



TOWN OF JACKSON

PLANNING & BUILDING

DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways
- Housing Department

Teton County

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

State of Wyoming

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: December 2, 2019

Item #: P19-273

Planner: Paul Anthony

Phone: 733-0440 ext. 1303

Email: panthony@jacksonwy.gov

Owner:

Powderhorn Housing LLC
PO Box 290
Teton Village, WY 83025

Applicant:

Bill Collings
PO Box 7441
Jackson, WY 83002

REQUESTS:

The applicant is submitting a request for a Pre-Application for a Development Plan for 625, 645, and 675 Powderhorn Lane.

For questions, please call Paul Anthony at 733-0440, x1303 or email to the address shown below. Thank you.

Please respond by:

December 23, 2019 (with Comments)

RESPONSE: For Departments not using Trak-it, please send responses via email to:
tstolte@jacksonwy.gov



PRE-APPLICATION CONFERENCE REQUEST (PAP)
Planning & Building Department

150 E Pearl Ave. ph: (307) 733-0440 fax:
P.O. Box 1687 www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

Please note: Applications received after 3 PM will be processed the next business day.

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____

PIDN: _____

PROPERTY OWNER.

Name: _____

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

Property Owner

Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

Physical Development Permit
 Use Permit
 Development Option or Subdivision Permit
 Interpretations of the LDRs
 Amendments to the LDRs
 Relief from the LDRs
 Environmental Analysis

This pre-application conference is:
 Required
 Optional
 For an Environmental Analysis
 For grading

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.

Have you attached the following?

Application Fee. Go to www.townofjackson.com/204/Pre-Application.com for the fees.

Notarized Letter of Authorization. A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

Narrative Project Description. Please attach a short narrative description of the project that addresses:
 Existing property conditions (buildings, uses, natural resources, etc)
 Character and magnitude of proposed physical development or use
 Intended development options or subdivision proposal (if applicable)
 Proposed amendments to the LDRs (if applicable)

Conceptual Site Plan. For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:
 Property boundaries
 Existing and proposed physical development and the location of any uses not requiring physical development
 Proposed parcel or lot lines (if applicable)
 Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS). Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

Other Pertinent Information. Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

Title

LETTER OF AUTHORIZATION

Powderhorn Housing / Jerry Blinn, "Owner" whose address is: POB 290 Teton Village Wy 83025
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property
more specifically legally described as: Lot 4-7 Powderhorn Housing

(If too lengthy, attach description)

HEREBY AUTHORIZES Collins Planning Associates as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: President

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming

)

)SS.

COUNTY OF Teton

)

The foregoing instrument was acknowledged before me by Jerry Blinn this 5th day of March, 2018.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 02/10/2021

(Seal)



**POWDERHORN EMPLOYEE HOUSING – PHASE TWO
PRE-APPLICATION CONFERENCE – PROJECT NARRATIVE
JACKSON HOLE MOUNTAIN RESORT**

Location

- 625, 645 and 675 Powderhorn Lane
- Lots 4, 5, 6 and 7, Powderhorn Housing, a subdivision of Lot 23 Webster Laplant Subdivision, 5th Addition

Existing Conditions

- Lots 4, 5 and 6 are vacant townhouse lots. Lot 7 is a common open space lot.
- Development of these lots will complete a two-phase employee housing development.
- Phase one of Powderhorn Employee Housing consists of lots 1, 2 and 3, which are developed with employee housing structures containing 24 four bedroom units.
- Both phases one and two were approved for a CUP for Institutional Residential in 2013.
- Phase two was approved as a Sketch Plan (amendment to prior Sketch Plan) in 2016.
- A subdivision plat creating the seven lot Powderhorn Housing subdivision was approved in 2016.
- The property is flat; contains no natural resources; and infrastructure has been constructed to the vacant lots.
- Development of these lots will complete the Webster Laplant PUD.

Proposed Phase Two Development

- Six 2 – BDRM units.
- Six 1 – BDRM units.
- Eighteen 4 – BDRM units.
- Total of 30 employee housing units in three buildings.
- Additional parking.
- Completion of the amenities in the common open space lot.

Conceptual Site Plan

- Attached.



Powderhorn Ln

Elk Run

















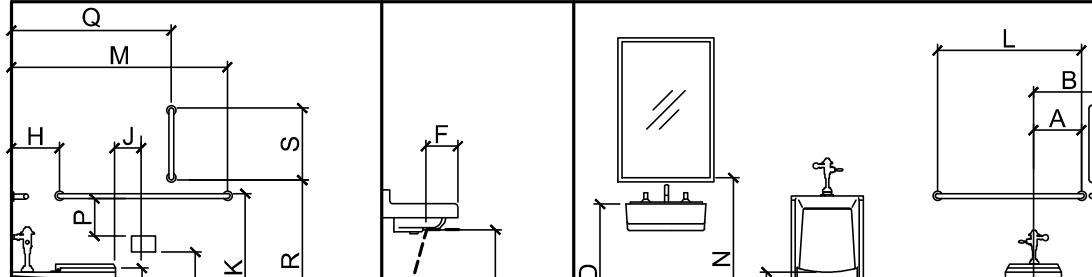
ACCESSIBILITY REQUIREMENTS -2015 IBC:

TABLE 1107.6.1.1 ACCESSIBLE DWELLING UNITS:
90 SLEEPING UNITS PROVIDED ON SITE:
1107.6.1.1
76 TO 100 SLEEPING UNITS REQUIRES 4 ACCESSIBLE UNITS WITHOUT ROLL-IN SHOWERS AND 1 WITH ROLL-IN SHOWER FOR A TOTAL OF 5 ACCESSIBLE UNITS.

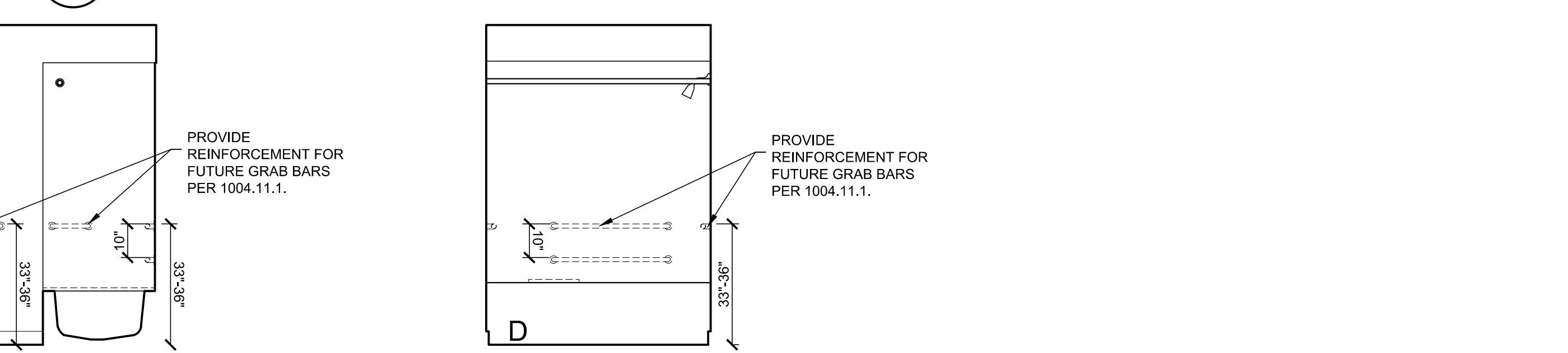
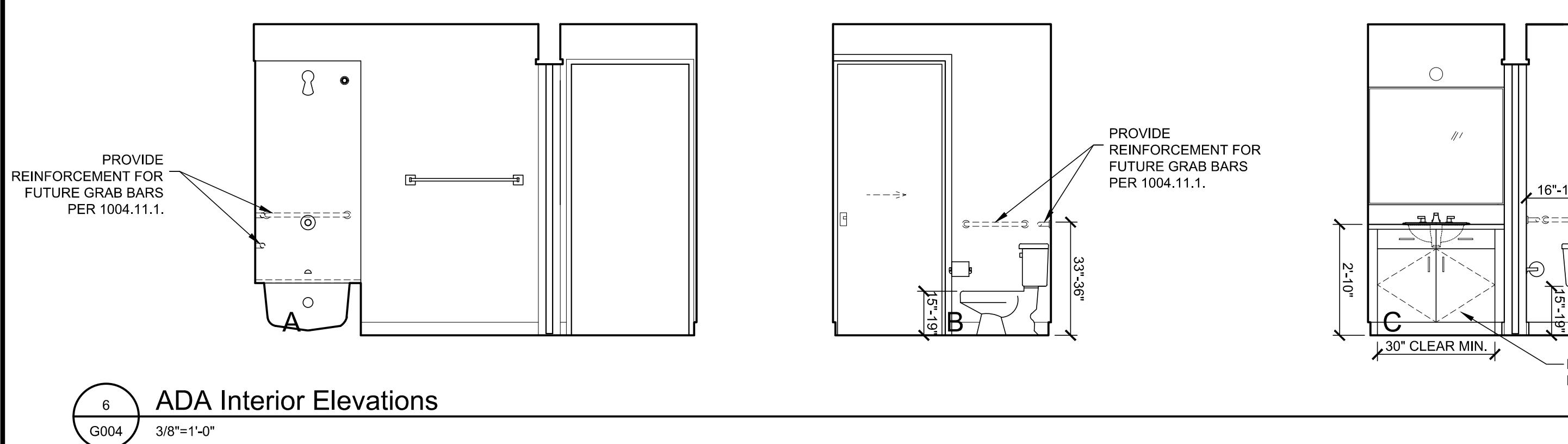
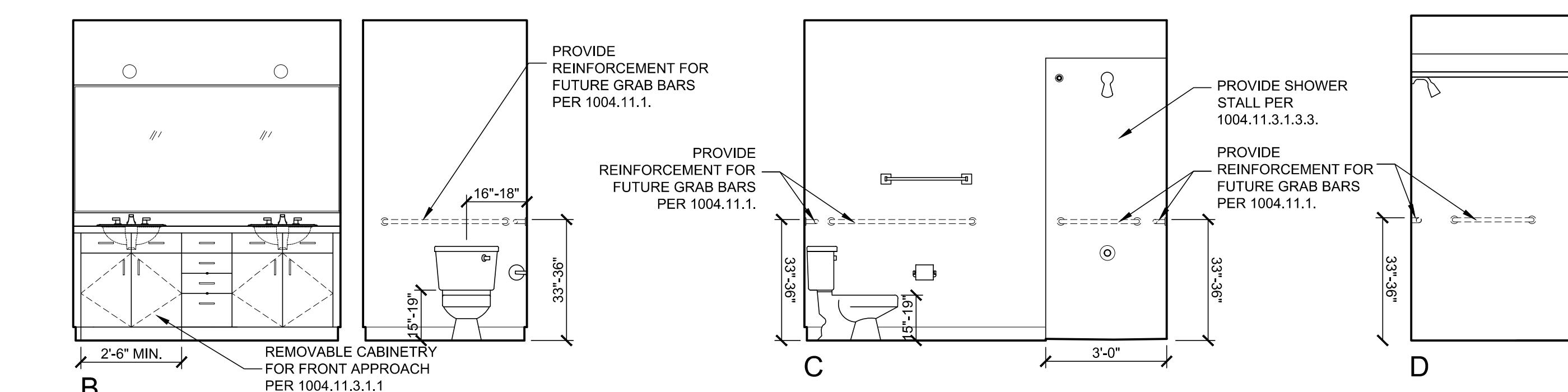
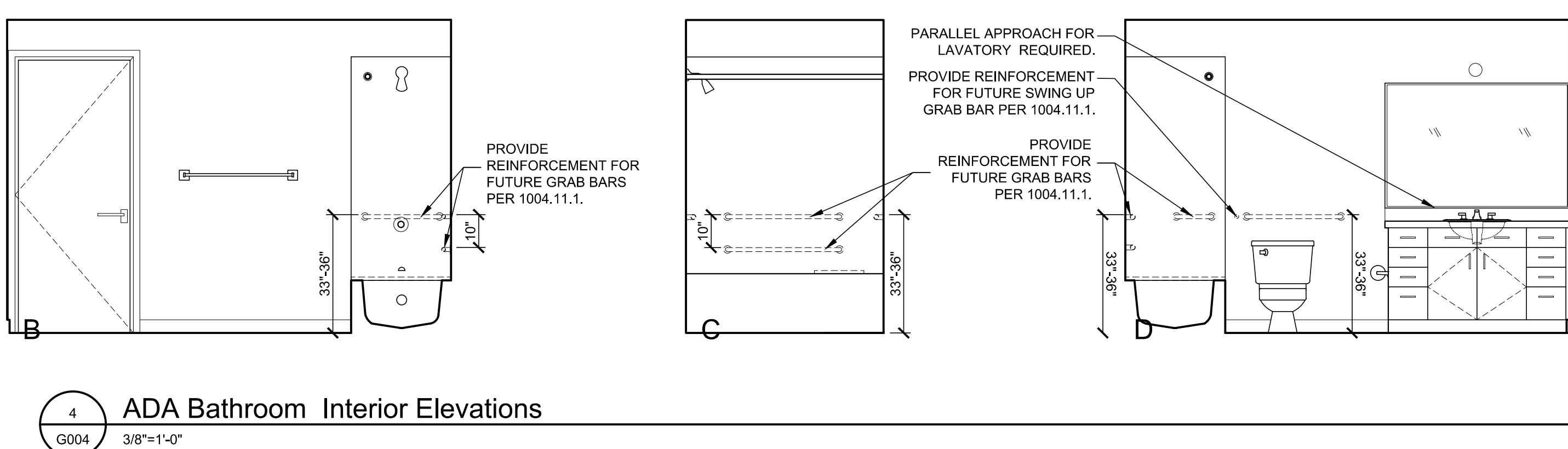
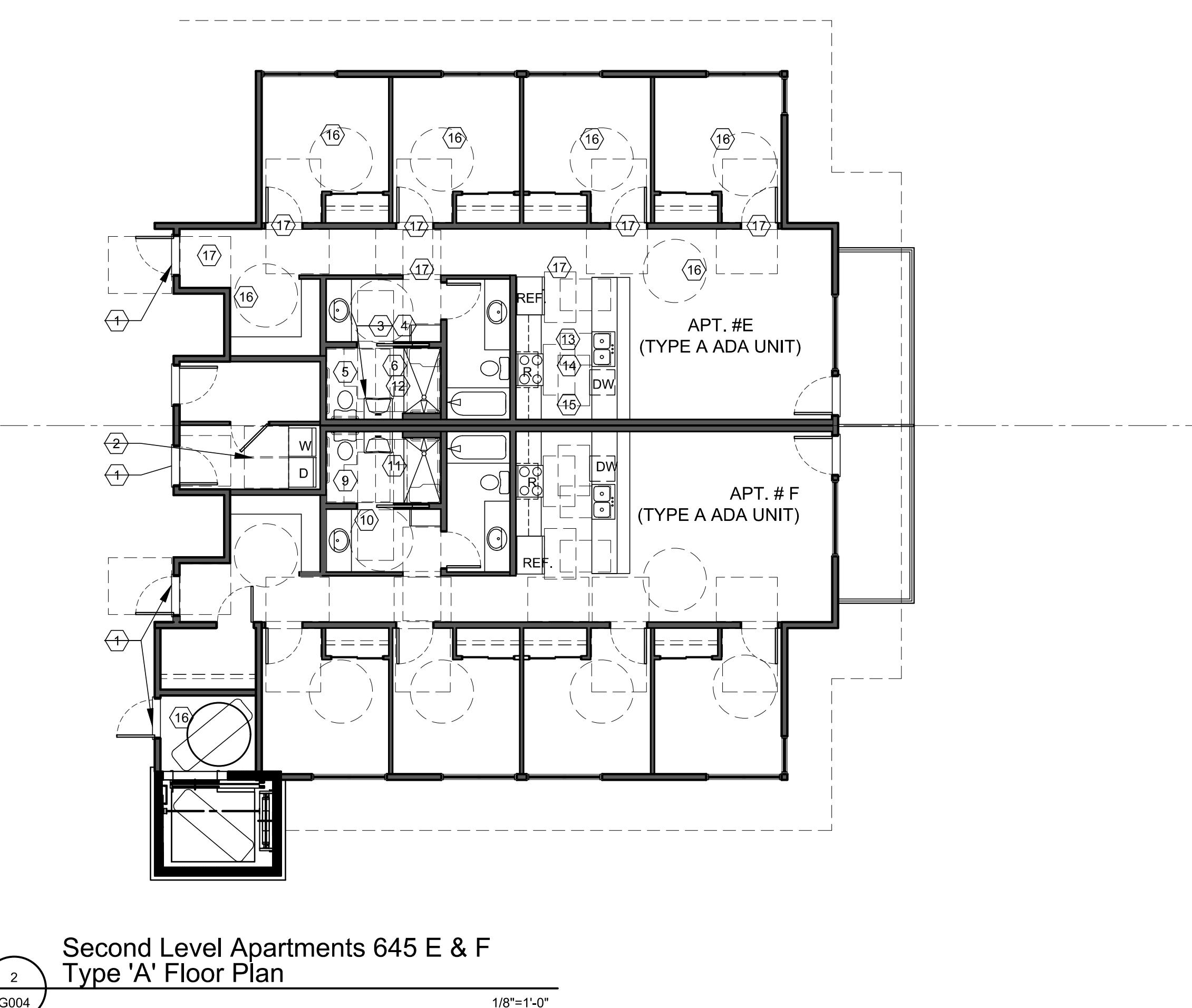
ACCESSIBILITY REQUIREMENTS -A117.1-2009:

