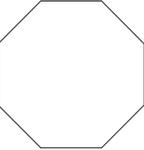
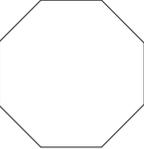


A New Gate Entrance For: Avalon Skye Leeds, Utah 84746



A New Gate Entrance For:
Avalon Skye
Leeds, Utah 84746



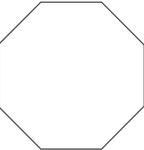
DATE/REVISION:
03-11-2025
03-25-2025
04-11-2025
11-12-2025
01-02-2026

PROJECT# 2023-01
GATE SKING & ADDED PERSONAL GATE



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E-Mail: prochl4@comcast.net
Nevada Business License: #98093006

Date:
01 • 02 • 2026



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ABBREVIATIONS:			PROJECT DATA AND CODE ANALYSIS		INDEX OF DRAWINGS	
AC. ACOUSTIC	FL.R. FLOOR	O.F.S. OVERFLOW SQUIPPER	GOVERNING CODE:	2018 IBC	Architectural	
ADD. ADDENDUM	F.D. FLOOR DRAIN	O.F.D. OVERFLOW DRAIN	SITE AREA (TOTAL):	41814 ACRES OR 116,954 S.F. APPROX.	ACS Cover Sheet & Project Data	
AGG. AGGREGATE	FTS. FOOTING	GC. GENERAL CONTRACT-OR INSTALLED	ZONING:	R-R-1	AO1 Site Plan - Entrance Gate	
A/C AIR CONDITIONING	FR. FRAME	PTD. PAINTED	CONSTRUCTION TYPE:	N/A	A101 Entrance Gate Column - Notes	
AL. ALUMINUM	F.H.C. FIRE HOSE CABINET	FR. PAIR	OCCUPANCY TYPE:	N/A	A102 Entrance Gate Column - Dimensions	
ALT. ALTERNATE	F.S.E.C. FOOD SERVICE EQUIPMENT CONTRACTOR	PNL. PANEL			A201 Exterior Elevations - Front & Rear	
ANCHOR BOLT	GA. GAUGE	PTN. PARTITION			A301 Column Elevations - Enlarged	
ARCH. ARCHITECT	G.I. GALVANIZED IRON	PL. PLATE			A302 Column Sections - Enlarged	
ASPH. ASPHALT	GL. GLASS	PLB. PLUMBING			A303 Future Gate Elevations and Sections	
@ AT	GR. GRADE	PLYHD. PLYWOOD				
& AND	G. GRAM	PT. POINT				
BSMT. BASEMENT	GRD. GRID	P.O.C. POINT OF CONNECTION				
B/E BEAM	G. GROUND	P.T.D.F. PRESSURE TREATED				
B/M BENCHMARK	GYP. GYPSUM BOARD	DOUGLAS FIR				
BLKG. BLOCKING	G.S.N. GENERAL STRUCTURAL NOTES	POUNDS PER SQ. IN.				
BD. BOARD	G.C. GENERAL CONTRACTOR	P.S.F. POUNDS PER SQ. FT.				
BOTT. BOTTOM	H.R. HAND RAIL	PL. PLUMBING CONTRACTOR				
BLDG. BUILDING	HDNR. HARDENER	PL. PROPERTY LINE				
B.N. BOUNDARY NAILING	HDQ. HARDWARE	R.A. RETURN AIR				
	HDKD. HARDWOOD	RAD. RADIUS				
CABT. CABINET	HTR. HEATER	REG. REGISTER				
C.I.P. CAST IN PLACE	HT. HEIGHT	RECD. REQUIRED				
CATCH BASIN	H.P. HIGH POINT	REV. REVISION				
CLG. CEILING	H.M. HOLLOW METAL	REC. RECOMMENDATION				
CEMT. CEMENT	HORIZ. HORIZONTAL	R.D. ROOF DRAIN				
CENTIGRAM	H.B. HOSE BIBB	RFG. ROOFING				
CH. CHANNEL	H.J. HOT WATER	RHT. ROOF				
CH. CLEAR		RGH. ROUGH				
C.O. CLEAN OUT		RND. ROUND				
CLOS. CLOSET		S.A. SUPPLY AIR				
COL. COLUMN		SCR. SCREW				
CONC. CONCRETE		SECT. SECTION				
COND. CONDITION		SEL. SELECT				
CONN. CONNECTION		SHT. SHEET				
CONSTR. CONSTRUCTION		SIG. SLIDING				
C.J. CONTROL JOINT		SIM. SIMILAR				
CONTR. CONTRACTOR		SILDG. SLIDING				
CORRIS. CORRUGATED		SPL. SPLASH				
CTR. COUNTER		SQ. SQUARE				
CTSK. COUNTERSUNK		STD. STANDARD				
C.T.M. CONC. MASONRY UNIT		ST. STAINLESS STEEL				
D.P. DAMP PROOFING		STR. STRUCTURE				
DB. DECIBEL		SUSP. SUSPENDED				
D.F. DOUGLAS FIR		SWBD. SWITCHBOARD				
D.F.L. DOUGLAS FIR LARCH		T&B TOP & BOTTOM TELEPHONE COMPANY				
DIAG. DIAGONAL		T.G. TINTED GLASS				
DIA. DIAMETER		T.C. TOP OF CURB				
DI. DIMENSION		T.O.P. TOP OF PARAPET				
DISP. DISPENSER		T.S.D. TOP OF STEEL DECK				
DN. DOWN		T.T.P. TOP OF TAPERED PLYHD.				
D.S. DOWNSPOUT		TYP. TYPICAL				
DWS. DRAWING		UNO. UNLESS NOTED OTHERWISE				
		U.T.R. UP THROUGH ROOF				
EA. EACH		V. VENT				
E.C. ELECTRIC CONTRACTOR		VERT. VERTICAL				
E.E. ELECTRIC		V.G. VERTICAL GRAIN				
E.H.C. ELEC. WATER COOLER		VEST. VESTIBULE				
ELEV. ELEVATION		VINTL. COMPOSITION TILE				
EN. EDGE NAILING		V.C.P. VITREOUS CLAY PIPE				
EQ. EQUAL		W. WITHOUT				
EQUIP. EQUIPMENT		W/O. WITHOUT				
EXH. EXHAUST		W. WITH				
EXPAN. EXPAN.		WATER HEATER				
E.J. EXPANSION JOINT		W.F. WIDE FLANGE				
EXIST. EXISTING		W. WATER RESISTANT				
EXT. EXTERIOR		W.P. WATER PROOF				
FT. FEET						
FIN. FINISH						
F.N. FACE NAILING						
FKT. FIXTURE						
FL. FLASHING						

PROJECT DATA AND CODE ANALYSIS	
GOVERNING CODE:	2018 IBC
SITE AREA (TOTAL):	41814 ACRES OR 116,954 S.F. APPROX.
ZONING:	R-R-1
CONSTRUCTION TYPE:	N/A
OCCUPANCY TYPE:	N/A

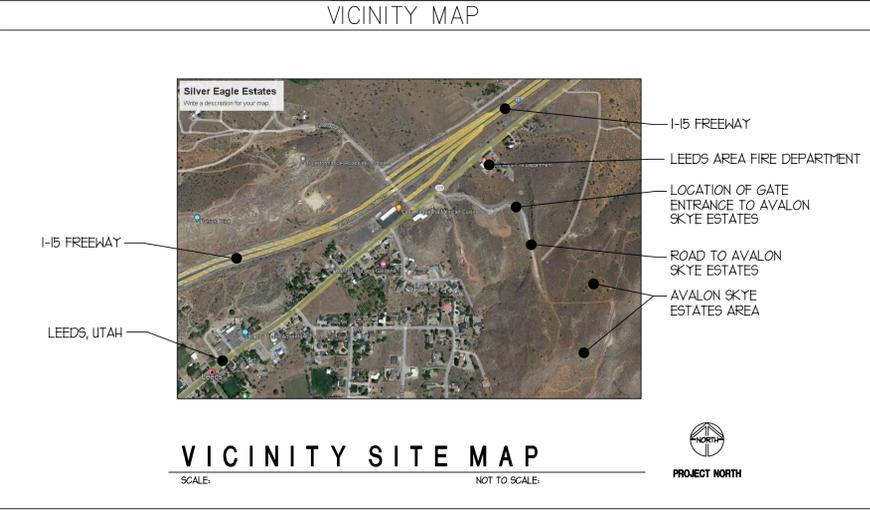
INDEX OF DRAWINGS	
	Architectural
ACS	Cover Sheet & Project Data
AO1	Site Plan - Entrance Gate
A101	Entrance Gate Column - Notes
A102	Entrance Gate Column - Dimensions
A201	Exterior Elevations - Front & Rear
A301	Column Elevations - Enlarged
A302	Column Sections - Enlarged
A303	Future Gate Elevations and Sections

CONSULTANTS	
OWNER: MOUNTAIN WEST DEVELOPMENT GROUP 182 SOUTH RIVER ROAD #54 ST. GEORGE, UTAH 84790 Contract: Steve Lask Phone: (32) 751-4430 Cell: (618) 360-2450 E-mail: 18@ulthousen.com	CIVIL: BROWN CONSULTING ENGINEERS, P.C. 136 S. 400 E. SUITE B105 ST. GEORGE, UTAH 84790 Contract: Steve Karlowaky, P.E. Cell: (435) 713-1561 E-mail: steve@brauncivil.com
ARCHITECTURAL: MOONLIGHT DRAFTING, LLC 1260 SENTINEL RIDGE MESQUITE, NEVADA 89034 Contract: Patrick M Roach, assoc. aia Phone: 801-631-7025 E-mail: proach4@comcast.net	STRUCTURAL: BROWN CONSULTING ENGINEERS, P.C. 136 S. 400 E. SUITE B105 ST. GEORGE, UTAH 84790 Contract: Steve Karlowaky, P.E. Cell: (435) 713-1561 E-mail: steve@brauncivil.com

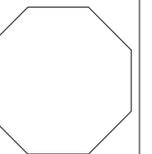
SYMBOLS LEGEND	
	INDICATES SECTION NO. INDICATES PAGE NO.
	INDICATES DETAIL NO. INDICATES PAGE NO.
	PROPERTY LINE
	FENCE
	DIM. TO FACE OF GYP. BD.
	DIM. TO CENTER LINE - ϕ
	RIGID INSULATION
	BATT INSULATION
	CONCRETE FOUNDATION WALLS
	2x6 WOOD STUD WALLS
	2x4 WOOD STUD WALLS
	CONCRETE
	GRAVEL
	EARTH
	BLOCKING
	CONT. WOOD
	GENERAL NOTE
	WINDOW NO.
	DOOR NO.
	KEY NOTE TAG

DEFERRED SUBMITTALS
• NOT APPLIED

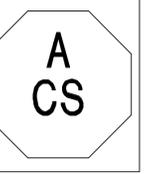
SPECIAL INSPECTIONS
1. CONCRETE: A. PLACEMENT OF REINFORCEMENT B. SAMPLING AND STRENGTH OF CONCRETE TESTS
2. SOILS: A. IN PLACE DENSITY B. COMPACTION TESTING OF FILL PLACEMENT
3. GATE OPEN A. THE FUTURE GATE TO REMAIN OPEN FOR THE CITY OF LEEDS.

