL HAVE A CROWN OF TOPSOIL PRIOR TO LANDSCAPING. REFER TO LANDSCAPE PLAN FOR SPECIFICATIONS.
13. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.
14. EXISTING GRADE CONTOUR INTERVALS ARE SHOWN AT 2 FOOT INTERVALS.
15. PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 2 FOOT INTERVALS.
16. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
17. THE CONTRACTOR SHALL PREPARE AND ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING A CURRENT STORM WATER POLLUTION PREVENTION PLAN COMPLETE WITH ALL REQUIRED DOCUMENTATION ON SITE AT ALL TIMES.
18. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
19. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
20. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY ALLIANCE ENGINEERING. TOPOGRAPHIC INFORMATION IS TO BE CONSIDERED ACCURATE WITHIN $\frac{1}{2}$ OF A CONTOUR INTERVAL PER THE STANDARD ESTABLISHED BY THE UNITES STATES NATIONAL MAY ACCURACY STANDARDS. TOPOGRAPHY REPRESENTS THE SURFACE AS FOUND AT THE TIME OF THE SURVEY. THE ENGINEER AND OWNER CANNOT GUARANTEE THAT THE TOPOGRAPHIC CONDITIONS AT THE TIME OF CONSTRUCTION ARE THE SAME AS AT THE TIME THE TOPOGRAPHIC MAP WAS PRODUCED. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE TOPOGRAPHY AT THE TIME OF BIDDING BY UTILIZING SPOT CHECKS THROUGHOUT THE SITE. IN THE EVENT THE CONTRACTOR DISAGREES WITH THE ACCURACY OF THE TOPOGRAPHY OR FINDS DISCREPANCIES, THEN IT MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK. BY SUBMITTING AN EARTHWORK BID THE CONTRACTOR ACKNOWLEDGES THAT THEY HAVE VERIFIED THE ACCURACY OF THE TOPOGRAPHIC INFORMATION FOUND ON THESE PLANS AND TAKE NO EXCEPTION TO THE DATA PROVIDED.
21. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STRAW MATS TO ALL SLOPES 2H:1V OR STEEPER. (CONTRACTOR SHALL PLACE SOD OR HYDROSEED DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS AND MAINTAINED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.)
22. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
23. SITE WORK SHALL MEET OR EXCEED MIDA SITE SPECIFICATIONS.
24. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4000 PSI.
25. CONTRACTOR MAY REFER TO GEOTECHNICAL REPORT BY IGES TITLED "GEOTECHNICAL & GEOLOGICAL HAZARD INVESTIGATION" DATED JANUARY 31, 2017.
26. SUBGRADE MATERIALS SHALL BE TESTED TO EVALUATE THE MECHANICAL STRENGTH OF THE PROPOSED ROADWAY SUBGRADE AFTER MASS GRADING BY CALIFORNIA BEARING RATIO (CBR) PENETRATION TESTS. THE FINAL DETERMINATION FOR STRUCTURAL PAVEMENT SECTION SHALL BE DETERMINED FOLLOWING AN EVALUATION OF THESE TEST RESULTS. MINIMUM COMPACTION FOR SUBRADE SHALL BE 95%.

UTILITY GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL, AT A MINIMUM, CONFORM TO JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS, SPECIFICATIONS, AND PLANS.
2. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
4. TRENCH EXCAVATIONS WITHIN EXISTING RIGHT-OF-WAYS SHALL BE BACKFILLED WITH IMPORT MATERIALS CONSISTENT WITH JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS FOR BACKFILL MATERIALS.
5. COMPACTION TESTING FOR ALL TRENCH EXCAVATIONS WILL BE REQUIRED AT EACH LIFT TO BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY AND MUST BE IN ACCORDANCE WITH JORDANELLE SPECIAL SERVICE DISTRICT (JSSD) STANDARDS AND SPECIFICATIONS. ON SITE MATERIAL SHALL MEET THE JSSD STANDARDS FOR TRENCH BACKFILL. IF ONSITE MATERIALS ARE NOT SUFFICIENT THEN CONTRACTOR SHALL IMPORT MATERIAL THAT MEETS SPECIFICATIONS.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
7. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS.
8. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
9. UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING BY JORDANELLE SPECIAL SERVICE DISTRICT.
10. CONTRACTOR SHALL NOTIFY THE JORDANELLE SPECIAL SERVICE DISTRICT ENGINEERING INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.
11. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY BEFORE INSTALLATION OF PROPOSED UTILITIES.
12. EXISTING UTILITIES AND CONNECTIONS POINTS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. WATERLINES SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS, SPECIFICATIONS AND PLANS, AS WELL AS THE DIVISION OF DRINKING WATER AND THE WASATCH COUNTY HEALTH DEPARTMENT.
14. MANHOLES SHALL BE PRECAST CONFORMING TO ASTM C-478. CONCRETE BASES SHALL BE POURED IN PLACE OR PRECAST.
15. ALL UTILITY PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAIL DRAWINGS AND SITE WORK SPECIFICATIONS. ANY UTILITY WORK PERFORMED IN EXISTING RIGHT-OF-WAYS WILL REQUIRE PERMITS FROM JSSD AND MIDA AND SHALL BE COMPLETED IN ACCORDANCE WITH JSSD AND MIDA STANDARDS.
16. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS. ANY EXISTING MANHOLE RIMS AND COLLARS IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
17. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 PSI.
18. PIPE MATERIAL SUBSTITUTIONS WILL REQUIRE PRIOR APPROVAL OF THE ENGINEER. FAILURE TO OBTAIN PRIOR APPROVAL MAY REQUIRE THE REPLACEMENT OF THE PIPE AT THE CONTRACTOR'S EXPENSE AT THE DISCRETION OF THE ENGINEER, AND SHALL CONFORM TO THE MIDA AND JSSD STANDARDS, SPECIFICATIONS, AND PLANS. LENGTHS OF WATER PIPES ARE THE HORIZONTAL DISTANCES FROM CENTERLINE TO CENTERLINE OF THE FITTING/BEND. LENGTHS OF STORM DRAIN AND SEWER PIPE ARE THE HORIZONTAL DISTANCES FROM THE INSIDE EDGE OF EACH ADJOINING STRUCTURE. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING LENGTHS.
19. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18 -INCHES CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.11 (AWWA C-151) (CLASS 50). MEASUREMENTS SHALL BE TAKE FROM EDGE TO EDGE. ALL CROSSINGS SHALL COMPLY WITH SECTION R309-550-7 OF THE UTAH ADMINISTRATION CODE.
20. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
21. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO SUBSURFACE WORK FOR LIGHT POLES (BORING ETC.) AND SIMILAR STRUCTURES.
22. GRAVITY UTILITIES ARE TO BE CONSTRUCTED STARTING AT THE FARTHEST DOWNSTREAM POINT (I.E. POINT OF CONNECTION) AND PROGRESS UPSTREAM.
23. UTILITIES ARE TO BE INSTALLED IN THE FOLLOWING ORDER: (1) SEWER (2) WATER (3) STORM.
24. NORTHING AND EASTING CALLS ON MANHOLES AND CATCH BASINS REPRESENT CENTER OF RIM/GRATE.
25. ALL SEWER LATERAL STUBS AND SEWER MAIN LINE STUBS WILL BE MARKED WITH A 2" GALVANIZED PIPE FROM THE STUB TO 2 FEET ABOVE GRADE AND PAINTED GREEN.
26. MARK SANITARY SEWER SERVICE LATERALS AT THE TOP BACK OF CURB WITH LETTER "S" AND 2" GALVANIZED PIP PAINTED GREEN AT THE END OF EACH LATERAL.
27. MARK WATER SERVICE LATERALS AT TOP BACK OF CURB WITH LETTER "W".
28. ALL WATER INFRASTRUCTURE BURIED METAL APPURTENANCES SHALL BE ACCOMPANIED BY A 17 LB. SACRIFICIAL ANODE BAG WITH THERMITE WELDED CONNECTIONS, FULLY COATED WITH GREASE, AND WRAPPED WITH WAX TAPE COATING SYSTEM. WAX TAPE COATING SYSTEM TO BE APPROVED BY JSSD PRIOR TO INSTALLATION.
29. STAINLESS STEEL BOLTS SHALL BE REQUIRED FOR ALL WATER SYSTEM APPURTENANCES.

WATER GENERAL NOTES

1. CONTRACTOR SHALL LOCATE EXISTING VALVES PRIOR TO CONNECTION WITH THE EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE JORDANELLE SPECIAL SERVICE DISTRICT WATER DEPARTMENT.
2. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES, AND APPURTENANCES SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO PAVING.
3. ALL WATERLINE PIPING SHALL BE FUSED HDPE IPS TYPE 4710 DR-11 OR DR-9.
4. CONSTRUCT FLANGE CONNECTIONS BETWEEN VALVES AND FITTINGS FOR ALL CULINARY WATERLINES.
5. CONTRACTOR SHALL PROVIDE CULINARY WATER METER LATERALS, FIRE HYDRANT LATERALS AND FIRE LINE LATERALS. METERED CULINARY SERVICE IS NOT PERMITTED FROM PRIVATE FIRE LINE LATERALS.
6. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY AND COMPACTION RESULTS SUBMITTED TO THE DESIGN ENGINEER AND TO MIDA INSPECTOR PRIOR TO FINAL ACCEPTANCE.
7. AIR RELIEF/VACUUM VALVES SHALL BE INSTALLED AT HIGHPOINT LOCATIONS.
8. THRUST BLOCKS SHALL BE USED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
9. PROVIDE NO LESS THAN 7 FEET OF COVER OVER WATER MAINS.
10. WATER MAINS SHALL BE SEPARATED BY A MINIMUM OF 10 FEET HORIZONTALLY FROM STORM AND SANITARY SEWERS.
11. WATER MAINS SHALL CROSS SANITARY SEWER LINES WITH A MINIMUM VERTICAL CLEARANCE OF 18 INCHES AND AS CLOSE AS POSSIBLE TO A 90 DEGREE ANGLE.
12. ALL DUCTILE AND GRAY IRON FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA STANDARDS: C-104 CEMENT MORTAR LINING, C-110 GRAY-IRON AND DUCTILE IRON JOINTS. ALL FITTINGS SHALL BE SEAL COATED WITH BITUMINOUS MATERIAL. ALL FITTINGS SHALL BE 350 PSI MINIMUM PRESSURE RATING.
13. ALL WATER LATERAL STUBS AND WATER MAINLINE STUBS WILL BE MARKED WITH A 2" GALVANIZED PIPE FROM THE STUB TO 2 FEET ABOVD GRADE AND PAINTED BLUE.
14. BACK FILL ABOVE PIPE ZONE SHALL BE FREE OF ROCKS LARGER THAN 2", HARD CLODS OR FROZEN MATERIAL. COMPACT TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY. IF EXISTING MATERIAL CANNOT MEET COMPACTION REQUIREMENTS IMPORT MATERIAL MAY BE REQUIRED.

STORM DRAIN GENERAL NOTES

1. ALL STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MIDA STANDARDS, SPECIFICATIONS, AND PLANS.
2. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS PRIOR TO CONNECTION OF NEW PIPES.
3. DISTANCES FOR STORM DRAIN ARE THE HORIZONTAL DISTANCES FROM INSIDE EDGE OF MANHOLE OR INLET TO INSIDE EDGE OF MANHOLE OR INLET. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT. CONSTRUCTION.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE COLLAR TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH MIDA STANDARDS, SPECIFICATIONS, AND PLANS. ALL MANHOLE RIMS, FRAMES, AND COLLARS SHALL BE ADJUSTED TO FINAL GRADE AFTER THE FINAL LIFT OF ASPHALT.
5. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY AND COMPACTION RESULTS SUBMITTED TO THE DESIGN ENGINEER AND TO MIDA INSPECTOR PRIOR TO FINAL ACCEPTANCE.
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. SEE SOILS REPORT PREPARED BY IGES TITLED "GEOTECHNICAL & GEOLOGICAL HAZARD INVESTIGATION" DATED JANUARY 31, 2017 FOR APPROXIMATE GROUNDWATER DEPTHS.
7. ALL STORM DRAIN MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING LIDS. MANHOLE RIMS AND COLLARS IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISH GRADE. ALL STORM DRAIN LIDS SHALL BE LABELED "STORM DRAIN".
8. ALL STORM STRUCTURES SHALL HAVE , AT A MINIMUM, A 12-INCH SUMP TO CATCH AND TRAP SEDIMENT UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM DRAIN STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
10. STORM DRAINS SHALL BE BEDDED IN ACCORDANCE WITH MIDA STANDARDS AND SPECIFICATIONS (2017 APWA SPECIFICATIONS AND STANDARDS) AND PER MANUFACTURER'S SPECIFICATIONS.
11. BACK FILL ABOVE PIPE ZONE SHALL BE FREE OF ROCKS LARGER THAN 2", HARD CLODS OR FROZEN MATERIAL. COMPACT TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY. IF EXISTING MATERIAL CANNOT MEET COMPACTION REQUIREMENTS IMPORT MATERIAL MAY BE REQUIRED.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE PVC SDR-35. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM INSIDE EDGE OF MANHOLE TO INSIDE EDGE OF MANHOLE. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL RIMS, FRAMES, AND COLLARS SHALL BE ADJUSTED TO FINAL GRADE AFTER THE FINAL LIFT OF ASPHALT.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER, THE OWNER, AND THE GOVERNING AUTHORITY PRIOR TO THE START OF THE WARRANTY PERIOD.
6. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY AND COMPACTION RESULTS SUBMITTED TO THE DESIGN ENGINEER AND TO MIDA INSPECTOR PRIOR TO FINAL ACCEPTANCE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR CONSTRUCTION OR INSTALLATION OF ALL PROPOSED IMPROVEMENTS SHOWN.
9. THE CONTRACTOR SHALL POTHOLE THE EXISTING SEWER CONNECTION AND PROVIDE AN AS-BUILT ELEVATION OF THE CONNECTION TO THE ENGINEER PRIOR TO ANY NEW CONSTRUCTION.
10. SANITARY SEWER PIPES SHALL BE BEDDED N ACCORDANCE WITH JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS AND DETAILS CONTAINED IN THESE PLANS.
11. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
12. A MINIMUM OF FIVE FEET OF COVER WILL BE REQUIRED OVER ALL SEWER LINES.
13. BACK FILL ABOVE PIPE ZONE SHALL BE FREE OF ROCKS LARGER THAN 2", HARD CLODS OR FROZEN MATERIAL. COMPACT TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY. IF EXISTING MATERIAL CANNOT MEET COMPACTION REQUIREMENTS IMPORT MATERIAL MAY BE REQUIRED.
14. ALL SEWER LATERALS SHALL BE RUN AT 2% TO 10-FEET BEHIND THE CURB WITH 2-INCH GALVANIZED MARKER PIPE EXTENDING 2 FEET ABOVE GROUND PAINTED GREEN.

REVEGETATION GENERAL NOTES

1. ONTARIO WITHOUT FLOWERS AND ONTARIO WITH FLOWERS ARE THE SEED MIXES TO BE USED ON ALL AREAS TO BE REVEGETATED. SEE BELOW FOR SEED MIX COMPOSITION. CONTACT RYAN TIMONEY, GRANITE SEED COMPANY FOR MORE INFORMATION.

ONTARIO WITHOUT FLOWERS

SPECIES	% BY WEIGHT
SLENDER WHEATGRASS	20
BIG BLUEGRASS	5
HARD FESCUE	18
SANDBERG BLUEGRASS	10
MOUNTAIN BROME	22
SAINFOIN	20
KENTUCKY BLUEGRASS	5

ONTARIO WITH FLOWERS

SPECIES	% BY WEIGHT
SLENDER WHEATGRASS	12
BIG BLUEGRASS	5
HARD FESCUE	11
MOUNTAIN BROME	15
SAINFOIN	12
KENTUCKY BLUEGRASS	5
SMALL BURNET	12
BLANKET FLOWER	8
ROCKY MOUNTAIN PENSTEMON	1
BLUE FLAX	2
PRAIRIE CONEFLOWER	0
MOUNTAIN LUPINE	5
WILD GERMANIUM	1
SULFUR FLOWER.	2

2. SEED MIX IS TO BE APPLIED BY HYDROSEED ON REVEGETATED AREAS. SHOW ON PLANS
3. APPLICATION RATE FOR REVEGETATION MIX IS 25 LBS./ACRE.
4. STRAW MATS SHALL BE PLACED ON ALL SLOPES STEEPER THAN 5:1.
5. APPLICATION TO OCCUR ONLY BETWEEN THE MONTHS OF APRIL AND OCTOBER.
6. ALL DISTURBED SLOPES, INCLUDING AREAS OF ASPHALT REMOVAL, TO BE COVERED WITH 4-6" OF TOPSOIL AND SEEDED.

ABBREVIATIONS

AC	ACRES	NA	NOT APPLICABLE
AD	AREA DRAIN	NPW	NON-POTABLE WATER
ADA	AMERICANS WITH DISABILITIES ACT	NTS	NOT TO SCALE
ASPH	ASPHALT	OD	OUTSIDE DIAMETER
ASBY	ASSEMBLY	PC	POINT OF CURVATURE
BNDY	BOUNDARY	PCC	PRECAST CONCRETE
BFV	BUTTERFLY VALVE	PI	POINT OF INTERSECTION
BLDG	BUILDING	PRC	POINT OF REVERSE CURVE
BM	BENCHMARK	PROP	PROPERTY
BOW	BOTTOM OF WALL	PSL	PIPE SLEEVE
CG	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVC	POLYVINYL CHLORIDE (PLASTIC)
CL	CENTER LINE	RAD	RADIUS
CO	CLEANOUT	RAD PT	RADIUS POINT
COMM	COMMUNICATION	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	REQ	REQUIRED
CONC DB	CONCRETE DUCT BANK	RD	ROOF DRAIN
COR	CORNER	RDC	REDUCER
CTR	CENTER	REV	REVISION
CTRL	CONTROL	RMP	ROCKY MOUNTAIN POWER
CU FT	CUBIC FEET	ROW	RIGHT-OF-WAY
CU YD	CUBIC YARD	SCHEM	SCHEMATICS
DEMO	DEMOLITION	SD	STORM DRAIN
DET	DETAIL	SDMH	STORM DRAIN MANHOLE
DIA	DIAMETER	SECT	SECT
DIP	DUCTILE IRON PIPE	SF	SQUARE FOOT
E	ELECTRIC	SP EL	SPOT ELEVATION
EG	EXISTING GRADE	SPEC	SPECIFICATION
EL	ELEVATION	SQ	SQUARE
EQUIP	EQUIPMENT	SQ YD	SQUARE YARD
EX	EXISTING	SS	SANITARY SEWER
F	FIRE	STA	STATION
FFE	FINISH FLOOR ELEVATION	STD	STANDARD
FG	FINISHED GRADE	SURF	SURFACE
FH	FIRE HYDRANT	SURV	SURVEY
FL	FLOW LINE	SW	SIDEWAILK
FOC	FACE OF CURB	SWR	SEWER
FOW	FACE OF WALL	SYM	SYMBOL
FT	FEET OR FOOT	SYS	SYSTEM
FUT	FUTURE	T	TOWNSHIP
FW	FIRE WATER	TBC	TOP BACK OF CURB
G	GROUND	TEMP	TEMPORARY
GV	GATE VALVE	TOC	TOP OF CONCRETE
HC	HANDICAP	TOP	TOP OF PAVMENT
HDPE	HIGH DENSITY POLYETHYLENE	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TOW	TOP OF WALL
INV	INVERT	TYP	TYPICAL
LATL	LATERAL	UDOT	UTAH DEPARTMENT OF TRANSPORTATION
LG	LIP OF GUTTER	UG	UNDERGROUND
LOD	LIMIT OF DISTURBANCE	UTIL	UTILITY
LS	LANDSCAPE	VC	VERTICAL CURVE
LF	LINEAR FEET (FOOT)	VERT	VERTICAL
MAX	MAXIMUM	W	WATER
MECH RM	MECHANICAL ROOM	W/	WITH
MH	MANHOLE	W/O	WITHOUT
MON	MONUMENT	WM	WATER METER

LEGEND

PROPERTY / ROW LINE
n/a EXISTING N/A LINE
PUBLIC UTILITY EASEMENT (P.U.E.)
frtg r/w EXISTING FRONTAGE ROAD ROW
CENTERLINE

PROPOSED		EXISTING
	CURB AND GUTTER	
	EDGE OF ASPHALT	
5760	CONTOUR LINE	5760
W W	WATER LINE	W W
IRR	IRRIGATION LINE	IRR
F	FIRE LINE	F
S	SANITARY SEWER LINE	
	STORM DRAIN LINE	
G	GAS LINE	G G
E	POWER LINE	E
COM	COMMUNICATIONS LINE	COM
FO	FIBER OPTIC LINE	FO
T	TELEPHONE LINE	T
	POWER POLE	
	LIGHT POLE	
E C FO T	ELECTRICAL & TELECOMM. EQUIPMENT	E C FO T
G METER	GAS METER	G METER
W METER IR METER	WATER AND IRRIGATION METERS	W METER IR METER
WV IV	WATER AND IRRIGATION VALVES	WV IV
	FIRE HYDRANT	
SS CO	SANITARY SEWER MANHOLE AND CLEANOUT	SS CO
SD	STORM DRAIN MANHOLE	SD
	STORM DRAIN AREA DRAIN AND CURB INLET	

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CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

#	DATE	DESCRIPTION

IEG PIOCHE, LLC

Kimley-Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

GENERAL NOTES

SONDER WAY - VELVAERE ENTRANCE
ROADWAY PLANS
2106 W. SONDER WAY
PARK CITY, UTAH 84060

DRAWN BY:	MJR	7/25/24
DESIGNED BY:	JJS	7/25/24
CHECKED BY:	JJS	7/25/24
SCALE:	AS SHOWN	
PROJECT No.:		

SEAL
PROFESSIONAL ENGINEER 9636113 JORDAN JAMES SHEETS 4-29-25 STATE OF UTAH

PERMIT SET

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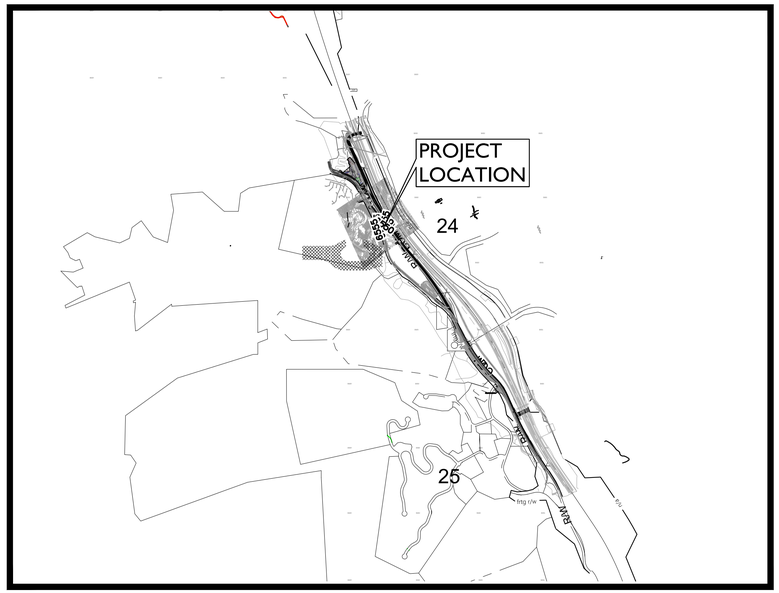
EROSION CONTROL PLAN

FOR

SONDER WAY

VELVAERE ENTRANCE
US-40 WEST FRONTAGE ROAD
AUGUST 30, 2024



VICINITY MAP

NOT TO SCALE

NORTH

SHEET INDEX

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES
EROSION CONTROL GENERAL NOTES

1. THE STORMWATER MANAGEMENT PLAN IN COMPRISED OF THESE DRAWINGS ("SITE MAP"). THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATION SECTION 02370 ("STORMWATER MANAGEMENT PLAN"). PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER MANAGEMENT SHALL OBTAIN A COPY OF THE STORMWATER MANAGEMENT PLAN AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (UPDES) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATE BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON-SITE OR SHALL BE READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS, MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THOUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORMWATER MANAGEMENT MEASURES PRESENTED ON THIS PLAN, AND IN THE STORMWATER MANAGEMENT PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DOWNSTREAM DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS HALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. THE CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, DIVERSION SWALES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
22. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF MIDA MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
23. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
24. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HALL BE DISPOSED OD WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED HEN ALL SOIL-DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% HAS BEEN EMPLOYED.
25. THERE WILL BE NO ASPHALT OR CONCRETE BATCH PLANTS ON SITE.
26. THE POTENTIAL FOR SOIL EROSION FOR THIS SITE IS SLIGHT TO MODERATE.
27. DAILY INSPECTIONS BY THE PROJECT SUPERINTENDENT, BI-WEEKLY INSPECTIONS BY THE CONTRACTOR'S COMPLIANCE OFFICER, AND MONTHLY INSPECTIONS BY THE OWNER'S CONSTRUCTION MANAGER MUST BE MADE TO DETERMINE THE EFFECTIVENESS OF THE SWPPP.

STORM WATER POLLUTION PREVENTION PLAN MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THE THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTIONS ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREAS SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.
8. THE EMBANKMENT OF THE SEDIMENTATION BASIN SHALL BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
9. ALL TEMPORARY SEDIMENT TRAP AND SEDIMENTATION BASIN STRUCTURES SHALL BE CHECKED DAILY TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. SEDIMENT DEPOSITION SHALL BE REMOVED PERIODICALLY TO ENSURE FULL VOLUME IS AVAILABLE IN THE POND.
10. THE CONTRACTOR SHALL ENSURE THAT OFF-SITE AREAS USED FOR BORROW OR SPOIL OF MATERIALS USED FOR THIS PROJECT ARE PERMITTED IN ACCORDANCE WITH UPDES REQUIREMENTS AND APPROPRIATE EROSION CONTROL MEASURE AND BMP'S BE PLACED TO ENSURE THAT EROSION SEDIMENT IS CONTAINED.

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CAUTION: NOTICE TO CONTRACTOR

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DESCRIPTION	DATE
1	

IEG PIOCHE, LLC

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

EROSION CONTROL COVER SHEET

SONDER WAY - VELVAERE ENTRANCE
ROADWAY PLANS
2106 W. SONDER WAY
PARK CITY, UTAH 84060

DRAWN BY: MJR	7/25/24	SCALE: AS SHOWN
DESIGNED BY: JJS	7/25/24	
CHECKED BY: JJS	7/25/24	
PROJECT No.:		

SEAL

PROFESSIONAL ENGINEER 9536111 JORDAN JAMES SHEETS 4-29-25 STATE OF UTAH

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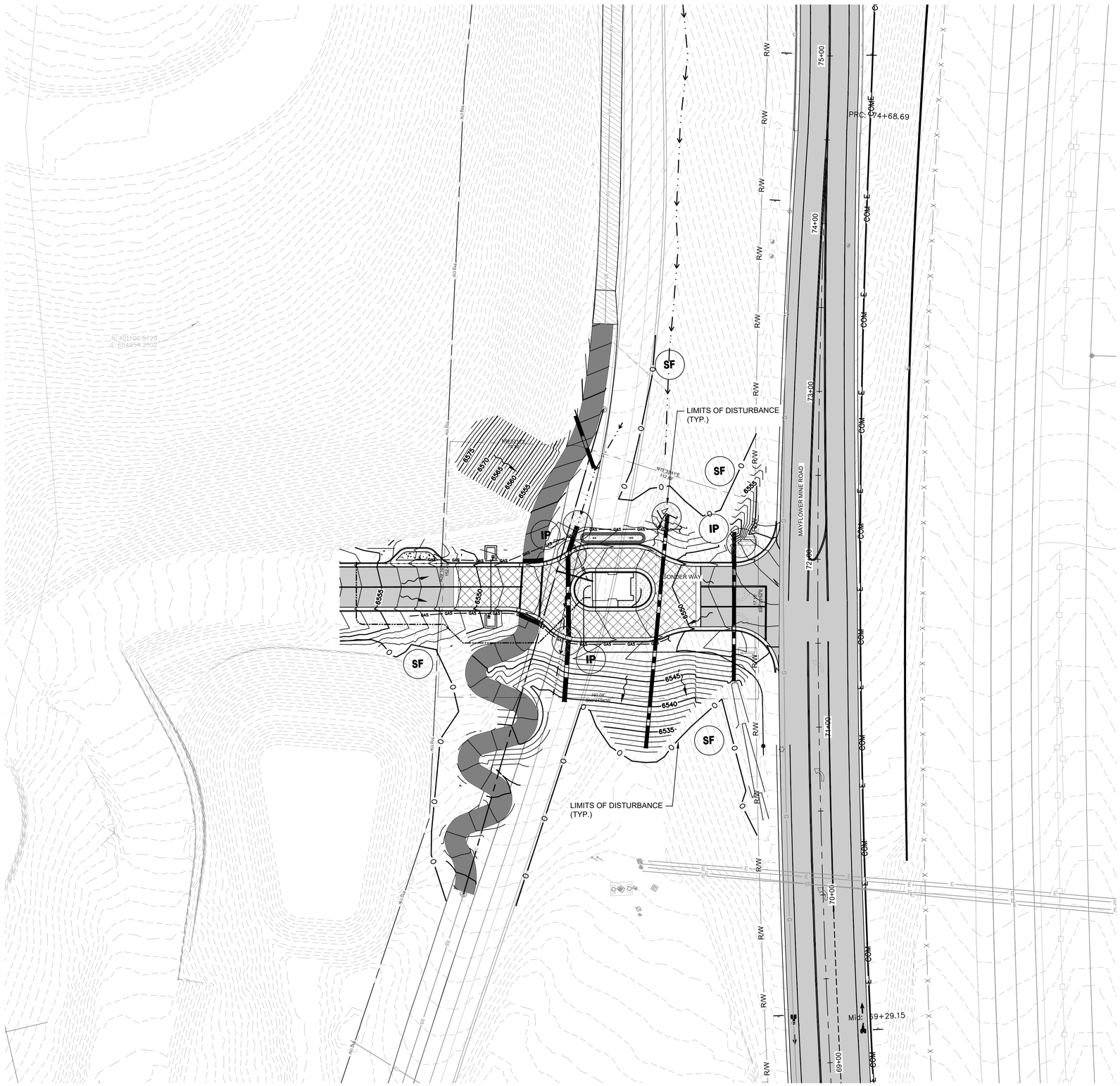
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared.



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
5. THE CONTRACTOR SHALL EXERCISE CAUTION AND USE CONSTRUCTION TECHNIQUES TO PROTECT AND PRESERVE EXISTING PERMANENT SURVEY MONUMENTS. ALL SURVEY MONUMENTS DISTURBED (PROPOSED AND EXISTING) SHALL BE REPLACED AND/OR REHABILITATED IN ACCORDANCE WITH STANDARDS BY A PROFESSIONAL LAND SURVEYOR RETAINED BY THE CONTRACTOR.

SEQUENCE OF CONSTRUCTION

PHASE I

1. INSTALL PERIMETER BOUNDARY SEDIMENT CONTROLS INCLUDING: STABILIZED CONSTRUCTION EXIT(S), SWPPP INFORMATION SIGN, HYDRAULIC CONTROL STRUCTURES (SWALES, CHECK DAMS, SEDIMENT POND, ETC.) AND SILT FENCING.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRECONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

3. DEMOLITION OF EXISTING IMPROVEMENTS PER SITE PLAN.
4. START MASS GRADING THE SITE AND CONSTRUCTION OF ROADS.
5. TEMPORARILY SEED ANY DENUDED AREAS. MAINTAIN SITE PROTECTION AND STABILIZED CONSTRUCTION EXITS.
6. EXCAVATE AND INSTALL UTILITIES, BUILDING FOUNDATION, ETC.
7. START VERTICAL CONSTRUCTION OF THE BUILDING.
8. FINAL GRADING OF THE SITE.
9. INSTALL CURB AND GUTTER, AND SIDEWALKS.
10. INSTALL ASPHALT PARKING LOT.
11. FINAL STABILIZATION AND LANDSCAPING.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
2. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
3. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
4. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

LEGEND

- 5760 — EXISTING CONTOUR
- LD — LIMITS OF DISTURBANCE
- DIRECTION OF STORMWATER FLOW
- VTC — INSTALL VEHICLE TRACKING CONTROL – SEE DETAIL 3, SHEET C2.20
- SF — INSTALL SILT FENCE – SEE DETAIL 1 & DETAIL 2, SHEET C2.20
- CW — PROPOSED CONCRETE WASHOUT AREA – SEE DETAIL 4, SHEET C2.20
- IP — CONSTRUCT DROP INLET PROTECTION – SEE DETAIL 5, SHEET C2.20
- CB — CONSTRUCT TEMPORARY CONTINUOUS BERM WITH STRAW BALES. SEE DETAIL 6, SHEET C2.20

NORTH

0 30' 60' 120'

SCALE: 1" = 30'

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DATE	DESCRIPTION

IEG PIOCHE, LLC

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

EROSION CONTROL PLAN

SONDER WAY - VELVAERE ENTRANCE ROADWAY PLANS
2106 W. SONDER WAY
PARK CITY, UTAH 84060

DRAWN BY: MJR 7/25/24
DESIGNED BY: JJS 7/25/24
CHECKED BY: JJS 7/25/24
PROJECT No.: SCALE: AS SHOWN

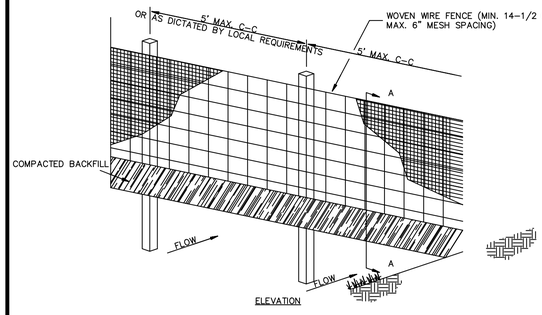
SEAL

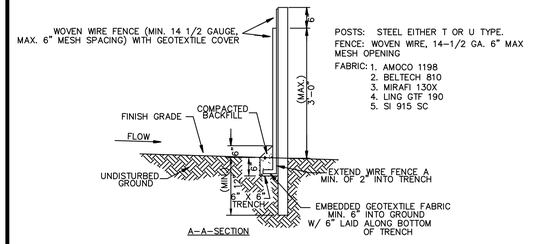
PROFESSIONAL ENGINEER 9536114 JORDAN JAMES SHEETS 4-29-25 STATE OF UTAH

PERMIT SET

SHEET
C2.10

User: PETERSON, DEVAN
Date: 4/28/2025 11:27 PM
Path: K:\UCO_CIVIL_VELVAERE APPROACH AND GUARD SHACK\CADD\PLANSHEETS\EC.DWG
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance of this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



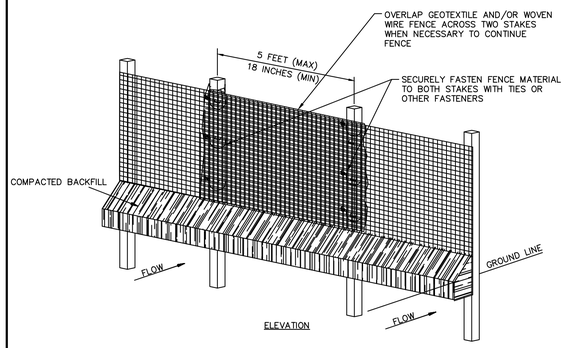


POSTS: STEEL EITHER T OR U TYPE.
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX MESH OPENING
FABRIC: 1. AMOCO 1198
2. BELTECH 810
3. MIRAFI 130X
4. LING GTF 190
5. SI 915 SC

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

1 SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

SCALE: NTS



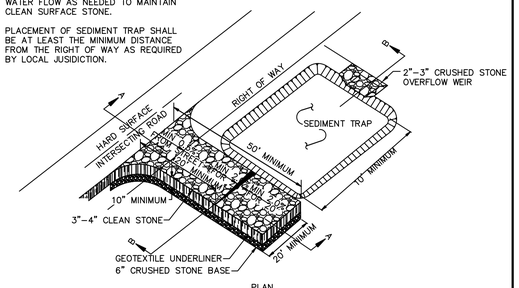
2 SILT FENCE OVERLAP DETAIL

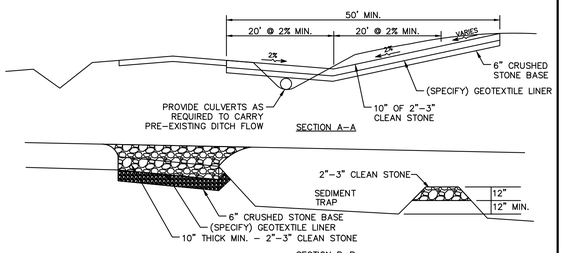
SCALE: NTS

PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.

FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.

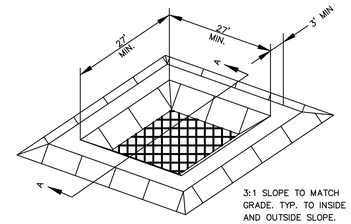
PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSIDICTION.

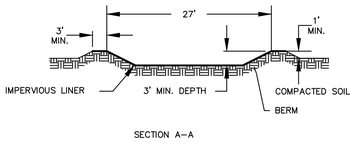




3 VEHICLE TRACKING CONTROL

SCALE: NTS



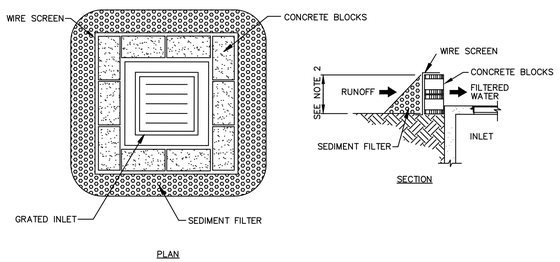


NOTES

1. IMPERVIOUS LINER SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

4 CONCRETE WASHOUT DETAIL

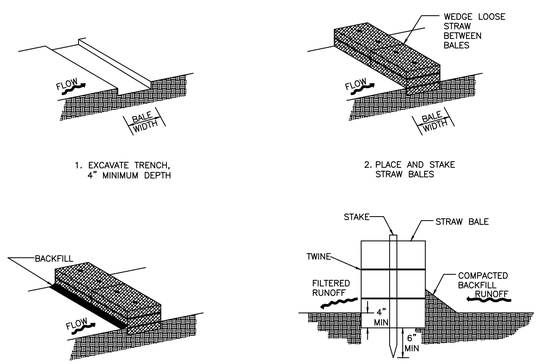
SCALE: NTS



1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4-INCH, 8-INCH, OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 24"
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE SEDIMENT FILTER SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

5 BLOCK AND AGGREGATE DROP INLET SEDIMENT FILTER DETAIL

SCALE: NTS



NOTES:

1. WHEN USED AS A CONTINUOUS PERIMETER FILTER BARRIER THE MAXIMUM TRIBUTARY AREA IS LIMITED TO 0.25 ACRES PER 100 FEET OF BARRIER.
2. INSPECT, REPAIR, AND REPLACE (IF NECESSARY) THE FILTERS AFTER EACH STORM EVENT.
3. ALL BALES MUST BE REPLACED AFTER 12 MONTHS UNLESS APPROVAL IS GRANTED BY THE ENGINEERING DIVISION FOR LONGER USE.

6 STRAW BALE DIKE

SCALE: NTS

7 NOT USED

SCALE: NTS

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NO.	DESCRIPTION	DATE
1		

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EROSION CONTROL CONSTRUCTION DETAILS

SONDER WAY - VELVAERE ENTRANCE ROADWAY PLANS
2106 W. SONDER WAY
PARK CITY, UTAH 84060

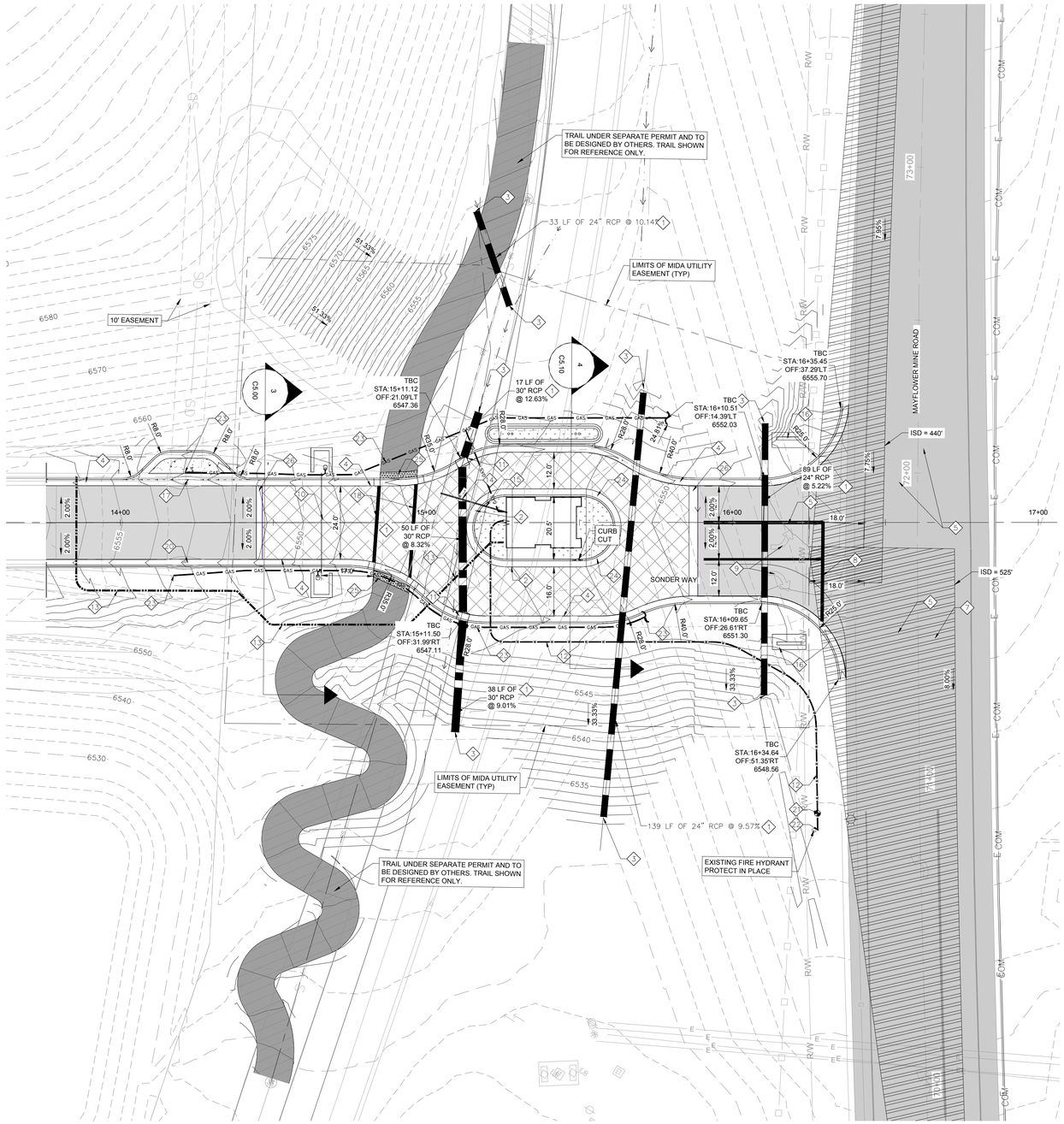
DRAWN BY: MJR 7/25/24
DESIGNED BY: JJS 7/25/24
CHECKED BY: JJS 7/25/24
PROJECT No.:
SCALE: AS SHOWN

SEAL

PROFESSIONAL ENGINEER 963611 JORDAN JAMES SHEETS 4-29-25 STATE OF UTAH

PERMIT SET

SHEET C2.20



SONDER WAY - VELVAERE ENTRANCE
PLAN

CONSTRUCTION NOTES

1	FURNISH AND INSTALL PROPOSED STORM DRAIN CULVERT. LENGTH, SIZE, AND MATERIAL PER PLAN.
2	CONSTRUCT UDOT TYPE B1 SPILL CURB AND GUTTER PER DETAIL ON SHEET C5.00
3	FURNISH AND INSTALL FLARED END SECTION. MATCH PIPE MATERIAL.
4	CONSTRUCT 30" CURB AND GUTTER PER APWA STD. PLAN 205.2 TYPE F ON SHEET C5.00
5	4-INCH DOUBLE YELLOW LINE.
6	4-INCH WHITE LINE.
7	8-INCH WHITE LINE.
8	12-INCH WHITE LINE.
9	PAVEMENT MESSAGE
10	FUTURE GATE (BY OTHERS)
11	FURNISH AND INSTALL CATCH BASIN
12	FURNISH AND INSTALL 1" CULINARY WATER SERVICE
13	FURNISH AND INSTALL 2" ELECTRICAL SLEEVE
14	FURNISH AND INSTALL 4" PVC SANITARY SEWER LATERAL. SEE JSSD STD. DWG. 300.15
15	FURNISH AND INSTALL SANITARY SEWER CLEANOUT
16	PROPOSED MONUMENT SIGN - SEE ARCHITECTURAL PLANS
17	FURNISH AND INSTALL 4' WIDE VALLEY GUTTER
18	FURNISH AND INSTALL 12" CONCRETE BAND PER DETAIL ON SHEET C5.00.
19	FURNISH AND INSTALL TRAFFIC RATED PAVERS WITH RADIANT HEAT PER MANUFACTURERS STANDARDS AND SPECIFICATIONS
20	RAISE EXISTING CATCH BASIN TO GRADE
21	FURNISH AND INSTALL 1" WATER METER
22	CONNECT TO EXISTING WATER LINE
23	INSTALL NATURAL GAS LINE, CONNECT TO EXISTING STUBS ON WEST AND EAST SIDE OF GATE HOUSE.
24	CONSTRUCT UDOT TYPE B1 CURB AND GUTTER PER DETAIL ON SHEET C5.00
25	INSTALL TACTILE WARNING DEVICES PER DETAIL ON SHEET C5.10.
26	INSTALL DECORATIVE COLORED CONCRETE PAVEMENT TRANSITION STRIP - SEE LANDSCAPE PLANS

LEGEND

- INSTALL ASPHALT PAVEMENT PER PAVEMENT SECTION ON SHEET C5.00
- PROPOSED ASPHALT TRAIL
- PROPOSED LIGHT AGGREGATE CONCRETE WITH SAWCUTS
- n/a — EXISTING N/A LINE
- frtg r/w — EXISTING FRONTAGE ROAD ROW
- PROPOSED MAYFLOWER MINE ROAD ROW
- PROPOSED 25-FOOT CONTOUR
- PROPOSED 5-FOOT CONTOUR
- INTERSECTION SIGHT TRIANGLE

KEY MAP

GENERAL NOTES

1. ALL UTILITIES SHALL MEET DEPTH REQUIREMENTS AS SHOWN ON 2025 UDOT STD DWG AND PER JJSD REQUIREMENTS

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1" = 20'

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111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

ROADWAY PLAN AND PROFILE

SONDER WAY - VELVAERE ENTRANCE
ROADWAY PLANS
2106 W. SONDER WAY
PARK CITY, UTAH 84060

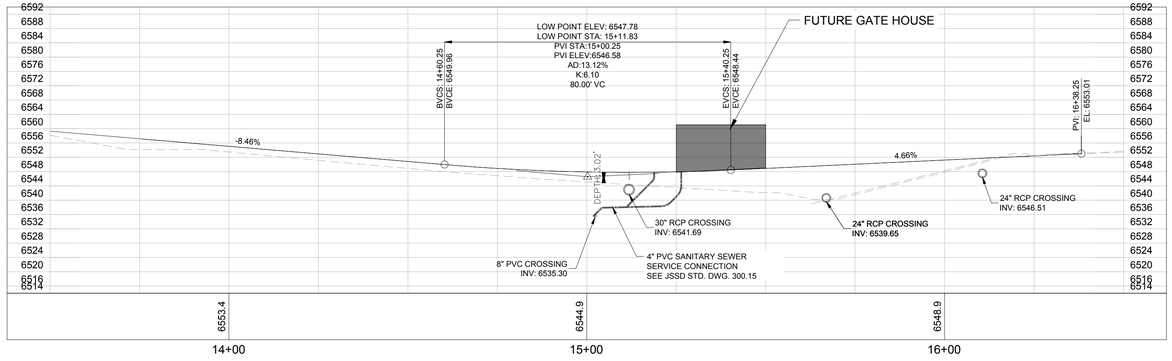
DRAWN BY: MJR	7/25/24	SCALE: AS SHOWN
DESIGNED BY: JJS	7/25/24	
CHECKED BY: JJS	7/25/24	
PROJECT No.:		

SEAL

PROFESSIONAL ENGINEER 9536118 JORDAN JAMES SHEETS 4-29-25 STATE OF UTAH

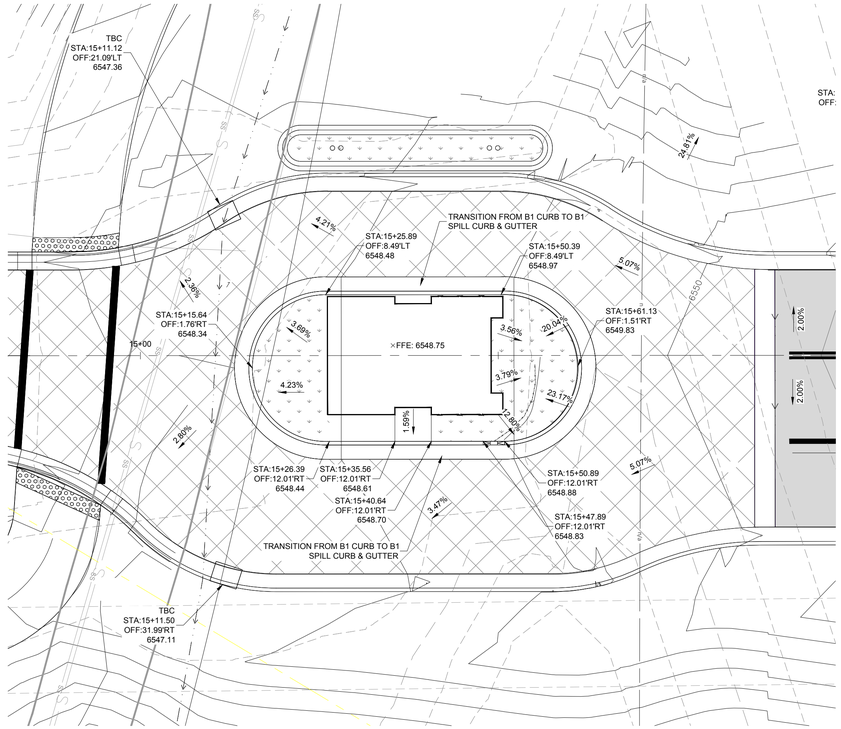
PERMIT SET

SHEET
C4.00



SONDER WAY - VELVAERE ENTRANCE
PROFILE

FULL SIZE (24X36) 1" = 20'
(VERT. 1" = 20')



SONDER WAY - VELVAERE ENTRANCE
GRADING

CONSTRUCTION NOTES

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3	FURNISH AND INSTALL FLARED END SECTION. MATCH PIPE MATERIAL.
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5	4-INCH DOUBLE YELLOW LINE.
6	4-INCH WHITE LINE.
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8	12-INCH WHITE LINE.
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10	FUTURE GATE (BY OTHERS)
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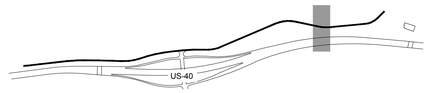
KEY MAP



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0 10 20 80
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ROADWAY PLAN AND PROFILE

SONDER WAY - VELVAERE ENTRANCE
ROADWAY PLANS
2106 W. SONDER WAY
PARK CITY, UTAH 84060

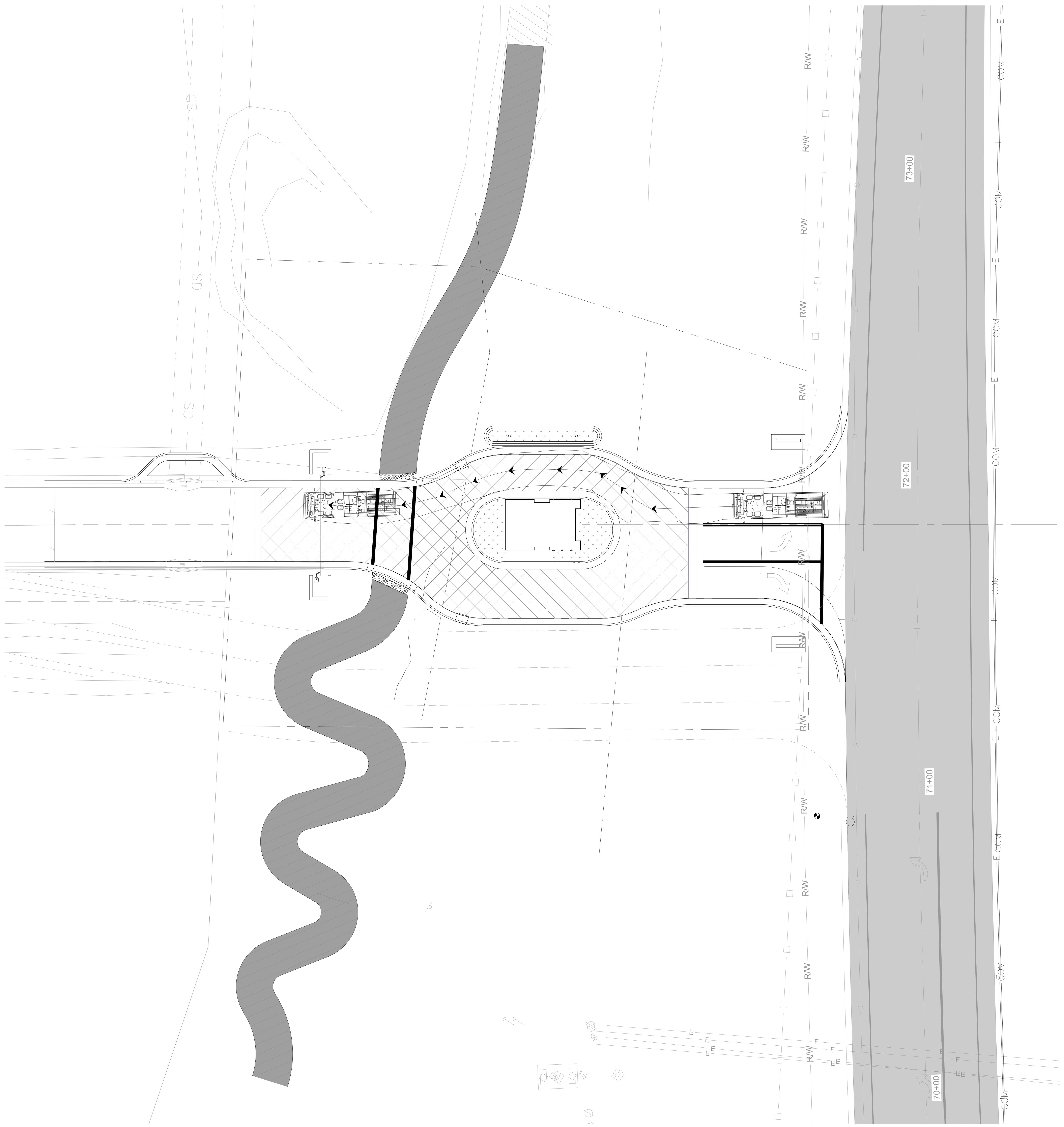
DRAWN BY: MJR 7/25/24
DESIGNED BY: JJS 7/25/24
CHECKED BY: JJS 7/25/24
PROJECT No.:
SCALE: AS SHOWN