- ALL UNITS TO COMPLY WITH ICC A117.1-2009.
- ALL (A&B) TYPE 'B' APARTMENTS TO UTILIZE OPTION "A" STANDARDS PER CHAPTER 10.
- ALL (C) TYPE 'B' APARTMENTS TO UTILIZE OPTION "B" STANDARDS PER CHAPTER 10.
- ALL TYPE "A" & "B" UNITS TO PROVIDE WOOD BLOCKING AT FUTURE GRAB BAR, SHOWER SEAT LOCATIONS. SEE PLANS FOR LOCATIONS.
- SEE INTERIOR ELEVATIONS FOR CABINET LAYOUTS AND PLUMBING FIXTURE LOCATIONS.

TYPICAL MOUNTING HEIGHT
LEGEND FOR ALL FIXTURES



Fixture	Dim#	Mounting Height
GRAB BAR	A	12" MINIMUM
TOILET (ADA)	B	18" TO CENTER FROM ADJACENT WALL
URINAL	C	24" TO RIM ABOVE FINISH FLOOR
URINAL (ADA)	C	17" TO RIM ABOVE FINISH FLOOR
SINK (ADA)	D	34" MAX TO RIM ABOVE FINISH FLOOR
SINK (ADA)	E	9" HIGH X 6" DEEP TOE CLEARANCE
SINK (ADA)	F	27" MIN X 8" DEEP KNEE CLEARANCE
TOILET	G	14" TO TOP OF RIM
TOILET (ADA)	G	17"-19" TO TOP OF SEAT
GRAB BAR (ADA)	H	12" MAXIMUM
TOILET PAPER HOLDER	J	7"-9" TO CENTER FROM FRONT OF WC
GRAB BAR	K	33"-36" TO TOP A.F.F.
GRAB BAR	L	36" MINIMUM
GRAB BAR	M	54" MINIMUM
MIRROR	N	40" MAX TO BOT MIRROR SURFACE
TOILET PAPER HOLDER	O	15" MIN TO OUTLET ABOVE FINISH FLOOR
TOILET PAPER HOLDER	P	1 1/2" MIN FROM BOT OF GRAB BAR
GRAB BAR	Q	39"-41" TO CENTER FROM ADJACENT WALL
GRAB BAR	R	39"-41" TO BOTTOM A.F.F.
GRAB BAR	S	18" MINIMUM



JHMR EMPLOYEE HOUSING
PHASE 2
655 POWDERHORN LN, JACKSON, WY

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GEORGE B. HOY
STATE OF WYOMING

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ACCESSIBLE PLANS & NOTES

SHEET G004

KEYNOTES (ALL SECTIONS REFERENCE THE ICC A117.1-2009)

1. PROVIDE CLEARANCES PER SECTION 404 AT ALL ENTRY DOORWAYS FOR BOTH TYPE A AND TYPE B UNITS.
2. PROVIDE CLEAR FLOOR SPACE AT LAUNDRY FACILITIES PER SECTION 1004.10 FOR TYPE B UNITS AND SECTION 611 FOR TYPE A UNITS.
3. PROVIDE FRONT APPROACH W/ REMOVABLE CABINETRY BELOW LAVATORY PER 1004.11.3.1.
4. PROVIDE CLEAR SPACE FOR PARALLEL APPROACH TO LAVATORY PER 1004.11.3.1.
5. PROVIDE CLEARANCES FOR WATER CLOSET PER 1004.11.2.
6. PROVIDE CLEARANCES FOR BATHTUB AND SHOWER COMPARTMENT PER 1004.11.3.1.
7. IN TYPE B UNITS, ALL KITCHEN APPLIANCES AND SINK TO HAVE PARALLEL APPROACH CLEARANCES PER 1004.12.2.
8. PROVIDE CLEARANCE AT BATHTUB PER 1004.11.3.2.
9. PROVIDE CLEARANCE AT WATER CLOSET PER 1003.11.2.4.
10. PROVIDE 1-TURN-AROUND SPACE PER 304.3.2.
11. PROVIDE CLEARANCE AT LAVATORY PER 1003.11.2.2.
12. PROVIDE CLEARANCE AT ROLL-IN SHOWER PER 608.
13. PROVIDE PARALLEL APPROACH TO APPLIANCE PER 1003.12.
14. PROVIDE FORWARD APPROACH W/ REMOVABLE CABINETRY BELOW SINK PER 1003.12.4.
15. PROVIDE WORK SURFACE W/ REMOVABLE CABINETRY BELOW COUNTERTOP PER 1003.12.3.
16. ALL ACCESSIBLE ROOMS IN TYPE A UNITS SHALL HAVE TURN-AROUND SPACE PER 304.
17. ALL DOORS INTO ACCESSIBLE SPACES IN TYPE A UNITS SHALL HAVE CLEARANCES IN ACCORDANCE W/ 404.

