



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
- Joint Housing Dept

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 22, 2022

Item #: P22-061

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: tvalentine@jacksonwy.gov

Owner

Teton Youth & Family Services
PO Box 2631
Jackson, WY 83001

Applicant

Dubbe Moulder Architects
PO Box 9227
Jackson, WY 83002

REQUESTS:

The applicant is submitting a request for a Basic Use Permit for expansion of existing use for the properties located at 510 & 530 S Cache St., legally known as LOTS 7 & 8 BLK 6 MEADOWLAND PIDN: 22-41-16-34-2-38-006

For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.

Please respond by: **April 4, 2022 (Sufficiency)**
April 12, 2022 (with Comments)

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



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

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

PROJECT.

Name/Description: Teton Youth & Family Services - Van Vleck House & Hirschfield Center
Physical Address: 520 (510*) & 530 S. Cache St. *510 is current address of VanVelck House but 520 listed on GIS
Lot, Subdivision: Lots 7-8, BLK. 6 Meadowland Addition PIDN: 22-41-16-34-2-38-006

PROPERTY OWNER.

Name: Teton Youth & Family Services, Inc. Phone: 307-733-6440
Mailing Address: PO Box 2631, Jackson, WY ZIP: 83001
E-mail: Sarah Cavallaro, scavallaro@tyfs.org; Martina Hansen, mhansen@tyfs.org

APPLICANT/AGENT.

Name: Dubbe Moulder Architects (DMA) Phone: 307-733-9551
Mailing Address: PO Box 9227, Jackson, WY ZIP: 83002
E-mail: mking@dubbe-moulder.com; bweisbeck@dubbe-moulder.com; chris@dubbe-moulder.com

DESIGNATED PRIMARY CONTACT.

Property Owner Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson.com/200/Planning

Use Permit	Physical Development	Interpretations
<input checked="" type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	Miscellaneous
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees. **The \$601 application fee will be provided by Owner (TY&FS) directly.**

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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

Response to Submittal Requirements. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists 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 Property Owner or Authorized Applicant/Agent

Chris Moulder

Name Printed

03-20-2022

Date

Architect

Title



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION
NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Teton Youth & Family

Being duly sworn, deposes and says that Services, Inc. is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 520* S. Cache Street (Van Vleck House) & 530 S. Cache Street (Hirschfield Center)

*520 per TC MapServer; but 510 is the house # currently on the Van Vleck House (N. bldg)

Legal Description: Lots 7 & 8, BLK 6 Meadowland (Parcel: 22-41-16-34-2-38-006)

Please attach additional sheet for additional addresses and legal descriptions

Dubbe Moulder Architects (DMA)

And, that the person named as follows: Name of Applicant/agent: POC: Mackenzie King, Ben Weisbeck; Chris Moulder

Mailing address of Applicant/agent: PO Box 9227, Jackson, WY 83002

Email address of Applicant/agent: mking@dubbe-moulder.com; bweisbeck@dubbe-moulder.com; chris@dubbe-moulder.com

Phone Number of Applicant/agent: 307-733-9551

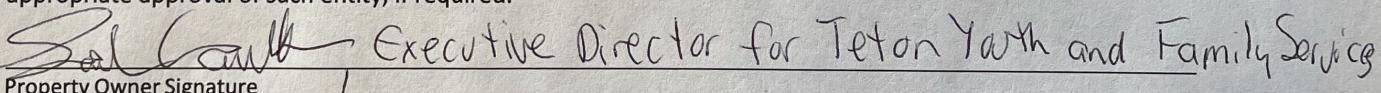
Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified in this(these) application(s) at the premises listed above:

Development/Subdivision Plat Permit Application Building Permit Application

Public Right of Way Permit Grading and Erosion Control Permit Business License Application

Demolition Permit Other (describe) LDRs, Relief from LDRs / Admin. Adjustments + Sign Permit (SGN)

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.



Property Owner Signature

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

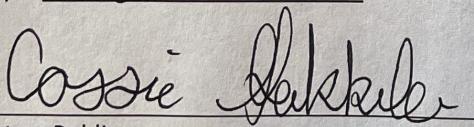
STATE OF Wyoming)

) SS.

COUNTY OF Teton)

)

The foregoing instrument was acknowledged before me by Sarah Cavallaro this 18th day of Feb. WITNESS my hand and official seal.



Notary Public





March 20, 2022

Town of Jackson – Planning and Building
P.O. Box 1687
150 East Pearl Avenue
Jackson, WY 83001

Re: Teton Youth & Family Services – Basic Use Permit (BUP), Expansion of Existing Use - Narrative.

Located at 520 South Cache Street, the Van Vleck House opened in 1977 to provide prevention, early intervention and treatment programs for the youth of Teton County. In 1986 they expanded to meet the growing needs of the local community, and as the community continues to grow, so does the need for intervention and treatment services. The existing building is old and outdated, and too small to meet the growing demand for the youth of Teton County.

The existing Van Vleck House is a 2 story building that can house up to 10 residents in a Group Home setting, including a kitchen, living/dining areas, laundry, bedrooms and bathrooms. The residents require 24 hour supervision so the building also has minimal office space for staff. The staff do not live on the property.

The work being proposed includes a complete remodel of the existing space and an expansion of the second floor. The building footprint is not going to change, however new exterior decks and egress stairs will be provided, and the location of the ADA Accessible ramp will be moved to be closer to the (new) main entrance and designated Accessible parking space. The remodel of the existing staff area will provide better meeting rooms for visiting families, better work areas for the staff, increased lockable storage and better line of sight for supervision which is critical and currently lacking. The remodel of the existing residential portion of the building will provide a more open and functional kitchen, living and dining area. The expansion on the second floor will provide 2 additional sleeping rooms and more open common space.

The proposed Van Vleck House will be able to sleep 2 occupants (youths) per each bedroom, and the holding facility room will have a bed off of the staff office that can be used by 1 occupant, for a total of 15 maximum total people that would be sleeping overnight. There will be a maximum of 5 staff occupants during the day, with 1 remaining for the night monitoring shift. No students / youths will ever have their own car (parked) at Van Vleck or Hirschfield Center, there are 4 TY&FS vehicles used to transport kids.

The Hirschfield Center, located on the same lot at 530 South Cache Street, provides office and meeting space for TCY&FS staff and meeting rooms for troubled youth and their families. Proposed work on the Hirschfield Center is much smaller in comparison to the Van Vleck House. Currently it is a 2 story building with no internal stairway and a small compromised conference room. Proposed work includes adding onto the footprint to provide an enclosed stairway so staff do not need to exit the building to go from one floor to the other and modifying a few internal partition walls to create better working spaces.

Refer to the attached drawing sheets for additional information. Compliance with the applicable LDR standards are outlined on the attached Van Vleck drawing sheets A1.1-A1.4 and T1.

Sincerely,

Dubbe-Moulder Architects

BIKE RACK NOTES

REQUIRED BIKE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE TETON COUNTY / TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, RE: DIVISION 622D.

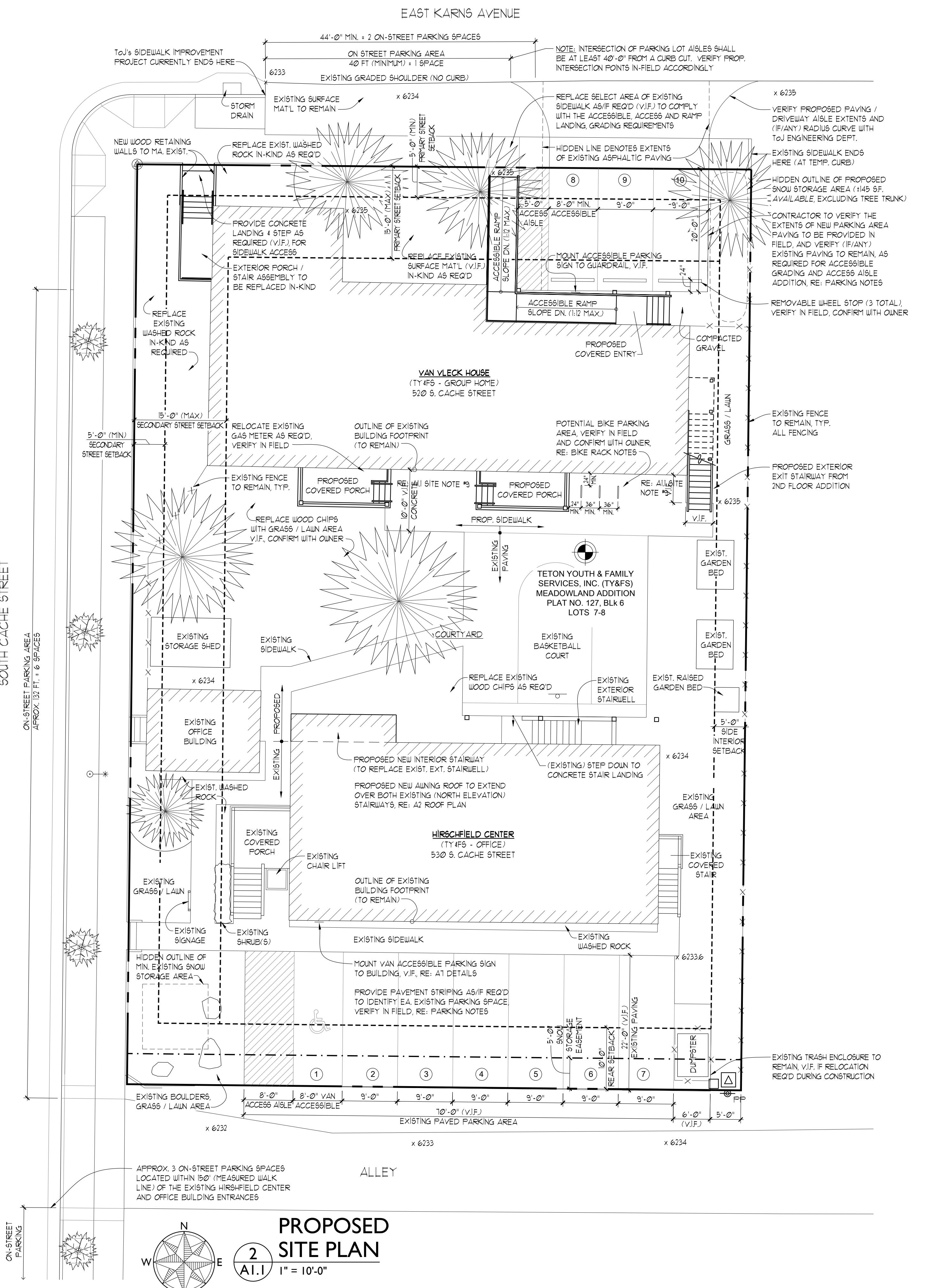
1. A MINIMUM OF ONE (1) BIKE PARKING SPACE BE PROVIDED FOR EVERY TEN (10) VEHICLE PARKING SPACES REQUIRED FOR THIS PROPERTY (LOTS 7-8).
2. BIKE PARKING REQUIREMENTS SHALL BE FULFILLED THROUGH THE INSTALLATION OF LOCKERS, RACKS, OR EQUIVALENT STRUCTURES IN OR UPON WHICH A BIKE MAY BE LOCKED BY THE USER. ALL RACKS SHALL BE SECURELY ANCHORED TO THE GROUND OR BUILDING SURFACE. RACKS SHALL BE DESIGNED TO ACCOMMODATE U-SHAPED LOCKS.
3. BIKE PARKING SHALL BE LOCATED IN A CLEARLY DESIGNATED, SAFE AND CONVENIENT LOCATION. A SAFE PARKING LOCATION IS DEFINED AS A LOCATION WHEREBY ACTIVITY AROUND THE BIKE PARKING IS EASILY OBSERVABLE, CONVENIENTLY LOCATED TO THE BICYCLIST'S DESTINATION, AND ADEQUATELY SEPARATED FROM MOTOR VEHICLES AND PEDESTRIANS. SURFACES AROUND BIKE PARKING FACILITIES SHALL BE MAINTAINED, MUD, AND DUST FREE.
4. CONTRACTOR TO VERIFY FINAL QUANTITY OF BIKE PARKING SPACES TO BE PROVIDED WITH OWNER (TO MEET OR EXCEED THE MINIMUM STORAGE REQUIREMENTS).
5. CONTRACTOR TO VERIFY THE MOUNTING LOCATIONS, AND REQUIREMENTS AS PER MANUFACTURER'S RECOMMENDATION, FOR ALL PROPOSED BIKE STORAGE. CONFIRM WITH OWNER IF ANY OF THE EXISTING BIKE RACKS TO BE REUSED AND/OR RELOCATED. CONFIRM WITH OWNER IF ANY NEW BIKE PARKING STORAGE (LOCKERS, RACKS, OR EQUIVALENT STRUCTURES) ARE TO BE PROVIDED.
6. BIKE STORAGE SHALL BE LOCATED SUCH THAT THE BIKE STORAGE DOES NOT REDUCE THE MINIMUM CLEAR SPACE REQUIRED FOR CIRCULATION PATHWAYS.
7. CONTRACTOR SHALL VERIFY FINAL U-BIKE RACK SELECTION (MANUF. / MODEL, SIZE & FINISH) WITH OWNER IN THE FIELD. THE FOLLOWING BIKE-RACK MANUFACTURERS / MODELS ARE RECOMMENDED BY TETON COUNTY, WY AND THE TOWN OF JACKSON:
 - DERO / DOUNTAIN RACK
 - DERO / HOOP RACK
 - SARIS / BIKE DOCK

REFERENCE NOTES

REFERENCE CHAPTER ECI FOR APPROXIMATE GRADING AND EXISTING UTILITY LOCATIONS



EXISTING SITE AERIAL
N.T.S.
A.I.I.



SITE LEGEND

— — — — —	PROPERTY BOUNDARY
- - - - -	EASEMENT LINE
- - - - -	SETBACK LINE
- - - - -	FENCE LINE
- P - P	POWER LINE
- OP -	OVERHEAD POWER LINE
- S - S	SEWER LINE
- T - T	TELEPHONE LINE
- W - W	WATER LINE
- G - G	GAS LINE
- CATV -	CABLE TELEVISION LINE
—	EDGE OF MAIN ROAD
— — —	LINE OF EXISTING VEGETATION
- - - - -	FLOW DITCH LINE
- - - - -	WETLANDS BOUNDARY
—	BUSH
—	COTTONWOOD TREE
—	ASPEN TREE
—	CONIFER
△	ELECTRICAL TRANSFORMER
□	UTILITY PEDESTAL
○	MONITORING WELL
× 61000	SPOT ELEVATION
Ⓐ	FOUND SURVEY MONUMENT
— PP —	POWER POLE
— — — — —	CENTER LINE
△	REVISION NUMBER
△ S.D.P. △	REVISION NUMBER
— — — — —	SUPPLEMENTAL DUG NO.
— — — — —	PROJECT LOCATION SYMBOL

SITE NOTES

1. ARCHITECTURAL SITE PLAN WAS DERIVED FROM INFORMATION GATHERED FROM:
11. THE TETON YOUTH AND FAMILY SERVICES, GRADING, DRAINAGE AND EROSION CONTROL PLAN, AS PREPARED BY: SUMMIT CONSULTING GROUP DRAWING NUMBER: 22-1216-TTD-GRAD4EROS DATED: 05-13-2022, REVISION-A DATED 01-29-2002
12. THE TOWN OF JACKSON, WY - SOUTH CACHE STREET ROADWAY AND SIDEWALK IMPROVEMENT PROJECT, AS PREPARED BY: NELSON ENGINEERING JOB NUMBER: 15-25101 / SHEET 33 DATED: 01-19-2014
13. EXISTING CONDITION PHOTOGRAPHS TAKEN BY DUBBE MOULDER ARCHITECTS.
2. GENERAL CONTRACTOR TO REMOVE ONLY TREES AND VEGETATION VERIFIED BY THE ARCHITECT OR OWNER, ALL REMAINING TREES MUST BE PROTECTED AGAINST ALL PHASES OF CONSTRUCTION.
3. GENERAL CONTRACTOR TO MAINTAIN SITE THROUGHOUT THE COURSE OF THE PROJECT BY:
 - REPAIRING ALL RUTS CAUSED BY EQUIPMENT, SPILLS, OR OTHER EARTH-RELATED SCARRING.
 - REPAIRING OR REPLACEMENT OF ALL SCARRED, BROKEN, OR OTHERWISE DAMAGED TREES DUE TO CONSTRUCTION.
 - EXERCISE ROUTINE PERIODIC REMOVAL OF ALL REFUSE.
4. THE CONTRACTOR SHALL MINIMIZE THE DISTURBANCE OF THE EXISTING GRADE. THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL STAGING AREAS AND METHODS OF STORAGE.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION, TAPPING INTO, INSTALLATION, AND VERIFYING LOCATION OF ALL NECESSARY SITE UTILITIES INCLUDING POWER, WATER, SANITARY, SEWER, CABLE, PHONE, ETC. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY FEES AND SERVICES WITH THE OWNER.
6. ANY DISTURBED SOIL TO BE FINISH GRADED & RAKED TO ACHIEVE A UNIFORM SURFACE. ALL FINISH GRADE TO BE FREE OF ROCKS AND SOIL DEBRIS GREATER THAN 3/4" DIAMETER, AND CONSISTING OF NATIVE SOIL CHARACTERISTICS. NO TUGS STICKS OR OTHER NON-SOIL MATERIAL SHALL BE INCLUDED IN THE FINAL GRADE BEING PREPARED FOR FINAL LANDSCAPING.
7. ALL EXCESS EXCAVATED MATERIAL TO BE TRUCKED OFF SITE WITH THE EXCEPTION OF ANY NECESSARY BACKFILL MATERIAL OR POTENTIAL LANDSCAPING MATERIAL. CONTRACTOR TO PROVIDE LOCATION TO LIMIT AMOUNT OF LAWN DAMAGE. STOCKPILE LOCATION TO BE DETERMINED BY GENERAL CONTRACTOR AND SHALL INCORPORATE ALL EROSION CONTROL METHODS & TECHNIQUES AS PRESCRIBED BY TETON COUNTY, WY.
8. ALL DISTURBED EXISTING GRADE TO BE REGRADED AND RE-SEDED AS PER LANDSCAPE ARCHITECT WITH REGARD TO DIMENSION, SCOPE, AND VARIETY OF VEGETATION TO BE INSTALLED.
9. GENERAL CONTRACTOR SHALL VERIFY THE EXTENTS (NORTH EDGE) OF PROPOSED NEW CONCRETE PAVING TO BE PROVIDED ALONG THE THE VAN VLECK HOUSE SOUTH ELEVATION. PENDING OWNER & ARCHITECT REVIEW AND DETERMINED BIKE PARKING AREA, A SELECT AREA OF LANDSCAPING MAY BE PROVIDED ALONG THE BUILDING EDGE IN LIEU OF HARDSCAPING.
10. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL (IF ANY) IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS, IMPROVEMENTS WHICH CONNECT TO AND MAY AFFECT THE OWNER'S UTILITIES FOR ALL IMPROVEMENTS INTENDED FOR OWNERSHIP, OPERATION AND MAINTENANCE BY THE TOWN, AND FOR ALL OTHER IMPROVEMENTS (ON OR OFFSITE) FOR WHICH THE TOWN CODE REQUIRED APPROVAL FROM THE TOWN ENGINEER AND/OR TOWN COUNCIL.
- 10.1. SUCH IMPROVEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE 2012 TOWN OF JACKSON UTILITY STANDARDS, OR LASTEST EDITION IN EFFECT, AND THE TOWN OF JACKSON MUNICIPAL CODE TITLE 12 - STREETS AND OTHER PUBLIC PLACES.

PARKING NOTES

1. THE NUMBER OF EXISTING ON-SITE AND ON-STREET PARKING SPACES WILL NOT CHANGE.
2. ONE 8-FT W. (MIN. X 20 FT L) ACCESSIBLE PARKING SPACE AND 5-FT W. X 20 FT L ACCESSIBLE AISLE TO BE PROVIDED NEXT TO THE VAN VLECK HOUSE ACCESSIBLE RAMP.
3. PARKING AREAS SHALL BE CLEARLY MARKED AS REQUIRED TO CLEARLY IDENTIFY EACH OF THE ON-SITE PARKING SPACES PROVIDED, INCLUDING THE EXISTING VAN-ACCESSIBLE SPACE LOCATED SOUTH OF THE HIRSCHFIELD CENTER.
4. CONTRACTOR TO PROVIDE PAVEMENT MARKINGS, STRIPING, AND SIGNAGE AS REQUIRED FOR ALL ON-SITE PARKING AREAS IN ACCORDANCE WITH THE APPLICABLE CODE STANDARDS. RE: ICC A111-08 CHAPTER 5 FOR ADDITIONAL INFORMATION.
5. REFERENCE CHAPTER A1 FOR VAN ACCESSIBLE PARKING SIGN DETAIL.
6. PARKING LOAD CALCULATIONS, MINIMUM REQUIRED PER TOWN OF JACKSON'S LAND DEVELOPMENT REGULATIONS (RE: SECTION 22.0 FOR 2021 EDITION):
 1. GROUP HOME: 5 PARKING SPACE PER BED + 5 / 14 BEDS = 1 PARKING SPACES
 2. OFFICE: 24.1 PARKING SPACES PER 1000 SF, THEREFORE THE MINIMUM REQUIRED PARKING SPACES (X) = (3,631 SF / 24.1) / 1000 = 0.96 + 0.9 PARKING SPACES
 3. TOTAL NUMBER OF (SHARED) PARKING SPACES REQUIRED FOR ENTIRE SITE / LOT = 16 TOTAL (INCLUDES ON-STREET AND ON-SITE) PARKING SPACES
7. REFER TO TETON COUNTY / TOWN OF JACKSON (T.O.J.) LAND DEVELOPMENT REGULATIONS (LDR'S) FOR ADDITIONAL INFORMATION REGARDING PARKING AND LOADING STANDARDS
8. EXISTING OFF-STREET LOADED FACILITIES TO REMAIN AS PER CURRENT USE.

VAN VLECK HOUSE

TETON YOUTH & FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming

DUBBE MOULDER ARCHITECTS

JACKSON 1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551
www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

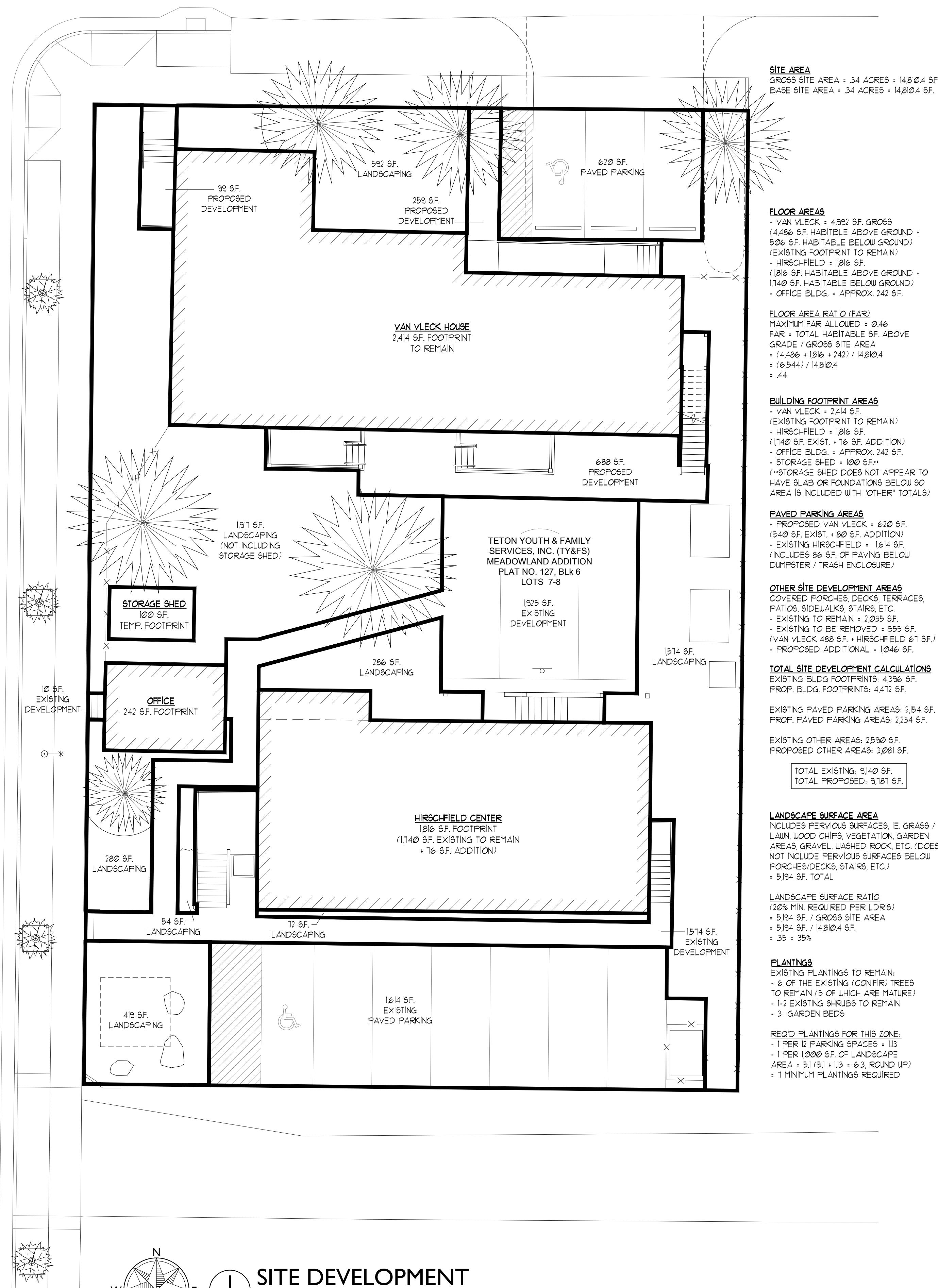
Drawing Title

SITE PLAN

PERMIT SET

Set Title	Set Issue Date
PERMIT SET	03-19-22
Drawn By	Checked By
Plot Date	MARCH 19, 2022
Scale	1" = 10'-0"
Project Number	2120

AI.I



SITE LEGEND	
— — — — —	PROPERTY BOUNDARY
— - - - -	EASEMENT LINE
— - - - -	SETBACK LINE
- X - X -	FENCE LINE
- P - P -	POWER LINE
- OP -	OVERHEAD POWER LINE
- S - S -	SEWER LINE
- T - T -	TELEPHONE LINE
- W - W -	WATER LINE
- G - G -	GAS LINE
— CATV —	CABLE TELEVISION LINE
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○	MONITORING WELL
× 61000	SPOT ELEVATION
Ⓐ	FOUND SURVEY MONUMENT
Ⓐ PP	POWER POLE
— — — — —	CENTER LINE
△	REVISION NUMBER
△ SDP	REVISION NUMBER
●	SUPPLEMENTAL DUG. NO.
○	PROJECT LOCATION SYMBOL

VAN VLECK HOUSE TETON YOUTH & FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming

DUBBE MOULDER
A R C H I T E C T S

JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS
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Drawing Title

SITE DEVELOPMENT

PERMIT SET

Set Title Set Issue Date

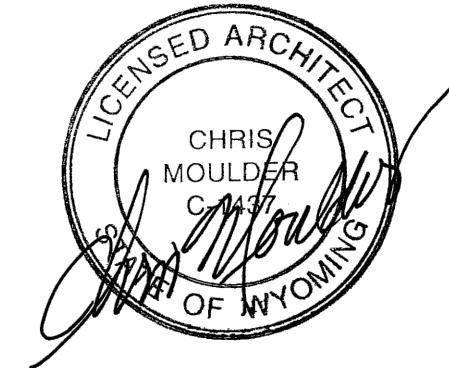
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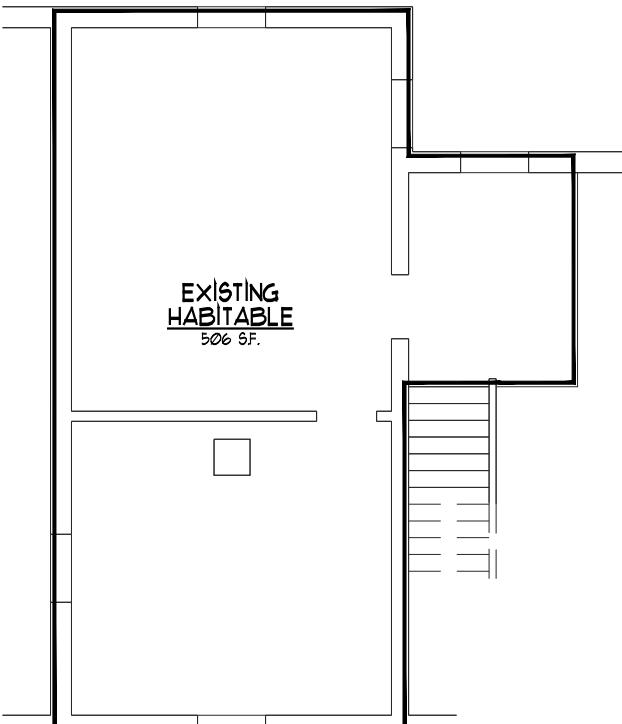
Plot Date MARCH 19, 2022

Scale 1" = 10'-0"

Project Number 2120

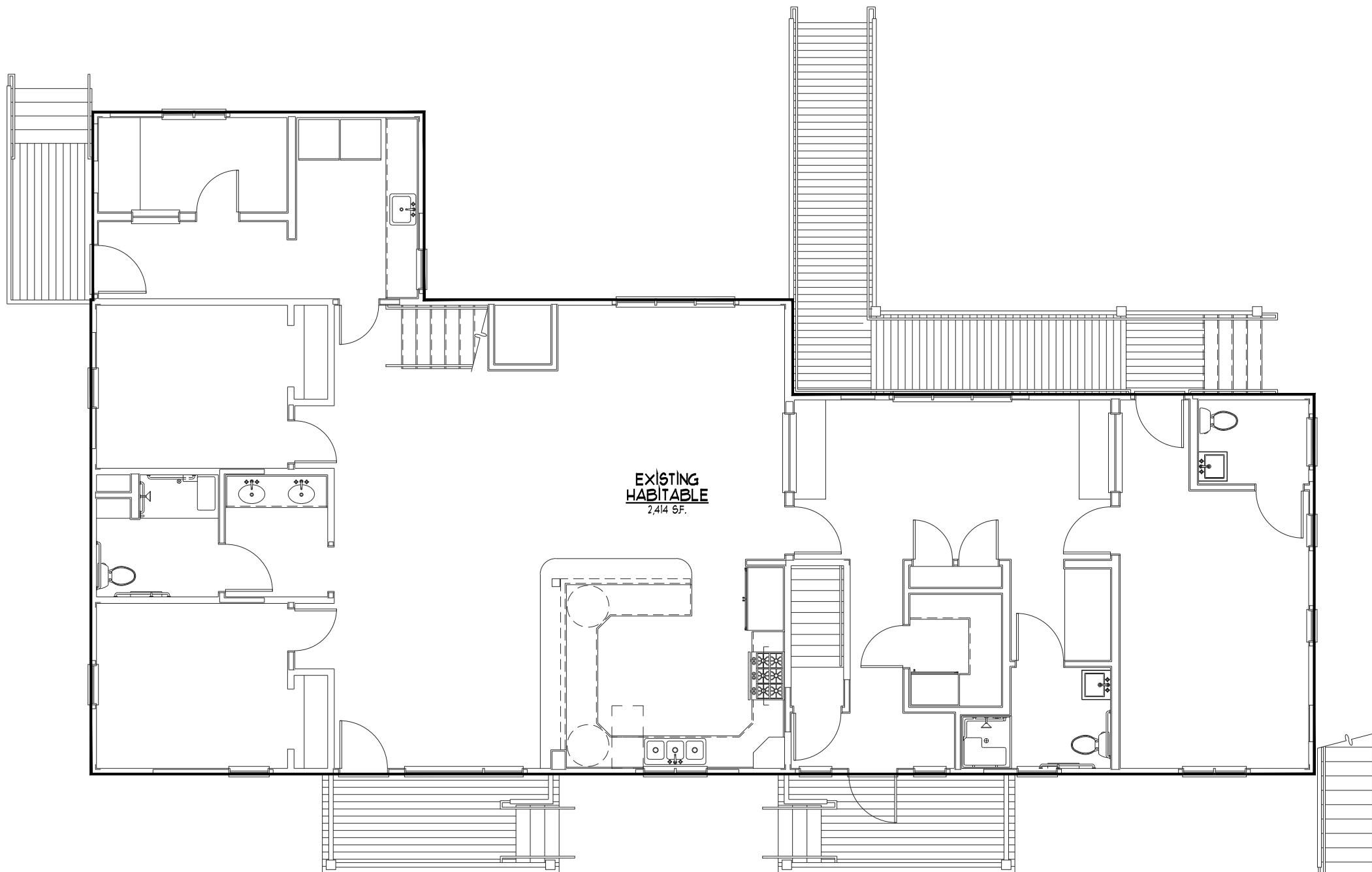


A1.2



**BASEMENT
SQUARE FOOTAGE PLAN**

I
A1.3
1/8" = 1'-0"



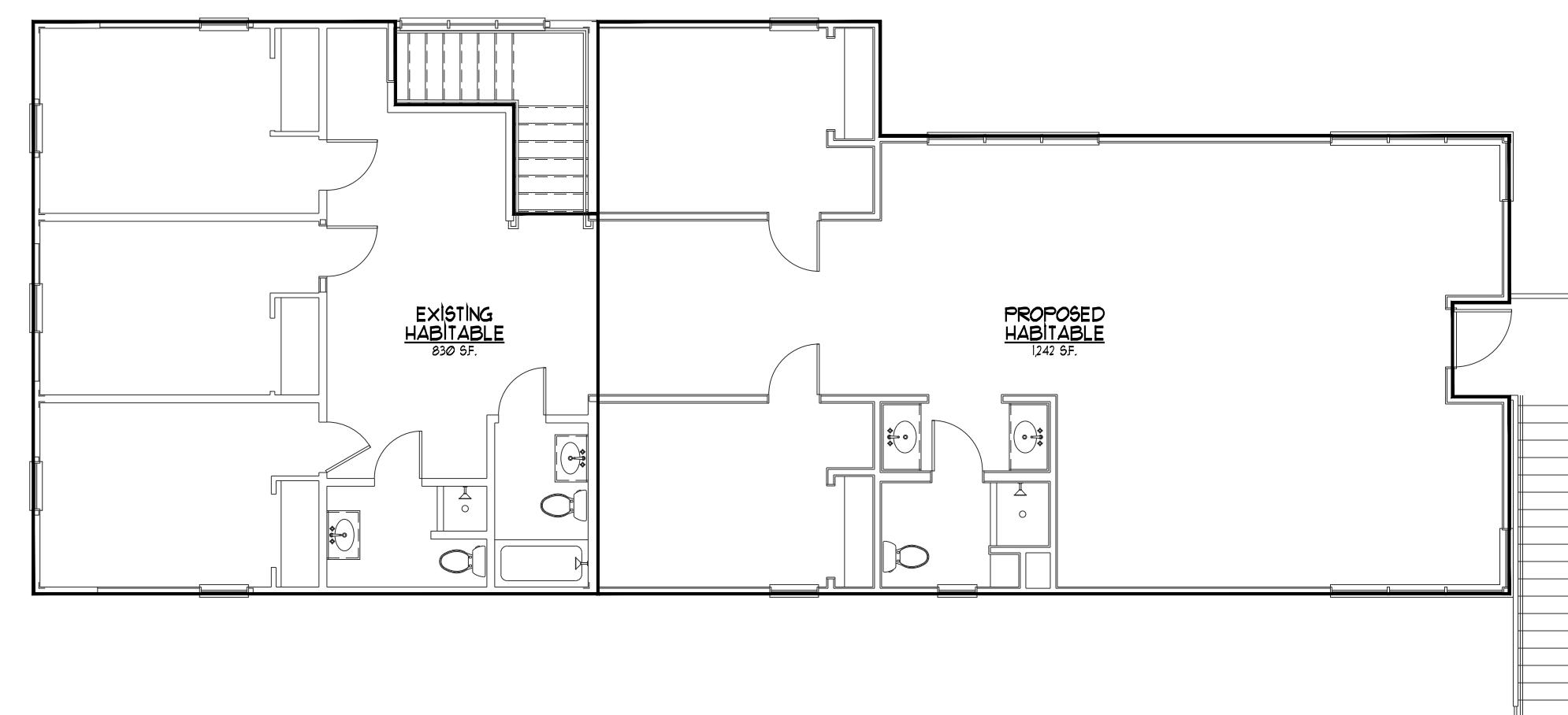
FIRST FLOOR
SQUARE FOOTAGE PLAN

W N E S

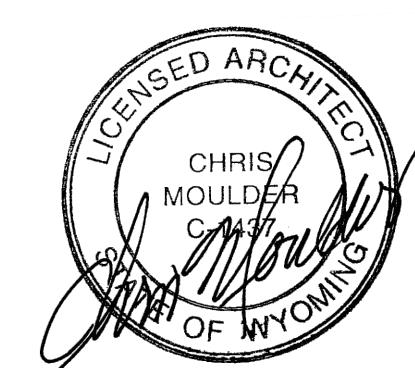
2 A1.3

1/8" = 1'-0"

AREA CALCULATIONS		
SITE DEVELOPMENT		
AREA OF EXISTING BUILDING FOOTPRINT	2,414 S.F.	
AREA OF PROPOSED (NEW) BUILDING FOOTPRINT	0 S.F.	
PAVED OR UNPAVED PARKING AREAS:	620 S.F.	
OTHER SITE DEVELOPMENT:	1,046 S.F.	
COVERED PORCHES, DECKS, TERRACES, PATIOS, CORRALS, SIDEWALKS		
TOTAL SITE DEVELOPMENT:	4,080 S.F.	
GROSS SQUARE FOOTAGE TABULATION		
HABITABLE ABOVE GROUND	EXISTING	PROPOSED
	3,244	4,486 S.F.
HABITABLE BELOW GROUND	506	506 S.F.
NON-HABITABLE ABOVE GROUND	0	0 S.F.
NON-HABITABLE BELOW GROUND	0	0 S.F.
TOTAL GROSS:	4,992 S.F.	
NOTES:		
1. REFER TO SHEET A1.3 FOR EGRESS PLANS AND OCCUPANT LOAD CALCULATIONS.		
2. EXISTING BUILDING FOOTPRINT TO REMAIN.		
3. EXISTING HABITABLE SQUARE FOOTAGE TO REMAIN.		
4. EXISTING COVERED DECKS / PORCHES TO BE DEMOLISHED.		
5. ABOVE AREAS FOR TY 4FS VAN VLECK HOUSE ONLY (HIRSCHFIELD NOT INCLUDED)		
6. REFER TO SHEET A1.2 FOR TOTAL SITE DEVELOPMENT CALCULATIONS FOR LOTS 1-3		



The image shows an architectural compass rose on the left, with North (N), South (S), East (E), and West (W) markers. To the right is a circular label containing the number '3' and the text 'A1.3'. Below the compass rose is a scale bar indicating '1/8" = 1'-0". To the right of the scale bar is the text 'SECOND FLOOR' and 'SQUARE FOOTAGE PLAN' in large, bold, black letters, separated by a thin horizontal line.