SEAL

PROFESSIONAL ENGINEER
963611
JORDAN JAMES SHEETS
4-29-25
STATE OF UTAH

PERMIT SET

SHEET
C4.10



SONDER WAY - VELVAERE ENTRANCE
PLAN - FIRE TRUCK TURN

CONSTRUCTION NOTES

1	FURNISH AND INSTALL PROPOSED STORM DRAIN CULVERT. LENGTH, SIZE, AND MATERIAL PER PLAN.
2	CONSTRUCT UDOT TYPE B1 SPILL CURB AND GUTTER PER DETAIL ON SHEET C5.00
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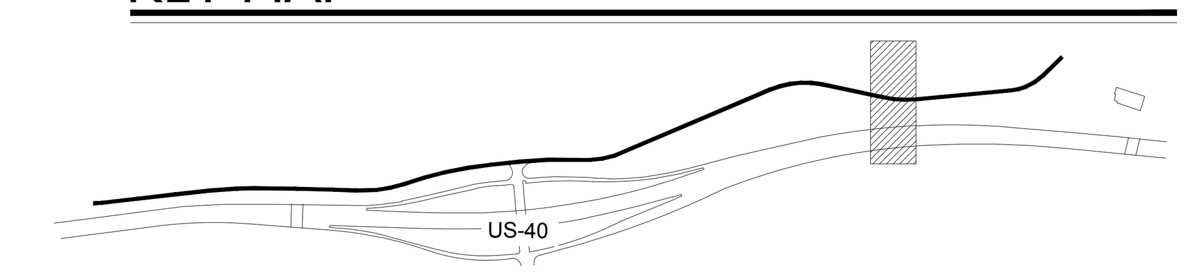
22	CONNECT TO EXISTING WATER LINE
23	INSTALL NATURAL GAS LINE, CONNECT TO EXISTING STUBS ON WEST AND EAST SIDE OF GATE HOUSE.
24	CONSTRUCT UDOT TYPE B1 CURB AND GUTTER PER DETAIL ON SHEET C5.00
25	INSTALL TACTILE WARNING DEVICES PER DETAIL ON SHEET C5.10.
26	INSTALL DECORATIVE COLORED CONCRETE PAVEMENT TRANSITION STRIP - SEE LANDSCAPE PLANS

LEGEND

	INSTALL ASPHALT PAVEMENT PER PAVEMENT SECTION ON SHEET C5.00
	PROPOSED ASPHALT TRAIL
	PROPOSED LIGHT AGGREGATE CONCRETE WITH SAWCUTS
n/a	EXISTING N/A LINE
frtg r/w	EXISTING FRONTAGE ROAD ROW
	PROPOSED MAYFLOWER MINE ROAD ROW
	PROPOSED 25-FOOT CONTOUR
	PROPOSED 5-FOOT CONTOUR
	INTERSECTION SIGHT TRIANGLE

KEY MAP

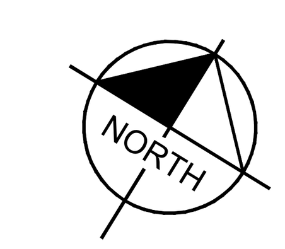


GENERAL NOTES

1. ALL UTILITIES SHALL MEET DEPTH REQUIREMENTS AS SHOWN ON 2025 UDOT STD DWG AND PER JJSD REQUIREMENTS

VEHICLE INFORMATION

FIRE TRUCK - PUMPER
LENGTH: 31.31'
WIDTH: 8.25'
WHEEL BASE: 14.42'



GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1" = 20'

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

#	DATE	DESCRIPTION

IEG PIOCHE, LLC

Kimley-Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

FIRE TRUCK TURNING MOVEMENT

SONDER WAY - VELVAERE ENTRANCE
ROADWAY PLANS
2106 W. SONDER WAY
PARK CITY, UTAH 84060

DRAWN BY:	MJR	7/25/24
DESIGNED BY:	JJS	7/25/24
CHECKED BY:	JJS	7/25/24
SCALE:	AS SHOWN	
PROJECT No.:		

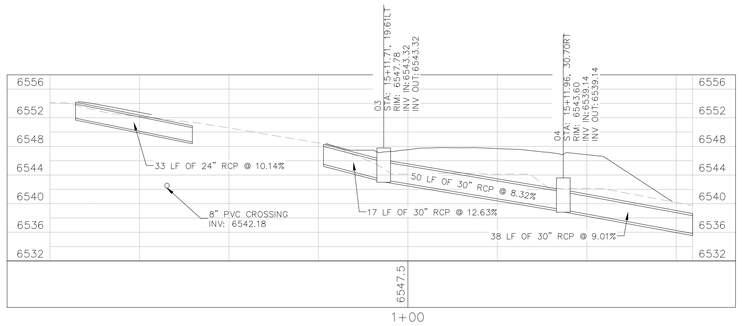
SEAL

PROFESSIONAL ENGINEER
9636113
JORDAN JAMES SHEETS
4-29-25
STATE OF UTAH

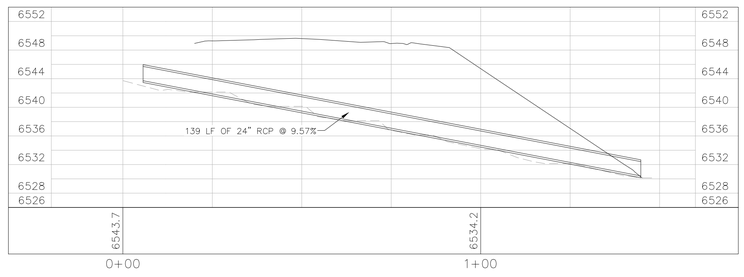
PERMIT SET

SHEET
C4.20

STORM DRAIN RUN 1

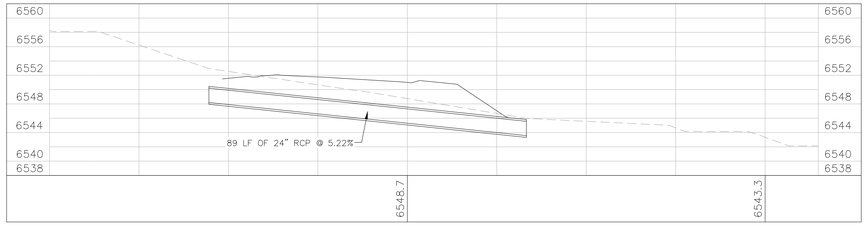


STORM DRAIN RUN 2

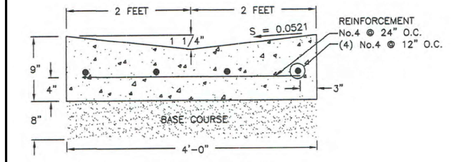


STORM DRAIN PIPE PROFILES — SCALE: 1"=20'

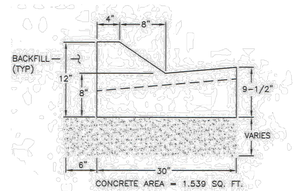
STORM DRAIN - STA. 16+15



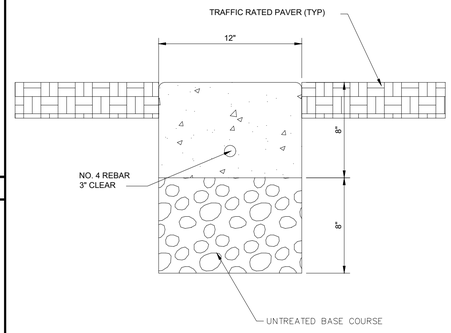
STORM DRAIN PIPE PROFILES — SCALE: NTS



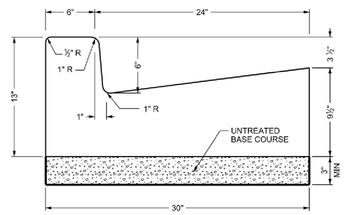
4' WIDE VALLEY GUTTER



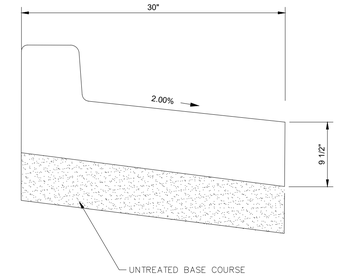
Type F



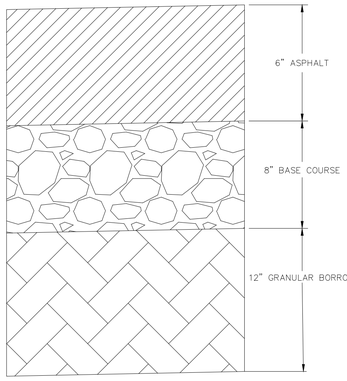
12" CONCRETE BAND

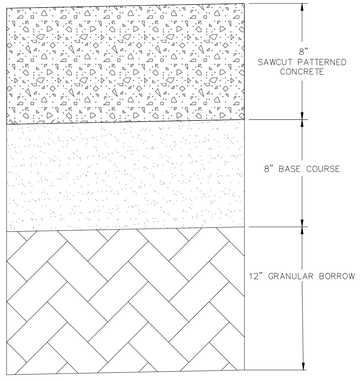


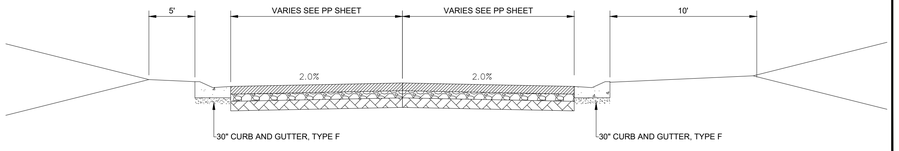
TYPE B1 CURB & GUTTER
AREA = 1,929 SQ FT



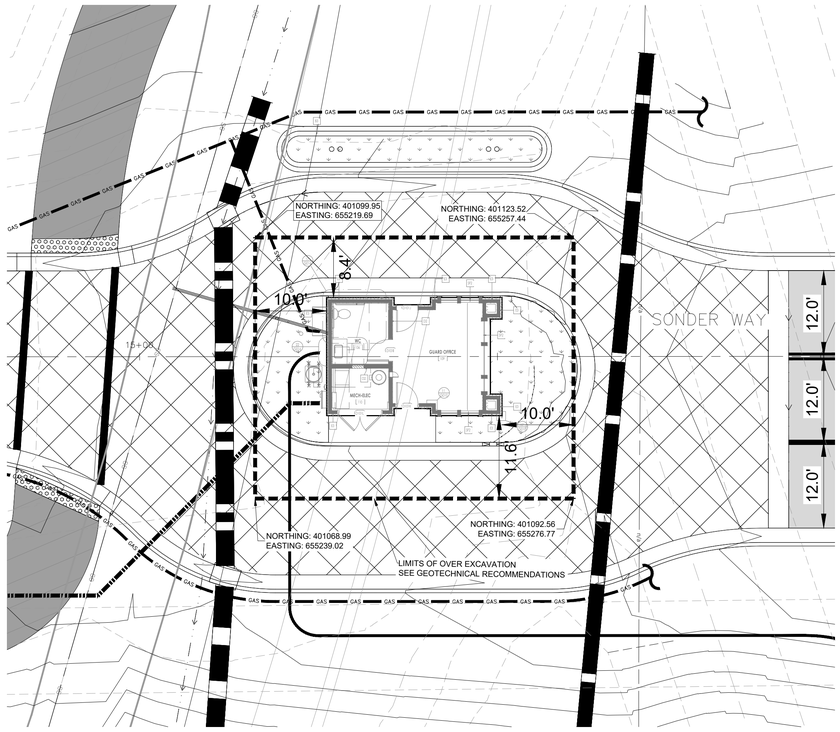
TYPE B1 SPILL CURB & GUTTER







3 TYPICAL ROADWAY AND ASPHALT ROAD PAVEMENT SECTION — SCALE: NTS



2 LIMITS OF OVER EXCAVATION — SCALE: 1"=10'

SCALE: NTS

#	DATE	DESCRIPTION
1		

IEG PIOCHE, LLC

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

CONSTRUCTION DETAILS

SONDER WAY - VELVAERE ENTRANCE
ROADWAY PLANS
2106 W. SONDER WAY
PARK CITY, UTAH 84060

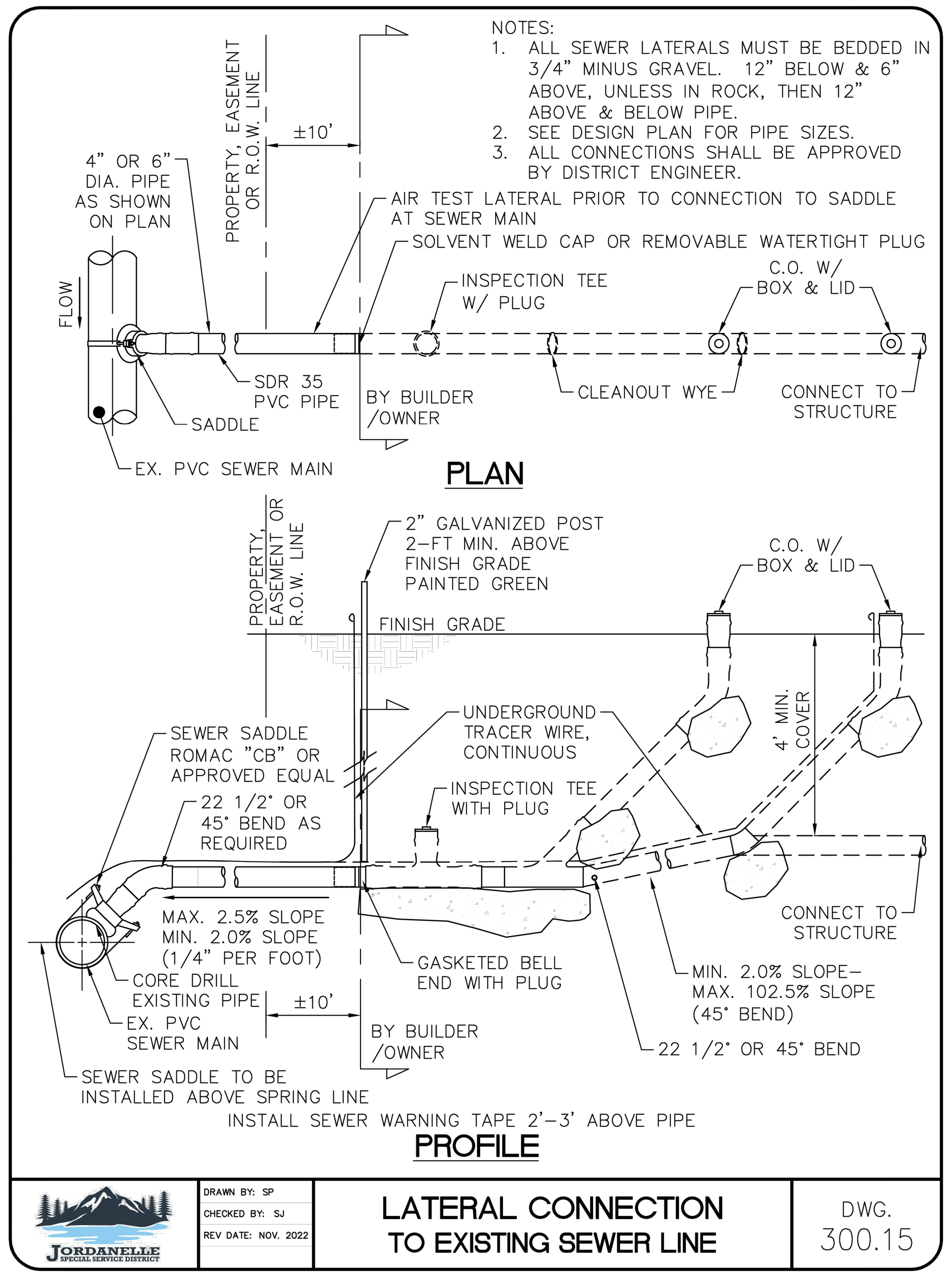
DRAWN BY: MJR 7/25/24
DESIGNED BY: JJS 7/25/24
CHECKED BY: JJS 7/25/24
PROJECT No.:
SCALE: AS SHOWN

SEAL

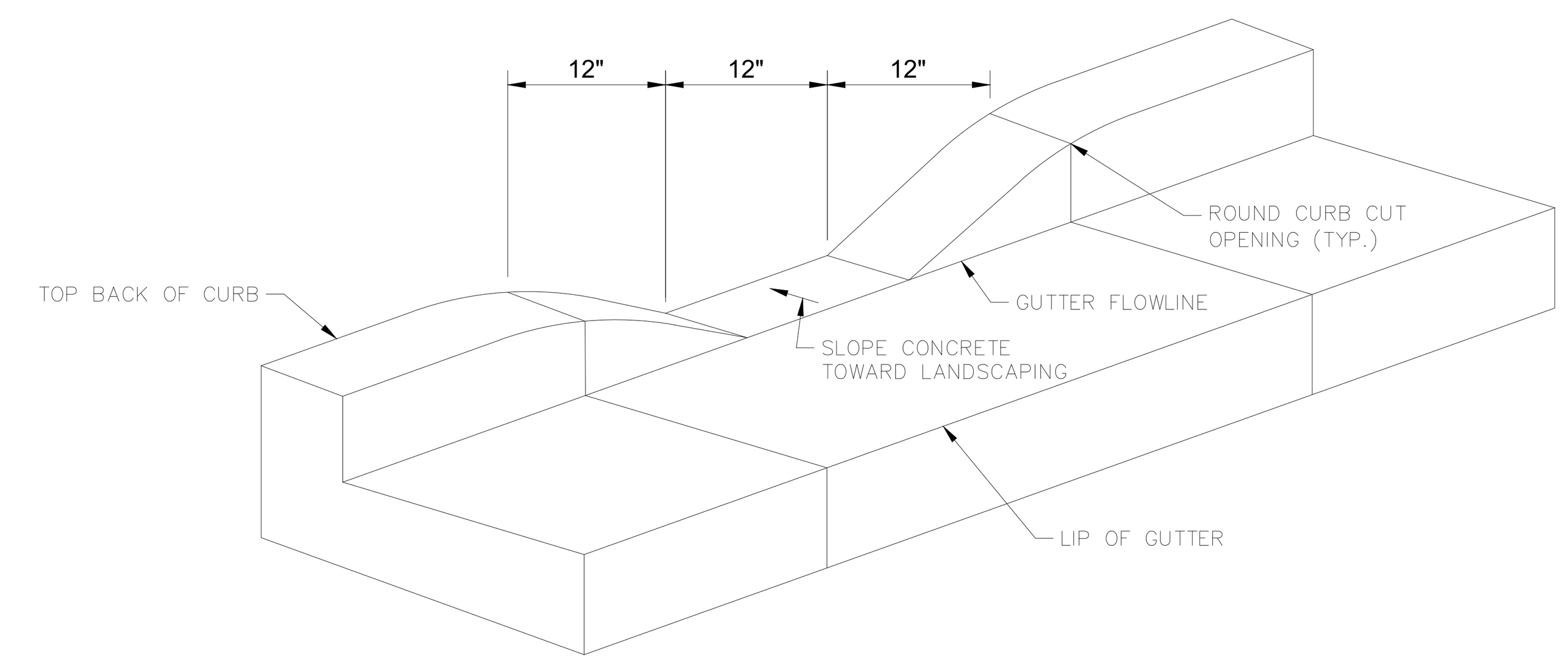
PROFESSIONAL ENGINEER
9536114
JORDAN JAMES SHEETS
4-29-25
STATE OF UTAH

PERMIT SET

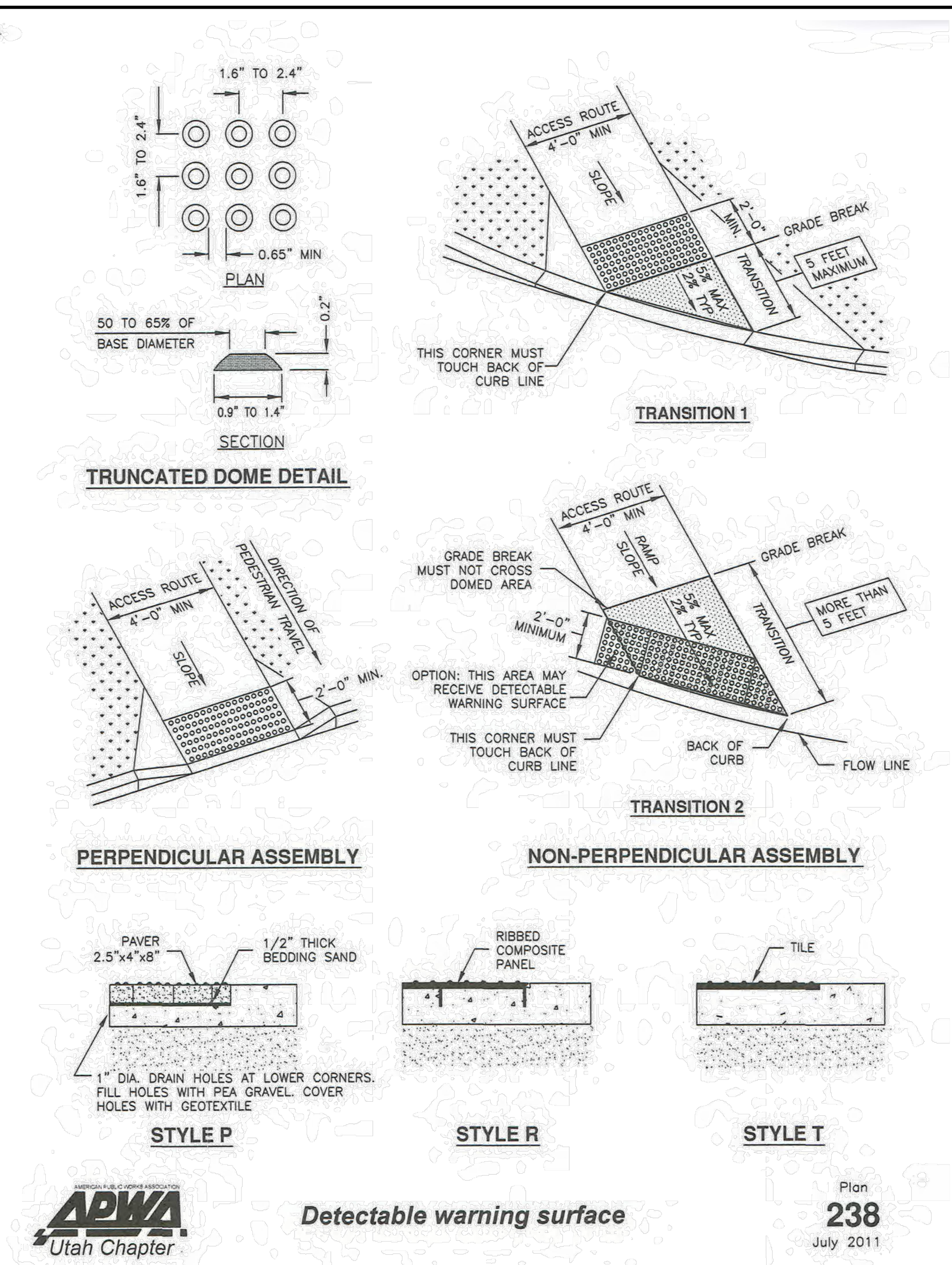
SHEET
C5.00



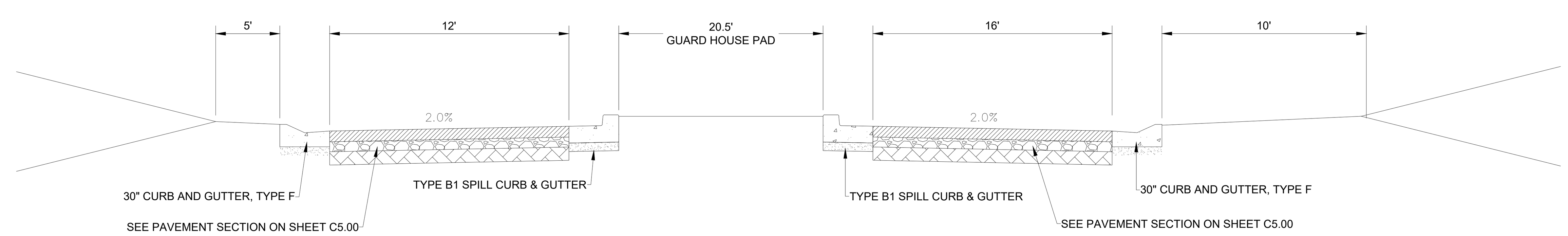
LATERAL CONNECTION TO EXISTING SEWER LINE SCALE: NTS



CURB CUT SCALE: NTS



DETECTABLE WARNING SURFACE SCALE: NTS



4 GUARD HOUSE ROADWAY AND ASPHALT ROAD PAVEMENT SECTION SCALE: NTS

#	DATE	DESCRIPTION

IEG PIOCHE, LLC

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

CONSTRUCTION DETAILS

SONDER WAY - VELVAERE ENTRANCE
ROADWAY PLANS
2106 W. SONDER WAY
PARK CITY, UTAH 84060

DRAWN BY:	MJR	7/25/24
DESIGNED BY:	JJS	7/25/24
CHECKED BY:	JJS	7/25/24
SCALE:	AS SHOWN	
PROJECT No.:		

SEAL
PROFESSIONAL ENGINEER
9636113
JORDAN JAMES SHEETS
4-29-25
STATE OF UTAH

PERMIT SET

SHEET
C5.10

ARCHITECTURAL DRAWINGS

PROJECT:

VELVAERE GATE HOUSE

ADDRESS: 2106 W SONDER WAY
PARK CITY, UT 84060

ARCHITECT:
THINK ARCHITECTURE
7927 SOUTH HIGH POINT WAY, SUITE 300
SANDY, UT 84094
801.269.0055

STRUCTURAL ENGINEER:
5IVE ENGINEERING
834 WEST 75 NORTH
KAYSVILLE, UT 84037
801.915.4525

MECHANICAL ENGINEER:
.
ADDRESS
XXXXXX, UTAH 84XXX
PHONE:

ELECTRICAL ENGINEER:
.
ADDRESS
XXXXXX, UTAH 84XXX
PHONE:

CIVIL ENGINEER:
KIMLEY-HORN
ADDRESS: 111 EAST BROADWAY, SUITE 600
SALT LAKE CITY, UTAH 84111
PHONE: (385) 212-3176

LANDSCAPE ARCHITECT:
LANGVARDT DESIGN GROUP
1525 E WASTMORELAND DR
SALT LAKE CITY, UTAH 84108
801.583.1295

CONTRACTOR:
.
ADDRESS
XXXXXX, UTAH 84XXX
PHONE:

DESIGN/ DRAWING APPROVALS

BONDING COMPANY

SIGNED BY — DATE

MORTGAGEE

SINGED BY — DATE

MORTGAGOR

SINGED BY — DATE

ARCHITECT

SINGED BY — DATE

CONTRACTOR

SINGED BY — DATE

ABBREVIATIONS

#	NUMBER	HDW.	HARDWARE
@	AT	H.M.	HOLLOW METAL
A.B.	ANCHOR BOLT	HORIZ.	HORIZON
ABV.	ABOVE	HT.	HEIGHT
ADJ.	ADJUSTABLE	HVAC	HEATING/VENTILATION/AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR	HYD	HYDRANT
ALUM.	ALUMINUM	I.D.	INSIDE DIAMETER
BD	BOARD	INFO.	INFORMATION
BLDG.	BUILDING	INSUL.	INSULATION
B.M.	BENCHMARK	LAV	LAVATORY
B.O.	BOTTOM OF	LT.	LIGHT
BOT.	BOTTOM	LT WT	LIGHT WEIGHT
B.P.	BASE PLATE	MAINT.	MAINTENANCE
BRG.	BEARING	MANUF.	MANUFACTURER
BTWN.	BETWEEN	MAX.	MAXIMUM
C.J.	CONSTRUCTION JOINT	MAT	MATERIAL
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT
CLR.	CLEAR	MECH.	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	M.O.	MASONRY OPENING
CONT.	CONTINUOUS	MTL.	METAL
CONST.	CONSTRUCTION	N.I.C.	NOT IN CONTRACT
C.T.J.	CONTRACTION JOINT	N.T.S.	NOT TO SCALE
DBL.	DOUBLE	O.C.	ON CENTER
DFT./DTL.	DETAIL	O.D.	OUTSIDE DIAMETER
DIA.	DIAMETER	O.F.	OUTSIDE FACE
DTL.	DETAIL	PERP	PERPENDICULAR
DWGS	DRAWINGS	PL	PLATE
E.F.	EACH FACE	PTD.	PAINTED
E.J.	EXPANSION JOINT	QTY.	QUANTITY
EL/ELEV.	ELEVATION	R.D.	ROOF DRAIN
EQ.	EQUAL	RAD.	RADIUS
E.S.	EACH SIDE	RFINF.	REINFORCED
E.W.	EACH WAY	REQ'D.	REQUIRED
EXIST.	EXISTING	RM.	ROOM
EXPAN.	EXPANSION	R.O.	ROUGH OPENING
EXT.	EXTERIOR	SCHED	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	SHT.	SHEET
F.D.	FLOOR DRAIN	SIM	SIMILAR
FDN./FDTN	FOUNDATION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	STC	SOUND TRANSMISSION COEFFICIENT
F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.F.	FINISH FLOOR	SUSP.	SUSPENDED
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CURB
FT	FEET	T.O.F.	TOP OF FOOTING
FTG.	FOOTING	T.O.S.	TOP OF SLAB OR SIDEWALK
GA.	GAGE/GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
GPM	GALLONS PER MINUTE	U.N.O.	UNLESS NOTED OTHERWISE
GND	GROUND	VERT.	VERTICLE
GOVT.	GOVERNMENT	W/	WITH
GYP. BD.	GYPSUM WALL BOARD	WD.	WOOD
HC	HANDICAPPED	W.W.F.	WELDED WIRE FABRIC

GRAPHIC SYMBOLS/ MATERIALS LEGEND

FLOOR OR POINT ELEVATION
KEY NOTE
SPECIFICATION KEY NOTE
WALL TYPE
DOOR NUMBER
WINDOW NUMBER
FIXTURE TAG
REVISION TAG
DETAIL
INTERIOR ELEVATION
BUILDING ELEVATION
Room name
ROOM NAME & NUMBER
BUILDING SECTION
WALL SECTION
CENTER LINE

MASTER GRID LINES
PARKING GRID LINES
BUILDING GRID LINES

E.I.F.S.
CONCRETE MASONRY UNIT
BRICK VENEER
STONE VENEER
CONCRETE
GYPSUM BOARD OR GROUT MORTAR
BATT INSULATION
RIGID INSULATION
PLYWOOD
ROUGH WOOD-CONTINUOUS
ROUGH WOOD-BLOCKING
WOOD TRIM
STEEL
GRAVEL
EARTH

VICINITY MAP

NORTH

PROJECT SUMMARY

Think Architecture ©

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

STATE OF UTAH — JOHN M. DONLEY — 8673647 — LICENSED ARCHITECT

VELVAERE GATE HOUSE
VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G000

Plot Date: 4/28/2025 2:51:55 PM

DRAWING INDEX

GENERAL

SHEET #	SHEET NAME	#	DATE
G000	COVER SHEET		
G001	DRAWING INDEX		
G002	GENERAL NOTES		
G006	BUILDING AREA ANALYSIS		
G007	BUILDING CODE ANALYSIS		
G009	BUILDING EXTERIOR WORKS		
G009.1	BUILDING EXTERIOR WORKS		
G010	WALL TYPE DETAILS		
G016	ACCESIBILITY - PUBLIC PLACES		

CIVIL

SHEET #	SHEET NAME	#	DATE
C101	Civil		

LANDSCAPE

SHEET #	SHEET NAME	#	DATE
L101	Landscape		

ARCHITECTURAL

SHEET #	SHEET NAME	#	DATE
A005	EROSION CONTROL DETAILS		
A100	SITE PLAN		
A101	LEVEL 1 SLAB PLAN		
A102	LEVEL 1 FLOOR PLAN		
A107	ROOF PLAN		
A109	LEVEL 1 CEILING PLAN		
A112	FINISH PLANS & SCHEDULES		
A201	EXTERIOR ELEVATIONS		
A202	EXTERIOR ELEVATIONS		
A301	BUILDING SECTIONS		
A302	BUILDING SECTIONS		
A501	ARCHITECTURAL DETAILS		
A502	ARCHITECTURAL DETAILS - ROOF		
A601	DOOR SCHEDULE & ELEVATIONS		
A602	DOOR DETAILS		
A603	WINDOW SCHEDULE & ELEVATIONS		
A604	STORE FRONT ELEVATIONS		
A605	STOREFRONT DETAILS		

STRUCTURAL

SHEET #	SHEET NAME	#	DATE
S101	Structural		

MECHANICAL

SHEET #	SHEET NAME	#	DATE
M1.1	LEVEL 1 MECHANICAL PLAN		
M1.2	MECHANICAL ISOMETRIC		
M2.1	MECHANICAL SCHEDULES		
M101	MECH. & PLUMBING GENERAL NOTES		
M102	LEVEL 1 MECHANICAL PLAN - ARCH.		

PLUMBING

SHEET #	SHEET NAME	#	DATE
---	INTERIOR MATERIAL LEGEND ABBREVIATIONS		
A701	ROOM FINISH SCHEDULE		
A702	MATERIAL LEGENDS		
A703	MATERIAL LEGENDS		
A704	FLOOR FINISH PLAN		
P101	Plumbing		

ELECTRICAL

SHEET #	SHEET NAME	#	DATE
E101	ELECTRICAL GENERAL NOTES		
E102	LEVEL 0 ELECTRICAL PLAN		

Think ©
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

STATE OF UTAH · JOHN M. DONLEY · 8471548 · LICENSED ARCHITECT

VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

SHEET TITLE:
DRAWING INDEX

SHEET NUMBER:
G001

Plot Date: 4/28/2025 2:51:58 PM

PROJECT GENERAL NOTES

1. DEFINITIONS

a. PROVIDE:
MEANS TO PROVIDE, FURNISH AND INSTALL, A COMPLETE SYSTEM AND READY FOR OPERATIONS AND USE FOR PURPOSE INTENDED INCLUDES THOSE ITEMS SPECIFIED WITHIN THE DRAWINGS AND SPECIFICATIONS AS WELL AS THOSE ITEMS THAT ARE REQUIRED TO PROVIDE A COMPLETE SYSTEM. THE CONTRACTOR AND SUB CONTRACTORS ARE REQUIRED TO PROVIDE THE FULL AND COMPLETE SYSTEM.

b. FURNISH:
MEANS TO SUPPLY, PURCHASE, PROCURE AND DELIVER COMPLETE WITH RELATED ACCESSORIES, READY FOR ASSEMBLY, APPLICATION, INSTALLATION, AND SIMILAR OPERATIONS, AS APPLICABLE IN EACH INSTANCE.

c. INSTALL:
MEANS TO CONSTRUCT, ASSEMBLE, ERECT, MOUNT, ANCHOR, PLACE, CONNECT, APPLY AND SIMILAR OPERATIONS, COMPLETE WITH RELATED ACCESSORIES, AS APPLICABLE IN EACH INSTANCE.

d. EQUIVALENT:
MEANS "EQUIVALENT AS ACCEPTED BY THE ARCHITECT." WITH RESPECT TO PRODUCTS, EQUIVALENT MEANS A LIKE DEGREE OF FEATURES, ATTRIBUTES, PERFORMANCES, OR QUALITIES DEEMED ESSENTIAL TO THE DESIGN INDICATED INSTEAD, THE TERM INTENDED TO MEAN ARCHITECT WILL CONSIDER SUBSTITUTION PROPOSALS FOR THE PRODUCT. DO NOT ASSUME THAT SUBSTITUTE PRODUCTS ARE ACCEPTABLE. SUBSTITUTIONS MADE BY THE CONTRACTOR WITHOUT FULL AND FINAL APPROVAL, MAY REQUIRE TO BE REMOVED IF NOT DEEMED ACCEPTABLE BY THE ARCHITECT. ALL COSTS ASSOCIATED TO REMOVAL OF SUBSTITUTION NOT APPROVED, AND INSTALLATION OF ACCEPTED PRODUCTS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

GENERAL NOTES

G1. INTENT OF THE DOCUMENTS:
DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR THE PROPER COMPLETION OF THE PROJECT, SUITABLE FOR THE INTENDED USE OF THE OWNER. ITEMS NOT EXPRESSLY SET FORTH WITHIN THE DRAWINGS AND SPECS , BUT WHICH ARE REASONABLY IMPLIED FOR COMPLETION OF A COMPLETE SYSTEM, OR NECESSARY, FOR THE PROPER PERFORMANCE OF THE WORK SHALL BE INCLUDED.

G2. DRAWINGS AND SPECIFICATIONS:
SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY AND SUPPLEMENTAL TO THE DRAWINGS. NO RELATIVE IMPORTANCE OF DRAWINGS VERSUS SPECIFICATIONS HAS BEEN ESTABLISHED AND NONE SHOULD BE ASSUMED, BUT THE MOST STRINGENT CONDITIONS SHOULD BE ASSUMED FOR ALL BIDDING AND CONSTRUCTION REQUIREMENTS. IN THE EVENT OF DISCREPANCIES OR CONFLICTS, THE ARCHITECT SHALL BE CONSULTED IN ORDER TO RENDER AN INTERPRETATION.

BIDDING, PRICING OR CONSTRUCTION DONE PRIOR TO RECEIVING FINAL BUILDING DEPARTMENT PERMITS IS AT THE CONTRACTORS OWN RISK. CHANGES TO THE DRAWINGS MAY BE REQUIRED AS PART OF THE PLAN CHECK AND/ OR OWNER REVIEW PROCESS. THINK ARCHITECTURE INC. AND ITS CONSULTING ENGINEERS WILL NOT BE HELD LIABLE FOR, NOR COMPENSATE FOR, CHANGES TO THESE DRAWINGS BEFORE FINAL JURISDICTION AND OWNER APPROVAL IS OBTAINED.

G3. WORK NOT INCLUDED:
ANY ITEM INDICATED ON THE DRAWINGS AS "N.I.C." (NOT IN CONTRACT), OR OTHERWISE DESIGNATED TO BE DONE BY OTHERS IS NOT A PART OF THE CONTRACT. INSTALLATION AND/OR BACKING MAY BE REQUIRED FOR SOME EQUIPMENT FURNISHED BY OWNER OR OWNER 'S SUBCONTRACTOR. REFER TO DRAWINGS FOR SPECIFIC REQUIREMENTS.

G4. CONTRACT DOCUMENTS AT SITE:
THE CONTRACTOR SHALL MAINTAIN CURRENT PERMIT DRAWINGS; SHOP DRAWINGS; REVISED DRAWINGS; AND CLARIFICATION DRAWINGS, ADDENDA; CHANGE ORDERS; BULLETINS; INSPECTIONS; TEST CERTIFICATIONS AND RECORDS; PRODUCT SUBMITTAL DATA AND SAMPLES. FIELD OFFICE SHALL CONTAIN A CURRENT COPY OF ALL GOVERNING BUILDING CODE(S). MAKE DOCUMENTS AVAILABLE AT ALL TIMES FOR ARCHITECT'S REVIEW. ALL DRAWINGS MUST BE CLEARLY MARKED AS TO THE FINAL APPROVED DRAWINGS.

G5. RECORD DRAWINGS:
THE MAINTAIN ACCURATELY DIMENSIONED RECORDS OF ALL UNDERGROUND LINES, SERVICES, AND UTILITIES, AS WELL AS ANY DISCREPANCIES OR REQUIRED CHANGES IN THE CONTRACT DOCUMENTS. AT THE END OF THE PROJECT, FORWARD TO ARCHITECT FOR FUTURE RECORDS. ONE (1) CD OF COMPLETE RECORD DRAWINGS TO OWNER IN PDF FORMAT AFTER COMPLETING FINAL PUNCH LIST.

G6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES, PRIOR TO CONTINUING WITH WORK.

G7. FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ARCHITECT FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK.

G8. FIELD MEASUREMENTS:
VERIFY FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN CONSULTATION WITH THE ARCHITECT.

G9. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.

G10. REFERENCE STANDARDS:
COMPLY WITH ASSOCIATION, TRADE, FEDERAL, COMMERCIAL, ASTM, AND OTHER SIMILAR STANDARDS REFERENCED WITHIN INDIVIDUAL SECTIONS, EXCEPT WHERE MORE EXPLICIT OR STRINGENT REQUIREMENTS ARE INDICATED, OR REQUIRED BY APPLICABLE CODES. REFERENCE STANDARDS HAVE SAME FORCE AND EFFECT AS IF BOUND INTO CONTRACT DOCUMENTS. SHOULD SPECIFIED REFERENCE STANDARDS CONFLICT WITH CONTACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

CONTRACTOR

C1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING SITE CONDITIONS, UTILITIES, CONNECTIONS, LOCATIONS, ETC, AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

C2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.

C3. CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS, UTILITY LOCATIONS, AND UTILITY SIZES.

C4. THE CONTRACTOR SHALL BE REQUIRED TO MEET ALL NATIONAL, STATE AND LOCAL, AND RELATED CODES FOR STANDARD CONSTRUCTION PRACTICES.

C5. INSTALLATION STANDARDS:
ALL MANUFACTURED MATERIALS AND PRODUCTS SHALL BE APPLIED, INSTALLED, CONNECTED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER 'S PRINTED INSTRUCTIONS. ALL REFERENCES TO STANDARDS OR TO MANUFACTURER'S SPECIFICATIONS SHALL BE TO THE LATEST EDITIONS OR LATEST AMENDMENTS.

C6. HOURS OF WORK:
ALL DEMOLITION, GRADING, AND CONSTRUCTION WORK SHALL BE LIMITED TO THE FOLLOWING HOURS: MONDAY THROUGH SATURDAY 7:00 AM TO 7:00 PM, OR AS REQUIRED BY THE RVMA AND SUMMIT COUNTY PLANNING AND ZONING. NO ACTIVITIES ON SUNDAY. AFTER-HOURS WORK WILL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE PERSONS/AGENCIES THAT HAVE JURISDICTION.

C7. TESTING AGENCIES:
THE CONTRACTOR SHALL PROVIDE AND PAY FOR INSPECTIONS, TESTS, AND OTHER SERVICES SPECIFIED. REFER TO INDIVIDUAL SELECTIONS FOR ADDITIONAL REQUIREMENTS. EMPLOYMENT OF TESTING LABORATORY SHALL IN NO WAY RELIVE CONTRACTOR OF OBLIGATION TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS.

C8. PROJECT LOG:
MAINTAIN DAILY LOG CONTAINING ALL INFORMATION REGARDING CONSTRUCTION OPERATIONS AND OTHER OCCURRENCES PERTAINING TO THE PROJECT. MAKE LOG AVAILABLE FOR ARCHITECT 'S REVIEW.

C9. WORK PROGRESS SCHEDULE:
MAINTAIN AN UPDATED WORK PROGRESS SCHEDULE POSTED IN A VISIBLE PLACE LOCATED IN FIELD OFFICE. UPDATE SCHEDULE DAILY TO REFLECT WORK PROGRESS.

C10. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE.

C11. CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.

C12. ADDITIONAL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.

C13. ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION OF FILE WITH THE APPROPRIATE AGENCIES.

C14. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.

C15. CONTRACTOR'S FIELD OFFICE:
PROVIDE AND MAINTAIN A FIELD OFFICE ON THE PREMISES WHERE DIRECTED. OFFICE SHALL BE OF NEAT, SUBSTANTIAL CONSTRUCTION. PROVIDE HANGING PLAN FILES AND MAINTAIN WITH ALL CURRENT RAWINGS.

a. STORAGE STRUCTURE:
PROVIDE AND MAINTAIN, WHERE DIRECTED, A WATERTIGHT STORAGE STRUCTURE FOR ALL MATERIALS WHICH MIGHT BE DAMAGED BY WEATHER, INCLUDING STORAGE FACILITIES FOR CONCRETE TEST SAMPLES, OR OTHER MATERIAL SAMPLES REQUIRED FOR WORK.

b. COSTS:
PAY COSTS FOR A LOCAL BUSINESS TELEPHONE FOR USE BY CONTRACTOR, OWNER AND ARCHITECT THROUGHOUT CONTRACT PERIOD.

c. COMMUNICATION EQUIPMENT:
PROVIDE A TELEPHONE ON SITE. ASSIGN A RESPONSIBLE PERSON TO ANSWER ALL TELEPHONE CALLS IN EVENT THE SUPERINTENDENT IS ABSENT FROM THE PREMISES. PROVIDE APPROVED MEANS TO ESTABLISH URGENT COMMUNICATIONS (CELLULAR TELEPHONE OR PAGER).

C16. TEMPORARY FACILITIES:
PROVIDE TEMPORARY FACILITIES AND CONNECTIONS AS REQUIRED FOR THE PROPER COMPLETION OF THE PROJECT. PROVIDE AND MAINTAIN TEMPORARY UTILITY SERVICES. PROVIDE SUITABLE WASTE DISPOSAL UNITS AND EMPTY REGULARLY. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS. PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED.

C17. STORAGE AND PROTECTION:
STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER 'S INSTRUCTIONS WITH LABELS INTACT AND LEGIBLE. STORE SENSITIVE PRODUCTS IN WEATHERTIGHT, CLIMATE CONTROLLED ENCLOSURES. PROVIDE OFFSITE STORAGE AND PROTECTION WHEN SITE DOES NOT PERMIT ON SITE STORAGE.

C18. FIELD QUALITY CONTROL:
EMPLOY ONLY EXPERIENCED INSTALLERS AND FURNISH EVIDENCE OF EXPERIENCE IF REQUESTED. USE OF ANY SUBCONTRACTOR OR INSTALLER IS SUBJECT TO OWNER 'S APPROVAL. EMPLOY FULL-TIME, COMPETENT SUPERINTENDENT AS WELL AS NECESSARY ASSISTANTS. SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR AND ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.

C19. PRODUCT HANDLING:
TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER 'S INSTRUCTIONS. DELIVER PRODUCTS IN UNDAMAGED CONDITION, IN MANUFACTURER 'S ORIGINAL UNOPENED CONTAINER 'S OR PACKING, WITH IDENTIFYING LABELS INTACT AND LEGIBLE. PROMPTLY INSPECT SHIPMENTS TO ENSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS OF CONTRACT DOCUMENTS, QUANTITIES ARE CORRECT, AND PRODUCTS ARE UNDAMAGED.

C20. COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS:
HANDLE, INSTALL, ERECT, CONNECT, CONDITION, USE, ADJUST, AND CLEAN PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER 'S INSTRUCTION AND IN CONFORMITY WITH SPECIFIED REQUIREMENTS, INCLUDING EACH STEP IN SEQUENCE. DO NOT OMIT PREPARATORY STEPS OR INSTALLATION PROCEDURES UNLESS SPECIFICALLY MODIFIED OR EXEMPTED BY CONTRACT DOCUMENTS. SHOULD JOB CONDITIONS OR SPECIFIED REQUIREMENTS CONFLICT WITH MANUFACTURER 'S INSTRUCTIONS, REQUEST CLARIFICATION IN WRITING FROM ARCHITECT BEFORE PROCEEDING. INSTALL MATERIALS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH PROPER APPEARANCE.

C21. MANUFACTURER'S FIELD SERVICES:
WHEN SPECIFIED IN INDIVIDUAL SECTIONS, REQUIRE MATERIAL OR PRODUCT SUPPLIERS OR MANUFACTURERS TO PROVIDE QUALIFIED STAFF PERSONNEL TO OBSERVE SITE CONDITIONS, CONDITIONS OF SURFACES, QUALITY OF WORKMANSHIP, AND CONDITIONS OF INSTALLATION AS APPLICABLE AND TO INITIATE ADDITIONAL INSTRUCTIONS WHEN NECESSARY.

C22. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL WORK AND MATERIALS - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.

C23. NON-CONFORMING WORK:
REMOVE AND REPLACE WORK THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.

C24. PRODUCT IDENTIFICATIONS:
NAMEPLATES, TRADEMARKS, LOGOS, AND OTHER IDENTIFYING MARKS ON PRODUCTS ARE NOT PERMITTED ON SURFACES EXPOSED TO VIEW IN PUBLIC AREAS, INTERIOR OR EXTERIOR. PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT NOT EXPOSED TO PUBLIC VIEW ARE EXECUTED FROM FOREGOING LIMITATION. REQUIRED UL OR FM LABELS ARE ALSO EXCLUDED.

C25. PROTECTION OF ADJACENT WORK:
PROVIDE TEMPORARY PROTECTION FOR ADJACENT AREAS TO PREVENT DAMAGE BY INSTALLATION OF NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. PROMPTLY REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO THE OWNER. PROTECT ADJACENT AREAS FROM CONTAMINATION BY CONSTRUCTION DUST AND DEBRIS. PROVIDE TEMPORARY BARRICADES AS NECESSARY TO ENSURE PROTECTION OF THE PUBLIC. MAINTAIN EGRESS WITHIN AND AROUND CONSTRUCTION AREAS.

C26. DAMAGED PRODUCTS:
DO NOT USE PRODUCTS IN WORK, WHICH HAVE DETERIORATED, BECOME DAMAGED, OR ARE OTHERWISE UNFIT FOR USE. RESTORE UNITS DAMAGED DURING INSTALLATION. REPLACE UNITS, WHICH CANNOT BE RESTORED AT NO ADDITIONAL EXPENSE TO THE OWNER.

C27. SECURITY:
PROVIDE FACILITIES TO PROTECT WORK FROM UNAUTHORIZED ENTRY, VANDALISM, AND THEFT. CONDUCT OPERATIONS IN MANNER TO AVOID RISK OF LOSS, THEFT, OR DAMAGE BY VANDALISM.

C28. TEMPORARY CONTROLS:

a. HEAT:
PRIOR TO ENCLOSURE, PROVIDE HEATING AS NECESSARY TO PROTECT MATERIALS, PRODUCTS, AND FINISHES FROM DAMAGE DUE TO TEMPERATURE OR HUMIDITY. ENCLOSURE IS DEFINED AS STATE OF CONSTRUCTION WHEN EXTERIOR WALLS ARE ERECTED, DOORS AND WINDOWS ARE INSTALLED AND GLAZED, ROOF DECK AND ROOFING ARE COMPLETE, AND WHEN OTHER OPENINGS IN EXTERIOR ENVELOPE ARE EQUIPPED WITH TEMPORARY CLOSURES. EXCEPT WHERE INDICATED OTHERWISE IN INDIVIDUAL SPECIFICATION SECTIONS, MAINTAIN MINIMUM AMBIENT TEMPERATURE OF 50 DEGREES F. IN AREAS WHERE CONSTRUCTION IS IN PROGRESS.

b. VENTILATION:
VENTILATE ENCLOSED AREAS TO ASSIST CURE OF MATERIALS, TO DISSIPATE HUMIDITY, AND TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS, OR GASES.

c. BARRIERS AND CLOSURES:
PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS.

d. FIRE PROTECTION:
COMPLY WITH LOCAL FIRE PROTECTION CODE AND GOVERNING AUTHORITIES. PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION INCLUDING, WITHOUT LIMITATION, FIRE EXTINGUISHERS AND OTHER APPROPRIATE EQUIPMENT FOR FIRE EXTINGUISHING READY FOR IMMEDIATE USE. MAINTAIN ANY REQUIRED FIRE ALARM SYSTEMS IN OPERATION DURING CONSTRUCTION. DISTRIBUTE EQUIPMENT AROUND SITE AND PARTICULARLY IN IMMEDIATE VICINITY OF PERFORMANCE OF WELDING OR SIMILAR HAZARDOUS WORK.

C29. INTERRUPTION OF SERVICES:
INTERRUPTIONS TO ANY SERVICE FOR THE PURPOSE OF MAKING OR BREAKING A CONNECTION SHALL BE MADE ONLY AFTER CONSULTATION WITH THE OWNER AND SHALL BE AT SUCH TIME AND OF SUCH DURATION AS MAY BE DIRECTED.

C30. EXCAVATIONS OR TRENCHING:
KEEP THE INTERVALS BETWEEN EXCAVATION OR TRENCHING, INSTALLATION OF CONDUIT OR PIPING, AND BACK FILLING OPERATIONS TO AN ABSOLUTE MINIMUM. PROVIDE SUITABLE TEMPORARY COVERS FOR EXCAVATIONS OR TRENCHING CROSSING ROADWAYS, WALKS, OR OTHER TRAFFIC WAYS AS REQUIRED BY GOVERNING AGENCIES.

C31. CUTTING AND PATCHING:
DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED, DECREASE FIRE PERFORMANCE, DECREASE ACOUSTICAL PERFORMANCE, DECREASE ENERGY PERFORMANCE, DECREASE OPERATIONAL LIFE, OR DECREASE SAFETY FACTORS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. CUT WITH TOOLS APPROPRIATE FOR MATERIALS TO BE CUT. PATCH WITH MATERIALS AND METHODS TO PRODUCE PATCH THAT IS NOT VISIBLE FROM A DISTANCE OF THREE FEET.

C32. COORDINATION AND CLEARANCES:
VERIFY AND COORDINATE CLEARANCES, DIMENSIONS, AND INSTALLATION OF ADJOINING CONSTRUCTION, EQUIPMENT, PIPING, DUCTS, CONDUITS, OR OTHER MECHANICAL OR ELECTRICAL ITEMS OR APPARATUS. VERIFY DIMENSIONS FOR PRODUCTS TO BE FITTED INTO WORK.

a. ATTACHMENTS AND CONNECTIONS:
PROVIDE ATTACHMENT AND CONNECTION DEVICES METHODS FOR SECURING AND ANCHORING WORK. SECURE IN PLACE WITH DEVICES DESIGNATED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION, OR DISFIGUREMENT.

b. EXPANSION AND MOVEMENT:
ALLOW FOR EXPANSION OF MATERIALS AND BUILDING MOVEMENT.

c. ISOLATION OF DISSIMILAR ITEMS:
ISOLATE EACH UNIT OF WORK FROM INCOMPATIBLE WORK AS NECESSARY TO PREVENT DETERIORATION AND ELECTROLYTIC ACTION.

d. MAINTENANCE:
CLEAN AND PERFORM MAINTENANCE ON INSTALLED WORK AS FREQUENTLY AS NECESSARY THROUGH REMAINDER OF CONSTRUCTION PERIOD. LUBRICATE OPERABLE COMPONENTS TO ENSURE OPERABILITY WITHOUT DAMAGING EFFECTS.

e. ADJUSTMENTS:
ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.

C33. EXAMINATION OF CONDITIONS:
EXAMINE SUBSTRATES AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT COMMENCE WORK OVER UNSATISFACTORY CONDITIONS DETRIMENTAL TO PROPER AND TIMELY EXECUTION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF INSTALLATION CONSTITUTES ACCEPTANCE OF CONDITIONS AND COSTS OF ANY CORRECTIVE MEASURES ARE RESPONSIBILITY OF CONTRACTOR.

C34. CONTRACTOR SHALL PROVIDE BACKING SUPPORT OF ALL WALL, CEILING, AND PARTITION MOUNTED ITEMS SUCH AS TABLE BRACKETS, LIGHT FIXTURES, ARTIFACTS, SHELVING, EQUIPMENT, AND TELEVISIONS. COORDINATE LOCATIONS AND REQUIREMENTS WITH THE PLUMBING, MECHANICAL, ELECTRICAL DRAWINGS.

C35. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.

C36. GLASS AND GLAZING FOR ALL WINDOWS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. IN ADDITION ALL WINDOWS MUST MEET THE "AAMA" WINDOW STANDARDS FOR INSTALLATION. THE CONTRACTOR SHALL OBTAIN, AND SHALL FOLLOW ALL REQUIREMENTS OF THE "AAMA" STANDARDS IN ADDITION TO THE MANUFACTURER SPECIFICATIONS AND ARCHITECTURAL DETAILS INCLUDED WITHIN THE DRAWINGS.

C37. ROOFING WORK SHALL BE PERFORMED AND ALL PENETRATIONS THROUGH THE ROOFING MEMBRANE SHALL BE PATCHED OR FLASHED AS PER THE MANUFACTURER'S STANDARDS.

C38. ROOF OBSTRUCTIONS SUCH AS TELEVISION ANTENNAE, SOLAR PANELS, AND GUY WIRES SHALL NOT BE LOCATED OR INSTALLED IN SUCH A WAY AS TO PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.

C39. INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.

C40. GYPSUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.

C41. PIPES, CONDUITS, OR DUCTS EXCEEDING ONE THIRD OF THE SLAB OR MEMBER THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR LOCATION OF SLEEVES AND OTHER ACCESSORIES.

C42. VERIFY FIRE EXTINGUISHER REQUIREMENTS AND LOCATIONS WITH FIRE MARSHAL AND OWNER'S REPRESENTATIVE.

C43. CONTRACTOR SHALL SEAL ALL GAPS, HOLES, AND CRACKS IN BUILDING CONSTRUCTION AS REQUIRED TO CONTROL INFILTRATION OF INSECTS.

C44. DISPOSAL OF TRASH AND EXCESS EXCAVATION:
DISPOSE OF TRASH, AND DEBRIS AT DESIGNATED AREAS OFF THE PREMISES AT NO ADDITIONAL COST TO THE OWNER. BURNING OF TRASH AND DEBRIS ON THE PREMISES IS PROHIBITED. COORDINATE TRASH REMOVAL WITH LANDLORD WHERE APPLICABLE.