REVISIONS: _____

REVISIONS: _____



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KEY PLAN

SHEET
A001

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JHMR EMPLOYEE HOUSING
PHASE 2
655 POWDERHORN LN., JACKSON, WY





**JHMR EMPLOYEE HOUSING
PHASE 2**
655 POWDERHORN LN., JACKSON, WY

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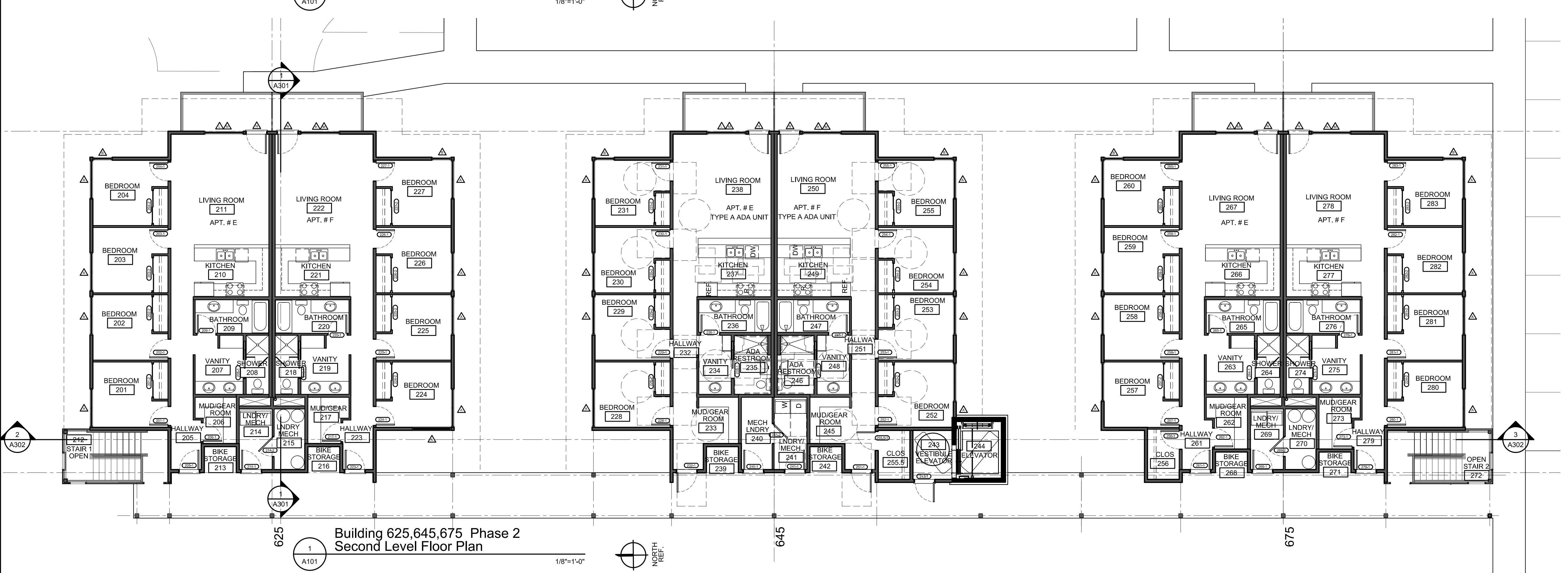
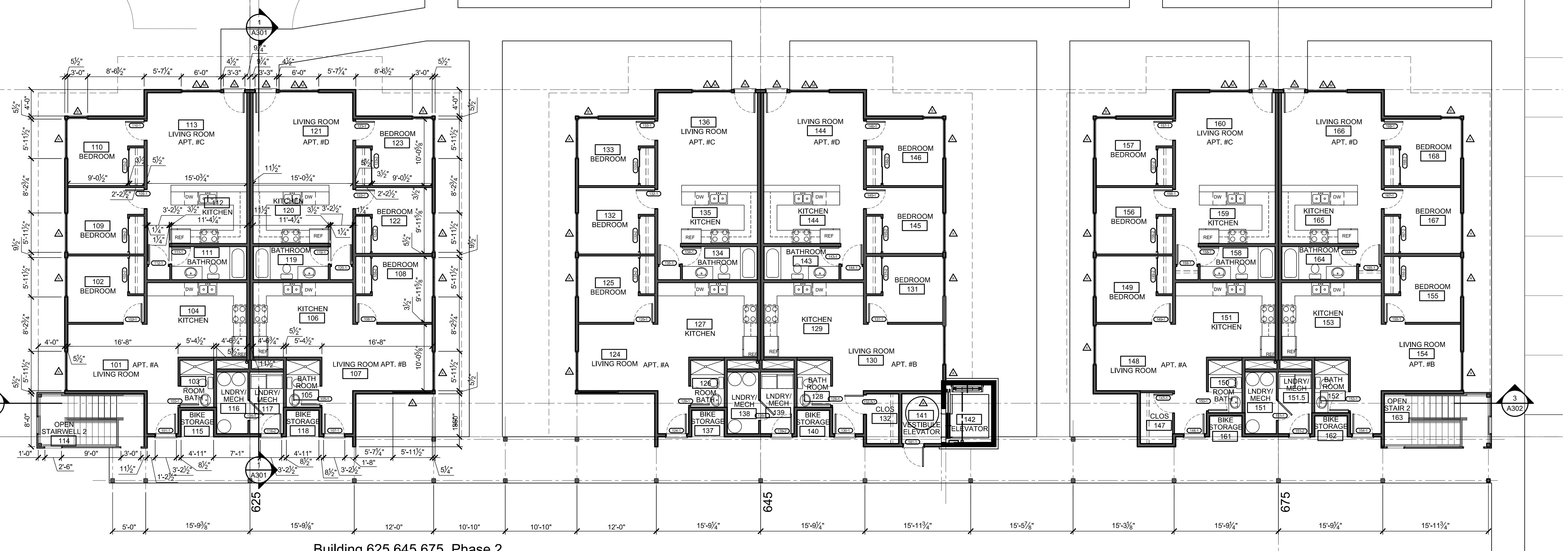


CTA

BUILDING 625,645,675
MAIN & SECOND LEVEL
FLOOR PLANS

SHEET
A101

REVISIONS:



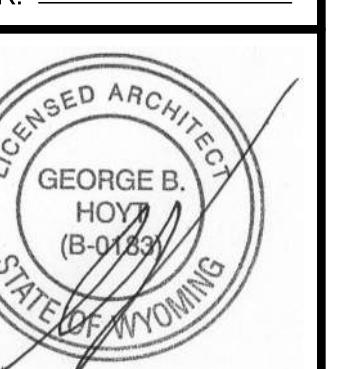
**JHMR EMPLOYEE HOUSING
PHASE 2**
655 POWDERHORN LN., JACKSON, WY

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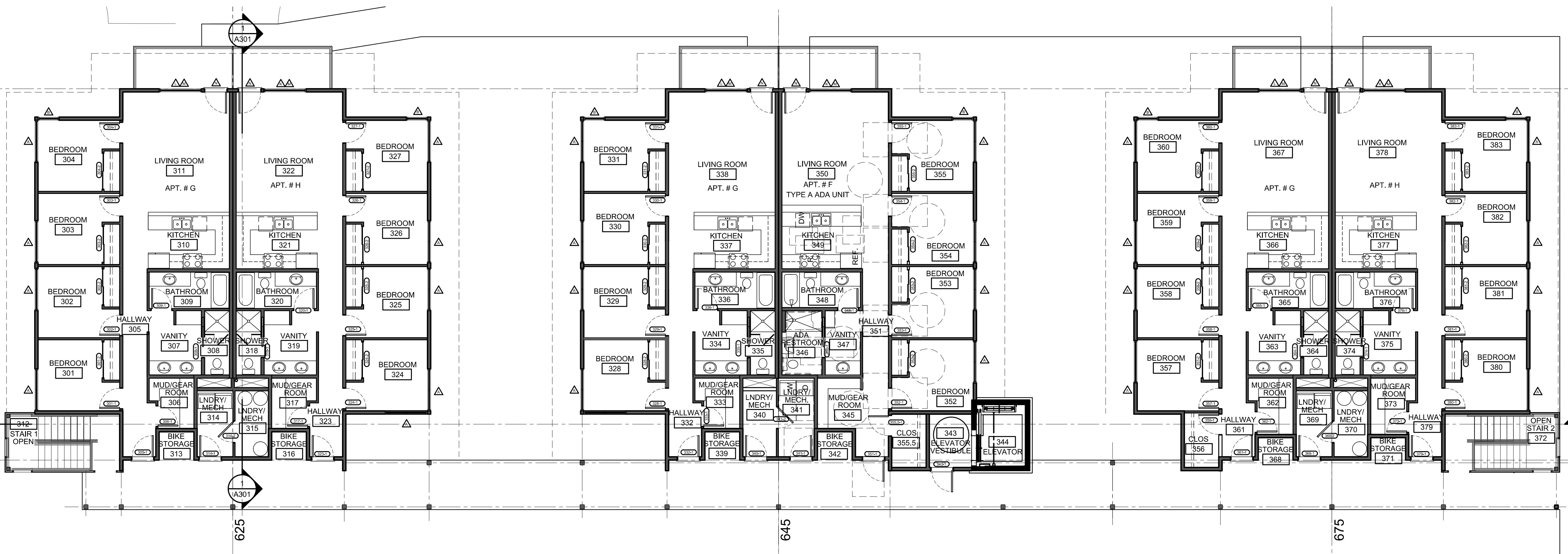
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BUILDING 625,645,675
HIRD & FOURTH LEVEL
FLOOR PLANS

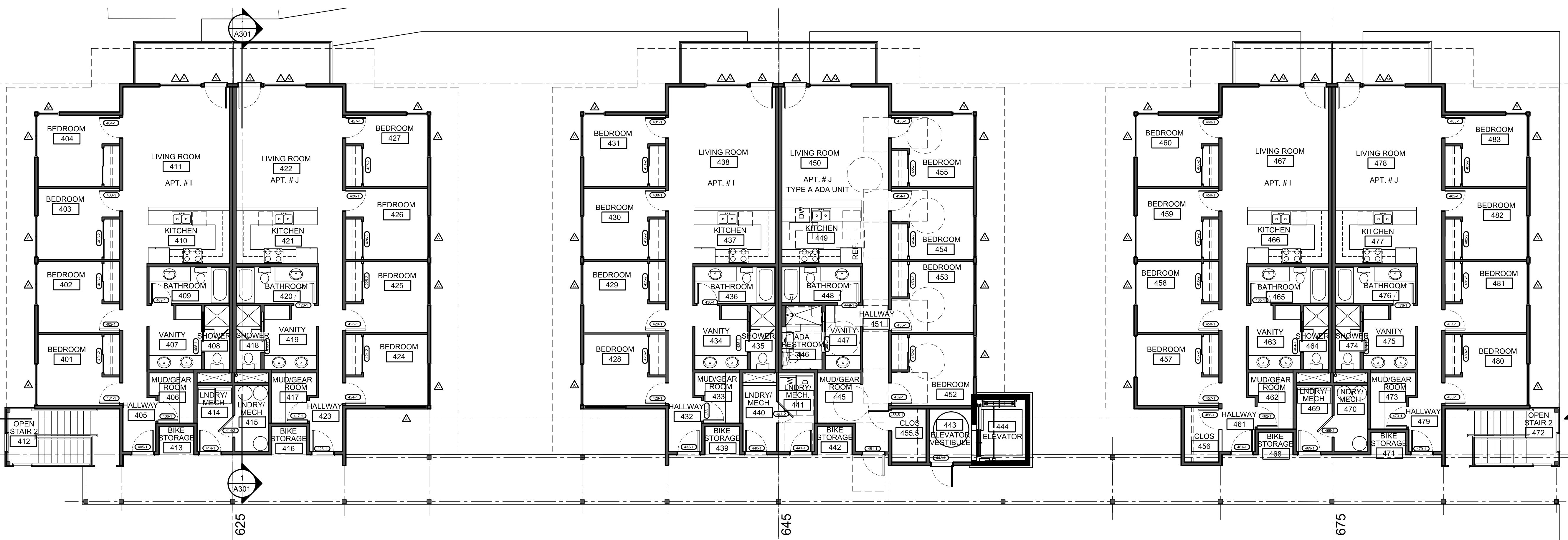
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Building 625,645,675 Phase 2
Third Level Floor Plan



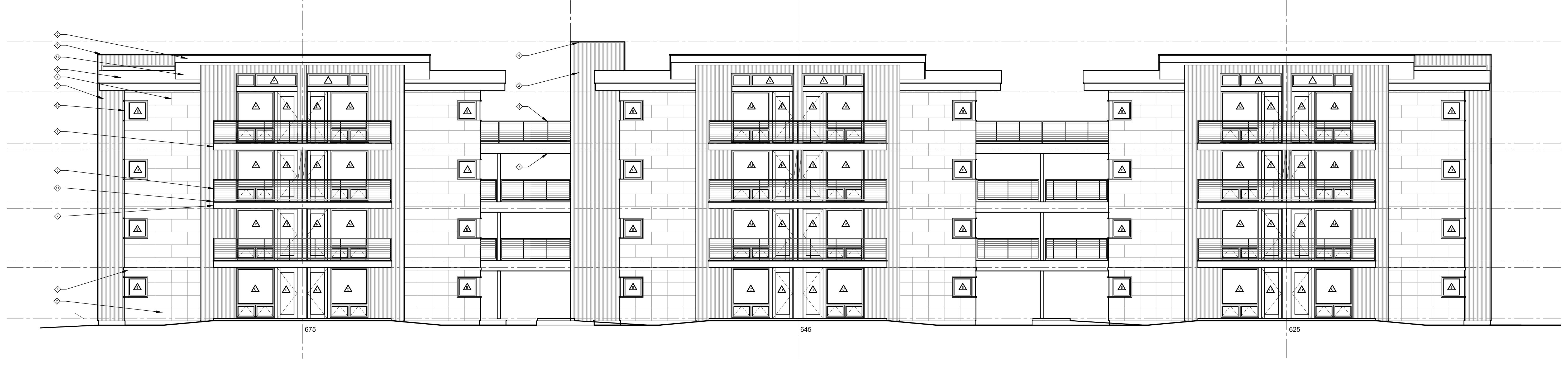
1/8"=1'-0"



Building 625,645,675 Phase 2
Fourth Level Floor Plan



1/8"=1'-0"

