



# 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

<p>Date: March 23, 2020</p> <p>Item #: P21-065</p> <p>Planner: Katelyn Page</p> <p>Phone: 733-0440 ext. 1302</p> <p>Fax: 734-3563</p> <p>Email: <a href="mailto:kpage@jacksonwy.gov">kpage@jacksonwy.gov</a></p> <p><b>Owner:</b> Carol M. Robinson PO Box 4235 Jackson, WY 83001</p> <p><b>Applicant:</b> Harmony Design &amp; Engineering – Jen Zung PO Box 369 Driggs, ID 83422</p>	<p><b>REQUESTS:</b></p> <p>The applicant is submitting a request for a Grading Pre-Application for the property located at 885 Whitehouse Drive, PIDN: 22-41-16-31-4-14-094 legally known as LOT 94, INDIAN TRAILS ADDITION</p> <p>For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.</p>
<p><b>Please respond by:</b></p>	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[btlenz@jacksonwy.gov](mailto:btlenz@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](http://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 process 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](http://www.townofjackson.com/204/Pre-Application)

**PROJECT.**

Name/Description: ROBINSON RESIDENCE

Physical Address: 885 WHITEHOUSE DRIVE

Lot, Subdivision: LOT 94, INDIAN TRAILS ADDTION

PIDN: 22-41-16-31-4-14-094

**PROPERTY OWNER.**

Name: CAROL M. ROBINSON

Phone: \_\_\_\_\_

Mailing Address: PO BOX 4235, JACKSON, WY

ZIP: 83001

E-mail: crobin1046@aol.com

**APPLICANT/AGENT.**

Name, Agency: JEN ZUNG, HARMONY DESIGN & ENGINEERING

Phone: 208-354-1331

Mailing Address: PO BOX 369, DRIGGS, ID

ZIP: 83422

E-mail: jen.zung@harmonydesigninc.com

**DESIGNATED PRIMARY CONTACT.**

\_\_\_\_\_ Property Owner

x

\_\_\_\_\_ 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: n/a 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.

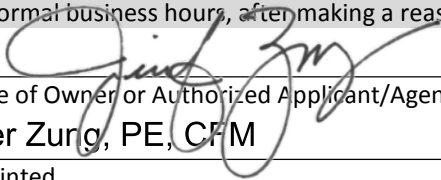
<input checked="" type="checkbox"/> Physical Development Permit	<b>This pre-application conference is:</b>
<input type="checkbox"/> Use Permit	
<input type="checkbox"/> Development Option or Subdivision Permit	
<input type="checkbox"/> Interpretations of the LDRs	
<input type="checkbox"/> Amendments to the LDRs	
<input type="checkbox"/> Relief from the LDRs	
<input type="checkbox"/> Environmental Analysis	<input checked="" type="checkbox"/> Required
	<input type="checkbox"/> Optional
	<input type="checkbox"/> For an Environmental Analysis
	<input checked="" type="checkbox"/> 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](http://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](http://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

Jennifer Zung, PE, CFM

Name Printed

3/18/2021

Date

Principal Engineer

Title



March 18, 2021



Town of Jackson  
Planning and Building Department  
150 East Pearl Avenue  
PO Box 1687  
Jackson, WY 83001  
Transmitted via email: [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)

**RE: Project Narrative**  
**Robinson Residence, 885 Whitehouse Drive, Jackson, WY**

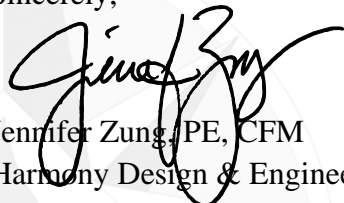
Dear Town of Jackson Planning:

On behalf of Carol Robinson, we are submitting the enclosed Pre-Application Conference Application for their proposed residential project located at 885 Whitehouse Drive, Jackson, Wyoming. The property is approximately 0.35-acres in size and there is no existing development on the property.

The proposed project includes construction of a 3535 SF single-family residence and driveway as shown in the enclosed preliminary grading and site plan. Conceptual architectural drawings are also included. The property lies within the PUD-NL-3 Zone and does not lie within any natural resource, scenic resource, or other overlays. The site has existing slopes of less than 5%.

Please let me know when our Pre-Application Conference can be scheduled. Our team can be available at any time. I can be reached via email at [jen.zung@harmonydesigninc.com](mailto:jen.zung@harmonydesigninc.com) or via phone 208-354-1331 ext. 4.

Sincerely,



Jennifer Zung, PE, CFM  
Harmony Design & Engineering

Enclosure



## WARRANTY DEED

*First American Title  
Insurance Company*

THOMAS L. KESMAN, TRUSTEE OF THE THOMAS L. KESMAN TRUST Dated November 11, 2002 and WENDY M. KESMAN, TRUSTEE OF THE WENDY M. KESMAN TRUST Dated November 11, 2002, Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to an exchange intermediary pursuant to an agreement for a § 1031 tax deferred exchange, receipt of which is hereby acknowledged, CONVEY AND WARRANT to CAROL M. ROBINSON, Trustee of the CAROL M. ROBINSON REVOCABLE TRUST dated January 12, 1999, Grantee, of P.O. Box 4235, Jackson, WY 83001, the following-described property situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 94, Indian Trails Addition to the Town of Jackson, according to that plat recorded in the Office of the Clerk of Teton County on December 16, 1994 as Plat No. 830. PID# 22-41-16-31-4-14-094

*Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, covenants, conditions, restrictions, rights-of-way and easements of sight and record, if any.*

WITNESS our hands effective the 17<sup>th</sup> day of August, 2005.

Thomas L. Kesman  
Thomas L. Kesman, Trustee

Wendy M. Kesman  
Wendy M. Kesman, Trustee

Grantor: KESMAN, THOMAS L ET AL TRUSTEE  
Grantee: ROBINSON, CAROL M TRUSTEE  
Doc 0657499 bk 599 pg 811-811 Filed at 11:37 on 08/19/05  
Sherry L Daigle, Teton County Clerk fees: 8.00  
By MARY SMITH Deputy

STATE OF Illinois)  
COUNTY OF DuPage) ss.

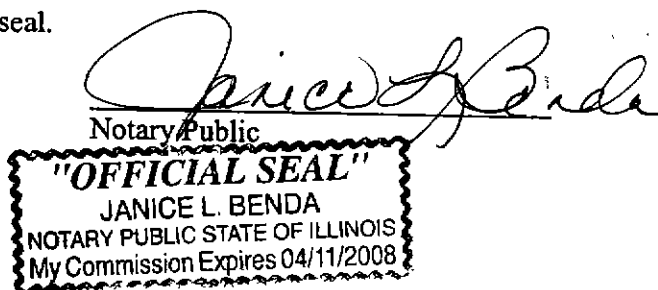
RELEASED	<input type="checkbox"/>
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input type="checkbox"/>
SCANNED	<input checked="" type="checkbox"/>

The foregoing Warranty Deed was acknowledged before me this 17<sup>th</sup> day of August, 2005 by Thomas L. Kesman and Wendy M. Kesman, who being duly sworn, said that they are the Trustees of said Trusts and that they executed this instrument with full authority under the Trusts documents as the free act and deed of said Trusts.

WITNESS my hand and official seal.

(Seal)

My commission expires: 04/11/08





# LETTER OF AUTHORIZATION

CAROL ROBINSON

POB 4235, JACKSON, WY 83001

,"Owner" whose address is: \_\_\_\_\_

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property

more specifically legally described as: 885 WHITEHOUSE DRIVE

INDIAN TRAILS ADDITION TO THE TOWN OF JACKSON - LOT 94

(If too lengthy, attach description)

HEREBY AUTHORIZES HARMONY DESIGN & ENGINEERING, JENNIFER ZUNG 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: Owner

(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 Julia Carol Robinson this 17 day of March, 2021.

WITNESS my hand and official seal.

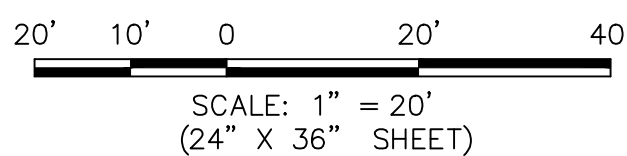
Soledad Hernandez-Cano  
(Notary Public)

My commission expires: 06-07-2021

(Seal)



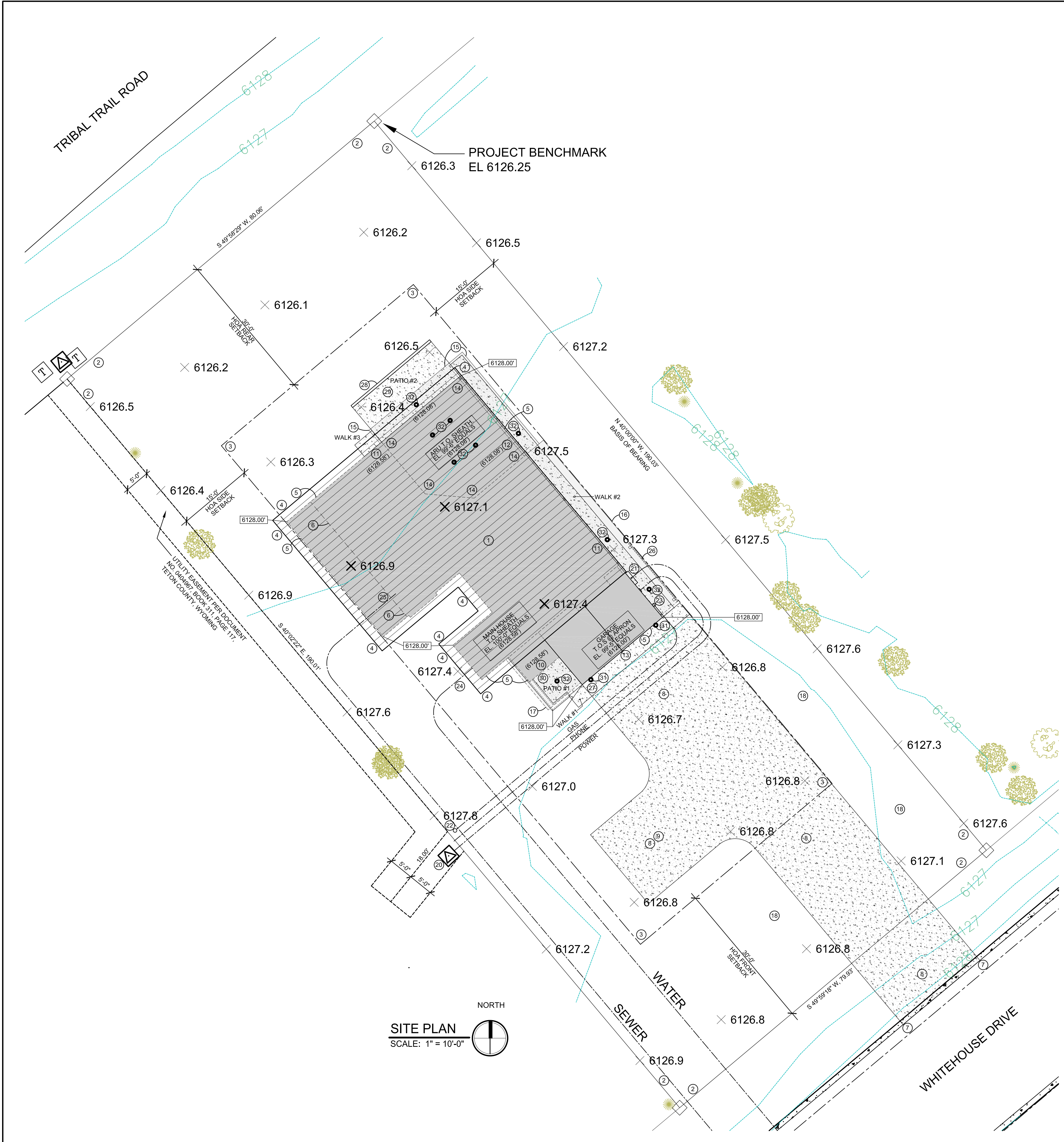




	EXISTING PROPERTY LINE
	EXISTING EASEMENT (AS NOTED)
	EXISTING SETBACK
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	PROPOSED CONCRETE
	EXISTING ASPHALT ROAD
	PROPOSED BUILDING ENTRANCE
	PROPOSED CONTOUR (MAJOR) (ADD 6100)
	PROPOSED CONTOUR (MINOR) (ADD 6100)
	PROPOSED DRAINAGE SWALE
	PROPOSED DRAINAGE FLOW DIRECTION
	PROPOSED SPOT ELEVATION (ADD 6100)
	LIMIT OF DISTURBANCE
	SILT FENCE OR STRAW WATTLES
T.O.S.	TOP OF SHEATH ELEVATION
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION

1. THIS DRAWING IS BASED ON THE SURVEY BY NELSON ENGINEERING, JOB 2021-013-01 DATED 2.23.21 FOR CAROL ROBINSON, LOT 94, INDIAN TRAILS ADDITION TO THE TOWN OF JACKSON. DATUM IS NAVD88. SEE ORIGINAL SURVEY FOR ADDITIONAL EXISTING CONDITIONS INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS AND FOR ADDITIONAL BUILDING AND SITE INFORMATION.
3. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTORS SHALL NOTIFY THE UTILITY COMPANIES IN ADVANCE OF THEIR CONSTRUCTION OPERATION TO ENABLE THEM TO JOB LOCATE THEIR UTILITIES.
4. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND REPORT FINDINGS TO THE OWNER PRIOR TO PROCEEDING WITH RELATED CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SATISFY THEM THAT ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, HAVE BEEN PROPERLY LOCATED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AFFECTED BY THE PROSECUTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE AFFECTED UTILITY COMPANY AND THE COORDINATION OF ALL WORK IN THE PROXIMITY OF THE UTILITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING ROAD AND DRIVEWAY SURFACES AND RELATED STRUCTURES TO ORIGINAL CONDITIONS (OR BETTER) AND GRADES, UNLESS DESIGNATED OTHERWISE ON THE DRAWINGS. THE OWNER OR OWNER'S REPRESENTATIVE AND THE CONTRACTOR SHALL TOGETHER COORDINATE THE DOCUMENTATION OF EXISTING GRADES AND OTHER INFORMATION PRIOR TO ALL CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL CONTACT "DIG LINE, INC." (PHONE 1-800-849-2476) FOR THE MARKING OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES SHOWN AND OTHER UTILITY LINES OTHERWISE LOCATED.
7. THE OWNER-DEVELOPER SHALL PROVIDE THE CONTRACTOR WITH A COMPLETE AND UPDATED SET OF ENGINEERING CONSTRUCTION DRAWINGS. THESE DRAWINGS, AND ANY REQUIRED PERMITS, SHALL BE AT THE PROJECT SITE AT ALL TIMES. IF NO PLANS APPEAR ON THE PROJECT SITE, CONSTRUCTION ACTIVITIES MAY BE HALTED AT THE DISCRETION OF THE OWNER.
8. BEFORE WORK BEGINS, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND MUST NOTIFY THE REQUIRED PARTIES AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION ACTIVITIES.
9. ALL SURPLUS MATERIAL, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION.
10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TETON COUNTY, WYOMING LAND DEVELOPMENT REGULATIONS.
11. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
12. AT A MINIMUM, ALL SUB-GRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY, AS DETERMINED BY ASTM D698. EXISTING IN PLACE SOILS THAT ARE TO BE USED FOR SUB-GRADE SHALL BE SCARIFIED TO A DEPTH OF 6" (INCHES) AND THEN SHALL BE RECOMPACTED TO THE ABOVE REFERENCED DENSITY. ALL EXISTING VEGETATION AND TOPSOIL MUST BE STRIPPED PRIOR TO SUB-GRADE SCARIFICATION AND RECOMPACTION.
13. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
14. GRADE AWAY FROM BUILDING FOUNDATION WALLS AT A MINIMUM OF 6" IN THE FIRST 10' IN LANDSCAPE AREAS AND A MINIMUM OF 2% IN PAVED AREAS.
15. THE PROPOSED DEVELOPMENT SITE IS CURRENTLY UNDEVELOPED AND CONSISTS OF NATIVE GRASSES, TREES, AND SHRUBS.





DRAWING INDEX	
A001	TITLE SHEET & PROPOSED SITE PLAN
C1.0	EXISTING TOPO SURVEY SITE PLAN
L301	LANDSCAPE SITE PLAN
L305	LANDSCAPE DETAILS
L306	PLANTING SCHEDULE AND NOTES
A100	CRAWL SPACE FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A300	BUILDING CROSS SECTIONS
A301	BUILDING CROSS SECTIONS

### VICINITY MAP

**INDIAN TRAILS ADDITION TO THE TOWN OF JACKSON - LOT 94**  
885 WHITEHOUSE DRIVE  
BASE SITE AREA = 15,246 sf or .35 acres

**LANDSCAPE SURFACE RATIO (MIN)**  
GSA (0.45)  
15,246 x 0.45 = 6,860 SF MINIMUM ALLOWED  
10,588 SF PROPOSED

15246 - 4658 = 10588

- DRIVEWAY = 2105 SF
- BUILDING = 2084 SF
- COVERED PATIO = 55 SF
- WALKS = 220 SF
- PATIO = 194 SF

TOTAL = 4658 SF

**SCALE OF DEVELOPMENT (F.A.R.)**  
GSA (0.4)  
15,246 x 0.4 = 6,098 SF MAX ALLOWED  
4,658 SF PROPOSED

- ### SITE KEY NOTES

  - TWO-STORY WOOD FRAME MAIN HOUSE W/ ATTACHED ARU
  - PROPERTY LINE
  - BUILDING SETBACK LINE
  - LINE OF ROOF OVERHANG
  - LINE OF EXTERIOR WALL
  - LINE OF EXTERIOR WALL STEPPED BACK AT FIRST FLOOR
  - NEW 20' WIDE CURB CUT PER TOJ
  - CONCRETE DRIVEWAY
  - TWO GUEST PARKING SPACES
  - PRIMARY MAIN HOUSE ENTRY
  - SECONDARY MAIN HOUSE ENTRY
  - ATTACHED ARU ENTRY
  - TWO-CAR GARAGE ENTRY
  - COVERED ROOF DECK AREA
  - LINE OF DECK OVERHANG
  - LINE OF ROOF CANOPY OVER WALKWAY
  - LINE OF ROOF CANOPY OVER ENTRY PATIO
  - SNOW STORAGE AREA
  - BLDG PLACEMENT DERIVED FROM THIS PROPERTY CORNER
  - EXIST POWER TRANSFORMER LOCATION
  - BURIED POWER, PANEL AND EMERGENCY DISCONNECT INTO BLDG. COORDINATE W/ LOCAL UTILITY FOR MOST EFFICIENT INSTALLATION
  - EXIST NATURAL GAS SHUTOFF VALVE CONNECTION LOCATION
  - BURIED NATURAL GAS LINE FROM TOJ MAIN W/ REGULATOR AT BLDG
  - BURIED FROST PROTECTED DOMESTIC WATER LINE FROM TOJ MAIN
  - SEWER LINE FROM BUILDING TO TOJ MAIN
  - WOOD SLAT SCREEN IN FRONT OF WALL MOUNTED UTILITIES
  - BUILDING STREET ADDRESS LOCATION MOUNTED TO WALL OF BLDG
  - 24" LOW STONE PATIO WALL AT GRADE
  - UNCOVERED CONCRETE PATIO AT GRADE
  - COVERED CONCRETE FRONT ENTRY PATIO
  - TYPE 'A' WALL MOUNTED LIGHT FIXTURE - 600 LUMEN, 3000K
  - TYPE 'B' CEILING MOUNTED LIGHT FIXTURE - 600 LUMEN, 3000K

