



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: March 23, 2020	REQUESTS:
Item #: P21-065	<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>
Planner: Katelyn Page	
Phone: 733-0440 ext. 1302	
Fax: 734-3563	
Email: kpage@jacksonwy.gov	
Owner: Carol M. Robinson PO Box 4235 Jackson, WY 83001	
Applicant: Harmony Design & Engineering – Jen Zung PO Box 369 Driggs, ID 83422	
Please respond by:	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
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
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: **ROBINSON RESIDENCE**

Physical Address: **885 WHITEHOUSE DRIVE**

Lot, Subdivision: **LOT 94, INDIAN TRAILS ADDTN**

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@harmonysigninc.com**

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: 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.

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.

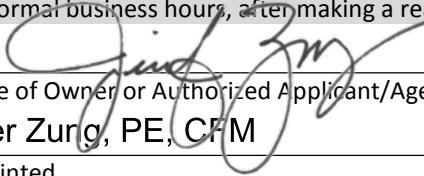
Narrative Project Description. Please attach a short narrative description of the project that addresses:
 Existing property conditions (buildings, uses, natural resources, etc)
 Character and magnitude of proposed physical development or use
 n/a Intended development options or subdivision proposal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

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

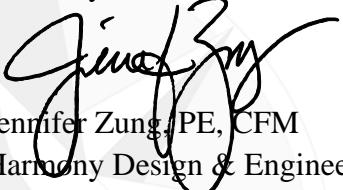
Dear Town of Jackson Planning:

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 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 17th 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.

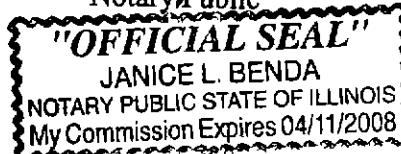
RELEASED	<input checked="" type="checkbox"/>
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input checked="" type="checkbox"/>
SCANNED	<input checked="" type="checkbox"/>

The foregoing Warranty Deed was acknowledged before me this 17th 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:

Julia Carol Robinson Mar 17, 2021
(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)

SOLEDAD HERNANDEZ-CANO - NOTARY PUBLIC

County of
Lincoln

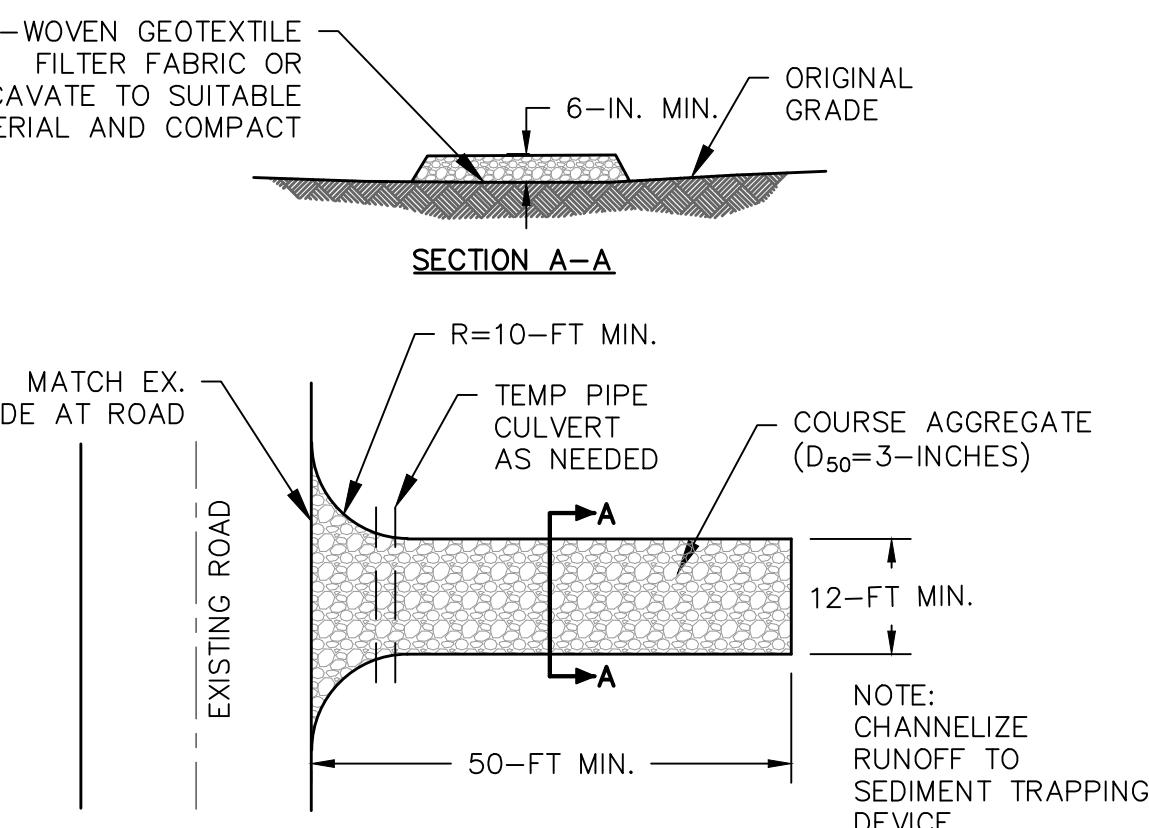


State of
Wyoming

My Commission Expires June 7, 2021

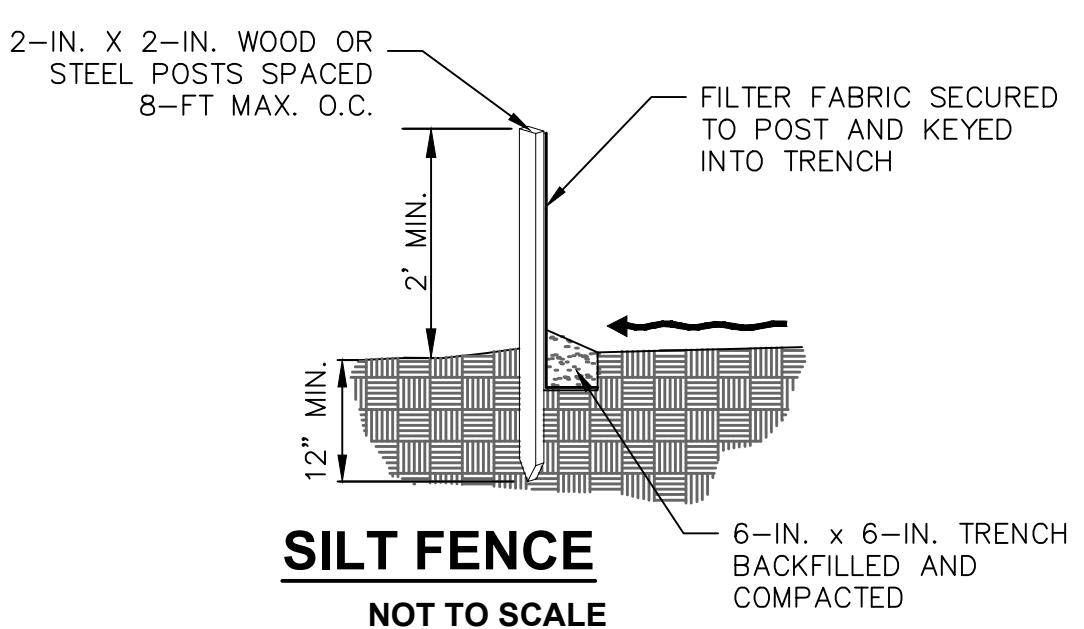
LEGEND

- Existing Property Line
- Existing Easement (As Noted)
- Existing Setback
- 6130 Existing Contour (Major)
- 6127 Existing Contour (Minor)
- Proposed Concrete
- Existing Asphalt Road
- ▼ Proposed Building Entrance
- 30 Proposed Contour (Major) (Add 6100)
- 27 Proposed Contour (Minor) (Add 6100)
- Proposed Drainage Swale
- Proposed Drainage Flow Direction
- 27.92 Proposed Spot Elevation (Add 6100)
- Limit of Disturbance
- SF Silt Fence or Straw Wattles
- T.O.S. Top of Sheath Elevation
- HP High Point Elevation
- LP Low Point Elevation



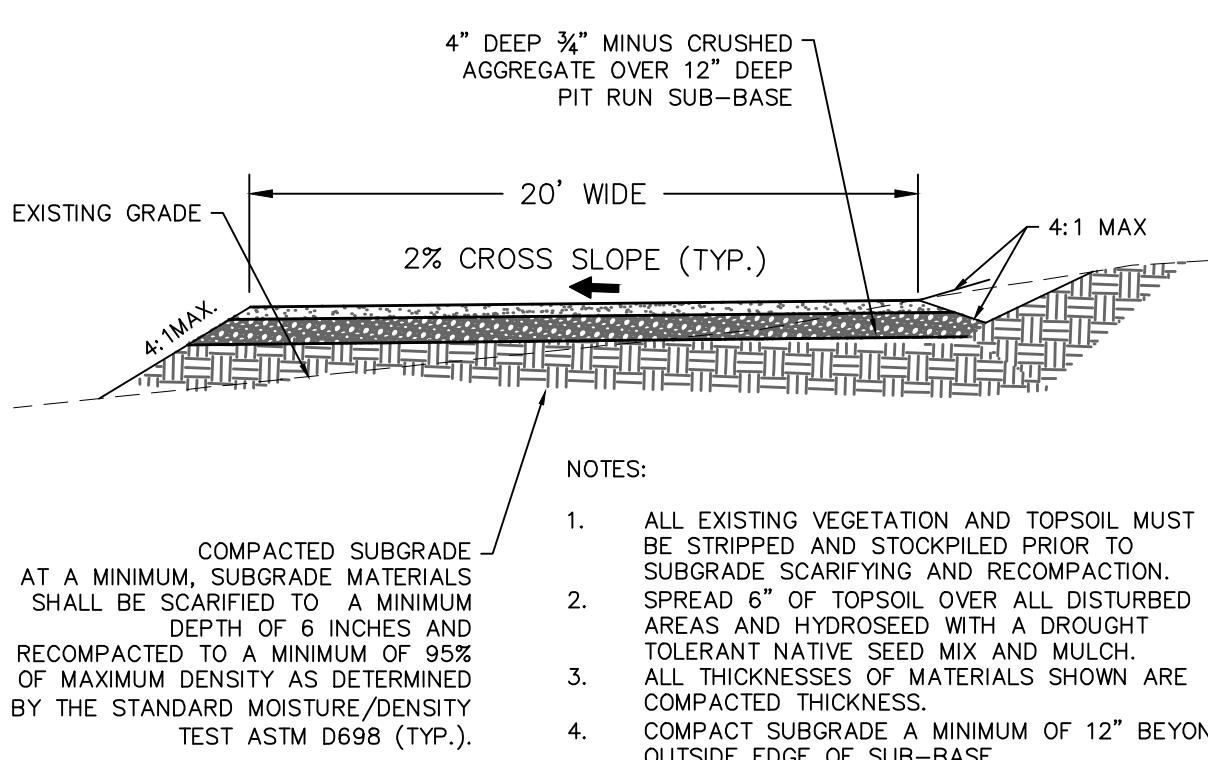
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