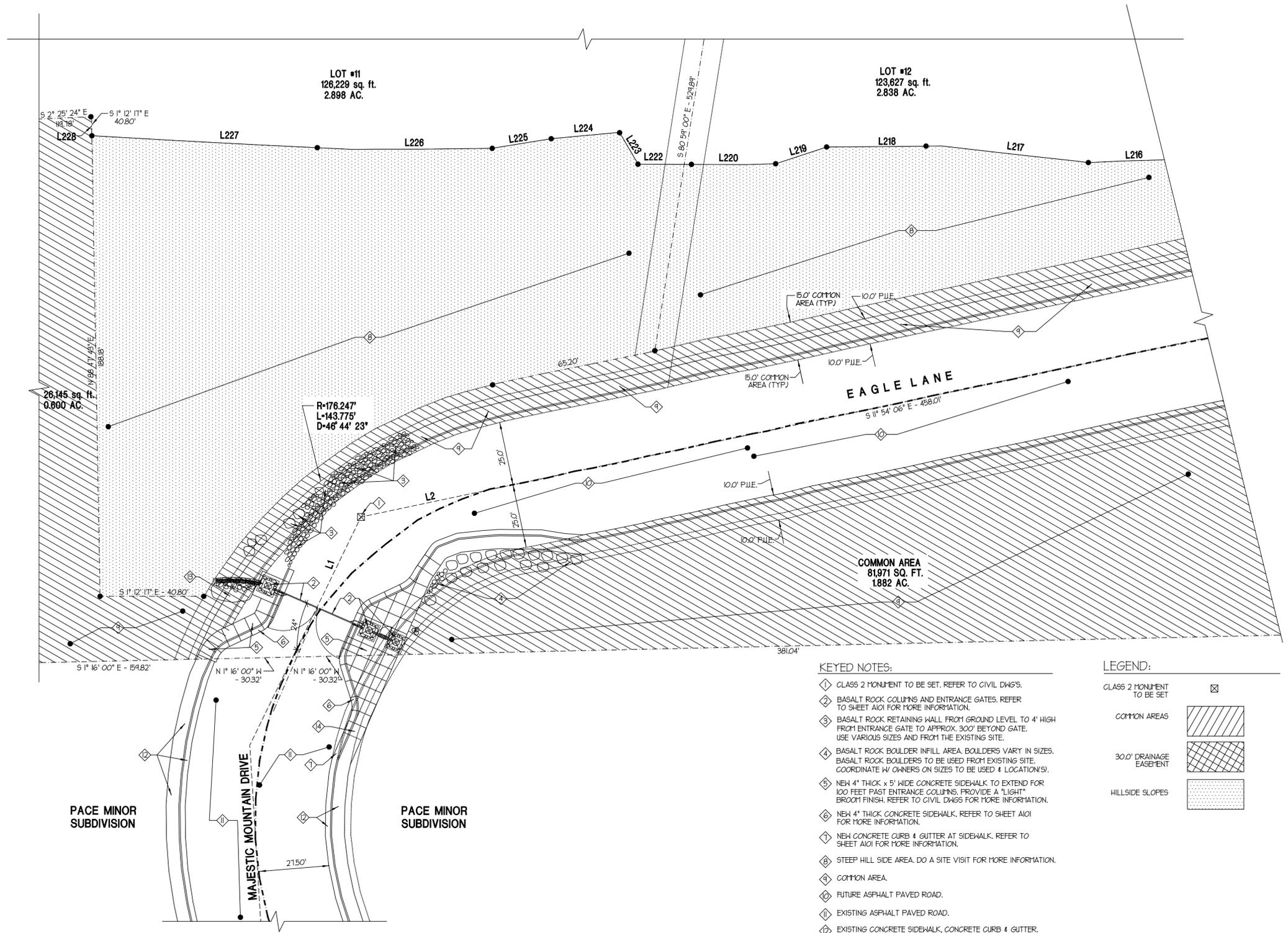


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A New Gate Entrance For:
Avalon Skye
Leeds, Utah 84746





1 COLUMN GATE SITE PLAN
 A0.1 SCALE: 1" = 20'-0"



KEYED NOTES:

- ① CLASS 2 MONUMENT TO BE SET. REFER TO CIVIL DWG'S.
- ② BASALT ROCK COLUMNS AND ENTRANCE GATES. REFER TO SHEET A101 FOR MORE INFORMATION.
- ③ BASALT ROCK RETAINING WALL FROM GROUND LEVEL TO 4' HIGH FROM ENTRANCE GATE TO APPROX. 300' BEYOND GATE. USE VARIOUS SIZES AND FROM THE EXISTING SITE.
- ④ BASALT ROCK BOULDER INFILL AREA. BOULDERS VARY IN SIZES. BASALT ROCK BOULDERS TO BE USED FROM EXISTING SITE. COORDINATE W/ OWNERS ON SIZES TO BE USED & LOCATION(S).
- ⑤ NEW 4" THICK x 5' WIDE CONCRETE SIDEWALK TO EXTEND FOR 100 FEET PAST ENTRANCE COLUMNS. PROVIDE A "LIGHT" BROOM FINISH. REFER TO CIVIL DWGS FOR MORE INFORMATION.
- ⑥ NEW 4" THICK CONCRETE SIDEWALK. REFER TO SHEET A101 FOR MORE INFORMATION.
- ⑦ NEW CONCRETE CURB & GUTTER AT SIDEWALK. REFER TO SHEET A101 FOR MORE INFORMATION.
- ⑧ STEEP HILL SIDE AREA. DO A SITE VISIT FOR MORE INFORMATION.
- ⑨ COMMON AREA.
- ⑩ FUTURE ASPHALT PAVED ROAD.
- ⑪ EXISTING ASPHALT PAVED ROAD.
- ⑫ EXISTING CONCRETE SIDEWALK, CONCRETE CURB & GUTTER.
- ⑬ FUTURE FOUNDATION AREA.
- ⑭ NEW 4" THICK x 5' WIDE CONCRETE SIDEWALK TO CONNECT INTO EXISTING CONCRETE SIDEWALK - RE: SHEET A101.

LEGEND:

- CLASS 2 MONUMENT TO BE SET
- COMMON AREAS
- 30.0' DRAINAGE EASEMENT
- HILLSIDE SLOPES

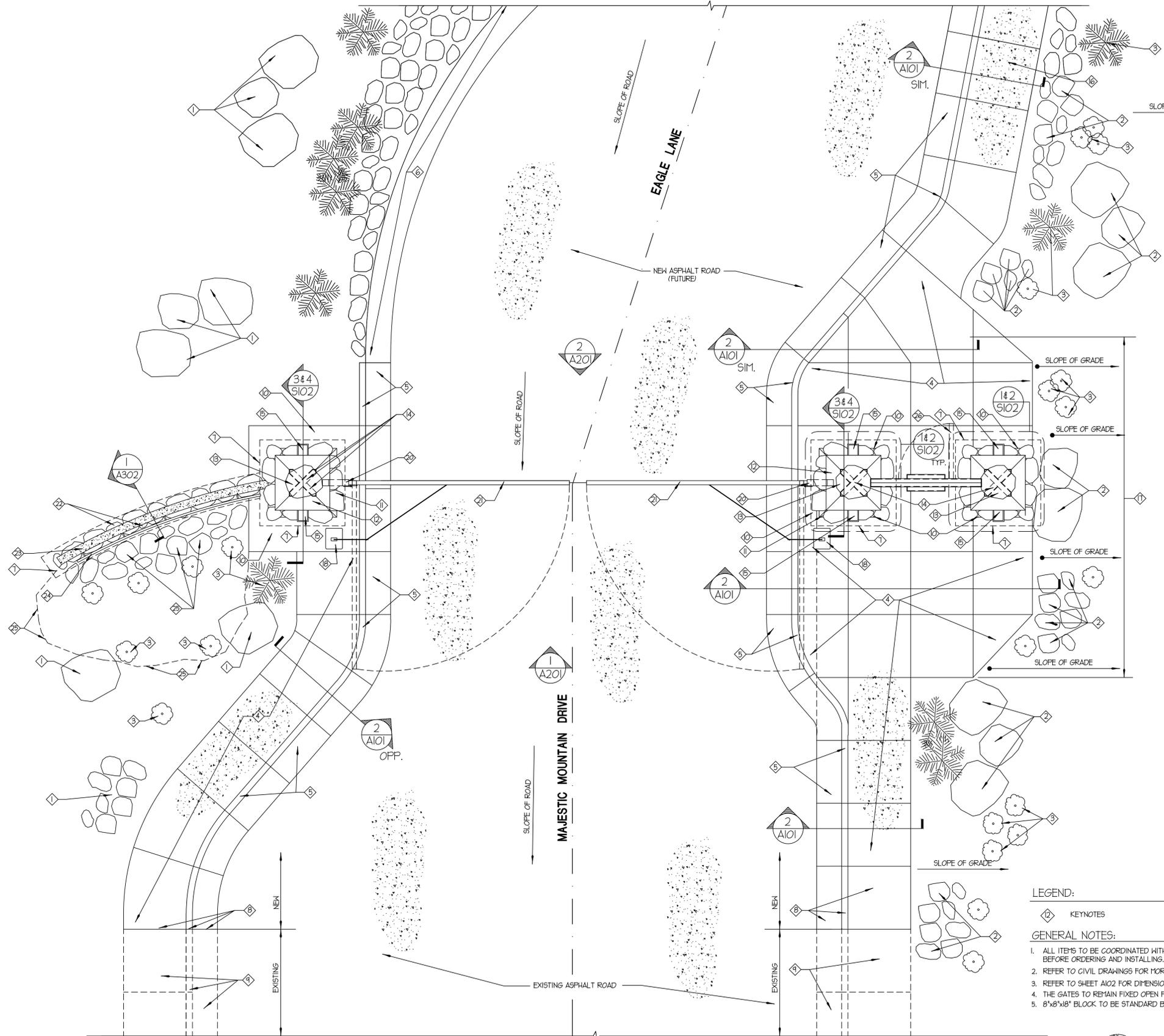
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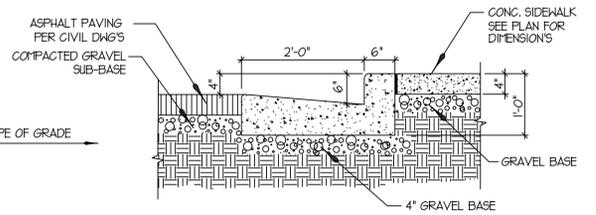
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A New Gate Entrance For:
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A
 0.1



NOTE:
ALL WORK SHALL BE ACCORDANCE WITH THE
LEEDS'S CITY PUBLIC WORKS STANDARDS.



