



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 31, 2023

Item #: P22-246

Planner: Katelyn Page

Phone: 733-0440 ext. 1302

Email: kpage@jacksonwy.gov

Owner

950 ALPINE LANE, LLC
PO Box 9175
Jackson, WY 83002

Applicant

Trey Terral
A43 Architecture
PO Box 4055
Jackson, WY 83001

REQUESTS:

The applicant is re-submitting a request for a Basic Use Permit for expanded service use at the property located at 950 Alpine Lane legally known as LOT 27, JACKSON HOLE MEADOWS PIDN22-41-16-32-4-04-003

For questions, please call Katelyn Page at 733-0440, x1302 or email to the address shown below. Thank you.

Please respond by: **April 14, 2023 (Sufficiency)**
April 21, 2023 (with Comments)

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



Valley Mortuary/JH Flower Boutique
950 Alpine Lane
Jackson, WY

This is a revised submission of P22-246.

The project consists of the remodel of an existing 2-story 8,547 sf building on .34-acre lot in the CR-3 Zone. The building currently houses a (B) Business and (A) Assembly occupancy mortuary and two (R2) Residence occupancy apartments. The remodel will add and remove interior partitions and floors to accommodate a second business. The second business, a (M) Mercantile occupancy type, will be added as part of the remodel to accommodate a flower boutique. The boutique will operate primarily as "by appointment" consultation with some walk-in traffic. The residential uses will remain as existing. The project will add 870 sf of new M occupancy floor space to the upper level for a total of 9,417 sf.

Changes to the exterior of the building are limited to the painting of the existing siding, the addition of an entry door, the addition of an entry canopy, new storefront windows, four new windows, a landscaping strip, and a boardwalk and ramp from the parking lot to the new entry. In its existing state, the site does not meet current LSR standards. With regards to the added boardwalk and new landscaping, the LSR will be slightly improved by this remodel from 6% to 8%. It still will not meet the 10% LSR minimum set forth by the LDRs.

The existing lot does not meet parking requirements for A, B, or M occupancies. Additional parking to meet LDR standards cannot be made due to spatial constraints of the lot and the existing building. Currently, there is no striping on-site to designate parking spaces. Striping will be added for 4 on-site parking spaces. There is only enough drive width for 8'x22' parallel spaces on the west side of the building. 4 more unmarked parking spaces will be provided in the rear gravel lot for 8 on-site spaces in total. There are also 2 on-street parking spaces in the frontage width.

Signage to designate spaces for residents will be added to indicate that the required number of these parking spaces (3) are reserved for building residents from 6pm-6am. This will allow their use for other purposes, such as employee or customer parking, during typical business hours. There will be 4 total employees working on a typical weekday, 2 in the flower boutique and 2 in the mortuary. There will be occasional walk-in business that should be accommodated by the three remaining on-site and on-street parking spaces. Neither business expects to generate large amounts of parking traffic outside of occasional funeral events.

During funeral events, street parking will be utilized to accommodate additional required parking space with the guidance of a parking director stationed on the street front at Alpine lane. With the permission of the town, cones and signage can be placed to reserve street spaces the evening before the next day's event.

No amendments are proposed to Town of Jackson LDRs.



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: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

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

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Design Review

Subdivision/Development Option

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

Miscellaneous

Other: _____

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.

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

Date

Name Printed

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: 10/04/2022

LETTER OF AUTHORIZATION
NAMING APPLICANT AS OWNER'S AGENT

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

Being duly sworn, deposes and says that 950 Alpine Lane, LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed

Name of property owner as listed on
Address of Premises: 950 Alpine Lane, Jackson, WY 83001

Address of Premises: 950 Alpine Lane, Suite 100
Lot 27, Jackson Hole Meadows Addition, Phase 3, PIN 22-41-16-32-4-04-003

Legal Description: Lot 27, Jackson Hole Meadows
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Chris Jaubert and Claude Terral - A43 Architecture

B.O. Box 4055, Jackson, WY 83001

Mailing address of Applicant/agent: P.O. Box 4055, Jackson, WY 83001

Mailing address of Applicant/agent: U.S. Box 1000, San Francisco, CA 94143-1000

Email address of Applicant/agent: chris@a43design.com, trey@a43design.com

Phone Number of Applicant/agent: 307-249-8650

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 Home Occupation Other (describe) DRC, Pre-Application meeting, Basic Use Permit

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.

Dave May
Property Owner Signature President

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

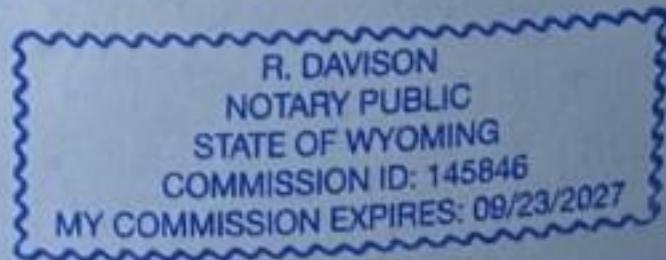
STATE OF WYOMING)
) SS.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by DMITRIY GEMBAG this 4TH day of OCTOBER, 2022 WITNESS my hand and official seal.


Notary Public

My commission expires:

09/23/2027



ABBREVIATIONS	
ADJ.	Adjustable/ Adjacent
A.F.F.	Above Finish Floor
ALT.	Alternate
ALUM.	Aluminum
APPROX.	Approximate
ARCH.	Architectural/Architect
BD.	Board
BLDG.	Building
B.M.	Bench Mark
B.O.	Bottom Of
BRG.	Bearing
BSMT.	Basement
BTM.	Bottom
CAB.	Cabinet
CLG.	Ceiling
CLO.	Close
C.M.	Construction Manager
C.M.U.	Concrete Masonry Unit
COL.	Column
CONC.	Concrete
CONT.	Construction Joint
CONT.	Contractor
CONTR.	Contractor
COORD.	Coordinate
C.T.	Ceramic Tile
CTR.	Center
C.W.	Cold Water
DBL.	Double
DET.	Detail
DIA.	Diameter
DIM.	Dimension
DISP.	Dispenser/Dispenser
DN.	Down
D.P.	Damp/Proofing
D.H.	Drainable Housewrap
DWG.	Drawing
EA.	Each
E.C.	Electrical Contractor
EL.	Elevation
ELEC.	Electrical/ Electric
ELEV.	Elevator/ Elevation
E/O.	Equipment by Owner
EQ.	Equal
EQUIP.	Equipment
EXIST. or (E)	Existing
EXT.	Exterior
F.D.	Floor Drain
FDN.	Foundation
F.E.	Fire Extinguisher
FIN.	Finish
FLR.	Floor
F.O.S.	Face of Stud
FR.	Frame
FT.	Foot/Foot
FTG.	Footing
FURR.	Furring
GA.	Gauge
GALV.	Galvanized
G.C.	General Contractor
GYP. BD.	Gypsum Board
H.B.	Hose Bibb
HDCP.	Handicapped
H.C.	Hollow Core
H.M.	Hollow Metal
HORZ.	Horizontal
HT.	Height
H.W.	Hot Water
I.D.	Inside Diameter
IN.	Inch/Inches
INSUL.	Insulation
INT.	Interior
INV.	Invert
JAN.	Janitor
JT.	Joint
LOC.	Location
MAX.	Maximum
MECH.	Mechanical
MEMB. W.P.	Membrane Waterproofing
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
M.O.	Masonry Opening
MTL.	Metal

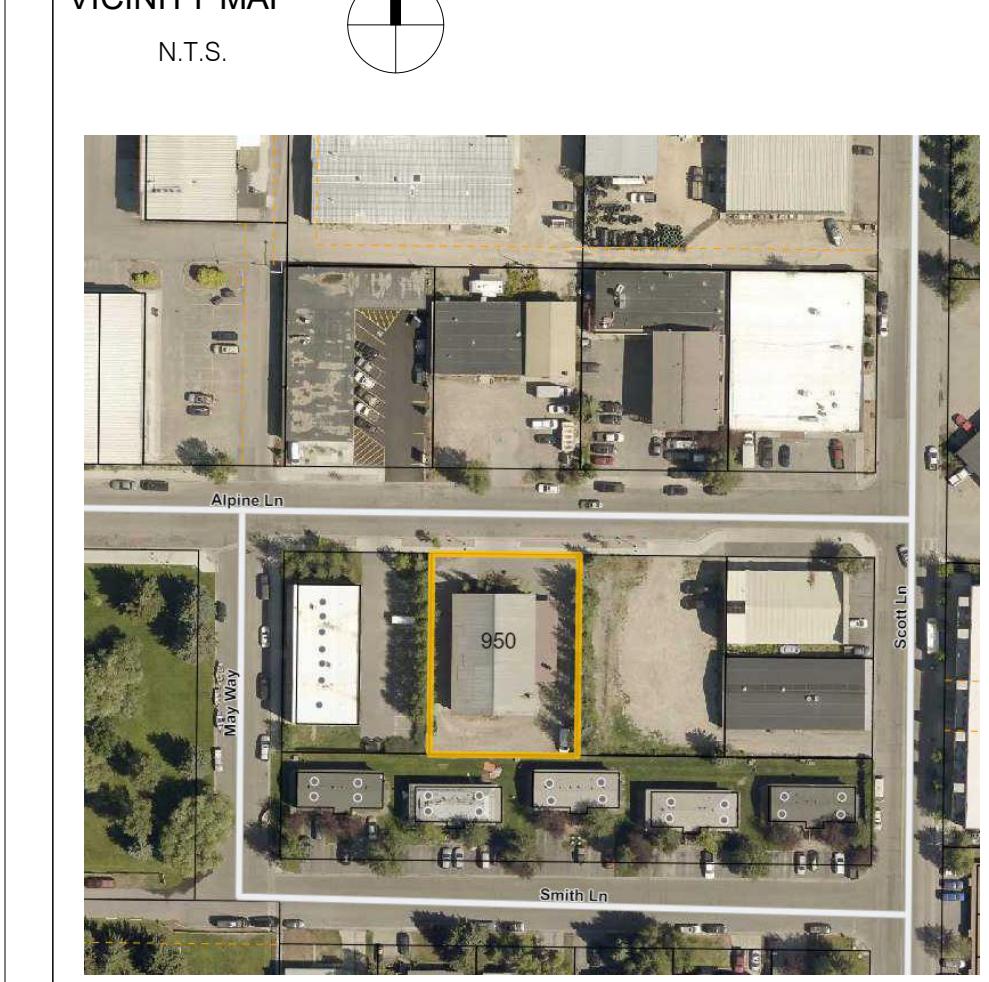
GENERAL CONSTRUCTION NOTES:

- The term "Owner" shall denote the client, or Owner, as designated in the Contract. The term "General Contractor" or "Contractor" shall denote the Corporation, Company, Partnership, Form or Individual who has entered into the Contract for the performance of the work and has engaged Subcontractors to perform a part of the work. The term "Architect" refers to Atelier 43, LLC. The use of the words "Provide" and "provided" in connection with any item specified shall be intended to mean that the item shall be furnished, installed and connected where so required.
- This project shall comply with the current adopted International Building Code, IMC, IFC, International Urban and Interface Code and the current adopted Zoning Code, the use of the words "Provide" and "provided" in connection with any item specified shall be intended to mean that the item shall be furnished, installed and connected where so required.
- Contractor shall coordinate all required inspections by Town of Jackson Building and Fire Departments, local electrical inspector and other governing authorities.
- Contractor shall obtain and pay for all temporary utilities, including electricity necessary for construction and temporary septic facilities, which shall be maintained on site for duration of construction. A job phone must be maintained on site for duration of construction and the phone number will be provided by the architect.
- All construction debris to be stockpiled neatly on site until disposal, which shall be done at county landfill or recycling facility only. No debris is to be disposed of in local waste collection facilities. On site refuse burning will be done only with approval of Owner, Teton County Sheriff and the Subdivision Homeowner's Association.
- Contractor shall inform Architect of any and all Owner requested changes or directives following Owner/Contractor conversations. Contractor shall not proceed with Owner requested changes or directives without prior review from the Architect and written Change Order.
- Except at Interior Elevations, and unless otherwise noted, all dimensions are given to face of rough framing, centerline of columns, or face of concrete and G.I.U. wall. Interior Elevation dimensions are given to face of finished interior. Given that elevation drawings are over scale, Contractor shall take extra caution to coordinate dimensions of structural drawings with architectural drawings prior to construction. Verify discrepancies with Architect.
- Contractor shall provide storage for all building materials in accordance with manufacturers recommendations.
- Solid wood blocking, insulation or other firestop material is to be provided between stories; between top story and roof space, between stair stringers at top and bottom, between studs along stair runs and at all other places that could afford the passage of flame, as required by the IBC.
- G.C. to provide samples of all finishes and stain colors for approval by architect / owner including interior and exterior stains, interior paint, sheathing textures, etc. Project Manager.
- The contractor, subcontractor, supplier or other hired entity shall align all visible products / equipment (which includes but is not limited to, outlets, lights, switches, smoke detectors, thermostats, AV devices, diffusers, fire protection, etc.) equally between with architectural elements (windows, doors, beams, columns etc.) and other visible products / equipment. Adjust structural framing as required (contact architect prior to adjusting framing for possible structural requirements). Verify all locations with architect prior to rough-in installations of any system or equipment, any adjustments in the field per architect's direction may be required and shall be included in the project costs.
- Contractor to verify the existing radon mitigation, if any, upon beginning of work and retain a copy in the workspace areas.
- Provide 4" diameter schedule 30 P.V.C. pipe labeled "radon vent", continuous from crawl space/ gravel bed to rain cap terminus above roof. Radon vents shall be placed so that the a future fan may be installed if necessary, provide receptacle in attic near pipe.
- All vent pipes that extend through the roof shall be terminated 16" min. above the roof.
- Fire sprinkler system to meet NFPA 13 or NFPA 13R where required. Sizing and installation to be done by licensed fire sprinkler contractor. See fire protection drawings.
- Through and membrane penetrations of the fire rated assemblies shall comply with IBC Section 714.
- Fire extinguishers to be provided per IBC 906
- (preferred for year-round screening)
- 2 #5 container shrubs

SITE CALCULATIONS

Site Information	
Gross Site Area:	0.34 ac (14,597 sf)
Adjusted Site Area:	same
Zoning:	CR-3-T0J
Zoning Overlay:	N/A
Zoning Summary:	
Minimum LSR:	.10 (1,460 sf)
Floor Area Ratio (FAR):	.40 (5,839 sf)
Impervious Surfaces:	
Spouse factors of existing roofed areas:	5,189 sf
Paved, concrete, or unpaved driveways and parking areas:	8,152 sf
Other impervious surfaces such as solid terraces and paved sidewalks:	136 sf
Total Impervious Surfaces	
	13,477 sf

VICINITY MAP

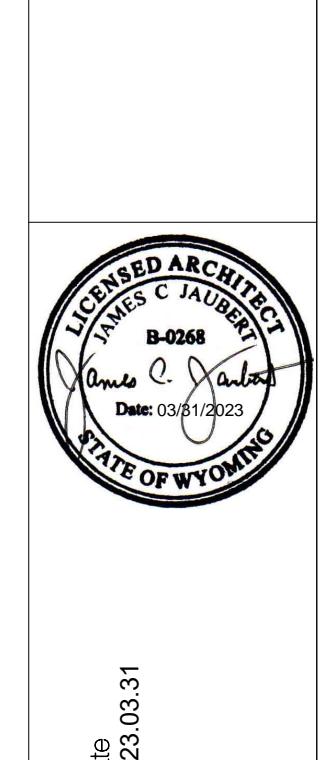


PROJECT INFORMATION

Project Description:	Valley Mortuary/JH Flower Boutique
Adjusted Site Area:	Job #2203
Zoning:	950 Alpine Lane
Zoning Overlay:	Jackson, WY 83001
Project Owner:	LOT 27, JACKSON HOLE MEADOWS ADDITION, PHASE III
Project Architect:	DMITRIY & MONICA GRIMBERG PO BOX 9175, JACKSON, WY 83002
Contractor:	307-690-3118 dgrimberg1@gmail.com

DRAWING LIST

Sheet No.	Sheet Name
GENERAL	COVER SCHEDULES
G1.0	WALL, FLOOR, AND ROOF TYPES
G1.1	CODE PLAN
G1.2	
G1.3	
CIVIL	CIVIL COVER EXISTING CONDITIONS PROPOSED CONDITIONS DETAILS
C1.0	
C2.0	
C3.0	
C4.0	
ARCHITECTURAL	LOWER FLOOR PLAN - DEMO UPPER FLOOR PLAN - DEMO
A1.1	LOWER FLOOR PLAN
A1.2	UPPER FLOOR PLAN
A2.1	UPPER FLOOR PLAN
A2.2	UPPER FLOOR PLAN
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A4.3	BUILDING SECTIONS
A4.4	BUILDING SECTIONS
A4.5	BUILDING SECTIONS
A5.1	TYP. DETAILS
A5.2	WALL SECTIONS / DETAILS
A5.3	STAIR DETAILS
A5.4	STAIR DETAILS
A5.5	CANOPY DETAILS
A5.6	DECK/RAMP DETAILS
A6.1	ADA BATHROOM PLANS & ELEVATIONS
A8.1	LIGHTING PLANS
A8.2	LIGHTING PLANS
STRUCTURAL	SCHEDULES
S1.0	GENERAL STRUCTURAL NOTES
S1.1	TYPICAL CONCRETE DETAILS
S1.2	TYPICAL FRAMING DETAILS
S1.3	TYPICAL FRAMING DETAILS
S1.4	TYPICAL FRAMING DETAILS
S2.0	UPPER LEVEL DEMO PLAN
S2.1	UPPER LEVEL FLOOR DEMO PLAN
S2.2	MAIN LEVEL DEMO PLAN
S3.0	FOUNDATION PLAN
S3.1	MAIN LEVEL FRAMING PLAN
S3.2	UPPER LEVEL FLOOR PLAN
S3.3	UPPER LEVEL FRAMING PLAN
S4.0	BUILDING SECTIONS
S5.0	STRUCTURAL DETAILS
MECHANICAL	Mechanical Engineering Jeremy Blahey 655 W 20th St, Suite D, 30402
M0.0	MECHANICAL COVER SHEET
M1.0	HVAC DEMO PLAN
M2.0	HVAC NEW PLANS
M3.0	HVAC DETAILS AND SCHEDULES
PLUMBING	Plumbing Engineering Reed Armijo 1315 Hwy 89 S Suite #201 Jackson, WY 83001 307-733-5150
P1.0	PLUMBING DEMO PLANS
P2.0	PLUMBING NEW PLANS
P3.0	PLUMBING DETAILS AND SCHEDULES
ELECTRICAL	Electrical Engineering Jason Mann 1315 Hwy 89 S Suite #201 Jackson, WY 83001 307-733-5150
E0.0	ELECTRICAL LOAD CALCULATIONS

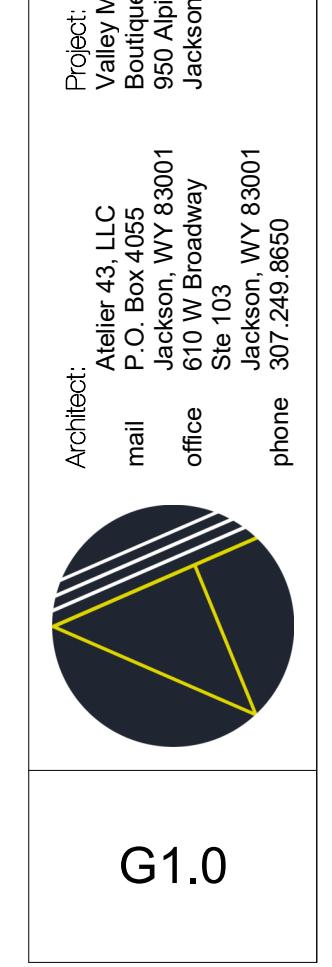


Date 03/03/2023
Drawing Title COVER

Mechanic: McGraw Engineering Jeremy Blahey 655 W 20th St, Suite D, 30402

Structural: Jorgenson Engineering Jason Mann 1315 Hwy 89 S Suite #201 Jackson, WY 83001 307-733-5150

Architect: Atelier 43 LLC P.O. Box 4055 Jackson, WY 83001 307-249-8650



SITE NOTES:

- Contractor is responsible for providing, coordinating and supervising the trenching of utilities and services to and from building. Coordination shall include contractor's reasonable efforts to combine as many different utilities in common trenches as practicalities and good practice permit.
- All site materials shall be compacted in 6" to 8" lifts, unless otherwise noted. To avoid settling of finished grade, walkways, driveways, surfaces, etc. Removal of existing trees and other organic material is required for the purpose of construction is the responsibility of the contractor.
- Excavated top soil is to be retained and used as final ground cover. All disturbed areas, including rough grading at building perimeter and utility trenches are to be covered with top soil. Top soil shall be defined as min 4" deep, free of debris, waste, frozen material, vegetation, or other deleterious matter and containing not more than 10% sand, gravel, clay or rocks - none of which may be larger than 1" in any direction.
- Contractor to provide finish grading to match spot elevations as shown at floor plan. Finish grade to be smooth even surface with raked finish to blend naturally with undisturbed existing grade.
- Minimum slope away from building shall be 1/8" per foot.
- Finish landscape (including seeding and planting of new trees) is not part of this contract.
- Cutting and patching of roadways to provide hookup are the responsibility of the General Contractor.
- Location of all utilities to be verified with Architect. Gravel drive and parking to be constructed of min 4" of 3/4" crushed gravel over min 6" of road base (pit run or fill excavated from the site may be used if of proper composition). Elevate above surrounding grade and crown to provide positive drainage.
- Remove all top soil below drive prior to installation and feather into side of elevated finish drive.
- All excavated material and demolition debris is to be stockpiled in the areas designated on the site plan.
- See site grading plan for proposed drive and parking area locations and construction specifications.
- See site grading plan for utility specifications for installation.

SITE NOTES:

Alternative	Quantity, Size & Type of Plants Required
A	1 3" caliper canopy tree 6' - 8' large shrubs or multi-stem trees 4 #5 container shrubs
B	2 3" caliper canopy trees 2 6' - 8' large shrubs or multi-stem trees 3 8' high evergreen trees
C	3 6' - 8' large shrub or multi-stem trees 3 8' high evergreen trees 2 #5 container shrubs

Standard Plant Unit Alternatives

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<li

4" IC 1400 LUMEN LED DOWNLIGHT NEW CONSTRUCTION					
IC1LED (G4 14LM) RECESSED HOUSING OPEN TRIMS					
ELECTRICAL DATA					
Dedicated 120V Only Driver Option (120 FRPC)					
120V					
Input Power	17.3W (7-9%)				
Input Current	0.15A				
Frequency	50/60Hz				
EMI/RFI	FCC Title 47 CFR, Part 15, Class B (residential)				
Minimum starting temp	-25°C				

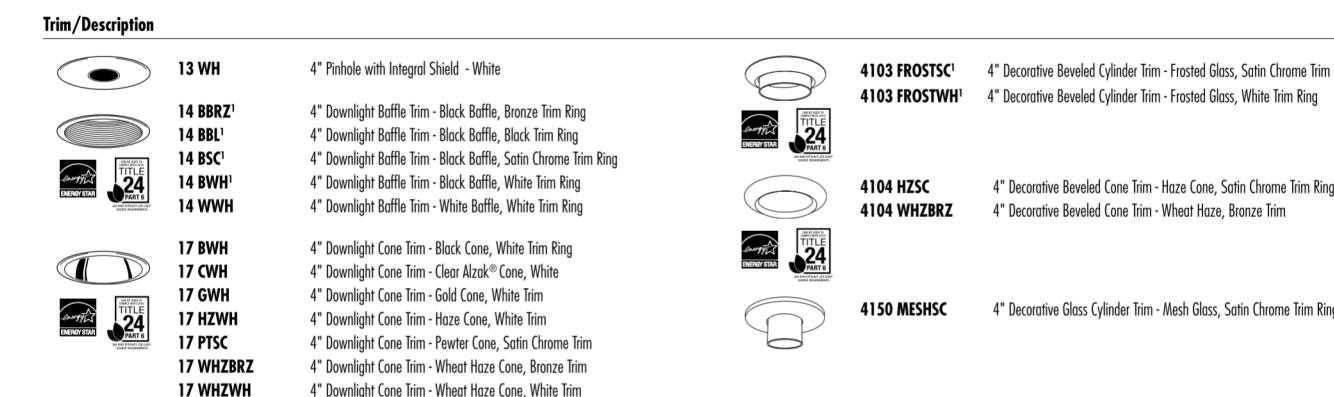
ORDERING INFORMATION

Housing and trim can be ordered together or separate, but will always ship separately.

Example: IC1LED G4 14LM 27K 90CRI 120 FRPC

Series	Generation	Lumens	Color Temperature	CRI	Distribution	Voltage/Driver		Territory
						120 FRPC	120V Forward/Reverse Phase Cut, 5% dim	
IC1LED	4" LED IC New Construction Downlight	G4 Generation 4	14LM 1400 Nominated Lumens	27K 2700K	90CRI 90+ CRI	WFL (Blank)	Medium Flood (45°)	CP Chicago Plenum
				30K 3000K			WFL (Blank)	WFL (Blank)
				35K 3500K			WFL (Blank)	WFL (Blank)
				40K 4000K			WFL (Blank)	WFL (Blank)

An* Capable options indicated by this color background



Trim Size: 5" D.

Alcoa is a registered trademark of Alcoa Corp.

Note: In Canada when insulation is present, Type IC fixtures must be used.

*Multi-Volt: T24 12 30K, 35K, 40K only

AcuityBrands 1300 S. Wolf Road • Des Plaines, IL 60018 • Phone 1-800-705-SERV (7378) • Visit us at www.acuitybrands.com/unrecessed
Light Commercial & Residential

2 of 3

IC1LED 14LM Open

4" IC 1400 LUMEN LED DOWNLIGHT

NEW CONSTRUCTION

IC1LED (G4 14LM) RECESSED HOUSING

OPEN TRIMS

LIGHTING FIXTURES SCHEDULE:

Type Mark	Manufacturer	Description	Series / Model	Lamp	Wattage	Type Comments
A	V.I.F.	RECESSED LED CAN	V.I.F.	V.I.F. (LED PAR18)	18 W	RELOCATED EXISTING FIXTURE
B	TBD	RECESSED LED CAN	TBD	LED PAR18	18 W	MATCH EXISTING TYPE "A"
C	TBD	SUSPENDED LINEAR LED	TBD	LED LINEAR 22W	44 W	
D	TBD	SURFACE MOUNT	TBD	LED LINEAR 20W	80 W	
E	V.I.F.	TRACK LIGHTS	V.I.F.	V.I.F.		RELOCATED EXISTING FIXTURE
F	JUNO	RECESSED LED CAN	IC1LED G4 14LM 27K 90CRI	LED PAR18	18 W	WET RATED

LIGHTING FIXTURE NOTES:

1. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES OR LAMPS PERMANENTLY INSTALLED IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY IN COMPLIANCE WITH IEC 2021 N1104.1.

APPLIANCE SCHEDULE:

Mark	Manufacturer	Model	Comments
A	CMA DISHMASCHINES	CMA-180-VL	DISHWASHER

WINDOW SCHEDULE:

Mark	Manufacturer	Model	Unit Size		
			Width	Height	Head Height
A	MILGARD	Standard Fixed Window Unit	2' - 8 3/16"	7' - 0"	7' - 0"
B	MILGARD	Standard Sliding Window Unit	4' - 0"	4' - 6"	<varies>
C	MILGARD	Standard Fixed Window Unit	3' - 0 1/2"	5' - 5 1/2"	7' - 0"
D	MILGARD	Standard Fixed Window Unit	8' - 0"	6' - 0"	7' - 0"

WINDOW NOTES:

1. ALL WINDOWS TO BE .32 U-VALUE OR BETTER
2. EXTERIOR FINISH COLOR TO BE DETERMINED
3. INTERIOR FINISH WOOD TO BE DETERMINED
4. INTERIOR TRIM TO BE PAINTED WOOD - SEE DETAILS
5. HARDWARE FINISH TO BE DETERMINED
6. GC TO PROVIDE SAMPLE TO CONFIRM COLOR SELECTION, SEE EXTERIOR ELEVATIONS FOR OPERATION.
7. ALL WINDOWS TO BE MANUFACTURED FOR HIGH ALTITUDE USE.
8. VERIFY ALL EGRESS WINDOWS
9. VERIFY ALL TEMPERED WINDOWS

-ALL WINDOWS LOCATED WITHIN 24" HORIZONTALLY OF DOORS AND LESS THAN 60" AFF
-ALL WINDOWS WITH NET GLAZING AREA THAT IS GREATER THAN 9 SQUARE FEET AND THE BOTTOM RAIL IS LESS THAN 18" AFF OR TOP RAIL MORE THAN 36" AFF UNLESS UNINTERRUPTED BY STRUCTURE OR HORIZONTAL MULLIONS FROM 34" TO 38" AFF.
-IN ALL DOORS AND SHEAR GLAZING USE
-IN ANY WINDOW LOCATED AT A STAIRWAY LANDING ENCLOSURE AND ANY WINDOW LOCATED WITHIN 60" OF THE TOP OR BOTTOM OF A STAIRWAY IF THE BOTTOM OF THE GLAZING IS LESS THAN 60" AFF.
-IN ALL DOORS.

PLUMBING FIXTURE SCHEDULE:

Type Mark	Description	Manufacturer	Model	Comments
P-1	UTILITY SINK	JOHN BOOS	DT3B18244-2D18L-X	
P-2	FAUCET	TBD	TBD	
P-3	WALL MOUNTED SINK	TBD	TBD	SHALL COMPLY w/ ADA 606
P-4	FAUCET	TBD	TBD	SHALL COMPLY w/ ADA 606.4
P-5	MOP SINK	TBD	TBD	
P-6	UTILITY FAUCET	TBD	TBD	
P-7	TOILET	TBD	TBD	SHALL COMPLY w/ ADA 604
P-8	Water Cooler	Elkay Manufacturing	LZWS-EDFP217K	

DOOR SCHEDULE:

Door Number	Width	Height	Door Type	Function	Comments
101	3' - 0"	7' - 0"	GLASS STOREFRONT	Exterior	PROVIDE AUTOMATIC CLOSER, PROVIDE EGRESS HARDWARE TO COMPLY WITH IBC 1010 AND ADA 404
102	3' - 0"	7' - 0"	GLASS STOREFRONT	Exterior	PROVIDE AUTOMATIC CLOSER, PROVIDE EGRESS HARDWARE TO COMPLY WITH IBC 1010 AND ADA 404
103	3' - 0"	6' - 8"	GLASS STOREFRONT	Interior	
104	3' - 0"	6' - 8"	GLASS STOREFRONT	Interior	60 MIN. RATED
105	6' - 0"	6' - 8"	DOUBLE FLUSH PANEL	Interior	60 MIN. RATED, PROVIDE AUTOMATIC CLOSER, PROVIDE EGRESS HARDWARE TO COMPLY WITH IBC 1010 AND ADA 404
106	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	
107	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	
108	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	
110	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	
111	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	
112	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	
113	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	
114	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	
115	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	
116	3' - 0"	6' - 8"	DOUBLE-ACTING FLUSH PANEL	Interior	
117	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	
118	2' - 6"	6' - 8"	SINGLE FLUSH PANEL	Interior	
119	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	
120	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	
121	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	
201	3' - 0"	6' - 8"	SINGLE FLUSH PANEL	Interior	

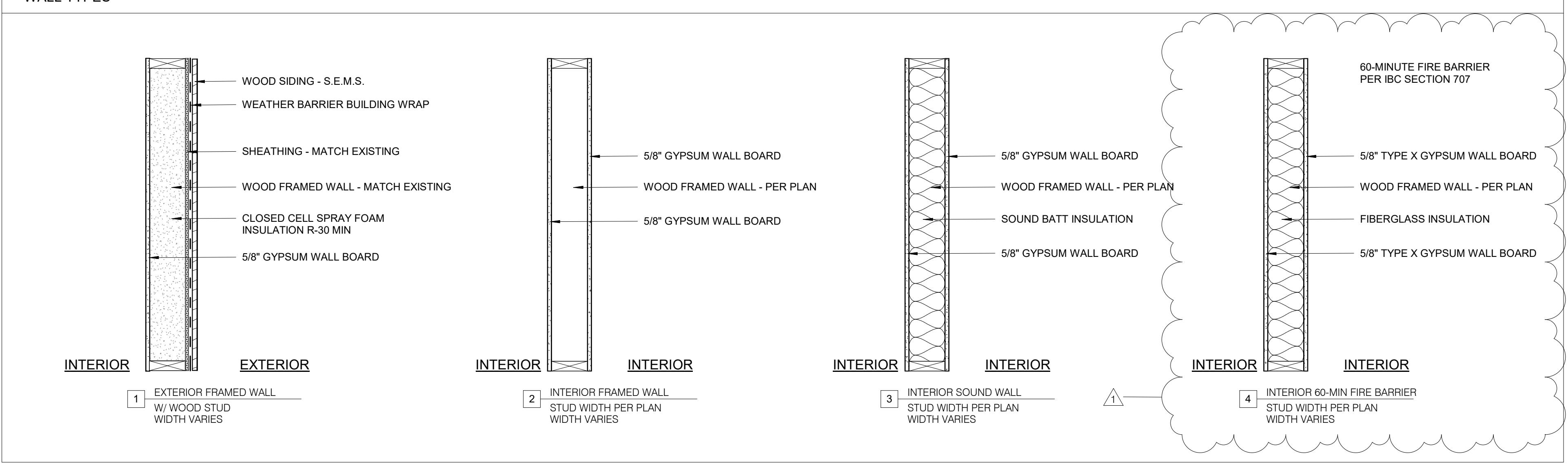
DOOR NOTES:

1. EXTERIOR ENTRY DOORS TO BE SAME BRAND/SERIES AS WINDOWS
2. DOOR HARDWARE TO BE DETERMINED
3. LEVER HANDLE, HINGES, AND DOOR STOP MATERIAL TO BE DETERMINED
4. ALL CLOSING DOORS TO BE 3/8" THICK, SOLID CORE, BIRCH VENEER, FLAT PANEL
5. VERIFY ALL TEMPERED GLASS
6. DOORS AND HARDWARE SHALL COMPLY w/ IBC SECTION 1010
7. DOORS SHALL COMPLY w/ ADA SECTION 404
8. NEW EXTERIOR ENTRY DOORS TO BE 0.32 U-VALUE OR BETTER



Drawing No

WALL TYPES



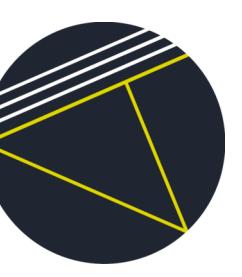
REGISTERED ARCHITECT
JAMES C. JAUDET
B-0268
Date: 03/01/2023
STATE OF WYOMING

Date: 03/03/31
Drawing: The
WALL, FLOOR, AND ROOF
TYPES

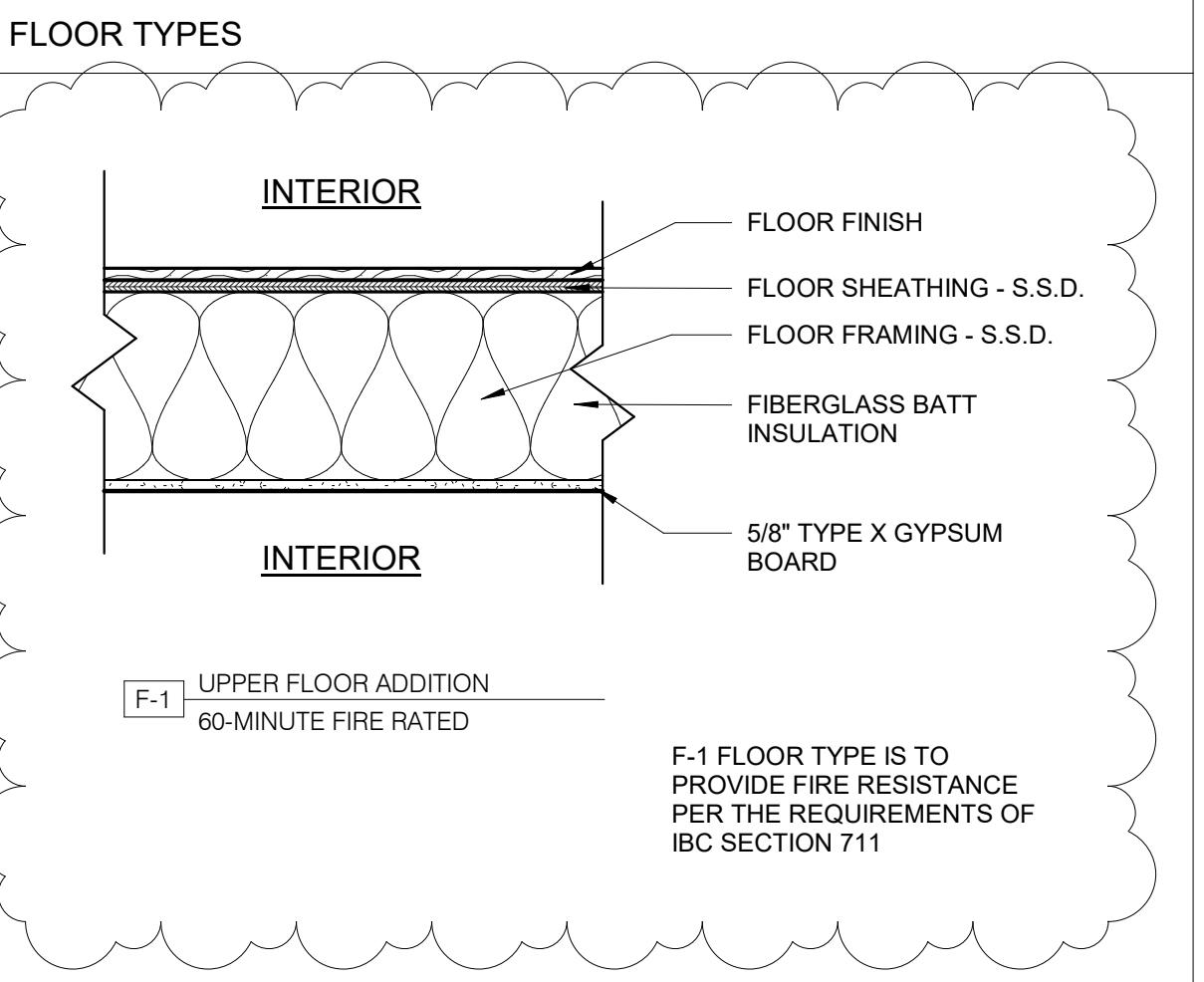
Mechanical:
Musgrave Engineering
Jeremy Blahey
655 W. 28th St.
Jackson, WY 83001
208.733.2362

Office:
Jorgensen Engineering
Reed Armijo
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307.733.5150

Architect: Atelier 43, LLC
mail P.O. Box 4653
address 1315 Hwy 89 S
office Suite #201
phone Jackson, WY 83001
307.249.8650



G1.2



950 ALPINE LANE LOT 27, JACKSON HOLE MEADOWS GRADING AND EROSION CONTROL PLAN

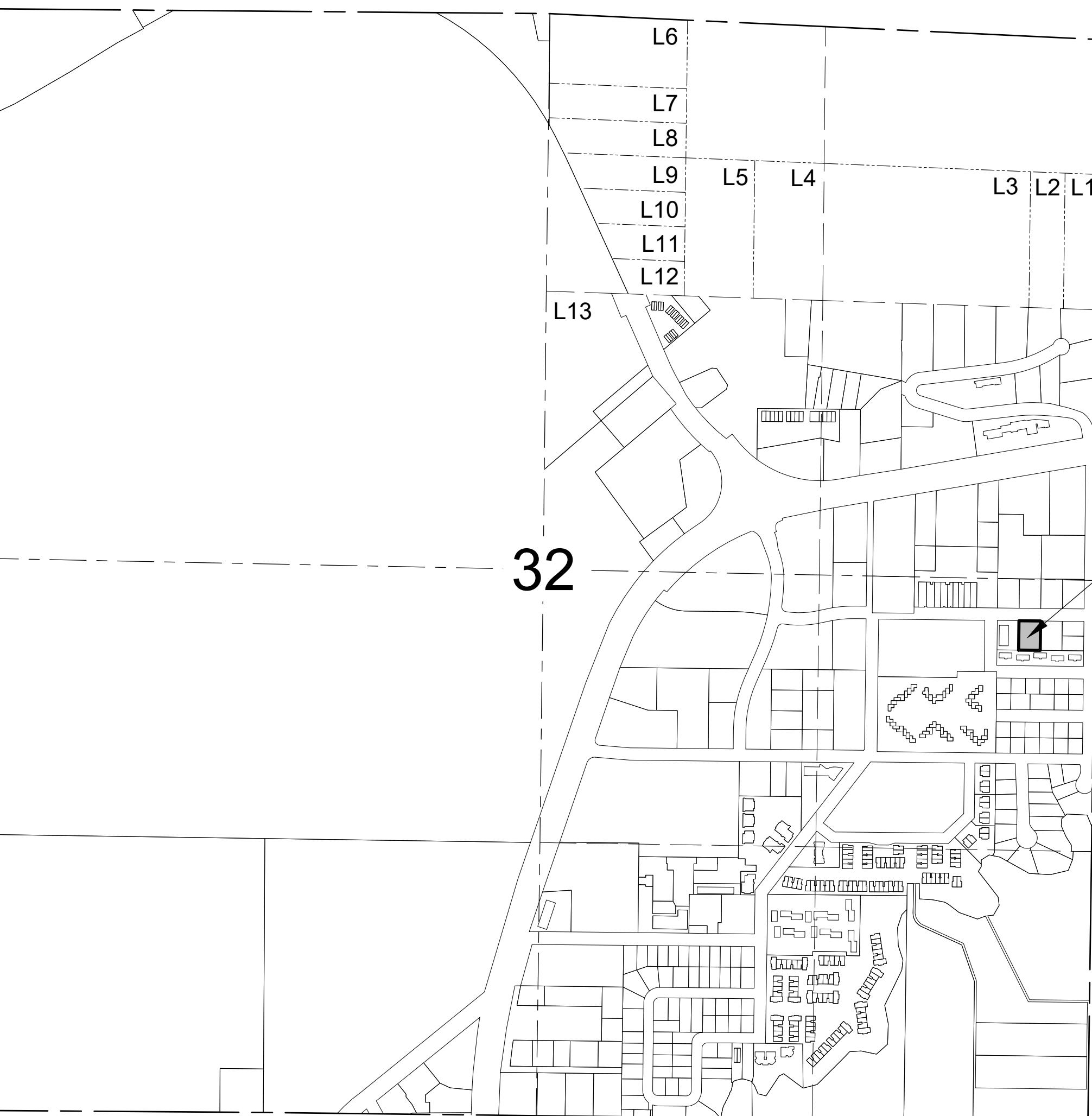
LOCATED WITHIN
NE1/4SE1/4, SECTION 32
TOWNSHIP 41, RANGE 116, PT 6TH P.M.
TOWN OF JACKSON
TETON COUNTY, WYOMING

GENERAL PROJECT NOTES:

1. PROJECT SCOPE: CONSTRUCTION WILL INCLUDE REPLACEMENT AND UP-SIZING OF EXISTING WATER SERVICE LINES AND CONSTRUCTION OF NEW LANDSCAPE AREA WITH SWALE FOR STORMWATER RETENTION.
2. PROJECT LOCATION: LOT 27, JACKSON HOLE MEADOWS (PIDN 22-41-16-32-4-04-003)
950 ALPINE LANE, JACKSON, WYOMING
3. PROPERTY ZONING, OVERLAYS AND FLOODWAYS:
ZONE: COMMERCIAL RESIDENTIAL-3 (CR-3)
SCENIC OVERLAY: NOT WITHIN
NATURAL RESOURCES OVERLAY: NOT WITHIN
WILDLAND-URBAN INTERFACE: NOT WITHIN
FLOOD ZONE: WITHIN ZONE X
4. PROJECT SCHEDULE: CONSTRUCTION TO BEGIN FALL 2022 AND TO BE COMPLETE SPRING 2023.
5. PROPERTY AREA: 14,662 SF±
TOTAL AREA OF DISTURBANCE: 10,309 SF±
-CONSTRUCTION OF ROADWAY
AREA OF DISTURBANCE WITHIN SLOPES OF:
5% OR LESS 10,309 SF±
MORE THAN 5% UP TO 15% 0 SF±
MORE THAN 15% 0 SF±
6. IMPERVIOUS SURFACE:
DRIVEWAY 7,955 SF (54% OF LOT)
7. SNOW STORAGE REQUIREMENT: 2.5% * 1,114 SF = 28 SF
-AREA ADJACENT TO ALPINE LANE ROAD TO BE USED (AREA PROVIDED = 365 SF)
8. SITE DEVELOPMENT:
EXISTING (PRE-DEVELOPMENT) 13,832 SF±
PROPOSED (POST-DEVELOPMENT) 13,548 SF±
9. BASE SITE AREA:
LAND WITHIN ROAD EASEMENT 0 SF±
BASE SITE AREA 14,662 SF±
10. LANDSCAPING SURFACE RATIO
EXISTING LANDSCAPE SURFACE AREA 830 SF±
PROPOSED LANDSCAPE SURFACE AREA 1,114 SF±
MINIMUM LANDSCAPE SURFACE RATIO 10%
PROPOSED LANDSCAPE SURFACE RATIO (830 SF / 14,662 SF) * 100 = 5.66%
PROPOSED LANDSCAPE SURFACE RATIO (1,114 SF / 14,662 SF) * 100 = 7.60%
11. BASE MAPPING PREPARED FROM GROUND SURVEYS PERFORMED BY JORGENSEN ASSOCIATES, INC. IN 2022. ELEVATIONS WERE DERIVED USING GPS OBSERVATION METHODS AND REFERENCE NAVD29. SITE BENCHMARK ELEVATION IS 6156.36' AT THE NORTH-EAST PROPERTY CORNER.

GENERAL CONSTRUCTION NOTES & SPECIFICATIONS:

1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND ARTICLE 5 OF TETON COUNTY LAND DEVELOPMENT REGULATIONS.
2. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS RE-ESTABLISHED IN DISTURBED AREAS. REFER TO EROSION CONTROL DETAILS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
4. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
5. CONTRACTOR SHALL LOCATE ALL BURIED UTILITIES PRIOR TO CONSTRUCTION. EXISTING UNDERGROUND UTILITIES ARE SHOWN USING THE BEST AVAILABLE INFORMATION, BUT ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE.
6. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
7. SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPAKTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
8. CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPAKTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
9. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS FOR THE DURATION OF THE PROJECT, BOTH PRIOR TO REVEGETATION AND WHILE REVEGETATION ESTABLISHES.
10. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
11. ALL EXCAVATED MATERIALS INCLUDING STRIPPED AND SALVAGED TOPSOIL SHALL BE STOCKPILED AND PROCESSED ON-SITE.
12. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID Raveling AND EROSION.
13. A LAYER OF TOPSOIL SHALL BE PLACED ON AREAS STRIPPED FOR GRADING, PRIOR TO REVEGETATION.
14. CONSTRUCTION WATER SHALL BE OBTAINED BY THE CONTRACTOR.
15. CONSTRUCTION STAKING WILL BE PROVIDED BY THE OWNER. CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN STAKING. CONTRACTOR SHALL PAY FOR REPLACING STAKING THAT IS DAMAGED BY THEIR ACTION.
16. NO FUEL STORAGE IS PERMITTED ON SITE.



VICINITY MAP

1" = 500' for 24x36 Prints

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	TITLE VICINITY MAP SHEET INDEX & NOTES
C2.0	EXISTING CONDITIONS
C3.0	PROPOSED CONDITIONS
C4.0	DETAILS
C4.1	DETAILS

OWNER
950 Alpine Lane, LLC
P.O. Box 9175
Jackson, Wyoming 83002-9175

ENGINEER
Jorgensen Associates, Inc.
1315 S. Highway 89, #201
P.O. Box 9550
Jackson, WY 83002-9550
(307) 733-5150

ARCHITECT
A43 Architecture
610 W. Broadway Ave. #103
P.O. Box 4055
Jackson, Wyoming 83001
(307) 249-8650



PROJECT TITLE:
FLOWER BOUTIQUE
950 ALPINE LANE
LOT 27, JACKSON HOLE MEADOWS
TETON COUNTY, WYOMING

SHEET TITLE:
TITLE VICINITY MAP SHEET INDEX & NOTES

DRAFTED BY:	UC
REVIEWED BY:	RA/TK
PLAN VERSION	DATE
PERMIT	9/26/2022
REVISION 1	12/22/2022
PROJECT NUMBER	22129.10
SHEET	C1.0

Plotted by UCisneros on Mar 29, 2023 - 1:21pm

Ver. 18.0

1

2022/2/21 29-950 Alpine Ln LLC10-Chm/CDGEC Rev122129_C2_0_EXISTING CONDITIONS.dwg



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

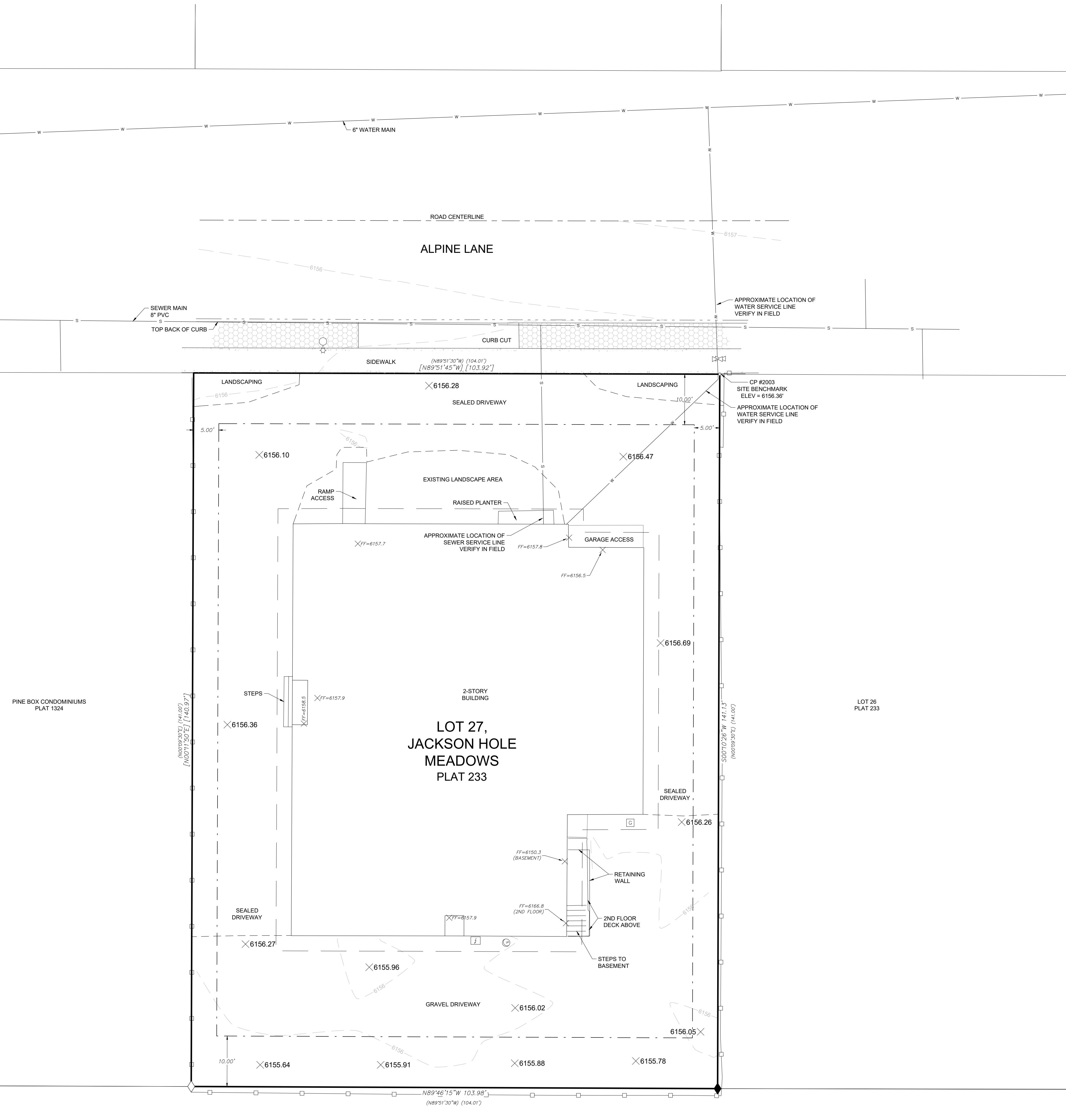
FLOWER BOUTIQUE
950 ALPINE LANE
LOT 27, JACKSON HOLE MEADOWS
TETON COUNTY, WYOMING

EXISTING CONDITIONS

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RAFTED BY:	UC
EWIEVED BY:	RA/TK
PLAN VERSION	DATE
ERMIT	9/26/2022
EVISION 1	12/22/2022
PROJECT NUMBER	
22129.10	
HEET	
C2.0	

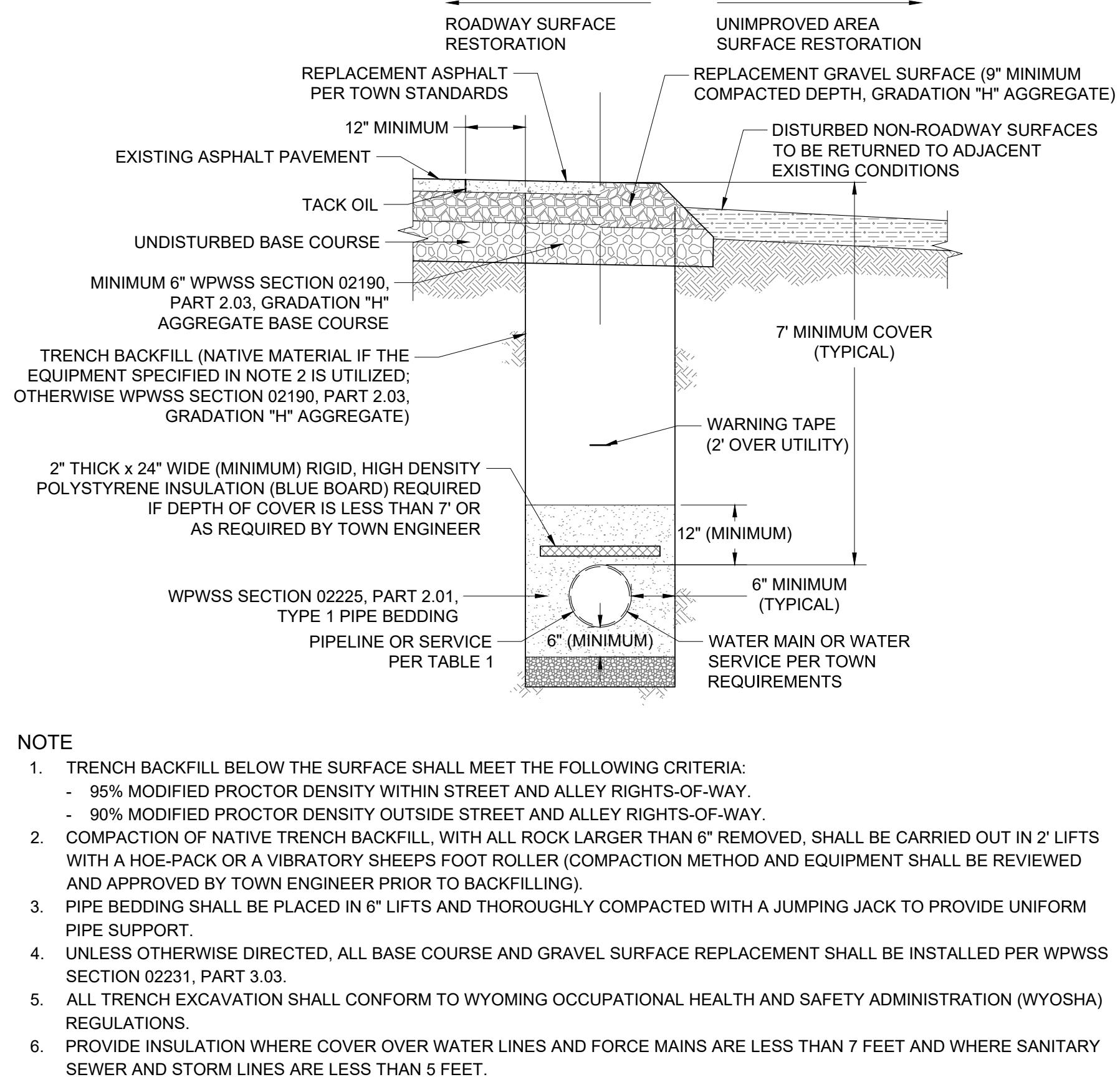
GEND

5" long spike found this survey
el t-shaped stake with brass cap inscribed
"RLS 164" found this survey
el t-shaped stake with no cap found this
survey
electrical box
gas meter
satellite dish
light pole
water valve
boundary, subject property
boundary, adjoining property
boundary, building setbacks
top back of curb
road centerline
edge of pavement
edge of concrete
wooden panel fence
water line
sewer line
bearing & distance or curve geometry
bearing & distance or curve geometry
g & distance or curve geometry, Plat 233
index contour, 5' interval
intermediate contour, 1' interval