C45. ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEM ARE SCHEMATIC ONLY. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL WORK TO AVOID CONFLICTS BETWEEN TRADES. THE CONTRACTOR SHALL PERFORM ALL WORK TO PROVIDE COMPLETE FUNCTIONING SYSTEMS IN ACCORDANCE WITH THE INTENT INDICATED AND CODES AND REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.

C46. CLEANING MATERIALS AND EQUIPMENT:
PROVIDE ALL REQUIRED PERSONNEL, EQUIPMENT, AND MATERIALS NEEDED TO MAINTAIN THE SPECIFIED STANDARD OF CLEANLINESS. USE ONLY THE CLEANING MATERIALS AND EQUIPMENT WHICH ARE COMPATIBLE WITH THE SURFACE BEING CLEANED, AS RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL.

SUBMITTALS/SUBSTITUTIONS

S1. CONTRACTOR SHALL PROVIDE COMPLETE LIST OF SUBMITTALS TO ARCHITECT/OWNER WITHIN 1 WEEK OF OBTAINING BUILDING PERMIT.

S2. ALL SUBMITTALS SHALL BE COMPLETE AND SUBMITTED WITHIN FIRST 90 DAYS OF WORK.

S3. ALL ITEMS NOTED AS DESIGNED "BY MANUFACTURED" IS A DEFERRED DESIGN AND SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH MANUFACTURER FOR FINAL DESIGN AND SUBMIT FINAL DESIGN FOR APPROVAL. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL FIELD DIMENSIONS.

S4. SOURCE QUALITY CONTROL:
PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS, UNLESS MORE STRINGENT CRITERIA ARE SPECIFIED IN INDIVIDUAL SECTIONS. USE OF ANY SUPPLIER IS SUBJECT TO OWNER 'S APPROVAL.

S5. SUBSTITUTIONS:
PROPOSALS FOR SUBSTITUTION OF MATERIALS, EQUIPMENT, AND METHODS WILL ONLY BE CONSIDERED WHEN ACCOMPANIED BY FULL AND COMPLETE TECHNICAL DATA AS WELL AS ANY OTHER INFORMATION REQUIRED TO EVALUATE THE PROPOSED SUBSTITUTION. SUBSTITUTIONS ARE UNACCEPTABLE UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IN THE EVENT OF SUBSTITUTION PROPOSALS AFTER THE CONTRACT HAS BEEN AWARDED, ALL SUCH PROPOSALS SHALL BE ACCOMPANIED BY SUBSTANTIAL COST SAVINGS FOR THE OWNER.

S6. AVAILABILITY OF PRODUCTS:
VERIFY PRIOR TO CONSTRUCTION START THAT ALL SPECIFIED ITEMS WILL BE AVAILABLE IN TIME FOR INSTALLATION DURING ORDERLY AND TIMELY PROGRESS OF THE WORK. IN THE EVENT SPECIFIED ITEM OR ITEMS WILL NOT BE SO AVAILABLE, NOTIFY THE ARCHITECT PRIOR TO START OF CONSTRUCTION. COST OF DELAYS BECAUSE OF NON-AVAILABILITY OF SPECIFIED ITEMS OR SUBSTITUTED ITEMS, WHEN THE CONTRACTOR COULD HAVE AVOIDED SUCH DELAYS, WILL BE BORNE BY THE CONTRACTOR.

S7. PRODUCTS AND MATERIALS:
PROVIDE PRODUCTS AND MATERIALS SPECIFIED. REQUEST ARCHITECTS SELECTION OF COLORS AND ACCESSORIES IN SUFFICIENT TIME TO AVOID DELAYING PROGRESS OF THE WORK.

TOLERANCES

T1. TOLERANCES:
INSTALL WORK TRUE TO LINE, PLUMB, AND LEVEL. EXCEPT WHERE SPECIFIED OTHERWISE, WORK EXECUTED WITHIN THE FOLLOWING TOLERANCE WILL BE ACCEPTABLE.

a. TRUE TO LINE:
ALLOWED DEVIATION FROM AN ABSOLUTELY STRAIGHT LINE OF SIGHT WITHIN PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS ¼ INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

b. PLUMB:
ALLOWED DEVIATIONS FROM AN ABSOLUTELY VERTICAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS ¼ INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

c. LEVEL:
ALLOWED DEVIATIONS FROM AN ABSOLUTELY HORIZONTAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS ¼ INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

d. ALLOWED DEVIATIONS FROM AN ABSOLUTELY FLAT IF WITHIN PLUS OR MINUS 1/16 INCH IN ONE SQUARE FOOT, WITHIN PLUS OR MINUS 1/8 INCH IN AN AREA 10 FEET BY 10 FEET, AND WITHIN PLUS OR MINUS ¼ INCH FOR ENTIRE AREA OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20 '-0" IN LENGTH.

T2. REFER TO SPECIFICATIONS FOR ADDITIONAL TOLERANCE REQUIREMENTS.

PROJECT CONTRACT CLOSEOUT:

a. SUBSTANTIAL COMPLETION:
AT SUBSTANTIAL COMPLETION OF THE PROJECT, SCHEDULE AND ATTEND A PUNCH LIST WALK THROUGH OF REMAINING WORK FOR REVIEW WITH THE ARCHITECT AND OWNER. COMPLETE ALL DEFECTS AND OMISSIONS NOTED IN THE FINAL PUNCHLIST PROMPTLY, IN THE TIME PERIOD AGREED UPON WITH THE OWNER, AT NO ADDITIONAL EXPENSE TO THE OWNER.

b. CERTIFICATE OF OCCUPANCY:
PROVIDE THE FINAL CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

c. PERMITS/INSPECTION CARDS:
FURNISH COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR EACH OF THE FOLLOWING AGENCIES: BUILDING DEPARTMENT; PLUMBING/MECHANICAL DEPARTMENT; ELECTRICAL DEPARTMENT; FIRE DEPARTMENT; HEALTH DEPARTMENT; OTHERS AS REQUIRED.

d. FURNISH COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR EACH OF THE FOLLOWING AGENCIES: BUILDING DEPARTMENT; PLUMBING/MECHANICAL DEPARTMENT; ELECTRICAL DEPARTMENT; FIRE DEPARTMENT; HEALTH DEPARTMENT; OTHERS AS REQUIRED.

e. MAINTENANCE MANUALS AND WARRANTIES:
FURNISH (2) COPIES FOR EACH UNIT OF ALL MANUALS, MAINTENANCE INSTRUCTIONS, CONTRACTORS AND MANUFACTURER 'S PRINTED WARRANTIES, AND INSTRUCTIONS FOR OPERATION OF ALL EQUIPMENT SPECIFIED HEREIN OR SHOWN ON DRAWINGS, TRAIN OWNER 'S PERSONNEL IN USE OF BUILDING SYSTEMS.

f. TOUCH-UP MATERIAL:
FURNISH OWNER WITH ONE GALLON OF EACH PAINT AND STAIN USED PER UNIT. PROVIDE AN ADDITIONAL 2 PERCENT OF QUANTITY INSTALLED OF ALL FINISH MATERIAL INCLUDING CEILING PANELS, TILE, AND SHEET GOODS.

g. SUBCONTRACTORS:
PROVIDE THE OWNER THE NAMES, ADDRESSES, AND PHONE NUMBERS OF ALL SUBCONTRACTORS, FINAL UNCONDITIONAL LIEN RELEASES, AND WARRANTIES FROM EACH.

h. FINAL CLEANING AND REPAIRS:
REMOVE TEMPORARY FACILITIES AND PROVIDE FINAL CLEANING AND TOUCH-UP. RESTORE PORTIONS OF BUILDING, SITE IMPROVEMENTS, LANDSCAPING AND OTHER ITEMS DAMAGED BY CONSTRUCTION OPERATIONS TO THE SATISFACTION OF THE ARCHITECT, AT NO ADDITIONAL EXPENSE TO THE OWNER.

i. CLOSEOUT DOCUMENTS:
PROVIDE THE OWNER WITH A COMPACT DISK OF ALL RECORD DRAWINGS IN PDF FORMAT, COPY OF ALL SHOP DRAWINGS AND PRODUCT SUBMITTALS, SERVICE CONTRACTS, HVAC AIR BALANCE REPORT, AND WASTELINE VIDEO INSPECTION REPORT.

COMcheck Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: Velvaere Gate House
Location: Logan, Utah
Climate Zone: 5b
Project Type: New Construction

Construction Site: Wasatch County
Owner/Agent:
Designer/Contractor: Bluefield Engineering, 81 S 700 E, American Fork, Utah 84003

Additional Efficiency Package(s)

Credits: 10.0 Required 0.0 Proposed

Mechanical Systems List

Quantity	System Type & Description
1	1.5 Ton Mini Split (Single Zone): Split System Heat Pump Heating Mode: Capacity = 22 kBtu/h, Proposed Efficiency = 9.00 HSPF2, Required Efficiency = 7.50 HSPF2 Cooling Mode: Capacity = 16 kBtu/h, Proposed Efficiency = 18.90 SEER2, Required Efficiency = 14.30 SEER2 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00 Fan System: FAN SYSTEM 1 -- Compliance (Motor nameplate HP and fan efficiency method) : Passes Fans: FAN 1 Supply, Constant Volume, 403 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW
1	1 Ton Cooling Only Split (Single Zone): Cooling: 1 each - Split System, Capacity = 18 kBtu/h, Air-Cooled Condenser, Unknown Economizer Proposed Efficiency = 21.50 SEER2, Required Efficiency = 13.40 SEER2 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00 Fan System: FAN SYSTEM 2 -- Compliance (Motor nameplate HP and fan efficiency method) : Passes Fans: FAN 2 Supply, Constant Volume, 629 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Derek Steadman
Name - Title | Signature | Date

Project Title: Velvaere Gate House | Report date: 03/25/25
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COMcheck Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 79.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR2][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical and service water heating systems and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks. Hot water system sized per manufacturer's sizing guide.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C406 [PR9][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Project Title: Velvaere Gate House | Report date: 03/25/25
Data filename: | Page 2 of 8

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 [PL6][3]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Project Title: Velvaere Gate House | Report date: 03/25/25
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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.7 [EL26][2]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.8 [EL27][2]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.9.1, C405.9.2 [EL28][2]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.10 [EL29][3]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.1.1 [EL30][2]	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W or comply with C405.2.4 or C405.3.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.11, C405.11.1 [EL31][2]	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Project Title: Velvaere Gate House | Report date: 03/25/25
Data filename: | Page 6 of 8

INSULATION SCHEDULE

ENERGY STRATEGY:

COM CHECK - 2021 IECC   ENERGY STAR 2024

LOCATION	TYPE	THICKNESS	"R" VALUE	REMARKS
1. SLAB ON GRADE	INSULTARP & RIGID INSULATION	3/4" INSUL-TARP AND 2" RIGID INSULATION TOTAL THICKNESS 2 3/4"	R-15 MINIMUM	INSUL-TARP UNDERSLAB AND TURNED UP AT ALL SLAB EDGE AT VERTICAL FOUNDATION OR SEALED AGAINST FOOTING. RIGID FOAM INSULATION - OWENS CORNING FORMULAR CW15/CW25 XPS.
3. WALL INSULATION EXTERIOR FRAMED WALLS	MINERAL WOOL BAORD BLOW-IN FIBERGLASS	1" CONTINUOUS 5 1/2" CAVITY	R 6.3 CONTINUOUS R-23 CAVITY	ROCKWOOL COMFORTBOARD 80; JOHNS MANVILLE SPIDER PLUS FORMALDEHYDE FREE BLOW-IN FIBERGLASS INSULATION.
6. ROOF AT TRUSSES/ STICK FRAMING (SLOPED ROOFS)	RIGID BOARD AND CLOSED CELL FOAM	DEPTH REQUIRED TO MEET R-VALUE	4" CLOSED CELL (R27.2); 6" OPEN CELL AND 1.5" ON TOP OF ROOF DECK - TOTAL R57.7	DUPONT SYROFOAM ROOFMATE XPS. JOHNS MANVILLE CORBOND MCS CLOSED-CELL AND OPEN CELL SPAY FOAM INSULATION.
6. ROOF: AT EAVES	CLOSED CELL FOAM	2"	2" CLOSED CELL R-13.6	JOHN MANVILLE CORBOAND MCS CLOSED-CELL
6. ROOF AT TRUSSES/STICK FRMAING (FLAT ROOFS)	RIGID BOARD AND CLOSED CELL FOAM	DEPTH REQUIRED TO MEET R-VALUE	4" CLOSED CELL (R27.2); 6" OPEN CELL AND 1.5" ON TOP OF ROOF DECK - TOTAL R57.7	DUPONT SYROFOAM ROOFMATE XPS. JOHNS MANVILLE CORBOND MCS CLOSED-CELL AND OPEN CELL SPAY FOAM INSULATION.
8. DUCTWORK/PLUMBING LINES	DBL. FACED 1/2" VINYL FACED			SEE MECHANICAL AND PLUMBING - FOR ALL INSULATION REQUIREMENTS
9. AT STUD CAVITIES WITH ROOF DRAINS OR PLUMBING STACKS AT INTERIOR WALLS	SOUND BATTS	FILL VOIDS		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
10. MECHANICAL TYPE ROOM WALLS AND CEILINGS WHERE APPLICABLE	SOUND BATTS	FILL CAVITY		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
11. CURTAIN WALL	DOUBLE PANE	LOW-E	**MAX 0.30 U-VALUE OVERALL .39 U-VALUE; MAX SHGC 0.25 OVERALL SHGC 0.27**	KAWNEER 1600UT SYSTEM 2 WITH WARM EDGE CURTAIN WALL BASIS OF DESIGN OR USE KAWNEER 7500 SERIES WARM EDGE 0.30 U/ 0.35 U & SHGC 0.25/ 0.23. BEST OPTION SOLARBAN 72(2) STARPHIRE + SUNGATE THERM L (4) + CLEAR VLT 66%; U 0.19; SHGC .27
13. OPERABLE WINDOW	DOUBLE PANE	LOW-E	**SLIDING DOORS: MAX 0.33 U-VALUE; MAX SHGC 0.19 WINDOWS: MAX U-VALUE: 0.29; MAX SHGC: 0.19**	ALUMINUM CLAD WOOD; GLAZING - CARDINAL LOWe366 ARGON FILLED INSULATED UNIT **MAX INFILTRATION:** ≤ 0.3 CFM/SF SLIDING DOOR, SKYLIGHT & WINDOW; 0.5CFM/SF SWING DOOR

INSULATION NOTES:

1. COORDINATE WITH PROJECT SPECIFICATION SECTIONS FOR INSULATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. ALL INSULATION SHALL BE TIGHT, AND NO GAPS SHALL BE LEFT.
3. ALL INSULATION AT PIPES SHALL BE INSTALLED AT WARM SIDE ONLY.

PROVIDE SEALING OF THE BUILDING THERMAL ENVELOPE FOR LEAKAGE BY THE REQUIREMENTS BELOW:
PERFORM MANDATORY BLOWER DOOR TEST FOR BUIDLING ENVELOPE AT FINAL WITH A MAXIMUM AIR LEAKAGE OF 2.0 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED BY AN APPROVED CERTIFIED THIRD PARTY ZERO ENERGY RATER.
A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.

1. **AIR BARRIER TO BE PERFORMED WITH "AEROBARRIER" ENVELOPE SEALING TECHNOLOGY.**
2. **TO BE PERFORMED AFTER DRYWALL INSTALATION AND MUD AND TAPE.**
3. **CONTRACTOR TO VERIFY NO WALL OPENINGS GREATER THAN 1/2" PRIOR TO INSTALATION OF ENVELOPE SEALING.**
4. **U.S. DOE ZERO ENERGY READY HOME PROGRAM COMPLIANCE REQUIRED - ZERH V2 NATIONAL RATER FIELD CHECKLIST AND ENERGY STAR-SINGLE FAMILY. ENVELOPE TO MEET OR EXCEED 2021 IECC UA. IMPROVED AIR SEALING SELECTED PER 408.2.5 AS FOLLOWS: AIR LEAKAGE <= 3.0 ACH50 COMBINED WITH AN ENERGY RECOVER VENTILATOR >= LATENT REVCOVERY/MOISTURE TRANSFER (LRMT) OR HEAT RECOVERY VENTILATOR WITH >= 75% SENSIBLE RECOVER EFFICIENCY (SRE).**

ENERGY COM CHECK

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 [ME41][3]	Thermally ineffective panel surfaces of sensible heating panels have insulation >= R-3.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.12.3 [ME61][2]	HVAC piping insulation insulated in accordance with Table C403.11.3. Insulation exposed to weather is protected from damage and is provided with shielding from solar radiation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.8.4 [ME142][2]	Motors for fans that are not less than 1/12 hp and less than 1 hp are electronically commutated motors or have a minimum motor efficiency of 70 percent. These motors have the means to adjust motor speed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.8.6 [ME143][2]	Each DX cooling system > 65 kBtu and chiller water/evaporative cooling system with fans > 1/4 hp are designed to vary the indoor fan airflow as a function of load and comply with detailed requirements of this section.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.9 [ME144][2]	Large diameter fans where installed shall be tested and labeled in accordance with AMCA 230.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.13.1 [ME71][2]	Systems that heat outside the building envelope are radiant heat systems controlled by an occupancy sensing device or timer switch.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.3 [ME55][2]	HVAC equipment efficiency verified.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
C403.2.2 [ME59][1]	Natural or mechanical ventilation is provided in accordance with International Mechanical Code Chapter 4. Mechanical ventilation has capability to reduce outdoor air supply to minimum per IMC Chapter 4.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.7.1 [ME59][1]	Demand control ventilation provided for spaces >500 ft2 and >15 people/1000 ft2 occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow >3,000 cfm.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.2 [ME115][3]	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.6 [ME141][3]	HVAC systems serving guestrooms in Group R-1 buildings with > 50 guestrooms: Each guestroom is provided with controls that automatically manage temperature setpoint and ventilation (see sections C403.7.6.1 and C403.7.6.2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Project Title: Velvaere Gate House | Report date: 03/25/25
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Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.7.4 [ME57][1]	Exhaust air energy recovery on systems meeting Table C403.7.4(1) and C403.7.4(2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.7.5 [ME116][3]	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and maximum exhaust rate criteria.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.12.1, C403.12.2 [ME60][2]	HVAC ducts and plenums insulated in accordance with C403.11.1 and constructed in accordance with C403.11.2, verification may need to occur during Foundation Inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.3.3.2 [ME121][3]	Closed-circuit cooling tower within heat pump loop have either automatic bypass valve or lower leakage positive closure dampers. Open-circuit tower within heat pump loop have automatic valve to bypass all heat pump water flow around the tower. Open- or closed-circuit cooling towers used in conjunction with a separate heat exchanger have heat loss by shutting down the circulation pump on the cooling tower loop. Open- or closed circuit cooling towers have a separate heat exchanger to isolate the cooling tower from the heat pump loop, and heat loss is controlled by shutting down the circulation pump on the cooling tower loop.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.4.1.4 [ME63][2]	Heating for vestibules and air curtains with integral heating include automatic controls that shut off the heating system when outdoor air temperatures > 45F. Vestibule heating and cooling systems controlled by a thermostat in the vestibule with heating setpoint <= 60F and cooling setpoint >= 80F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.3.3 [ME35][1]	Hot gas bypass limited to: <=240 kBtu/h – 50% >240 kBtu/h – 25%	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.2.1 [ME53][3]	Air outlets and zone terminal devices have means for air balancing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.11.3, C403.11.3.1, C403.11.3.2 [ME123][3]	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered condensers that comply with Sections C403.11.3.1 and refrigeration compressor systems that comply with C403.11.3.2..	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Project Title: Velvaere Gate House | Report date: 03/25/25
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.3 [FI8][3]	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.1.1 [FI50][3]	HVAC systems and equipment design loads calculated in accordance with ANSI/ASHRAE/ACCA Standard 183 or by an approved equivalent computational procedure	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.3.1 [FI27][3]	HVAC systems and equipment capacity does not exceed calculated loads.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.1 [FI47][3]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.1.1 [FI42][3]	Heat pump controls prevent supplemental electric resistance heat from coming on when not needed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.1.2 [FI38][3]	Thermostatic controls have a 5 °F deadband.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.1.3 [FI20][3]	Temperature controls have setpoint overlap restrictions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2 [FI39][3]	Each zone equipped with setback controls using automatic time clock or programmable control system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.1, C403.4.2.2 [FI40][3]	Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.3 [FI41][3]	Systems include optimum start controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Project Title: Velvaere Gate House | Report date: 03/25/25
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C408.2.1 [FI28][1]	Commissioning plan developed by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.3.1 [FI31][1]	HVAC equipment, systems and system-to-system relationships have been tested to ensure proper operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.3.2 [FI10][1]	HVAC and service water heating control systems have been tested to ensure proper operation, calibration and adjustment of controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.4 [FI29][1]	Preliminary commissioning report completed and certified by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5 [FI7][3]	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.1 [FI43][1]	An air and/or hydronic system balancing report is provided for HVAC systems.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.2 [FI30][1]	Final commissioning report due to building owner within 90 days of receipt of certificate of occupancy.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Project Title: Velvaere Gate House | Report date: 03/25/25
Data filename: | Page 8 of 8

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STATE OF UTAH — JOHN M. SHIRLEY — 6247466 — LICENSED ARCHITECT

VELVAERE GATE HOUSE
VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

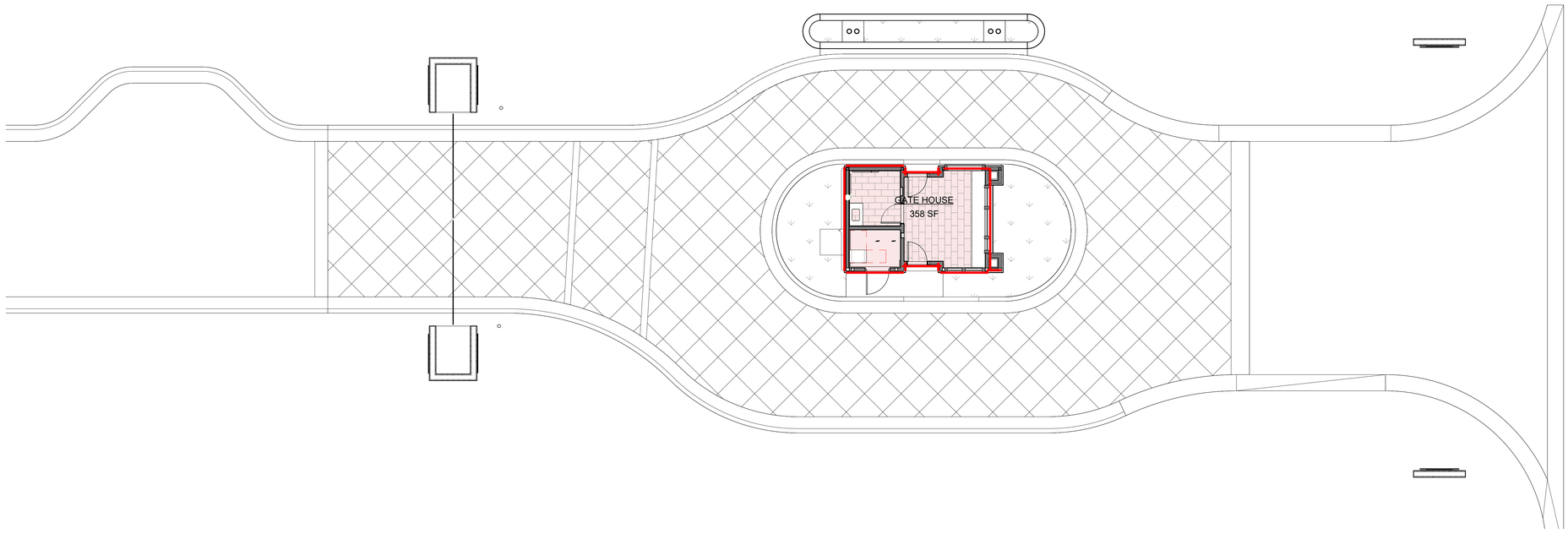
PERMIT SUBMITTAL

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
G002

Plot Date: 4/28/2025 2:52:12 PM



BUILDING AREA - TOTAL
TOTAL
358 SF

AREA PLAN LEVEL 1 — 3 / G006
1/8" = 1'-0"

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Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH — JOHN M. DONLEY — 8874549 — LICENSED ARCHITECT

VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

SHEET TITLE:
BUILDING AREA ANALYSIS

SHEET NUMBER:
G006

Plot Date: 4/28/2025 2:52:15 PM

VELVAERE GUARD HOUSE - CODE SUMMARY

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE - IBC	2021 COMMERCIAL PROVISIONS OF THE INTERNATIONAL ENERGY CONCERVATION CODE - IECC
2021 INTERNATIONAL FIRE CODE - IFC	ICC/ANSI A117.1 (2017)
2021 INTERNATIONAL PLUMBING CODE - IPC	2021 NFPA 101 EDITION (LIFE SAFTEY CODE)
2021 INTERNATIONAL MECHANICAL CODE - IMC	
2020 NATIONAL ELECTRIC CODE NEC	APPLICABLE UTAH STATE AMENDMENTS
2021 INTERNATIONAL FUEL GAS CODE - IFGC	STATE OF UTAH DEPARTMENT OF HEALTH RULE R392-302 (POOL REGULATIONS)

		GUARD HOUSE
OCCUPANCY CLASSIFICATION	PER SECTION 302	**GROUP B**
NEW / EXISTING CONTRUCTION		NEW
CONSTRUCTION TYPE	PER SECTION 602	V-B
SPRINKLER SYSTEM	PER SECTION 903	NFPA 13
FIRE ALARM AND DETECTION SYSTEM	PER SECTION 907	YES
NON - SEPARATED OCCUPANCY (MOST RESTRICTIVE REQ OF OCC APPLY)	PER 508.3	
NON-FIRE RATED SEPARATION ALLOWED	PER 508.3	
INCIDENTAL USES	PER SECTION 509	NONE
FURNACE ROOM W/ EQUIPMENT OVER 400,000 BTU 1 HR OR FIRE SPRINKLER		
ALLOWABLE BUILDING HEIGHT AND AREA		
ALLOWABLE HEIGHT (SPRINKLERED)	PER TABLE 504.3	**40 FT**
ACTUAL HEIGHT		**26'-10" FT**
ALLOWABLE STORIES	PER TABLE 504.4	**2**
ACTUAL STORIES		**1**
MEZZANINE	PER SECTION 505	NONE
ALLOWABLE AREA (ONE STORY - NOT SPRINKLERED [NS])	**PER TABLE 506.2**	**9,000 SF**
ACTUAL AREA (PER STORY)		
LEVEL 1		358 SF
ACTUAL BUILDING TOTAL AREA		**358 SF**
OCCUPANCIES PERCENTAGE OF BUILDING AREA		N/A
AJUSTED BUILDING FRONTAGE AREA INCREASE FOR MIXED OCCUPANCY		N/A
TOTAL ALLOWABLE AREA PER LEVEL	PER SECTION 506.3	**9,000** SF
AREA SEPERATIONS REQUIRED		NONE
FIRE RESISTANCE RATING REQUIRMENTS	PER TABLE 601	
PRIMARY STRUCTURAL FRAME	PER SECTION 202	0 HOURS
BEARING WALLS — INTERIOR		0 HOURS
BEARING WALLS — EXTERIOR		0 HOURS
NON-BEARING EXTERIOR WALLS	PER TABLE 602	X < 5' = 1 HOUR 5 < X < 10 = 1 HOUR 10 < X < 30 = 0 HOUR X > 30 = 0 HOUR
NON-BEARING INTERIOR WALLS		0 HOUR
FLOOR CONSTRUCTION	PER SECTION 202	0 HOUR
ROOF CONSTRUCTION	PER SECTION 202	0 HOUR
INCIDENTAL USES FURNACE ROOM EQUIP OVER 400,000BTU OR BOILER 15 PSI AND 10 HP - PROVIDE 1 HOUR OR AUTOMATIC FIRE SPRINKLER. (APPLIES TO LEVEL 0 POOL EQUIPMENT AND MECHANICAL ROOM. ALSO ANY SPACES WHERE FURNACE WHERE BTU LIMIT IS EXCEEDED)	PER SECTION 509.1	1 HOUR OR FS
INTERIOR FINISHES	PER TABLE 803.13	
EGRESS COORIDORS		CLASS B
ROOMS AND ENCLOSURES		CLASS C
SOUND TRANSMISSION		
STC REQUIRMENTS	PER SECTION 1206	N/A
ROOF ASSEMBLIES		
MINIMUM ROOF COVERING CLASSIFICATION	PER TABLE 1505.1	CONSTRUCTION TYPE V-B = CLASS C ROOF
PLUMBING FIXTURES	PER TABLE 2902.1	
OCCUPANCY FOR PLUMBING FIXTURE REQUIREMENTS		
WATER CLOSETS		1
LAVATORIES		1
DRINKING FOUNTAIN*		
SERVICE SINK **		

* PER IPC 410.2 A DRINKING FOUNTAIN IS NOT REQUIRED FOR LESS THAN 15 OCCUPANTS

** PER TABLE 2902.1.E A SERVICE SINK IS NOT REQUIRED FOR LESS THAN 15 OCCUPANTS

NOTE:

ACCESSIBILITY — PER UBC CHAPTER 11 AND ANSI A117.1-2017

ALL SPACES TO BE ACCESSIBLE EXCEPT FOR EQUIPMENT SPACES PER 1102.2.9.

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STATE OF UTAH — JOHN M. DONLEY — REGISTERED — LICENSED ARCHITECT

VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

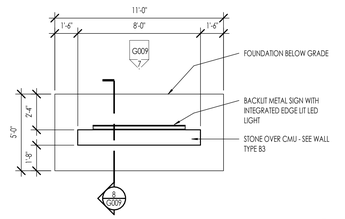
PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

SHEET TITLE:
BUILDING CODE ANALYSIS

SHEET NUMBER:
G007

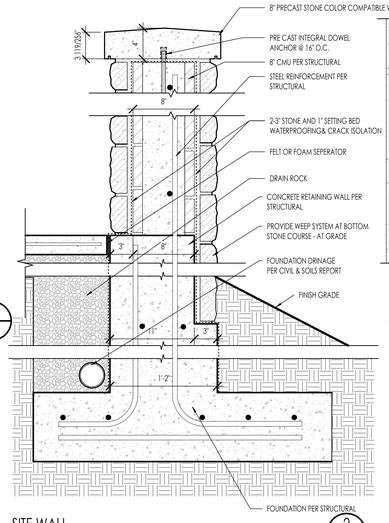
Plot Date: 4/28/2025 2:52:18 PM



MONUMENT SIGN PLAN

1/4" = 1'-0"

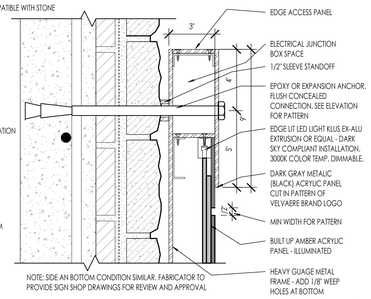
1 G009



SITE WALL

1 1/2" = 1'-0"

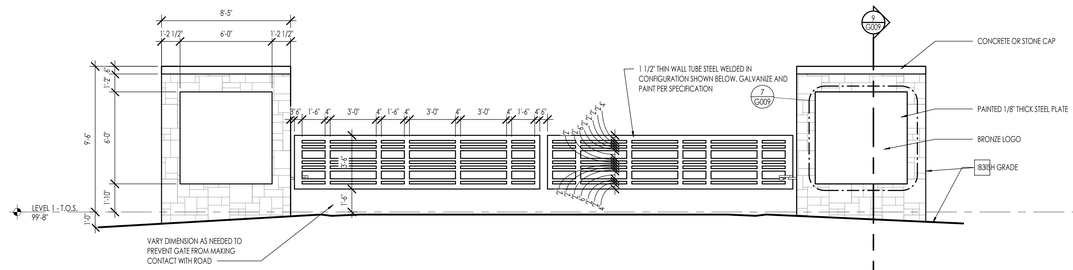
2 G009



MONUMENT SIGN LIGHT DETAIL

3" = 1'-0"

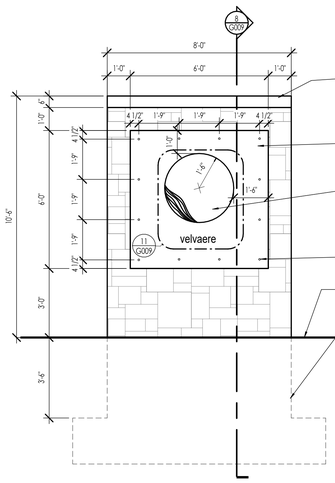
3 G009



GATE ELEVATION

1/4" = 1'-0"

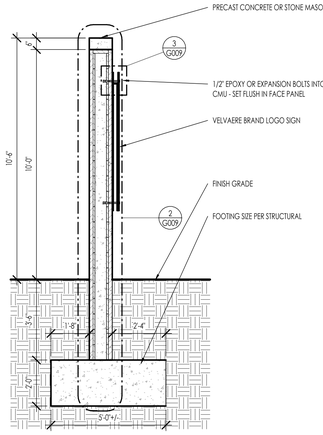
6 G009



MONUMENT ELEVATION

3/8" = 1'-0"

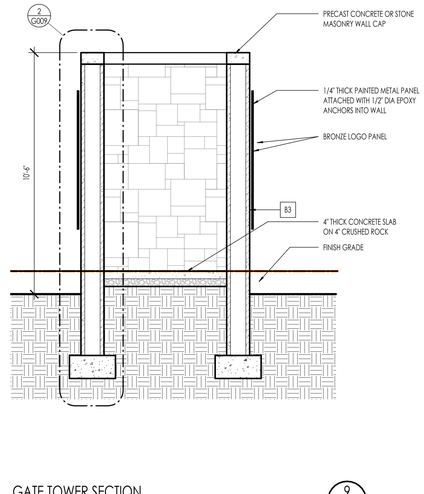
7 G009



MONUMENT SECTION

3/8" = 1'-0"

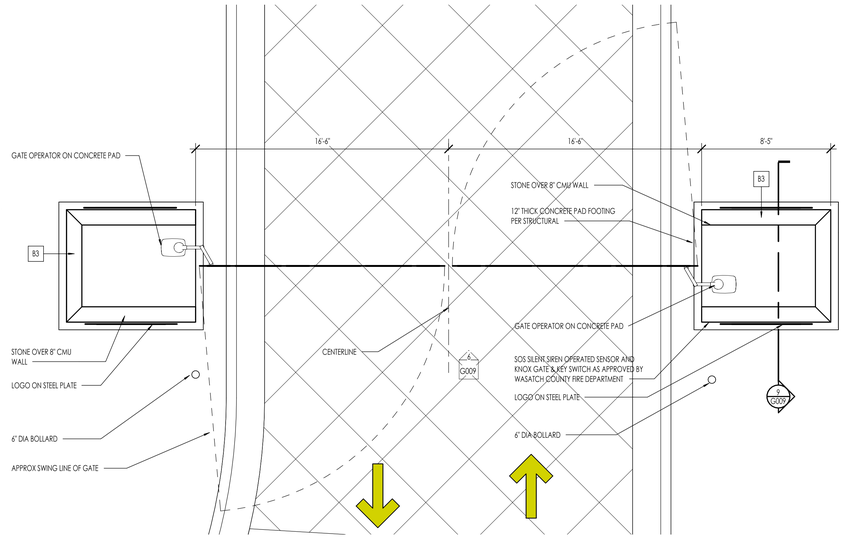
8 G009



GATE TOWER SECTION

3/8" = 1'-0"

9 G009



GATE PLAN

1/4" = 1'-0"

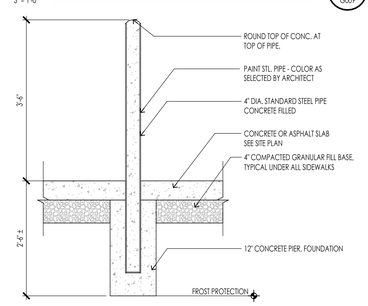
10 G009

velvære

LOGO GRAPHIC - STACKED - EMBER

3" = 1'-0"

11 G009



STEEL PIPE BOLLARD DETAIL

3/4" = 1'-0"

12 G009

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STATE OF UTAH · JOHN M. DONLEY · 8879429 · LICENSED ARCHITECT

VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PERMIT SUBMITTAL

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

SHEET TITLE:
BUILDING EXTERIOR WORKS

SHEET NUMBER:
G009

Plot Date: 4/28/2025 2:52:24 PM

KNOX
When seconds matter®

KNOX GATE & KEY SWITCH®

Eliminate perimeter barriers that delay emergency response with the Knox Gate & Key Switch. Override electronic gates and lower voltage equipment to allow emergency access into communities, apartment complexes, parking garages, pedestrian gates, industrial receiving areas and much more.

Dual Gate & Key Switch on Mounting Plate Model #3503

Single Gate & Key Switch on Mounting Plate Model #3502

Single Gate & Key Switch Model #3501

FEATURES

- One position, two position or momentary switch
- Face plate and lock cover ensure weather resistant operation
- Dual locks enable shared access with other agencies

BENEFITS

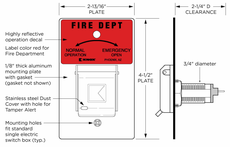
- Gain rapid access through electronic gates without forced entry
- Overrides electronic gates, motorized doors, electrical switches
- Can share access with multiple agencies
- Utilizes Knox Master Key solution

OPTIONS

- Single or dual key switch
- Fire, EMS, security or law enforcement identification labels

ELECTRICAL DATA

- Switch: SPDT or DPDT
- 7 A resistive, 4 A inductive, (sea level), 28 VDC
- 7 A resistive, 2.5 A inductive, (50,000 ft.), 28 VDC
- 7 A resistive or inductive, 115 VAC, 60 Hz
- UL® and CSA listed: 7 A, 250 VAC
- Temperature tolerance up to +180º F



ORDERING SPECIFICATIONS

To insure procurement and delivery of the Knox Gate & Key Switch, it is suggested that the following specification paragraph be used:

Dimensions: Requires 2 1/4" recessed depth x 3/4" diameter

Switch: SPDT or DPDT; 7 A resistive, 4 A inductive, key removable two position

Mounting: Key switch is designed to be recess mounted

P/N: 3500 Series Knox Gate & Key Switch (mfr's cat. ID)

Mfr's Name: KNOX COMPANY

ABOUT KNOX COMPANY

Since 1975, the Knox Company has successfully developed innovative rapid access solutions for first responders with products that provide fast, safe, and secure entry into commercial, industrial, and residential properties, while minimizing damage and maximizing safety. Today, more than 15,000 fire, EMS, and law enforcement departments/agencies depend on Knox products to gain access into over one million buildings/properties.

1601 W. DEER VALLEY RD. PHOENIX, AZ 85027 | T. 800-566-9269 | INFO@KNOXBOX.COM | KNOXBOX.COM

MKT-ASSPEC-0026-E

Saving time. Saving lives.

SOS® SILENT™

No keys, codes or radios needed to open gates. Gates will automatically open when the emergency responder is within range

- Redundant System - open two ways. Silently using RFID or with "Yelp" siren
- Vehicle mounted RFID Tags
- No keys, codes or frequencies to lose or track
- No delay in waiting for gates to open
- For emergency vehicles. With an adjustable range of up to 500 feet, gates will always be open when the emergency vehicle arrives at the gate
- RFID Transmits on Secure Format

3 years in a row

PUBLIC SAFETY WITHOUT PUBLIC FUNDS

SOS® Siren-Operated Sensor

SOS Silent

Technical Requirements of the SOS Receiver

Voltage: DC 9 to 30 volts or AC 9 to 16 volts
Amp draw: 0.1 mA (milliamp) when listening and when activated has a 25 mA draw during the trigger
Wire gauge: 18-22 AWG (not included)
2 Cable Glands: One for antenna wire, 2nd for operator and power wires
Temperature: The SOS remains functional in temperatures ranging from -30 to 120 degrees Fahrenheit.
Weigand Output: 26 bit

RFID Tag (SOS T8)

Frequency: 433.92 Mhz
ERP: <300 Micro Watts
Adjustable read range: 1'-600' – programing requires a tuning kit PL-2000
Battery: Long lasting Internal Lithium battery 2.3" X 1.5" X 0.5" in size
Weighs: 0.7 oz
Made of: UV Stabilized PVC

RFID Receiving Antenna (ANT-ROD):

Frequency: 433.92 Mhz
Gain at connector: 3.0 dBi
VSWR: < 1.6 : 1
Impedance: 50 Ohms
Maximum Power: 20W
Connector: BNC(M)
Cable: Supplied with a 6 foot coax cable

Potentiometer:

You can easily adjust the sensitivity of the unit with the potentiometer dial. The necessary decibel level varies by the unit's sensitivity setting:

Sensitivity set at 0: The unit will not trigger at any decibel level
Sensitivity set at 3: The unit will trigger at 125 decibels
Sensitivity set at 5: The unit will trigger at 105 decibels
Sensitivity set at 7: The unit will trigger at 95 decibels
Sensitivity set at 9: The unit will trigger at 80 decibels

Siren receiver:

Opens the gate within 3 seconds of detection of an "Emergency Yelp Siren"

702 Fairfield St. W | Twin Falls, ID 83301 | 208.734.0467 | www.sosgate.com

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fax 801.269.1425
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4060

VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84098

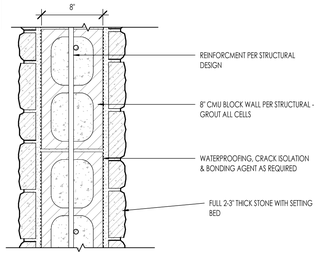
PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

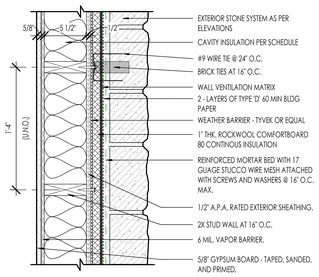
SHEET TITLE:
BUILDING EXTERIOR WORKS

SHEET NUMBER:
G009.1

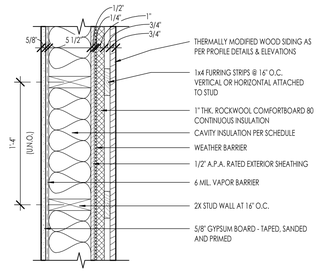
Plot Date: 4/28/2025 2:52:50 PM



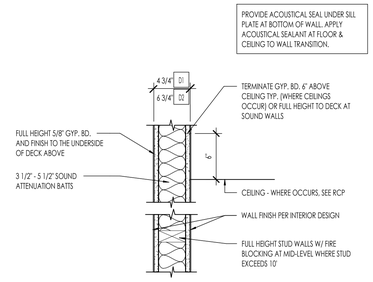
B3 - STONE AND CMU SITE WALL
1 1/2" = 1'-0"
1 G010



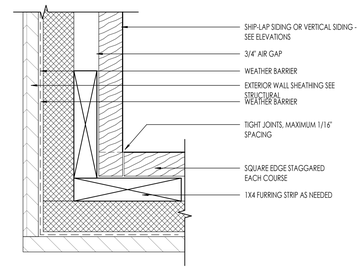
E1 - STONE MASONRY WALL ASSEMBLY
1 1/2" = 1'-0"
2 G010



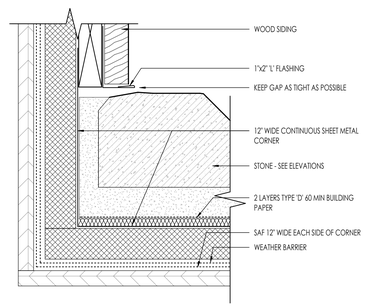
E3 - WOOD SIDING WALL ASSEMBLY
1 1/2" = 1'-0"
3 G010



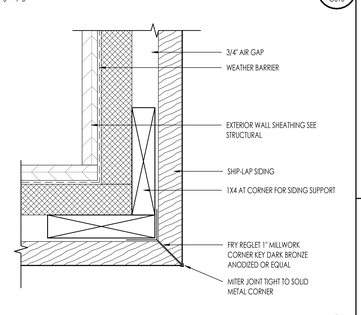
D1-D2 - TYPICAL INTERIOR WALL
1 1/2" = 1'-0"
4 G010



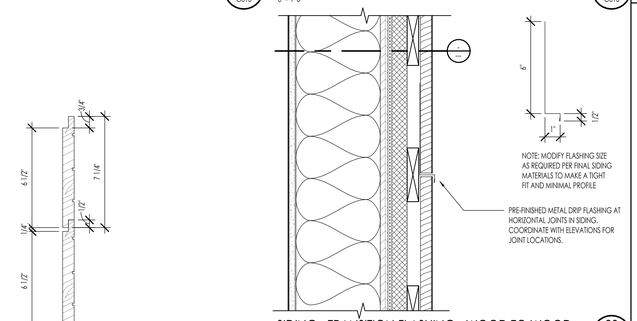
SIDING - WOOD - INSIDE CORNER
6" = 1'-0"
11 G010



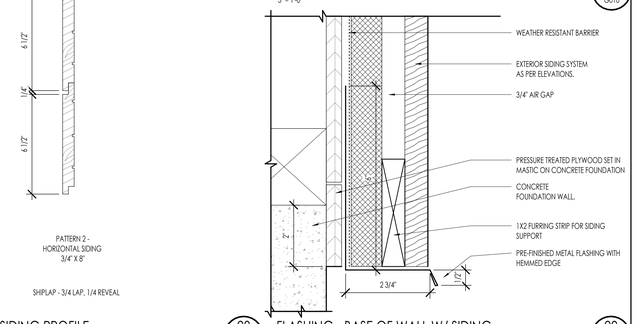
SIDING - WOOD - STONE - INSIDE CORNER
6" = 1'-0"
16 G010



SIDING - WOOD - OUTSIDE CORNER
6" = 1'-0"
17 G010



SIDING - TRANSITION FLASHING - WOOD TO WOOD
3" = 1'-0"
23 G010



FLASHING - BASE OF WALL W/ SIDING
6" = 1'-0"
29 G010

FINISH - WOOD SIDING PROFILE
3" = 1'-0"
28 G010

GENERAL NOTES

1. THE DETAILS HERE ARE A SUMMARY DESCRIPTION OF THE ASSEMBLIES SHOWN. FIRE AND SOUND RATED ASSEMBLIES ARE REQUIRED TO MEE THE FULL TESTING SPECIFICATIONS AS GIVEN BY THE TESTING AGENCY AS INDICATED BY THE TEST NUMBER PROVIDED.
2. THE SPECIFICATIONS INCLUDE A COPY OF ALL NOTED ASSEMBLIES. THE CONTRACTOR IS REQUIRED TO INSTALL ALL PRODUCTS IN COMPLIANCE WITH THE ASSEMBLY REQUIREMENTS AND SHALL HAVE A COPY OF THE FULL ASSEMBLY ON SITE.

ACOUSTIC TREATMENTS IN PARTYWALLS AND FLOOR / CEILING ASSEMBLIES

SOUND ATTENUATION

WALL AREAS MUST BE KEPT FREE OF GAPS OR VOIDS IN INSULATING MATERIAL.

FLANKING PATHS THROUGH WHICH SOUND CAN TRAVEL MUST BE ELIMINATED.

SYSTEM MUST BE AIR TIGHT. PERIMETERS OF GYPSUM BOARD FACE LAYER, OUTSIDE EDGES OF ALL MEMBRANE CUTOUTS, AND ALL PENETRATIONS MUST BE FULLY CAULKED. IN ADDITION, OPENINGS FOR FIXTURES AND OUTLETS MUST BE CUT TO THE PROPER SIZE AND SEALED.

GYPSUM BOARD WALL SYSTEMS MUST BE CONSTRUCTE IN ACCORDANCE WITH THE ORIGINAL SOUND TEST IF THEY ARE TO COMPLY WITH SOUND TRANSMISSION REQUIREMENTS. ANY DEVIATION FROM THE REQUIREMENTS OF THE TEST REPORT, INCLUDING THE ADDITON OF ADDITIONAL COMPONENTS, MAY RESULT IN UNACCEPTABLE SYSTEM PERFORMANCE.

SUPPLY LINES

1. ALL HOT AND COLD WATER PIPES MUST BE ISOLATED FROM THE BUILDING FRAME BY 1/4" THICK COLLARS OF FELT, CARPET, OR EQUIVALENT SOFT MATERIAL. PLASTIC ISOLATORS ARE NOT PERMITTED.
2. THE CAVITY AROND THE PIPES SHALL BE FILLED WITH OPEN-FACED FIBERGLASS (OR MINERAL WOOL), OR SPRAYED WITH ADHESIVE CELLULOSE PRODUCT (eg. CELLAR. THERMACON, ETC.).
3. WATER PRESSSURE SHALL BE CONTROLLED PER PLUMBING DRAWINGS.
4. WATER VELOCITY SHALL NOT EXCEED 6 FEET/ SECOND. IF SINGLE LAYER FAUCET SYSTEMS ARE USED. HOWEVER, THE CODE ALLOWS 15 FEET/ SECOND WHICH IS ACCPETED IF NO-SIGNLE FAUCES SYSTEMS ARE USED.
5. SHOWER HEAD WATER FLOW RESTRICTIONS MUST BE USED TO LIMIT THE FLOW FOR LESS THAN 3 GALLONS PER MINUTE.

WASTE LINES

6. WASTE LINES SHALL NOT RIGIDLY CONNECT TO ANY PART OF THE WOOD STRUCTURE.
7. OPENINGS IN THE GYPSUM WALL BOARD AROUND A FIXTURE FEED LINE SHALL BE CUT OVERSIZED TO ACCOMMODATE A BEAD OF CAULKING AROUND THE FEED LINE. THEREBY ISOLATING THE PIPE FROM THE WALL. CAULKING WILL BE FIRE RATED.
8. PACK THE CAVITY VOID BELOW TUBS AND SHOWERS WITH FIBERGLASS OR SPRAYED-ON MATERIAL AND BLOCK THE BOTTOM OF THE TUBS.
9. FOR THE FLOOR-CEIRVIG ASSEMBLIES AND WASTE LINE PENETRATIONS OF NON-COMMON WALLS. WASTE LINE ABOVE THE SLAB SHALL BE FULLY INSULATED ABS. THE ELBOW BELOW THE STOOL WASTE OUTLET SHALL BE FROM THE POSITION BLOCKS WITH CARPET PADDING OR A FELT MATERIAL. THE ENTIRE SPACE AROUND THE ELBOW MUST BE FILLED WITH FIBERGLASS MATERIAL.
10. PRIOR TO SETTING THE WALL PLATES AT THE CONCRETE SLAB INTO POSITION - THREE (3) CONTINUOUS BEADS OF SEALANT SHALL BE LAID TO PROVIDE A NON HARDENING SEAL BETWEEN THE FLOORING AND THE PLATE. ALTERNATE "AMOFOAM" SILL. SEALER BY ENNECO 800-241-4402.
11. USE LOWERYS NO. 10 ACOUSTICAL TAPE, U.S.G. ACOUSTICAL SEALANT.
12. CAULK ALL ELECTRICAL OUTLET BOXES IN THE PARYWALL SO THAT THE BOXES ARE AIRTIGHT.
13. USE LOWRYS NO. 10 ACOUSTICAL SEALANT PADS, U.S.G. ACOUSTICAL SEALANT.
14. OULTET BOXES IN RATED ASSEMBLIES WILL BE STEEL OR RATED PLASTIC BOX PER IBC 712 AND 717.
15. FIRE BLOCKING WILL OCCUR AT 10'-0" O.C. MAXIMUM, HORIZONTALLY AND VERTICALLY. PER 2015 IBC, SECTION 717.
16. ALL PENETRATIONS TO BE SEALED W/ ACOUSTICAL CAULKING AN OR FIBER PADDING TO MAINTAIN REQUIRED SOUND RATING.
17. NO RIGID CONNECTION SHALL BE MADE BETWEEN CEILING GYPSUM BOARD AND FLOOR JOIST.
18. PLUMBING CONDUCTOR OR DUCTWORK SHALL BE HUNG FROM FLOOR JOIST W/ RESILIANT HANGERS AND SHALL NOT BE CONNECTED DIRECTLY TO THE CEILING IN ANY MANNER.
19. THE PERIMETER OF HARD SURFACED AREAS AND THEIR SETTING BEDS WILL BE ISOLATED FROM WALLS W/ FIBERGLASS OR NEOPRENE GASKET AND CAULK. THE BASEBOARD SHALL COVER GAPS BUT WILL NOT TOUCH HARD SURFACE.
20. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH MAXIMUM FLAME SPREAD OF 2015 IBC, SECTION 803.

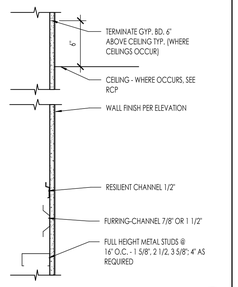
705.6 VERTICAL CONTINUITY - FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT AT LEAST 30" ABOVE BOTH ADJACENT ROOFS.

EXCEPTIONS:
1. NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIREWALL.
2. STEPPED BUILDINGS IN ACCORDANCE WITH SECTIONS 705.6.1.
3. THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING
4. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET (1200 MM) ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8" TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK. SUPPORTED BY A MINIMUM OF 2" NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

THE DETAILS HERE ARE SUMMARY DESCRIPTIONS OF THE ASSEMBLIES SHOWN. FIRE AND SOUND RATED ASSEMBLIES ARE REQUIRED TO MEET THE FULL TESTING SPECIFICATIONS AS GIVEN BY THE TESTING AGENCY AS INDICATED BY THE TEST NUMBER PROVIDED.