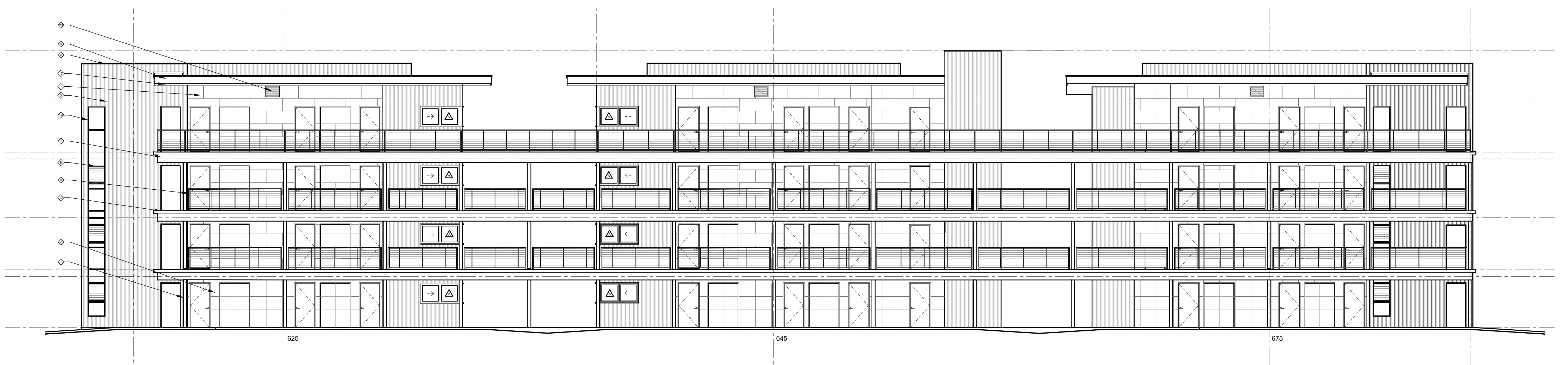


Building 625, 645, 675
East Elevation

1 A201

1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE	
MATERIAL	DESCRIPTION
1. FIBER CEMENT PANELS (HORIZONTAL)	FIBER CEMENT BOARD 2X5' PANELS APPLIED IN A HORIZONTAL RUNNING BOND PATTERN. PROVIDE 3/4" MIN. RAIN SCREEN PER MANUFACTURER GUIDELINES.
2. FIBER CEMENT PANELS (VERTICAL)	FIBER CEMENT BOARD 2X5' PANELS APPLIED IN A VERTICAL RUNNING BOND PATTERN. PROVIDE 3/4" MIN. RAIN SCREEN PER MANUF. GUIDELINES.
3. CORRUGATED METAL	RUSTED CORRUGATED METAL SIDING.
4. METAL FLASHING	INSTALL PAINT-LOCK METAL FLASHING AT LOCATIONS SHOWN IN ARCHITECTURAL DETAILS AND DICTATED BY GOOD CONSTRUCTION PRACTICE. ALL EXPOSED FLASHING TO BE PAINTED METAL. METAL FLASHING TO BE 16 GA. ENDWALLS AND ROOF PITCH TRANSITIONS TO BE 20 OZ. CURB AND SIDEWALL FLASHING TO EXTEND A MINIMUM OF 8" UP SIDE OF WALL AND 4" OVER ROOFING. OTHER FLASHING COMPONENTS, SUCH AS DRIP CAPS, PARAPET COVERS, ETC., TO BE TURNED DOWN TO 16 OZ WITH 1/4" HEM AT EXPOSURE BOTTOM EDGE. ALL FLASHING TO FOLLOW GUIDELINES REFERENCED IN THE "SMACNA" MANUAL. MATCH METAL FLASHING COLOR WITH ABUTTING MATERIAL'S COLOR. VERIFY COLORS WITH ARCHITECT/OWNER.
5. ROOFING	SEE ROOFING SCHEDULE.
6. ROOF FASCIA	FIBER CEMENT BOARD FASCIA TRIM. COLOR TBD & TO BE OWNER/ARCHITECT APPROVED.
7. EXPOSED DECK STRUCTURE	STEEL & WOOD BEAMS & COLUMNS. SEE STRUCT.
8. GUARDRAILS	SEE STRUCTURAL & ARCHITECTURAL DRAWINGS FOR SIZES. PRIMED AND PAINTED. COLOR TBD. PROVIDE SAMPLES FOR OWNER/ARCHITECT APPROVAL.
9. WINDOWS	FIBERGLASS WINDOWS. SEE WINDOW SCHED.
10. WINDOW/DOOR TRIM	
5/4 FIBER CEMENT BOARD TRIM. PLACE ON EDGE AROUND WINDOWS & DOORS. COLOR TBD & TO BE OWNER/ARCHITECT APPROVED.	
11. DECKING	
2X COMPOSITE DECKING. COLOR TO BE GRAY. INSTALL WITH (2) 1/4" CORDED SCREWS PER BOARD PER JOIST. GAP 1/4" BETWEEN BOARDS.	
12. CONCRETE PATIOS/STAIRS	
BROOME FINISH. SEE STRUCTURAL.	
13. EXPOSED METAL DECKING	
SEE STRUCT.	
14. CONCRETE FOUNDATION	
SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS.	
15. EXTERIOR LIGHTING	
EXTERIOR WALL SCONCE TBD BY OWNER. ALL EXTERIOR LIGHTING SHALL COMPLY WITH TOWN OF JACKSON LDRs.	
16. ROOF PENETRATIONS	
SEE ROOFING SCHEDULE.	
17. SOFFIT	
FIBER CEMENT BOARD SMOOTH SOFFIT. COLOR TBD & TO BE OWNER/ARCHITECT APPROVED.	
18. UTILITY METER & ENTRY BOX	
BUILD HOUSING W/PAIR OF DOORS AROUND ELECTRICAL METER & ENTRY. SEE ELEVS. & DOOR SCHED.	
19. WINDOW CLADDING TRIM	
16 OZ PAINT LOCK METAL TO MATCH WINDOW COLOR.	
20. MECHANICAL GRILLE	
SEE MECHE.	
NOTES	
1. ALL EXTERIOR COLORS TO BE APPROVED BY OWNER & ARCHITECT PRIOR TO APPLICATION/INSTALLATION.	
2. MATERIALS SAMPLES/CUT SHEETS SHALL BE PROVIDED UPON REQUEST.	



Building 625, 645, 675
West Elevation

2 A201

1/8"=1'-0"

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JHMR EMPLOYEE HOUSING PHASE 2

655 POWDERHORN LN., JACKSON, WY

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GEORGE B.
HOY
(B-0189)
STATE OF WYOMING

CTA

BUILDING 625, 645, 675
EXTERIOR ELEVATIONS

SHEET

A201

REVISIONS:

**JHMR EMPLOYEE HOUSING
PHASE 2**
655 POWDERHORN LN., JACKSON, WY

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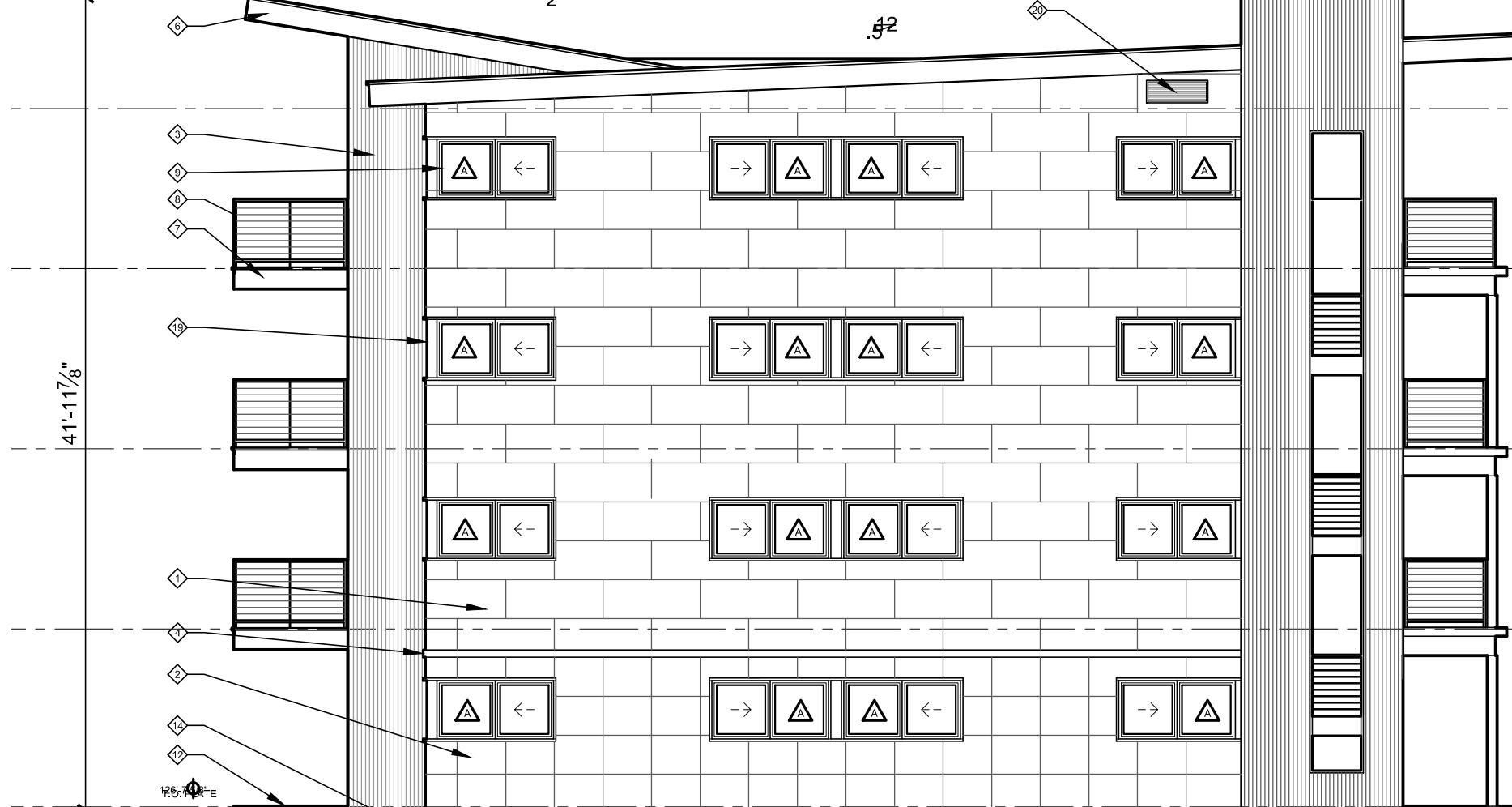
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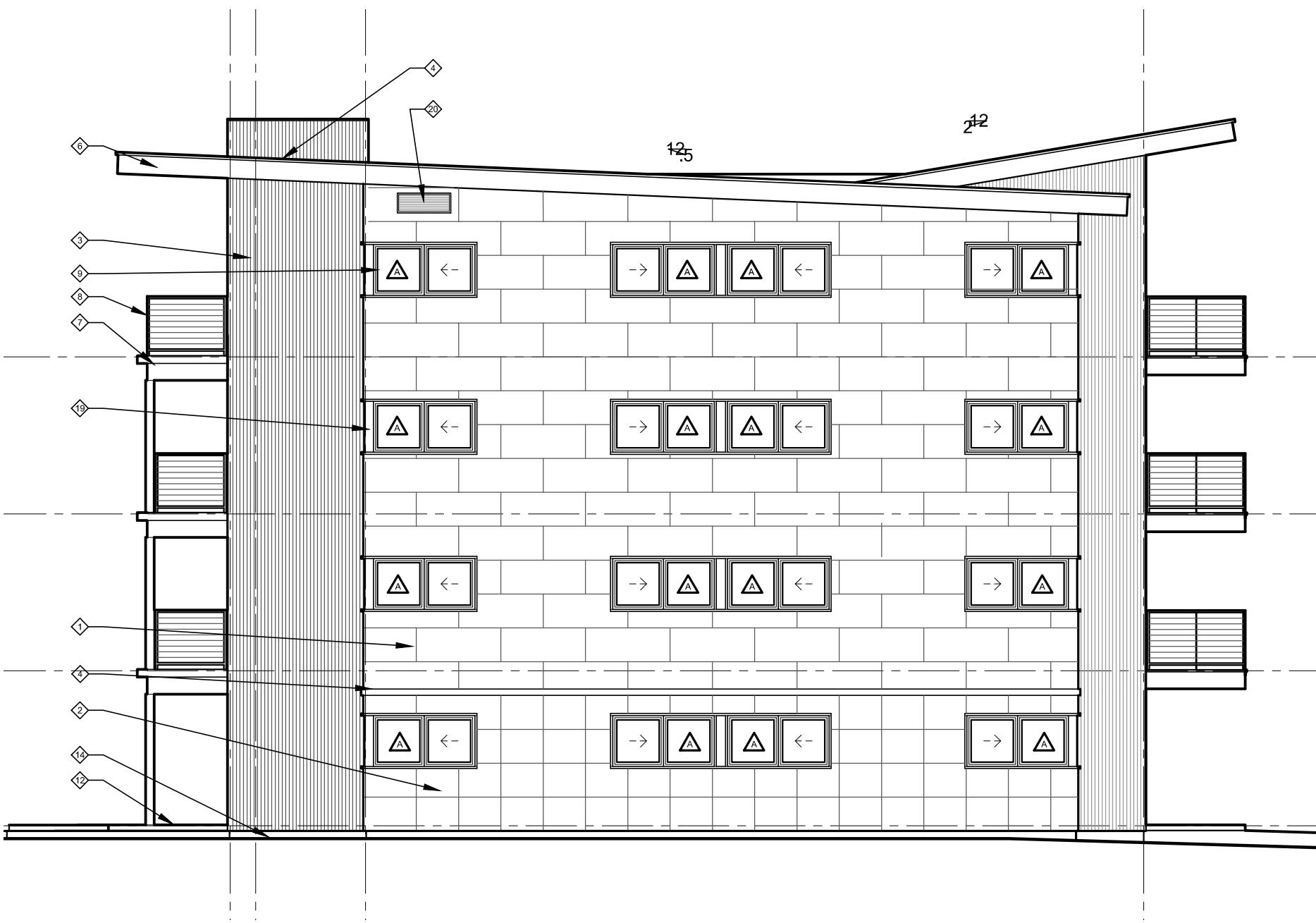
BUILDINGS 625,645,675
EXTERIOR
ELEVATIONS