FLOOR AREA STATISTICS (IN SQ.FT.)			
LOCATION	HABITABLE	NON HABITABLE	TOTAL
EXIST GARAGE	-	463	463
FIRST FLOOR ATTACHED ARU	422	-	422
MAIN HOUSE FIRST FLOOR	1197	-	1197
MAIN HOUSE SECOND FLOOR	1453	-	1453
TOTAL	3072	463	3535

TOTAL AREA OF GRADING LIMITS OF DISTURBANCE = \*\*\* SF

TOTAL AREA OF GRADING LIMITS OF DISTURBANCE > 3,000 SF AND OCCURS IN LESS THAN 5% SLOPES, THEREFORE, PROJECT REQUIRES PLAN LEVEL GRADING & EROSION CONTROL PLAN APPLICATION. SEE CIVIL DRAWINGS

SITE LIGHTING LIMITATIONS PER 5.3.1 OF TOJ LDR'S  
4,658 SF TOTAL EXIST DEVELOPED SITE AREA  
1.5 x 4,658 = 6,987 LUMENS ALLOWED  
6,600 LUMENS PROPOSED

### GENERAL NOTES

- ALL CONSTRUCTION WORK SHALL COMPLY WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), NFPA AND ANY LOCAL CODES AND ORDINANCES APPLICABLE.
- UNLESS OTHERWISE NOTED ALL PLAN DIMENSIONS ARE TAKEN TO ROUGH FRAMING OR TO FACE OF STUD WALL
- NO FIRE SPRINKLER / FIRE ALARM SYSTEMS ARE PROPOSED.
- EXTERIOR LIGHT FIXTURES TO COMPLY WITH SECTION 5.3.1 OF THE COUNTY LAND DEVELOPMENT REGULATIONS.
- CROSS REFERENCE ALL DRAWINGS FOR COMPLETE INFORMATION ABOUT PROJECT.
- BLDG DIMENSION LOCATIONS OFF PROPERTY LINE ARE APPROXIMATE. VERIFY PLACEMENT W/ SURVEYOR

### SITE DATA

855 WHITEHOUSE DRIVE  
LOT 94, INDIAN TRAILS ADDITION TO THE TOWN OF JACKSON  
PIDN: 22-41-16-31-4-14-094

SITE PLAN TAKEN FROM SURVEY BY NELSON ENGINEERING - JOB: 2021-013-01 DATED 2.23.21 (307) 733-2087

STREET ADDRESS: 855 WHITEHOUSE DRIVE  
ZONING: PUD NL-3  
SITE AREA: 15,246 SQ.FT. (.35 ACRES)  
SITE TOPOGRAPHY: 0 - 2%

SETBACK REQUIREMENTS PER PLAT NO. 830 INDIAN TRAIL ADDITION:  
STREET: 30' REAR: 30' SIDES: 15'

HEIGHT LIMITATIONS:  
ROOF SLOPE LESS THAN OR EQUAL TO 3:12 - MAX 26'-0"

CODES UTILIZED: 2018 IRC  
DESIGN CRITERIA UTILIZED: SEE STRUCT. DWGS  
TYPE OF CONSTRUCTION: V-B  
BLDG OCCUPANCY CLASSIFICATION: GROUP R-3

**KRIKOR Architecture**  
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001  
tel. 307.413.6874 email: KRIKORARCH@GMAIL.COM

TITLE SHEET & PROPOSED SITE PLAN  
FOR  
PROPOSED NEW RESIDENCE  
**CAROL ROBINSON**  
885 Whitehouse Drive Jackson, Wyoming

REVISIONS	date	description
1	3.10.21	HOA REVIEW SET

date 3.10.21

**A001**









Karl Foerster Feather Reed Grass



Blue Oat Grass



East Friesland Sage



Walkers Low Catmint



Goldflame Japanese Spirea



Hadspen Cream Siberian Bugloss



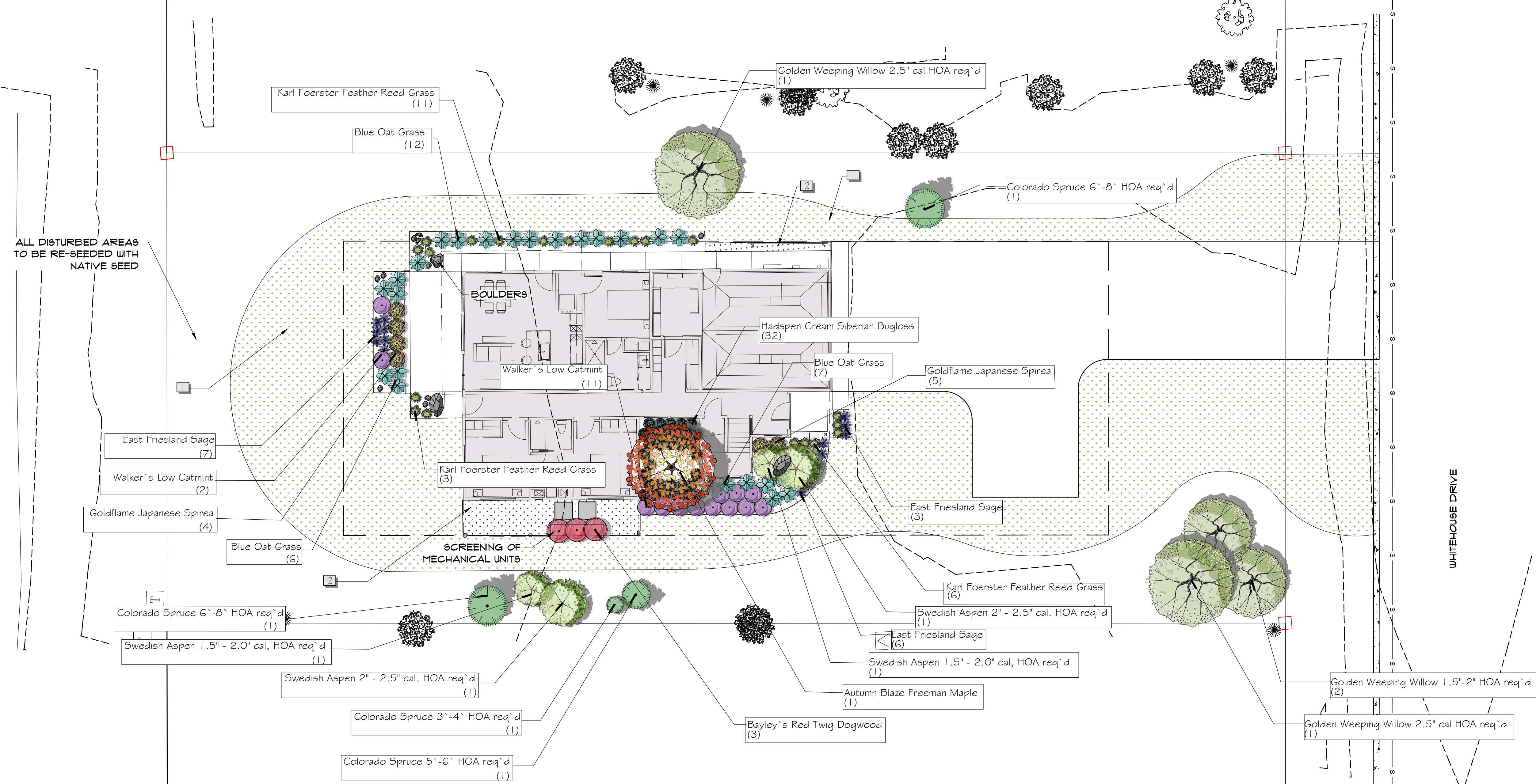
Swedish Aspen



Autumn Blaze Freeman Maple

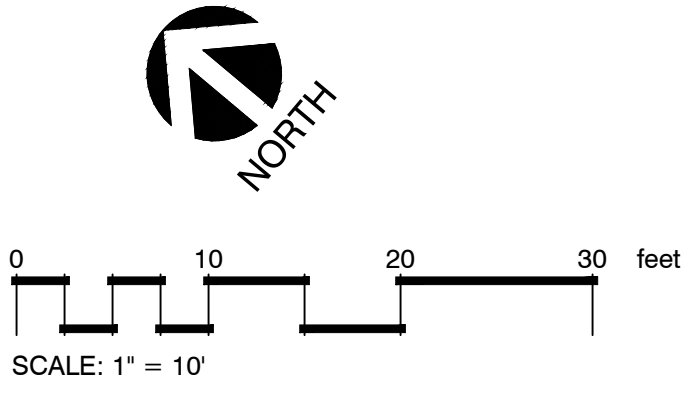


Bailey's Red Twig Dogwood



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	BLUEGRASS LAWN	5350 sf	
	WASHED ROCK UNDER OVERHANG	219 sf	



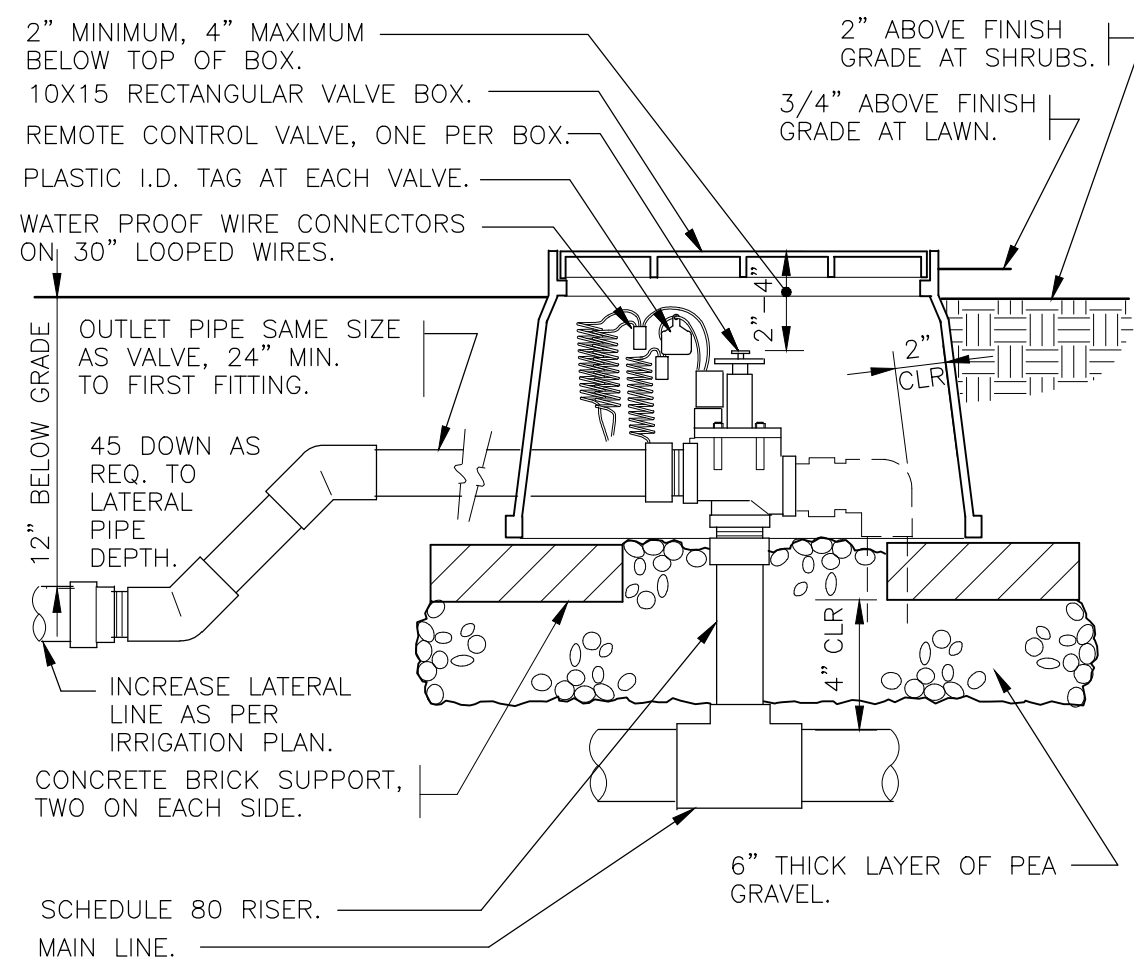
PROJECT TITLE:  
ROBINSON RESIDENCE  
885 WHITEHOUSE DRIVE  
JACKSON WY  
DRAWING TITLE:  
LANDSCAPE PLAN

DRAWING NO: L-301  
Project Number: 2021-07  
Prepared By: AMF Date: 03/08/21 Rev. Date:

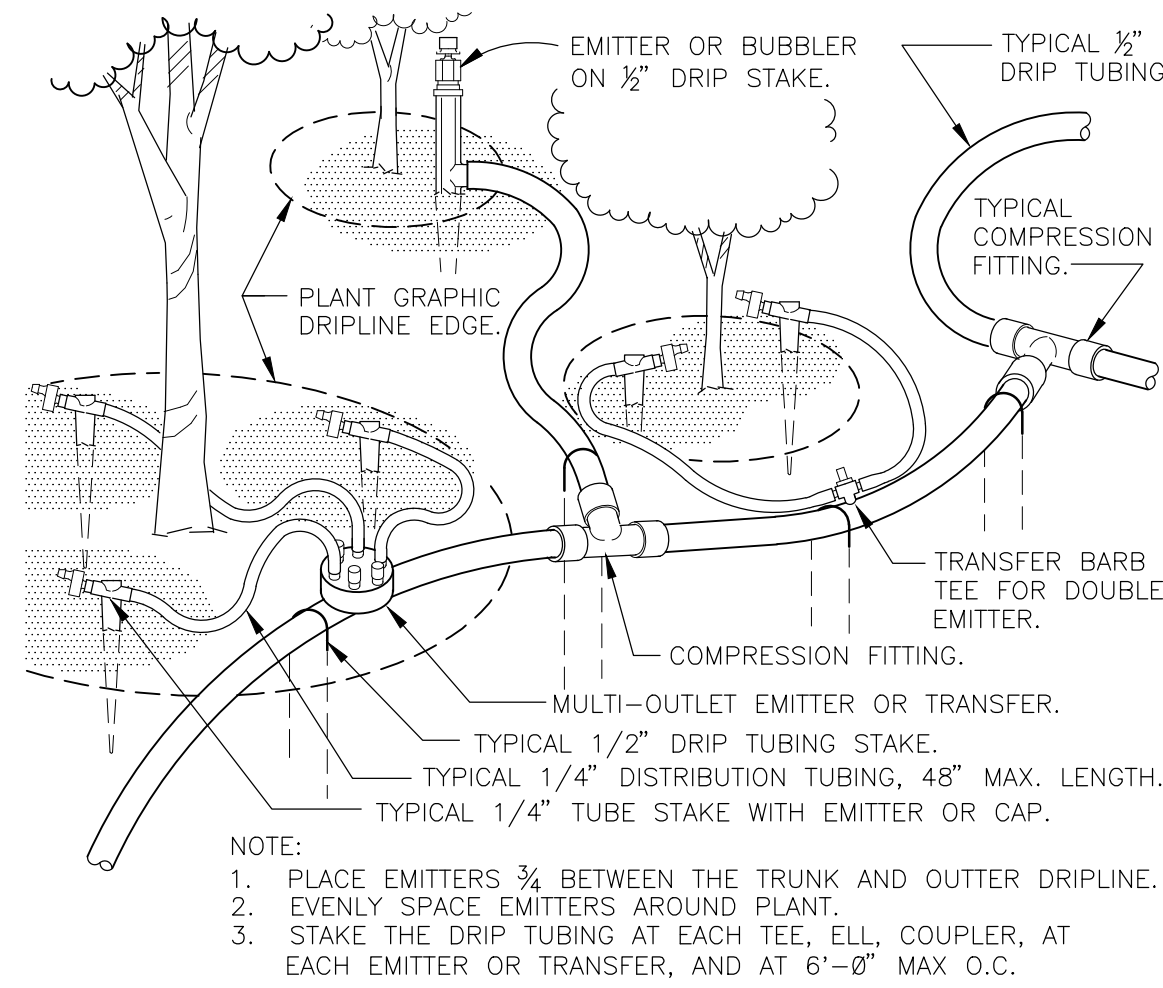
Inside Out Landscape Architecture, LLC  
5263 Torrence Road  
Wilson, WY 83014  
(307) 690-4907  
Allison Fleury, PLA  
allison.ola@gmail.com  
allison\_fleury@fastmail.fm

Inside Out Landscape Architecture, LLC  
5263 Torrence Rd., Wilson WY 83014  
www.insideoutlandscapearchitecture.com