VAN VLECK HOUSE

TETON YOUTH & FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming

ON
pine Lane, Ste 2A
x 9227
WY 83002
3-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

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RECEIVE WRITTEN AUTHORIZATION OF DUBBE FOLKLER ARCHITECTS, PLLC
BEFORE PROCEEDING

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19, 2022	Sheet Number
" = 1'-0"	A 3

AI.3

STAIRWAY NOTES

STAIRWAY ASSEMBLIES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE CODE STANDARDS, RE: INTERNATIONAL BUILDING CODE (IBC) CHAPTER 10 FOR GENERAL MEANS OF EGRESS, RE: IBC SECTION 101 - STAIRWAYS, RE: IBC A111-2009 FOR (ADA) ACCESSIBLE CODE STANDARDS, RE: SECTION 305.1 OF THE INTERNATIONAL EXISTING BUILDING CODE FOR THE REPLACEMENT OF EXISTING STAIRWAYS.

- THE REQUIRED CAPACITY OF EGRESS STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL NOT BE LESS THAN 44 INCHES.
- PER IBC 1012 EXCEPTION-1: EGRESS STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 ARE PERMITTED TO HAVE A WIDTH NOT LESS THAN OR 36 INCHES.
- STAIRWAYS THAT ARE PART OF AN (ADA) ACCESSIBLE MEANS OF EGRESS SHALL HAVE A CLEAR WIDTH OF 48" MINIMUM MEASURED BETWEEN HANDRAILS.
- STAIR RISER HEIGHTS SHALL BE 7" MAXIMUM AND 4" MINIMUM, VARIATION FROM THE TALLEST TO THE SHORTEST RISER HEIGHT SHALL BE LESS THAN 44 INCHES.
- EXCEPTION-3 TO IBC 1015.2 (MAY NOT APPLY TO R-4 OCCUPANCIES SUBJECT TO BUILDING OFFICIAL'S INTERPRETATION): IN GROUP R-3 OCCUPANCIES AND WITHIN DWELLING UNITS WITHIN R-2 OCCUPANCIES THE RISER HEIGHT MAY BE 7 1/4" MAXIMUM.
- WHERE IT IS PRACTICALLY INEASIBLE TO PROVIDE A RISER HEIGHT OF 7" MAX. TO EXISTING CONDITIONS / GRADING, THE PROPOSED RISER HEIGHT SHALL BE APPROVED BY THE BUILDING OFFICIAL.
- THE TREAD DEPTH SHALL BE 11" MINIMUM, MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT A RIGHT ANGLE TO THE TREAD'S NOSING.
- STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 1/8" IN ANY FLIGHT OF STAIRS.
- WHERE THE BOTTOM OR TOP RISER ADJACENTS A SLOPING PUBLIC WAY, WALK WAY OR DRIVEWAY HAVING AN ESTABLISHED GRADE AND SERVING AS A LANDING, THE BOTTOM OR TOP RISER IS PERMITTED TO BE REDUCED ALONG THE SLOPE TO LESS THAN 4" IN HEIGHT, WITH THE VARIATION IN HEIGHT OF THE BOTTOM OR TOP RISER NOT TO EXCEED ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (6% SLOPE) OR STAIR WIDTH.
- THE NOSING OR LEADING EDGES OF TREADS AT SUCH NONUNIFORM HEIGHT RISERS SHALL HAVE A DISTINCTIVE MARKING STRIP, DIFFERENT FROM ANY OTHER NOSING, MARKING PROVIDED ON THE STAIR FLIGHT. THE DISTINCTIVE MARKING STRIPE SHALL HAVE A WIDTH OF 1" MINIMUM - 2" MAXIMUM AND SHALL BE VISIBLE IN DESCENT OF THE STAIR AND SHALL HAVE A SLIP RESISTANT SURFACE.
- NOSINGS SHALL HAVE A CURVATURE OR BEVEL OF 1/8" MINIMUM - 1/4" MAXIMUM, MEASURED FROM THE FOREMOST PROJECTION OF THE TREAD.
- THE LEADING EDGE (NOSING) OF TREADS SHALL PROJECT NOT MORE THAN 1 1/4" BEYOND THE TREAD BELOW. NOSING PROJECTIONS OF THE LEADING EDGES SHALL BE OF UNIFORM SIZE, INCLUDING THE PROJECTIONS OF THE NOSING'S LEADING EDGE OF THE FLOOR AT THE TOP OF A FLIGHT.
- RISERS SHALL BE SOLID AND VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL.
- EXCEPTION-1 TO IBC 1015.5.3: SOLID RISERS ARE NOT REQUIRED FOR STAIRWAYS THAT ARE NOT REQUIRED TO COMPLY WITH IBC SECTION 1003.
- THERE SHALL BE A FLOOR OF LANDING AT THE TOP AD BOTTOM OF EACH STAIRWAY. THE WIDTH OF THE LANDING MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH MEASURED PARALLEL TO THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY OR 18", WHICHEVER IS LESS.
- DOORS OPENING ON TO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. UNLESS OPEN THE DOOR SHALL NOT PROTRUDING MORE THAN THE REQUIRED WIDTH OF THE LANDING. WHERE WHEELCHAIR SPACES ARE REQUIRED ON THE STAIRWAY LANDING, THE WHEELCHAIR SPACE SHALL NOT BE LOCATED IN THE REQUIRED WIDTH OF THE LANDING AND DOORS SHALL NOT SWING OVER THE WHEELCHAIR SPACES.
- STAIRWAY WALKING SURFACES (TREADS & LANDINGS) SHALL NOT BE SLOPED STEEPER THAN 1:48 IN ANY DIRECTION.
- OPENINGS IN STAIR WALKING SURFACES SHALL NOT PERMIT THE PASSAGE OF A 1/2-INCH DIAMETER SPHERE.
- OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.
- THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
- THERE SHALL NOT BE ENCLOSED USABLE SPACE UNDER THE EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE. BARRIER RAILS SHALL BE PROVIDED TO PREVENT ACCESS TO THE SPACE BELOW EXTERIOR STAIRWAYS AS IF REQUIRED BY THE APPLICABLE CODES OR BUILDING OFFICIAL.
- A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISER GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.
- FLIGHTS OF STAIRS SHALL HAVE HANDRAILS ON EACH SIDE, UNO. (IE. PER IBC 1011).

RESIDENTIAL GROUP R-4

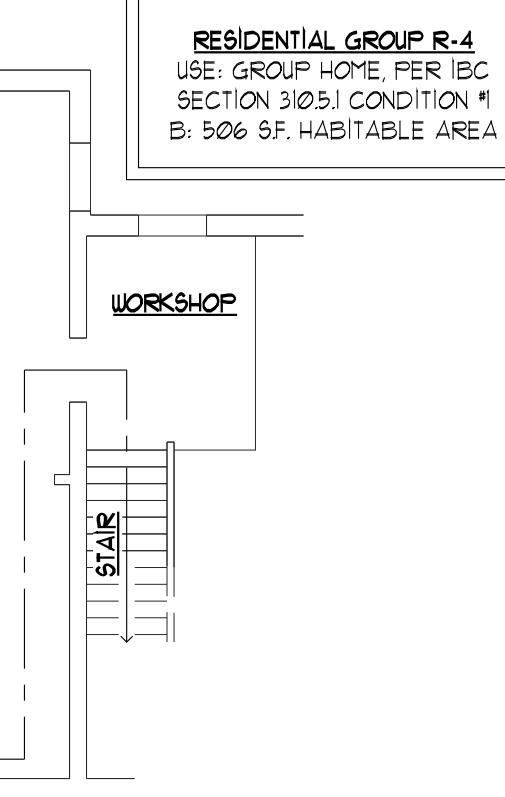
RESIDENTIAL GROUP R-4, GROUP HOMES, BUILDING AREAS AND CONSTRUCTION ASSEMBLIES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE CODE STANDARDS, AND/OR AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

- PER IBC SECTION 305.1 GROUP R-4, RESIDENTIAL GROUP R-4 OCCUPANCY INCLUDES BUILDINGS, STRUCTURES OR PORTIONS THEREOF FOR MORE THAN FIVE (5) BUT NOT MORE THAN SIXTEEN (16) PERSONS EXCLUDING STAFF, WHO RESIDE ON A 24-HOUR BASIS IN A SUPERVISED RESIDENTIAL ENVIRONMENT AND RECEIVE CUSTODIAL CARE.
- PER IBC 1005.1 CONDITION 1: THIS OCCUPANCY CONDITION SHALL INCLUDE BUILDINGS IN WHICH ALL PERSONS RECEIVING CUSTODIAL CARE, WITHOUT ANY ASSISTANCE, ARE CAPABLE OF RESPONDING TO AN EMERGENCY SITUATION TO COMPLETE BUILDING EVACUATION.
- GROUP R-4 BUILDINGS SHALL MEET THE REQUIREMENTS OF CONSTRUCTION AS DEFINED FOR GROUP R-3, EXCEPT AS OTHERWISE PROVIDED FOR IN THE 2021-IBC CODE.
- WALL ASSEMBLIES SEPARATING DWELLING / SLEEPING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH IBC SECTION 108.
- FLOOR ASSEMBLIES SEPARATING DWELLING / SLEEPING UNITS SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH IBC SECTION 111.
- PER IBC SECTION 102.3: ACCESSIBLE ROOMS AND SPACES AVAILABLE TO THE GENERAL PUBLIC OR AVAILABLE FOR USE BY RESIDENTS AND SERVING ACCESSIBLE UNITS, TYPE A OR B UNITS, SHALL BE ACCESSIBLE. ACCESSIBLE SPACES SHALL INCLUDE TOILET AND BATHING ROOMS, KITCHEN, LIVING AND DINING AREAS AND ANY EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND BALCONIES.
- EXCEPTION-1: STORIES SUCH AS THE SECOND FLOOR AND BASEMENT LEVELS, AND MEZZANINES EXEMPTED BY IBC SECTION 102.4
- IBC SECTION 1004.4 - EXCEPTIONS 6 & 7 ARE APPLICABLE TO THIS PROJECT.

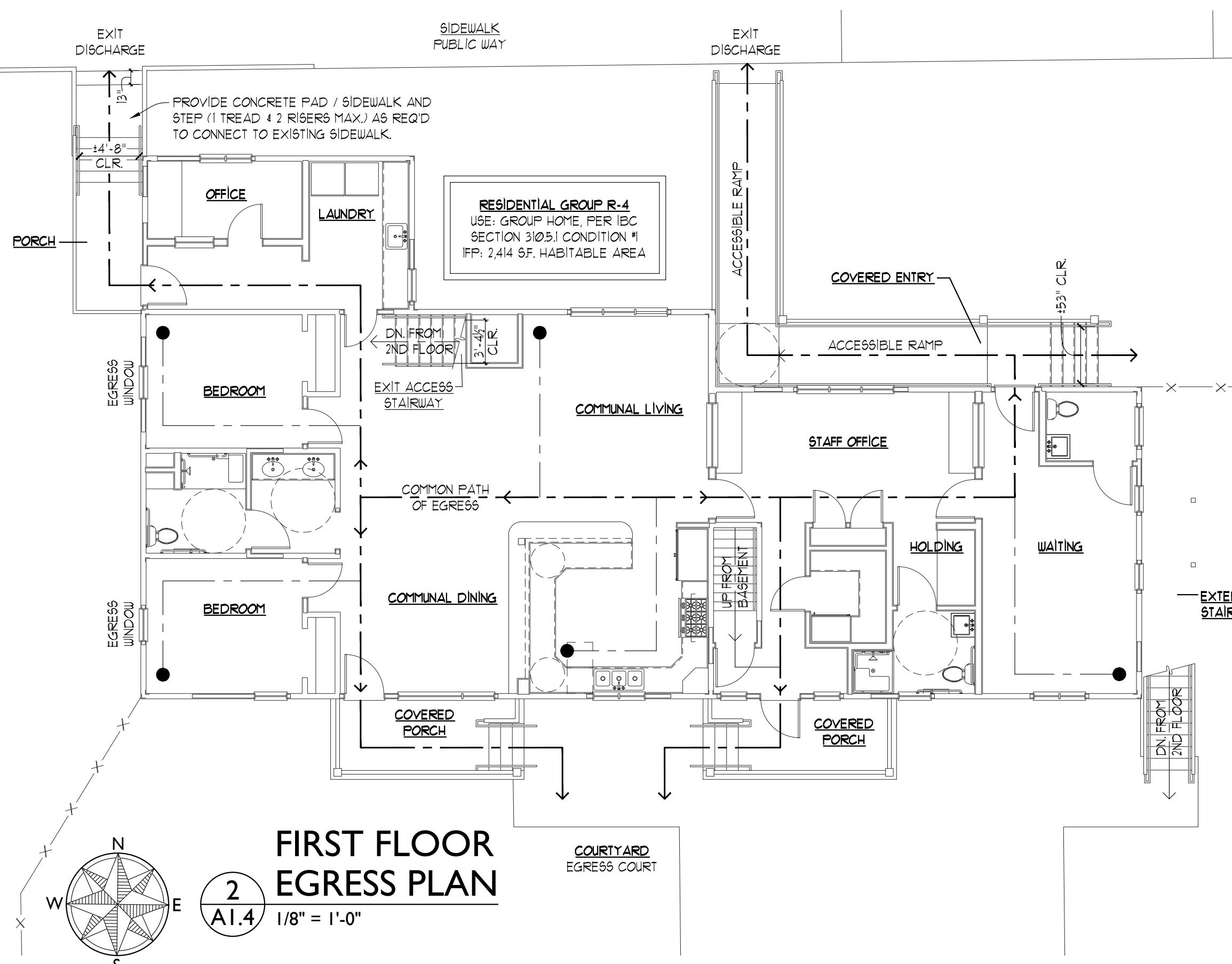
GUARD & HANDRAIL NOTES

GUARDS / GUARDRAILS AND HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE CODE STANDARDS, RE: INTERNATIONAL BUILDING CODE (IBC) CHAPTER 10 FOR GENERAL MEANS OF EGRESS, RE: IBC SECTION 104 - HANDRAILS, RE: SECTION 105 - GUARDS, RE: IBC 1011-2009 FOR (ADA) ACCESSIBLE CODE STANDARDS.

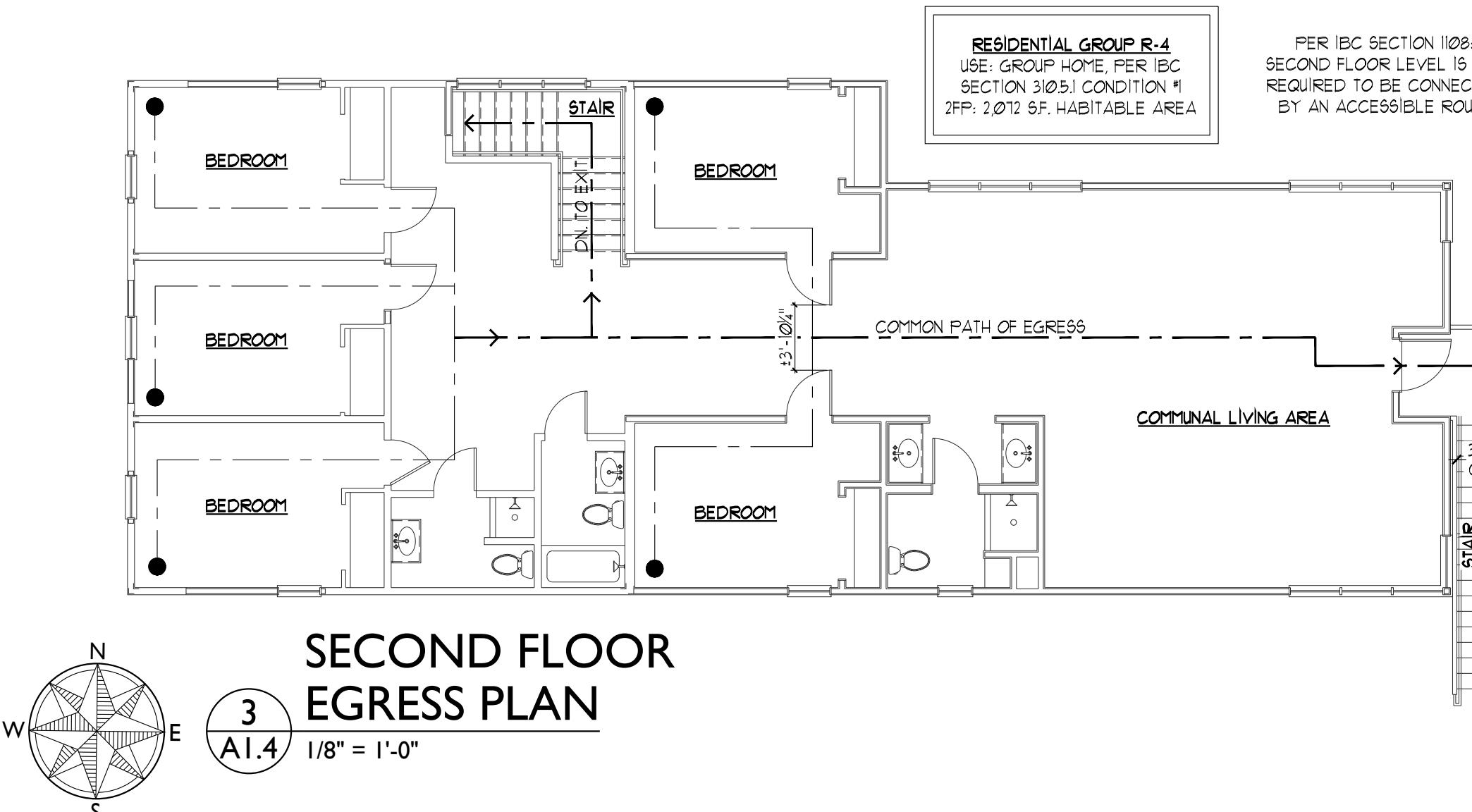
- FLIGHTS OF STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND SHALL COMPLY WITH IBC SECTION 104. RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES.
- EXCEPTION DECKS, PATIOS AND WALKWAYS THAT HAVE A SINGLE CHANGE IN ELEVATION WHERE THE STAIR LANDING DEPTH ON EACH SIDE OF THE CHANGE OF ELEVATION IS LESS THAN WHAT IS REQUIRED FOR A STAIR LANDING DO NOT REQUIRE HANDRAILS.
- HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING OR FINISHED SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38".
- HANDRAIL GRASPABILITY SHALL COMPLY WITH IBC SECTION 104.3 (TYPE I & II, CIRCULAR (TYPE I) HANDRAILS SHALL HAVE A MINIMUM OUTSIDE DIAMETER OF 1 1/2" AND A MAXIMUM OUTSIDE DIAMETER OF 2"; HANDRAIL CORNERS / EDGES SHALL BE ROUNDED / RADIALIZED ACCORDINGLY).
- HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- HANDRAILS SHALL RETURN TO A WALL, GUARD, OR WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN. HANDRAIL EXTENSIONS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS AND THE RAMP AND RAMP RUNS AT RAMPS.
- WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN (STAIR) FLIGHTS THEY SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
- AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND ABOVE THE LANDING 12" MINIMUM BEYOND THE TOP AND BOTTOM OF RAMPS RUNS.
- A 1 1/2" MINIMUM CLEAR SPACE SHALL BE PROVIDED BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE. SHALL HANDRAIL, WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE TO ANY SHARP OR ABRASIVE ELEMENTS.
- HANDRAIL PROJECTIONS INTO THE REQUIRED WIDTH OF AISLES, STAIRWAYS, AND RAMPS AT EACH SIDE SHALL NOT EXCEED 4 1/2" AT OR BELOW THE HANDRAIL HEIGHT.
- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES (STAIRS, RAMPS, LANDINGS, ETC) THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FINISHED FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
- GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHED IN ACCORD WITH IBC 1007.3.
- WHERE GLASS IS USED TO PROVIDE A GUARD OR AS A PORTION OF A GUARD SYSTEM, THE GUARD SHALL COMPLY WITH 2401.
- REQUIRED GUARDS SHALL BE NOT LESS THAN 47" HIGH MEASURED VERTICALLY FROM THE TOP OF THE ADJACENT WALKING SURFACE, THE LINE CONNECTING THE LEADING EDGES OF THE TREAD NOSINGS, OR FROM THE THE RAMP SURFACE AT GUARD.
- IF, D.T. IF ANY OF THE IBC SECTION 1005.3 RESIDENTIAL USE GROUP EXCEPTIONS ALSO APPLY TO THIS R-4 USE GROUP, SUBJECT TO BUILDING OFFICIAL REVIEW.
- SEED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4" DIAM. SPHERE FROM THE WALKING SURFACE TO THE GUARD HEIGHT, FROM A HEIGHT OF 36"-42". GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4 1/2" DIAM. SPHERE.
- THE TRIANGULAR OPENINGS AT THE OPEN SIDES OF A STAIR FORDED BY THE TREAD AND BOTTOM RAIL, SHALL NOT ALLOW PASSAGE OF A 6" DIAMETER SPHERE.



BASEMENT EGRESS PLAN
N
W E
I A1.4 1/8" = 1'-0"



FIRST FLOOR EGRESS PLAN
N
W E
I A1.4 1/8" = 1'-0"



SECOND FLOOR EGRESS PLAN
N
W E
I A1.4 1/8" = 1'-0"

EGRESS NOTES

- MEANS OF EGRESS SHALL COMPLY WITH THE APPLICABLE CODE STANDARDS AS PROVIDED IN THE 2021 INTERNATIONAL BUILDING CODE (IBC) AND INTERNATIONAL EXISTING BUILDING CODE (IEBC). RE: IBC CHAPTERS 10 & 11.
- ACCESSIBILITY FOR EXISTING BUILDINGS SHALL COMPLY WITH THE IEBC, RE: SECTION 305 FOR STANDARDS REGARDING ADDITIONS AND ALTERATIONS TO EXISTING BUILDINGS.
- THE MEANS OF EGRESS SHALL HAVE A MINIMUM CEILING HEIGHT 7'-6" AFF. PROTRUDING OBJECTS ARE PERMITTED TO EXTEND BELOW THE MINIMUM CEILING HEIGHT REQUIRED WHERE A MINIMUM HEADROOM OF 80" IS PROVIDED OVER ANY CIRCULATION PATHS. NOT MORE THAN 50% OF THE CEILING AREA OF A MEANS OF EGRESS SHALL BE REDUCED BY PROTRUDING OBJECTS A BARRIER.
- PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL COMPLY WITH THE REQUIREMENTS OF IBC SECTION 1003.1 THROUGH 1003.4.
- CIRCULATION PATHS OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED.
- ALL STAIR DIMENSIONS INDICATE CLEAR DISTANCE BETWEEN HANDRAILS, RE: ENLARGED STAIR DETAILS (CHAPTER A1) FOR STAIR DIMENSIONS AND CLEARANCES.
- REFERENCE A2 FLOOR PLANS FOR PROPOSED DOOR DIMENSIONS INDICATE CLEAR WIDTH OF DOOR OPENING / DOOR PANEL SIZE, RE: DOOR SCHEDULE AND DOOR HARDWARE SCHEDULE FOR FIRE-RATED DOORS AND SECURE DOOR HARDWARE AND RATINGS OF FIRE-RATED DOORS.
- REFER TO A2 PLANS, A3 EXTERIOR ELEVATIONS, AND A5 WINDOW SCHEDULE FOR ALL (EMERGENCY ESCAPE AND RESCUE OPENINGS) EGRESS WINDOW LOCATIONS AND EGRESS WINDOW SIZES.
- ACCESSIBLE RESIDENTIAL UNITS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1002 OF IBC A111-09. TYPE B RESIDENTIAL UNITS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1004 OF IBC A111-09. 3RD FLOOR RESIDENTIAL SPACE SHALL BE ACCESSIBLE PER IBC SECTION 1013.
- ACCESSIBLE ROUTES HAVE BEEN PROVIDED IN ACCORDANCE WITH CHAPTER 4 OF THE IBC A111-09, AND CHAPTERS 10 & 11 OF THE 2018 IBC.
- BUILDING IS NOT PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. RE: UTILITY PLANS AND NOTES REGARDING PROP. FIRE / SMOKE / CARBON MONOXIDE ALARMS.
- ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS COMPLYING WITH IBC SECTION 904 SHALL BE PERMITTED INSTEAD OF AUTOMATIC SPRINKLER PROTECTION WHERE RECOGNIZED BY THE APPLICABLE CODE STANDARDS AND APPROVED BY THE AUTHORITY HAVING JURISDICTION / FIRE CODE OFFICIAL.

OCCUPANT LOADS

- PER IBC TABLE 1004.5, RESIDENTIAL SPACES SHALL HAVE AN OCCUPANT LOAD FACTOR OF 1 OCCUPANT PER 100 GROSS SF. THE CALCULATED MAXIMUM OCCUPANT LOAD FOR VAN VLECK HOUSE = 4,992 SF / 100 SF = 25 OCCUPANTS
- TETON YOUTH AND FAMILY SERVICES (TYFS) - VAN VLECK HOUSE PROVIDES PREVENTIVE, EARLY INTERVENTION AND TREATMENT PROGRAMS FOR THE YOUTH OF TETON COUNTY, WY. THE PROPOSED BUILDING REMODEL / ADDITION WILL CONTINUE TO PROVIDE 24-HOUR SUPERVISION AS REQUIRED, WITH SLEEPING SPACE DESIGNATED FOR FIFTEEN (15) OCCUPANTS MAXIMUM.
- EACH BEDROOM WILL BE ABLE TO SLEEP TWO (2) PERSONS + MAXIMUM OF TWO (2) BEDS TO BE PROVIDED IN EACH BEDROOM. THE HOLDING FACILITY ROOM OFF OF THE STAFF OFFICE WILL ALSO HAVE ONE (1) BED FOR SLEEPING.
- THE EXPECTED NUMBER OF TYFS STAFF-PERSONS TO OCCUPY THE BUILDING AT ANY GIVEN TIME = FIVE (5) MAXIMUM.

VAN VLECK HOUSE

TETON YOUTH & FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
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DUBBE MOULDER ARCHITECTS

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Drawing Title

EGRESS PLANS

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Plot Date MARCH 19, 2022

Scale 1/8" = 1'-0"

Project Number 2120

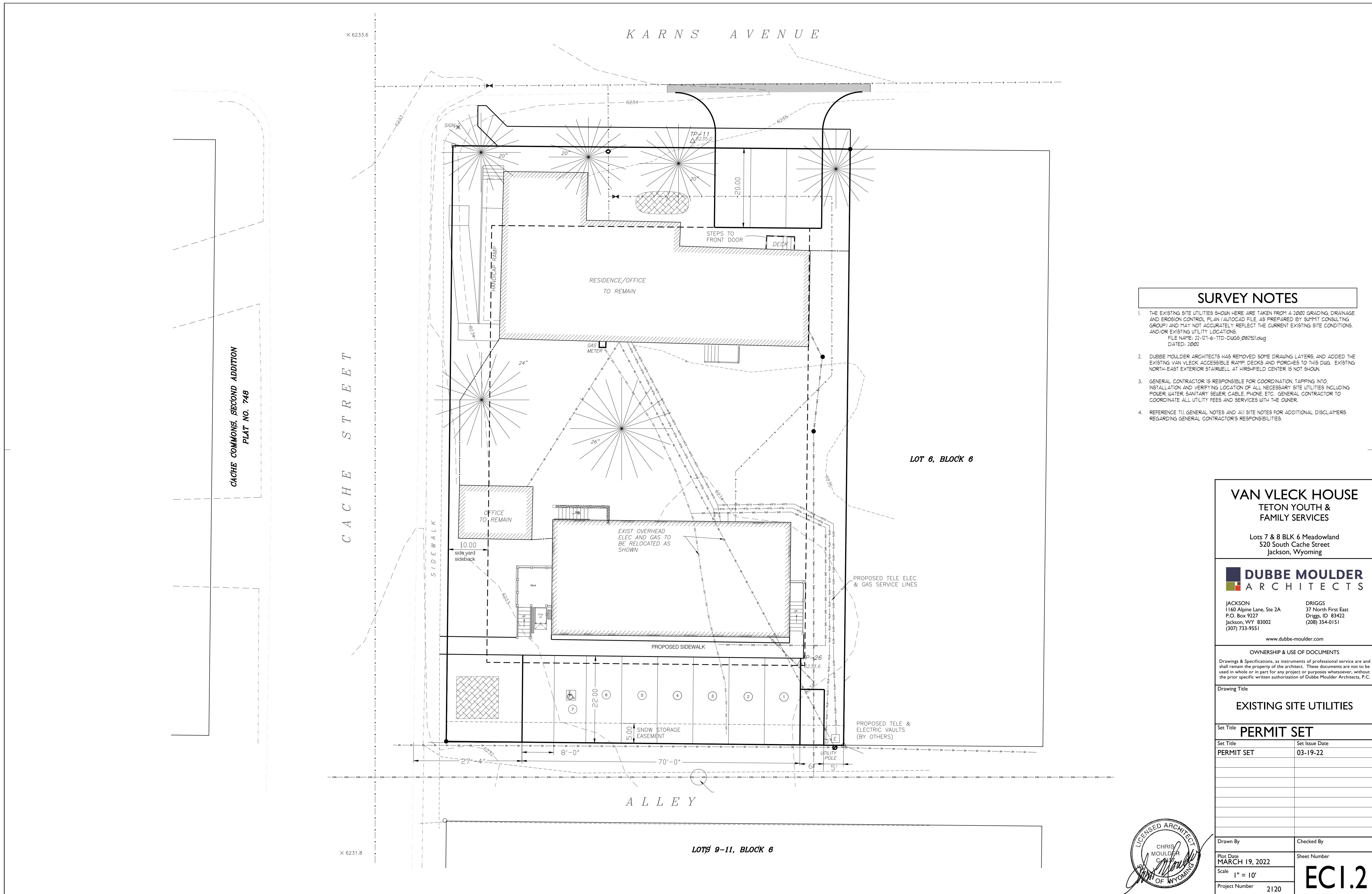
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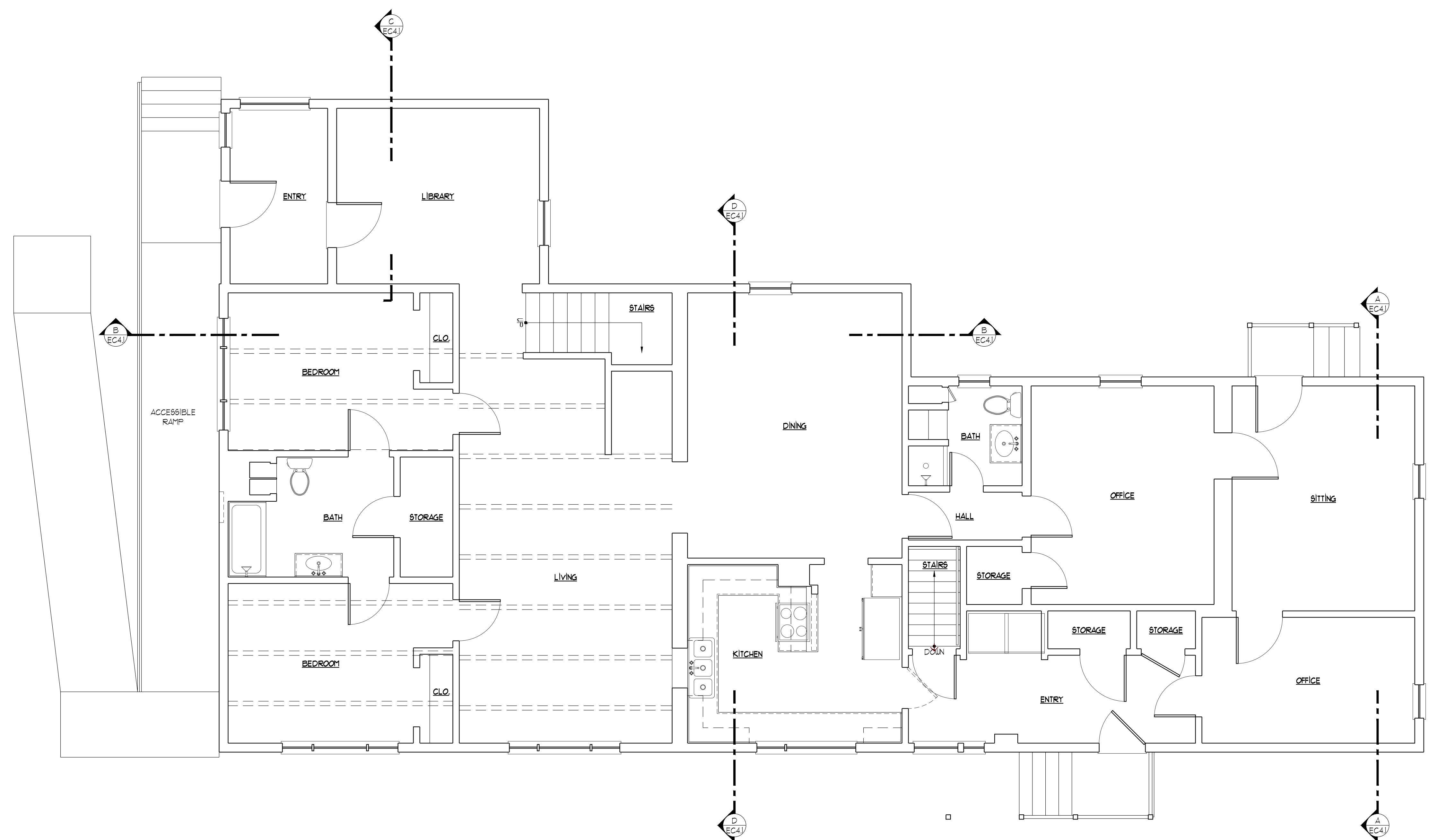
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Project Number 2120



EXISTING CONDITION NOTES

1. THE EXISTING CONDITION DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS ON THE DATE THEY WERE MEASURED AND DO NOT REFLECT OR IMPLY ANY STRUCTURAL OR CONSTRUCTION CONDITIONS. MEASUREMENTS WERE TAKEN TO THE SURFACES OF EXISTING EXPOSED FINISH MATERIALS FOR THE PURPOSE OF ALLOWING THESE DRAWINGS TO BE PREPARED DEPICTING THEN CURRENT AND EXISTING CONDITIONS.
2. WHILE THESE DRAWINGS WERE ACCURATELY PREPARED TO REFLECT EXISTING CONDITIONS, THEY SHOULD NOT BE RELIED UPON WITHOUT FURTHER CONFIRMATION SPECIFIC TO THE NEED.
3. HORIZONTAL AND VERTICAL MEASUREMENTS WERE MADE TO ESTABLISH THE BASIC CONFIGURATION OF THE BUILDING. NO CONFIRMATION WAS MADE AS TO THE BUILDING BEING CONSTRUCTED STRAIGHT, SQUARE, LEVEL OR PLUMB.
4. NO INVASIVE OR SUB-SURFACE INVESTIGATIONS WERE MADE TO CONFIRM HIDDEN OR NON-VISUAL CONDITIONS.
5. NO ASSUMPTIONS SHOULD BE MADE REGARDING THE STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS OTHER THAN DEPICTED LOCATIONS FOR THE ITEMS SHOWN.
6. DESIGNATED ROOF PITCHES SHOULD BE CONSIDERED APPROXIMATE AND TO BE VERIFIED IN FIELD BY CONTRACTOR.