SHEET
A202



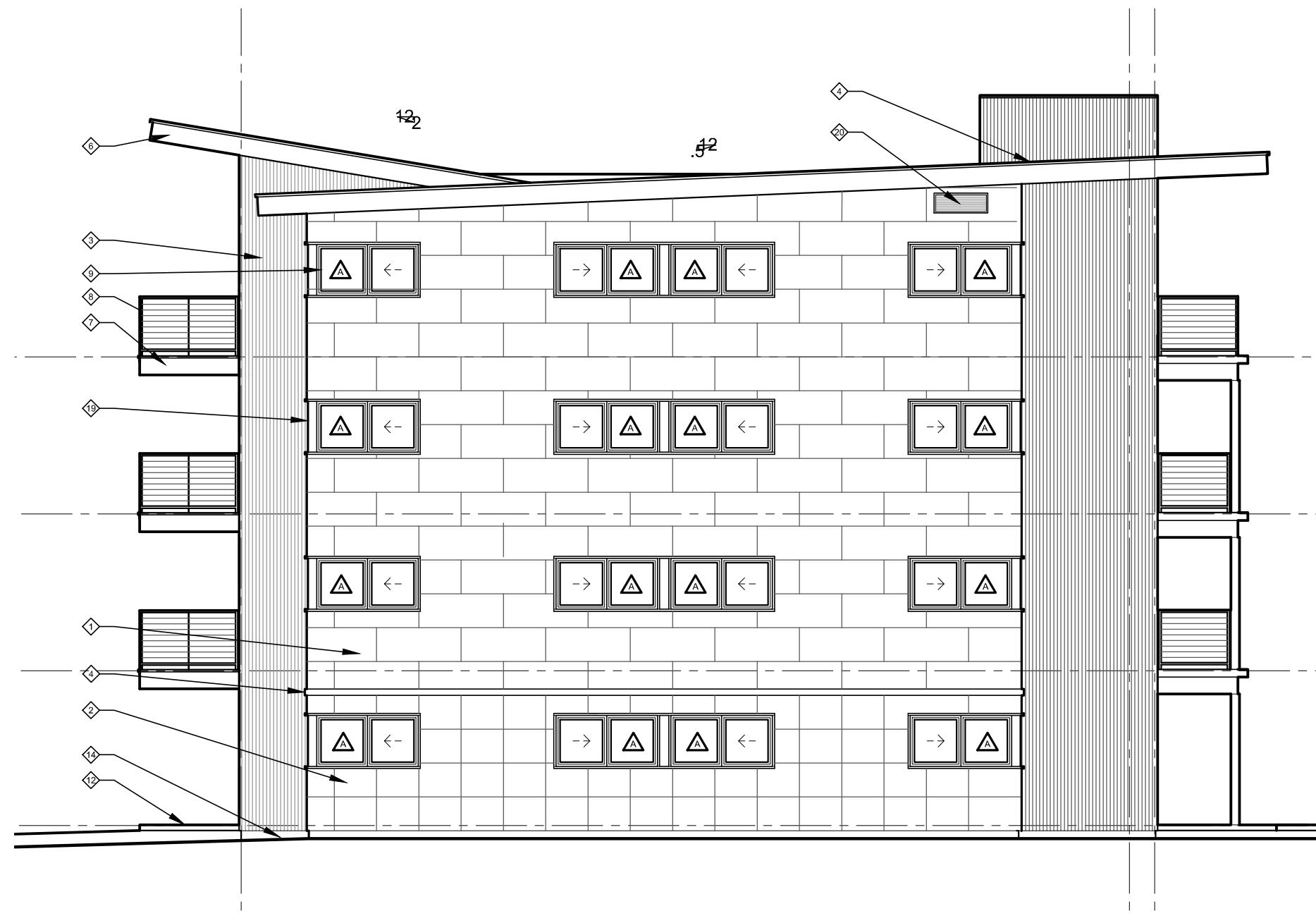
**Building 625
North Elevation**

1/8"=1'-0"



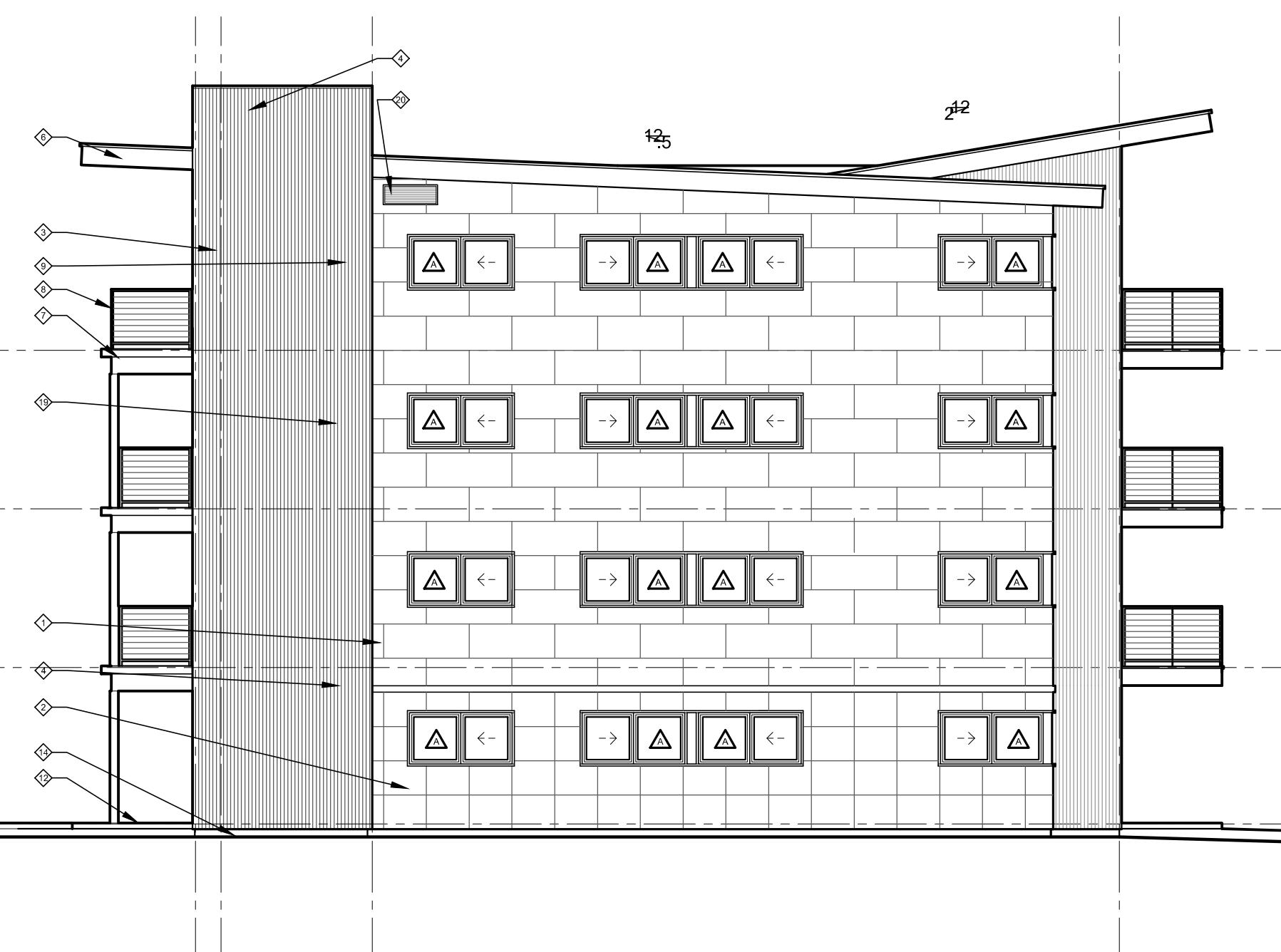
**Building 625
South Elevation**

1/8"=1'-0"



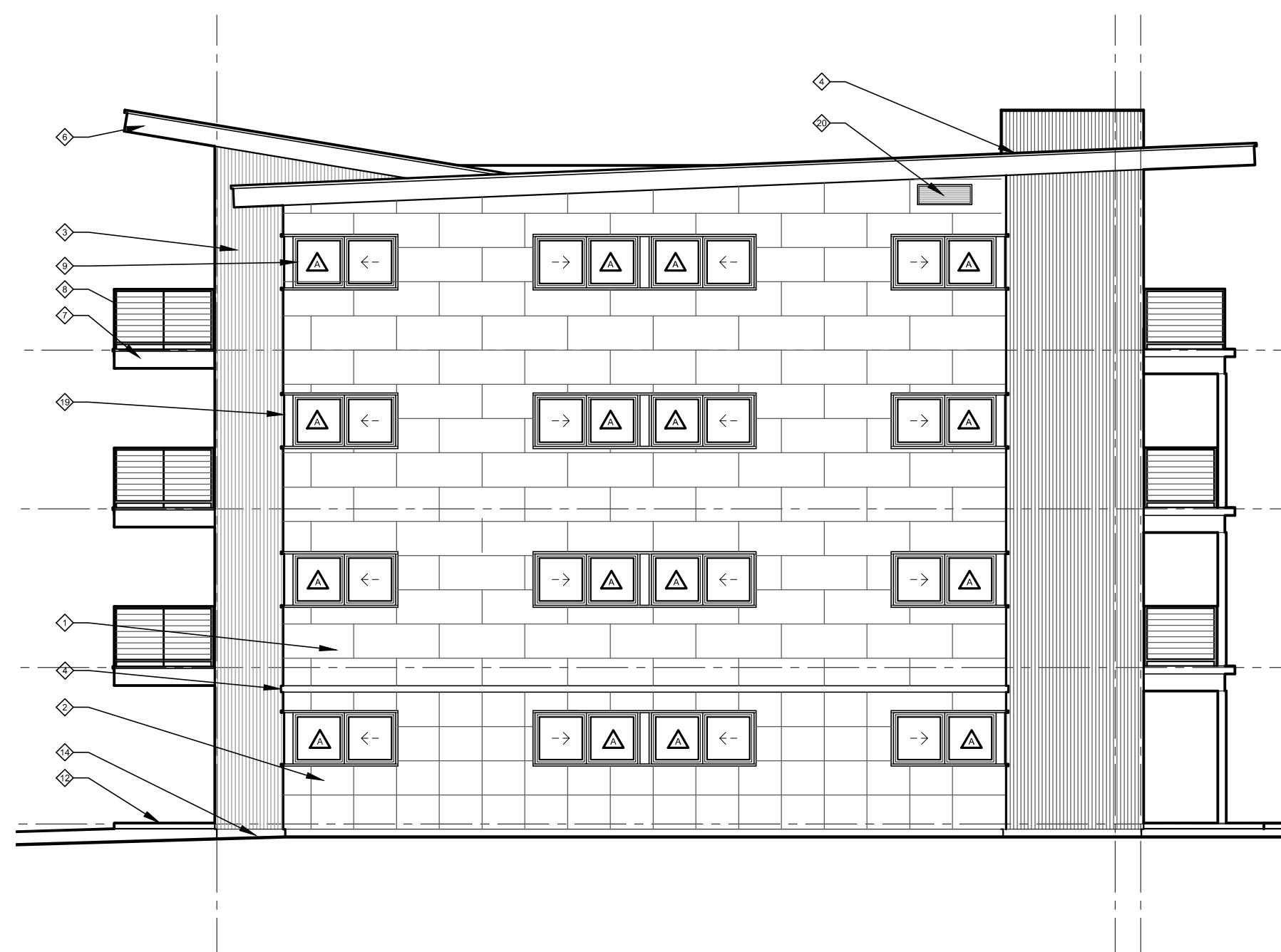
**Building 645
North Elevation**

1/8"=1'-0"