COMBINATION SIDEWALK-CURB and GUTTER DETAIL

2
A101

SCALE: 3/4" = 1'-0"

KEYED NOTES:

- 1 BASALT ROCK BOULDERS. BOULDERS VARY IN SIZES. BASALT ROCK BOULDERS TO BE USED FROM EXISTING SITE. COORDINATE W/ OWNERS ON SIZES TO BE USED & LOCATION(S).
- 2 BASALT ROCK BOULDER INFILL AREA. BOULDERS VARY IN SIZES. BASALT ROCK BOULDERS TO BE USED FROM EXISTING SITE. COORDINATE W/ OWNERS ON SIZES TO BE USED & LOCATION(S).
- 3 LANDSCAPE AREA - SHRUBS, BUSHES & ETC. COORDINATE W/ OWNERS ON SIZES TO BE USED & LOCATION(S).
- 4 NEW 4" THICK CONCRETE SIDEWALK. PROVIDE "LIGHT" BROOM FINISH.
- 5 NEW 6" CONCRETE CURB & 2' WIDE CONCRETE GUTTER. REFER TO DETAIL FOR MORE INFORMATION.
- 6 BASALT ROCK RETAINING WALL FROM GROUND LEVEL TO 4' HIGH FROM ENTRANCE GATE TO APPROX. 300' BEYOND GATE. USE VARIOUS SIZES AND FROM THE EXISTING SITE. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
- 7 OUTLINE OF CONCRETE FOOTING - BELOW. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- 8 NEW 6" CONCRETE CURB & 2' WIDE CONCRETE GUTTER. CONNECT NEW INTO EXISTING CONG. SIDEWALK & CONG. GUTTER. REFER TO DETAIL FOR MORE INFORMATION.
- 9 EXISTING 6" CONCRETE CURB & 2' WIDE CONCRETE GUTTER. CONNECT INTO NEW CONG. SIDEWALK & CONG. GUTTER.
- 10 4" THICK CONCRETE COLUMN BASE. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- 11 8" TALL CONCRETE COLUMN W/ BASALT ROCK VENEER. REFER TO COLUMN SECTION & STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- 12 4" THICK CONCRETE COLUMN CAP. REFER TO COLUMN SECTION & STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- 13 BASALT ROCK ON WROUGHT IRON FRAME. G.C. TO COORD. W/ OWNER ON SIZE. REFER TO COLUMN SECTION FOR MORE INFORMATION.
- 14 5" L-SHAPED WROUGHT IRON BRACE FRAMING. REFER TO COLUMN SECTION FOR MORE INFORMATION.
- 15 COLUMN LIGHT - PROVIDE ROUGH-IN CONDUIT FOR ELECTRICAL POWER. COORD. W/ OWNER ON TYPE & STYLE OF COLUMN LIGHT.
- 16 NEW 4" THICK x 5" WIDE CONCRETE SIDEWALK TO EXTEND FOR 100 FEET PAST ENTRANCE COLUMN. PROVIDE A "LIGHT" BROOM FINISH. REFER TO CIVIL DWGS FOR MORE INFORMATION.
- 17 THIS AREA TO BE BUILT-UP AND COMPACTED FOR NEW CONCRETE SIDEWALK TO PASS AROUND BASALT ROCK COLUMN. FIELD VERIFY.
- 18 FUTURE LOCATION OF ELECTRICAL GATE OPENER. COORDINATE W/ OWNER TYPE & STYLE. PROVIDE ROUGH-IN ELECTRICAL CONDUIT FOR FUTURE POWER.
- 19 NOT USED.
- 20 6"x6"x1/4"x1/4'-0" WROUGHT IRON POSTS, PROVIDE (2) HEAVY DUTY HINGES FOR GATES. REFER TO SHEET A201 FOR MORE INFORMATION.
- 21 8'-4" TALL x 11'-0" WIDE FUTURE WROUGHT IRON GATES. GATES TO HAVE A RADIUS TOP. SIZE OF GATES - 4"x4"x1/4" - REFER TO SHEET A201 FOR MORE INFORMATION. COORDINATE W/ OWNER TYPE & STYLE OF GATE. ALLOW FOR ENOUGH CLARENCE FOR GATE OPEN FULLY ON THE UP & DOWN SIDE OF THE SLOPED ROAD. FIELD VERIFY CLARENCE FOR GATES WHEN FULLY OPENED BEFORE MAKING AND INSTALLING. FUTURE GATES TO REMAIN OPEN FOR CITY OF LEEDS.
- 22 1'-0" TALL BASALT ROCK VENEER MONUMENT RADIUS WALL. REFER TO SHEET A301 & STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- 23 8" THICK x 1'-0" TALL CONCRETE RADIUS WALL FOR BASALT ROCK. REFER TO SHEET A301 & STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- 24 LOCATION OF SILVER EAGLE MONUMENT SIGNAGE. PROVIDE ROUGH-IN ELECTRICAL CONDUIT FOR FUTURE BACK-LITE LIGHTING. REFER TO SHEET A201 FOR MORE INFORMATION. COORDINATE W/ OWNER TYPE & STYLE OF SIGN.
- 25 LOCATION OF BASALT ROCK BOULDERS @ BASE OF MONUMENT SIGN. THIS AREA MAY BE A WATER FEATURE IN THE FUTURE. ROUGH-IN ITEMS THAT ARE USED FOR A WATER FEATURE - PLUMBING (WATER, DRAINAGE & ETC) ELECTRICAL (LIGHTING & ETC). COORD. W/ OWNER ON FUTURE WATER FEATURE ITEMS.
- 26 LOCATION OF BASALT ROCK BOULDERS @ BASE OF MONUMENT SIGN.
- 27 LOCATION OF NEW 4'-5" WROUGHT IRON PERSONAL SHINGING GATE. GATE TO HAVE PUSH BUTTON LOCK, G.C. TO COORD. W/ STEVE LASKI AND/OR DEVIN ANDERSON ON TYPE OF LOCK. REFER TO SHEET A201 COLUMN ELEVATIONS. GATE TO SHING UP THE SIDEWALK.

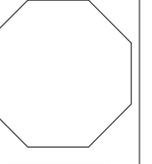
LEGEND:

- ◇ KEYNOTES

GENERAL NOTES:

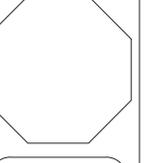
1. ALL ITEMS TO BE COORDINATED WITH OWNER & CONTRACTOR, BEFORE ORDERING AND INSTALLING.
2. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
3. REFER TO SHEET A102 FOR DIMENSIONS.
4. THE GATES TO REMAIN FIXED OPEN FOR THE STATE OF UTAH.
5. 8"x8"x8" BLOCK TO BE STANDARD BLOCK.

1
A101
SCALE: 1/4" = 1'-0"

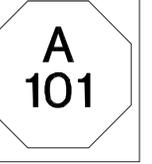


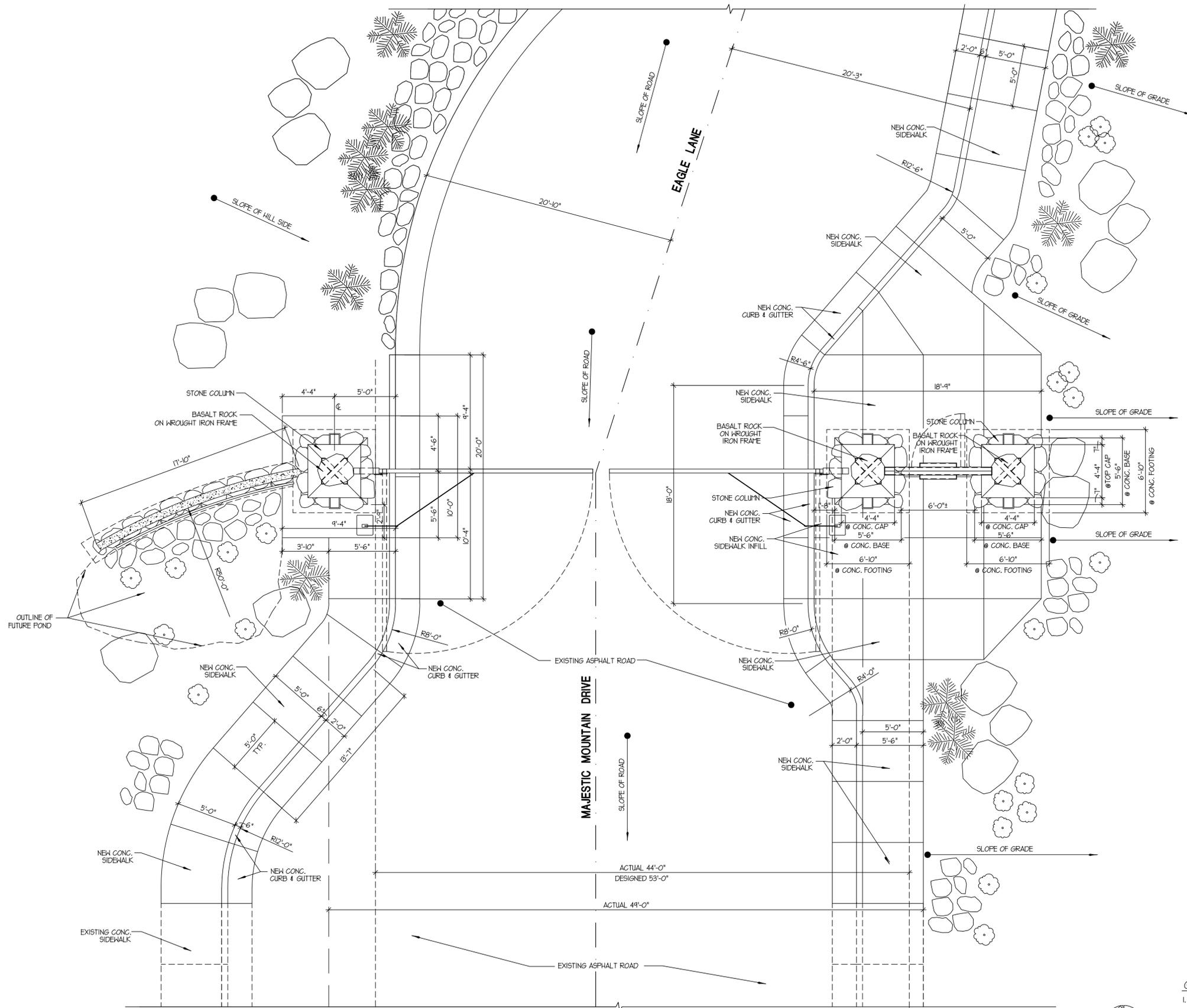
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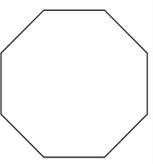