VAN VLECK HOUSE
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming

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Drawing Title

EXISTING CONDITIONS
FIRST FLOOR PLAN

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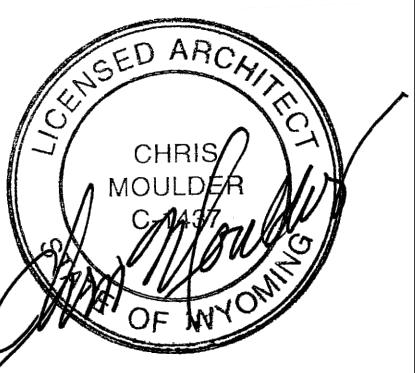
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CHRIS MOULDER	
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MARCH 19, 2022	
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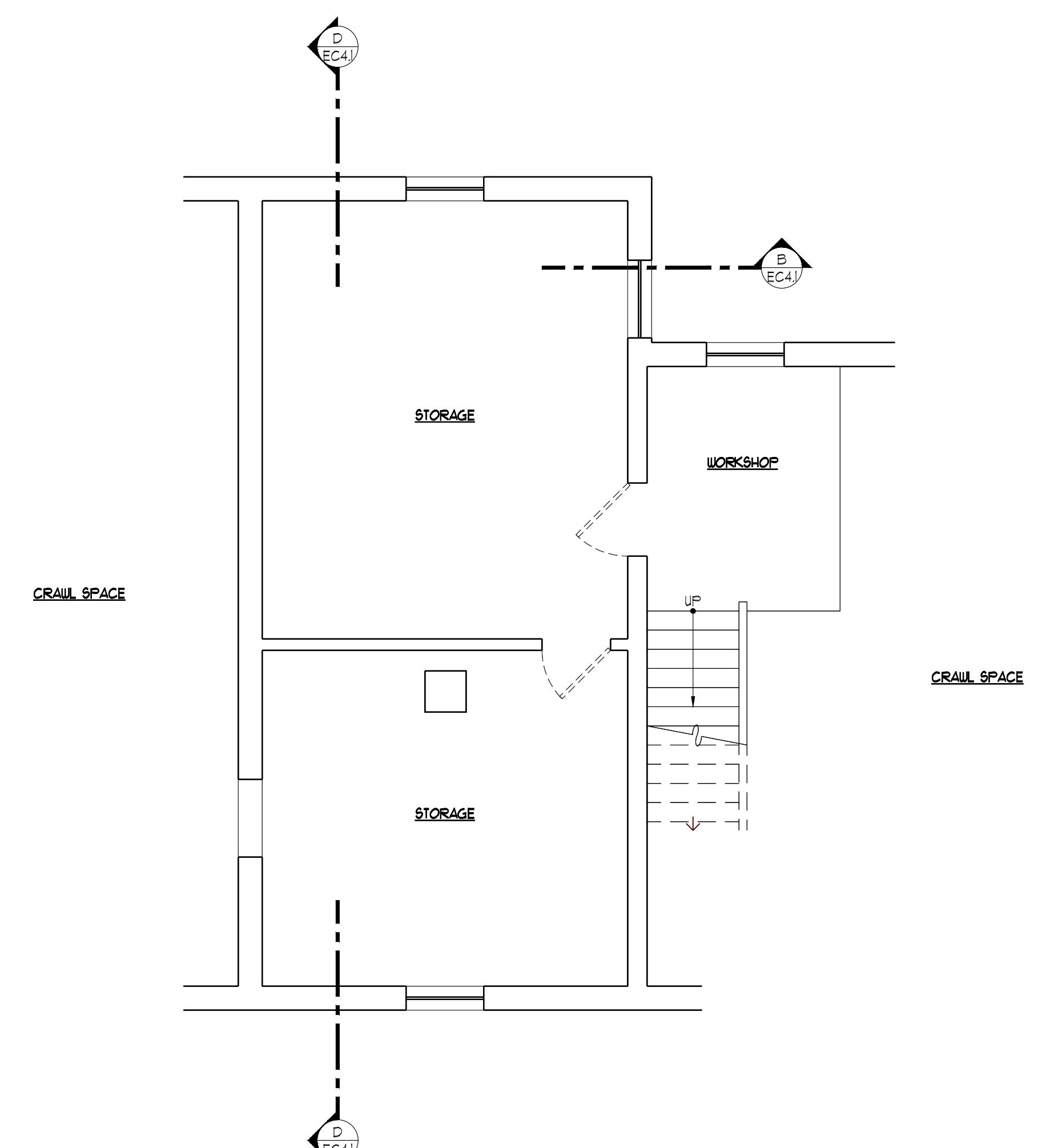
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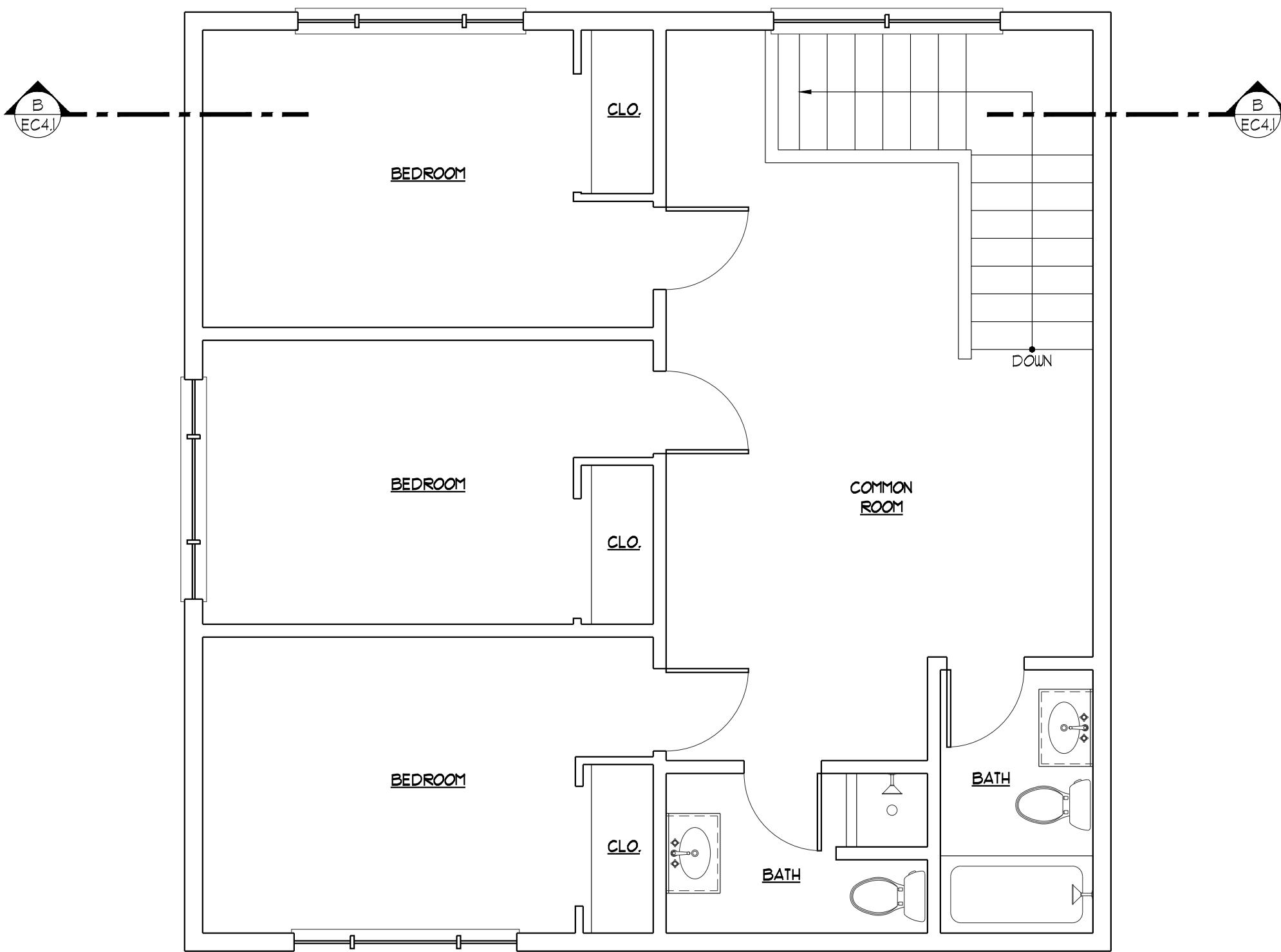
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EXISTING CONDITION NOTES

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4. NO INVASIVE OR SUB-SURFACE INVESTIGATIONS WERE MADE TO CONFIRM HIDDEN OR NON-VISUAL CONDITIONS.
5. NO ASSUMPTIONS SHOULD BE MADE REGARDING THE STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS OTHER THAN DEPICTED LOCATIONS FOR THE ITEMS SHOWN.
6. DESIGNATED ROOF PITCHES SHOULD BE CONSIDERED APPROXIMATE AND TO BE VERIFIED IN FIELD BY CONTRACTOR.



EXISTING CONDITIONS
BASEMENT PLAN



EXISTING CONDITIONS
SECOND FLOOR PLAN

VAN VLECK HOUSE
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming

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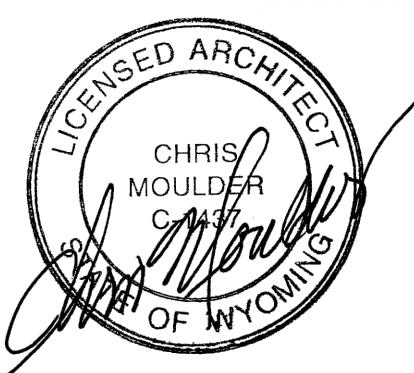
Drawing Title
**EXISTING CONDITIONS
BASEMENT PLAN AND
SECOND FLOOR PLAN**

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03-19-22

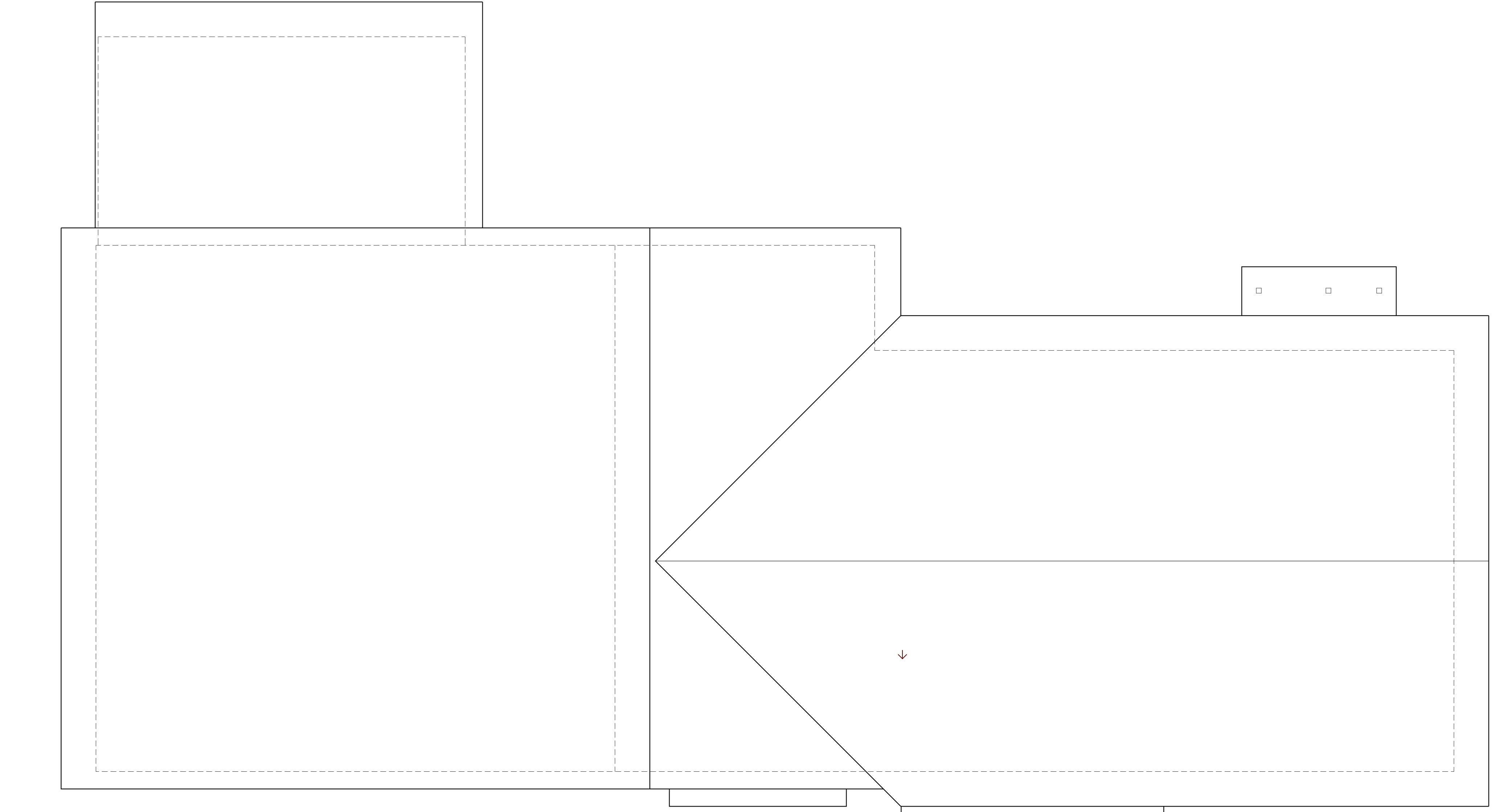
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Project Number 2120	
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EC2.2

EXISTING CONDITION NOTES

1. THE EXISTING CONDITION DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS ON THE DATE THEY WERE MEASURED AND DO NOT REFLECT OR IMPLY ANY STRUCTURAL OR CONSTRUCTION CONDITIONS. MEASUREMENTS WERE TAKEN TO THE SURFACES OF EXISTING EXPOSED FINISH MATERIALS FOR THE PURPOSE OF ALLOWING THESE DRAWINGS TO BE PREPARED DEPICTING THEN CURRENT AND EXISTING CONDITIONS.
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3. HORIZONTAL AND VERTICAL MEASUREMENTS WERE MADE TO ESTABLISH THE BASIC CONFIGURATION OF THE BUILDING. NO CONFIRMATION WAS MADE AS TO THE BUILDING BEING CONSTRUCTED STRAIGHT, SQUARE, LEVEL OR PLUMB.
4. NO INVASIVE OR SUB-SURFACE INVESTIGATIONS WERE MADE TO CONFIRM HIDDEN OR NON-VISUAL CONDITIONS.
5. NO ASSUMPTIONS SHOULD BE MADE REGARDING THE STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS OTHER THAN DEPICTED LOCATIONS FOR THE ITEMS SHOWN.
6. DESIGNATED ROOF PITCHES SHOULD BE CONSIDERED APPROXIMATE AND TO BE VERIFIED IN FIELD BY CONTRACTOR.



EXISTING CONDITIONS
ROOF PLAN
W N E S
I EC2.3 1/4" = 1'-0"

VAN VLECK HOUSE
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
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Jackson, Wyoming

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Drawing Title

EXISTING CONDITIONS
ROOF PLAN

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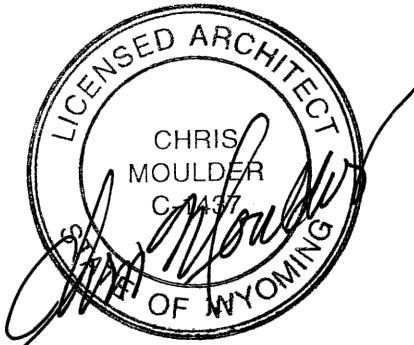
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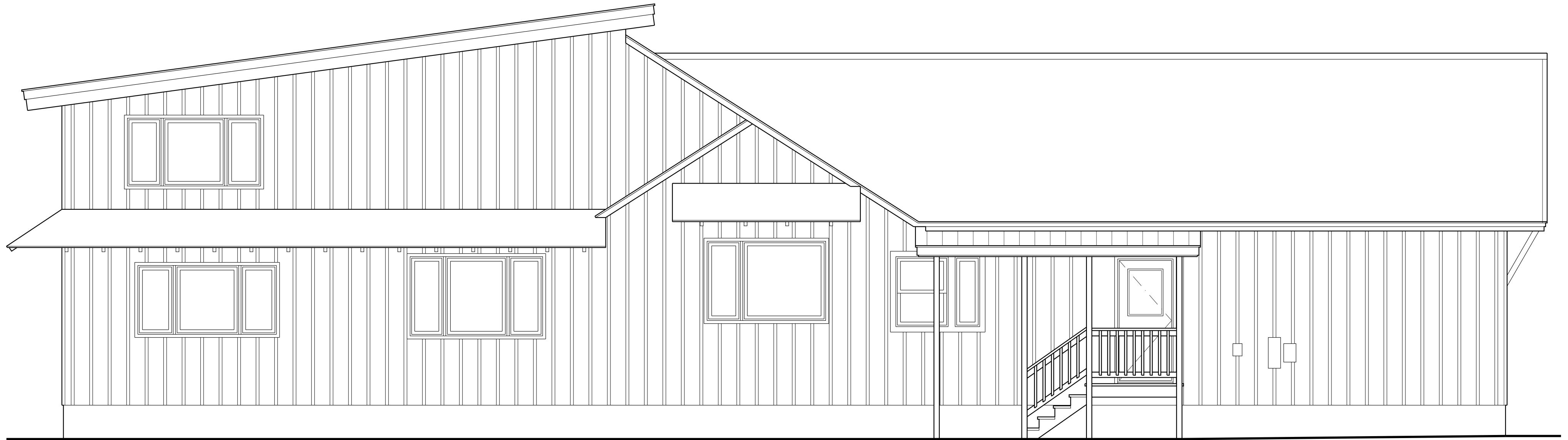
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Project Number 2120

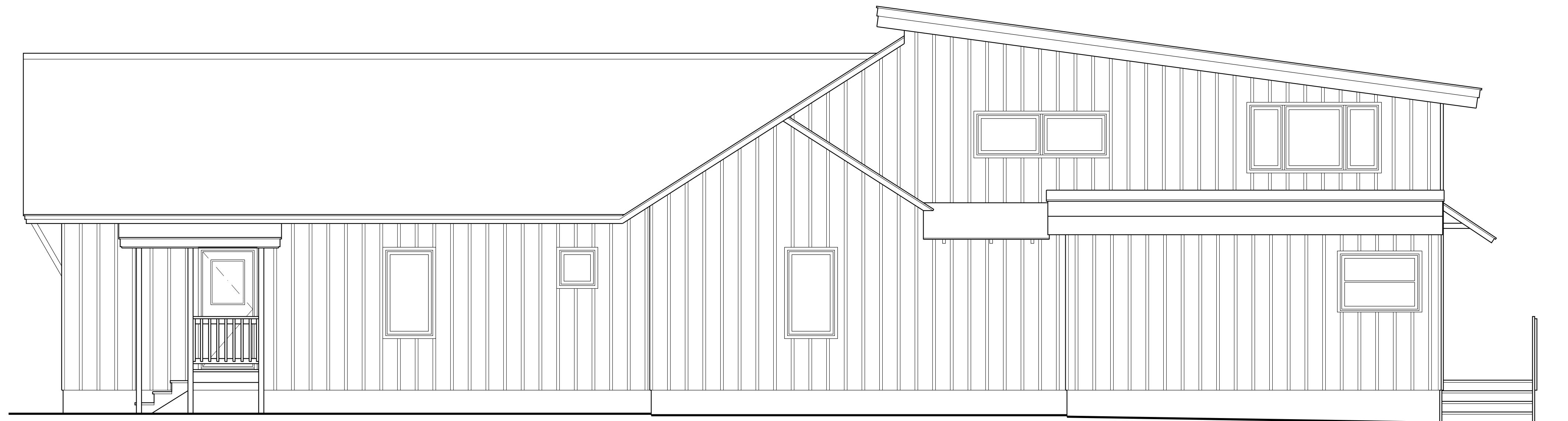


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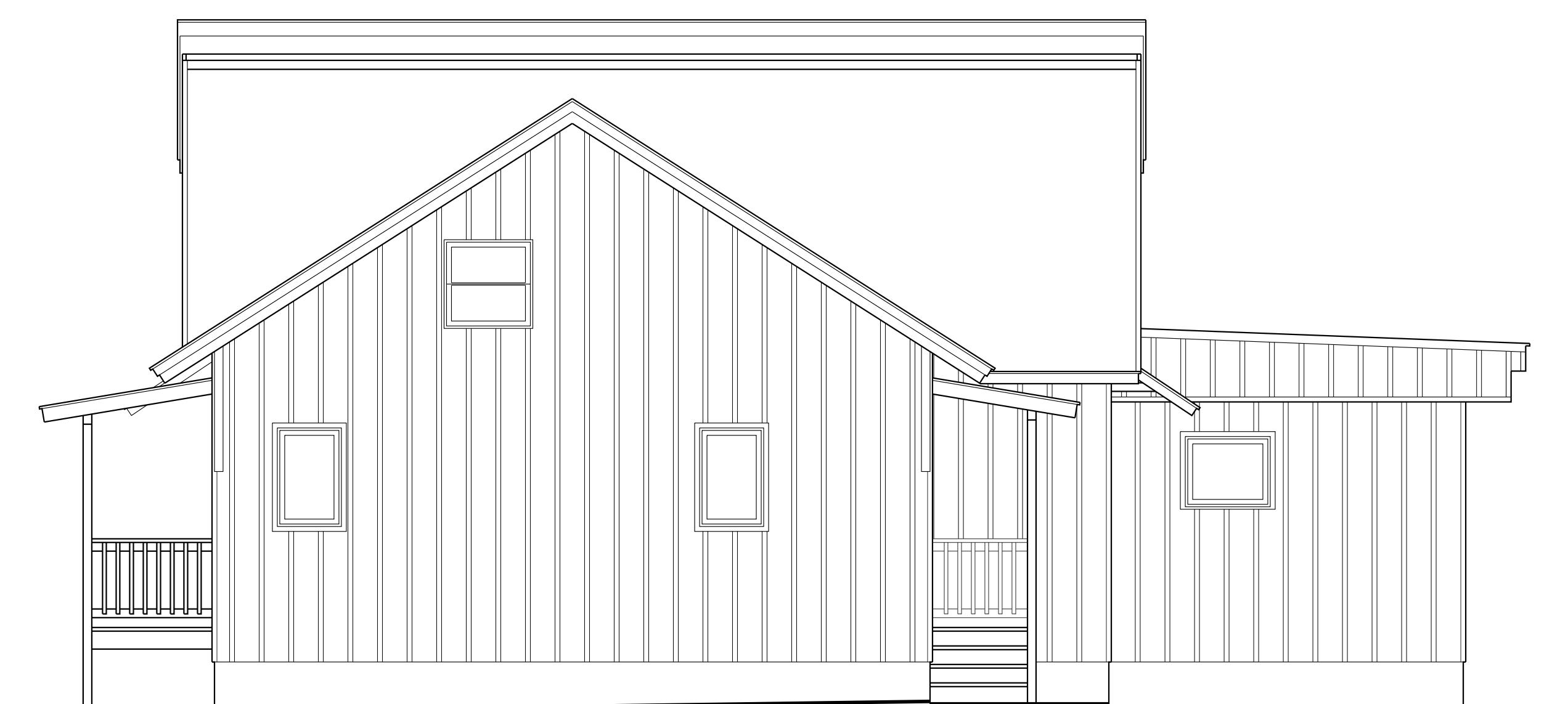
EXISTING CONDITIONS
SOUTH ELEVATION

1
EC3.1
1/4" = 1'-0"



EXISTING CONDITIONS
NORTH ELEVATION

2
EC3.1
1/4" = 1'-0"



EXISTING CONDITIONS
EAST ELEVATIONS

3
EC3.1
1/4" = 1'-0"



EXISTING CONDITIONS
WEST ELEVATIONS

4
EC3.1
1/4" = 1'-0"

EXISTING CONDITION NOTES

1. THE EXISTING CONDITION DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS ON THE DATE THEY WERE MEASURED AND DO NOT REFLECT OR IMPLY ANY STRUCTURAL OR CONSTRUCTION CONDITIONS. MEASUREMENTS WERE TAKEN TO THE SURFACES OF EXISTING EXPOSED FINISH MATERIALS FOR THE PURPOSE OF ALLOWING THESE DRAWINGS TO BE PREPARED DEPICTING THEN CURRENT AND EXISTING CONDITIONS.
2. WHILE THESE DRAWINGS WERE ACCURATELY PREPARED TO REFLECT EXISTING CONDITIONS, THEY SHOULD NOT BE RELIED UPON WITHOUT FURTHER CONFIRMATION SPECIFIC TO THE NEED.
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Drawing Title

EXISTING CONDITIONS
EXTERIOR ELEVATIONS

Set Title **PERMIT SET**

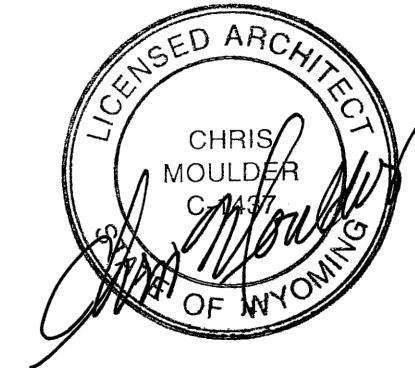
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Drawn By **Chris Moulder** Checked By

Plot Date **MARCH 19, 2022** Sheet Number

Scale **1/4" = 1'-0"**

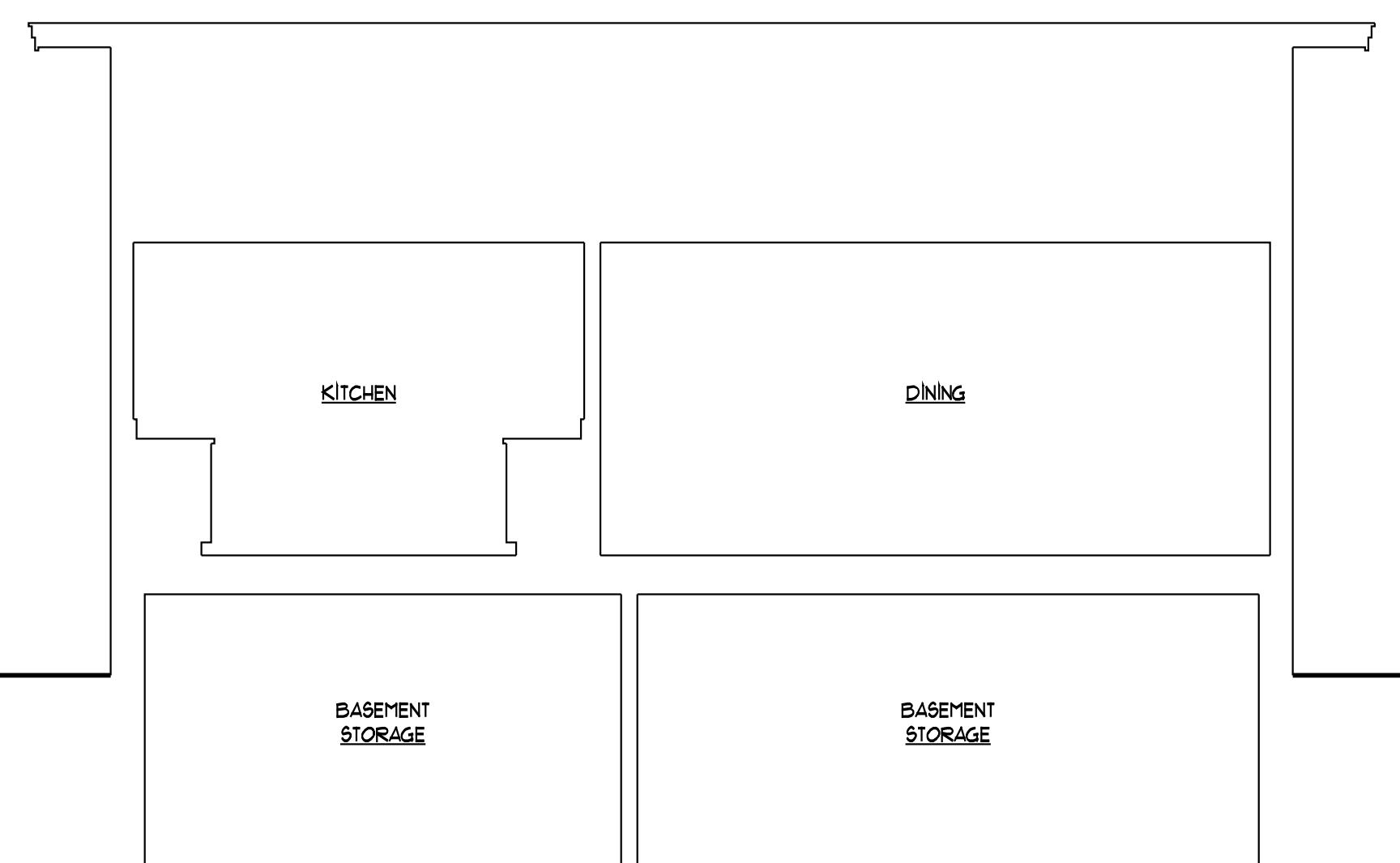
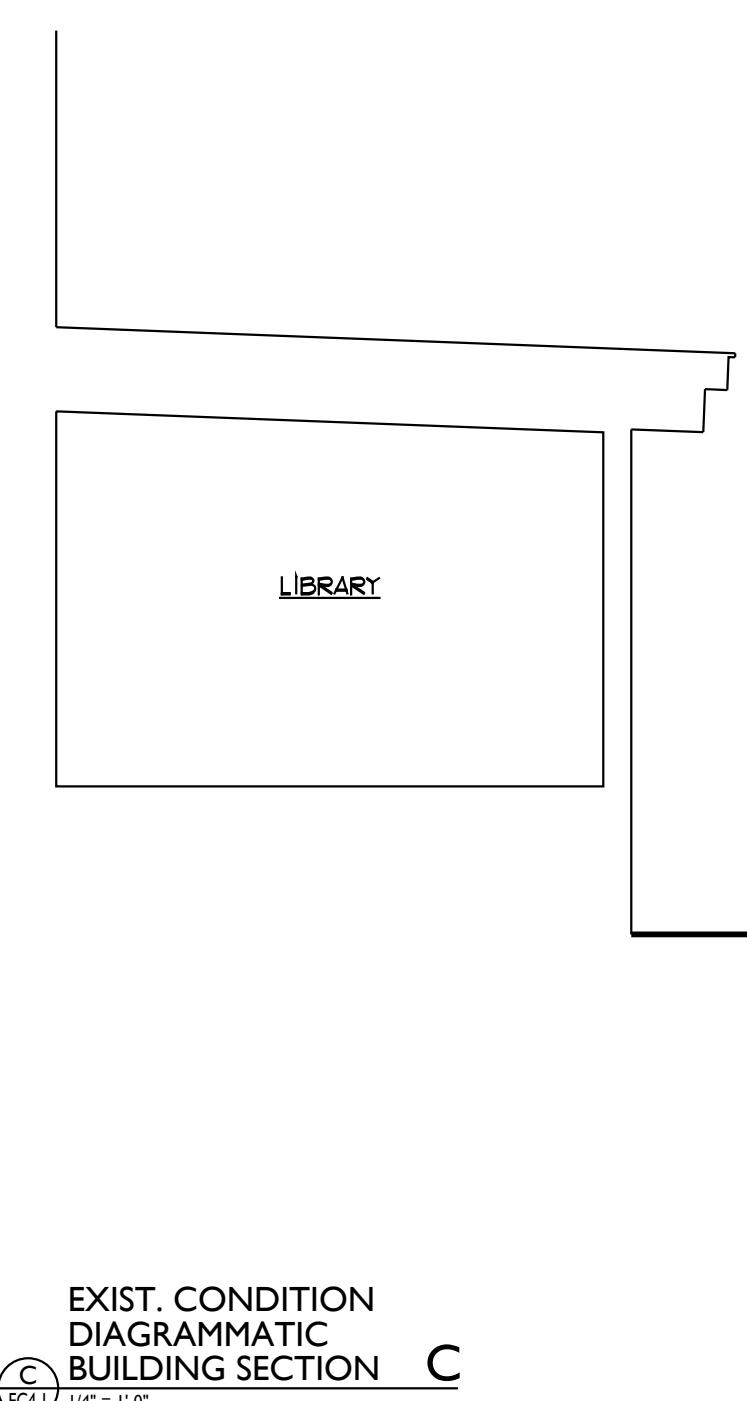
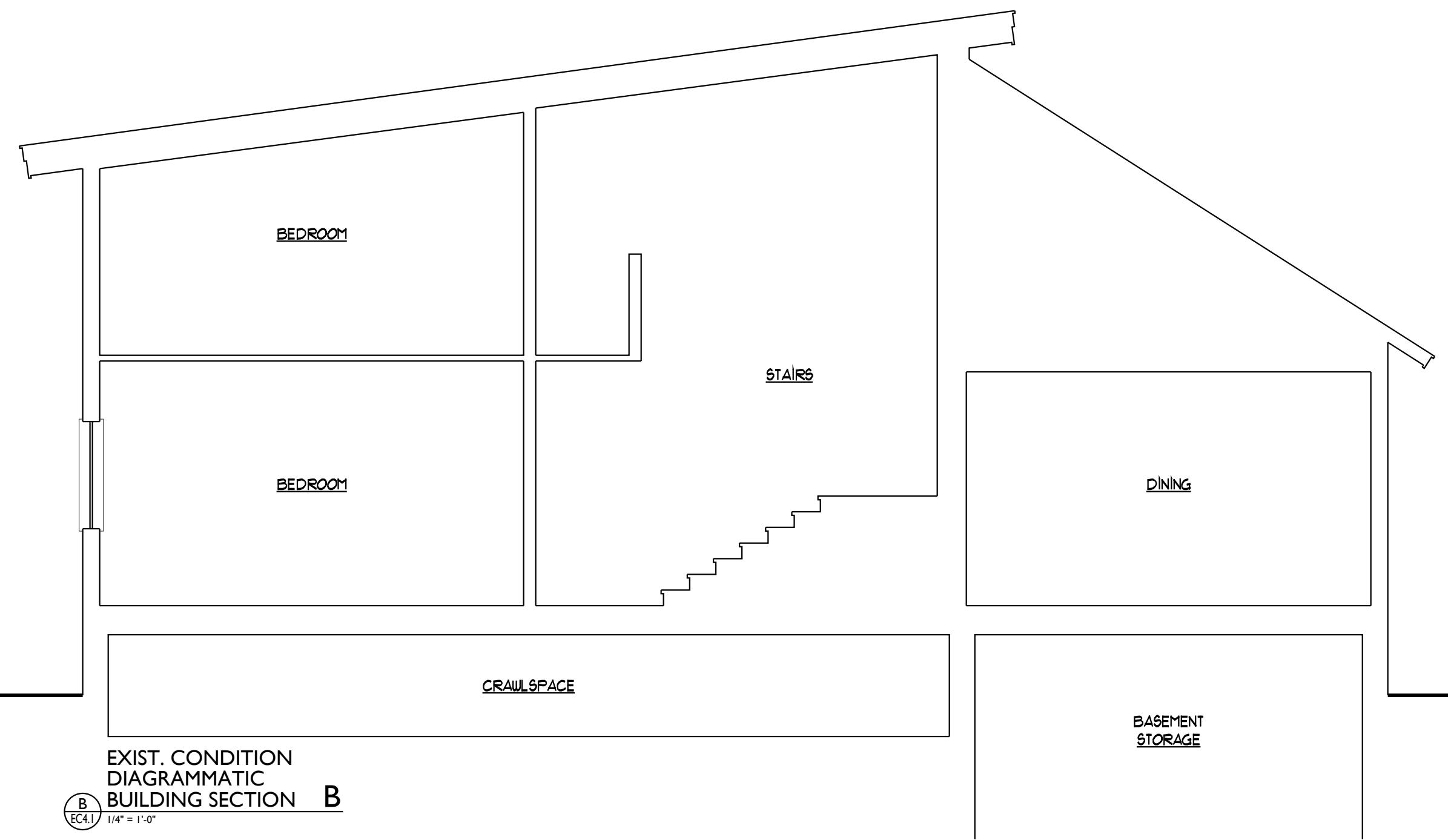
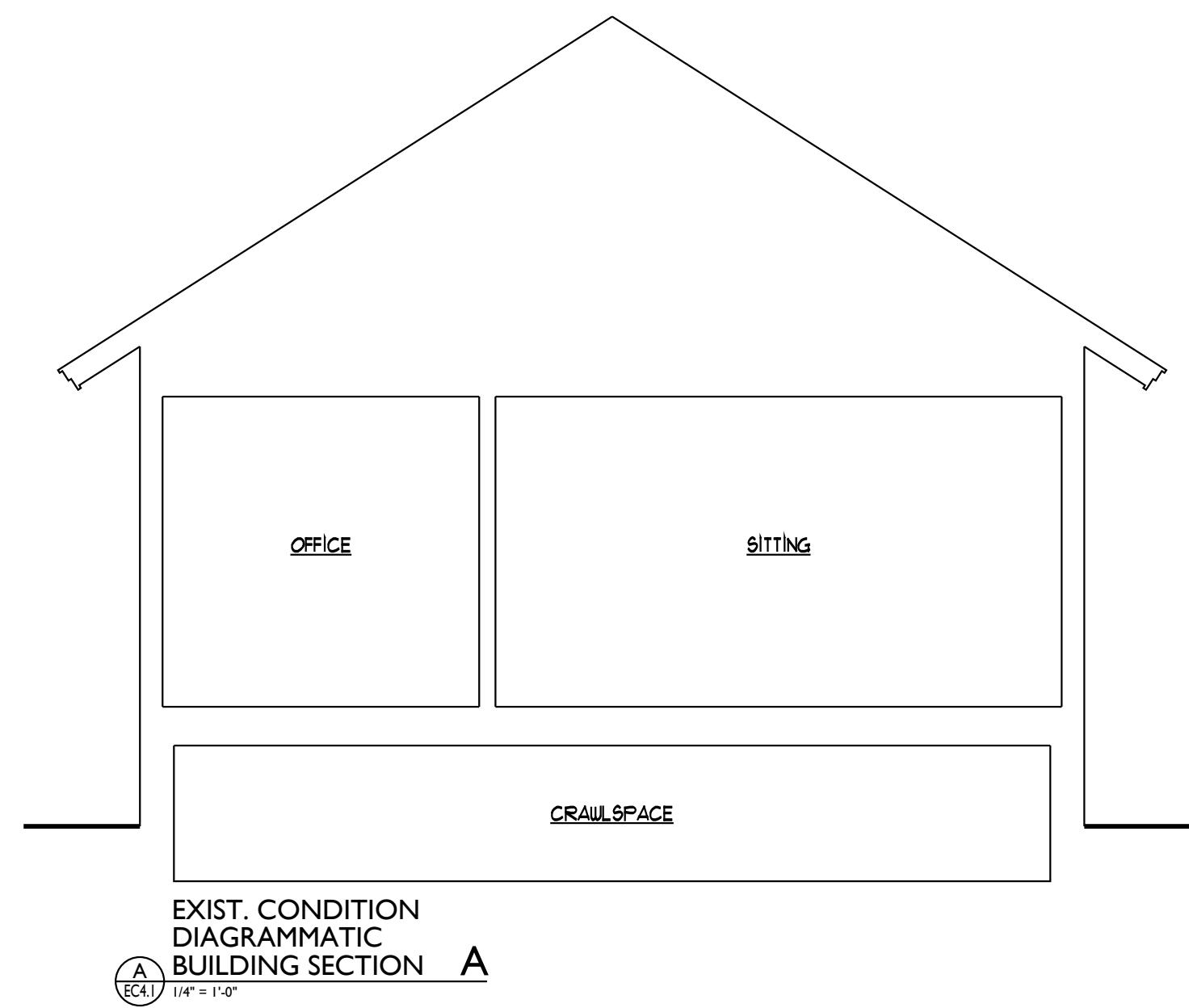
Project Number **2120**



