



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 13, 2024

Item #: P24-028

Planner: Katelyn Page

Phone: 733-0440 ext. 1302

Email: kpage@jacksonwy.gov

Owner & Applicant

Thomas & Laura Hedges
PO Box 11803
Jackson, WY 83002-1803

REQUESTS:

The applicant is submitting a request for a Basic Use Permit for a short-term rental for the property located at 674 E Hall PIDN: 22-41-16-34-1-28-021

For questions, please call Katelyn Page at 733-0440 x 1302 or email the address shown. Thank you.

Please respond by: March 19, 2024 (with Comments)

RESPONSE: For Departments not using SmartGov, please send responses via email to:
planning@jacksonwy.gov

1/27/24

Re: BUP Narrative – 674 East Hall Avenue, Jackson

To Whom It May Concern:

We are within a few weeks of finishing our new primary residence at 674 East Hall Avenue in East Jackson. In an effort to subsidize our debt service, we are hoping to take advantage of the new short term rental rules to rent the home on a limited short-term bases pursuant to the recently adopted allowance. Only the main home will be rented on a short-term basis.

Our dates for availability will likely align as follows:

- 2 weeks (Summer Vacation – Most likely in July)
- 2 weeks (Holiday Vacation – Late December through early Jan)
- 2 weeks (Spring Break)

Our dates will fluctuate annually and will not necessarily be tied to the above ranges. There will be years when we do not rent at all and years when we rent up to the full 60 day allowance.

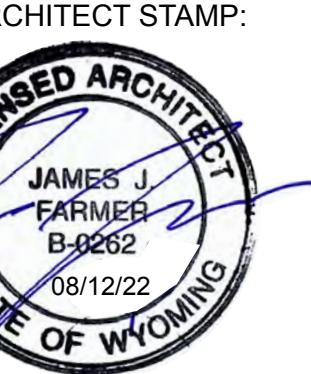
Sincerely,

Tom Hedges

Jackson Hole
260 West Broadway, Suite A
Jackson, WY 83001
T:307.264.0080

Sun Valley
351 N Leadville Ave, Suite 204
Ketchum, ID 83340
T:208.214.5105

Louisiana
910 Pierremont Rd, Suite 410
Shreveport, LA 71106
T:318.383.3100



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HEDGES RESIDENCE

674 East Hall Avenue
Jackson, Wyoming



DATE:	11/1/22
PROJECT #:	JH2006
DRAWN:	JF/VM/JG/JK

ISSUE:	
Permit Set	09/14/21
Builders Set	07/12/22
Revision 1	08/12/22
CD Set	11/01/22