1 COLUMN PLAN - DIMENSIONS
 A102 SCALE: 1/4" = 1'-0"



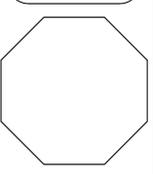
- GENERAL NOTES:**
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 2. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
 3. FUTURE GATES TO REMAIN FIXED OPEN FOR THE STATE OF UTAH.



Date:
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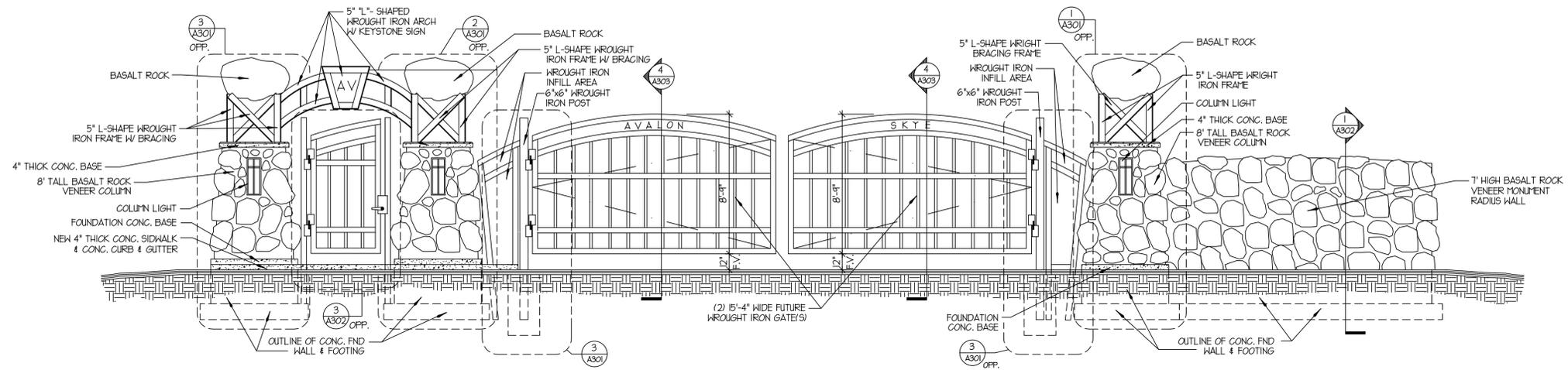
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**A New Gate Entrance For:
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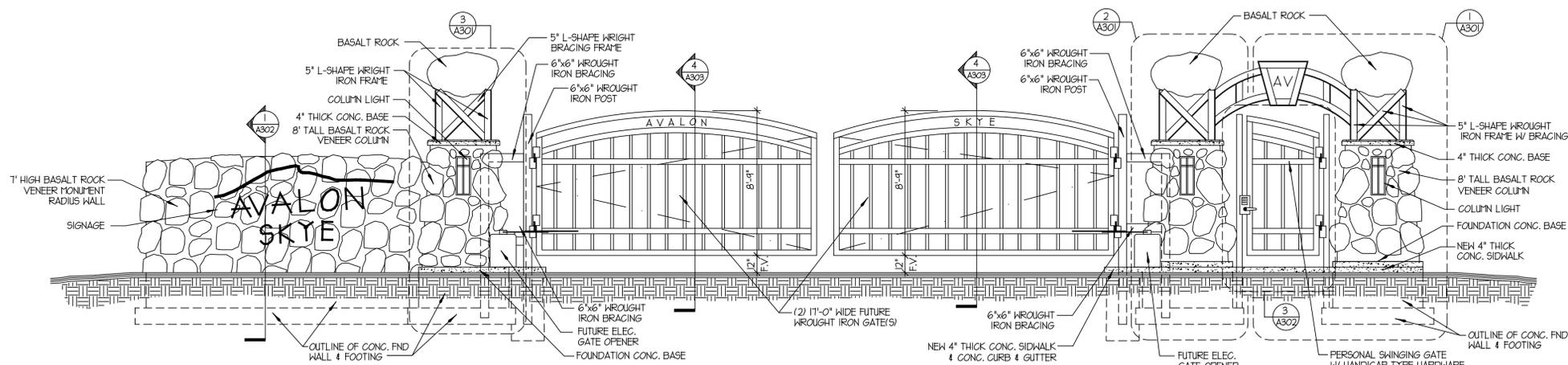


2 COLUMN ELEVATION - REAR

A201

SCALE:

1/4" = 1'-0"



1 COLUMN ELEVATION - FRONT

A201

SCALE:

1/4" = 1'-0"

GENERAL NOTES:

1. ALL TRADES TO BE COORDINATED BEFORE CONCRETE IS POURED.
2. COORDINATE WITH ALL TRADES ON UNDERGROUND ITEMS FOR ELECTRICAL BEFORE POURING CONCRETE.
3. #5 REBAR REINFORCING NOT TO BE LAYING ON THE DIRT WHEN IT COMES TIME TO POUR THE CONCRETE FOOTING.
4. ALL METAL SHOWN IS "WROUGHT-IRON" UNLESS NOTED OTHERWISE.
5. ALL WELDS CAN BE EITHER FIELD OR SHOP WELDED. WELDS TO BE 1/4", WELDS TO 1/4" STEEL PLATE TO STEEL TUBING WELDS TO BE 1/4"x 3" LONG BOTH SIDES OF STEEL PLATE.
6. THE FUTURE GATES TO REMAIN FIXED OPEN FOR THE STATE OF UTAH.
7. THE FUTURE GATES TO REMAIN FIXED OPEN FOR THE STATE OF UTAH.

Date:
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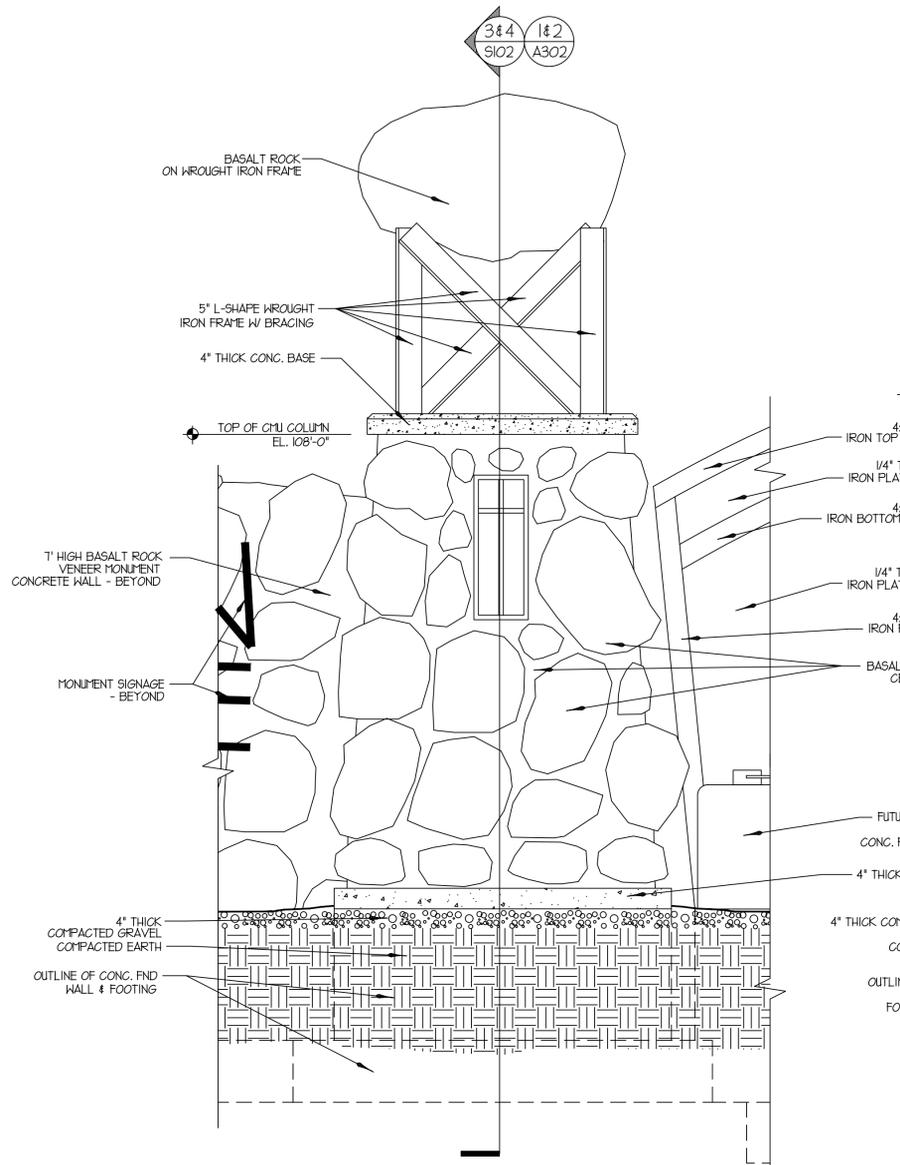
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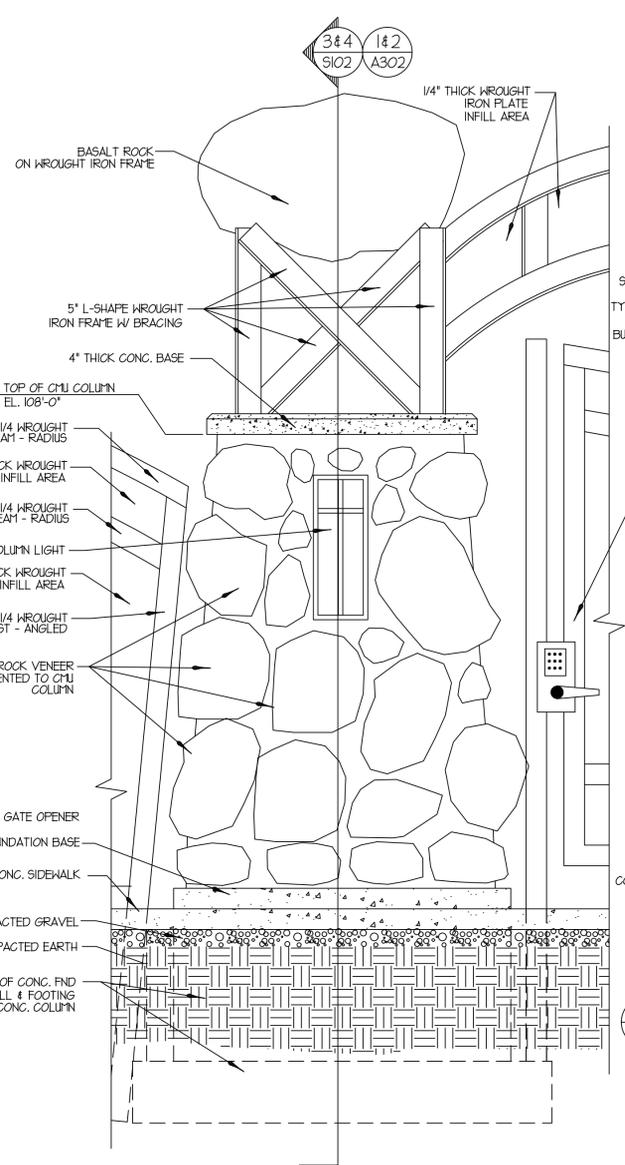
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GENERAL NOTES:

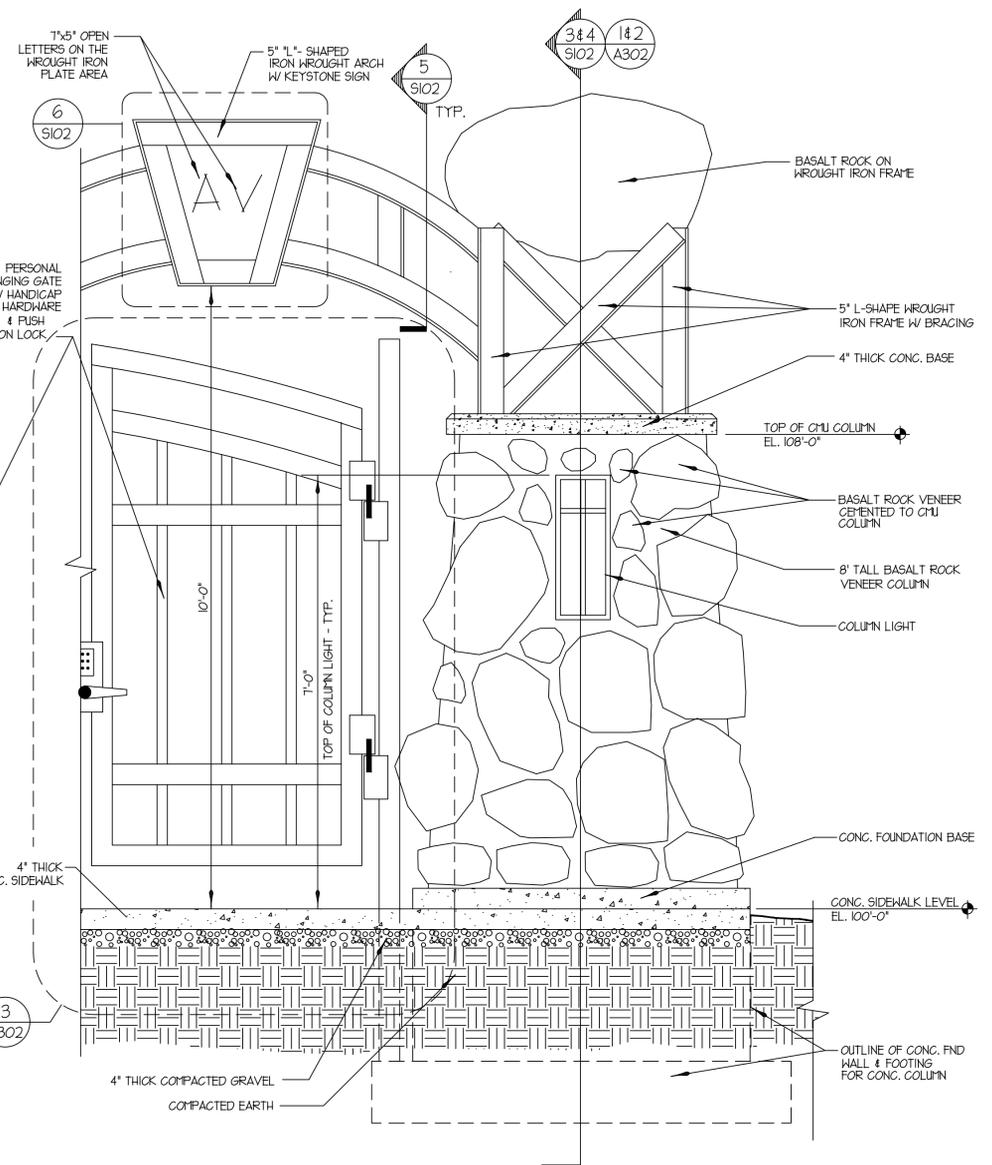
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2. COORDINATE WITH ALL TRADES ON UNDERGROUND ITEMS FOR ELECTRICAL BEFORE POURING CONCRETE.
3. #5 REBAR REINFORCING NOT TO BE LAYING ON THE DIRT WHEN IT COMES TIME TO POUR THE CONCRETE FOOTING.
4. ALL METAL SHOWN IS "WROUGHT-IRON" UNLESS NOTED OTHERWISE.
5. ALL WELDS CAN BE EITHER FIELD OR SHOP WELDED. WELDS TO BE 1/4". WELDS TO 1/4" STEEL PLATE TO STEEL TUBING WELDS TO BE 1/4" x 3" LONG BOTH SIDES OF STEEL PLATE.
6. 8"x8"x16" CMU BLOCK TO BE STANDARD BLOCK.



3 COLUMN ELEVATION
A301 SCALE: 3/4" = 1'-0"



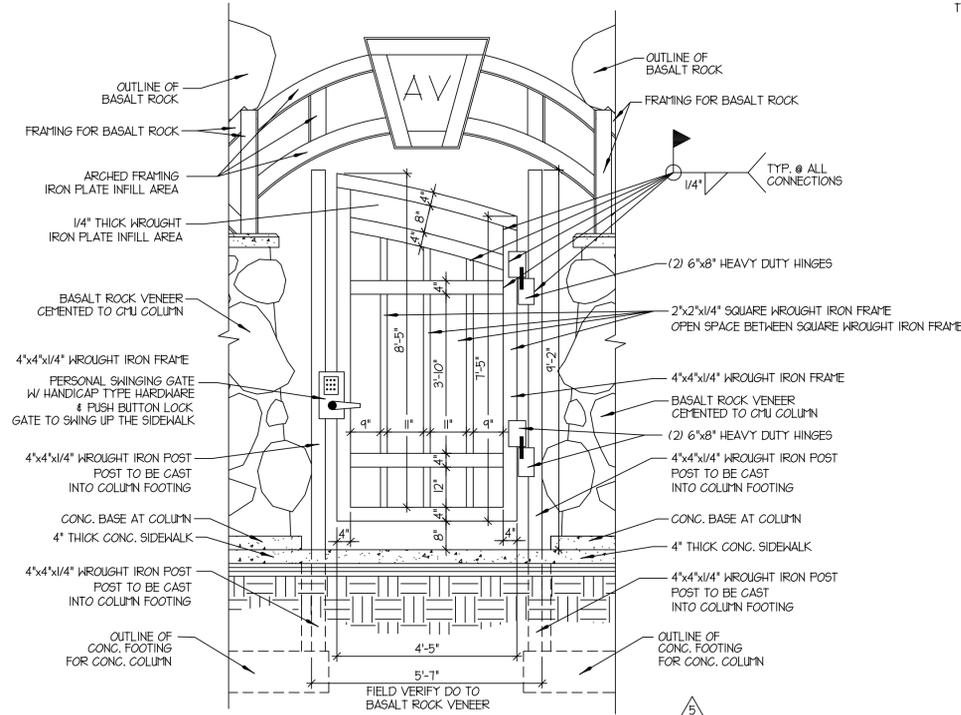
2 COLUMN ELEVATION
A301 SCALE: 3/4" = 1'-0"



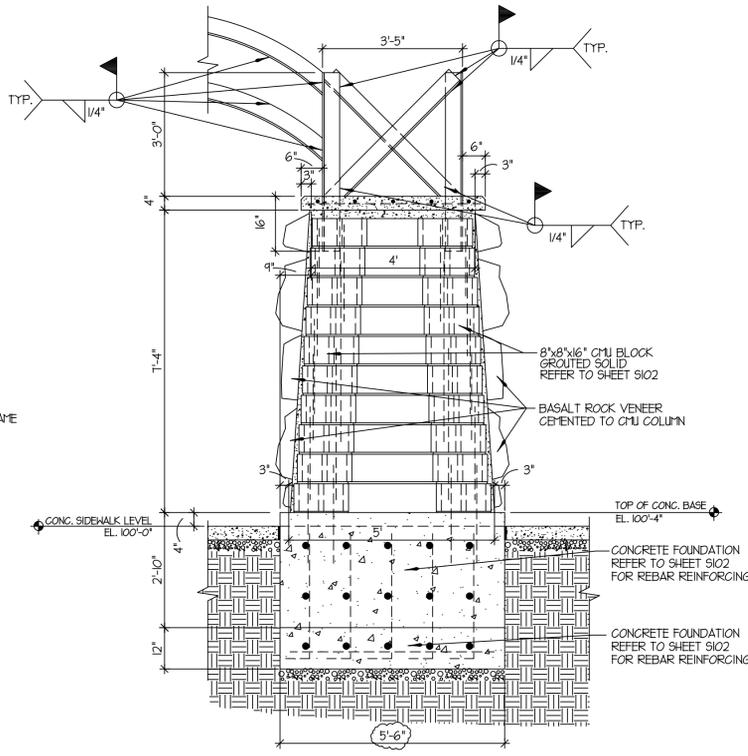
1 COLUMN ELEVATION
A301 SCALE: 3/4" = 1'-0"