EC3.1

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Drawing Title
**EXISTING CONDITIONS
DIAGRAMMATIC
BUILDING SECTIONS**

Set Title
PERMIT SET

Set Title	Set Issue Date
PERMIT SET	03-19-22

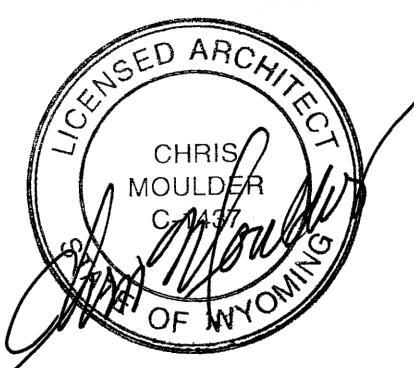
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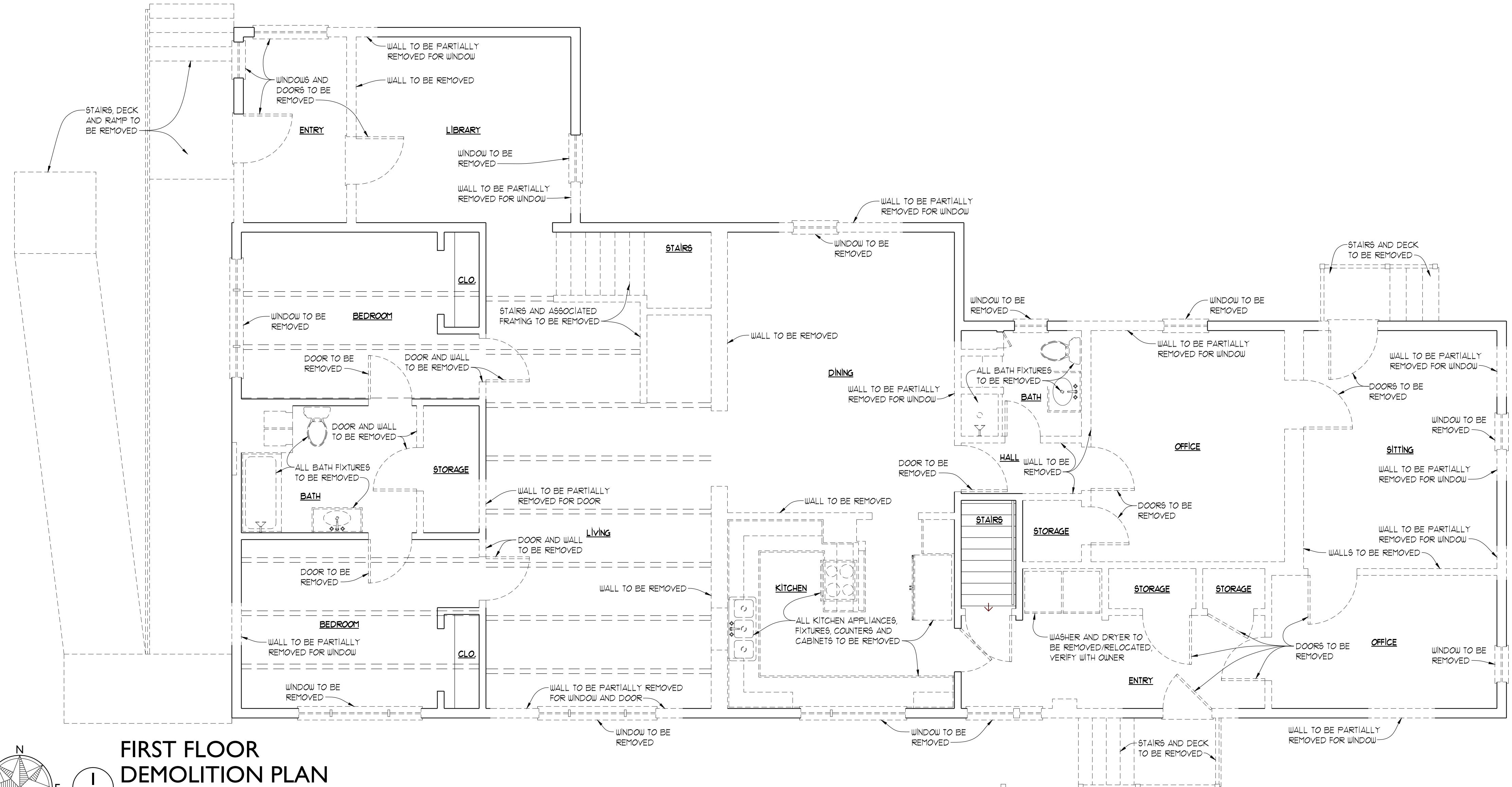
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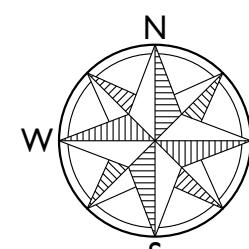
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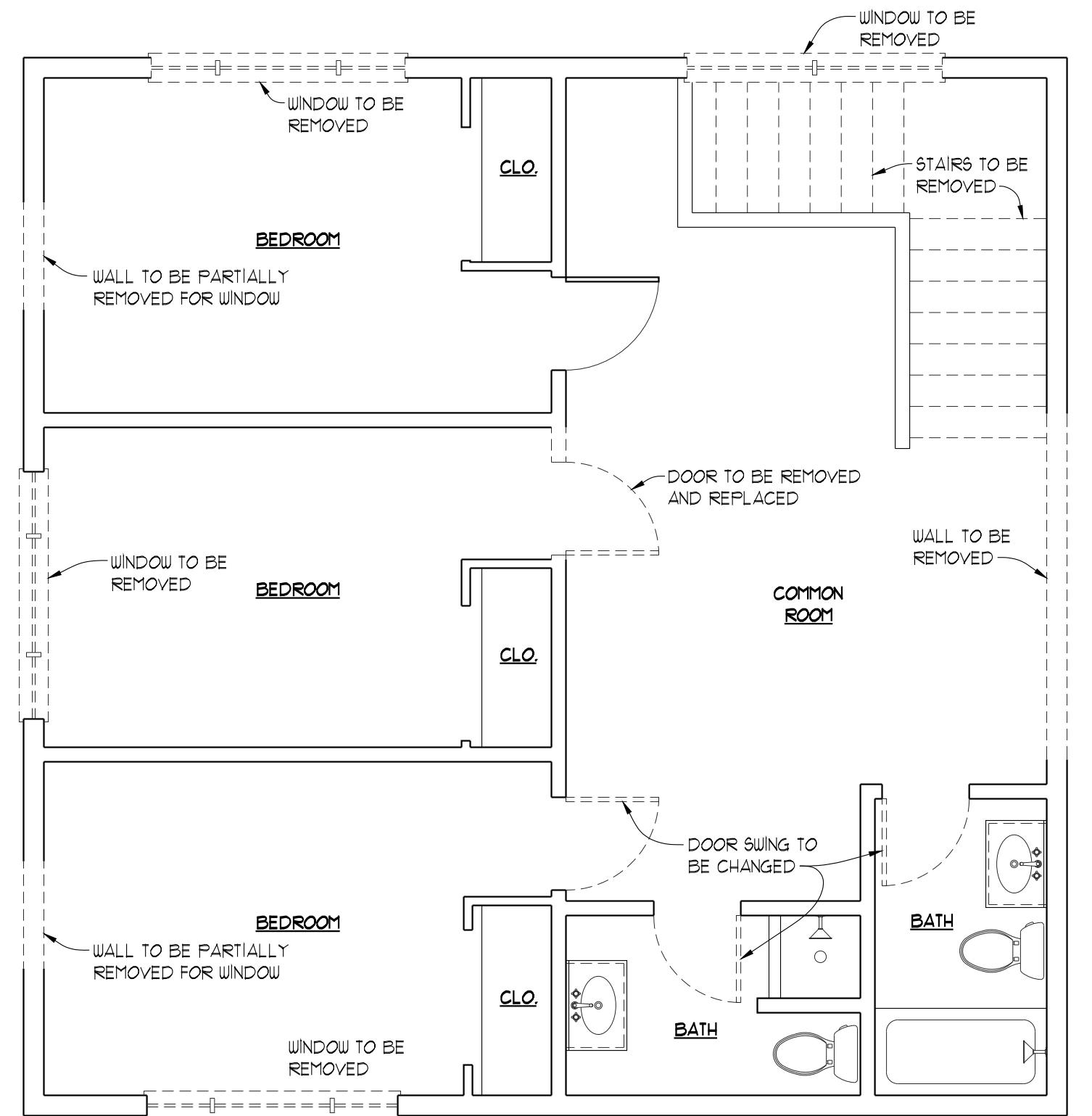
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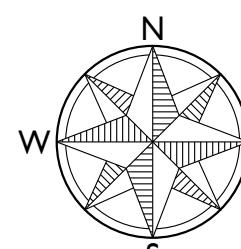
**FIRST FLOOR
DEMOLITION PLAN**



DP2.1 1/4" = 1'-0"



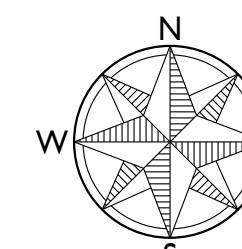
**SECOND FLOOR
DEMOLITION PLAN**



DP2.1 1/4" = 1'-0"



**BASEMENT
DEMOLITION PLAN**



DP2.1 1/4" = 1'-0"

DEMOLITION NOTES	
1. CONTRACTOR TO VERIFY EXTENT OF DEMOLITION WITH ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.	
2. CONTRACTOR TO REMOVE ALL EXISTING CONSTRUCTION AS NOTED AND PROPERLY DISPOSE OF ALL DEMOLISHED MATERIAL AS REQUIRED.	
3. CONTRACTOR TO TAKE CARE IN PROTECTING ALL EXISTING CONSTRUCTION NOT SCHEDULED FOR DEMOLITION AS NOTED. IF THERE IS A QUESTION AS TO EXTENT OF DEMOLITION, CONTRACTOR TO VERIFY WITH ARCHITECT.	
4. CONTRACTOR TO REMOVE ALL EXISTING FLOOR AND CEILING FINISHES AND RELATED CONSTRUCTION AS REQUIRED IN SCHEDULED AREAS, OR AS DIRECTED BY THE ARCHITECT.	
5. CONTRACTOR TO REMOVE ALL EXISTING ARCHITECTURAL WOODWORK (CABINETRY, SHELVES, CLOTHES RODS, HOOKS, ETC.) AS REQUIRED IN SCHEDULED AREAS, OR AS DIRECTED BY THE ARCHITECT.	
6. CONTRACTOR TO REMOVE ANY PLUMBING FIXTURES, CAP UTILITY LINES AND REROUTE VENT STACKS, SUPPLY AND WASTE LINES AS REQUIRED FOR NEW CONSTRUCTION.	
7. CONTRACTOR TO REMOVE ALL ELECTRICAL FIXTURES (LIGHT FIXTURES, APPLIANCES, ETC.), OUTLETS, SWITCHES AND CONTROLS AS REQUIRED IN SCHEDULED AREAS, OR AS DIRECTED BY THE ARCHITECT. LIVE WIRES TO BE ABANDONED SHALL COMPLY WITH APPLICABLE CODES AND SAFE INDUSTRY STANDARDS.	
8. CONTRACTOR TO REMOVE ALL HVAC GRILLES, DUCTWORK AND RELATED CONSTRUCTION AS REQUIRED. CAP EXISTING DUCT WORK AS REQUIRED.	
9. ALL DEMOLITION TO BE OWNER'S SALVAGE AT THEIR OPTION. NON-OWNER SALVAGED ITEMS AND MATERIAL ARE TO BE DISPOSED OF BY CONTRACTOR.	
10. CONTRACTOR TO TAKE SPECIAL CARE TO SHORE UP EXISTING STRUCTURE BEFORE REMOVING ANY STRUCTURAL SUPPORTS.	

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Drawing Title

**DEMOLITION
FLOOR PLANS**

PERMIT SET

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PERMIT SET	03-19-22

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Project Number

MARCH 19, 2022
1/4" = 1'-0"
2120

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Plot Date
Sheet Number

MARCH 19, 2022
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1/4" = 1'-0"
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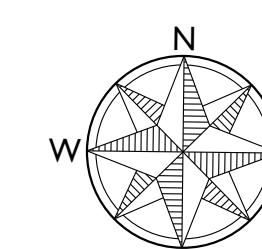
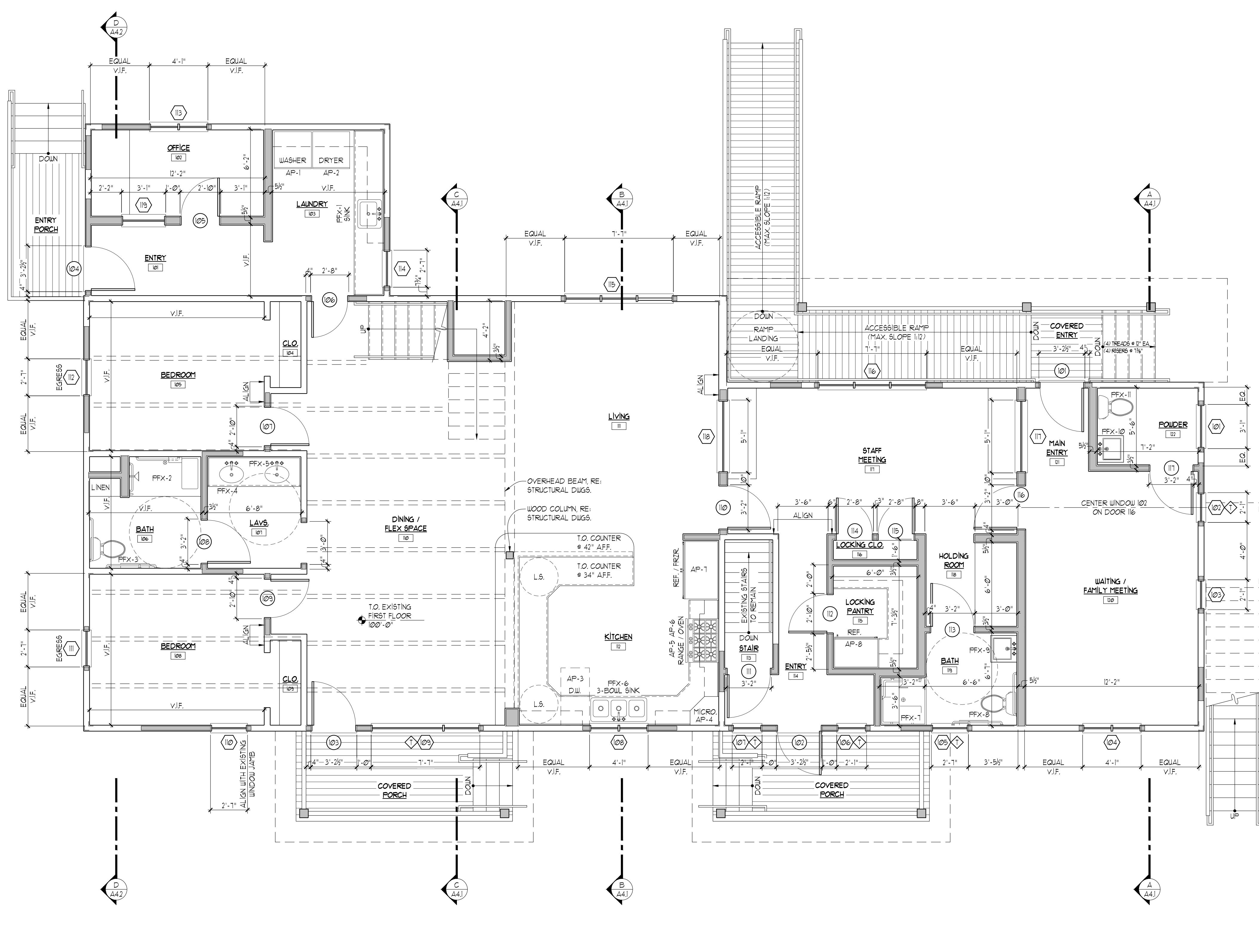
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FLOOR PLAN NOTES

- ALL EXTERIOR WALLS TO MATCH EXISTING OR DIMENSIONED OTHERWISE.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUDS UNLESS NOTED OR DIMENSIONED OTHERWISE.
- ALL WET WALLS TO BE 2x6 WOOD STUDS.
- ALL POCKET DOORS TO BE FRAMED IN 2x6 WALLS UNLESS NOTED OR DIMENSIONED OTHERWISE.
- ALL FURR WALLS TO BE 2x4 WOOD STUDS. PROVIDE A $\frac{1}{8}$ " SPACE BETWEEN FURR WALL AND CONCRETE FOUNDATION WALL TO PLUMB FURR WALL.
- GARAGE FLOOR DRAIN SHALL NOT BE TIED TO SANITARY WASTE SYSTEM.
- COORDINATE ALL SHEAR WALLS WITH STRUCTURAL DRAWINGS.
- SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF HOLD DOWNS.
- SEE STRUCTURAL DRAWINGS FOR CONCRETE FOUNDATION WALL AND FOOTING SPECIFICATIONS.
- ALL CONCRETE APRONS TO BE SLOPED $\frac{1}{8}$ " PER FOOT MINIMUM FOR POSITIVE DRAINAGE.
- ALL STONE TERRACES TO BE SLOPED $\frac{1}{8}$ " PER FOOT MINIMUM FOR POSITIVE DRAINAGE.
- ALL INTERIOR FINISHES TO BE DETERMINED. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPMENT RATING OF NOT GREATER THAN 450.
- PROVIDE FIRE BLOCKING IN STUD WALL AND FURR WALL CAVITIES AT INTERVALS NOT EXCEEDING 10' AT WALL TO CEILING CONNECTIONS INCLUDING AT SOFFITS AND DROPPED AND/OR COVE CEILINGS, CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUNS.
- PROVIDE FIRE BLOCKING BETWEEN FIREPLACE/CHIMNEY CONSTRUCTION AND WALLS/FLOORS WITH APPROVED SECURELY FASTENED NON-COMBUSTIBLE MATERIAL. ALL FIRE BLOCKING SHALL CONFORM TO REQUIRED SEPARATION BETWEEN CHIMNEY AND COMBUSTIBLE MATERIALS.
- PROVIDE APPROVED MATERIAL FIRE-STOP AT ALL OPENINGS AROUND VENTS, PIPES, CABLES, WIRES, ETC. AT CEILING AND FLOOR LEVELS.
- PROVIDE BLOCKING AT WALL TO CEILING ASSEMBLIES TO ACT AS DRAFT-STOPPING. VERIFY DRAFT-STOPPING IS ADEQUATE WITH TOWN OF JACKSON BUILDING DEPARTMENT.
- PROVIDE DRAFT-STOPPING IN CONCEALED FLOOR/CEILING ASSEMBLIES. DRAFT-STOPPING SHALL DIVIDE CONCEALED FLOOR/CEILING ASSEMBLIES INTO AREAS LESS THAN 1000 SF EACH FOR THE INTERNATIONAL RESIDENTIAL CODE RS2012. VERIFY DRAFT-STOPPING IS ADEQUATE WITH TOWN OF JACKSON BUILDING DEPARTMENT.
- ALL CRAWL SPACE VENT LOCATIONS TO BE CENTERED ON WINDOW OPENINGS ABOVE, OR FRAMING BETWEEN UNDOUBS ABOVE AS APPLICABLE. VERIFY WITH ARCHITECT PRIOR TO FLOOR.
- CRAWL SPACE TO RECEIVE VAPOR BARRIER AND GRAVEL FLOOR RE: INSULATION SCHEDULE. REMOVE ALL CONSTRUCTION RELATED DEBRIS AT COMPLETION OF PROJECT.
- VERIFY PERSONAL OPENINGS IN CRAWL SPACE, 24"x30" MINIMUM.
- VERIFY VENTING IS ADEQUATE WITH TOWN OF JACKSON BUILDING DEPARTMENT.

REFERENCE NOTES

RE: SHEET A14 FOR STAIRWAY NOTES, GUARD & HANDRAIL NOTES AND RAMP NOTES



FIRST FLOOR PLAN

A2.1 1/4" = 1'-0"

WALL LEGEND

- FRAMED WALL
- FRAMED WALL WITH SOUND ATTENUATING BATTING
- FIRE SEPARATION WALL
- FRAMED WALL WITH STONE VENEER
- FRAMED WALL WITH STONE VENEER BELOW
- POURED CONCRETE WALL WITH FRAMED INTERIOR WALL
- POURED CONCRETE WALL
- LOG COLUMN
- EXISTING WALL
- EXISTING WALL TO BE REMOVED

FLOOR PLAN LEGEND

- BUILDING SECTION LETTER
- SHEET NUMBER
- DETAIL NUMBER
- ROOM NUMBER
- DOOR NUMBER
- WINDOW NUMBER
- TEMPERED GLASS
- SCHEDULE REFERENCE
- INTERIOR ELEVATION
- REFERENCE ELEVATION
- CENTER LINE
- REVISION NUMBER
- SUPPLEMENTAL DUG. NO.
- SPOT ELEVATION

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Drawing Title

FIRST FLOOR PLAN

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Set Title PERMIT SET Set Issue Date

MARCH 19, 2022

Plot Date Scale

MARCH 19, 2022 1/4" = 1'-0"

Project Number

2120

Drawn By Checked By

Chris Moulder

Architect of Wyoming

MARCH 19, 2022

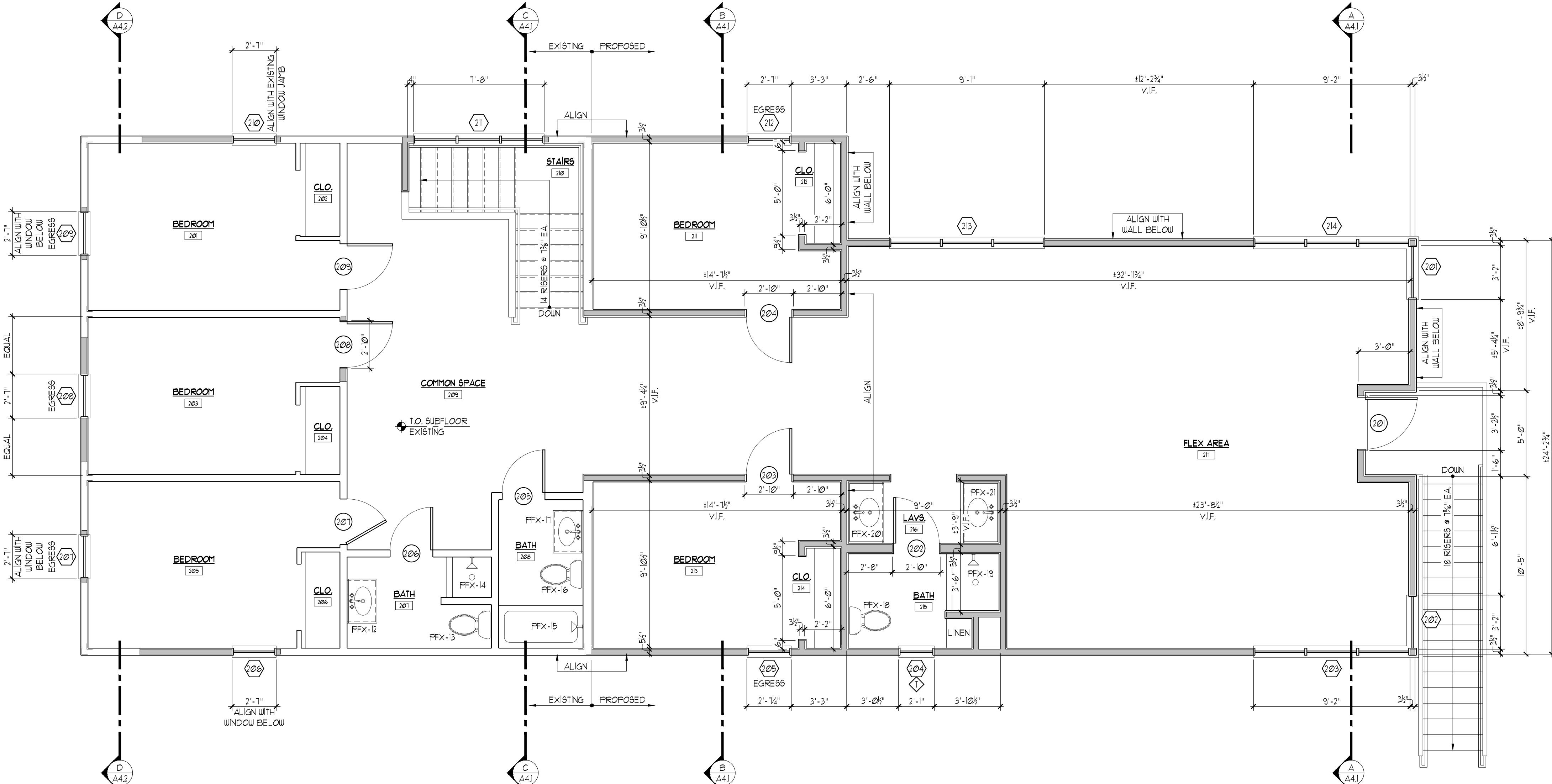
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A2.1

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- PROVIDE BLOCKING AT WALL TO CEILING ASSEMBLIES TO ACT AS DRAFT-STOPPING. VERIFY DRAFT-STOPPING IS ADEQUATE WITH TOWN OF JACKSON BUILDING DEPARTMENT.
- PROVIDE DRAFT-STOPPING IN CONCEALED FLOOR/CEILING ASSEMBLIES. DRAFT-STOPPING SHALL DIVIDE CONCEALED FLOOR/CEILING ASSEMBLIES INTO AREAS LESS THAN 1000 SF EACH FOR THE INTERNATIONAL RESIDENTIAL CODE RS2012. VERIFY DRAFT-STOPPING IS ADEQUATE WITH TOWN OF JACKSON BUILDING DEPARTMENT.
- ALL CRAWL SPACE VENT LOCATIONS TO BE CENTERED ON WINDOW OPENINGS ABOVE, OR FRAMING BETWEEN UNDOWNS ABOVE AS APPLICABLE. VERIFY WITH ARCHITECT PRIOR TO FLOOR.
- CRAWL SPACE TO RECEIVE VAPOR BARRIER AND GRAVEL FLOOR RE: INSULATION SCHEDULE. REMOVE ALL CONSTRUCTION RELATED DEBRIS AT COMPLETION OF PROJECT.
- VERIFY PERSONAL OPENINGS IN CRAWL SPACE, 24"x30" MINIMUM.
- VERIFY VENTING IS ADEQUATE WITH TOWN OF JACKSON BUILDING DEPARTMENT.



WALL LEGEND

- FRAMED WALL
- FRAMED WALL WITH SOUND ATTENUATING BATTING
- FIRE SEPARATION WALL
- FRAMED WALL WITH STONE VENEER
- FRAMED WALL WITH STONE VENEER BELOW
- POURED CONCRETE WALL
- POURED CONCRETE WALL WITH FRAMED INTERIOR WALL
- POURED CONCRETE WALL
- LOG COLUMN
- EXISTING WALL
- EXISTING WALL TO BE REMOVED

FLOOR PLAN LEGEND

- BUILDING SECTION LETTER
- SHEET NUMBER
- DETAIL NUMBER
- ROOM NUMBER
- ROOM NAME
- DOOR NUMBER
- WINDOW NUMBER
- TEMPERED GLASS
- SCHEDULE REFERENCE
- INTERIOR ELEVATION
- REFERENCE ELEVATION
- CENTER LINE
- REVISION NUMBER
- SUPPLEMENTAL Dwg. NO.
- SPOT ELEVATION

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Drawing Title

SECOND FLOOR PLAN

PERMIT SET

Set Title	Permit Set	Set Issue Date
	PERMIT SET	03-19-22

Drawn By

Checked By

Plot Date

Sheet Number

MARCH 19, 2022

Scale

1/4" = 1'-0"

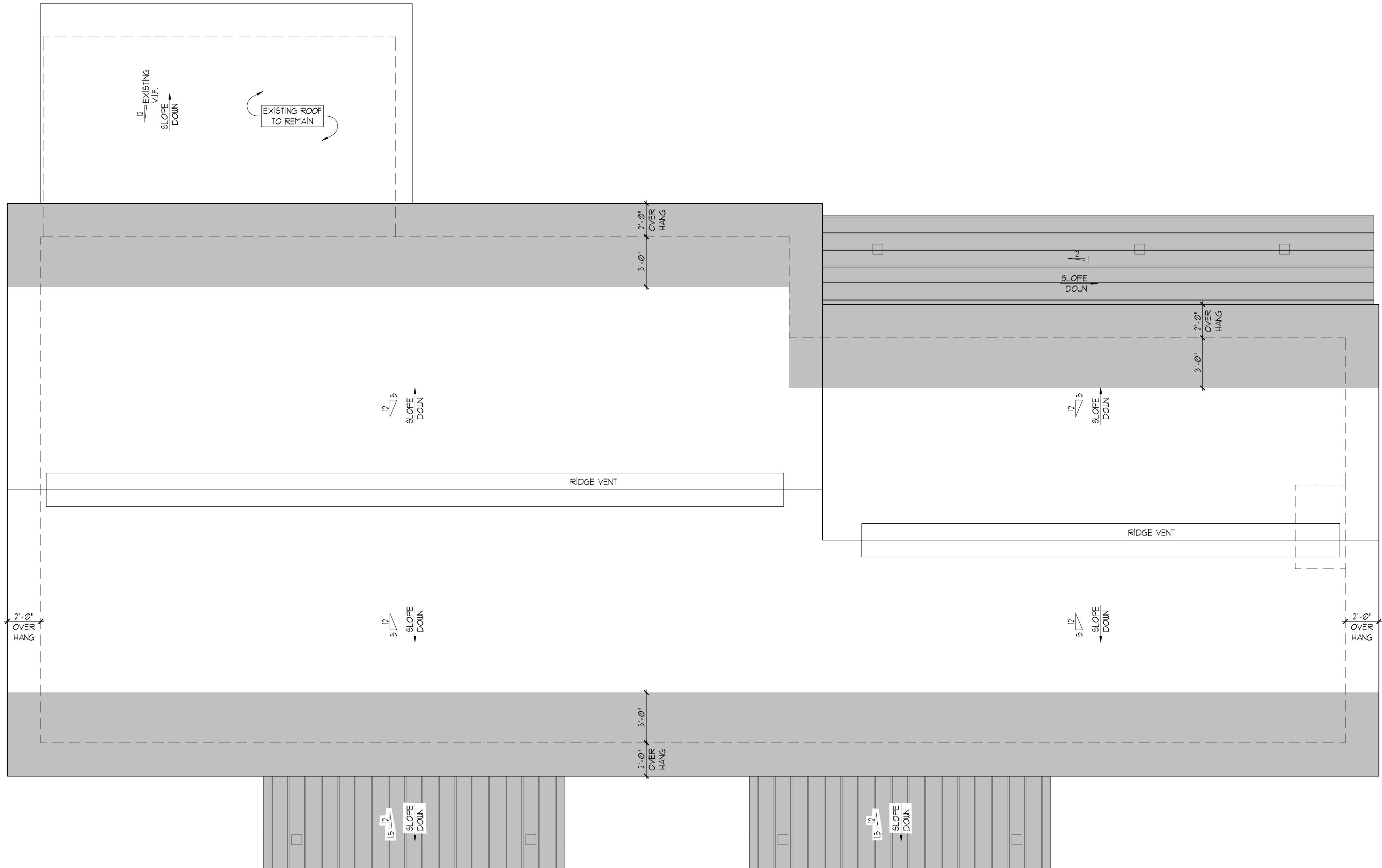
Project Number

2120

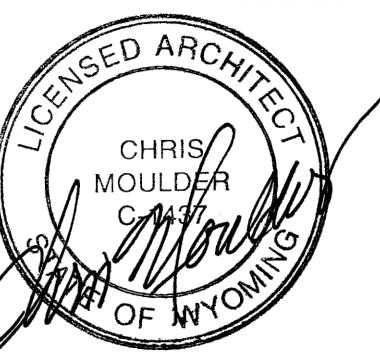
A2.2

ROOF PLAN NOTES

- SHADED AREA: PROVIDE ICE AND WATER SHIELD AS SUPPLIED BY WR. GRACE OR APPROVED ALTERNATE AT ALL EAVES, ROOF PROJECTIONS AND VALLEYS. ICE AND WATER SHIELD TO EXTEND 3'-0" MINIMUM UP SLOPE FROM BUILDING LINE BELOW AND 3'-0" MINIMUM UP BOTH SIDES OF ALL VALLEYS. SEE EXTERIOR MATERIALS SCHEDULE.
- ROOFING MATERIAL TO BE CLASS B FIRE TREATED, PREMIUM GRADE HAND SPLIT CEDAR SHAKES OR COLOR COATED METAL ROOFING. SEE EXTERIOR MATERIALS SCHEDULE AND SECTION ASSEMBLIES KEY.
- ALL ROOFS WITH PITCHES LESS THAN 3:12 SHALL RECEIVE ICE AND WATER SHIELD AS SHOWN ON ROOF PLAN.



ROOF PLAN
 A2.3 1/4" = 1'-0"



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Drawing Title

ROOF PLAN

Set Title PERMIT SET

Set Title	Set Issue Date
PERMIT SET	03-19-22

Drawn By	Checked By
CHRIS MOULDER	
MARCH 19, 2022	
Scale 1/4" = 1'-0"	
Project Number 2120	

A2.3



I **SOUTH ELEVATION**
A3.1 1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

ROOFING-COMPOSITION SHINGLES:

1. ROOFING TO BE COMPOSITION ROOF SHINGLES AS SUPPLIED BY OWENS CORNING OR APPROVED ALTERNATIVE OVER 15# MIN. ASPHALT IMPREGNATED BUILDING FELT PER MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE AN ICE AND WATER SHIELD MEMBRANE AS PRESCRIBED BELOW IN ROOFING UNDERLayment AND AS SHOWN ON ROOF PLAN.
3. NAILS TO BE PROPER GAUGE CORROSION RESISTANT OR ZINC-COATED SHINGLE NAILS SUITABLE FOR COMPOSITION SHINGLE INSTALLATION.
4. ALL MATERIALS AND WORKMANSHIP SHALL MEET OR EXCEED ALL PUBLISHED ROOFING INDUSTRY STANDARDS.
5. PROVIDE STANDARD WARRANTY AGAINST LEAKAGE AND DEFECTS IN MATERIALS AND WORKMANSHIP.

METAL ROOFING - STANDING SEAM:

1. METAL ROOFING TO BE 24-GAUGE NON-REFLECTIVE COLOR COATED STANDING SEAM METAL. PANELS TO BE SIZED TO PRODUCE A SEAM SPACING OF 1/2". PROVIDE PANEL PROFILE OR ADDITIONAL MATERIAL THICKNESS TO PREVENT OIL-CANNING OR OTHER DISTORTION OF SHEET METAL SURFACE. PROVIDE RIDGE CAP, RAKE, EAVE, VERTICAL WALL TERMINATIONS AND OTHER ACCESSORIES FROM SAME MANUFACTURER. ALL METAL ROOFING TO MEET OR EXCEED STANDARDS PUBLISHED BY THAT TRADE.
2. PROVIDE AN ICE AND WATER SHIELD MEMBRANE, OR OTHER UNDERLayment REQUIRED BY METAL ROOFING MANUFACTURER, AS PRESCRIBED BELOW IN ROOFING UNDERLayment AND AS SHOWN ON ROOF PLAN. ICE AND WATER SHIELD AT METAL ROOFING SHALL BE OF A TYPE THAT IS APPROVED FOR USE WITH METAL ROOFING.
3. CONTRACTOR TO ENSURE THAT ALL SEAMS ARE ADEQUATELY SEALED AGAINST LEAKAGE.
4. PROVIDE FIVE-YEAR WARRANTY AGAINST LEAKAGE AND DEFECTS IN MATERIALS AND WORKMANSHIP.