Cover

Jackson Hole
260 West Broadway, Suite A
Jackson, WY 83001
T:307.264.0080

Sun Valley
351 N Leadville Ave, Suite 204
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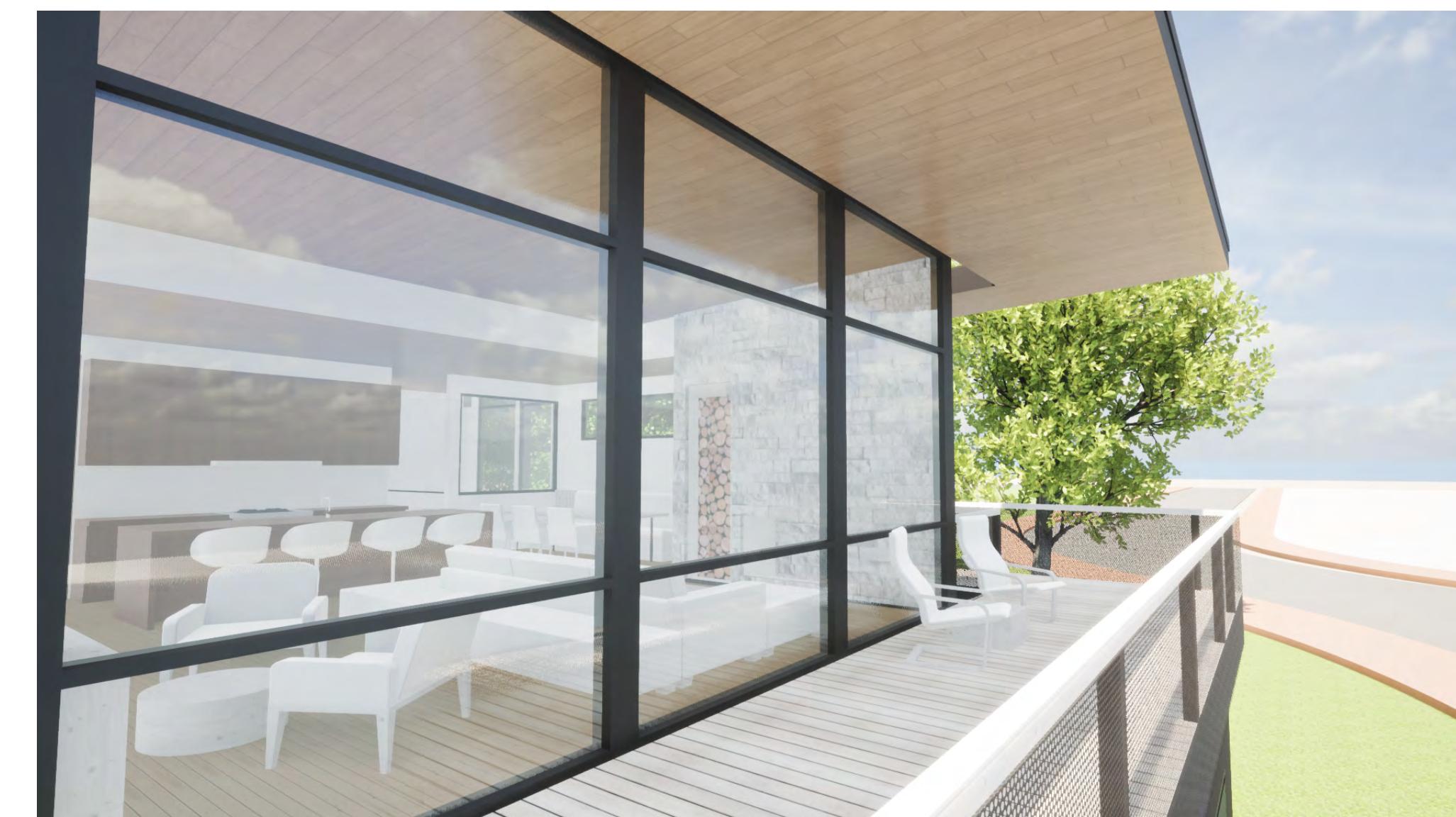
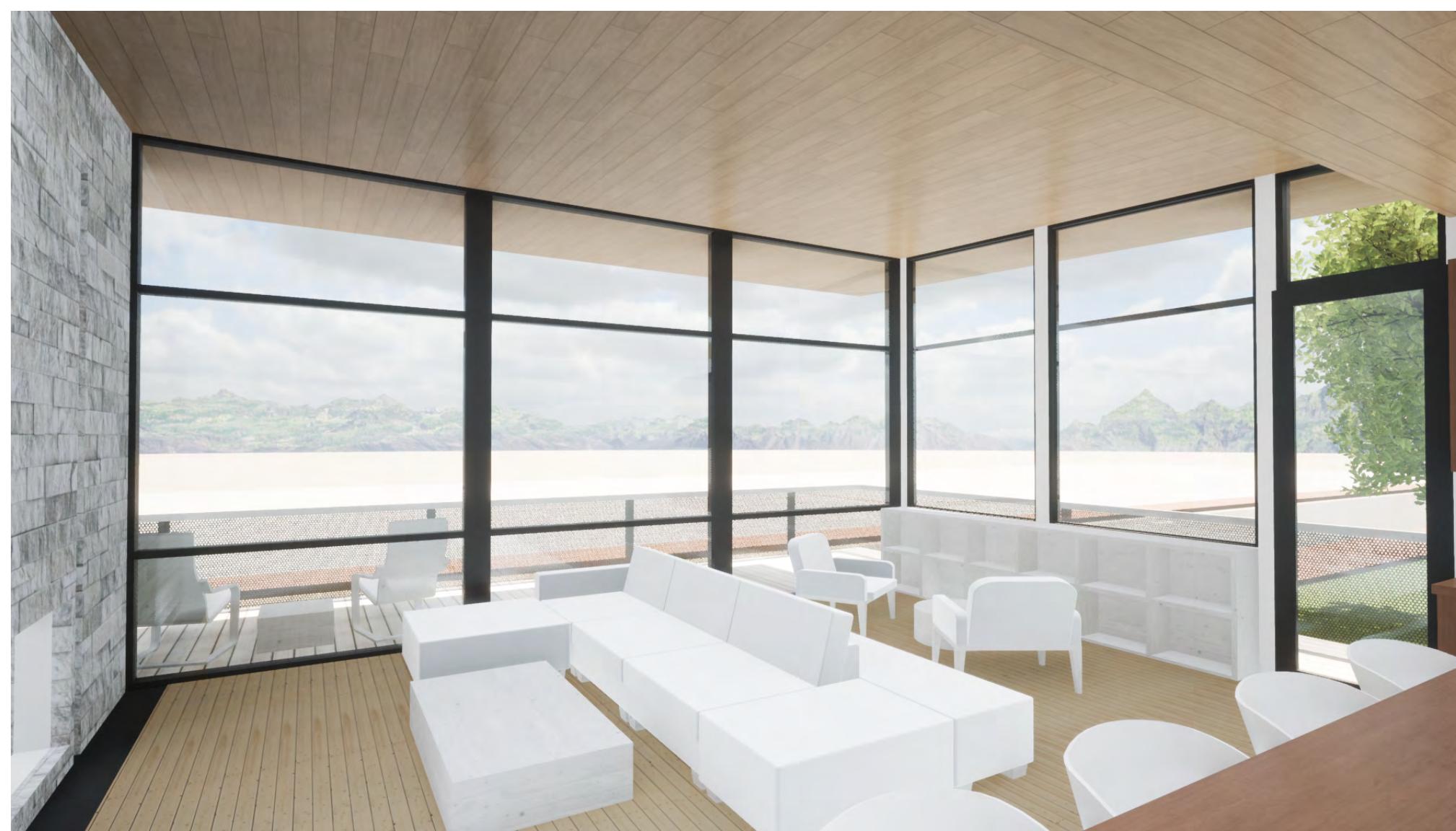
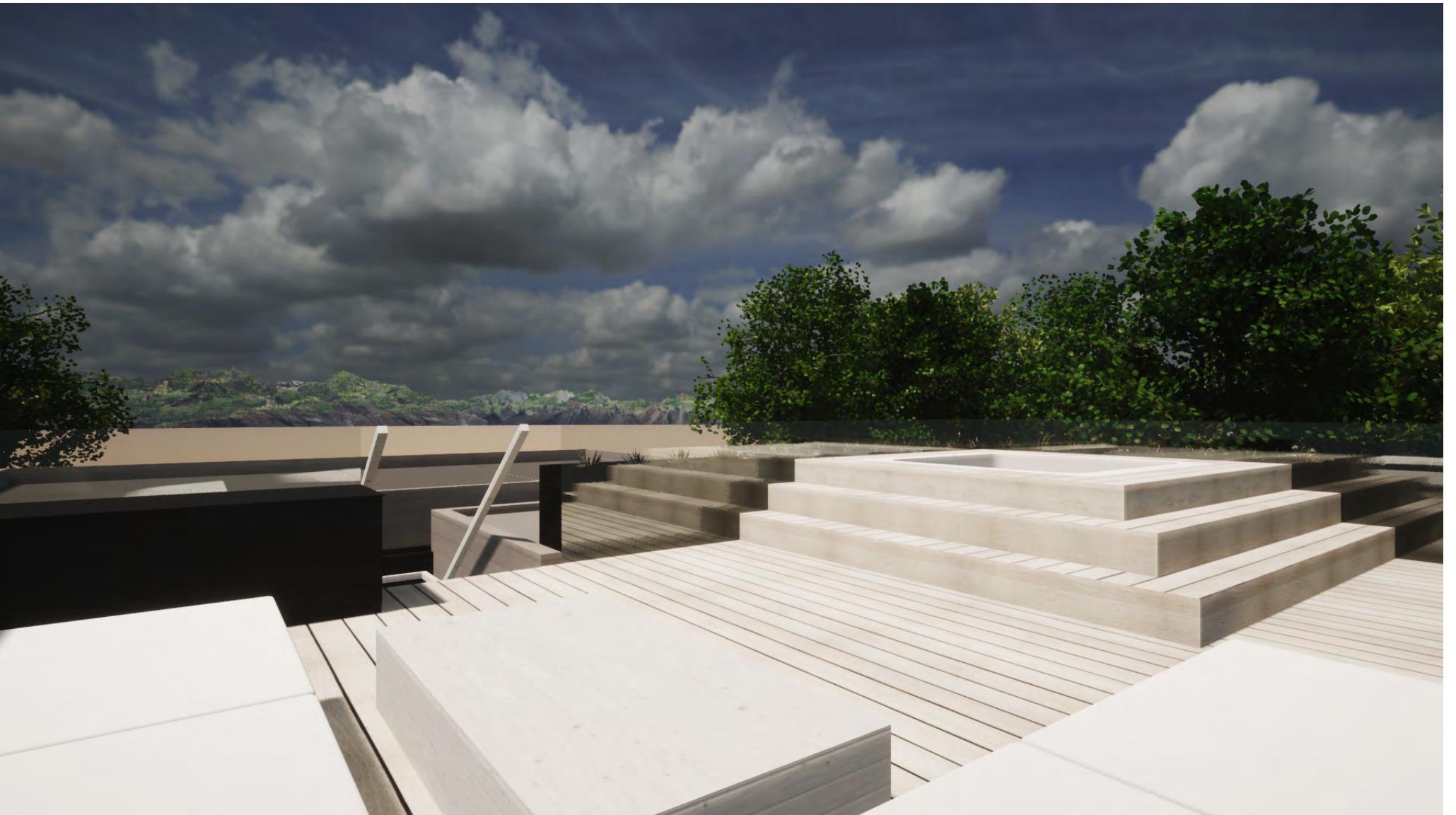
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HEDGES RESIDENCE