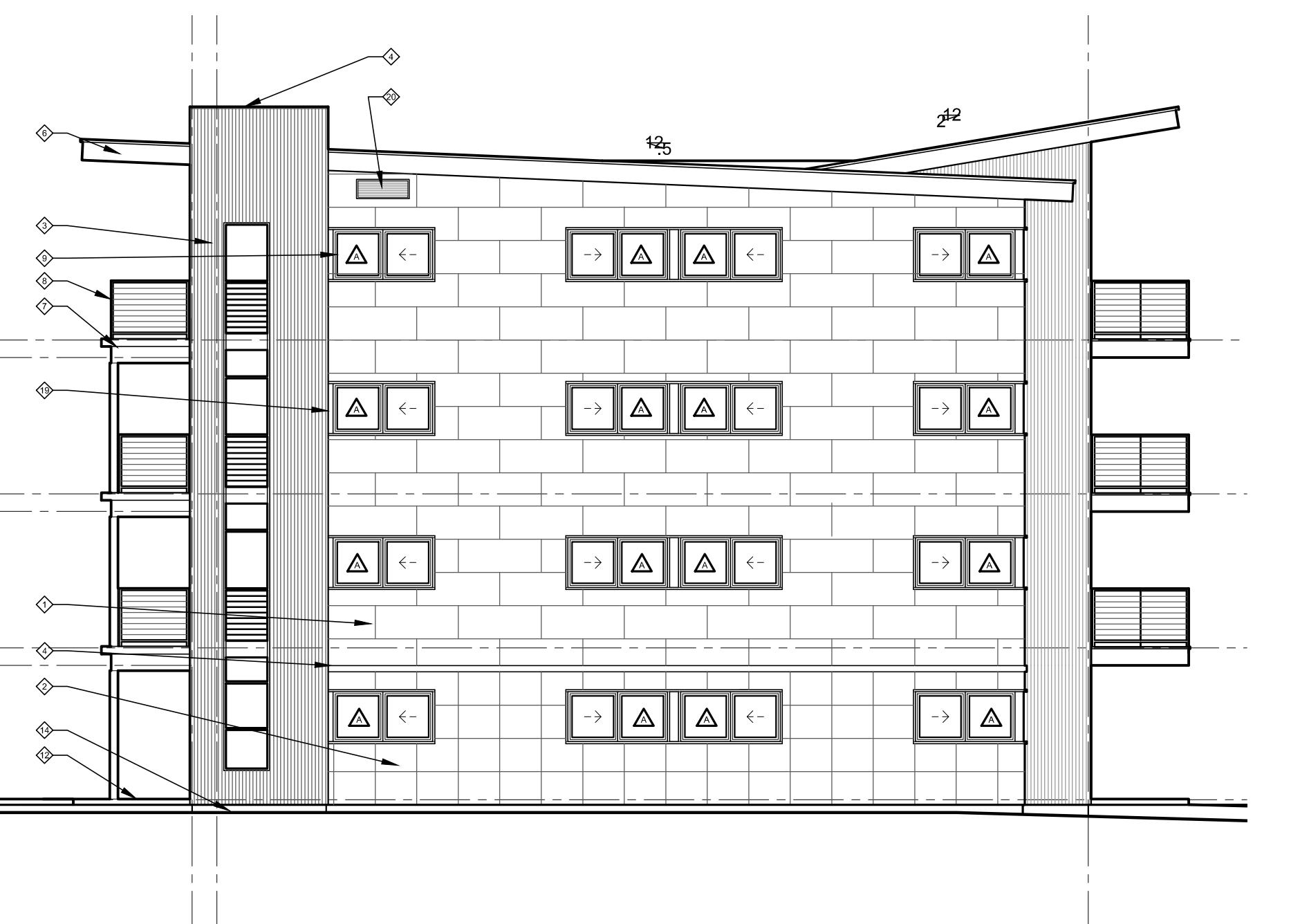
**Building 645
South Elevation**

1/8"=1'-0"



**Building 675
North Elevation**

1/8"=1'-0"



**Building 675
South Elevation**

1/8"=1'-0"

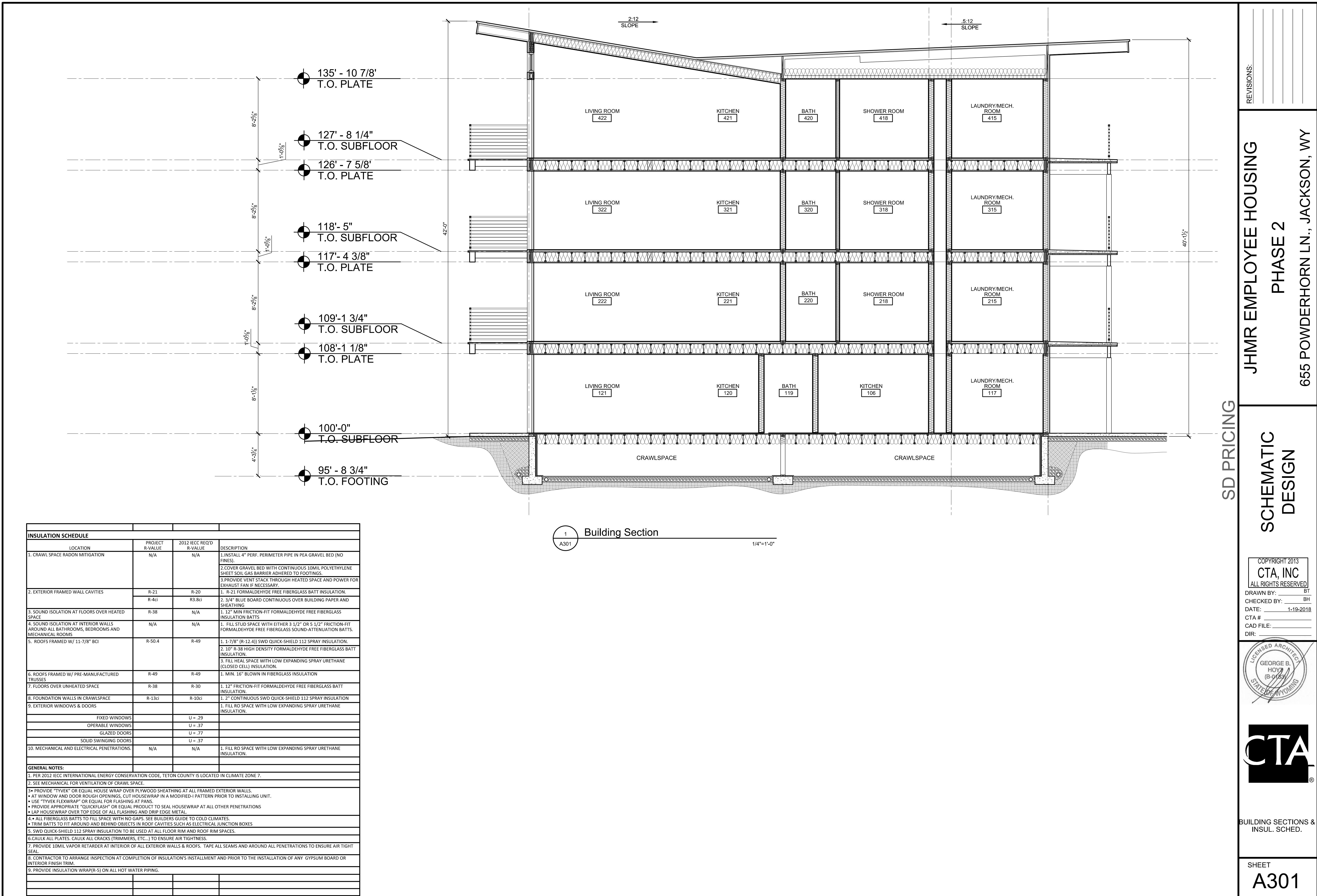
EXTERIOR MATERIAL SCHEDULE	
MATERIAL	DESCRIPTION
1. FIBER CEMENT PANELS (HORIZONTAL)	FIBER CEMENT BOARD 2X5 PANELS APPLIED IN A HORIZONTAL RUNNING BOND PATTERN. PROVIDE 3/4" MIN. RAILING AND DECKING MATERIALS.
2. FIBER CEMENT PANELS (VERTICAL)	FIBER CEMENT BOARD 2X5 PANELS APPLIED IN A VERTICAL RUNNING BOND PATTERN. PROVIDE 3/4" MIN. RAIN SCREEN PER MANUF. GUIDELINES.
3. CORRUGATED METAL	RUSTED CORRUGATED METAL SIDING.
4. METAL FLASHING	INSTALL PAINT-LOCK METAL FLASHING AT LOCATIONS SHOWN IN ARCHITECTURAL DETAILS AND DICTATED BY GOOD CONSTRUCTION PRACTICE. ALL EXPOSED FLASHING TO BE PAINT-LOCK METAL. ROCK FLASHING COULD NOT BE USED. ENDS OF METAL ROOFING TO TRANSITION TO 30 OZ. CURB AND SIDEWALL FLASHING TO EXTEND A MINIMUM OF 8' UP SIDE WALL AND 4' OVER ROOFING. OTHER FLASHING COMPONENTS, SUCH AS DRIP CAPS, PARAPET COPING & SILING TO TRIM CONNECT TO 16 OZ WITH 1/2" HEM AND EXPANDED METAL. ALL FLASHING TO FOLLOW GUIDELINES REFERENCED IN THE "SMACNA" MANUAL. MATCH METAL FLASHING COLOR WITH ABUTTING MATERIAL'S COLOR. VERIFY COLORS WITH ARCHITECT/OWNER.
5. ROOFING	SEE ROOFING SCHEDULE
6. ROOF FASCIA	FIBER CEMENT BOARD FASCIA TRIM. COLOR TBD & TO BE OWNER/ARCHITECT APPROVED.
7. EXPOSED DECK STRUCTURE	STEEL & WOOD BEAMS & COLUMNS. SEE STRUCT.
8. GUARDRAILS	SEE STRUCTURAL & ARCHITECTURAL DRAWINGS FOR SIZES. PRIMED AND PAINTED. COLOR TBD. PROVIDE SAMPLES FOR OWNER/ARCHITECT APPROVAL.
9. WINDOWS	FIBERGLASS WINDOWS. SEE WINDOW SCHED.

10. WINDOW/DOOR TRIM	5/4 FIBER CEMENT BOARD TRIM. PLACE ON EDGE AROUND WINDOWS & DOORS. COLOR TBD & TO BE OWNER/ARCHITECT APPROVED.
11. DECKING	2X COMPOSITE DECKING. COLOR TO BE GRAY. INSTALL WITH (2) NON-CORROSION SCREWS PER BOARD PER JOIST. GAP 1/8" BETWEEN BOARDS.
12. CONCRETE PATIOS/STAIRS	BROOMED FINISH. SEE STRUCTURAL.
13. EXPOSED METAL DECKING	SEE STRUCT.
14. CONCRETE FOUNDATION	SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS.
15. EXTERIOR LIGHTING	EXTERIOR WALL SCONCE TBD BY OWNER. ALL EXTERIOR LIGHTING SHALL COMPLY WITH TOWN OF JACKSON LDRs.
16. ROOF PENETRATIONS	SEE ROOFING SCHEDULE.
17. SOFFIT	FIBER CEMENT BOARD SMOOTH SOFFIT. COLOR TBD & TO BE OWNER/ARCHITECT APPROVED.
18. UTILITY METER & ENTRY BOX	BUILD HOUSING W/ PAIR OF DOORS AROUND ELECTRICAL METER & ENTRY. SEE ELEVS. & DOOR SCHED.
19. WINDOW CLADDING TRIM	16 OZ PAINT LOCK METAL TO MATCH WINDOW COLOR.
20. MECHANICAL GRILLE	SEE MECH.