ROOFING UNDERLayment (ICE AND WATER SHIELD):

1. PROVIDE AN ICE AND WATER SHIELD MEMBRANE AS SUPPLIED BY WR GRACE, OR APPROVED ALTERNATIVE AT FOLLOWING LOCATIONS:
 - AT ALL EAVES, NO LESS THAN 3'-0" UP ROOF SLOPE FROM WARM SIDE OF WALL LINE AND DOWN TO EDGE OF EAVES.
 - AT ALL VALLEYS, NO LESS THAN 3'-0" UP ROOF SLOPE AT EACH SIDE.
 - AT ALL VENT STACKS AND ROOF PENETRATIONS, 12" IN ALL DIRECTIONS FROM PENETRATION AND 6" UP STACK. USE SPRAY URETHANE TO SEAL ALL PENETRATIONS. VENT STACKS SHALL THEN BE COVERED WITH PRE-MANUFACTURED FLASHING AND SLEEVE WITH INTEGRAL CAP.
 - OVER ENTIRE CRICKETS WHERE THEY EXIST.
 - UP VERTICAL WALL SURFACES WHERE THEY OCCUR IN CONNECTION WITH ROOF CONDITIONS.
 - ALL ROOFS WITH PITCHES LES THAN 3:12 SHALL RECEIVE ICE AND WATER SHIELD AS SHOWN ON ROOF PLAN.
2. APPLY MEMBRANE DIRECTLY OVER PLYWOOD ROOF SHEATHING, AND ENSURE ALL LAPS AND COVERAGE IS IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. AT METAL ROOFING PROVIDE HIGH TEMPERATURE UNDERLayment APPROVED FOR USE AT METAL ROOFING CONDITIONS, AS SUPPLIED BY WR GRACE, OR APPROVED ALTERNATIVE.

METAL FLASHING:

1. ALL FLASHING AT FASCIA EDGES, WINDOW AND DOOR CAPS, EXPOSED STEP FLASHING, AND ALL OTHER EXPOSED METAL FLASHING TO BE PAINT-LOCKED, COLOR TO BE DETERMINED BY OWNER. GAUGE THICKNESS TO MEET OR EXCEED STANDARDS PUBLISHED BY THAT TRADE. ALL NON-EXPOSED FLASHING MAY BE GALVANIZED OR APPROVED ALTERNATIVE.
2. FLASHING TOLERANCES SHALL NOT BE LESS THAN THAT PUBLISHED BY THAT TRADE.
3. STEP FLASHING SHALL BE USED WHERE VERTICAL SURFACES OCCUR IN CONNECTION WITH RAKE ENDS OF ROOF SLOPES.
4. VALLEY FLASHING TO HAVE RAISED RIDGE PROFILE TO PREVENT ROOF SHEET DRAINAGE FROM BACK WASHING UP UNDER ROOF MATERIAL AT OPPOSITE SIDE OF VALLEY.

8" HORIZONTAL BEVELED WOOD SIDING:

1. 1 X 10 HORIZONTAL WOOD SIDING TO BE 1/4", GRADE "3" OR BETTER, INLAND RED CEDAR WITH RESAWN FACE. PROVIDE BEVEL PROFILE AND 8" EXPOSURE TO THE WEATHER.
2. NAILS TO BE PROPER GAUGE RUST-RESISTANT OR ZINC COATED NAILS FOR SIDING APPLICATIONS.

4" HORIZONTAL BEVELED WOOD SIDING:

1. 1 X 10 HORIZONTAL WOOD SIDING TO BE 1/4", GRADE "3" OR BETTER, INLAND RED CEDAR WITH RESAWN FACE. PROVIDE BEVEL PROFILE AND 4" EXPOSURE TO THE WEATHER.
2. NAILS TO BE PROPER GAUGE RUST-RESISTANT OR ZINC COATED NAILS FOR SIDING APPLICATIONS.

VERTICAL WOOD SIDING:

1. VERTICAL WOOD SIDING TO BE 1/4", GRADE "3" OR BETTER, INLAND RED CEDAR WITH RESAWN FACE. PROVIDE SHiplapped PROFILE WITH SQUARE BUTT JOINTS.
2. PROVIDE PROPER BACKING FOR NAILING.
3. NAILS TO BE PROPER GAUGE RUST RESISTANT OR ZINC COATED SHINGLE NAILS FOR SIDING APPLICATIONS.

WOOD BEAMS, BRACKETS, AND DECK TIMBERS:

1. SELECT TIGHT KNOT, GRADE "A" OR BETTER, WESTERN RED CEDAR. ALL FOUR SIDES TO HAVE RESAWN SURFACES.
2. ALL JOINTS TO BE TIGHT AND FREE OF GAPS.
3. ALL BOLTS TO BE COUNTERSUNK. PROVIDE PLUG OF SAME SPECIES AND SAND FLUSH.

WOOD TRIM, WINDOW AND DOOR TRIM, FASCIA TRIM:

1. SELECT TIGHT KNOT, GRADE "3" OR BETTER, INLAND RED CEDAR WITH RESAWN FACE. PROVIDE RESAWN TEXTURE ON ALL EXPOSED SURFACES.
2. NAILS TO BE PROPER GAUGE RUST RESISTANT OR ZINC COATED SHINGLE NAILS FOR SIDING APPLICATIONS.
3. ALL TRIM SIZES AS PER DETAILS.

WOOD SOFFIT:

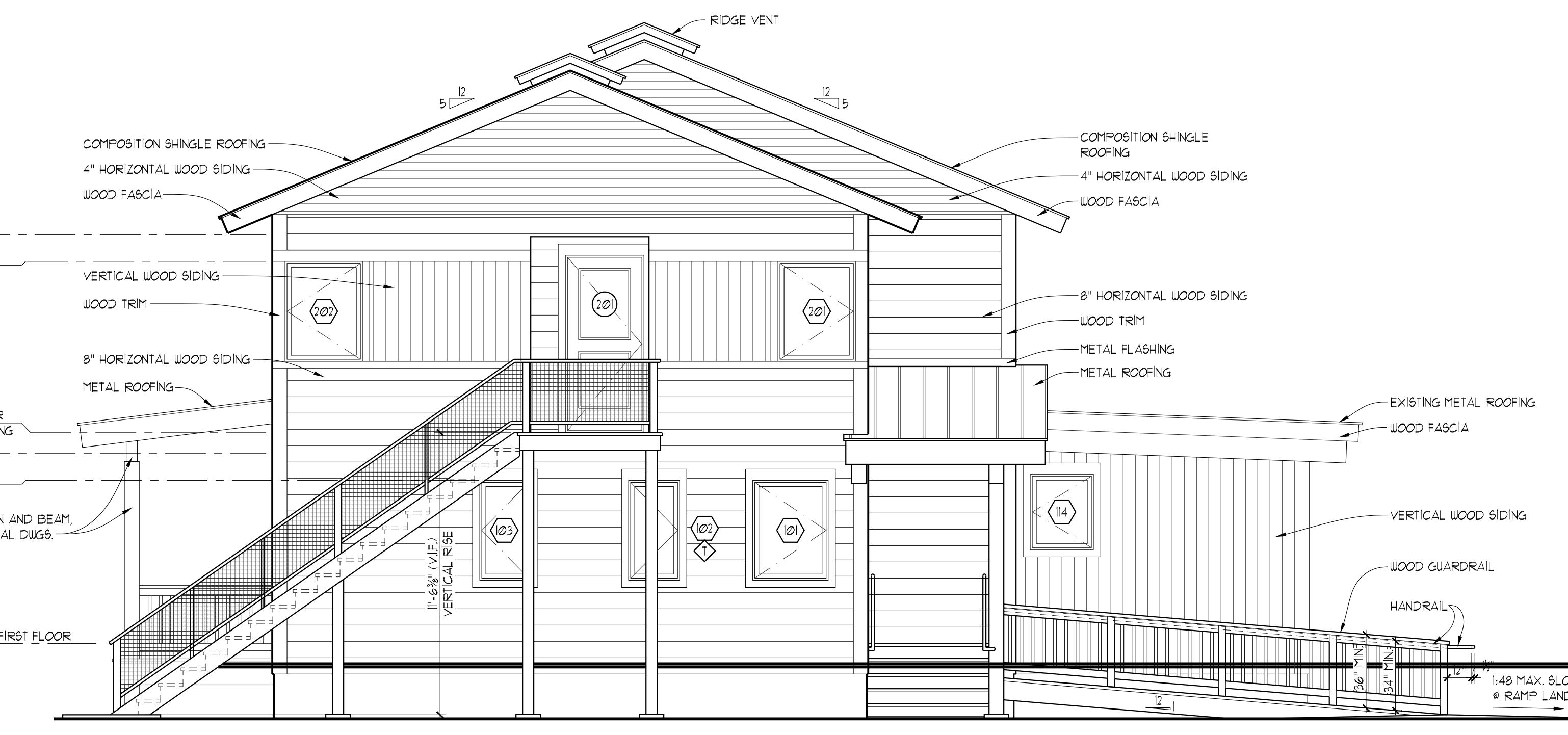
1. ALL WOOD SOFFIT TO BE 1/4", GRADE "3" OR BETTER, INLAND RED CEDAR WITH RESAWN FACE. PROVIDE TONGUE AND GROOVE PROFILE WITH SQUARE BUTT JOINTS.
2. NAILS TO BE PROPER GAUGE RUST RESISTANT OR ZINC COATED SHINGLE NAILS FOR SIDING APPLICATIONS.

WOOD DECKING:

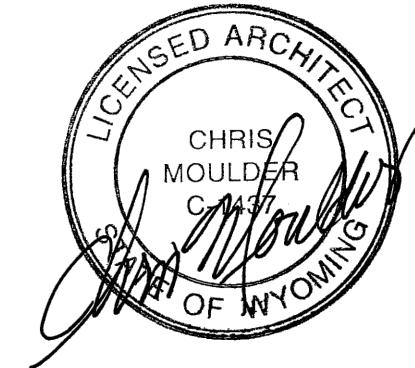
1. ALL WOOD DECKING TO BE 2X6, SELECT PATIO GRADE OR BETTER, CON-COMMON REDWOOD WITH SMOOTH SAWN FACE.
2. SCREW DECKING TO STRUCTURAL UNDERCARRIAGE WITH PROPER GAUGE AND DIMENSION RUST RESISTANT OR ZINC COATED SCREWS. USE SQUARE DRIVE SCREW HEADS. PRE-DRILL AND COUNTERSINK.

WOOD RAILINGS:

1. ALL RAILS TO BE 2X WESTERN RED CEDAR, GRADE "A" OR BETTER, SMOOTH SAWN.
2. ALL VERTICAL BALUSTERS TO BE 2X, SMOOTH SAWN WESTERN RED CEDAR, GRADE "A" OR BETTER.
3. ALL NEWEL POSTS TO BE 6X6, WESTERN RED CEDAR, GRADE "A" OR BETTER, SMOOTH SAWN.
4. SEE STRUCTURAL DRAWINGS FOR ALL CONNECTIONS AT LOG COLUMNS.



2 **EAST ELEVATION**
A3.1 1/4" = 1'-0"



EXTERIOR ELEVATION LEGEND	
	DETAIL NUMBER
	SHEET NUMBER
	WALL SECTION LETTER
	SHEET NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	TEMPERED GLASS
	CENTER LINE
	REVISION NUMBER
	REVISION NUMBER
	SUPPLEMENTAL DUG. NO.
	REFERENCE ELEVATION

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Drawing Title

EXTERIOR ELEVATIONS

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MARCH 19, 2022

Sheet Number

Scale 1/4" = 1'-0"

Project Number 2120

A3.1



EXTERIOR ELEVATION LEGEND	
●	DETAIL NUMBER
●	WALL SECTION LETTER
●	DOOR NUMBER
●	WINDOW NUMBER
●	TEMPERED GLASS
—	CENTER LINE
△	REVISION NUMBER
△	REVISION NUMBER
●	SUPPLEMENTAL DUG. NO.
●	REFERENCE ELEVATION

1 NORTH ELEVATION
A3.2 1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

ROOFING-COMPOSITION SHINGLES:

1. ROOFING TO BE COMPOSITION ROOF SHINGLES AS SUPPLIED BY OWENS CORNING OR APPROVED ALTERNATIVE OVER 15# MIN. ASPHALT IMPREGNATED BUILDING FELT PER MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE AN ICE AND WATER SHIELD MEMBRANE AS PRESCRIBED BELOW IN ROOFING UNDERLayment AND AS SHOWN ON ROOF PLAN.
3. NAILS TO BE PROPER GAUGE CORROSION RESistant OR ZINC-COATED SHINGLE NAILS SUITABLE FOR COMPOSITION SHINGLE INSTALLATION.
4. ALL MATERIALS AND WORKMANSHIP SHALL MEET OR EXCEED ALL PUBLISHED ROOFING INDUSTRY STANDARDS.
5. PROVIDE STANDARD WARRANTY AGAINST LEAKAGE AND DEFECTS IN MATERIALS AND WORKMANSHIP.

METAL ROOFING - STANDING SEAM:

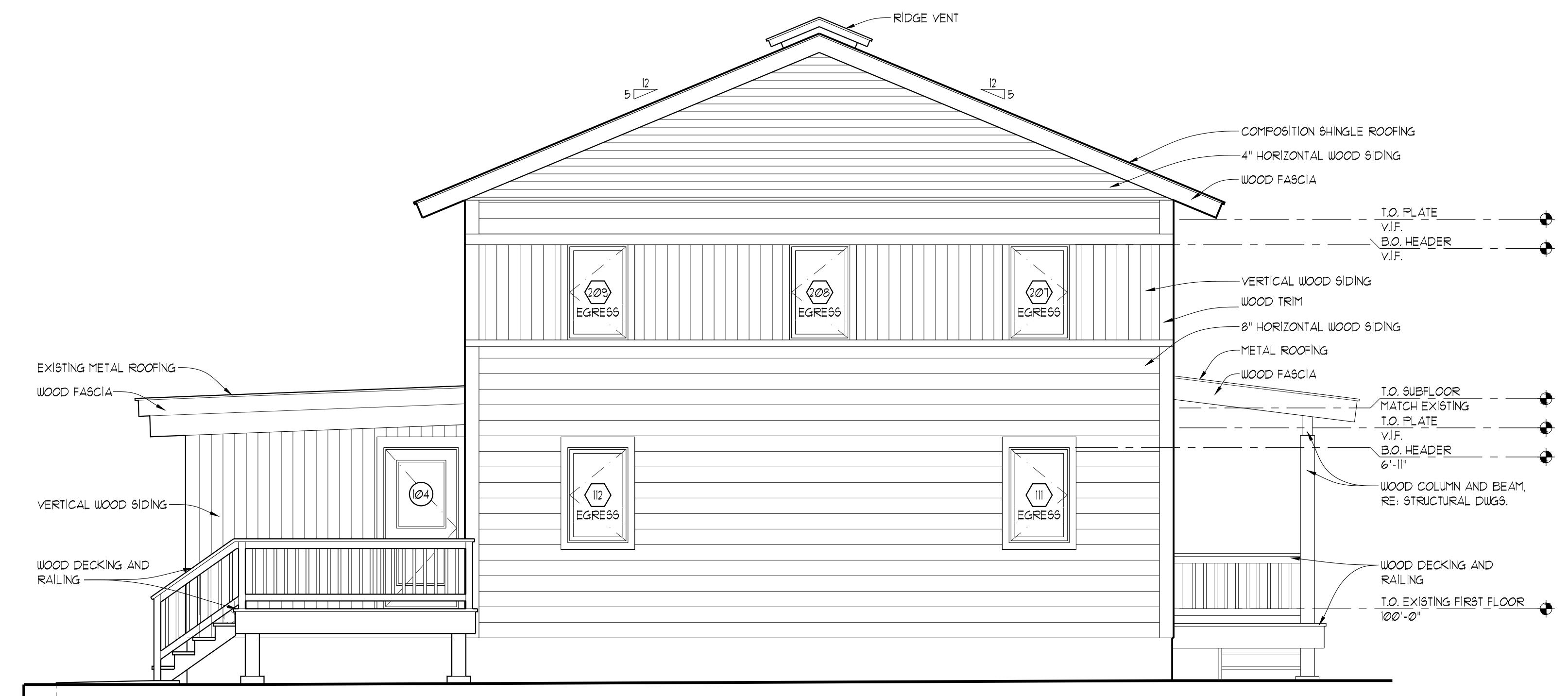
1. METAL ROOFING TO BE 24-GAUGE NON-REFLECTIVE COLOR COATED STANDING SEAM METAL. PANELS TO BE SIZED TO PRODUCE A SEAM SPACING OF 1/2". PROVIDE PANEL PROFILE OR ADDITIONAL MATERIAL THICKNESS TO PREVENT OIL-CANNING OR OTHER DISTORTION OF SHEET METAL SURFACE. PROVIDE RIDGE CAP, RAKE, EAVE, VERTICAL WALL TERMINATIONS AND OTHER ACCESSORIES FROM SAME MANUFACTURER. ALL METAL ROOFING SHALL MEET OR EXCEED STANDARDS PUBLISHED BY THAT TRADE.
2. PROVIDE AN ICE AND WATER SHIELD MEMBRANE, OR OTHER UNDERLayment REQUIRED BY METAL ROOFING MANUFACTURER, AS PRESCRIBED BELOW IN ROOFING UNDERLayment AND AS SHOWN ON ROOF PLAN. ICE AND WATER SHIELD AT METAL ROOFING SHALL BE OF A TYPE THAT IS APPROVED FOR USE WITH METAL ROOFING.
3. CONTRACTOR TO ENSURE THAT ALL SEAMS ARE ADEQUATELY SEALED AGAINST LEAKAGE.
4. PROVIDE FIVE-YEAR WARRANTY AGAINST LEAKAGE AND DEFECTS IN MATERIALS AND WORKMANSHIP.

ROOFING UNDERLayment (ICE AND WATER SHIELD):

1. PROVIDE AN ICE AND WATER SHIELD MEMBRANE AS SUPPLIED BY WR GRACE, OR APPROVED ALTERNATIVE AT FOLLOWING LOCATIONS:
 - AT ALL EAVES, NO LESS THAN 3'-0" UP ROOF SLOPE FROM WARM SIDE OF WALL LINE AND DOWN TO EDGE OF ROOF.
 - AT ALL VALLEYS, NO LESS THAN 3'-0" UP ROOF SLOPE AT EACH SIDE.
 - AT ALL VENT STACKS AND ROOF PENETRATIONS, 12" IN ALL DIRECTIONS FROM PENETRATION AND 6" UP STACK. USE SPRAY URETHANE TO SEAL ALL PENETRATIONS. VENT STACKS SHALL THEN BE COVERED WITH PRE-MANUFACTURED FLASHING AND SLEEVE WITH INTEGRAL CAP.
 - OVER ENTIRE CRICKETS WHERE THEY EXIST.
 - UP VERTICAL WALL SURFACES WHERE THEY OCCUR IN CONNECTION WITH ROOF CONDITIONS.
 - ALL ROOFS WITH PITCHES LESS THAN 3:12 SHALL RECEIVE ICE AND WATER SHIELD AS SHOWN ON ROOF PLAN.
2. APPLY MEMBRANE DIRECTLY OVER PLYWOOD ROOF SHEATHING, AND ENSURE ALL LAPS AND COVERAGE IS IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. AT METAL ROOFING PROVIDE HIGH TEMPERATURE UNDERLayment APPROVED FOR USE AT METAL ROOFING CONDITIONS, AS SUPPLIED BY WR GRACE, OR APPROVED ALTERNATIVE.

METAL FLASHING:

1. ALL FLASHING AT FASCIA EDGES, WINDOW AND DOOR CAPS, EXPOSED STEP FLASHING, AND ALL OTHER EXPOSED METAL FLASHING TO BE PAINT-LOCKED, COLOR TO BE DETERMINED BY OWNER. GAUGE THICKNESS TO MEET OR EXCEED STANDARDS PUBLISHED BY THAT TRADE. ALL NON-EXPOSED FLASHING MAY BE GALVANIZED OR APPROVED ALTERNATIVE.
2. FLASHING TOLERANCES SHALL NOT BE LESS THAN THAT PUBLISHED BY THAT TRADE.
3. STEP FLASHING SHALL BE USED WHERE VERTICAL SURFACES OCCUR IN CONNECTION WITH RAKE ENDS OF ROOF SLOPES.
4. VALLEY FLASHING TO HAVE RAISED RIDGE PROFILE TO PREVENT ROOF SHEET DRAINAGE FROM BACK WASHING UP UNDER ROOF MATERIAL AT OPPOSITE SIDE OF VALLEY.



2 WEST ELEVATION
A3.2 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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Set Title PERMIT SET Set Issue Date 03-19-22

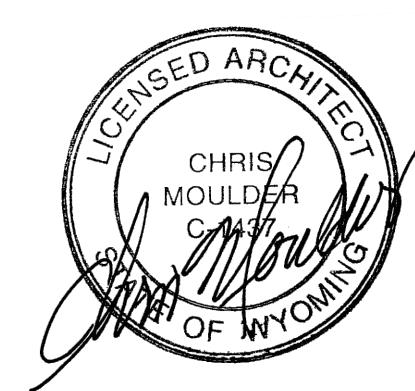
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Plot Date MARCH 19, 2022 Sheet Number

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Project Number 2120

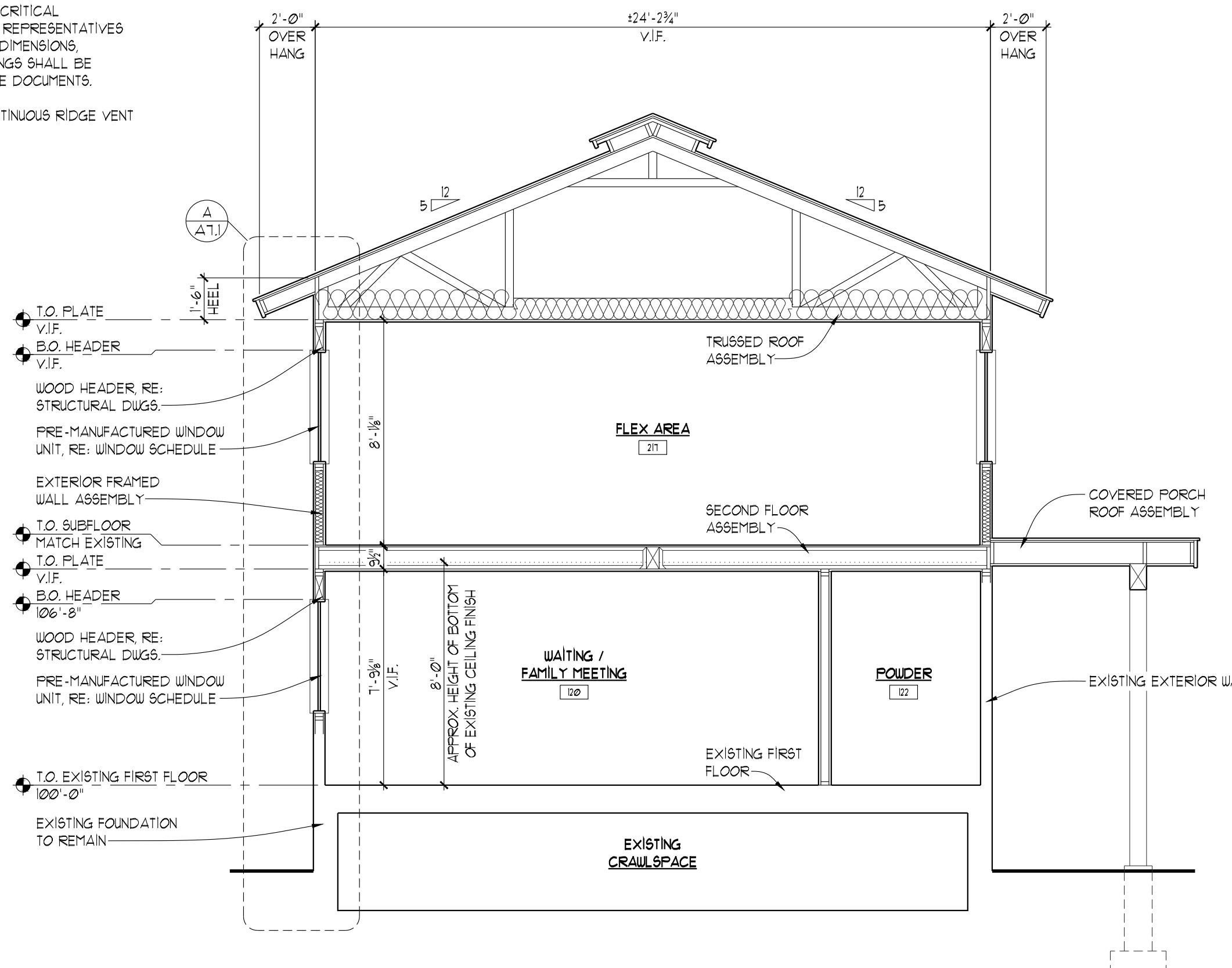
A3.2



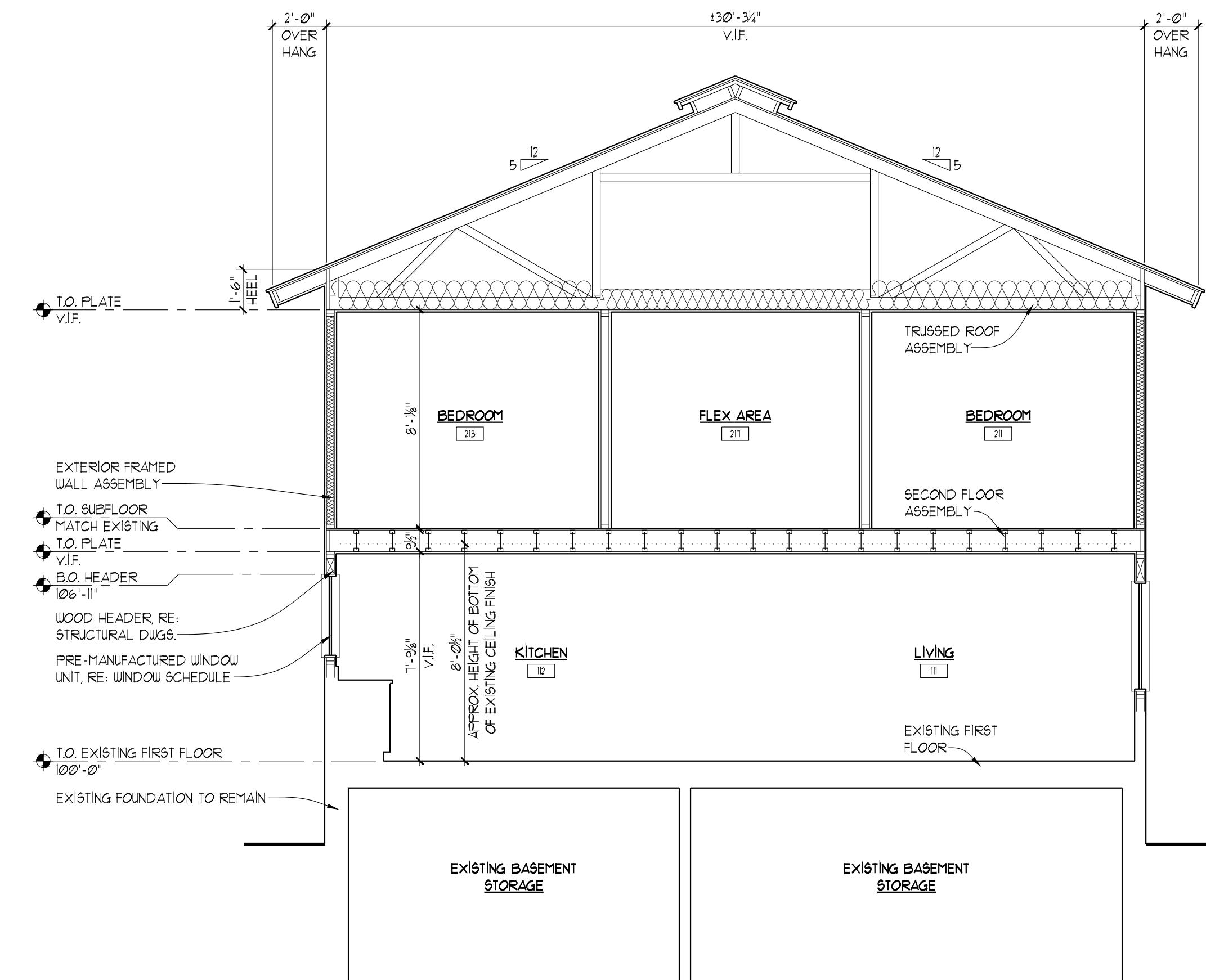
BUILDING SECTION NOTES

- PRE-ENGINEERED TRUSS CHORDS ARE SHOWN IN A DIAGRAMMATIC WAY. THEY SHOULD NOT BE CONSTRUED TO BE IN ANY WAY ENGINEERED. THE PURPOSE OF ALL BUILDING SECTIONS WITH REGARD TO ENGINEERED TRUSSES IS TO ESTABLISH CRITICAL ARCHITECTURAL DIMENSIONS. THE TRUSS MANUFACTURER AND THEIR REPRESENTATIVES ARE RESPONSIBLE FOR DETERMINING ALL CHORD LAYOUT, CHORD DIMENSIONS, CONNECTIONS, ETC., BASED ON ALL REQUIRED LOADS. SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT TO ENSURE CONFORMANCE WITH THESE DOCUMENTS.

2. MAXIMUM BUILDING HEIGHT MEASURED FROM TOP OF RIDGE OR CONTINUOUS RIDGE VENT TO ORIGINAL GRADE NOT TO EXCEED 30'-0".

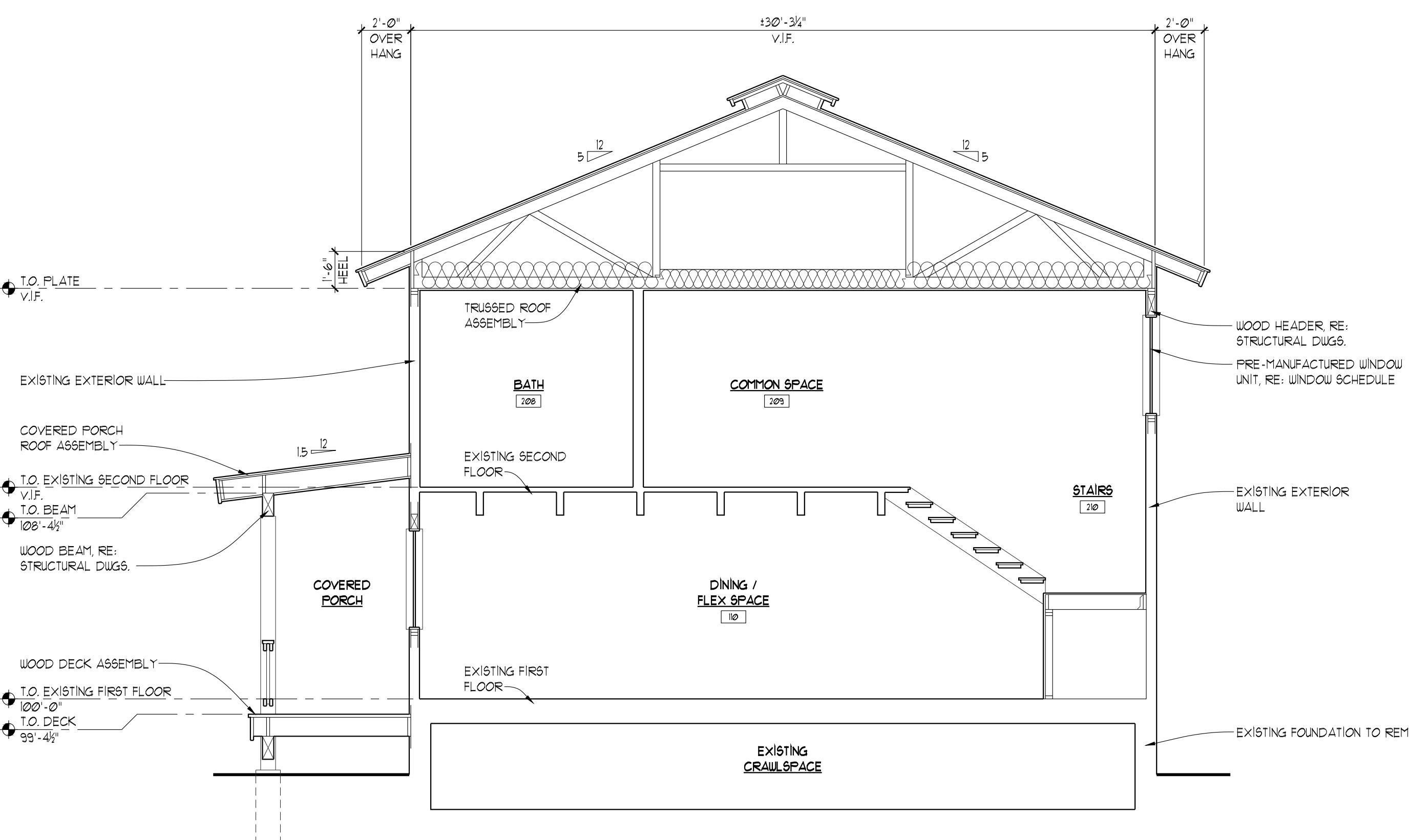


BUILDING SECTION A-A



B BUILDING SECTION **B**

A4.1 1/4" = 1'-0"



C BUILDING SECTION **C**

A4.1 $1/4"$ = $1'-0"$

BUILDING SECTION ASSEMBLIES KEY

TRUSSED ROOF ASSEMBLY:
ROOFING MATERIAL OVER BUILDING FELT AND ICE AND WATER SHIELD (REFERENCE EXTERIOR MATERIALS SCHEDULE), OVER SHEATHING, OVER PRE-ENGINEERED ROOF TRUSSES (REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS). PROVIDE VAPOR BARRIER ON INSIDE (WARM SIDE) OF ROOF TRUSSES. PROVIDE FINISH ON INTERIOR FACE (REFERENCE INTERIOR MATERIALS SCHEDULE). INSULATE PER INSULATION SCHEDULE. MAINTAIN PROPER AIRFLOW AT EAVES.

COVERED PORCH ROOF ASSEMBLY (ENCLOSED EAVE):
ROOFING MATERIAL OVER BUILDING FELT AND ICE AND WATER SHIELD (REFERENCE EXTERIOR MATERIALS SCHEDULE), OVER SHEATHING, OVER ROOF STRUCTURE (REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS). APPLY WOOD SOFFIT MATERIAL TO UNDERSIDE OF ROOF STRUCTURE PER EXTERIOR MATERIALS SCHEDULE

SECOND FLOOR ASSEMBLY:
FLOOR FINISH (REFERENCE INTERIOR MATERIALS SCHEDULE), OVER SHEATHING, OVER FLOOR
STRUCTURE (REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS). INSULATE PER
INSULATION SCHEDULE. PROVIDE FINISH TO UNDERSIDE OF FLOOR STRUCTURE (REFERENCE
INTERIOR MATERIALS SCHEDULE).

WOOD DECK ASSEMBLY:
2X WOOD DECKING (REFERENCE EXTERIOR MATERIALS SCHEDULE), OVER WOOD STRUCTURE (REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

RECOMMENDATIONS.

WOOD DECK / ROOF ASSEMBLY:
2X WOOD DECKING (INSTALL PER MANUFACTURER'S RECOMMENDATIONS), OVER MEMBRANE ROOFING MATERIAL (REFERENCE EXTERIOR MATERIALS SCHEDULE), OVER SLOPED SLEEPERS, OVER MEMBRANE ROOFING MATERIAL, OVER SHEATHING, OVER ROOF STRUCTURE (REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS). INSULATE PER INSULATION SCHEDULE. PROVIDE VAPOR BARRIER ON INSIDE (WARM SIDE) OF STRUCTURE. PROVIDE FINISH ON INTERIOR FACE (REFERENCE INTERIOR MATERIALS SCHEDULE).

EXTERIOR FRAMED WALL ASSEMBLY:
EXTERIOR FINISH MATERIAL (REFERENCE EXTERIOR MATERIALS SCHEDULE), OVER AIR INFILTRATION BARRIER, OVER SHEATHING, OVER WALL FRAMING (REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS). INSULATE PER INSULATION SCHEDULE. PROVIDE VAPOR BARRIER ON INSIDE FACE (WARM SIDE) OF FRAMED WALL. PROVIDE FINISH ON INSIDE (WARM SIDE) OF FRAMED WALL (REFERENCE INTERIOR MATERIALS SCHEDULE).