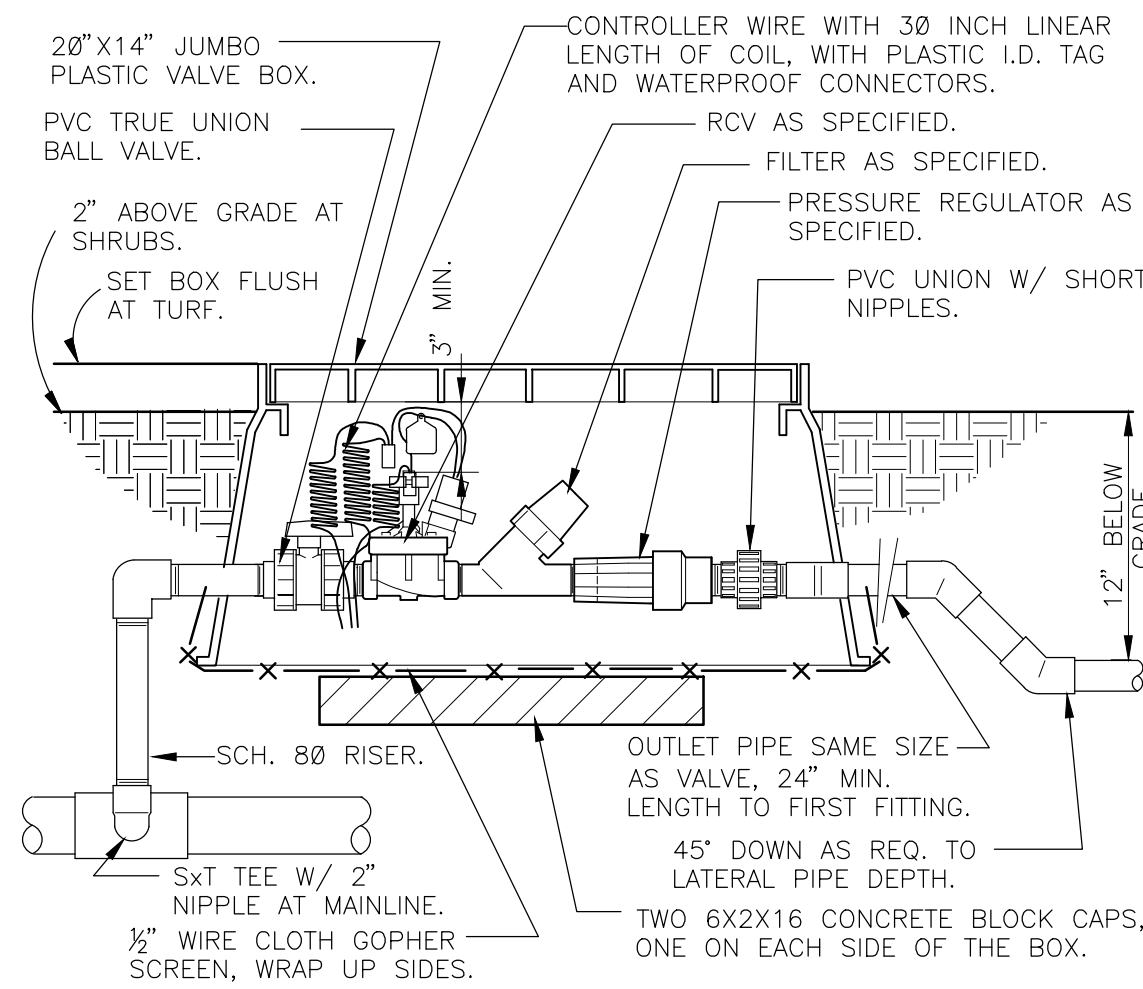




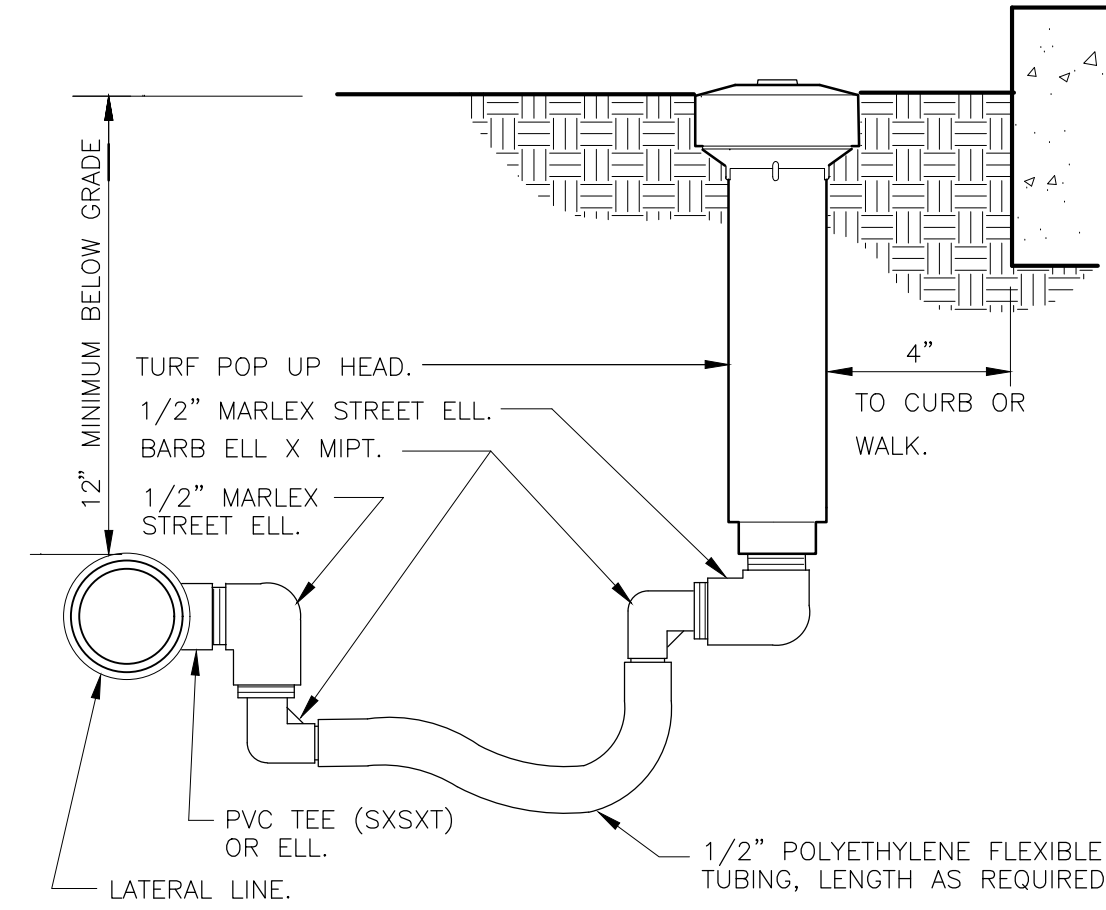
**1 ELECTRIC REMOTE CONTROL VALVE**  
1 1/2" = 1'-0" 328406.13-01



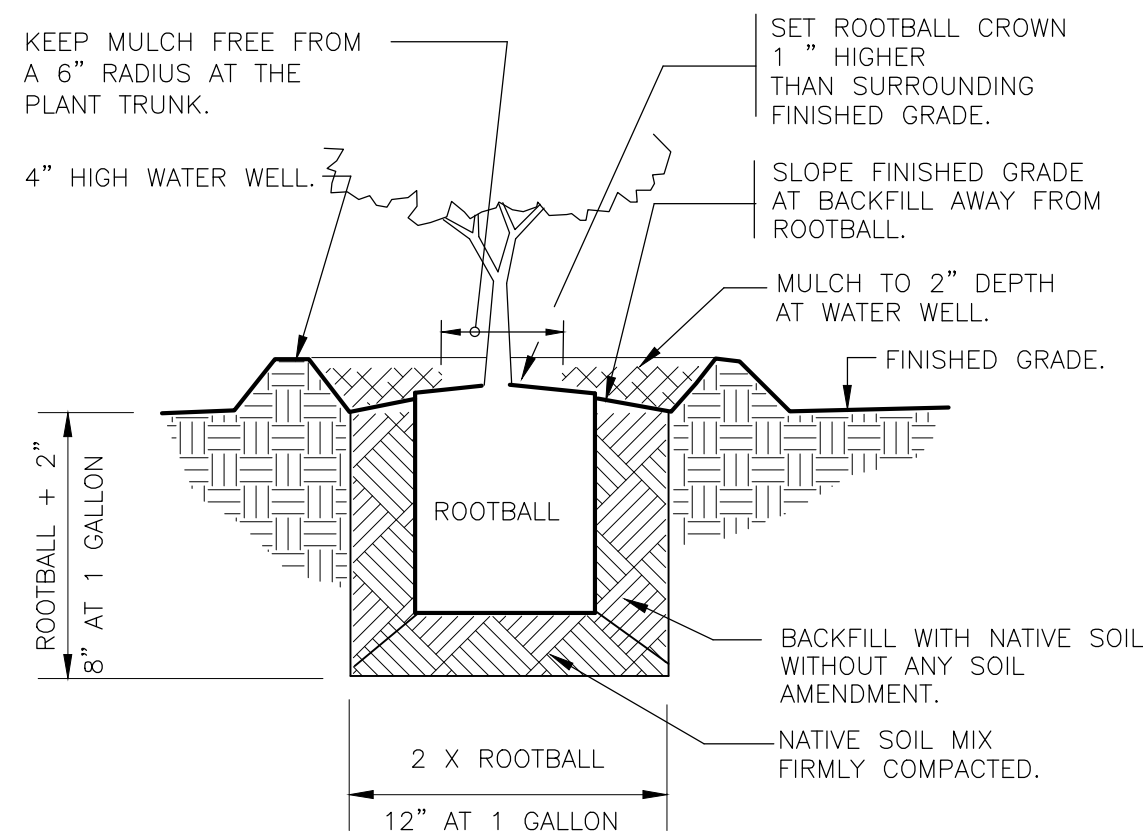
**2 TYPICAL DRIP TUBING**  
1 1/2" = 1'-0" FX-IR-FX-DRIP-01



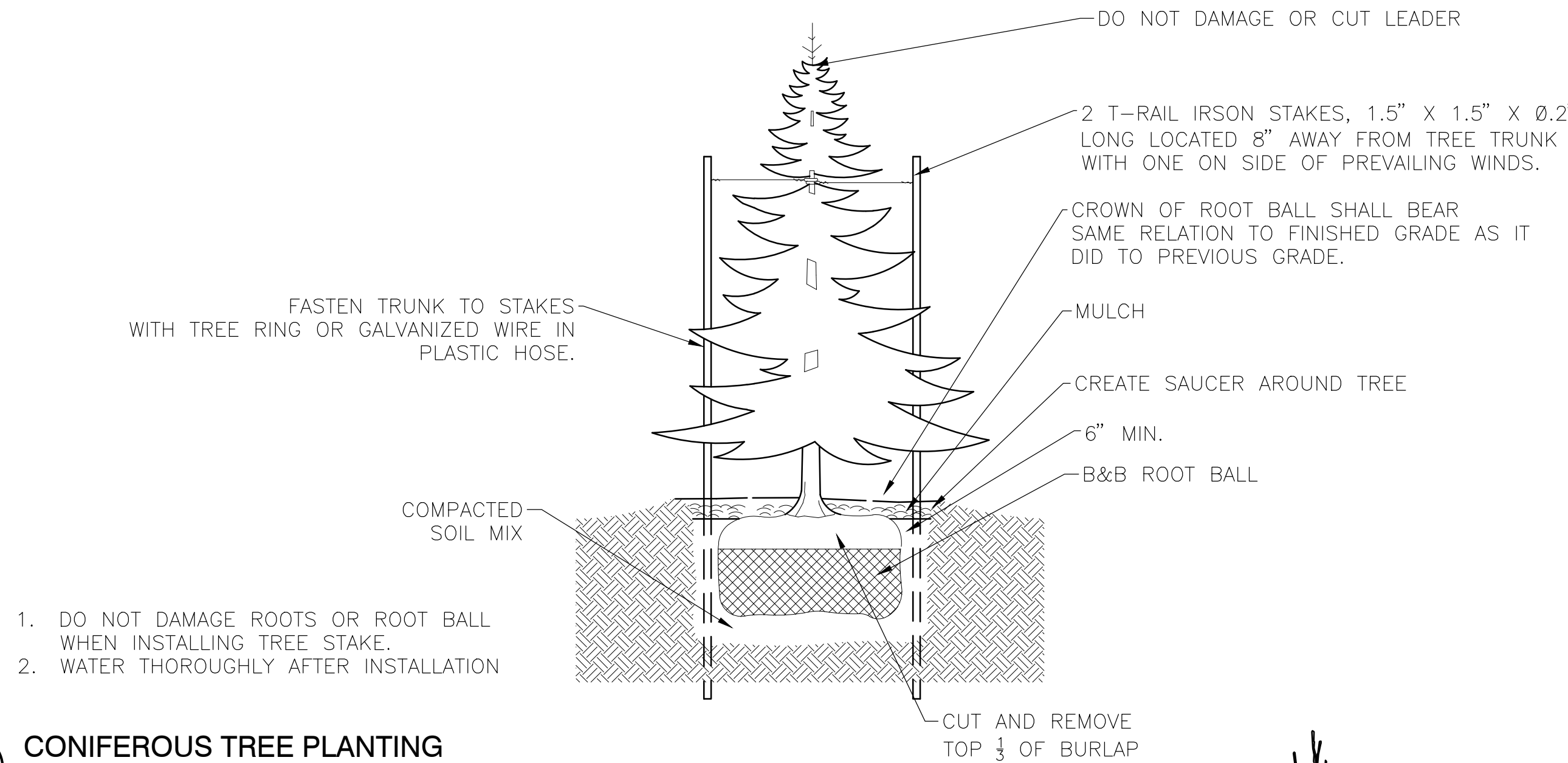
**3 1" DRIP VALVE/FILTER/REGULATOR**  
1 1/2" = 1'-0" FX-IR-FX-DRIP-12



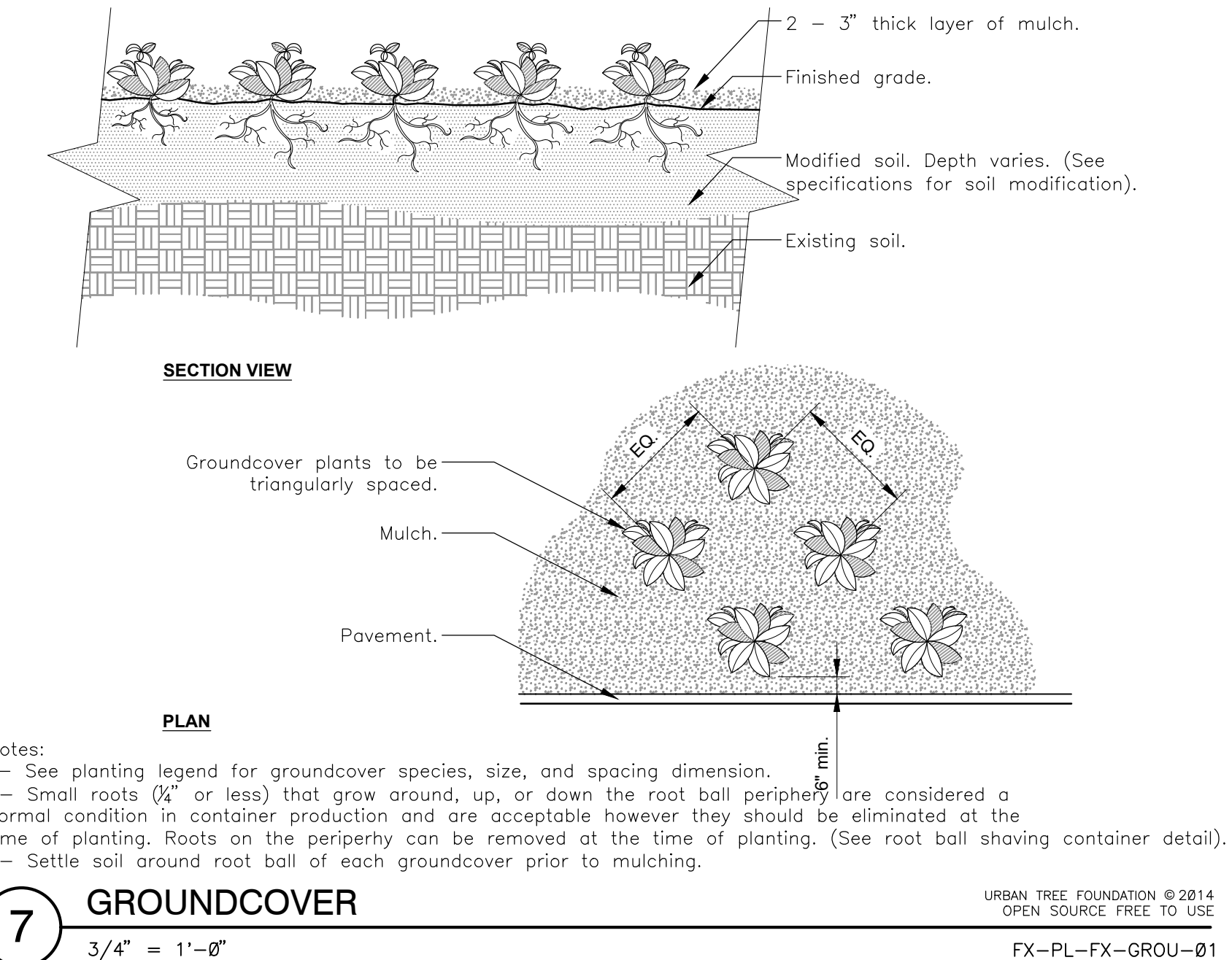
**4 TURF SPRAY FLEX ASSEMBLY**  
3" = 1'-0" FX-IR-FX-HEAD-05



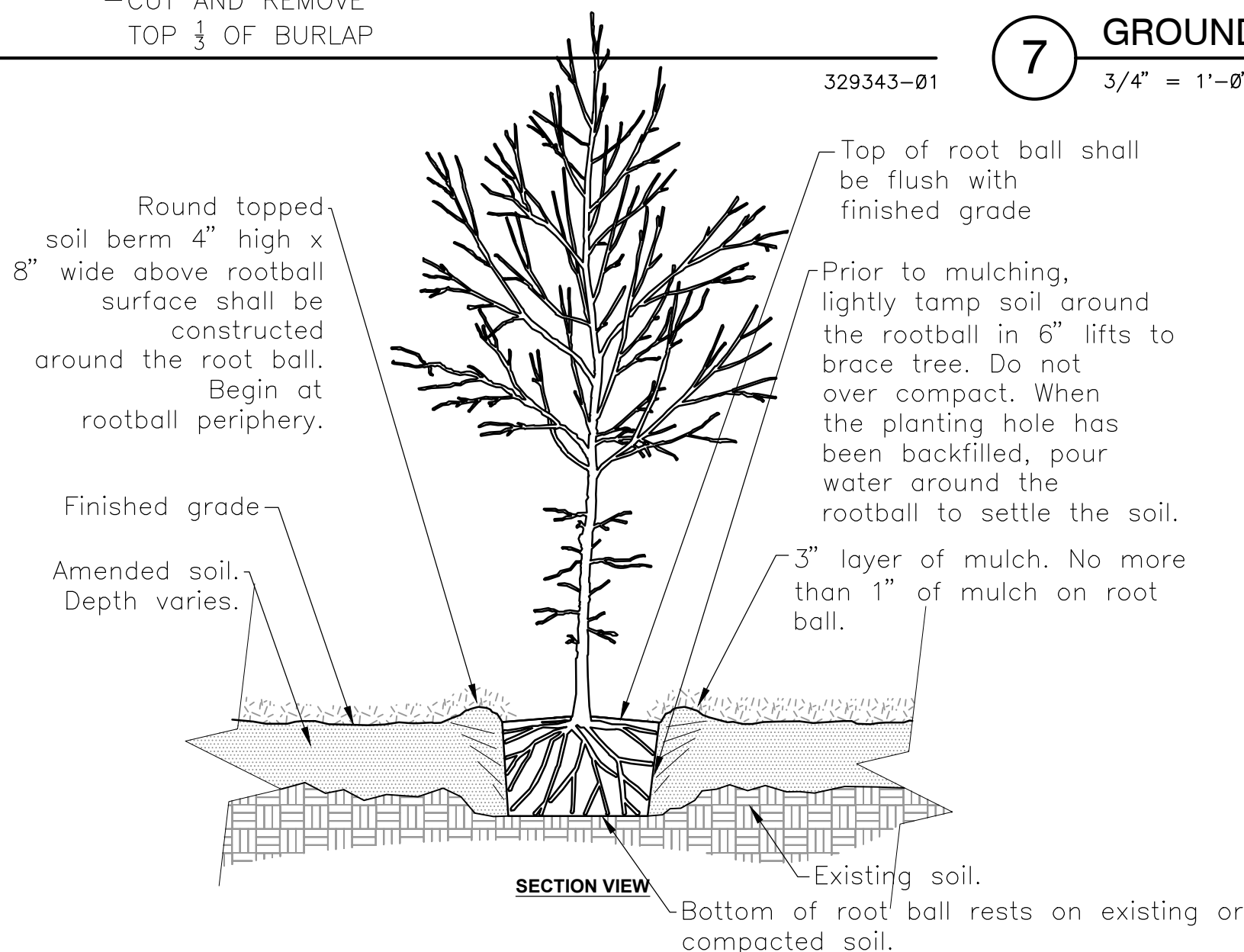
**5 NATIVE SHRUB PLANTING**  
1" = 1'-0" 329333.13-03