FURRING SCHEDULE & WALL TYPE

C50	1 5/8" MTL STUD
C51	2 1/2" MTL STUD
C52	3 5/8" MTL STUD
C53	4" MTL STUD
C54	6" MTL STUD
C55	7/8" FURRING CHANNEL
C56	1 1/2" FURRING CHANNEL
C57	1/2" RESILIENT CHANNEL



C50-C61 - TYPICAL INTERIOR MTL FURRING
1 1/2" = 1'-0"
30 G010

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7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
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fax 801.269.1425
www.thinkaec.com

VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

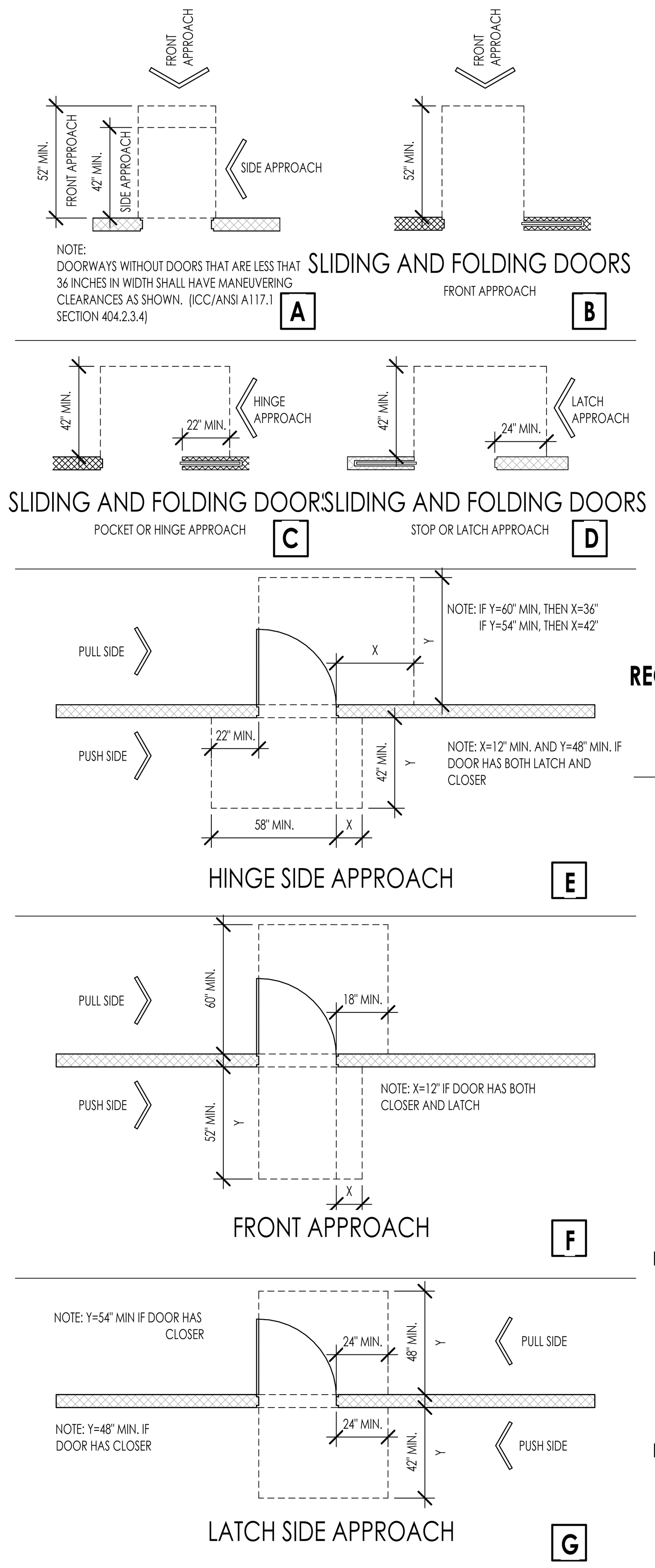
PERMIT SUBMITTAL

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

SHEET TITLE:
WALL TYPE DETAILS

SHEET NUMBER:
G010

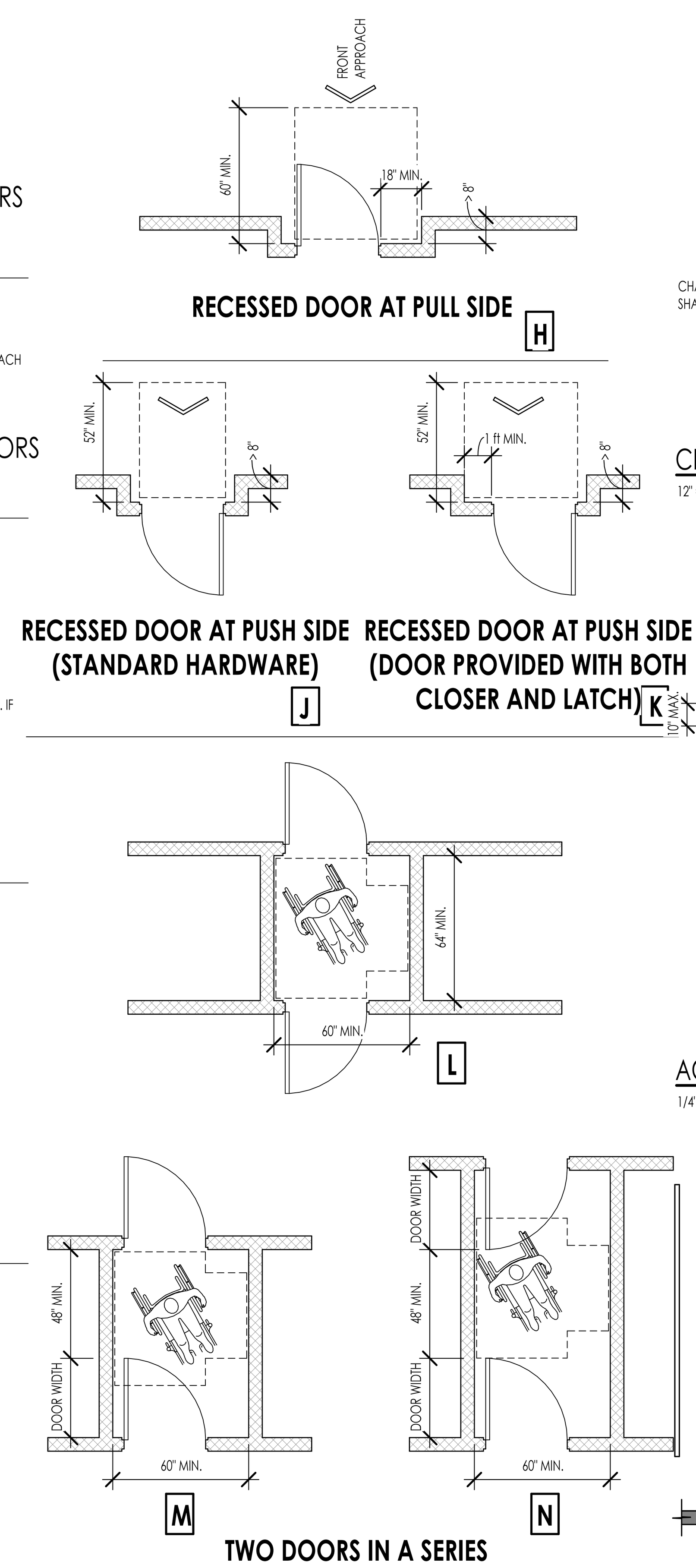
Plot Date: 4/28/2025 2:52:34 PM



SECTION 404.2.3

MANEUVERING CLEARANCES (13 / G016)

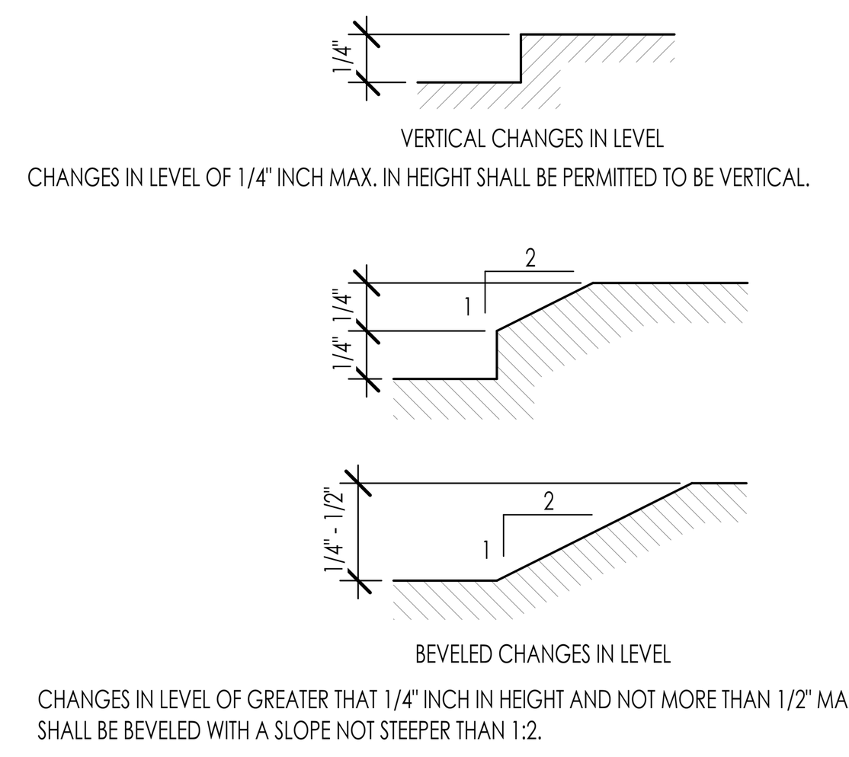
1/4" = 1'-0"



SECTION 404.2.3

MANUEVERING CLEARANCES (14 / G016)

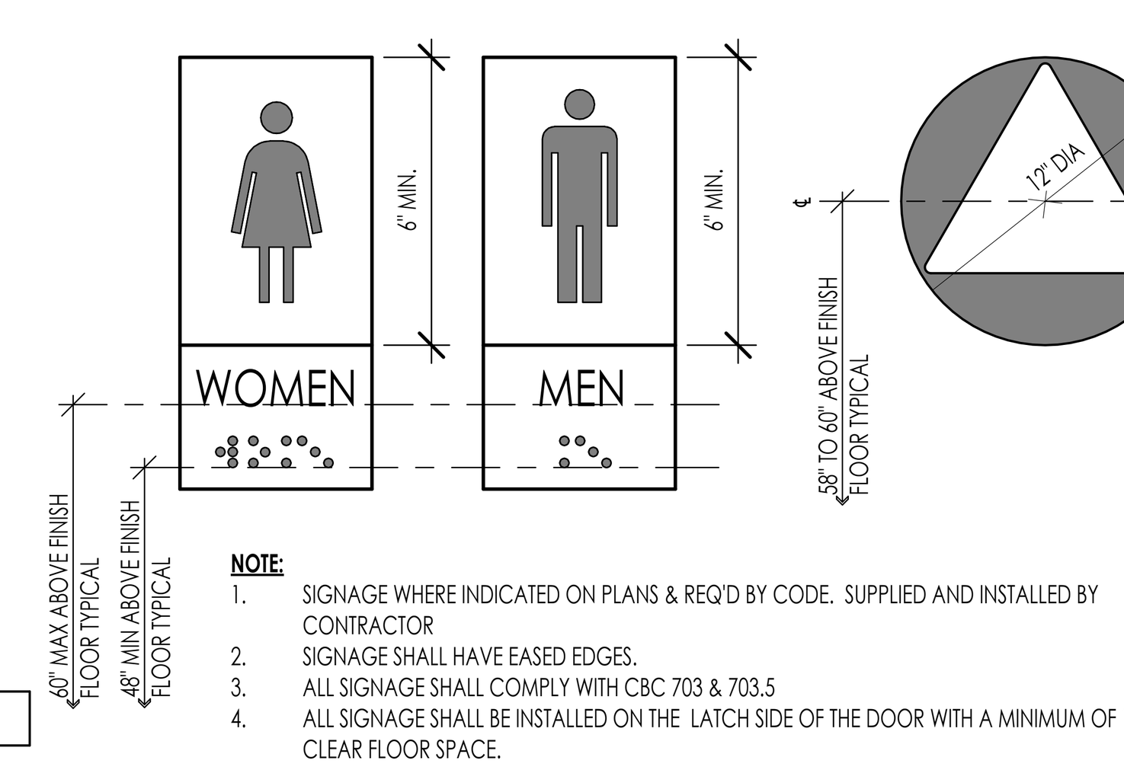
1/4" = 1'-0"



SECTION 303

CHANGES IN LEVEL (3 / G016)

12" = 1'-0"

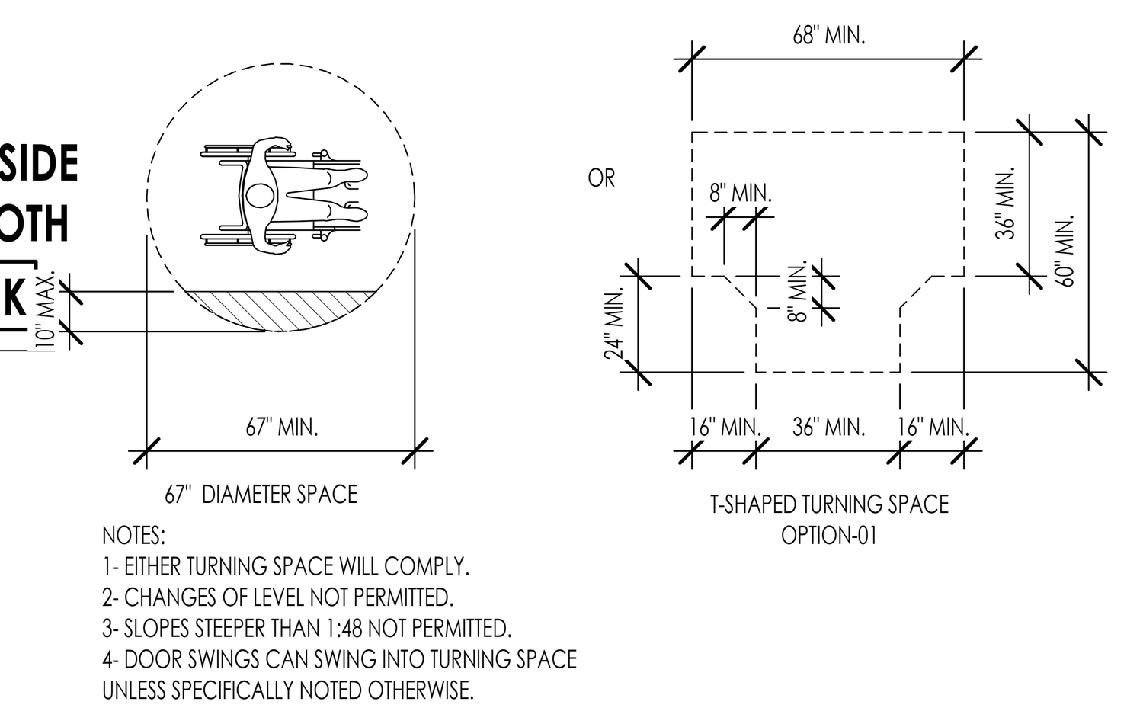


NOTE:

1. SIGNAGE WHERE INDICATED ON PLANS & REQ'D BY CODE. SUPPLIED AND INSTALLED BY CONTRACTOR
2. SIGNAGE SHALL HAVE EASED EDGES.
3. ALL SIGNAGE SHALL COMPLY WITH CBC 703 & 703.5
4. ALL SIGNAGE SHALL BE INSTALLED ON THE LATCH SIDE OF THE DOOR WITH A MINIMUM OF 18" CLEAR FLOOR SPACE.

ACCESSIBILITY SIGNS (4 / G016)

3" = 1'-0"

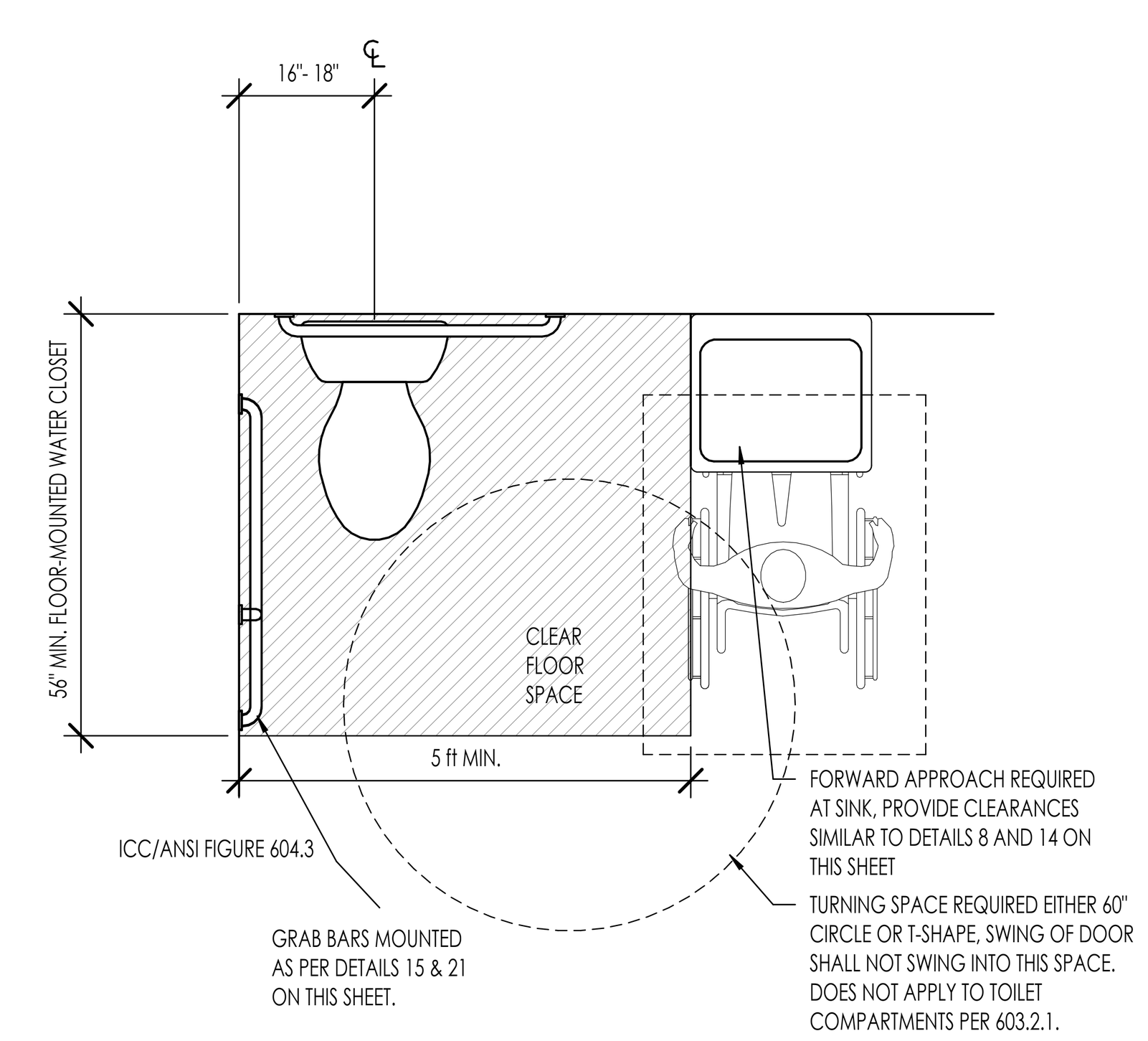


NOTES:
1- EITHER TURNING SPACE WILL COMPLY.
2- CHANGES OF LEVEL NOT PERMITTED.
3- SLOPES STEEPER THAN 1:48 NOT PERMITTED.
4- DOOR SWINGS CAN SWING INTO TURNING SPACE UNLESS SPECIFICALLY NOTED OTHERWISE.

SECTION 304

ACCESSIBLE TURNING SPACE RADIUS & OPT 1 (9 / G016)

1/4" = 1'-0"



NOTES:
1- 604.3.2 OVERLAP. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

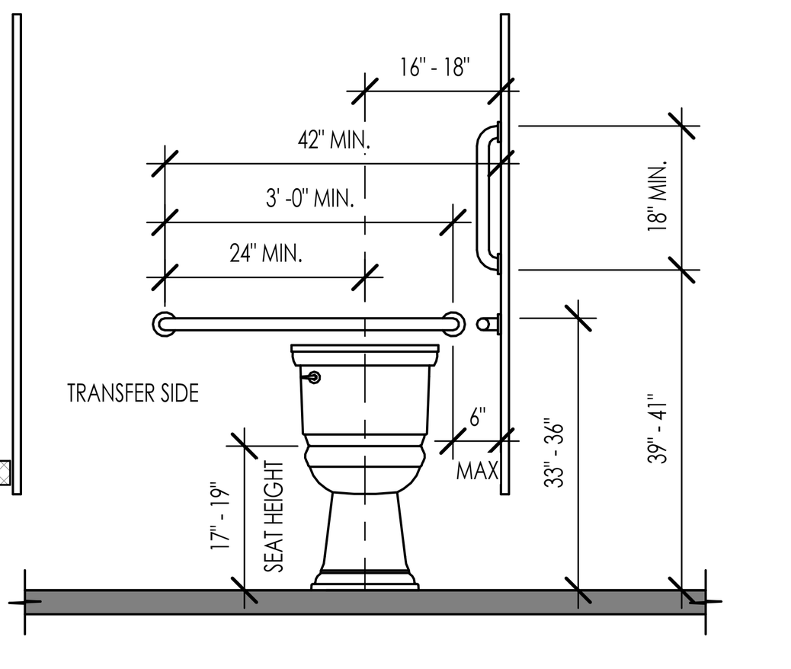
2- 604.6 FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

3- RESTROOM ACCESSORIES MOUNTED AS PER DETAILS 6, 15, AND 16 ON THIS SHEET.

SECTION 603 & 604

PUBLIC WATER CLOSETS (17 / G016)

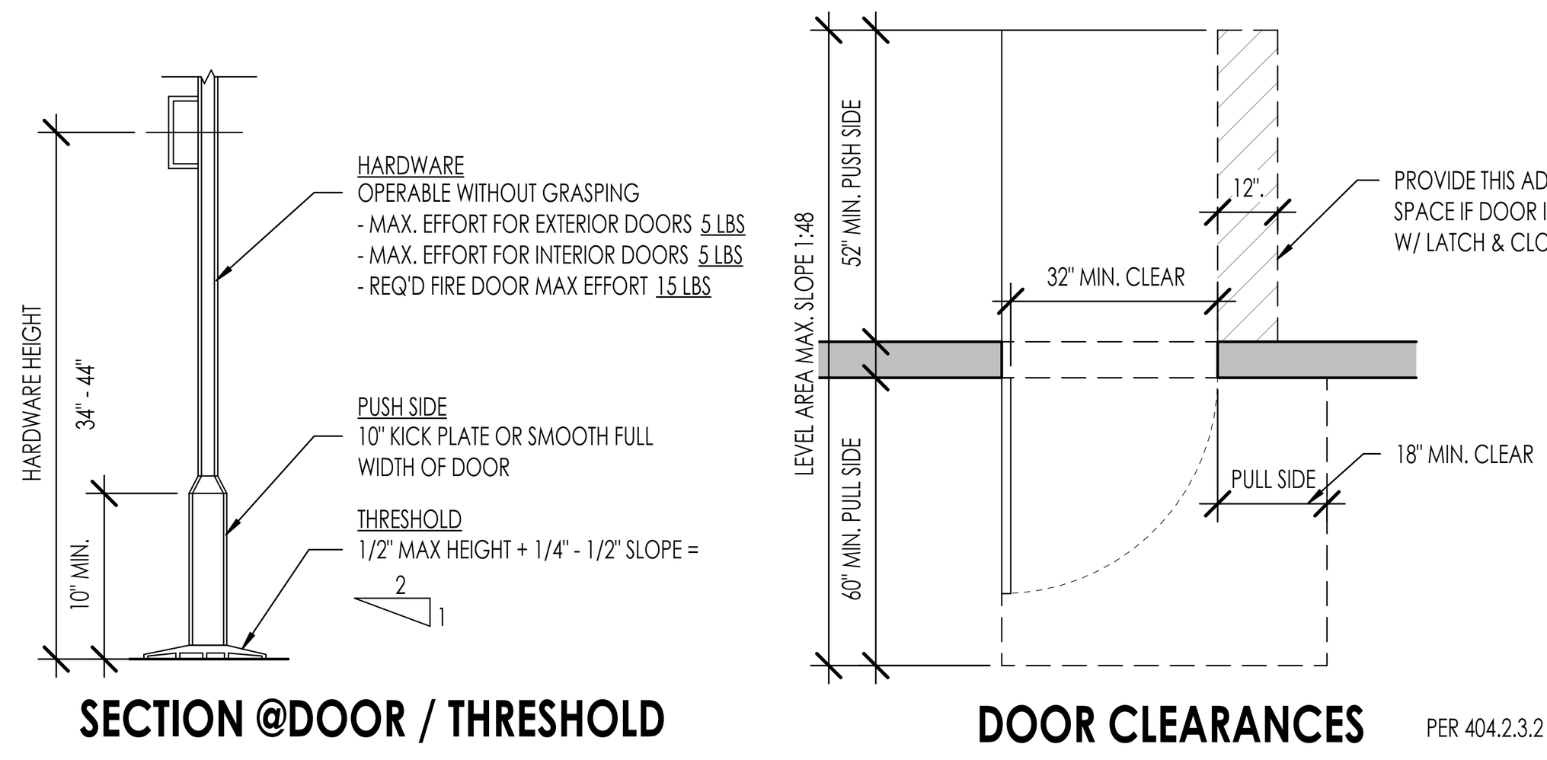
1/2" = 1'-0"



SECTION 603 & 604.9

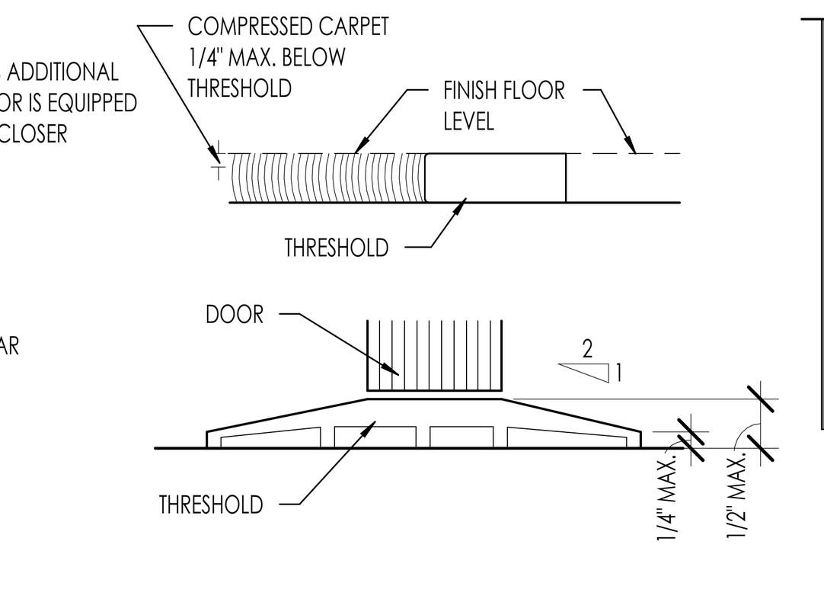
ACCESSIBLE STALLS (15 / G016)

1/2" = 1'-0"



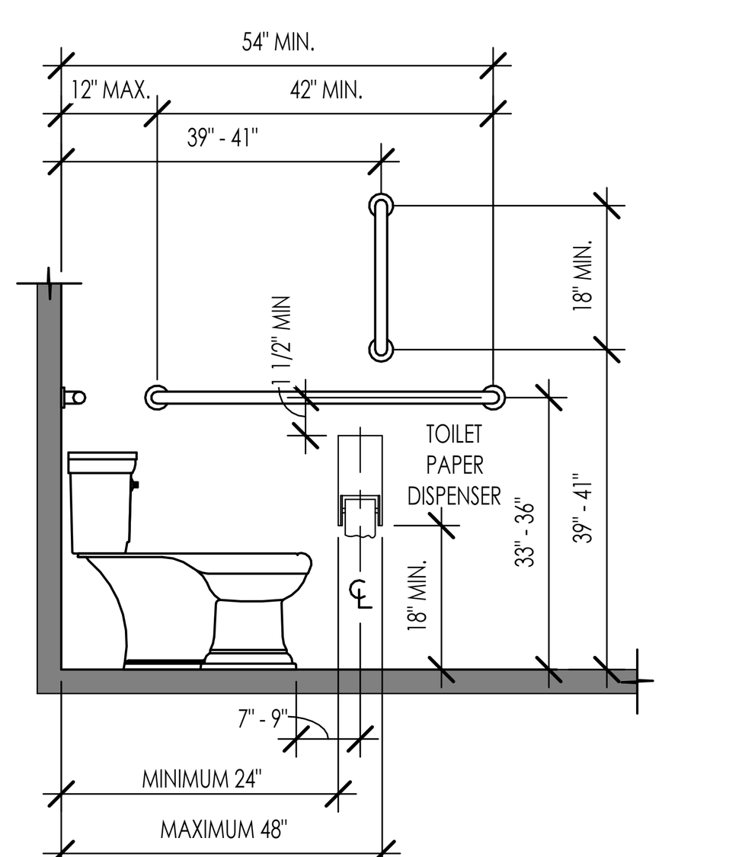
DOOR ACCESS CLEARANCES (19 / G016)

3/16" = 1'-0"



THRESHOLD/TRANSITION (20 / G016)

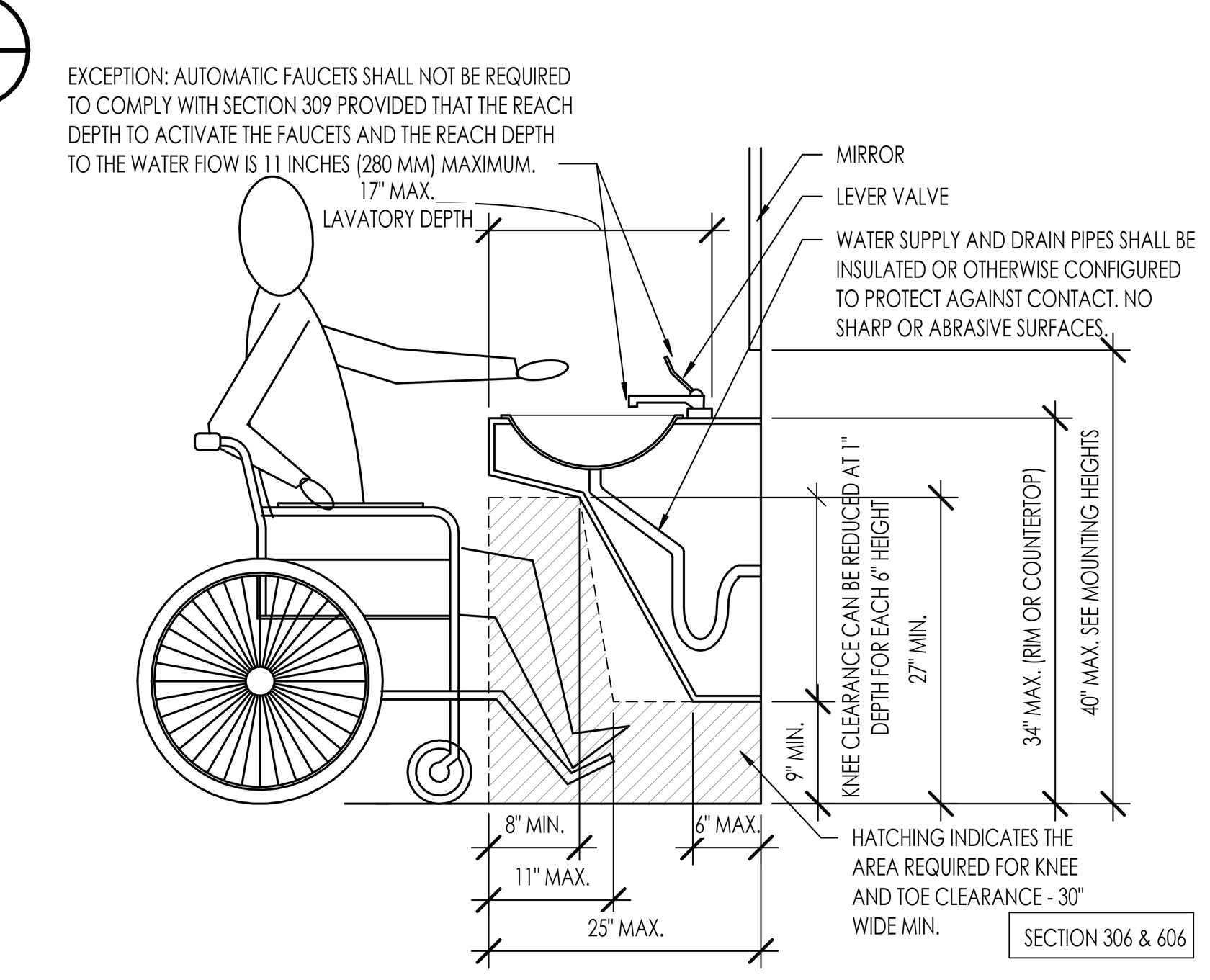
1/8" = 1'-0"



SECTION 603 & 604.9

ACCESSIBLE STALLS (21 / G016)

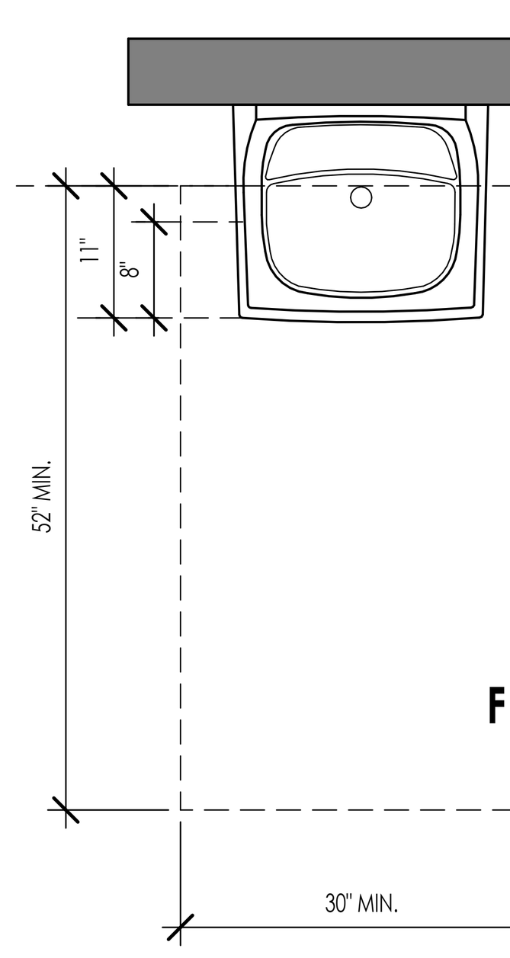
1/2" = 1'-0"



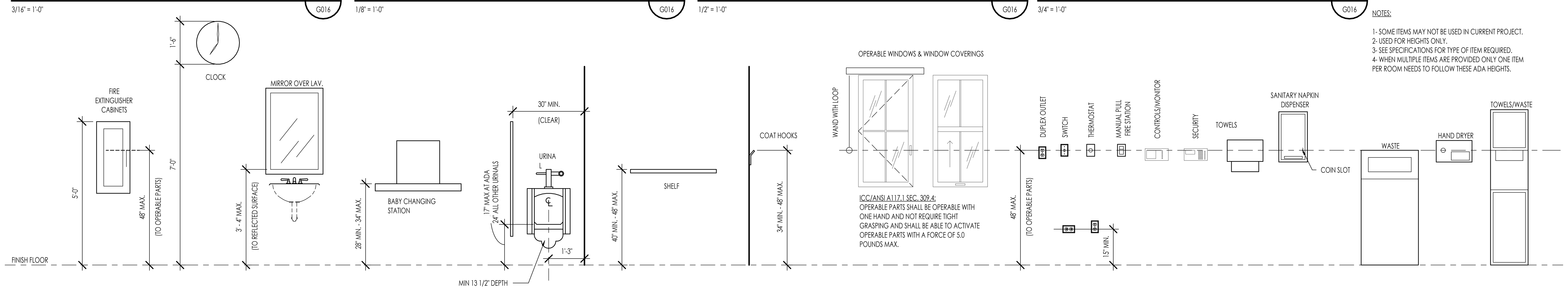
SECTION 306 & 606

PUBLIC LAVATORY (22 / G016)

3/4" = 1'-0"



SECTION 606



NOTES:
1- SOME ITEMS MAY NOT BE USED IN CURRENT PROJECT.
2- USED FOR HEIGHTS ONLY.
3- SEE SPECIFICATIONS FOR TYPE OF ITEM REQUIRED.
4- WHEN MULTIPLE ITEMS ARE PROVIDED ONLY ONE ITEM PER ROOM NEEDS TO FOLLOW THESE ADA HEIGHTS.

ACCESSIBILITY - TYPICAL MOUNTING HEIGHTS1 (25 / G016)

1/2" = 1'-0"

DISABLED ACCESS REQUIREMENTS

CLEAR FLOOR SPACE FOR WHEELCHAIRS

1. MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 30 INCHES X 52" INCHES. MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS.
2. AT ALCOVES WITH PARALLEL APPROACH THE ALCOVE SHALL BE 60" MIN WIDTH WHERE THE DEPTH EXCEEDS 15".
3. AT ALCOVES WITH FORWARD APPROACH THE ALCOVE SHALL BE 36" MIN WIDTH WHERE THE DEPTH EXCEEDS 24".

HAZARDS & PROTRUDING OBJECTS

1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4 INCHES INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.
2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.
3. FREE-STANDING OBJECTS MOUNTED ON POSTS/PYLONS MAY OVERHANG 4" INCHES MAXIMUM FROM 27 INCHES TO 80 INCHES ABOVE THE GROUND OR FINISHED FLOOR.
4. PROTRUDING OBJECTS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
5. ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION.

PARKING

1. SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY DISABLED SHALL NOT EXCEED 1/4 INCH PER FOOT (2% GRADIENT) IN ANY DIRECTION.
2. IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS.
3. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 703.6.3 IN WHITE ON A BLUE BACKGROUND. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE". SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. EXCEPTION: SIGNS LOCATED WITHIN A CIRCULATION PATH SHALL BE A MINIMUM OF 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. SIGNS MUST COMPLY AS POST MOUNTED OBJECTS PER 307.3

WALKS AND SIDEWALKS

1. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL WHICH EXCEED 1/2 INCH, AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
2. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT.
3. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. GRID OPENINGS WITHIN GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS SHALL BE LIMITED TO 1/4 VERTICAL IN THE DIRECTION OF THE TRAFFIC FLOW.
4. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL, IT SHALL COMPLY WITH THE PROVISIONS OF PEDESTRIANS RAMPS.CROSS SLOPE SHALL NOT EXCEED 1:48

ENTRANCES AND DOORS

1. AT LEAST 60% OF PRIMARY ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
2. ALL ACCESSIBLE ENTRANCES SHALL BE IDNETIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTIAN WAYS.
3. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 36 INCHES IN WIDTH, AND NOT LESS THAN 80 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE MOUNTED SO THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES.
4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
5. DOOR AND GATE HARDWARE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 309 OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. SECTION 404.2.6.1
6. THE FLOOR OR LANDING LENGTH ON EACH SIDE OF AN ENTRANCE OR A PASSAGE DOOR SHALL BE LEVEL AND CLEAR AT LEAST 60 INCHES IN THE DIRECTION OF THE DOOR SWING AND AT LEAST 52 INCHES OPPOSITE THE DIRECTION OF THE DOOR SWING AS MEASURED AT RIGHT ANGLES TO THE FACE OF THE DOOR IN THE CLOSED POSITION. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE WHICH THE DOOR SWINGS SHALL EXTEND A MINIMUM OF 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR DOORS WITH LATCH SIDE APPROACH AND 36 INCHES FOR DOORS REQUIRING HINGE SIDE APPROACH.
7. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
8. THE BOTTOM 10 INCHES OF ALL DOORS (EXCEPT AUTOMATIC AND SLIDING) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST.
9. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR ALL EXTERIOR AND INTERIOR DOORS, WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATED THE DOOR MANY NOT EXCEED 15 LBS.
10. 404.2.7.1 DOOR AND GATE CLOSERS. DOOR AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR OR GATE TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.
404.2.7.2 SPRING HINGES. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

STAIRS AND STAIRWAYS

1. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. EVERY STAIRWAY REQUIRED TO BE MORE THAN 88 INCHES IN WIDTH SHALL BE PROVIDED WITH NO LESS THAN ONE INTERMEDIATED HANDRAIL FOR EACH 88 INCHES OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUALLY WITHIN THE ENTIRE WIDTH OF THE STAIRWAY.
2. VISUAL CONTRAST. THE LEADING 1 TO 2 INCHES (25 TO 51 MM) OF EVERY TREAD AND LANDING, MEASURED HORIZONTALLY FROM THE LEADING EDGE OF THE NOSING, SHALL CONSIST OF A SOLID COLOR HAVING VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD. THE CONTRASTING MARKING SHALL BE DURABLE AND SHALL EXTEND FROM ONE SIDE OF EACH TREAD TO THE OTHER SIDE OF EACH TREAD.
3. ALL STAIR TREAD SURFACES SHALL BE SLIP-RESISTANT.

HANDRAILS

1. HANDRAILS AT STAIRWAYS SHALL BE 34 INCHES TO 38 INCHES ABOVE THE NOSING OF THE TREADS.
2. HANDRAILS AT THE TOP OF STAIRWAYS SHALL EXTEND A MINIMUM OR 12 INCHES OF LEVEL DISTANCE BEYOND THE TOP NOSING. HANDRAILS AT THE BOTTOM OF STAIRWAYS SHALL EXTEND A MINIMUM OF TREAD WIDTH PLUS 12 INCHES BEYOND THE BOTTOM NOSING BEFORE THEY ARE RETURNED. AT THE BOTTOM, THE HANDRAIL SHALL CONTINUE TO SLOPE FOR A DISTANCE OF THE WIDTH OF ONE TREAD FROM THE BOTTOM RISER.
3. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
4. RAMP RUNS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS. HANDRAILS ARE REQUIRED ON RAMPS WHEN THE SLOPE EXCEEDS 1:20 (5%). HANDRAILS AT RAMPS SHALL RUN ALONG BOTH SIDES OF A RAMP, BE CONTINUOUS THE FULL LENGTH, AND EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP SHALL COMPLY WITH ITEM NUMBER 2, ABOVE.
5. THE HANDRAIL GRIP SURFACE AT RAMPS SHALL BE MOUNTED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE RAMP SURFACE.
6. ALL HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
7. ALL HANDRAILS PROJECTED FROM A WALL SHALL HAVE AN ABSOLUTE CLEARANCE OF 1-1/2 INCHES MIN. BETWEEN THE WALL AND THE HANDRAIL.
8. 505.7.1 CIRCULAR CROSS SECTION. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES (32 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM.
505.7.2 NONCIRCULAR CROSS SECTIONS. HANDRAILS WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES (100 MM) MINIMUM AND 6 1/4 INCHES (160 MM) MAXIMUM, AND A CROSS-SECTION DIMENSION OF 2 1/4 INCHES (57 MM) MAXIMUM.

RAMPS

1. ALL RAMPS USED AS EXITS AND ANY PATH OF TRAVEL HAVING A SLOPE GREATER THAN 1:20 SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. RAMPS SHALL HAVE THE LEAST POSSIBLE SLOPE.
2. PEDESTRIAN RAMPS SERVING PRIMARY ENTRANCES TO A BUILDING SHALL HAVE A MINIMUM WIDTH OF 48 INCHES.
3. ALL RAMPS IN AREAS ACCESSIBLE TO PERSONS WITH DISABILITIES ON A PATH OF TRAVEL OR SERVING EXITS SHALL HAVE A 1:12 MAXIMUM SLOPE WITH CROSS SLOPES NO GREATER THAN 1:50.
4. 405.7.5 DOORWAYS. WHERE A DOOR OR GATE IS ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY SECTIONS 404.2.3 AND 404.3.4 SHALL BE PERMITTED TO OVERLAP THE LANDING AREA. WHERE A DOOR OR GATE THAT IS SUBJECT TO LOCKING IS LOCATED ADJACENT TO A RAMP LANDING, THE LANDING SHALL BE SIZED TO PROVIDE A TURNING SPACE COMPLYING WITH SECTION 304.3.

SANITARY FACILITIES (GENERAL)

1. ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE 32 INCH CLEAR, UNOBSTRUCTED OPENINGS.
2. ALL SINKS, FAUCET CONTROLS, AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER- PERATED, PUSH TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
3. LAVATORIES SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 15 INCHES (18 INCES IN CALIFORNIA) FROM A WALL OR PARTITION TO THE CENTER OF THE FIXTURE. ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR.

TOILET RM. FIXTURES & ACCESSORIES

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF THE TOILET SEAT.
2. PROVIDE 16 TO 18 INCHES FROM THE CENTERLINE OF THE WATER CLOSET TO THE ADJACENT WALL. FOR AMBULATORY ACCESSIBLE WATER CLOSETS THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 TO 18" FROM SIDE WALL OR PARTITION.
3. TOILET AND URINAL FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE OPEN (WIDE) SIDE OF THE TOILET STALL, NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
4. A CLEAR FLOOR SPACE 30 INCHES WIDE BY 48 INCHES LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH. SUCH CLEAR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH LAVATORY.
5. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29 INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES IN WIDTH WITH 8 INCHES MINIMUM DEPTH AT THE TOP. TOE CLEARANCE SHALL BE SAME WIDTH AND A MINIMUM OF 9 INCHES HIGH FROM THE FLOOR AND A MINIMUM OF 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY.
6. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORES.
7. MIRRORS SHALL BE MOUNTED WITH BOTTOM EDGE OF THE REFLECTIVE SURFACE NOT MORE THAN 40 INCHES FROM THE FLOOR WHEN PROVIDED ABOVE ACCESSIBLE LAVATORIES OR COUNTERTOPS. IF PROVIDED IN OTHER LOCATIONS, AT LEAST ONE MIRROR BOTTOM EDGE MUST BE MOUNTED 35 INCHES ABOVE FINISH FLOOR.
8. MIRROR SHALL COMPLY WITH SAFETY GLAZING REQUIREMENTS.
9. LOCATE PAPER TOWEL DISPENSERS, SANITARY NAPKIN DISPENSERS, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40 INCHES FROM THE FLOOR. ALL RESTROOM ACCESSORIES SHALL BE POSITIONED ON A WHEELCHAIR CLEAR SPACE.
10. CENTER THE TOILET TISSUE DISPENSERS ON THE WALL MIN. 7 INCHES MAX. 9"

MULTIPLE ACCOMMODATION WC. RM.

1. A CLEAR SPACE, MEASURED FROM THE FLOOR TO A HEIGHT OF 27 INCHES ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OR SUFFICIENT SIZE TO INSCRIBE A CIRCLE OF A DIAMETER NOT LESS THAN 60 INCHES, OR A CLEAR SPACE NOT LESS THAN 56 INCHES X 63 INCHES IN SIZE SHALL BE PROVIDED.
2. CLEAR SPACE AROUND THE ACCESSIBLE WATER CLOSET OF 60" X 56" WITH A 60" X 48" MANEUVERING SPACE IN FRONT OF THE ACCESSIBLE WATER CLOSET. REFER TO 2019 CBC SECTION 11B-604.3.1.
3. WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WHEN LOCATED AT THE END, AND 34 INCHES (CALIFORNIA ONLY) WHEN LOCATED AT SIDE, WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
4. EXCEPT FOR DOOR OPENINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44 INCHES SHALL BE PROVIDED TO ALL WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE DISABLED. THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.

GRAB BARS

1. GRAB BARS SHALL BE LOCATED ON ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 33 TO 36 INCHES ABOVE AND PARALLEL TO THE FLOOR MEASURED FROM THE TOP OF THE GRAB BAR.
2. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42 INCHES LONG WITH THE FRONT END POSITIONED 54 INCHESFROM THE BACK OF THE STALL. GRAB BARS AT THE BACK SHALL NOT BE LESS THAN 36 INCHES LONG.
3. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4 INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2 INCHES.
4. GRAB BARS, AND ANY WALL OR OTHER SURFACE ADJACENT TO IT, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. GRAB BAR EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH.
5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
6. GRAB BARS SHALL BE DESIGNED TO SUPPORT A MINIMUM 250 POUND FORCE.

TELEPHONES

1. PROVIDE A 30 INCH X 48 INCH CLEAR SPACE AT TELEPHONE. THE CLEAR SPACE MAY INCLUDE KNEE SPACE UNDER THE TELEPHONE.
2. OPERABLE PART FOR A TELEPHONE SHALL COMPLY WITH 2019 CBC §11B-309 & OPERABLE PARTS HEIGHT PER §11B-308.
3. THE CORD FROM THE TELEPHONE TO THE HANDSET SHALL BE AT LEAST 29 INCHES LONG.
4. IF BANKS OF PUBLIC TELEPHONES ARE PROVIDED, THEN A REASONABLE NUMBER, BUT ALWAYS AT LEAST ONE, IN A BUILDING OR FACILITY SHALL BE EQUIPPED WITH A VOLUMER CONTROL.
5. TELEPHONES SHALL HAVE PUSH-BUTTON CONTROLS WHERE SERVICE FOR SUCH EQUIPMENT IS AVAILABLE.

ADDITIONAL REQUIREMENTS

1. THE BOTTOM OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15 INCHES ABOVE THE FLOOR OR WORKING PLATFORM.
2. THE MAXIMUM HEIGHT FOR CONTROLS, SWITCHES, RECEPTACLES OUTLETS AND THERMOSTATS IS 48" MEASURED TO THE TOP OF THE BOX TO THE LEVEL OF FINISH FLOOR OR WORKING PLATFORM. THE MINIMUM HEIGHT FOR RECEPTACLES OUTLETS ON BRANCH CIRCUITS OF 30-AMP OR LESS AND COMMUNICATION SYSTEM RECEPTACLES ARE MEASURED 15 " AFF TO THE BOTTOM OF THE BOX TO THE LEVEL OF FINISH FLOOR OR WORKING PLATFORM. 2019 CBC SECTION 11B-308.1.1 & 11B-308.1.2.
3. THE TOP OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL OF THE ADJACENT FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK.
4. INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595A.
5. FLOOR SLOPES TO DRAINS SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION. FLOOR DRAIN COVERS AND GRATES IN THE ACCESSIBLE PATH SHALL HAVE OPENINGS LESS THAN 1/4 INCH AND SHALL BE SET FLUSH WITH THE SURROUNDING FLOOR FINISHES.
6. 2019 CBC SECTION 11B-225.2.1: WHERE LOCKERS ARE PROVIDED, AT LEAST 5 PERCENT, BUT NO FEWER THAN ONE OF EACH TYPE, SHALL COMPLY WITH SECTION 2019 CBC SECTION 11B-811.
7. TOILET & SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4 INCHES.
8. WALLS & PARTITIONS WITHIN 2 FEET OF URINALS & WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, & EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

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VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PERMIT SUBMITTAL

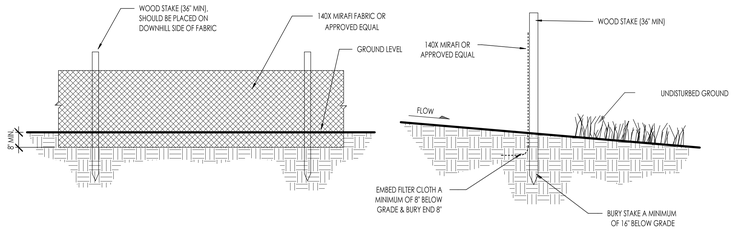
PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

SHEET TITLE:
ACCESIBILITY - PUBLIC PLACES

SHEET NUMBER:
G016

Plot Date: 4/28/2025 2:52:39 PM

SILT FENCE DETAIL



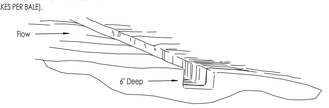
FRONT VIEW

SIDE VIEW

STRAW BALE EROSION CONTROL

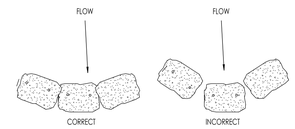
MATERIALS

- STRAW BALES BOUND WITH WIRE OR TWINE.
- WOOD OR STEEL STAKES 4' LONG MIN. SIDE OF THE BARRIER, 2 STAKES PER BALE.



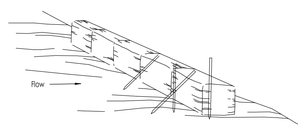
1. DIG A 6"X 2' TRENCH. ALIGN TRENCH ALONG CONTOUR BUT CURVED SLIGHTLY UPHILL SO RUNOFF CANNOT ESCAPE AROUND THE END BALES. (SEE (2.) BELOW)

2. PLACE BALES IN TRENCH WITH ENDS TIGHTLY ABUTTED.



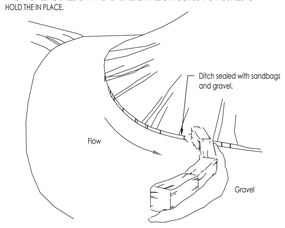
3. ANCHOR EACH BALE WITH 2 STAKES HAMMERED 1 1/2' TO 2' INTO GROUND.

   ANGLE THE FIRST STAKE IN EACH BALE TOWARDS THE END BALES. (SEE (2.) BELOW)

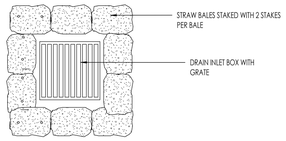


4. WEDGE LOOSE STRAW BETWEEN BALES. BACK FILL AND COMPACT THE EXCAVATED SOIL AGAINST THE UPHILL SIDE OF THE BARRIER.

WHEN INSTALLING BALES ON PAVEMENT, PILE GRAVEL OR ROCK BEHIND THE BALES TO HOLD THE IN PLACE.



- INSPECT PERIODICALLY AND AFTER EACH STORM. REPLACE DAMAGED BALES. RE-ANCHOR DISPLACED ONES.
- CLEAN OUT SEDIMENT BEFORE IT REACHES THE TOP OF THE BALES.
- DEPOSIT THE REMOVED SEDIMENT WHERE IT WILL NOT ENTER A DRAINAGE WAY.



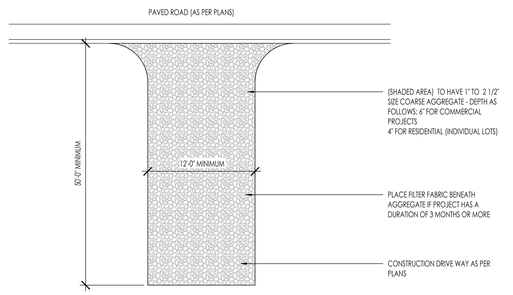
CONSTRUCTION ENTRANCE

INSTALLATION:

1. INSTALL AT ANY POINT FOR INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
2. CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN FOR DRIVEWAY, OR ACCESS / INTERSECTION. IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE OF 2%.
3. COMPACT SUB GRADE AND PLACE FILTER FABRIC IF REQUIRED.
4. PLACE COARSE AGGREGATE, 1" TO 2 1/2" SIZE, TO A MINIMUM DEPTH OF 6" FOR COMMERCIAL PROJECTS AND 4" FOR RESIDENTIAL PROJECTS.

MAINTENANCE:

1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITIONS.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC, AND OFF SITE STREET PARKING AND PREVENT EROSION AT DRIVEWAY.