GENERAL NOTES:

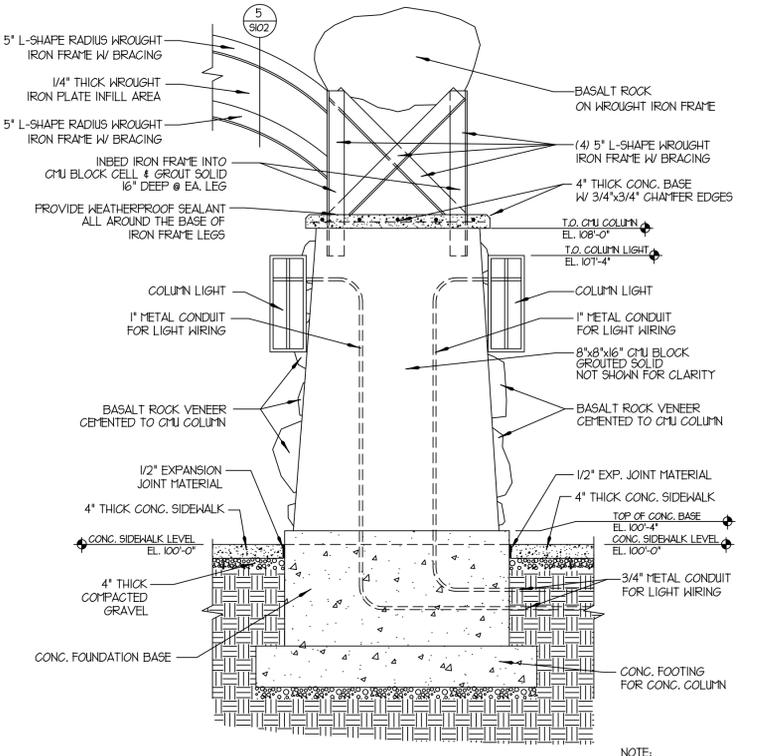
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6. 8"x8"x16" CMU BLOCK TO BE STANDARD BLOCK.



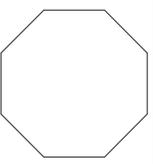
3 SWINGING GATE ELEVATION
A302 SCALE: 1/2" = 1'-0"



2 COLUMN SECTION
A302 SCALE: 1/2" = 1'-0"



1 COLUMN SECTION
A302 SCALE: 1/2" = 1'-0"



Date:
01 • 02 • 2026

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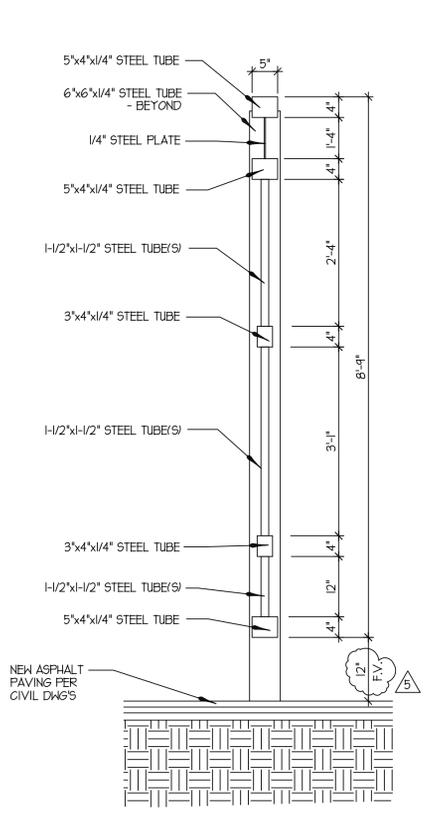
PROJECT: 2023-01

DATE/REVISION:
03-11-2025
03-25-2025
04-11-2025
11-2-2025
01-02-2026

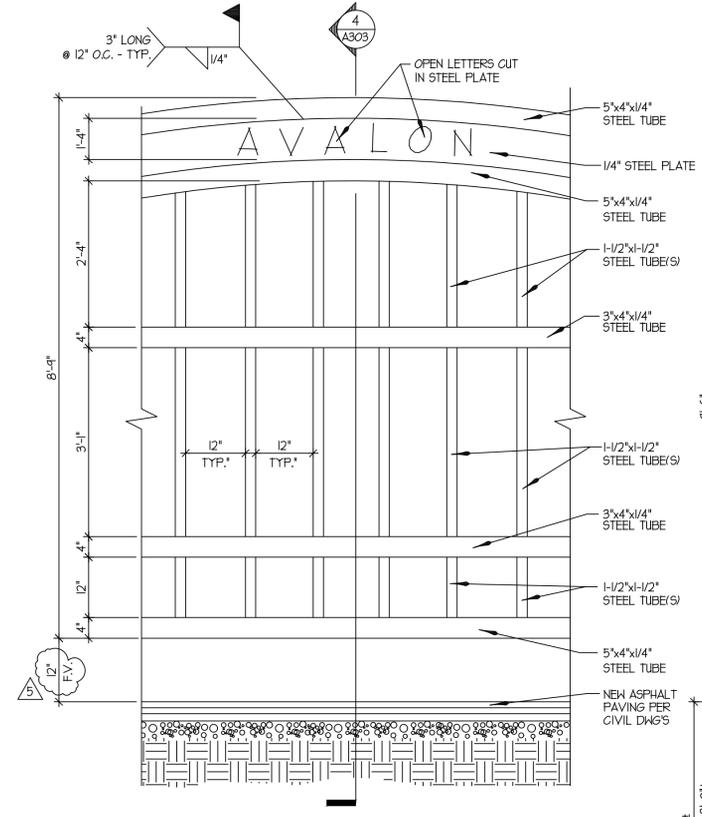
A New Gate Entrance For:
Avalon Skye
Leeds, Utah 84746

**A
303**

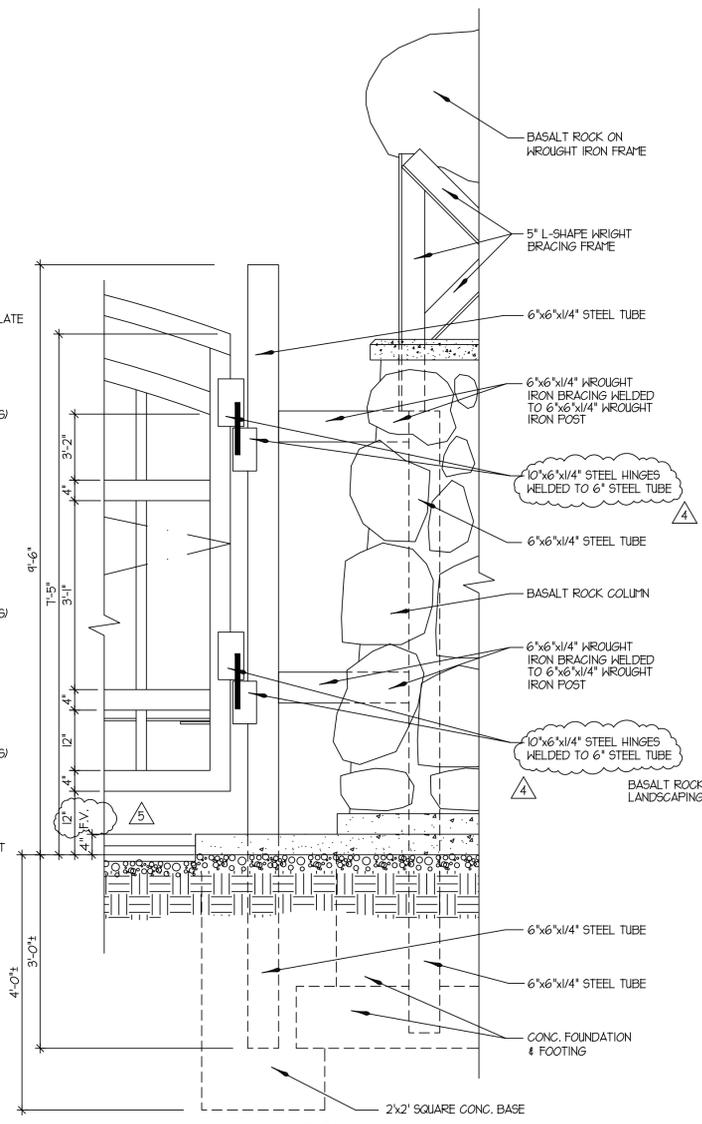
- GENERAL NOTES:
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 6. ALL WELDS CAN BE EITHER FIELD OR SHOP WELDED.
 7. THE FUTURE GATES TO REMAIN OPEN FOR THE CITY OF LEEDS.
 8. 8"x8"x16" CMU BLOCK TO BE STANDARD BLOCK.