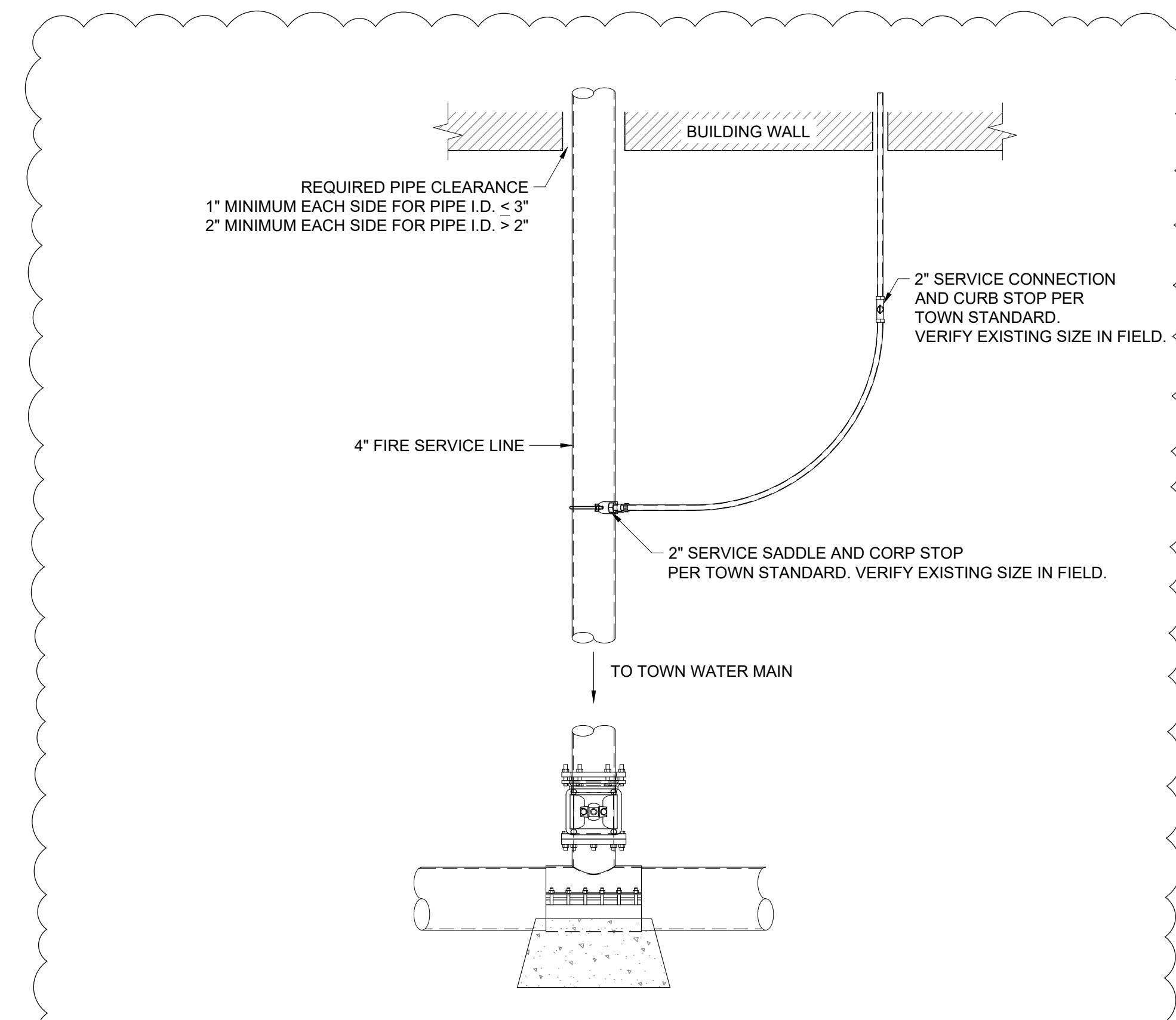


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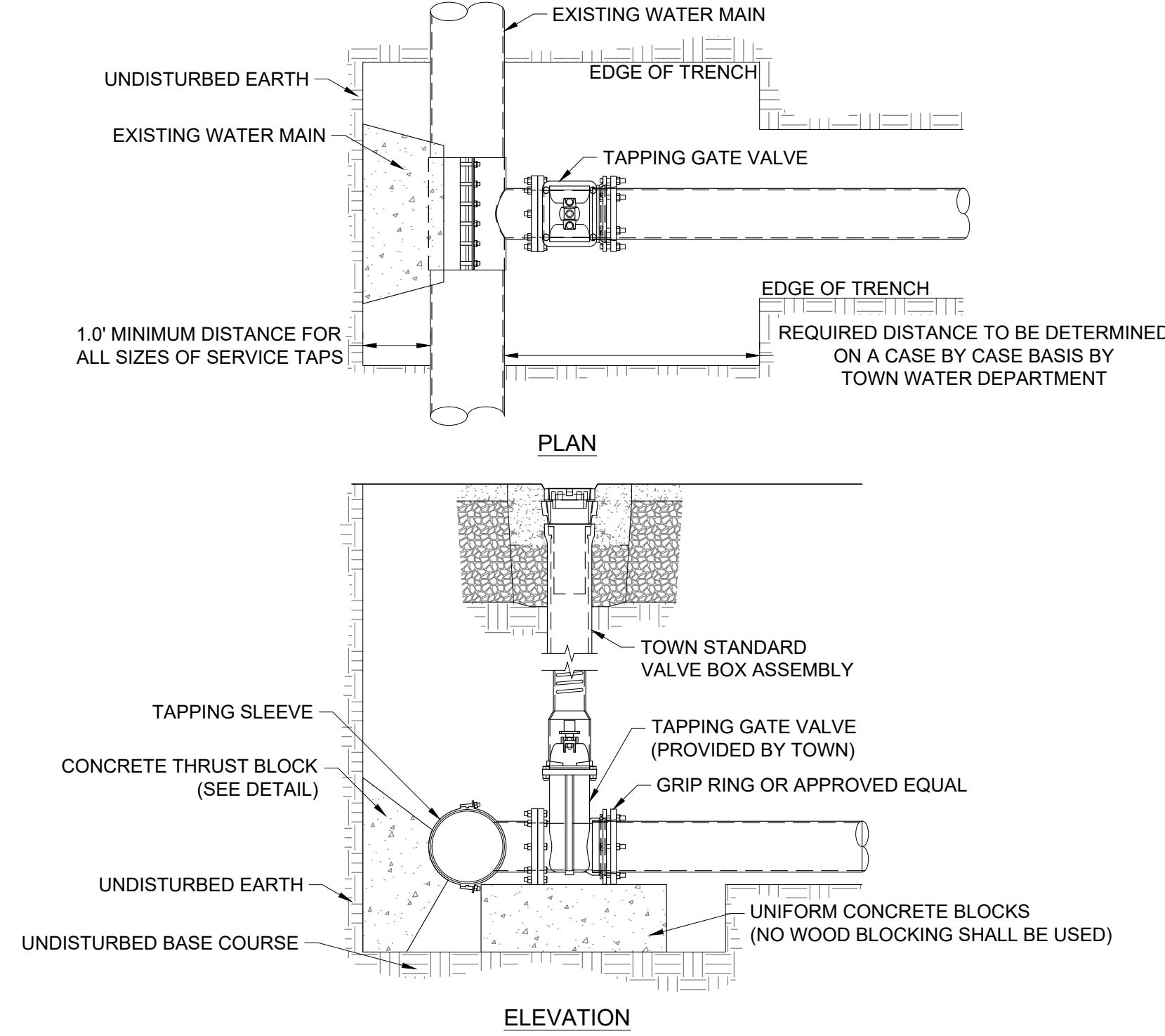
C2.0



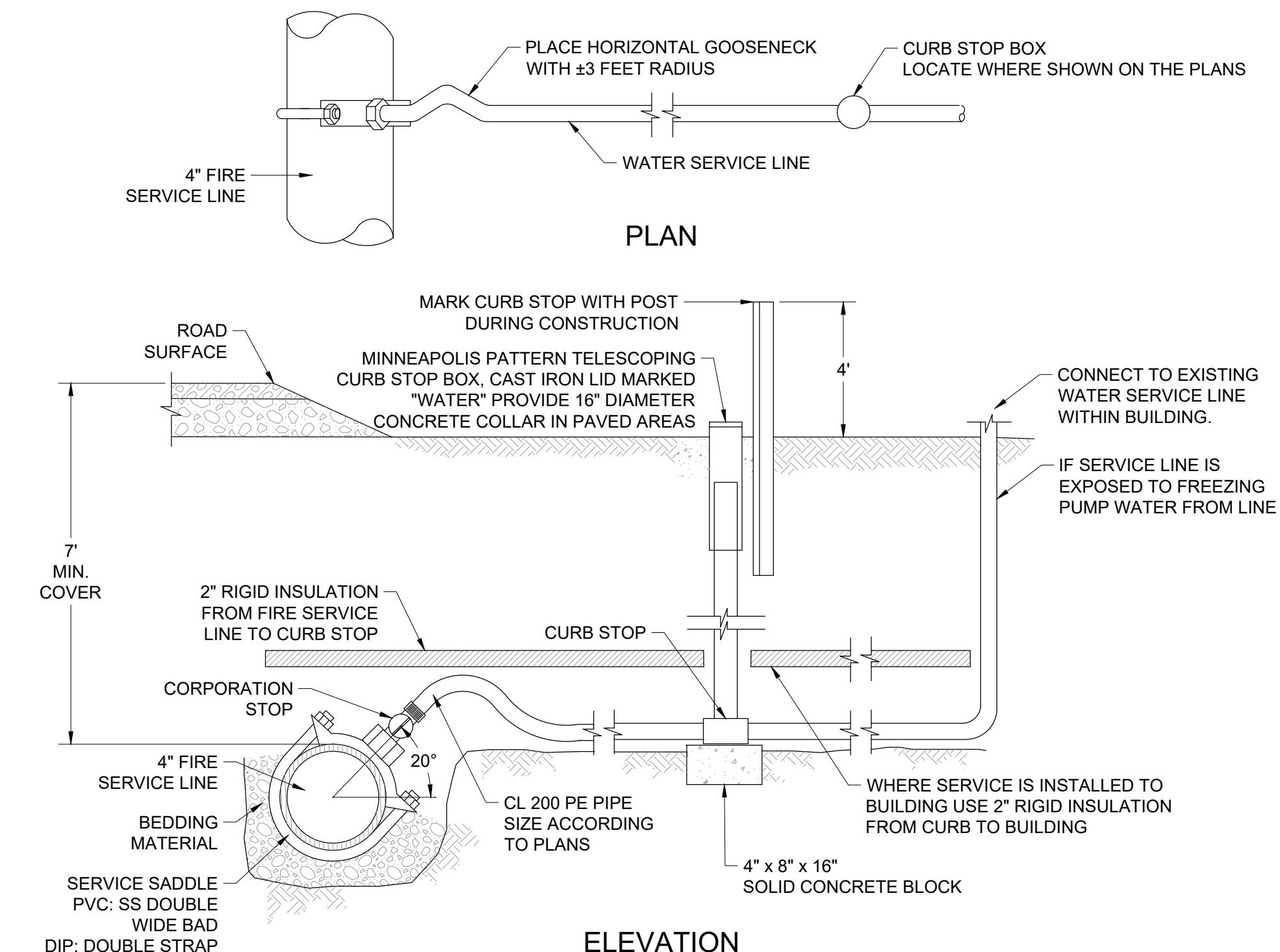
WATER MAIN AND SERVICE LINE TRENCH DETAIL
NOT TO SCALE TOJ W-100



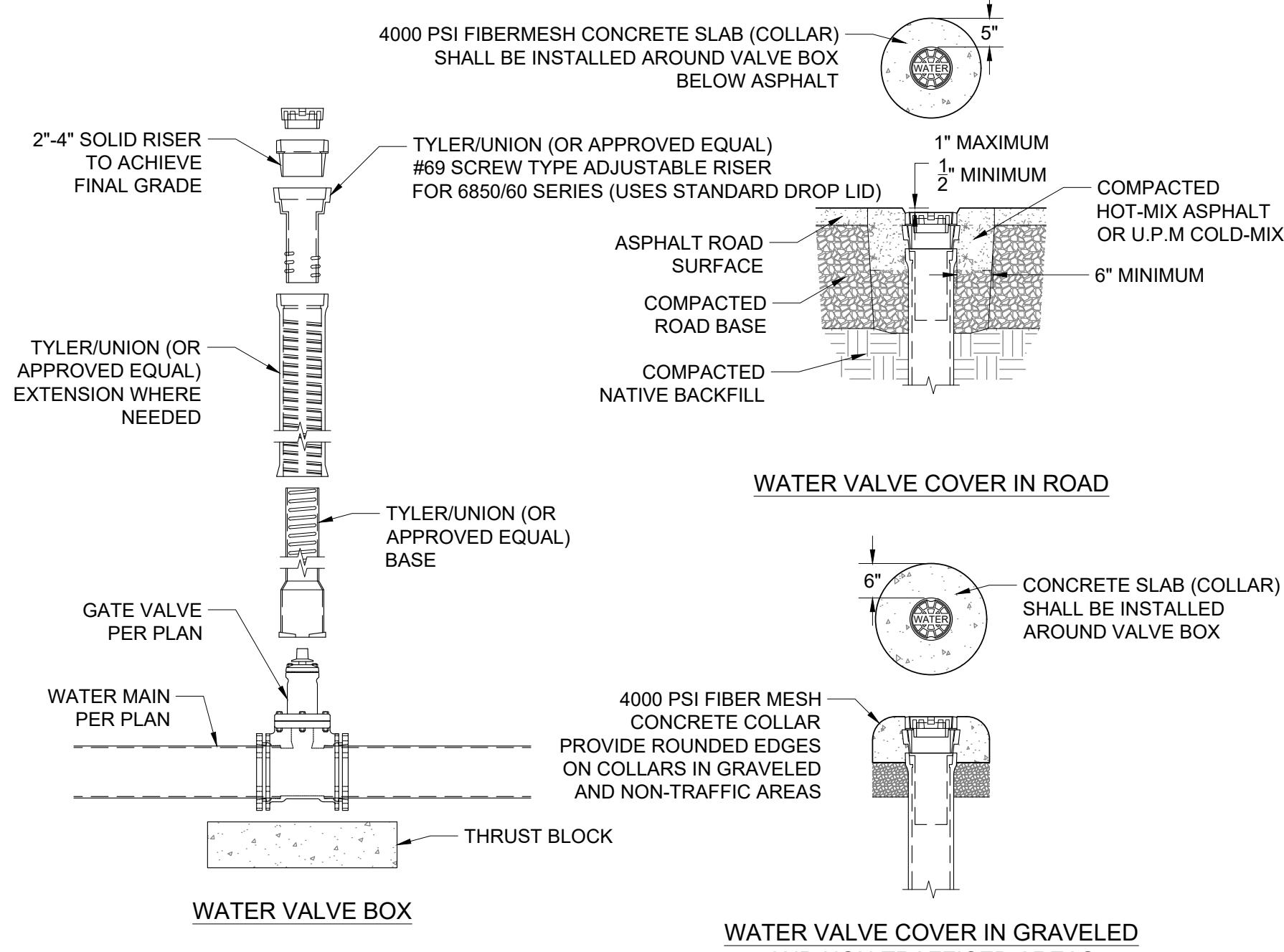
FIRE LINE WITH 2" WATER SERVICE DETAIL
NOT TO SCALE REVISED TOJ W-100



WATER MAIN TAPPING DETAIL
NOT TO SCALE TOJ W-118



TYPICAL WATER SERVICE TO A BUILDING DETAIL
NOT TO SCALE



WATER GATE VALVE DETAIL
NOT TO SCALE REVISED TOJ W-106

NOTE:

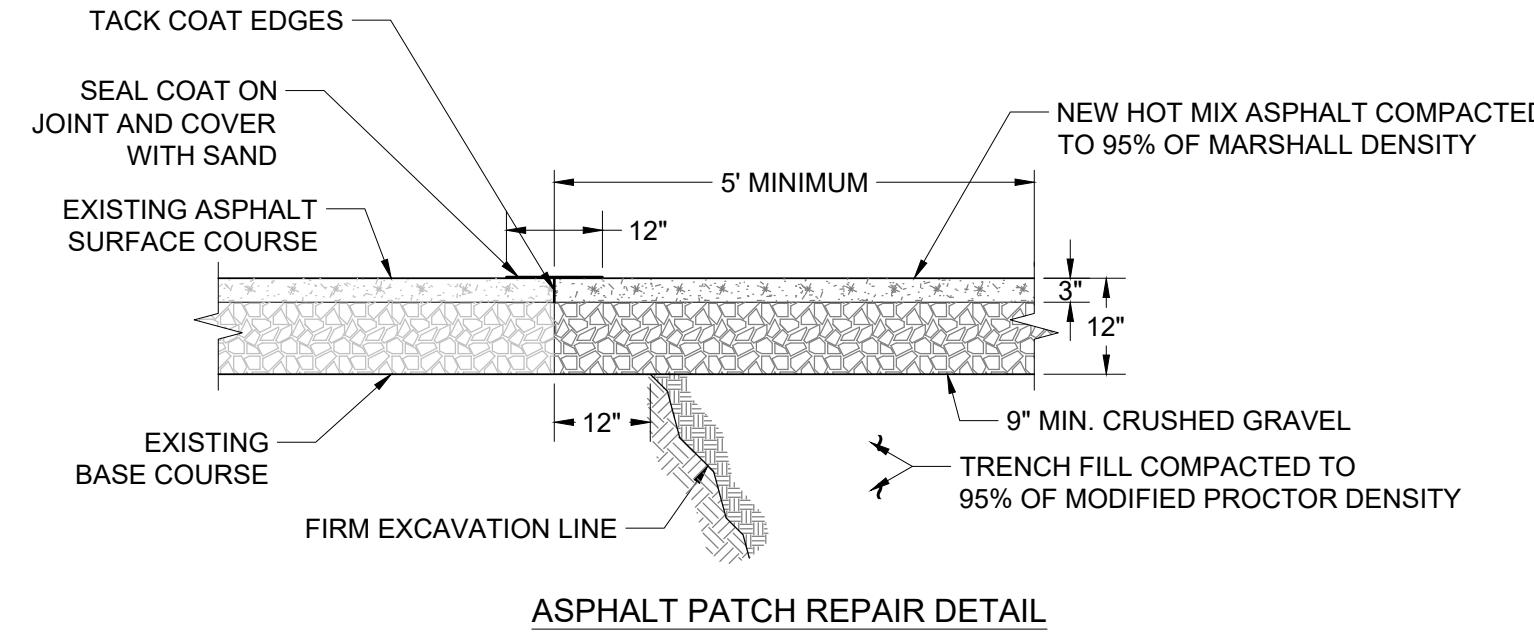
1. ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING.
2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES.
4. WHERE VALVE IS ADJACENT TO TEE INSTALL FLG x MJ VALVE ON FLG TEE.

PROJECT TITLE:
FLOWER BOUTIQUE
950 ALPINE LANE
LOT 27, JACKSON HOLE MEADOWS
TETON COUNTY, WYOMING

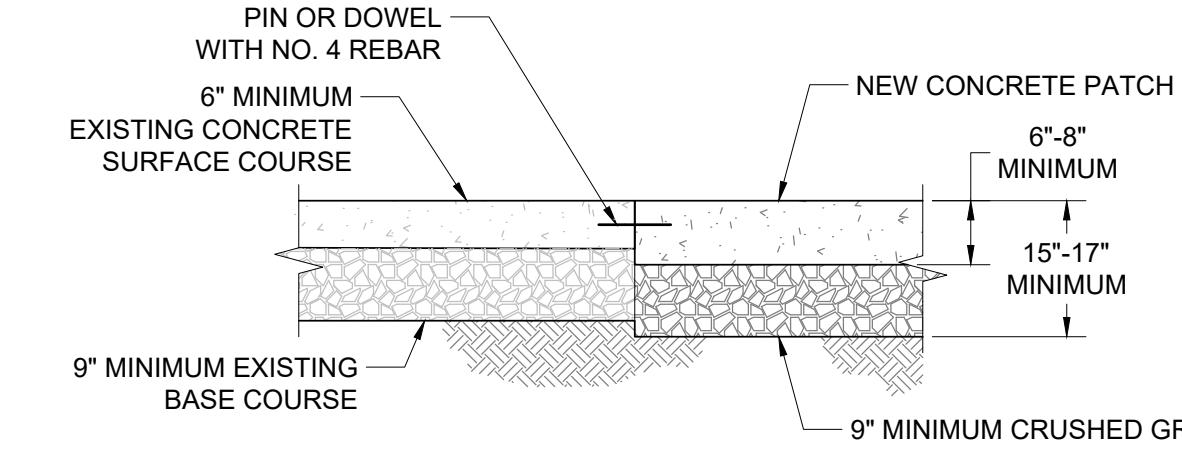
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DETAILS

DRAFTED BY: UC
REVIEWED BY: RA/TK
PLAN VERSION DATE
PERMIT 9/26/2022
REVISION 1 12/22/2022

PROJECT NUMBER
22129.10
SHEET
C4.0



ASPHALT PATCH REPAIR DETAIL



CONCRETE PATCH REPAIR DETAIL

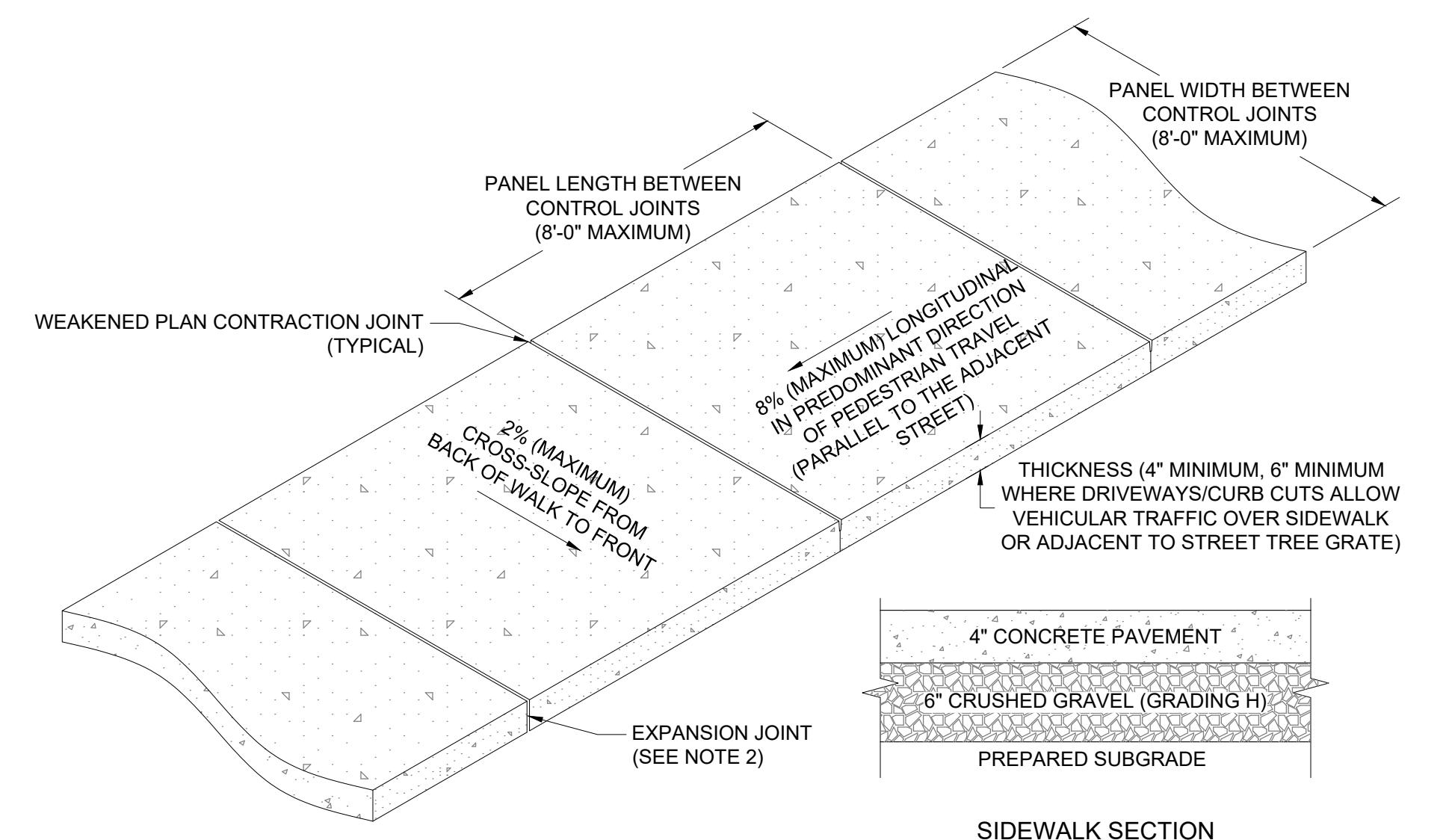
NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THAN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

CONCRETE AND ASPHALT PATCH DETAIL

NOT TO SCALE

TOJ ST-118



NOTE

1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRED. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

TYPICAL CONCRETE SIDEWALK DETAIL

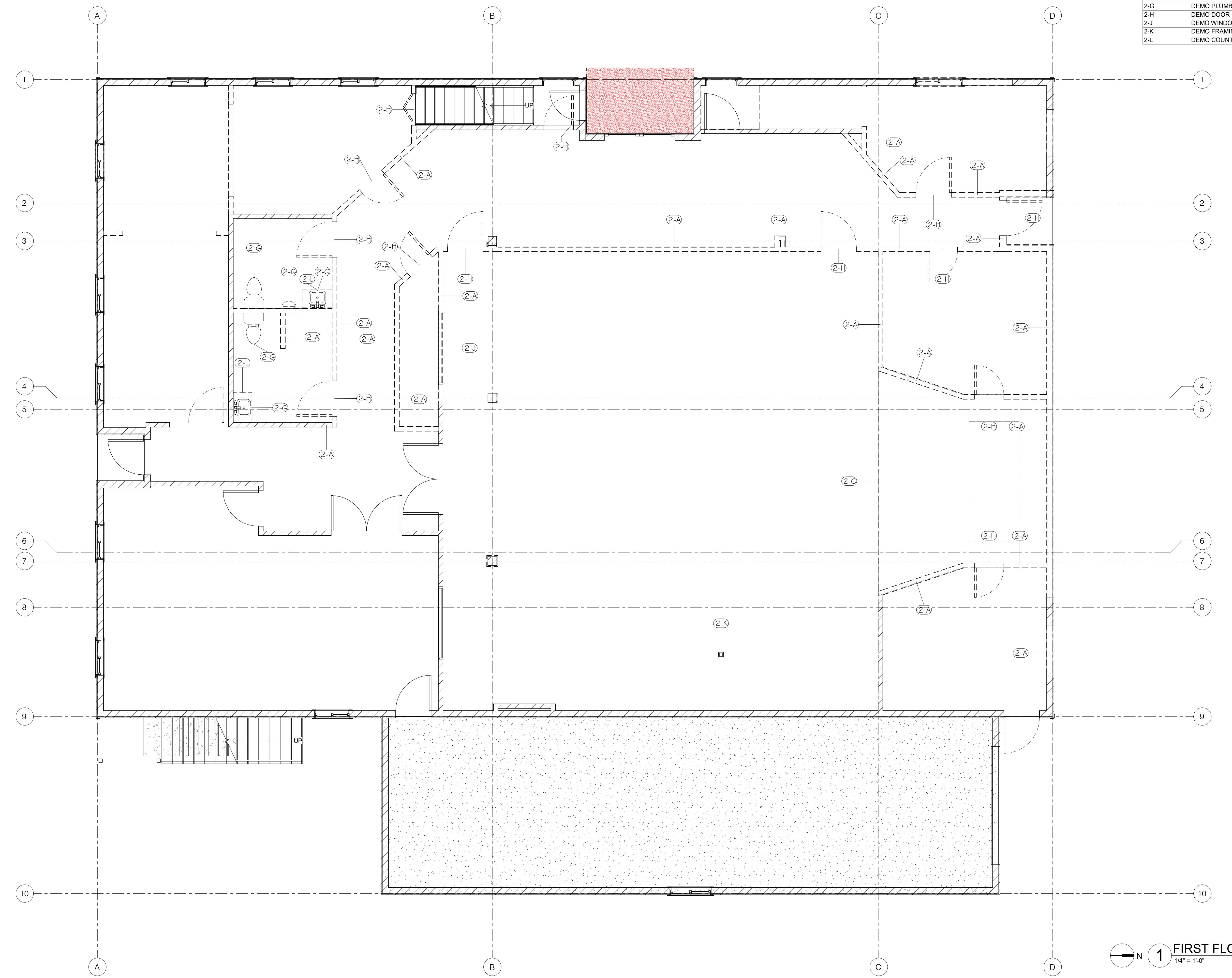
NOT TO SCALE

TOJ ST-127

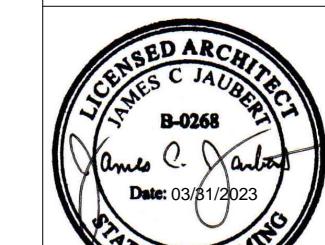
SHEET TITLE:
DETAILS

DRAFTED BY:	UC
REVIEWED BY:	RA/TK
PLAN VERSION	DATE
PERMIT	9/26/2022
REVISION 1	12/22/2022
PROJECT NUMBER	22129.10
SHEET	C4.1

PROJECT TITLE:
FLOWER BOUTIQUE
950 ALPINE LANE
LOT 27, JACKSON HOLE MEADOWS
TETON COUNTY, WYOMING



Key Value	Keynote Text
2-A	DEMO WALL
2-C	DEMO FLOORING
2-D	DEMO RAILING
2-G	DEMO PLUMBING FIXTURES
2-H	DEMO DOOR
2-J	DEMO WINDOW
2-K	DEMO FRAMING
2-L	DEMO COUNTERTOP



Drawing Title Date
LOWER FLOOR PLAN - 2023.03.31
DEMO

Structural: Jorgensen Engineering Jason Mann 3135 Hwy 89 S Suite #201 Jackson, WY 83001 07.733.5150

Civil: Jorgensen Engineering Reed Armijo 1315 Hwy 89 S Suite #201 Jackson, WY 83001 307.733.5150

Mechanical: Musgrove Engineering Jeremy Bradley 645 W. 25th St. Idaho Falls, ID 83402 208.523.2862

Structural: Jorgensen Engineering
Jason Mann
1315 Hwy 89 S Suite #201
Lakewood, WY 82001

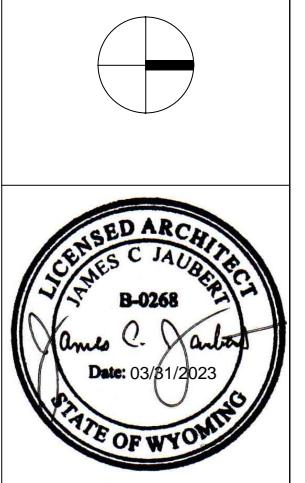
Civil: Jorgensen Reed Arr
1315 Hwy 11
Lakewood, WY 82001

Architect: Atelier 43, LLC
P.O. Box 4055
Jackson, WY 83001
610 W Broadway
Ste 103

Project:
Valley Mortuary/JH Flow
Boutique
950 Alpine Lane
Jackson, WY 83001



A1.1



Date 03/03/31

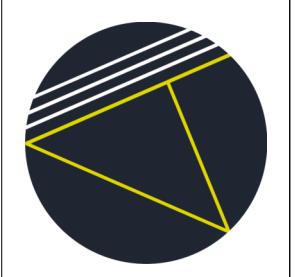
Drawing Title LOWER FLOOR PLAN

Sheet 1 of 1

Mechanical: Musgrave Engineering Jeremy Bradley 655 W. 28th St. Casper, WY 82601 307-249-2362

Structural: Jorgensen Engineering Jason Mann 1315 Hwy 89 S Suite #201 Rock Springs, WY 82901 307-733-5150

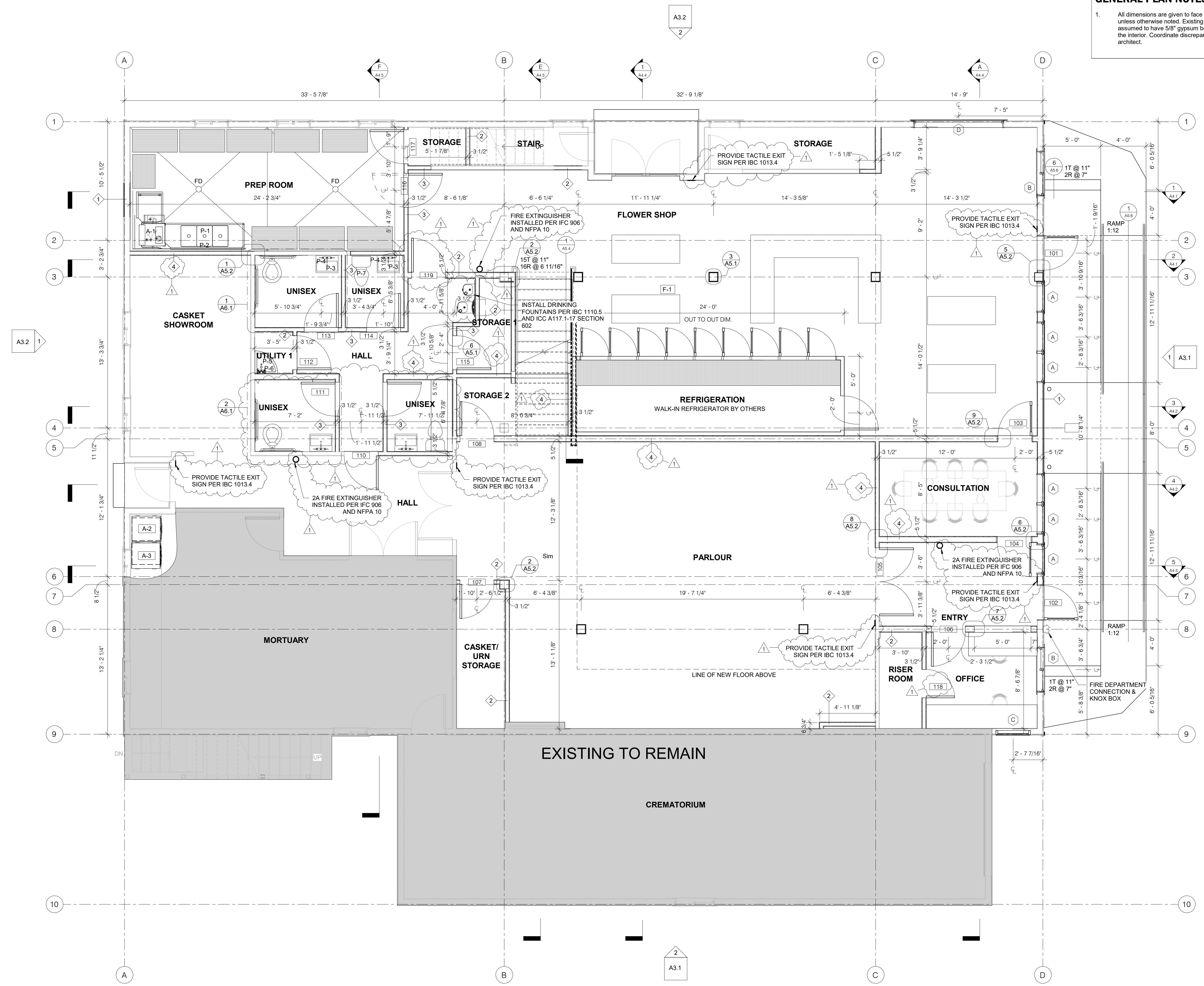
Architect: Atelier 43, LLC P.O. Box 4655 Jackson, WY 83001 Office Site 103 Jackson, WY 83001 Phone 307-249-8650

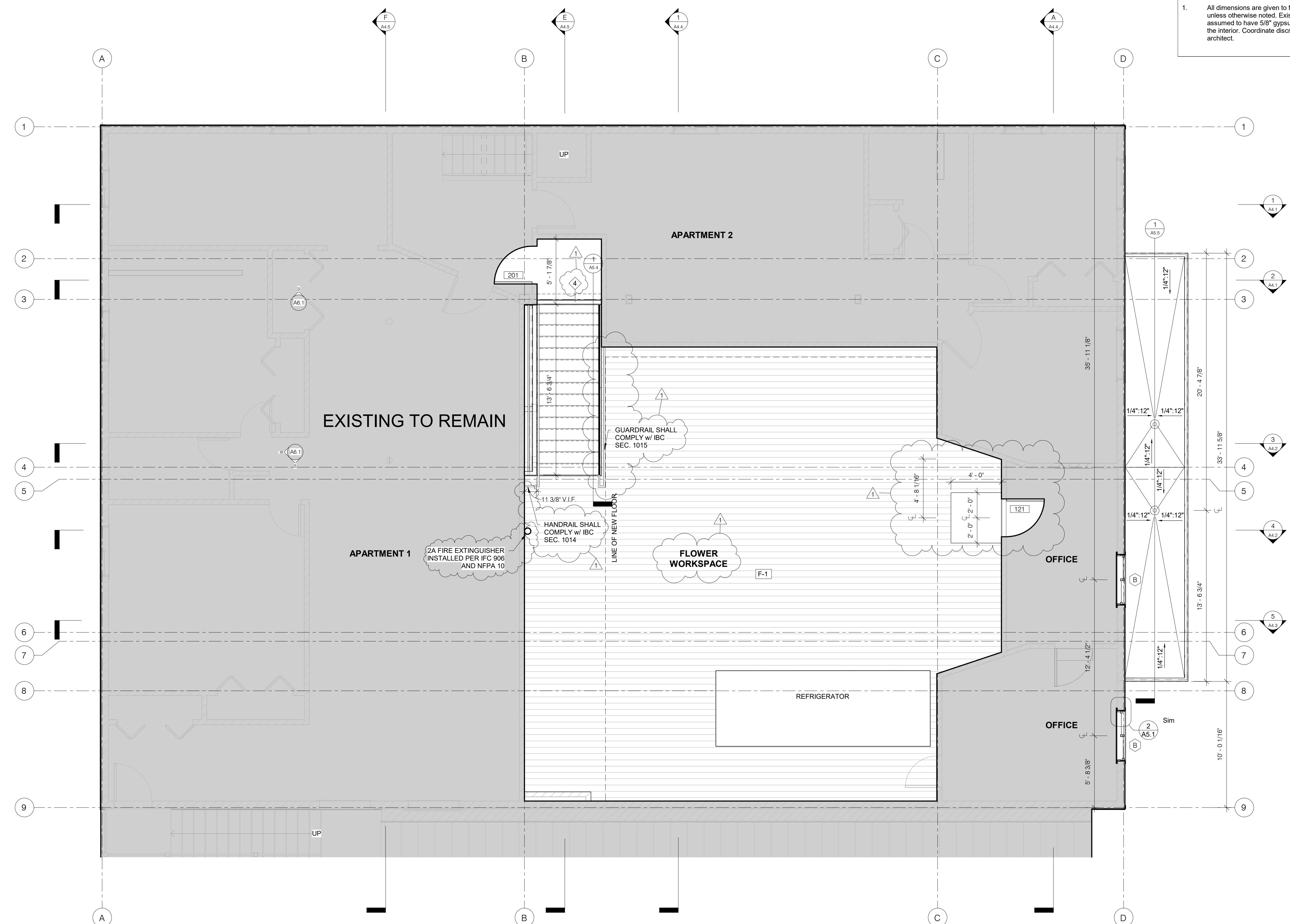


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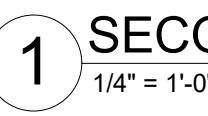
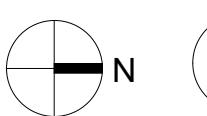
GENERAL PLAN NOTES:

- All dimensions are given to face of framing unless otherwise noted. Existing walls are assumed to have 5/8" gypsum board finish at the interior. Coordinate discrepancies with the architect.



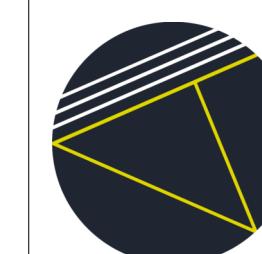


 N  1 **SECOND FLOOR PLAN - PROPOSED**
1/4" = 1'-0"



SECOND FLOOR PLAN - PROPOSED

A2.2



Project:
/alley Mortuary/JH Fl
Boutique
9950 Alpine Lane
Jackson, WY 83001

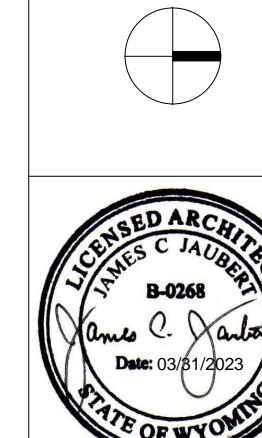
Mechanical Engineering
Musgrove Engineering
Jeremy Bradley
645 W. 25th St.
Idaho Falls, ID 83402

Date
2023.03.31

A circular watermark of the Wyoming state seal, featuring a plow, a sheaf of wheat, and a pickaxe on a shield, surrounded by the words "THE STATE OF WYOMING".

GENERAL PLAN NOTES:

All dimensions are given to face of framing unless otherwise noted. Existing walls are assumed to have 5/8" gypsum board finish at the interior. Coordinate discrepancies with the architect.





Architect: Atelier 43, LLC
mail P.O. Box 4655
Jackson, WY 83001
office Site 103
Jackson, WY 83001
phone 307-249-8650

Client: DMITRY & MONICA GRIMBERG

Project: Valley Mountain/JH Flower Boutique
950 Alpine Lane
Jackson, WY 83001

Structural: Jorgensen Engineering
Jason Mann
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307-733-5150

Mechanical: Musgrave Engineering
Jeremy Blahey
645 W 28th St
Jackson, WY 83001
208-523-2362

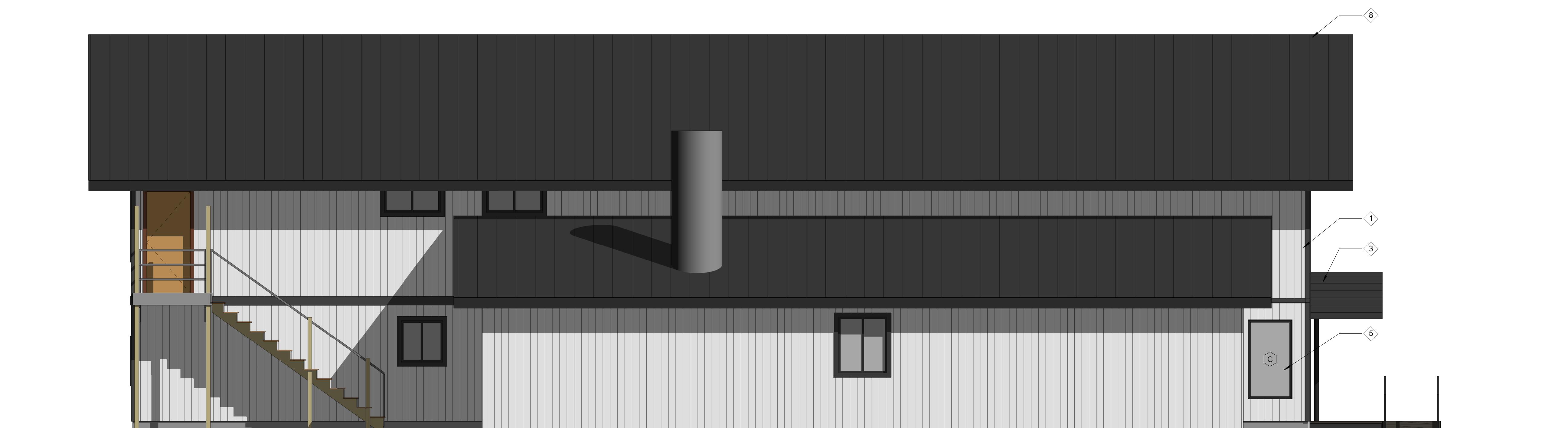
Drawing Title: BUILDING ELEVATIONS
Date: 03/03/2023

Architect: Atelier 43, LLC
mail P.O. Box 4655
Jackson, WY 83001
office Site 103
Jackson, WY 83001
phone 307-249-8650

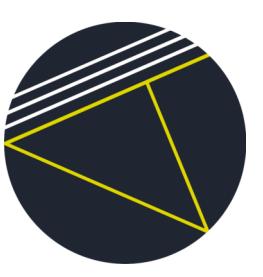
Client: DMITRY & MONICA GRIMBERG

Project: Valley Mountain/JH Flower Boutique
950 Alpine Lane
Jackson, WY 83001

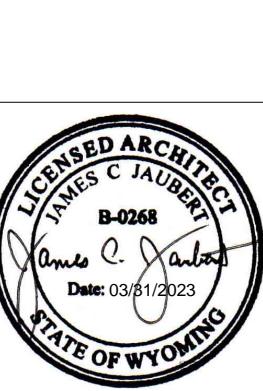
Structural: Jorgensen Engineering
Jason Mann
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307-733-5150



2 EAST ELEVATION
1/4" = 1'-0"



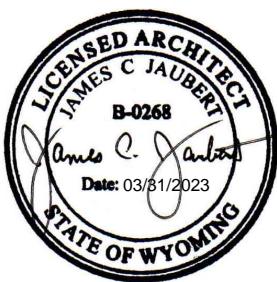
A3.1



MATERIAL SCHEDULE:

NOTE: WINDOWS WITHOUT
TYPE MARK ARE EXISTING
TO REMAIN

1	EXISTING WOOD SIDING - PAINTED WHITE
2	EXISTING WOOD SIDING - PAINTED BLACK
3	NEW WOOD CANOPY - PAINTED BLACK
4	NEW STOREFRONT WINDOW
5	NEW WINDOW
6	NEW DOOR
7	NEW WOOD FASCIA - PAINTED BLACK
8	NEW STANDING SEAM ROOF
9	NEW DOWNSPOUT



Drawing No. 2023-03-31
BUILDING ELEVATIONS

Date: 03/01/2023

Mechanical:
Musgrave Engineering
Jeremy Blahey
645 W 28th St
Jackson, WY 83001
208-733-2362

Office:
Jorgensen Engineering
Reed Armijo
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307-733-5150

Architect:
Atelier 43, LLC
P.O. Box 4655
Arapahoe, WY 83001
Office: 307-249-8650
Phone: 307-249-8650

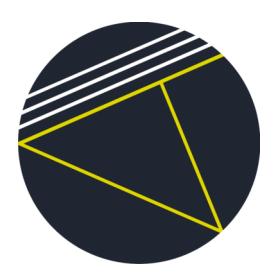
A3.2

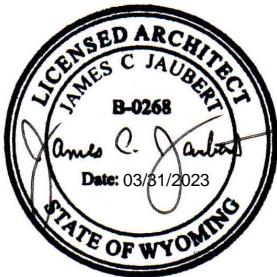


1 SOUTH ELEVATION
1/4" = 1'-0"



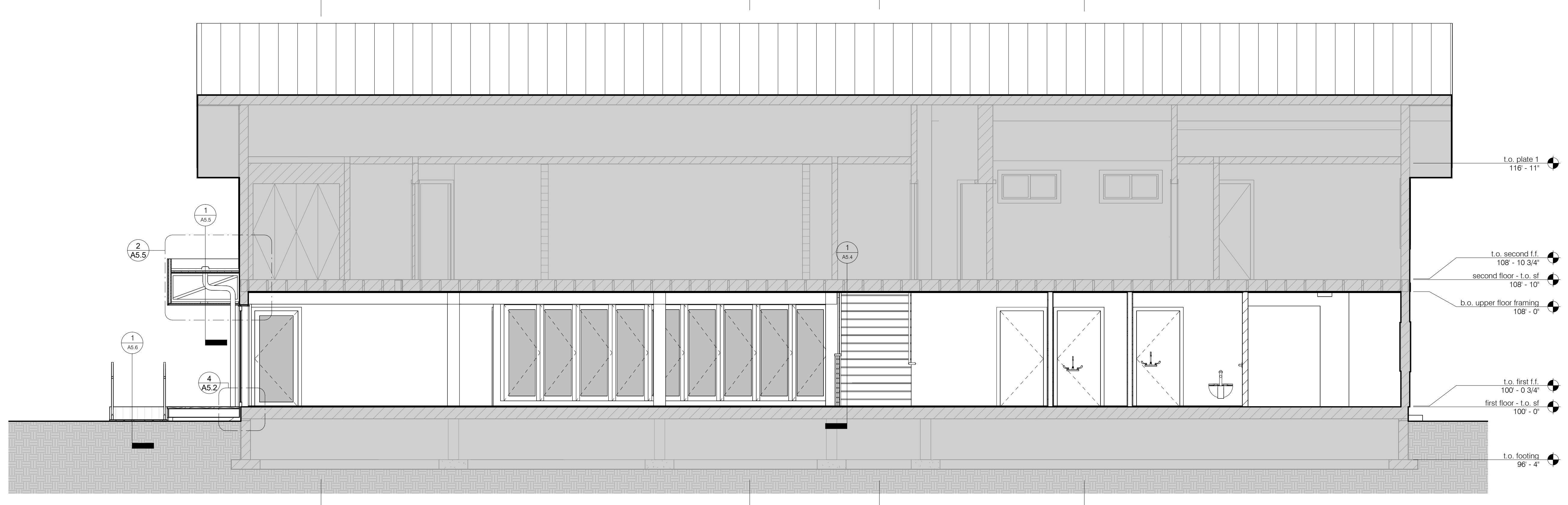
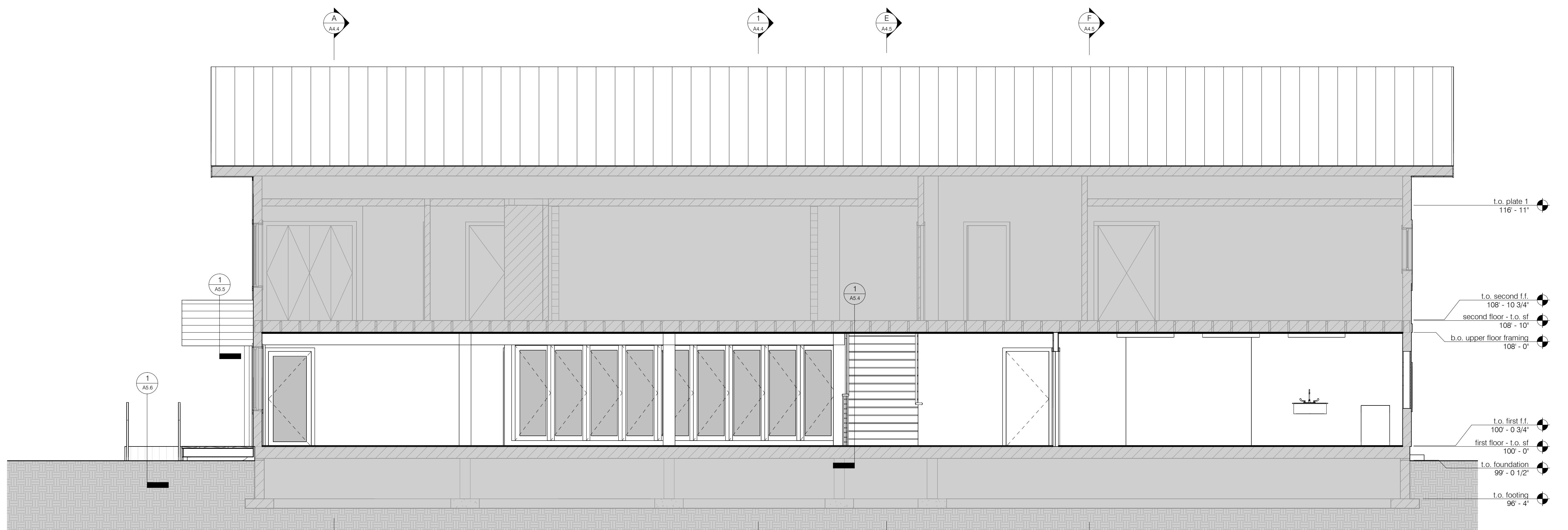
2 WEST ELEVATION
1/4" = 1'-0"





Date: 03/03/2021

Drawing Title: BUILDING SECTIONS



Mechanical:
Musgrave Engineering
Jeremy Blahey
645 W 28th St
Bozeman, MT 59734-2362

Office:
Jorgensen Engineering
Reed Armijo
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307-733-5150

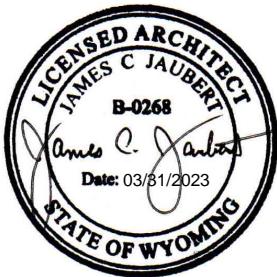
Structural:
Jason Mann
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307-733-5150

Architect:
Atelier 43, LLC
P.O. Box 4655
Jackson, WY 83001
Site 103
Jackson, WY 83001
Phone: 307-249-8650