EROSION CONTROL GENERAL NOTES

1. EROSION CONTROL: SPDES PLAN SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR TO THE STATE OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCUR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY.
3. ALL COSTS ASSOCIATED WITH THE PREPARATION, MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES WHICH COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED THROUGH THE SCHEDULED COMPLETION OF WORK.
5. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS WHICH RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
6. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION, SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.
7. CUT AND FILL SLOPES SHALL BE 2:1 MAXIMUM UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAY BE STEEPENED, DEPENDING UPON GEOTECHNICAL CONSIDERATIONS. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN.
8. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE, AND VEGETATION OF NATURAL TERRAIN.
9. DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO ALL UNSURFACED AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES. ROCK CUTS STEEPER THAN 1:1 WILL NOT BE REVEGETATED.
10. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.
11. SEED SHALL BE APPLIED AT A RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80 PERCENT IN A REPRESENTATIVE 10'X10' AREA. IF COVERAGE DOES NOT REACH 80 PERCENT, RESEEDING MUST OCCUR, BEFORE REVEGETATION.
12. ALL DITCHES AND SWALES BETWEEN 5PERCENT AND 8PERCENT SHALL BE ARMORED WITH A STRAW TYPE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTED REVEGETATION.
13. RIP RAP OF APPROPRIATE SIZE WILL BE CONSTRUCTED INTO ROADSIDE RUNOFF SWALES EXCEEDING 8 PERCENT.
14. RIP RAP SHALL BE LOCATED FOR WATER DISPERSAL AT CULVERT OUTLETS.
15. THE TIMING FOR STABILIZATION PRACTICES MUST READ PER SECTION 38(4) OF APPENDIX A OF ORDINANCE 381, (DEALS WITH TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, ETC.. WITHIN 5 DAYS OF OPERATIONS TEMPORARILY OR PERMANENTLY CEASING OPERATIONS ON ANY AREA OF THE PROJECT.)
16. SLOPES OVER 3:1 REQUIRE THE PLACEMENT OF EROSION CONTROL/REVEGITATION MATTING. SLOPES LESS THAN 3:1 MAY BE SPRAYED WITH TACKIFIER.
17. PROVISE PERMANENT RE-SEEDING OF NON-IRRIGATED AREAS ON OR AFTER OCTOBRR 15, BUT BEFORE SNOW ACCUMULATES WHEN THE PROBABILITY OF PREMATURE GERMINATION IS MINIMAL.
18. STABILIZED CONSTRUCTION ENTRANCES MUST BE UTILIZED IF THE EXISTING PAVEMENT IS REMOVED DURING THE SITE GRADING WHERE CONSTRUCTION TRAFFIC ACCESSES PUBLIC AND PRIVATE ROADWAYS.
19. PROTECT ALL EXISTING STORM DRAIN BOX INLETS.
20. SEED MIX AND RATE OF APPLICATION SHALL BE AS FOLLOWS:

SEED TYPES	PRECENT OF MIX
PERENNIAL RYEGRASS (LOLIUM PERENNE)	20%
SLENDER WHEATGRASS (AGROPYRON TRACHYCAULUM)	15%
PERCENT BLUEBUNCH WHEATGRASS (AGROPYRON SPICATUM)	15%
WESTERN WHEATGRASS (AGROPYRON SMITHII)	10%
SHEEP FESCUE (FESTUCA OVINA)	8%
BLUE FLAX (LINUM LEWISII)	7%
CALIFORNIA POPPY (ESCHSCHOLTZIA CALIFORNICA)	20%
TOTAL	100%

21. SEEDING RATE TO BE 35 POUNDS PER ACRE OF THE ABOVE LISTED SEED MIX.

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STATE OF UTAH — JOHN M. DONLEY — REGISTERED — LICENSED ARCHITECT

VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PROJECT NO. 21061
DATE: 2025.04.28

REVISIONS:

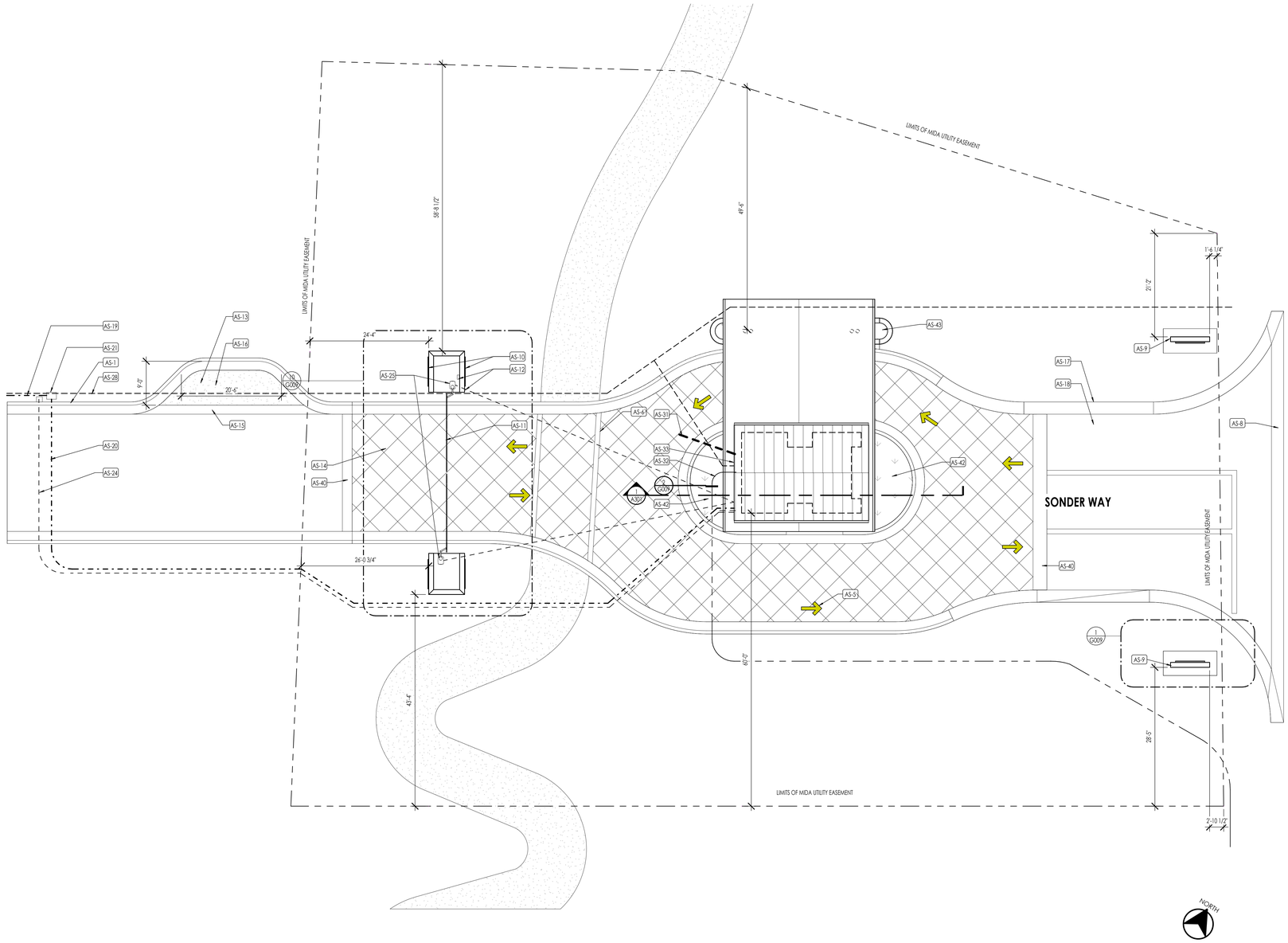
PERMIT SUBMITTAL

SHEET TITLE:
EROSION CONTROL DETAILS

SHEET NUMBER:
A005

Plot Date: 4/28/2025 2:52:41 PM

SITE KEYNOTE	
AS-1	EXISTING CURB AND GUTTER TO REMAIN SEE SPEC 024119.
AS-5	DIRECTIONAL ARROW FOR ILLUSTRATION OF TRAFFIC FLOW
AS-6	FOR STRIPING SEE CIVIL PLANS
AS-8	ALL WORK ON MAYFLOWER MINE ROAD TO BE DONE BY OTHERS
AS-9	ENTRY MONUMENT SIGN
AS-10	GATE MONUMENT SIGN
AS-11	ENTRY GATE
AS-12	PROVIDE SOS SILENT SIREN OPERATED SENSOR AND KNOX GATE AND KEY SWITCH PER WASTACH COUNTY FIRE DEPARTMENT REQUIREMENTS - SEE SHEET G009.1
AS-13	GATE HOUSE ATTENDANT PARKING SPACE
AS-14	RADIANT HEATED CONCRETE PAVING WITH SCORE PATTERN - STRUCTURAL SECTION PER CIVIL - SEE LANDSCAPE PLANS FOR COLOR AND FINISH
AS-15	NEW GUTTER - SEE CIVIL
AS-16	NEW CONCRETE PAVED AREA - SEE CIVIL
AS-17	NEW CURB AND GUTTER - SEE CIVIL
AS-18	NEW ASPHALT PAVING - SEE CIVIL
AS-19	ELECTRICAL - EXISTING SITE UNDERGROUND POWER CONDUIT
AS-20	ELECTRICAL - UNDERGROUND ELECTRICAL SERVICE ENTRY CONDUIT - SEE CIVIL
AS-21	ELECTRICAL 1" CONDUIT FOR GATE CONTROLLER
AS-24	ELECTRICAL - FIBER COMMUNICATIONS LINE IN JOINT TRENCH - CONNECT TO MDF
AS-25	ELECTRICAL - GATE OPERATOR
AS-28	PLUMBING - EXISTING GAS LINE - SEE CIVIL
AS-31	PLUMBING - SANITARY SEWER LINE SERVICE TO BUILDING - SEE CIVIL
AS-32	PLUMBING - CULINARY WATER LINE SERVICE TO BUILDING - SEE CIVIL
AS-33	PLUMBING - GAS METER
AS-40	LANDSCAPE - DECORATIVE COLORED CONCRETE PAVEMENT TRANSITION STRIP
AS-42	LANDSCAPE AREA, TYP. - SEE LANDSCAPE DRAWINGS
AS-43	LANDSCAPE PLANTER - SEE LANDSCAPE DRAWINGS



SITE PLAN
1" = 10'-0"

1 / A100

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VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

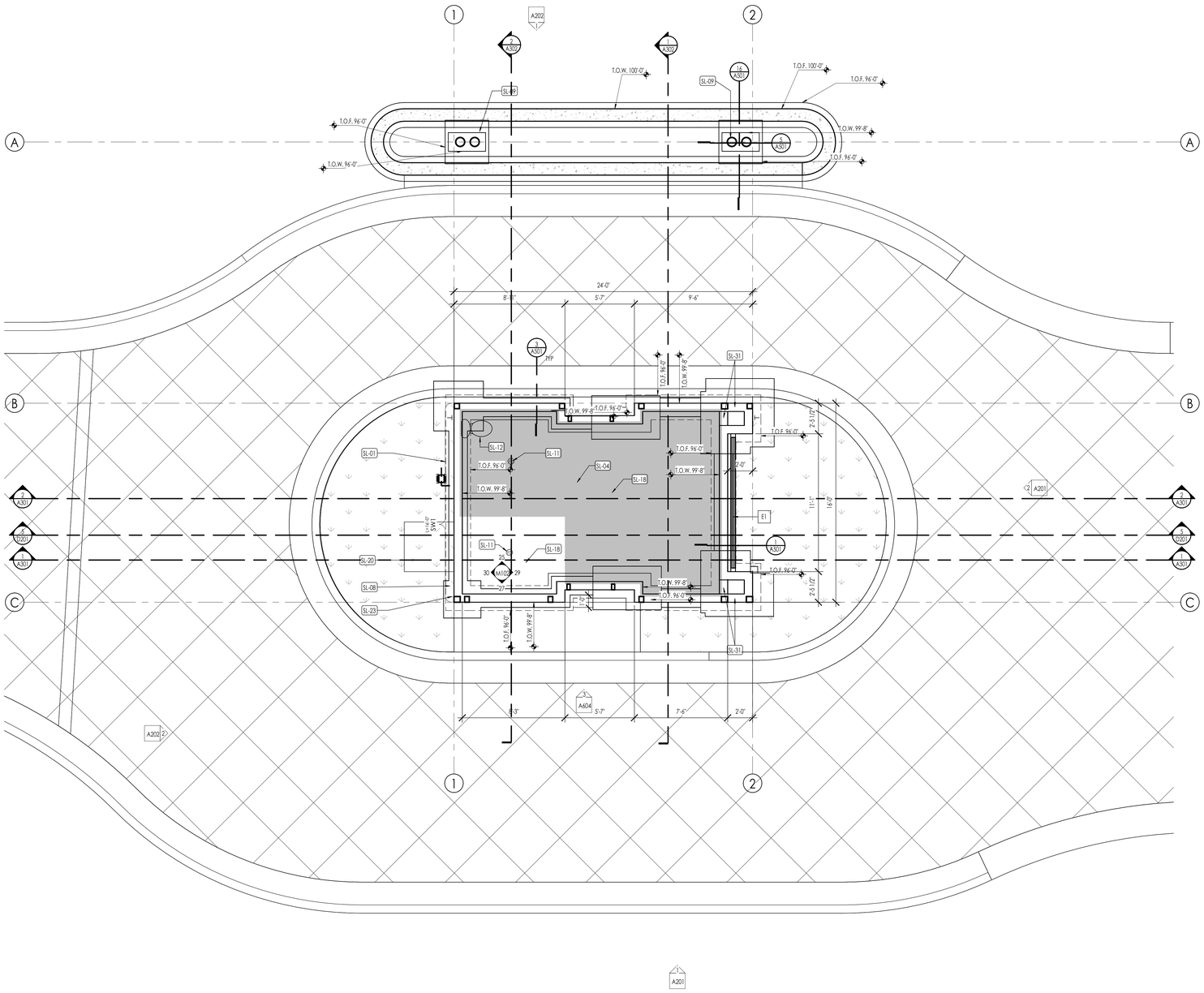
PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A100

Plot Date: 4/28/2025 2:52:43 PM



LEVEL 1 - SLAB PLAN

1/4" = 1'-0"

1
A101

FOUNDATION PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE.
	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.

FOUNDATION PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
FS FS	FOOTING STEP
WS WS	WALL STEP
T.O.F.	TOP OF FOOTING ELEVATION
T.O.W.	TOP OF WALL ELEVATION
T.O.S.	TOP OF SLAB ELEVATION
T.O. PIER	TOP OF PIER ELEVATION

FOUNDATION GENERAL NOTES

1. COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
2. COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.
3. VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.
4. CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL. POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
5. FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

DATUM ELEVATIONS

ARCHITECTURE	CIVIL	LEVEL
87' - 6"	-	LEVEL 00 - TOP OF SLAB
88' - 6"	-	LEVEL 0 - TOP OF SLAB
99' - 0"	-	TOP OF SLAB AT FRONT OF GARAGE
100' - 0"	-	LEVEL 1 - TOP OF PLYWOOD

FOUNDATION PLAN KEYNOTES

KEYNOTES	
SL-01	CAST-IN-PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL. SEE STRUCTURAL
SL-04	FLOOR TILE - SLOPE TO DRAIN. RECESS SLAB 2" FOR THINSET AND GROUT IN AREA SHADED GRAY.
SL-08	CONTRACTOR TO COORDINATE FOOTING STEPS TO ASSURE REQUIRED FROST PROTECTION AT EACH FOOTING- NOTIFY ARCHITECT IF FOOTING ELEVATIONS NEED TO CHANGE.
SL-09	CAST-IN-PLACE CONCRETE COLUMN/PIER - SEE STRUCTURAL
SL-11	PLUMBING - CONTRACTOR TO COORDINATE LOCATION OF FLOOR DRAIN. SLOPE SLAB TOWARDS DRAIN AS REQUIRED
SL-12	PLUMBING - TOILET
SL-18	PROVIDE RIGID FOAM INSULATION BELOW ENTIRE FLOOR SLAB - PROVIDE ISULTARP FOR INSULATION AND VAPOR BARRIER ON TOP OF RIGID INSULATION. TAPE ALL SEAMS AND INSTALL PER MANUF AND SPECS - SEE SCHEDULE FOR R VALUES
SL-20	MECHANICAL - PROVIDE 4" THICK CONCRETE SLAB FOR MECHANICAL CONDENSER; TURN DOWN EDGE
SL-23	PROVIDE A UFEER GROUND, AN ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE,SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG (I.R.C.E3508.1.2 AND N.E.C.250.50)
SL-31	SIMPSON STRONGWALL SHEAR HOLD DOWN SYSTEM - SEE STRUCTURAL

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VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

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SHEET TITLE:
LEVEL 1 SLAB PLAN

SHEET NUMBER:
A101

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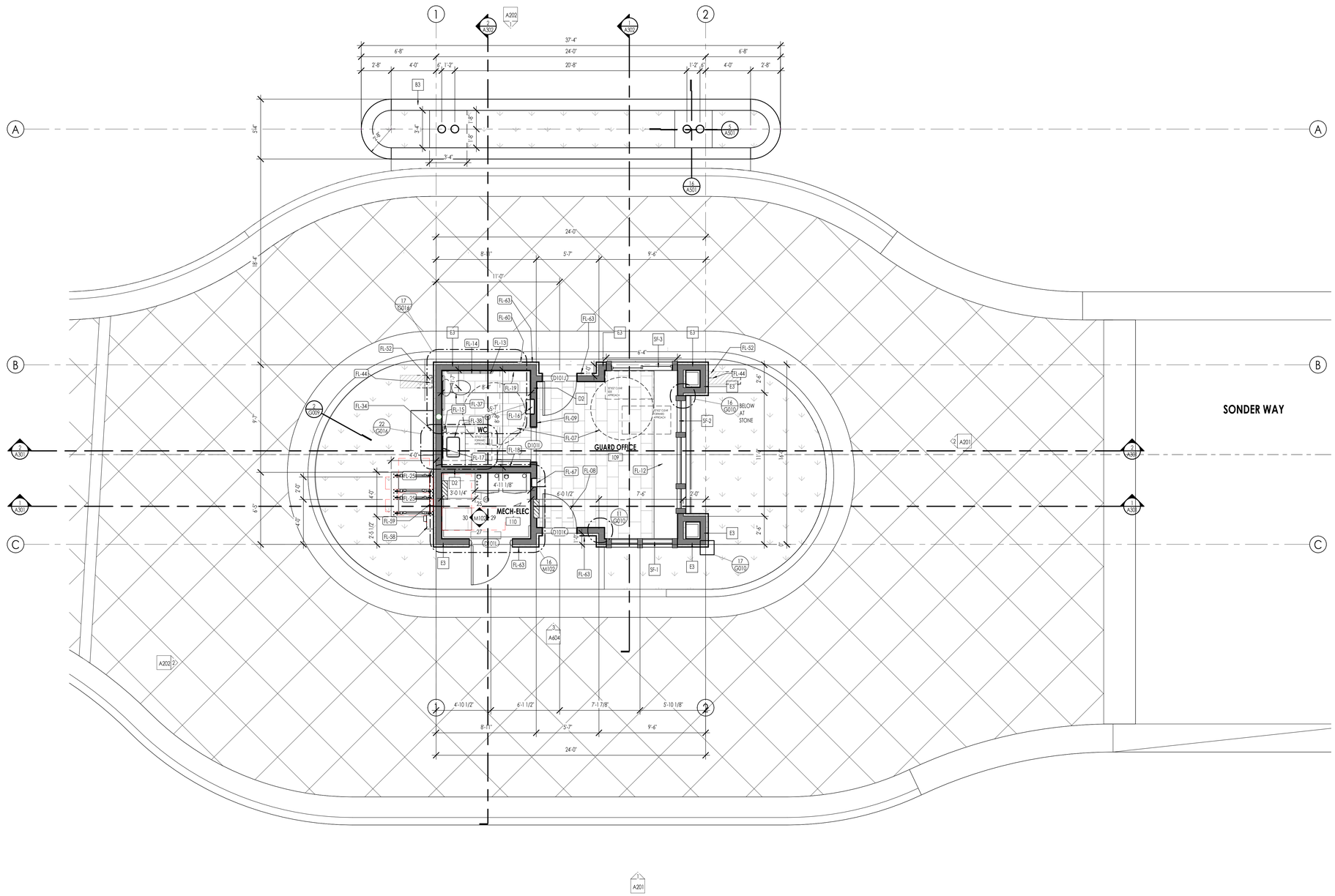

LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"
1 A102

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		SEALED CONCRETE FLOOR
	CMU BLOCK WALL		TILE FINISH
	STONE VENEER		EXTERIOR CONCRETE SLABS
	METAL STUD WALL		
	WOOD STUD WALL		

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES	
FL-07	ACCESSIBILITY - FOR ACCESSIBLE TURNING RADIUS SEE DETAIL 9/G016
FL-08	ACCESSIBILITY - FOR DOOR CLEARANCE AND ACCESS SEE DETAIL 13,14,19,20/G016
FL-09	ACCESSIBILITY - SIGNAGE REQUIREMENTS SEE DETAIL 4/G016
FL-12	INTERIOR - COUNTER TOP at 34" AFF
FL-13	INTERIOR - WC ACCESSORIES - TOILET PAPER DISPENSER, SEE B/G016
FL-14	INTERIOR - WC ACCESSORIES - GRAB BAR
FL-15	INTERIOR - WC ACCESSORIES - SOAP DISPENSER, SEE B/G016
FL-16	INTERIOR - WC ACCESSORIES - PAPER TOWEL DISPENSER AND TRASH RECEPTACLE, SEE B/G016
FL-17	INTERIOR - WC ACCESSORIES - WALL MOUNTED MIRROR 24"X48", SEE B/G016
FL-18	INTERIOR - WAINSCOT - FRP WITH TRIM AND MOULDING UP TO 4' AFF
FL-19	INTERIOR - FLOOR TILE BASE WITH 3/8" RADIUS COVE
FL-25	MECHANICAL EXTERIOR HEAT PUMP UNIT ON RACK 2' ABOVE FINISH GRADE
FL-34	PLUMBING - GAS METER, INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER - PROVIDE PROTECTIVE COVER AS REQUIRED BY UTILITY PROVIDER.
FL-37	PLUMBING - W.C., TYP. - SEE PLUMBING PLANS
FL-38	PLUMBING - LAVATORY, TYP. - SEE PLUMBING PLANS
FL-44	PLUMBING - ZURN DOWNSPOUT NOZZLE FROM INTERNAL DOWNSPOUT DRAIN. PROVIDE SPLASH BLOCK AND GRAVEL BASIN AT EXIT.
FL-52	ELECTRICAL - PROVIDE OUTLET AND HEAT TAPE IN GROUND BOX NEAR DOWNSPOUT
FL-58	ELECTRICAL - SERVICE ENTRY WITH METER & BREAKER PANEL
FL-59	ELECTRICAL - EQUIPMENT DISCONNECT
FL-60	ELECTRICAL - VIDEO INTERCOM-ACCESS CONTROL
FL-63	ELECTRICAL - WALL MOUNTED CARD READER
FL-67	FIRE PROTECTION - NON RATED FIRE EXTINGUISHER CABINET WITH 2A:10BC FIRE EXTINGUISHER, SEE B/G016 FOR MOUNTING HEIGHT

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VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

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SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A102

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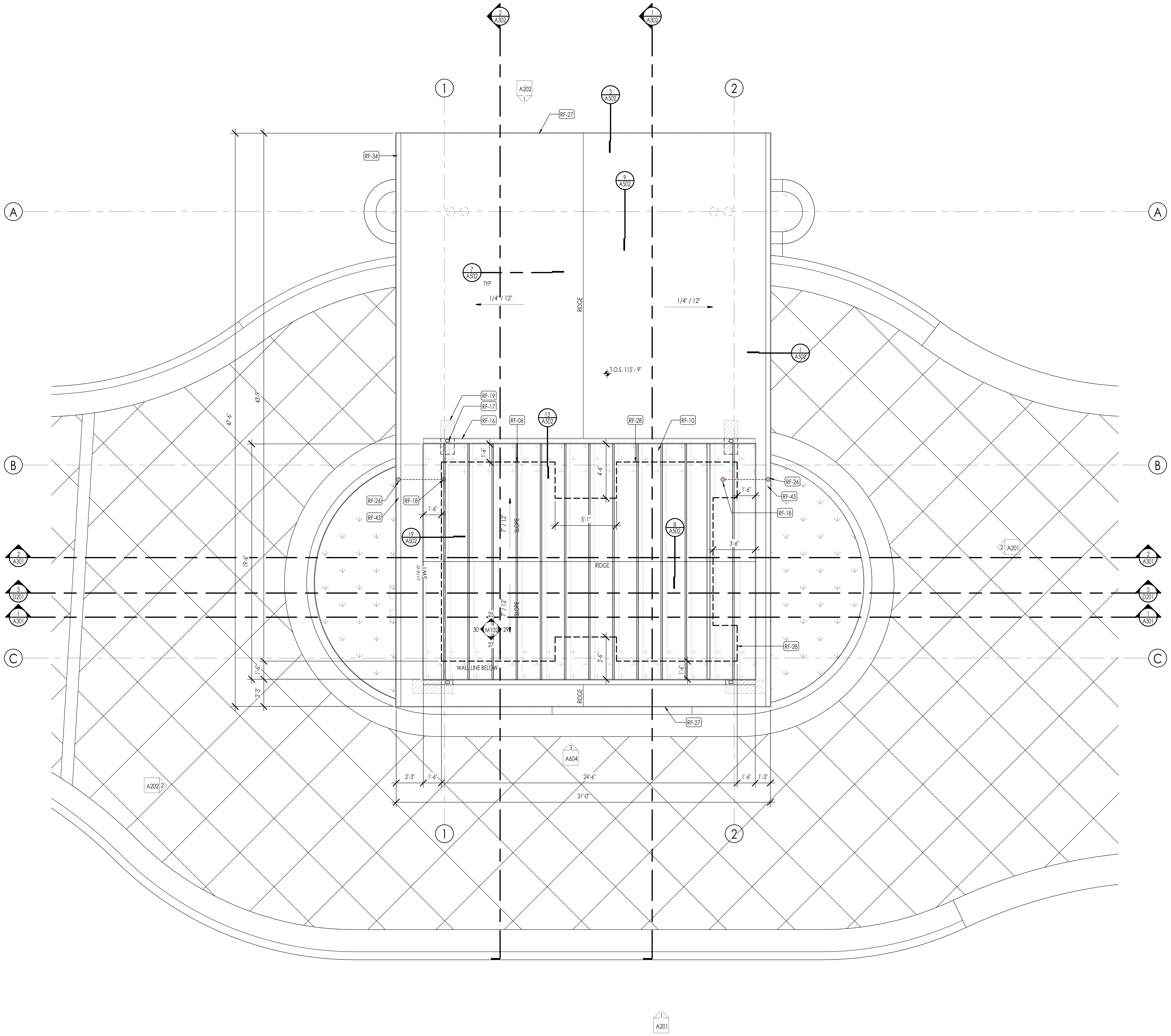

ROOF PLAN

1/4" = 1'-0"

1 A107

ROOF PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	TPO ROOFING SYSTEM		BROWN COLORED TPO WITH SLIP SHEET AND ROCK BALLAST
	STANDING SEAM METAL ROOFING SYSTEM		
	LOCATION OF SNOW RETENTION SYSTEM - TO BE DESIGNED AND ENGINEERED BY OTHERS		
D.S.	RAIN GUTTER WITH DOWN SPOUT		

ROOF PLAN GENERAL NOTES

1. SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
2. FLASH ALL ROOF PENETRATIONS WHETHER SHOWN OR NOT.
3. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL ROOF PENETRATIONS.
4. PROVIDE HEAT TRACE IN ALL RAIN GUTTERS, DOWN SPOUTS AND RAIN CHAINS.
5. ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.
6. ALL ROOFING SHALL BE REVIEWED PRIOR TO INSTALLATION.
7. CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT WILL PREVENT DRAINAGE.
8. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).
9. DIMENSIONS SHOWN ON THE ROOF PLAN ARE FROM THE EXTERIOR SIDE OF THE STUD FRAMING BELOW.
10. ALL GUTTER AND DOWNSPOUTS TO HAVE SNOW MELT HEAT TAPE.

ROOF PLAN KEYNOTES

KEYNOTES	
RF-06	LINE OF WALL BELOW ROOF- SEE OVERALL AND ENLARGED PLANS
RF-10	SNOW GUARDS, HATCHED AREA INDICATES LINEAR FOOTAGE. COVERAGE & SPACING PER MANUF. RECOMMENDATIONS - SEE DETAIL
RF-16	CONTINUOUS METAL GUTTER TO SLOPE TO DOWNSPOUTS - CONTRACTOR TO COORDINATE
RF-17	ROOF DOWNSPOUT- SEE DETAILS AND SPECIFICATIONS
RF-18	FOR TERMINATION OF DOWNSPOUTS SEE PLUMBING, CIVIL, LANDSCAPE PLANS
RF-19	SPLASH BLOCK ON TPO ROOF, TYP.
RF-26	DRILL THROUGH SIDE OF BEAM TO CONNECT DOWNSPOUT TO INTERNAL DRAIN CONCEALED IN WALL MAX SIZE HOLE PER STRUCTURAL
RF-27	ROOF EDGE FLASHING INTERLOCK WITH ROOF EDGE FLASHING PER MANUFACTURER REQUIREMENTS
RF-28	ROOFING TO CONTINUE UP WALL 8" MIN. AND TERMINATE PER MANUFACTURER REQUIREMENTS
RF-34	GUTTER CONCEALED BEHIND FASCIA.
RF-43	HEAT TAPE IN GUTTER AND DOWNSPOUT, TYP.

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLY PER R806.5

CLIMATE ZONE: 6

PROJECT MEETS ALL OF THE FOLLOWING CRITERIA PER INSULATION SCHEDULE ON SHEET G002 AND ACCORDING TO SECTIONS AND DETAILS (PER R806.5)

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR CLASS 1 VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
3. N/A - NO SHINGLES OR SHAKES.
4. IN CLIMATE ZONES 5, 6, 7, AND 8, ANY AIR-IMPERABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING:

5.1 ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.

5.1.1 WHERE ONLY AIR-IMPERABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.

5.1.2 WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1.1. IN ADDITON TO THE AIR-IMPERABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL(SEE NOTE AT END BELOW).

5.1.3. WHERE BOTH AIR-IMPERABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPEREABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH ITEM 5.1.1 AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPEREABLE INSLUATION.

5.1.4 ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECLY ABOVE THE STRUCTURLA ROOF SHEATHING TO MAINTIAN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45F. FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68F IS ASSUMBED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMBED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.

5.2 WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPEREABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.

PER TABLE R806.5 INSULATION FOR CONDENSATION CONTROL

CLIMATE ZONE 6 = R-25 RIGID BOARD ON AIR-IMPERMEABLE INSULAITON R-VALUE

SEE INSULATION SCHEDULE ON G002 FOR COMPLIANCE

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VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PERMIT SUBMITTAL

PROJECT NO. 21061

DATE: 2025.04.28

REVISIONS:

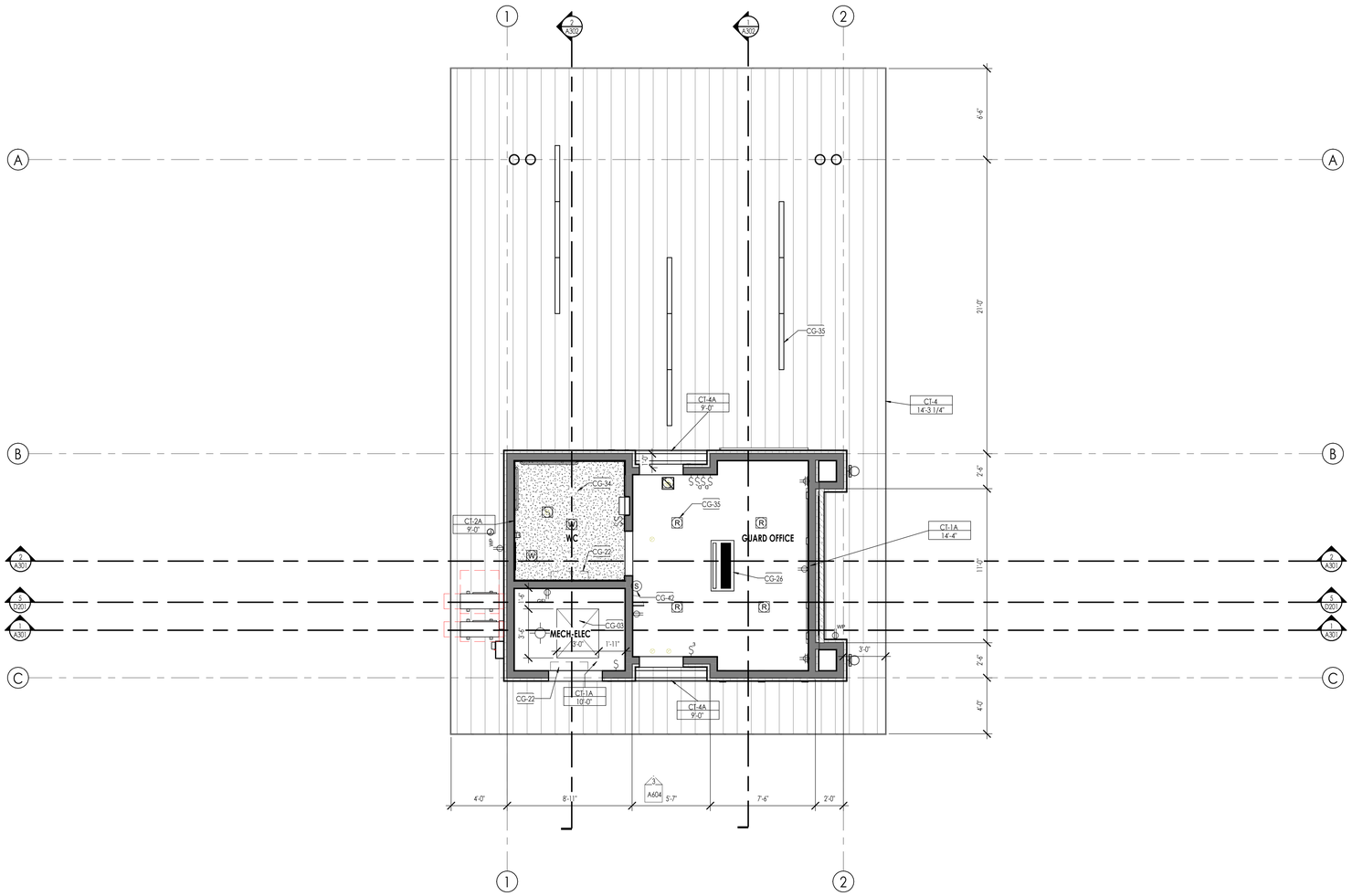
SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A107

Plot Date: 4/28/2025 2:52:54 PM



LEVEL 1 - REFLECTED CEILING PLAN

1/4" = 1'-0"

1 / A109

REFLECTED CEILING PLAN MATERIAL LEGEND

HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
	CT-1A	5/8" GYPSUM BOARD AT 2X4 DROP CEILING.			
	CT-2A	5/8" WATER RESISTANT GYPSUM BOARD AT 2X4 DROP CEILING. [WELL W04.3]			
	CT-4	WOOD CEILING AT FRAMING AS PER OWNER			
	CT-4A	WOOD CEILING AT 2X4 DROP CEILING AS PER OWNER			

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECKS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
7. COORDINATE WITH ELECTRCIAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
C1 / 1' - 0"	CEILING TYPE HEIGHT

REFLECTED CEILING PLAN KEYNOTES

KEYNOTES

CG-03	ATTIC ACCESS HATCH 3' X 3'-6"
CG-22	MECHANICAL - INDOOR WALL MOUNT VRF MINI SPLIT UNIT
CG-26	MECHANICAL - 1 WAY INDOOR CEILING MOUNT VRF CASSETTE
CG-34	MECHANICAL - EXHAUST FAN - SEE MECHANICAL DRAWINGS
CG-35	ELECTRICAL - LIGHT FIXTURE, TYP. - SEE ELECTRICAL DRAWINGS
CG-42	SMOKE DETECTOR

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PERMIT SUBMITTAL

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

SHEET TITLE:
LEVEL 1 CEILING PLAN

SHEET NUMBER:
A109

Plot Date: 4/28/2025 2:52:56 PM

FINISH LEGEND - CEILING

CEILING CODE	CEILING MATERIAL	CEILING MANUFACTURER	CEILING COLOR	CEILING FINISH	CEILING MATERIAL SIZE	CEILING NOTES
CF-01	PAINTED GYP. BOARD	TBD	TBD	TBD	N/A	
CF-02	UNPAINTED GYP. BOARD	TBD	N/A	TAPED, MUDDED, SANDED	N/A	
CF-03	OPEN TO STRUCTURE	N/A	N/A	N/A	N/A	

FINISH LEGEND - WALL

WALL CODE	WALL MATERIAL	WALL MANUFACTURER	WALL COLOR	WALL FINISH	WALL MATERIAL SIZE	WALL NOTES
WF-01	PAINTED GYP. BOARD	TBD	TBD	TBD	N/A	
WF-02	UNPAINTED GYP. BOARD	TBD	N/A	TAPED, MUDDED, SANDED	N/A	
WF-03	EXPOSED CONCRETE	TBD	TBD		N/A	

FINISH LEGEND - BASE

BASE CODE	BASE MATERIAL	BASE MANUFACTURER	BASE COLOR	BASE FINISH	BASE MATERIAL SIZE	BASE NOTES
BF-01	MDF	TBD	TBD	PAINTED	6"	
BF-02	RUBBER	TBD	TBD	FACTORY	4"	
BF-03	MDF	TBD	TBD	PAINTED	4"	

FINISH LEGEND - FLOOR

FLOOR CODE	FLOOR MATERIAL	FLOOR MANUFACTURER	FLOOR COLOR	FLOOR FINISH	FLOOR MATERIAL SIZE	FLOOR NOTES
FL-01	EXPOSED CONCRETE	N/A	GRAY	SEALED	N/A	
FL-02	CARPET	TBD	TBD		N/A	
FL-03	UNIT CARPET	TBD	TBD		N/A	
FL-04	CERAMIC TILE	TBD	TBD		12"x12"	
FL-05	VINYL	TBD	TBD		N/A	
FL-06	UNIT VINYL	TBD	TBD	FACTORY	N/A	
FL-07	DURADEK	TBD	TBD	SHEET VINYL	N/A	

FINISH LEGEND - ROOM

ROOM NUMBER	ROOM NAME	FINISH			
		FLOOR	BASE	WALL	CEILING
017	Room				
101	A ROOM				
102	GUARD OFFICE				
103	WC				
104	MECH-ELEC				
105	GUARD OFFICE				
106	WC				
107	MECH-ELEC				
108	WC				
109	GUARD OFFICE				
110	MECH-ELEC				

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VELVAERE GATE HOUSE 4060

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

SHEET TITLE:
FINISH PLANS & SCHEDULES

SHEET NUMBER:
A112

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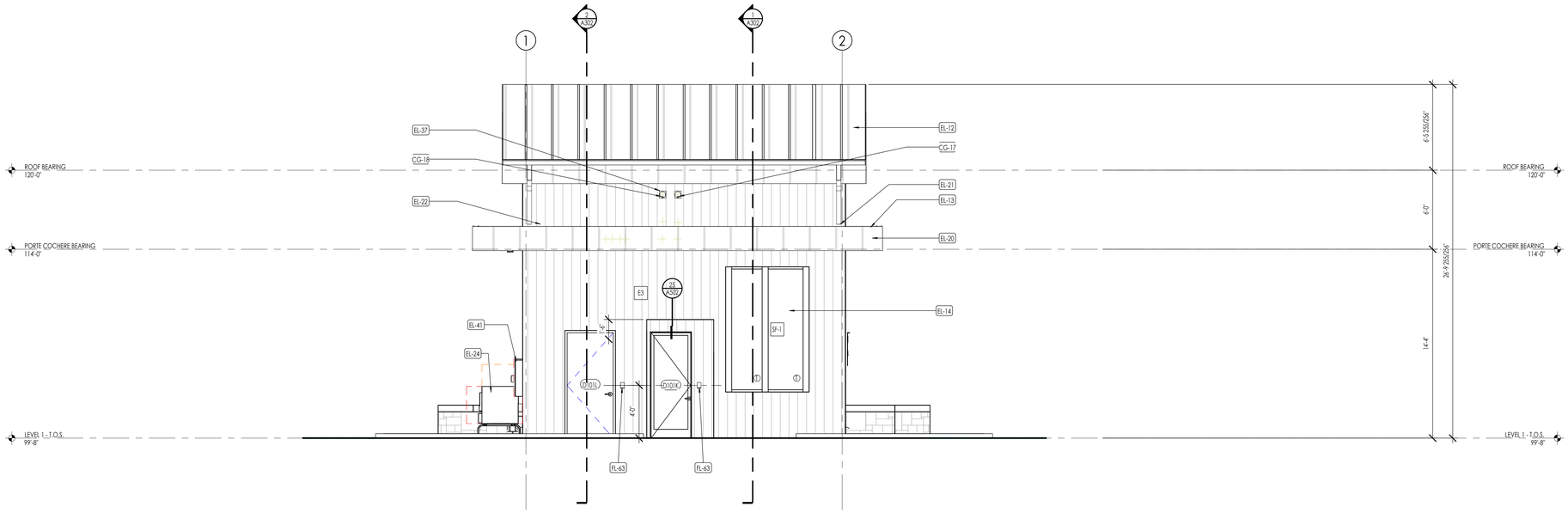
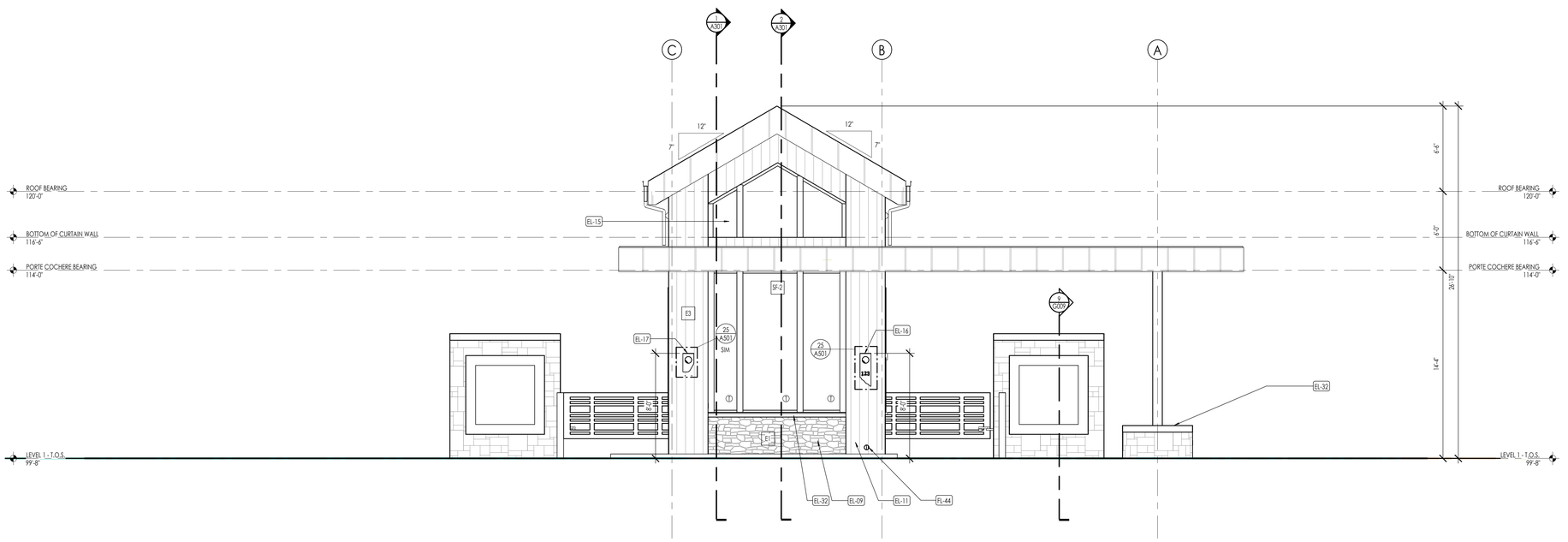


SOUTH ELEVATION

1/4" = 1'-0"

1 / A201



EAST ELEVATION

1/4" = 1'-0"

2 / A201

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	3/4" OSB RIGID - Standing Seam
	3/4" OSB RIGID TPO
	STONE MASONRY
	2X6 VERTICAL LAP SIDING SYSTEM

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
CG-17	MECHANICAL - ERV EXTERIOR INTAKE
CG-18	MECHANICAL - ERV EXTERIOR EXHAUST
EL-09	EXTERIOR STONE MASONRY VENEER AS SELECTED BY OWNER. SEE DETAILS
EL-11	WOOD SIDING - SEE ELEVATION AND LEGEND FOR PATTERN
EL-12	STANDING SEAM ROOFING SYSTEM
EL-13	SINGLE PLY ROOFING MEMBRANE SYSTEM
EL-14	CURTAIN WALL SYSTEM
EL-15	CURTAIN WALL SPANDREL GLASS - WHITE FROSTED GLAZING PANEL
EL-16	ELECTRICAL - EXTERIOR WALL MOUNTED LIGHT FIXTURE AND ADDRESS SIGN
EL-17	ELECTRICAL - EXTERIOR WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
EL-20	PREFINISHED METAL FASCIA WITH DRIP EDGE AT BOTTOM
EL-21	SPLASH BLOCK AT DOWNSPOUT - SEE ROOF PLAN
EL-22	ROOFING TO EXTEND 8" MIN UP WALL. PROVIDE ROOF TO WALL FLASHING AS REQUIRED.
EL-24	MECHANICAL - HEAT PUMP STAND AND CONCRETE PAD TO ELEVATE EQUIPMENT 2' ABOVE FINISH GRADE
EL-32	STONE MASONRY VENEER WALL CAP
EL-37	MECHANICAL - 4" DUCT LOUVERED VENT END CAP WITH BUG SCREEN (WITH HOOD IF FULLY EXPOSED) SEEMO SFX SERIES OR EQUAL. PAINT TO MATCH BUILDING EXTERIOR/METAL.
EL-41	ELECTRICAL - MAIN ELECTRICAL PANEL WITH METER - INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER- SEE ELECTRICAL
FL-44	PLUMBING - ZURN DOWNSPOUT NOZZLE FROM INTERNAL DOWNSPOUT DRAIN. PROVIDE SPLASH BLOCK AND GRAVEL BASIN AT EXIT
FL-63	ELECTRICAL - WALL MOUNTED CARD READER

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VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

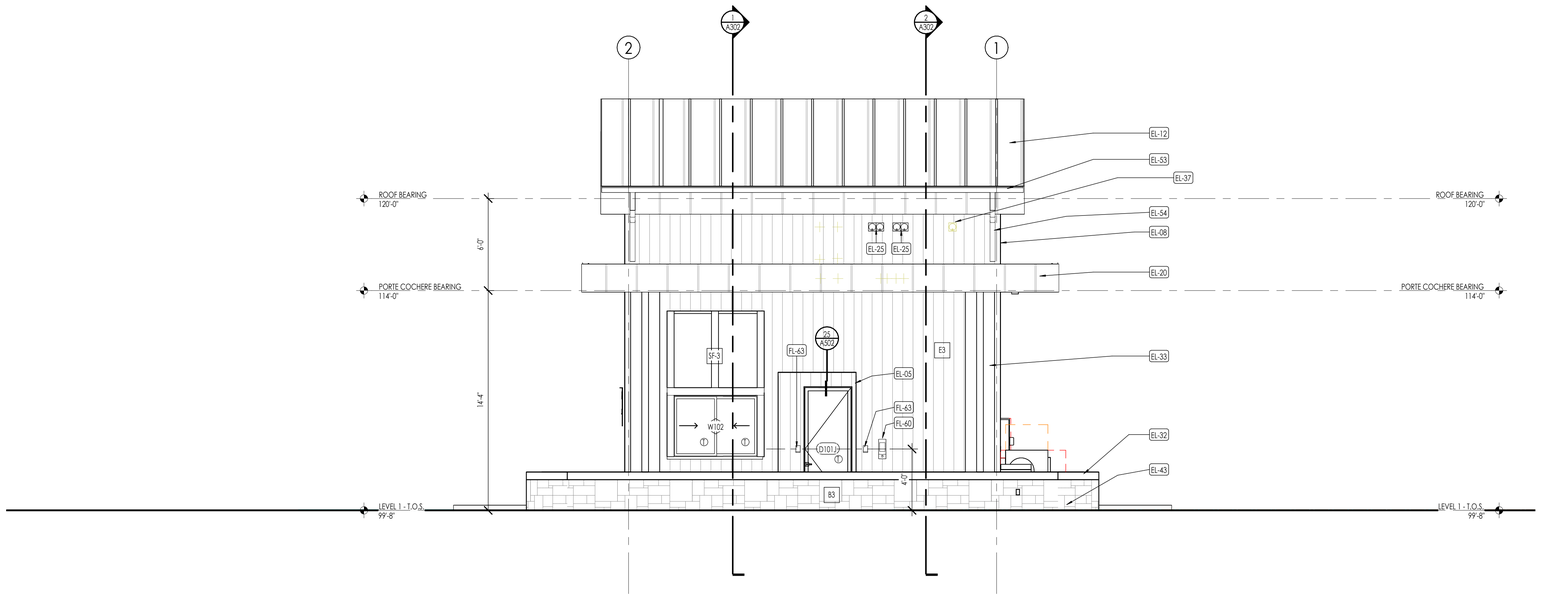
PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

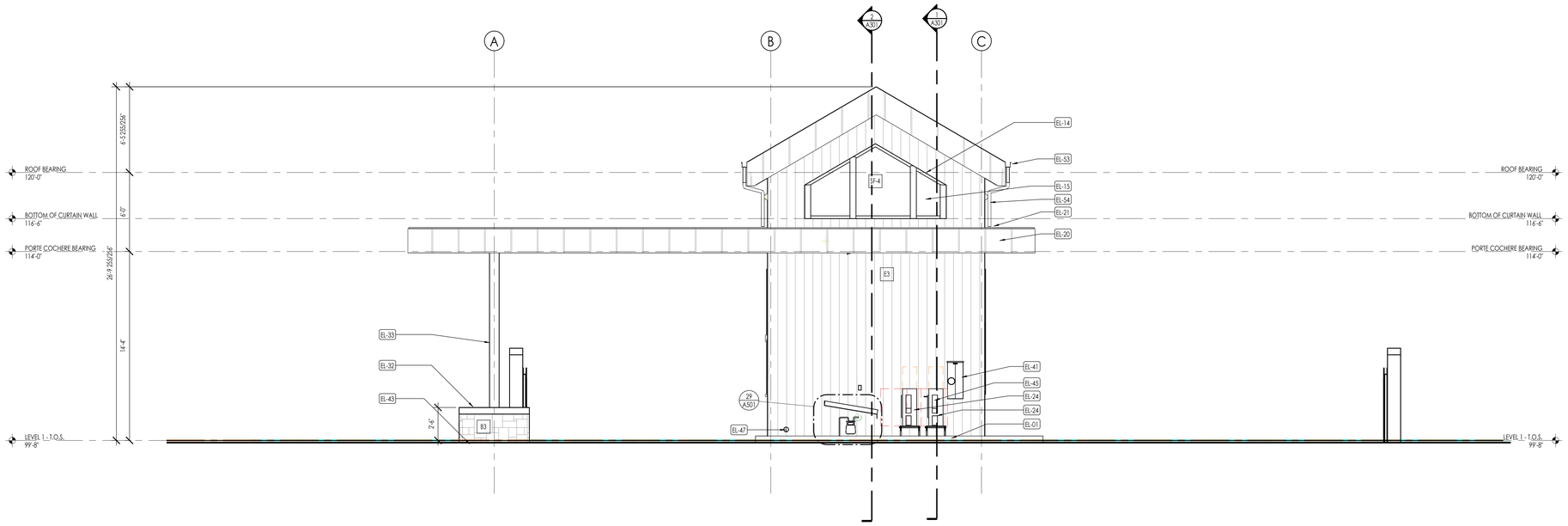
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

Plot Date: 4/28/2025 2:53:04 PM



NORTH ELEVATION
1/4" = 1'-0"
1
A202



WEST ELEVATION
1/4" = 1'-0"
2
A202

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	3/4" OSB RIGID - Standing Seam
	3/4" OSB RIGID TPO
	STONE MASONRY
	2X6 VERTICAL LAP SIDING SYSTEM

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0". SEE CIVIL DRAWINGS.
EL-05	PROVIDE TRANSITION OF SIDING MATERIALS AT INSIDE CORNER AS SHOWN ON DRAWINGS
EL-08	CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSITIONS WHETHER SHOWN OR NOT
EL-12	STANDING SEAM ROOFING SYSTEM
EL-14	CURTAIN WALL SYSTEM
EL-15	CURTAIN WALL SPANDREL GLASS - WHITE FROSTED GLAZING PANEL
EL-20	PREFINISHED METAL FASCIA WITH DRIP EDGE AT BOTTOM
EL-21	SPLASH BLOCK AT DOWNSPOUT - SEE ROOF PLAN
EL-24	MECHANICAL - HEAT PUMP STAND AND CONCRETE PAD TO ELEVATE EQUIPMENT 2' ABOVE FINISH GRADE
EL-25	MECHANICAL - BOILER INTAKE/EXHAUST - SIDE VENT - PAINT TO MATCH SIDING.
EL-32	STONE MASONRY VENEER WALL CAP
EL-33	STRUCTURAL - STEEL PIPE COLUMN - PAINTED PER SPECIFICATIONS
EL-37	MECHANICAL - 4" DUCT LOUVERED VENT END CAP WITH BUG SCREEN (WITH HOOD IF FULLY EXPOSED) SEIHO SFX SERIES OR EQUAL. PAINT TO MATCH BUILDING EXTERIOR/METAL.
EL-41	ELECTRICAL - MAIN ELECTRICAL PANEL WITH METER - INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER- SEE ELECTRICAL
EL-43	LOW PLANTER WALL SEE LANDSCAPE DRAWINGS
EL-45	ELECTRICAL - DISCONNECT FOR EXTERIOR CONDESNSER
EL-47	OVERFLOW ZURN DOWNSPOUT- SEE PLUMBING DRAWINGS
EL-53	CONTINOUS METAL FASCIA GUTTER TO SLOPE TO DOWNSPOUTS - CONTRACTOR TO COORDINATE.
EL-54	DOWNSPOUT
FL-60	ELECTRICAL - VIDEO INTERCOM-ACCESS CONTROL
FL-63	ELECTRICAL - WALL MOUNTED CARD READER

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VELVAERE GATE HOUSE

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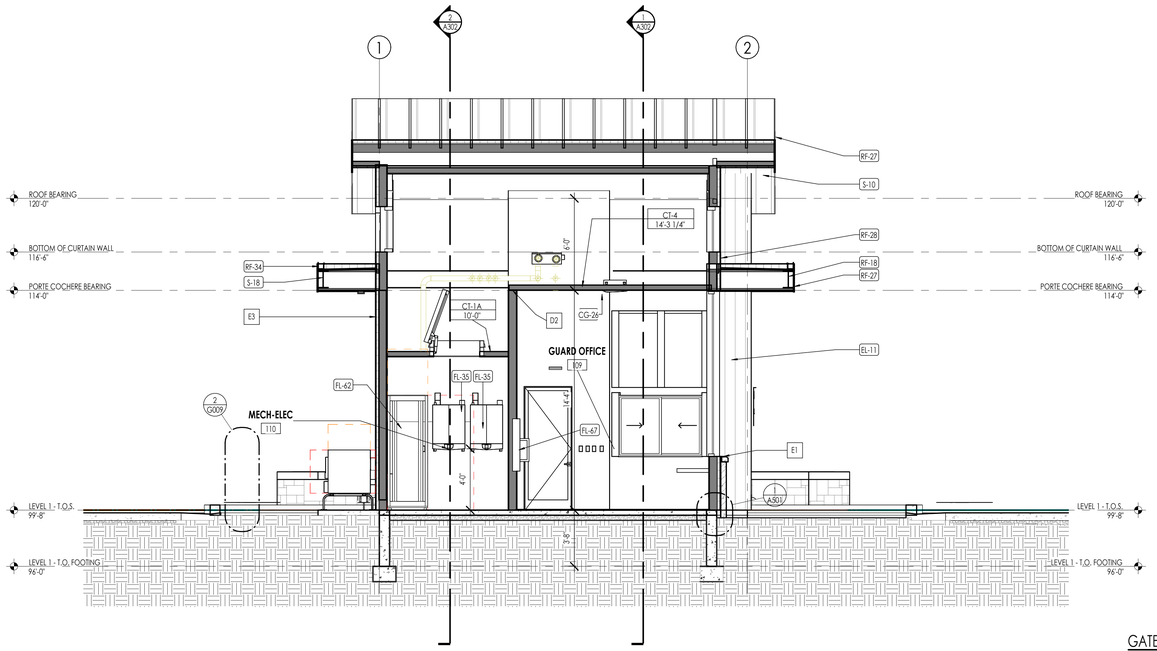
PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

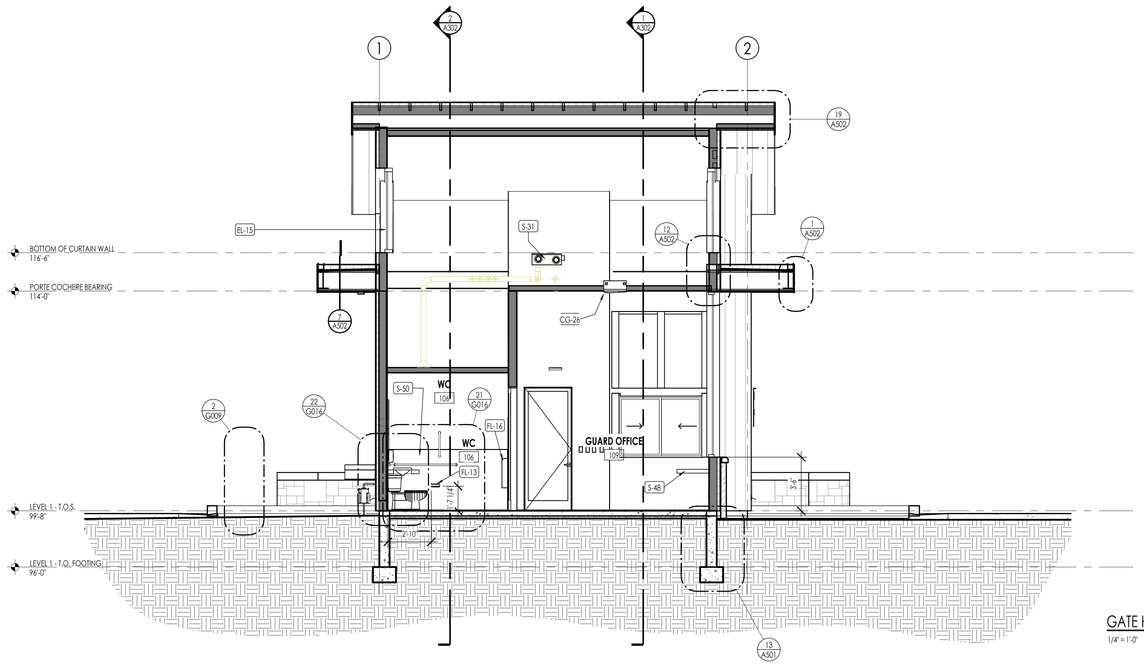
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

Plot Date: 4/28/2025 2:57:33 PM



GATE HOUSE SECTION B
1/4" = 1'-0"
1 A301



GATE HOUSE SECTION A
1/4" = 1'-0"
2 A301

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	3/4" OSB RIGID - Standing Seam
	3/4" OSB RIGID TPO
	STONE MASONRY
	2X6 VERTICAL LAP SIDING SYSTEM