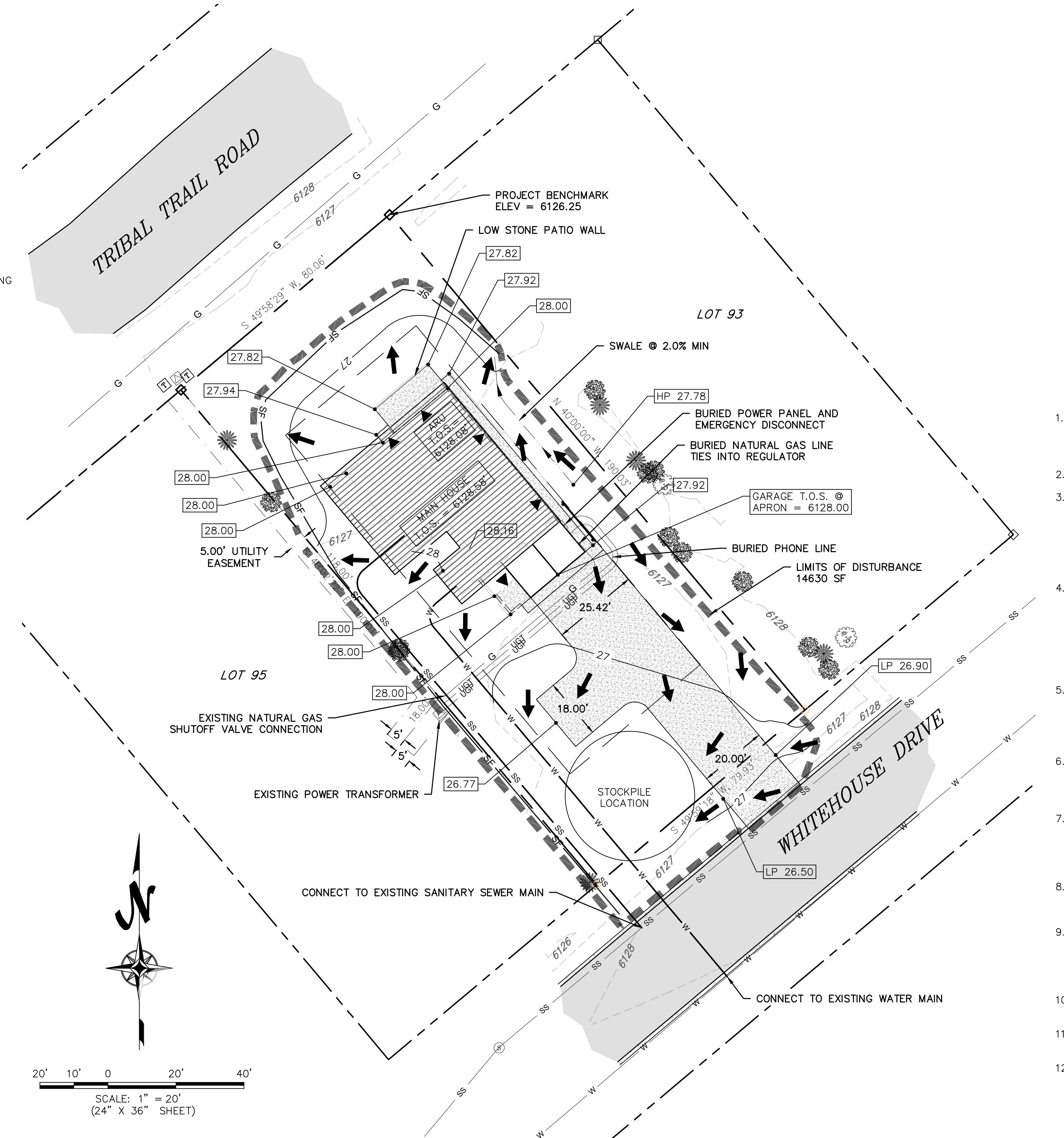
SILT FENCE

NOT TO SCALE



TYPICAL DRIVEWAY CROSS SECTION

NOT TO SCALE



SCALE: 1" = 20'
(24" x 36" SHEET)

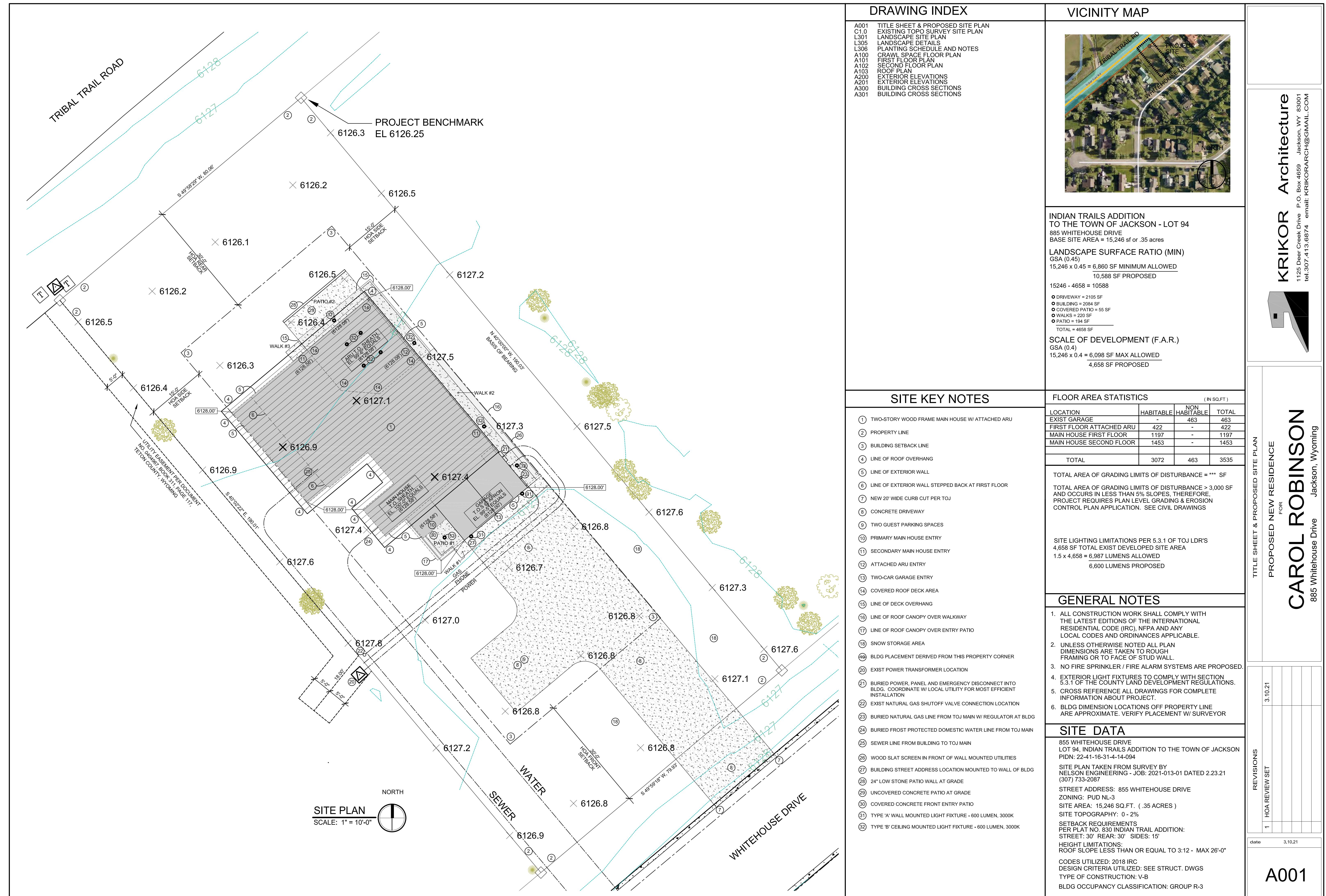
GENERAL NOTES

1. THIS DRAWING IS BASED ON THE SURVEY BY NELSON ENGINEERING, JOB 2021-03-01 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 FIELD 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 SUP-GRADE AND TRENCH BACKFILL SHALL BE COMPAKTED 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 RECOMPACTATION.
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.