A4.1

CONTRACTOR TO VERIFY
ALL FLOOR AND WALL
ELEVATIONS IN FIELD



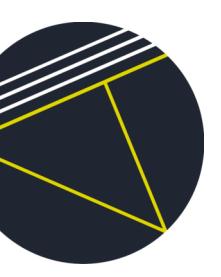
Date: 2023.03.31

Drawing Title: BUILDING SECTIONS

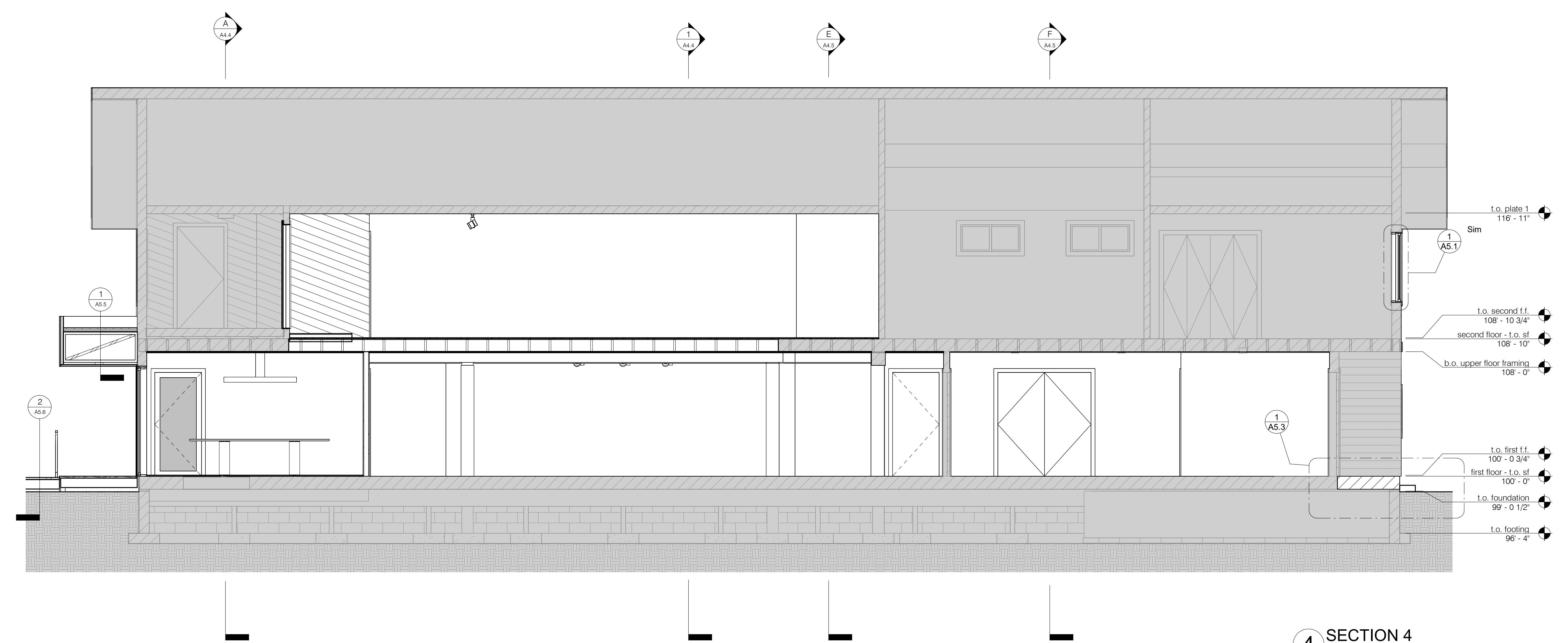
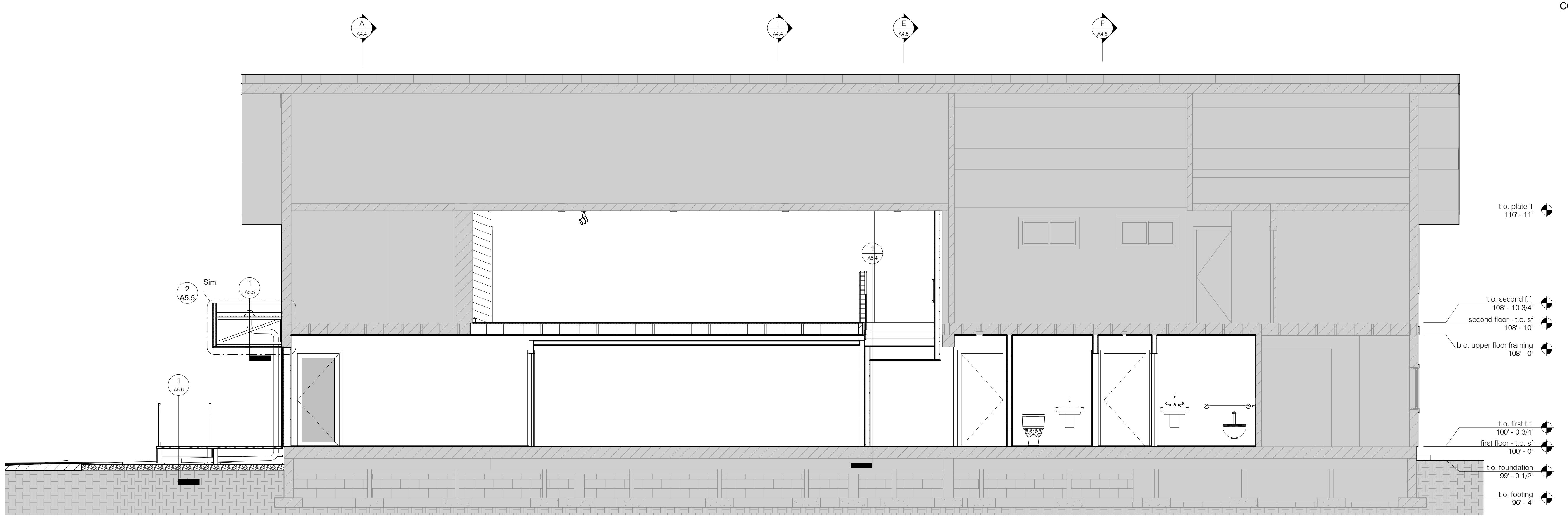
Mechanical:
Musgrave Engineering
Jeremy Blahey
655 W 28th St
Apt D
208-523-2362

Civil:
Jorgensen Engineering
Reed Armijo
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307-733-5150

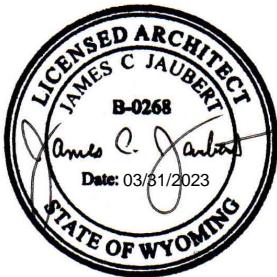
Architect: Atelier 43, LLC
mail P.O. Box 4655
Jackson, WY 83001
office Ste 103
Jackson, WY 83001
phone 307-249-8650



A4.2

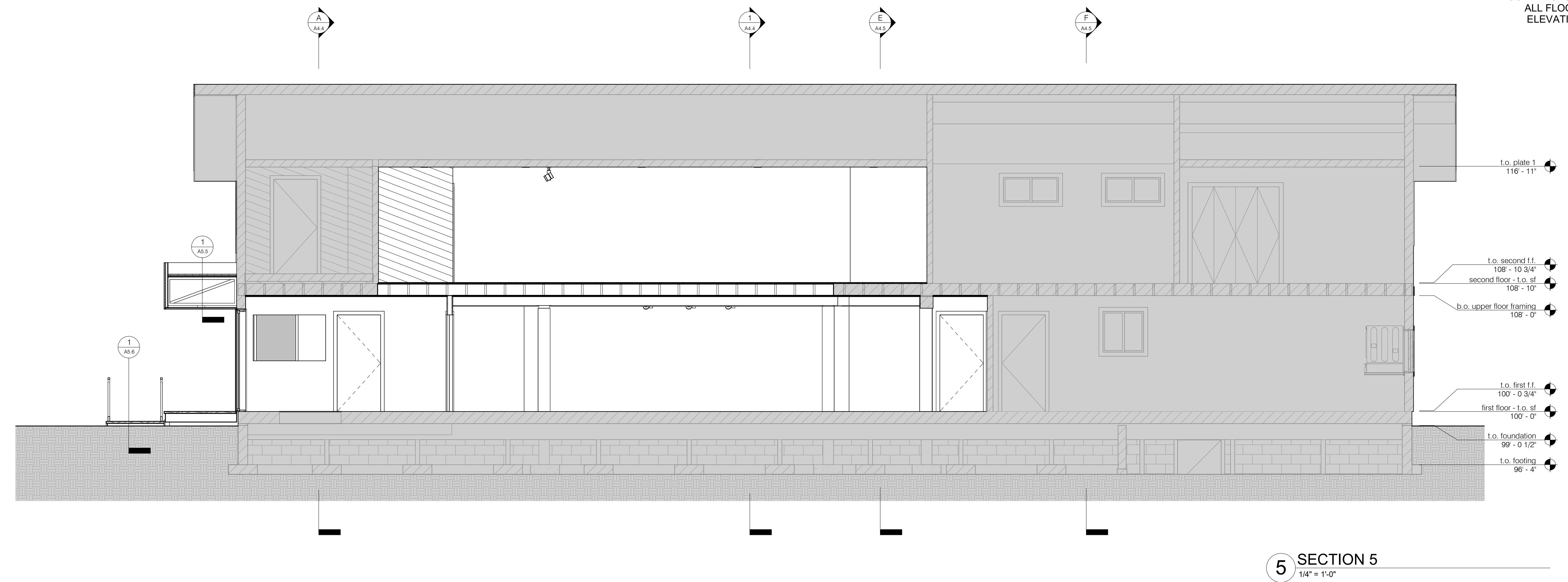


CONTRACTOR TO VERIFY
ALL FLOOR AND WALL
ELEVATIONS IN FIELD



Date: 03/01/2023

Drawings The
BUILDING SECTIONS

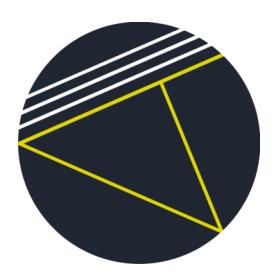


SECTION 5
1/4" = 1'-0"

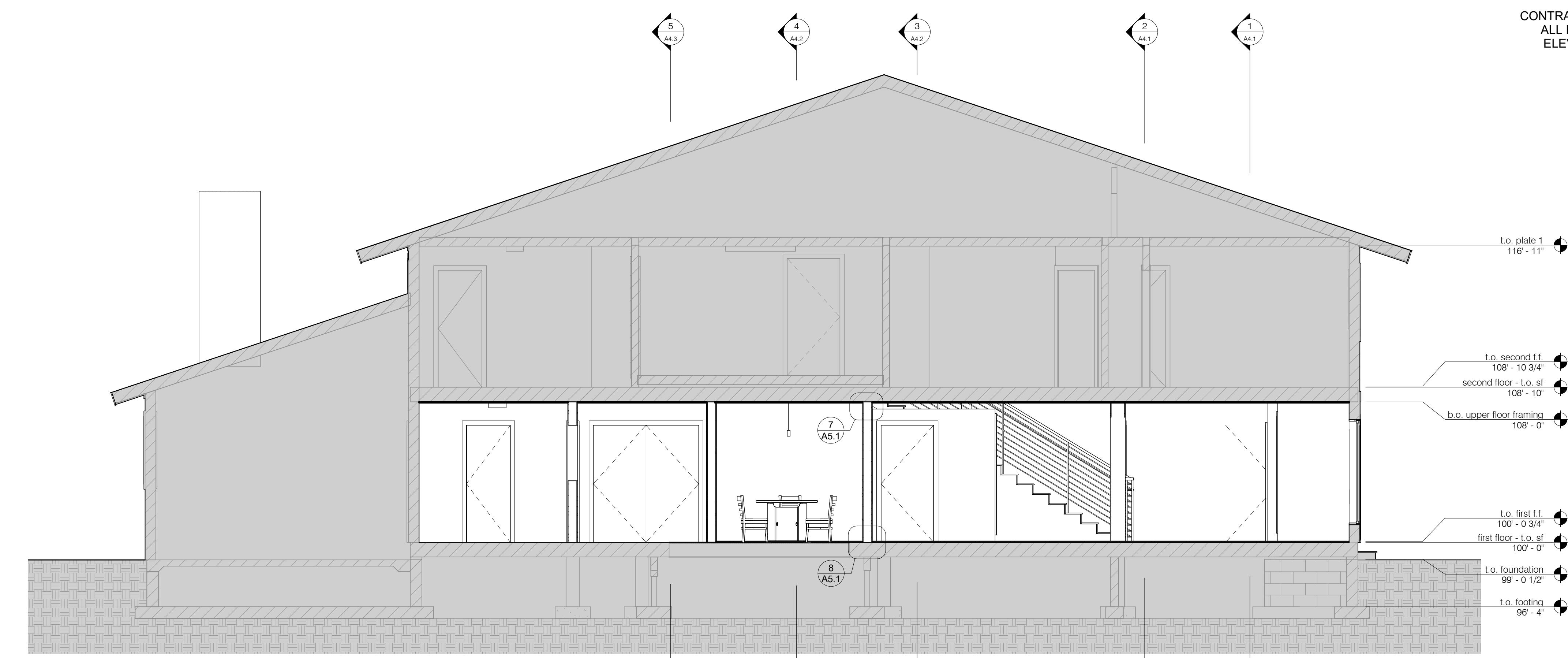
Mechanical:
Musgrave Engineering
Jeremy Blahey
645 W 28th St
Apt D
1315 Hwy 89 S Suite #201
Jackson, WY 83001
208.733.2362

Office:
Jorgensen Engineering
Reed Armijo
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307.733.5150

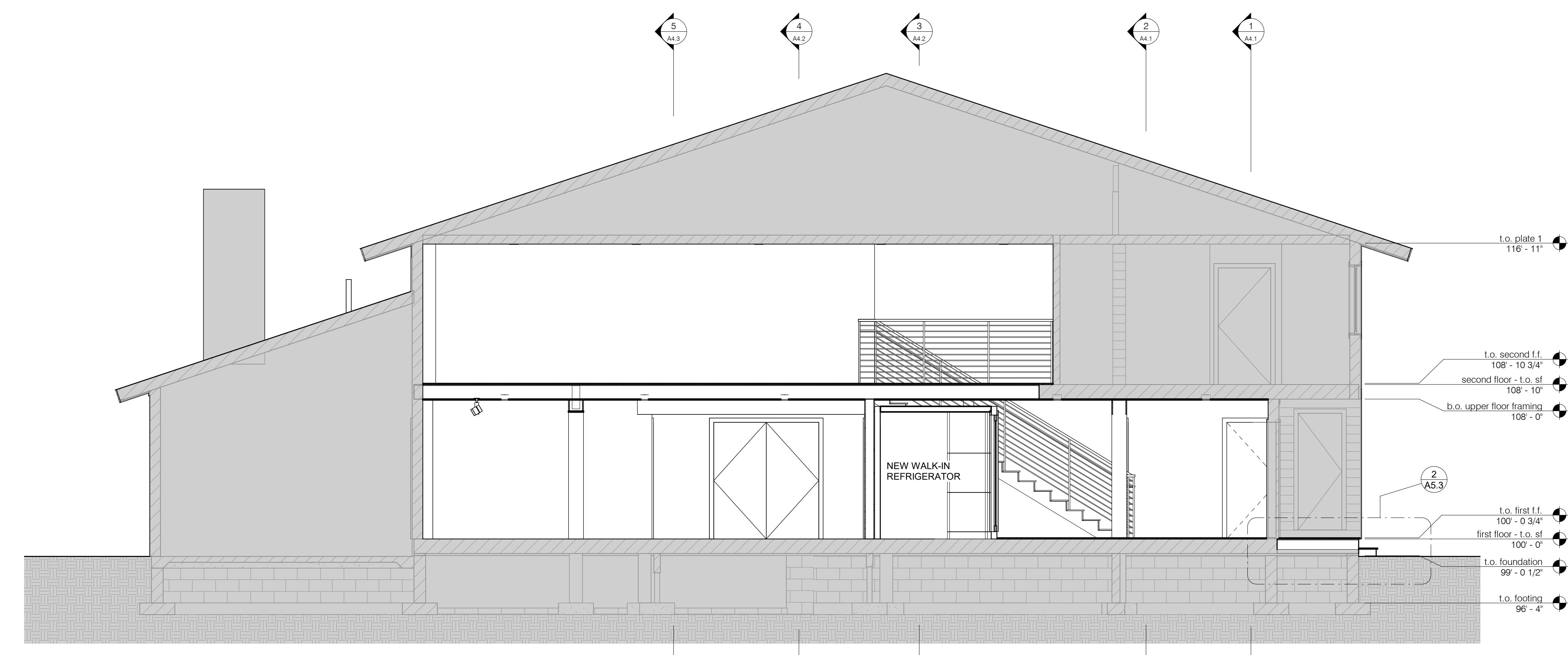
Architect:
Atelier 43, LLC
P.O. Box 4655
Jackson, WY 83001
Office: 307.249.8650
Phone: 307.249.8650



A4.3

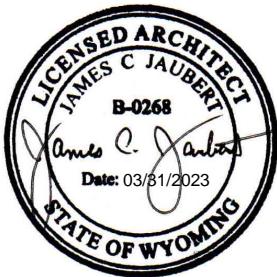
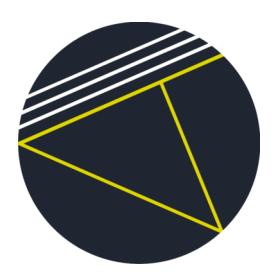


A SECTION A
1/4" = 1'-0"

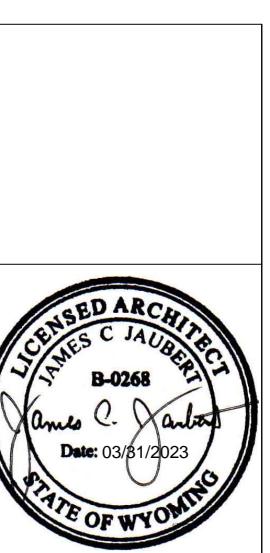


1 SECTION B
1/4" = 1'-0"

CONTRACTOR TO VERIFY
ALL FLOOR AND WALL
ELEVATIONS IN FIELD

 JAMES C. JABRETT State of Wyoming B-0268 Date: 03/01/2023	
Drawing Title: BUILDING SECTIONS Date: 2023-03-31	Architect: Atelier 43, LLC mail P.O. Box 4655 Jackson, WY 83001 office Site 103 phone 307-249-8650
Client: DRITTY & MONICA GRIMBERG Project: Valley Mountain/JH Flower Boutique 950 Alpine Lane Jackson, WY 83001	Structural: Jorgensen Engineering Jason Mann 1315 Hwy 287 S Suite #201 Jackson, WY 83001 307-733-5150
Mechanical: Musgrave Engineering Jeremy Blahey 645 W 28th St Jackson, WY 83001 307-523-2362	Civil: Jorgensen Engineering Reed Armijo 1315 Hwy 287 S Suite #201 Jackson, WY 83001 307-733-5150
 A4.4	

CONTRACTOR TO VERIFY
ALL FLOOR AND WALL
ELEVATIONS IN FIELD



Date: 03/01/2023

100-0-0

Drawing Title: BUILDING SECTIONS

100-0-0

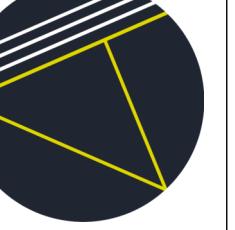
Mechanical: Musgrave Engineering
Jeremy Blahey
655 W 28th St
Bozeman, MT 59715
406-523-2362

Office: Jorgensen Engineering
Reed Armijo
1315 Hwy 89 S Suite #201
Bozeman, MT 59715
307-733-5150

100-0-0

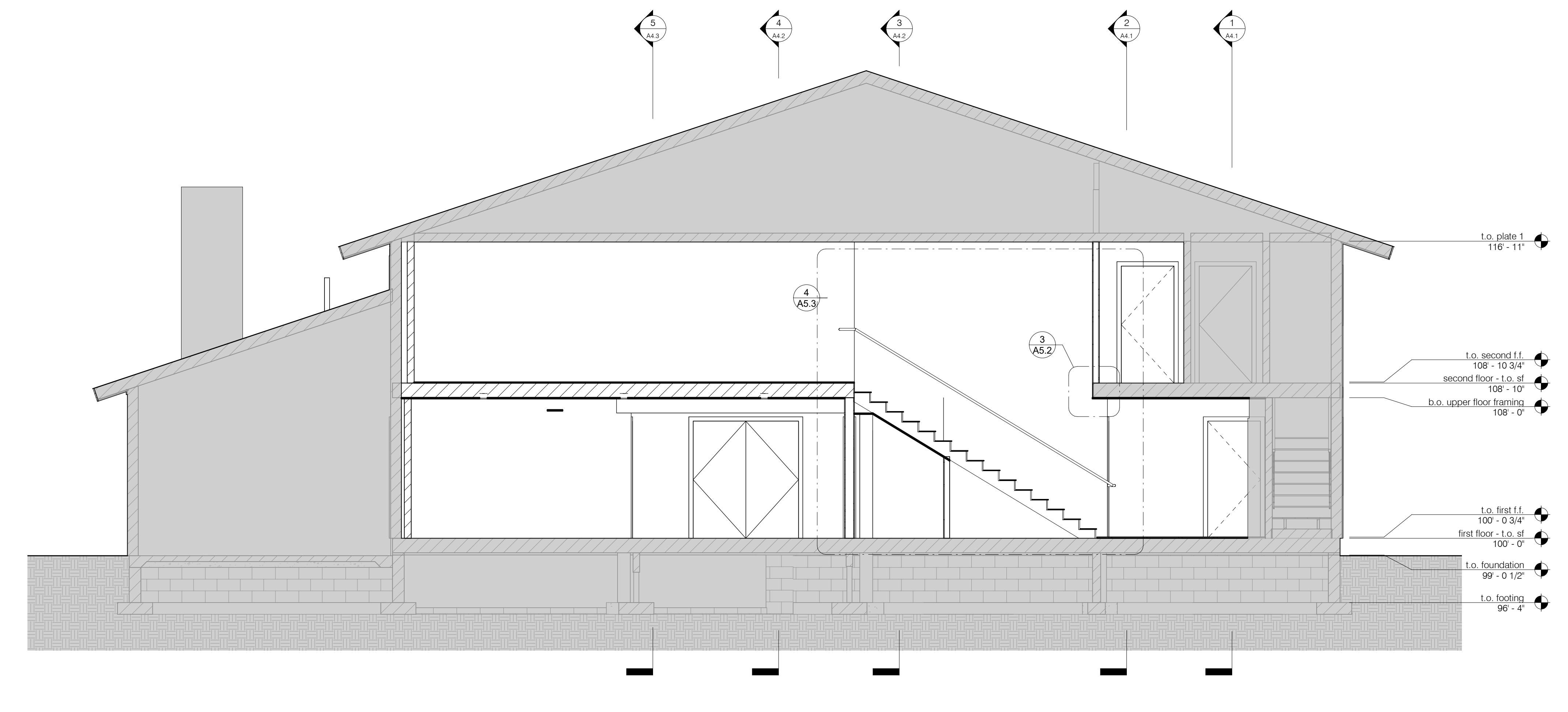
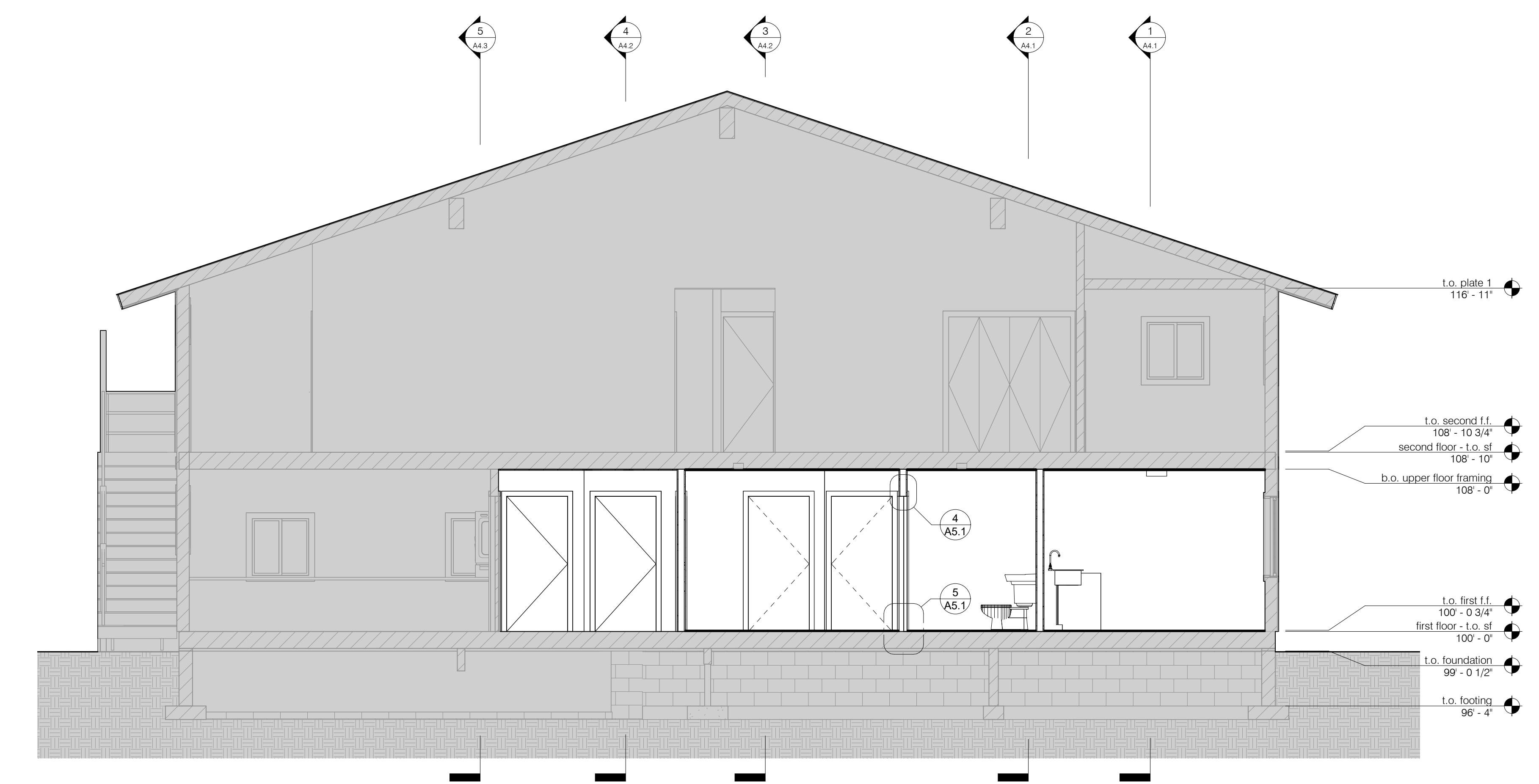
Architect: Atelier 43, LLC
P.O. Box 4655
Bozeman, MT 59730-4655
Site 103
Jackson, WY 83001
307-249-8650
phone

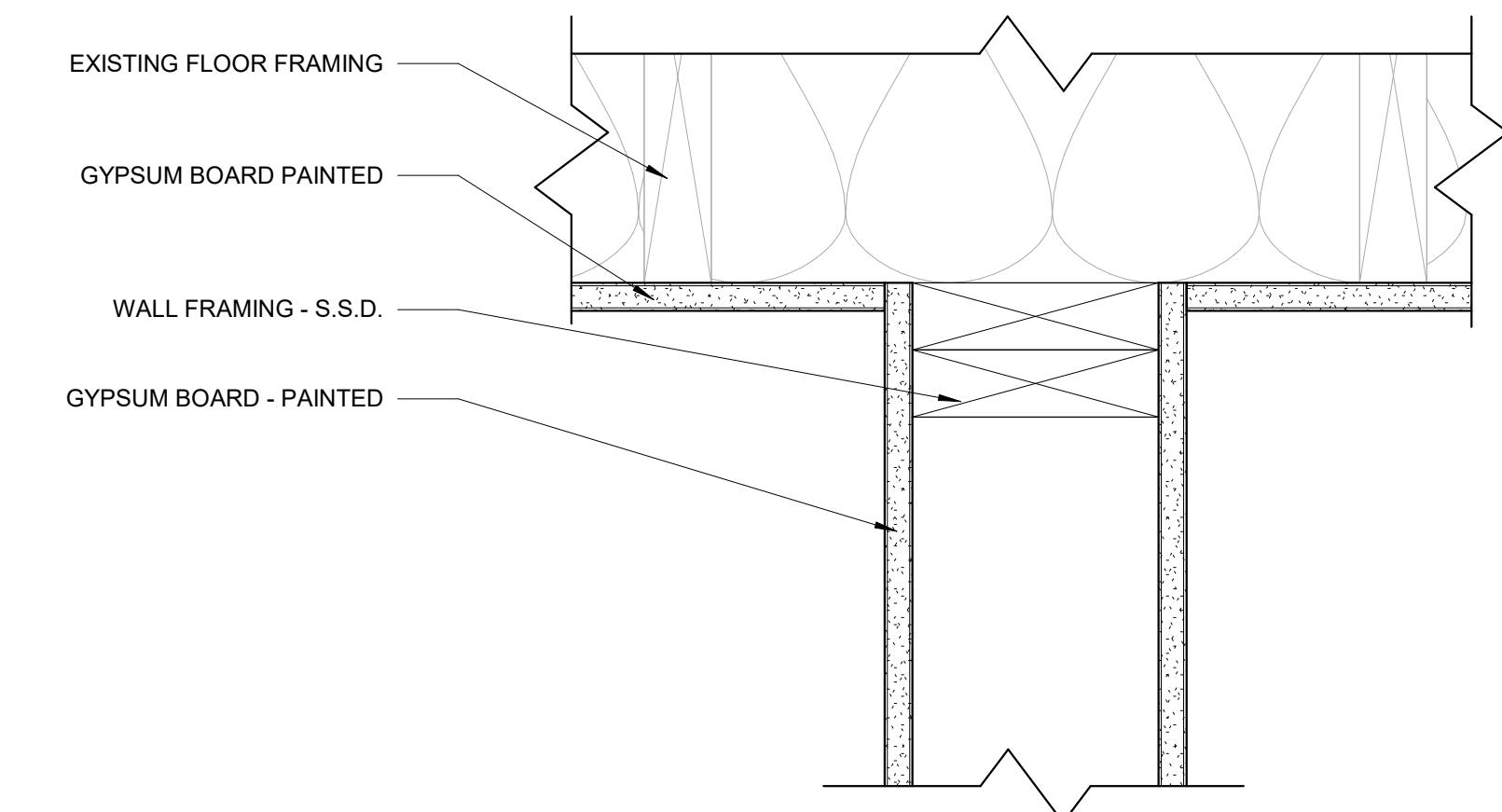
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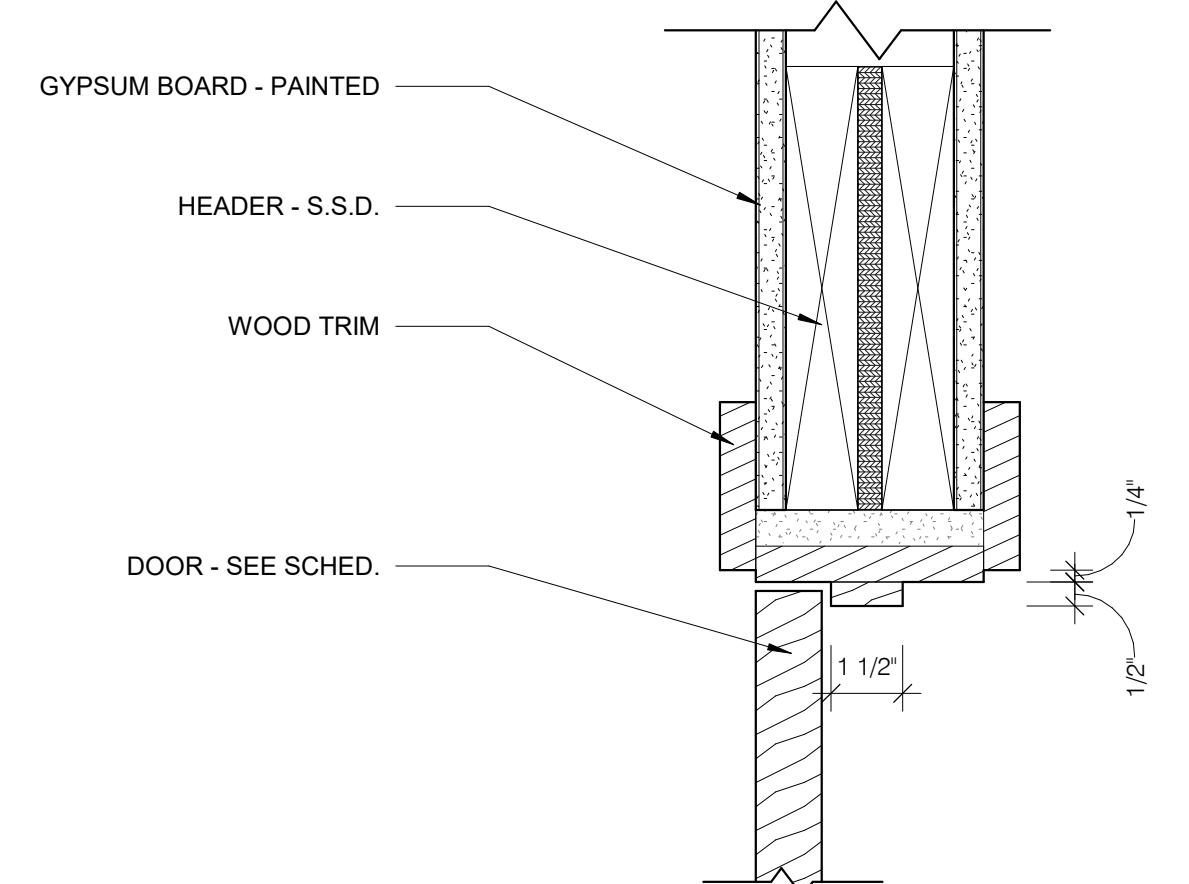
A4.5

F SECTION D
1/4" = 1'-0"

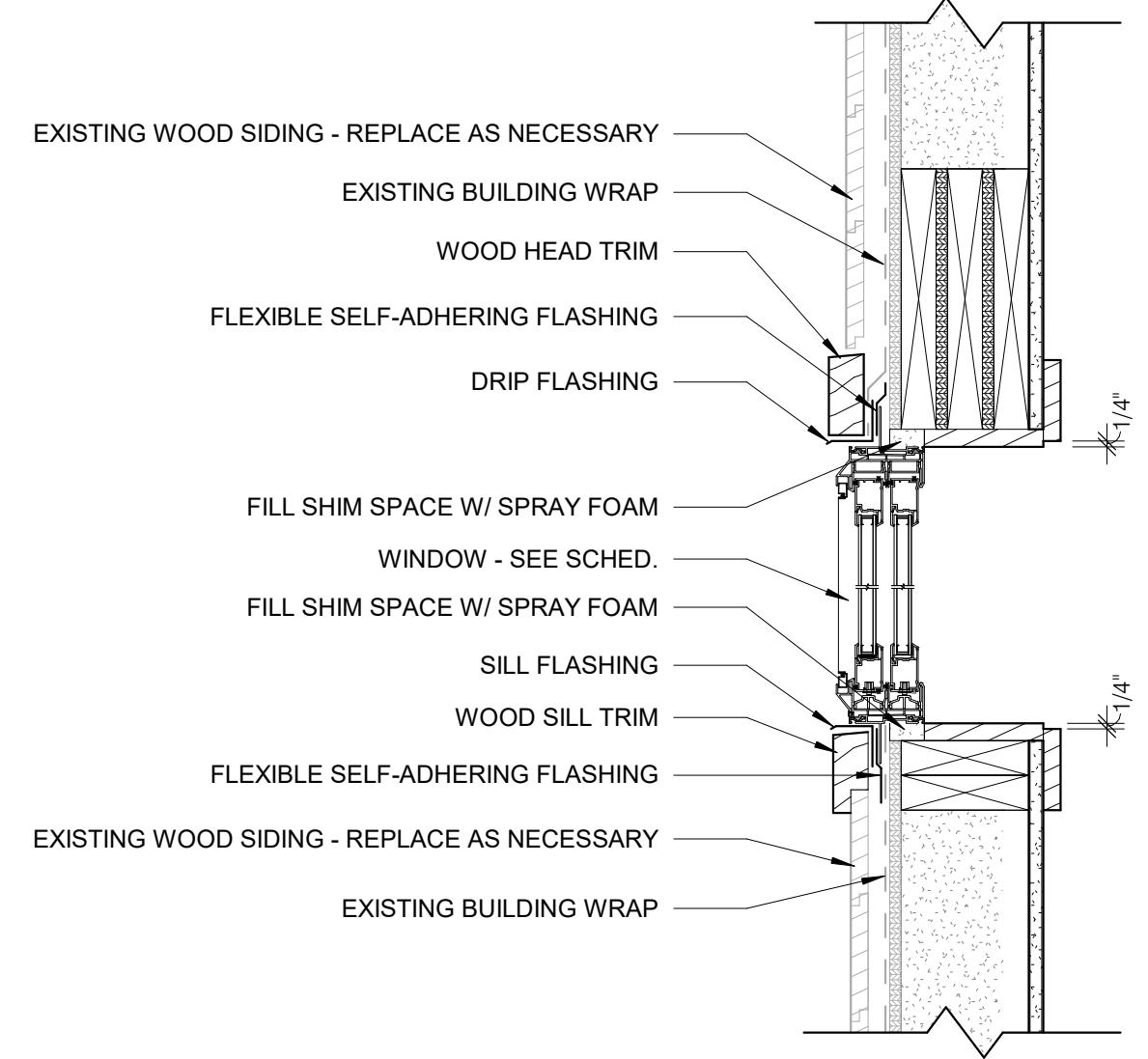




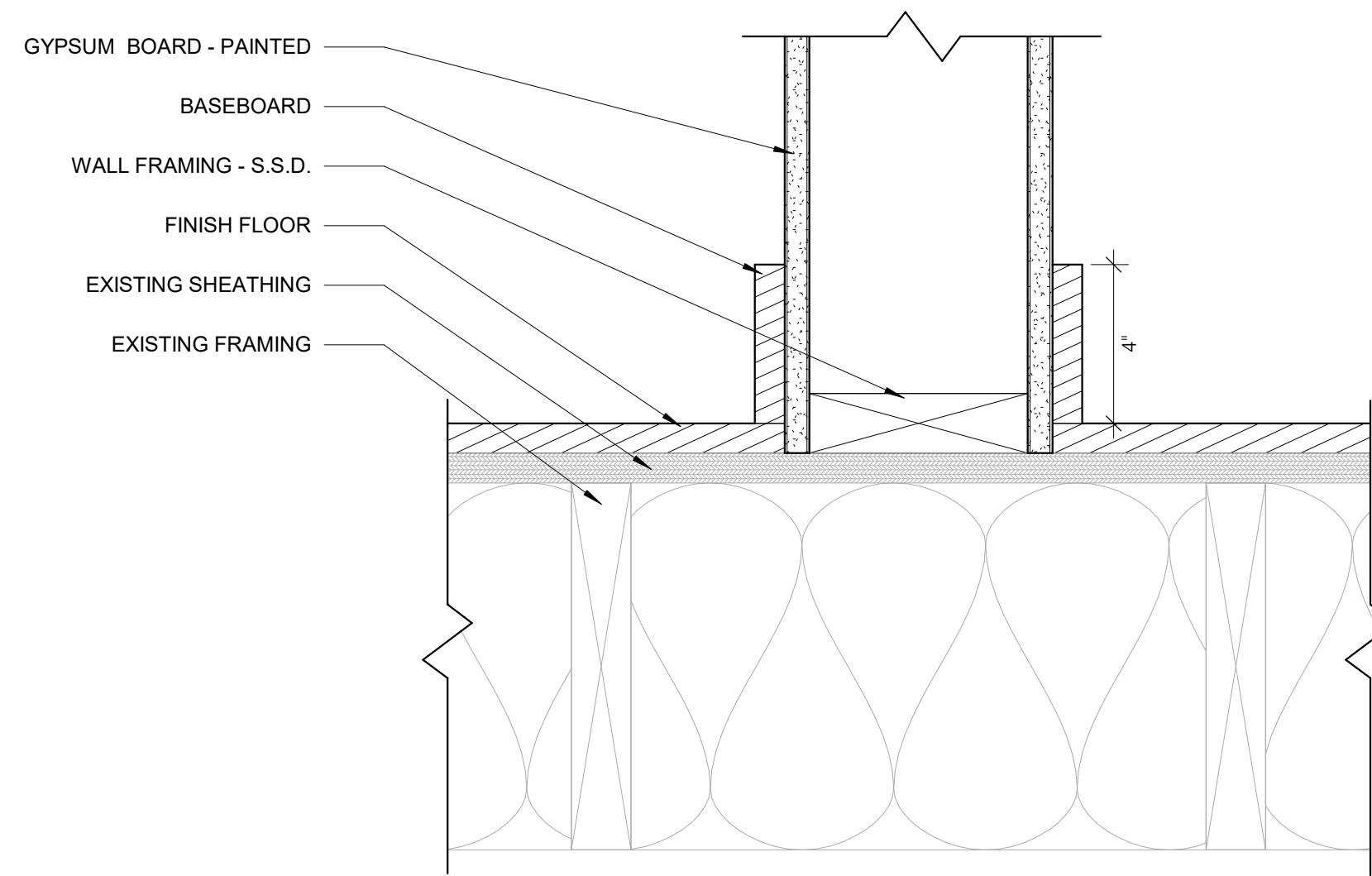
7 TYP. INTERIOR WALL HEAD
3" = 1'-0"



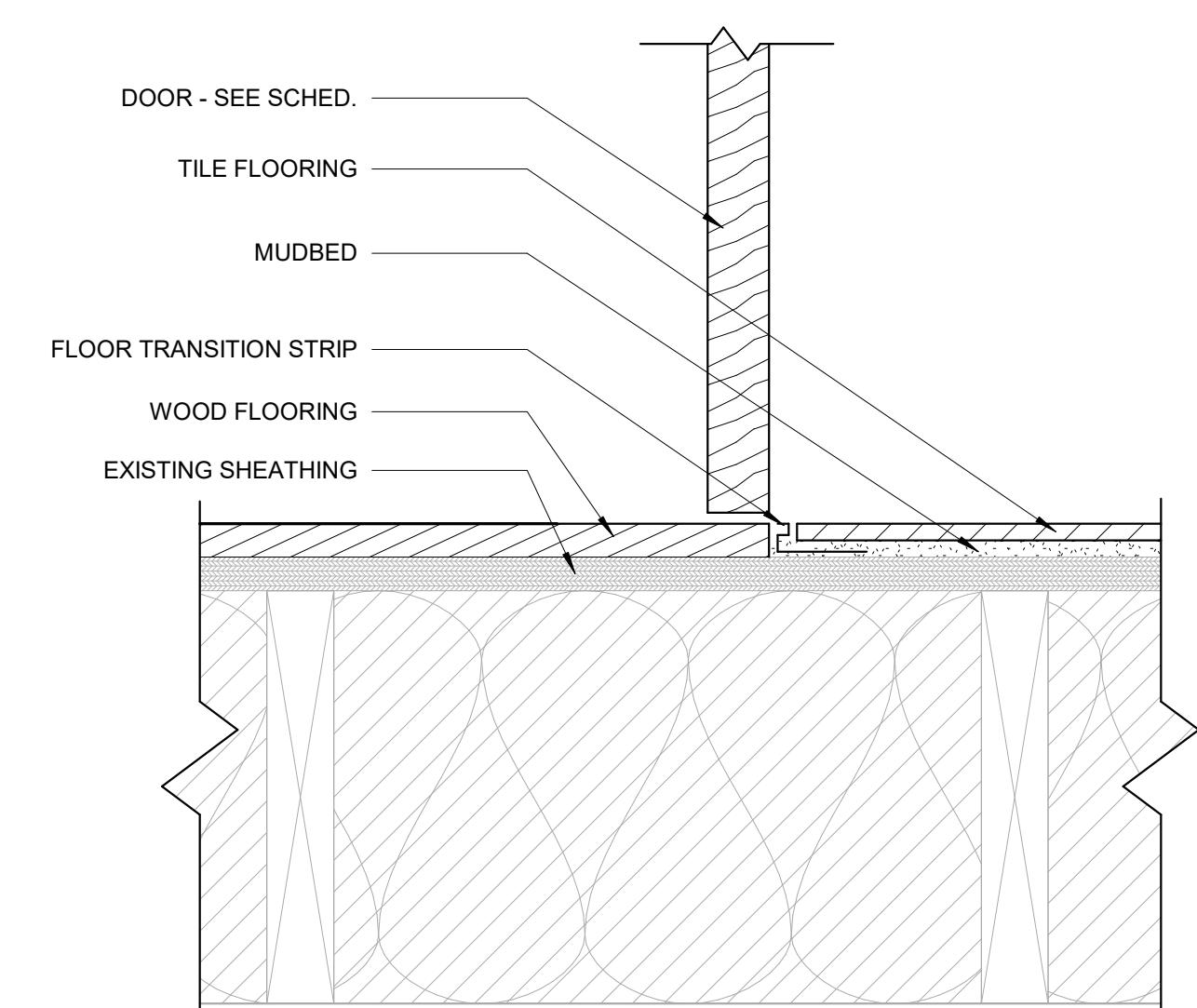
4 TYP. INT. DOOR HEAD
3" = 1'-0"



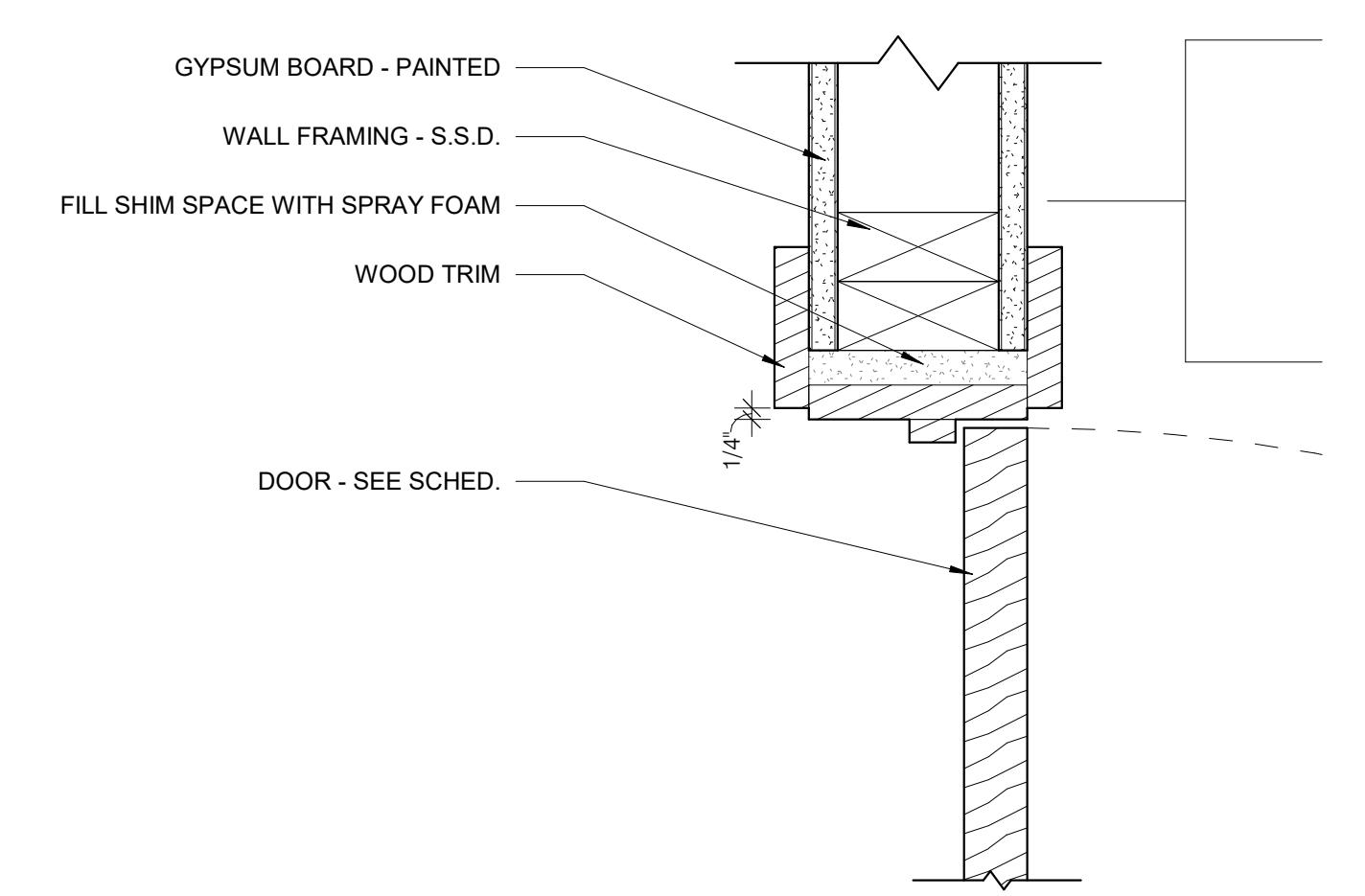
1 TYP. WINDOW SECTION
1 1/2" = 1'-0"
1/4"



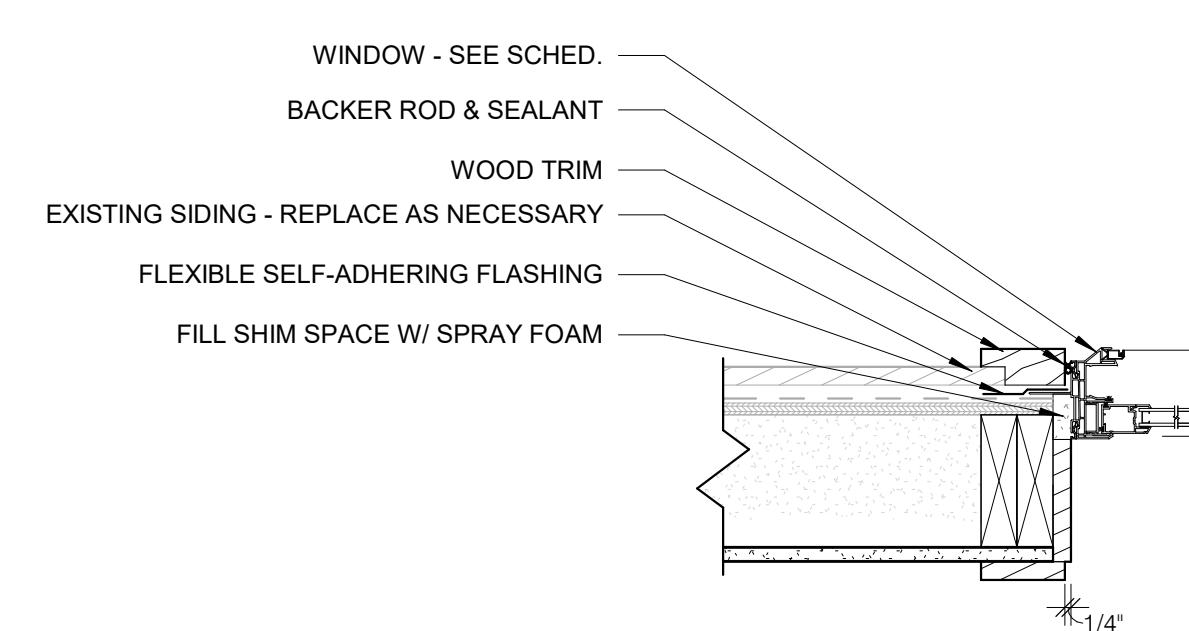
8 TYP. INTERIOR WALL SILL
3" = 1'-0"



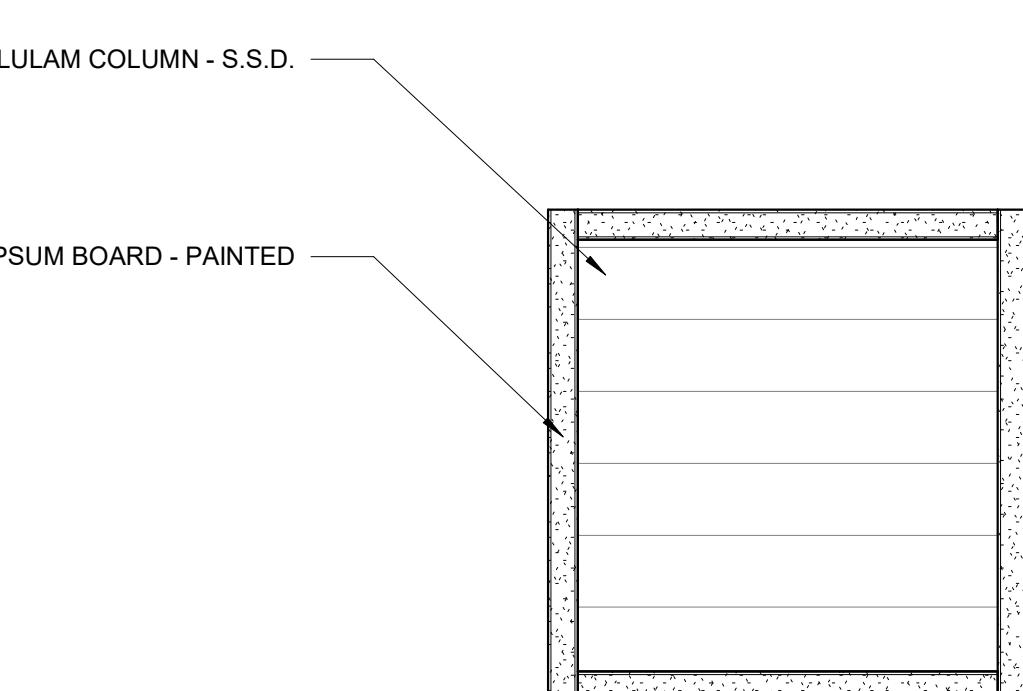
5 TYP. INT. DOOR THRESHOLD @ MATERIAL TRANSITION
3" = 1'-0"



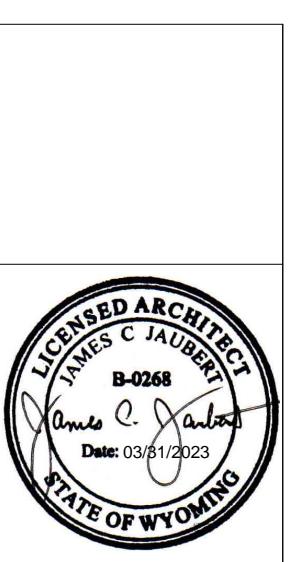
6 TYP. INTERIOR DOOR JAMB
3" = 1'-0"



2 TYP. WINDOW JAMB
1 1/2" = 1'-0"
1/4"



3 TYP. COLUMN DETAIL
3" = 1'-0"



Date: 03/01/2023

Drawing: The
TYP. DEAILS

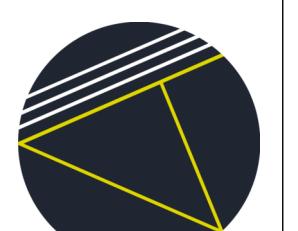
Mechanical:
Musgrave Engineering
Jeremy Blahey
655 W 28th St
Jackson, WY 83001
208.732.2362

Structural:
Jorgensen Engineering
Reed Armijo
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307.733.5150

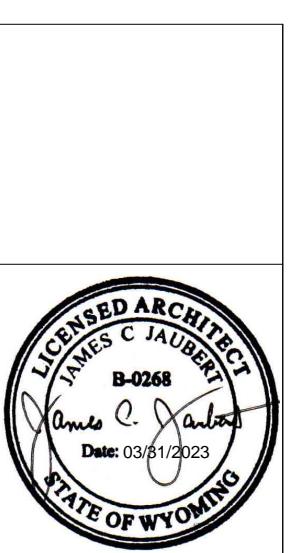
Client:
DIMITRY & MONICA
GRIMBERG

Architect:
Atelier 43, LLC
P.O. Box 465
Jackson, WY 83001
Site 103
Jackson, WY 83001
Phone: 307.249.8650

Project:
Valley Mountain/JH Flower
Boutique
950 Alpine Lane
Jackson, WY 83001



A5.1

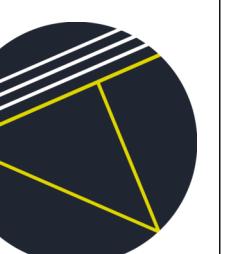


Drawing No. 2023-03-31
WALL SECTIONS / DETAILS

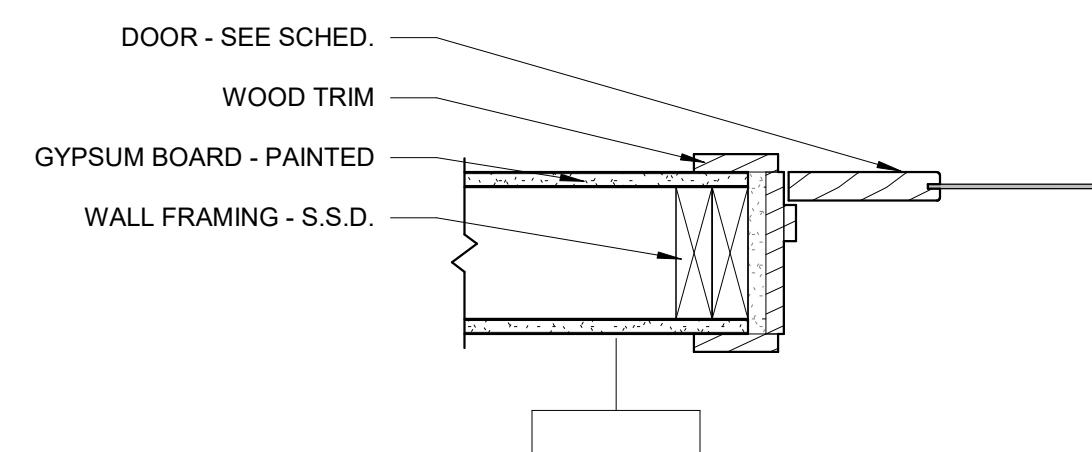
Mechanical: Musgrave Engineering
Jeremy Blahey
165 W 28th St
Apt D
308-523-2362

Structural: Jorgensen Engineering
Jason Mann
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307-733-5150