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTES

CG-26	MECHANICAL - 1 WAY INDOOR CEILING MOUNT VRF CASSETTE
EL-11	WOOD SIDING - SEE ELEVATION AND LEGEND FOR PATTERN
EL-15	CURTAIN WALL SPANDREL GLASS - WHITE FROSTED GLAZING PANEL
FL-13	INTERIOR - WC ACCESSORIES - TOILET PAPER DISPENSER, SEE 8/G016
FL-16	INTERIOR - WC ACCESSORIES - PAPER TOWEL DISPENSER AND TRASH RECEPTACLE, SEE 8/G016
FL-35	PLUMBING - HW BOILER FOR DOMESTIC HW AND SNOW MELT
FL-62	ELECTRICAL - WALL MOUNTED EQUIPMENT RACK - COMMUNICATIONS
FL-67	FIRE PROTECTION - NON RATED FIRE EXTINGUISHER CABINET WITH 2A:10BC FIRE EXTINGUISHER, SEE 8/G016 FOR MOUNTING HEIGHT
RF-18	FOR TERMINATION OF DOWNSPOUTS SEE PLUMBING, CIVIL, LANDSCAPE PLANS
RF-27	ROOF EDGE FLASHING INTERLOCK WITH ROOF EDGE FLASHING PER MANUFACTURER REQUIREMENTS
RF-28	ROOFING TO CONTINUE UP WALL 8" MIN. AND TERMINATE PER MANUFACTURER REQUIREMENTS
RF-34	GUTTER CONCEALED BEHIND FASCIA.
S-10	LAP CEDAR SIDING AT UNDERSIDE OF ROOF OVERHANG
S-18	STRUCTURAL - STEEL BEAM, SEE STRUCTURAL
S-31	MECHANICAL - EQUIPMENT - SEE MECHANICAL DRAWINGS
S-48	INTERIOR - COUNTERTOP AT 34"AFF
S-50	INTERIOR - FRP WAINSCOT 4' AFF

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VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PROJECT NO. 21061
DATE: 2025.04.28

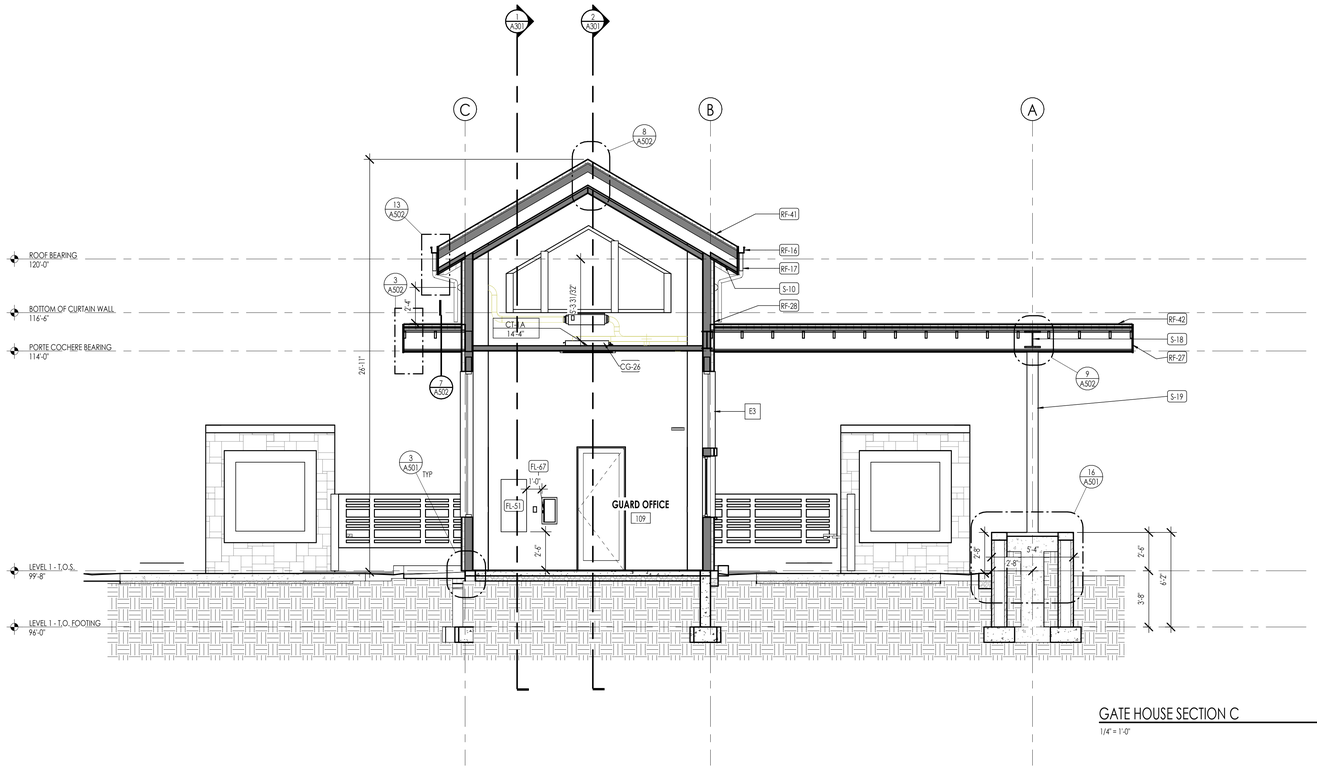
REVISIONS:

PERMIT SUBMITTAL

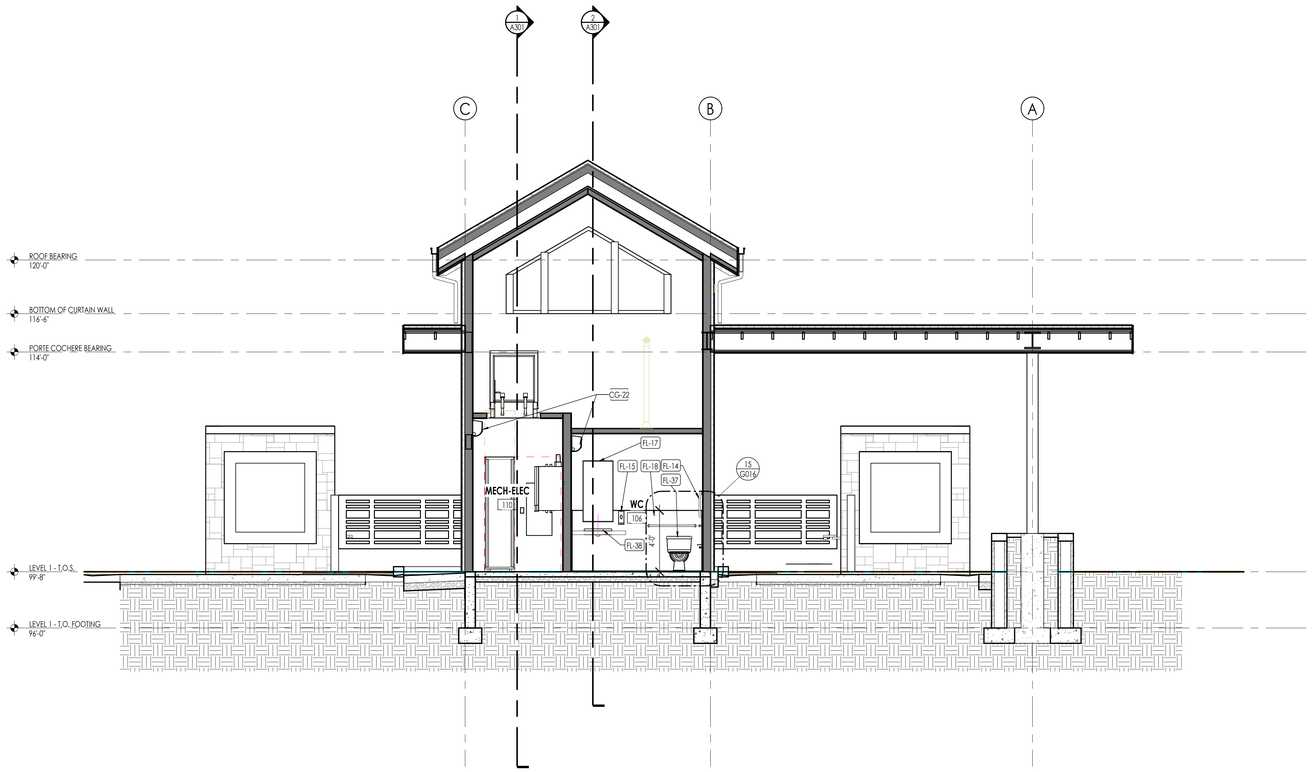
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A301

Plot Date: 4/28/2025 2:53:11 PM



GATE HOUSE SECTION C
1/4" = 1'-0"
1 A302



ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	3/4" OSB RIGID - Standing Seam
	3/4" OSB RIGID TPO
	STONE MASONRY
	2X6 VERTICAL LAP SIDING SYSTEM

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

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VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

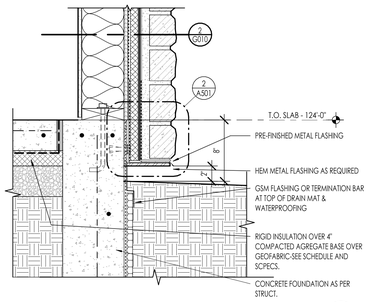
PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

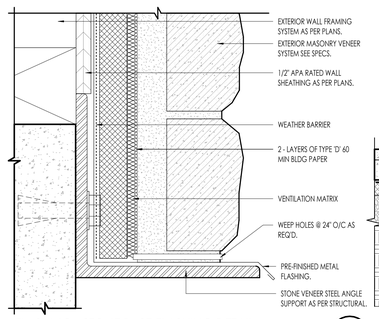
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A302

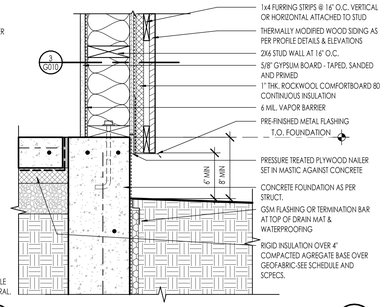
Plot Date: 4/28/2025 3:02:05 PM



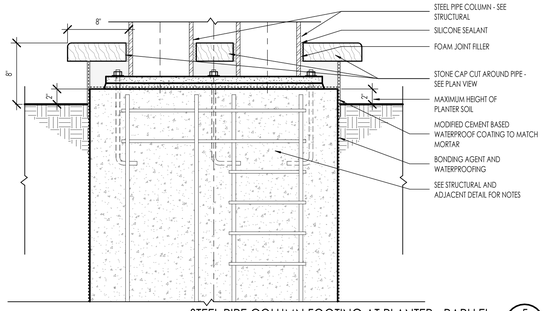
CONCRETE - T.O. WALL W/ STONE 1
1 1/2" = 1'-0" A501



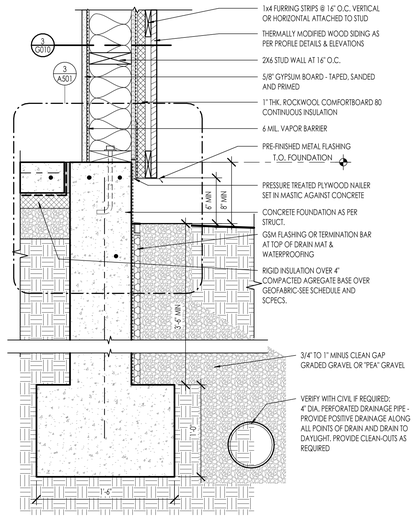
FLASHING - STONE BASE FLASHING DETAIL 2
6" = 1'-0" A501



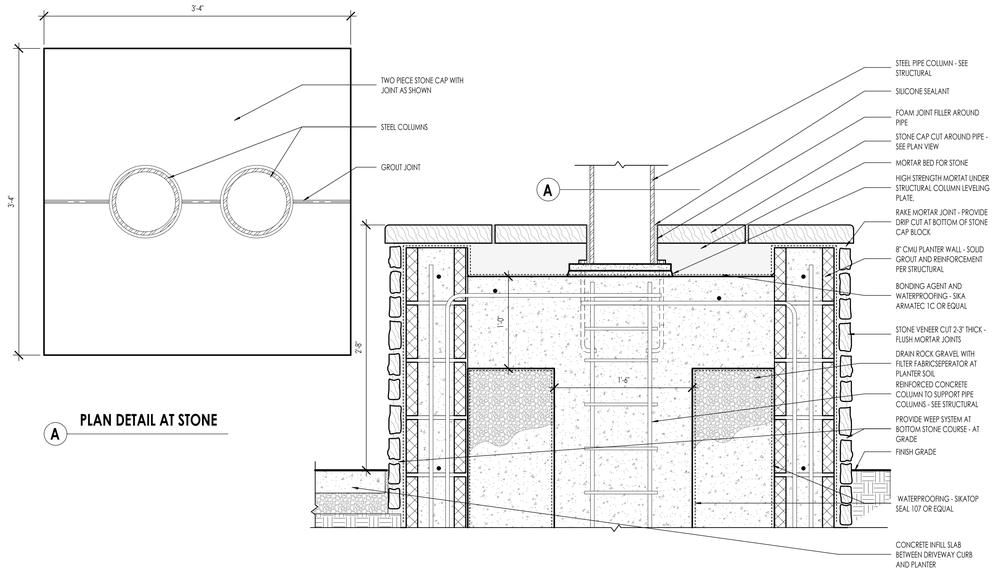
CONCRETE - T.O. WALL W/ WOOD 3
1 1/2" = 1'-0" A501



STEEL PIPE COLUMN FOOTING AT PLANTER - PARLLEL 5
1 1/2" = 1'-0" A501

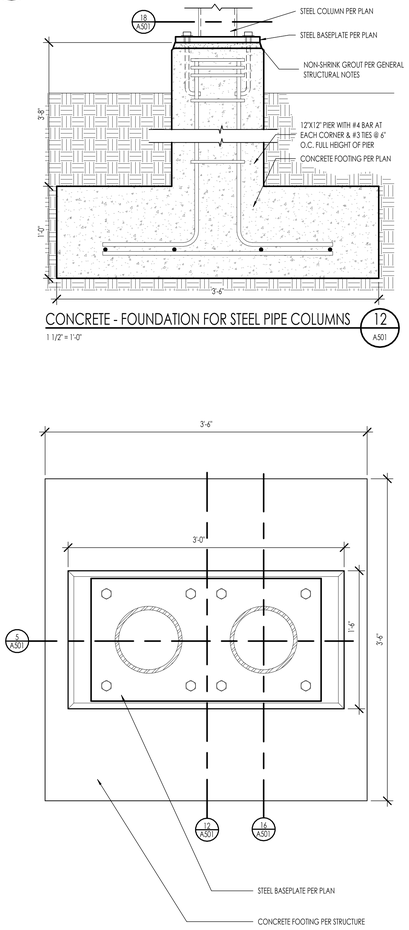


CONCRETE - FOOTING DETAIL 13
1 1/2" = 1'-0" A501

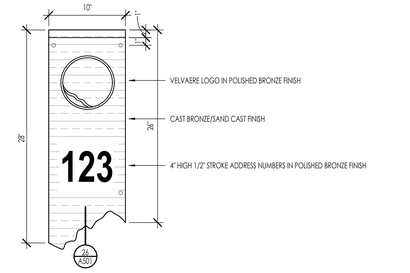


PLAN DETAIL AT STONE
A

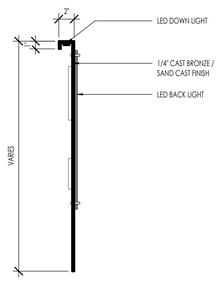
STEEL PIPE COLUMN FOOTING AT PLANTER - PERPENDICULAR 16
1 1/2" = 1'-0" A501



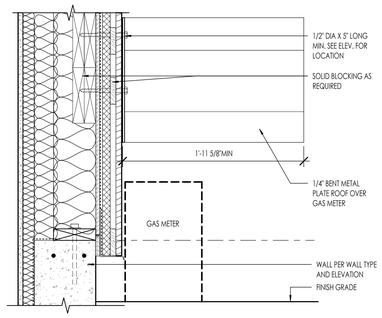
CONCRETE - FOUNDATION FOR STEEL PIPE COLUMNS 12
1 1/2" = 1'-0" A501



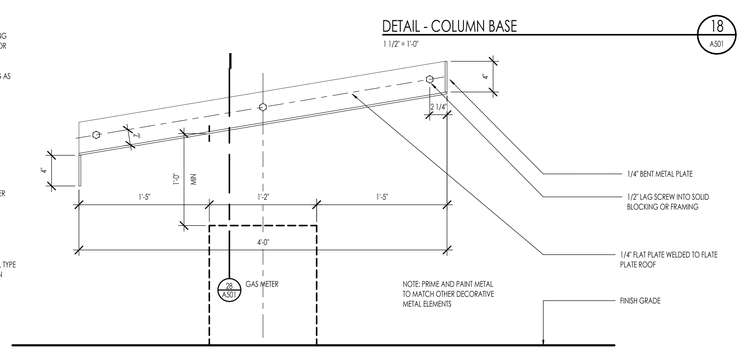
ADDRESS SIGN - LIGHTING DETAIL 25
1 1/2" = 1'-0" A501



ADDRESS SIGN - LIGHTING DETAIL SECTION 26
1 1/2" = 1'-0" A501



GAS METER COVER SIDE VIEW 28
1 1/2" = 1'-0" A501



GAS METER COVER 29
1 1/2" = 1'-0" A501

DETAIL - COLUMN BASE 18
1 1/2" = 1'-0" A501

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STATE OF UTAH · JOHN M. DONLEY · 8470492 · LICENSED ARCHITECT

VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

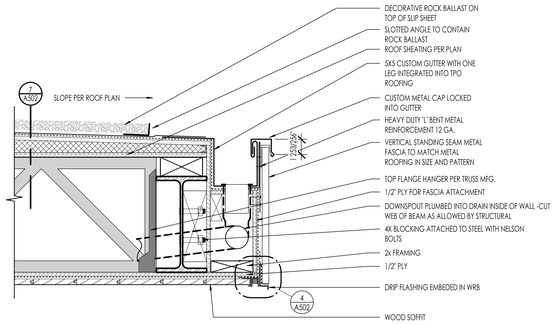
PERMIT SUBMITTAL

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

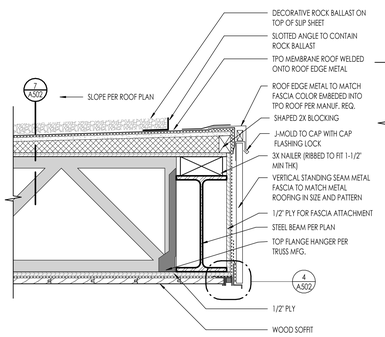
SHEET TITLE:
ARCHITECTURAL DETAILS

SHEET NUMBER:
A501

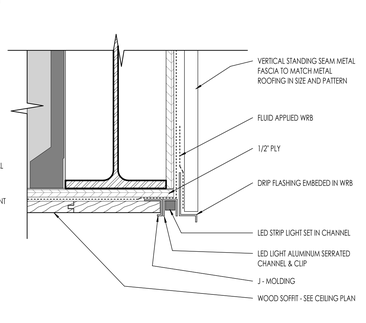
Plot Date: 4/28/2025 2:53:19 PM



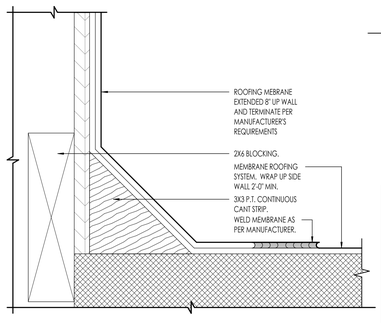
ROOF-FLAT CONCEALED GUTTER 1
1 1/2" = 1'-0" A502



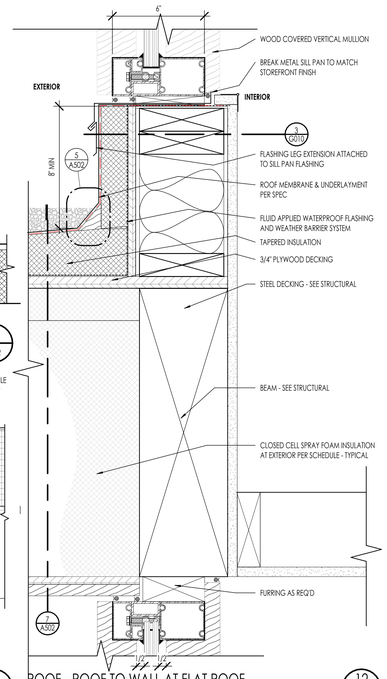
ROOF-FLAT ROOF EDGE DETAIL 3
1 1/2" = 1'-0" A502



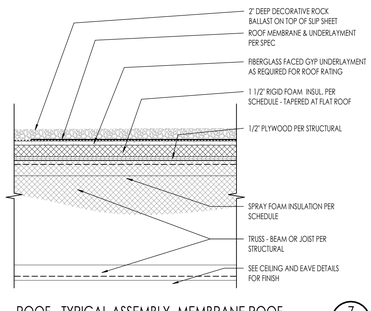
ROOF-FLAT ROOF EDGE LIGHT DETAIL 4
3" = 1'-0" A502



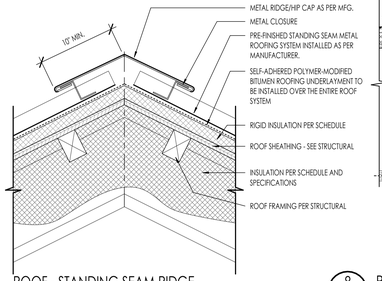
ROOF - TYPICAL CANT 5
6" = 1'-0" A502



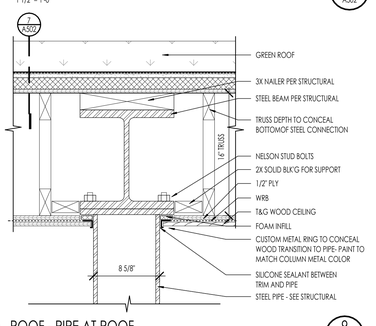
ROOF - ROOF TO WALL AT FLAT ROOF 12
3" = 1'-0" A502



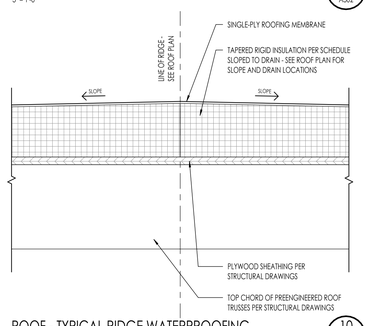
ROOF - TYPICAL ASSEMBLY- MEMBRANE ROOF 7
1 1/2" = 1'-0" A502



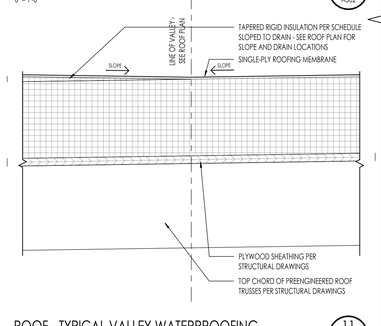
ROOF - STANDING SEAM RIDGE 8
1 1/2" = 1'-0" A502



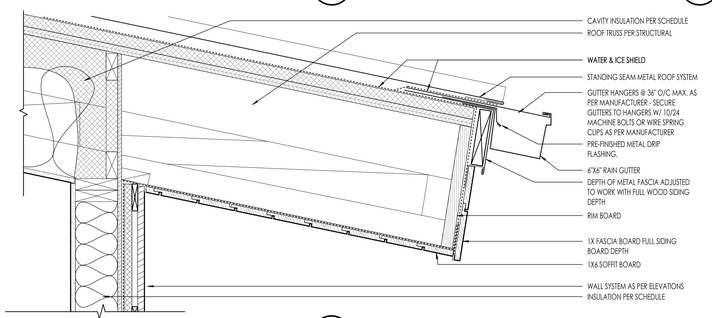
ROOF - PIPE AT ROOF 9
1 1/2" = 1'-0" A502



ROOF - TYPICAL RIDGE WATERPROOFING 10
3" = 1'-0" A502



ROOF - TYPICAL VALLEY WATERPROOFING 11
3" = 1'-0" A502



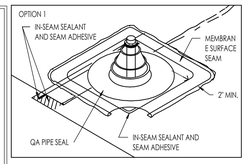
ROOF - EAVE DETAIL. 13
1 1/2" = 1'-0" A502

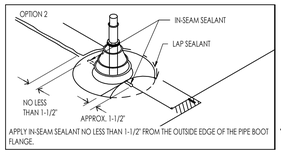
NOTES:

1. PIPE SEAL MUST HAVE INTACT RIB AT TOP EDGE, REGARDLESS OF PIPE DIAMETER.

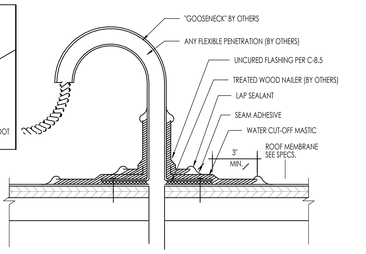
2. AT SEAM INTERSECTIONS USE A SURFACE SEAM AS OUTLINED IN OPTION #1 OR INSEAM SEALANT MUST BE USED ALONG THE EDGE OF THE SEAM AS SHOWN IN OPTION #2.

3. DECK FLANGES OF THE PRE-MOLDED PIPE SEAL SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER ANY ANGLE CHANGE.

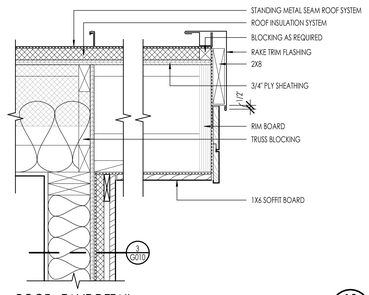




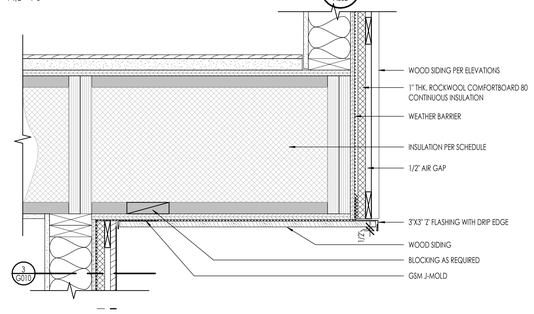
ROOF - PENETRATION - TYPICAL PIPE 16
3" = 1'-0" A502



ROOF - PENETRATION - FLEXIBLE GOOSNECK 18
3" = 1'-0" A502



ROOF - EAVE DETAIL 19
1 1/2" = 1'-0" A502



ROOF - SOFFIT 25
1 1/2" = 1'-0" A502

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STATE OF UTAH JOHN M. DONLEY 8879409 LICENSED ARCHITECT

VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PERMIT SUBMITTAL

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

SHEET TITLE:
ARCHITECTURAL DETAILS - ROOF

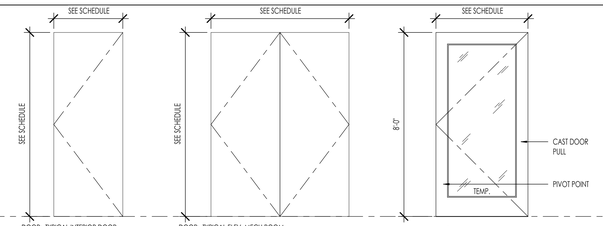
SHEET NUMBER:
A502

Plot Date: 4/28/2025 2:53:23 PM

DOOR SCHEDULE

MARK	DOOR						FRAME						FIRE RATING	HARDWARE	REMARKS
	SIZE			MATERIAL	TYPE	FINISH	DETAILS			MATERIAL	TYPE	FINISH			
	WIDTH	HEIGHT	THICKNESS				HEAD	JAMB	SILL						
D101I	3'-0"	8'-0"	2"	WOOD	C1	PAINT	2/A602	8/A602	NA	METAL	F7	PAINT	NON-RATED	H3	
D101J	3'-0"	8'-0"	2"	ALU-CLAD WOOD	D1	STAIN-PAINT	10/A605	16/A605	13/A602	METAL	F7	PAINT	NON-RATED	H2	SEE ELEVATION A604
D101K	3'-0"	8'-0"	2"	ALU-CLAD WOOD	D1	STAIN-PAINT	10/A605	16/A605	13/A602	METAL	F7	PAINT	NON-RATED	H2	SEE ELEVATION A604
D101L	3'-6"	8'-0"	2"	METAL	D2	PAINT	1/A602	7/A602	13/A602	METAL	F4	PAINT		H1	
E27	3'-0"	1'-6"			D112								NON-RATED		

DOOR TYPES



DOOR: TYPICAL INTERIOR DOOR MODEL:
HOLLOW METAL - F3 FRAME
2" THICK

TYPE C1

DOOR: TYPICAL ELEV. MECH ROOM MODEL:
HOLLOW METAL - F4 FRAME
1 3/4" THICK

TYPE C2

EXTERIOR
ENTRY DOOR W/
TEMPRED GLASS PANELS

TYPE D1

DOOR SCHEDULE GENERAL NOTES

1. SEE SHEET A601 FOR DOOR AND FRAME TYPES.
2. CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENINGS PRIOR TO ORDERING ALL DOORS.
3. CONTRACTOR SHALL SUBMIT COMPLETE DOOR AND HARDWARE SHOP DRAWINGS AND SUBMITTALS FOR APPROVAL FOR EACH BUILDING PRIOR TO ORDERING AND TAKING RECEIPT OF DOOR ORDER. ARCHITECT SHALL REVIEW ALL DOORS FOR COMPLIANCE SPECIFICATIONS AND BUILDING CODE.
4. ALL DOORS REQUIRED TO BE RATED SHALL HAVE APPROPRIATE U.L. RATING AS INDICATED IN DOOR SCHEDULE AND SPECIFICATION. ALL DOORS SHALL HAVE LABEL ON DOOR AND FRAME FOR INSPECTION ON SITE, AND SHALL NOT BE REMOVED.
5. ALL DOORS SHALL BE INSTALLED SO AS NOT TO HAVE MORE THAN 1/2" OFFSET BETWEEN LEVELS.
6. SEE SPECS FOR HARDWARE SCHEDULE.
7. REFER TO INTERIOR DESIGNER FOR CORRECT DOOR STYLES, SPECIES, AND FINISHES.
8. PROVIDE FLOOR DOOR STOP, RESTRAINING HINGE, OR DOOR BUMPER AS SPECIFIED BY INTERIOR DESIGNER.

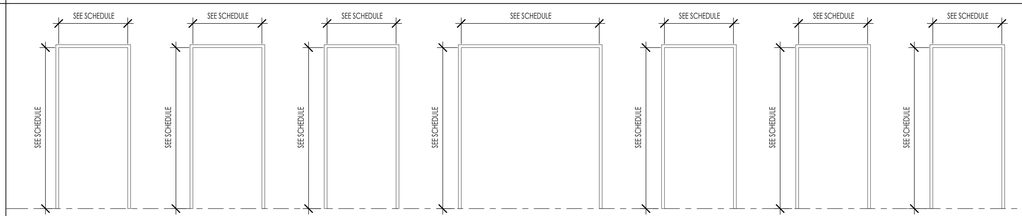
HARDWARE GROUPS

H1 SERVICE DOORS (D101I)
- 2 PAIR SPRING HINGES
- 2 PAIR HINGES
- 1 WEATHERSTRIP
- 1 DEADBOLT
- 1 LOCKSET
- 1 THRESHOLD
- 1 ACCESS CONTROL

H2 ENTRY DOOR (D101J, D101K)
- 4 PAIR HINGES OR CONTINUOUS HINGE EACH LEAF
- 1 WEATHERSTRIP
- 1 AUTOMATIC FLUSH BOLT TOP AND BOTTOM
- 1 AUTOMATED DOOR OPENER/CLOSER
- 1 THRESHOLD
- 1 ACCESS CONTROL
- 1 ELECTRONIC STRIKE

H10 INTERIOR DOOR WC COMPARTMENT (D101I)
- 4 PAIR HINGES
- 1 PRIVACY LOCKSET

FRAME TYPES



WOOD
FINISH AS SELECTED

TYPE F1

WOOD
FINISH AS SELECTED
DOUBLE OR SINGLE DOOR

TYPE F2

STEEL
TIMELY - HOLLOW METAL
20 MINUTE FIRE RATED
FINISH AS SELECTED

TYPE F3

STEEL
HOLLOW METAL
NON-RATED
FINISH AS SELECTED

TYPE F4

TIMELY - HOLLOW METAL STOREFRONT
FINISH AS SELECTED
SEE STOREFRONT ELEVATIONS

TYPE F5

STEEL
TIMELY - HOLLOW METAL
NON RATED
FINISH AS SELECTED

TYPE F6

HOLLOW METAL
FINISH AS SELECTED

TYPE F7

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VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

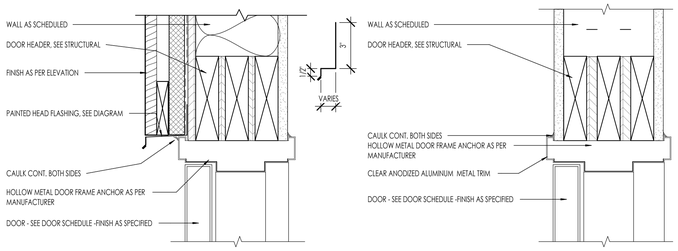
PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

SHEET TITLE:
DOOR SCHEDULE & ELEVATIONS

SHEET NUMBER:
A601

Plot Date: 4/28/2025 2:53:26 PM

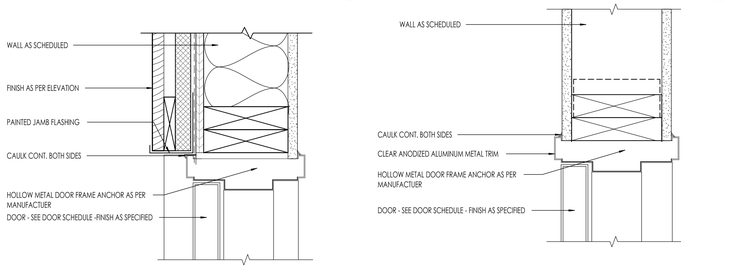


DOOR - EXTERIOR HEAD DETAIL - HOLLOW METAL — 1 / A602

3" = 1'-0"

DOOR - INTERIOR HEAD DETAIL - HOLLOW METAL — 2 / A602

3" = 1'-0"

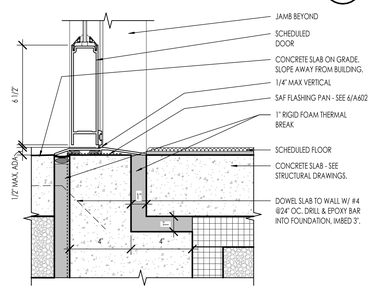


DOOR - EXTERIOR JAMB DETAIL - HOLLOW METAL — 7 / A602

3" = 1'-0"

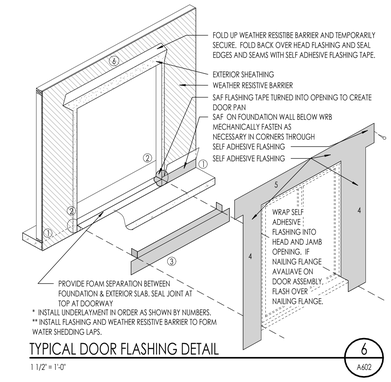
DOOR - INTERIOR JAMB DETAIL - HOLLOW METAL — 8 / A602

3" = 1'-0"



DOOR THRESHOLD AT CONCRETE — 13 / A602

3" = 1'-0"



TYPICAL DOOR FLASHING DETAIL — 6 / A602

1 1/2" = 1'-0"

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STATE OF UTAH — JOHN M. DONLEY — 8874049 — LICENSED ARCHITECT

VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

SHEET TITLE:
DOOR DETAILS

SHEET NUMBER:
A602

Plot Date: 4/28/2025 2:53:28 PM

WINDOW SCHEDULE

WINDOW SCHEDULE

MARK	UNIT SIZE		HEAD HEIGHT	OPERATION	MATERIAL	FINISH	DETAIL			GLAZING		COMMENTS
	WIDTH	HEIGHT					HEAD	JAMB	SILL	THICKNESS	TYPE	
W102	5'-6"	4'-0"	7'-5 205/256"	SLIDER	ALUMINUM	ANODISED	11/A605	17/A605	23/A605	1"	LOW E	OPERABLE WINDOW INTEGRATED INTO CURTAIN WALL

WINDOW LEGEND

SYMBOL	DESCRIPTION
(T)	TEMPERED GLAZING. COORDINATE WITH PROJECT KEYNOTES AND BUILDING CODE FOR ALL LOCATIONS.
	DIRECTION OF OPERABLE WINDOW/ DOOR.
(E)	WINDOW IS REQUIRED TO MEET EMERGENCY EGRESS.

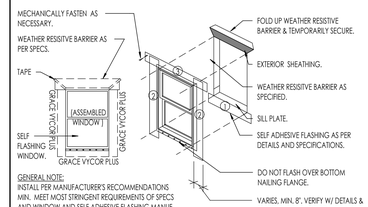
WINDOW SPECIFICATIONS

APPROVED MANUFACTURERS:	KAWNEER	MIN. GLAZING U-VALUE:	0.19
BASIS OF DESIGN:	KAWNEER 1600 UT	SCREENS REQUIRED:	NONE
WINDOW TYPE:	PER SCHEDULE	SCREEN COLOR:	N/A
WINDOW COLOR:	DARK BRONZE	TYPICAL JAMB WIDTH:	2"
WINDOW GLAZING:	VITRO ARCHITECTURAL GLASS - 1" DOUBLE GLAZED, SOLARBAN 70 (2) CLEAR + SUNGATE THERMAL (4) + CLEAR	SHGC:	0.27
		VLT:	63
		EXTERIOR REFLECTANCE (%):	13

WINDOW GENERAL NOTES

1. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R308. FOR EXCEPTIONS SEE I.R.C. R308.4.
   - A. EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. FOR EXCEPTIONS SEE I.R.C. R308.1.
   - B. PROVIDE SAFETY GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLDING DOORS (R308.4.1.). SAFETY GLAZING SHALL BE PROVIDED WHEN GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR. (I.R.C. R308.4.2)
   - C. PROVIDE SAFETY GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. (I.R.C. R308.4.4)
   - D. PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)
   - E. PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.4)
   - F. PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.5)
   - G. PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKING SURFACE. (I.R.C. R308.4.3)
2. THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO FIELD MEASURE ALL WINDOW OPENINGS AND PROVIDE SHOP DRAWINGS BEFORE MANUFACTURERING. SHOP DRAWINGS SHALL BE PROVIDED FOR EACH BUILDING INDIVIDUALLY AND SHALL NOT BE COMBINED WITH ANY OTHER BUILDING.
3. THE WINDOW SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL EMERGENCY EGRESS, LIGHT AND VENTILATION, AND TEMPERED GLASS LOCATION REQUIREMENTS PRIOR TO EACH SUBMITTAL.
4. THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO VERIFY THAT EACH OF THE ABOVE LISTED REQUIREMENTS HAVE BEEN MET AND NOTE ANY DESCREPANCIES ON SUBMITTAL.
5. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TYPICAL DETAILS



GENERAL NOTE:
INSTALL PER MANUFACTURER'S RECOMMENDATIONS MIN. MEET MOST STRINGENT REQUIREMENTS OF SPECS AND WINDOW AND SELF ADHESIVE FLASHING MANUF.

HEAD FLASHING TIE-IN INSTRUCTIONS:

1. CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION.
2. INSTALL SELF ADHESIVE HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER.
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE.

WINDOW - TYPICAL FLASHING DETAIL
1 1/2" = 1'-0"

1 / A603

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STATE OF UTAH — JOHN PAUL BATAAN — LICENSED ARCHITECT

VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

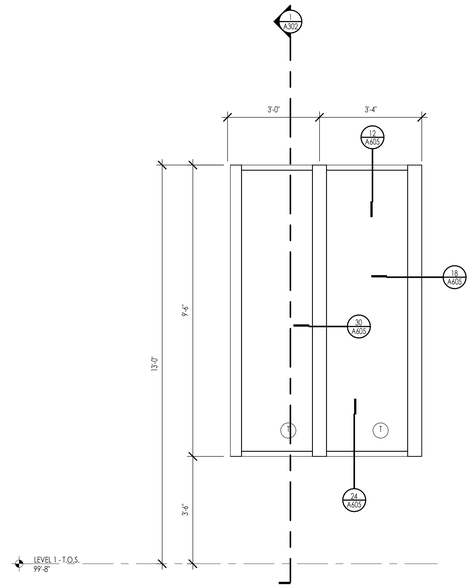
PERMIT SUBMITTAL

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

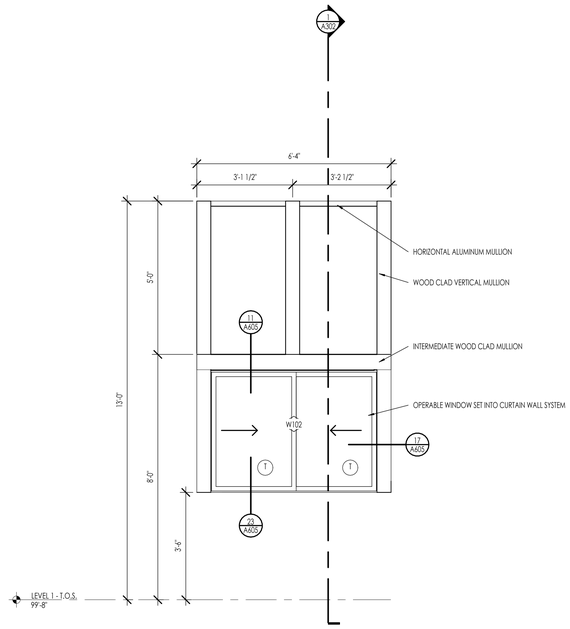
SHEET TITLE:
WINDOW SCHEDULE & ELEVATIONS

SHEET NUMBER:
A603

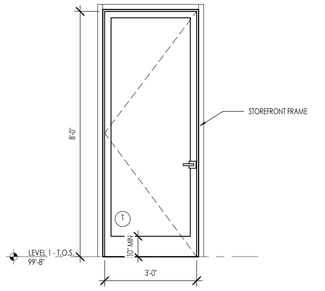
PM Date: 4/28/2025 2:53:31 PM



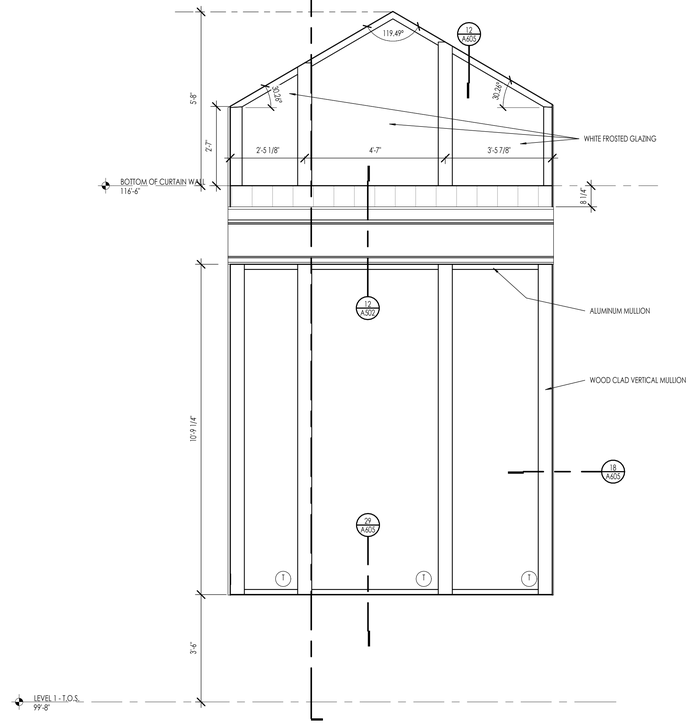
SF1
1/2" = 1'-0"
1
A604



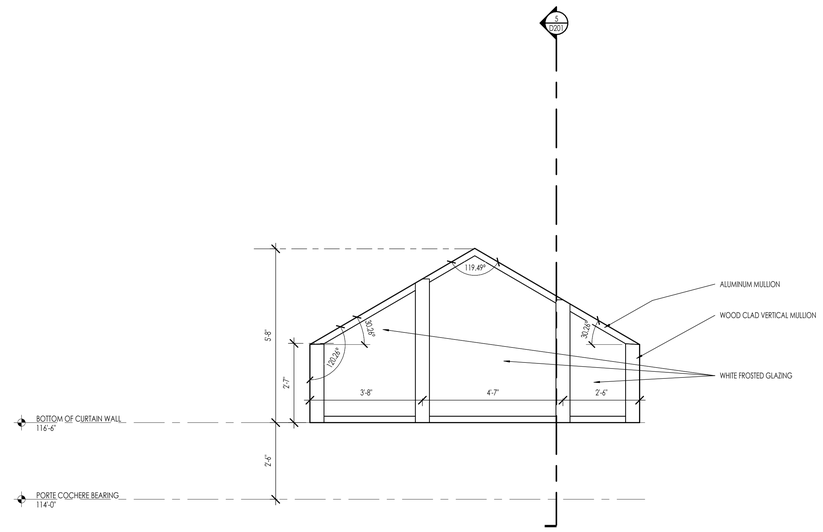
SF2
1/2" = 1'-0"
2
A604



SF3
1/2" = 1'-0"
3
A604



SF4
1/2" = 1'-0"
4
A604



SF5
1/2" = 1'-0"
5
A604

WINDOW LEGEND

SYMBOL	DESCRIPTION
T	TEMPERED GLAZING. COORDINATE WITH PROJECT KEYNOTES AND BUILDING CODE FOR ALL LOCATIONS.
	DIRECTION OF OPERABLE WINDOW/ DOOR.
E	WINDOW IS REQUIRED TO MEET EMERGENCY EGRESS.

WINDOW SPECIFICATIONS

APPROVED MANUFACTURERS:	KAWNEER	MIN. GLAZING U-VALUE:	0.19
BASS OF DESIGN:	KAWNEER 1600 UT	SCREENS REQUIRED:	NONE
WINDOW TYPE:	PER SCHEDULE	SCREEN COLOR:	N/A
WINDOW COLOR:	DARK BRONZE	TYPICAL JAMB WIDTH:	2"
WINDOW GLAZING:	VITRO ARCHITECTURAL GLASS - 1" DOUBLE GLAZED, SOLARBAN 70 (2) CLEAR + SUNGATE THERMAL (4) + CLEAR	SHGC:	0.27
		VLT:	63
		EXTERIOR REFLECTANCE (%):	13

WINDOW GENERAL NOTES

1. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R308. FOR EXCEPTIONS SEE I.R.C. R308.4.
   - A. EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. FOR EXCEPTIONS SEE I.R.C. R308.1.
   - B. PROVIDE SAFETY GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLDING DOORS (R308.4.1.). SAFETY GLAZING SHALL BE PROVIDED WHEN GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR. (I.R.C. R308.4.2)
   - C. PROVIDE SAFETY GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. (I.R.C. R308.4.4)
   - D. PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)
   - E. PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.4)
   - F. PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.5)
   - G. PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKING SURFACE. (I.R.C. R308.4.3)
2. THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO FIELD MEASURE ALL WINDOW OPENINGS AND PROVIDE SHOP DRAWINGS BEFORE MANUFACTURERING. SHOP DRAWINGS SHALL BE PROVIDED FOR EACH BUILDING INDIVIDUALLY AND SHALL NOT BE COMBINED WITH ANY OTHER BUILDING.
3. THE WINDOW SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL EMERGENCY EGRESS, LIGHT AND VENTILATION, AND TEMPERED GLASS LOCATION REQUIREMENTS PRIOR TO EACH SUBMITTAL.
4. THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO VERIFY THAT EACH OF THE ABOVE LISTED REQUIREMENTS HAVE BEEN MET AND NOTE ANY DESCREPANCIES ON SUBMITTAL.
5. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TYPICAL DETAILS

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PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

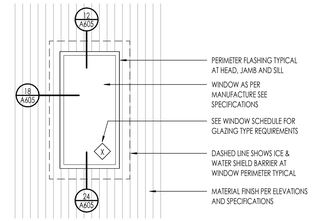
PERMIT SUBMITTAL

SHEET TITLE:
STORE FRONT ELEVATIONS

SHEET NUMBER:
A604

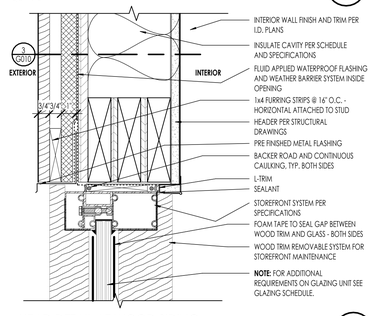
PM Date: 4/28/2025 2:53:34 PM

NOTE: SEE EXTERIOR BUILDING ELEVATIONS FOR LOCATION OF EXTERIOR FINISHES IN COORDINATION WITH REQUIRED DETAIL AT HEAD, JAMB AND SILL OF WINDOW UNIT.



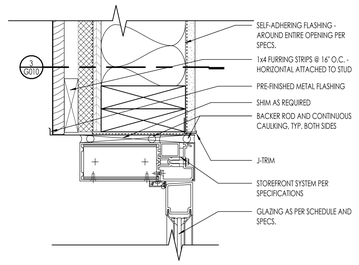
TYPICAL EXTERIOR ELEVATION AT WOOD SIDING — 6 / A605

3/8" = 1'-0"



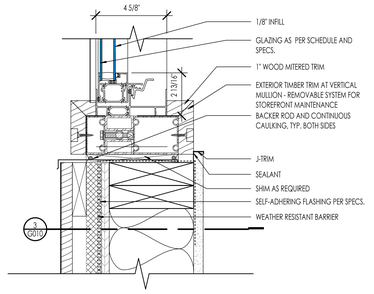
STOREFRONT - DOOR HEAD DETAIL — 10 / A605

3" = 1'-0"



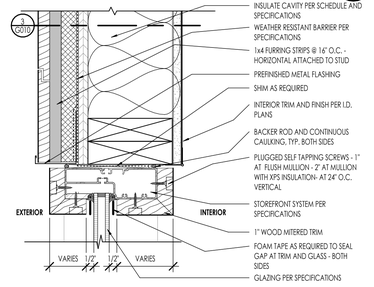
STOREFRONT - HEAD DETAIL AT SLIDING WINDOW — 11 / A605

3" = 1'-0"



HEAD DETAIL AT WOOD SIDING — 12 / A605

3" = 1'-0"

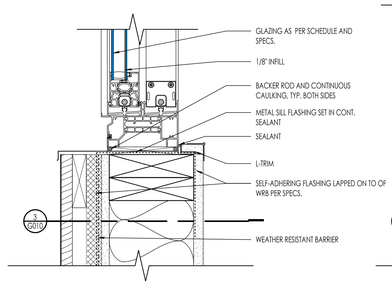


STOREFRONT - DOOR JAMB DETAIL — 16 / A605

3" = 1'-0"

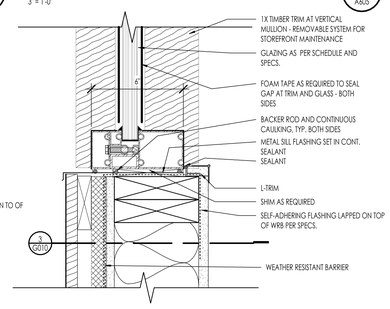
STOREFRONT - JAMB DETAIL AT SLIDING WINDOW — 17 / A605

3" = 1'-0"



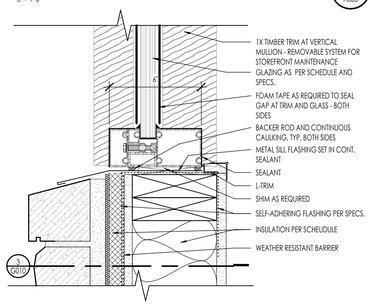
JAMB DETAIL AT WOOD SIDING — 18 / A605

3" = 1'-0"



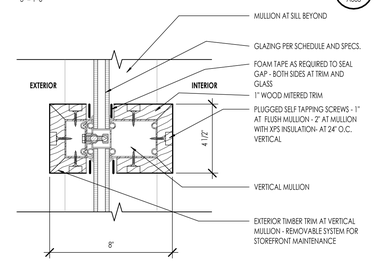
STOREFRONT - SILL DETAIL AT SLIDING WINDOW — 23 / A605

3" = 1'-0"



STOREFRONT - SILL AT WOOD SIDING — 24 / A605

3" = 1'-0"



STOREFRONT - SILL AT STONE — 29 / A605

3" = 1'-0"

JAMB AT VERTICAL WOOD TRIMMED MULLION — 30 / A605

3" = 1'-0"

Plot Date: 4/28/2025 2:53:38 PM

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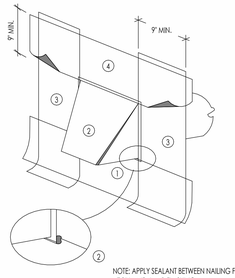
PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

SHEET TITLE:
STOREFRONT DETAILS

SHEET NUMBER:
A605



NOTE: APPLY SEALANT BETWEEN NAILING FLANGE AT SILL AND JAMB FLASHING.

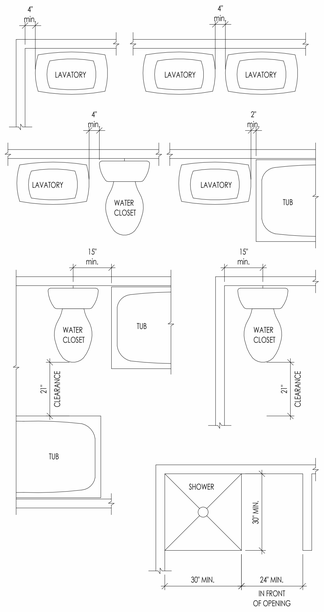
1. SILL FLASHING
9 INCH MIN. WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE INSTALLED A MIN. 9 INCHES BEYOND ROUGH OPENING
-DO NOT OVERLAP THE TOP OF SILL FRAMING
-ADHERE ONLY AT TOP EDGE. LEAVE UNATTACHED AT BOTTOM SO THAT THE PAPER CAN BE INSTALLED UNDERNEATH

2. METAL EXTERIOR VENT
26 GA. MIN. GALV. SHEET METAL VENT MUST BE INSTALLED OVER SILL FLASHING. INSTALL JAMB FLASHING OVER OR UNDER NAILING FLANGE. SET VENT IN A CONTINUOUS BED OF SEALANT.

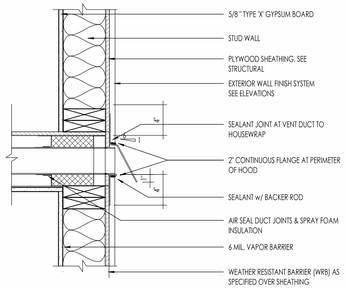
3. JAMB FLASHING
9 INCH MIN. WIDE SELF ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE. FLASHING INSTALLED OVER AND BELOW SILL FLASHING AND ABOVE TOP OF FUTURE HEAD FLASHING.
-DO NOT FASTEN THE BOTTOM 9 INCHES OF THE JAMB FLASHING SO THE WEATHER-RESISTANT BARRIER APPLIED LATER MAY BE SLIPPED UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.

4. HEAD FLASHING
APPLY SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE OVER DRYER VENT FLANGE. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING.