**6 CONIFEROUS TREE PLANTING**  
1/4" = 1'-0" 329343-01




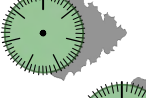


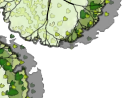










**7 GROUNDCOVER**  
3/4" = 1'-0" URBAN TREE FOUNDATION ©2014  
OPEN SOURCE FREE TO USE  
FX-PL-FX-GROU-01



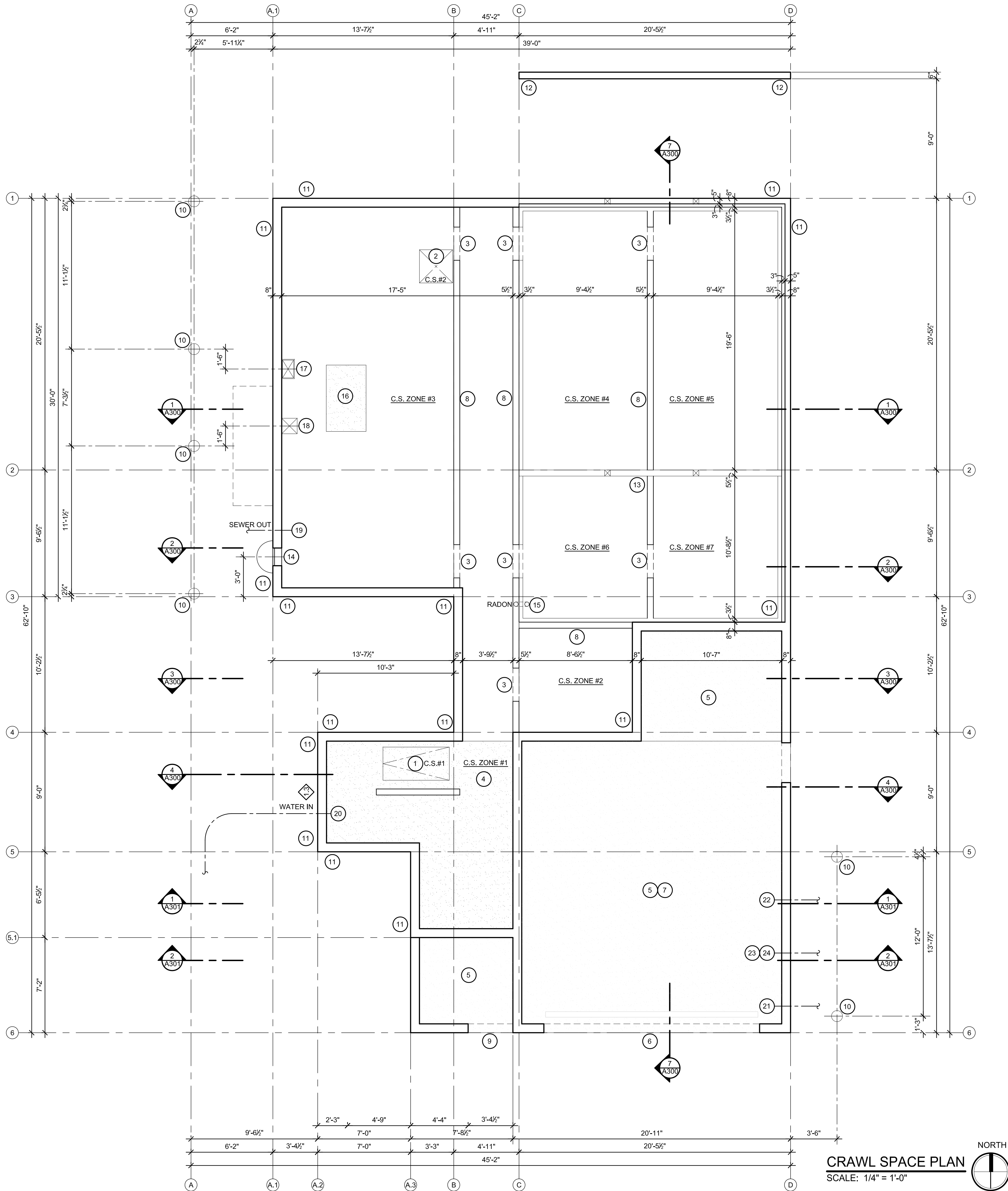
**8 DECIDUOUS TREE PLANTING**  
1/2" = 1'-0"



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	B & B	3"Cal		1
	Picea pungens	Colorado Spruce 3'-4' HOA req'd	B & B		3'-4'	1
	Picea pungens	Colorado Spruce 5'-6' HOA req'd	B & B		5'-6'	1
	Picea pungens	Colorado Spruce 6'-8' HOA req'd	B & B		6'-8'	2
	Populus tremula 'Erecta'	Swedish Aspen 1.5" - 2.0" cal, HOA req'd	B & B	1.5"-2.0"		2
	Populus tremula 'Erecta'	Swedish Aspen 2" - 2.5" cal, HOA req'd	B & B	2"-2 1/2"		2
	Salix alba 'Tristis'	Golden Weeping Willow 1.5"-2" HOA req'd	B & B	1.5"-2.0"		2
	Salix alba 'Tristis'	Golden Weeping Willow 2.5" cal HOA req'd	B & B	2.5"Cal		2
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Cornus sericea 'Bailey'	Bailey's Red Twig Dogwood	5 gal			3
	Spiraea japonica 'Goldflame'	Goldflame Japanese Spirea	5 gal			8
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal			20
	Helictotrichon sempervirens	Blue Oat Grass	1 gal			25
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Brunnera macrophylla 'Hadespen Cream'	Hadespen Cream Siberian Bugloss	1 gal			32
	Nepeta x 'Walker's Low'	Walker's Low Catmint	1 gal			13
	Salvia x sylvestris 'East Friesland'	East Friesland Sage	1 gal			16

- PLANTING AND IRRIGATION NOTES
1. Verify locations and timing of site improvements installed by others. If any part of the work cannot be completed due to site conditions, contact the landscape architect for direction before proceeding.
  2. Excavation near underground utilities shall be with care and if necessary, by hand. The contractor is fully responsible for this work and any disruption to utilities or damage to the site or improvements shall be repaired immediately at no expense to the Owner.
  3. Obtain approval of finish grading from the landscape architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1 1/2" below adjacent edging or paving. Confirm mulch depth and whether grass areas are to be seed or sod.
  4. Confirm all plant counts and square footages. Quantities shown are provided as Owner information. If quantities indicated on the plant list differ from the symbols shown on the plant, then the plans shall govern the plant count.
  5. Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than 1", clay lumps and other material deemed detrimental to plant growth.
  6. Compost shall be organic, well composted, stable and weed free organic matter. Ph range of 5.5 to 8.0 with 16-16-9 nutrient content. Glacier Gold compost or approved equal.
  7. For areas to receive sod as indicated on the plans, amend topsoil as needed to achieve maximum growth. A minimum depth of 4" topsoil to be placed on native soil prior to laying sod.
  8. Areas indicated on the plans as Shrub and Perennial Beds shall receive a minimum of 12" amended topsoil prior to plant material installation.
  9. The landscape architect shall review all plant material at the source or by photographs prior to shipment. Landscape architect reserves the right to reject any plant material deemed unacceptable.
  10. Carefully align and space plant materials as indicated on the drawings and details. Final location of plant material to be approved by landscape architect.
  11. All plant material shall be irrigated by automatic irrigation system with automatic controller. All trees, shrubs and perennials shall be drip irrigated and all turf areas shall be irrigated with spray or rotor system. Irrigation shall be design build by the Contractor. Contractor shall provide an irrigation shop drawing and as built drawings for the Owner.
  12. The irrigation system shall be operational prior to plant installation.



PLAN KEY NOTES

- 30x60 HINGED CRAWL SPACE HATCH. PROVIDE FLUSH PULL RING AND CLG HOOK TO HOLD HATCH OPEN ABOVE. PROVIDE ACCESS STAIR AS REQUIRED TO REACH C.S. FLOOR. APPLY 6" POLYISO RIGID INSUL. BOARD TO UNDERSIDE OF HATCH
- 30x30 HINGED CRAWL SPACE HATCH. PROVIDE FLUSH PULL RING FOR COMPLETE REMOVAL FROM OPENING. PROVIDE LADDER AS REQUIRED TO REACH C.S. FLOOR. APPLY 6" POLYISO RIGID INSUL. BOARD TO UNDERSIDE OF HATCH
- 30x30 CLEAR PONY WALL ACCESS OPNG - NO MEP THROUGH PASSAGE
- 3" SCREED CONC. SLAB
- CONC. SLAB ON GRADE - SEE STRUCT. DWGS
- FDN WALL DOOR OPNG BLOCKOUT W/ TURN DN EDGE SLAB
- SEALED CONCRETE SLAB ON GRADE SLOPED TO FRONT DRAIN W/ STEEL GRATE DRAIN INTO GRAVEL CRUSH SUBGRADE
- WOOD PONY WALL ON CONC. FTG - SEE STRUCT. DWGS.
- POURED CONC. SLAB AND STEP ON COMPACTED FILL
- CONC. PIER - SEE STRUCT. DWGS.
- RAISED CONC. FDN WALL FOR HUNG FLR JOISTS - SEE STRUCT. DWGS
- 6" CONC. GARDEN WALL W/ STONE VENEER. T.O. WALL EL. 102'-6" - SEE STRUCT.
- PLYWOOD SHEAR WALL LOCATION - SEE STRUCT.
- CRAWL SPACE FOUNDATION AIR EXHAUST - SEE MECH. DWGS
- RADON PIPE TO TRANSITION INTO WALL ABOVE - SEE MECH. DWGS FOR RADON MITIGATION SYSTEM
- 5x3x4" CONC. PAD FOR ERV SUPPORT - VERIFY EXACT SIZE AND LOCATION
- ERV INTAKE UP AND OUT WALL - SEE BLDG ELEVATIONS AND MECH. DWGS.
- ERV EXHAUST DUCT UP AND OUT WALL UNDER STAIR LANDING - SEE EXTERIOR ELEVATIONS AND MECH DWGS FOR LOCATION
- BURIED SANITARY SEWER OUT OF BLDG TO STREET - SEE CIVIL.
- BURIED DOMESTIC WATER SERVICE INTO BLDG FROM STREET - SEE CIVIL.
- BURIED NATURAL GAS SERVICE INTO BLDG FROM STREET - SEE CIVIL.
- BURIED POWER SERVICE INTO BLDG FROM STREET - SEE CIVIL. AND ELEC.
- BURIED TELEPHONE SERVICE INTO BLDG FROM UTILITY - SEE CIVIL. AND ELEC.
- BURIED CABLE TV SERVICE INTO BLDG FROM UTILITY - SEE CIVIL. AND ELEC.

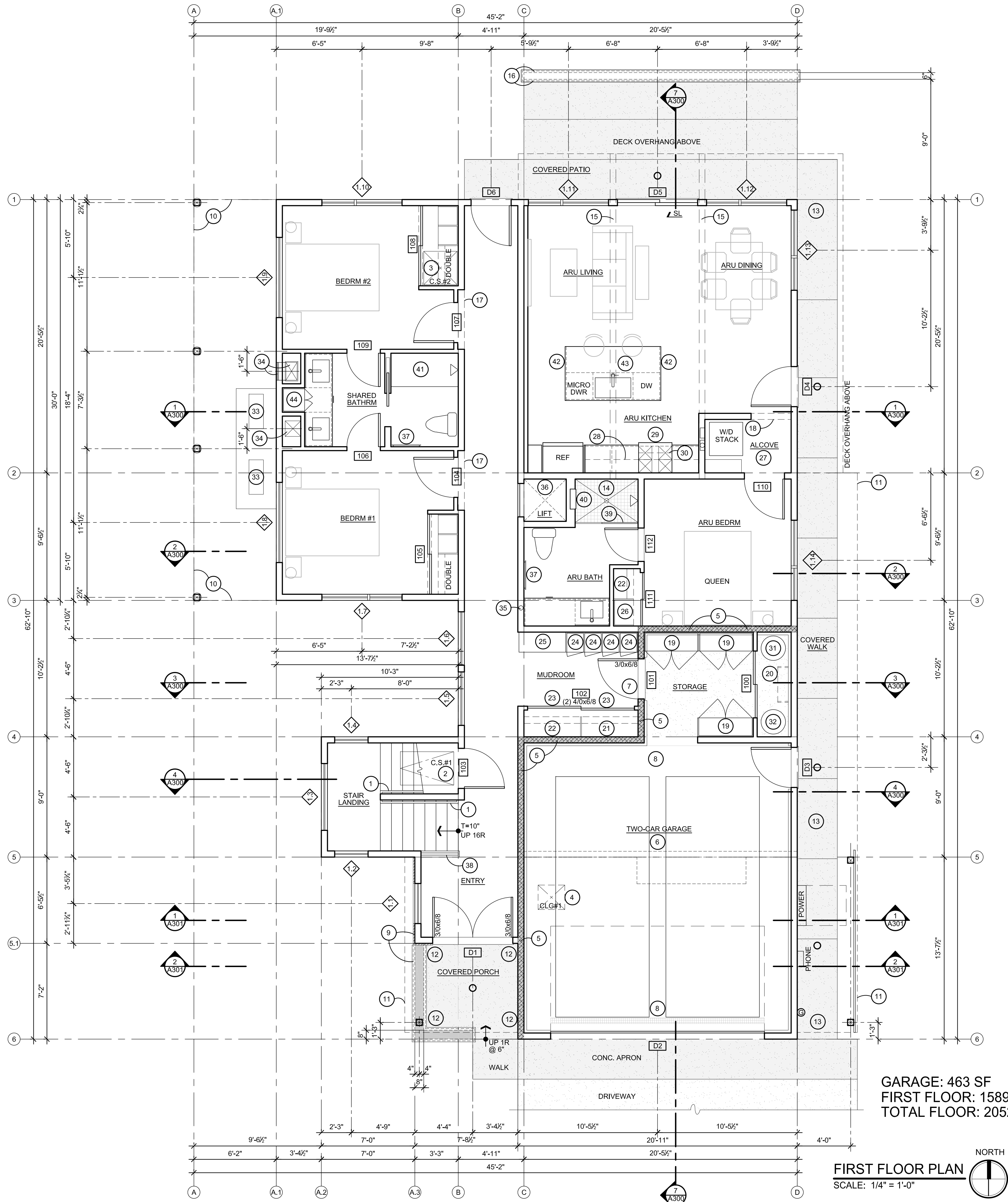
**KRIKOR Architecture**  
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001  
tel.307.413.6874 email: KRIKORARCH@GMAIL.COM

CRAWL SPACE PLAN  
FOR  
**CAROL ROBINSON**  
885 Whitehouse Drive Jackson, Wyoming

REVISIONS	
1	HOA REVIEW SET

date 3.10.21

A100



PLAN KEY NOTES

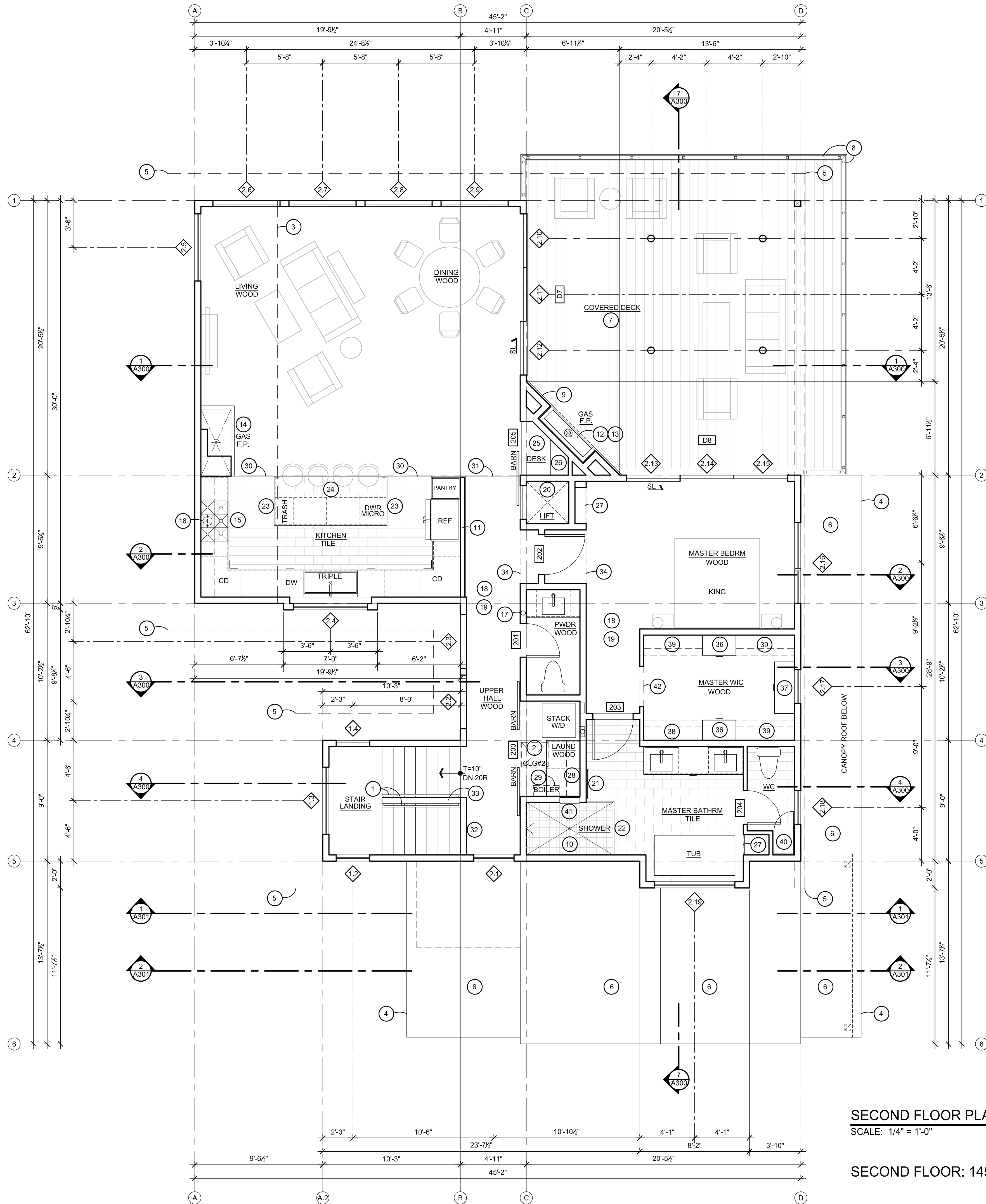
- 1-1/2" DIAMETER WOOD HANDRAIL PROJECTED 1-1/2" CLEAR OFF WALL. HEIGHT 2'-8" MEASURED VERTICALLY ABOVE NEAREST TREAD TO TOP OF RAIL.
- 30x60 HINGED CRAWL SPACE HATCH. PROVIDE FLUSH FULL RING AND CLG HOOK TO HOLD HATCH OPEN ABOVE. PROVIDE ACCESS STAIR AS REQUIRED TO REACH C.S. FLOOR. APPLY 6" POLYISO RIGID INSUL. BOARD TO UNDERSIDE OF HATCH
- 30x30 HINGED CRAWL SPACE HATCH. PROVIDE FLUSH PULL RING FOR COMPLETE REMOVAL FROM OPENING. PROVIDE LADDER AS REQUIRED TO REACH C.S. FLOOR. APPLY 6" POLYISO RIGID INSUL. BOARD TO UNDERSIDE OF HATCH
- CEILING ACCESS HATCH OPENING - 22x30 MIN CLEAR ROUGH FRAME OPNG APPLY 6" POLYISO RIGID INSUL. BOARD TO TOP OF HATCH. FIT BETWEEN TRUSS CHORD SPACING
- 1-HOUR FIRE RATED WALL ASSEMBLY FROM T.O. FOUNDATION WALL TO CEILING - 5/8" TYPE-X GYP BOARD EACH SIDE
- 1-HOUR FIRE RATED / ACOUSTIC CEILING ASSEMBLY THROUGHOUT ENTIRE GARAGE CEILING SURFACE - (2) LAYERS OF 5/8" TYPE-X GYP
- 20 MINUTE FIRE RATED DOOR W/ CLOSER
- SEALED CONCRETE SLAB ON GRADE SLOPED TO FRONT DRAIN W/ STEEL GRATE DRAIN INTO GRAVEL CRUSH SUBGRADE
- STONE VENEER - SEE EXTERIOR ELEVATIONS
- LINE OF SECOND FLOOR EXTERIOR WALL ABOVE - SEE STRUCT.
- LINE OF ROOF OVERHANG ABOVE
- STAMPED AND STAINED CONCRETE PATIO SLAB
- CONCRETE APRON OR WALK SLOPED AWAY FROM THE BUILDING
- BUILT-UP SHOWER PAN W/ FLOOR TILE SLOPED TO DRAIN - SEE MECH. DWGS
- DROPPED BEAM ENCLOSED IN GYP BOARD - SEE STRUCT.
- 6" CONC. GARDEN WALL W/ STONE VENEER. T.O. WALL EL. 102'-6" - SEE STRUCT. PROVIDE 2" THICK STONE SLAB CAP
- LINE OF SOFFIT @ 7'-6" A.F.F.
- WALL OPNG HEADER @ 6'-8" A.F.F.
- DOUBLE DOOR WALL CABINET W/ (5) SHELVES
- SINGLE HANG ROD LOCATED TO ALLOW FOR WATER HEATER REMOVAL
- SINGLE HANG ROD AND SHELF ABOVE
- DOUBLE HANG ROD AND SHELF ABOVE
- SLIDING CLOSET DOOR W/ FULL SURFACE MIRROR
- FLOOR TO CLG BUILT-IN CUBBIES
- BUILT-IN SEAT TO ALIGN W/ CUBBIES
- BUILT-IN CUBBIES UP TO UNDER SHELF ABOVE HANGROD
- CEILING HEIGHT FURRED DOWN AS NECESSARY TO ALLOW FOR PASSAGE OF RANGE HOOD EXHAUST PIPE, DRYER EXHAUST PIPE TO EXTERIOR WALL AND HAVE PROPER HEIGHT CLEARANCE FOR STACK W/D UNIT
- ENCLOSED DROPPED SOFFIT ABOVE KITCHEN WALL CABINETS
- 30" ELEC. SLIDE IN RANGE - SEE MECH.
- RANGE EXHAUST HOOD UP IN DROPPED SOFFIT TO EXTERIOR WALL - SEE MECH.
- ARU GAS WATER HEATER - SEE MECH.
- MAIN HOUSE GAS WATER HEATER - SEE MECH.
- A/C CONDENSING UNITS - SEE MECH DWGS. ON A 3'x9'x4" CONC. PAD W/ 18" TURNED DN EDGES RAISED MIN. 4" ABOVE SURROUNDING GRADE.
- ERV INTAKE AND EXHAUST AIR DUCT FROM EXTERIOR GRILLE DOWN INTO CRAWL SPACE THROUGH STUD WALL CHASE ALIGNED WITH INSIDE FACE OF FOUNDATION WALL BELOW - SEE MECH. DWGS. FIRE BLOCK CONCEALED SPACE OR PACK WITH BATT INSULATION W/ THE REQUIRED FIRE HAZARD CLASSIFICATION
- RADON PIPE PATH UP THROUGH ROOF FROM BELOW - SEE PLUMB. DWGS
- AMRIGLIDE 30x30x36 HIGH EXPRESS PLUS LIFT - 300 LB CAPACITY. 32 FPM SPEED. CHAIN DRIVE W/ HINGED MTL HALL CABINET DOOR. SHAFT WALLS TO HAVE 5/8" TYPE-X GYP BD FINISH. PROVIDE ROUGH FRAME OPENING AS REQUIRED TO CREATE INTERIOR CLEAR FINISHED DIMENSIONS PER MFR.
- 24" LONG TOWEL BAR SECURED TO WOOD BLKG IN WALL
- LOW SLOPED STAIR STRINGER HEIGHT WALL W/ WOOD CAP. PROVIDE TEMPERED GLASS GUARDRAIL SET INTO SLOPED WOOD CAP W/ TOP AT 2'-8" HEIGHT ABOVE FINISHED STAIR TREAD SURFACE
- TEMPERED SHOWER GLASS PARTITION
- (1) 18"x18"x5" DEEP RECESSED TILE SHELF W/ ACCENT TILE ON BACK OF WALL RECESS. TOP OF OPENING AT 48" ABOVE FLOOR
- TUB / SHOWER UNIT INSERT - SEE PLUMBING
- STONE ISLAND COUNTER TOP W/ WATERFALL EDGE SIDE PANELS
- KNEE SPACE UNDER ISLAND COUNTER
- BUILT-IN WALL CABINET W/ DOORS AND (3) SHELVES