674 East Hall Avenue
Jackson, Wyoming



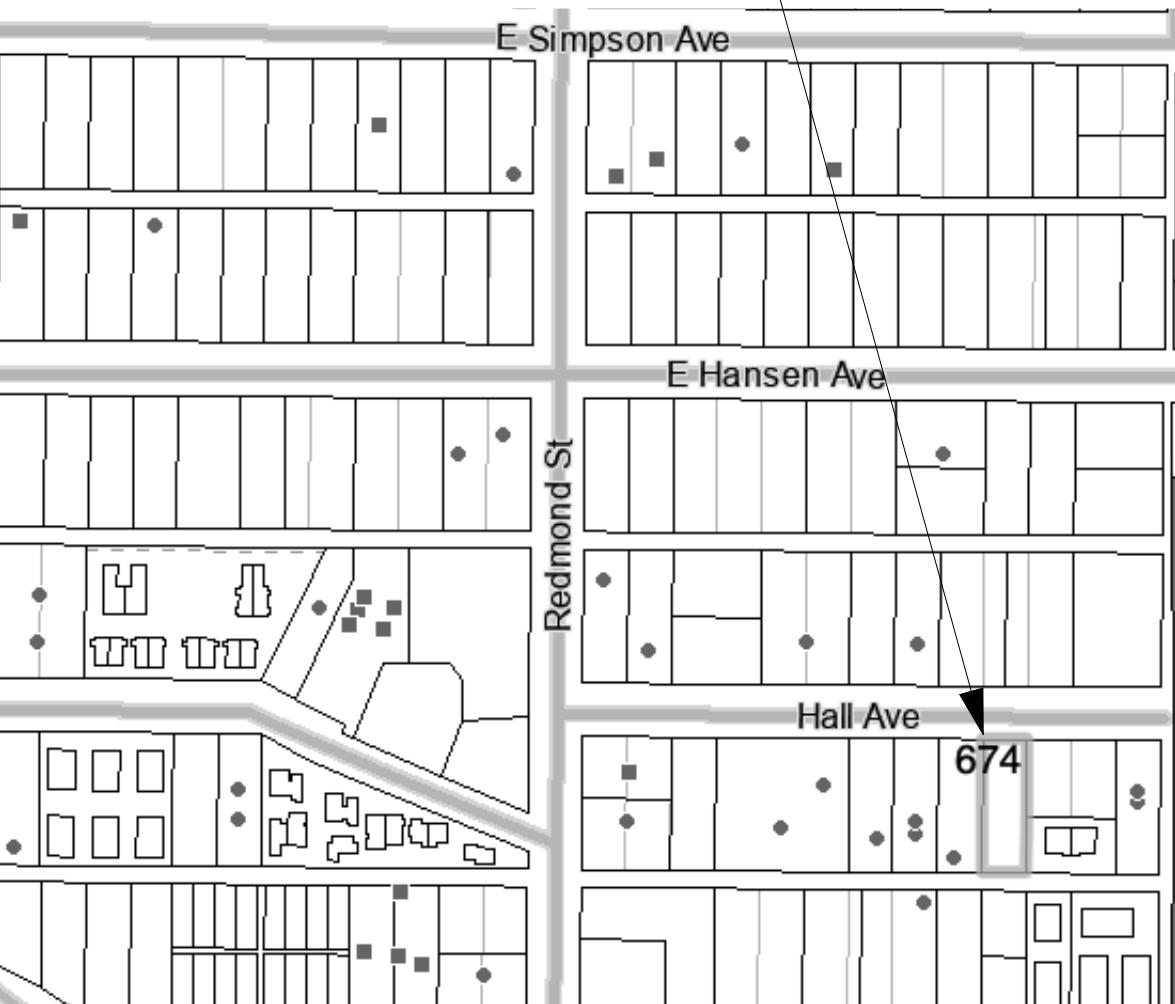
DATE:	11/3/22
PROJECT #:	JH2006
DRAWN:	JF/VM/JG/JK
ISSUE:	
Permit Set	09/14/21
Builders Set	07/12/22
Revision 1	08/12/22
CD Set	11/01/22