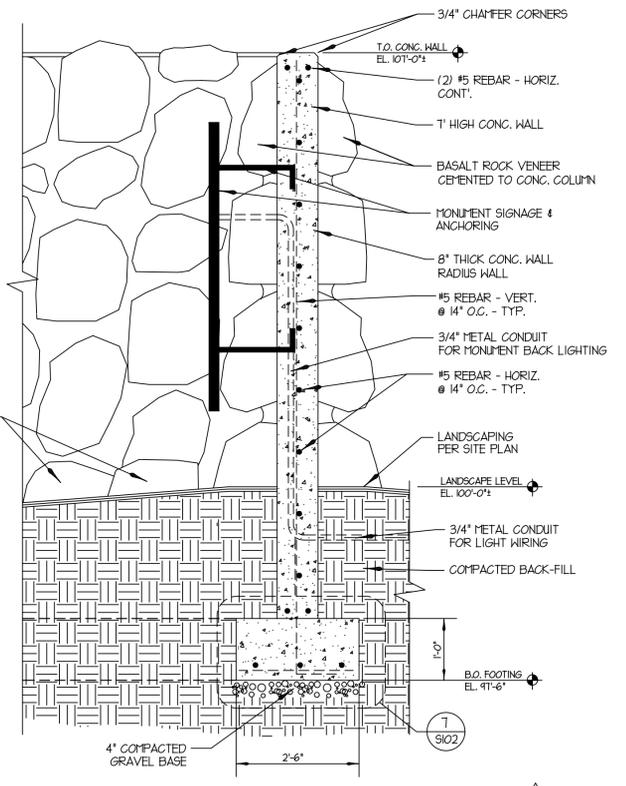
SECTION



ELEVATION



ELEVATION



1 MONUMENT WALL SECTION

4 FUTURE GATE
A303 SCALE: 1/2" = 1'-0"

3 FUTURE GATE
A303 SCALE: 1/2" = 1'-0"

2 FUTURE GATE
A303 SCALE: 1/2" = 1'-0"

1 MONUMENT WALL SECTION
A303 SCALE: 1/2" = 1'-0"

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

1. GOVERNING BUILDING CODE: 2018 IBC
2. GRAVITY LOADING
 - A. ROOF DEAD LOAD: N/A
 - B. ROOF SNOW LOAD: N/A
 - A. FLOOR DEAD LOAD: N/A
 - B. FLOOR LIVE LOAD: N/A
3. SEISMIC LOADING
 - A. SEISMIC CATEGORY: D
4. WIND LOADING
 - A. BASIC WIND SPEED: 100 MPH EXP C
5. FOUNDATION
 - A. ASSUMED ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF
 - B. SUBSURFACE CONDITIONS: IF GROUND WATER IS ENCOUNTERED, NOTIFY ENGINEER BEFORE PROCEEDING FURTHER.

GENERAL

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH 2018 EDITION OF THE INTERNATIONAL BUILDING CODE AND SUPPLEMENTS UNLESS HIGHER STANDARD IS CALLED FOR.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
4. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS.
5. DO NOT SCALE THE DRAWINGS. IF DIMENSION ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT/ENGINEER BEFORE CONTINUING WITH CONSTRUCTION.
6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR AND ARCHITECT PRIOR TO FABRICATION OR ERECTION FOR THE FOLLOWING ITEMS:
 - REINFORCING STEEL
 - STRUCTURAL STEEL
 - MISCELLANEOUS METALS/EMBEDDED CONNECTIONS, PLATES, ETC.
 THE GENERAL CONTRACTOR SHALL SUBMIT THREE(3) COPIES OF ALL SHOP DRAWINGS TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OR ERECTION. FIVE (5) WORKING DAYS SHALL BE ALLOWED FOR THE REVIEW OF THESE SHOP DRAWINGS BY THE ENGINEER.
7. THE TYPICAL DETAILS SHALL BE USED WHEREVER APPLICABLE UNLESS OTHERWISE NOTED ON THE DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.
8. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND /OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK INCLUDED. IN CASE OF CONFLICT, FOLLOW MOST STRINGENT REQUIREMENT AS DETERMINED BY ARCHITECT/ENGINEER WITHOUT COST TO OWNER.

EARTHWORK

1. SEE SOILS REPORT: N/A
2. SITE PREPARATION: REMOVE SURFACE VEGETATION AND OTHER SURFACE DELETERIOUS MATERIALS FROM ALL AREAS WHICH WILL BE STRUCTURALLY LOADED. SUFFICIENT FROM AN AREA EXTENDING FIVE FEET FROM THE PERIMETER OF THE BUILDING ALL NON-ENGINEERED FILL MUST BE REMOVED. SUBSEQUENT TO INITIAL STRIPPING AND OVER-EXCAVATION, THE EXPOSED SUBGRADE MUST BE PROFFERED. IF ANY SOFT OR UNSUITABLE SOIL ZONES ARE ENCOUNTERED, THEY MUST BE REMOVED TO A MAXIMUM DEPTH OF TWO FEET AND REPLACED WITH COMPACTED GRANULAR FILL. ON-SITE GRANULAR NON-ENGINEERED FILLS MAY BE RE-UTILIZED AS STRUCTURAL FILL. AND UNUSUAL SOIL CONDITIONS (WATER, SOFT LAYERS, ROCK OUTCROPPINGS, ETC.) ENCOUNTERED DURING EXCAVATION FOR FOOTINGS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND SOIL ENGINEER.
3. STRUCTURAL FILL: ALL FOOTINGS SHALL BEAR UPON A MINIMUM OF 18" OF STRUCTURAL FILL EXTENDING TO SUITABLE NATURAL SOILS. STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM RELATIVE DENSITY BASED ON ASTM D 1557. SUCH FILL SHALL BE PLACED IN LOOSE LAYERS NOT TO EXCEED EIGHT INCHES (8") IN DEPTH. ANY FILL TO BE PLACED UNDER THE BUILDING AND FOOTINGS SHALL BE A WELL GRADED GRANULAR MATERIAL WITHIN THE LIMITS OF THE FOLLOWING GRADATION:

SIIEVE SIZE	PERCENT PASSING
4"	100%
1"	60-90%
NO. 4	30-50%
NO. 10	10-30%
NO. 200	5-12%

- WIDTH OF COMPACTED STRUCTURAL FILL SHALL EXTEND A MINIMUM DISTANCE EQUAL TO THE DEPTH OF FILL BEYOND THE EDGES OF THE FOOTINGS.
- ALL FILL AND BACK FILL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM RELATIVE DENSITY OF BUILDING CONSTRUCTION AND 90% FOR GENERAL SITE WORK.
- 4. ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATION PRIOR TO PLACING OF CONCRETE. DO NOT POUR CONCRETE UNDER WATER OR ON FROZEN GROUND.
- 5. COMPACTION TESTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY AS SELECTED BY THE ARCHITECT/ENGINEER.
- 6. ALL EXCAVATIONS SHOULD BE OBSERVED PERIODICALLY BY A QUALIFIED GEOTECHNICAL PERSONNEL.

CONCRETE

1. CONCRETE SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318-88 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW:
 - 1.2 CEMENT NOTES:
 - A. FOOTINGS, FOUNDATION WALLS, COLUMNS, BEAMS, SUSPENDED SLABS, BEARING WALLS, PIERS, INTERIOR SLABS ON GRADE-TYPE 2 LOW ALKALI PER ASTM C150. MAX w/c = 0.50
 - B. EXTERIOR SLABS ON GRADE USE 6 1/2" + 1 1/2" AIR PER ASTM C260 WITH MAX. SIZE AGGREGATE 3/4" PER C33. MAX w/c=0.45.
 - 1.3 CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:
 - A. FOOTINGS, INTERIOR SLABS ON GRADE = 3000 PSI.
 - B. EXTERIOR SLABS ON GRADE, SUSPENDED SLABS, BEAMS, COLUMNS, FOUNDATION WALLS-4000 PSI CURB, OUTER, RAMPS.
 - 1.4 REINFORCING STEEL SHALL MEET ASTM A 615 GRADE 60 (YIELD STRESS = 60,000 PSI)
2. A STATEMENT OF MIX DESIGN FOR ALL CONCRETE SHALL BE SUBMITTED AND APPROVED BY THE ENGINEER TO COMMENCING WORK.
3. CURING AND PROTECTION OF CONCRETE SHALL CONFORM TO IBC SECTION 1905.11, 1905.12, 1905.13. THE USE OF CHEMICALS OR ADDITIVES TO PREVENT FREEZING SHOULD NOT BE PERMITTED, REFER TO SPECIFICATIONS AND TO DIRECTIVES BY STRUCTURAL ENGINEER FOR ADDITIONAL COLD WEATHER REQUIREMENTS. ALL CONCRETE SHALL BE PROPERLY VIBRATED IN PLACE USING INTERNAL VIBRATING RODS (MECHANICAL OR ELECTRICAL).
4. ALL SLABS ON GRADE SHALL BE PLACED WITH CONSTRUCTION JOINTS OR SAW CUTS AT 10'-0" ON CENTER (MAXIMUM) OR AS SHOWN/NOTED ON DRAWINGS.
5. CONCRETE TEST WILL BE MADE ON MAJOR POURS AND AT SUCH OTHER TIMES AS MAY BE REQUIRED BY THE ENGINEER. EACH TEST SHALL CONSIST OF 3 CYLINDERS OF WHICH ONE SHALL BE TESTED AT SEVEN DAYS, ONE TESTED AT TWENTY-EIGHT DAYS AND ONE RETAINED IN RESERVE FOR LATER TESTS, IF REQUIRED. IN GENERAL, ONE TEST SHALL BE MADE FOR EACH 50 CUBIC YARDS ON CONCRETE ON EACH DAY'S POUR. SPECIMENS SHALL BE MADE AND TESTED IN ACCORDANCE WITH ASTM C-31 AND C-39 STANDARDS. SLUMP AND AIR ENTRAINMENT TEST SHALL ALSO BE MADE WITH EACH SET OF CYLINDERS TAKEN. AIR SHALL BE ADDED TO ALL CONCRETE EXPOSED TO WEATHER.
6. BEFORE CONCRETE IS POURED, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATED TO THE WORK.
7. REINFORCEMENT PROTECTION:
 - A. CONCRETE POURED AGAINST EARTH 3"
 - B. CONCRETE POURED AGAINST FORMS BUT EXPOSED TO WEATHER OR EARTH:
 - 1. IF BARS ARE LARGER THAN #5 2"
 - 2. IF BARS ARE #5 OR SMALLER 1.5"
 - C. WALLS 1"