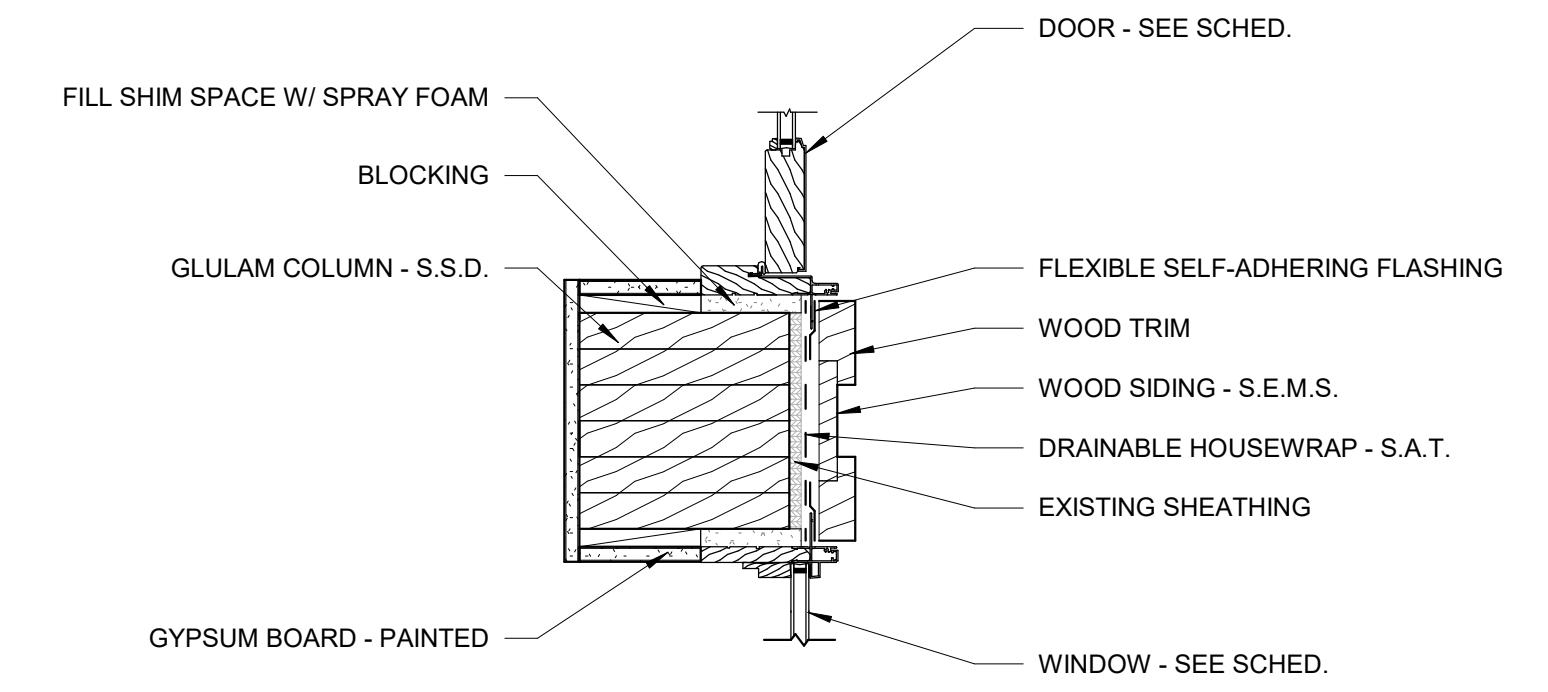
Architect: Atelier 43, LLC
P.O. Box 4655
Jackson, WY 83001
Site 103
Jackson, WY 83001
phone 307-249-8650



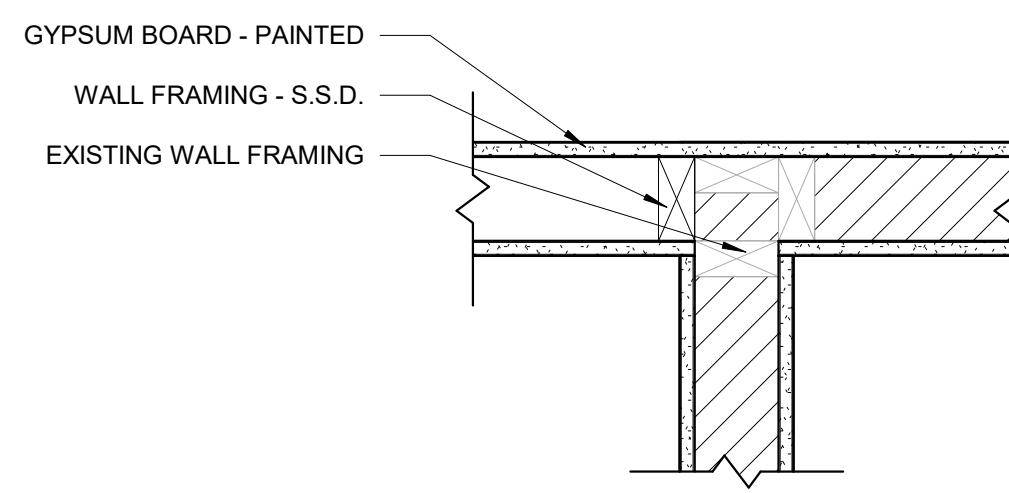
A5.2



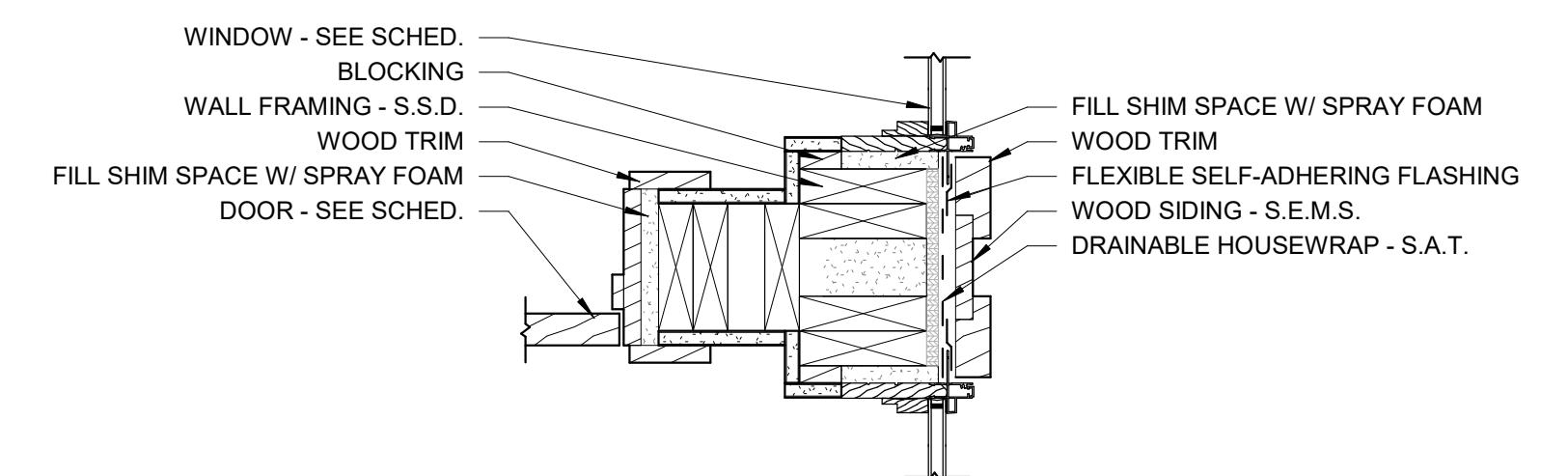
9 INTERIOR GLASS DOOR JAMB
1 1/2" = 1'-0"



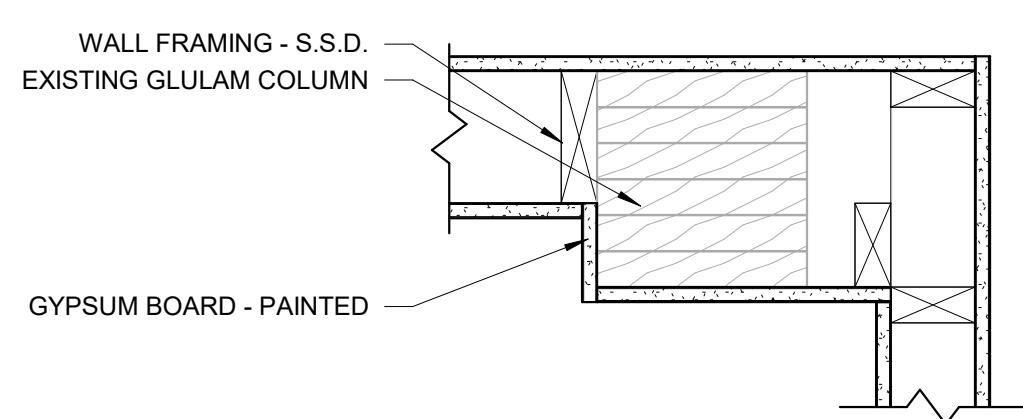
5 STOREFRONT JAMB @ COLUMN
1 1/2" = 1'-0"



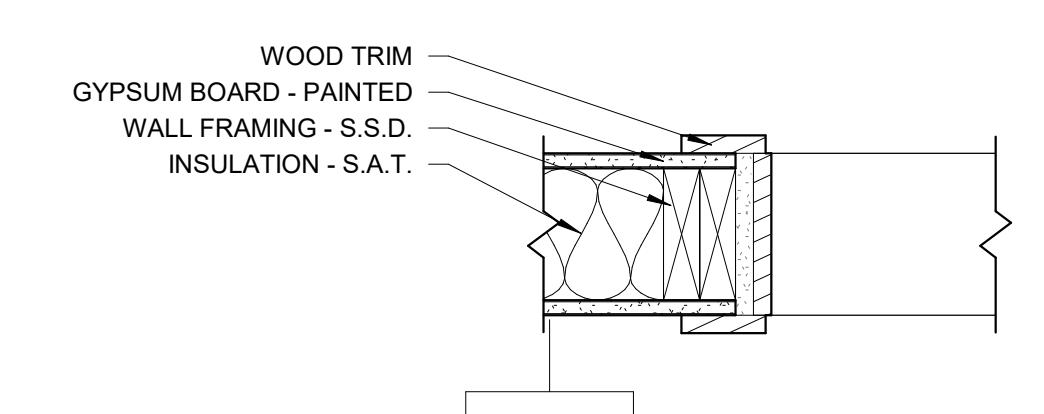
1 INTERIOR WALL @ EXISTING WALL
1 1/2" = 1'-0"



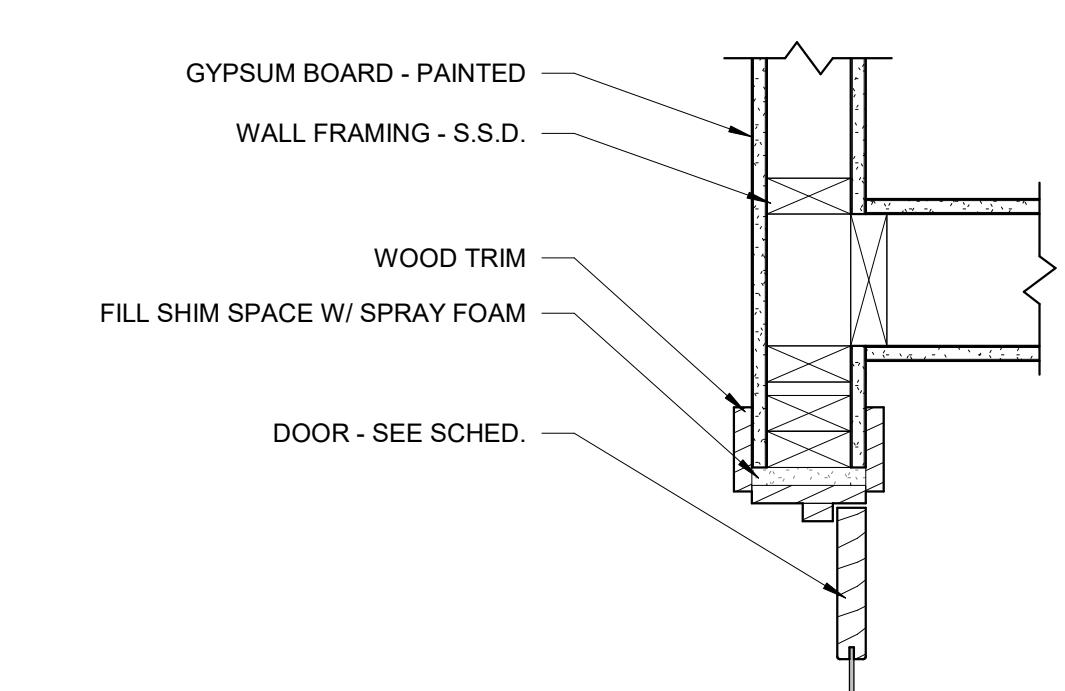
6 STOREFRONT JAMB
1 1/2" = 1'-0"



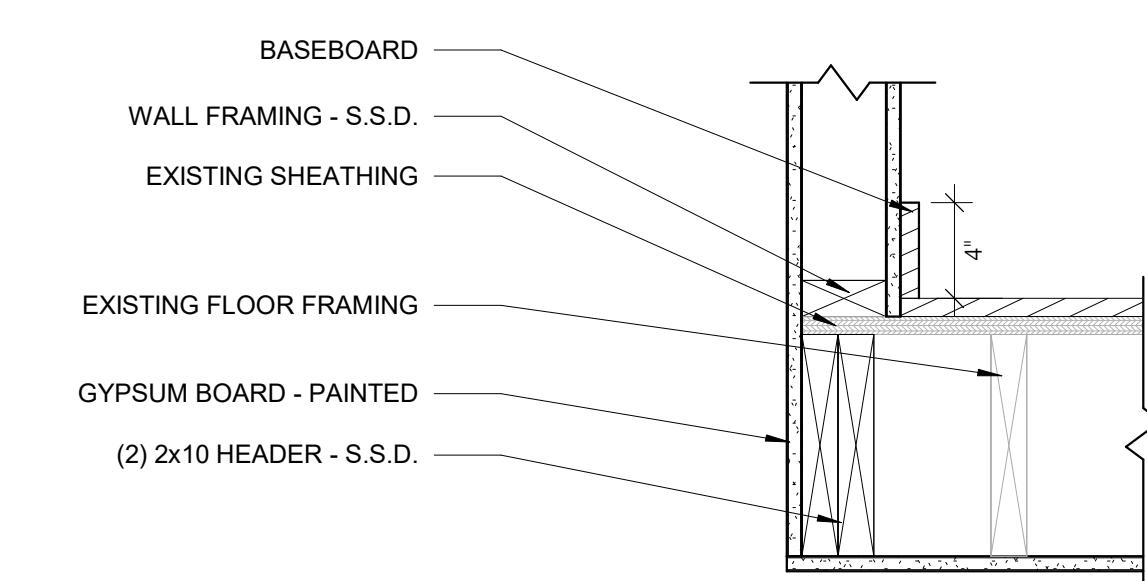
2 ENGAGED COLUMN DETAIL
1 1/2" = 1'-0"



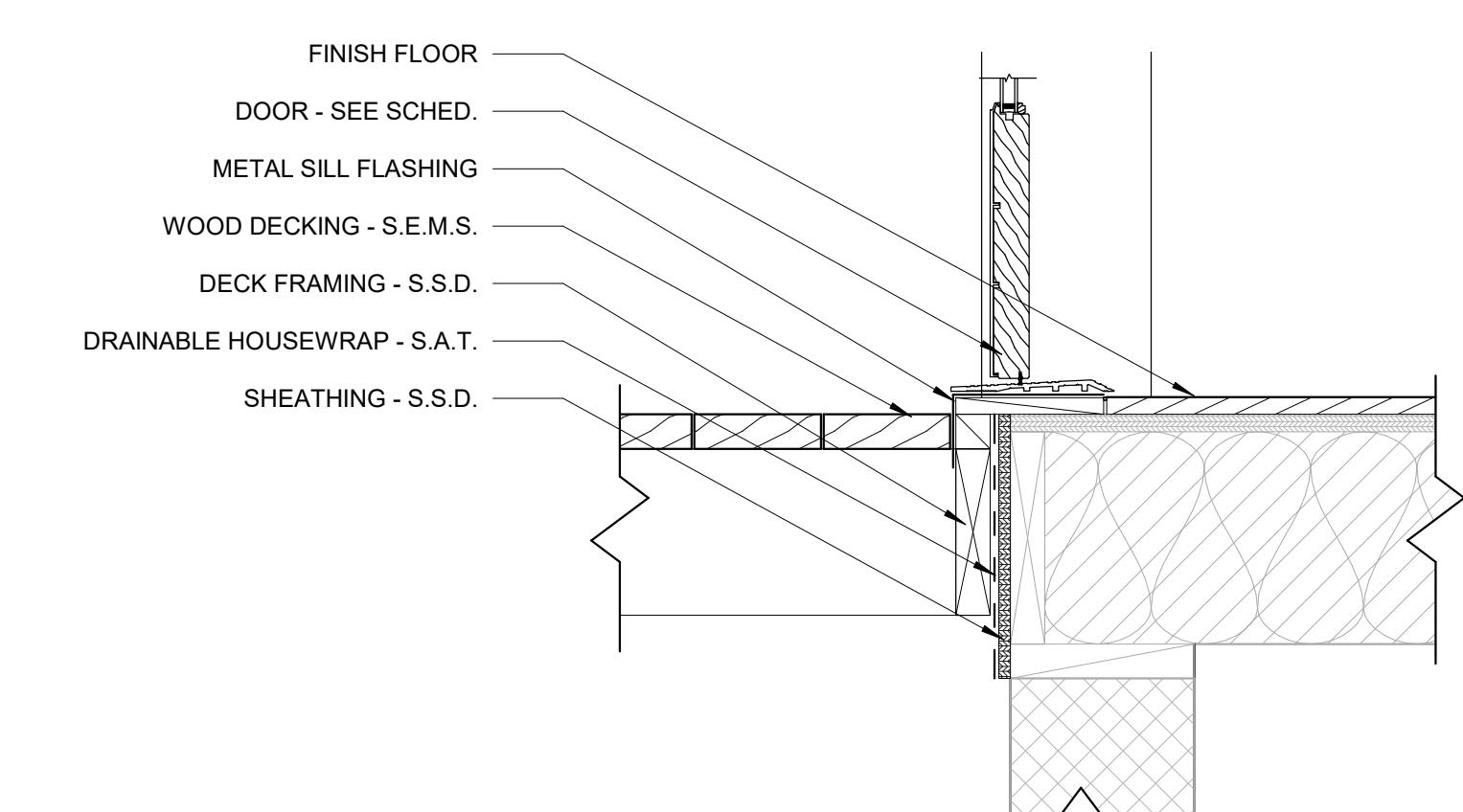
7 RECEPTION WINDOW JAMB
1 1/2" = 1'-0"



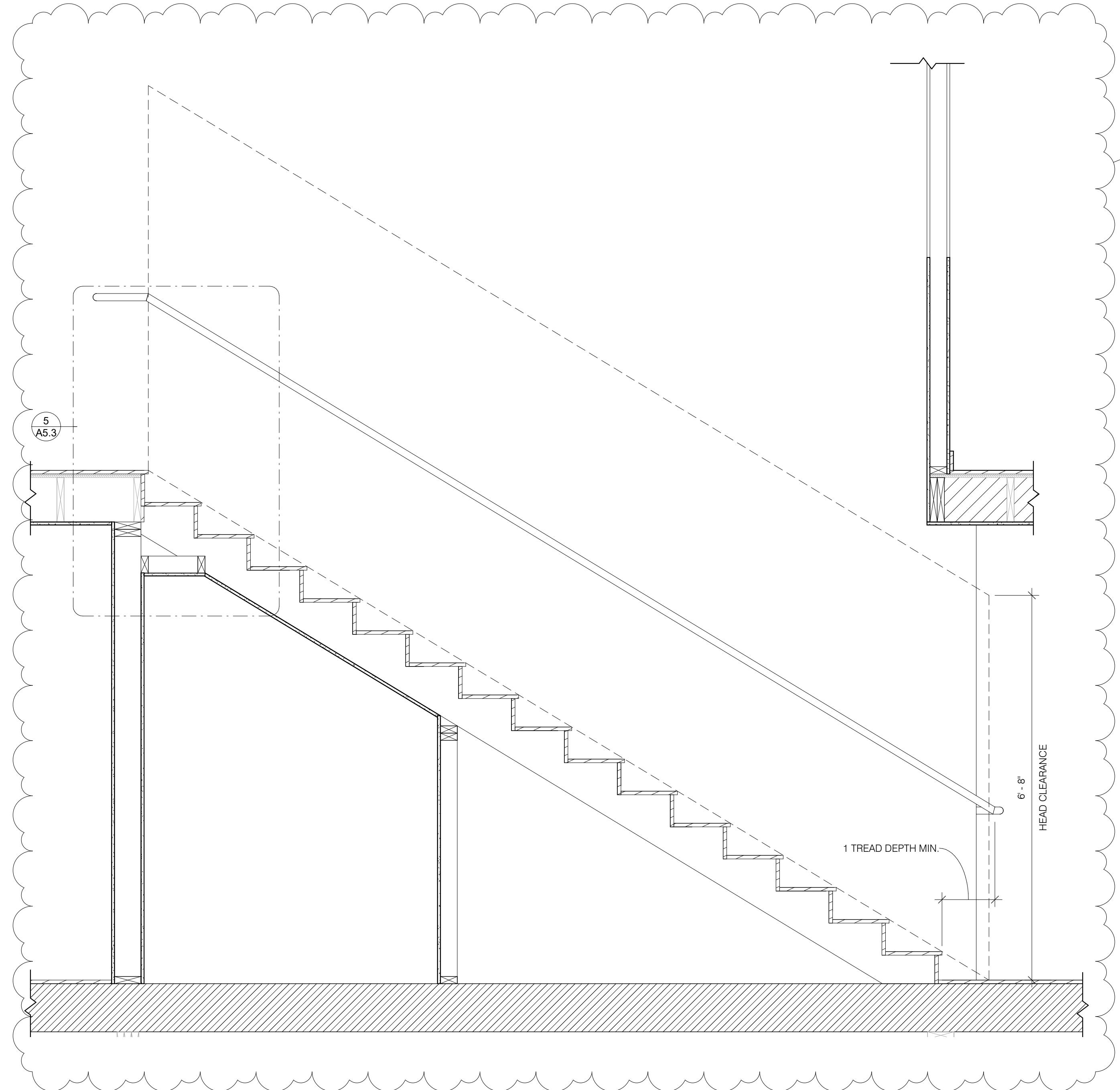
8 INTERIOR STOREFRONT JAMB
1 1/2" = 1'-0"



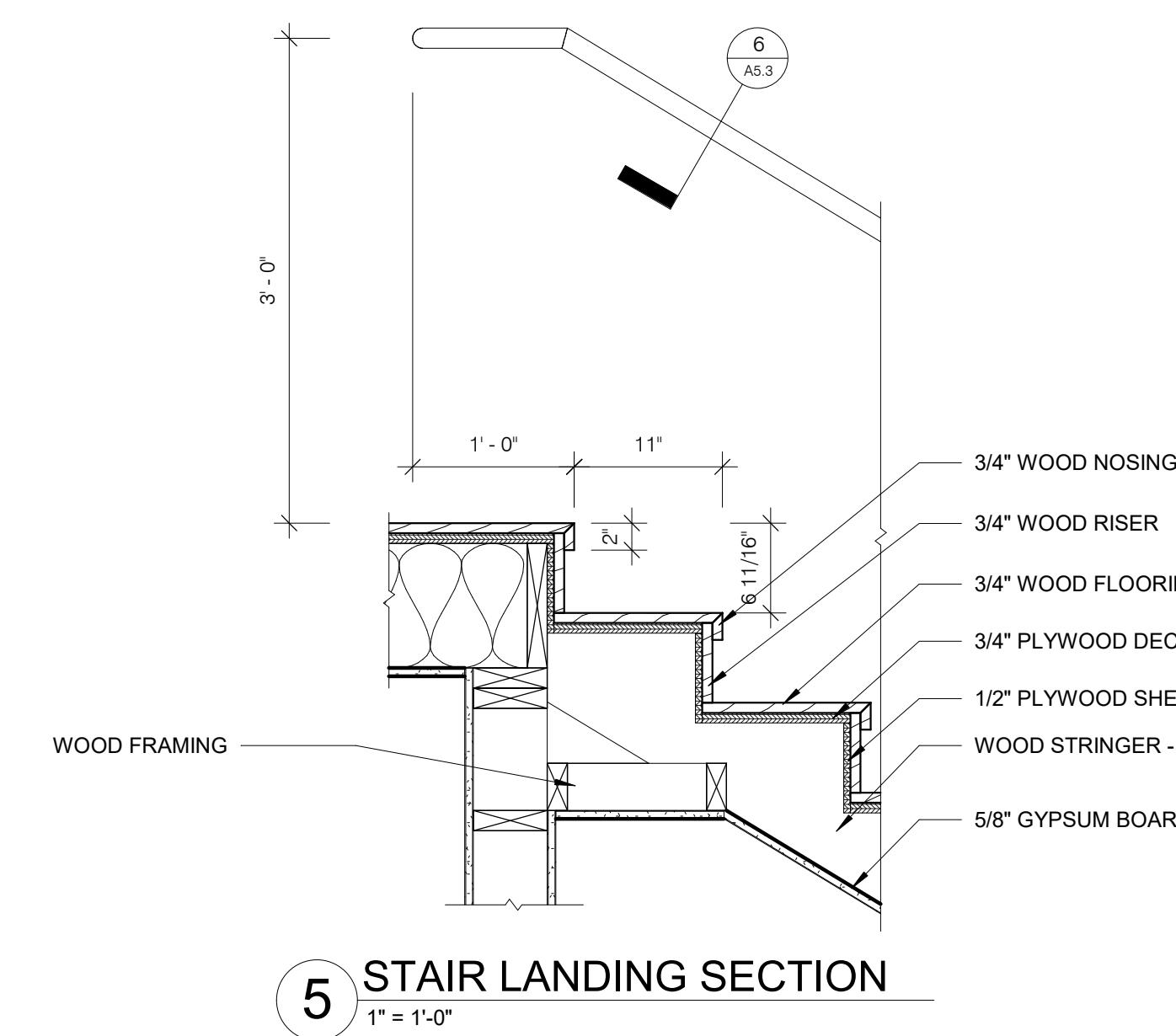
3 STAIR HEADER SECTION
1 1/2" = 1'-0"



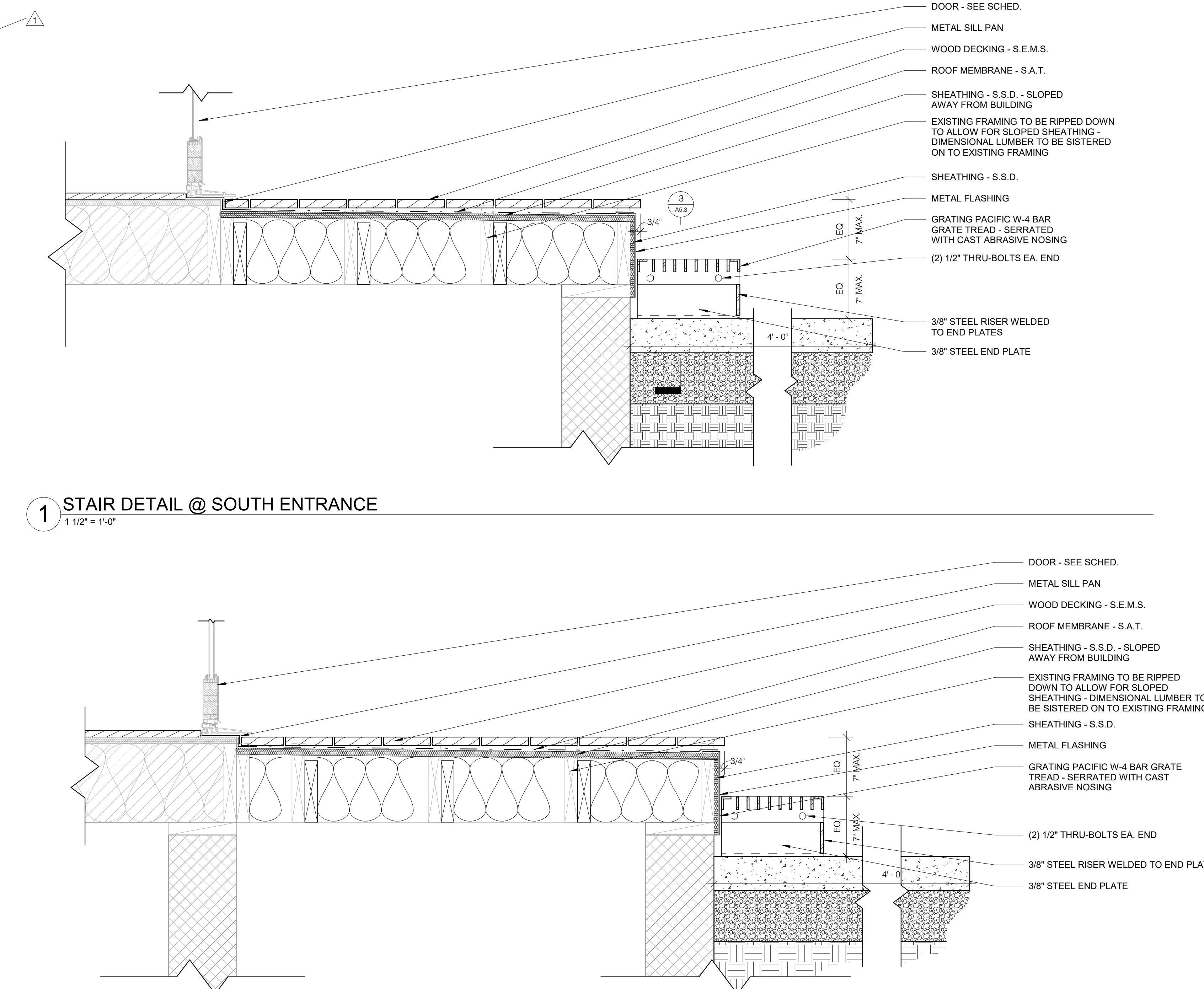
4 ENTRY DOOR THRESHOLD
1 1/2" = 1'-0"



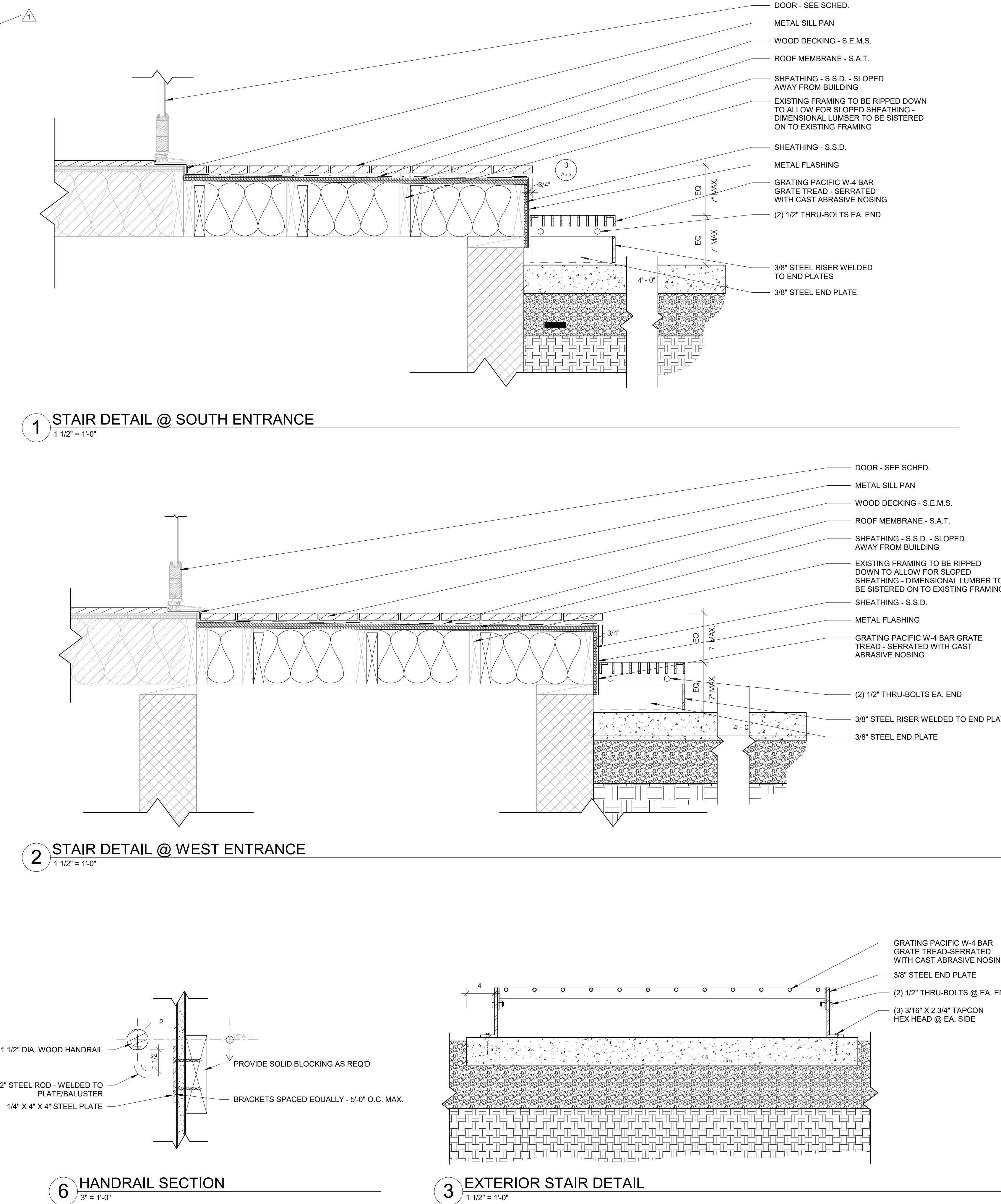
4 STAIR SECTION
3/4" = 1'-0"



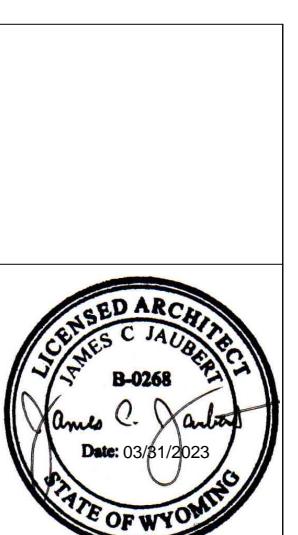
5 STAIR LANDING SECTION
1" = 1'-0"



6 HANDBRAIL SECTION
3" = 1'-0"



3 EXTERIOR STAIR DETAIL
1 1/2" = 1'-0"



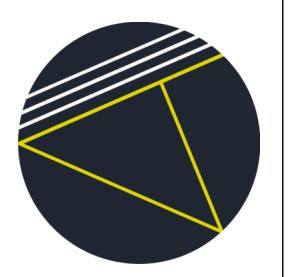
Date: 03/01/2023

Drawing Title: STAIR DETAILS

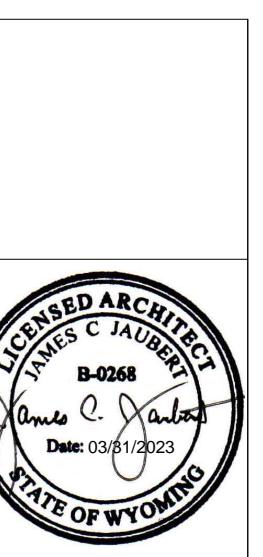
Mechanical: Musgrave Engineering
Jeremy Blahey
655 W. 25th St.
Cheyenne, WY 82001
208.523.2362

Structural: Jorgenson Engineering
Reed Armijo
1315 Hwy 89 S Suite #201
Cheyenne, WY 82001
307.733.5150

Client: DIMITRY & MONICA GRIMBERG
Project: Valley Mountain/JH Flower Boutique
950 Alpine Lane
Jackson, WY 83001
Phone: 307-249-8650



A5.3



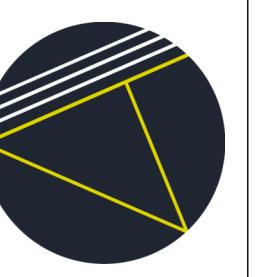
Date: 03/01/2023

Drawing Title:
STAIR DETAILS

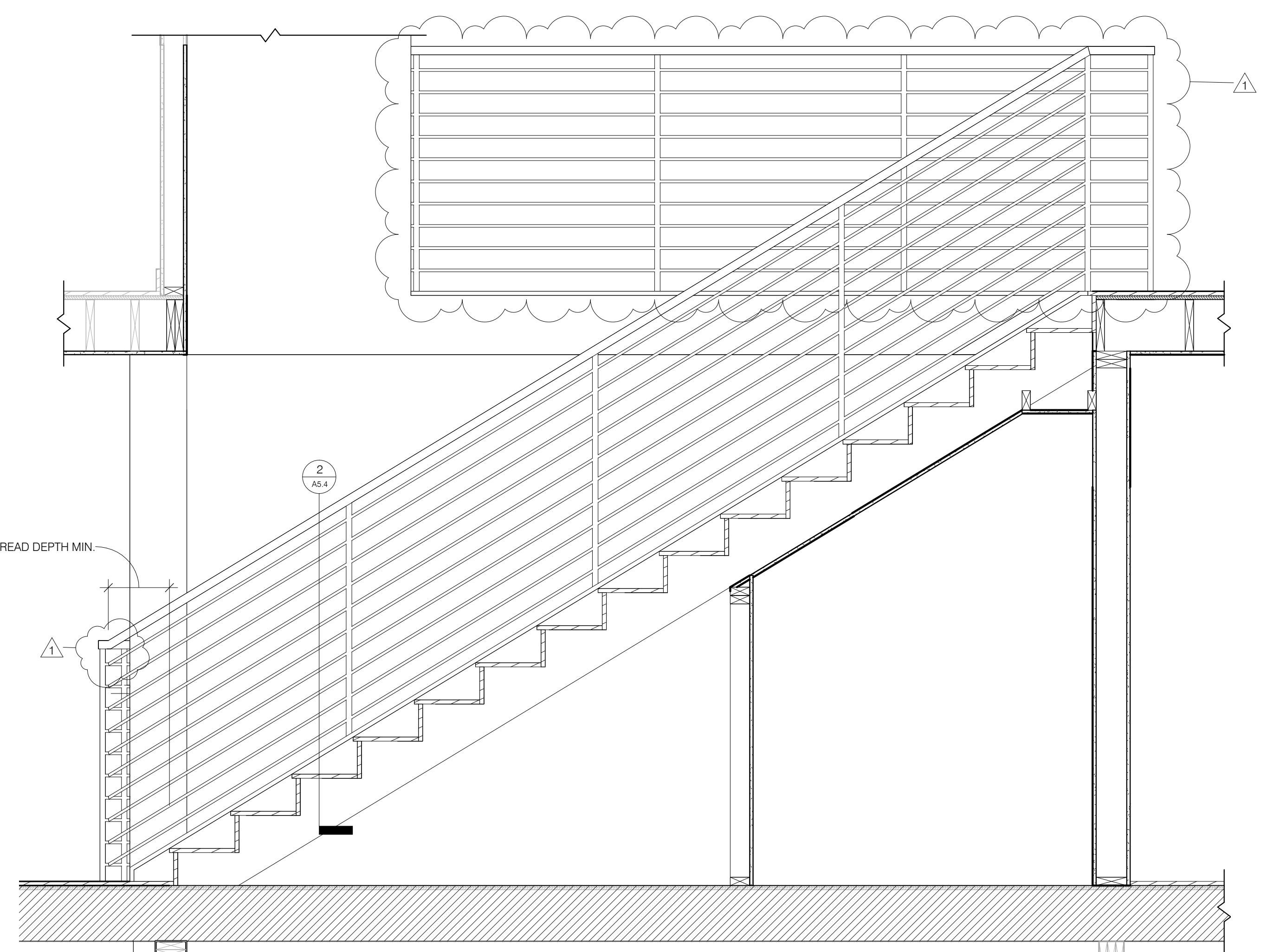
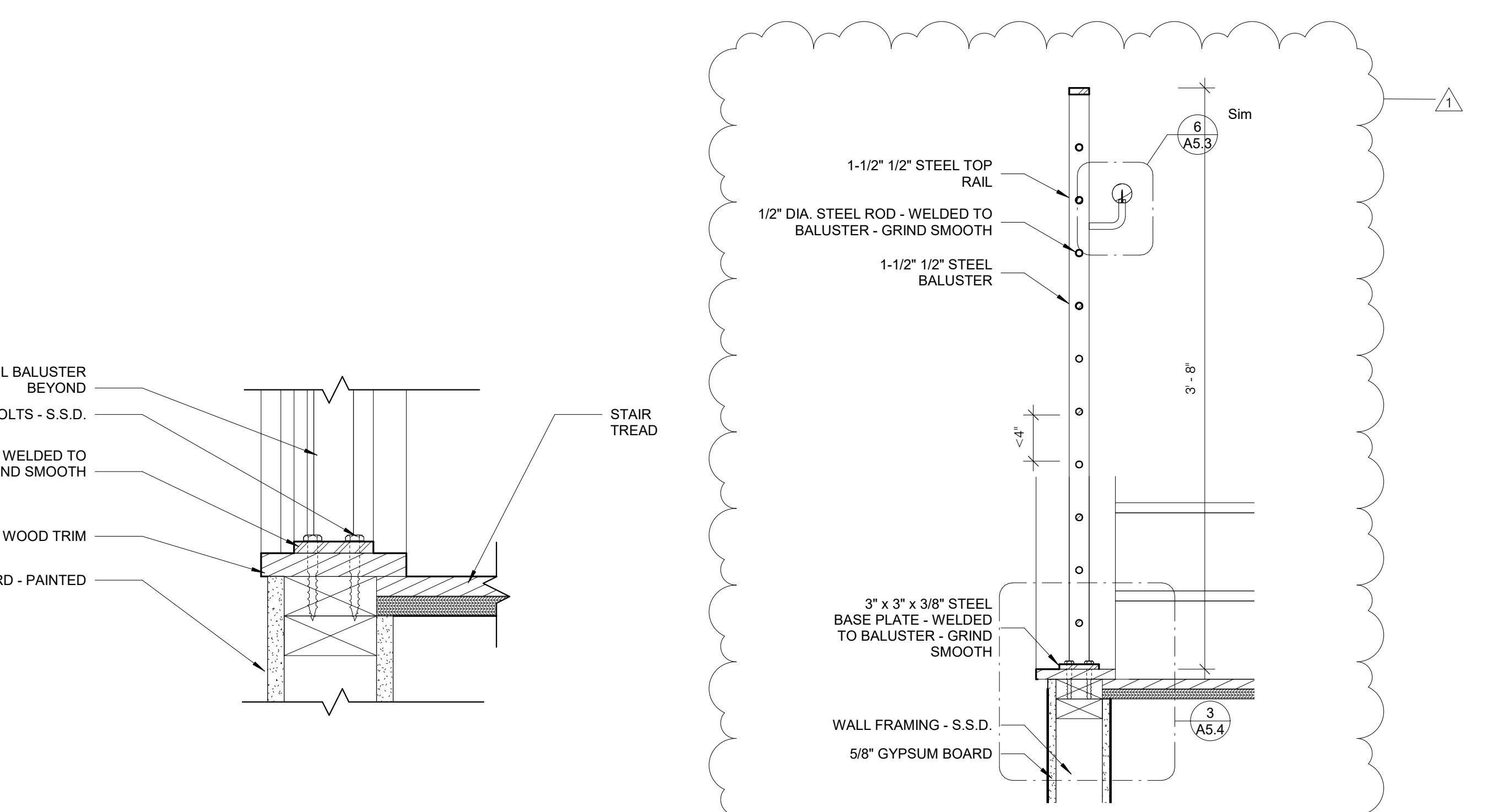
Mechanical:
Musgrave Engineering
Jeremy Blahey
65 W 28th St
Jackson, WY 83001
208.732.2362

Structural:
Jorgensen Engineering
Jason Mann
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307.733.5150

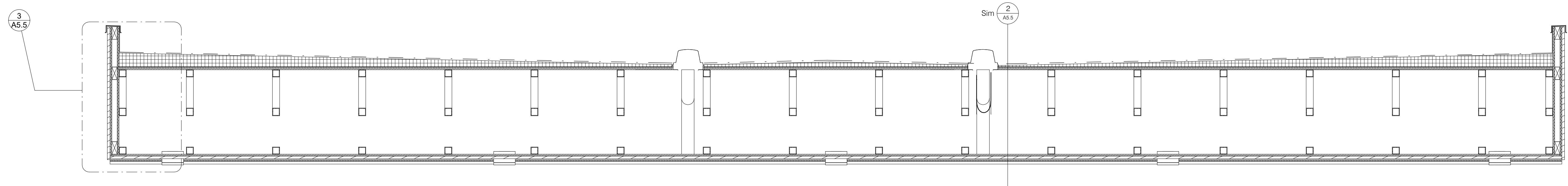
Architect:
Atelier 43, LLC
P.O. Box 4655
Jackson, WY 83001
Office: 307.249.8650
Phone: 307.249.8650



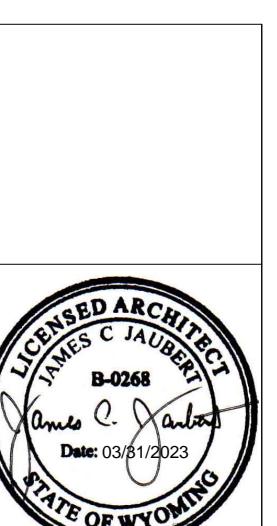
A.5.4



1 STAIR SECTION 2



1 CANOPY SECTION
3/4" = 1'-0"



Date: 03/01/2023

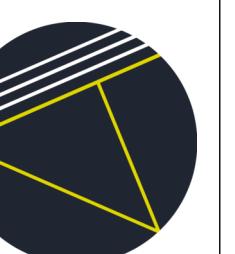
Drawing No. A5.5

CANOPY DETAILS

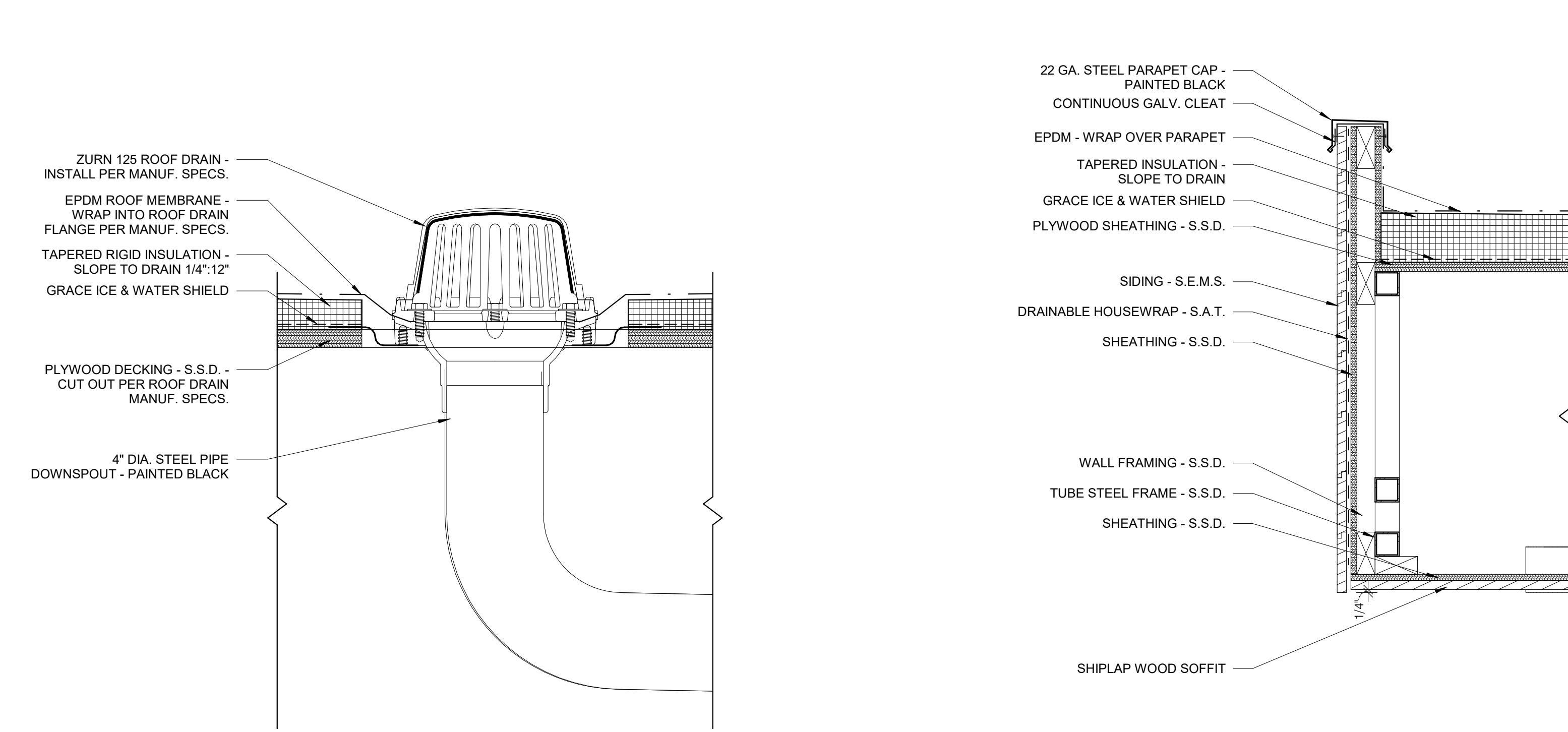
Mechanical:
Musgrave Engineering
Jeremy Blahey
645 W 20th St
Jackson, WY 83001
208.732.2362

Structural:
Jorgensen Engineering
Reed Armijo
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307.733.5150

Architect: Atelier 43, LLC
mail P.O. Box 4655
address 1315 Hwy 89 S
office Suite #201
Site 103
Jackson, WY 83001
phone 307.249.8650

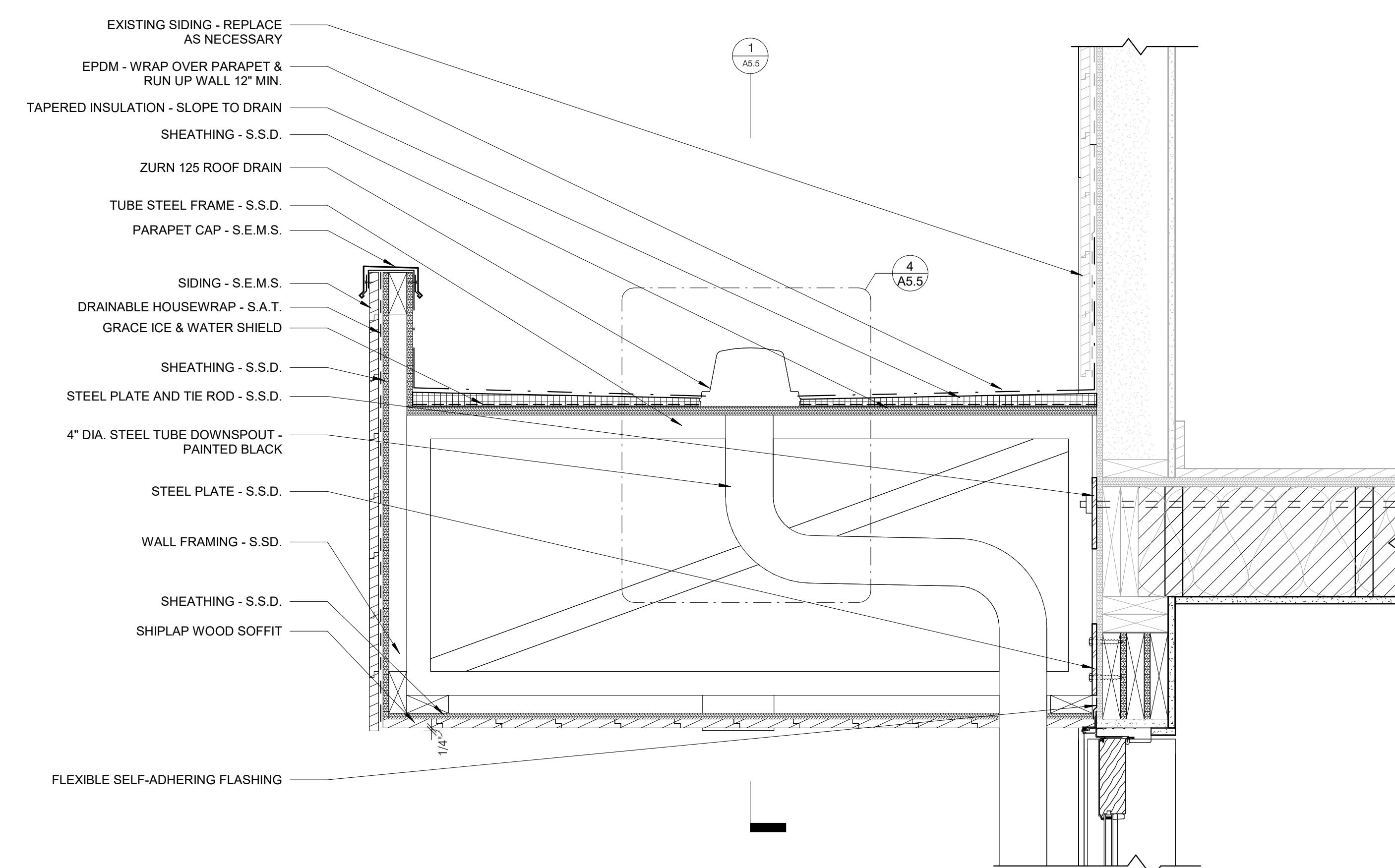


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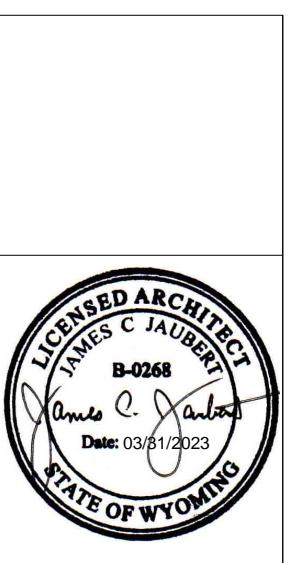


4 ROOF DRAIN SECTION
3" = 1'-0"

3 END SECTION @ CANOPY
1 1/2" = 1'-0"



2 SECTION DETAIL @ CANOPY
1 1/2" = 1'-0"



Date 2023.03.31

Drawing file DECK/RAMP DETAILS

Musgrove Engineering
Jeremy Bradley
645 W. 25th St.
Idaho Falls, ID 83402
208.523.2862

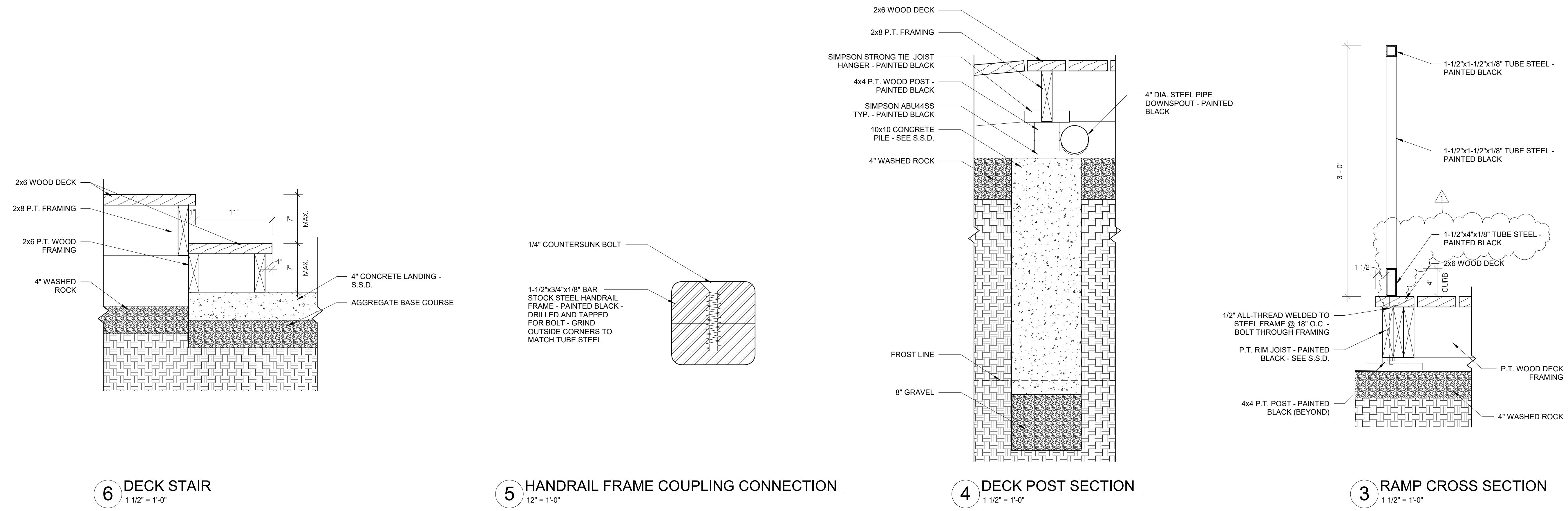
Jorgensen Engineering
Jason Mann
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307.733.5150

DMITRIY &
GRIMBER

1000 N. Main Street, Suite 100
Jackson, WY 83001
307.733.1111
www.alleymortuary.com

il ce

A5.6



6 DECK STAIR
1 1/2" = 1'-0"

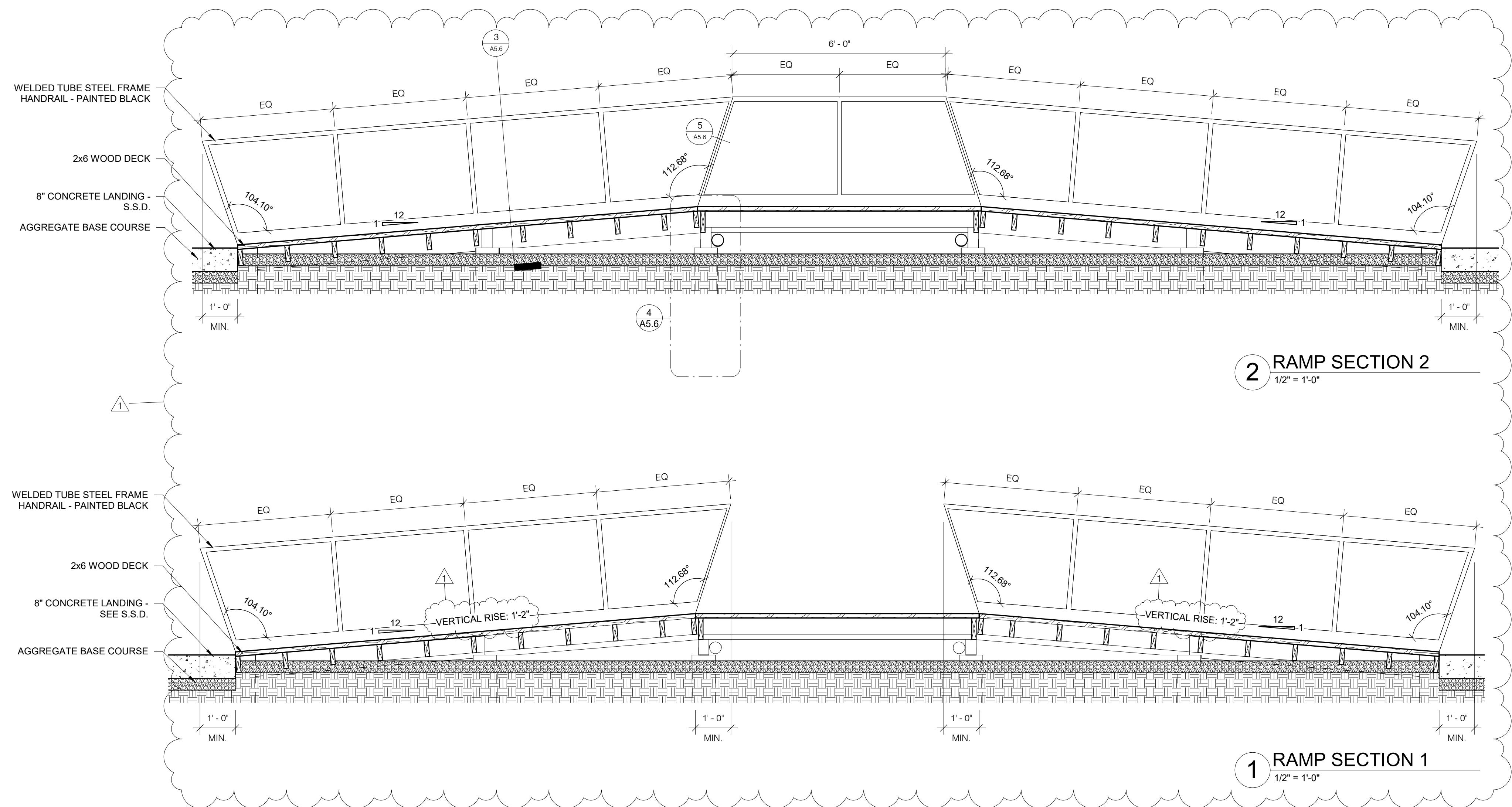
5 HANDRAIL FRAME COUPLING CONNECTION

12" = 1'-0"

4 DECK POST SECTION

1 1/2" = 1'-0"

3 RAMP CROSS SECTION



RAMP AND HANDRAIL TO MEET REQUIREMENTS OF IBC 1012 AND 1014

WELDED TUBE STEEL FRAME
HANDRAIL - PAINTED BLACK

2x6 WOOD DECK

8" CONCRETE LANDING -
SEE S.S.D.