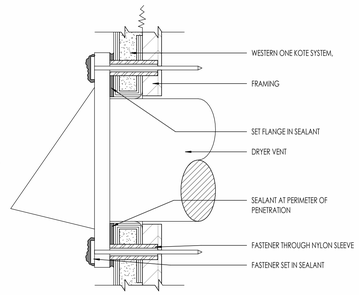
EXHAUST VENT DETAIL
1 1/2" = 1'-0"
1 / M101



MINIMUM PLUMBING FIXTURE CLEARANCES
1/8" = 1'-0"
2 / M101



TYPICAL WALL EXHAUST VENT
1 1/2" = 1'-0"
3 / M101



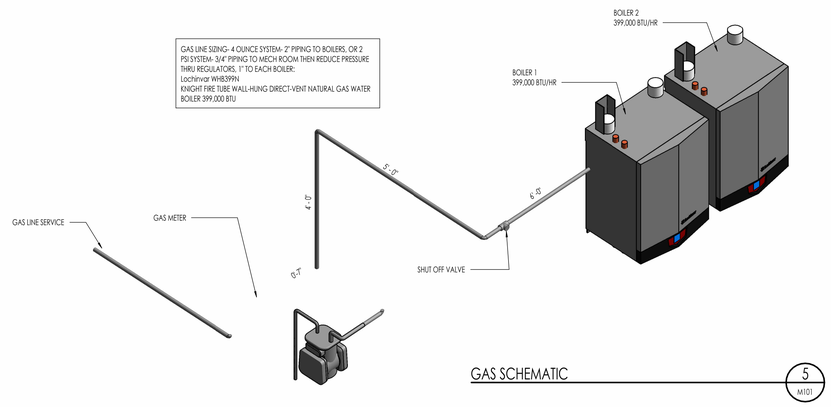
TYPICAL DRYER VENT (SHOWN WITH STUCCO)
6" = 1'-0"
4 / M101

MECHANICAL GENERAL NOTES

1. THE MECHANICAL SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IMC AND IECC.
2. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK. THE MECHANICAL CONTRACTOR MUST ALSO PROVIDE NOTIFICATION TO THE ARCHITECT AND CONTRACTOR OF CONDITIONS THAT MAY BE DIFFERENT THAN EXPECTED DURING BIDDING.
4. ALL LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING SHALL BE RAN, INSTALLED AND CONNECTED BY THE MECHANICAL CONTRACTOR OF THE MECHANICAL CONTRACT SHALL CONTRACT THE SCOPE OF WORK.
5. ALL EQUIPMENT SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR MUST PROVIDE THE DOCUMENTATION THAT IT MEETS THE REQUIREMENTS OF THE ENERGY LEVELS BEING ACHIEVED WITHIN THIS BUILDING.
6. THE MECHANICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE DRAWINGS FOR LOCATIONS OF ALL MECHANICAL ZONES.
7. EXHAUST FANS WHERE SHOWN ON EITHER THE MECHANICAL OR ELECTRICAL PLANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS SHALL BE HARD DUCTED WITH RIGID DUCT (NO FLEX DUCT SHALL BE ALLOWED), AND DIRECTED DIRECTLY TO THE EXTERIOR OF THE BUILDING IN A SOFFIT OR SIDE WALL. THE TERMINATION OF ALL EXHAUST FANS SHALL BE A MINIMUM OF 10 '-0" AWAY FROM ANY OPERABLE WINDOW. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS SHALL BE A DIRECT DRIVE CENTRIFUGAL UNIT WITH SLOW SPEED MOTOR. PROVIDE AN ACOUSTICAL INSULATION, GRIPS, CAPS, ETC AS REQUIRED.
8. ALL GRILLS AND REGISTERS MUST BLEND TO THE ADJACENT FINISH, AND SHALL BE PROVIDED TO MEET THE REQUIREMENTS FOR THE FLOW RATE AS PER THE CFM REQUIREMENTS. ALL GRILLS SHALL BE EITHER PAINTED FOR METAL FINISH SELECTED.
9. WATER HEATERS
   a. THE REQUIRED NUMBER OF WATER HEATERS ARE SHOWN ON THE MECHANICAL PLANS. ALL WATER HEATERS SHALL BE 90% OR BETTER HIGH EFFICIENCY WATER HEATERS WITH RAPID RECOVERY. ALL WATER HEATERS SHALL BE INSTALLED WITH SEISMIC ANCHORING, AS PER DETAILS.
   b. ALL WATER HEATERS SHALL BE VENTED TO THE EXTERIOR.
   c. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN WHETHER SHOWN OR NOT AT THE BASE OF ALL WATER HEATERS. THE FLOOR DRAIN MUST BE LOCATED, AND THE FLOOR MUST SLOPE TOWARD THE DRAIN IN A POSITIVE FLOW.
10. GAS FIRED FURNANCES
   a. THE REQUIRED NUMBER OF GAS FIRE FURNACES SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRE FURNACES.
   b. THE GAS FIRED FURNACES SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
   c. THE VENTING OF EACH GAS FIRE FURNACE SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
   d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED FURNANCES FOR THE UNIT CONDESATE LINES.
11. GAS FIRE BOILERS
   a. THE REQUIRED NUMBER OF GAS FIREBOILERS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRE BOILERS.
   b. THE GAS FIRED BOILER SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
   c. THE VENTING OF EACH GAS FIRE BOILER SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT
   d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT CONDESATE LINES.
12. DUCTWORK
   a. ALL DUCTWORK SHALL BE 26 GA. MINIMUM RIGID DUCT AND SHALL BE FULL SEALED AT EACH JOINT LOCATION. NO FLEXIBLE DUCT IS ALLOWED WITHIN THE INSTALLATION
   b. ALL DUCTWORK IN CEILINGS OF UNHEATED ROOM OR UNDER SLAB SHALL BE INSULATED DUCT WORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRED TO BE INSULATED, UNLESS SPECIFICALLY NOTED.
   c. ALL DUCTWORK SHALL BE IN THE SPACE ALLOCATED, AND SHALL NOT BE DROPPED BELOW FLOOR JOISTS, UNLESS NOTED ON DRAWINGS, OR PREVIOUSLY APPROVED BY THE ARCHITECT AND OWNER.

PLUMBING GENERAL NOTES

1. THE PLUMBING SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IPC AND IECC.
2. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE PLUMBING SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
3. THE PLUMBING CONTRACTOR SHALL REVIEW AND SHALL GANG ALL ROOF VENTS INTO SINGLE ROOF VENTS WHERE POSSIBLE, AND SHALL RUN THE VENTS OUT OF THE ROOF AT THE HIGHEST POINT POSSIBLE. ALL VENTS SHALL HAVE BLOCKING ON EACH SIDE OF THE VENT IN THE ROOF STRUCTURE TO ENSURE THE VENTS WILL NOT BE MOVED DUE TO SNOW ON THE ROOF. ALL VENTS SHALL BE SIZED PER THE BUILDING CODE, BUT SHALL NOT BE LESS THAN 3 INCH PIPES. THE PLUMBING CONTACTOR SHALL COORDINATE THAT THE PROPER FLASHING HAS BEEN INSTALLED FOR EACH VENT.
4. THE ROOF VENTS SHALL EXTEND ABOVE THE ROOF AS REQUIRED BY THE LOCAL JURISDICTION AND BUILDING CODES. THE PLUMBING CONTRACTOR SHALL COORDINATE THIS INSTALLATION.
5. ALL PLUMBING FIXTURES ARE SPECIFIED ON THE MECHANICAL DRAWINGS, AND ON THE INTERIOR DRAWINGS. THE PLUMBING CONTRACTOR SHALL PROVIDE FULL AND COMPLETE SHOP DRAWING SUBMITTAL ON ALL PLUMBING FIXTURE ITEMS FOR APPROVAL BY OWNER AND DESIGN TEAM.
6. THE PLUMBING FIXTURES SHALL HAVE THE FOLLOWING REQUIREMENTS:
   a. SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS
   b. WATER CLOSETS SHALL HAVE ECONO-FLUSH TANK 1.6 GAL MAX FLUSH
   c. ALL HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTERS.
7. THE PLUMBING CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURERS ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPOER FIXTURE SUPPORT AND THAT PROVISIONS ARE MADE FOR PROPER FIXUTRE SUPPORT. ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OF DAMAGE DURING CONSTRUCTION.
8. THE PLUMBING CONTRACTOR SHALL MAKE SURE THAT NO PLUMBING WILL BE INSTALLED WITHIN THE EXTERIOR WALL.
9. PLUMBING CONTRACTOR SHALL ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
10. PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXUTRES SHALL BE ALBE TO DRAIN TO THIS POINT. PROVIDE A FLOOR DRAIN AT THE LOCATIONS OF PLUMBING SYSTEM DRAIN.
11. ALL SUPPLY, WASTE AND GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER SUPPLY LINES IN THE BUILDING SHALL BE TYPE "L" COPPER, TO INCLUDED PIPING TO MANIFOLDS, EQUIPMENT SHALL BE COPPER WITHIN THE BUILDING. ALL SUPPLY TO FIXTURES MAY BE POLYETHYLENE CROSS LINK PIPING FOR ABOVE GROUND AND BUILDING APPLICATIONS. INSTALL AS PER MANUFACTURERS SPECIFICATIONS. ALL CONNECTIONS FOR POLYETHYLENE PIPPING SHALL BE BRASS FITTINGS WITH COMPRESSION BAND FITTINGS.
12. ALL WATER LINES UNDERGROUND SHALL BE TYPE "K" COPPER. ALL FITTINGS AND JOINTS SHALL BE SWEAT SOLDER JOINTS TOGETHER.
13. WASTE LINES SHALL BE PROVIDED WITH CLEAN OUT AS REQUIRED. EXTEND CLEAN OUT TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOORS UNLESS PREVIOUSLY APPROVED BY THE DESIGN TEAM AND OWNER.
14. GAS PIPING SHALL BE INSTALLED AS PER THE LATEST CODE REQUIREMENTS FOR THIS TYPE OF PROJECT. ALL GAS PIPING SHALL BE FULLY TESTED AND INSPECTED FOR ANY LEAKS PRIOR TO FINAL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL INSTALL SHUT OFF VALVES AT EACH GAS APPLIANCE AND SHALL LOCATE THE VALVE TO HAVE ACCESS TO THE VALVE.
15. PLUMBING CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING AND FITTINGS. ALL TEST SHALL BE PEFORMED TO MEET THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.
16. ALL WATER LINES SHALL FULLY DISINFECTED UPON THE FINAL COMPLETION OF THE PROJECT, AND BEFORE CERTIFICATE OF OCCUPANCY AND TURN OVER TO THE OWNER.
17. ALL DRAINS SHALL HAVE A TRAP PRIMER OR EQUAL AS NECESSARY TO KEEP THE INTEGRITY OF THE PLUMBING TRAP.



GAS SCHEMATIC
5 / M101

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VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

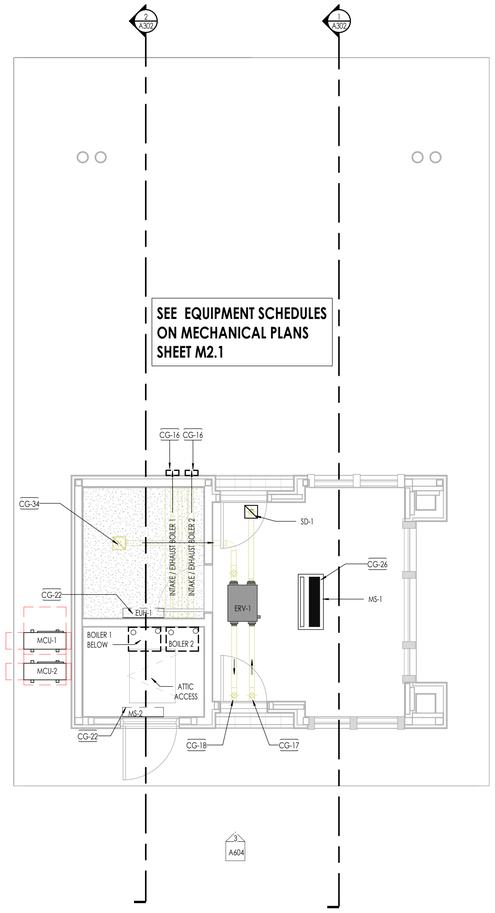
PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

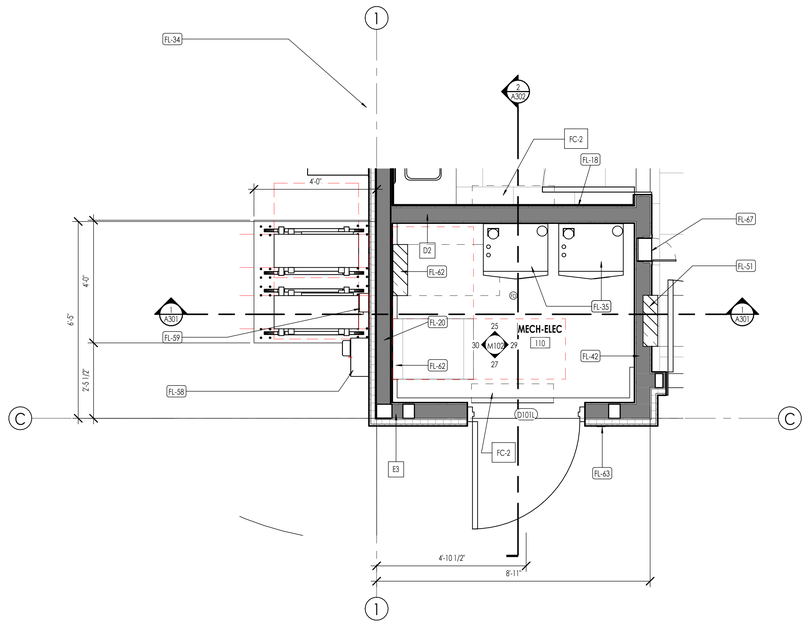
SHEET TITLE:
MECH. & PLUMBING GENERAL NOTES

SHEET NUMBER:
M101

Plot Date: 4/28/2025 2:53:47 PM



LEVEL 1 - MECHANICAL PLAN -CEILING 14
1/4" = 1'-0" M102



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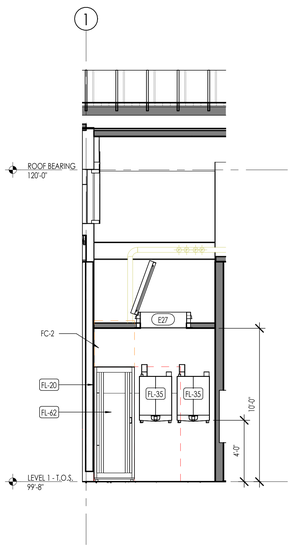
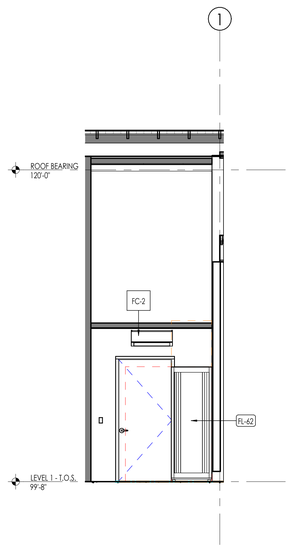
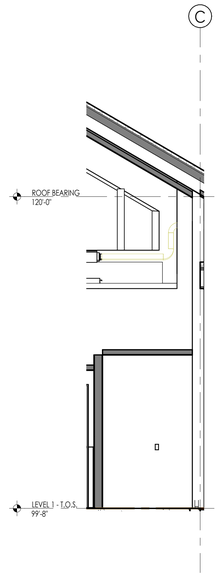


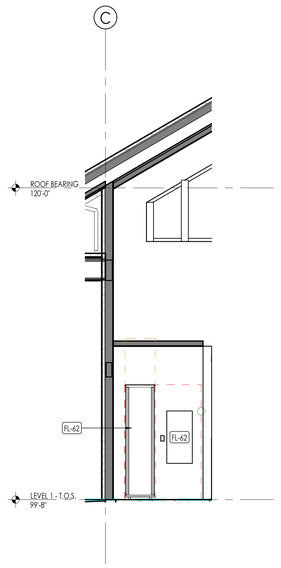
MECH ROOM NORTH WALL 25
1/4" = 1'-0" M102



MECH ROOM SOUTH WALL 27
1/4" = 1'-0" M102



MECH ROOM EAST WALL 29
1/4" = 1'-0" M102



MECH ROOM WEST WALL 30
1/4" = 1'-0" M102

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	FLOOR OR CEILING MOUNTED HVAC REGISTER
	HVAC RETURN AIR REGISTER
	HOSE/NAT. GAS BIBB

MECHANICAL GENERAL NOTES

1. SEE SHEETS A0.3 FOR MECHANICAL AND PLUMBING PROJECT KEY NOTES AND MECHANICAL/PLUMBING INFORMATION.
2. MECHANICAL AND PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE PLUMBING AND MECHANICAL CONTRACTORS ARE RESPONSIBLE TO DESIGN AND SIZE EQUIPMENT CAPACITY, PIPE AND DUCT LINES, PLUMBING LINES AND ALL OTHER EQUIPMENT AS PER NATIONAL, STATE AND LOCAL CODES AND AS PER THE GENERAL NOTE REQUIREMENTS.
3. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND ALL OTHER TRADES.
4. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.
5. ALL REGISTERS AT LOWER LEVEL TO BE CEILING MOUNT UNLESS OTHERWISE NOTED.
6. COORDINATE BETWEEN MECH. SUB AND ELECTRICAL SUB AT PRECONSTRUCTION MEETING FOR DUCT LOCATIONS AND RECESSED CAN LOCATIONS.
7. ALL PLUMBING FIXTURE/MECHANICAL EQUIPMENT SELECTIONS TO BE APPROVED BY OWNER/DEVELOPER.
8. PROVIDE REQUIRED COMBUSTION AIR VENT DUCTS AT CEILING FOR WATER HEATER AND FURNACE AS REQUIRED BY BLDG. CODES AND MANUFACTURER.
9. MECHANICAL DESIGN SHOULD BE IN ACCORDANCE WITH CURRENT ADOPTED INTERNATIONAL RESIDENTIAL CODE (IRC) AND STATE AMENDMENTS.
10. DUCT PENETRATIONS IN GARAGES SHALL BE 26 GAUGE SHEET METAL MIN. AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
11. FLUES SHALL NOT PENETRATE THE ROOF WITHIN 4'-0" OF PARTY WALLS.

KEYNOTES

CG-16	MECHANICAL - BOILER COMBINED INTAKE EXHAUST - HORIZONTAL CONCENTRIC VENT TERMINATION AT WALL PAINT TO MATCH SIDING.
CG-17	MECHANICAL - ERV EXTERIOR INTAKE
CG-18	MECHANICAL - ERV EXTERIOR EXHAUST
CG-22	MECHANICAL - INDOOR WALL MOUNT VRF MINI SPLIT UNIT
CG-26	MECHANICAL - 1 WAY INDOOR CEILING MOUNT VRF CASSETTE
CG-34	MECHANICAL - EXHAUST FAN - SEE MECHANICAL DRAWINGS
FL-18	INTERIOR - WAINSCOT - FRP WITH TRIM AND MOULDING UP TO 4' AFF
FL-20	IT - EQUIPMENT BACKERBOARD 4'X4' - 3/4" FIRE RATED PLYWOOD OR 3/4" AC WITH (2) COATS OF FIRE RETARDANT PAINT.
FL-34	PLUMBING - GAS METER. INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER - PROVIDE PROTECTIVE COVER AS REQUIRED BY UTILITY PROVIDER.
FL-35	PLUMBING - HW BOILER FOR DOMESTIC HW AND SNOW MELT
FL-42	PLUMBING - SNOW MELT MANIFOLD - PUMPS.
FL-51	ELECTRICAL - CIRCUIT PANEL BOX
FL-58	ELECTRICAL - SERVICE ENTRY WITH METER & BREAKER PANEL
FL-59	ELECTRICAL - EQUIPMENT DISCONNECT
FL-62	ELECTRICAL - WALL MOUNTED EQUIPMENT RACK - COMMUNICATIONS
FL-63	ELECTRICAL - WALL MOUNTED CARD READER
FL-67	FIRE PROTECTION - NON RATED FIRE EXTINGUISHER CABINET WITH 2A:10BC FIRE EXTINGUISHER, SEE 8/G016 FOR MOUNTING HEIGHT

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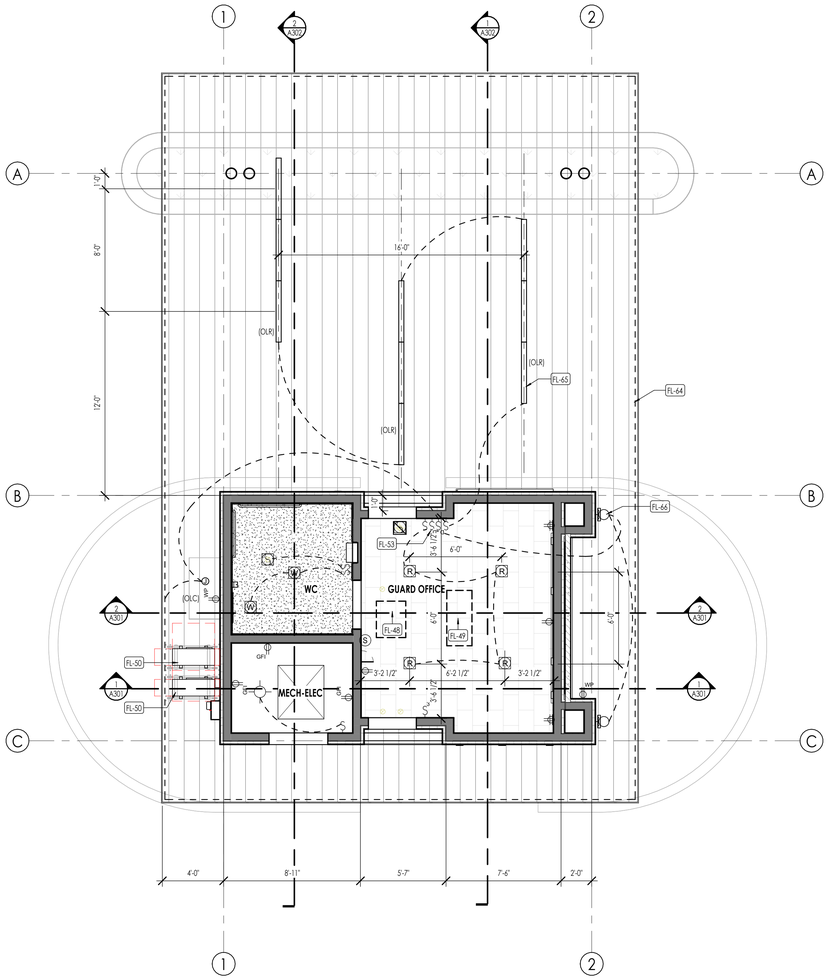
PERMIT SUBMITTAL

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

SHEET TITLE:
LEVEL 1 MECHANICAL PLAN - ARCH.

SHEET NUMBER:
M102

Plot Date: 4/28/2025 2:53:52 PM



LEVEL 1 - LIGHTING PLAN

1/4" = 1'-0"

2 E101

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
S3	THREE WAY TOGGLE SWITCH
S4	FOUR WAY TOGGLE SWITCH
SG	GARAGE DOOR OPENER
SD	DIMMER TOGGLE SWITCH
	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
GFI	110 V GROUND FAULT INTERRUPTER
WP	110 V WATERPROOF GFI OUTLET
220	220 V OUTLET
	QUADRUPLEX OUTLET
	110 V FLOOR DUPLEX OUTLET
S	110 V SMOKE DETECTOR W/BATT BACK-UP
CO	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT FIXTURE
R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	CEILING MOUNT FIXTURE
	TRACK LIGHTING
	WALL MOUNT FIXTURE
	2X2 OR 2X4 LED CEILING FIXTURE
(OLR)	PINNACLE ARCHITECTURAL LIGHTING EDGE 3" RECESSED LINEAR LED (EV3-WET-840HO-4)
	LED UNDERCOUNTER LIGHTING
G	GARAGE DOOR OPENER
K	KEYLESS ENTRY
B	DOORBELL
T	TELEPHONE (CAT 5E WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
TV	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET
TD	STRUCTURED WIRING (FUTURE SMART WIRING) IE (2) RG6 QUAD SHIELD, (3) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC., (6) PORT OUTLET
	GARBAGE DISPOSAL
	LOW VOLTAGE RECESSED CAN
(OLC)	LINEAR RECESS LED STRIP LIGHT KELVIX SIGNWAVE 3 (SWN1-VB-WL)

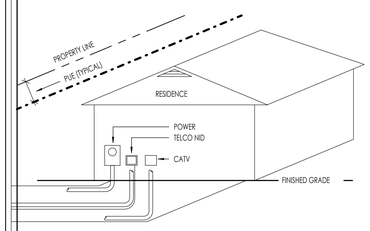
ELECTRICAL KEYNOTES

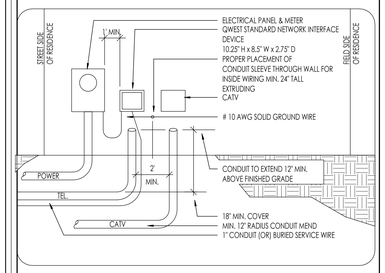
KEYNOTES	
FL-48	ELECTRICAL - COORDINATE W/ MECHANICAL FOR ENERGY RECOVERY VENTILATION UNIT AT CEILING.
FL-49	ELECTRICAL - COORDINATE W/ MECHANICAL FOR CEILING MOUNTED AC UNIT.
FL-50	ELECTRICAL - COORDINATE W/ MECHANICAL FOR AC UNITS DISCONNECT.
FL-53	ELECTRICAL - LIGHTING CONTROL WITH TIMER AND PHOTOSENSOR INTERFACE
FL-64	ELECTRICAL - RECESSED LINEAR LED LIGHT CONCEALED BEHIND EXTERIOR FASCIA, CONTROLLED BY PHOTOSENSOR AND DIMMER.
FL-65	ELECTRICAL - RECESSED LINEAR LIGHT FIXTURE, CONTROLLED BY PHOTOSENSOR AND DIMMER.
FL-66	ELECTRICAL - WALL MOUNTED CUSTOM LED SCONCE WITH ADDRESS

ELECTRICAL GENERAL NOTES

1. ALL WORK DONE BY ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODE REGULATIONS AND AMENDMENTS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES RECEPTACLES, ETC.
3. ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS INCLUDING LOW VOLTAGE CONTROL WIRING.
4. PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2' OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3508.1.2 AND N.E.C. 250.50)
5. THE CONTRACTOR SHALL SET ALL THE BOXES AND NOTIFY THE ARCHITECT AND OWNER OF PLACEMENT OF BOXES. THE ARCHITECT, OWNER AND INTERIOR DESIGNER SHALL WALK THE HOUSE WITH THE ELECTRICAL CONTRACTOR AND SHALL VERIFY ALL THE LOCATIONS. THIS SHALL BE DONE PRIOR TO ANY WIRE BEING PULLED.
   A. IF WIRE IS PULLED, AND BOXES ARE REQUIRED TO BE MOVED, ALL COSTS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND GENERAL CONTRACTOR.
6. ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION.
   A. ELECTRICAL PANEL CLEARANCE TO BE MINIMUM 30" WIDTH AND 4'-0" HEAD ROOM. ELECTRICAL TO COMPLY WITH N.E.C. 110-16. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.
   B. ELECTRICAL PANEL (PANELBOARD/SWITCHBOARD) MAY NOT BE LOCATED BEHIND A DOOR OR IN A ROOM THAT MAY BE LOCKED AND MUST HAVE PROPER WORKING CLEARANCES. PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR THE LOCATIONS FOR ALL ELECTRICAL PANELS.
   C. ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.
   D. SMALL WALL SECTIONS 2' OR WIDER (INCLUDES BETWEEN DOORS) REQUIRE AN OUTLET.
7. CENTER OF ALL OUTLETS TO BE 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. CENTER OF OUTLETS OVER CABINETS, VANITIES, ETC. TO BE 12" ABOVE FINISH COUNTER HEIGHT UNLESS NOTED OTHERWISE.
8. GFCI PROTECTION MUST BE PROVIDED FOR ANY RECEPTACLE OUTLET IN THE FOLLOWING:
   A. A BATHROOM
   B. ANY COUNTERTOP KITCHEN/LAUNDRY,
   C. GARAGE OUTLETS MINIMUM 18" ABOVE FINISHED FLOOR HEIGHT,
   D. ALL EXTERIOR OUTLETS AND MUST ALSO MUST HAVE WATERPROOF COVERPLATE.
9. KITCHEN OUTLETS REQUIRED TO BE GFCI PROTECTED, NOT MORE THAN 4'-0" APART. CONTRACTOR SHALL VERIFY KITCHEN OUTLET LOCATIONS & VOLTAGE REQUIREMENTS AS PER ALL APPLIANCE SPECIFICATIONS & REQUIREMENTS. A RECEPTACLE OUTLET MUST BE PROVIDED AT EACH SECTION OF KITCHEN COUNTERTOP 12" OR WIDER; THERE MUST ALSO BE A MINIMUM OF TWO (2) DEDICATED COUNTERTOP CIRCUITS.
10. UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR WHETHER INDICATED ON DRAWINGS OR NOT.
11. ALL BRANCH CIRCUITS BE PROTECTED BY AN ARCH-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
12. ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. DIMMER SWITCHES TO BE "LUTRON" DIVA ROCKER SERIES IN WHITE. HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 12" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 10" TO CENTERLINE ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.
13. ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. NON U.L. LISTED FIXTURES SHALL NOT BE USED. ALL RECESSED DOWN LIGHTS TO BE THERMAL RATED, AND ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID.
   A. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER.
   B. ALL LIGHTS IN CLOSETS SHALL MEET N.E.C. 410.8 REQUIREMENTS. CLOSET LIGHT FIXTURES MIN. 12" CLEARANCE TO SHELF (LATERAL MEASURED).
   C. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL MEET N.E.C. 410.4 REQUIREMENTS.
14. SMOKE DETECTORS AND/ OR CARBON MONOXIDE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT TOGATHER IN SERIES W/ BATTERY BACK UP . ALARM SOUND MUST BE AUDIBLE IN ALL AREAS OF HOME.. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS IN THE FOLLOWING LOCATIONS AND ANY OTHER AS REQUIRED BY BUILDING CODE:
   A. IN ALL BEDROOMS AND IN THE ACCESS AREA TO ALL BEDROOMS;
   B. WHEN BEDROOMS OCCUR ON 2ND STORIES, THE DETECTOR SHOULD BE LOCATED AT THE TOP OF THE STAIRWAY.
   C. KITCHEN AND BUTLER PANTRY;
   D. GARAGE, STORAGE, AND MECHANICAL ROOMS.
   E. TWO (2) FOOT CHANGES IN CEILING HEIGHT ALSO REQUIRE AN ADDITIONAL SMOKE DETECTOR.
15. A SWITCH CONTROLLED LIGHT MUST BE PROVIDED AT HALLWAYS, STAIRWAYS, EXITS, AND EACH ROOM.
16. STRUCTURED WIRE MEDIA PANEL TO BE "LEVITON" (O.A.E.) AND INCLUDE: A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100 MPS SATA HUB, CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.
17. ALL EXTERIOR LIGHT FIXTURES TO BE DARK SKY COMPLIANT BY CERTIFICATION OR COMPLIANCE WITH STANDARDS AS INSTALLED. MUST INCLUDE THE FOLLOWING: TOP & SIDE SHIELDING; WARM COLOR TEMP AROUND 3000K; LIGHTING CONTROL SUCH AS DIMMING, PHOTO SENSOR OR TIMER; LOWEST LIGHT LEVEL REQUIRED PER IESNA RP-33 OR 20; LIGHT TO BE DIRECTED DOWNWARD; NO LIGHT TRESPASS ONTO NEIGHBORING PROPERTY TO .1FC; LIMIT HEIGHT OF LIGHT FIXTURE (NOT GREATER THAN BUILDING); INTERIOR LIGHTING DESIGN TO NOT ILLUMINATE OR PRODUCE GLARE TO THE OUTSIDE.

ELECTRICAL SERVICE DETAILS





TYPICAL DRY UTILITY LOCATION DETAIL

1/2" = 1'-0"

1 E101

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VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

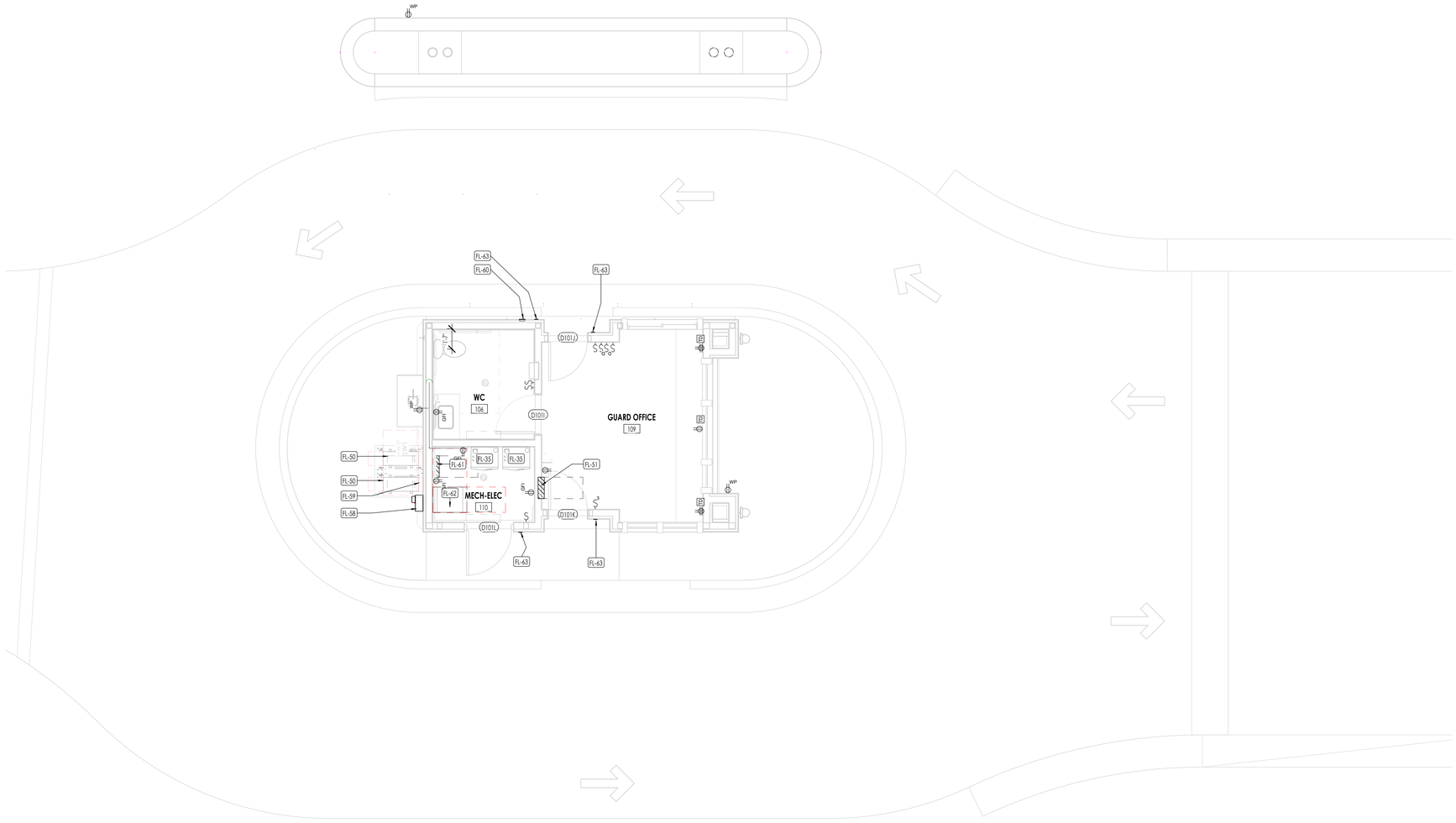
PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

SHEET TITLE:
ELECTRICAL GENERAL NOTES

SHEET NUMBER:
E101

Plot Date: 4/28/2025 2:53:55 PM



LEVEL 1 - FLOOR PLAN - ELECTRICAL

1/4" = 1'-0"

1 / E102

Plot Date: 4/28/2025 2:53:58 PM

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
S3	THREE WAY TOGGLE SWITCH
S4	FOUR WAY TOGGLE SWITCH
SG	GARAGE DOOR OPENER
SD	DIMMER TOGGLE SWITCH
	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
GFI	110 V GROUND FAULT INTERRUPTER
WP	110 V WATERPROOF GFI OUTLET
220	220 V OUTLET
	QUIADRUPLEX OUTLET
	110 V FLOOR DUPLEX OUTLET
S	110 V SMOKE DETECTOR W/BATT BACK-UP
CO	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT FIXTURE
R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	CEILING MOUNT FIXTURE
	TRACK LIGHTING
	WALL MOUNT FIXTURE
	2X2 OR 2X4 LED CEILING FIXTURE
(OLR)	PINNACLE ARCHITECTURAL LIGHTING EDGE 3" RECESSED LINEAR LED (EV3-WET-840HO-4)
	LED UNDERCOUNTER LIGHTING
G	GARAGE DOOR OPENER
K	KEYLESS ENTRY
B	DOORBELL
T	TELEPHONE (CAT 5E WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
TV	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET
TD	STRUCTURED WIRING (FUTURE SMART WIRING) IE (2) RG6 QUAD SHIELD, (3) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC. (6) PORT OUTLET
	GARBAGE DISPOSAL
	LOW VOLTAGE RECESSED CAN
(OLC)	LINEAR RECESS LED STRIP LIGHT KELVIX SIGNWAVE 3 (SWN1-VB-WL)

ELECTRICAL KEYNOTES

KEYNOTES	
FL-35	PLUMBING - HW BOILER FOR DOMESTIC HW AND SNOW MELT
FL-50	ELECTRICAL - COORDINATE W/ MECHANICAL FOR AC UNITS DISCONNECT.
FL-51	ELECTRICAL - CIRCUIT PANEL BOX
FL-58	ELECTRICAL - SERVICE ENTRY WITH METER & BREAKER PANEL
FL-59	ELECTRICAL - EQUIPMENT DISCONNECT
FL-60	ELECTRICAL - VIDEO INTERCOM-ACCESS CONTROL
FL-61	ELECTRICAL - WALL MOUNTED ACCESS CONTROL PANEL
FL-62	ELECTRICAL - WALL MOUNTED EQUIPMENT RACK - COMMUNICATIONS
FL-63	ELECTRICAL - WALL MOUNTED CARD READER

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VELVAERE GATE HOUSE

VELVAERE - 2106 W SONDER WAY, PARK CITY UT 84060

PROJECT NO. 21061
DATE: 2025.04.28
REVISIONS:

PERMIT SUBMITTAL

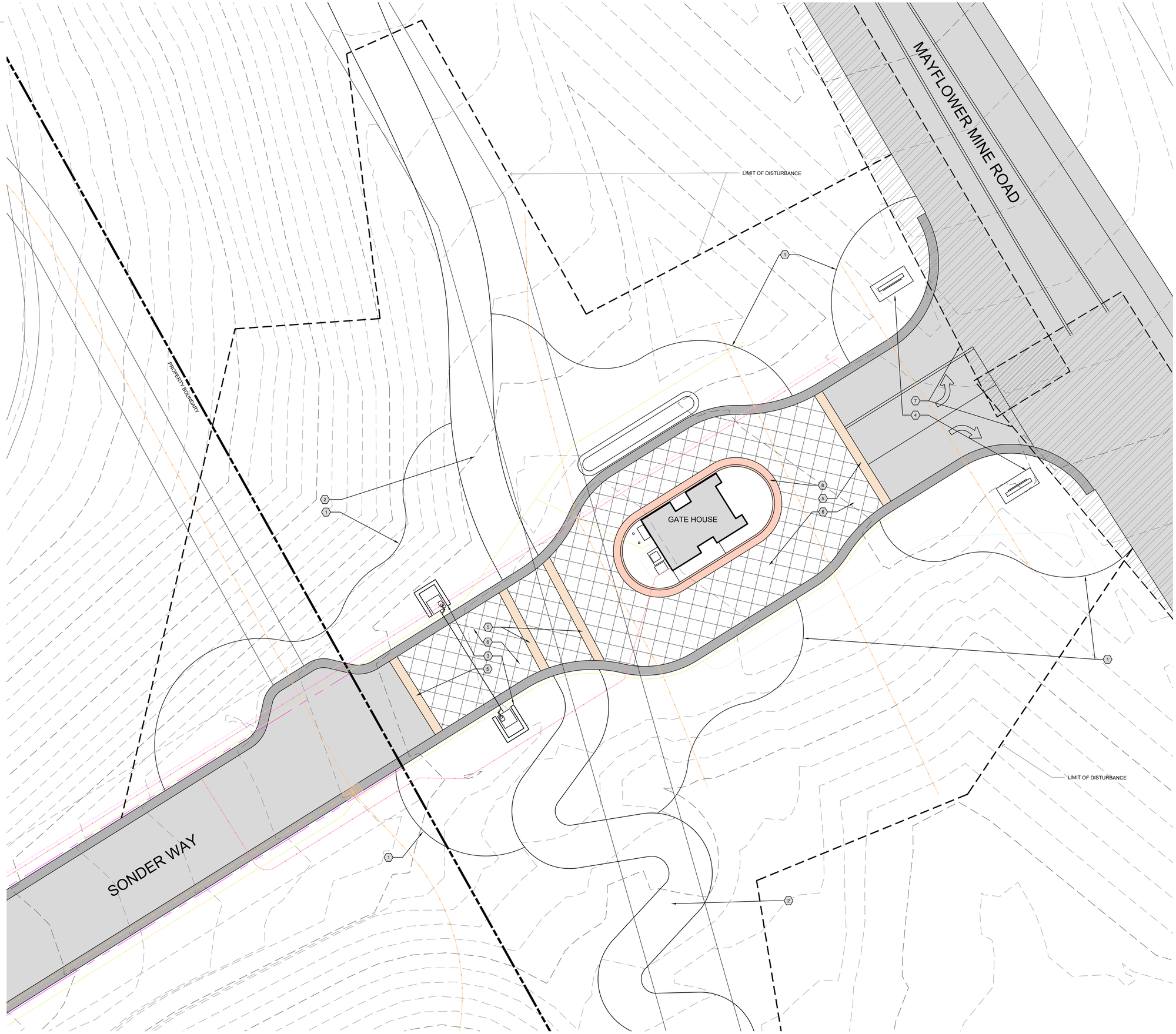
SHEET TITLE:
LEVEL 0 ELECTRICAL PLAN

SHEET NUMBER:
E102

LANDSCAPE DRAWINGS

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
1	Metal Landscape Edge	1/L1.5
2	Proposed Path See Civil Plans	
3	Swing Gate Monument See Architectural Plans	
4	Entry Monument See Architectural Plans	
5	2.5' Wide Integrated Color Concrete Band Color Manufacturer: Davis Color Color: Adobe 61078	4/L1.5
6	Saw-Cut Exposed Aggregate Concrete Grid Pattern: 4' x4' saw cut grid Orientation: Suts on 45 Degree rotation to traffic pattern Refer to Saw Cut Enlargement	3/L1.5
7	Site Visibility Triangle Refer to Civil	
8	2.5' Wide Integrated Color Concrete Curb and Gutter Refer to Civil for Details Color Manufacturer: Davis Color Color: Adobe 61078	



LANDSCAPE DESIGN GROUP
EST. 2006
LDG
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

VELVAERE
ENTRY MONUMENT

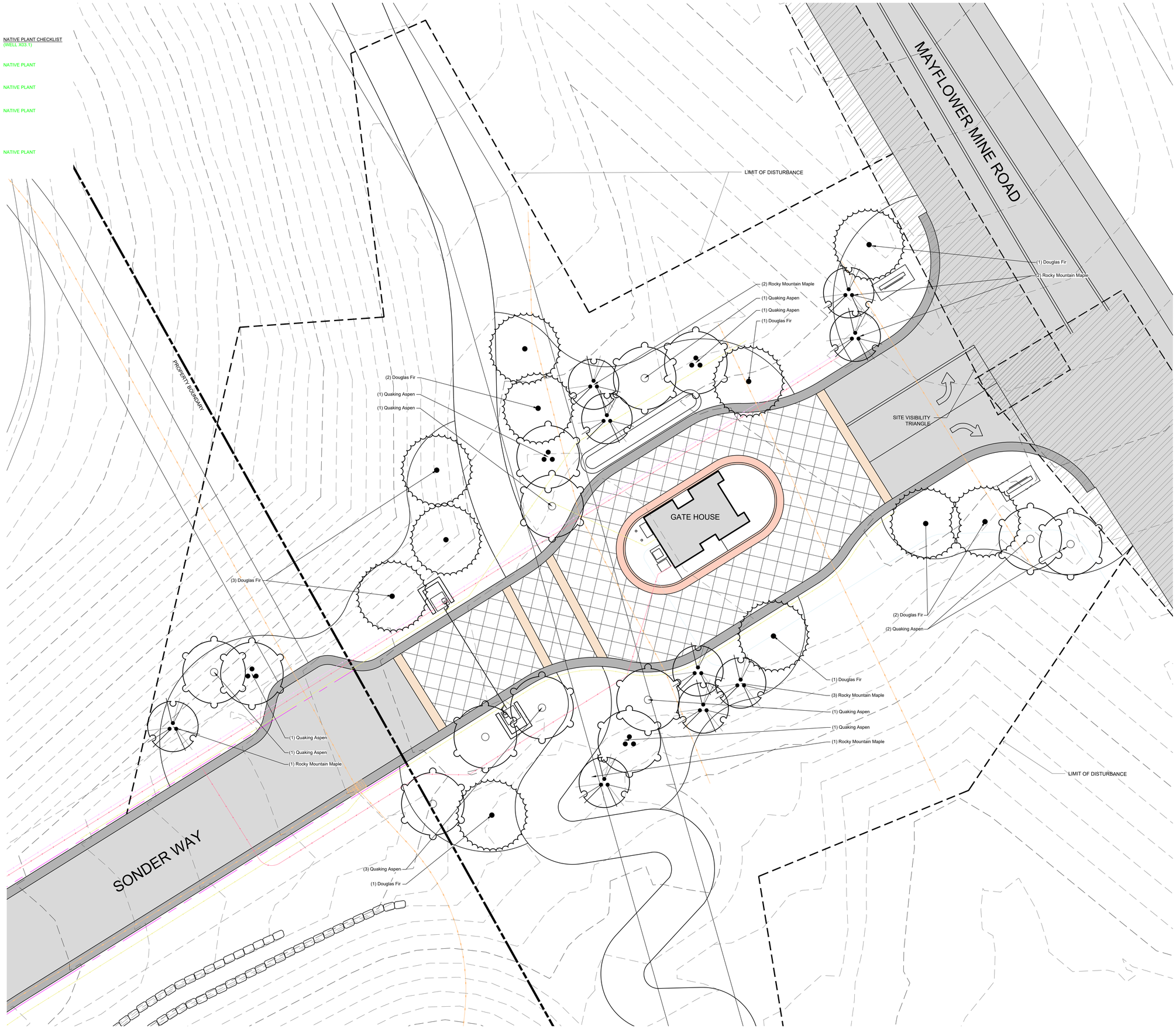
DATE:	APRIL 2025
PROJECT:	000.0000.192
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
L1.1

VELVAERE - ENTRY TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NATIVE PLANT CHECKLIST (WELL X03.1)
DECIDUOUS TREE					
	Acer glabrum	Rocky Mountain Maple	8` Clump	9	NATIVE PLANT
	Populus tremuloides	Quaking Aspen	8` Clump	4	NATIVE PLANT
	Populus tremuloides	Quaking Aspen	8` Ht.	9	NATIVE PLANT
EVERGREEN TREE					
	Pseudotsuga menziesii	Douglas Fir	14` Ht.	11	NATIVE PLANT



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0 5 10 20 30

SCALE: 1"=10'

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VELVAERE
ENTRY MONUMENT

DATE:	APRIL 2025
PROJECT:	000.0000.192
DRAWN BY:	TK
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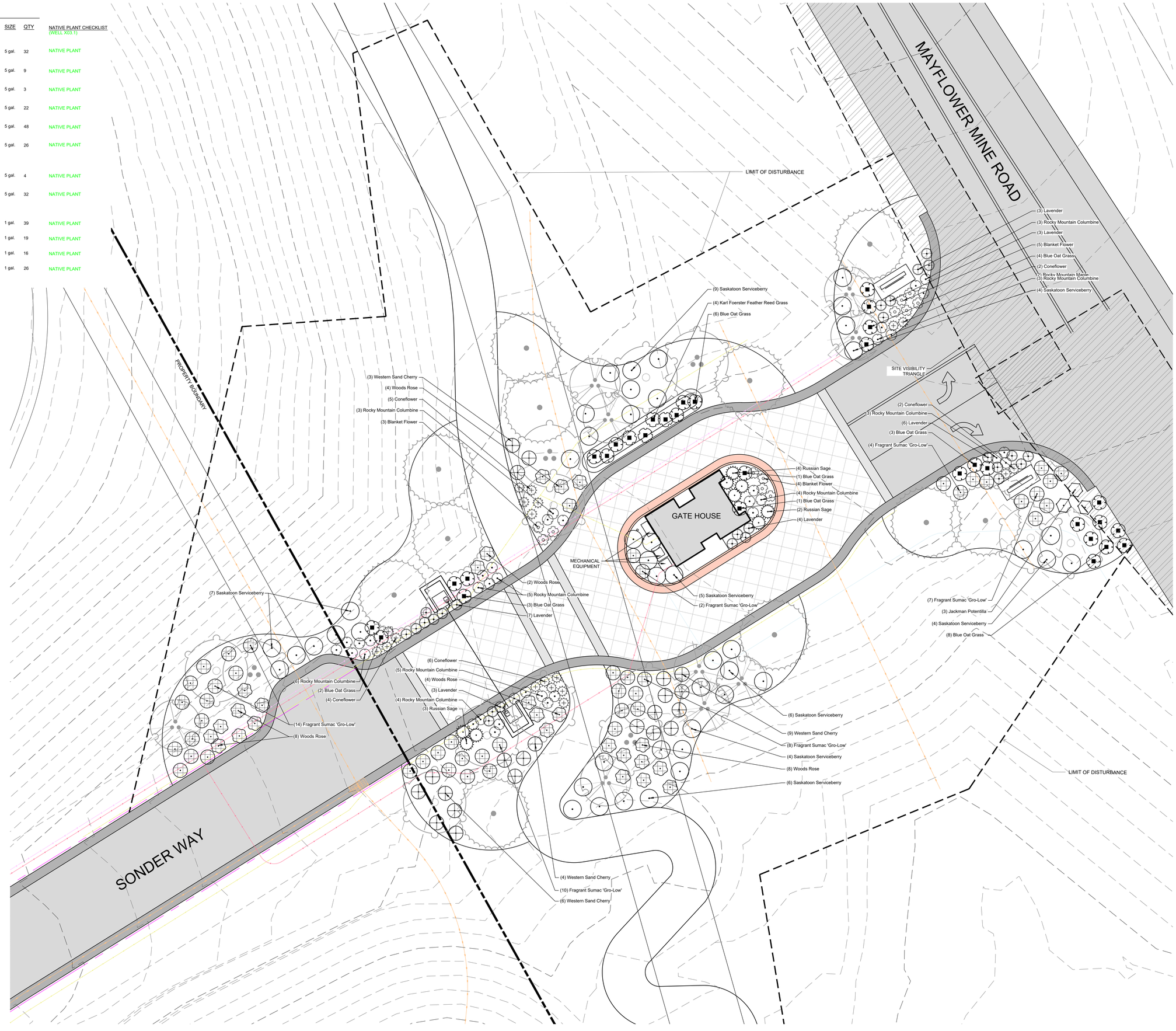
VERSION:	
REVISIONS:	

SHEET TITLE:
TREE LANDSCAPE PLAN

SHEET NUMBER:
L1.2

VELVAERE - ENTRY SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NATIVE PLANT CHECKLIST (WELL X03.1)
SHRUBS					
	Amelanchier alnifolia 'Saskatoon'	Saskatoon Serviceberry	5 gal.	32	NATIVE PLANT
	Perovskia abrotanoides	Russian Sage	5 gal.	9	NATIVE PLANT
	Potentilla fruticosa 'Jackmanii'	Jackman Potentilla	5 gal.	3	NATIVE PLANT
	Prunus besseyi	Western Sand Cherry	5 gal.	22	NATIVE PLANT
	Rhus aromatica	Fragrant Sumac 'Gro-Low'	5 gal.	48	NATIVE PLANT
	Rosa woodsii	Woods Rose	5 gal.	26	NATIVE PLANT
GRASSES					
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal.	4	NATIVE PLANT
	Helictotrichon sempervirens	Blue Oat Grass	5 gal.	32	NATIVE PLANT
PERENNIALS					
	Aquilegia caerulea	Rocky Mountain Columbine	1 gal.	39	NATIVE PLANT
	Echinacea purpurea	Coneflower	1 gal.	19	NATIVE PLANT
	Gaillardia aristata	Blanket Flower	1 gal.	16	NATIVE PLANT
	Lavandula angustifolia	Lavender	1 gal.	26	NATIVE PLANT



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SCALE: 1"=10'

LANDCRAFT DESIGN GROUP
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PLANNING & LANDSCAPE ARCHITECTURE

VELVAERE
ENTRY MONUMENT

DATE:	APRIL 2025
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DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
SHRUB LANDSCAPE PLAN

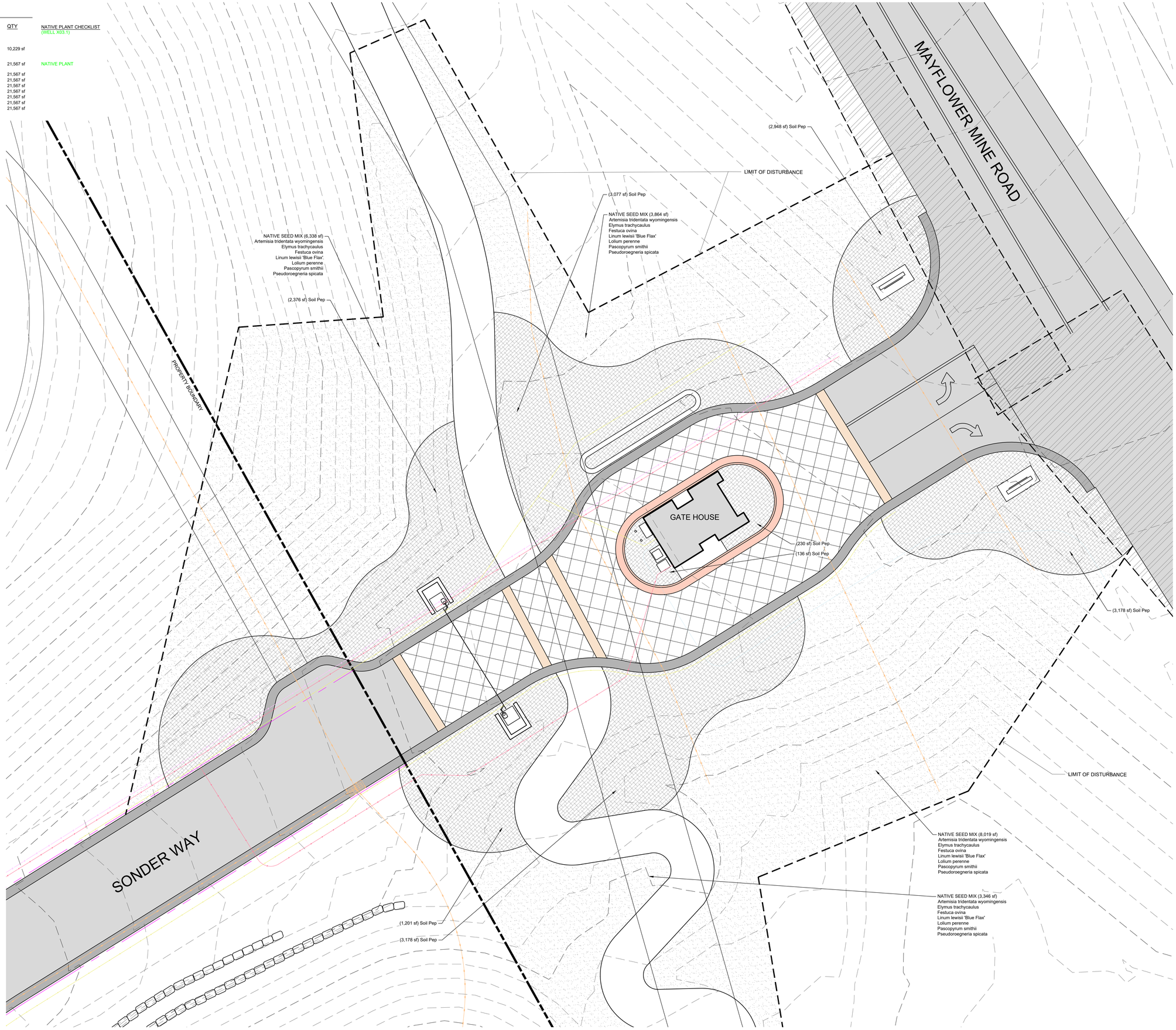
SHEET NUMBER:
L1.3

VELVAERE - ENTRY GROUND COVER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GROUND COVERS				
	Soil Pep	See Landscape Details	3" DEPTH	10,229 sf
	NATIVE SEED MIX			21,567 sf
	Artemisia tridentata wyomingensis	Wyoming Sagebrush	1.25 LB/ACRE	21,567 sf
	Elymus trachycaulus	Slender Wheatgrass	7.00 LB/ACRE	21,567 sf
	Festuca ovina	Sheep Fescue	3.50 LB/ACRE	21,567 sf
	Linum lewisii 'Blue Flax'	Blue Flax	1.00 LB/ACRE	21,567 sf
	Lolium perenne	Perennial Ryegrass	8.75 LB/ACRE	21,567 sf
	Pascopyrum smithii	Western Wheatgrass	5.25 LB/ACRE	21,567 sf
	Pseudoroegneria spicata	Bluebunch Wheatgrass	5.25 LB/ACRE	21,567 sf

NATIVE PLANT CHECKLIST
(WELL X03.1)

NATIVE PLANT



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SCALE: 1"=10'

LANDSCAPE DESIGN GROUP
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VELVAERE
ENTRY MONUMENT

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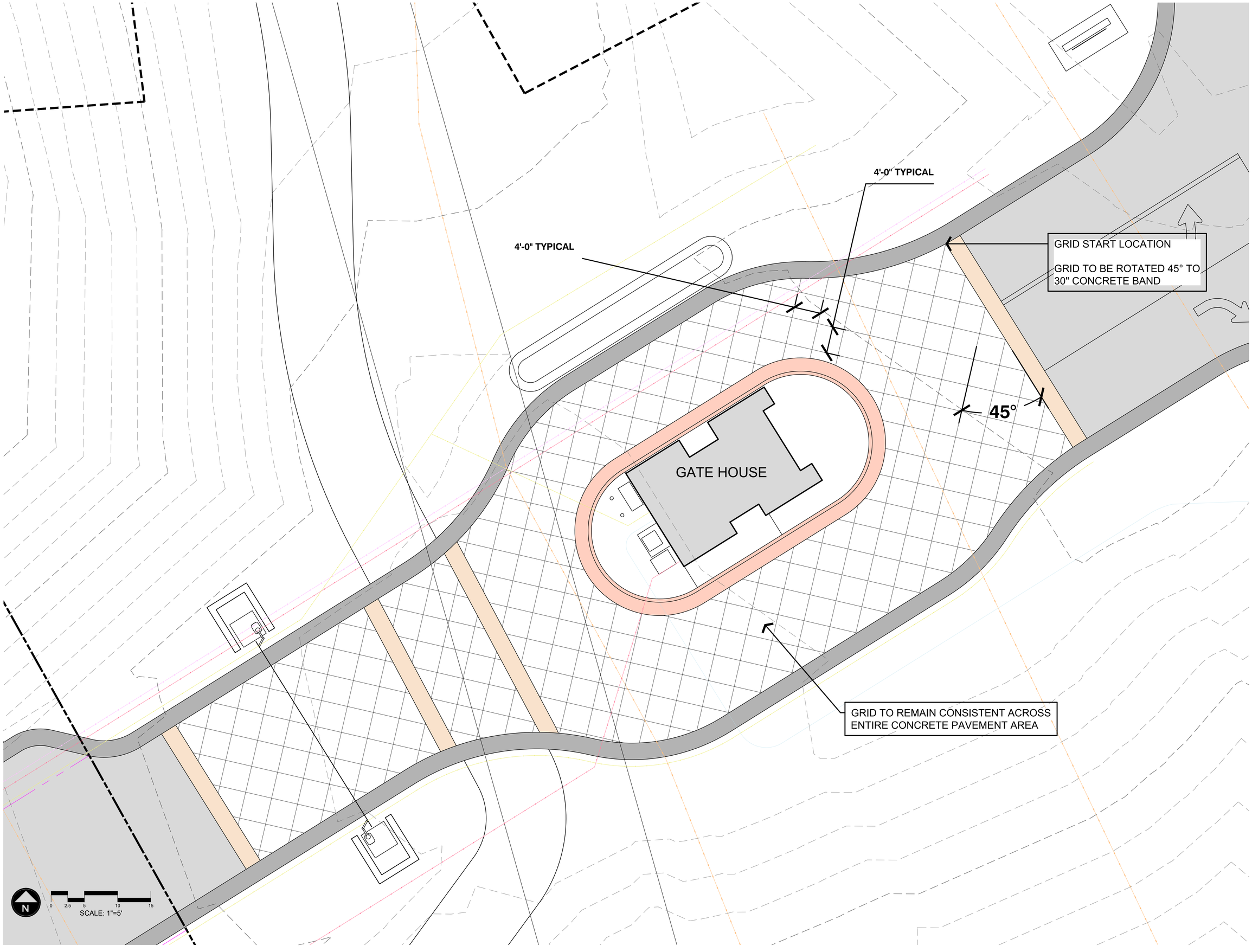
VERSION:	
REVISIONS:	

SHEET TITLE:
GROUND COVER
LANDSCAPE PLAN

SHEET NUMBER:
L1.4



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EST. 2006
SALT LAKE CITY
LANDSCAPE DESIGN GROUP
PLANNING & LANDSCAPE ARCHITECTURE

VELVAERE
ENTRY MONUMENT

DATE:	APRIL 2025
PROJECT:	000.0000.192
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
SAWCUT LAYOUT PLAN

SHEET NUMBER:
L1.5

VELVAERE - ENTRY LANDSCAPE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NATIVE PLANT CHECKLIST (WELL X03.1)
DECIDUOUS TREE					
	Acer glabrum	Rocky Mountain Maple	8` Clump	9	NATIVE PLANT
	Populus tremuloides	Quaking Aspen	8` Clump	4	NATIVE PLANT
	Populus tremuloides	Quaking Aspen	8` Ht.	9	NATIVE PLANT
	SUBTOTAL:			22	
EVERGREEN TREE					
	Pseudotsuga menziesii	Douglas Fir	14` Ht.	11	NATIVE PLANT
	SUBTOTAL:			11	
SHRUBS					
	Amelanchier alnifolia 'Saskatoon'	Saskatoon Serviceberry	5 gal.	32	NATIVE PLANT
	Perovskia abrotanoides	Russian Sage	5 gal.	9	NATIVE PLANT
	Potentilla fruticosa 'Jackmanii'	Jackman Potentilla	5 gal.	3	NATIVE PLANT
	Prunus besseyi	Western Sand Cherry	5 gal.	22	NATIVE PLANT
	Rhus aromatica	Fragrant Sumac 'Gro-Low'	5 gal.	48	NATIVE PLANT
	Rosa woodsii	Woods Rose	5 gal.	26	NATIVE PLANT
	SUBTOTAL:			140	
GRASSES					
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal.	4	NATIVE PLANT
	Helictotrichon sempervirens	Blue Oat Grass	5 gal.	32	NATIVE PLANT
	SUBTOTAL:			36	
PERENNIALS					
	Aquilegia caerulea	Rocky Mountain Columbine	1 gal.	39	NATIVE PLANT
	Echinacea purpurea	Coneflower	1 gal.	19	NATIVE PLANT
	Gaillardia aristata	Blanket Flower	1 gal.	16	NATIVE PLANT
	Lavandula angustifolia	Lavender	1 gal.	26	NATIVE PLANT
	SUBTOTAL:			100	
GROUND COVERS					
	Soil Pep	See Landscape Details	3" DEPTH	10,229 sf	
	NATIVE SEED MIX			21,567 sf	
	Artemisia tridentata wyomingensis	Wyoming Sagebrush	1.25 LB/ACRE	21,567 sf	
	Elymus trachycaulus	Slender Wheatgrass	7.00 LB/ACRE	21,567 sf	
	Festuca ovina	Sheep Fescue	3.50 LB/ACRE	21,567 sf	
	Linum lewisii 'Blue Flax'	Blue Flax	1.00 LB/ACRE	21,567 sf	
	Lolium perenne	Perennial Ryegrass	8.75 LB/ACRE	21,567 sf	
	Pascopyrum smithii	Western Wheatgrass	5.25 LB/ACRE	21,567 sf	
	Pseudoroegneria spicata	Bluebunch Wheatgrass	5.25 LB/ACRE	21,567 sf	
	SUBTOTAL:			31,796 sf	

ALL NATIVE SEEDED AREAS TO RECEIVE 4" OF TOPSOIL BEFORE APPLICATION OF NATIVE SEED.