BUILDING SECTION LEGEND

	EARTH
	GRAVEL
	CONCRETE
	MASONRY
	STRUCTURAL MEMBER
	BATT INSULATION
	RIGID INSULATION
	SPRAY FOAM INSULATION
	DETAIL NUMBER
	SHEET NUMBER
	ROOM NAME
	ROOM NUMBER
	CENTER LINE
	REVISION NUMBER
	REVISION NUMBER
	SUPPLEMENTAL DWG. NO.
	REFERENCE ELEVATION

VAN VLECK HOUSE

TETON YOUTH & FAMILY SERVICES

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ckson, WY 83002	(208) 354-0151
(307) 733-9551	

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BUILDING SECTIONS

Title PERMIT SET

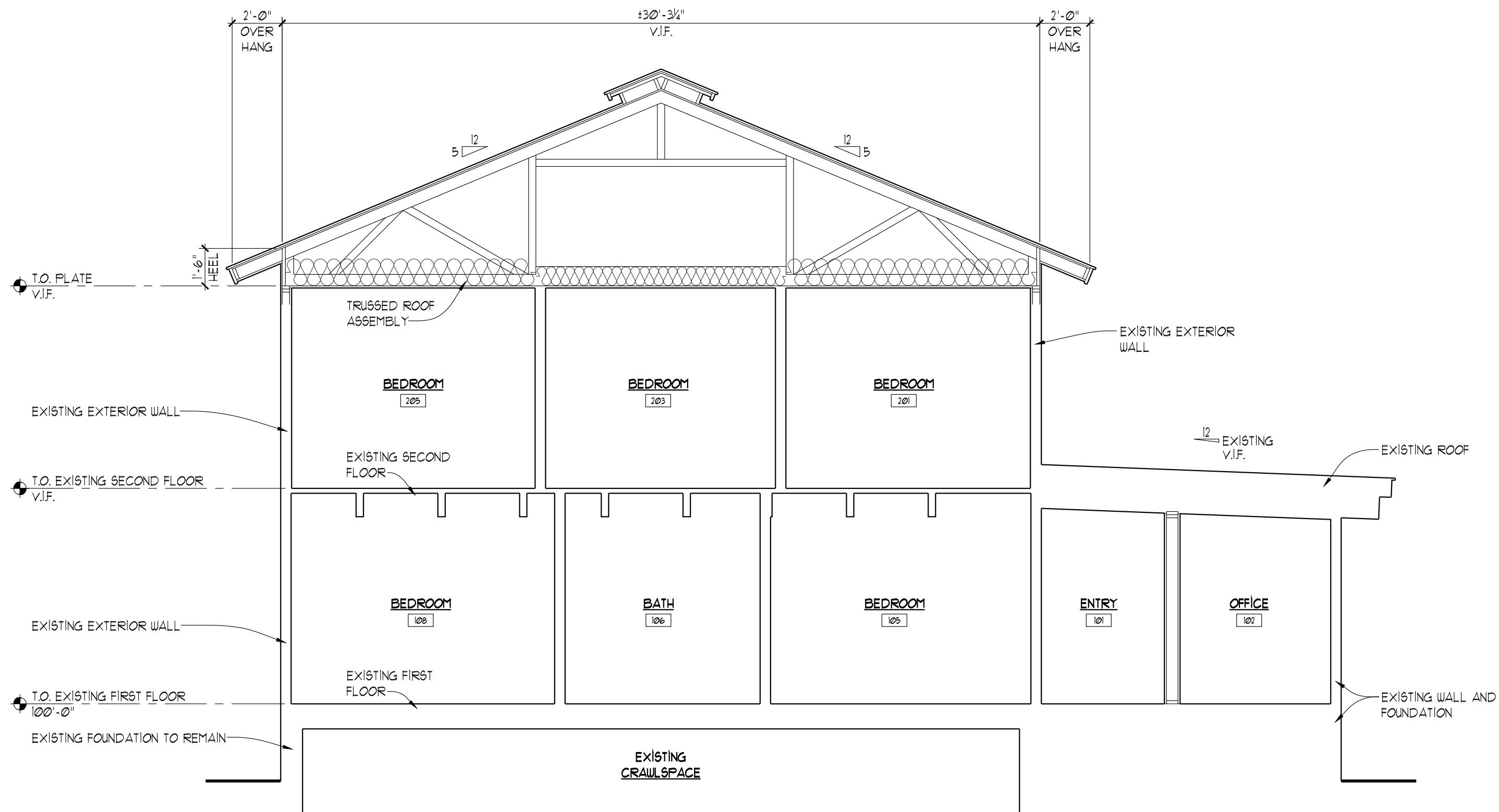
PERMIT SET	
Title	Set Issue Date
RMIT SET	03-19-22
Drawn By	Checked By
Issue Date MARCH 19, 2022	Sheet Number
Scale 1/4" = 1'-0"	A4. 1
Project Number 2120	

Checked By	
Date	Sheet Number
CH 19, 2022	
1/4" = 1'-0"	A4.1
Sheet Number	
2120	

BUILDING SECTION NOTES

1. PRE-ENGINEERED TRUSS CHORDS ARE SHOWN IN A DIAGRAMMATIC WAY. THEY SHOULD NOT BE CONSTRUED TO BE IN ANY WAY ENGINEERED. THE PURPOSE OF ALL BUILDING SECTIONS WITH REGARD TO ENGINEERED TRUSSES IS TO ESTABLISH CRITICAL ARCHITECTURAL DIMENSIONS. THE TRUSS MANUFACTURER AND THEIR REPRESENTATIVES ARE RESPONSIBLE FOR DETERMINING ALL CHORD LAYOUT, CHORD DIMENSIONS, CONNECTIONS, ETC. BASED ON ALL REQUIRED LOADS. SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT TO ENSURE CONFORMANCE WITH THESE DOCUMENTS.

2. MAXIMUM BUILDING HEIGHT MEASURED FROM TOP OF RIDGE OR CONTINUOUS RIDGE VENT TO ORIGINAL GRADE NOT TO EXCEED 30'-0".



BUILDING SECTION LEGEND

	EARTH
	GRAVEL
	CONCRETE
	MASONRY
	STRUCTURAL MEMBER
	BATT INSULATION
	RIGID INSULATION
	SPRAY FOAM INSULATION
	DETAIL NUMBER
	SHEET NUMBER
	ROOM NAME
	ROOM NUMBER
	CENTER LINE
	REVISION NUMBER
	REVISION NUMBER
	SUPPLEMENTAL DUG. NO.

D BUILDING SECTION **D**
A4.2 1/4" = 1'-0"

VAN VLECK HOUSE TETON YOUTH & FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming

DUBBE MOULDER A R C H I T E C T S

JACKSON 1160 Alpine Lane, Ste 2A DRIGGS 37 North First East
P.O. Box 9227 Driggs, ID 83422
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www.dubbe-moulder.com

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Drawing Title

BUILDING SECTIONS

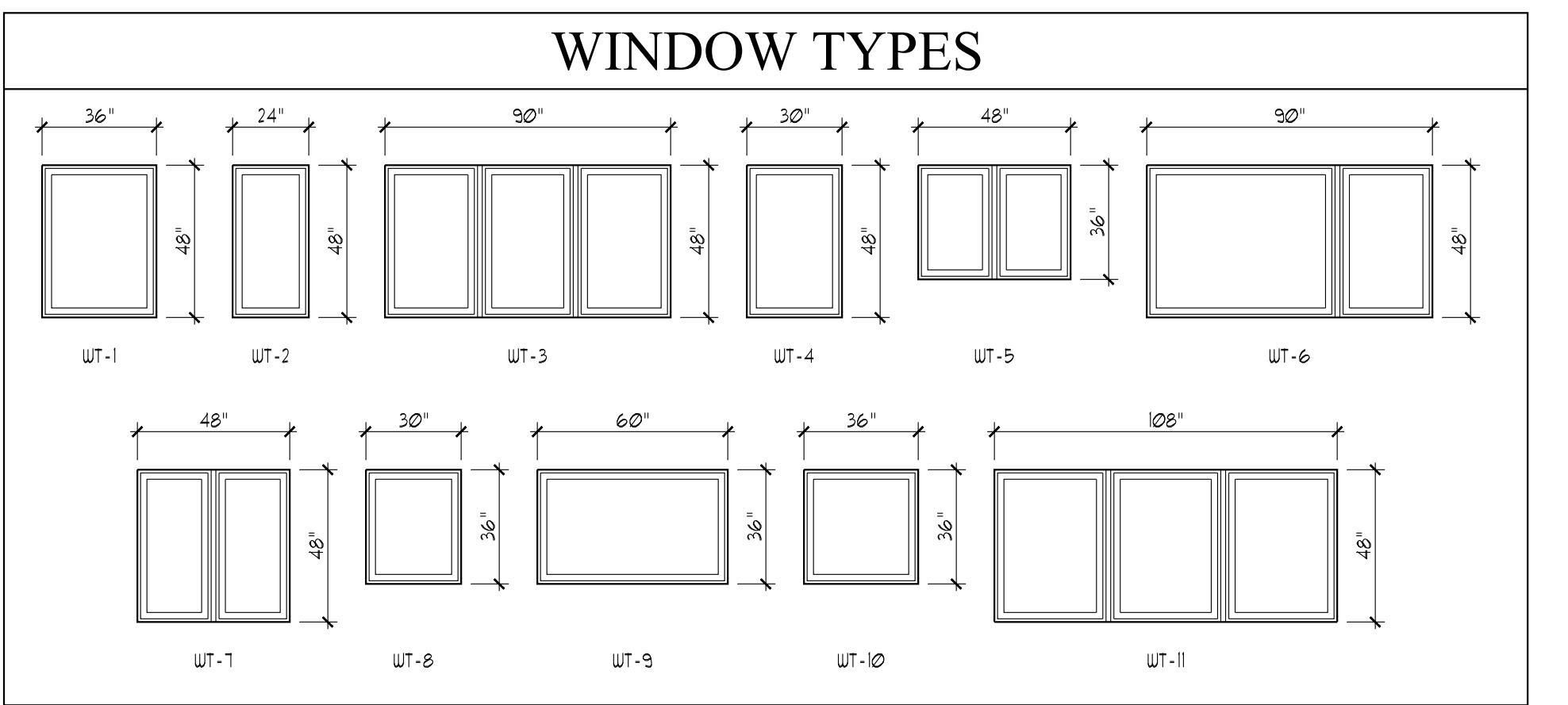
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LICENSED ARCHITECT
CHRIS MOULDER
Certified
OF WYOMING
Drawn By
Checked By
Plot Date
MARCH 19, 2022
Scale
1/4" = 1'-0"
Project Number
2120

A4.2

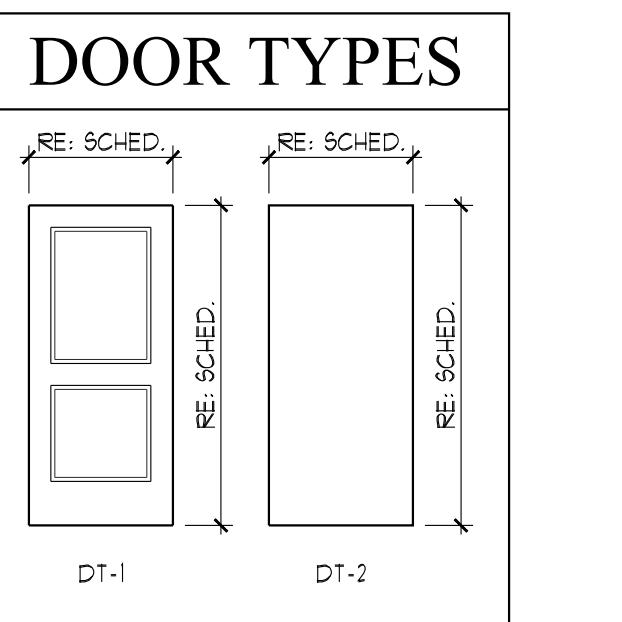
WINDOW SCHEDULE					
WINDOW NUMBER	WINDOW TYPE	MANUFACTURER / NUMBER	ROUGH OPENING (W x H)	COMMENTS	
FIRST FLOOR					
101	WT-1	TBD.	3'-1" x 4'-1"	CASEMENT	
102	WT-2	TBD.	2'-1" x 4'-1"	CASEMENT, TEMPERED	
103	WT-2	TBD.	2'-1" x 4'-1"	CASEMENT	
104	WT-1	TBD.	4'-1" x 4'-1" (MULLED)	CASEMENT	
105	WT-4	TBD.	2'-1" x 4'-1"	CASEMENT, TEMPERED	
106	WT-2	TBD.	2'-1" x 4'-1"	CASEMENT, TEMPERED	
107	WT-2	TBD.	2'-1" x 4'-1"	CASEMENT, TEMPERED	
108	WT-5	TBD.	4'-1" x 3'-1" (MULLED)	CASEMENT	
109	WT-6	TBD.	1'-1" x 4'-1"	FIXED SASH SET WITH CASEMENT, TEMPERED	
110	WT-4	TBD.	2'-1" x 4'-1"	CASEMENT	
111	WT-4	TBD.	2'-1" x 4'-1"	CASEMENT, EGRESS	
112	WT-4	TBD.	2'-1" x 4'-1"	CASEMENT, EGRESS	
113	WT-1	TBD.	4'-1" x 4'-1" (MULLED)	CASEMENT	
114	WT-6	TBD.	2'-1" x 3'-1" (MULLED)	CASEMENT	
115	WT-3	TBD.	1'-1" x 4'-1" (MULLED)	CASEMENT	
116	WT-3	TBD.	1'-1" x 4'-1" (MULLED)	CASEMENT	
117	WT-9	TBD.	5'-1" x 3'-1"	FIXED SASH SET	
118	WT-9	TBD.	5'-1" x 3'-1"	FIXED SASH SET	
119	WT-10	TBD.	3'-1" x 3'-1"	FIXED SASH SET	
SECOND FLOOR					
201	WT-1	TBD.	3'-2" x 4'-1"	CASEMENT	
202	WT-1	TBD.	3'-2" x 4'-1"	CASEMENT	
203	WT-11	TBD.	9'-2" x 4'-1" (MULLED)	CASEMENT	
204	WT-2	TBD.	2'-1" x 4'-1"	CASEMENT, TEMPERED	
205	WT-4	TBD.	2'-1" x 4'-1"	CASEMENT, EGRESS	
206	WT-4	TBD.	2'-1" x 4'-1"	CASEMENT	
207	WT-4	TBD.	2'-1" x 4'-1"	CASEMENT, EGRESS	
208	WT-4	TBD.	2'-1" x 4'-1"	CASEMENT, EGRESS	
209	WT-4	TBD.	2'-1" x 4'-1"	CASEMENT, EGRESS	
210	WT-4	TBD.	2'-1" x 4'-1"	CASEMENT	
211	WT-3	TBD.	1'-1" x 4'-1" (MULLED)	CASEMENT	
212	WT-4	TBD.	2'-1" x 4'-1"	CASEMENT, EGRESS	
213	WT-11	TBD.	9'-2" x 4'-1" (MULLED)	CASEMENT	
214	WT-11	TBD.	9'-2" x 4'-1" (MULLED)	CASEMENT	
NOTES:					
- ALL OPERABLE UNITS TO BE SCREENED, SCREEN & FRAME COLOR TO BE DETERMINED BY ARCHITECT.					
- ALL WINDOW UNITS TO BE ALUMINUM CLAD, COLOR TO BE DETERMINED BY ARCHITECT.					
- ALL WINDOW HARDWARE FINISH TO BE DETERMINED BY ARCHITECT.					
- ALL WINDOW UNITS TO HAVE LOW E' INSULATED DOUBLE PANE GLAZING.					
- ALL MUNTIN BARS TO BE SIMULATED DIVIDED LIGHTS, INTERNAL DIVIDING BAR COLOR TO BE DETERMINED BY ARCHITECT.					
- WINDOW MANUFACTURER TO SUPPLY SHOP DRAWINGS TO THE CONTRACTOR AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.					
- ALL UNITS TO BE PROVIDED WITH JAMB EXTENSIONS AS REQUIRED.					
- REFER TO EXTERIOR ELEVATIONS FOR WINDOW OPERATING DIRECTION.					
- REFERENCE FLOOR PLANS AND EXTERIOR ELEVATIONS FOR LOCATIONS OF EGRESS WINDOWS AND TEMPERED WINDOWS.					
- ALL WINDOWS SHALL COMPLY WITH THE GOVERNING INTERNATIONAL ENERGY CONSERVATION CODE 402.11 AND INTERNATIONAL RESIDENTIAL CODE NI02.11.					
- ALL WINDOWS SHALL BE NFRC CERTIFIED AND BEAR A LABEL SHOWING COMPLIANCE AND LISTING THE U-FACTOR OF THE UNIT.					
- ALL WINDOWS SHALL HAVE A U-FACTOR OF 26 OR BETTER.					
- TOTAL CONDITIONED WALL AREA = 3,800 SF, MULTIPLIED BY 30% = 1,140 SF, ALLOWABLE FENESTRATION. TOTAL AREA OF FENESTRATION = 500 SF. CALCULATIONS INCLUDE EXTERIOR DOORS.					



DOOR SCHEDULE							
DOOR NUMBER	LOCATION	DOOR TYPE	MANUFACTURER/ NUMBER	PANEL SIZE (WxHxT)	LOCKSET FUNCTION	hardware type	COMMENTS
FIRST FLOOR							
101	MAIN ENTRY - 101	DT-1	TBD.	3'-0" x 6'-8"	ENTRANCE	TBD.	TEMPERED GLAZING
102	ENTRY - 114	DT-1	TBD.	3'-0" x 6'-8"	ENTRANCE	TBD.	TEMPERED GLAZING
103	DINING / FLEX SPACE - 110	DT-1	TBD.	3'-0" x 6'-8"	ENTRANCE	TBD.	TEMPERED GLAZING
104	ENTRY - 101	DT-1	TBD.	3'-0" x 6'-8"	PRIVACY	TBD.	
105	OFFICE - 102	DT-2	TBD.	2'-8" x 6'-8"	PASSAGE	TBD.	
106	LAUNDRY - 103	DT-2	TBD.	2'-6" x 6'-8"	PASSAGE	TBD.	
107	BEDROOM - 105	DT-2	TBD.	2'-8" x 6'-8"	PASSAGE	TBD.	
108	BATH - 106	DT-2	TBD.	3'-0" x 6'-8"	PASSAGE	TBD.	
109	BEDROOM - 108	DT-2	TBD.	2'-8" x 6'-8"	PASSAGE	TBD.	
110	STAFF MEETING - 111	DT-2	TBD.	3'-0" x 6'-8"	ENTRANCE	TBD.	
111	STAIRS - 113	DT-2	TBD.	3'-0" x 6'-8"	ENTRANCE	TBD.	
112	LOCKING PANTRY - 115	DT-2	TBD.	2'-8" x 6'-8"	ENTRANCE	TBD.	
113	BATH - 119	DT-2	TBD.	3'-0" x 6'-8"	ENTRANCE	TBD.	
114	LOCKING CLOSET - 116	DT-2	TBD.	2'-6" x 6'-8"	ENTRANCE	TBD.	
115	LOCKING CLOSET - 116	DT-2	TBD.	2'-6" x 6'-8"	ENTRANCE	TBD.	
116	STAFF MEETING - 111	DT-2	TBD.	3'-0" x 6'-8"	ENTRANCE	TBD.	
117	POUDER - 122	DT-2	TBD.	3'-0" x 6'-8"	PRIVACY	TBD.	
SECOND FLOOR							
201	FLEX AREA - 211	DT-1	TBD.	3'-0" x 1'-0"	ENTRANCE	TBD.	TEMPERED GLAZING
202	BATH - 215	DT-2	TBD.	2'-8" x 1'-0"	PASSAGE	TBD.	
203	BEDROOM - 213	DT-2	TBD.	2'-8" x 1'-0"	PASSAGE	TBD.	
204	BEDROOM - 211	DT-2	TBD.	2'-8" x 1'-0"	PASSAGE	TBD.	
205	BATH - 208	N/A	N/A	EXISTING	EXISTING	TBD.	EXISTING TO REMAIN, VERIFY WITH CLIENTS
206	BATH - 201	N/A	N/A	EXISTING	EXISTING	TBD.	EXISTING TO REMAIN, VERIFY WITH CLIENTS
207	BEDROOM - 205	N/A	N/A	EXISTING	EXISTING	TBD.	EXISTING TO REMAIN, VERIFY WITH CLIENTS
208	BEDROOM - 203	N/A	N/A	EXISTING	EXISTING	TBD.	EXISTING TO REMAIN, VERIFY WITH CLIENTS
209	BEDROOM - 201	N/A	N/A	EXISTING	EXISTING	TBD.	EXISTING TO REMAIN, VERIFY WITH CLIENTS

NOTES:

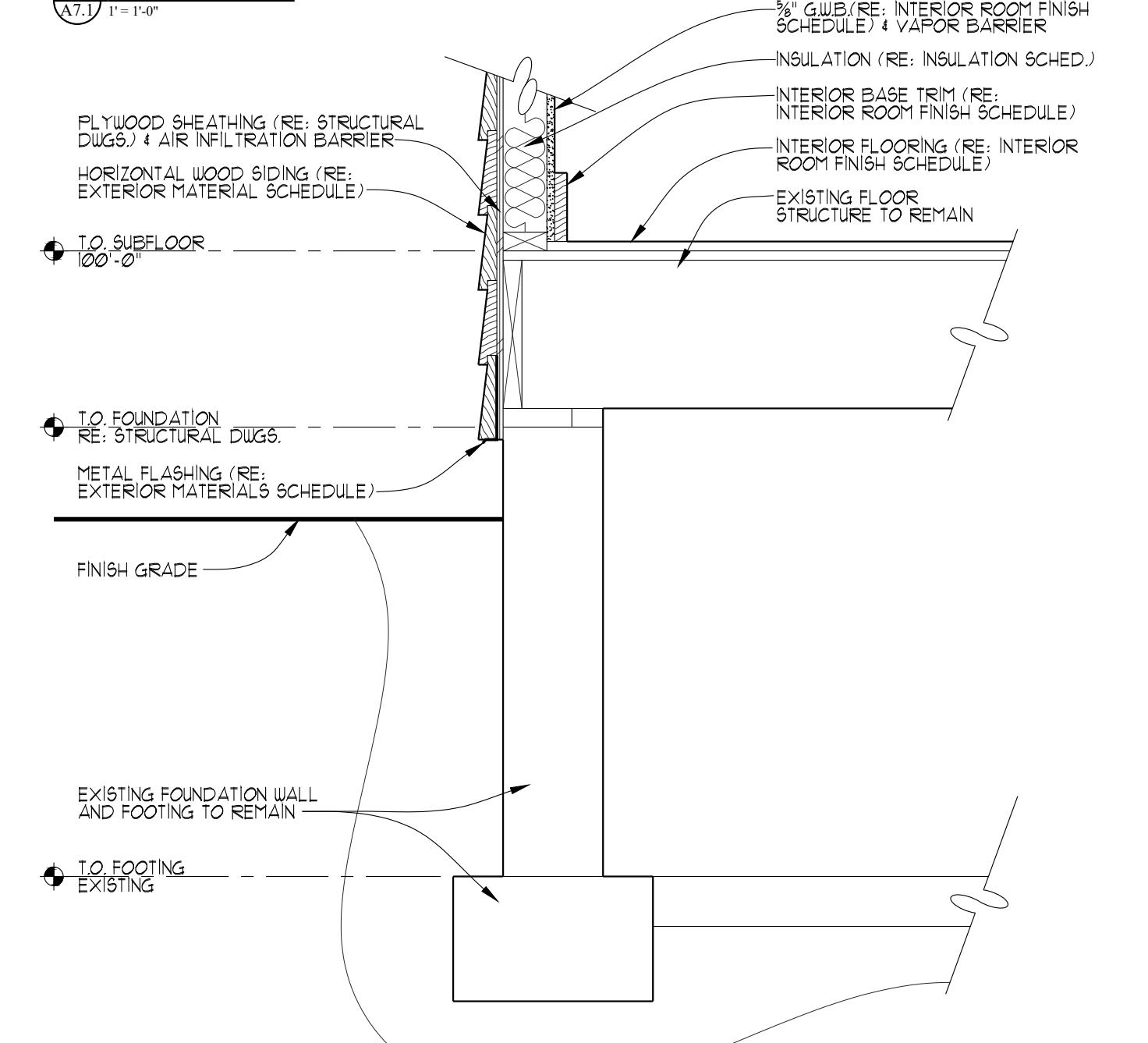
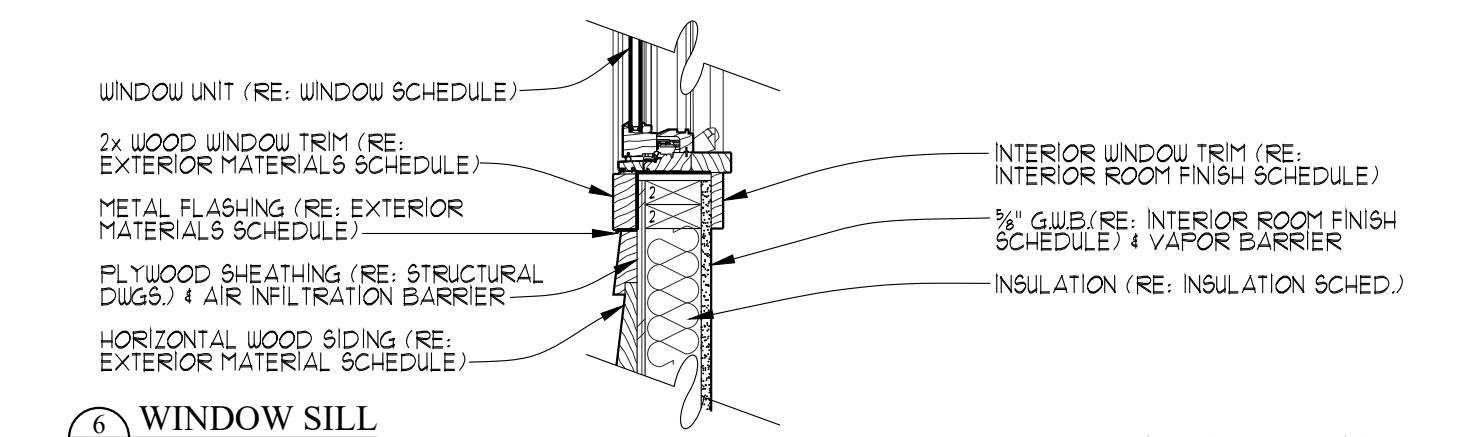
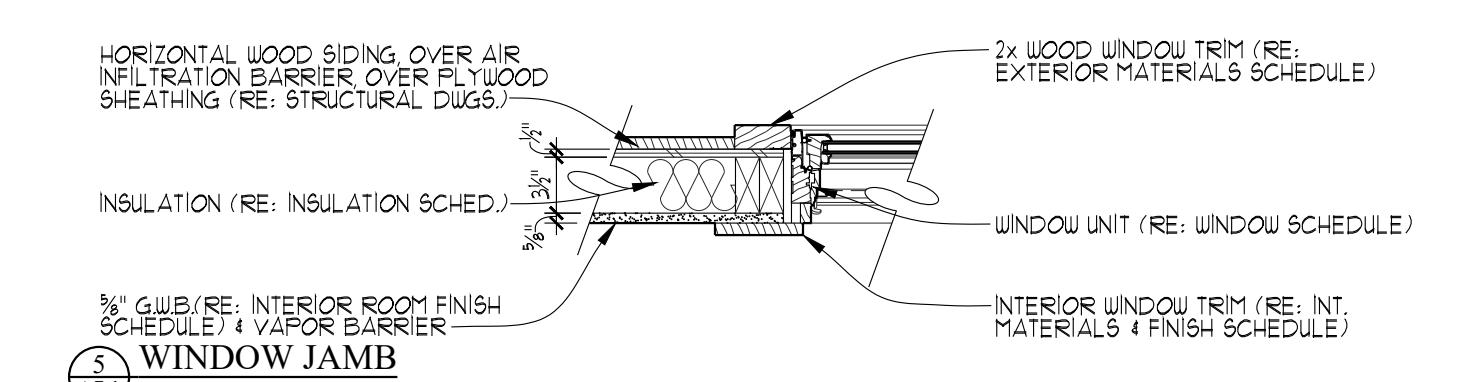
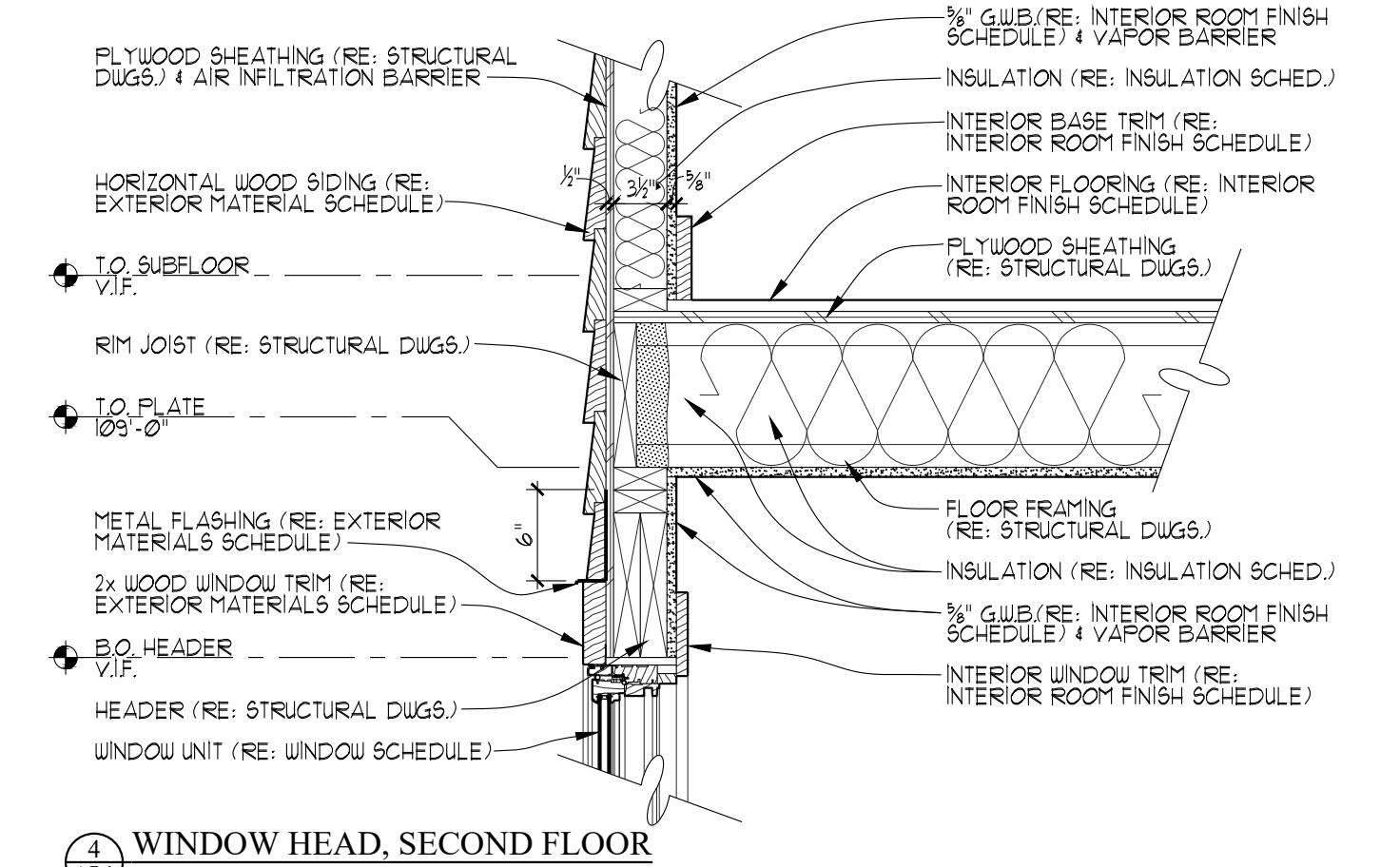
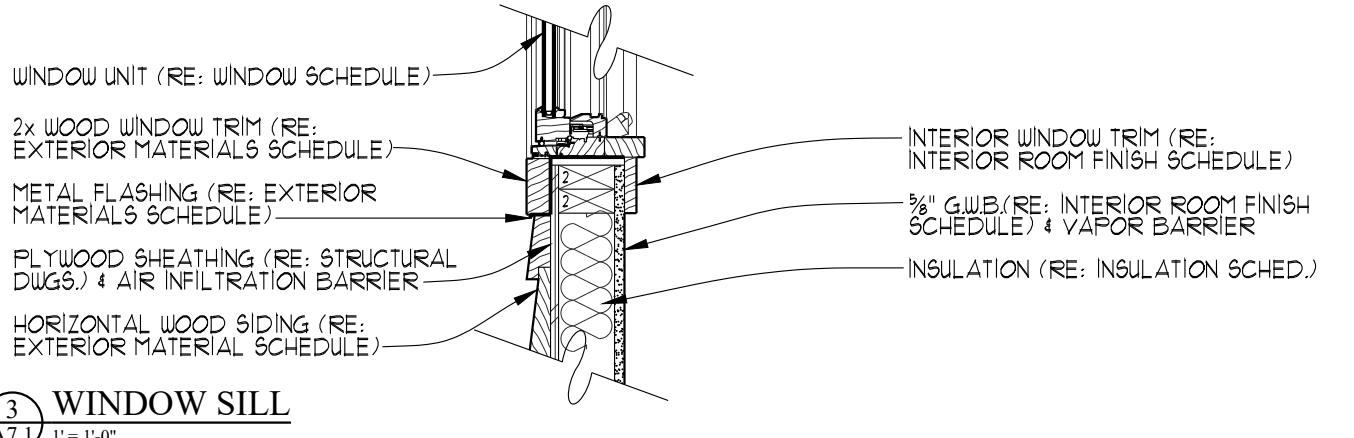
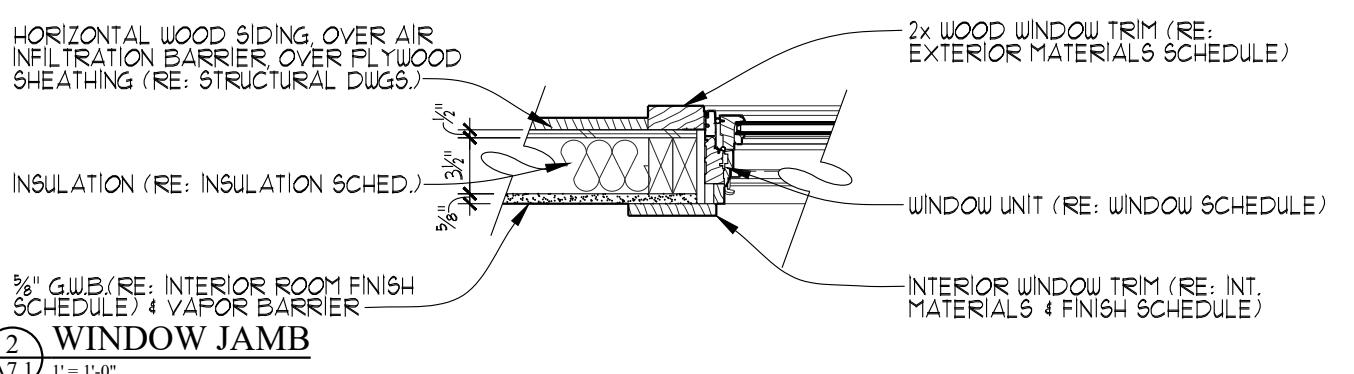
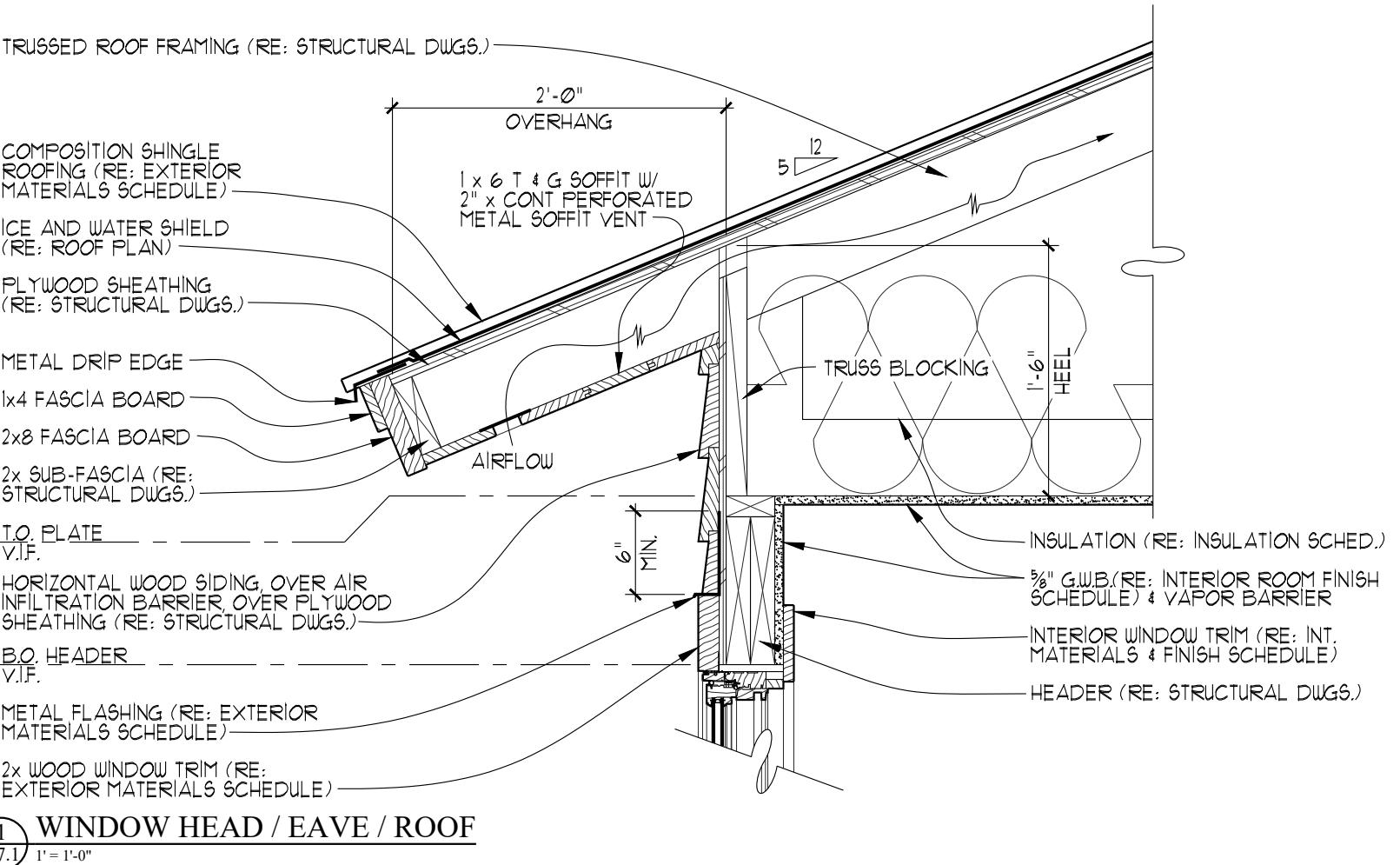
- ALL EXTERIOR DOORS TO BE INSULATED AND WEATHER STRIPPED, INCLUDING SWEEP.
- ALL EXTERIOR DOORS WITH GLASS PANELS TO HAVE LOW E' INSULATED DOUBLE PANE GLAZING.
- ALL EXTERIOR DOORS SHALL COMPLY WITH THE GOVERNING INTERNATIONAL ENERGY CONSERVATION CODE 402.11 AND INTERNATIONAL RESIDENTIAL CODE NI02.11.
- ALL DOORS WITH GLASS PANELS TO HAVE TEMPERED GLASS.
- ALL DOORS TO BE PRE-HUNG.
- ALL DOOR JAMB TO HAVE APPLIED STOPS.
- STORE DOORS FLAT.
- DO NOT DELIVER DOORS UNTIL HUMIDITY HAS BEEN STABILIZED WITHIN THE BUILDING.
- ALL DOORS TO CARRY A 1 YEAR WARRANTY (MIN) AGAINST DELAMINATION OF VENEERS (IF APPLICABLE), WARPING BEYOND TOLERANCE SPECIFIED WITHIN THE TRADE.
- CONTRACTOR TO VERIFY ALL HARDWARE.
- ALL DOORS TO BE PROVIDED WITH NECESSARY JAMB EXTENSIONS.
- ALL INTERIOR DOORS TO BE MANUFACTURED BY:
- ALL GLAZED DOORS SHALL BE NFRC CERTIFIED AND BEAR A LABEL SHOWING COMPLIANCE AND LISTING THE U-FACTOR OF THE UNIT.
- ALL GLAZED DOORS SHALL HAVE A U-FACTOR OF 26 OR BETTER.