AGGREGATE BASE COURSE

104.10°

12

1

VERTICAL RISE: 1'-2"

112.68°

1' - 0" MIN.

1' - 0" MIN.

EQ

EQ

EQ

EQ

EQ

EQ

EQ

EQ

1

VERTICAL RISE: 1'-2"

12 1

12.68°

104.10°

1' - 0" MIN.

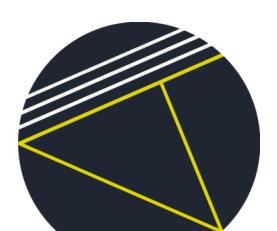
1' - 0" MIN.

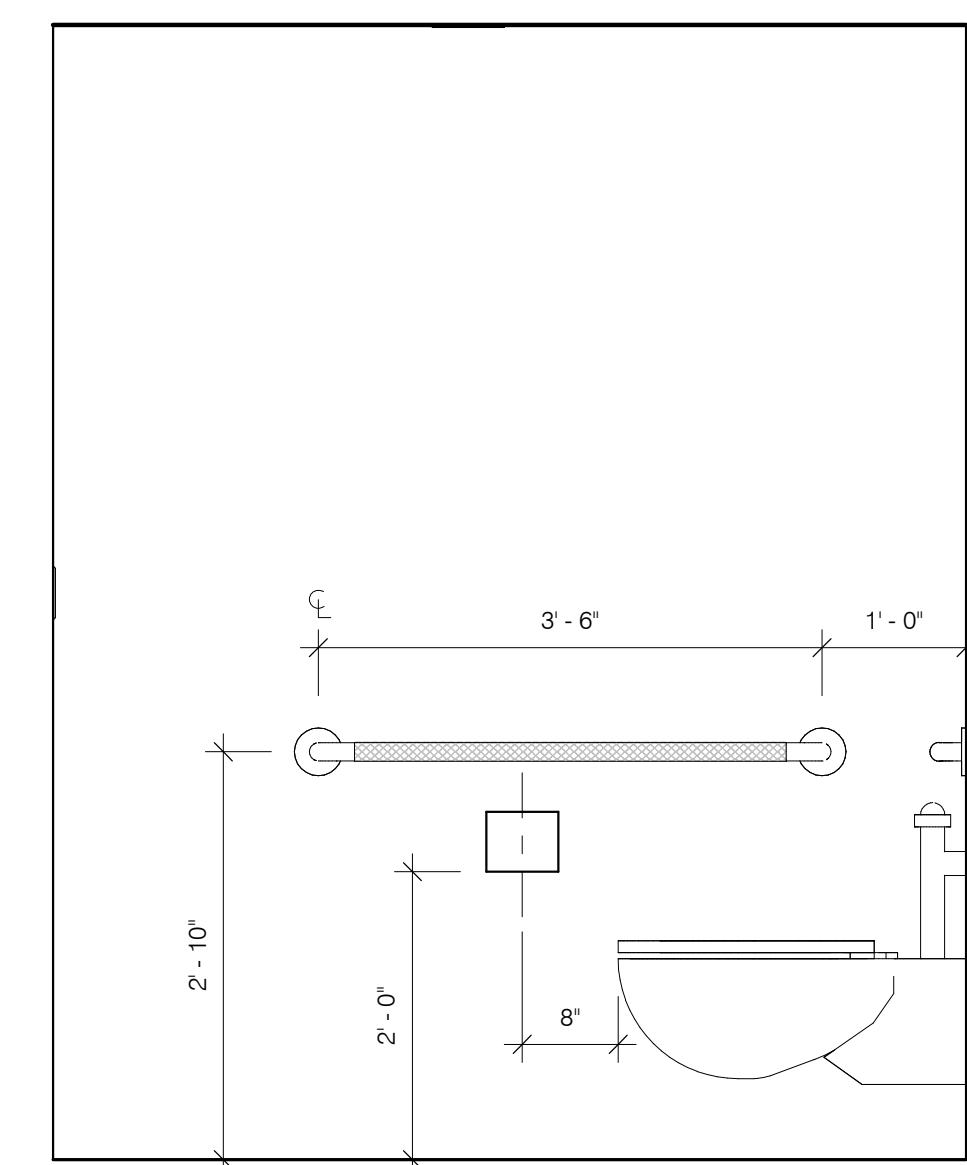
1 RAMP SECTION 1

1/2" = 1'-0"

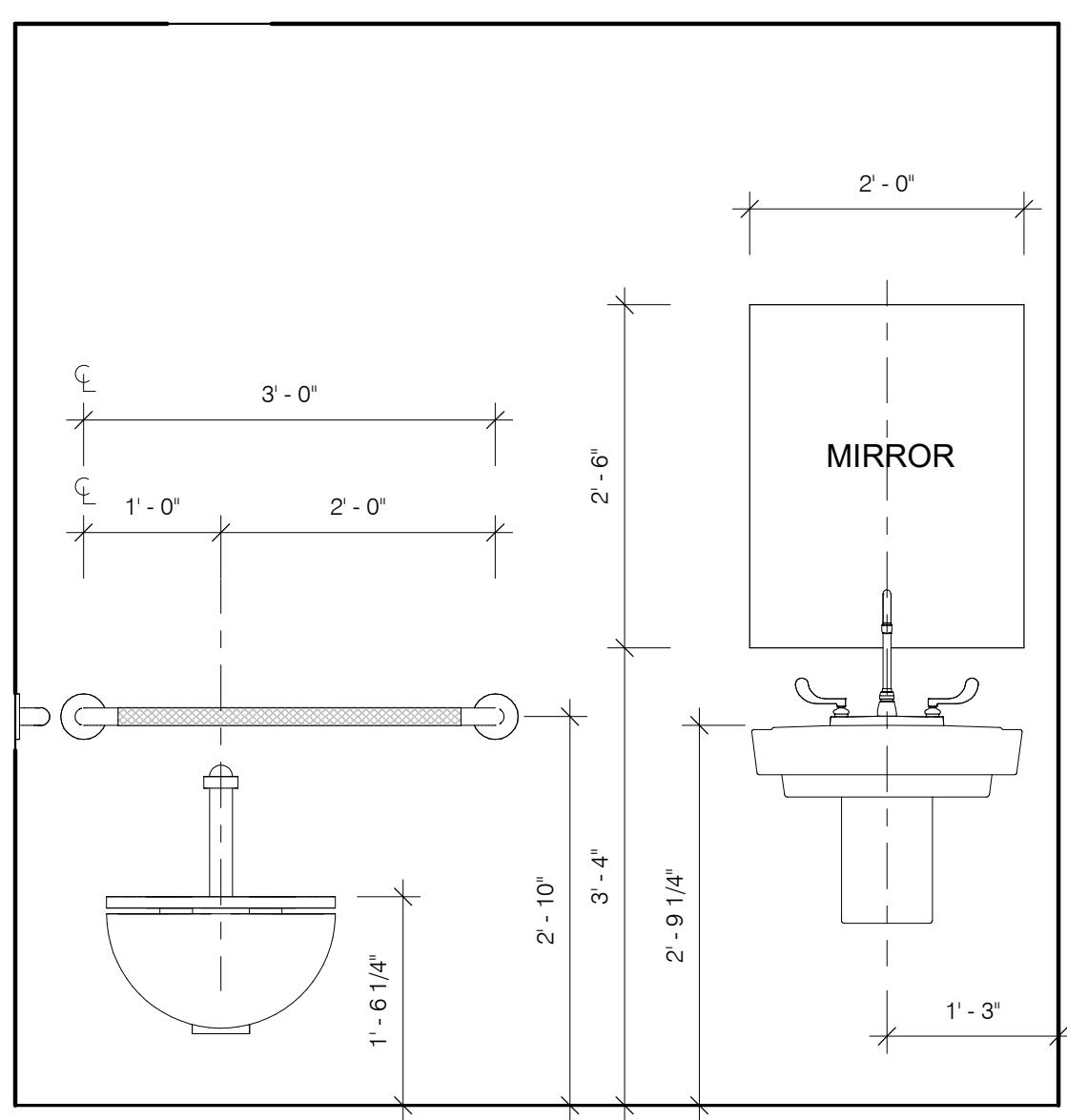
1 RAMP SECTION 1

1/2" = 1' 0"



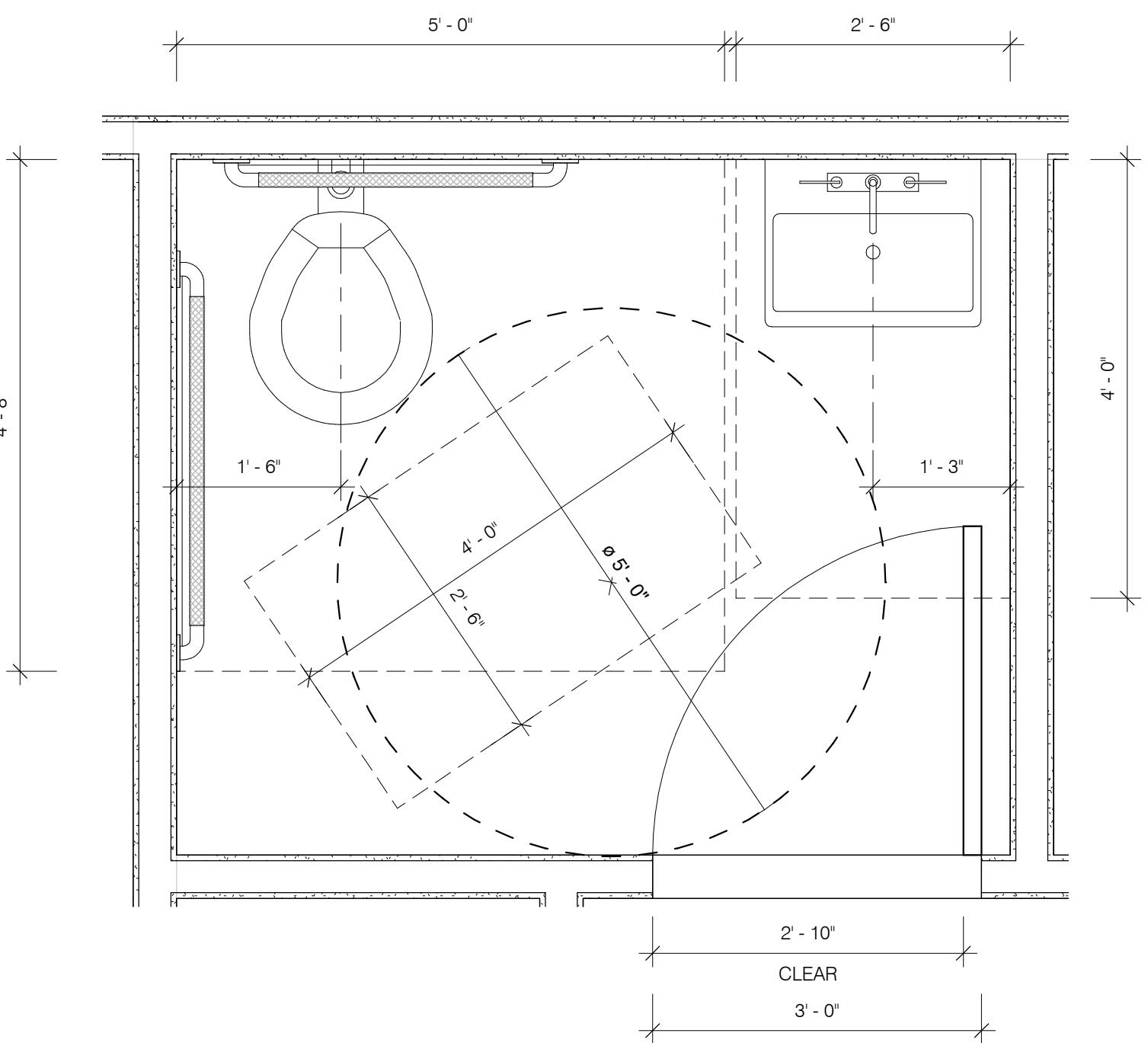


4 ADA BATHROOM 1 WEST
3/4" = 1'-0"



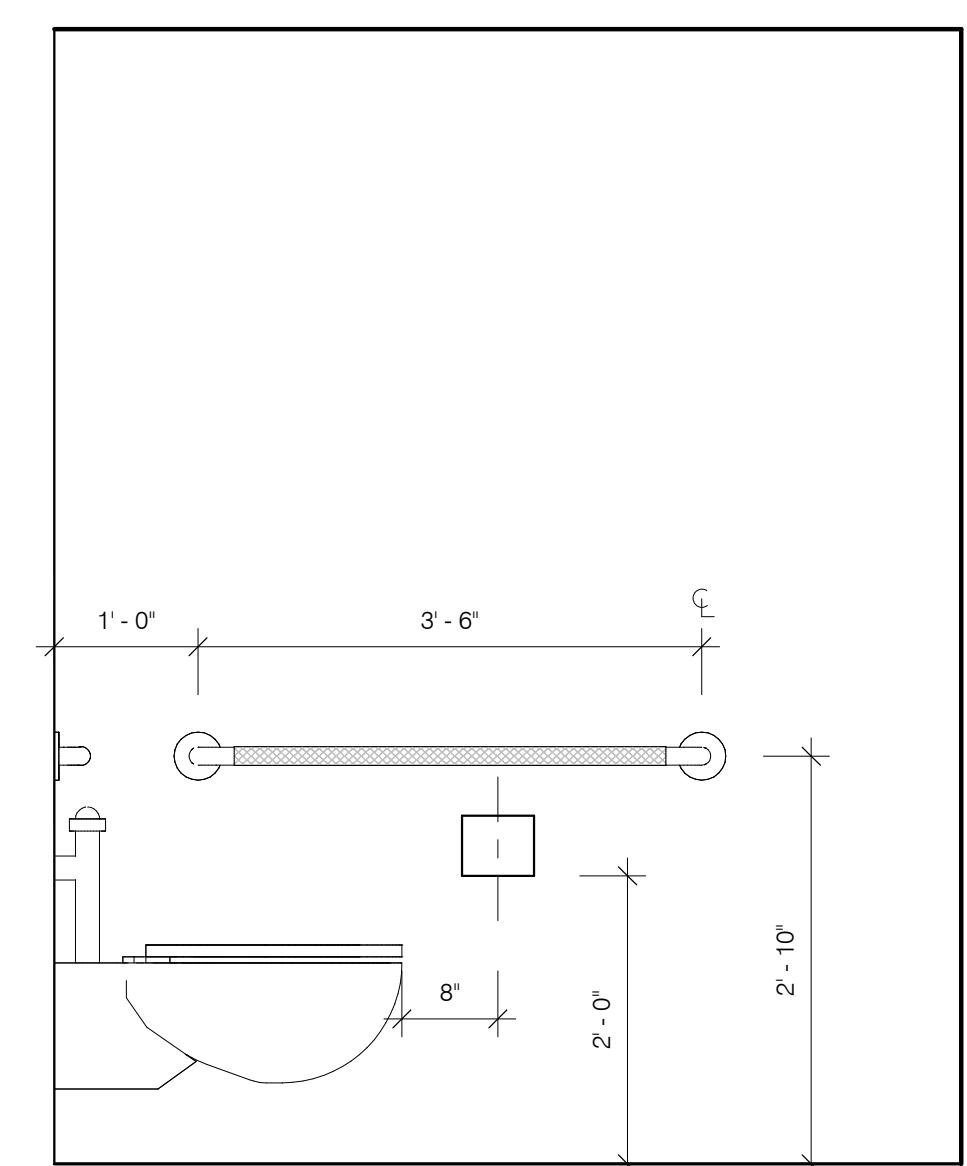
3 ADA BATHROOM 1 NORTH

3/4" = 1'-0"



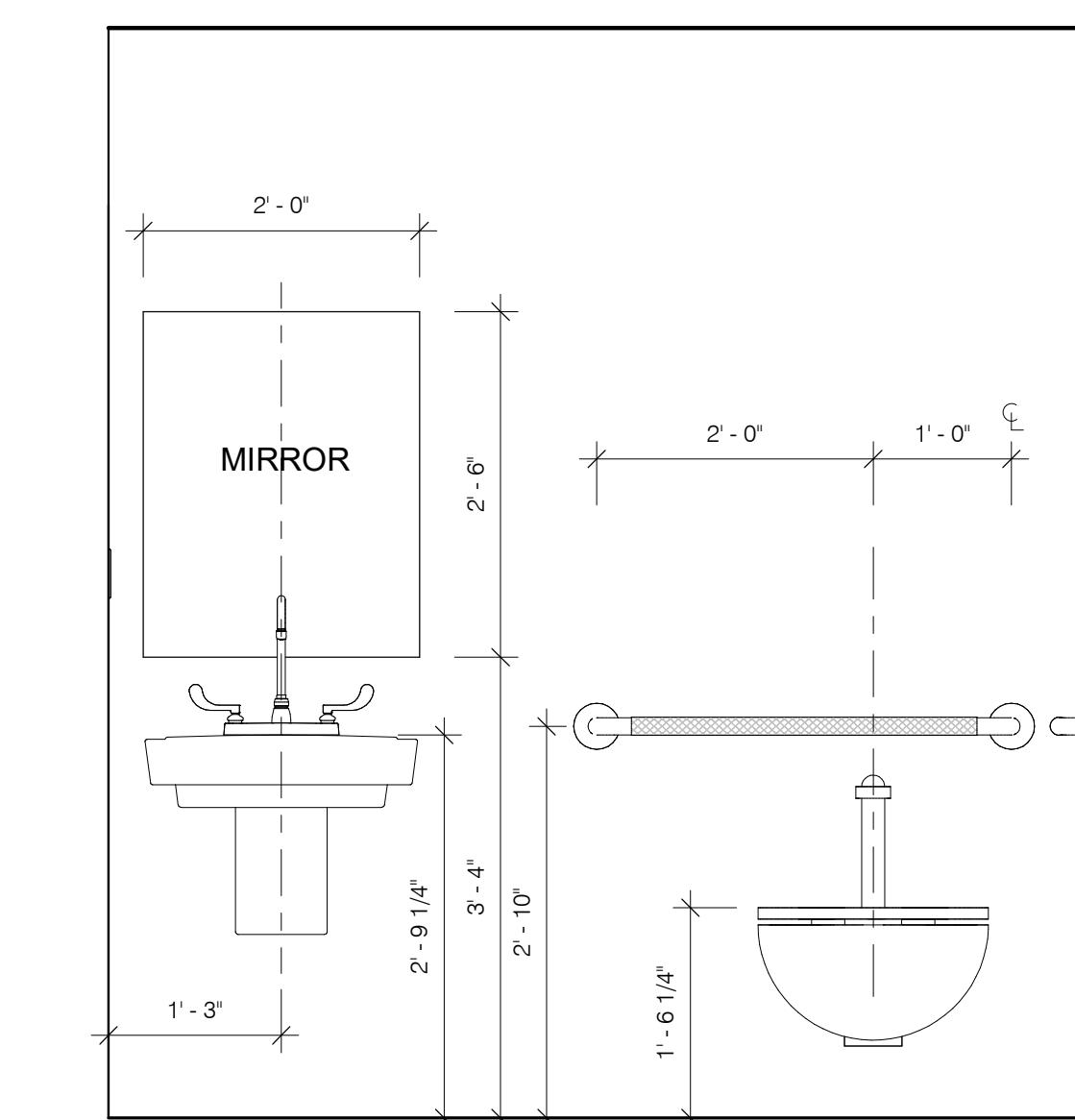
1 ADA BATHROOM 1 PLAN

3/4" = 1'-0"

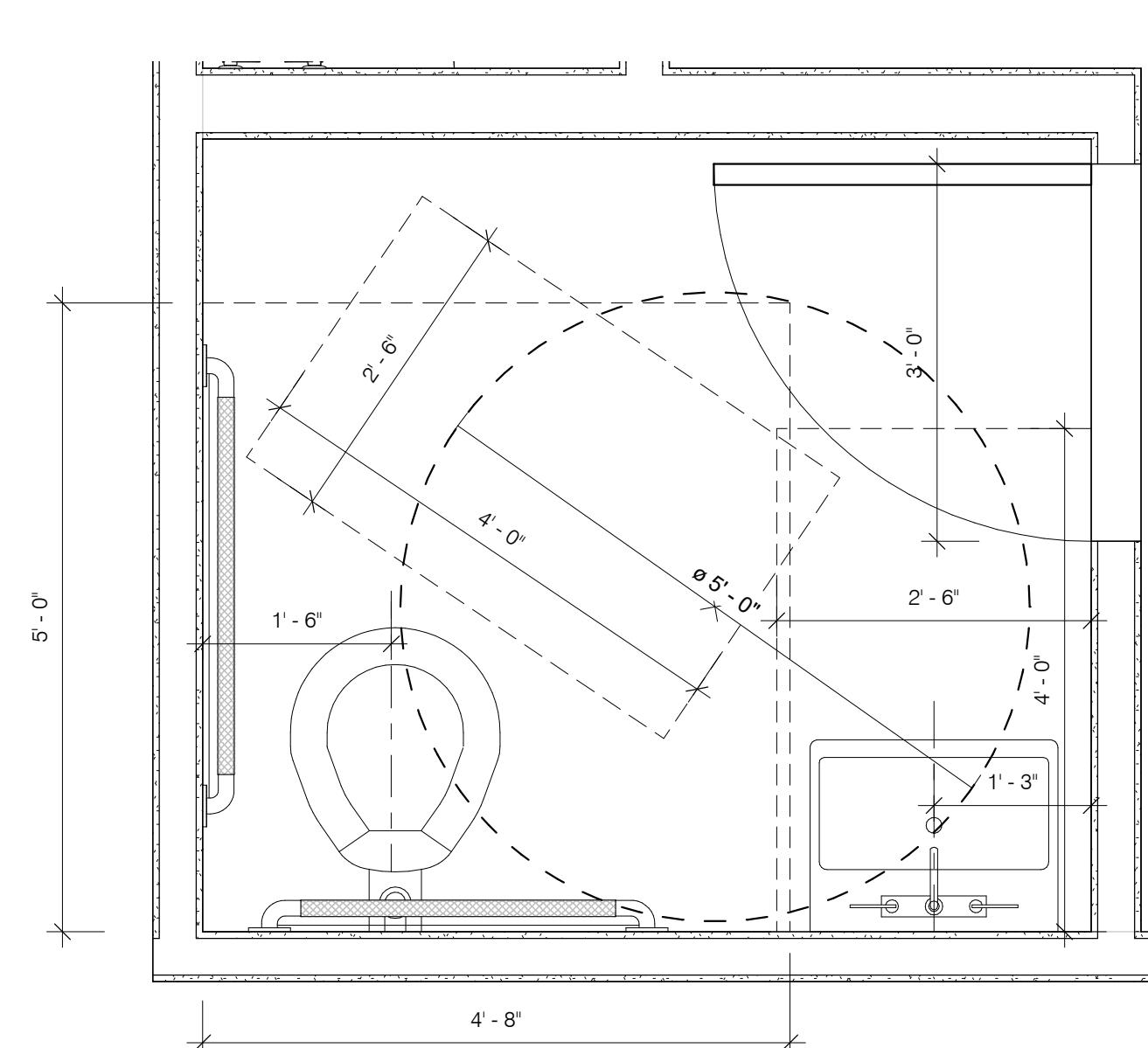


6 ADA BATHROOM 2 WEST

3/4" = 1'-0"



5 Elevation 1 - c
3/4" = 1'-0"



2 ADA BATHROOM 2 PLAN

A circular seal for a licensed architect in Wyoming. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF WYOMING" at the bottom. The center of the seal contains the name "JAMES C JAUBERT" above the license number "B-0268". Below the number is a handwritten signature of the name. At the bottom of the seal is the date "Date: 03/81/2023".

Drawing Title : DA BATHROOM PLANS & ELEVATIONS
Date : 2023.03.31

Dr
AD
EL

Mechanical:
Musgrove Engineering
Jeremy Bradley
645 W. 25th St.
Idaho Falls, ID 83402
208.523.2862

Civil:
Jorgensen Engineering
Reed Armijo
1315 Hwy 89 S Suite #201
Jackson, WY 83001
307.733.5150

ng
#20

Structural:
Jrgensen Engineers
John Mann
15 Hwy 89 S Suite
ackson, WY 83001
7.733.5150

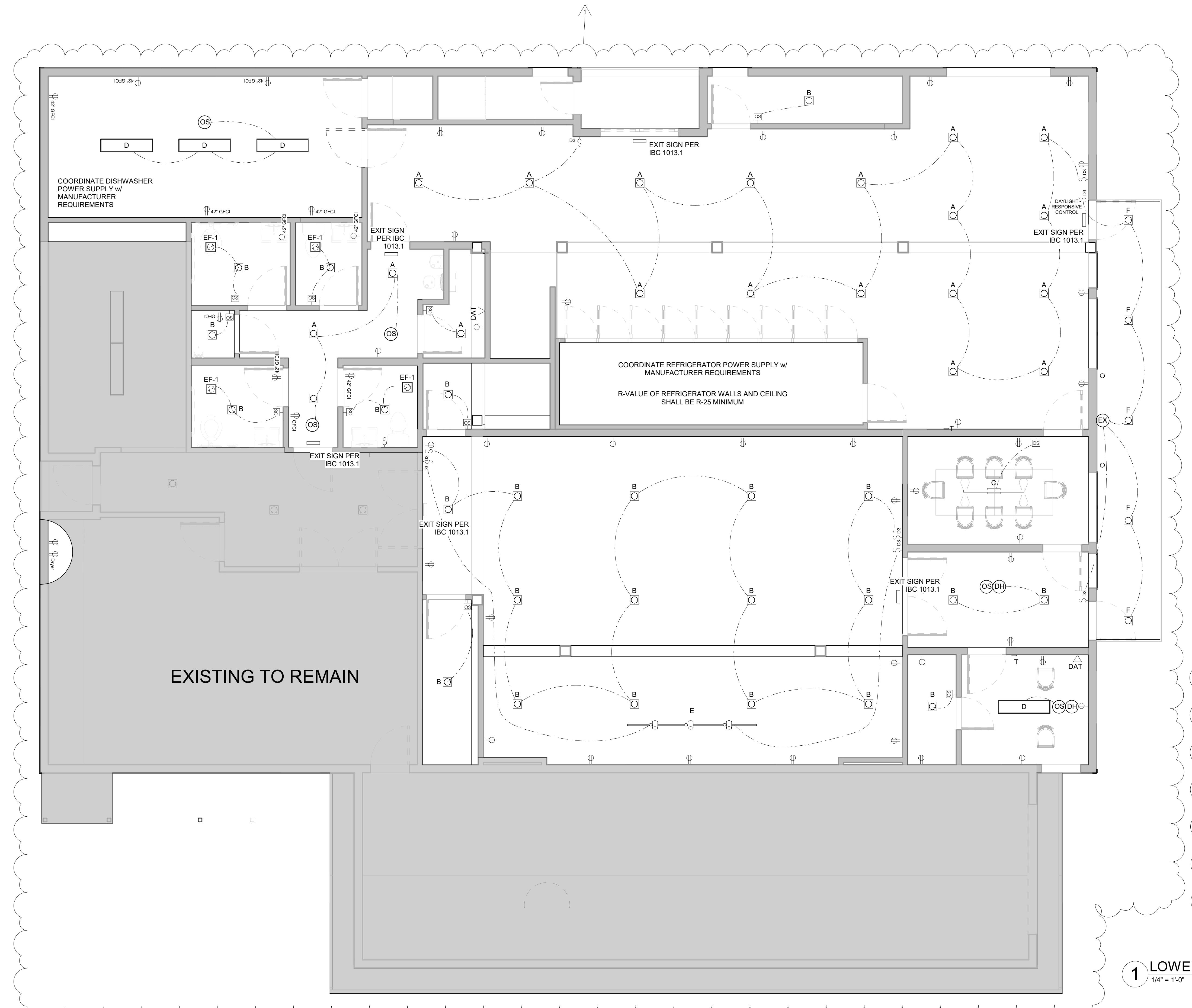
Str Jo Ja 13 Ja 30

object:
Valley Mortuary/JH Flower
boutique
0 Alpine Lane
ackson, WY 83001

Client:
DMITRIY & MONICA
GRIMBERG

Architect: Atelier 43, LLC
P.O. Box 4055
Jackson, WY 83001
610 W Broadway
Ste 103

Type Mark	Manufacturer	Description	Series / Model	Lamp	Wattage	Type Comments
A	V.I.F.	RECESSED LED CAN	V.I.F.	V.I.F. (LED PAR18)	18 W	RELOCATED EXISTING FIXTURE
B	TBD	RECESSED LED CAN	TBD	LED PAR18	18 W	MATCH EXISTING TYPE "A"
C	TBD	SUSPENDED LINEAR LED	TBD	LED LINEAR 22W	44 W	
D	TBD	SURFACE MOUNT	TBD	LED LINEAR 20W	80 W	
E	V.I.F.	TRACK LIGHTS	V.I.F.	V.I.F.		RELOCATED EXISTING FIXTURE
F	JUNO	RECESSED LED CAN	IC1LED G4 14LM 27K 90CRI	LED PAR18	18 W	WET RATED



GENERAL RCP NOTES:

- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES OR LAMPS PERMANENTLY INSTALLED IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY IN COMPLIANCE WITH IEC 2021 N1104.1.
- ALL EXTERIOR LUMINAIRES TO BE DARK SKY COMPLIANT.
- EXISTING RATED FLOOR/CEILING ASSEMBLIES TO BE MAINTAINED AND MATCH THE EXISTING FIRE PROTECTION.
- INSTALL ALL ELECTRICAL SYSTEMS IN ACCORDANCE WITH 2021 INTERNATIONAL BUILDING CODE, 2020 INTERNATIONAL ENERGY CONSERVATION CODE, 2020 NEC, AND ALL AMMENDMENTS ADOPTED BY LOCAL JURISDICTION.
- VERIFY ALL ASPECTS OF ELECTRICAL SYSTEM PRIOR TO COMMENCING WORK. DO NOT INSTALL ELECTRICAL COMPONENTS BEFORE VERIFYING DIMENSIONS AND ROUTING WITH BUILDING CONTRACTOR.
- COORDINATE ALL POWER AND CONTROL REQUIREMENTS OF SYSTEMS PROVIDED BY OTHER (HVAC EQUIPMENT, APPLIANCES, ETC.) E.C. SHALL BE RESPONSIBLE FOR ALL LINE VOLTAGE CONNECTIONS.
- E.C. SHALL BE RESPONSIBLE FOR APPLYING FOR, OBTAINING AND PAYING ALL FEES REQUIRED FOR PERMITS AND INSPECTIONS ASSOCIATED WITH ELECTRICAL SYSTEM.
- E.C. SHALL BE RESPONSIBLE FOR ALL CONCRETE PADS, SUPPORTS, BASES ETC. REQUIRED FOR ELECTRICAL EQUIPMENT.
- MAINTAIN 10' MIN CLEARANCE BETWEEN LINE VOLTAGE CIRCUITING AND ALL LOW VOLTAGE, SIGNAL BUST, TELEPHONE, SATELLITE, ETC. CABLING INTERSECTIONS BETWEEN LINE VOLTAGE CIRCUITS AND LOW VOLTAGE CABLE SHALL BE 90 DEGREE ANGLES.
- CONCEAL ALL ELECTRICAL CONDUITS, RACEWAYS AND CABLING IN WALLS ABOVE CEILING OR BELOW FLOORS, IF CONCEALED RACEWAYS ARE NOT POSSIBLE AND SURFACE RACEWAYS ARE REQUIRED, COORDINATE WITH ARCHITECT PRIOR TO COMMENCING WORK. PROVIDE SEISMIC RESTRAINTS FOR REQUIRED ELECTRICAL EQUIPMENT, RACEWAYS, LIGHTING FIXTURES, ETC. IN ACCORDANCE WITH 2021 IBC AS FOLLOWS: SEISMIC DESIGN, CATEGORY D, SITE CLASS D SEISMIC USE GROUP.
- PROVIDE ELECTRICAL CONNECTIONS TO FIRE AND FIRE/SMOKE DAMPERS WHERE REQUIRED. PROVIDE FIRE SAFING (FIRE CAULK, PUTTY BEADS, ECT.) ON ALL PENETRATIONS AND THROUGH FIRE RATED SEPARATIONS WITH UL LISTED FIRE SAFING MATERIAL.
- INSTALL RECEPTACLES IN ACCORDANCE WITH PART II OF THE NEC ARTICLE 210 AS WELL AS STATE OR LOCAL CODES.
- WHERE REQUIRED G.C. TO COORDINATE ACCESS PANELS AND SIZES WITH SUBCONTRACTORS. PROVIDE MINIMUM WORKING CLEARANCES PER NEC.
- INSTALLATION OF ALL ELECTRICAL FIXTURES, DEVICES, AND EQUIPMENT SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODE REQUIREMENTS.
- ALL FIXTURES SHALL BE LISTED.
- EGRESS PATH LIGHTING TO BE MINIMUM OF 1 FOOT CANDLE AT THE FLOOR LEVEL IN ACCORDANCE WITH THE OSSC. ELECTRICAL DESIGNER/CONTRACTOR TO VERIFY.
- OCCUPANCY SENSOR CONTROLS SHALL MEET REQUIREMENTS OF 2021 IEC 405.2.1
- DAYLIGHT RESPONSIVE CONTROLS SHALL MEET REQUIREMENTS OF 2021 IEC 405.2.3 AND 405.2.7
- ALL NEW LIGHTING NOT CONTROLLED BY OCCUPANCY SENSOR OR DAYLIGHT RESPONSIVE CONTROLS SHALL BE PROVIDED WITH LIGHT REDUCTION CONTROLS PER IEC 405.2.3

Date: 2023-03-31

Drawing Title: LIGHTING PLANS

Mechanical: Musgrave Engineering Jeremy Blahey 135 Hwy S Suite #201 307-733-5150

Electrical: Jorgensen Engineering Rec Armijo 135 Hwy S Suite #201 307-733-5150

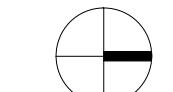
Structural: Jason Mann 135 Hwy S Suite #201 307-733-5150

Architect: Atelier 43 LLC P.O. Box 4055 Jackson, WY 83001 Site 103 Jackson, WY 83001 phone 307-249-8850



A.8.1

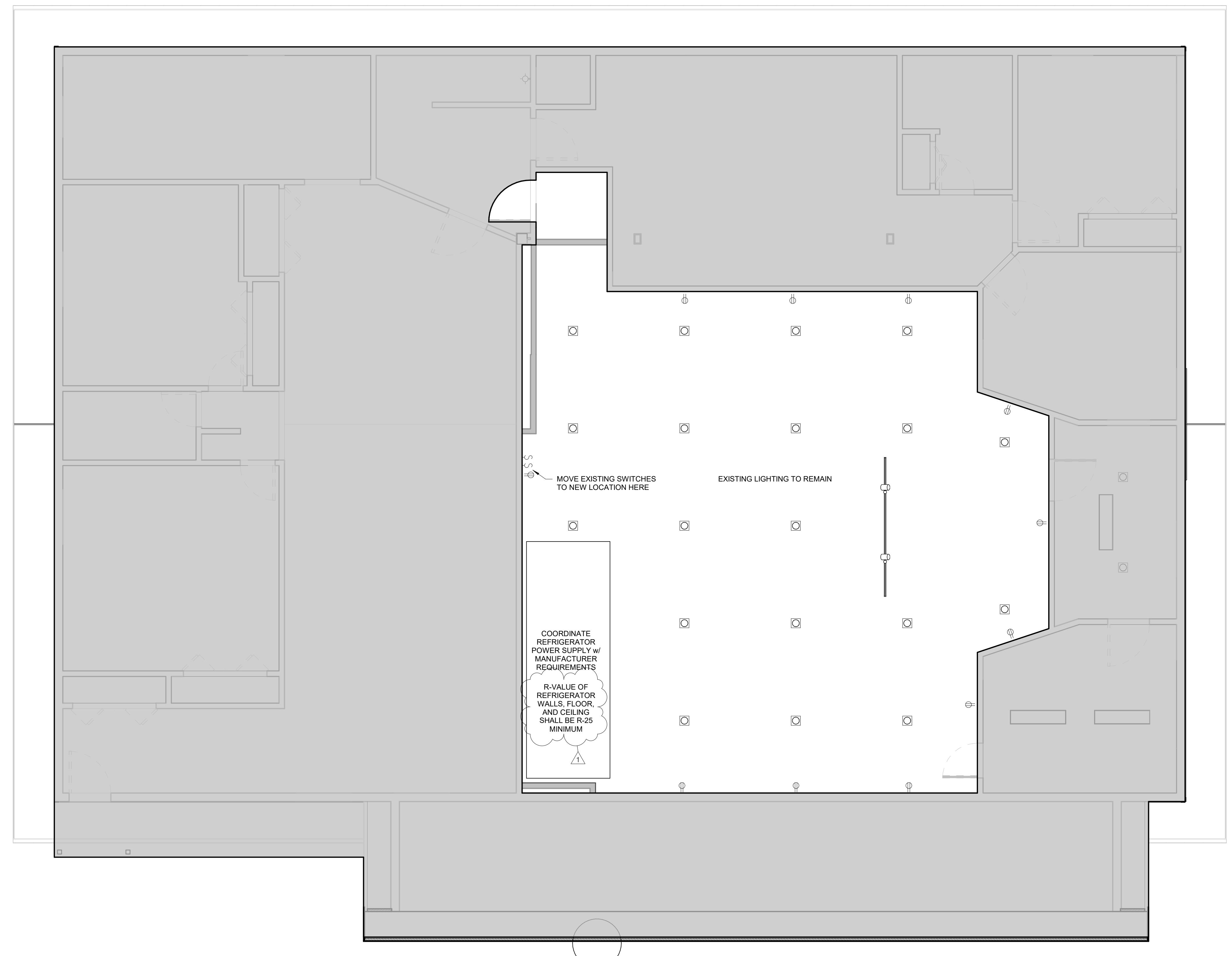
Type Mark	Manufacturer	Description	Series / Model	Lamp	Wattage	Type Comments
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E	V.I.F.	TRACK LIGHTS	V.I.F.	V.I.F.		RELOCATED EXISTING FIXTURE
F	JUNO	RECESSED LED CAN	IC1LED G4 14LM 27K 90CRI	LED PAR18	18 W	WET RATED



Date 03/31
Drawing No. LIGHTING PLANS

GENERAL RCP NOTES:

- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES OR LAMPS PERMANENTLY INSTALLED IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY IN COMPLIANCE WITH IECC 2021 N110.1
- ALL EXTERIOR LUMINAIRES TO BE DARK SKY COMPLIANT
- EXISTING RATED FLOOR/CEILING ASSEMBLIES TO BE MAINTAINED AND MATCH THE EXISTING FIRE PROTECTION
- INSTALL ALL ELECTRICAL SYSTEMS IN ACCORDANCE WITH 2021 INTERNATIONAL BUILDING CODE, 2020 IEC, 2020 NEC, AND ALL AMENDMENTS ADOPTED BY LOCAL JURISDICTION
- VERIFY ALL ASPECTS OF ELECTRICAL SYSTEM PRIOR TO COMMENCING WORK. DO NOT INSTALL ELECTRICAL COMPONENTS BEFORE VERIFYING DIMENSIONS AND ROUTING WITH BUILDING CONDITIONS
- COORDINATE ALL POWER AND CONTROL REQUIREMENTS OF SYSTEMS PROVIDED BY OTHER (HVAC EQUIPMENT, APPLIANCES, ETC.)
- E.C. SHALL BE RESPONSIBLE FOR ALL LINE VOLTAGE CIRCUITING
- E.C. SHALL BE RESPONSIBLE FOR APPLYING FOR OBTAINING AND PAYING ALL FEES REQUIRED FOR PERMITS AND INSPECTIONS ASSOCIATED WITH ELECTRICAL SYSTEM.
- E.C. SHALL BE RESPONSIBLE FOR ALL CONCRETE PADS, SUPPORTS, BASES ETC. REQUIRED FOR ELECTRICAL EQUIPMENT.
- MAINTAIN 18" MIN. CLEARANCE BETWEEN LINE VOLTAGE CIRCUITING AND ALL LOW VOLTAGE, SIGNAL BUST, TELEPHONE, SATELLITE, ETC. CABLING INTERSECTIONS BETWEEN LINE VOLTAGE CIRCUITS AND LOW VOLTAGE CABLE SHALL BE LEFT OPEN
- COORDINATE ALL ELECTRICAL CONDUITS, RACEWAYS AND CABLING IN WALLS ABOVE CEILING OR BELOW FLOORS. IF CONCEALED RACEWAYS ARE NOT POSSIBLE AND SURFACE RACEWAYS ARE REQUIRED, COORDINATE WITH ARCHITECT PRIOR TO COMMENCING WORK. PROVIDE SEISMIC RESTRAINTS FOR REQUIRED ELECTRICAL EQUIPMENT, RACEWAYS, LIGHTING FIXTURES, ETC. IN ACCORDANCE WITH 2021 IBC AS FOLLOWS: SEISMIC DESIGN CATEGORY D, SITE CLASS D SEISMIC SE GROUP
- PROVIDE APPROPRIATE CONNECTIONS TO FIRE AND FIRE/SMOKE DAMPERS WHERE REQUIRED. PROVIDE FIRE SAFING (FIRE CAULK, PUTTY BEADS, ETC.) ON ALL PENETRATIONS AND THROUGH FIRE RATED SEPARATIONS WITH UL LISTED FIRE SAFING MATERIAL
- INSTALL RECEPTACLES IN ACCORDANCE WITH PART III OF THE NEC ARTICLE 210 AS WELL AS STATE OR LOCAL CODES
- WHERE REQUIRED G.C. TO COORDINATE ACCESS PANELS AND SIZES WITH SUBCONTRACTORS. PROVIDE MINIMUM WORKING CLEARANCES FOR EASY INSTALLATION OF ALL ELECTRICAL FIXTURES, DEVICES, AND EQUIPMENT SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODE REQUIREMENTS.
- ALL FIXTURES TO BE UL LISTED
- EGRESS PATH LIGHTING TO BE MINIMUM OF 1 FOOT CANDLE AT THE FLOOR LEVEL IN ACCORDANCE WITH THE OSSC. ELECTRICAL DESIGNER/CONTRACTOR TO VERIFY.
- OCCUPANCY SENSOR CONTROLS SHALL MEET REQUIREMENTS OF 2021 IECC 405.2.1
- DAYLIGHT RESPONSIVE CONTROLS SHALL MEET REQUIREMENTS OF 2021 IECC 405.2.3 AND 405.2.7
- ALL NEW LIGHTING NOT CONTROLLED BY OCCUPANCY SENSOR OR DAYLIGHT RESPONSIVE CONTROLS SHALL BE PROVIDED WITH LIGHT REDUCTION CONTROLS PER IECC 405.2.3



1 UPPER FLOOR RCP
1/4" = 1'-0"

Mechanical: Musgrave Engineering
Jeremy Blahey
165 W 20th St.
Jackson, WY 83001
307-733-2362

Structural: Jorgensen Engineering
Jason Mann
1315 Hwy 89 S Suite #201
Cheyenne, WY 82001
307-733-5150

Architect: Atelier 43 LLC
mail P.O. Box 4655
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1400 Alpine Lane
1400 Alpine Lane
Jackson, WY 83001
Jackson, WY 83001
office Site 103
Site 103
phone 307-249-8650

A8.2

STRUCTURAL NOTES:

GOVERNING DESIGN CODES AND REFERENCES:

International Building Code (IBC), 2021 Edition
 International Residential Code (IRC), 2021 Edition
 Minimum Design Loads and Associated Criteria for Buildings and Other Structures, ASCE 7-16
 Steel Construction Manual, American Institute of Steel Construction, AISC 360-16, 15th Edition
 Building Code Requirements for Structural Concrete, ACI 318-19
 National Design Specification (NDS) for Wood Construction, 2018 Edition
 Special Design Provisions for Wind and Seismic (SDPWS), AWC 2021 Edition
 Building Code Requirements and Specifications for Masonry Structures, TMS 402/602-16

DESIGN LOADS:

DEAD LOADS:
 OVERBURDEN SOIL UNIT WEIGHT - 125 psf. ASSUMED WEIGHT OF BACKFILL
 CONCRETE UNIT WEIGHT - 150 psf.
 ROOF DEAD LOAD - 20 psf.
 FLOOR DEAD LOAD - 20 psf.
 FLOOR w/ CONCRETE DEAD LOAD - 40 psf. ASSUMES 11/2" CONCRETE
 WALL DEAD LOAD - 15 psf.
 STONE MASONRY LOAD - 60 psf. ASSUMES 6" STONE THICKNESS

LIVE LOADS:
 ROOF LIVE LOAD - 20 psf, CONSTRUCTION LOAD
 FLOOR LIVE LOAD - 75 psf, OFFICE LIVE LOAD
 -100 psf., COMMERCIAL MAIN LEVEL

SNOW LOAD (ASCE7-16 CHAPTER 7):
 GROUND SNOW LOAD - 107.14 psf. PER JACKSON, WYOMING
 FLAT ROOF SNOW LOAD - 75 psf.
 EXPOSURE FACTOR (Ce) - 1.00
 THERMAL FACTOR (Ct) - 1.00
 IMPORTANCE FACTOR (Is) - 1.00

WIND LOADING (ASCE7-16 CHAPTER 27):
 ULTIMATE DESIGN WIND SPEED - 115 mph., (3 sec. GUST)
 WIND DIRECTIONALITY FACTOR (Kd) - 0.85
 TOPOGRAPHIC FACTOR (Kz) - 1.0
 PRESSURE EXPOSURE FACTOR (Kz) - 0.902
 EXPOSURE CATEGORY (Ce) - C4
 VEL/HEIGHT PRESSURE (q) - 0.65 psf.
 GUST EFFECT FACTOR (G) - 0.65
 EXTERNAL PRESSURE COEFFICIENT (Cp) - SEE ASCE 7-16, FIGURE 27.3-1
 INTERNAL PRESSURE COEFFICIENT (Gcp) - ±0.18

SEISMIC LOADING (ASCE7-16 CHAPTER 12):
 Risk Category - Category II
 Seismic Importance Factor - I=1.0
 Mapped Spectral Accelerations - Ss=1.046g
 Ss1=1.45g
 Site Class - Site Class D
 Sa=1.2
 Fv=1.2
 Design Spectral Accelerations - Sds=0.837g
 Sd1=0.393g
 Seismic Design Category - Design Category D
 Equivalent Lateral Force Procedure: Cs=Sds/(R/Ie); R= 6.5 light-framed walls sheathed with wood structural panels rated for shear resistance.
 Seismic Response Coefficient - Ie= 1.00
 Response Modification Factor - Cs=0.118
 Seismic Importance Factor - I=1.00
 SOILS:
 ALLOWABLE SOIL BEARING - 2000 psf. (PER 2021 IBC, TABLE 1806.2)
 PASSIVE/LATERAL PRESSURE - 360 psf/ft
 ACTIVE LATERAL PRESSURE - 40 psf/ft
 AT-REST LATERAL PRESSURE - 60 psf/ft
 SEISMIC LATERAL PRESSURE - 24.9 psf APPLIED AT 60% WALL HEIGHT
 (ABOVE LISTED LATERAL LOADS BASED ON SOIL UNIT WEIGHT OF 120psf AND INTERNAL FRICTION ANGLE OF 30°)
 (SEE LATERAL LOADING DETAILS ON S.1 FOR GRAPHICAL REPRESENTATION)

FOUNDATIONS:

- FOOTINGS AROUND THE PERIMETER OR IN UNHEATED AREAS ARE TO BEAR A MINIMUM OF 36" BELOW EXISTING GRADE UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- BOTTOM OF ALL FOOTINGS TO BEAR ON RE-COMPAKTED NATIVE INORGANIC SOIL.
- BACK FILL UNDER SLABS ON GRADE IS TO CONSIST OF 4" CRUSHED GRAVEL (GRADING H) COMPACTED TO 95% MAXIMUM DRY DENSITY, (ASTM D-698 MODIFIED PROCTOR), OVER RE-COMPAKTED NATIVE SOIL.
- THE MAIN LEVEL FLOOR FRAMING AND FLOOR SHEATHING TO BE COMPLETED PRIOR TO PLACING BACKFILL AGAINST THE FOUNDATION STEM WALLS.
- RETAINING WALLS MUST CURE FOR 21 DAYS MINIMUM OR MEET MINIMUM REQUIRED CONCRETE COMPRESSIVE STRENGTH OF 4500psi PRIOR TO PLACING BACKFILL AGAINST THE RETAINING WALLS.
- WHERE THE NATIVE SITE SOILS ARE NOT CLEAN SANDY GRAVELS, A CONTINUOUS FOUNDATION DRAIN SHALL BE INSTALLED AROUND THE PERIMETER OF THE FOUNDATION FOOTINGS. THE FOUNDATION DRAIN SHALL DRAIN TO DAYLIGHT OR TO A MECHANICALLY DISCHARGED SUMP. IT IS RECOMMENDED INSTALLING A BACKFLOW PREVENTION DEVICE TO PREVENT WATER TO FLOW FROM THE DISCHARGE POINT TO THE FOUNDATION.

CAST-IN-PLACE CONCRETE:

- CONCRETE CONSTRUCTION SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 318-14.

CAST-IN-PLACE CONCRETE SHALL CONFORM TO:

Walls: Minimum 28 day compressive strength = 4500 psi
 Entrained Air Content: 6% ±1%
 Slump Range: 2-4 Inches
 Maximum water/cement ratio: 0.45

Footings: Minimum 28 day compressive strength = 3500 psi
 Entrained Air Content: 6% ±1%
 Slump Range: 2-4 Inches
 Maximum water/cement ratio: 0.55

Interior Slabs: Minimum 28 day compressive strength = 2500 psi
 Entrained Air Content: 6% ±1%
 (Entrained Air Content assumes an interior slab will not go through a freeze-thaw cycle)
 Slump Range: 4-6 Inches
 Maximum water/cement ratio: Not Applicable

Exterior Slabs: Minimum 28 day compressive strength = 5000 psi
 Entrained Air Content: 6% ±1%
 Slump Range: 4-6 Inches
 Maximum water/cement ratio: 0.40

3. CONCRETE COVER OVER REINFORCING BARS SHALL BE 3" FOR CONCRETE CAST AGAINST BUT PERMANENTLY EXPOSED TO EARTH, 11/2" MIN. FOR ALL OTHER CONCRETE NOT EXPOSED TO EARTH OR WEATHER, UNLESS NOTED OTHERWISE IN PLANS.

4. ALL EXTERIOR WALLS BELOW GRADE TO BE DAMP PROOFED, FOR BASEMENTS IN HIGH GROUND WATER AREAS, WATERPROOF WALLS TO 10" ABOVE HIGH GROUND WATER ELEVATION.

5. LAP REINFORCING AT SPLICES, CORNERS AND INTERSECTIONS:
 #3 Reinforcing Bars - 1-3" #7 Reinforcing Bars - 3-8"
 #4 Reinforcing Bars - 1-8" #8 Reinforcing Bars - 4-2"
 #5 Reinforcing Bars - 2-0" #9 Reinforcing Bars - 4-9"
 #6 Reinforcing Bars - 2-6"

UNLESS OTHERWISE NOTED ON THE FOUNDATION PLAN AND DETAILS.

6. USE DEFORMED STEEL BAR CONFORMING TO ASTM A615 GRADE 60, EXCEPT #3 BAR STIRRUPS AND TIES AND FIELD BENT DOWELS WHICH SHALL BE ASTM A615 GRADE 40.

7. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 OR A185 AND SHALL BE PROVIDED IN FLAT SHEETS.