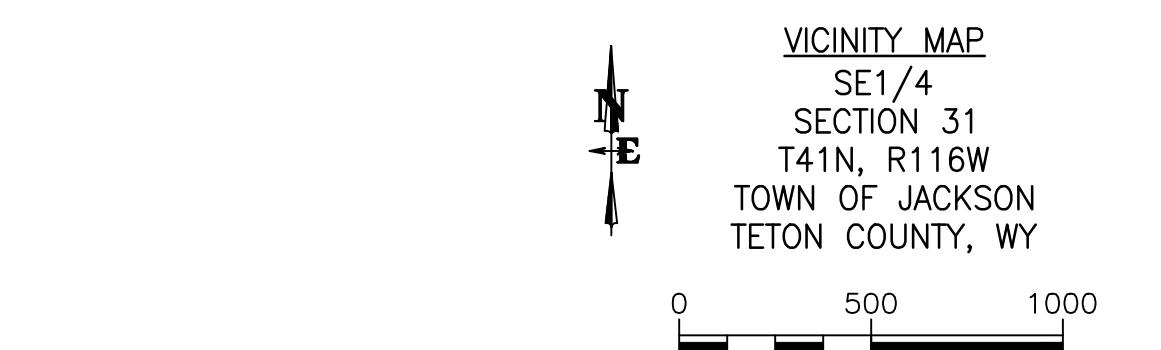
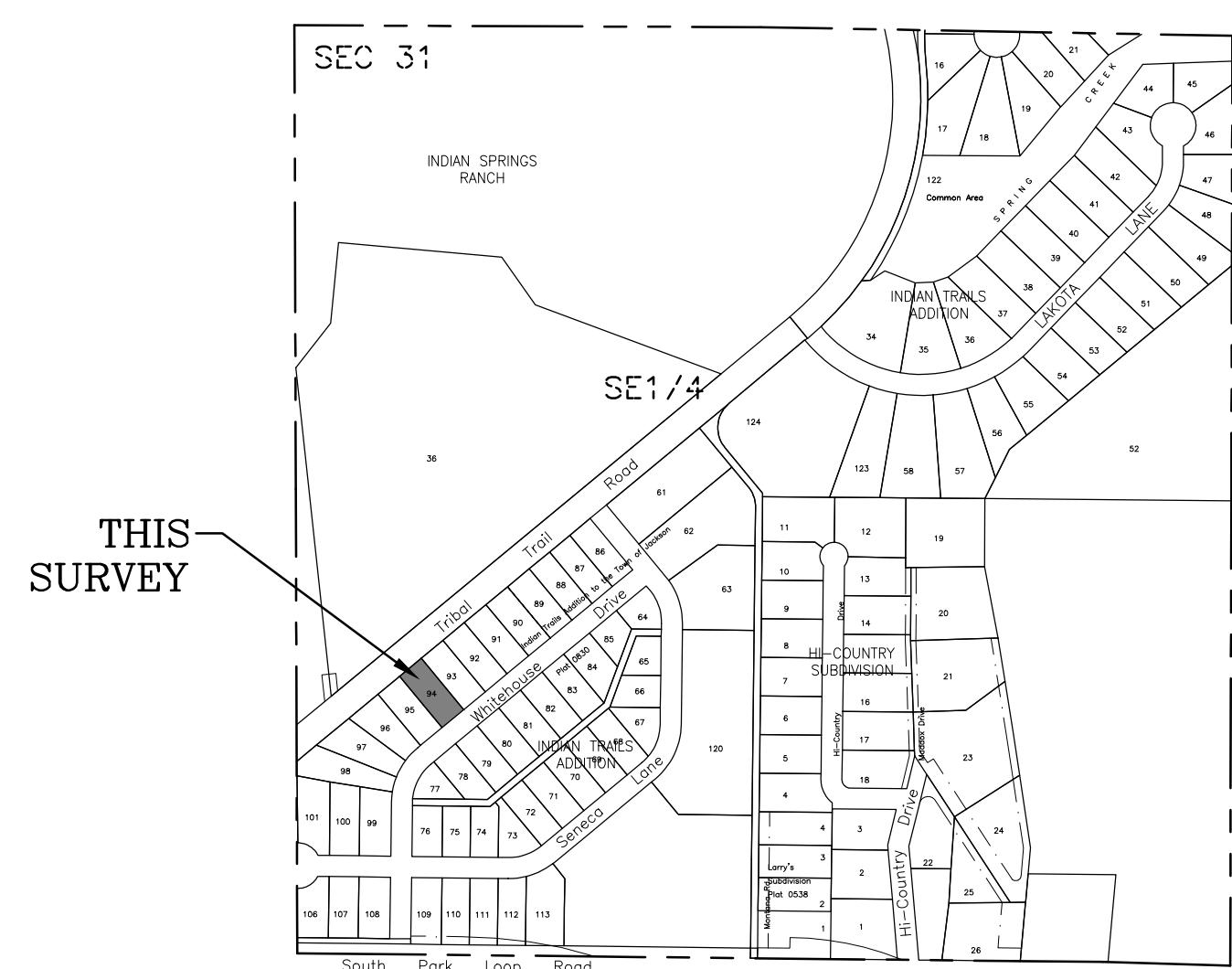
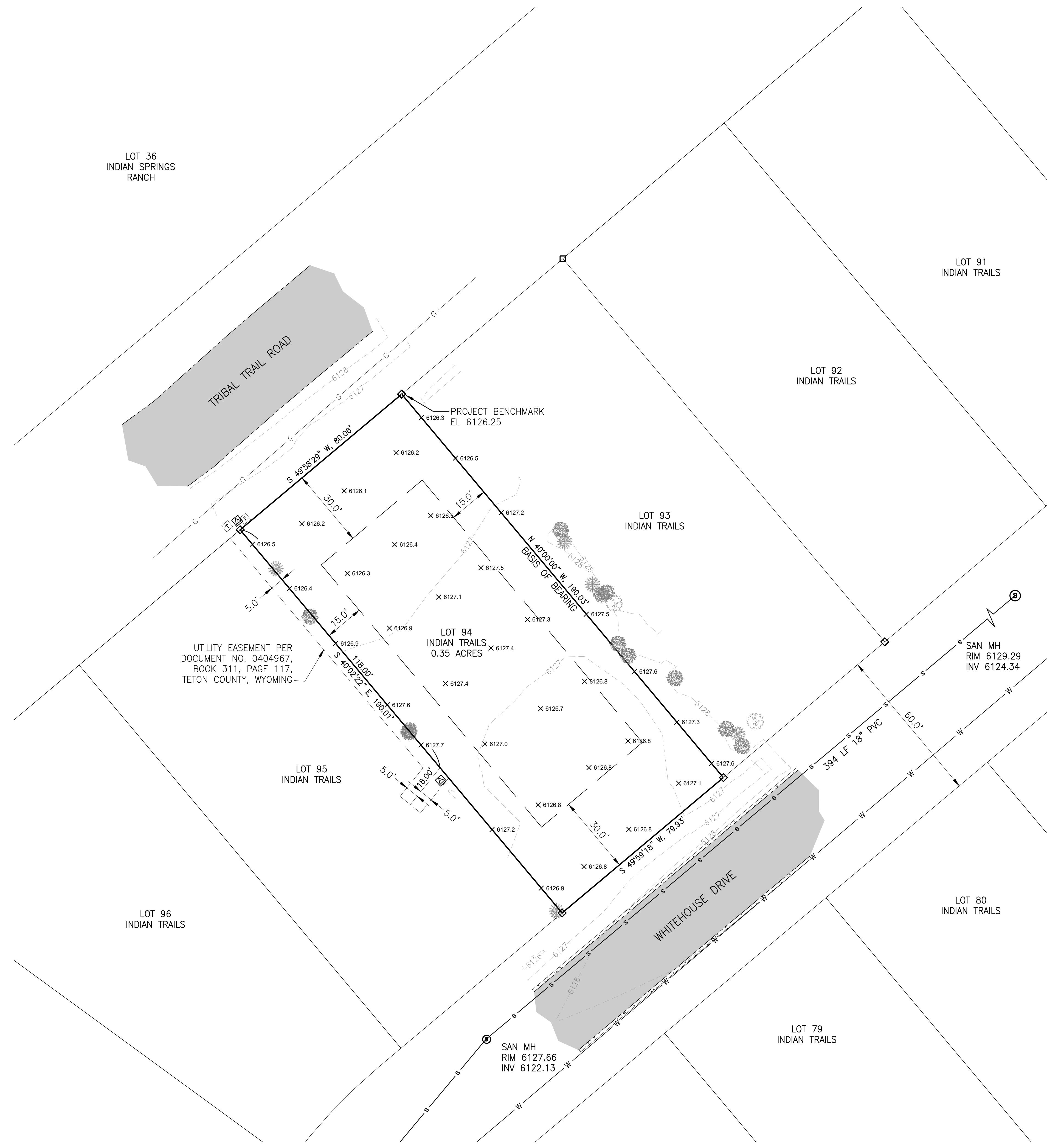
ROBINSON RESIDENCE 885 WHITEHOUSE DRIVE

GRADING AND EROSION CONTROL PLAN (GEC)

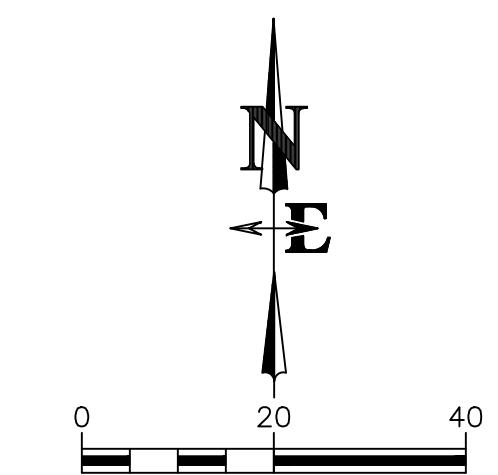
PROJECT NAME: C1.1
SHEET #: GEC



A001



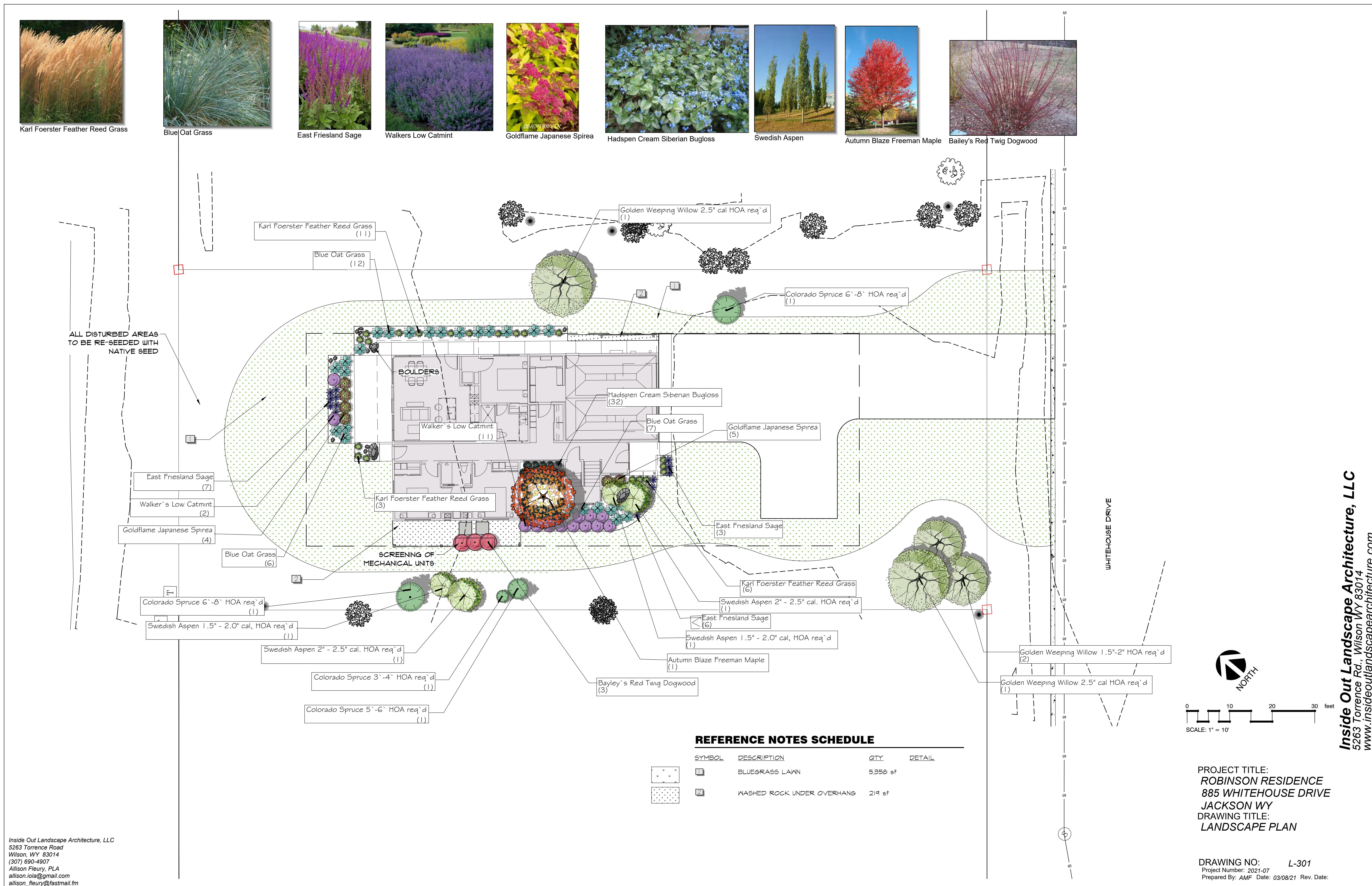
LEGEND	
= PROPERTY LINE	
= LOT LINE	
= SETBACK LINE	
= EASEMENT LINE	
= EDGE OF CONCRETE	
= EDGE OF PAVEMENT	
= WATER LINE PER TOJ GIS	
= SANITARY SEWER LINE	
= UNDERGROUND GAS LINE (APPROXIMATE)	
= PAVEMENT AREA	
= CONCRETE	
= ELECTRIC TRANSFORMER	
= SANITARY SEWER MANHOLE	
= TELEPHONE PEDESTAL	
Ⓐ = REBAR WITH CAP PLS #3831	
Ⓑ = REBAR WITH NO CAP	
□ = SPOT ELEVATION	
● = ASPEN TREE	
▲ = CONIFER TREE	
○ = DECIDUOUS TREE	