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE PROJECT MANAGER AND ALL OTHER CONTRACTORS WORKING ON THE SITE.

2. THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN AND CONSISTENT, FREE OF ANY HUMPS, DEPRESSIONS OR OTHER GRADING IRREGULARITIES. THE FINISH GRADE OF ALL LANDSCAPE AREAS SHALL BE GRADED CONSISTENTLY 3/4" BELOW THE TOP OF ALL SURROUNDING WALKS, CURBS, ETC.

3. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PLANTS FOR APPROVAL PRIOR TO PLANTING. TREES SHALL BE LOCATED EQUIDISTANT FROM ALL SURROUNDING PLANT MATERIAL. SHRUBS AND GROUND COVERS SHALL BE TRIANGULAR AND EQUALLY SPACED.

4. THE PLANT MATERIALS LIST IS PROVIDED AS AN INDICATION OF THE SPECIFIC REQUIREMENTS OF THE PLANTS SPECIFIED, WHEREVER IN CONFLICT WITH THE PLANTING PLAN, THE PLANTING PLAN SHALL GOVERN.

5. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED FOR THE PROPER COMPLETION OF ALL LANDSCAPE WORK AS SPECIFIED AND SHOWN ON THE DRAWINGS.

6. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO PLANTING. THE OWNER/LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS. THE OWNER/LANDSCAPE ARCHITECTS DECISION WILL BE FINAL.

7. THE CONTRACTOR SHALL KEEP THE PREMISES, STORAGE AREAS AND PAVING AREAS NEAT AND ORDERLY AT ALL TIMES. REMOVE TRASH, SWEEP, CLEAN, HOSE, ETC. DAILY.

8. THE CONTRACTOR SHALL PLANT ALL PLANTS PER THE PLANTING DETAILS, STAKE/GUY AS SHOWN. TOP OF ROOT BALLS SHALL BE PLANTED FLUSH WITH FINISH GRADE.

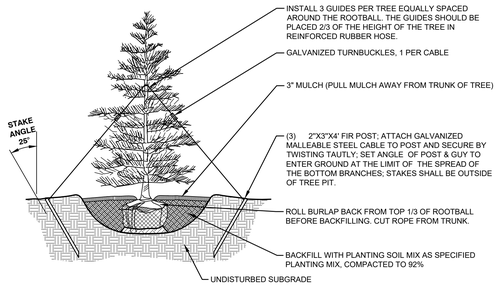
9. THE CONTRACTOR SHALL NOT IMPEDE DRAINAGE IN ANY WAY. THE CONTRACTOR SHALL ALWAYS MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING, WALLS, ETC.

10. THE CONTRACTOR SHALL MAINTAIN ALL WORK UNTIL ALL WORK IS COMPLETE AND ACCEPTED BY THE OWNER. UPON COMPLETION OF LANDSCAPE WORK AN INSPECTION FOR ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT FOR SCHEDULING OF INSPECTION AT LEAST SEVEN (7) DAYS IN ADVANCE.

11. THE CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. REPLACEMENT PLANTS SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS. MAINTENANCE SHALL INCLUDE MOWING, WEEDING, FERTILIZING, CLEANING, INSECTICIDES, HERBICIDES, ETC.

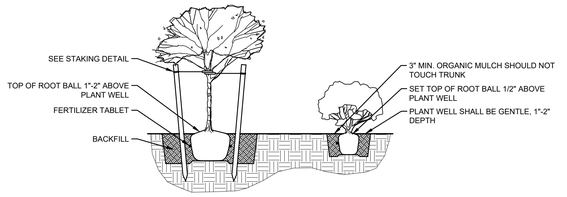
12. ALL DISTURBED AREAS ARE TO BE SEEDED WITH STANDARD SEED MIXTURE. SEE LANDSCAPE PLAN FOR SEED MIX. ALL NATIVE SEEDED AREAS TO RECEIVE 4" OF TOPSOIL. GENEROUSLY WATER SOIL BEFORE APPLICATION OF NATIVE SEED TO HELP SEED ESTABLISH.

13. ALL PLANT MATERIAL OUTSIDE OF L.O.D. MUST BE INSTALLED CAREFULLY TO MINIMIZE FURTHER NATIVE LANDSCAPE DISTURBANCE



8 EVERGREEN TREE PLANTING AND STAKING

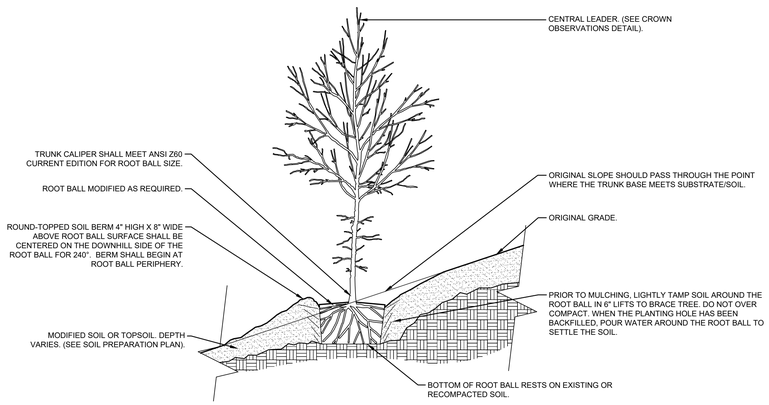
1/2" = 1'-0" P-MRF-16



BACKFILL:
ONE PART MULCH TO THREE PARTS NATIVE SOIL.
PLANTING PIT SIZES:
1 GAL. OR 5 GAL. - 2X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 6"
15 GAL. OR LARGER - 3X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 12"
FERTILIZER TABLETS (21 GRAM AGRIFORM TABLETS)
1 PER 1 GAL., 3 PER 5 GAL., 5 PER 15 GAL., 1 PER 3" OF BOX SIZE (24" BOX OR LARGER)

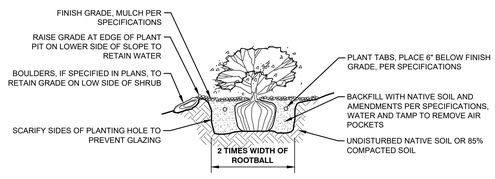
7 DECIDUOUS TREE AND SHRUB PLANTING

1/2" = 1'-0" P-MRF-13



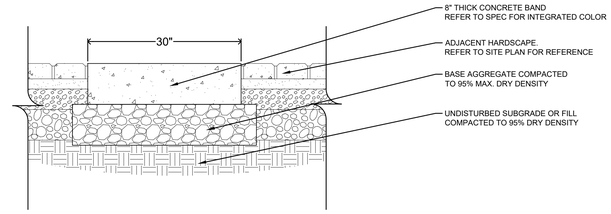
6 TREE PLANTING ON SLOPE

1/2" = 1'-0" P-MRF-11



5 SHRUB PLANTING ON SLOPE

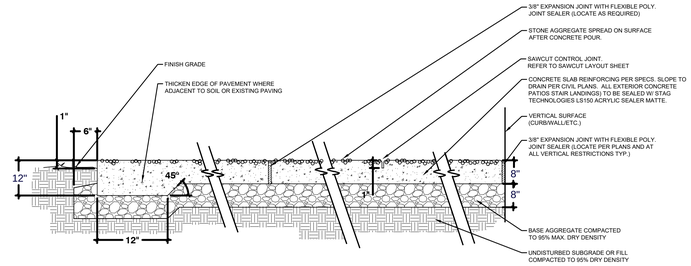
1/2" = 1'-0" P-MRF-12



NOTES:
1. CONCRETE SHALL BE AS INDICATED IN WRITTEN SPECIFICATIONS.
2. CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS, EQUAL TO WIDTH OF SIDEWALK OR AS INDICATED ON PLANS.
3. EXPANSION JOINTS SHALL BE PLACED AT 50' INTERVALS OR AS INDICATED ON PLANS.
4. EXPANSION JOINTS SHALL BE PLACED AT INTERSECTIONS WITH OTHER WALKS, CURBS, MASONRY, WALLS, OR CONCRETE SURFACES.
5. CONCRETE TO RECEIVE A LIGHT BROOM FINISH.

4 30' CONCRETE BAND

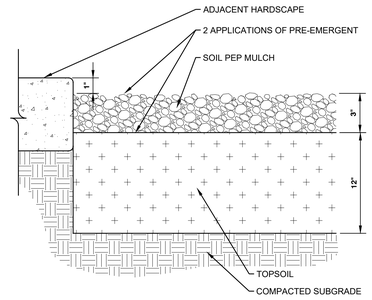
1" = 1'-0" P-VE-04



NOTES:
1. CONCRETE SHALL BE AS INDICATED IN WRITTEN SPECIFICATIONS.
2. STONE AGGREGATE TO BE SELECTED BY LANDSCAPE ARCHITECT.

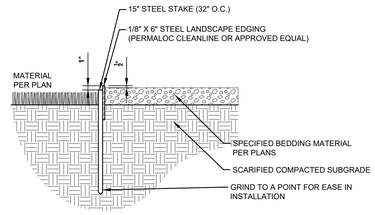
3 EXPOSED AGGREGATE CONCRETE PAVING

3/4" = 1'-0" P-VE-14



2 SOIL PEP MULCH

1/2" = 1'-0" P-RE-19



1 METAL LANDSCAPE EDGE

1/2" = 1'-0" P-MRF-18

LANDSCAPE DESIGN GROUP
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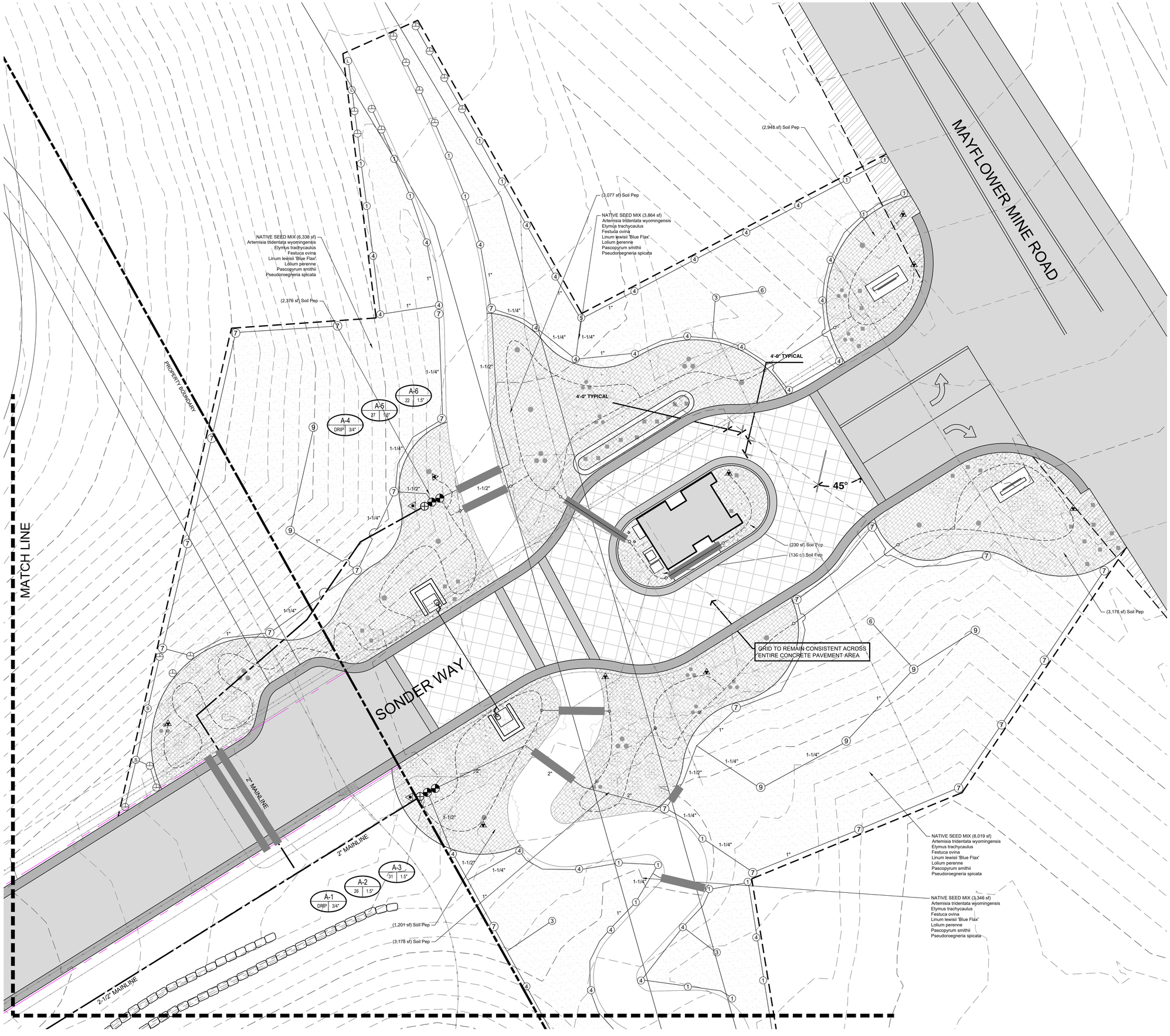
PLANNING & LANDSCAPE ARCHITECTURE

VELVAERE
ENTRY MONUMENT

DATE:	APRIL 2025
PROJECT:	000.0000.192
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
LANDSACPE DETAILS

SHEET NUMBER:
L1.6



811 Know what's below. Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

N

0 5 10 20 30

SCALE: 1"=10'

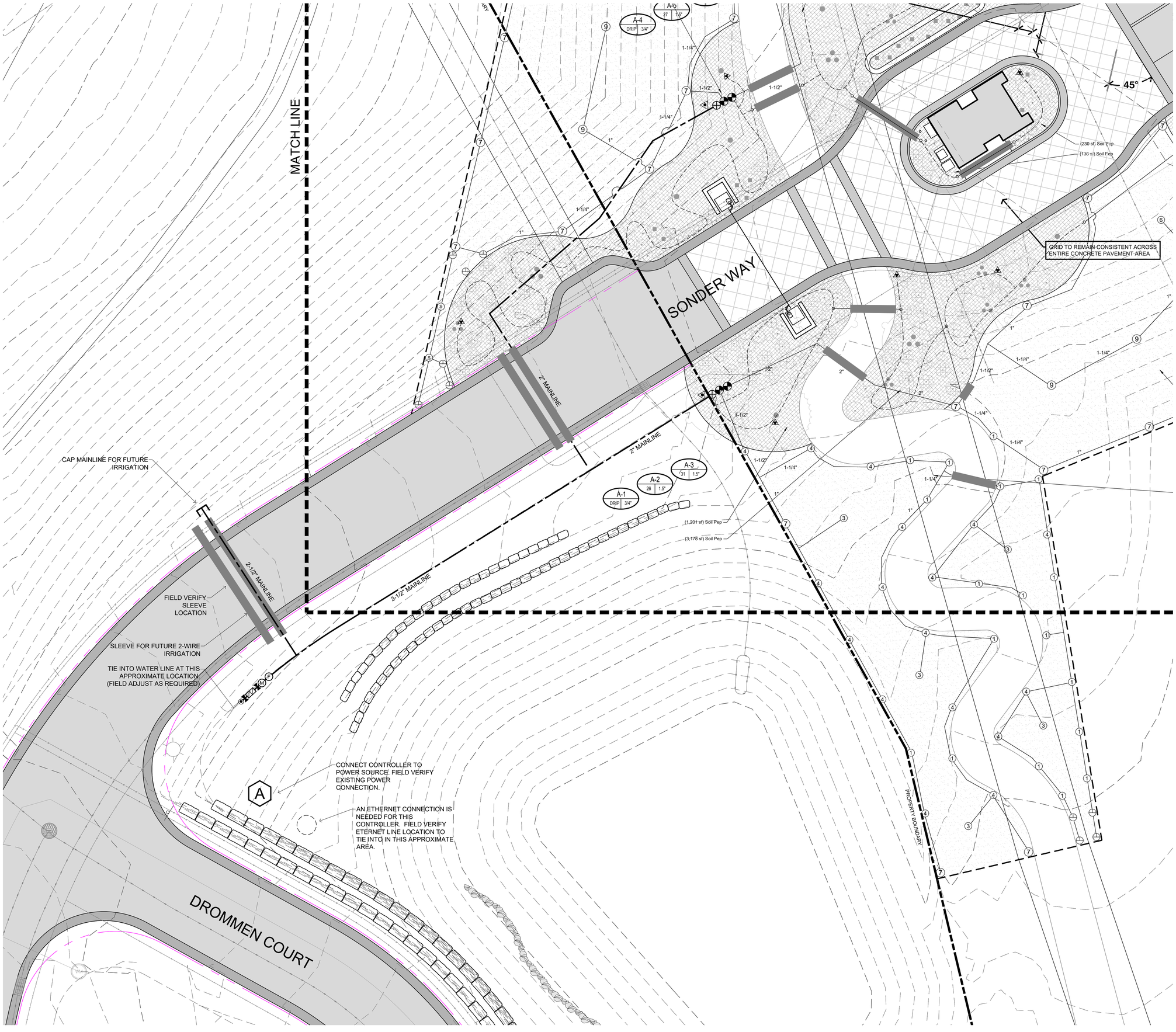
LANDSCAPE DESIGN GROUP EST. 2006 LDG SALT LAKE CITY PLANNING LANDSCAPE ARCHITECTURE

VELVAERE
ENTRY MONUMENT

DATE:	APRIL 2025
PROJECT:	000.0000.192
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE: IRRIGATION PLAN

SHEET NUMBER: L2.1



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SCALE: 1"=10'

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VELVAERE
ENTRY MONUMENT

DATE:	APRIL 2025
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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L2.2

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	DETAIL NUMBER
90°-210° 360°	HUNTER	PROS-04-PRS30 WITH MP ROTATOR 800 SERIES NOZZLES	POP-UP SPRAY HEAD	1 / L2.6
LCS SS RCS	HUNTER	PROS-04-PRS40 WITH MP ROTATOR STRIP SERIES NOZZLES	POP-UP SPRAY HEAD	1 / L2.6
1 90°-210° 2 210°-270° 3 360°	HUNTER	PROS-04-PRS40 WITH MP ROTATOR 1000 SERIES NOZZLES	POP-UP SPRAY HEAD	1 / L2.6
4 90°-210° 5 210°-270° 6 360°	HUNTER	PROS-04-PRS40 WITH MP ROTATOR 2000 SERIES NOZZLES	POP-UP SPRAY HEAD	1 / L2.6
7 90°-210° 8 210°-270° 9 360°	HUNTER	PROS-04-PRS40 WITH MP ROTATOR 3000 SERIES NOZZLES	POP-UP SPRAY HEAD	1 / L2.6
	HUNTER	ICV SERIES (SIZE PER PLAN)	ELECTRIC CONTROL VALVE	2,4 / L2.5
	HUNTER	ICZ-101-LF	DRIP VALVE ASSEMBLY	1,3 / L2.5
	HUNTER	HQ-33-DRC	QUICK COUPLING VALVE	5 / L2.4
A	HUNTER - and - HUNTER - and - HUNTER	A2C-75-D-M w/ ACC-PED FS-300 A2C-LAN	IRRIGATION CONTROLLER WITH METAL PEDESTAL FIELD SERVICE MODULE ETHERNET CONNECTION MODULE	4,6 / L2.4
	FEBCO	825YA (1")	REDUCED PRESSURE PRINCIPLE ASSEMBLY W/ ENCLOSURE	4 / L2.3
M	HUNTER	ICV SERIES (1")	MASTER VALVE	2 / L2.3
F	FLOMEC	QS200	ULTRASONIC FLOW SENSOR	1 / L2.3
R	HUNTER	WSS-SEN W/ WIRELESS SOLAR SYNC RECEIVER	WIRELESS SOLAR SYNC SENSOR	N/A
N/S	OLD CASTLE	201X	VALVE BOXES	1 - 4 / L2.5
	MUELLER	LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	5 / L2.3
		SCH 40	PVC MAINLINE	1 / L2.4
		SCH 40 (1" & LARGER)	PVC LATERAL	1 / L2.4
		SCH 40	PVC SLEEVING	2 / L2.4
	HUNTER	TWPE-700	1/2" PE BLANK TUBING	3 - 7 / L2.6
N/S	HUNTER	HE SERIES	DRIP EMITTERS	SEE LEGEND
			DRIP LINE BLOW-OUT STUB	2 / L2.6
	MUELLER	MARK II ORISEAL H-10248 (LINE SIZE)	STOP & WASTE VALVE	6 / L2.3

GPM — CONTROLLER & STATION NO. / CONTROL VALVE SIZE

DRIP EMITTER SCHEDULE

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3½" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

IRRIGATION CONSTRUCTION NOTES:

1. DRAWINGS AND BASE INFORMATION: ALL BASE INFORMATION HAS BEEN PROVIDED BY CIVIL ENGINEER (CIVIL). THE CONTRACTOR IS RESPONSIBLE TO NOTIFY CIVIL OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY CIVIL AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE/SHE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.

2. SYSTEM PRESSURE: THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION. WRITTEN DOCUMENTATION OF PRESSURE TEST RESULTS SHALL BE PROVIDED TO CIVIL AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY AND/OR NOTIFY CIVIL OF ANY VARIATIONS FROM THIS PRESSURE, THEN HE/SHE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF 80 PSI MINIMUM.

3. EQUIPMENT INSTALLATION: IT IS THE INTENT OF THE THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MIN. OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS INDICATED ON THE PLANS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN ROCK MULCH. REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER.

4. MANUAL DRAIN VALVES: CONTRACTOR TO INSTALL ONE MANUAL DRAIN ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINT AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATION IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.

5. DRIP IRRIGATION: REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

6. UNLABELED PIPING: ALL UNLABELED PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

7. SLEEVING: ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQ. SLEEVE SIZE & (QUANTITY)
$\frac{3}{4}$" - 1 $\frac{1}{4}$" PIPING	2" PVC (1)
1 $\frac{1}{2}$" - 2" PIPING	4" PVC (1)
1 - 25 CONTROL WIRES	2" PVC (1)

8. ADJUSTMENT: CONTRACTOR SHALL FINE TUNE / ADJUST THE IRRIGATION SYSTEM TO REDUCE / AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

811 Know what's **below.** **Call** before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LANDSCAPE DESIGN GROUP — EST. 2006 — LDG — SALT LAKE CITY — PLANNING & LANDSCAPE ARCHITECTURE

VELVAERE
ENTRY MONUMENT

DATE: APRIL 2025
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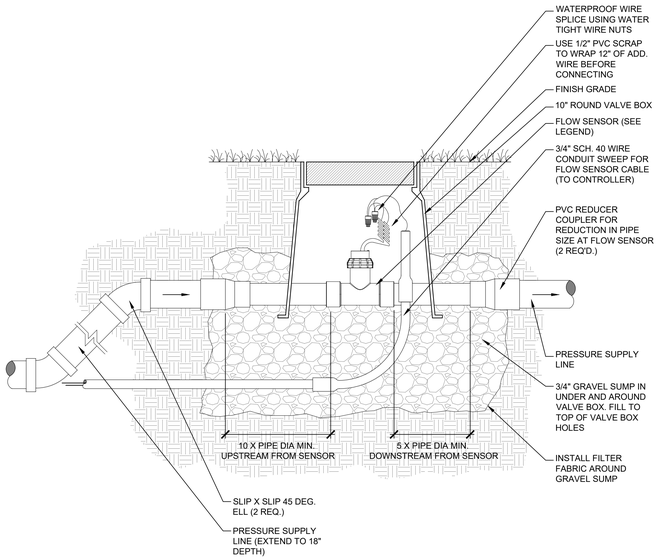
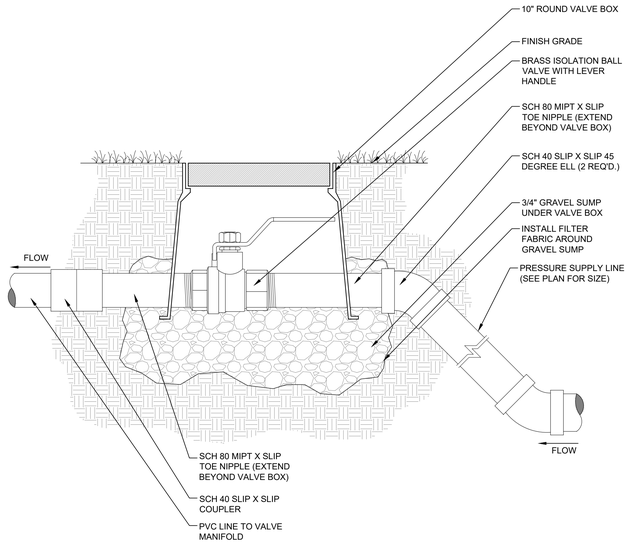
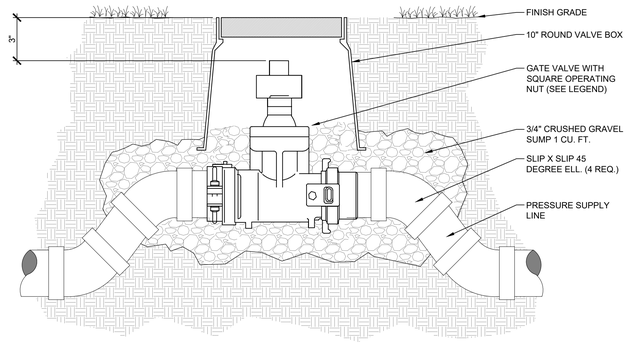
SHEET TITLE: IRRIGATION LEGEND & NOTES
SHEET NUMBER: L2.3



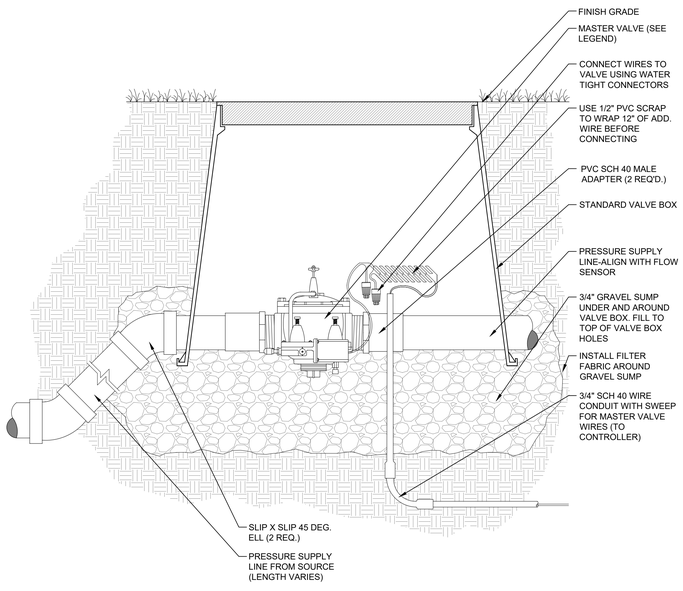
1 FLOW SENSOR
Scale: NTS



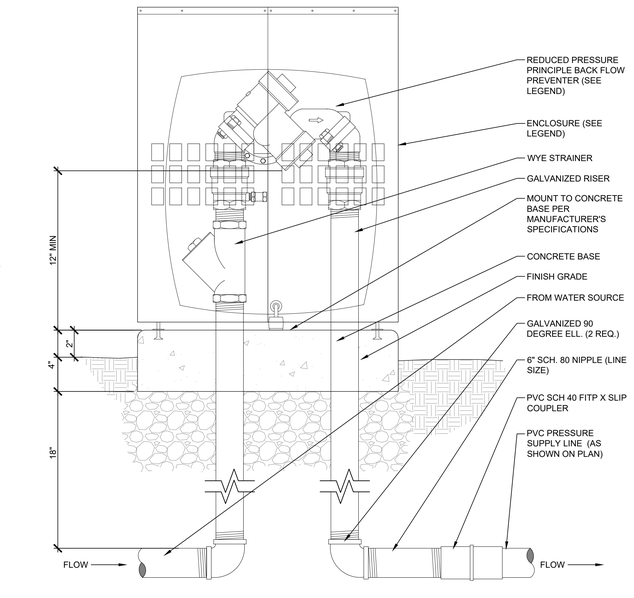
3 ISOLATION BALL VALVE - VALVE MANIFOLD
Scale: NTS



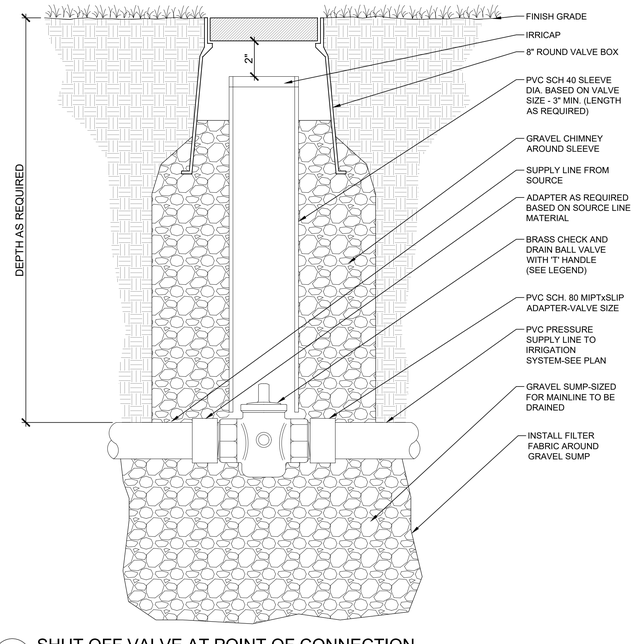
5 ISOLATION GATE VALVE - MAIN LINE
Scale: NTS



2 MASTER VALVE
Scale: NTS



4 BACKFLOW PREVENTER
Scale: NTS



6 SHUT OFF VALVE AT POINT OF CONNECTION
Scale: NTS

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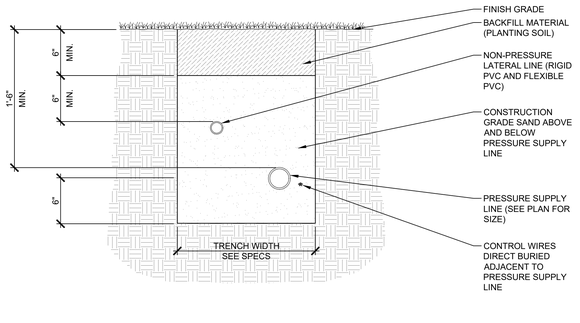
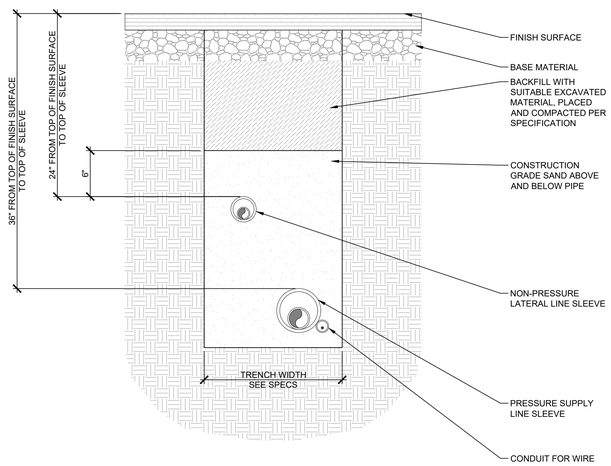


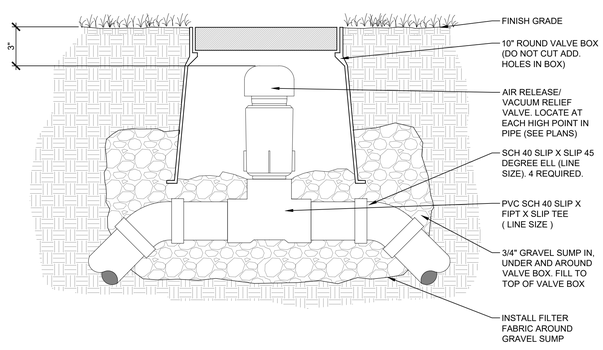
1 TRENCH FOR PIPING - IN LANDSCAPE AREA

Scale: NTS



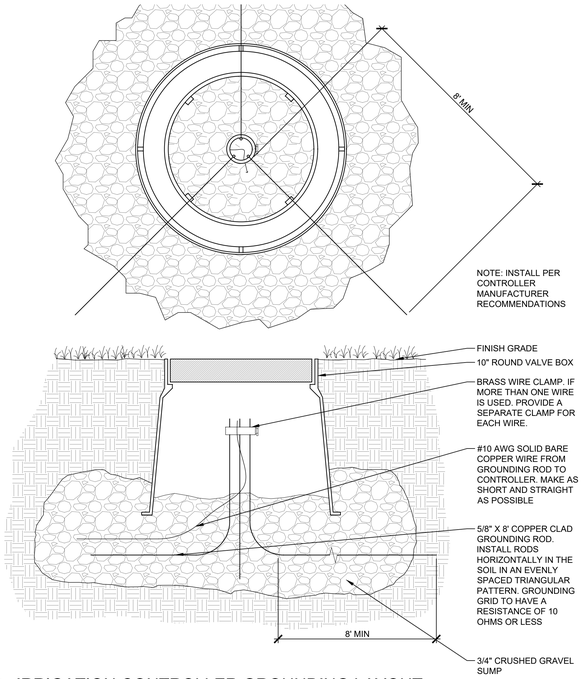
2 TRENCH FOR PIPING - UNDER HARDSCAPE

Scale: NTS



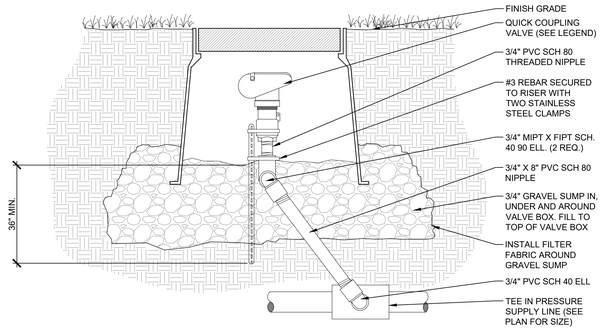
3 AIR RELEASE/VACUUM VALVE

Scale: NTS



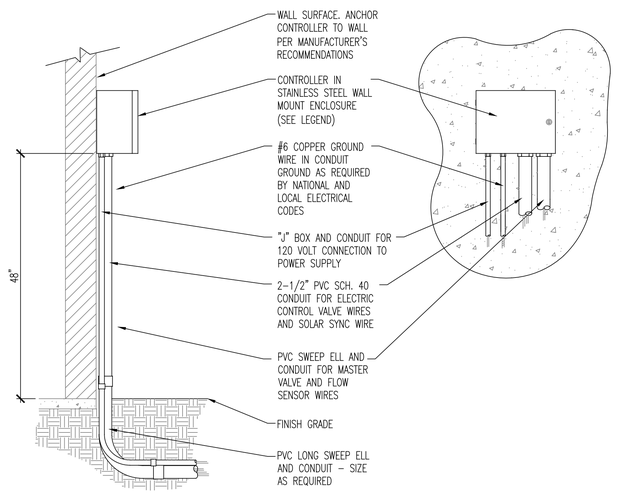
4 IRRIGATION CONTROLLER GROUNDING LAYOUT

Scale: NTS



5 QUICK COUPLER VALVE

Scale: NTS



6 IRRIGATION CONTROLLER

Scale: NTS

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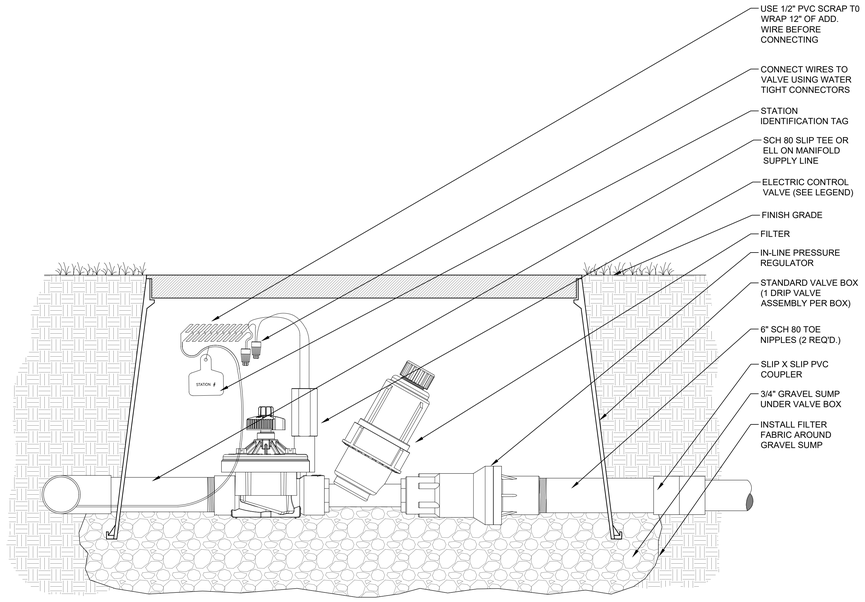
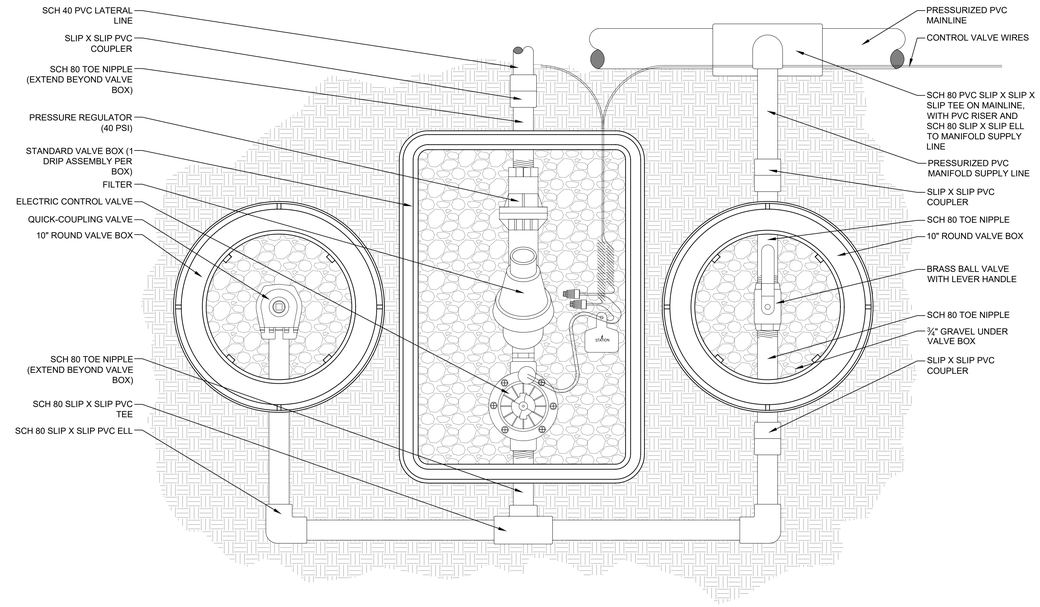


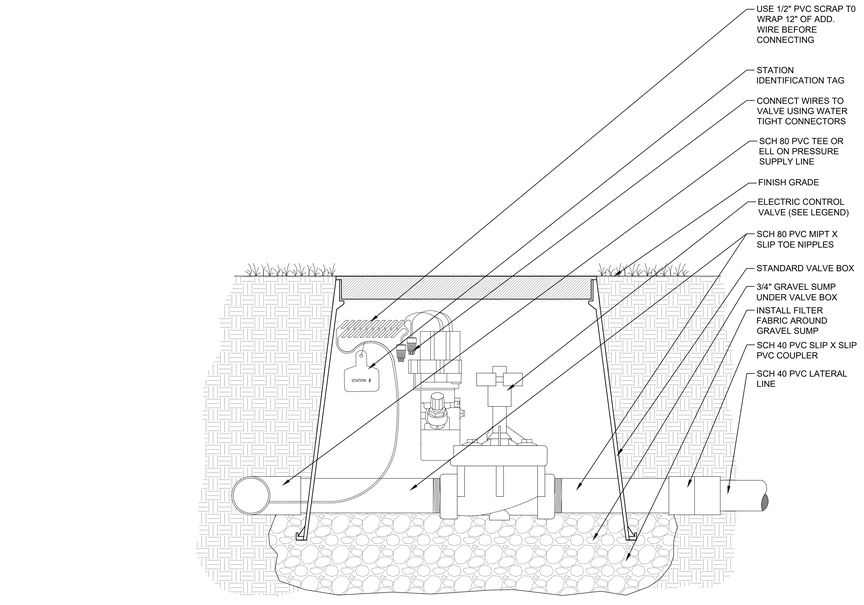
1 CONTROL VALVE KIT - DRIP IRRIGATION

Scale: NTS



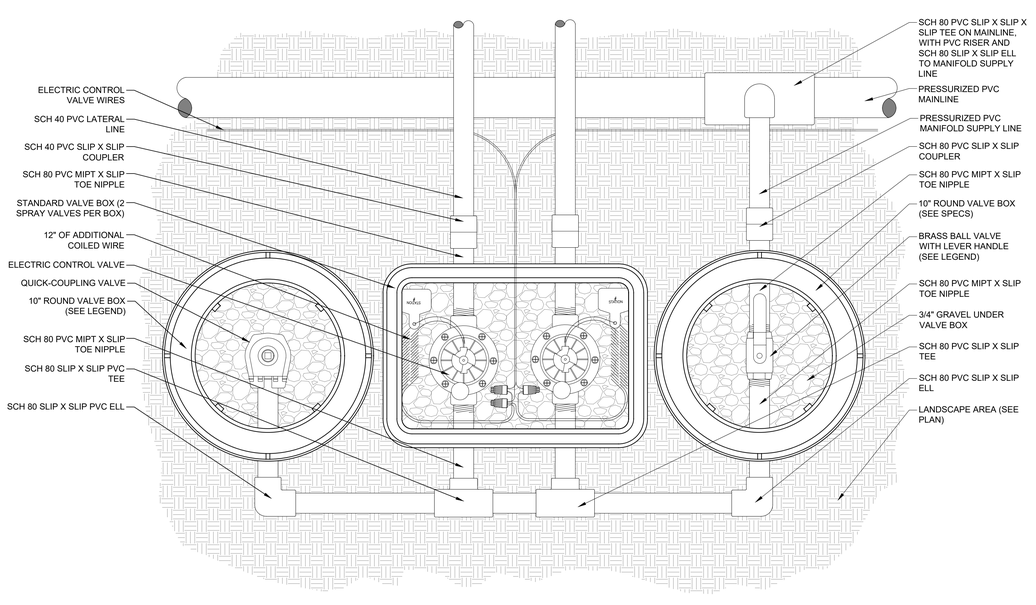
3 VALVE MANIFOLD LAYOUT - DRIP IRRIGATION

Scale: NTS



2 CONTROL VALVE - SPRAY HEADS/ROTORS

Scale: NTS



4 VALVE MANIFOLD LAYOUT - SPRAY IRRIGATION

Scale: NTS

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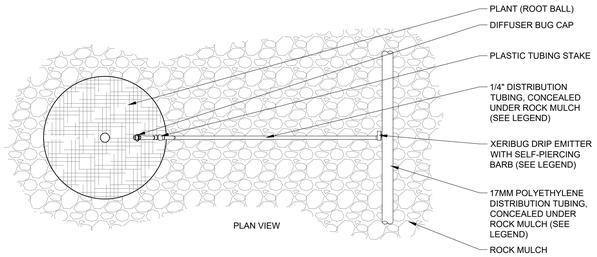
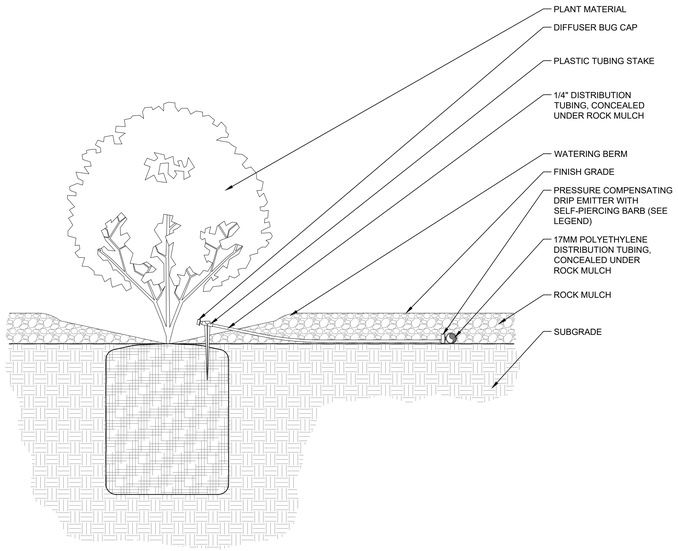


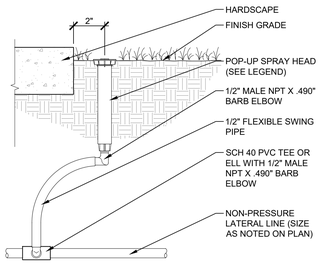
3 DRIP EMITTER LAYOUT FOR SHRUBS AND GRASSES

Scale: NTS



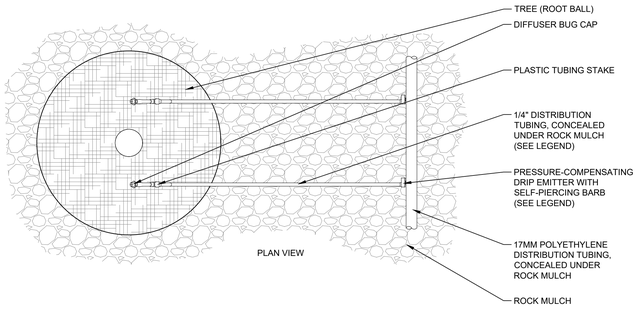
6 DRIP EMITTER - SHRUB

Scale: NTS



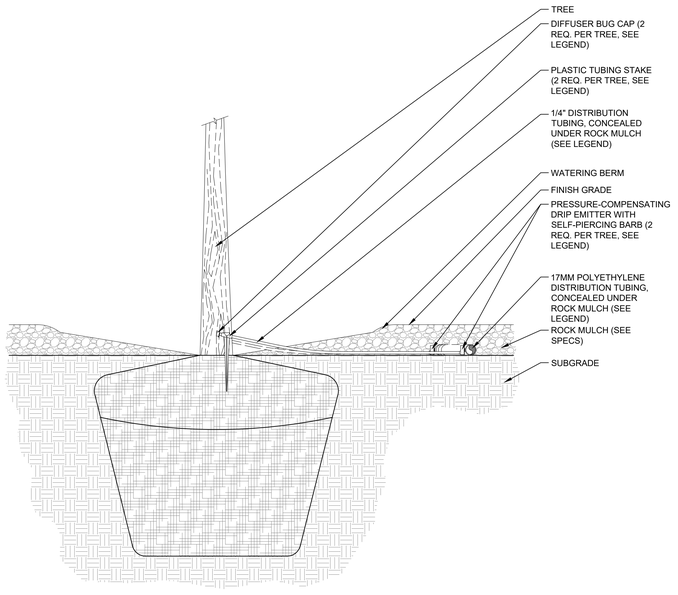
1 POP UP SPRAY HEAD

Scale: NTS



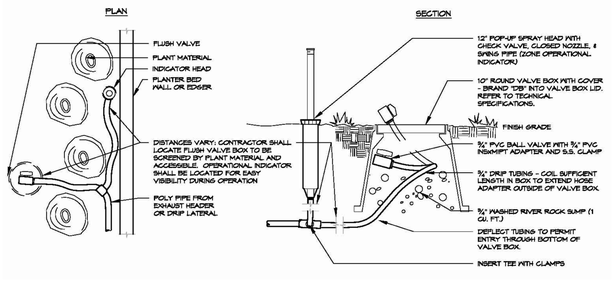
4 DRIP EMITTER LAYOUT FOR TREES

Scale: NTS



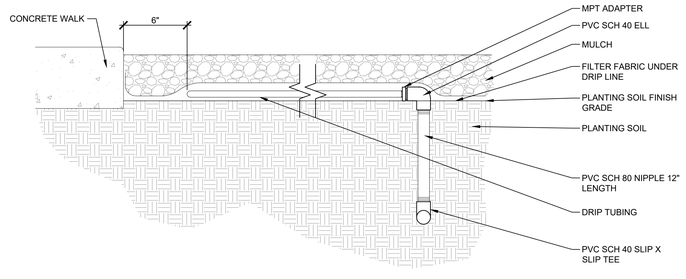
7 DRIP EMITTER - TREE

Scale: NTS



2 DRIP FLUSH VALVE

Scale: NTS



5 PVC TO DRIP TUBE TRANSITION/LAYOUT

Scale: NTS

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