8. ALL REINFORCING IS TO BE SUPPORTED BY CHAIRS OR CONCRETE BRICKS AND SECURELY TIED IN PLACE.

9. REINFORCING STEEL SHALL NOT BE WELDED.

MASONRY (CMU):

- CONCRETE MASONRY UNITS SHALL BE GRADE N UNITS CONFORMING TO ASTM DESIGNATION C90 AND SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2800 PSI ON THE NET SECTION.
- MORTAR SHALL CONFORM TO ASTM C270, TYPE "S" (PER 2021 IBC, SECTION 2103.2), USE PORTLAND CEMENT, TYPE I OR II.
- ALL MASONRY SHALL BE REINFORCED WITH BOTH HORIZONTAL AND VERTICAL REINFORCEMENT. ALL GROUTED BLOCK CELLS OR BRICK CAVITIES WITH REINFORCEMENT SHALL BE GROUTED FULL USING 2000 PSI GROUT. CELLS SHALL BE ALIGNED TO PRESERVE UNOBSTRUCTED VERTICAL CAVITIES OF 2x3".
- GROUT SHALL HAVE 3/8" MAXIMUM SIZE COURSE AGGREGATE AND SUFFICIENT WATER SO THE CONCRETE WILL FLOW INTO THE BLOCK CELLS WITHOUT LEAVING VOIDS.
- MASONRY REINFORCEMENT: UNLESS NOTED OTHERWISE ON THE DRAWING, THE MINIMUM REINFORCEMENT IN GROUTED CELLS FOR ALL MASONRY WALLS SHALL BE AS FOLLOWS:
 - 10" WALLS: #6 @ 32" OC VERTICAL AND #5 @ 48" OC HORIZONTAL
 - 8" WALLS: #5 @ 32" OC VERTICAL AND #5 @ 48" OC HORIZONTAL
- ALL HORIZONTAL REINFORCING AT ENDS OF WALLS SHALL TERMINATE WITH A HOOK AROUND VERTICAL REINFORCING
 - REINFORCEMENT PROTECTION (COVER):
 7.1. JOINT REINFORCEMENT SHALL HAVE NO LESS THAN 5/8" MORTAR COVERAGE FROM THE EXPOSED FACE
 7.2. OTHER REINFORCEMENT SHALL HAVE A MINIMUM COVERAGE OF ONE BAR DIAMETER OVER ALL THE BARS, BUT NOT LESS THAN 1/4" WHEN MASONRY IS EXPOSED TO WEATHER OR SOIL. MINIMUM COVERAGE SHALL BE 2".
 - CONTINUE VERTICAL REINFORCING BARS IN MASONRY COLUMNS THROUGH FOUNDATION WALL INTO FOOTINGS WITH MATCHING BARS AND DOWELS. ENCLOSE THESE BARS WITH SAME SIZE TIES AT SAME SPACING AS IN MASONRY COLUMN. PROVIDE MATCHING DOWELS FOR VERTICAL BARS IN MASONRY WALLS TO STRUCTURE BELOW.
 - CONTINUE HORIZONTAL REINFORCEMENT IN WALLS THROUGH MASONRY COLUMNS AND PILASTERS. THIS REINFORCEMENT SHALL HAVE MATCHING DOWELS, CORNER BARS, AT CORNERS AND AT INTERSECTIONS OF THE WALLS WITH REQUIRED LAP LENGTHS
 - UNLESS NOTED OTHERWISE, HOLLOW CELLS AT ALL FOUR (4) SIDES OF OPENINGS IN WALLS SHALL BE GROUTED AND REINFORCED WITH (2) #5, MINIMUM WITH 2-8" PROJECTION BEYOND EDGES OF OPENINGS AT EACH END.
 - HORIZONTAL BARS SHALL BE PLACED IN BOND BEAMS FILLED WITH GROUT AT THE TOP OF ALL WALLS AND AT 48" OC MAXIMUM BETWEEN TOP OF WALL AND FOUNDATION. BOND BEAM UNITS AND REINFORCING SHALL CONTINUE UNINTERRUPTED AROUND ALL CORNERS AND WALL INTERSECTIONS. WHERE STRUCTURAL STEEL COLUMNS OR BEAMS INTERRUPT THE CONTINUITY OF A BOND BEAM, DOWELS MATCHING BOND BEAM REINFORCEMENT SHALL BE WELDED TO THE STRUCTURAL STEEL TO PROVIDE CONTINUITY.
 - IN ADDITION LADDER-TYPE REINFORCING CONSISTING OF #9 WIRE FOR EACH FACE SHELL OF EACH WYTHE SHALL BE USED AT 16" OC HORIZONTALLY IN ALL MASONRY WALLS. REINFORCEMENT SHALL BE FOR TOTAL WIDTH OF CAVITY WALLS.
 - ALL VERTICAL REINFORCING BARS SHALL BE DOWELLED TO STRUCTURE BELOW WITH BARS OF SAME SIZE AND SPACING. LAP ALL SPLICES IN MASONRY 48 BAR DIAMETER. PLACE ALL BARS SECURELY PRIOR TO GROUTING.

SHEATHING:

- ALL ANCHOR BOLTS MUST BE PLACED IN GROUTED CELLS.
- WHERE BEAMS BEAR ON CONCRETE BLOCK WALLS, BLOCK CELLS SHALL BE FILLED WITH GROUT 1-4" WIDE TO FOUNDATION AND REINFORCE WITH A #6 EACH CELL, UNLESS OTHERWISE SHOWN.
- AN ADDITIONAL VERTICAL BAR (MATCHING WALL REINFORCEMENT) SHALL BE PLACED AT EACH CORNER, END OF WALL, AND JAMB OF ALL OPENINGS.
- ALL STEEL JOIST, JOIST GIRDERS, AND STEEL BEAM POCKETS IN MASONRY SHALL BE GROUTED SOLID UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- NO MASONRY SHALL BE LAID WHEN THE TEMPERATURE OF THE OUTSIDE AIR IS BELOW 40 DEGREES FAHRENHEIT, UNLESS APPROVED METHODS ARE USED DURING CONSTRUCTION TO PREVENT DAMAGE TO THE MASONRY. SUCH METHODS SHALL INCLUDE PROTECTION OF THE MASONRY FOR A PERIOD OF AT LEAST 48 HOURS
- ALL REINFORCING SHALL BE IN PLACE PRIOR TO GROUTING VERTICAL REINFORCING BARS SHALL BE HELD IN POSITION AT THE TOP, BOTTOM AND AT INTERVALS NOT FARTHER APART THAN 200 BAR DIAMETERS. PROVIDE WIRE TIES AT ALL LAP SPLICES
- ALL MASONRY SHALL HAVE VERTICAL CONTROL JOINTS AT: MAJOR CHANGES IN WALL HEIGHT, AT CHANGES IN WALL THICKNESS, AT BUILDING CONSTRUCTION JOINTS, AND NOT FARTHER APART THAN 4 FEET ELSEWHERE. PROVIDE MATCHING CONTROL JOINTS IN ALL VERTICAL REINFORCING. STRUCTURAL DRAWINGS FOR LOCATIONS VERTICAL CELLS EACH SIDE OF CONTROL JOINTS SHALL BE GROUTED AND REINFORCED WITH BARS TO MATCH VERTICAL REINFORCEMENT USED THROUGHOUT THAT WALL. ONLY HORIZONTAL BARS IN BOND BEAMS AT FLOORS AND AT ROOF LEVEL SHALL CONTINUE THROUGH CONTROL JOINTS. PROVIDE FULL HEIGHT HARD RUBBER KEY AT JOINT, WHERE JOINT LOCATIONS ARE NOT SHOWN ON THE DRAWINGS THE CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS TO ARCHITECT/ ENGINEER FOR REVIEW.

DIMENSIONAL LUMBER AND TIMBERS:

SAWN LUMBER MATERIALS, (U.N.O. ON PLANS AND DETAILS):
 -MULTI-PLY LUMBER BEAMS, RAFTERS, JOISTS, AND COLUMNS TO BE SELECT STRUCTURAL DOUGLAS FIR - LARCH.
 -SOLID SAWN TIMBER BEAMS AND COLUMNS TO BE DENSE No. 1 OR BETTER DOUGLAS FIR-LARCH.
 -TOP AND BOTTOM WALL PLATES TO BE No. 1 & BTR DOUGLAS FIR-LARCH.
 -STUDS TO BE No. 2 OR BETTER DOUGLAS FIR - LARCH

- ALL DIMENSIONAL LUMBER TO BE NOMINAL SIZES UNLESS SPECIFIED AS FULL SIZE IN THE PLANS AND DETAILS.
- EXTERIOR WALL HEADERS TO BE MINIMUM DOUBLE 2x8 WITH 4ea. 12d NAILS @ 16" o.c. UNLESS OTHERWISE NOTED ON FRAMING PLANS. INTERIOR WALL HEADERS TO BE MINIMUM DOUBLE 2x4 WITH 2ea. 12d NAILS @ 16" o.c. UNLESS NOTED OTHERWISE
- PRE-ENGINEERED "PLATE" TRUSSES SHALL BE DESIGNED BY THE TRUSS FABRICATOR TO SUPPORT THE FULL DEAD LOADS AND THE SUPERIMPOSED DESIGN LOADS NOTED ABOVE OR ON THE DRAWINGS. WEB ARRANGEMENTS AND MEMBER FORCES SHALL BE DETERMINED BY THE FABRICATOR. STAMPED AND SEALED TRUSS ENGINEERING SHEET SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD PRIOR TO FABRICATION OF THE TRUSSES.
- FRAMING ANCHORS AND CONNECTORS TO BE "STRONG TIE" BY SIMPSON OR APPROVED AND EQUAL INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- SILL PLATES TO BE ATTACHED TO THE FOUNDATION WITH 5/8" Øx12" @ 4'-0" o.c. ANCHOR BOLTS WITH 3" x 3" x 16" SQUARE WASHERS AND HEX NUTS. REFER TO TYPICAL FOUNDATION DETAILS FOR ANCHOR BOLT PLACEMENT.
- FOR NAILING NOT SHOWN ON PLANS USE THE FASTENING SCHEDULE IN THE TYPICAL FRAMING DETAILS OR THE INTERNATIONAL BUILDING CODE NAILING SCHEDULE (2021 IBC TABLE 2304.10.2).
- WHERE WOOD FRAMING IS IN CONTACT WITH CONCRETE FOUNDATION, USE PRESSURE TREATED WOOD PRODUCTS.
- USE GALVANIZED OR STAINLESS STEEL FASTENERS WHEN NAILING INTO PRESSURE TREATED MATERIALS.
- ALL FRAMING NAILS TO HAVE A MINIMUM SHANK DIAMETER AS SPECIFIED IN THE MINIMUM FASTENING SCHEDULE IN THE TYPICAL FRAMING DETAILS. ALL SHEATHING NAILS TO HAVE A MINIMUM SHANK DIAMETER OF 0.131"Ø. FLOOR SHEATHING FASTENERS TO ALSO BE RING SHANKED.

ENGINEERED WOOD PRODUCTS:

- LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2.0E+6psi AND MARKED ACCORDINGLY. SUBSTITUTION OF A LOWER GRADE WILL REQUIRE A REVIEW OF ALL AFFECTED BUILDING ELEMENTS AND POSSIBLE REDESIGN.
- ALL LAMINATED VENEER LUMBER (LVL) TO BE SUPPLIED AT THE NOMINAL SIZE INDICATED IN THE PLANS OR BUILT UP ON SITE WITH 13/4" WIDE BY FULL HEIGHT MEMBERS. CONNECT BUILT UP PLIES WITH 16x0.164"Ø NAILS. EACH ROW OF NAILS TO BE SPACED @ 21/2" o.c. AND ROWS SPACED AT MAXIMUM OF 12" o.c.
- GLUED LAMINATED SOFTWOOD TIMBER (GLULAM) SHALL BE 24F-V4 DF/F IN ACCORDANCE WITH NDS 2018 UNLESS OTHERWISE NOTED, AND HAVE A MODULUS OF ELASTICITY OF 1.8E+6psi AND MARKED ACCORDINGLY. AT MULTI-SPAN BEAM CONDITIONS AND CANTILEVERS, GLUED LAMINATED TIMBER (GLULAM) SHALL BE 24F-V8 DF/F AND HAVE A MODULUS OF ELASTICITY OF 1.8E+6psi AND MARKED ACCORDINGLY.
- ALL GLUED LAMINATED TIMBER (GLULAM) TO BE SUPPLIED AT THE NOMINAL SIZE INDICATED IN PLANS.
- ALL WOOD I-JOIST FRAMING TO BE TRUS JOIST TJI BY "WEYERHAEUSER", OR APPROVED EQUAL. USE SAWN LUMBER FOR THE FLOOR AND ROOF DECKS AS INDICATED IN PLANS AND MARKED ACCORDINGLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE SHEET S.1.3 FOR I-JOIST NOTCHING DETAIL. SUBSTITUTION OF A LESSER GRADE I-JOIST WILL REQUIRE A REVIEW OF ALL AFFECTED ELEMENTS AND POSSIBLE REDESIGN.
- ALL VERTICAL REINFORCING BARS SHALL BE DOWELLED TO STRUCTURE BELOW WITH BARS OF SAME SIZE AND SPACING. LAP ALL SPLICES IN MASONRY 48 BAR DIAMETER. PLACE ALL BARS SECURELY PRIOR TO GROUTING.

SPECIAL INSPECTIONS:

IN ACCORDANCE WITH THE SPECIAL INSPECTIONS SECTION 1704 OF THE 2021 IBC, THE FOLLOWING LIST OF SPECIAL INSPECTIONS ARE REQUIRED DURING THE CONSTRUCTION OF THE PROJECT:

NO SPECIAL INSPECTIONS ARE REQUIRED FOR THIS PROJECT.

GENERAL CONTRACTOR IS REQUIRED TO COORDINATE SPECIAL INSPECTIONS WITH DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION NOTES:

THESE STRUCTURAL DRAWINGS ILLUSTRATE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITION, PROPERLY SUPPORTED AND BRACED. THESE CONSTRUCTION DRAWINGS CONTAIN TYPICAL AND REPRESENTATIVE DETAILS TO ASSIST THE CONTRACTOR. DETAILS SHOWN ARE NOT TO BE CONSIDERED UNLESS OTHERWISE NOTED. NOT ALTHOUGH DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT EVERY DETAIL IS ILLUSTRATED, NOR IS EVERY EXCEPTIONAL CONDITION ADDRESSED. ALL PROPRIETARY CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL BE IN COMPLIANCE WITH THE 2018 IBC OR IRC AND LOCAL CODES, COVENANTS, ORDINANCES AND BUILDING PERMIT.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK, INCLUDING LAYOUT AND DIMENSION VERIFICATION, MATERIAL CONDITION, SHOP DRAWING REVIEW, AND THE WORK OF SUBCONTRACTORS. ANY DISCREPANCIES OR OMISSIONS DISCOVERED DURING THE COURSE OF THE WORK SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND ENGINEER. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE DRAWINGS DO NOT DESCRIBE METHODS OF CONSTRUCTION.

WHERE PERIODIC OR CONTINUOUS INSPECTION IS REQUIRED BY THESE DOCUMENTS, GOVERNING BUILDING CODES, OR LOCAL ORDINANCES, THE OWNER SHALL EMPLOY AN INDEPENDENT INSPECTOR CERTIFIED IN THE PARTICULAR AREA OF THE REQUIRED INSPECTION. THE INSPECTOR SHALL BE RESPONSIBLE TO, AND REPORT TO, THE ARCHITECT AND BUILDING OFFICIAL.

SHEET INDEX

Sheet Number	Sheet Title
A1.0	ARCH. COVER SHEET
A1.1	ARCH. UPPER LEVEL FLOOR PLAN
A1.2	ARCH. ROOF PLAN
A2.0	ARCH. BUILDING ELEVATIONS
A2.1	ARCH. BUILDING ELEVATIONS
S1.0	STRUCTURAL NOTES
S1.1	SCHEDULES
S1.2	TYPICAL CONCRETE DETAILS
S1.3	TYPICAL FRAMING DETAILS
S1.4	TYPICAL FRAMING DETAILS
S2.0	UPPER LEVEL DEMO PLAN
S2.1	UPPER LEVEL FLOOR DEMO PLAN
S2.2	MAIN LEVEL DEMO PLAN
S2.3	foundation demo plan
S3.0	FOUNDATION PLAN
S3.1	MAIN LEVEL FRAMING PLAN
S3.2	UPPER LEVEL FLOOR PLAN
S3.3	UPPER LEVEL FRAMING PLAN
S3.5	roof framing plan
S4.0	BUILDING SECTIONS
S5.0	STRUCTURAL DETAILS
S33	main level floor plan

P.20222129-950 Alpine Ln LLC 30-Structural CAD Drawings 3/20220923_22128 Valley Mortuary

PERMIT SET 11/3/2022

STRUCTURAL NOTES

SHEET TITLE

DRAFTED BY: IC

REVIEWED BY: JM

PLAN VERSION DATE

PERMIT SET 11/3/2022

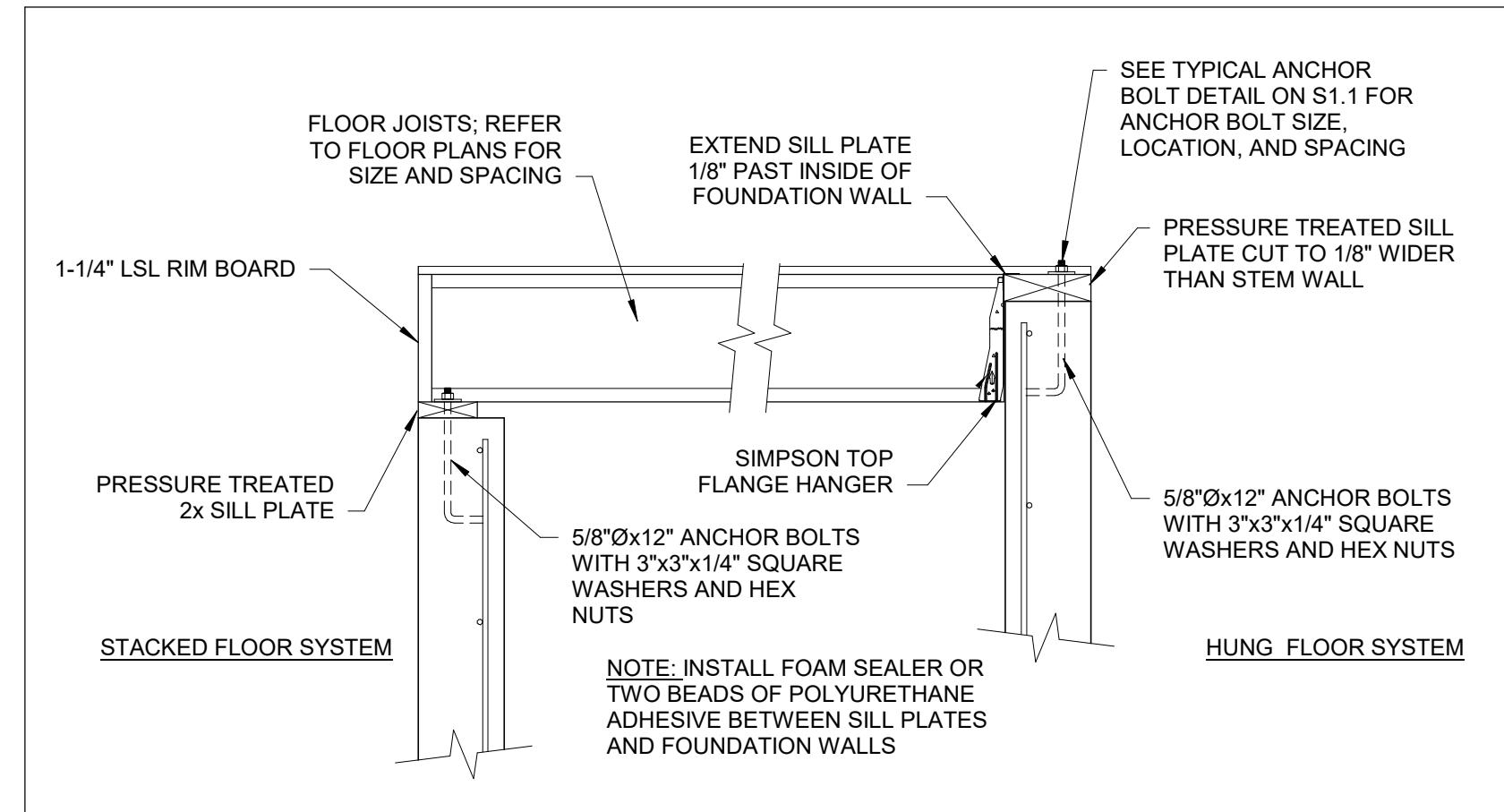
PROJECT NUMBER 22129

SHEET S1.0

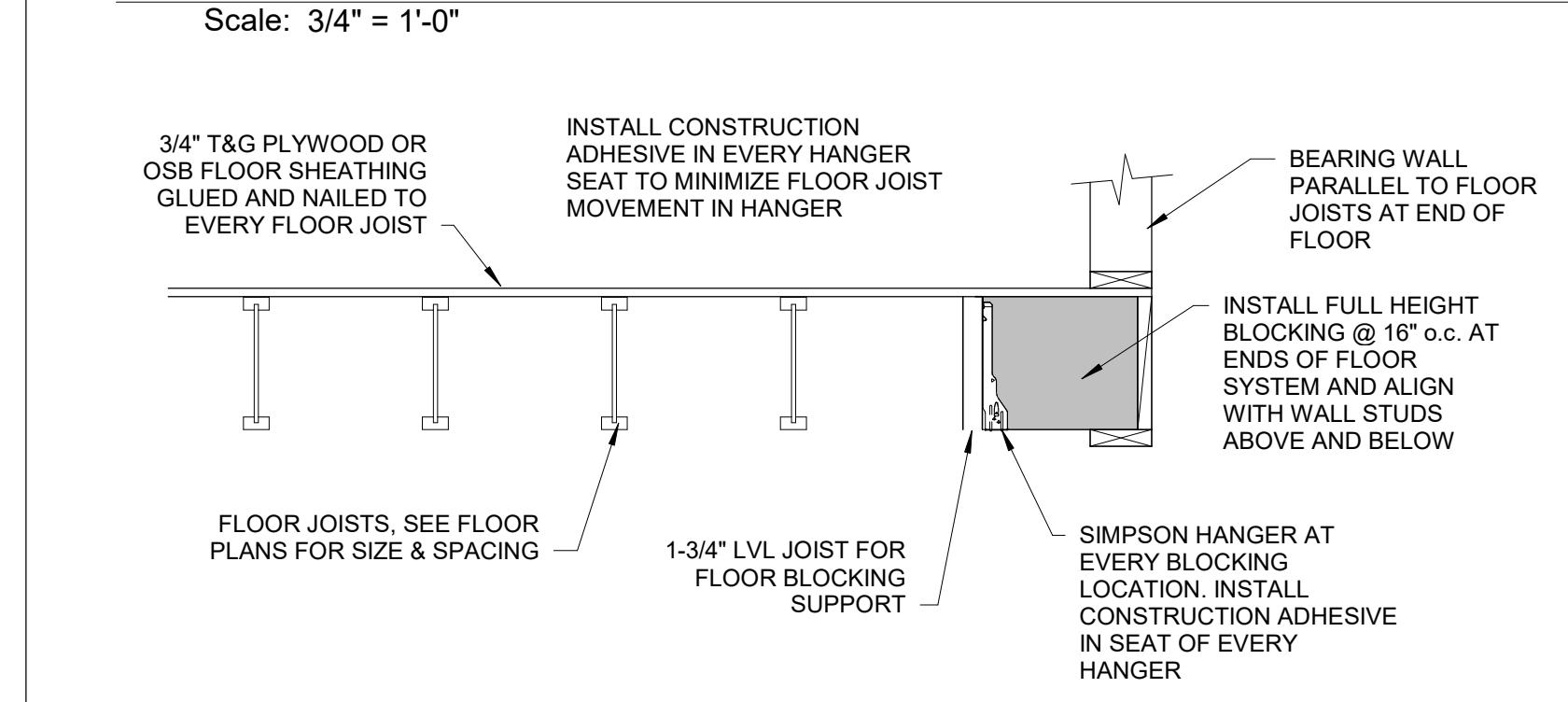
PERMIT SET</

FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	DEPTH	LONGITUDINAL REINFORCEMENT	TRANSVERSE REINFORCEMENT	NOTES	
F1	45"	42'	10"	(3) #5 BARS	(3) #5 BARS		
F2	24"	CONT.	10"	(2) #5 BARS	(2) #5 BARS @ 16" o.c.		
F3	24"	24"	10"	(2) #5 BARS	(2) #5 BARS		

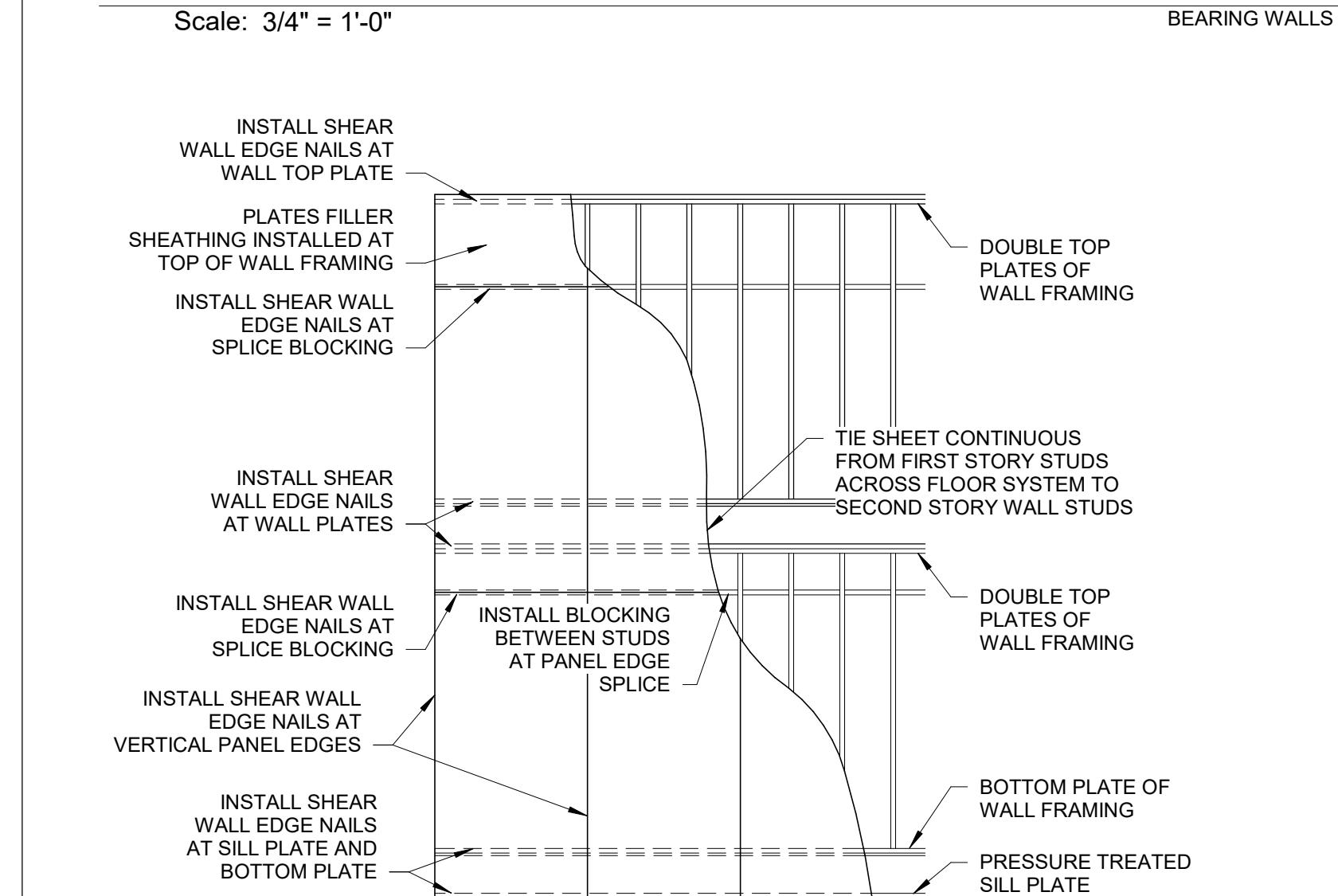
NOTE:
MINIMUM COVER TO REINFORCING BARS SHALL BE 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, 2" FOR CONCRETE NOT CAST AGAINST BUT PERMANENTLY EXPOSED TO EARTH, AND 11/2" FOR ALL OTHER CONCRETE EXPOSED TO WEATHER, UNLESS NOTED OTHERWISE IN PLANS, SEE TYPICAL DETAILS ON S1.1 FOR TYPICAL REINFORCING BAR COVER DETAILS.



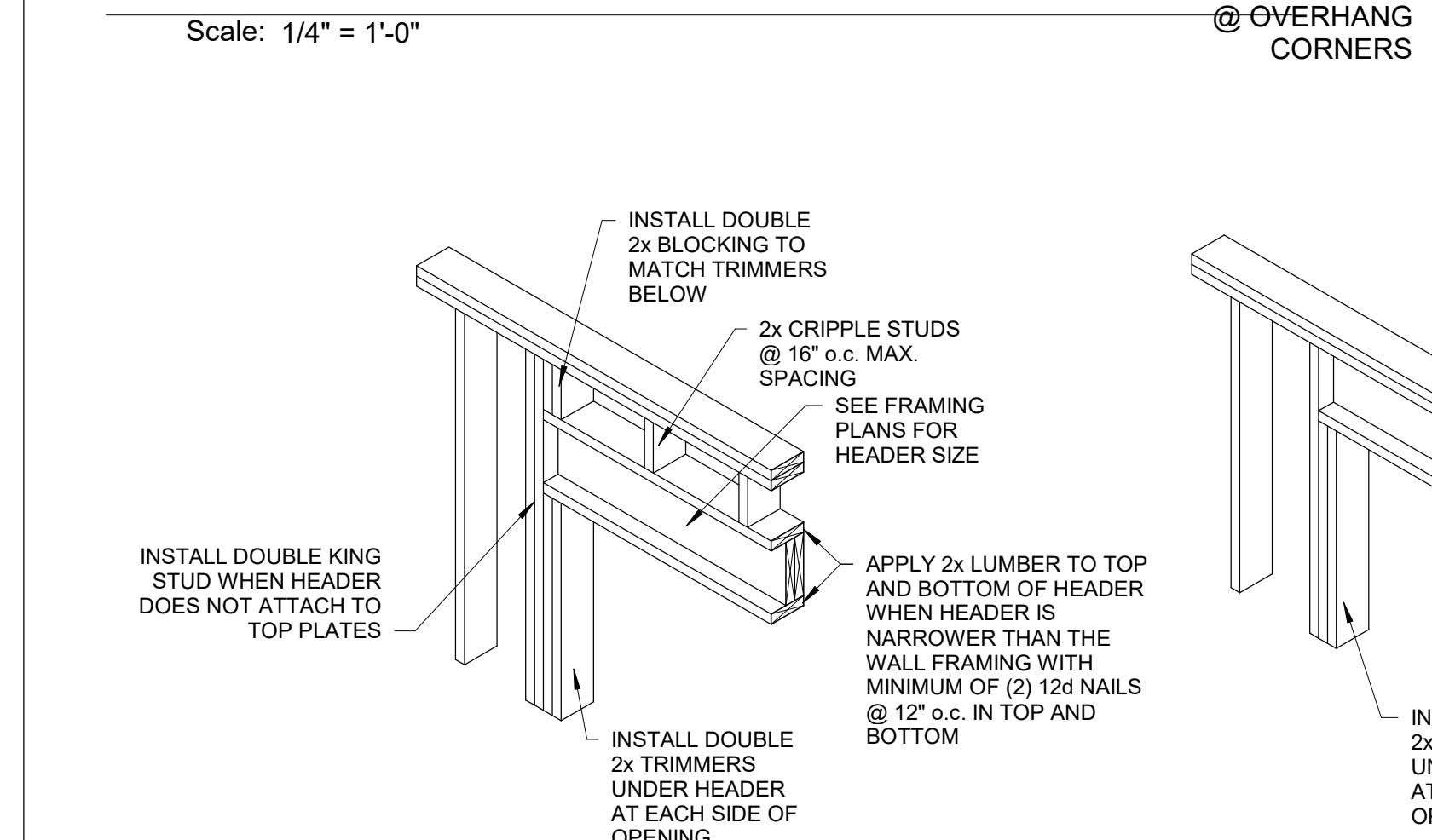
TYPICAL SILL PLATE INSTALLATION DETAIL



TYPICAL FLOOR CONSTRUCTION DETAIL

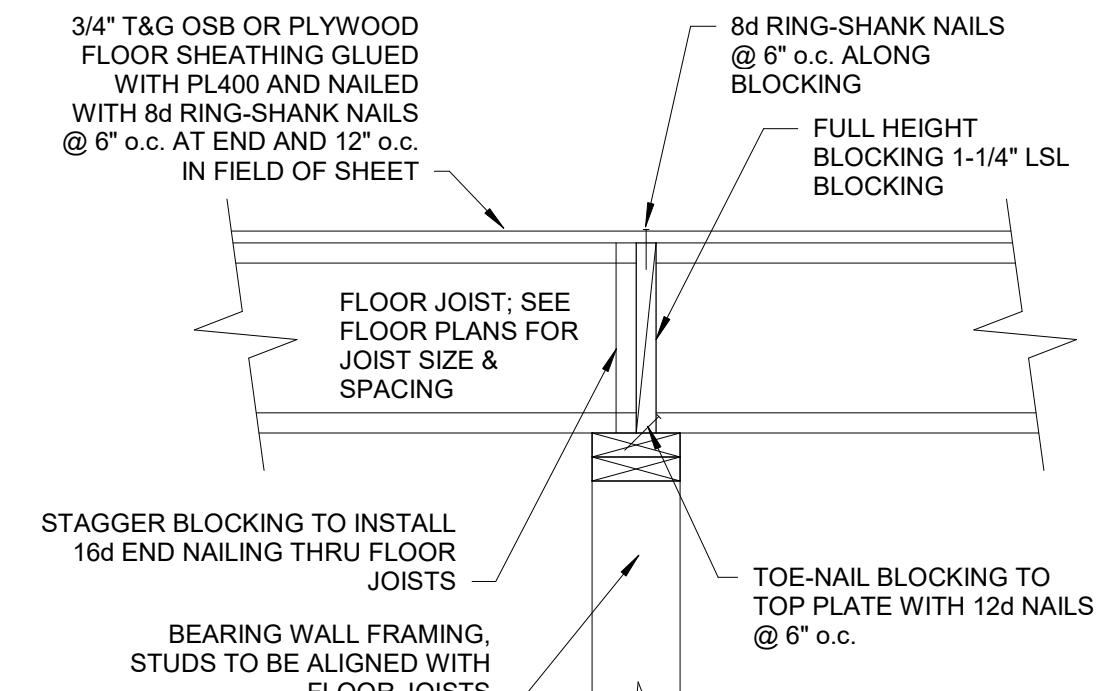


WALL SHEATHING DETAIL



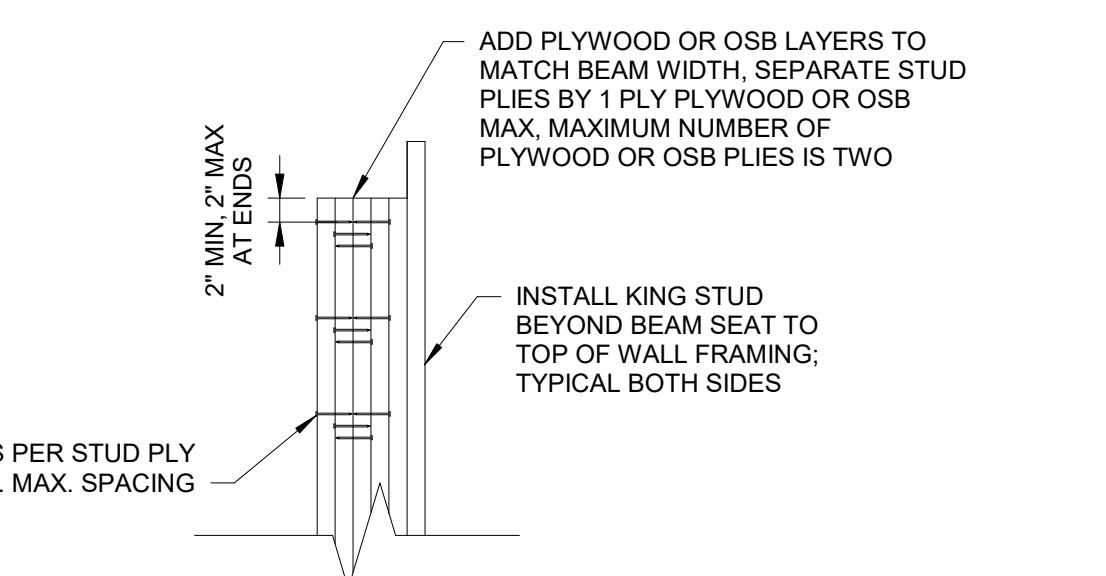
TYPICAL HEADER INSTALLATION DETAIL

Scale: 1/2" = 1'-0"



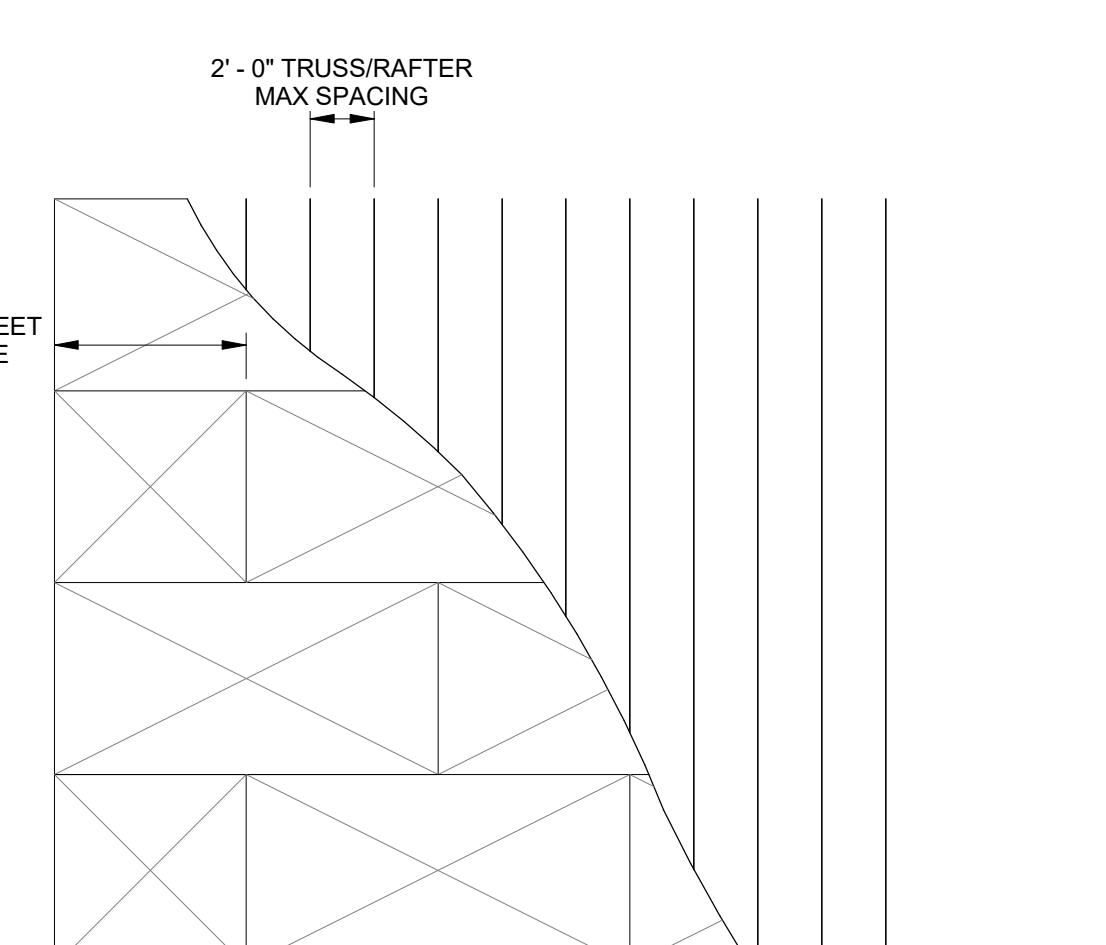
TYPICAL BLOCKING DETAIL

Scale: 1" = 1'-0"



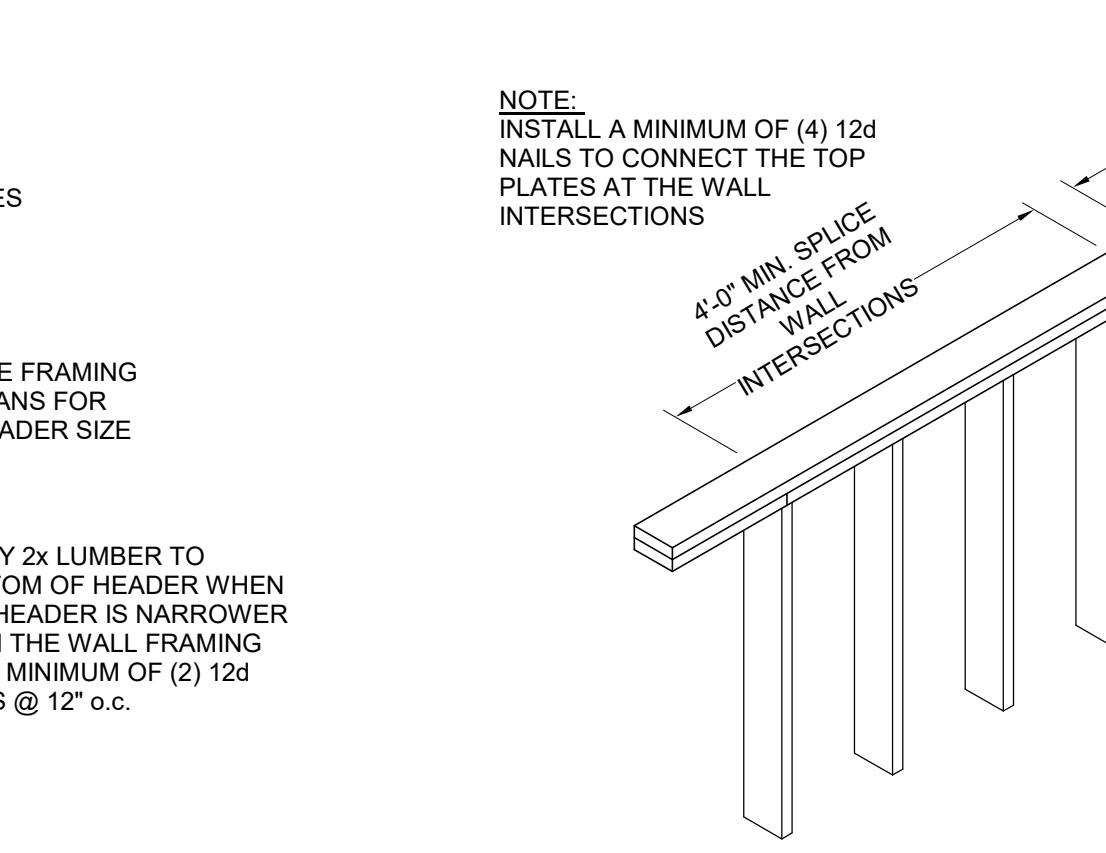
TYPICAL BUILT-UP POST DETAIL

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



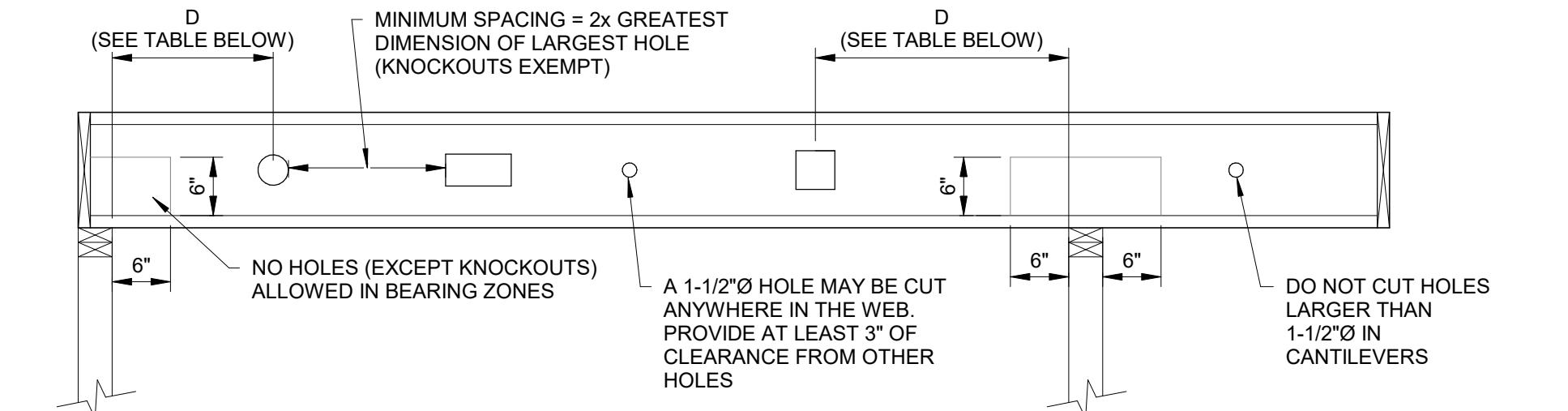
FLOOR SHEATHING DETAIL

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



TYPICAL TOP PLATE SPLICING DETAIL

Scale: 1/2" = 1'-0"

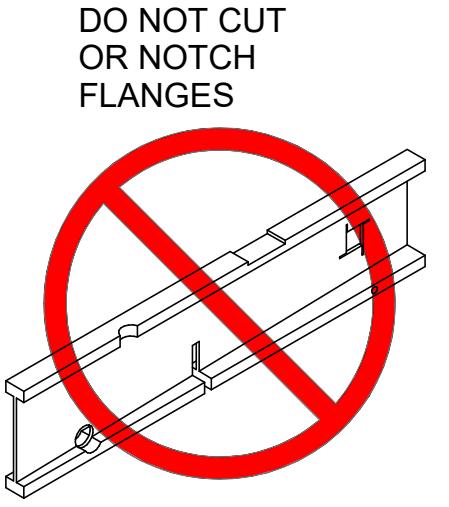


I-JOIST NOTCHING DETAIL

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

MINIMUM DISTANCE (D) FROM ANY SUPPORT TO CENTERLINE OF THE HOLE						
Round Hole Diameter (in)	2	3	4	5	6	7
Rectangular Side (in)	-	-	-	3	5	7
ANY 9-1/2" SPAN (ft)	12 1'-0"	1'-1"	1'-8"	2'-4"	2'-11"	3'-7"
JOIST	16 1'-0"	1'-1"	1'-8"	2'-4"	2'-11"	3'-7"
Rectangular Side (in)	2	3	4	5	6	7
ANY 14" SPAN (ft)	8 1'-0"	1'-1"	1'-6"	2'-0"	2'-8"	3'-5"
JOIST	12 1'-0"	1'-1"	1'-2"	2'-1"	2'-3"	3'-0"
Rectangular Side (in)	16 1'-0"	1'-1"	1'-3"	2'-2"	3'-0"	4'-0"
JOIST	20 1'-0"	1'-1"	1'-4"	2'-3"	3'-10"	5'-6"
Rectangular Side (in)	24 1'-0"	1'-1"	1'-11"	3'-3"	4'-6"	5'-9"
JOIST	20 1'-0"	1'-1"	1'-11"	3'-3"	4'-6"	5'-9"

NOTE: HOLES MAY BE POSITIONED VERTICALLY ANYWHERE IN THE WEB. DO NOT CUT FLANGES.



DO NOT CUT OR NOTCH FLANGES

TYPICAL DIAPHRAGM/SHEAR WALL LOAD PATH DETAIL
Scale: 3/4" = 1'-0"

TYPICAL APPLIED TAIL FRAMING DETAIL
Scale: 3/4" = 1'-0"

ALTERNATE TO 3x BLOCKING
Scale: 1" = 1'-0"

MINIMUM NAILING FOR BUILT UP MEMBERS
Scale: 1/2" = 1'-0"

LEDGER CONNECTION DETAIL
Scale: 1/2" = 1'-0"

TYPICAL OVERHANG FRAMING
Scale: 3/4" = 1'-0"

RAFTER WEB STIFFENER DETAIL
Scale: 1/2" = 1'-0"

TYPICAL ROOF BLOCKING DETAIL
Scale: 1" = 1'-0"

ROOF SHEATHING DETAIL
Scale: 1/4" = 1'-0"

TYPICAL FRAMING DETAILS

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E

SECTION F-F

SECTION G-G

SECTION H-H

SECTION I-I

SECTION J-J

SECTION K-K

SECTION L-L

SECTION M-M

SECTION N-N

SECTION O-O

SECTION P-P

SECTION Q-Q

SECTION R-R

SECTION S-S

SECTION T-T

SECTION U-U

SECTION V-V

SECTION W-W

SECTION X-X

SECTION Y-Y

SECTION Z-Z

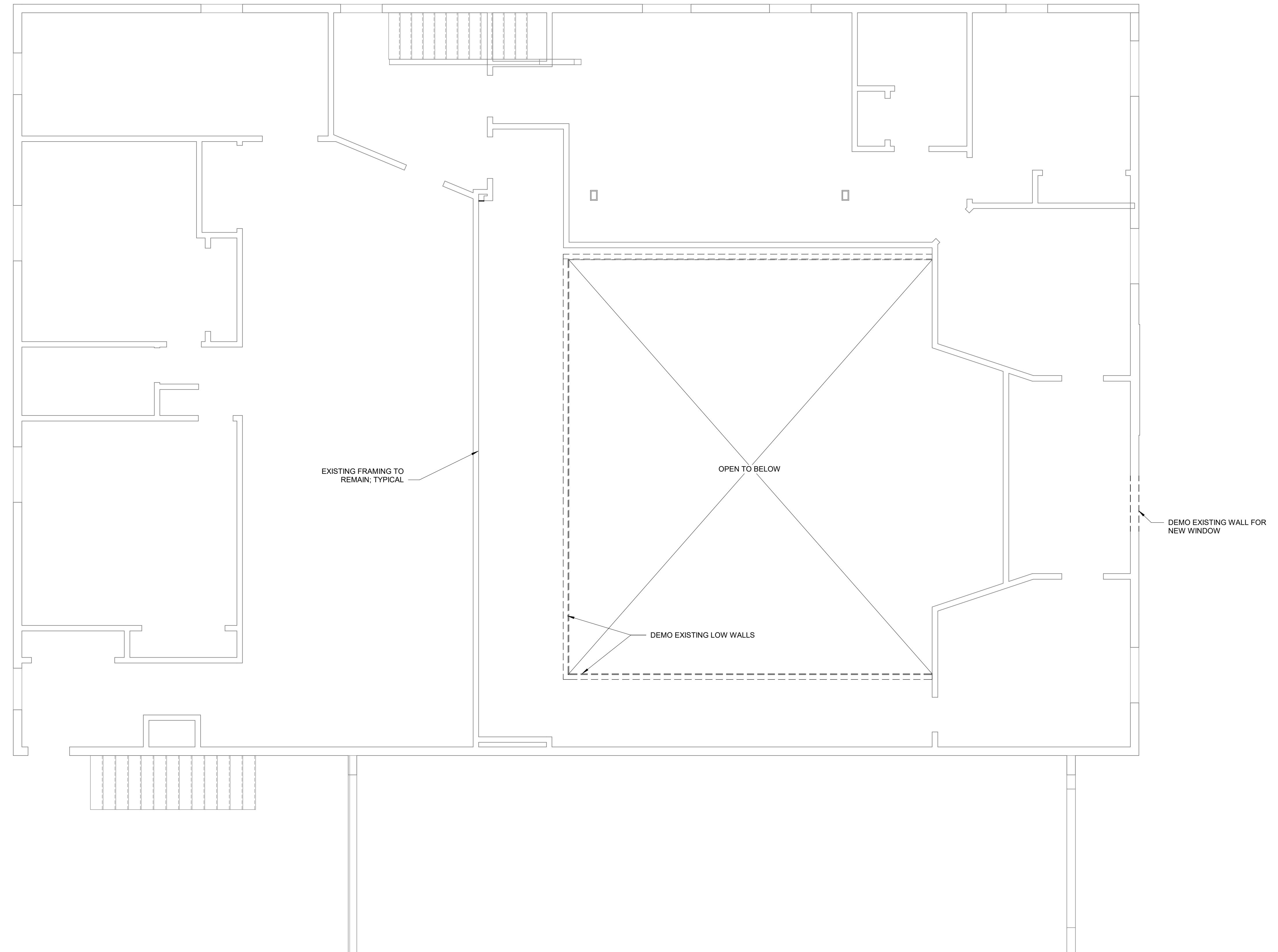


PROJECT TITLE: VALLEY MORTUARY
950 ALPINE LANE
JACKSON, WY 83001

SHEET TITLE: TYPICAL FRAMING DETAILS

DRAFTED BY: IC
REVIEWED BY: JM
PLAN VERSION DATE
PERMIT SET 11/3/2022
PROJECT NUMBER 22129
SHEET S1.4

PERMIT SET



UPPER LEVEL DEMO PLAN

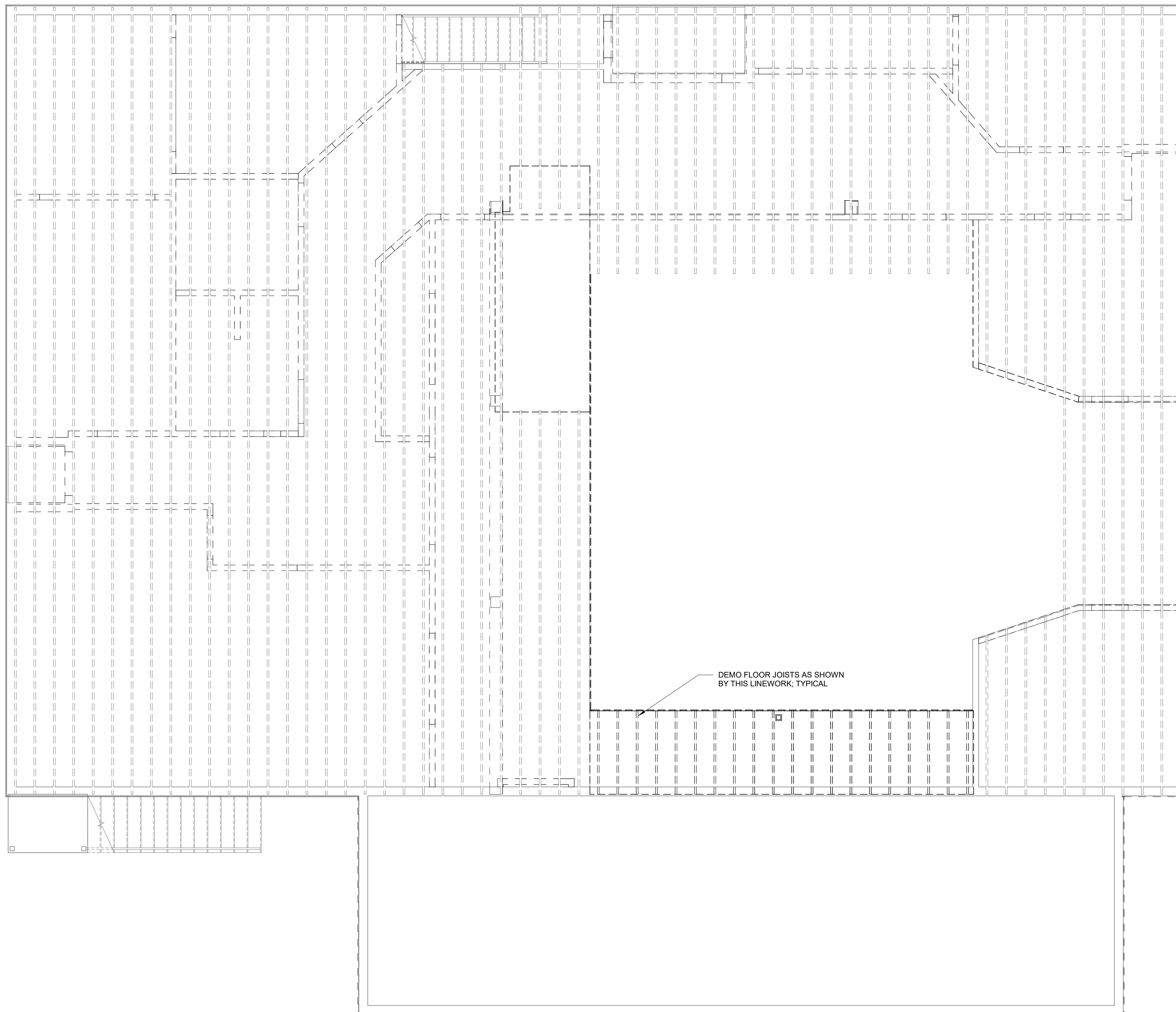
Scale: 1/4" = 1'-0"