REVISIONS	
1	HOA REVIEW SET
3.10.21	

date 3.10.21

A101





SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SECOND FLOOR: 1453 SF

PLAN KEY NOTES

- 1-1/2" DIAMETER WOOD HANDRAIL PROJECTED 1-1/2" CLEAR OFF WALL. HEIGHT 2'-8" MEASURED VERTICALLY ABOVE NEAREST TREAD TO TOP OF RAIL.
- CEILING ACCESS HATCH OPENING - 22x30 MIN CLEAR ROUGH FRAME OPNG APPLY 6" POLYISO RIGID INSUL. BOARD TO TOP OF HATCH. FIT BETWEEN TRUSS CHORD SPACING
- LINE OF FIRST FLOOR EXTERIOR WALL BELOW
- LINE OF ROOF OVERHANG BELOW
- LINE OF ROOF OVERHANG ABOVE
- ROOF SURFACE BELOW - SEE ROOF PLAN
- ROOF DECK ON TAPERED SLEEPERS ON MEMBRANE
- 2"x2" PAINTED TUBE STEEL GUARDRAIL POST SECURED THROUGH TOP OF DECKING W/ METAL HORIZ. CABLE RAILING @ 3'-1/8" O.C. TIGHTENED TO MFR REQUIREMENTS. TOP OF 1-1/2" x 3-1/2" METAL CONTINUOUS CAP RAIL @ 36" ABOVE FINISHED DECK SURFACE
- STONE VENEER - SEE EXTERIOR ELEVATIONS
- BUILT-UP SHOWER PAN W/ FLOOR TILE SLOPED TO DRAIN - SEE MECH. DWGS
- 2x4 STUD WALL UP TO 7'-0" A.F.F. - TO ALIGN W/ TOP OF UPPER WALL CABINETS COVER WALL W/ PANELS TO MATCH KITCHEN CABINETS
- EXTERIOR 48" ONE SIDED SEALED NATURAL GAS FIREPLACE - SEE MECH. DWGS.
- GAS FIREPLACE FLUE TRAVERSE OVER TO ROOF TRUSSES AND OUT EXTERIOR WALL - SEE MECH DWGS. PROVIDE ALL NECESSARY CLEARANCES FROM COMBUSTIBLE MATERIAL AS PER MFR
- TWO SIDED OPEN NATURAL GAS FIREPLACE W/ LOG KIT. VENT TO EXTERIOR WALL PER MFR - SEE MECH. DWGS
- 36" SLIDE IN GAS RANGE - SEE MECH.
- RANGE EXHAUST HOOD THROUGH EXTERIOR WALL - SEE MECH.
- RADON PIPE PATH UP THROUGH ROOF FROM BELOW - SEE PLUMB. DWGS
- VAULTED CEILING
- 9' FLAT CEILING - DEFINED BY BOTTOM OF TRUSS CHORD
- AMRIGLIDE 30x30x36 HIGH EXPRESS PLUS LIFT - 300 LB CAPACITY, 32 FPM SPEED, CHAIN DRIVE W/ HINGED MTL HALL CABINET DOOR. SHAFT WALLS TO HAVE 5/8" TYPE-X GYP BD FINISH. PROVIDE ROUGH FRAME OPENING AS REQUIRED TO CREATE INTERIOR CLEAR FINISHED DIMENSIONS PER MFR.
- 24" LONG TOWEL BAR SECURED TO WOOD BLKG IN WALL
- TEMPERED SHOWER GLASS PARTITION
- STONE ISLAND COUNTER TOP W/ WATERFALL EDGE SIDE PANELS
- KNEE SPACE UNDER ISLAND COUNTER
- WOOD SLAB DESK TOP @ 30" A.F.F.
- (2) WOOD SHELVES INFILLED TO CORNER
- SILL OF NOOK @ 18" AND HEAD @ 84" A.F.F. - PROVIDE (2) WOOD SLAB SHELVES
- BASE CABINET W/ WALL CABINET ABOVE
- ELEC. BOILER FOR HYDRONIC FLOOR MOUNTED HIGH ON WALL - SEE MEP DRAWINGS
- FLUSH TILE TO WOOD FLOOR TRANSITION
- SLOPED WOOD FLOOR TRANSITION DOWN FROM HYDRONIC FLOOR BUILD UP
- GYP BOARD WALL W/ 3/4" WOOD CAP @ 36" A.F.F.
- SLOPED GYP BOARD WALL W/ 3/4" WOOD CAP @ 36" ABOVE STAIR TREAD
- LINE OF DROP SOFFIT @ 9'-0" A.F.F.
- WALL OPNG HEADER @ 6'-8" A.F.F.
- BUILT-IN DRAWERS AND OPEN SHELVES UP TO UNDER SHELF ABOVE HANGROD
- BUILT-IN DRAWERS UP WINDOW SILL
- SINGLE HANG ROD AND SHELF ABOVE
- DOUBLE HANG ROD AND SHELF ABOVE
- BUILT-IN WALL CABINET W/ DOORS AND (3) SHELVES
- (1) 18"x18"x5" DEEP RECESSED TILE SHELF W/ ACCENT TILE ON BACK OF WALL RECESS. TOP OF OPENING AT 48" ABOVE FLOOR
- WALL OPNG HEADER @ 6'-8" A.F.F.

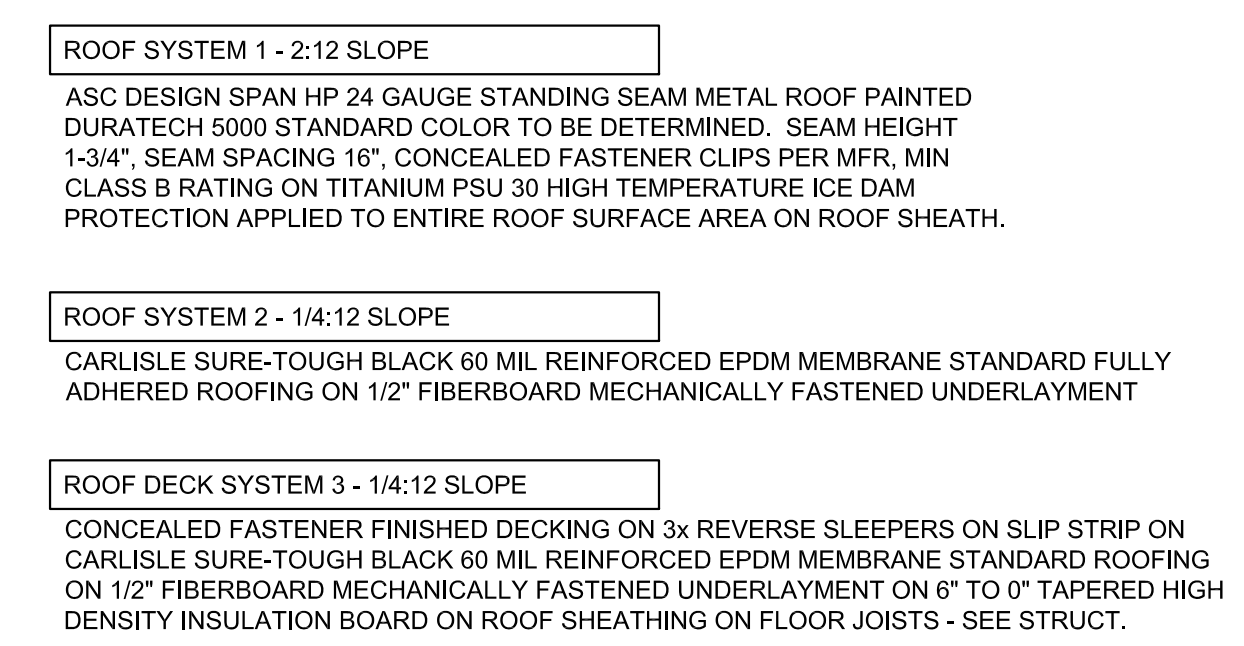
**KRIKOR Architecture**  
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001  
tel.307.413.6874 email: KRIKORARCH@GMAIL.COM

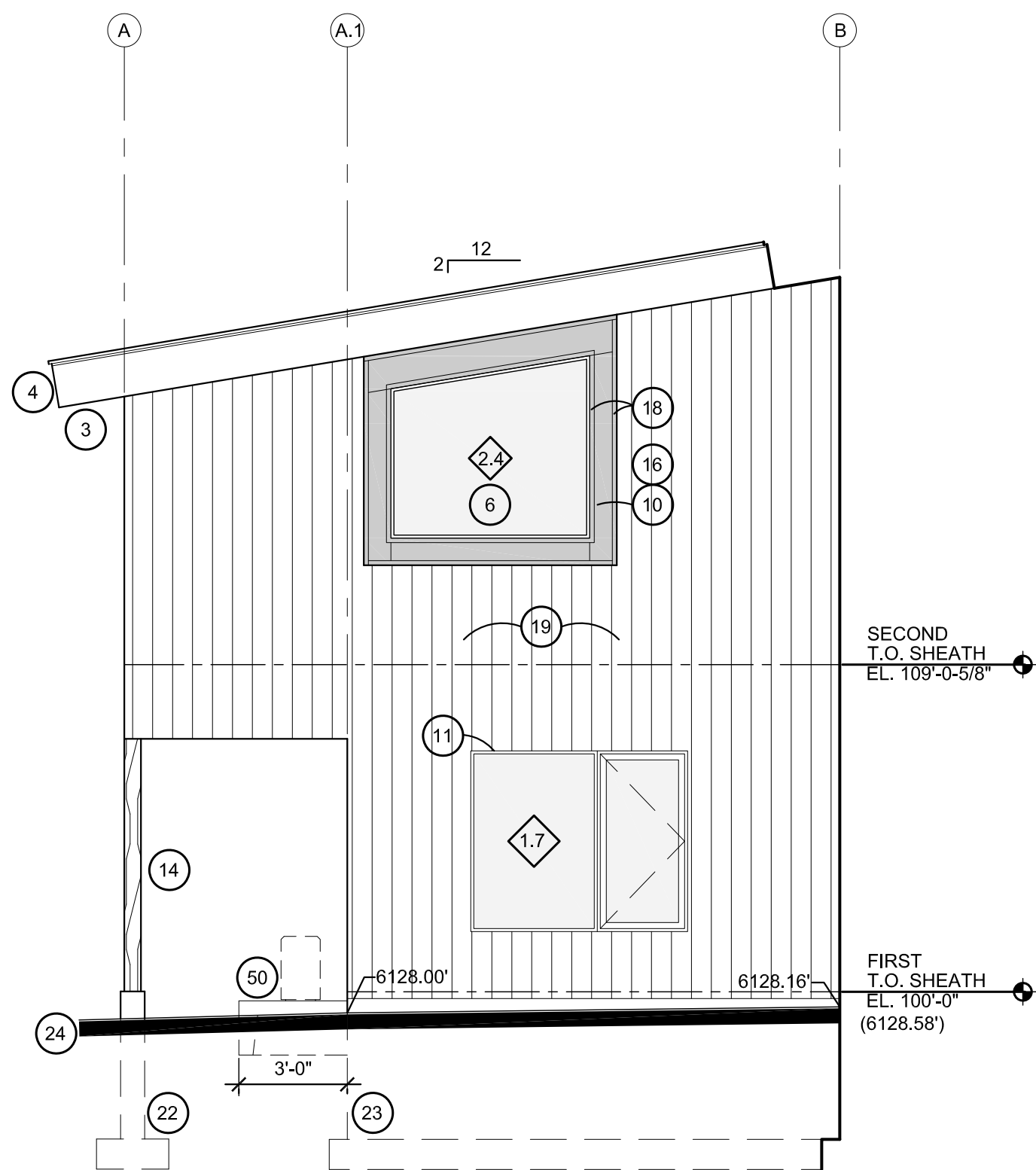
SECOND FLOOR PLAN  
PROPOSED NEW RESIDENCE  
FOR  
**CAROL ROBINSON**  
885 Whitehouse Drive Jackson, Wyoming

REVISIONS	
1	HOA REVIEW SET
3.10.21	

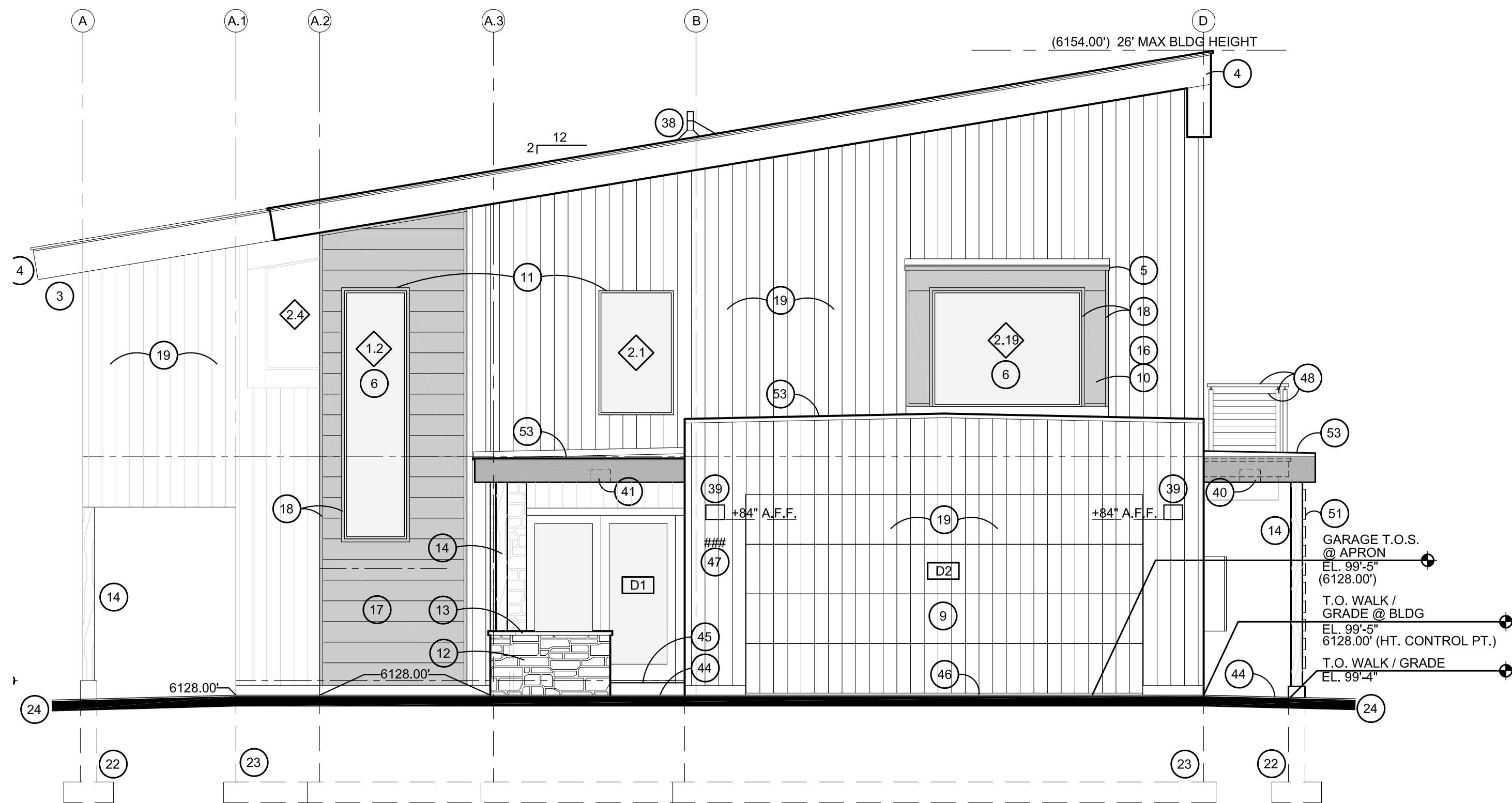
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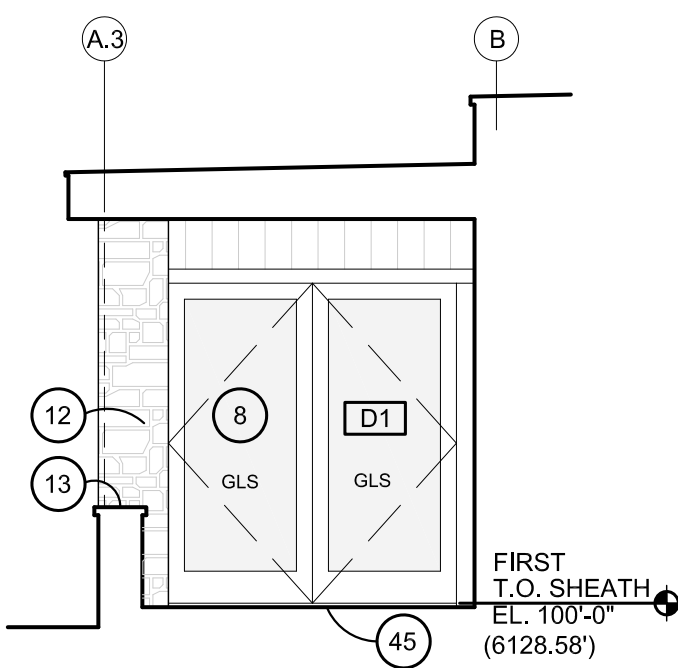