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM A-36 STANDARDS AS OUTLINED IN THE AISC "MANUAL OF STEEL CONSTRUCTION" (LATEST EDITION) CONTAINING THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS, AND THE "CODE OF STANDARD PRACTICE" (LATEST EDITION).
2. STEEL TUBING SHALL CONFORM TO A-500, GRADE B, FY = 46 KSI.
3. UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL TO STEEL CONNECTIONS SHALL BE MADE IN SUCH A MANNER TO DEVELOP FULL SHEAR CAPACITY OF CONNECTING MEMBERS AS PER AISC SPECIFICATIONS.
4. UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL TO STEEL BOLTED CONNECTIONS SHALL USE 3/4" DIAMETER HIGH STRENGTH BOLTS CONFORMING TO ASTM A-325 (H) AND SHALL HAVE CARBONIZED WASHERS UNDER TURNING UNITS. ALL OTHER BOLTS SHALL CONFORM TO ASTM A-307. A-307 BOLTS ARE TO BE TIGHTENED BY THE TURN-OF-THE-NUT-METHOD. HIGH STRENGTH BOLTS ARE TO BE TIGHTENED BY EITHER TURN-OF-THE-NUT-METHOD OR LOAD INDICATOR WASHERS.
5. REMOVE RUST, OILS, MILL SCALE AND APPLY ONE COAT RED LEAD IRON OXIDE SHOP PAINT, 2 MILS (DRY) THICK. PROVIDE TOUCH UP FIELD COAT AT ALL ABRASED AND WELDED AREAS, 2 MILS(DRY) THICK.
6. PRIOR TO FABRICATION AND PLACEMENT, SHOP DRAWINGS FOR ALL STEEL ITEMS SHALL BE PREPARED FOR AND REVIEWED BY THE STRUCTURAL ENGINEER.
7. ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES AND BY WELDERS CERTIFIED BY A.M.S. STANDARDS WITHIN THE LAST 12 MONTHS (PROVIDE WRITTEN CERTIFICATION IF REQUESTED) WHERE NOTED ON THE DRAWING:
 - A. ALL FIELD WELDING SHALL BE DONE UNDER THE DIRECT SUPERVISION OF AN INDEPENDENT TESTING LABORATORY AS SELECTED BY THE ARCHITECT/ENGINEER.
 - B. ALL FULL PENETRATION OR FUSION WELDS SHOWN ON DRAWINGS ARE TO BE TESTED BY X-RAY PER A.M.S. SPECIFICATION.
 - C. THE OWNER MAY TEST ALL FILLET WELDS OR PORTIONS THERE OF.
 - D. COPIES OF TEST RESULTS TO BE SENT TO ARCHITECT/STRUCTURAL ENGINEER.

Date: 11-12-2025

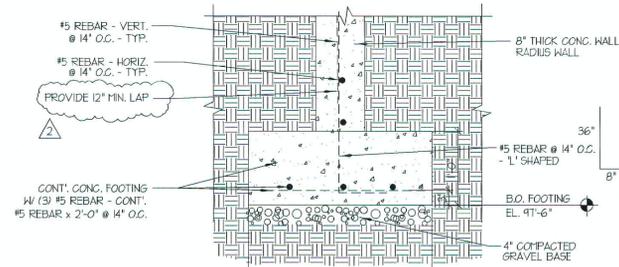
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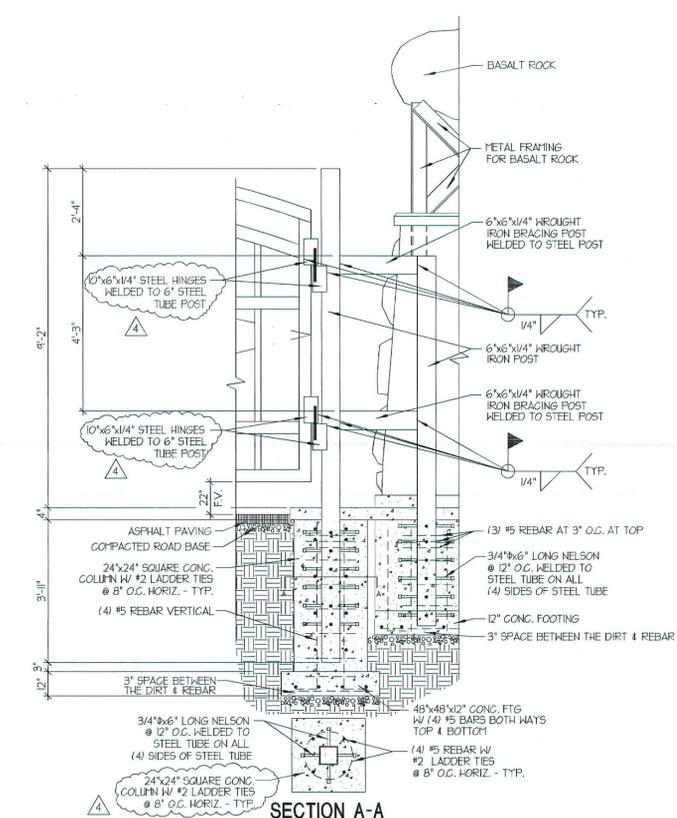


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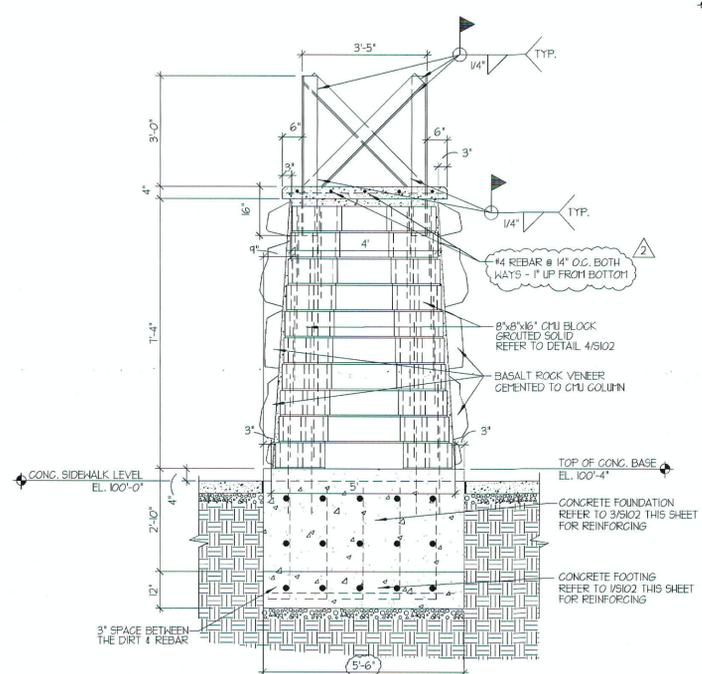
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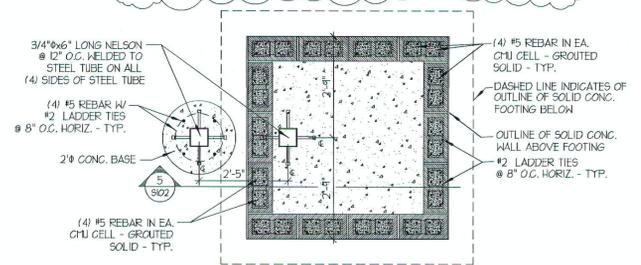
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 S102 SCALE: 1" = 1'-0"



6 STEEL POST DETAIL
 S102 SCALE: 1/2" = 1'-0"

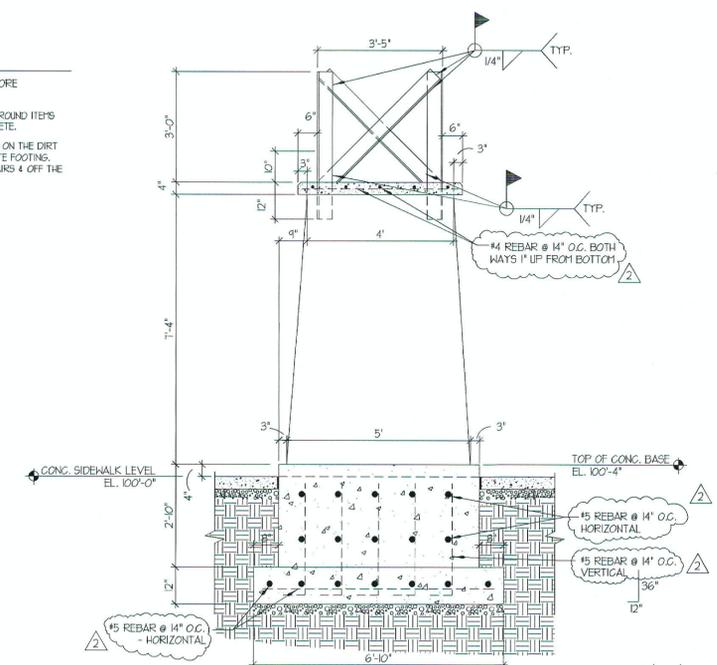


5 COLUMN SECTION
 S102 SCALE: 1/2" = 1'-0"

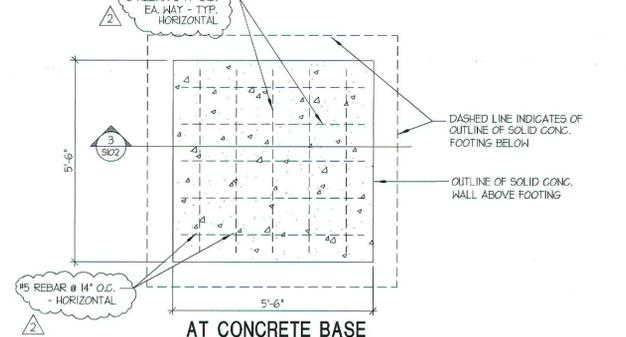


4 COLUMN BASE
 S102 SCALE: 1/2" = 1'-0"

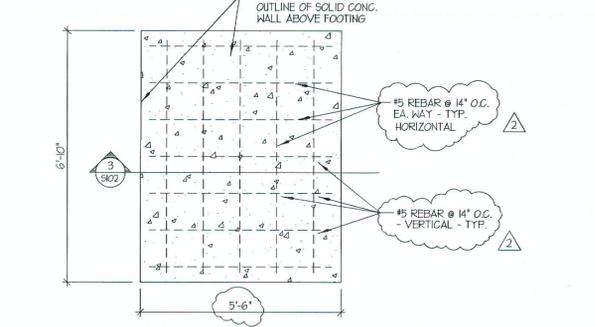
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 3. #5 REBAR REINFORCING NOT TO BE LAYING ON THE DIRT WHEN IT COMES TIME TO POUR THE CONCRETE FOOTING.
 #5 REBAR TO BE INSTALLED ON REBAR CHAIRS 4" OFF THE DIRT BY 3".



3 COLUMN SECTION
 S102 SCALE: 1/2" = 1'-0"



2 COLUMN BASE
 S102 SCALE: 1/2" = 1'-0"



1 COLUMN FOOTING
 S102 SCALE: 1/2" = 1'-0"

Date: 11-12-2025

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PROJECT: 2025-01

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PROFESSIONAL SEAL
 STEVEN M. KAMLOWSKY
 No. 8362092
 11/19/25
 STATE OF UTAH

A New Gate Entrance For:
Avalon Skye
 Leads, Utah 84746

S 102