PERMIT SET
PROJECT NUMBER
22129
SHEET
S2.0

SHEET TITLE
UPPER LEVEL DEMO PLAN
PROJECT TITLE
VALLEY MORTUARY
950 ALPINE LANE
JACKSON, WY 83001

DRAFTED BY: IC
REVIEWED BY: JM
PLAN VERSION DATE
PERMIT SET 11/3/2022





UPPER LEVEL FLOOR DEMO PLAN

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

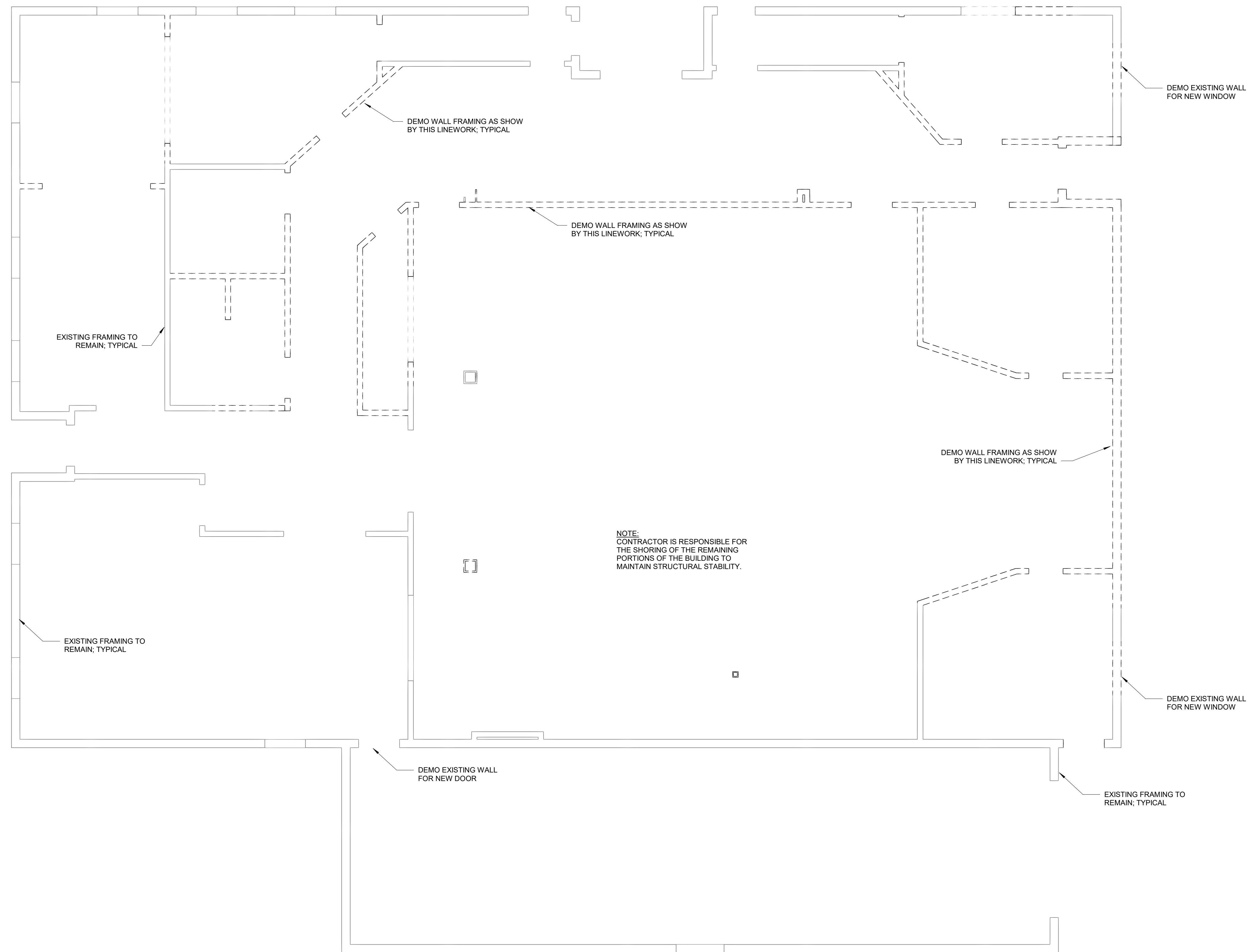
PERMIT SET

PROJECT NUMBER	22129
SHEET	S2.1

DRAFTED BY:	IC
REVIEWED BY:	JM
PLAN VERSION	DATE
PERMIT SET	11/3/2022

PROJECT TITLE	VALLEY MORTUARY
	950 ALPINE LANE
	JACKSON, WY 83001





MAIN LEVEL DEMO PLAN

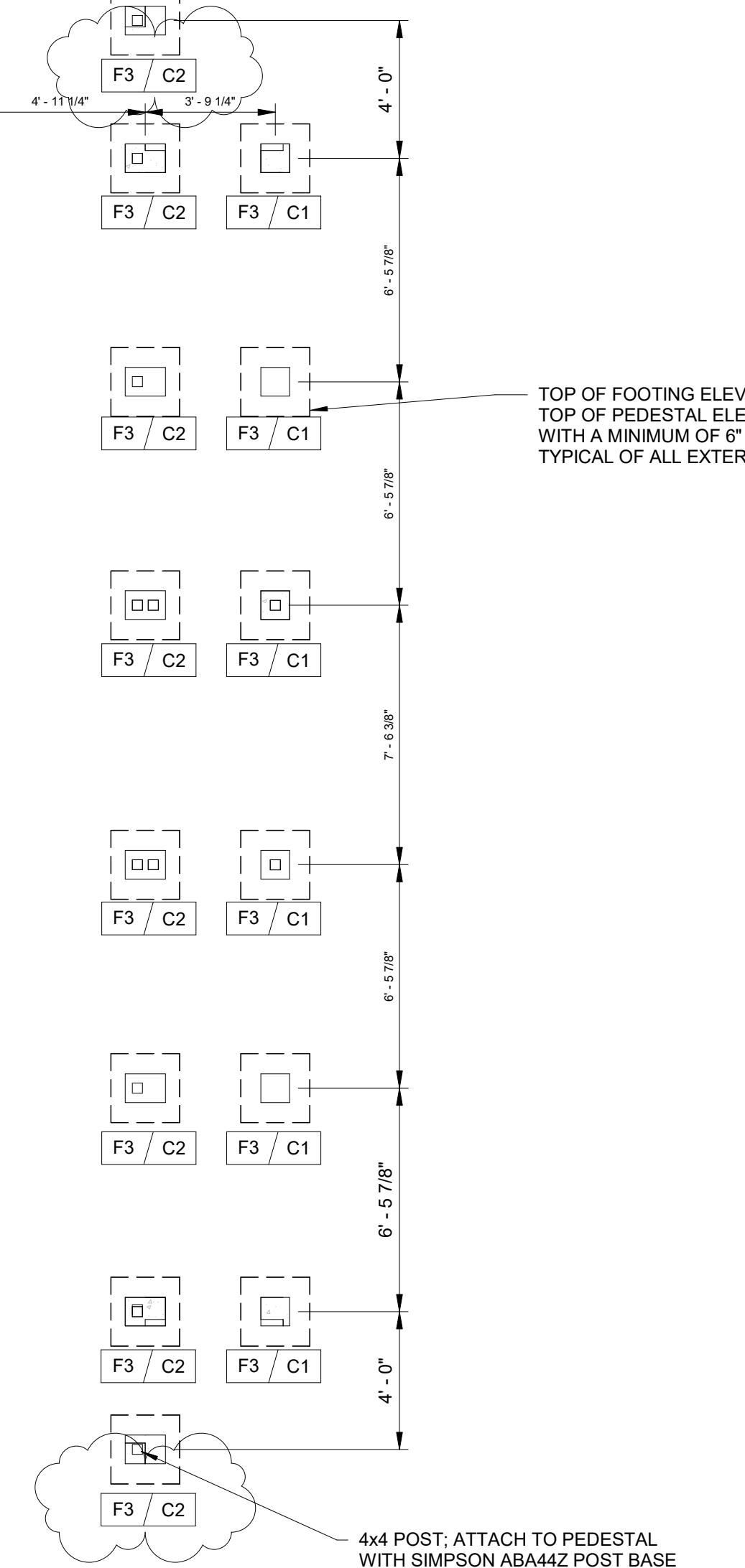
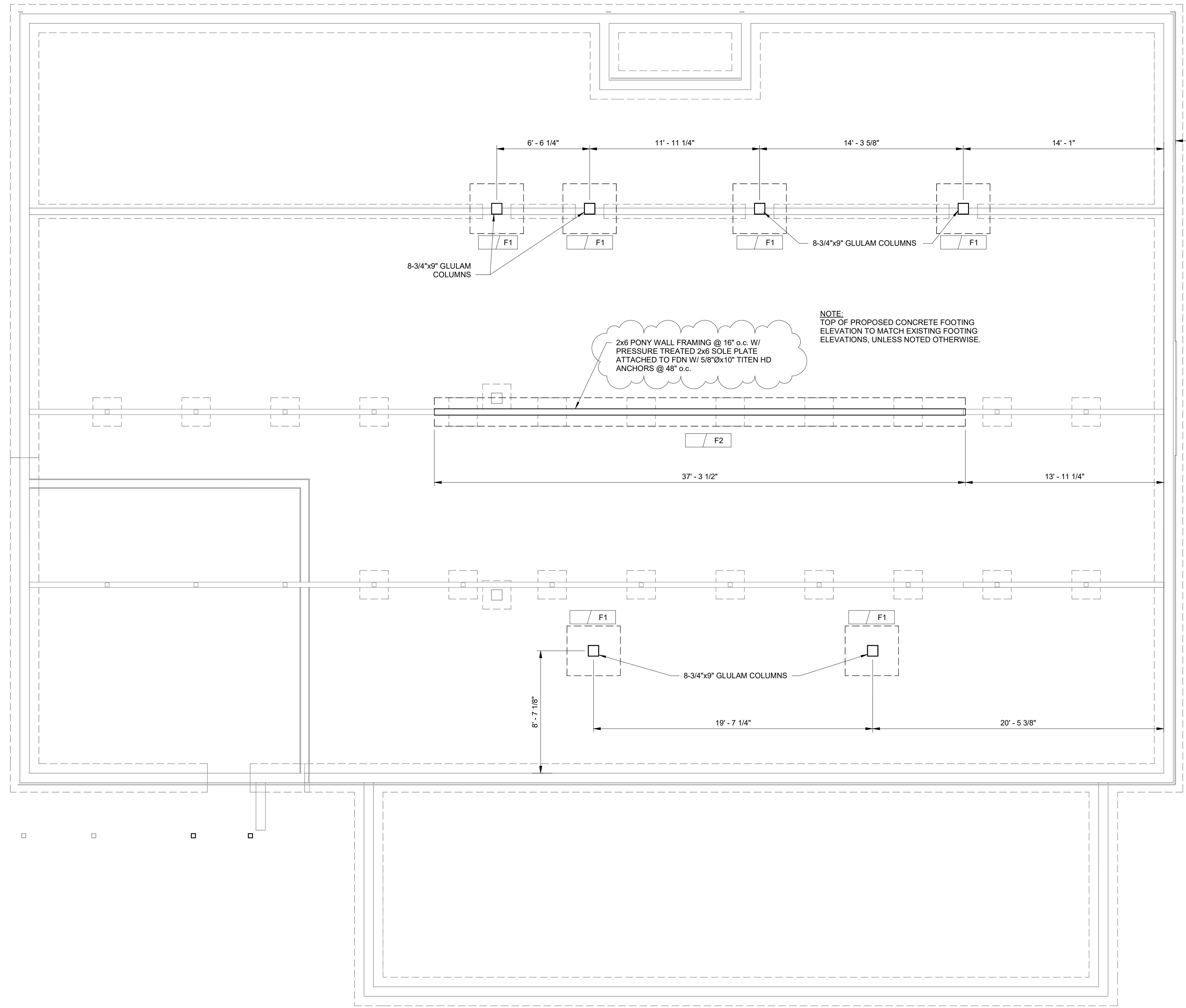
Scale: 1/4" = 1'-0"

PERMIT SET
SHEET
S2.2
PROJECT NUMBER
22129
SHEET
S2.2

PROJECT TITLE
VALLEY MORTUARY
950 ALPINE LANE
JACKSON, WY 83001

SHEET TITLE
MAIN LEVEL DEMO PLAN
DRAFTED BY: IC
REVIEWED BY: JM
PLAN VERSION DATE
PERMIT SET 11/3/2022





4x4 POST; ATTACH TO PEDESTAL
WITH SIMPSON ABA44Z POST BASE

PERMIT SET

FOUNDATION PLAN

PROJECT TITLE

VALLEY MORTUARY
950 ALPINE LANE
JACKSON, WY 83001

SHEET TITLE



DRAFTED BY: IC

REVIEWED BY: JM

PLAN VERSION DATE

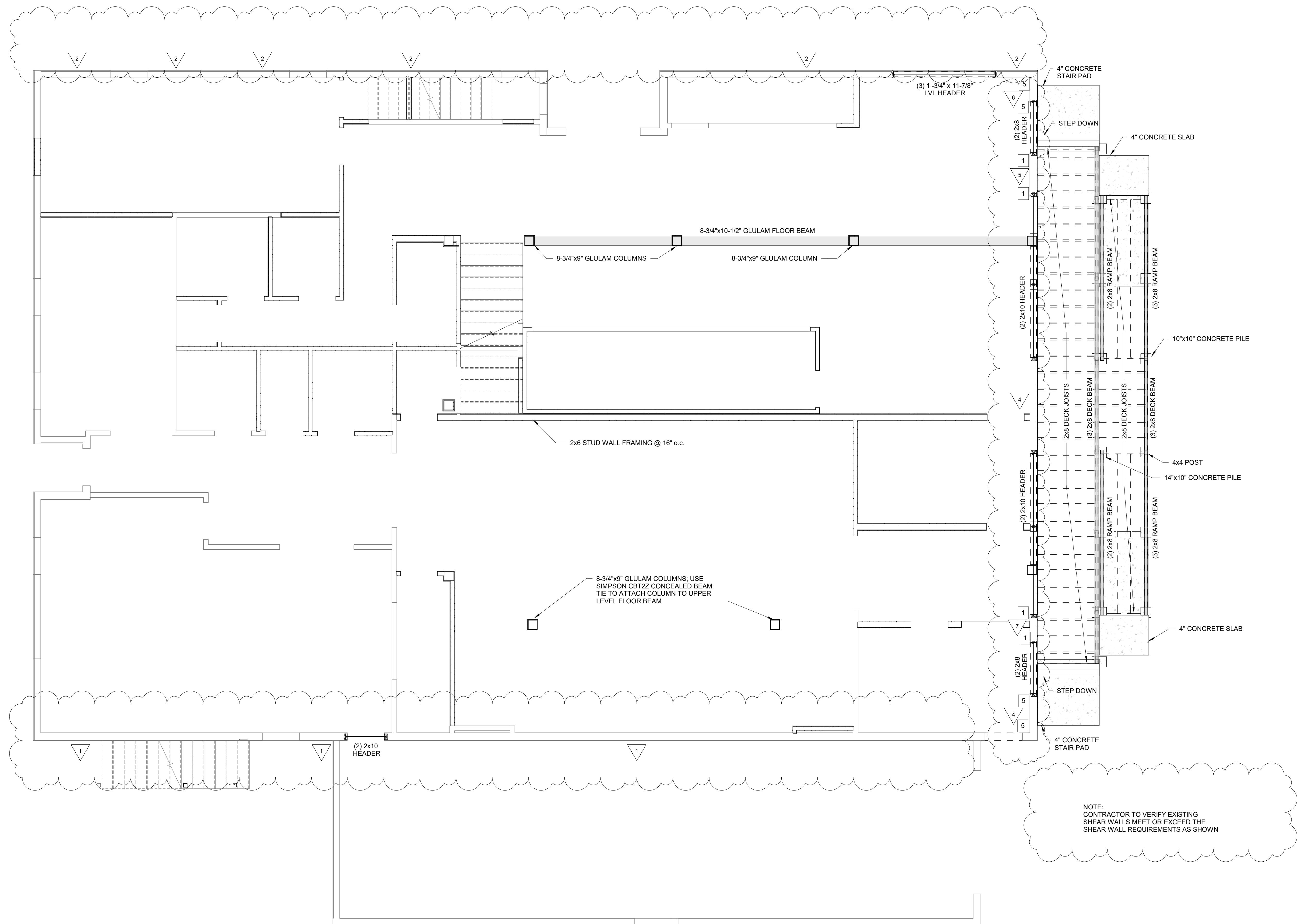
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PROJECT NUMBER

22129

SHEET

S3.0



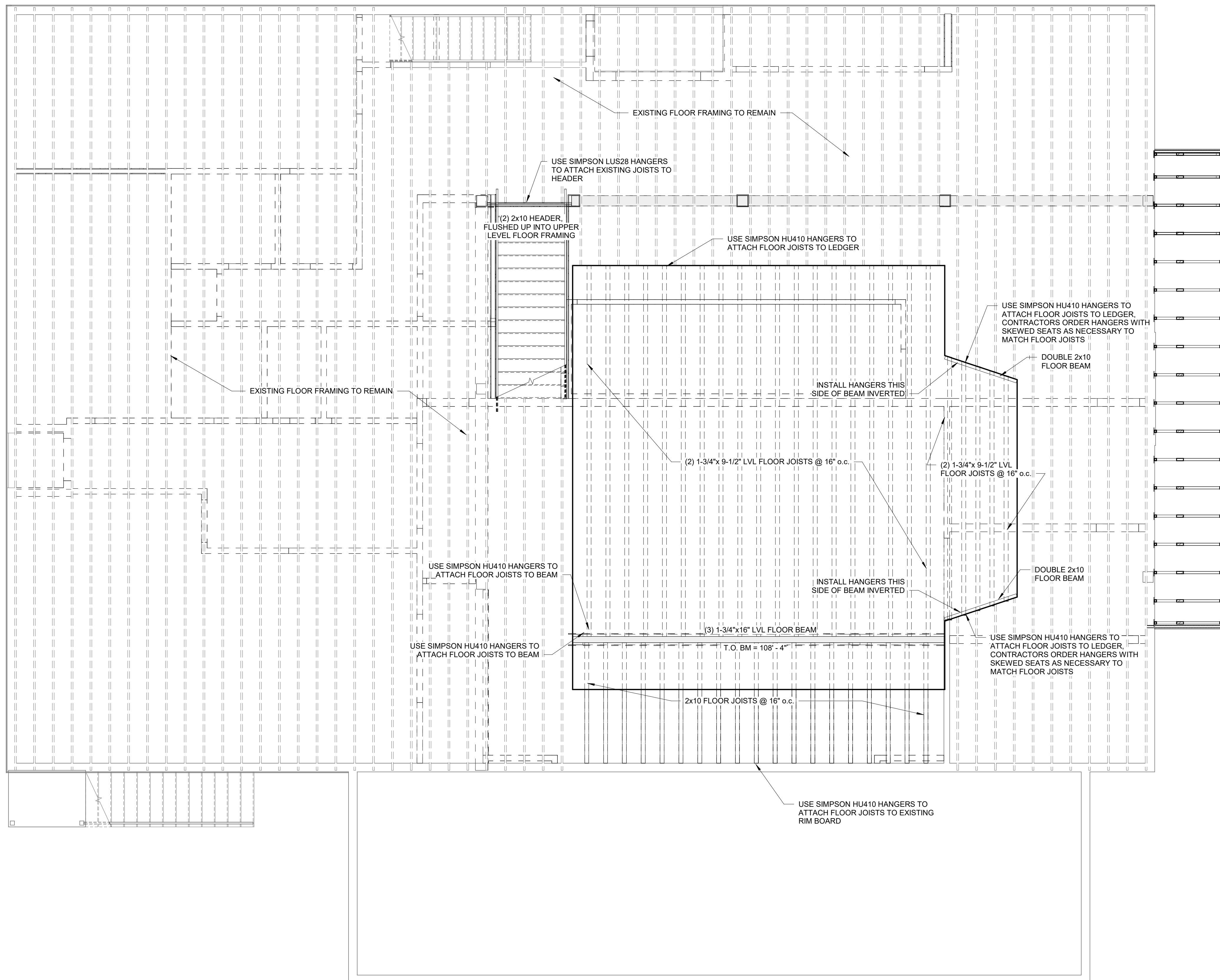
MAIN LEVEL FRAMING PLAN

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

PERMIT SET
PROJECT NUMBER 22129
SHEET S3.1

PROJECT TITLE VALLEY MORTUARY
950 ALPINE LANE
JACKSON, WY 83001
SHEET TITLE MAIN LEVEL FRAMING PLAN
DRAFTED BY: IC
REVIEWED BY: JM
PLAN VERSION DATE
PERMIT SET 11/3/2022





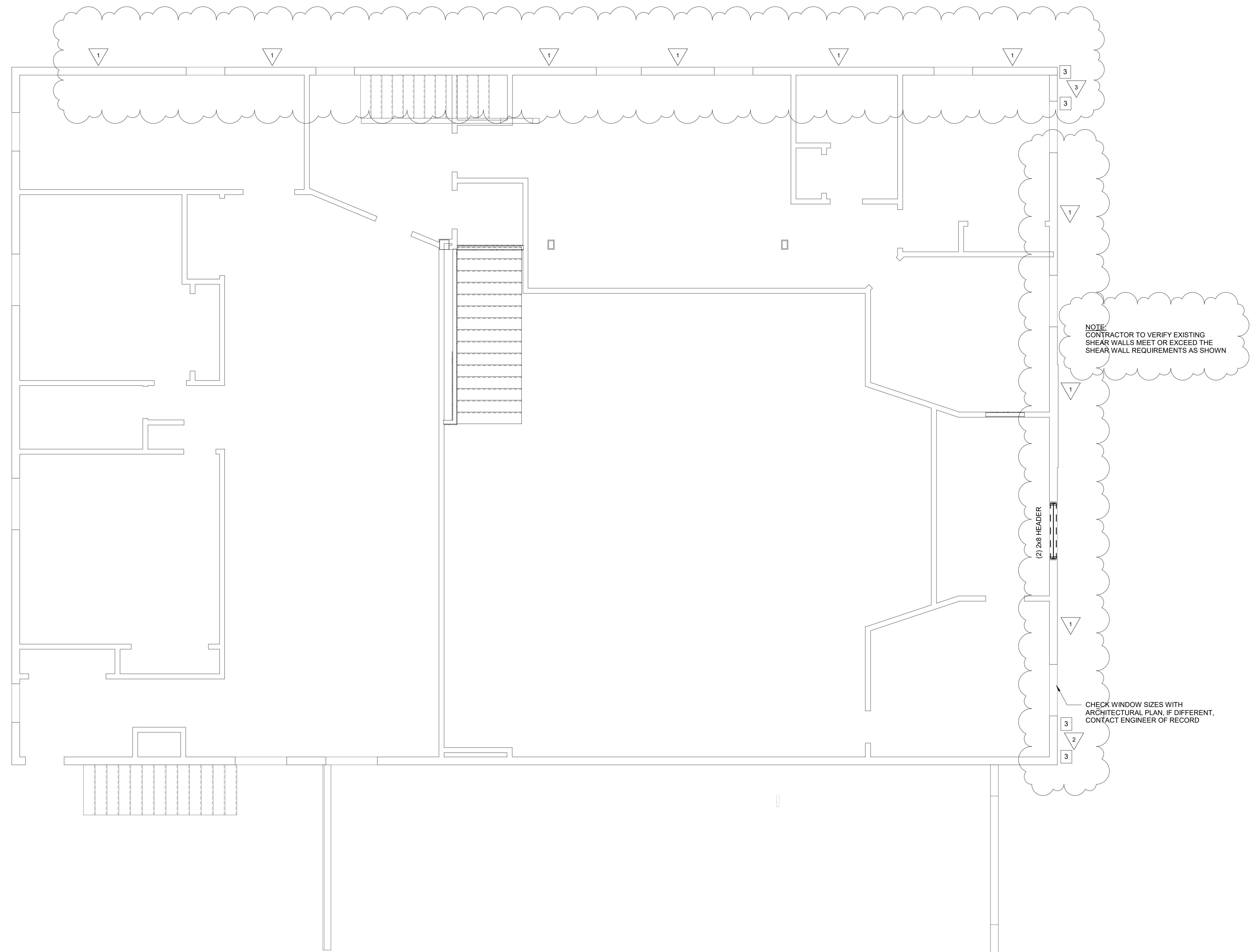
UPPER LEVEL FLOOR PLAN

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

PERMIT SET
PROJECT NUMBER 22129
SHEET S3.2

UPPER LEVEL FLOOR PLAN
SHEET TITLE
PROJECT TITLE VALLEY MORTUARY
950 ALPINE LANE
JACKSON, WY 83001
DRAFTED BY: IC
REVIEWED BY: JM
PLAN VERSION DATE
PERMIT SET 11/3/2022





UPPER LEVEL FRAMING PLAN

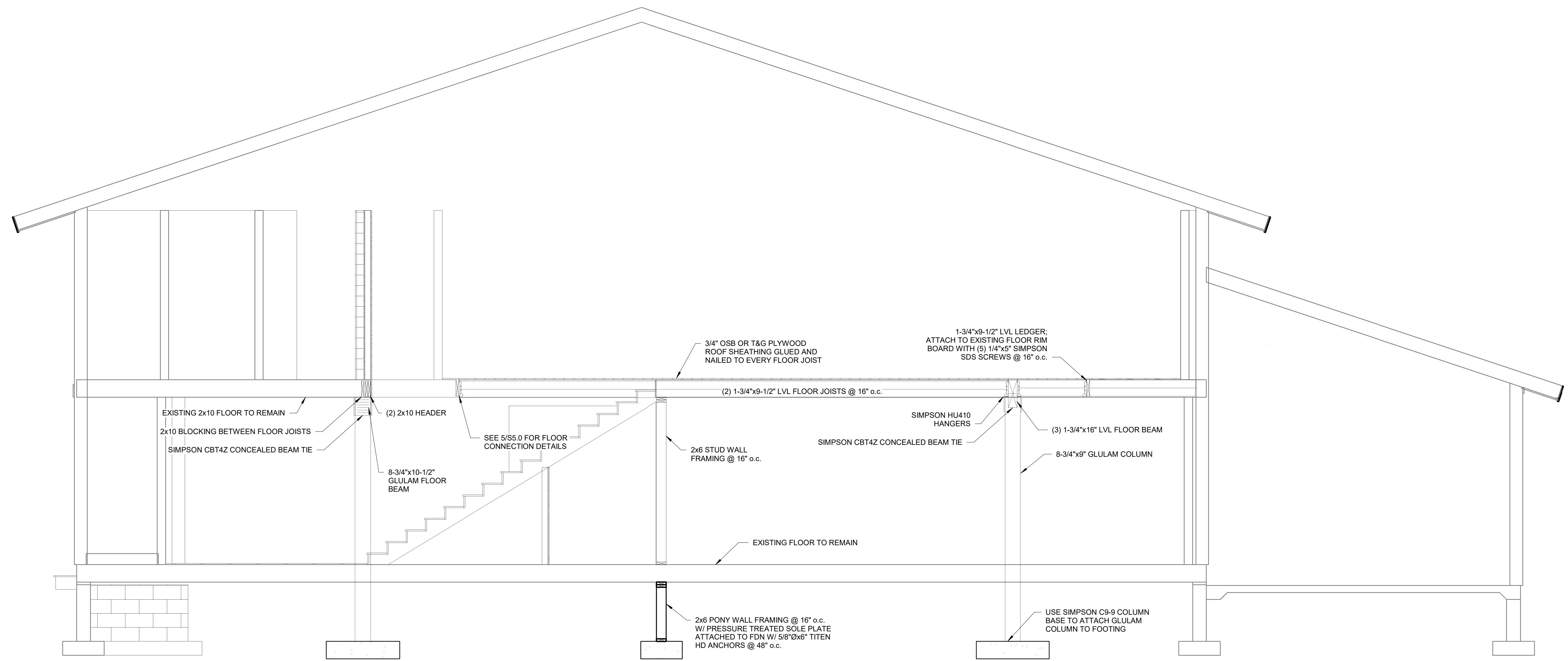
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PROJECT NUMBER
22129
SHEET
S3.3

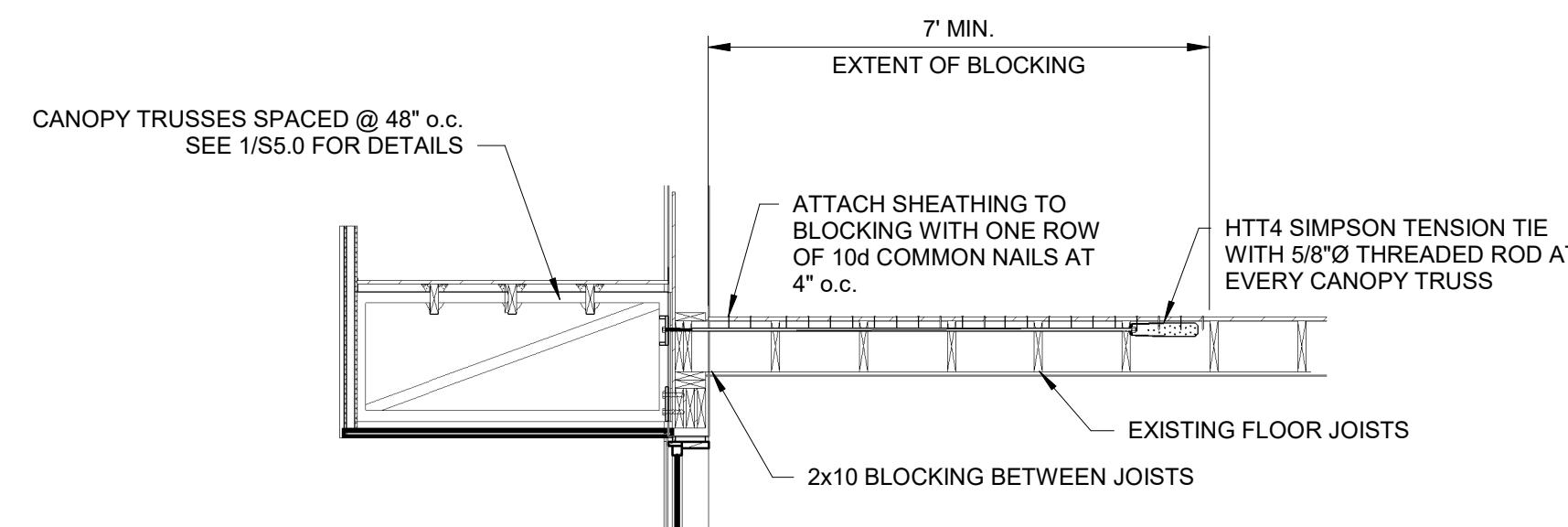
UPPER LEVEL FRAMING PLAN
SHEET TITLE
PROJECT TITLE
VALLEY MORTUARY
950 ALPINE LANE
JACKSON, WY 83001

DRAFTED BY: IC
REVIEWED BY: JM
PLAN VERSION DATE
PERMIT SET 11/3/2022



T.O. FTG
95' - 10"

2 BUILDING SECTION
S4.0 SCALE: 3/8" = 1'-0"



PERMIT SET
PROJECT NUMBER
22129
SHEET
S4.0

PROJECT TITLE

VALLEY MORTUARY
950 ALPINE LANE
JACKSON, WY 83001

SHEET TITLE

BUILDING SECTIONS

DRAFTED BY:

IC

REVIEWED BY:

JM

PLAN VERSION

DATE

PERMIT SET

11/3/2022

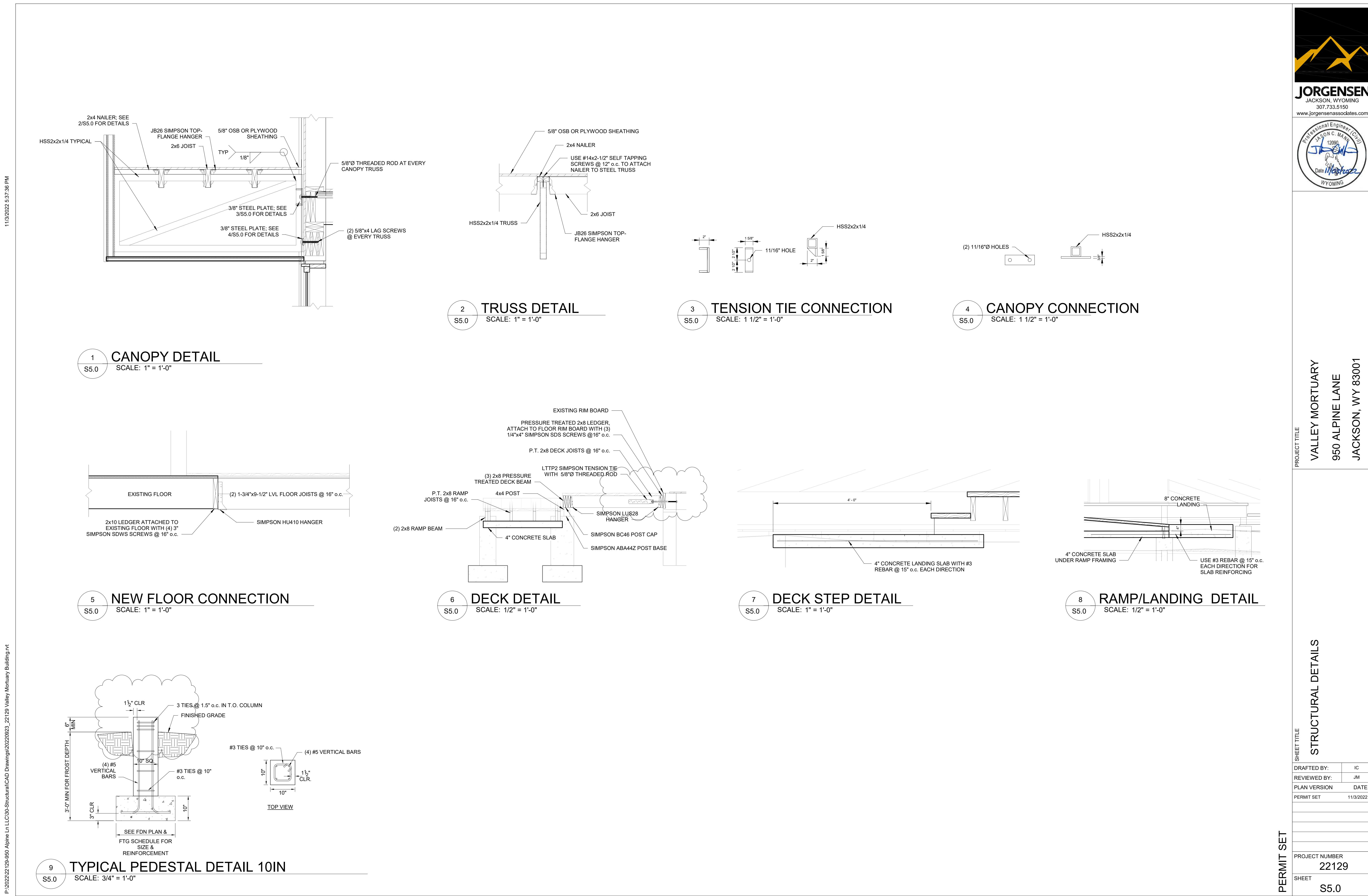
PROJECT NUMBER

22129

SHEET

S4.0







MECHANICAL AND PLUMBING DRAWINGS LEGEND			
	FLEXIBLE DUCTWORK		THREE WAY CONTROL VALVE
	DUCTWORK		TWO WAY CONTROL VALVE
	DUCTWORK BREAK		PRESSURE REDUCING VALVE
	DUCTWORK OR PIPING RISE		GATE VALVE
	CONCENTRIC SQUARE TO ROUND TRANSITION		REDUCER
	MOTORIZED DAMPER		GLOBE VALVE
	MANUAL VOLUME DAMPER		BALL VALVE
	SPIN-IN FITTING W/ AIR EXTRACTOR AND HAND DAMPER		BUTTERFLY VALVE
	HIGH EFFICIENCY FITTING W/ HAND DAMPER		BALANCE VALVE
	SWITCH		CHECK VALVE
	THERMOSTAT		FCO FLOOR CLEANOUT
	HUMIDISTAT		WCO WALL CLEANOUT
	TEMPERATURE SENSOR		GCO GRADE CLEANOUT
	CARBON DIOXIDE SENSOR		WATER HAMMER ARRESTOR
	CARBON MONOXIDE SENSOR		FLOOR DRAIN
	NITROUS OXIDE SENSOR		FLOOR SINK
	DUCT SMOKE DETECTOR		GAS PRESSURE REGULATOR W/ GAS COCK
	COMBINATION SMOKE/FIRE DAMPER		PRESSURE RELIEF VALVE
	FIRE DAMPER		VENT-THROUGH-ROOF
	SMOKE DAMPER		VENT
	EQUIPMENT CALLOUT		SOIL, WASTE, OR SANITARY SEWER
	TURNING VANES		ACID WASTE LINE
	INTAKE OR EXHAUST		ACID VENT LINE
	DIRECTION OF AIRFLOW		STORM DRAIN
	SUPPLY DIFFUSER		RD ROOF DRAIN LINE
	RETURN GRILLE		OD OVERFLOW DRAIN LINE
	EXHAUST GRILLE		CD CONDENSATE DRAIN LINE
	FLOOR GRILLE		CW DOMESTIC COLD WATER (CW)
	CEILING EXHAUST FAN		HW DOMESTIC HOT WATER (HW)
	TEMPERATURE GAUGE		HWR DOMESTIC HOT WATER RETURN (HWR)
	PRESSURE GAUGE (LIQUID FILLED W/ ISOLATION VALVE)		TW TEMPERED WATER (TW)
	TEMPERATURE SENSOR (DUCT OR PIPING)		MPG MEDIUM PRESSURE NATURAL GAS
	FLOW SWITCH		G LOW PRESSURE NATURAL GAS
	STAINLESS STEEL BRAIDED FLEX CONNECTION		F FIRE SPRINKLER LINE
	ELASTOMETRIC FLEX CONNECTOR		GWS GEOTHERMAL WATER SUPPLY
	SUCTION DIFFUSER		GWR GEOTHERMAL WATER RETURN
	Y TYPE STRAINER (1-1/2" OR LARGER PROVIDED W/ BLOW DOWN VALVE)		CWS CHILLED WATER SUPPLY
	FLOW DIRECTION		CWR CHILLED WATER RETURN
	DEMOLITION / EQUIPMENT TO BE REMOVED		CS CONDENSER WATER SUPPLY
	NEW TO EXISTING CONNECTION POINT		CR CONDENSER WATER RETURN
(E) EXISTING			HWS HEATING WATER SUPPLY
(F) FUTURE			HWR HEATING WATER RETURN
(N) NEW			L LIQUID REFRIGERANT LINE
	REDUCED PRESSURE BACKFLOW PREVENTER		S SUCTION REFRIGERANT LINE
	DOUBLE CHECK BACKFLOW PREVENTER		PIPE SLOPE IN DIRECTION OF ARROW
	UNION		PIPE ANCHOR
	AIR VENT		PIPE GUIDE
	TRIPLE DUTY VALVE		CAP
NOTE:	THIS IS A LIST OF COMMONLY USED MECHANICAL AND PLUMBING SYMBOLS. SOME OF THE SYMBOLS SHOWN ABOVE MAY NOT BE USED IN THIS DRAWING PACKAGE.		

MECHANICAL ABBREVIATIONS			
A/C or AC	AIR CONDITIONING	KW	KILOWATT
AFF	ABOVE FLOOR	KWH	KILOWATT HOUR
AHU	AMERICAN HEATING, VENTILATING, AND AIR CONDITIONING ENGINEERS	LAT	LEAVING AIR TEMPERATURE
ASHRAE		LAV	LAVATORY
BTU	BRITISH THERMAL UNITS	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
BTUH	BTUS PER HOUR	LWT	LEAVING WATER TEMPERATURE
CA	COMBUSTION AIR	MAX	MAXIMUM
CC	COOLING COIL	MCA	MINIMUM CIRCUIT AMPS
CFM	AIR FLOW RATE (CUBIC FEET PER MINUTE)	MOPC	MAXIMUM OVERCURRENT PROTECTION
CHWR	CHILLED WATER RETURN	MIN	MINIMUM
CHWS	CHILLED WATER SUPPLY	NC	NOISE CRITERIA
CLG	CEILING	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CW	COLD WATER	NTS	NOT TO SCALE
DEG or °	DEGREE	OSA	OUTSIDE AIR
DIAM or Ø	DIAMETER	PD	PRESSURE DROP
DB	DRY BULB	PRV	PRESSURE REDUCING VALVE
EA	EXHAUST AIR	RA	RETURN AIR
EAT	ENTERING AIR TEMPERATURE	RPM	REVOLUTIONS PER MINUTE
EER	ENERGY EFFICIENCY RATIO	RTU	ROOFTOP UNIT
ESP	ENTERING STATIC PRESSURE	T & P	TEMPERATURE AND PRESSURE
EWT	ENTERING WATER TEMPERATURE	TEMP	TEMPERATURE
FCO	FLOOR CLEANOUT	TYP	TYPICAL
FD	FIRE DAMPER	UMC	UNIFORM MECHANICAL CODE
FLA	FULL LOAD AMPS	UPC	UNIFORM PLUMBING CODE
FLR	FLOOR	URL	URINAL
FTM	FEET PER MINUTE	SP	STATIC PRESSURE
FT	FEET	SYMBOL	
GA	GAUGE	W	WITH
GCO	GRADE CLEANOUT	WB	WET BULB
GPM	WATER FLOW RATE (GALLONS PER MINUTE)	WC	WATER CLOSET
HO	HEATING COIL	WCO	WALL CLEANOUT
HP	HORSE POWER	WH	WATER HEATER
HVAC	HEATING, VENTILATING, AIR CONDITIONING		
HW	HOT WATER	VTR	VENT THROUGH ROOF
HWS	HOT WATER SUPPLY	V	VOLTS
IBC	INTERNATIONAL BUILDING CODE	WI	WITH
IECC	INTERNATIONAL ENERGY CONSERVATION CODE	WB	WET BULB
IFC	INTERNATIONAL FIRE CODE	WC	WATER CLOSET
IFGC	INTERNATIONAL FIRE GAS CODE		
IMC	INTERNATIONAL MECHANICAL CODE		
IPC	INTERNATIONAL PLUMBING CODE		
NOTE:	THIS IS A STANDARD LIST OF COMMONLY USED MECHANICAL ABBREVIATIONS. SOME OF THE ABBREVIATIONS SHOWN ABOVE MAY NOT BE USED IN THIS DRAWING PACKAGE.		

ENERGY CODE COMPLIANCE					
A. COMPLIANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE IS REQUIRED FOR THIS PROJECT. THESE NOTES COVER MANDATORY REQUIREMENTS OF THE CODE. ADDITIONAL REQUIREMENTS ARE NOTED ON THE DRAWINGS AND IN THE SPECIFICATIONS.					
B. MINIMUM REQUIREMENTS FOR SUPPLY AND RETURN DUCTWORK INSULATION:					
1. R-6: DUCTS LOCATED IN UNCONDITIONED SPACES (SPACE NEITHER HEATED NOR COOLED SUCH AS ABOVE CEILING SPACES, WALL SPACES, DUCT CHASES, SOFFITS, ATTICS, CRAWL SPACES, UNHEATED BASEMENTS, AND UNHEATED GARAGES).					
2. R-12: DUCTS LOCATED OUTSIDE OF THE BUILDING'S INSULATION ENVELOPE (SUCH AS ABOVE THE ATTIC INSULATION).					
TYPICAL INSULATION THICKNESS REQUIRED TO MEET THESE REQUIREMENTS:					
1. FIBERGLASS DUCT WRAP: R-6, R-12.					
2. FIBERGLASS DUCT LINER: R-6, R-12.					
C. CONTRACTOR SHALL VERIFY THE R-VALUES OF THE ACTUAL INSULATION USED WITH THE MANUFACTURER. R-VALUES SHALL BE INSTALLED VALUES.					
D. WHERE DUCTS USED FOR COOLING ARE EXTERNALLY INSULATED, THE INSULATION SHALL BE COVERED WITH A VAPOR RETARDER HAVING A MAXIMUM PERMEANCE OF 0.05 PERM OR ALUMINUM FOIL HAVING A MINIMUM THICKNESS OF 2 MILS. INSULATION HAVING A PERMEANCE OF 0.05 PERMS OR LESS SHALL NOT BE REQUIRED TO BE COVERED. ALL JOINTS AND SEAMS SHALL BE SEALED TO MAINTAIN THE CONTINUITY OF THE VAPOR RETARDER.					
E. ALL DUCT JOINTS, SEAMS, AND CONNECTIONS SHALL BE FASTENED AND SEALED WITH WELDS, GASKETS, ADHESIVES, MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, OR TAPEs. TAPEs AND MASTICs SHALL BE LISTED AND LABELED PER UL181A OR UL181B. DUCT TAPE IS NOT PERMITTED AS A SEALANT ON ANY METAL DUCTS. DUCT CONNECTIONS TO FLANGES OR EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED.					
F. MINIMUM REQUIREMENTS (THICKNESS) FOR PIPING INSULATION SHALL BE AS FOLLOWS:					
FLUID	NOMINAL PIPE DIAMETER				
1/2" TO < 1-1/2"	1-1/2" TO < 4"		4" AND ABOVE		
1. HEATING WATER	1-1/2"		2"		
2. CHILLED WATER	1/2"		1"		
3. STEAM	2-1/2"		2-1/2"		
4. CONDENSATE RETURN	2-1/2"		3"		
5. REFRIGERANT	SEE SPECIFICATIONS				
THE ABOVE INSULATION IS BASED ON HAVING A CONDUCTIVITY NOT EXCEDING 0.27 BTU-INCH/HOUR-FT ² .					
G. DOMESTIC HOT WATER PIPING SYSTEMS SHALL BE INSULATED WITH 1" INSULATION HAVING A CONDUCTIVITY NOT EXCEDING 0.27 BTU-INCH/HOUR-FT ² .					
H. DOMESTIC WATER HEATERS WHICH ARE NOT PROVIDED WITH INTEGRAL HEAT TRAPS AND SERVE NONCIRCULATING SYSTEMS SHALL BE PROVIDED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING AT THE WATER HEATER.					
I. DOMESTIC HOT WATER SYSTEMS WITH RECIRCULATION PUMPS OR ELECTRIC HEAT TRACE SHALL BE CONTROLLED WITH 7-DAY TIME CLOCKS.					
J. AN OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE O&M MANUAL SHALL CONTAIN THE FOLLOWING INFORMATION AS A MINIMUM:					
1. EQUIPMENT CAPACITY (INPUT & OUTPUT).					
2. EQUIPMENT OPERATING AND MAINTENANCE INSTRUCTIONS.					
3. CONTROL SYSTEM MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCES.					
4. CONTROL SYSTEM SETPOINTS SHALL BE SHOWN ON CONTROL DRAWINGS, AT CONTROL DEVICES, OR IN PROGRAMMING COMMENT ON DDC SYSTEMS.					
5. A COMPLETE WRITTEN NARRATIVE ON HOW EACH MECHANICAL SYSTEM IS INTENDED TO OPERATE.					

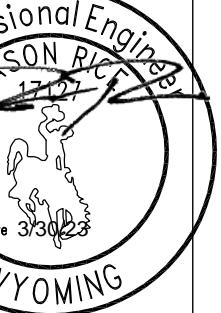
KEYED NOTES:

④ SYMBOL USED FOR CALLOUT

1. EXISTING FLOOR GRILLE AND DUCTING TO BE REMOVED BACK TO MAIN AND CAPPED.
2. EXISTING SUPPLY AND RETURN DUCTS TO EXISTING FURNACE TO REMAIN.
3. EXISTING EXHAUST FAN AND DUCTING TO BE REMOVED.

2022.10.26

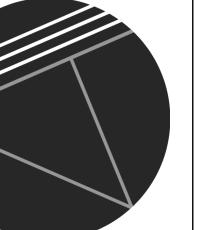
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HVAC DEMO PLANS



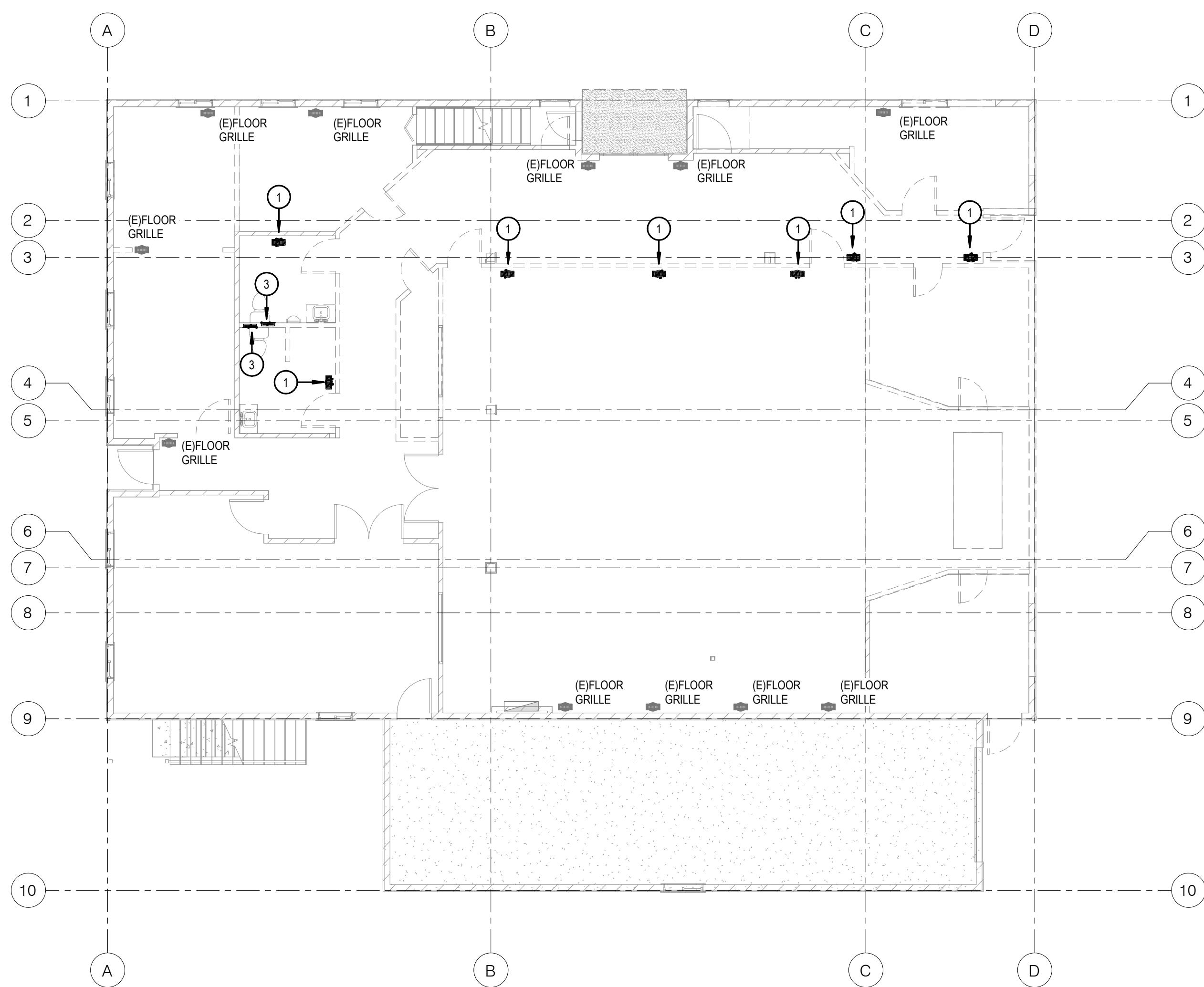
Mechanical: Musgrave Engineering Jason Rice 645 W 28th St. Boise, ID 83702 208.523.2362

Civil: Jorgensen Engineering Reed Armijo 1315 Hwy 89 S Suite #201 Jackson, WY 83001 307.773.5150

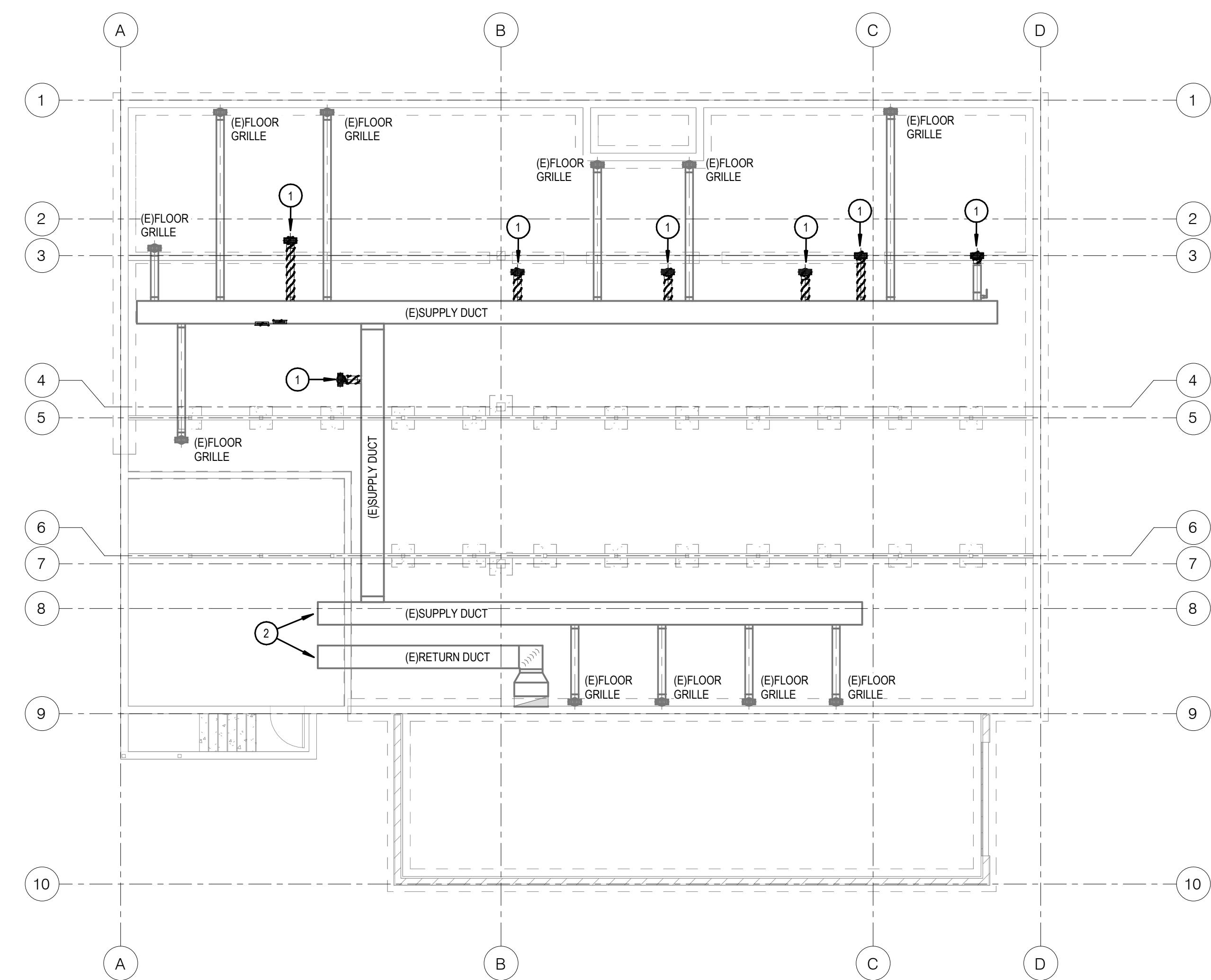
Structural: Jason Mann 1315 Hwy 89 S Suite #201 Jackson, WY 83001 307.773.5150



M1.0



② HVAC FIRST FLOOR DEMO PLAN
1/8" = 1'-0"



① HVAC CRAWL DEMO PLAN
1/8" = 1'-0"

KEYED NOTES:

(#) SYMBOL USED FOR CALLOUT

- ROUTE NEW DUCTING TO NEW FLOOR GRILLE. SEE FLOOR GRILLE INSTALLATION DETAIL FOR FURTHER INFORMATION.
- EXISTING FLOOR GRILLE TO REMAIN AS IS. REBALANCE AIRFLOW TO 100 CFM.
- ROUTE 8" EXHAUST DUCT OUT SIDE WALL AND TERMINATE WITH MANUFACTURES APPROVED WALL CAP.
- DISHWASHER DOES NOT REQUIRE A HOOD OVER OUR CALCULATIONS. DISHWASHER HAS A SAFETY LOCK THAT WILL NOT ALLOW THE DISHWASHER TO OPEN UNTIL ALL VAPOR IS GONE FROM WASH CYCLE.
- INSERT NEW ZONE DAMPER INTO EXISTING DUCTING IN THIS LOCATION. CONTRACTOR TO VERIFY SIZE OF EXISTING DUCT BEFORE ORDERING ZONE DAMPER.
- EXISTING SUPPLY AND RETURN DUCTING TO EXISTING FURNACE SYSTEM. CONTRACTOR TO REBALANCE OUTSIDE AIR TO 500 CFM.
- MAIN THERMOSTAT FOR FORCED AIR SYSTEM TO BE LOCATED IN THIS LOCATION.
- COOLER EXTERIOR CONDENSING UNIT TO BE MOUNTED ON SIDE OF BUILDING. COORDINATE FINAL LOCATION WITH OWNER AND OTHER TRADES.