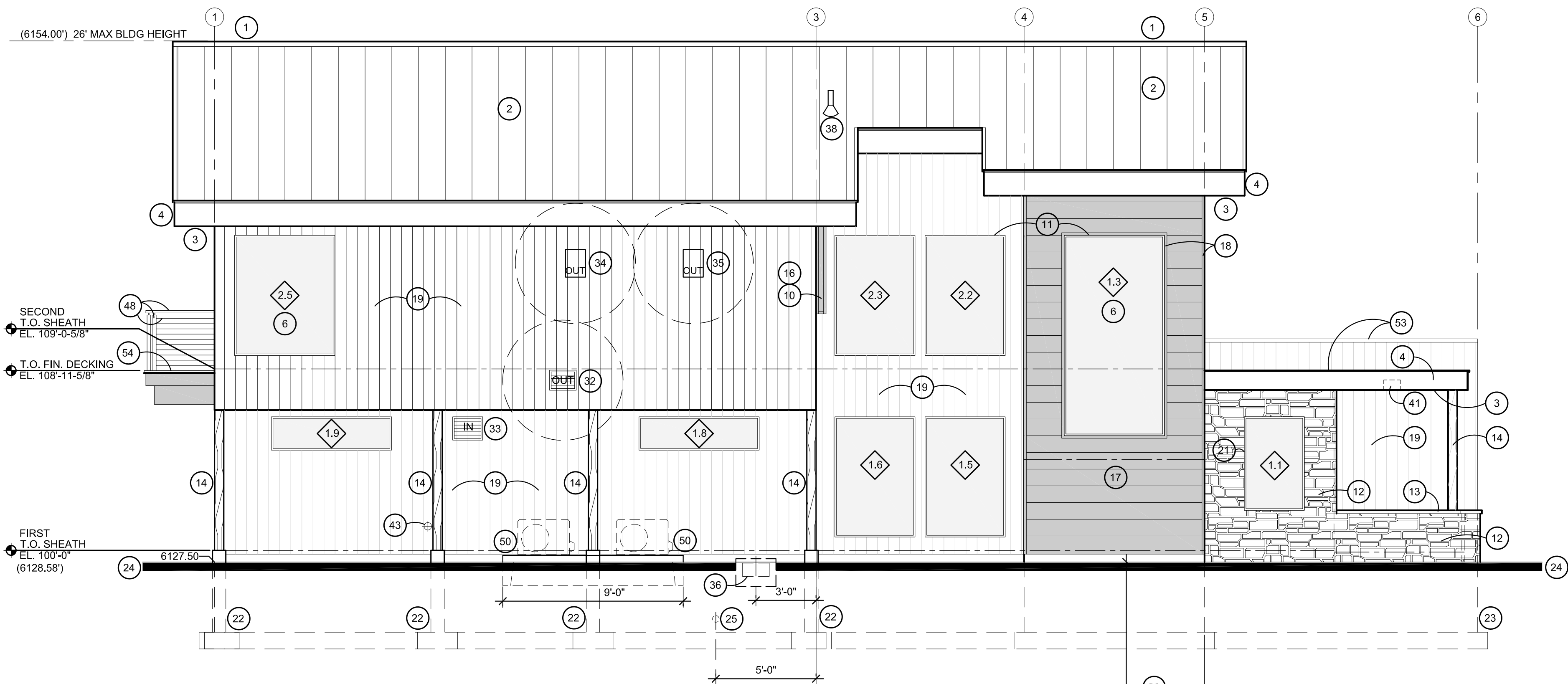
PARTIAL  
SOUTH ELEVATION #2  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION (WHITEHOUSE DRIVE)  
SCALE: 1/4" = 1'-0"



PARTIAL  
SOUTH ELEVATION #1  
SCALE: 1/4" = 1'-0"

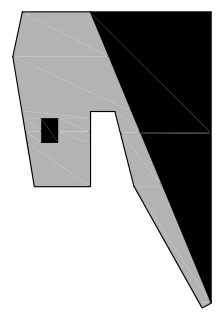


WEST ELEVATION  
SCALE: 1/4" = 1'-0"

## BUILDING MATERIALS KEY

- 1 PAINTED NON-VENTED METAL CAP FLASH PER MFR
- 2 ASC DESIGN SPAN HP 24 GAUGE STANDING SEAM METAL ROOF PAINTED DURATECH 5000 STANDARD COLOR TO BE DETERMINED. SEAM HEIGHT 1-3/4", SEAM SPACING 16", CONCEALED FASTENER CLIPS PER MFR, MIN CLASS B RATING ON TITANIUM PSU 30 HIGH TEMPERATURE ICE DAM PROTECTION APPLIED TO ENTIRE ROOF SURFACE AREA ON ROOF SHEATH.
- 3 STAINED 1x6 T&G SMOOTH WOOD SOFFIT
- 4 PAINTED METAL FASCIA W/ METAL DRIP EDGE
- 5 PAINTED METAL DRIP EDGE
- 6 TYPICAL JELD-WEN CUSTOM, EPIC VIEW, SITELINE SERIES LOW-E 366 TRIPLE GLAZED AURALAST WOOD / FLAT CASING METAL CLAD WINDOW WITH 0.29 U-VALUE, INTEGRAL NAILING FIN, COLOR BLACK (CONFIRM W/ OWNER)
- 7 TYPICAL JELD-WEN CUSTOM, EPIC VIEW, SITELINE SERIES LOW-E 366 TRIPLE GLAZED AURALAST WOOD / FLAT CASING METAL CLAD DOOR WITH 0.29 U-VALUE, INTEGRAL NAILING FIN, COLOR BLACK (CONFIRM W/ OWNER)
- 8 FULL GLASS DOUBLE ENTRY DOOR
- 9 FLUSH MTL INSULATED GARAGE DOOR W/ APPLIED VERTICAL SIDING
- 10 PROJECTING WINDOW BAY
- 11 TYPICAL PAINTED METAL TRANSITION DRIP FLASH AT TOP OF EVERY DOOR, WINDOW HEAD AND ROOF TO WALL TRANSITION
- 12 FARMER ROCK CUT STONE VENEER 1-1/2" THICK
- 13 2" THICK STONE SLAB CAP
- 14 STAINED ROUGH SAWN WOOD POST - SEE STRUCT.
- 15 PAINTED STEEL COLUMN - SEE STRUCT.
- 16 ASC 20 GAUGE FLAT METAL SHEET SIDING CUT TO FIT SIDING AREA W/ 1" BREAK AND LAP AT SEAMS PAINTED DURATECH 5000 STANDARD COLOR TO BE DETERMINED.
- 17 ASC 20 GAUGE FLAT METAL SHEET SIDING EXPOSED 8" TO THE WEATHER W/ 1" BREAK AND LAP AT SEAMS PAINTED DURATECH 5000 STANDARD COLOR TO BE DETERMINED.
- 18 TYP ASC PAINTED 1-1/2" MTL SIDING CLOSURE TRIM AT MTL SIDING
- 19 STAIN ON ROUGH SAWN SQUARE EDGE 1x8 VERTICAL T&G "FINE LINE" CEDAR WOOD SIDING
- 20 STAIN ON ROUGH SAWN 1x CEDAR WOOD TRIM CUT TO FIT
- 21 STONE VENEER UP TO WINDOW UNIT CLADDING
- 22 CONC. PIER & FROST PROTECTED FTG PAD ON UNDISTURBED SOIL- SEE STRUCT.
- 23 CONC. FDN WALL & FROST PROTECTED FTG ON UNDISTURBED - SEE STRUCT.
- 24 GRADE SLOPED AWAY FROM BLDG - SEE CIVIL
- 25 APPROX. LOCATION OF BURIED SEWER SERVICE FROM BLDG SEE CIVIL AND PLUMBING DWGS
- 26 APPROX. LOCATION OF BURIED FROST PROTECTED DOMESTIC WATER SERVICE INTO BUILDING - SEE CIVIL AND PLUMBING DWGS
- 27 APPROX. LOCATION OF BURIED NATURAL GAS METER AND REGULATOR FOR GAS INTO BLDG - SEE CIVIL AND PLUMBING DWGS
- 28 GAS METER CLEAR WALL AREA WITH NO WALL OPENINGS
- 29 UNDERGROUND PHONE UTILITY TO PANEL AT BLDG ENTRY - SEE CIVIL DWGS
- 30 NEW BURIED POWER FROM TRANSFORMER TO POWER METER AND WALL MOUNTED EMERGENCY POWER DISCONNECT - SEE CIVIL AND ELEC. DWGS. PAINT ENCLOSURE COLOR TBD
- 31 DRYER EXHAUST AIR - SEE MECH. DWGS - INSTALL ON SOLID WOOD TRIM SURROUND TO MATCH SIDING. LOCATION DEPENDS ON FLR JST SPACING PROVIDE MIN. 36" CLEARANCE AROUND OUTLET. HT. MIN. 12" ABOVE GRADE
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- 35 RANGE EXHAUST HOOD VENT - SEE MECH DWGS
- 36 MECHANICALLY VENTED CRAWL SPACE EXHAUST AIR LOUVER WITH AREA WELL TO HOLD BACK GRADE - SEE MECH DWGS
- 37 PLUMB. VENT THROUGH ROOF - SEE PLUMBING DWGS PROVIDE FLASHING BOOT AND VENT SNOW GUARD CRICKET SUPPORT STRAP
- 38 NEW RADON VENT THROUGH ROOF - SEE PLUMBING DWGS PROVIDE FLASHING BOOT AND VENT SNOW GUARD CRICKET SUPPORT STRAP
- 39 EXTERIOR WALL MTD TYPE 'A' LIGHT FIXTURE OPERATED BY AUTO MOTION SENSOR - SEE ELECTRICAL DRAWINGS
- 40 EXTERIOR CEILING MTD TYPE 'B' LIGHT FIXTURE OPERATED BY AUTO MOTION SENSOR - SEE ELECTRICAL DRAWINGS
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- 42 WATERPROOF OUTLET - SEE ELEC. DWGS
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**KRIKOR Architecture**  
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001  
tel.307.413.6874 email: KRIKORARCH@GMAIL.COM



EXTERIOR ELEVATIONS

PROPOSED NEW RESIDENCE FOR

**CAROL ROBINSON**

885 Whitehouse Drive Jackson, Wyoming

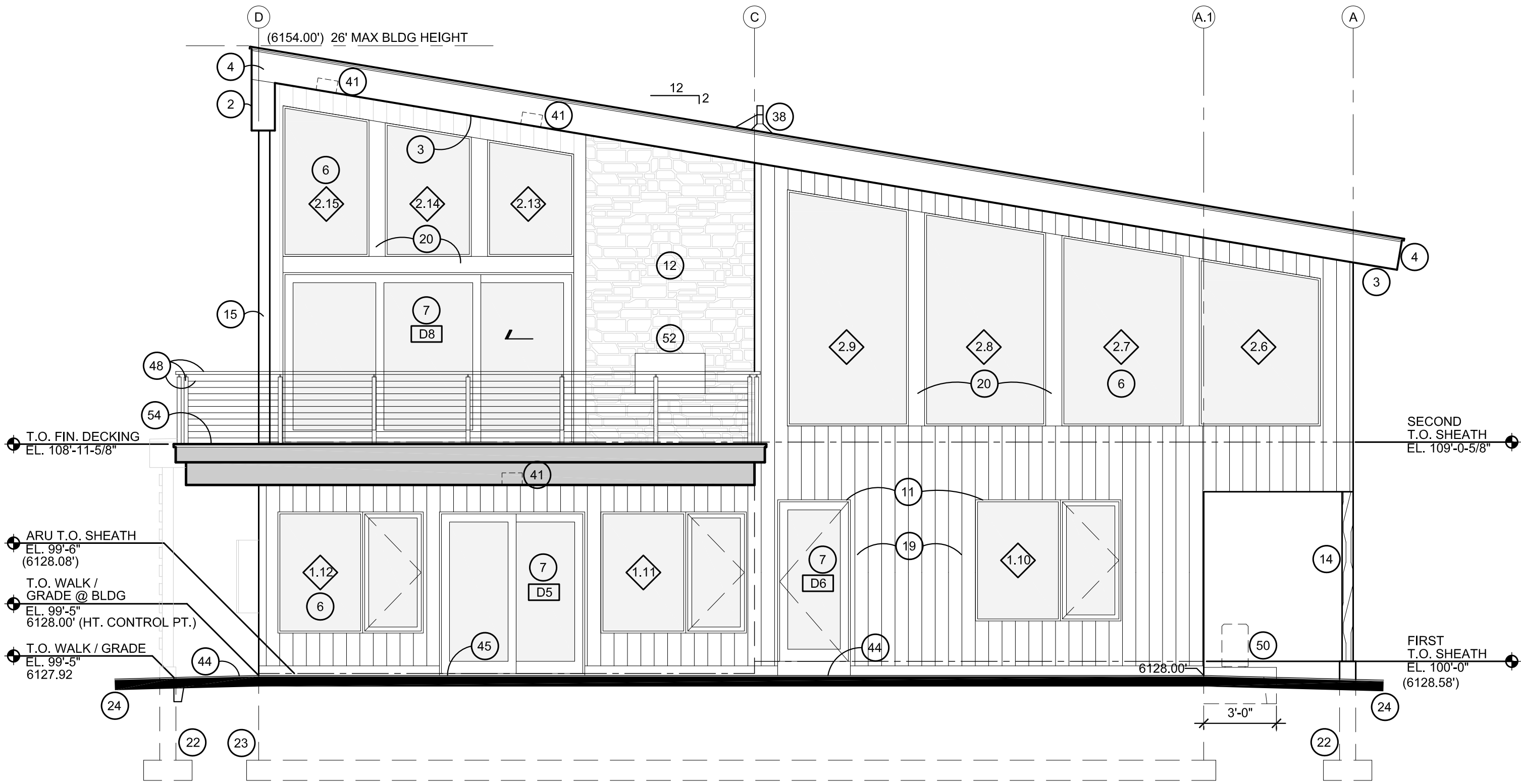
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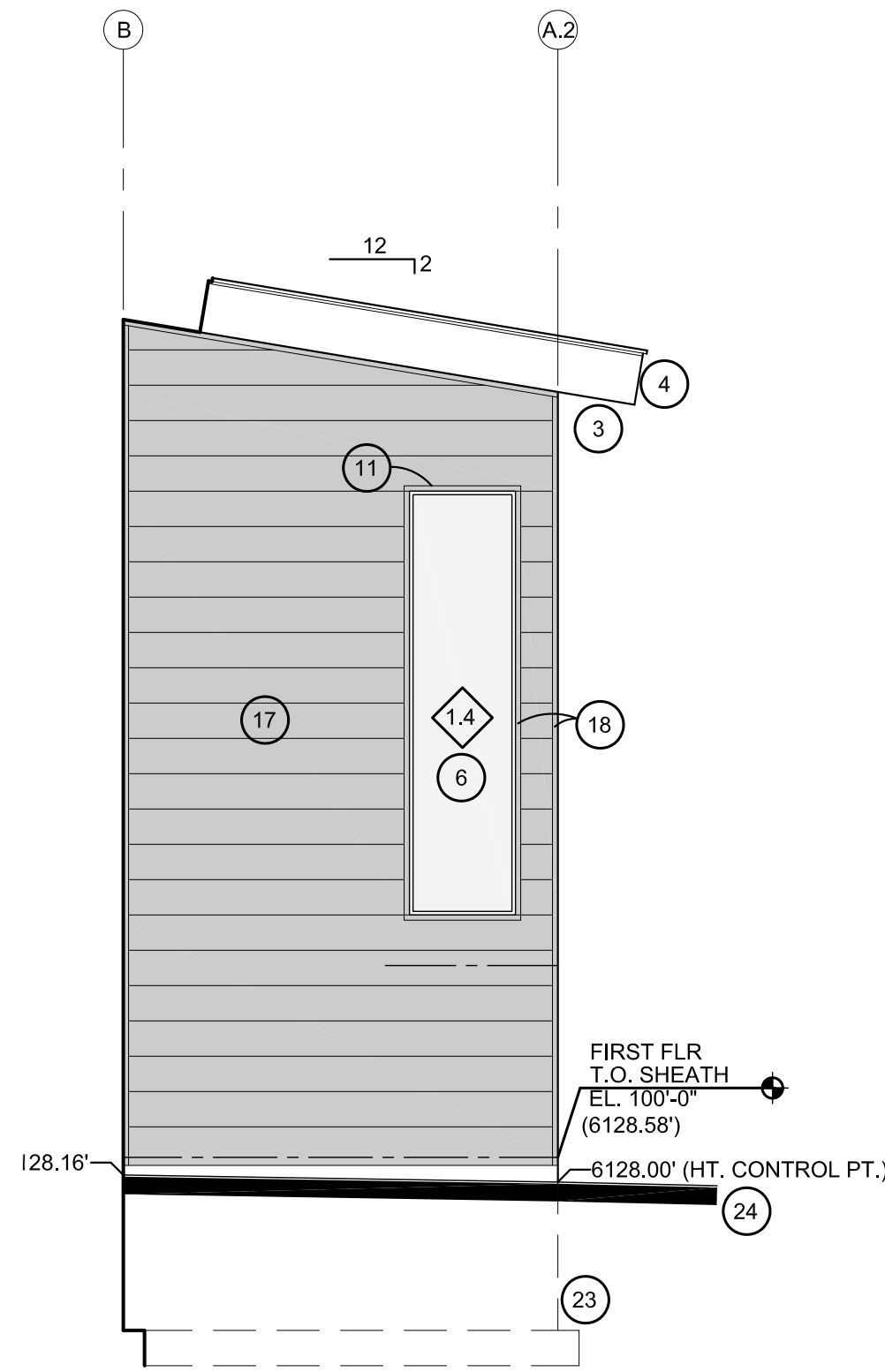
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date 3.10.21