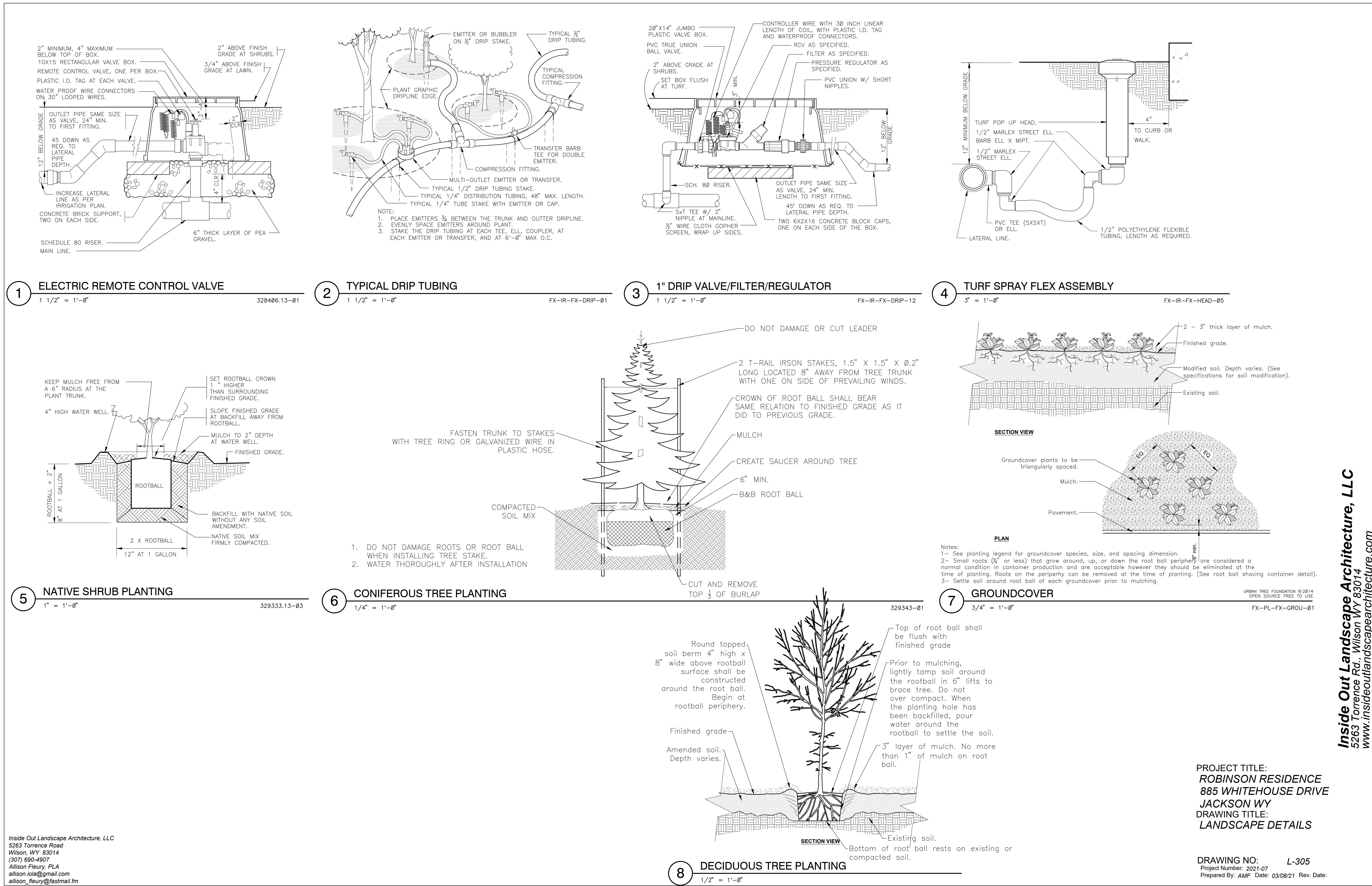


DRAWING NO	JOB TITLE	DRAWING TITLE	DATE	REV.
1	CAROL ROBINSON	EXISTING SITE PLAN	2-22-21	2-23-21
		885 WHITEHOUSE DRIVE		
		LOT 94, INDIAN TRAILS		
21-013-01				