INSULATION SCHEDULE							
EXTERIOR STUD WALLS	1. PROVIDE SPRAY URETHANE INSULATION (MINIMUM R-30) TO ALL EXTERIOR WOOD FRAMED WALL CAVITIES						
2. ALL SPRAY URETHANE FOAM INSULATION TO BE SEPARATED FROM INTERIOR OF BUILDING BY APPROVED THERMAL BARRIER OF 1/2" GYPSUM WALL BOARD MINIMUM, OR OTHER APPROVED THERMAL BARRIER.							
3. APPLY 6 MIL VIGILIS POLYETHYLENE VAPOR BARRIER TO INSIDE FACE (WARM SIDE) OF ALL EXTERIOR WALLS IF URETHANE PRODUCT IS NOT ACCEPTABLE MEANS OF VAPOR BARRIER.							
4. APPLY 'TYVEK' OR APPROVED EQUAL HOUSE WRAP TO THE OUTSIDE (COLD SIDE) OF FLYWOOD SHEATHING, WHERE STONE VENEER EXTERIOR MATERIAL IS PRESENT, APPLY 15# BUILDING PAPER IN LIEU OF HOUSE WRAP.							
SOUND WALLS	1. PROVIDE FORMALDEHYDE FREE FIBERGLASS BATT INSULATION AS SUPPLIED BY OWENS CORNING, OR APPROVED ALTERNATIVE. FILL ALL VOIDS BETWEEN STUDS FULL.						
ROOF INSULATION - TRUSSES	1. PROVIDE FRICTION FIT FORMALDEHYDE FREE FIBERGLASS BATT (R-49) AS SUPPLIED BY OWENS CORNING, OR APPROVED ALTERNATIVE. MAINTAIN UNOBSTRUCTED MIN. 2" AIR FLOW FROM ALL EAVES TO RIDGE.						
2. APPLY 6 MIL VIGILIS VAPOR BARRIER TO UNDERSIDE (WARM SIDE) OF ALL ROOF STRUCTURE.							
NOTES:							
1. ALL FIBERGLASS BATT INSULATION SHALL FILL REQUIRED SPACE AND NOT BE CRUSHED.							
2. PROVIDE URETHANE FOAM INSULATION AROUND ALL WINDOW JAMB SHIM SPACES, VENT AND RISER STACKS, OR ANY OTHER PENETRATIONS OF THE EXTERIOR SKIN, FILLING ALL VOIDS COMPLETELY.							
3. PROVIDE FIBERGLASS							

WALL SECTION LEGEND

	EARTH
	GRAVEL
	CONCRETE
	MASONRY
	METAL
	STRUCTURAL MEMBER
	BLOCKING
	FINISHED WOOD
	STONE VENEER
	SHEATHING
	BATT INSULATION
	GYPSUM WALL BOARD
	RIGID INSULATION
	SPRAY FOAM INSULATION
	DETAIL NUMBER
	HEET NUMBER
	CENTER LINE
	REVISION NUMBER
	REVISION NUMBER
	REFERENCE ELEVATION



A WALL SECTION A
A7.1 1" = 1'-0"

VAN VLECK HOUSE TETON YOUTH & FAMILY SERVICES

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DUBBE MOULDER
A R C H I T E C T S

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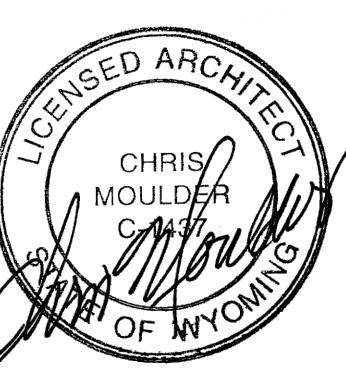
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Drawing Title

WALL SECTIONS AND DETAILS
PERMIT SET

Set Title **PERMIT SET** Set Issue Date 03-19-22

Licensed Architect
Chris Moulder
State of Wyoming
Plot Date MARCH 19, 2022
Scale AS NOTED
Project Number 2120
Drawn By Checked By
Sheet Number
A7.1



UTILITY LOCATION PLAN LEGEND

\$	SINGLE POLE SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
\$ ₃	THREE WAY SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
\$ _D	SINGLE POLE DIMMER SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
\$ _{3D}	THREE WAY DIMMER SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
\$ _T	SINGLE POLE TIMER SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
\$ _F	SINGLE POLE CEILING FAN SWITCH, MOUNTED 48" AFF. TO \$ OF BOX, FAN SWITCHES TO BE RHEOSTAT TO ALLOW ADJUSTABLE FAN SPEED
\$ _J	DOOR JAMB SWITCH, MOUNTED @ DOOR JAMB
\$ _V	SINGLE POLE VENT SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
\$ _H	SINGLE POLE HEATER SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
[MS]	MOTION SENSOR SWITCH, MOUNTED ABOVE DOORWAY AND DIRECTED TO ACTIVATE WHEN DOOR OPENS
[PC]	PHOTO VOLTAIC CELL SENSOR SWITCH, MOUNTED WHERE NOT AFFECTED BY EXTERIOR LIGHTS
[O]	GARAGE DOOR OPENER SWITCH, MOUNTED 54" AFF. TO \$ OF BOX
[O]	DUPLEX OUTLET, MOUNTED 12" AFF. TO \$ OF BOX
[O]	DUPLEX OUTLET, TOP HALF SWITCHED, MOUNTED 12" AFF. TO \$ OF BOX
[O] _{GF}	DUPLEX OUTLET, GROUND FAULT CIRCUIT INTERRUPTER
[O] _{WPGFI}	DUPLEX OUTLET, WEATHERPROOF GROUND FAULT CIRCUIT INTERRUPTER
[O] _{RPL}	DUPLEX OUTLET, RECESSED OUTLET FOR PAINTING LIGHT, MOUNTED 63" AFF. TO \$ OF BOX
[O]	FOUR-PLEX OUTLET, MOUNTED 12" AFF. TO \$ OF BOX
[O]	120/240 VOLT OUTLET, MOUNTED 36" AFF. TO \$ OF BOX
[O]	FLOOR MOUNTED DUPLEX OUTLET, PROVIDE COVERS
[◆]	SINGLE OUTLET CABLE TV SERVICE, MOUNTED 12" AFF. TO \$ OF BOX
[◆] ₂	DOUBLE OUTLET CABLE TV SERVICE, MOUNTED 12" AFF. TO \$ OF BOX
[◀]	TELEPHONE JACK, MOUNTED 12" AFF. TO \$ OF BOX
[◀] _F	DEDICATED FACSIMILE JACK, MOUNTED 12" AFF. TO \$ OF BOX
[◀] _C	COMPUTER NETWORK/MODEM JACK, MOUNTED 12" AFF. TO \$ OF BOX
[T]	THERMOSTAT, MOUNTED 60" AFF. TO \$ OF BOX
[H]	HUMIDISTAT, MOUNTED 60" AFF. TO \$ OF BOX
[DB]	DOOR BELL BUTTON, MOUNTED 48" AFF. TO \$ OF BOX
[INT]	INTERCOM CONTROL BOX, MOUNTED 60" AFF. TO \$ OF BOX
[S]	AUDIO SPEAKER, MOUNTED 12" AFF. TO \$ OF BOX
[SD]	SMOKE DETECTOR, MOUNTED AS PER GOVERNING CODES
[O]	DOOR BELL CHIMES, MOUNTED AT 84" MIN. AFF. TO \$ OF BOX
[DO]	GARAGE DOOR OPENER, CEILING MOUNTED
[J]	J-BOX ROUGH-IN ONLY, PROVIDE COVER PLATE
[CB]	ELEVATOR CALL BELL BUTTON
▀▀▀▀▀	TRACK LIGHT, SURFACE MOUNTED
○	DOWN LIGHT, SURFACE MOUNTED
●	DOWN LIGHT, PIN
○	DOWN LIGHT, RECESSED CAN
○◀	DOWN LIGHT-DIRECTIONAL, RECESSED CAN
○○	DOWN LIGHT-DIRECTIONAL, SURFACE MOUNTED
○○◀	DOWN LIGHT-BIDIRECTIONAL, SURFACE MOUNTED
○○	PENDANT LIGHT, SURFACE MOUNTED
○○	LIGHT, WALL MOUNTED
H	PICTURE LIGHT, WALL MOUNTED
□	RECESSED STEP LIGHT
□	LIGHT BOLLARD
○○	EXHAUST FAN, SURFACE MOUNTED
○○	EXHAUST FAN, WALL MOUNTED
○○○○○	PADDLE FAN WITH LIGHT, SURFACE MOUNTED
○○○○○	VANITY LIGHT, HORIZONTAL, WALL MOUNTED 84" AFF. TO \$ OF BOX
○○○○○	VANITY LIGHT, VERTICAL, WALL MOUNTED
—	L.E.D. LIGHT, SURFACE MOUNTED
⊗	EXIT SIGNAGE
—	UNDER CABINET LIGHTING
■■■■■	VALANCE STRIP LIGHT
—	ELECTRIC BASEBOARD HEATER
—	ELECTRIC TOE KICK HEATER
○	GAS LINE INLET
○ _E	ELECTRIC METER
○ _G	GAS METER
—	CIRCUIT BREAKER PANEL BOARD
+	FROST-FREE HOSE BIB
⊗	APPLIANCE CONNECTION, RE: APPLIANCE SCHEDULE
⚡	CHARGING STATION
○	SURVEILLANCE CAMERA
—*	SCHEDULE REFERENCE
ROOM 888	ROOM NAME ROOM NUMBER
—	CENTER LINE
△	REVISION NUMBER
△ _{SD}	REVISION NUMBER SUPPLEMENTARY DRAWING NUMBER
NOTE:	ALL MOUNTING ELEVATIONS ARE TYPICAL UNLESS NOTED OTHERWISE, RE: INTERIOR ELEVATIONS.

SMOKE ALARM NOTES

THE BUILDING SHALL HAVE SMOKE ALARMS INSTALLED IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND IN COMPLIANCE WITH THE REQUIREMENTS OF TOWN OF JACKSON, WYOMING.

SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM.

SMOKE ALARMS SHALL BE INSTALLED OUTSIDE OF, BUT IN THE IMMEDIATE VICINITY OF EACH SLEEPING AREA.

A SMOKE ALARM SHALL BE INSTALLED ON EACH STORY OF THE BUILDING.

SMOKE ALARMS SHALL BE HARDWIRED AND INTERCONNECTED.

SMOKE ALARMS SHALL HAVE A BATTERY BACKUP.

SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-4 AREAS IN ACCORDANCE WITH IBC SECTION 907.2.11.

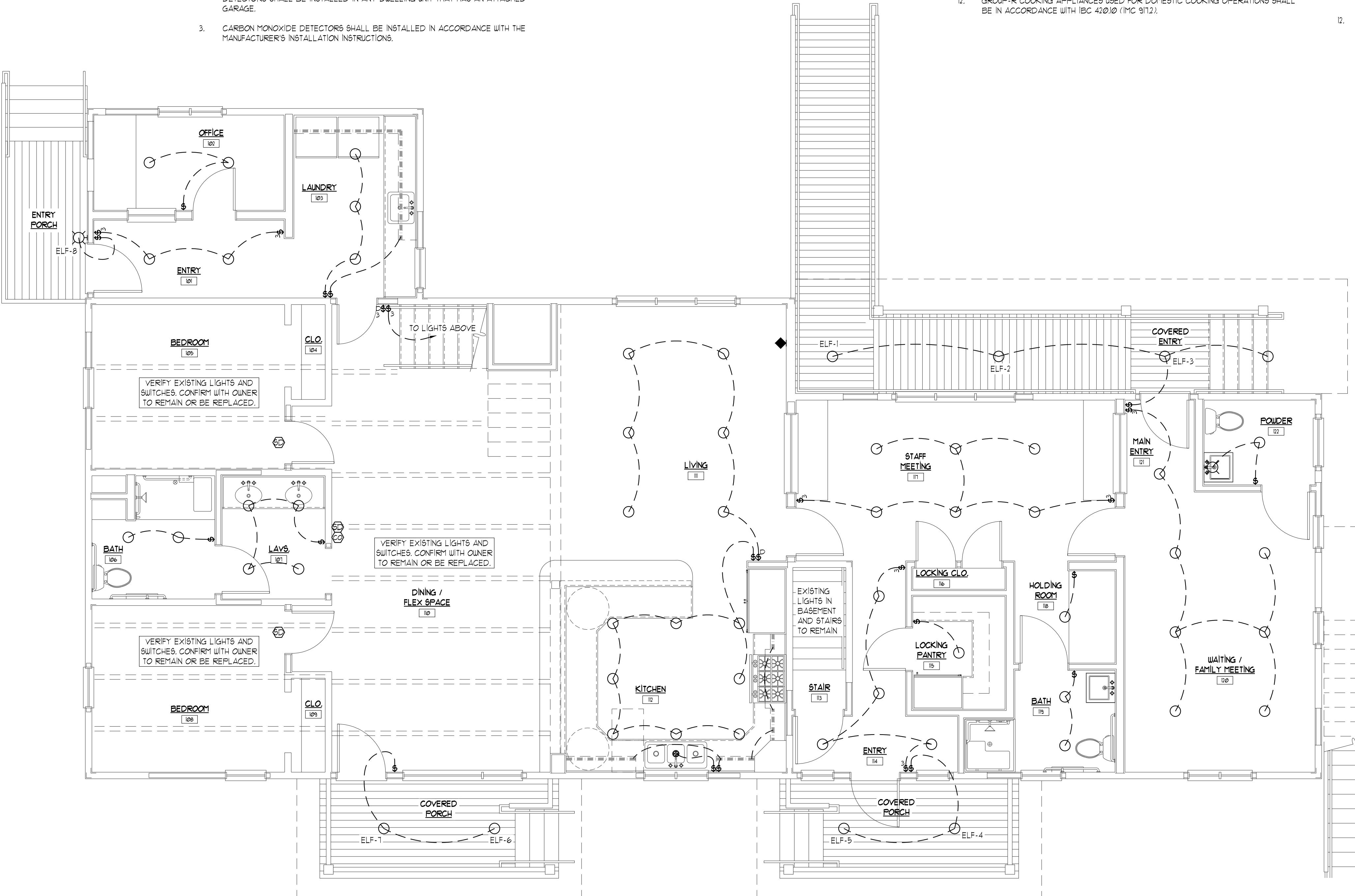
1. UNLESS NOTED OTHERWISE, MOUNT ALL INTERIOR OUTLETS AT 12" AFF. TO \$ OF OUTLET, AND MOUNT SWITCHES AT 48" AFF. TO \$ OF SWITCH. MOUNT ALL EXTERIOR OUTLETS 24" MIN. ABOVE FINISH GRADE.
2. CONTRACTOR TO VERIFY CABLE TELEVISION LOCATIONS WITH OWNER.
3. CONTRACTOR TO VERIFY ALL PHONE LOCATIONS WITH OWNER. CONTRACTOR IS TO ALSO VERIFY ALL SEPARATE PHONE LINE LOCATIONS WITH OWNER.
4. CONTRACTOR TO VERIFY ALL POWER REQUIREMENTS FOR MECHANICAL EQUIPMENT.
5. CONTRACTOR TO VERIFY ALL POWER REQUIREMENTS FOR PLUMBING EQUIPMENT.
6. CONTRACTOR TO VERIFY MAIN SERVICE PANEL & MAIN PHONE PANEL LOCATIONS WITH OWNER.
7. CONTRACTOR TO ENSURE ALL POWER AND LIGHTING INSTALLATIONS CONFORM TO ALL CURRENT AND APPLICABLE ELECTRICAL CODE REQUIREMENTS, AS WELL AS THOSE PRESCRIBED BY TOWN OF JACKSON BUILDING DEPARTMENT AND THE STATE OF WYOMING.
8. CONTRACTOR TO VERIFY ALL ELECTRIC FIXTURES WITH OWNER.
9. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION - ALL 125 VOLT SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTER AS REQUIRED BY ARTICLE 210.8(A) OF THE 2020 NATIONAL ELECTRICAL CODE OR LATEST EDITION IN EFFECT.
10. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION - ALL 120 VOLT SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT-INTERRUPTER AS REQUIRED BY ARTICLE 210.12 OF THE 2020 NATIONAL ELECTRICAL CODE OR LATEST EDITION IN EFFECT.

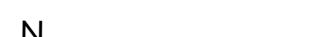
GENERAL MECHANICAL NOTES

- I. CONTRACTOR TO INSURE ALL MECHANICAL SYSTEMS INSTALLATIONS CONFORM TO ALL CURRENT AND APPLICABLE MECHANICAL CODE REQUIREMENTS AS WELL AS THOSE PRESCRIBED BY TOWN OF JACKSON BUILDING DEPT., AND THE STATE OF WYOMING.
2. CONTRACTOR TO PROVIDE ADEQUATE DUCTING FOR ALL EXHAUST FAN UNITS. CONTRACTOR TO VERIFY ALL EXHAUST FAN EXITS FROM BUILDING ENVELOPE WITH ARCHITECT.
3. ALL SYSTEMS SWITCHING AND OPERATIONS TO BE VERIFIED OR DETERMINED WITH OWNER OR ARCHITECT.
4. CONTRACTOR TO VERIFY ALL VENTING OF GAS APPLIANCES ARE IN ACCORDANCE WITH STATE AND LOCAL CODES.
5. BACK DRAFT DAMPERS SHALL BE INSTALLED AT ALL DUCTS THAT DISCHARGE TO THE EXTERIOR. DUCTS SHALL BE INSTALLED ON THE WARM SIDE OF INSULATION ENVELOPE.
6. ALL EXHAUST DUCTS SHALL BE CONSTRUCTED OF RIGID METAL AND SHALL HAVE SMOOTH INTERIOR SURFACE WITH MALE JOINTS RUNNING IN THE DIRECTION OF AIR FLOW.
7. ALL SPACE HEATING OR COOLING EQUIPMENT SHALL COMPLY WITH ACCA, MANUAL J, OR EQUIVALENT, AS REQUIRED.
8. ALL PLUMBING AND MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH ADEQUATE SEISMIC BRACING, COMBUSTION AIR, DRAIN PANS, ETC.
9. ALL VENT TERMINATIONS SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS.
10. ALL DUCTS SHALL BE SEALED AND INSULATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.
- II. BUILDING VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION I202.
12. GROUP-R COOKING APPLIANCES USED FOR DOMESTIC COOKING OPERATIONS SHALL BE IN ACCORDANCE WITH IBC 420.0 (IMC 917.2).

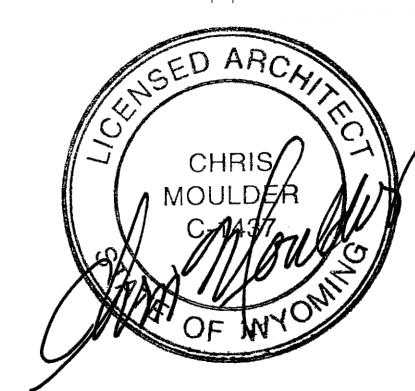
GENERAL PLUMBING NOTES

1. CONTRACTOR TO INSURE ALL PLUMBING SYSTEMS INSTALLATIONS CONFORM TO ALL CURRENT AND APPLICABLE UNIFORM PLUMBING CODE REQUIREMENTS, AS WELL AS THOSE PRESCRIBED BY THE TOWN OF JACKSON BUILDING DEPT., AND THE STATE OF WYOMING.
2. CONTRACTOR TO CONFIRM ADEQUATE WATER SUPPLY AND WASTE WATER DRAINAGE TO AND FROM BUILDING ENVELOPE.
3. CONTRACTOR TO VERIFY ALL SPECIALIZED PLUMBING EQUIPMENT AND SERVICES WITH OWNER OR ARCHITECT WHICH INCLUDE, BUT ARE NOT LIMITED TO, WATER SOFTENING, IONIZATION, PURIFICATION, ETC. AND POTENTIAL LOCATION OF EQUIPMENT.
4. CONTRACTOR TO COORDINATE ALL POWER AND MECHANICAL SERVICE REQUIREMENTS FOR PLUMBING EQUIPMENT WITH OTHER RESPECTIVE TRADES.
5. CONTRACTOR TO PROVIDE ADEQUATE PIPE SIZING, CONNECTIONS, AND PRESSURE TESTING INCLUDING, BUT NOT LIMITED TO, ALL WATER SUPPLY LINES AND UTILITY GAS SUPPLY LINES.
6. ALL SYSTEMS OPERATIONS TO BE VERIFIED OR DETERMINED WITH OWNER OR ARCHITECT.
7. CONTRACTOR TO VERIFY WITH OWNER OR ARCHITECT ALL PLUMBING FIXTURES AND FITTINGS, BATHROOM ACCESSORIES, ETC. IN TERMS OF MAKE, MODEL, AND FUNCTION.
8. CONTRACTOR TO VERIFY ALL VENTING OF GAS APPLIANCES ARE IN ACCORDANCE WITH STATE AND LOCAL CODES.
9. CONTRACTOR TO ENSURE THAT WATER SUPPLY IS PROTECTED BY AN APPROVED BACKFLOW PROTECTION DEVICE.
10. PROVIDE BACKFLOW PREVENTION FOR LAWN IRRIGATION SYSTEM IF APPLICABLE.
11. ALL PLUMBING AND MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH ADEQUATE SEISMIC BRACING, COMBUSTION AIR, DRAIN PANS, ETC.
12. ALL PIPING SHALL BE INSULATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.





**FIRST FLOOR
UTILITY LOCATION PLAN**



VAN VLECK HOUSE

TETON YOUTH & FAMILY SERVICES

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520 South Cache Street
Jackson, Wyoming

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FIRST FLOOR UTILITY LOCATION PLAN PERMIT SET

SET	Set Issue Date
SET	03-19-22

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Checked By _____

Sheet Number

4" = 1' 0"

umber 2120

U.I.I

UTILITY LOCATION PLAN LEGEND

1	SINGLE POLE SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
2	THREE WAY SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
3	SINGLE POLE DIMMER SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
4	THREE WAY DIMMER SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
5	SINGLE POLE TIMER SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
6	SINGLE POLE CEILING FAN SWITCH, MOUNTED 48" AFF. TO \$ OF BOX, FAN SWITCHES TO BE REHOSTED TO ALLOW ADJUSTABLE FAN SPEED
7	DOOR JAMB SWITCH, MOUNTED @ DOOR JAMB
8	SINGLE POLE VENT SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
9	SINGLE POLE HEATER SWITCH, MOUNTED 48" AFF. TO \$ OF BOX
10	MOTION SENSOR SWITCH, MOUNTED ABOVE DOORWAY AND DIRECTED TO ACTIVATE WHEN DOOR OPENS
11	PHOTO VOLTAIC CELL SENSOR SWITCH, MOUNTED WHERE NOT AFFECTED BY EXTERIOR LIGHTS
12	GARAGE DOOR OPENER SWITCH, MOUNTED 54" AFF. TO \$ OF BOX
13	DUPLEX OUTLET, MOUNTED 12" AFF. TO \$ OF BOX
14	DUPLEX OUTLET, TOP HALF SWITCHED, MOUNTED 12" AFF. TO \$ OF BOX
15	DUPLEX OUTLET, GROUND FAULT CIRCUIT INTERRUPTER
16	DUPLEX OUTLET, WEATHERPROOF GROUND FAULT CIRCUIT INTERRUPTER
17	DUPLEX OUTLET, RECESSED OUTLET FOR PAINTING LIGHT, MOUNTED 63" AFF. TO \$ OF BOX
18	FOUR-PLEX OUTLET, MOUNTED 12" AFF. TO \$ OF BOX
19	120/240 VOLT OUTLET, MOUNTED 36" AFF. TO \$ OF BOX
20	FLOOR MOUNTED DUPLEX OUTLET, PROVIDE COVERS
21	SINGLE OUTLET CABLE TV SERVICE, MOUNTED 12" AFF. TO \$ OF BOX
22	DOUBLE OUTLET CABLE TV SERVICE, MOUNTED 12" AFF. TO \$ OF BOX
23	TELEPHONE JACK, MOUNTED 12" AFF. TO \$ OF BOX
24	DEDICATED FACSIMILE JACK, MOUNTED 12" AFF. TO \$ OF BOX
25	COMPUTER NETWORK/MODEM JACK, MOUNTED 12" AFF. TO \$ OF BOX
26	THERMOSTAT, MOUNTED 60" AFF. TO \$ OF BOX
27	HUMIDISTAT, MOUNTED 60" AFF. TO \$ OF BOX
28	DOOR BELL BUTTON, MOUNTED 48" AFF. TO \$ OF BOX
29	INTERCOM CONTROL BOX, MOUNTED 60" AFF. TO \$ OF BOX
30	AUDIO SPEAKER, MOUNTED 12" AFF. TO \$ OF BOX
31	SMOKE DETECTOR, MOUNTED AS PER GOVERNING CODES
32	DOOR BELL CHIMES, MOUNTED AT 84" MIN. AFF. TO \$ OF BOX
33	GARAGE DOOR OPENER, CEILING MOUNTED
34	J-BOX ROUGH-IN ONLY, PROVIDE COVER PLATE
35	ELEVATOR CALL BELL BUTTON
36	TRACK LIGHT, SURFACE MOUNTED
37	DOWN LIGHT, SURFACE MOUNTED
38	DOWN LIGHT, PIN
39	DOWN LIGHT, RECESSED CAN
40	DOWN LIGHT-DIRECTIONAL, RECESSED CAN
41	DOWN LIGHT-DIRECTIONAL, SURFACE MOUNTED
42	DOWN LIGHT-BIDIRECTIONAL, SURFACE MOUNTED
43	PENDANT LIGHT, SURFACE MOUNTED
44	LIGHT, WALL MOUNTED
45	PICTURE LIGHT, WALL MOUNTED
46	RECESSED STEP LIGHT
47	LIGHT BOLLARD
48	EXHAUST FAN, SURFACE MOUNTED
49	EXHAUST FAN, WALL MOUNTED
50	PADDLE FAN WITH LIGHT, SURFACE MOUNTED
51	VANITY LIGHT, HORIZONTAL, WALL MOUNTED 84" AFF. TO \$ OF BOX
52	VANITY LIGHT, VERTICAL, WALL MOUNTED
53	LED LIGHT, SURFACE MOUNTED
54	EXIT SIGNAGE
55	UNDER CABINET LIGHTING
56	VALANCE STRIP LIGHT
57	ELECTRIC BASEBOARD HEATER
58	ELECTRIC TOE KICK HEATER
59	GAS LINE INLET
60	ELECTRIC METER
61	GAS METER
62	CIRCUIT BREAKER PANEL BOARD
63	FROST-FREE HOSE BIB
64	APPLIANCE CONNECTION, RE: APPLIANCE SCHEDULE
65	CHARGING STATION
66	SURVEILLANCE CAMERA
67	SCHEDULE REFERENCE
68	ROOM NAME
69	ROOM NUMBER
70	CENTER LINE
71	REVISION NUMBER
72	REVISION NUMBER
73	SUPPLEMENTARY DRAWING NUMBER
74	ALL MOUNTING ELEVATIONS ARE TYPICAL UNLESS NOTED OTHERWISE, RE: INTERIOR ELEVATIONS.

EXTERIOR LIGHTING FIXTURE SCHEDULE

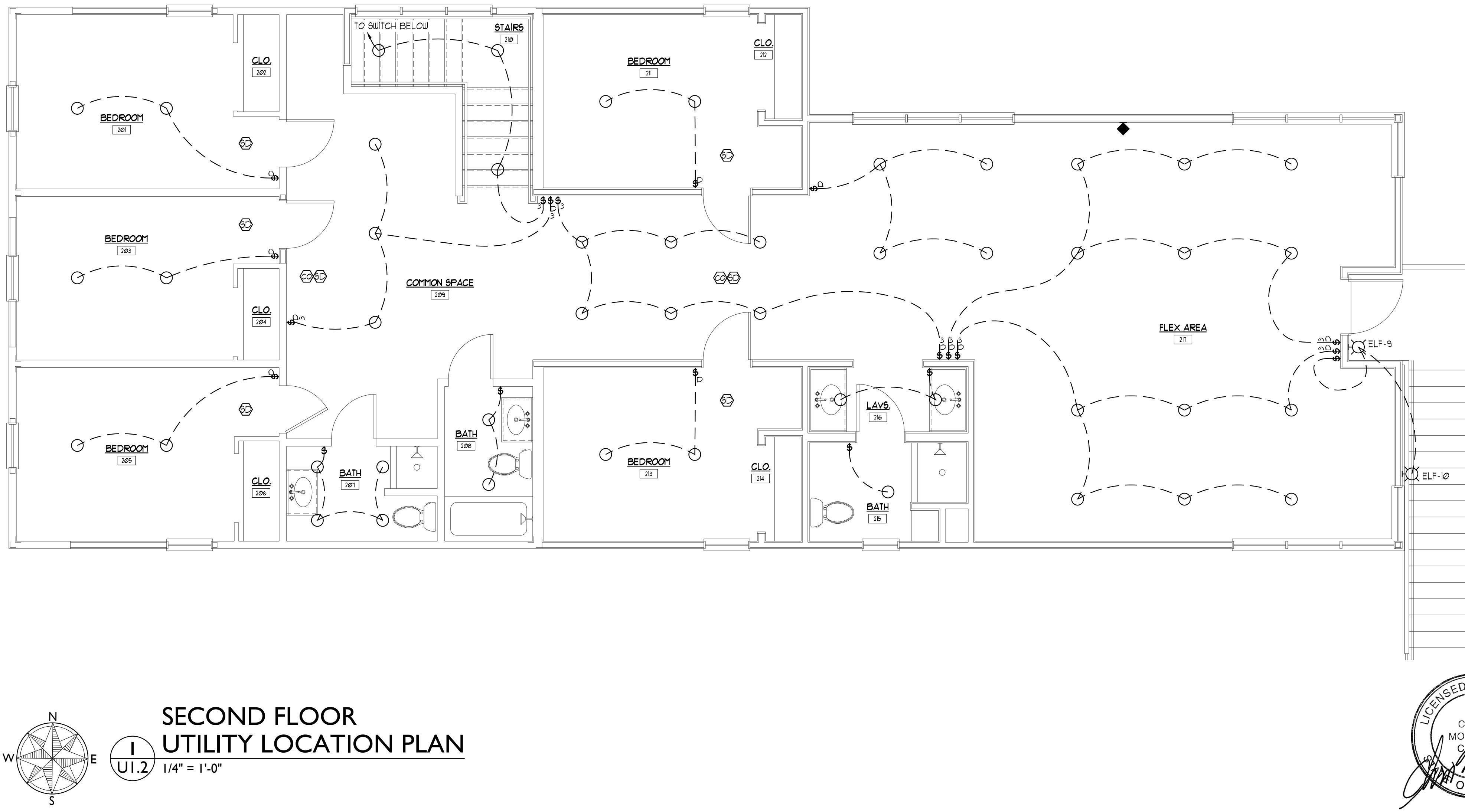
Fixture Number	Model Number or Description	Shielded	Light Color (Kelvin)	Max Lumen per Fixture	Height of Fixture	Comments
ELF-1	WAFFER LED / UF3	N/A	EQ. TO LESS THAN 3000	200	RECESSED	OR APPROVED ALTERNATE, LED
ELF-2	WAFFER LED / UF3	N/A	EQ. TO LESS THAN 3000	200	RECESSED	OR APPROVED ALTERNATE, LED
ELF-3	WAFFER LED / UF3	N/A	EQ. TO LESS THAN 3000	200	RECESSED	OR APPROVED ALTERNATE, LED
ELF-4	WAFFER LED / UF3	N/A	EQ. TO LESS THAN 3000	200	RECESSED	OR APPROVED ALTERNATE, LED
ELF-5	WAFFER LED / UF3	N/A	EQ. TO LESS THAN 3000	200	RECESSED	OR APPROVED ALTERNATE, LED
ELF-6	WAFFER LED / UF3	N/A	EQ. TO LESS THAN 3000	200	RECESSED	OR APPROVED ALTERNATE, LED
ELF-7	WAFFER LED / UF3	N/A	EQ. TO LESS THAN 3000	200	RECESSED	OR APPROVED ALTERNATE, LED
ELF-8	HINKLEY / HARBOR #514SK-LED	YES	EQ. TO LESS THAN 3000	200	1'-3" AFF.	OR APPROVED ALTERNATE, LED
ELF-9	HINKLEY / HARBOR #514SK-LED	YES	EQ. TO LESS THAN 3000	200	1'-3" AFF.	OR APPROVED ALTERNATE, LED
ELF-10	HINKLEY / HARBOR #514SK-LED	YES	EQ. TO LESS THAN 3000	200	1'-3" AFF.	OR APPROVED ALTERNATE, LED
TOTAL LUMENS PROPOSED						
2,000						

REFERENCE NOTES

REFERENCE SHEET UI, FOR GENERAL PLUMBING NOTES, GENERAL ELECTRICAL NOTES, GENERAL MECHANICAL NOTES, SMOKE ALARM NOTES, CARBON MONOXIDE DETECTOR NOTES

NOTES:

- TOTAL EXTERIOR LIGHT OUTPUT NOT TO EXCEED TOWN OF JACKSON EXTERIOR LIGHTING REQUIREMENTS 5.3.
- $(3 \times 9,181) = 27,543$ TOTAL LUMENS ALLOWED
- ANY LIGHT SOURCE THAT EXCEEDS 600 LUMENS WILL BE FULLY SHIELDED. A LIGHT SOURCE FULLY SHIELDED CANNOT EXCEED 1350 LUMENS.
- COLOR TEMPERATURE OF ANY EXTERIOR LIGHT SOURCE WILL NOT EXCEED 3000 KELVIN.
- ALL EXTERIOR LIGHTING TO CONFORM WITH TOWN OF JACKSON EXTERIOR LIGHTING REQUIREMENTS 5.3.
- ALL EXTERIOR LIGHT LOCATIONS SHOWN ON SHEET UI.