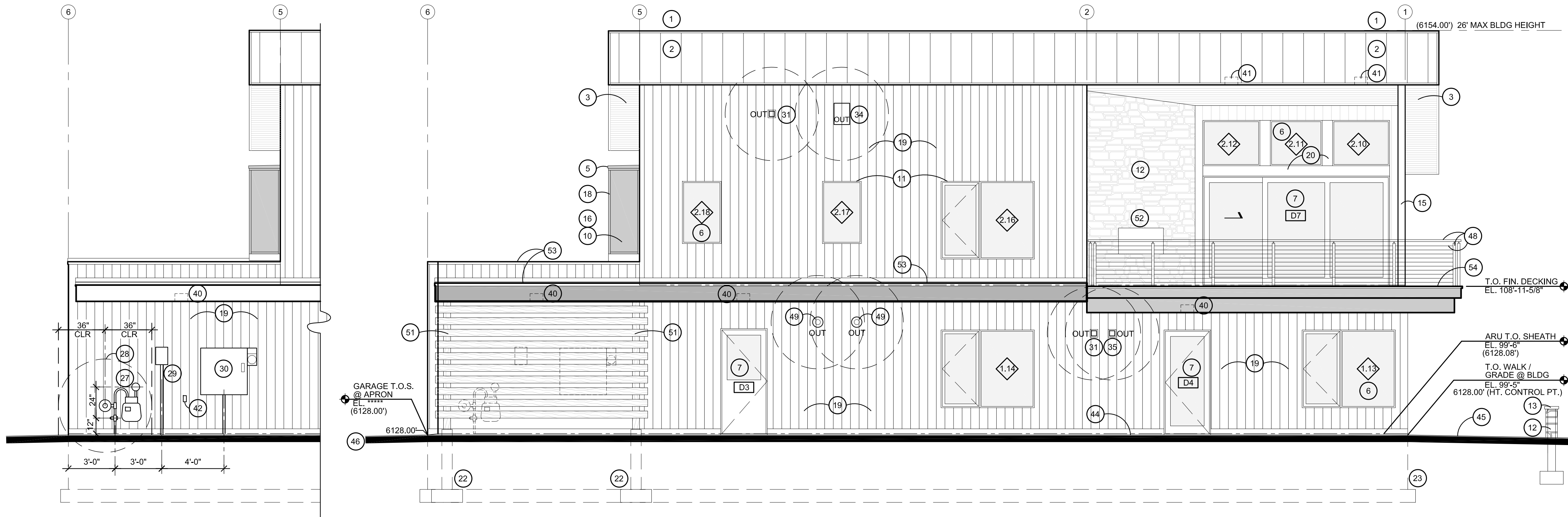
**A200**



**NORTH ELEVATION (TRIBAL TRAIL)**  
SCALE: 1/4" = 1'-0"



**PARTIAL NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**BUILDING MATERIALS KEY**

- 1 PAINTED NON-VENTED METAL CAP FLASH PER MFR
- 2 ASC DESIGN SPAN HP 24 GAUGE STANDING SEAM METAL ROOF PAINTED DURATECH 5000 STANDARD COLOR TO BE DETERMINED. SEAM HEIGHT 1-3/4", SEAM SPACING 16", CONCEALED FASTENER CLIPS PER MFR, MIN CLASS B RATING ON TITANIUM PSU 30 HIGH TEMPERATURE ICE DAM PROTECTION APPLIED TO ENTIRE ROOF SURFACE AREA ON ROOF SHEATH.
- 3 STAINED 1x6 T&G SMOOTH WOOD SOFFIT
- 4 PAINTED METAL FASCIA W/ METAL DRIP EDGE
- 5 PAINTED METAL DRIP EDGE
- 6 TYPICAL JELD-WEN CUSTOM, EPIC VIEW, SITELINE SERIES LOW-E 366 TRIPLE GLAZED AURALAST WOOD / FLAT CASING METAL CLAD WINDOW WITH 0.29 U-VALUE, INTEGRAL NAILING FIN, COLOR BLACK (CONFIRM W/ OWNER)
- 7 TYPICAL JELD-WEN CUSTOM, EPIC VIEW, SITELINE SERIES LOW-E 366 TRIPLE GLAZED AURALAST WOOD / FLAT CASING METAL CLAD DOOR WITH 0.29 U-VALUE, INTEGRAL NAILING FIN, COLOR BLACK (CONFIRM W/ OWNER)
- 8 FULL GLASS DOUBLE ENTRY DOOR
- 9 FLUSH MTL INSULATED GARAGE DOOR W/ APPLIED VERTICAL SIDING
- 10 PROJECTING WINDOW BAY
- 11 TYPICAL PAINTED METAL TRANSITION DRIP FLASH AT TOP OF EVERY DOOR, WINDOW HEAD AND ROOF TO WALL TRANSITION
- 12 FARMER ROCK CUT STONE VENEER 1-1/2" THICK
- 13 2" THICK STONE SLAB CAP
- 14 STAINED ROUGH SAWN WOOD POST - SEE STRUCT.
- 15 PAINTED STEEL COLUMN - SEE STRUCT.
- 16 ASC 20 GAUGE FLAT METAL SHEET SIDING CUT TO FIT SIDING AREA W/ 1" BREAK AND LAP AT SEAMS PAINTED DURATECH 5000 STANDARD COLOR TO BE DETERMINED.
- 17 ASC 20 GAUGE FLAT METAL SHEET SIDING EXPOSED 8" TO THE WEATHER W/ 1" BREAK AND LAP AT SEAMS PAINTED DURATECH 5000 STANDARD COLOR TO BE DETERMINED.
- 18 TYP ASC PAINTED 1-1/2" MTL SIDING CLOSURE TRIM AT MTL SIDING
- 19 STAIN ON ROUGH SAWN SQUARE EDGE 1x8 VERTICAL T&G "FINE LINE" CEDAR WOOD SIDING
- 20 STAIN ON ROUGH SAWN 1x CEDAR WOOD TRIM CUT TO FIT
- 21 STONE VENEER UP TO WINDOW UNIT CLADDING
- 22 CONC. PIER & FROST PROTECTED FTG PAD ON UNDISTURBED SOIL- SEE STRUCT.
- 23 CONC. FDN WALL & FROST PROTECTED FTG ON UNDISTURBED - SEE STRUCT.
- 24 GRADE SLOPED AWAY FROM BLDG - SEE CIVIL
- 25 APPROX. LOCATION OF BURIED SEWER SERVICE FROM BLDG SEE CIVIL AND PLUMBING DWGS
- 26 APPROX. LOCATION OF BURIED FROST PROTECTED DOMESTIC WATER SERVICE INTO BUILDING - SEE CIVIL AND PLUMBING DWGS
- 27 APPROX. LOCATION OF BURIED NATURAL GAS METER AND REGULATOR FOR GAS INTO BLDG - SEE CIVIL AND PLUMBING DWGS
- 28 GAS METER CLEAR WALL AREA WITH NO WALL OPENINGS
- 29 UNDERGROUND PHONE UTILITY TO PANEL AT BLDG ENTRY - SEE CIVIL DWGS
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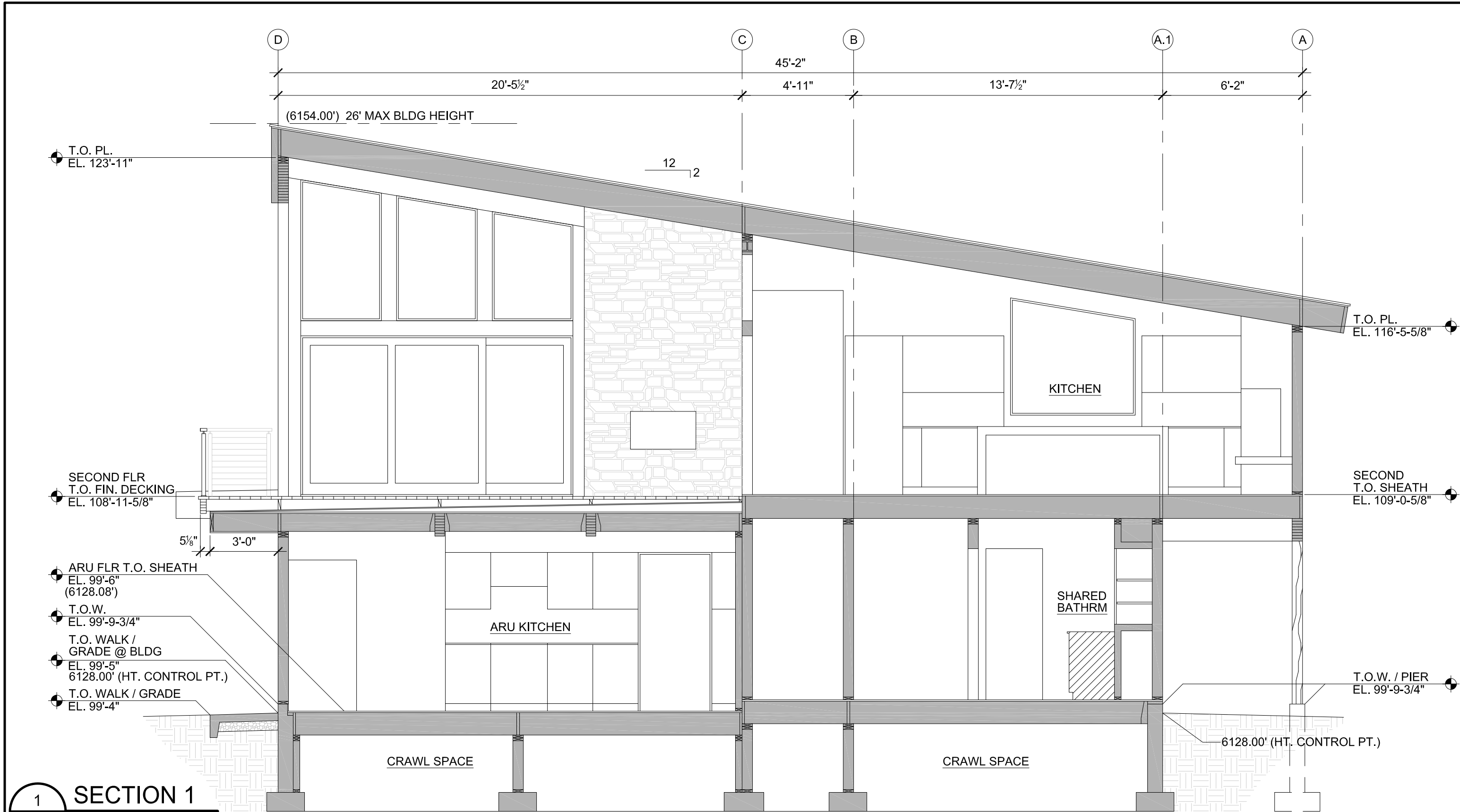
EXTERIOR ELEVATIONS  
PROPOSED NEW RESIDENCE  
FOR  
**CAROL ROBINSON**  
885 Whitehouse Drive Jackson, Wyoming

REVISIONS  
1 HOA REVIEW SET 3.10.21

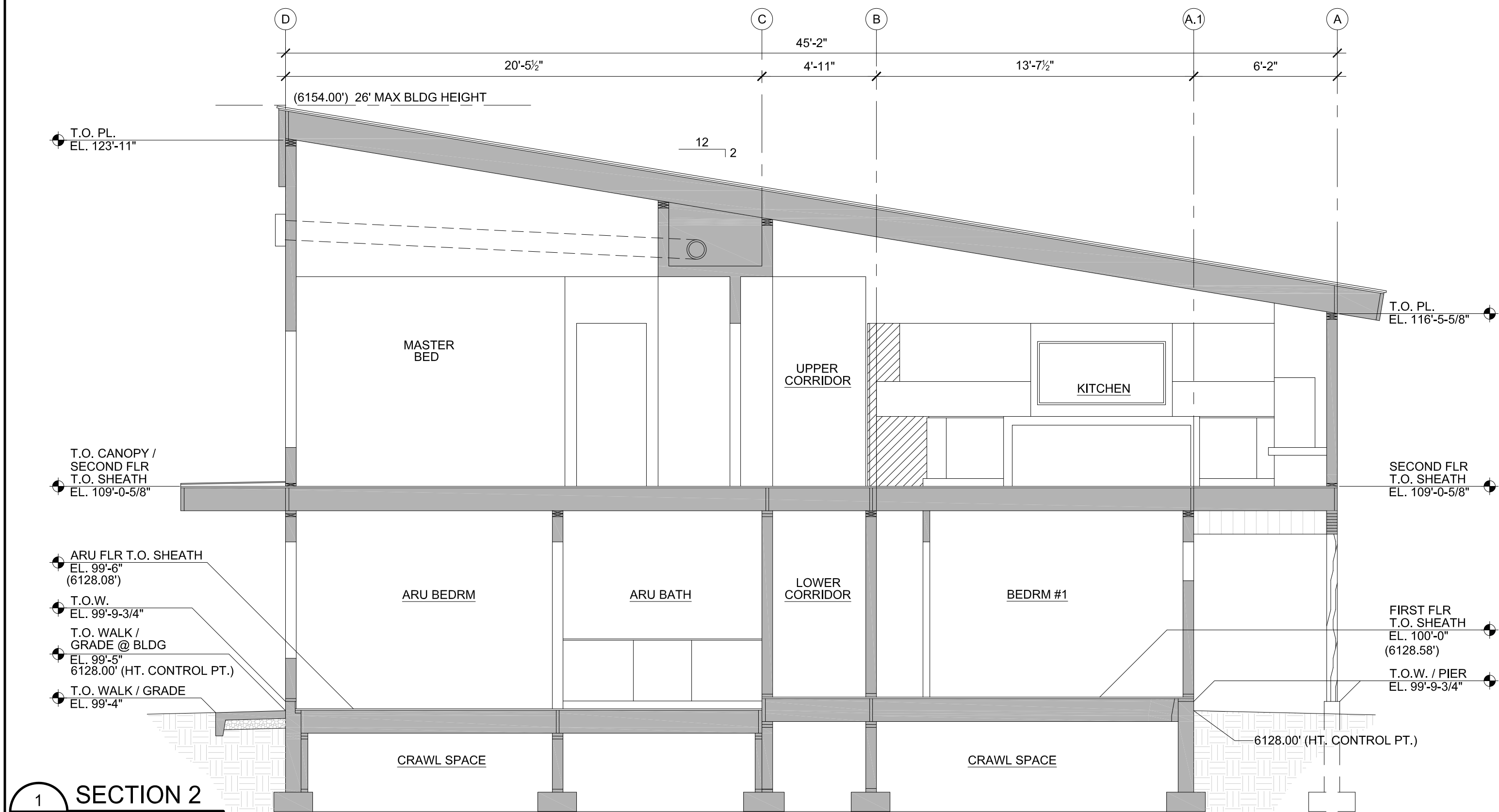
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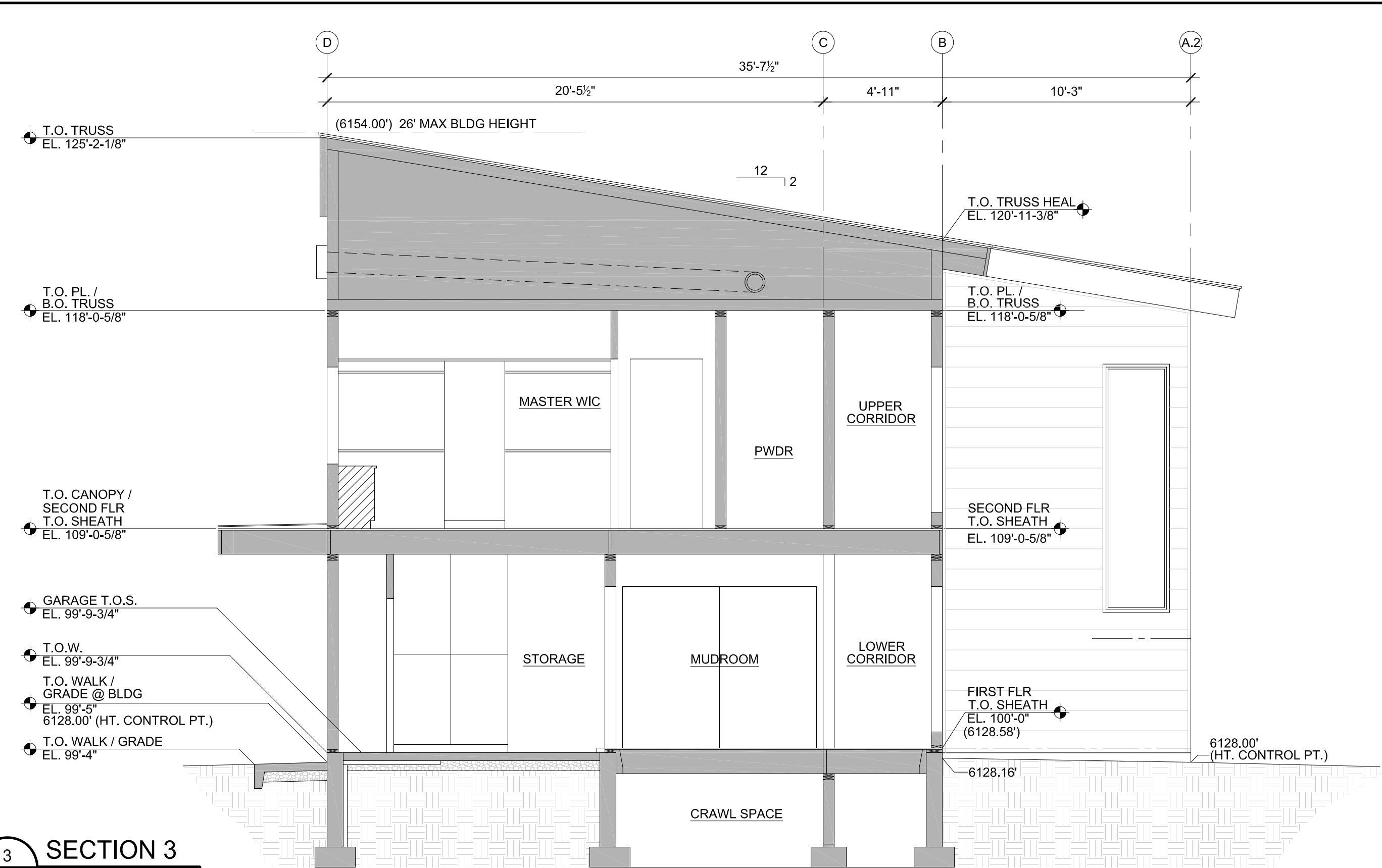




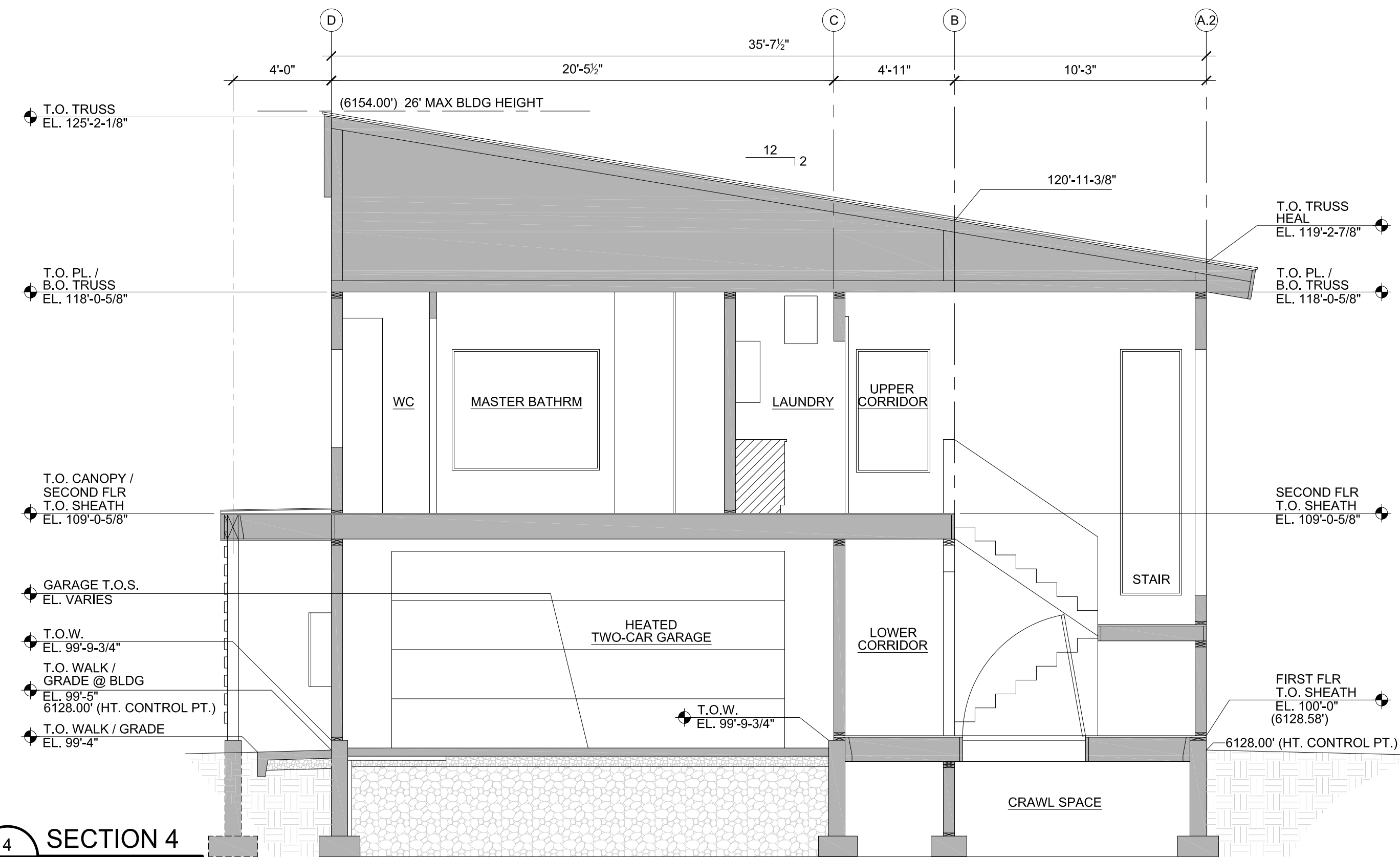
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1 SECTION 2  
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3 SECTION 3  
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4 SECTION 4  
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#### BUILDING ASSEMBLIES