**NELSON
ENGINEERING**

P.O. BOX 1589, JACKSON WYOMING (307) 733-2087



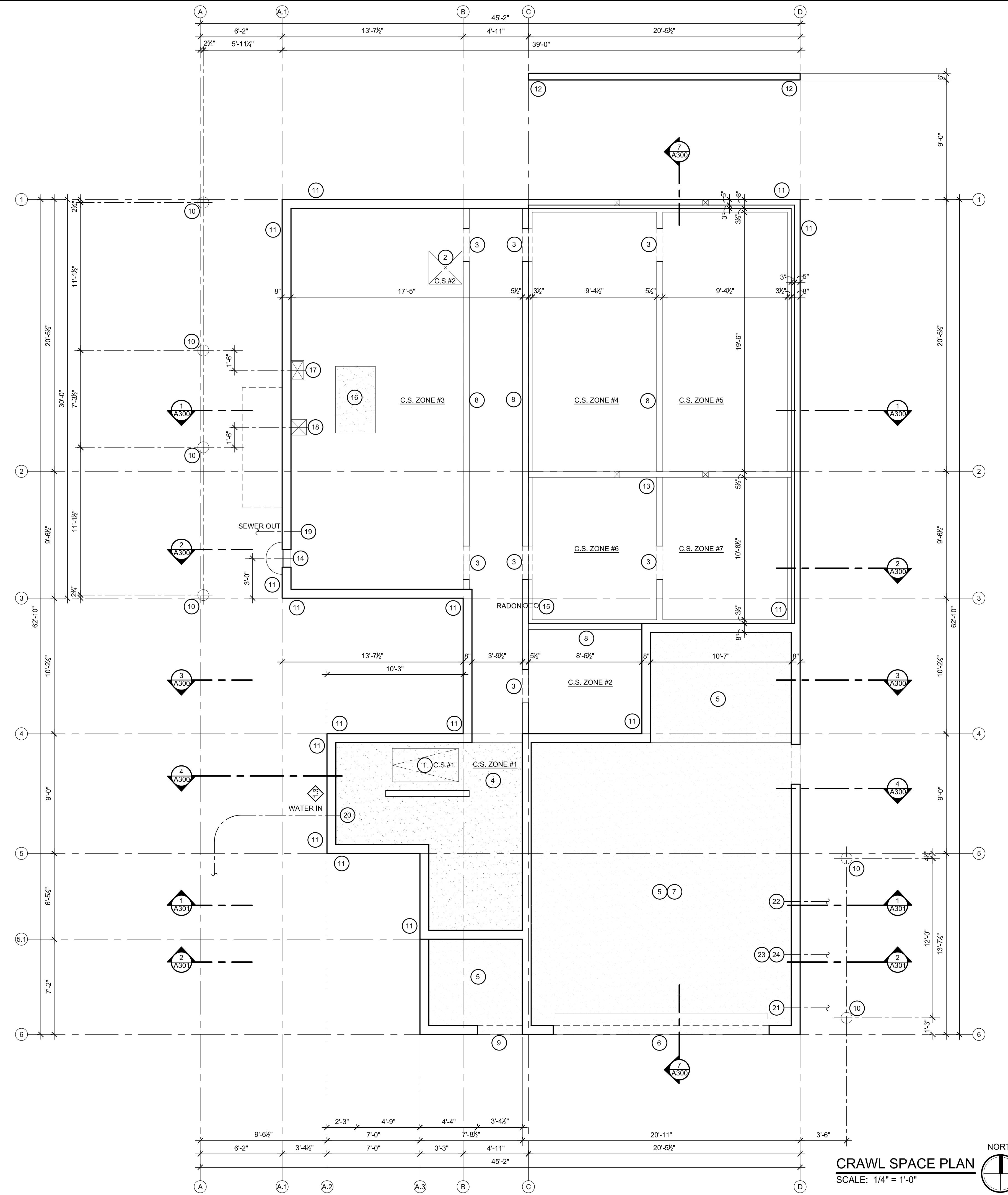


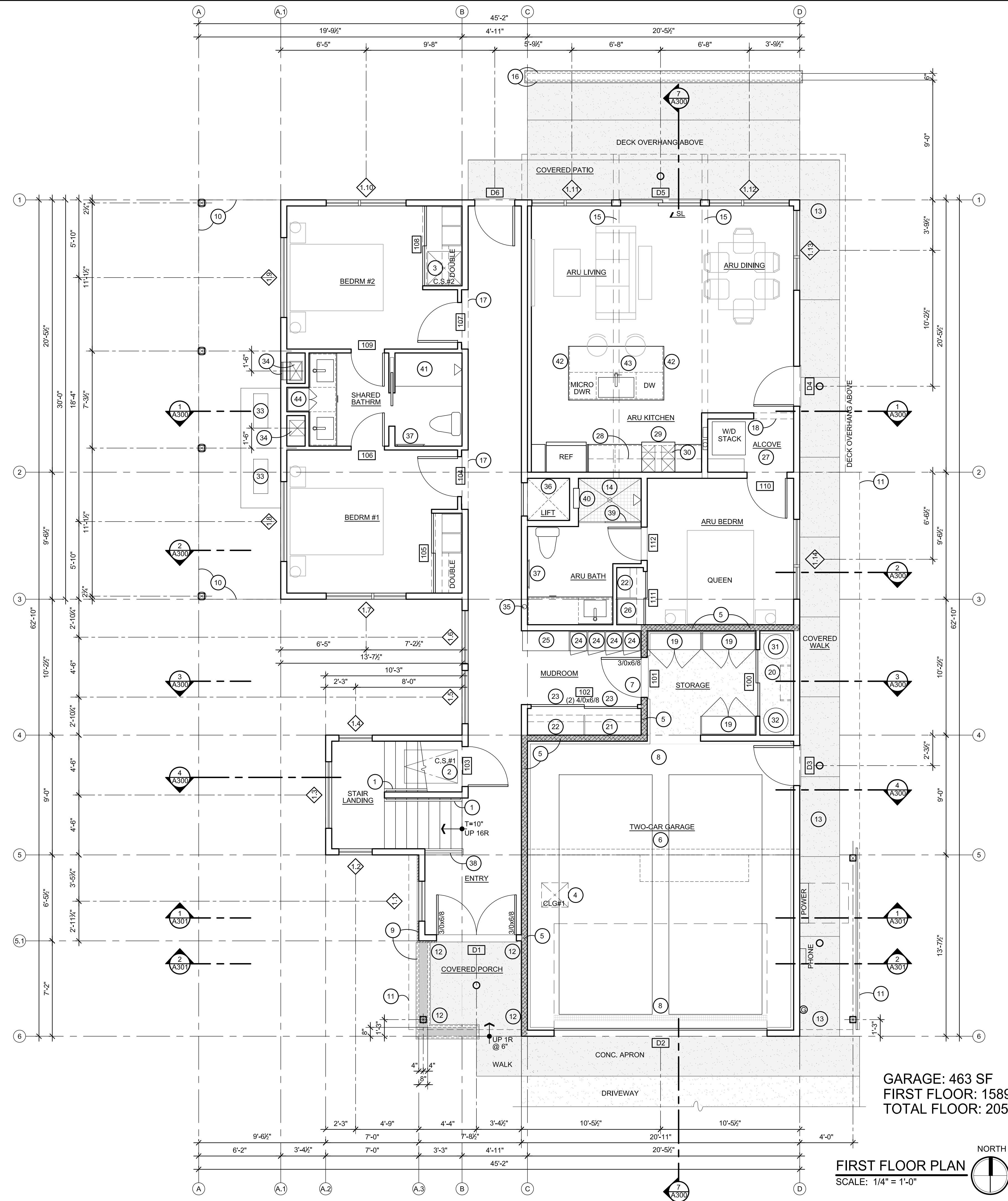
PLANT SCHEDULE

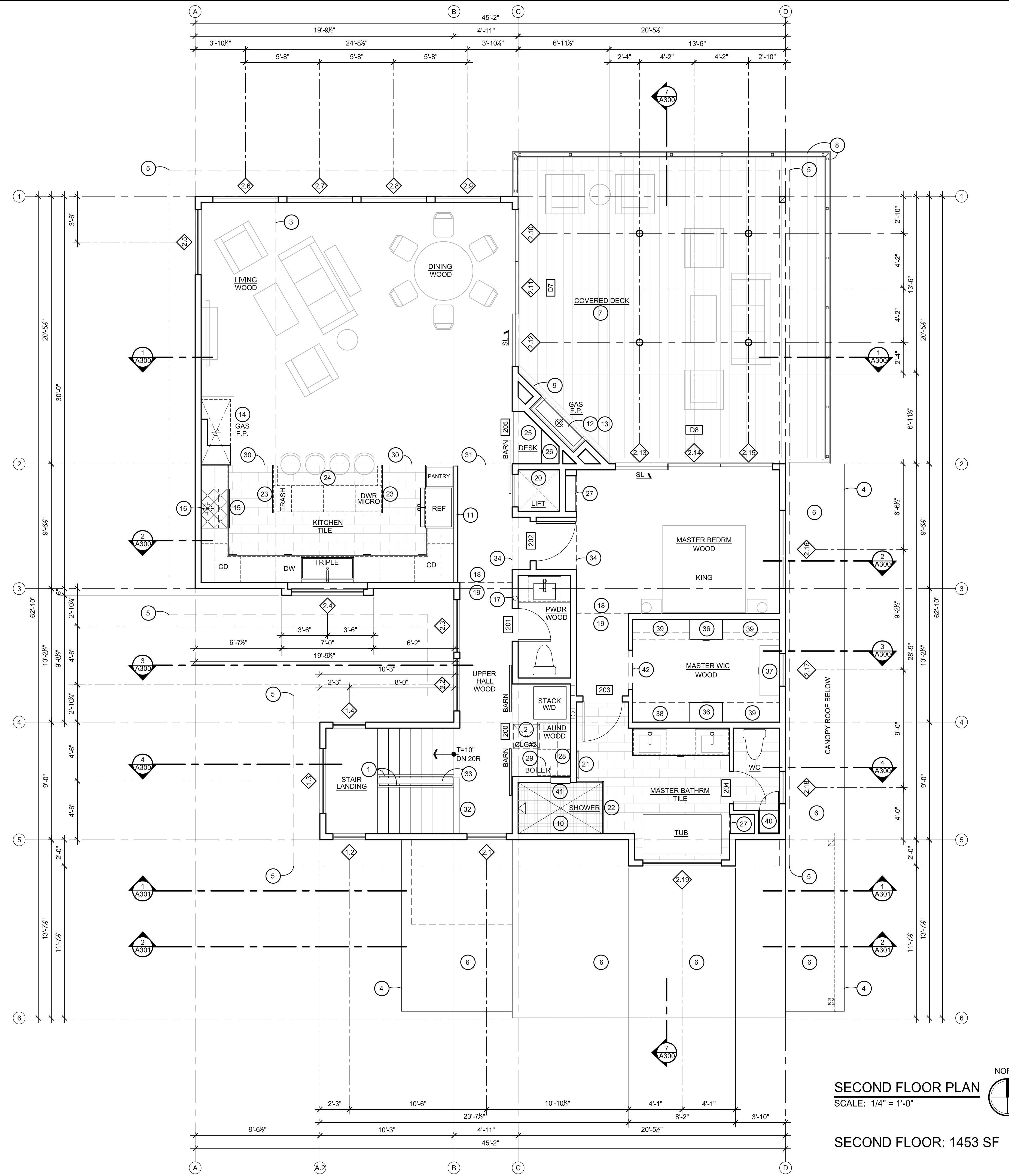
TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	<i>Acer x freemanii 'Jeffersred' TM</i>	Autumn Blaze Freeman Maple	B & B	3"Cal		1
	<i>Picea pungens</i>	Colorado Spruce 3'-4' HOA req'd	B & B		3'-4'	1
	<i>Picea pungens</i>	Colorado Spruce 5'-6' HOA req'd	B & B		5'-6'	1
	<i>Picea pungens</i>	Colorado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