NOTES

1. ALL EXTERIOR COLORS TO BE APPROVED BY OWNER & ARCHITECT PRIOR TO APPLICATION/INSTALLATION.
2. MATERIALS SAMPLES/CUT SHEETS SHALL BE PROVIDED UPON REQUEST.

REVISIONS:



JHMR EMPLOYEE HOUSING

PHASE 2

655 POWDERHORN LN., JACKSON, WY

SCHEMATIC DFSIGN

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A circular seal for a licensed architect in Wyoming. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF WYOMING" at the bottom. The inner circle contains the name "GEORGE B. HOYT" and the license number "(B-0183)".

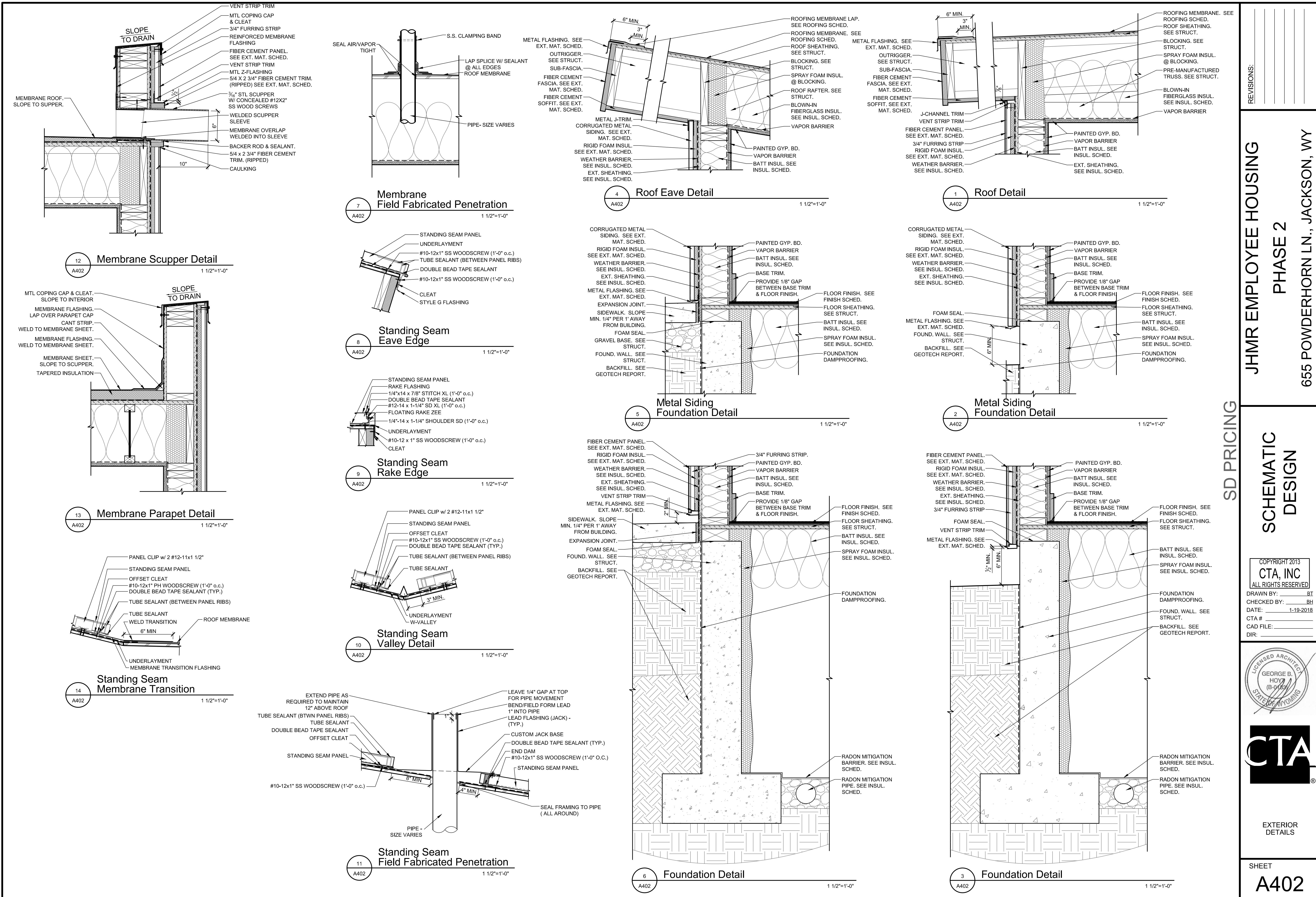
CTA

EXTERIOR

SHEET

A402

REVISIONS



WINDOW & PATIO DOOR SCHEDULE								
MARK	MANUFACTURER	WIDTH (INCHES)	X (INCHES)	HEIGHT (INCHES)	DESCRIPTION	HEAD HEIGHT ABOVE SUBFLR	REMARKS	SPECIAL
A	PELLA IMPERIA	71.5	X	35.5	TWO PANEL VENTED SLIDER (6-0'-0")	6'-0"		EGRESS
B	PELLA IMPERIA	35.5	X	35.5	SINGLE PANEL FIXED CASEMENT (3-0'-0")	6'-6"		
C	PELLA IMPERIA	71.5	X	94	CUSTOM FIXED CASEMENT (6-0'-0") OVER TWO VENTING AWNINGS (TWO 3-0'-0")	8'-1/2"	PROVIDE 1/2" MULLION BETWEEN TWO AWNINGS TO COURSE OUT W/CASEMENT, CUSTOMIZE CASEMENT TO HAVE 70.5" TALL FRAME HEIGHT.	
D	PELLA BRAND FIBERGLASS PERFORMANCE FRAME	38.25	X	96	CUSTOM FIBERGLASS FULL LIGHT OUTSWINGING ENTRY DOOR USED AS PATIO DOOR (5'-0" X 8'-0")	8'-1/2"	CUSTOMIZE TO HAVE 96" TALL FRAME HEIGHT	ADA SILL
E	PELLA IMPERIA	113	X	94	FIXED CASEMENT (6-0'-0") OVER FIXED AWNING (6-0'-2") NEXT TO FIXED CASEMENT (6-0'-0") OVER VENTED AWNING (4-0'-0")	8'-1/2"	CUSTOMIZE CASEMENTS TO HAVE 70.5" FRAME HEIGHT.	
F	PELLA IMPERIA	107	X	VARIES	CUSTOM FIBERGLASS SLIDING DOOR (8000) BESIDE FIXED CASEMENT (3-0'-0") OVER VENTED AWNING (3-0'-2")	8'-1/2"	CUSTOMIZE DOOR TO BE 96" FRAME HEIGHT. CUSTOMIZE CASEMENT TO HAVE 70.5" FRAME HEIGHT.	
G	PELLA IMPERIA	83	X	35.5	VENTED AWNING (2-0'-0") BESIDE FIXED AWNING (4-0'-0")	6'-6"		
H	PELLA IMPERIA	113	X	118	FIXED AWNING (6-0'-0") OVER FIBERGLASS SLIDING DOOR (8000) BESIDE FIXED AWNING (3-0'-2") OVER VENTED AWNING (4-0'-0")	10'-1/2"	CUSTOMIZE CASEMENTS TO HAVE 70.5" FRAME HEIGHT.	
J	PELLA IMPERIA	107	X	VARIES	FIXED AWNING (3-0'-0") BESIDE CUSTOM FIXED AWNING (6-0'-2")	10'-1/2"	CUSTOMIZE CASEMENTS TO HAVE 70.5" FRAME HEIGHT.	
K	PELLA IMPERIA	115.5	X	23.5	CUSTOM AWNING (3-0'-0") OVER FIXED CASEMENT (3-0'-0") OVER VENTED AWNING (4-0'-0")	10'-10 1/2"	CUSTOMIZE WIDER AWNING TO HAVE 79.5" FRAME WIDTH.	
L	PELLA IMPERIA	115.5	X	23.5	TWO VENTED AWNINGS (TWO 3-0'-0") OVER FIXED CASEMENT (6-0'-0") OVER VENTED AWNING (4-0'-0")	10'-10 1/2"	CUSTOMIZE WIDER AWNING TO HAVE 79.5" FRAME WIDTH.	
M	PELLA IMPERIA	71.5	X	95	FIXED AWNING (6-0'-0") OVER FIBERGLASS SLIDING DOOR (8000) BESIDE CUSTOM FIXED AWNING (3-0'-0") OVER VENTED AWNING (4-0'-0")	8'-2"	PROVIDE 1/2" MULLION BETWEEN TWO AWNINGS TO COURSE OUT W/CASEMENT.	
N	PELLA BRAND FIBERGLASS PERFORMANCE FRAME	38.25	X	96.5	CUSTOM FIBERGLASS FULL LIGHT OUTSWINGING ENTRY DOOR USED AS PATIO DOOR (3'-0" X 8'-0")	8'-2"	CUSTOMIZE DOOR TO HAVE 96.5" TALL FRAME HEIGHT.	
O	PELLA IMPERIA	17.5	X	35.5	SINGLE PANEL FIXED CASEMENT (1-0'-0")	6'-6"	ONLY IN MANAGER'S OFFICE	

*NOTE:
1. ALL WINDOW EXTERIORS TO BE FIBERGLASS, (COLOR: TBD). VERIFY W/ OWNER.
2. ALL WINDOW INTERIORS TO BE FIBERGLASS, (COLOR: TBD). PROVIDE FIELD APPLIED DRYWALL RETURNS AND PAINTED WOOD SILL.
3. PROVIDE FACTORY APPLIED PROTECTIVE PLASTIC GLAZING FILM AT INTERIOR AND EXTERIOR SURFACES.
4. ALL GLAZING TO BE HIGH ALTITUDE, LOW E. INSULATING GLASS. SEE INSUL. SCHED. FOR REQUIRED U-VALUES.
5. PROVIDE TEMPERED GLASS IN THE FOLLOWING LOCATIONS OR AS REQUIRED BY CODE:
A. ALL WINDOWS LOCATED WITHIN 24" HORIZONTALLY OF DOORS AND LESS THAN 60" A.F.F.
B. ALL WINDOWS WITH A NET GLAZING AREA GREATER THAN 9 SQFT. AND LESS THAN 18" A.F.F., UNLESS INTERRUPTED BY A STRUCTURAL HORIZONTAL MEMBER FROM 34" TO 38" A.F.F.
C. IN ALL TUB AND SHOWER ENCLOSURES.
6. PROVIDE COLOR CODED SCREENS AT ALL OPERABLE WINDOW LOCATIONS.
7. SEE DOOR HARDWARE SCHEDULE FOR PATIO DOOR HARDWARE
8. WINDOWS TO BE PELLA IMPERIA SERIES OR OWNER-APPROVED EQUAL.
9. SEE EXTERIOR ELEVATIONS FOR OPERATING OR STATIONARY WINDOW UNITS AND SWING DIRECTION.