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Drawing Title

SECOND FLOOR
UTILITY LOCATION PLAN

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Set Title PERMIT SET

Set Issue Date 03-19-22

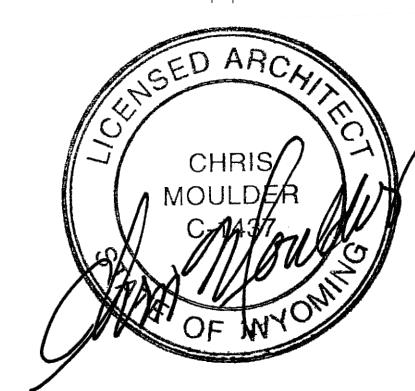
Drawn By

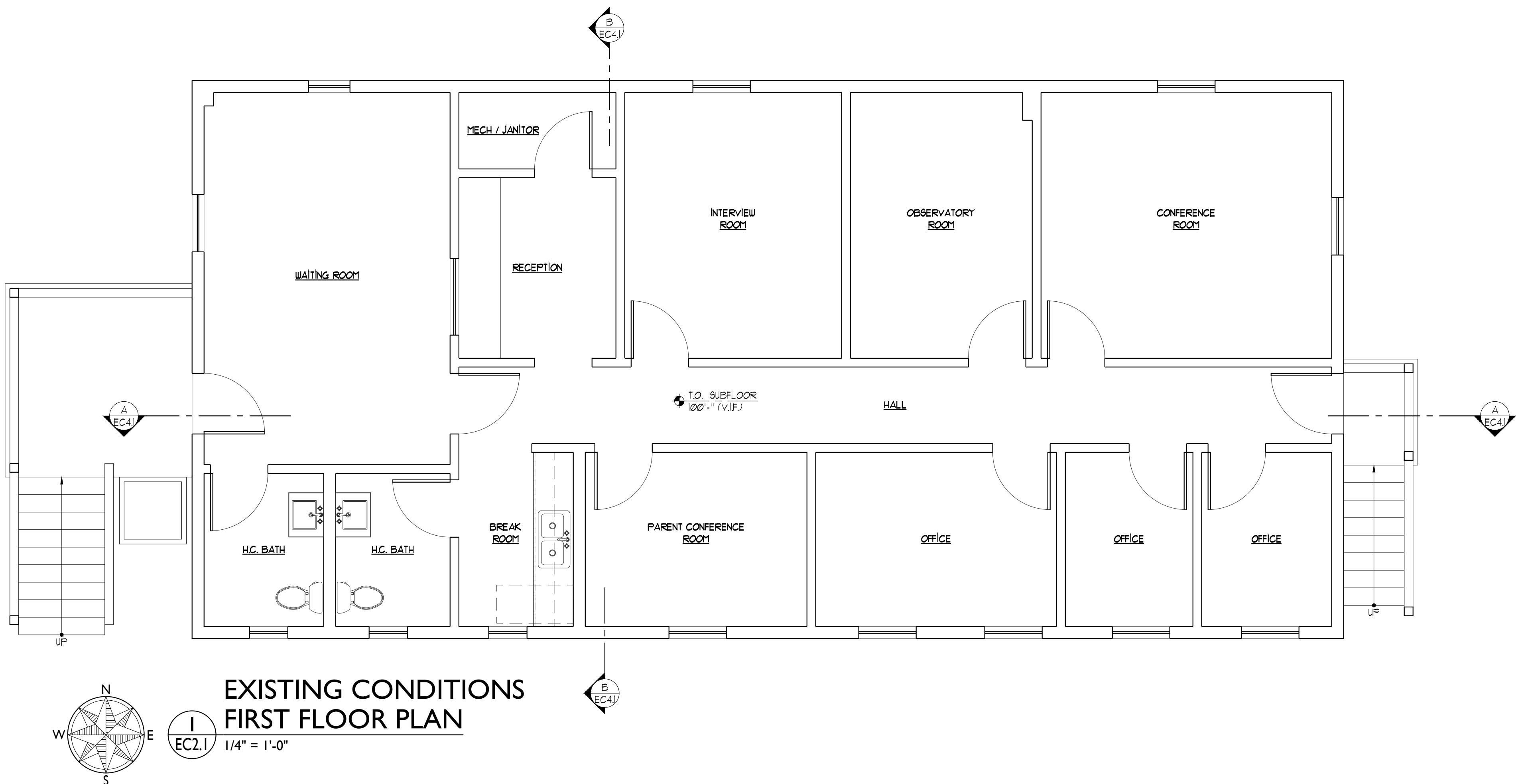
Checked By

Plot Date MARCH 19, 2022

Scale 1/4" = 1'-0"

Project Number 2120





EXISTING CONDITION NOTES

THE EXISTING CONDITION DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS ON THE DATE THEY WERE MEASURED AND DO NOT REFLECT OR IMPLY ANY STRUCTURAL OR CONSTRUCTION CONDITIONS. MEASUREMENTS WERE TAKEN TO THE SURFACES OF EXISTING EXPOSED FINISH MATERIALS FOR THE PURPOSE OF ALLOWING THESE DRAWINGS TO BE PREPARED DEPICTING THEN CURRENT AND EXISTING CONDITIONS.

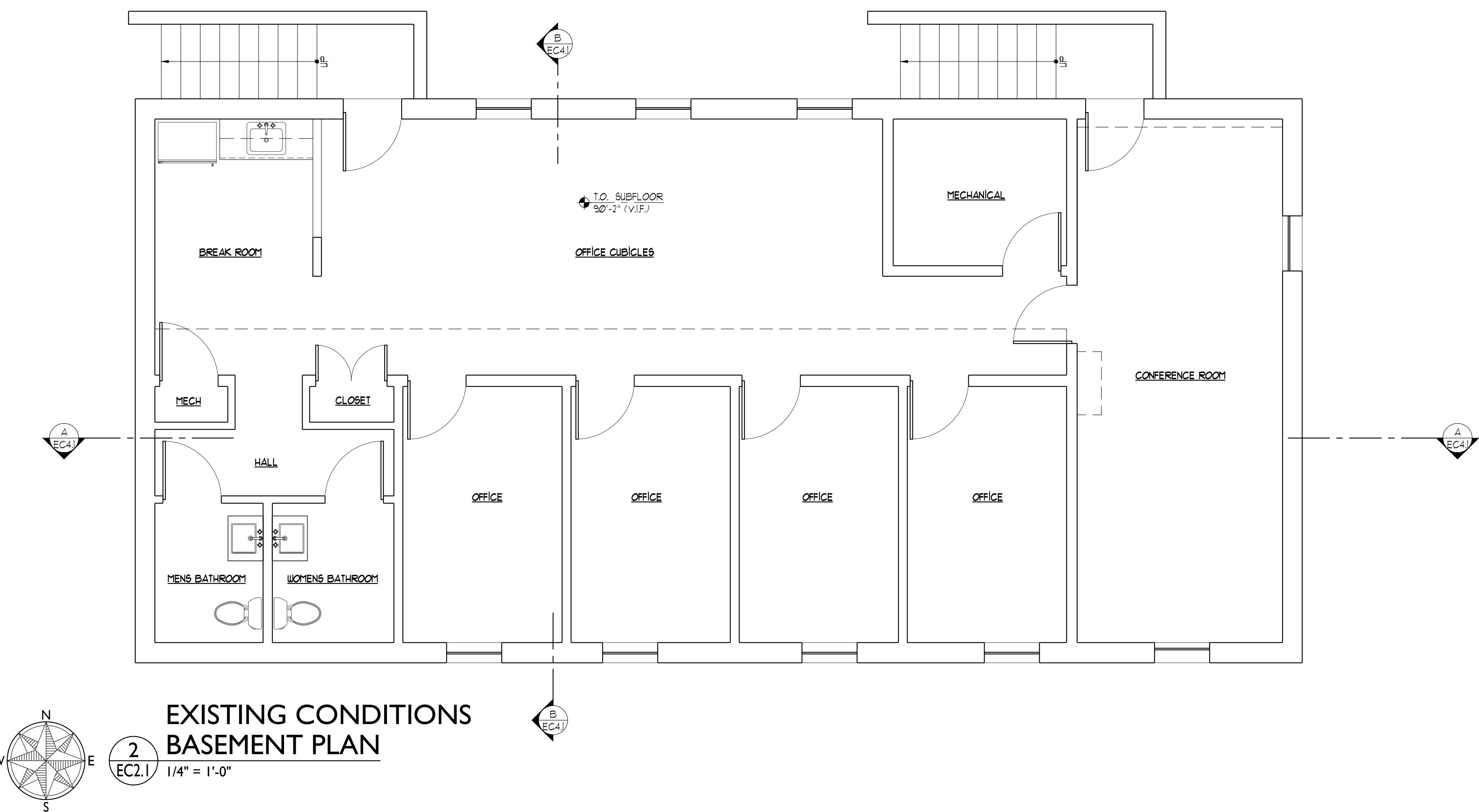
WHILE THESE DRAWINGS WERE ACCURATELY PREPARED TO REFLECT EXISTING CONDITIONS, THEY SHOULD NOT BE RELIED UPON WITHOUT FURTHER CONFIRMATION SPECIFIC TO THE NEED.

HORIZONTAL AND VERTICAL MEASUREMENTS WERE MADE TO ESTABLISH THE BASIC CONFIGURATION OF THE BUILDING. NO CONFIRMATION WAS MADE AS TO THE BUILDING BEING CONSTRUCTED STRAIGHT, SQUARE, LEVEL OR PLUMB.

NO INVASIVE OR SUB-SURFACE INVESTIGATIONS WERE MADE TO CONFIRM HIDDEN OR NON-VISUAL CONDITIONS.

NO ASSUMPTIONS SHOULD BE MADE REGARDING THE STRUCTURAL, MECHANICAL PLUMBING OR ELECTRICAL SYSTEMS OTHER THAN DEPICTED LOCATIONS FOR THE ITEMS SHOWN.

DESIGNATED ROOF PITCHES SHOULD BE CONSIDERED APPROXIMATE AND TO BE VERIFIED IN FIELD BY CONTRACTOR.



NOT FOR
CONSTRUCTION
PROGRESS
SET

HIRSCHFIELD CENTER TETON YOUTH & FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
530 South Cache Street
Jackson, Wyoming

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EXISTING CONDITIONS FLOOR PLANS

PROGRESS SET

Table 1. Summary of the main characteristics of the four groups of patients.

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Table 1. Summary of the main characteristics of the four groups of patients.

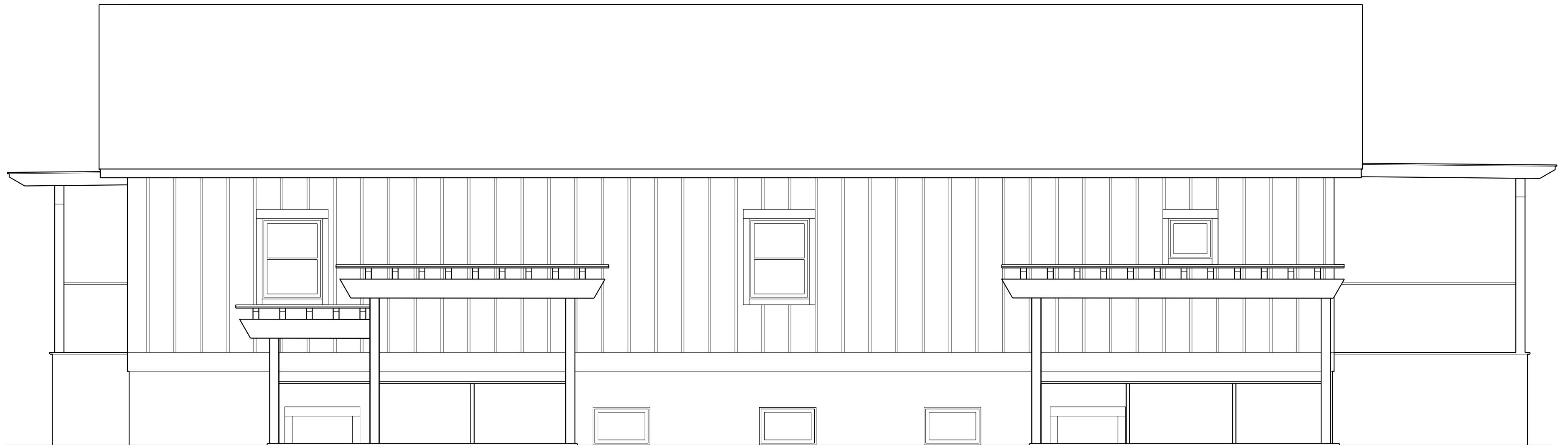
Checked By

24, 2021 Street Number

EC2.I

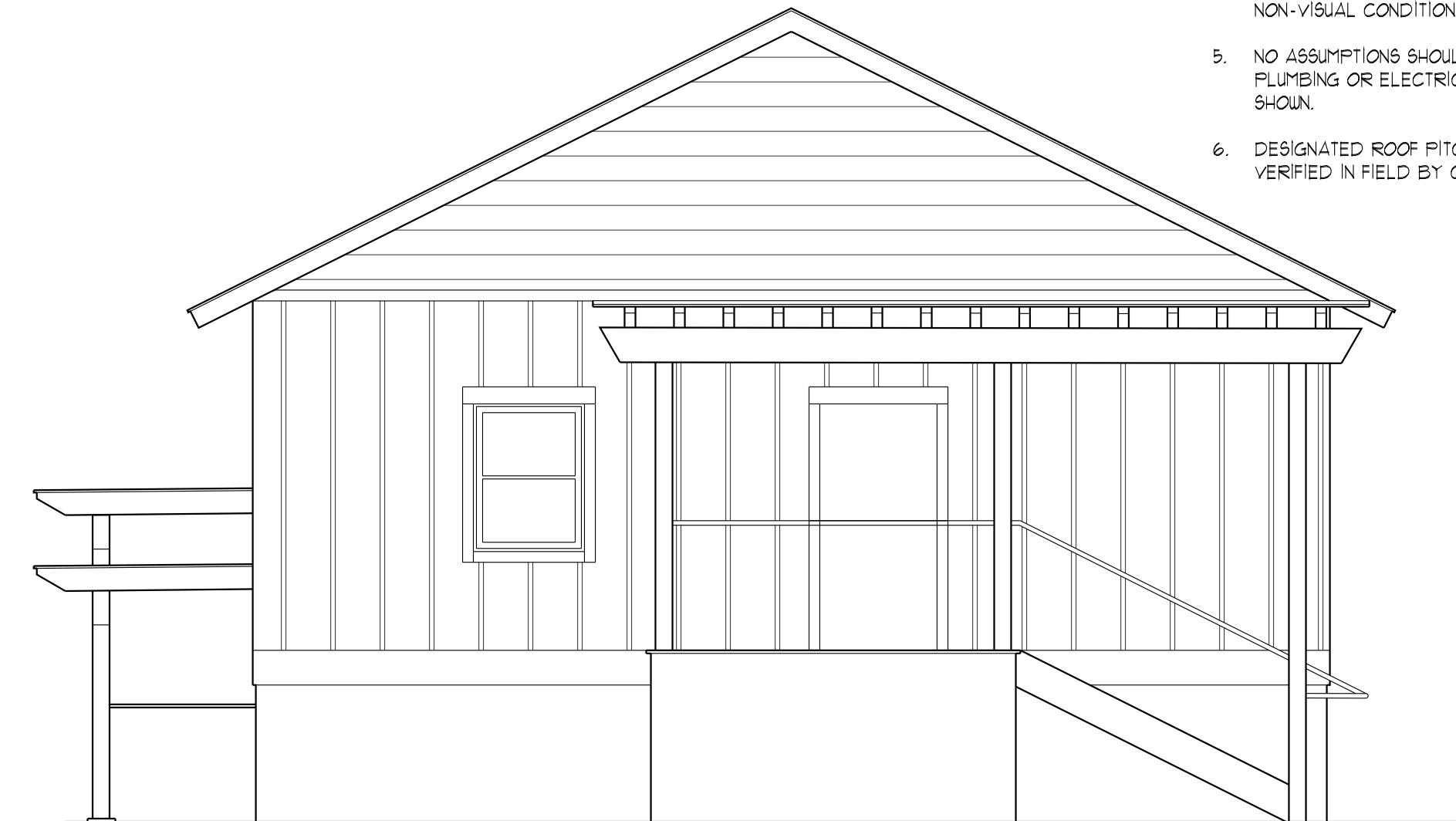
EXISTING CONDITION NOTES

1. THE EXISTING CONDITION DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS ON THE DATE THEY WERE MEASURED AND DO NOT REFLECT OR IMPLY ANY STRUCTURAL OR CONSTRUCTION CONDITIONS. MEASUREMENTS WERE TAKEN TO THE SURFACES OF EXISTING EXPOSED FINISH MATERIALS FOR THE PURPOSE OF ALLOWING THESE DRAWINGS TO BE PREPARED DEPICTING THEN CURRENT AND EXISTING CONDITIONS.
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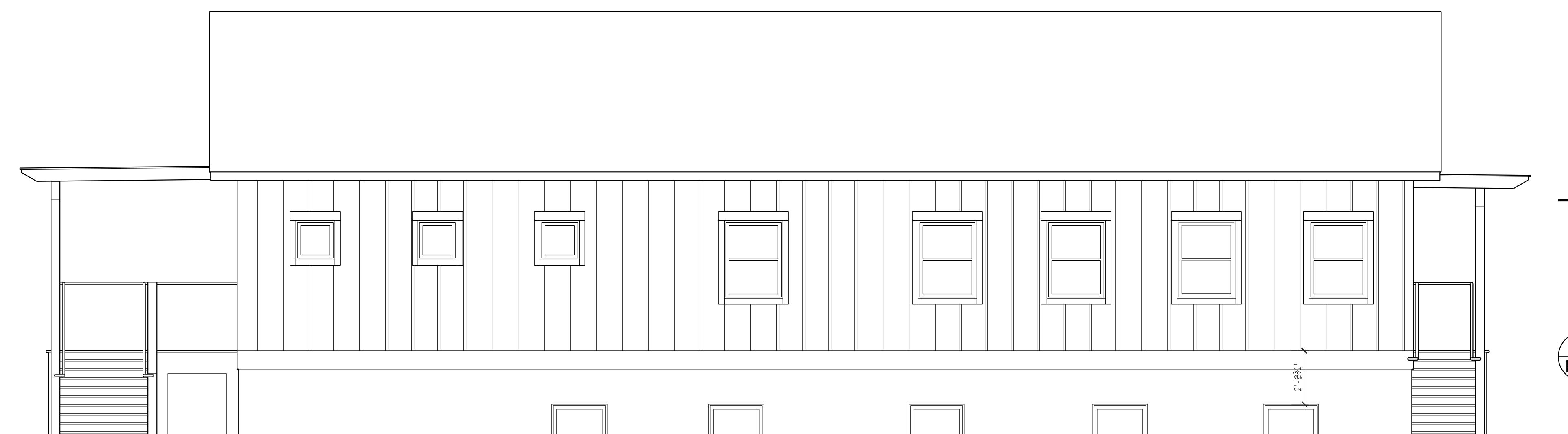
EXISTING CONDITIONS
NORTH ELEVATION

1
EC3.I
1/4" = 1'-0"



EXISTING CONDITIONS
WEST ELEVATION

2
EC3.I
1/4" = 1'-0"



EXISTING CONDITIONS
SOUTH ELEVATION

3
EC3.I
1/4" = 1'-0"



EXISTING CONDITIONS
EAST ELEVATION

4
EC3.I
1/4" = 1'-0"

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PROGRESS
SET

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Drawing Title

EXISTING CONDITIONS
EXTERIOR ELEVATIONS

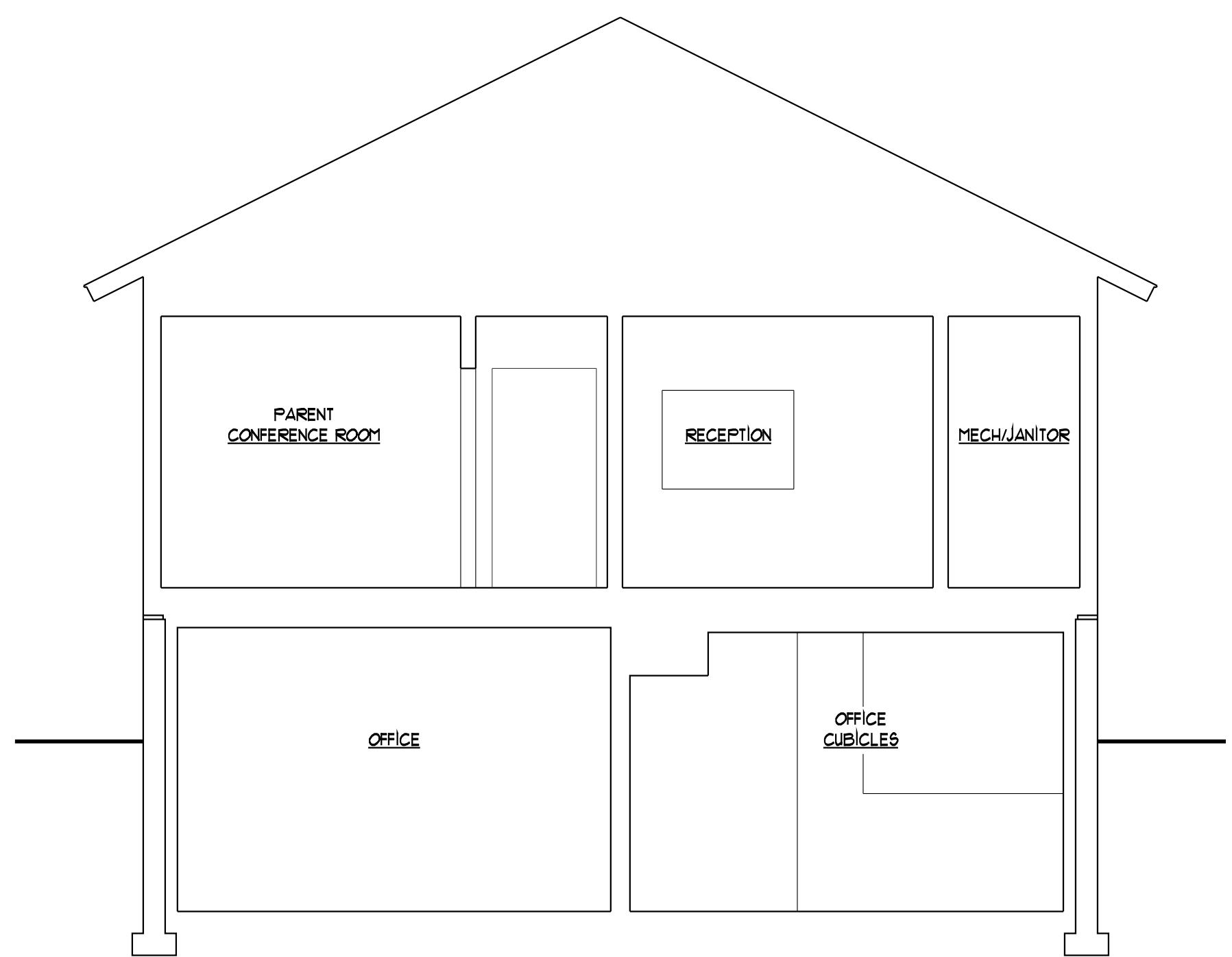
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EC3.I

EXISTING CONDITION NOTES

1. THE EXISTING CONDITION DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS ON THE DATE THEY WERE MEASURED AND DO NOT REFLECT OR IMPLY ANY STRUCTURAL OR CONSTRUCTION CONDITIONS. MEASUREMENTS WERE TAKEN TO THE SURFACES OF EXISTING EXPOSED FINISH MATERIALS FOR THE PURPOSE OF ALLOWING THESE DRAWINGS TO BE PREPARED DEPICTING THEN CURRENT AND EXISTING CONDITIONS.
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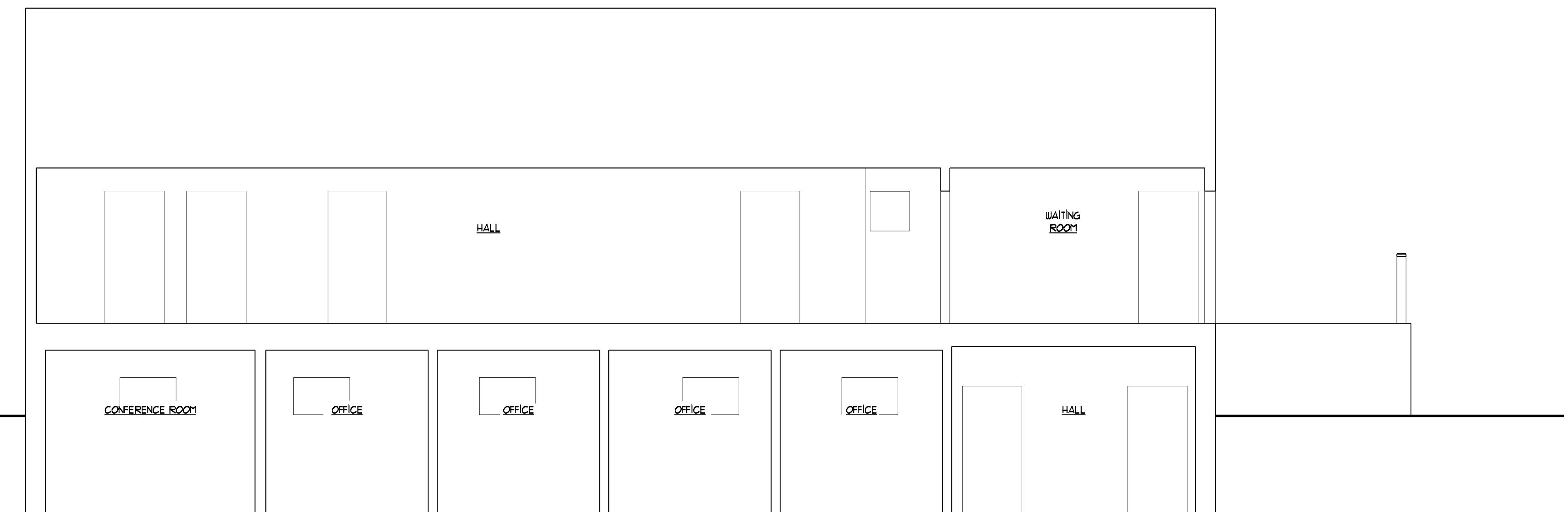


EXIST. CONDITION
DIAGRAMMATIC
BUILDING SECTION A

A

EC4.1

1/4" = 1'-0"



EXIST. CONDITION
DIAGRAMMATIC
BUILDING SECTION B

B

EC4.1

1/4" = 1'-0"

NOT FOR
CONSTRUCTION
PROGRESS
SET

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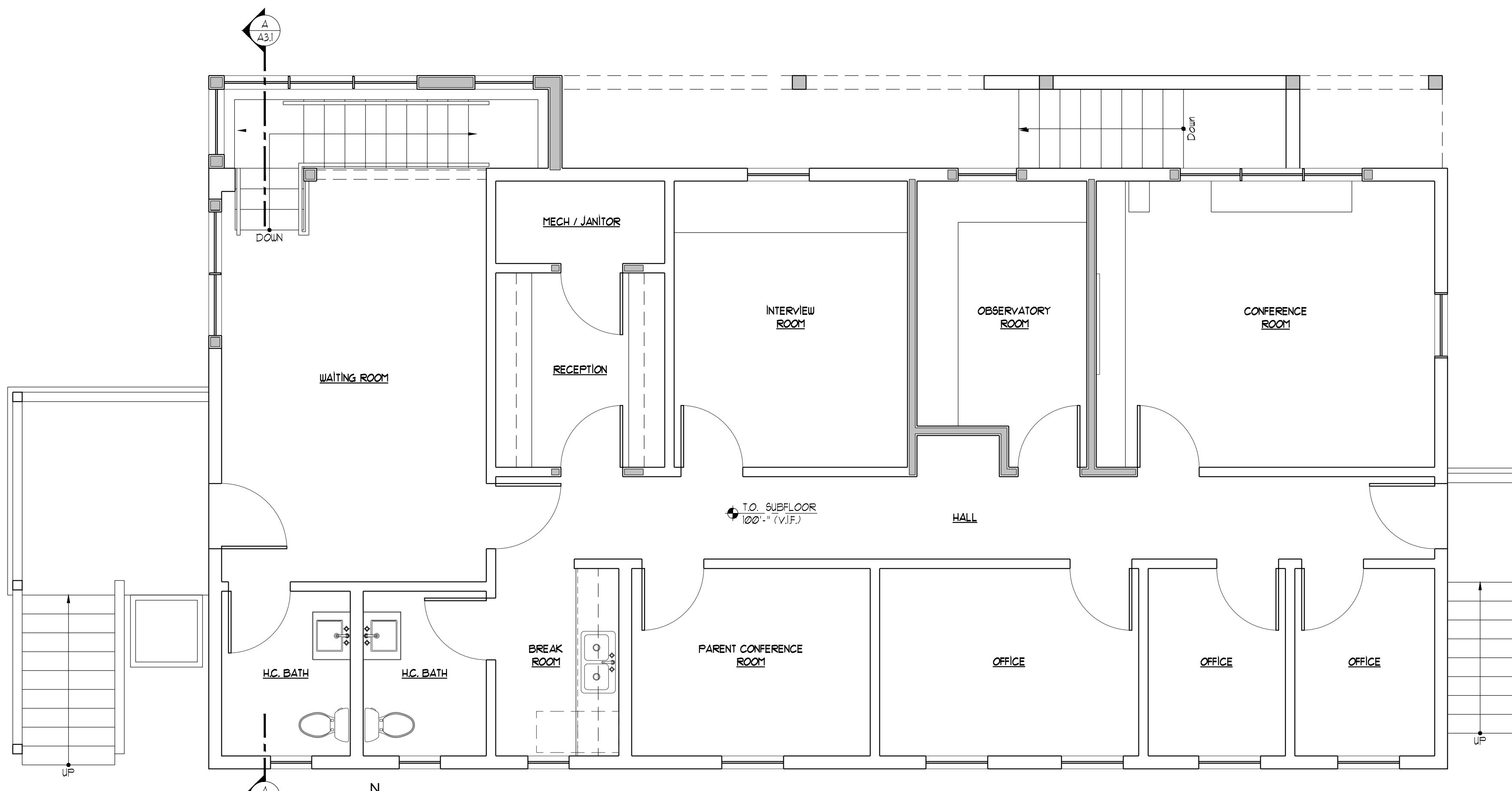
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Drawing Title
**EXISTING CONDITIONS
DIAGRAMMATIC
BUILDING SECTIONS**

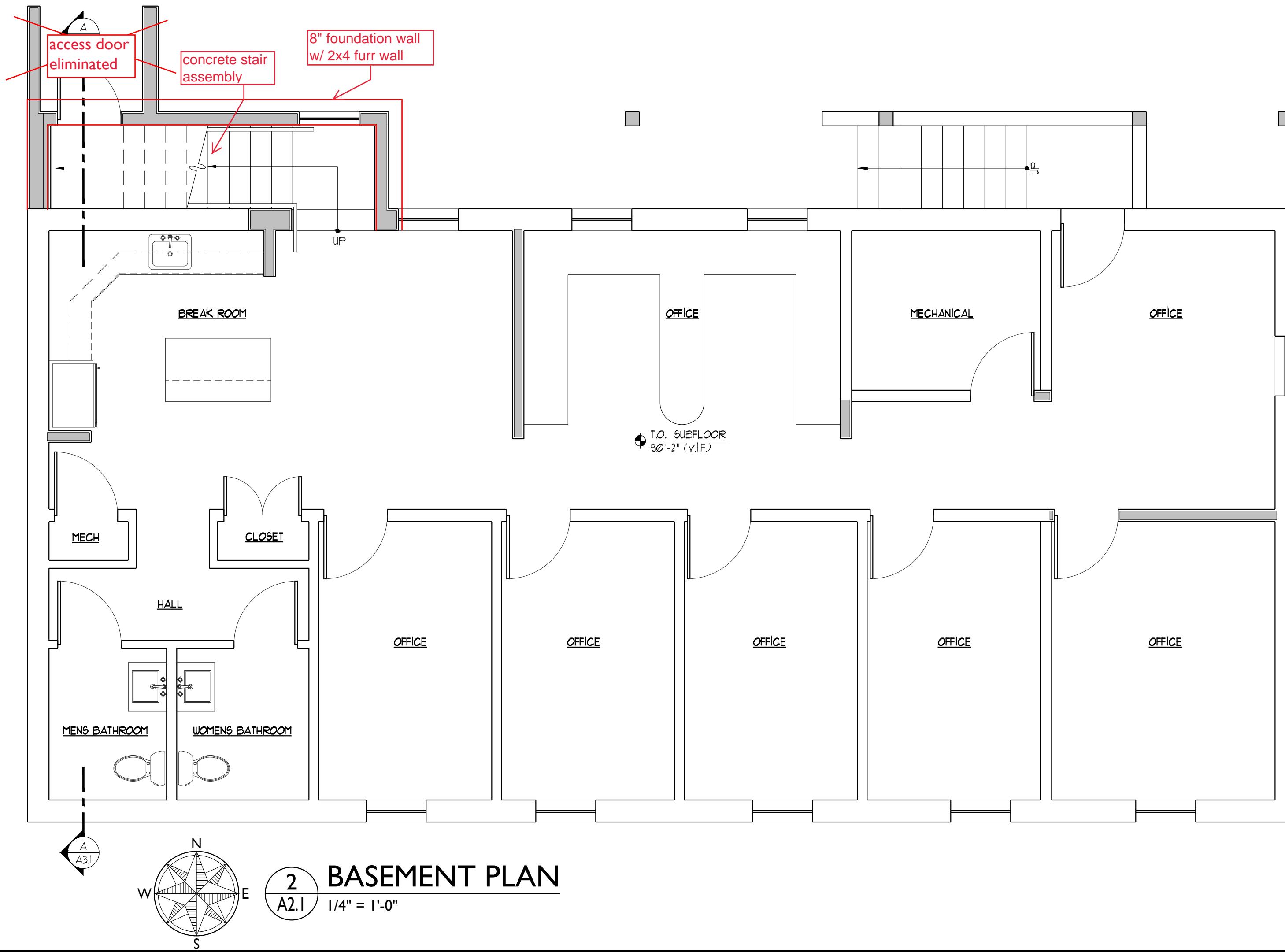
Set Title
PROGRESS SET

Set Title Set Issue Date

EC4.1



FIRST FLOOR PLAN



BASEMENT PLAN

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TETON YOUTH &
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Drawing Title **FLOOR PLANS**

Set Title **PROGRESS SET**

Set Title Set Issue Date

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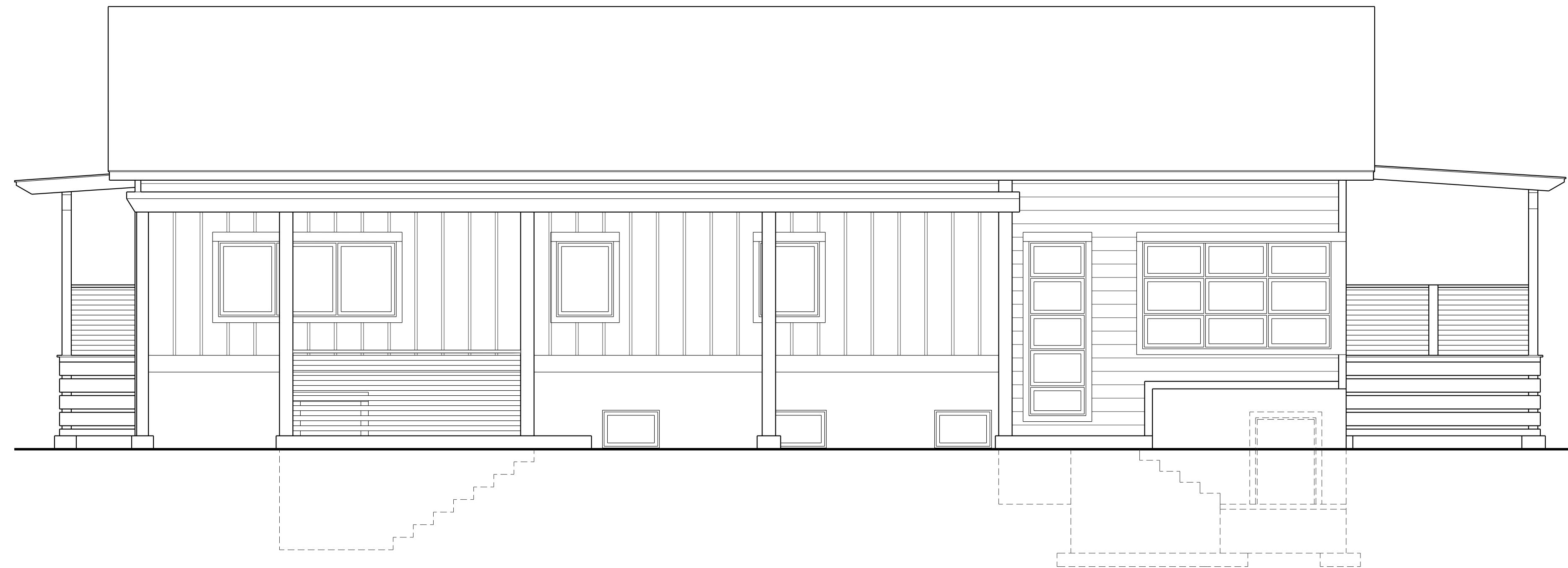
Plot Date NOVEMBER 3, 2021

Sheet Number

Scale 1/4" = 1'-0"

Project Number 2119

A2.1



NORTH ELEVATION
A3.1 1/4" = 1'-0"



BUILDING SECTION A
A3.1 1/4" = 1'-0"

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Drawing Title
EXTERIOR ELEVATION

Set Title **PROGRESS SET**

Set Title | Set Issue Date

Drawn By | Checked By

Plot Date **NOVEMBER 3, 2021** | Sheet Number

Scale **1/4" = 1'-0"**

Project Number **2119**

A3.1