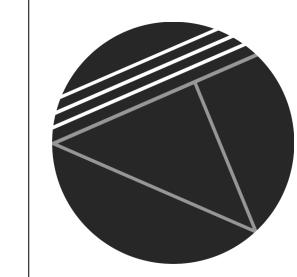
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HVAC NEW PLANS

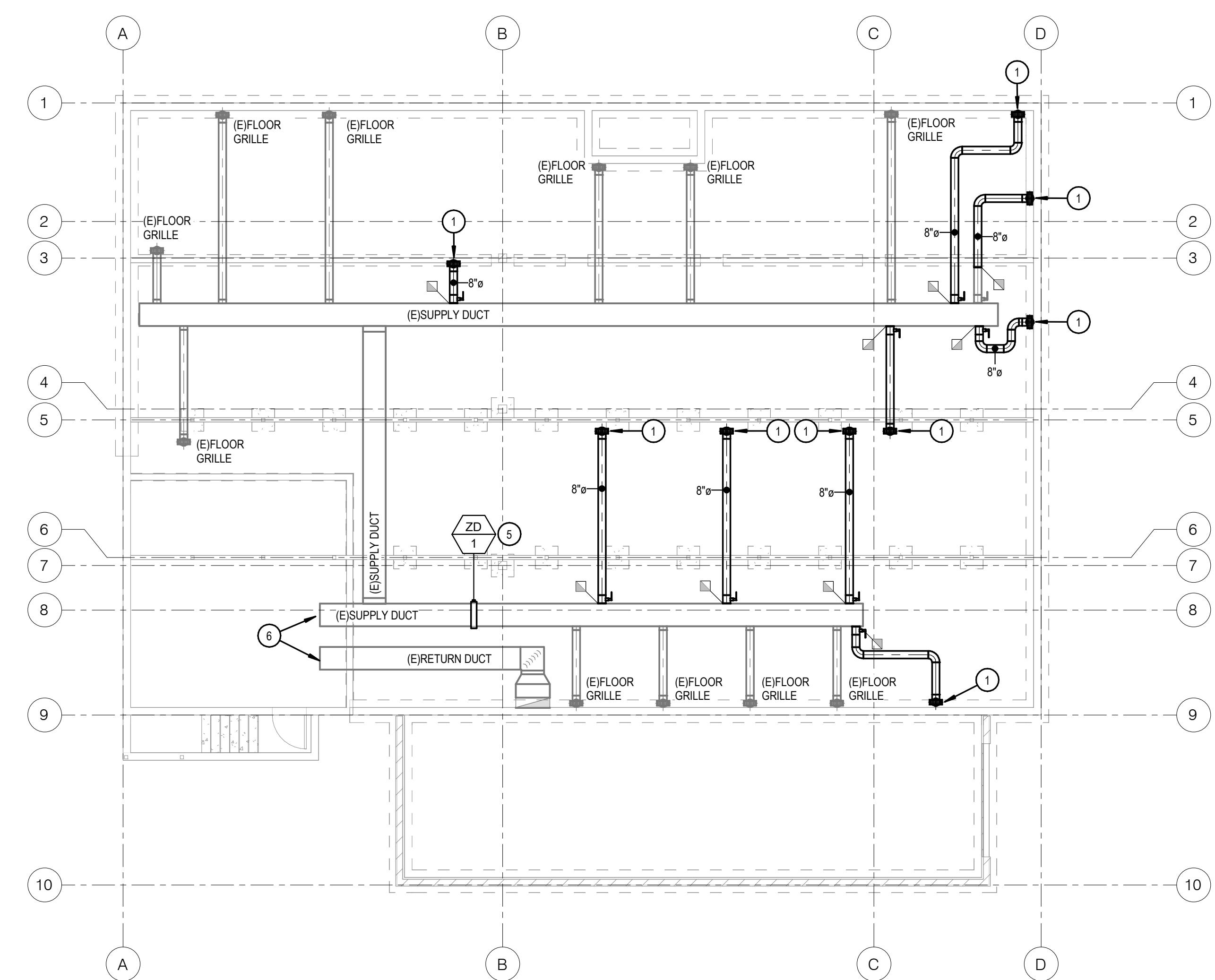
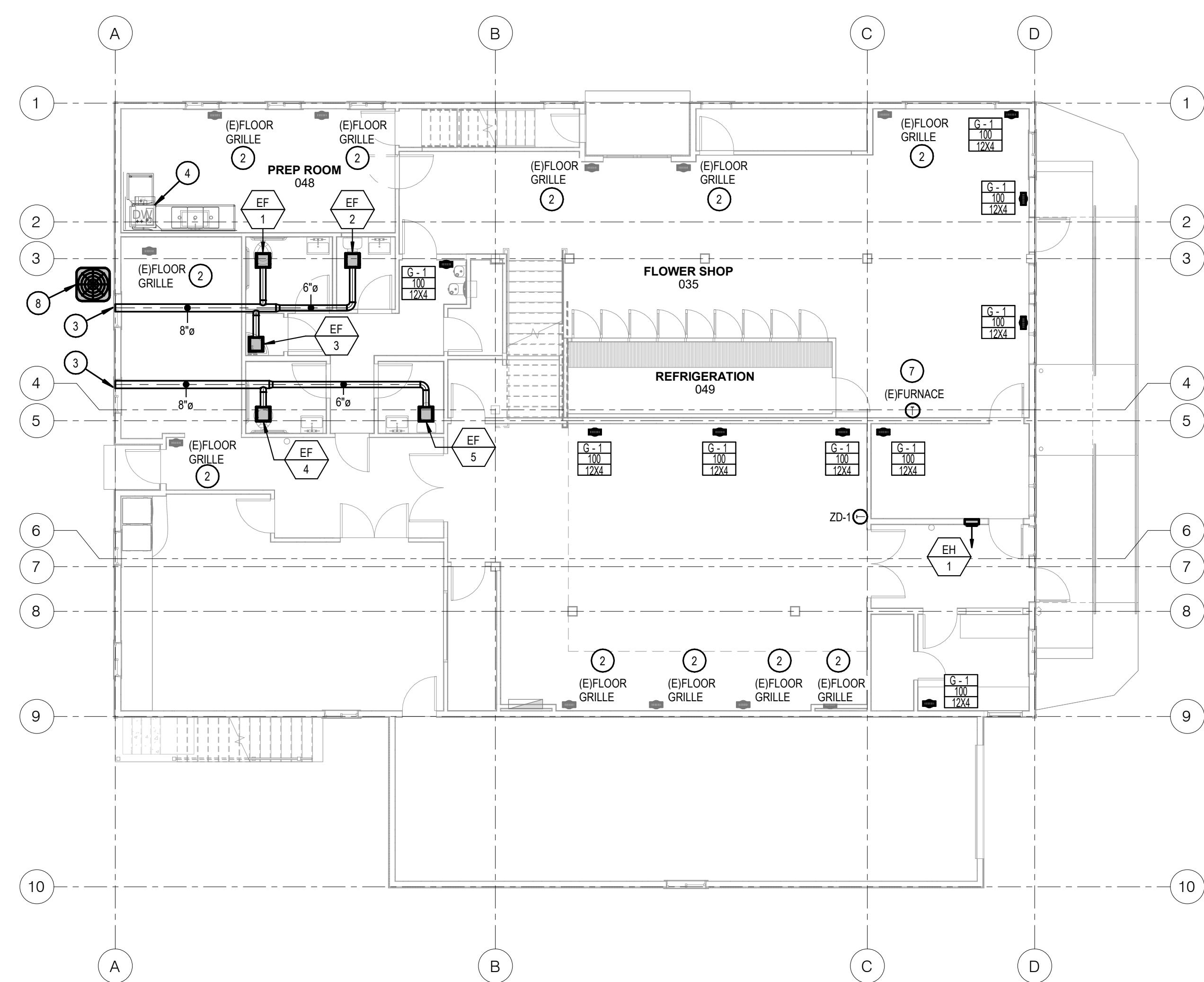
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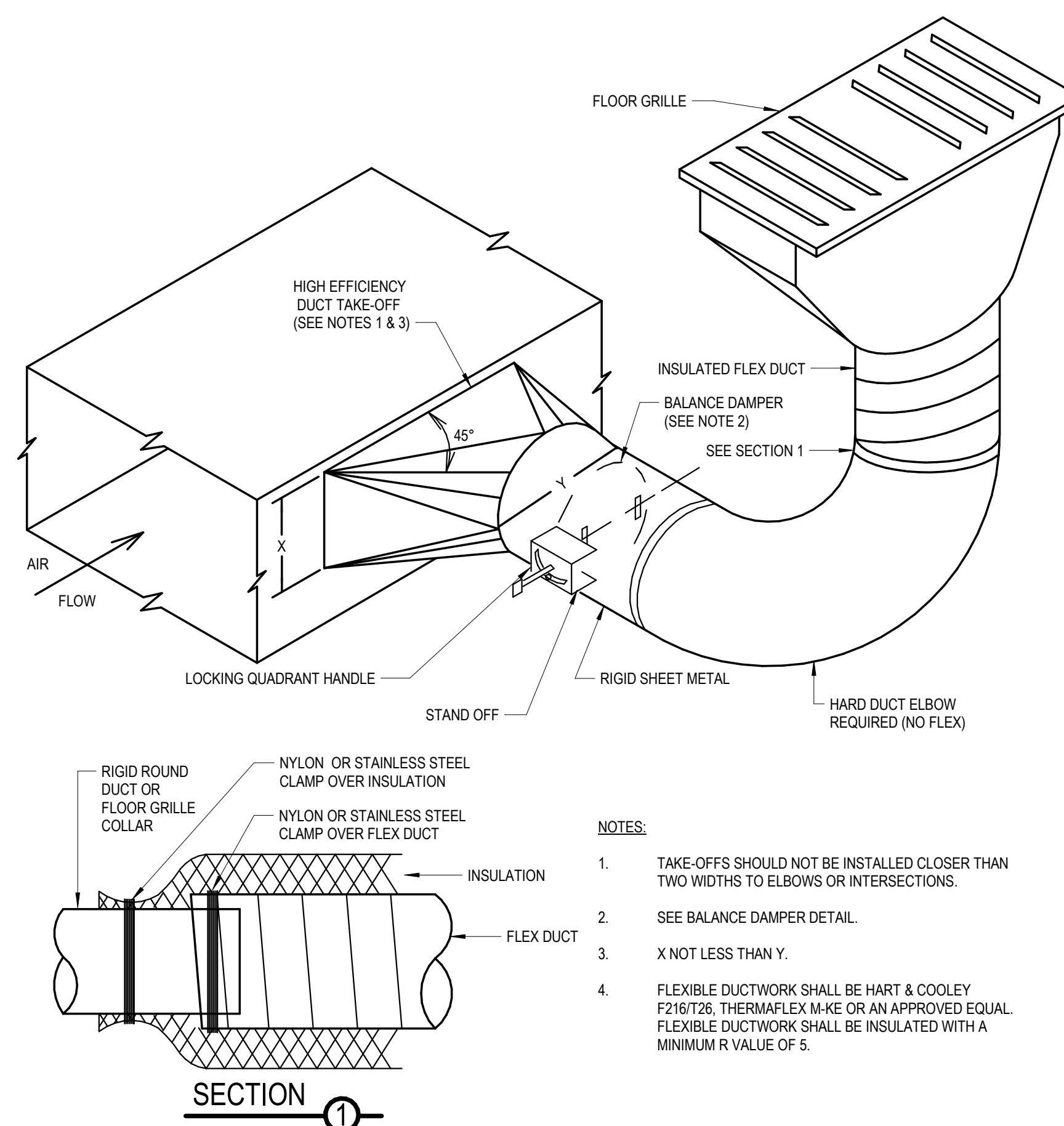
Civil: Jorgensen Engineering Rec Armijo 1315 Hwy 80 S Suite #201 Jackson, WY 83001 307.773.5150

Structural: Jason Mann 1315 Hwy 80 S Suite #201 Jackson, WY 83001 307.773.5150



M2.0





① DUCT TAKEOFF DETAIL - BELOW FLOOR
NTS

EXHAUST FAN SCHEDULE											
SYMBOL	AREA SERVED	UNIT TYPE	BLOWER			ELECTRICAL		MAXIMUM SONES	OPERATING WEIGHT (LBS)	MANUFACTURER AND MODEL	REMARKS
			CFM	ESP	MAXIMUM RPM	DRIVE	HP/W				
EF-1	---	CEILING CABINET	75	.375	950	DIRECT	80.2 W	115/1	1.0	15	GREENHECK MODEL SP-B110
EF-2	---	CEILING CABINET	75	.375	950	DIRECT	80.2 W	115/1	1.0	15	GREENHECK MODEL SP-B110
EF-3	---	CEILING CABINET	75	.375	950	DIRECT	80.2 W	115/1	1.0	15	GREENHECK MODEL SP-B110
EF-4	---	CEILING CABINET	75	.375	950	DIRECT	80.2 W	115/1	1.0	15	GREENHECK MODEL SP-B110
EF-5	---	CEILING CABINET	75	.375	950	DIRECT	80.2 W	115/1	1.0	15	GREENHECK MODEL SP-B110

REMARKS:

1. APPROVED ALTERNATE MANUFACTURERS: ACME, GREENHECK, PENNBARRE, TWIN CITY FAN COMPANY, SOLER & PALAU AND BARRY BLOWER.
2. PROVIDE UNIT WITH MANUFACTURER'S ALUMINUM ROOF CAP (FLAT ROOF) EQUAL TO GREENHECK MODEL RCC OR GRS (W/ INTEGRAL BIRD SCREEN AND ROOF CURB), MANUFACTURER'S STEEL ROOF JACK (SLOPED ROOF) EQUAL TO GREENHECK MODEL RJ (W/ INTEGRAL BIRD SCREEN, FLASHING FLANGE AND BLACK EPOXY FINISH), MANUFACTURER'S WALL CAP EQUAL TO GREENHECK MODEL WC (W/ INTEGRAL BIRDSCREEN), BACKDRAFT DAMPER, OUTLET FLEX DUCT CONNECTION, STANDARD PLUG DISCONNECT, PRE-WIRED FAN SPEED CONTROLLER, THERMAL OVERLOAD PROTECTION, HANGING VIBRATION ISOLATORS, AND WHITE ALUMINUM GRILLE.
3. CONTROL FAN WITH SEPARATE WALL SWITCH, INTERLOCK WITH LIGHT SWITCH, HEAT RISE T-STAT, PUSH BUTTON DIGITAL COUNTDOWN TIMER SWITCH WITH 5-15-30 MINUTE AND 1-2-4 HOUR PRESETS, 7-DAY PROGRAMMABLE TIMER SWITCH, LIGHTING CONTROL PANEL, 7-DAY PROGRAMMABLE T-STOP#1 AUXILIARY CONTACT FOR FAN OPERATION DURING OCCUPIED HOURS

SUPPLY GRILLE SCHEDULE				
SYMBOL	NOMINAL SIZE	NECK / RUNOUT SIZE	CFM RANGE	REMARKS
G-1 12X4	12X4	12X4	100-250	1, 2, 3, 4

REMARKS:

1. APPROVED MANUFACTURERS: ANEMOSTAT, J&J REGISTER, TUTTLE & BAILEY, NAILOR, METAL-AIRE, KRUEGER, PRICE, AND UNITED ENERTECH.
2. FLOOR GRILLE SIZES BASED ON TITUS MODEL CT-480, LINEAR BAR DIFFUSER, 18" BARS, 1/4" SPACING, 0° DEFLECTION, HEAVY DUTY MOUNTING FRAME, CLEAR ANODIZED FINISH.
3. SIZES BASED ON A MAXIMUM NC LEVEL OF 25.
4. ALL OF THE GRILLES SHOWN IN THIS SCHEDULE MAY NOT BE USED. REFERENCE THE HVAC PLAN FOR GRILLE CALL-OUTS AND THE QUANTITY OF EACH SIZE REQUIRED.

ELECTRIC HEATER SCHEDULE										
SYMBOL	AREA SERVED	UNIT TYPE	FAN			ELECTRICAL			MANUFACTURER AND MODEL	REMARKS
			CFM	RPM	HP	KW	STEPS	V/Ø		
EH-1	ENTRY VESTIBULE	SURFACE MOUNTED	245	1400	1/8	2	--	240/1	8.3	MARKEL MODEL 3420 SERIES

REMARKS:

1. APPROVED ALTERNATE MANUFACTURERS: BRASCH, QMARK, INDECO, OUELLET, AND CHROMALOX.
2. MOUNT BOTTOM OF HEATER 24" ABOVE FINISH FLOOR.
3. PROVIDE UNIT WITH AN INTEGRAL THERMOSTAT. THERMOSTAT SHALL BE COVERED WITH A TAMPER-PROOF ACCESS COVER.

ZONE DAMPER SCHEDULE										
SYMBOL	AREA SERVED	UNIT TYPE	DAMPER SIZE	FPM	CFM RANGE		ELECTRICAL V/Ø	MANUFACTURER AND MODEL		
					MINIMUM	DESIGN				
ZD-1	PARLOUR	RECTANGULAR	CONTRACTOR TO VERIFY EXISTING DUCT SIZE	600	200	800	120/1	ZONEX MODEL STMRTD, RECTANGULAR MEDIUM PRESSURE SUPPLY DAMPER.		1, 2

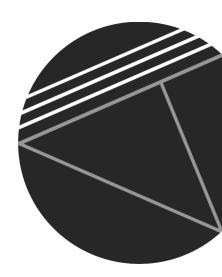
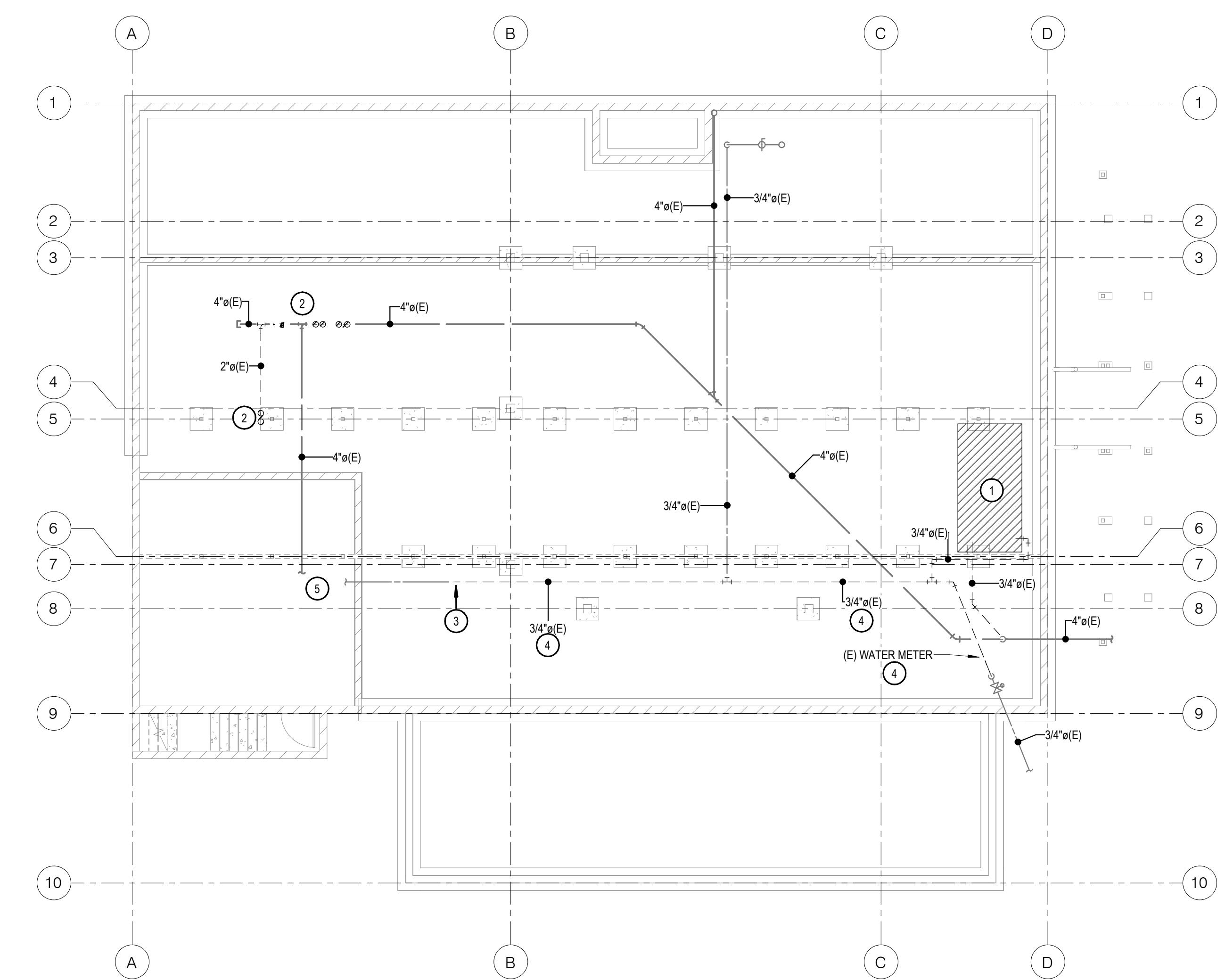
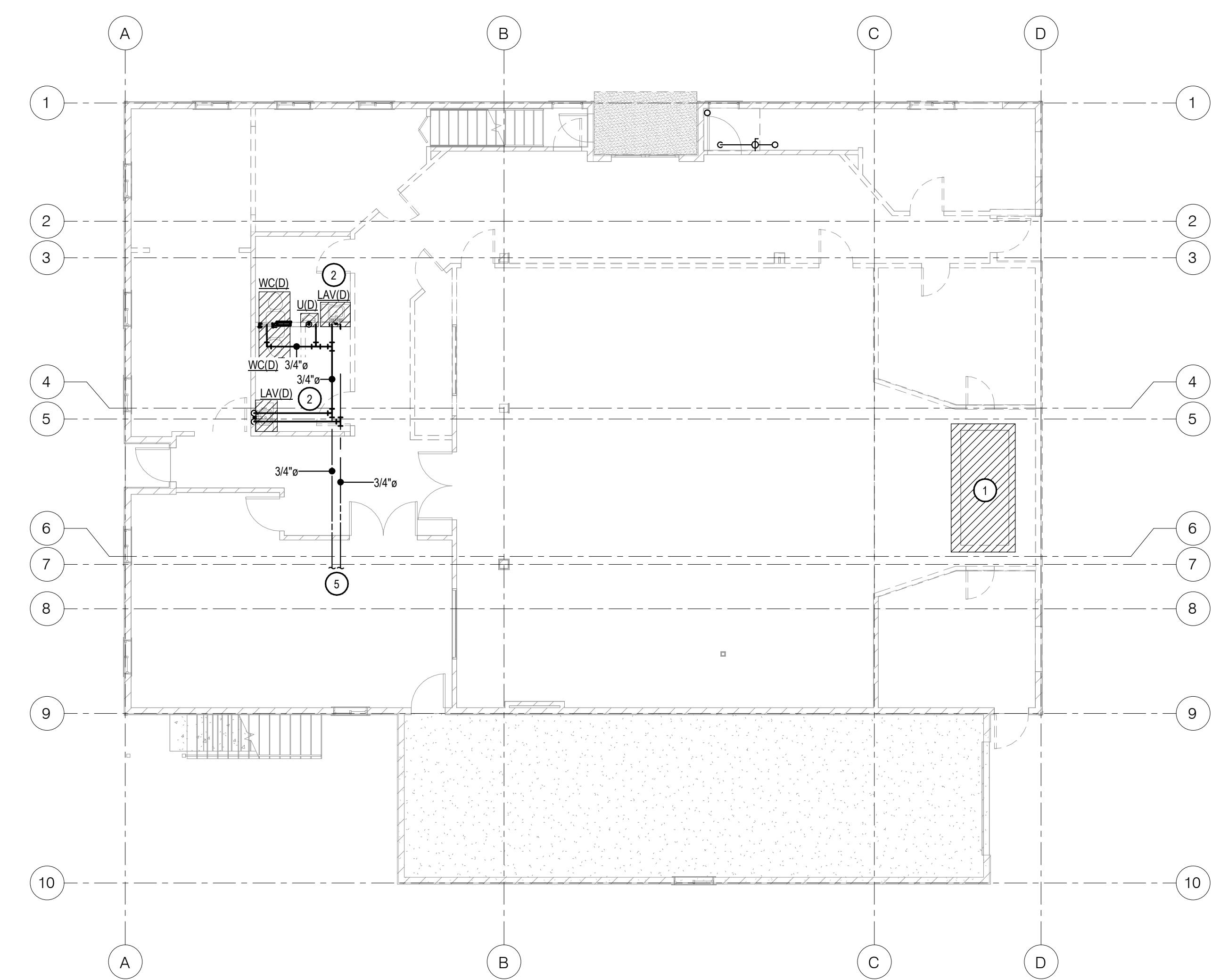
REMARKS:

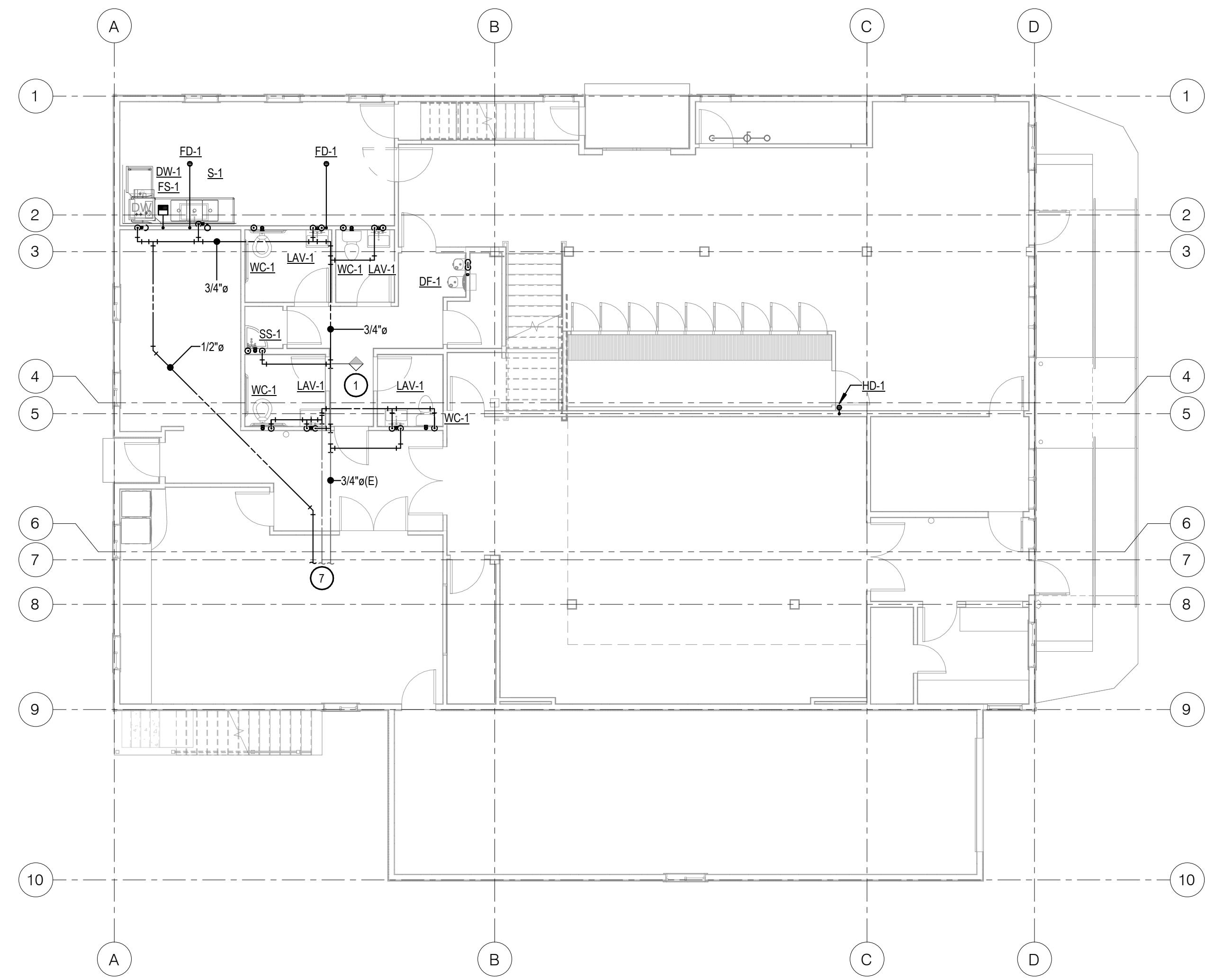
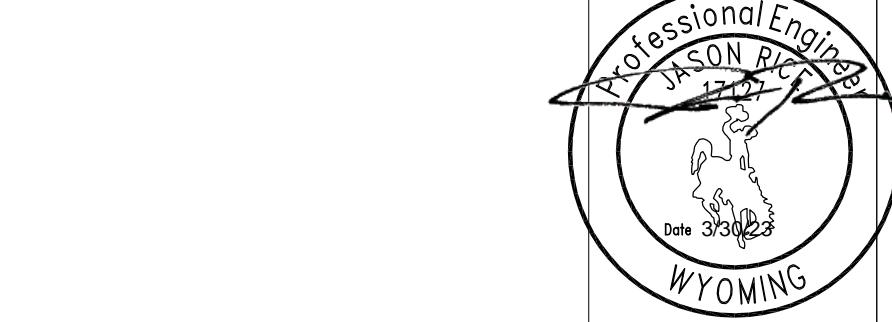
1. APPROVED ALTERNATE MANUFACTURERS: TRANE, ENVIRO-TEC
2. PROVIDE WITH ZONEX SAMOD MODULATING DAMPER CONTROL, DUCT TEMPERATURE SENSOR AND TRANSFORMER (120V-24V).

KEYED NOTES:

④ SYMBOL USED FOR CALLOUT

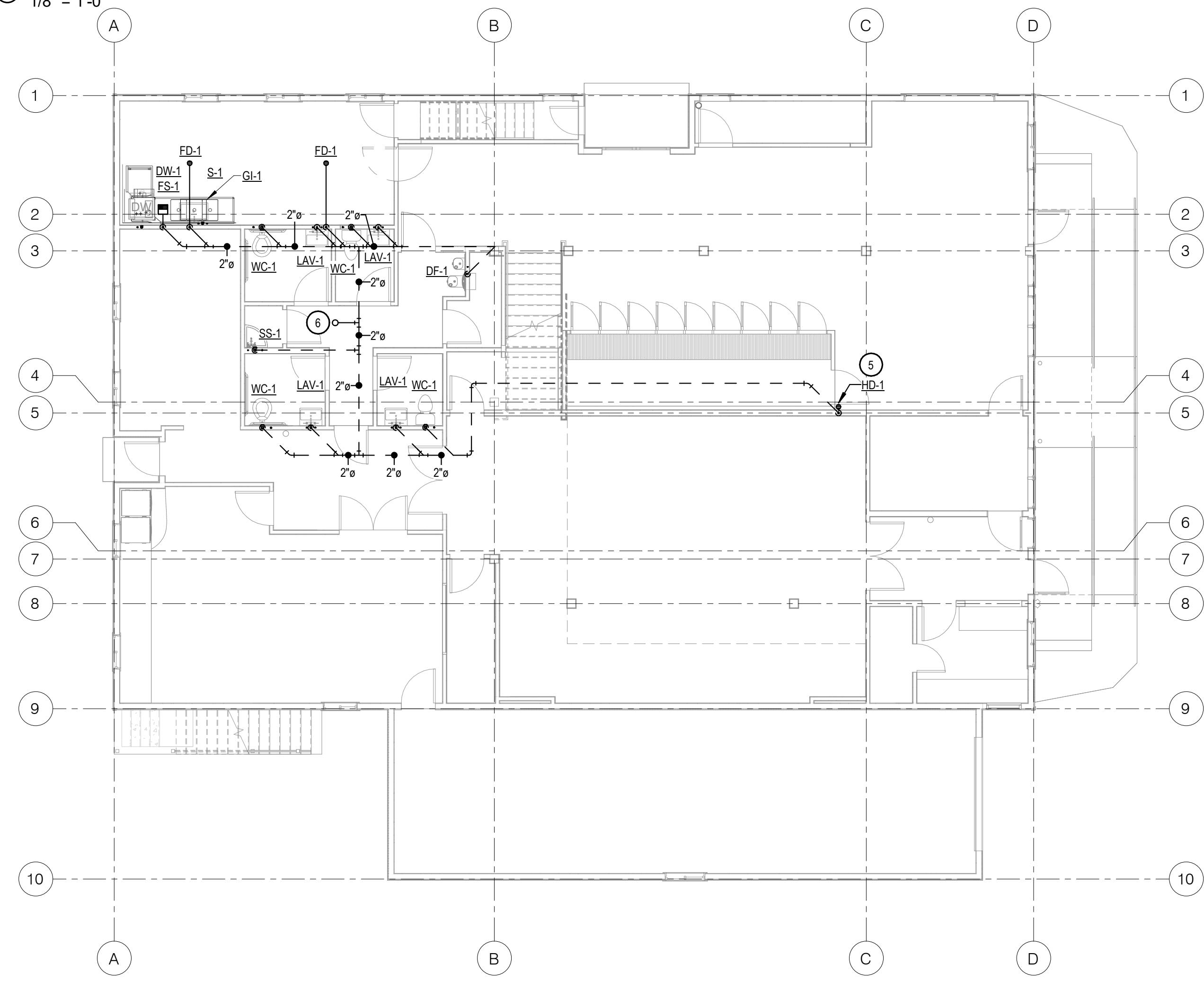
1. CONTRACTOR TO REMOVE EXISTING TUB AND ALL ASSOCIATED PIPING. CAP WATER AND WASTE LINES AT MAINS.
2. CONTRACTOR TO REMOVE EXISTING BATHROOM FIXTURES AND ALL ASSOCIATED PIPING. CAP WATER AND WASTE LINES AT MAINS.
3. CONTRACTOR TO REMOVE EXISTING 3/4" WATER MAIN TO THIS POINT. LEAVE AND RECONNECT EXISTING 3/4" LINE INTO MECHANICAL ROOM.
4. CONTRACTOR TO REMOVE EXISTING WATER METER AND 3/4" MAIN LINE AFTER SHUT OFF VALVE. LINE TO BE REPLACED WITH NEW 1-1/4" LINE AFTER SHUT-OFF VALVE.
5. ALL PIPING INTO MECHANICAL ROOM TO REMAIN.





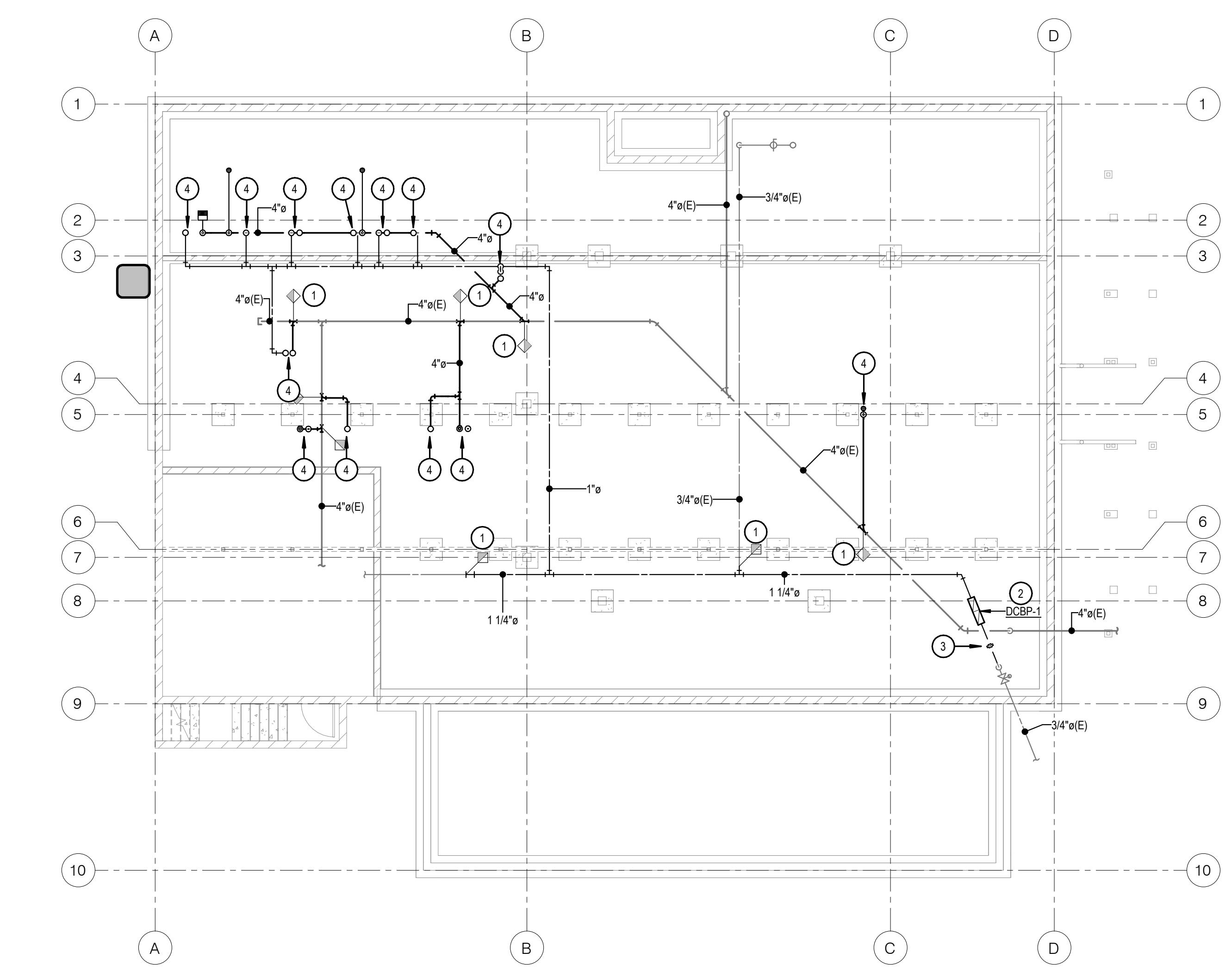
③ PLUMBING FIRST FLOOR NEW WATER PLAN

1/8" = 1'-0"



② PLUMBING FIRST FLOOR NEW W&V PLAN

1/8" = 1'-0"



① PLUMBING CRAWL SPACE NEW PLAN

KEYED NOTES:

SYMBOL USED FOR CALLOUT

1. CONNECT NEW PIPING INTO EXISTING PIPING IN THIS LOCATION.
2. PROVIDE NEW DOUBLE CHECK BACKFLOW PREVENTER ON WATER SUPPLY TO BUILDING. SEE BUILDING WATER ENTRY DETAIL FOR FURTHER INFORMATION.
3. NEW 1" WATER METER ON WATER SUPPLY TO BUILDING.
4. PIPING UP TO FIXTURE ABOVE. SEE FIRST FLOOR PLAN FOR CONTINUATION.
5. ROUTE CONDENSATE DRAIN FROM NEW COOLER TO HUB DRAIN AND TERMINATE WITH 1" AIR GAP.
6. CONNECT NEW 2" VENT LINE INTO EXISTING VENT LINE UP THROUGH ROOF OR PROVIDE NEW VENT THROUGH ROOF.
7. EXISTING HOT AND COLD WATER LINES TO EXISTING WATER HEATER TO REMAIN. PROVIDE NEW RECIRCULATION LINE BACK TO WATER HEATER AND PROVIDE RECIRCULATION PUMP (RP-1) AT WATER HEATER.

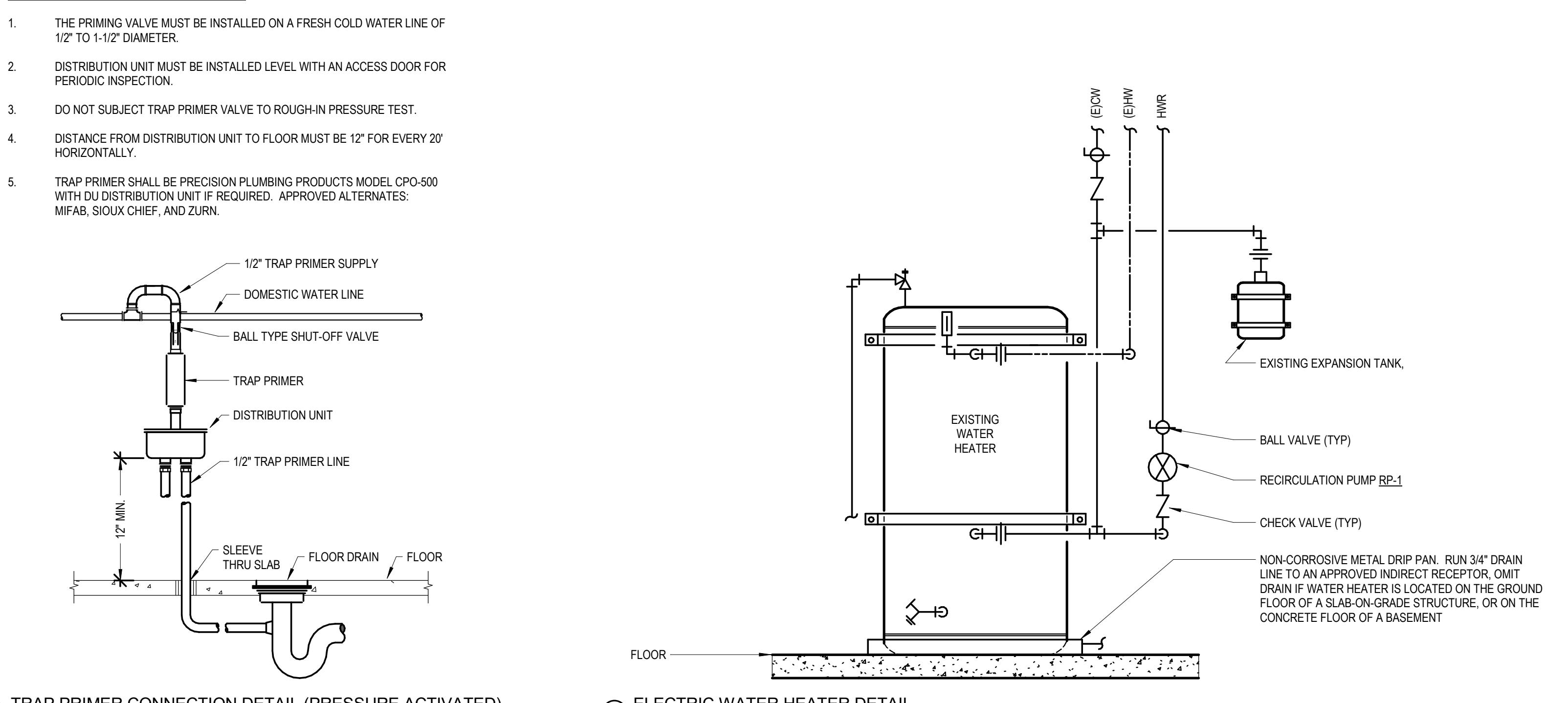
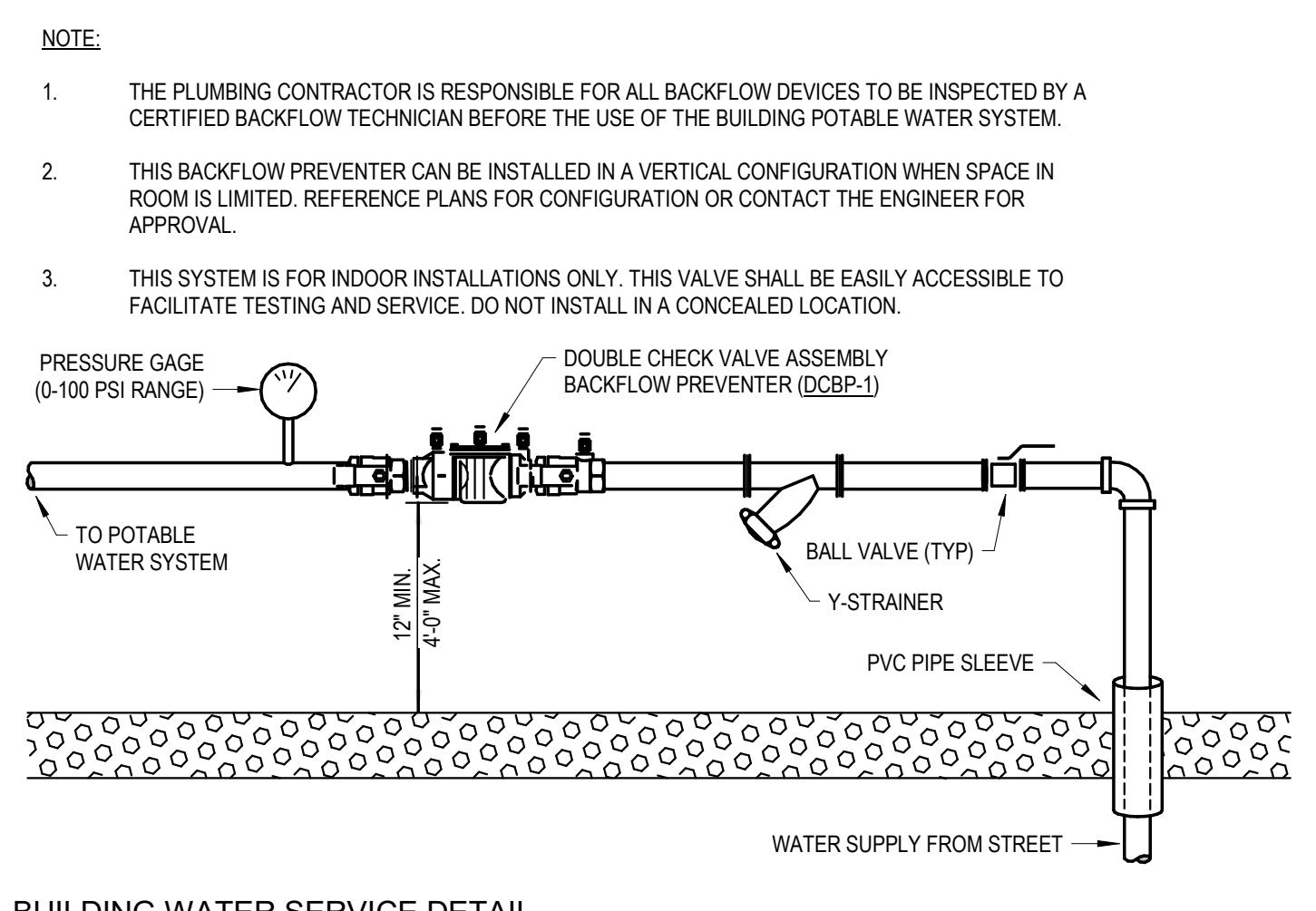
SYMBOL	Fixture Description	Connection Size					Manufacturer / Model Number / Description / Additional Comments
		Waste	Vent	Trap	CW	HW	
DCBP-1	DOUBLE CHECK BACKFLOW PREVENTER	-	-	-	SEE PLANS	-	WATTS SERIES LF007 LEAD FREE, DOUBLE CHECK VALVE ASSEMBLY WITH REPLACEABLE SEATS AND SEAT DISCS, CAST BRONZE BODY CONSTRUCTION - 1/2" THRU 10". PROVIDE WATTS SERIES 757 STAINLESS STEEL DOUBLE CHECK VALVE ASSEMBLY. PROVIDE WITH STRAINER.
DW-1	DISHWASHER	INDIRECT TO FS			1/2	1/2	PROVIDED BY OTHERS.
FD-1	FLOOR DRAIN (PVC BODY) (CONCRETE FLOOR)	2	2	2	-	-	SIOUX CHIEF SERIES NUMBER 832-2PNR, POST-CONSTRUCTION LEVELING FLOOR DRAIN, NO-HUB OUTLET, 6-1/2" ROUND, ADJUSTABLE NICKEL BRONZE STRAINER AND TRAP PRIMER PORT. INSTALL TOP OF DRAIN 1/8" BELOW FINISH FLOOR AND CAULK EDGE.
FS-1	FLOOR SINK (10" DEEP) (HALF GRATE, FOOT TRAFFIC RATED)	4	2	4	-	-	JAY R. SMITH FIGURE NUMBER 3160Y-12, CAST IRON RECEPTOR, ALUMINUM DOME STRAINER, NICKEL BRONZE GRATE, AND TRAP PRIMER. INSTALL TOP OF SINK 1/8" BELOW FINISH FLOOR AND CAULK EDGE.
GI-1	GREASE INTERCEPTOR (25 GPM)	2	--	--	-	-	BIG DIPPER MODEL W-250-S. SET INTERCEPTOR UNDER 3-COMP SINK AND DRAIN OUTLET TO FS-1. ELECTRICAL CONNECTION 115/10 10.2 AMPS.
LAV-1	LAVATORY (WALL MOUNTED) (ADA COMPLIANT)	1 1/2	1 1/2	1 1/4	1/2	1/2	KOHLER KINGSTON MODEL K-2005, VITREOUS CHINA, WALL MOUNTED, HOLES ON 4" CENTERS, AND GRID STRAINER. KOHLER CORALAIR MODEL K-1518: 4-1/2" LONG, SINGLE LEVER FAUCET WITH 0.5 GPM AERATOR. PROVIDE WITH JAY R. SMITH FIGURE NUMBER 0700-2 SUPPORT WITH CONCEALED ARMS AND WATTS SERIES LFUSG-B LEAD-FREE, THERMOSTATIC MIXING VALVE, ASSE STANDARD 1070 LISTED, BRONZE BODY, INTEGRAL CHECK VALVES, AND SELECTABLE TEMPERATURE RANGE FROM 80°F TO 120°F. PROVIDE WITH LS-1 LAV SHIELD.
LS-1	LAVATORY SHIELD (WALL MOUNTED SHIELD FOR CONCEALING PIPING, VALVES, AND INSTANTANEOUS WATER HEATERS)	--	--	--	--	--	TRUEBRO "LAV SHIELD" ADA COMPLIANT, TOTAL ENCLOSURE. SINGLE-PIECE CONSTRUCTION, SLOAN OPTISHIELD EFT-529, OR APPROVED EQUAL.
RP-1	RECIRCULATION PUMP (HOT WATER RETURN SYSTEM) (MEDIUM SIZED SYSTEM)	--	--	--	--	3/4	BELL AND GOSSETT BRONZE MODEL NBF-22, 115 VOLT, 0.8 AMPS, 92 WATTS, AND SHALL PROVIDE 7 GPM AT 10 FEET HEAD. INCLUDE 7-DAY PROGRAMMABLE ELECTRONIC TIME CLOCK WITH BATTERY BACKUP, INTERMATIC MODEL GM40AVE-RD89. APPROVED ALTERNATE: ARMSTRONG, TACO, GRUNDFOS.
S-1	SINK - THREE COMPARTMENT	INDIRECT TO FS			1/2	1/2	OWNER PROVIDED.
SS-1	SERVICE SINK (24" X 24" X 10") (FLOOR MOUNTED)	3	2	3	1/2	1/2	FIAT MOLDED STONE MODEL MSB-2424. PROVIDE AND INSTALL WITH MODEL 830AA CHROME FAUCET, GRID STRAINER, STAINLESS STEEL BUMPER GUARD, DRAIN GASKET, 30" HOSE AND BRACKET, MOP HANGER, AND (2) STAINLESS STEEL WALL GUARDS. MOUNT FAUCET 36" AFF.
TP-1	TRAP PRIMER (PRESSURE ACTIVATED) (1 TO 4 TRAPS)	--	--	--	1/2"	-	PRECISION PLUMBING PRODUCTS MODEL CPO-500 WITH DU DISTRIBUTION UNIT IF REQUIRED FOR SERVING MORE THAN ONE TRAP.
TP-1	TRAP PRIMER (LAVATORY TAILPIECE PRIMER) (1 TRAP)	--	--	--	1/2"	--	DEARBORN BRASS 1-1/2" TRAP PRIMER TAILPIECE WITH COMPRESSION CONNECTION.
WC-1	WATER CLOSET (17-1/2" SEAT HEIGHT) (FLUSH TANK) (FLOOR MOUNTED) (COMFORT HEIGHT / ADA)	4	2	INT.	1/2	-	KOHLER CIMARRON MODEL K-5310 (LEFT LEVER) / K-5310-RA (RIGHT LEVER), FLOOR MOUNTED, GRAVITY FLUSH TANK WITH ELONGATED BOWL, 1.28 GPF. KOHLER LUSTRA MODEL K-4650 ELONGATED, OPEN FRONT SEAT WITH CHECK HINGE AND NO COVER.

NOTES:

1. ALL ADA COMPLIANT FIXTURES MUST COMPLY WITH ICC/ANSI A117.1. SEE ARCHITECTURAL PLANS FOR HANDICAPPED FIXTURE DESIGNATIONS, LOCATIONS, CLEARANCES, AND MOUNTING HEIGHTS.
2. ALL EXPOSED HW PIPING, CW PIPING, AND DRAIN LINES BENEATH ALL LAVATORIES AND ALL ADA COMPLIANT SINKS MUST BE INSULATED TO PREVENT INJURY. REFER TO ARCHITECTURAL PLANS. INSULATE WITH MOLDED CLOSED CELL VINYL INSULATION - TRUEBRO, PLUMBEREX, OR EQUAL.
3. PROVIDE P-TRAP PRIMERS FOR ALL FLOOR DRAINS AND FLOOR SINKS (NOT ALL TRAP PRIMERS ARE INDICATED ON PLANS - REFERENCE DETAILS FOR ADDITIONAL INFORMATION). PROVIDE A BALL TYPE SHUT-OFF VALVE UPSTREAM OF PRIMER VALVE. SEE SPECIFICATIONS.
4. SEE SPECIFICATIONS FOR ALTERNATE APPROVED MANUFACTURERS.

PRESSURE ACTIVATED TRAP PRIMER NOTES:

1. THE PRIMING VALVE MUST BE INSTALLED ON A FRESH COLD WATER LINE OF 1/2" TO 1-1/2" DIAMETER.
2. DISTRIBUTION UNIT MUST BE INSTALLED LEVEL WITH AN ACCESS DOOR FOR PERIODIC INSPECTION.
3. DO NOT SUBJECT TRAP PRIMER VALVE TO ROUGH-IN PRESSURE TEST.
4. DISTANCE FROM DISTRIBUTION UNIT TO FLOOR MUST BE 12" FOR EVERY 20' HORIZONTALLY.
5. TRAP PRIMER SHALL BE PRECISION PLUMBING PRODUCTS MODEL CPO-500 WITH DU DISTRIBUTION UNIT IF REQUIRED. APPROVED ALTERNATES: MIFAB, SIOUX CHIEF, AND ZURN.



Architect:	Atelier 43, LLC P.O. Box 40555 Boise, ID 83201 Office: 208.343.5150 Mail: 307-249-8650 Phone: 307-249-8650	Client:	DRITRY & MONICA GRIMBERG	Project:	Valley Montanye/H Flower Boutique 850 Alpine Lane Jackson, WY 83001
Structural:	Jorgensen Engineering Jason Mann 1315 Hwy 89 S Suite #201 Jackson, WY 83001 307-733-5150	Civil:	Jorgensen Engineering Rece Armijo 1315 Hwy 89 S Suite #201 Jackson, WY 83001 307-733-5150	Mechanical:	Musgrave Jason Rice 645 W 28th St Boise, ID 83709 208.523.2862
Electrical:	Professional Engineers JASON RICE Date: 10/26 WYOMING	Plumbing:	Professional Engineers JASON RICE Date: 10/26 WYOMING	Plumbing Details and Schedules:	2022.10.26