DOOR, FRAME, AND HARDWARE SCHEDULE 2							
DOOR NUMBER	LOCATION	DOOR		FRAME		HARDWARE	NOTES
		SIZE W	H	TYPE	TYPE		
301-1	Bed 301	2'-10"	7'-0"	Wood	Wood	Prvacy	
302-1	Bed 302	4'-0"	7'-0"	Wood	Wood	Prvacy	
302-2	Bed 303	4'-0"	7'-0"	Wood	Wood	Prvacy	
303-1	Bed 303	4'-0"	7'-0"	Wood	Wood	Prvacy	
304-1	Bed 304	2'-10"	7'-0"	Wood	Wood	Prvacy	
304-2	Bed 304	4'-0"	7'-0"	Wood	Wood	Prvacy	
305-1	Bath 305	3'-0"	7'-0"	Mtl	Mtl	Entry	
306-1	Shower 306	2'-10"	7'-0"	Wood	Wood	Prvacy	
314-1	Lntry/Mech 314	3'-0"	7'-0"	Mtl	Mtl	Lock-Off	
314-2	Lntry/Mech 314	3'-0"	7'-0"	Mtl	Mtl	Entry	
316-1	Mud/Gear 317	2'-10"	7'-0"	Wood	Wood	Lock-Off	
316-2	Mud/Gear 318	2'-10"	7'-0"	Wood	Wood	Prvacy	
320-1	Bath 320	3'-0"	7'-0"	Wood	Wood	Prvacy	
323-1	Hall 323	3'-0"	7'-0"	Mtl	Mtl	Entry	
324-1	Bath 324	2'-10"	7'-0"	Wood	Wood	Prvacy	
324-2	Bed 324	4'-0"	7'-0"	Wood	Wood	Prvacy	
325-1	Bed 325	2'-10"	7'-0"	Wood	Wood	Prvacy	
325-2	Bed 325	4'-0"	7'-0"	Wood	Wood	Prvacy	
326-1	Bed 326	2'-10"	7'-0"	Wood	Wood	Prvacy	
326-2	Bed 326	4'-0"	7'-0"	Wood	Wood	Prvacy	
327-1	Bed 327	2'-10"	7'-0"	Wood	Wood	Prvacy	
327-2	Bed 327	4'-0"	7'-0"	Wood	Wood	Prvacy	
328-1	Bed 328	2'-10"	7'-0"	Wood	Wood	Prvacy	
328-2	Bed 328	4'-0"	7'-0"	Wood	Wood	Prvacy	
329-1	Bed 329	2'-10"	7'-0"	Wood	Wood	Prvacy	
329-2	Bed 329	4'-0"	7'-0"	Wood	Wood	Prvacy	
330-1	Bed 330	2'-10"	7'-0"	Wood	Wood	Prvacy	
331-1	Bed 331	2'-10"	7'-0"	Wood	Wood	Prvacy	
331-2	Bed 331	4'-0"	7'-0"	Wood	Wood	Prvacy	
332-1	Hall 332	3'-0"	7'-0"	Mtl	Mtl	Entry	
333-1	Mud/Gear 333	2'-10"	7'-0"	Wood	Wood	Lock-Off	
336-1	Showe 336	2'-10"	7'-0"	Wood	Wood	Prvacy	
340-1	Lntry/Mech 340	3'-0"	7'-0"	Mtl	Mtl	Entry	
341-1	Lntry/Mech 341	3'-0"	7'-0"	Mtl	Mtl	Lock Off	
341-2	Lntry/Mech 341	3'-0"	7'-0"	Mtl	Mtl	Entry	
343-1	Elev/Vestibule 343	3'-0"	7'-0"	Mtl	Mtl	Entry	
348-1	Bath 348	2'-10"	7'-0"	Wood	Wood	Prvacy	
351-1	Hall 351	3'-0"	7'-0"	Mtl	Mtl	Entry	
352-1	Bed 352	2'-10"	7'-0"	Wood	Wood	Prvacy	
353-1	Bed 353	4'-0"	7'-0"	Wood	Wood	Prvacy	
353-2	Bed 353	4'-0"	7'-0"	Wood	Wood	Prvacy	
354-1	Bed 354	2'-10"	7'-0"	Wood	Wood	Prvacy	
355-1	Bed 355	2'-10"	7'-0"	Wood	Wood	Prvacy	
355-2	Bed 355	4'-0"	7'-0"	Wood	Wood	Prvacy	
355-3	Bed 355	4'-0"	7'-0"	Wood	Wood	Prvacy	
356-1	Bed 356	2'-10"	7'-0"	Wood	Wood	Prvacy	
356-2	Bed 356	4'-0"	7'-0"	Wood	Wood	Prvacy	
357-1	Bed 357	2'-10"	7'-0"	Wood	Wood	Prvacy	
357-2	Bed 357	4'-0"	7'-0"	Wood	Wood	Prvacy	
358-1	Bed 358	2'-10"	7'-0"	Wood	Wood	Prvacy	
358-2	Bed 358	4'-0"	7'-0"	Wood	Wood	Prvacy	
359-1	Bed 359	2'-10"	7'-0"	Wood	Wood	Prvacy	
359-2	Bed 359	4'-0"	7'-0"	Wood	Wood	Prvacy	
360-1	Bed 360	2'-10"	7'-0"	Wood	Wood	Prvacy	
360-2	Bed 360	4'-0"	7'-0"	Wood	Wood	Prvacy	
361-1	Bed 361	3'-0"	7'-0"	Mtl	Mtl	Entry	
362-1	Mud/Gear 362	2'-10"	7'-0"	Wood	Wood	Lock-Off	
364-1	Showe 364	2'-10"	7'-0"	Wood	Wood	Prvacy	
369-1	Lntry/Mech 369	3'-0"	7'-0"	Mtl	Mtl	Entry	
369-2	Lntry/Mech 369	3'-0"	7'-0"	Mtl	Mtl	Lock Off	
375-1	Mud/Gear 375	2'-10"	7'-0"	Wood	Wood	Prvacy	
376-1	Showe 376	2'-10"	7'-0"	Wood	Wood	Prvacy	
376-2	Bath 376	2'-10"	7'-0"	Wood	Wood	Prvacy	
379-1	Bath 379	3'-0"	7'-0"	Mtl	Mtl	Entry	
380-1	Bed 380	2'-10"	7'-0"	Wood</td			

655 POWDERHORN LN., JACKSON, WY

PHASE 2

SD PRICING
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SCHEDULES

SHEET

A602

REVISIONS: _____
1

DOOR NUMBER	LOCATION	DOOR		FRAME		HARDWARE		NOTES
		SIZE W	H	TYPE	TYPE	GROUP		
Third Level								
301-1	Bed 301	2'-10"	7'-0"	Wood	Wood	Pinlay		
301-2	Bed 301	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
302-1	Bed 302	2'-10"	7'-0"	Wood	Wood	Pinlay		
302-2	Bed 302	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
303-1	Bed 303	2'-10"	7'-0"	Wood	Wood	Pinlay		
303-2	Bed 303	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
304-1	Bed 304	2'-10"	7'-0"	Wood	Wood	Pinlay		
304-2	Bed 304	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
305-1	Bed 305	3'-0"	7'-0"	Mtl	Mtl	Entry		
306-1	Mud/Gear 306	2'-10"	7'-0"	Wood	Wood	Lock-Off		
308-1	Shower 308	2'-10"	7'-0"	Wood	Wood	Pinlay		
309-1	Bath 309	2'-10"	7'-0"	Wood	Wood	Pinlay		
314-1	Lntry/Mech 314	3'-0"	7'-0"	Mtl	Mtl	Entry		
314-2	Lntry/Mech 314	3'-0"	7'-0"	Mtl	Mtl	Lock-Off		
317-1	Mud/Gear 317	2'-10"	7'-0"	Wood	Wood	Lock-Off		
318-1	Shower 318	2'-10"	7'-0"	Wood	Wood	Pinlay		
319-1	Bath 319	2'-10"	7'-0"	Wood	Wood	Pinlay		
323-1	Hall 323	3'-0"	7'-0"	Mtl	Mtl	Entry		
324-1	Bed 324	2'-10"	7'-0"	Wood	Wood	Pinlay		
324-2	Bed 324	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
325-1	Bed 325	2'-10"	7'-0"	Wood	Wood	Pinlay		
325-2	Bed 325	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
326-1	Bed 326	2'-10"	7'-0"	Wood	Wood	Pinlay		
326-2	Bed 326	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
327-1	Bed 327	2'-10"	7'-0"	Wood	Wood	Pinlay		
327-2	Bed 327	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
328-1	Bed 328	2'-10"	7'-0"	Wood	Wood	Pinlay		
328-2	Bed 328	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
329-1	Bed 329	2'-10"	7'-0"	Wood	Wood	Pinlay		
329-2	Bed 329	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
330-1	Bed 330	2'-10"	7'-0"	Wood	Wood	Pinlay		
330-2	Bed 330	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
331-1	Bed 331	2'-10"	7'-0"	Wood	Wood	Pinlay		
331-2	Bed 331	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
332-1	Hall 332	3'-0"	7'-0"	Mtl	Mtl	Entry		
333-1	Mud/Gear 333	2'-10"	7'-0"	Wood	Wood	Lock-Off		
335-1	Shower 335	2'-10"	7'-0"	Wood	Wood	Pinlay		
336-1	Bath 336	2'-10"	7'-0"	Wood	Wood	Pinlay		
340-1	Lntry/Mech 340	3'-0"	7'-0"	Mtl	Mtl	Entry		
341-1	Lntry/Mech 341	3'-0"	7'-0"	Mtl	Mtl	Lock Off		
343-1	Elav/Verticelle 343	3'-0"	7'-0"	Mtl	Mtl	Entry		
348-1	Mud/Gear 348	2'-10"	7'-0"	Wood	Wood	Pinlay		
348-2	Bath 348	2'-10"	7'-0"	Wood	Wood	Pinlay		
351-1	Hall 351	3'-0"	7'-0"	Mtl	Mtl	Entry		
352-1	Bed 352	2'-10"	7'-0"	Wood	Wood	Pinlay		
353-1	Bed 353	2'-10"	7'-0"	Wood	Wood	Pinlay		
353-2	Bed 353	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
354-1	Bed 354	2'-10"	7'-0"	Wood	Wood	Pinlay		
354-2	Bed 354	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
355-1	Bed 355	2'-10"	7'-0"	Wood	Wood	Pinlay		
355-2	Bed 355	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
356-1	Clo 356	2'-10"	7'-0"	Wood	Wood	Lock-Off		
357-1	Bed 357	2'-10"	7'-0"	Wood	Wood	Pinlay		
358-1	Bed 358	2'-10"	7'-0"	Wood	Wood	Pinlay		
358-2	Bed 358	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
359-1	Bed 359	2'-10"	7'-0"	Wood	Wood	Pinlay		
359-2	Bed 359	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
360-1	Bed 360	2'-10"	7'-0"	Wood	Wood	Pinlay		
360-2	Bed 360	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
361-1	Hall 361	3'-0"	7'-0"	Mtl	Mtl	Entry		
362-1	Mud/Gear 362	2'-10"	7'-0"	Wood	Wood	Lock-Off		
363-1	Bath 363	2'-10"	7'-0"	Wood	Wood	Pinlay		
365-1	Bath 365	2'-10"	7'-0"	Wood	Wood	Pinlay		
369-1	Lntry/Mech 369	3'-0"	7'-0"	Mtl	Mtl	Entry		
369-2	Lntry/Mech 369	3'-0"	7'-0"	Mtl	Mtl	Lock Off		
371-1	Mud/Gear 371	2'-10"	7'-0"	Wood	Wood	Lock Off		
374-1	Shower 374	2'-10"	7'-0"	Wood	Wood	Pinlay		
376-1	Bath 376	2'-10"	7'-0"	Wood	Wood	Pinlay		
379-1	Hall 379	3'-0"	7'-0"	Mtl	Mtl	Entry		
380-1	Bed 380	2'-10"	7'-0"	Wood	Wood	Pinlay		
380-2	Bed 380	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
381-1	Bed 381	2'-10"	7'-0"	Wood	Wood	Pinlay		
382-1	Bed 382	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
382-2	Bed 382	2'-10"	7'-0"	Wood	Wood	Pinlay		
383-1	Bed 383	2'-10"	7'-0"	Wood	Wood	Pinlay		
383-2	Bed 383	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
Fourth Level								
401-1	Bed 401	2'-10"	7'-0"	Wood	Wood	Pinlay		
401-2	Bed 401	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
402-1	Bed 402	2'-10"	7'-0"	Wood	Wood	Pinlay		
402-2	Bed 402	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
403-1	Bed 403	2'-10"	7'-0"	Wood	Wood	Pinlay		
403-2	Bed 403	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
404-1	Bed 404	2'-10"	7'-0"	Wood	Wood	Pinlay		
404-2	Bed 404	4'-0"	7'-0"	Wood	Wood	Pull	Pair of sliding closet doors	
405-1	Hall 405	3'-0"	7'-0"	Mtl	Mtl	Entry		
406-1	Mud/Gear 406	2'-10"	7'-0"	Wood	Wood	Lock-Off		
408-1	Bath 408	2'-10"	7'-0"	Wood	Wood	Pinlay		
409-1	Bath 409	2'-10"	7'-0"	Wood	Wood	Pinlay		
414-1	Lntry/Mech 414	3'-0"	7'-0"	Mtl	Mtl	Entry		
414-2	Lntry/Mech 414	3'-0"	7'-0"	Mtl	Mtl	Lock Off		
417-1	Hall 417	2'-10"	7'-0"	Wood	Wood	Lock Off		
418-1	Shower 418	2'-10"	7'-0"	Wood	Wood	Pinlay		
420-1	Bed 420	2'-						