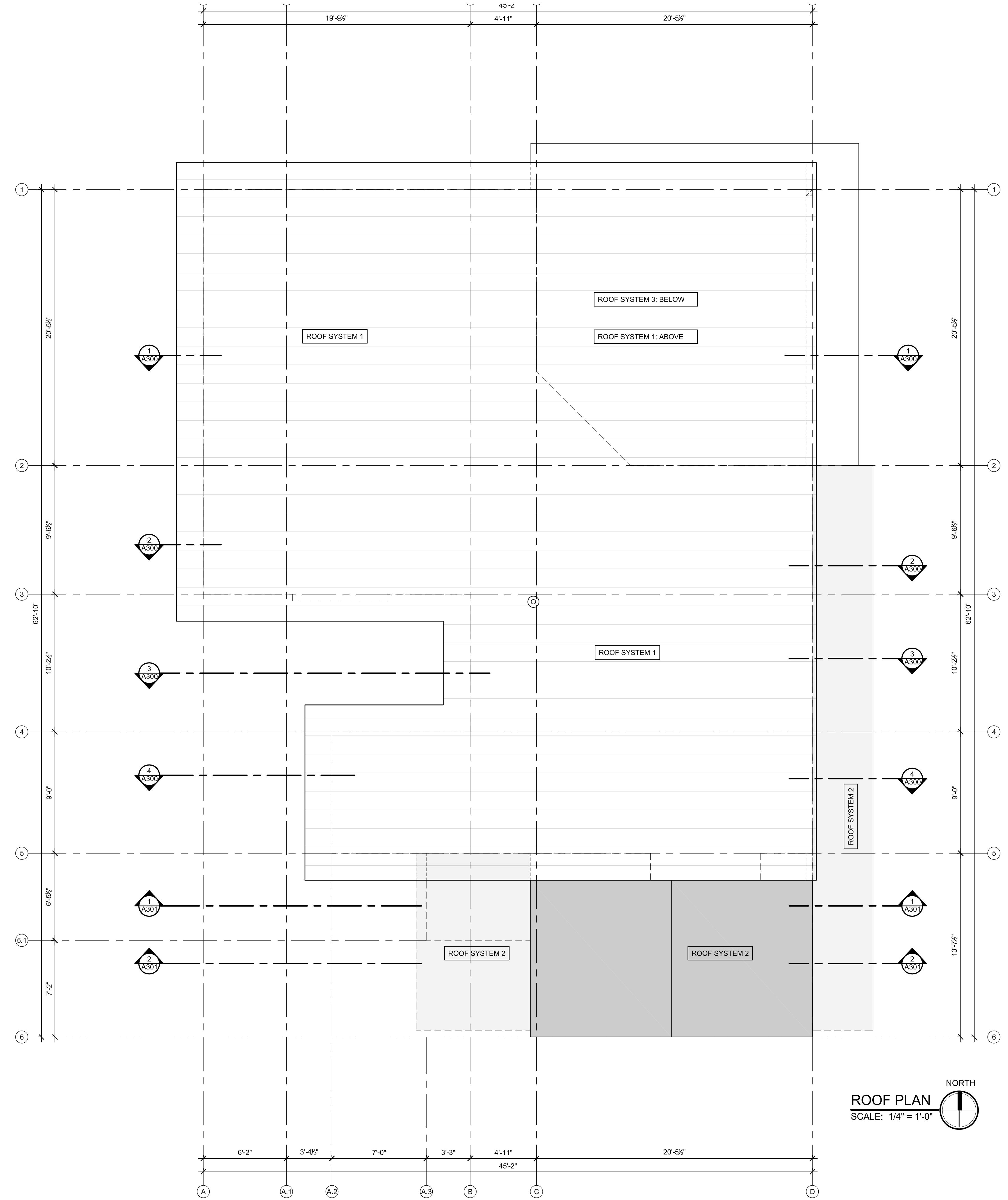
PLANTING AND IRRIGATION NOTES

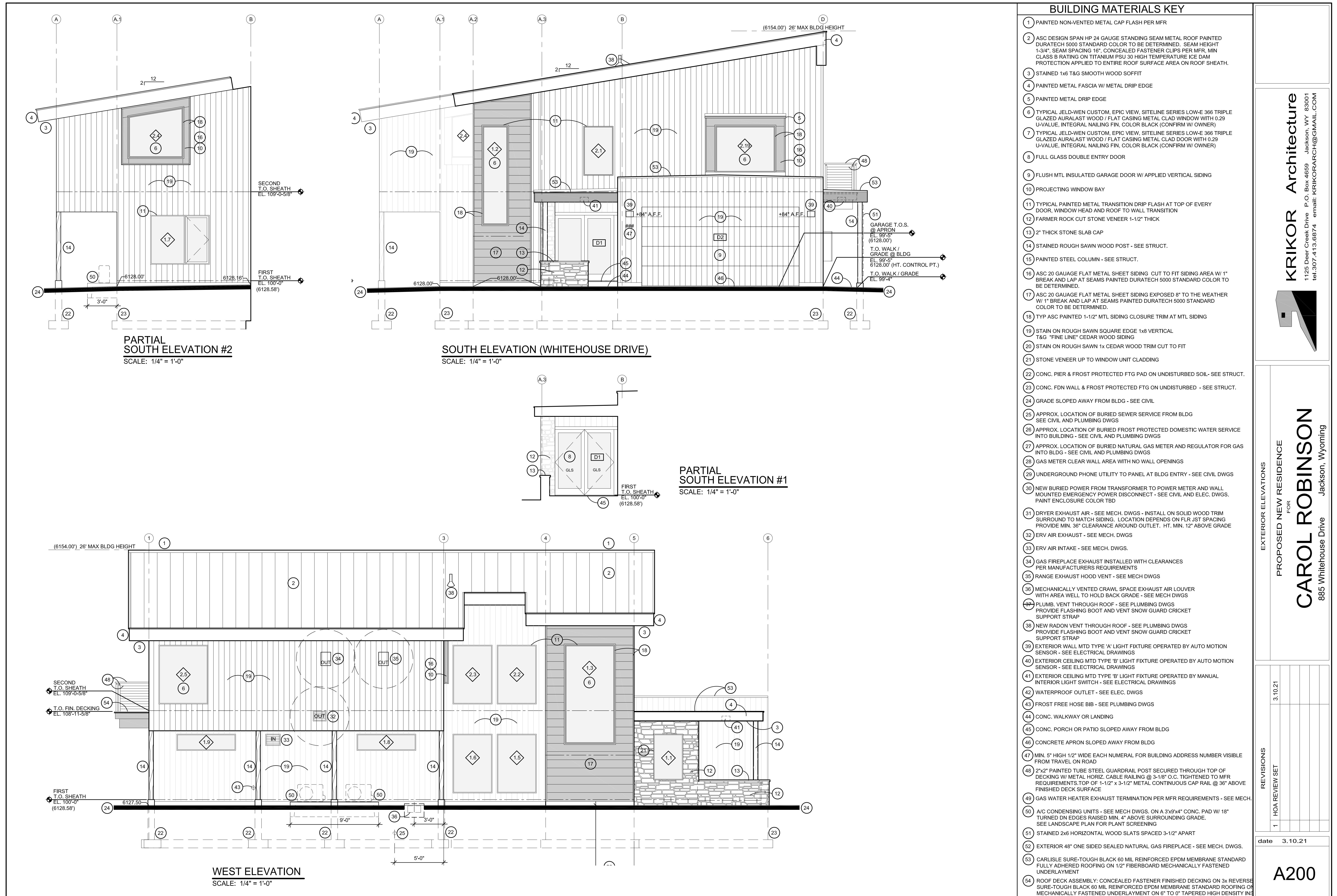
1. Verify locations and timing of site improvements installed by others. If any part of the work cannot be completed due to site conditions, contact the landscape architect for direction before proceeding.
2. Excavation near underground utilities shall be with care and if necessary, by hand. The contractor 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 $1 \frac{1}{2}$ " 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 1G-1G-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 Bed 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.