- FOOTING**  
CONC. FTG ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL. SEE STRUCT.FOR FTG SIZE AND REINFORCEMENT REQUIREMENTS. LOCATE AT FROST PROTECTED DEPTH.
- FOUNDATION WALL ASSEMBLY #2**  
CONC. WALL SEE STRUCT. DWGS FOR WALL SIZE AND REINFORCING REQUIREMENTS. INSTALL ASPHALTIC DAMP PROOFING AT ALL EXTERIOR PERIMETER CONC. WALLS. PROVIDE UL LISTED R-13 FIBERGLASS INSULATION AT INTERIOR PERIMETER. INSULATION TO HAVE FIRE HAZARD CLASSIFICATION RATING AS SPECIFIED ON FOUNDATION DETAIL.
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6 MIL VISQUEEN VAPOR BARRIER ACROSS ENTIRE FLOOR AND UP INTERIOR PERIMETER FOUNDATION WALL 18". PROVIDE TERMINATION BAR AT PLASTIC TO WALL TRANSITION. OVERLAP ALL SEAMS AND TAPE SEAL JOINTS. INSTALL 4" DIAMETER PERF. RADON PIPE AT INTERIOR FOOTING PERIMETER AND UP THROUGH ROOF. SEE RADON MITIGATION REQUIREMENT NOTES.
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NEW FINISHED FLOORING OVER EXIST T&G SUBFLOOR ON EXIST 2x8 JOISTS. PROVIDE UL LISTED MIN R-30 FIBERGLASS INSULATION IN EXIST 7-1/4" FLOOR CAVITY DEPTH. INSULATION TO HAVE FIRE HAZARD CLASSIFICATION RATING AS SPECIFIED ON FOUNDATION DETAIL.
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2x6 STUDS @16" O.C. (SEE STRUCT.). INSTALL (2) LAYERS OF 5/8" TYPE-X GYPSUM ON GARAGE SIDE AND (1) LAYER OF 5/8" TYPE-X GYPSUM ON INTERIOR SIDE. INSTALL FIBERGLASS INSULATION W/ VAPOR BARRIER TO WARM SIDE IN WALL CAVITY. INSTALL GYPSUM, FASTEN, TAPE AND TEXTURE AS 1-HOUR FIRE RATED ASSEMBLY.

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FINISHED SIDING OVER AIR DRAINING INFILTRATION BARRIER ON WALL SHEATH. (SEE STRUCT.) OVER 2x6 STUDS (SEE STRUCT.). PROVIDE 2" R-13 CLOSED CELL URETHANE FOAM W/ INTEGRAL VAPOR BARRIER TO THE INSIDE FACE OF WALL SHEATH. IN EACH STUD CAVITY. IN REMAINING CAVITY PROVIDE R-12 CELLULOSE SPRAY INSULATION IN WALL CAVITY. INSTALL 5/8" TYPE GWB. ON INTERIOR WALL.
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- ROOF ASSEMBLY #2**  
FULLY ADHERED EPDM ON 1/2" FIBER BOARD UNDERLAYMENT ON ROOF SHEATHING ON MFR ROOF TRUSS SEE STRUCT.
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CARLISLE SURE-TOUGH BLACK 60 MIL REINFORCED EPDM MEMBRANE STANDARD FULLY ADHERED ROOFING ON 1/2" FIBERBOARD MECHANICALLY FASTENED UNDERLAYMENT
- ROOF DECK ASSEMBLY**  
CONCEALED FASTENER FINISHED DECKING ON 3x REVERSE SLEEPERS ON SLIP STRIP ON CARLISLE SURE-TOUGH BLACK 60 MIL REINFORCED EPDM MEMBRANE STANDARD ROOFING ON 1/2" FIBERBOARD MECHANICALLY FASTENED UNDERLAYMENT ON 6" TO 0" TAPERED HIGH DENSITY INSULATION BOARD ON ROOF SHEATHING ON FLOOR JOISTS - SEE STRUCT.

#### GENERAL NOTES

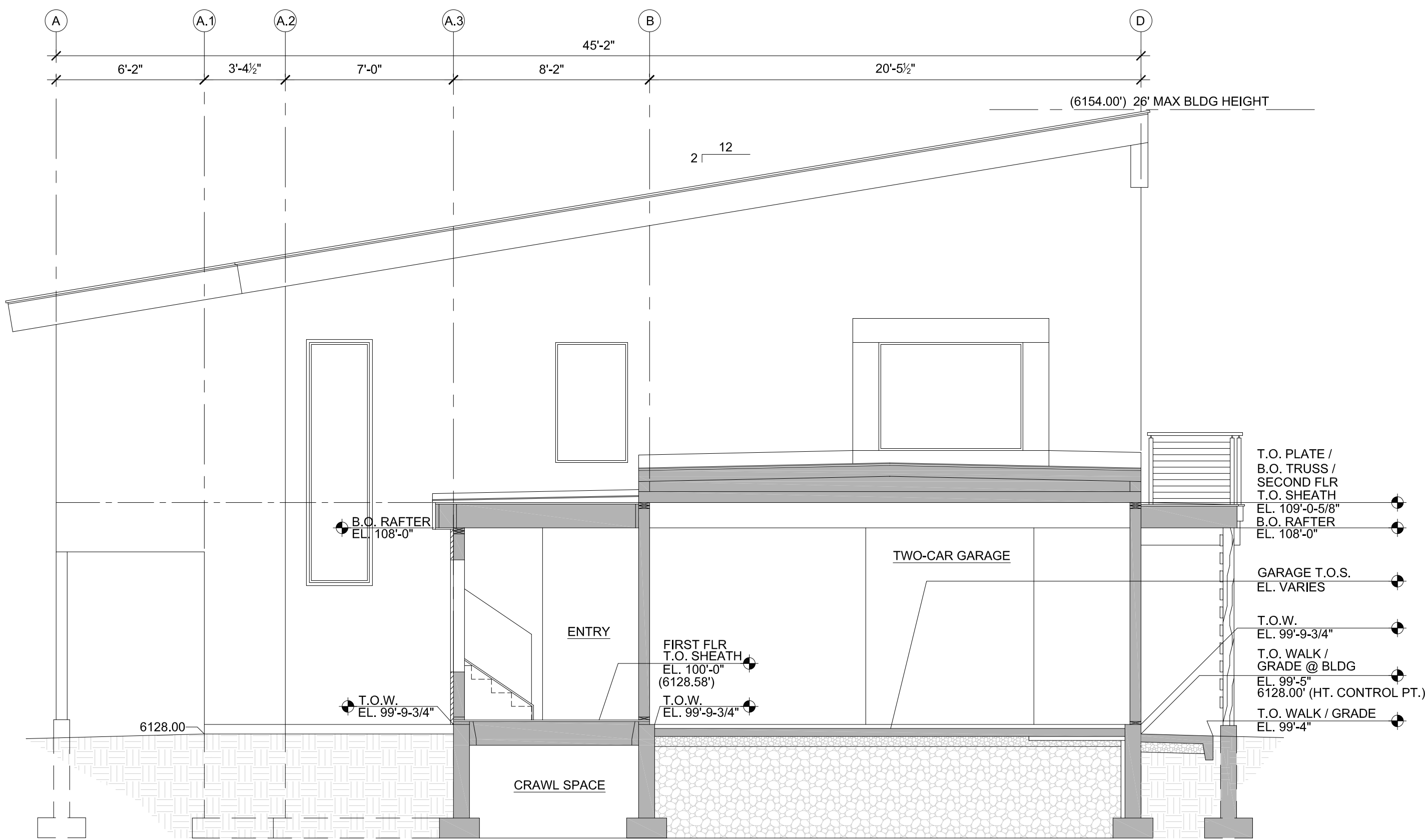
- VERIFY ALL ROOF SLOPES, FLOOR AND WALL PLATE HEIGHTS, TOP OF CONCRETE WALL AND FOOTING HEIGHTS AND LOCATIONS IN FIELD BEFORE CONSTRUCTION.
- FLASHINGS SHALL BE PROVIDED AT ALL REQUIRED LOCATIONS, INCLUDING BUT NOT LIMITED TO, WINDOWS, DOORS, MASONRY INTERSECTING WITH FRAMING, ABOVE PROJECTING TRIM, AND WHERE ROOFS OR DECKS INTERSECT WALLS, ETC.
- SEE SHEET MEP DRAWINGS FOR RADON MITIGATION REQUIRED
- CONTRACTOR TO VERIFY ALL INSULATION REQUIREMENTS W/ LOCAL REGULATIONS
- ALL INTERIOR GYPSUM WALL SURFACES TO RECEIVE LEVEL 4 FINISH WITH ORANGE PEEL "FINE" TEXTURE PROVIDE ONE COAT OF PRIMER AND ONE COAT OF PAINT DEPENDING UPON COLOR SELECTION BY OWNER PAINT TO BE SHERWIN WILLIAMS EMERALD INTERIOR ACRYLIC SATIN FINISH
- ALL INTERIOR CABINETS TO BE MAPLE WITH SHAKER STYLE PROFILE. ALL COUNTER TOPS TO BE 1/2" THICK HI-MACS SOLID SURFACE "SHADOW QUEEN W003". VERIFY WITH OWNER

REVISIONS	
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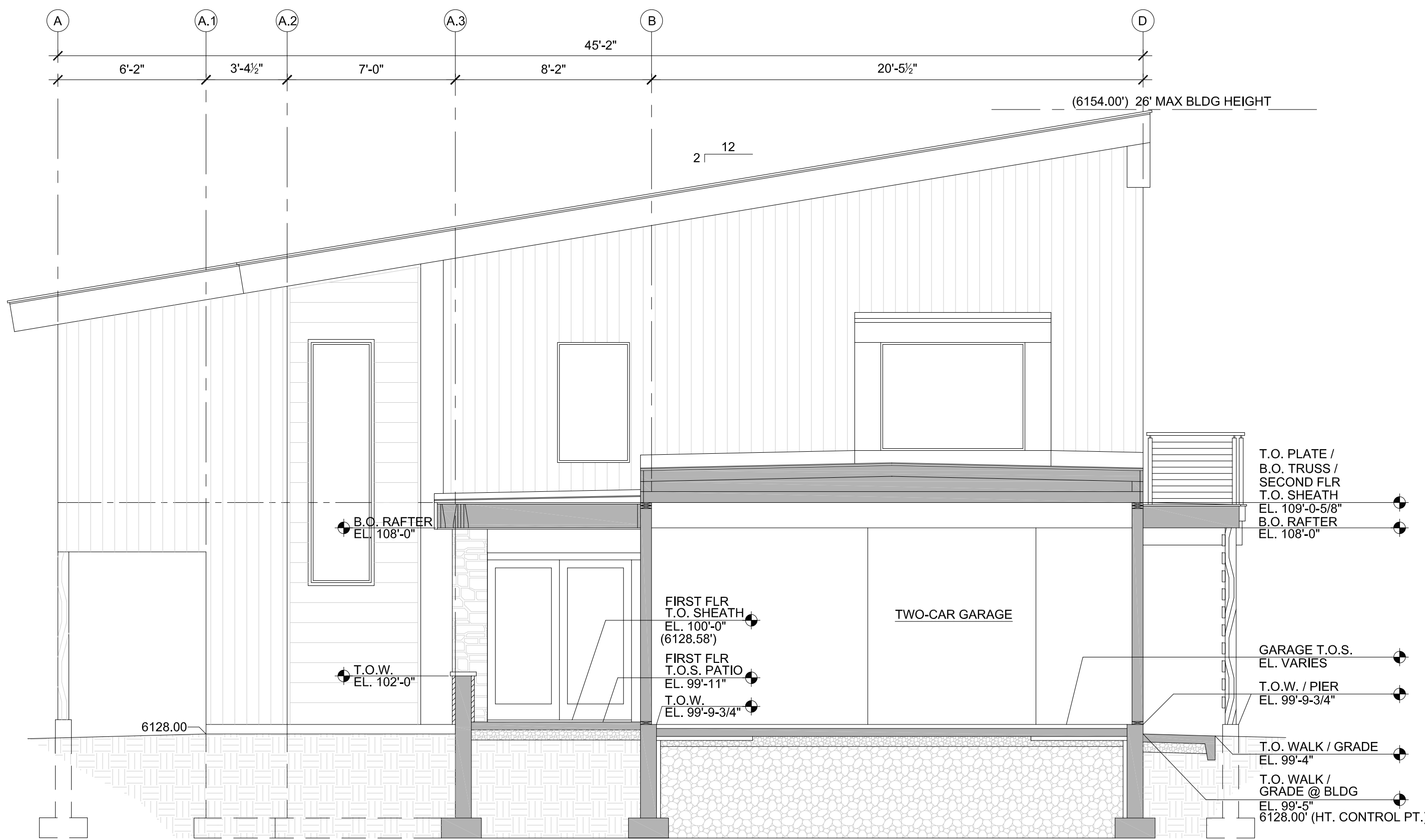
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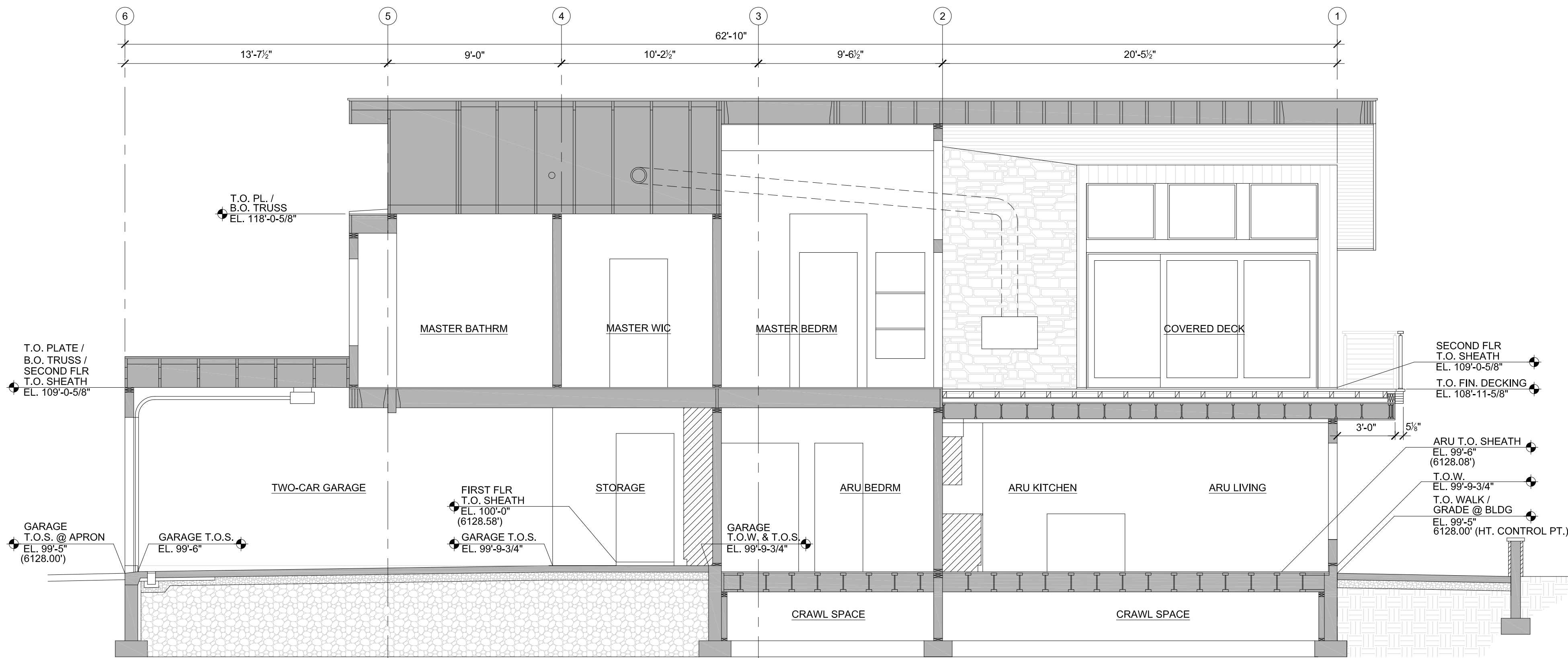




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CARLISLE SURE-TOUGH BLACK 60 MIL REINFORCED EPDM MEMBRANE STANDARD FULLY ADHERED ROOFING ON 1/2" FIBERBOARD MECHANICALLY FASTENED UNDERLAYMENT
- ROOF DECK ASSEMBLY**  
CONCEALED FASTENER FINISHED DECKING ON 3x REVERSE SLEEPERS ON SLIP STRIP ON CARLISLE SURE-TOUGH BLACK 60 MIL REINFORCED EPDM MEMBRANE STANDARD ROOFING ON 1/2" FIBERBOARD MECHANICALLY FASTENED UNDERLAYMENT ON 6" TO 0" TAPERED HIGH DENSITY INSULATION BOARD ON ROOF SHEATHING ON FLOOR JOISTS - SEE STRUCT.

#### GENERAL NOTES

- VERIFY ALL ROOF SLOPES, FLOOR AND WALL PLATE HEIGHTS, TOP OF CONCRETE WALL AND FOOTING HEIGHTS AND LOCATIONS IN FIELD BEFORE CONSTRUCTION.
- FLASHINGS SHALL BE PROVIDED AT ALL REQUIRED LOCATIONS, INCLUDING BUT NOT LIMITED TO, WINDOWS, DOORS, MASONRY INTERSECTING WITH FRAMING, ABOVE PROJECTING TRIM, AND WHERE ROOFS OR DECKS INTERSECT WALLS, ETC.
- SEE SHEET MEP DRAWINGS FOR RADON MITIGATION REQUIRED
- CONTRACTOR TO VERIFY ALL INSULATION REQUIREMENTS W/ LOCAL REGULATIONS
- ALL INTERIOR GYPSUM WALL SURFACES TO RECEIVE LEVEL 4 FINISH WITH ORANGE PEEL "FINE" TEXTURE PROVIDE ONE COAT OF PRIMER AND ONE COAT OF PAINT DEPENDING UPON COLOR SELECTION BY OWNER PAINT TO BE SHERWIN WILLIAMS EMERALD INTERIOR ACRYLIC SATIN FINISH
- ALL INTERIOR CABINETS TO BE MAPLE WITH SHAKER STYLE PROFILE. ALL COUNTER TOPS TO BE 1/2" THICK HI-MACS SOLID SURFACE "SHADOW QUEEN W003". VERIFY WITH OWNER

REVISIONS	
1	HOA REVIEW SET
3.10.21	

date 3.10.21

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