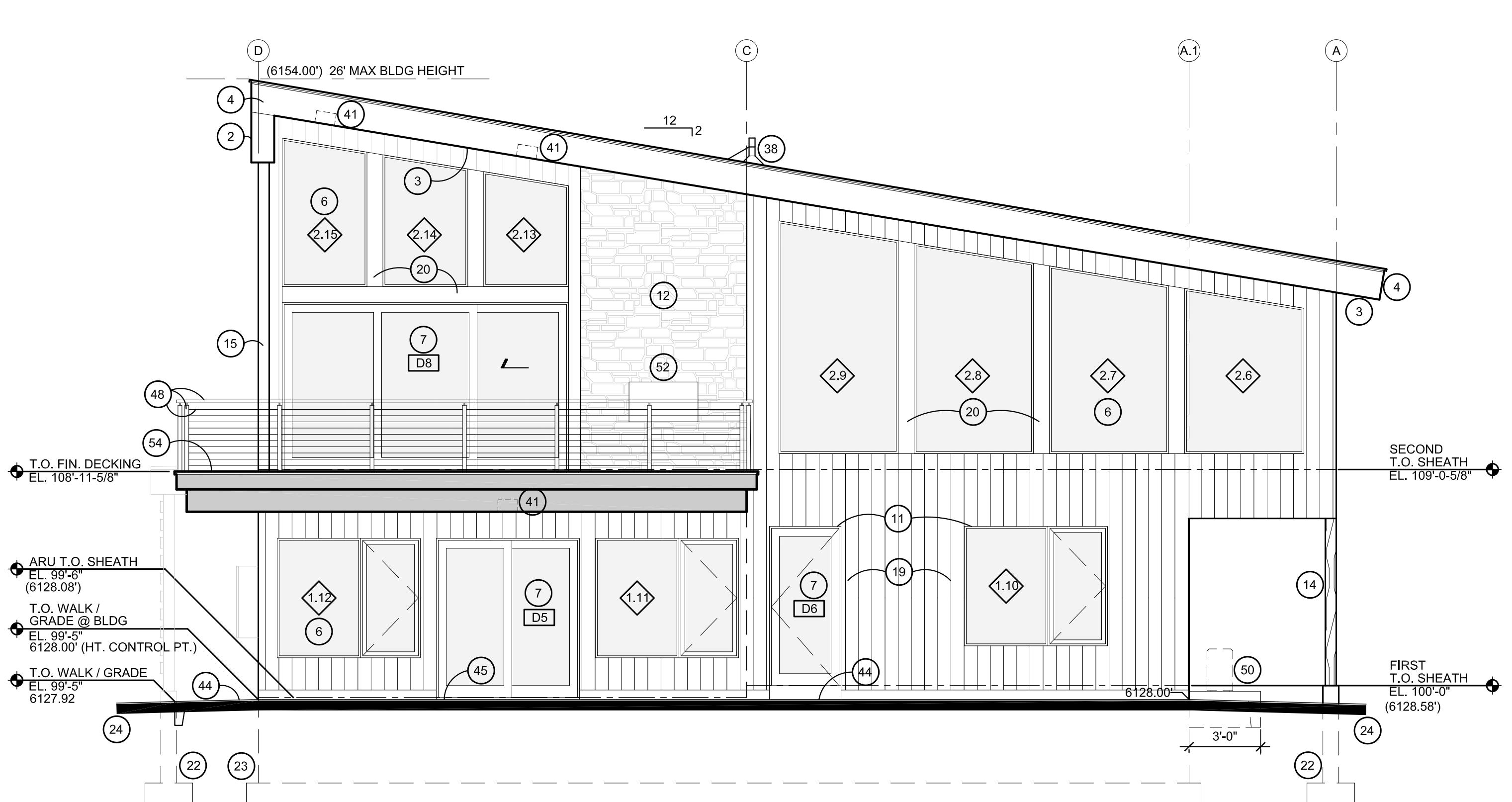




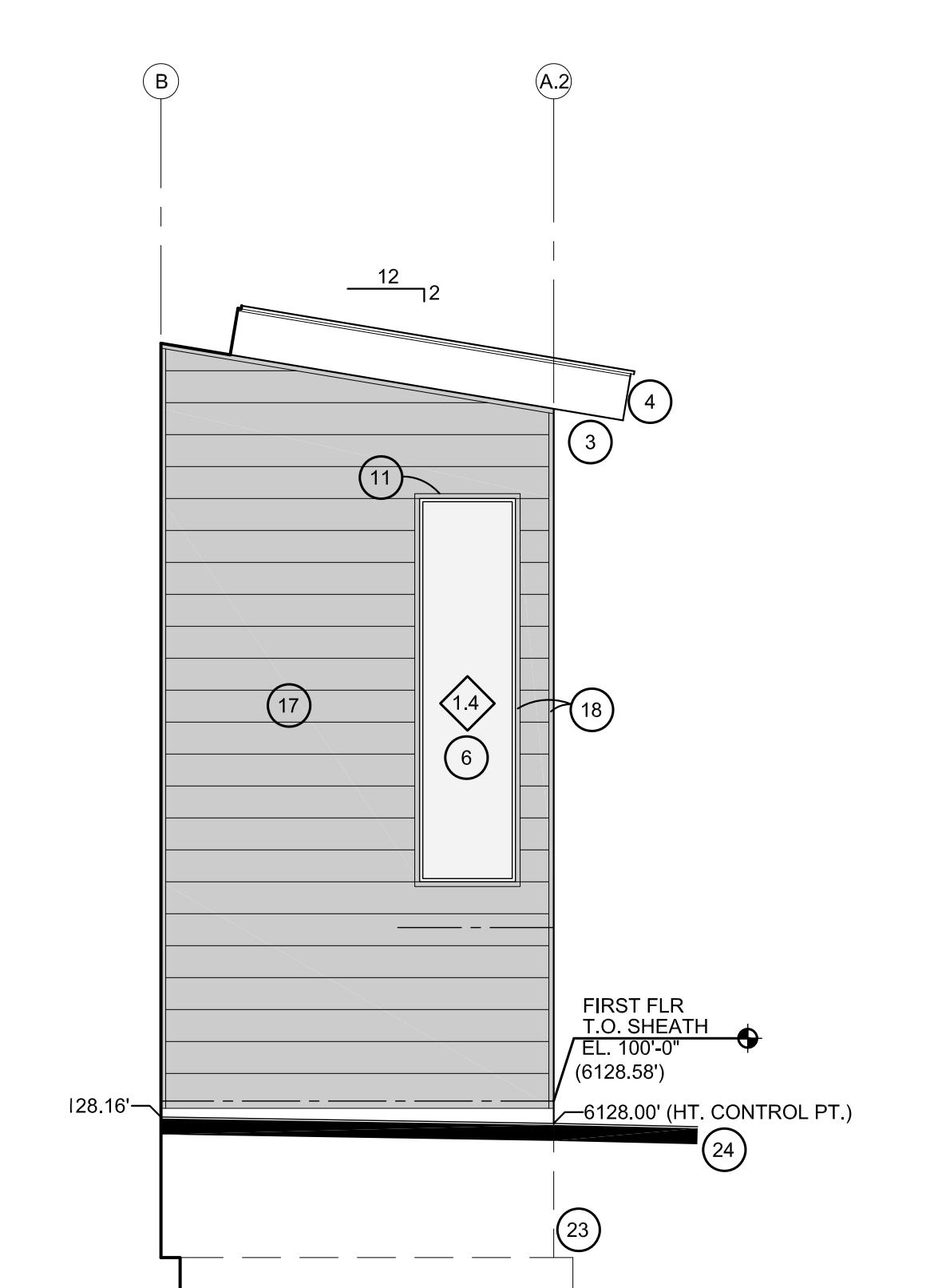




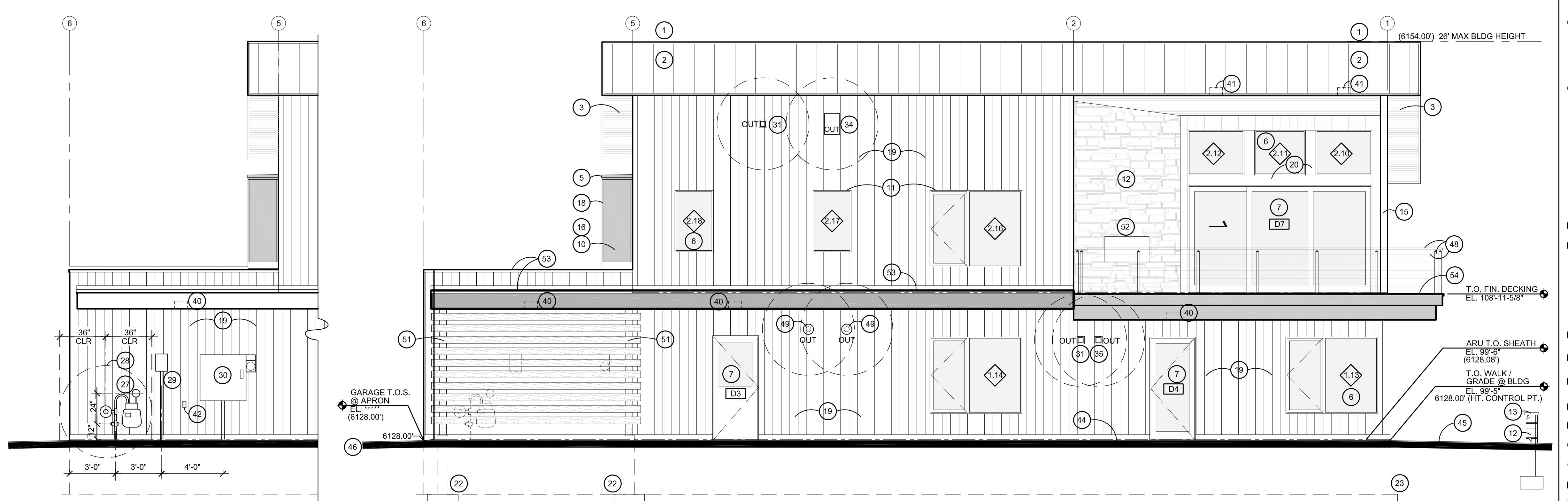




NORTH ELEVATION (TRIBAL TRAIL)
SCALE: 1/4" = 1'-0"



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 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
- 32 ERV AIR EXHAUST - SEE MECH. DWGS
- 33 ERV AIR INTAKE - SEE MECH. DWGS.
- 34 GAS FIREPLACE EXHAUST INSTALLED WITH CLEARANCES PER MANUFACTURERS REQUIREMENTS
- 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
- 41 EXTERIOR CEILING MTD TYPE 'B' LIGHT FIXTURE OPERATED BY MANUAL INTERIOR LIGHT SWITCH - SEE ELECTRICAL DRAWINGS
- 42 WATERPROOF OUTLET - SEE ELEC. DWGS
- 43 FROST FREE HOSE BIB - SEE PLUMBING DWGS
- 44 CONC. WALKWAY OR LANDING
- 45 CONC. PORCH OR PATIO SLOPED AWAY FROM BLDG
- 46 CONCRETE APRON SLOPED AWAY FROM BLDG
- 47 MIN. 5" HIGH 1/2" WIDE EACH NUMERAL FOR BUILDING ADDRESS NUMBER VISIBLE FROM TRAVEL ON ROAD
- 48 2"x2" PAINTED TUBE 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
- 49 GAS WATER HEATER EXHAUST TERMINATION PER MFR REQUIREMENTS - SEE MECH.
- 50 A/C CONDENSING UNITS - SEE MECH. DWGS. ON A 3'x9'x4" CONC. PAD W/ 18" TURNED ON EDGES RAISED MIN. 4" ABOVE SURROUNDING GRADE. SEE LANDSCAPE PLAN FOR PLANT SCREENING
- 51 STAINED 2x6 HORIZONTAL WOOD SLATS SPACED 3-1/2" APART
- 52 EXTERIOR 48" ONE SIDED SEALED NATURAL GAS FIREPLACE - SEE MECH. DWGS.
- 53 CARLISLE SURE-TOUGH BLACK 60 MIL REINFORCED EPDM MEMBRANE STANDARD FULLY ADHERED ROOFING ON 1/2" FIBERBOARD MECHANICALLY FASTENED UNDERLAYMENT
- 54 ROOF DECK ASSEMBLY: CONCEALED FASTENER FINISHED DECKING ON 3x REVERSE SURE-TOUGH BLACK 60 MIL REINFORCED EPDM MEMBRANE STANDARD ROOFING ON MECHANICALLY FASTENED UNDERLAYMENT ON 6" TO 10" TAPERED HIGH DENSITY INSULATION

EXTERIOR ELEVATIONS FOR PROPOSED NEW RESIDENCE

CAROL ROBINSON
885 Whitehouse Drive Jackson, Wyoming

REVISIONS

1 HOA REVIEW SET	3.10.21
------------------	---------

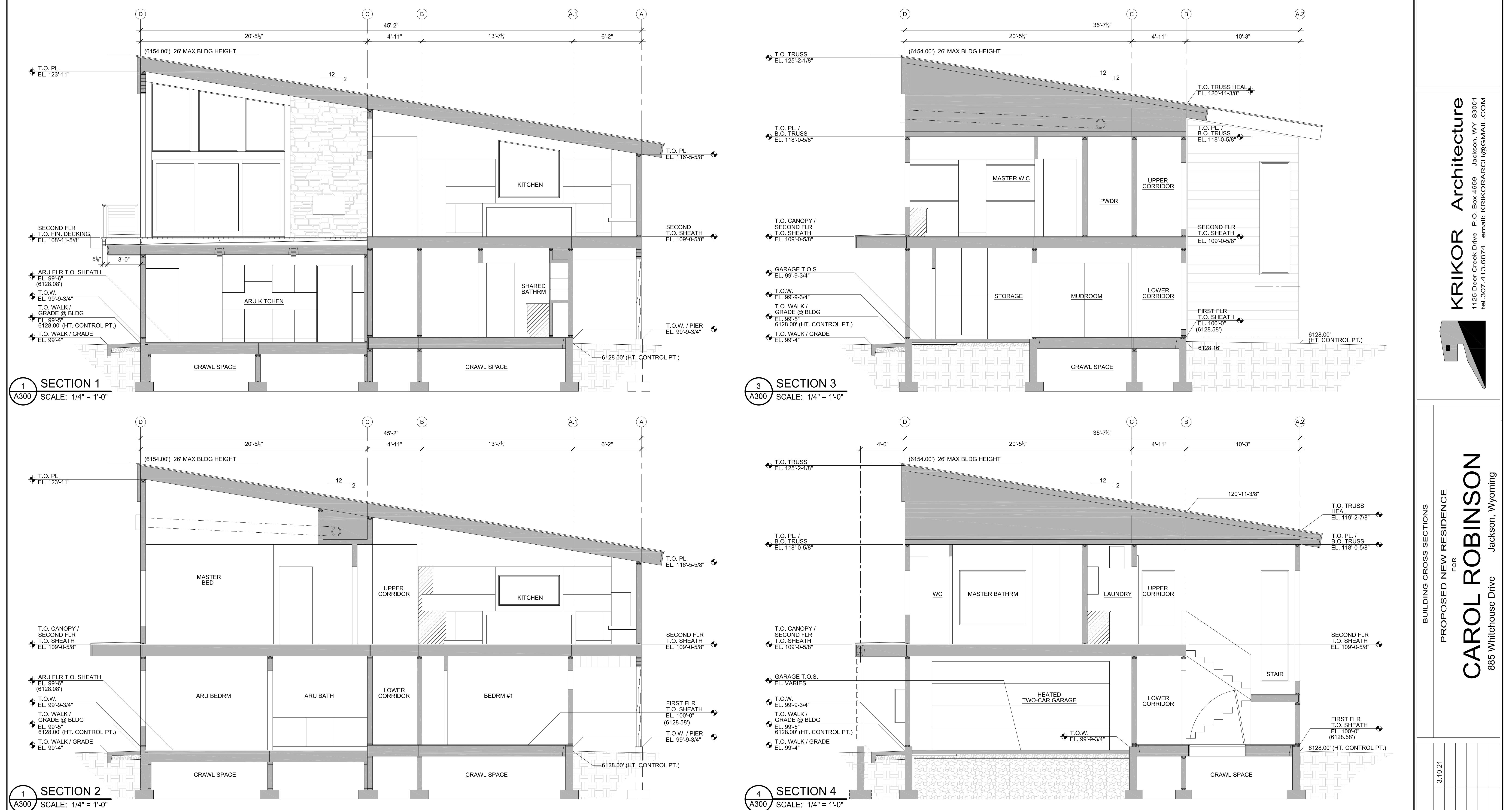
date 3.10.21

A201

BUILDING CROSS SECTIONS

FOR

PROPOSED NEW RESIDENCE



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 EXTERIOR PERIMETER. INSULATION TO HAVE FIRE HAZARD CLASSIFICATION RATING AS SPECIFIED ON FOUNDATION DETAIL.
- FOUNDATION WALL ASSEMBLY #3
CONC. WALL SEE STRUCT. DWGS FOR WALL SIZE AND REINFORCING REQUIREMENTS.
- CONCRETE FLOOR ASSEMBLY
CONC. SLAB (SEE STRUCT. DWGS) OVER 5" GRAVEL BASE W/ R-11 RIGID INSULATION BOARD 48" HORIZ. UNDER SLAB AND 36" DOWN INTERIOR FACE OF CONC. WALL.
- CRAWL SPACE FLOOR ASSEMBLY
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.

- CRAWL SPACE FLOOR / CEILING ASSEMBLY
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.
- FLOOR / CEILING ASSEMBLY
FINISHED FLOORING OVER T&G SUBFLOOR ON SUBFLOOR ADHESIVE ON ENGINEERED FLOOR JOISTS (SEE STRUCT.). PROVIDE R-38 FIBERGLASS UNFACED BATT ACOUSTIC INSULATION IN FLOOR JOIST CAVITY. INSTALL RC-2 ACOUSTIC CHANNEL PERP. TO FLR JOISTS AND (2) LAYERS OF 5/8" TYPE-X GYPSUM AT UNDERSIDE OF FLOOR JOIST.
- FLOOR / CEILING - FIRE / ACOUSTIC ASSEMBLY @ UNHEATED GARAGE
FINISHED FLOORING OVER T&G SUBFLOOR ON SUBFLOOR ADHESIVE ON ENGINEERED FLOOR JOISTS (SEE STRUCT.). PROVIDE R-38 CLOSED CELL URETHANE FOAM INSULATION WITH INTEGRAL VAPOR BARRIER IN FLOOR CAVITY APPLIED TO UNDERSIDE OF FLOOR SHEATHING. THEN APPLY R-11 UNFACED FIBERGLASS ACOUSTIC BATT BELOW FOAM. INSTALL RC-2 ACOUSTIC CHANNEL PERP. TO FLR JOISTS AND (2) LAYERS OF 5/8" TYPE-X GYPSUM AT UNDERSIDE OF FLOOR JOIST. INSTALL GYPSUM, FASTEN, TAPE AND TEXTURE AS 1-HOUR FIRE RATED ASSEMBLY.
- FIRE / ACOUSTIC WALL ASSEMBLY @ UNHEATED GARAGE
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.

- EXTERIOR WALL ASSEMBLY #2-5
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-X GYPSUM BOARD ON INTERIOR WALL.
- ROOF ASSEMBLY #1
PAINTED CONCEALED FASTENER STANDING SEAM METAL ROOF ON SYNTHETIC ROOF UNDERLAYMENT OVER ENTIRE AREA OVER ROOF SHEATH. ON RAFTERS OR ENGINEERED MFR ROOF TRUSS (SEE STRUCT.). INSTALL R-49 BLOWN FIBERGLASS INSULATION W/ VAPOR BARRIER TO WARM SIDE W/ 2x4 FURRING PERP. TO BOTTOM OF TRUSS (TO ALLOW FOR FIRE SPRINKLER LINES) W/ 5/8" TYPE-X GYPSUM BOARD INTERIOR. ROOF VENTILATION FROM OVERHANGS UP OUT CONT. RIDGE VENT.
- ROOF ASSEMBLY #2
FULLY ADHERED EPDM ON 1/2" FIBER BOARD UNDERLAYMENT ON ROOF SHEATHING ON MFR ROOF TRUSS SEE STRUCT.
- ROOF ASSEMBLY #3
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

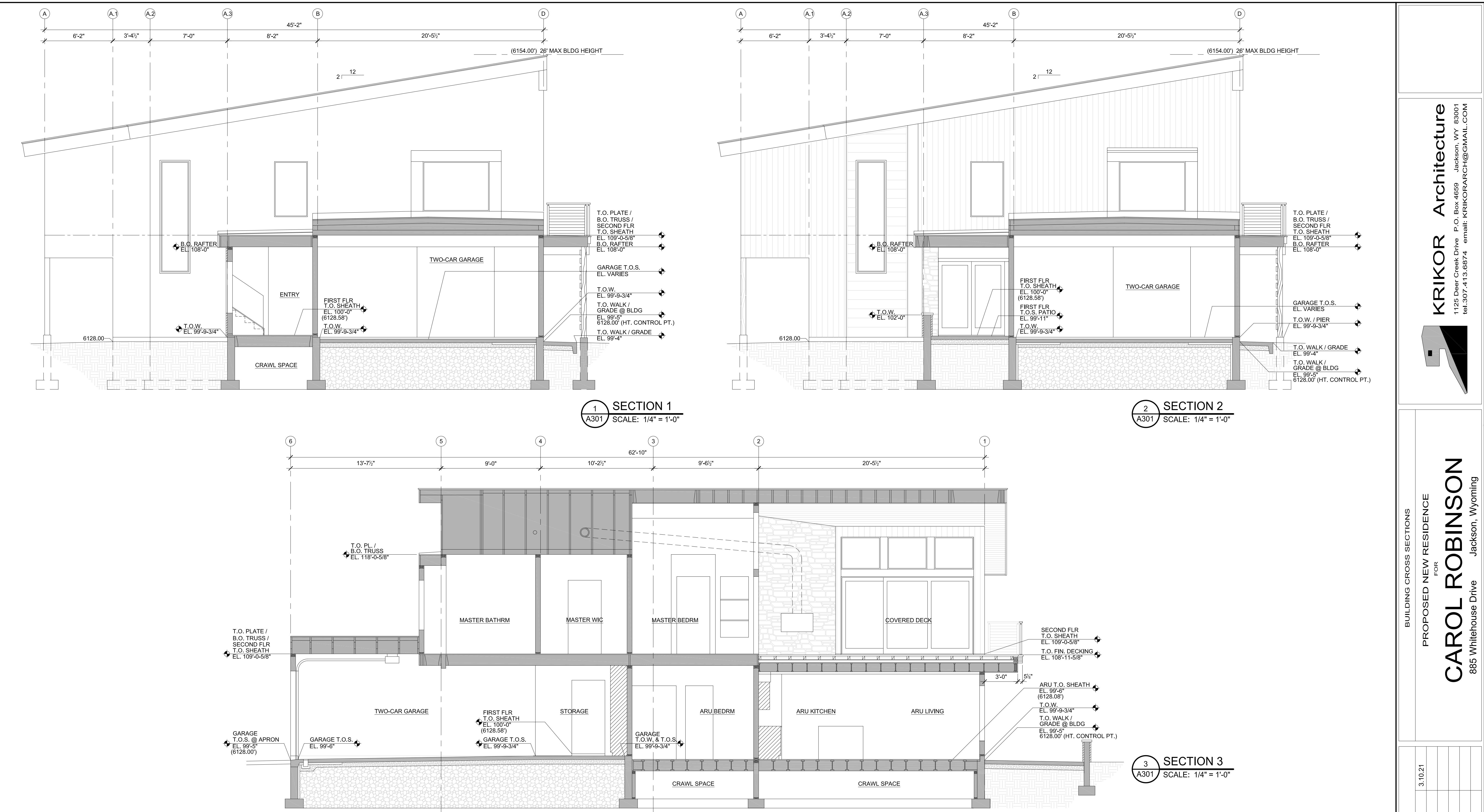
REVISIONS

1 HOA REVIEW SET

3.10.21

date 3.10.21

A300



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.
- FOUNDATION WALL ASSEMBLY #3 CONC. WALL SEE STRUCT. DWGS FOR WALL SIZE AND REINFORCING REQUIREMENTS.
- CONCRETE FLOOR ASSEMBLY CONC. SLAB (SEE STRUCT. DWGS) OVER 5" GRAVEL BASE W/ R-11 RIGID INSULATION BOARD 48" HORIZ. UNDER SLAB AND 36" DOWN INTERIOR FACE OF CONC. WALL.
- CRAWL SPACE FLOOR ASSEMBLY 6 MIL VISOQUEEN 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.
- CRAWL SPACE FLOOR / CEILING ASSEMBLY 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.
- FLOOR / CEILING ASSEMBLY FINISHED FLOORING OVER T&G SUBFLOOR ON SUBFLOOR ADHESIVE ON ENGINEERED FLOOR JOISTS (SEE STRUCT.). PROVIDE R-38 FIBERGLASS UNFACED BATT ACOUSTIC INSULATION IN FLOOR JOIST CAVITY. INSTALL RC-2 ACOUSTIC CHANNEL PERP. TO FLR JOISTS AND (2) LAYERS OF 5/8" TYPE-X GYPSUM AT UNDERSIDE OF FLOOR JOIST.
- FLOOR / CEILING - FIRE / ACOUSTIC ASSEMBLY #1 @ UNHEATED GARAGE FINISHED FLOORING OVER T&G SUBFLOOR ON SUBFLOOR ADHESIVE ON ENGINEERED FLOOR JOISTS (SEE STRUCT.). PROVIDE R-38 CLOSED CELL URETHANE FOAM INSULATION WITH INTEGRAL VAPOR BARRIER IN FLOOR CAVITY APPLIED TO UNDERSIDE OF FLOOR SHEATHING. THEN APPLY R-11 UNFACED FIBERGLASS ACOUSTIC BATT BELOW FOAM. INSTALL RC-2 ACOUSTIC CHANNEL PERP. TO FLR JOISTS AND (2) LAYERS OF 5/8" TYPE-X GYPSUM AT UNDERSIDE OF FLOOR JOIST. INSTALL GYPSUM, FASTEN, TAPE AND TEXTURE AS 1-HOUR FIRE RATED ASSEMBLY.
- FIRE / ACOUSTIC WALL ASSEMBLY #2 @ UNHEATED GARAGE 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.

- EXTERIOR WALL ASSEMBLY #25 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 REMAING STUD CAVITY. INSTALL 5/8" TYPE-X GYPSUM BOARD ON INTERIOR WALL.
- ROOF ASSEMBLY #1 PAINTED CONCEALED FASTENER STANDING SEAM METAL ROOF ON SYNTHETIC ROOF UNDERLAYMENT OVER ENTIRE AREA OVER ROOF SHEATH. ON RAFTERS OR ENGINEERED MFR ROOF TRUSS (SEE STRUCT.). INSTALL R-49 BLOWN FIBERGLASS INSULATION W/ VAPOR BARRIER TO WARM SIDE W/ 2x4 FURRING PERP. TO BOTTOM OF TRUSS (TO ALLOW FOR FIRE SPRINKLER LINES) W/ 5/8" TYPE-X GYPSUM BOARD INTERIOR. ROOF VENTILATION FROM OVERHANGS UP OUT CONT. RIDGE VENT.
- ROOF ASSEMBLY #2 FULLY ADHERED EPDM ON 1/2" FIBER BOARD UNDERLAYMENT ON ROOF SHEATHING ON MFR ROOF TRUSS SEE STRUCT.
- ROOF ASSEMBLY #3 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	HOA REVIEW SET
1	3.10.21

date 3.10.21
A301

CAROL ROBINSON
885 Whitehouse Drive Jackson, Wyoming

BUILDING CROSS SECTIONS FOR PROPOSED NEW RESIDENCE

KRIKOR Architecture
1125 Deer Creek Drive P.O. Box 4859 Jackson, WY 83001
tel. 307-413-6874 email: KRIKORARCH@GMAIL.COM