Perspectives

PROJECT ADDRESS

674 E Hall Ave
Jackson, WY 83001

VICINITY MAP



PROJECT DIRECTORY

Owner: Tom & Laura Hedges
PO Box XXXX
Jackson, WY 83001
t: 307.690.2495

Architect: Farmer Payne Architects
Jamie Farmer, Principal, AIA, LEED AP
Jesse Knott, Project Manager
PO Box 381
Jackson, WY 83001
t: 307.413.3276
e: jamie@farmerpaynearchitects.com

Contractor: XXXX
XXXX
PO Box XXX
Jackson, WY 83002
t: XXX-XXX-XXXX
e: XXX@XXX

Structural Engineer: Compass Engineering
Wayne Staker
7026 South Commerce Park Dr. Suite 104
Midvale UT 84047
t: 801.664.2197
e: compass.eng@hotmail.com

Civil Engineer: Nelson Engineering
Josh Kilpatrick
430 S Cache St
Jackson, WY 83001
t: 307.733.2087
e: jkilpatrick@nelsonengineering.net

MEP Engineer: AEC
David Denio
40801 US Hwy 6 & 24, Suite 214
PO Box 8489
Avon, CO 81620
t: 307.537.3004
e: david@aec-wyoming.com

GENERAL NOTES

01. The structural, mechanical and electrical drawings are supplementary to the architectural drawings. It shall be the responsibility of the contractor to check with the architectural drawings before the installation of structural, mechanical, electrical, and plumbing work. Any discrepancy between the architectural drawings and the consulting engineers drawings, shall be brought to the architects attention for clarification prior to installation of said work. Any work installed in conflict with the architectural drawings shall be corrected by the contractor at his expense and at no additional expense to the owner of architect.

02. Contractor shall verify all conditions and dimensions at job site prior to bidding and start of construction. If discrepancies are found, the architect shall be noted for clarification before commencing work.

03. All symbols and abbreviations used on the drawings are considered to be construction standards. If the contractor has questions regarding some, or their exact meaning, the architect shall be notified for clarification.

04. All work shall conform to the requirements of the most current edition of the International Residential Code. The most current adopted version NFPA 101 Life Safety Code, National Electric Code, The Uniform Plumbing Code, The Uniform Mechanical Code, and all other governing authorities having jurisdiction.

05. Contractor shall submit shop drawings for windows, doors, millwork, cabinetry, structural steel, trusses, etc. Contractor shall submit samples for all finishes. All submittals shall be approved by architect before installed.

06. All dimensions are to face of concrete, face of column or center line, face of concrete block walls and face of studs unless otherwise noted.

07. Offset studs where required so that finish wall surface will be flush.

08. All exterior walls are 2x6 and all interior walls are 2x4 unless otherwise noted or dimensioned.

09. Ceiling height dimensions are to structural or framing surfaces. Coordinate finishes with interior finish schedule.

10. Gypsum boards shall extend 6" above ceiling at all column cores and walls, unless noted otherwise.

11. Install metal corner beads at all exposed wallboard edges. Install casing beads wherever wallboard, plaster, etc. abuts a dissimilar finish material and provide sealant as required.

12. Extend perimeter walls of core to structure above insulate.

13. Plenum spaces shall be airtight and sealed.

14. Contractors shall verify size and locations of all mechanical equipment pads and bases as well as power and water or drain installations with equipment manufacturer's before proceeding with the work. Changes to accommodate field conditions or substitutions shall be made without additional charge to owner.

15. Ducts penetrating stud walls or shaft walls be provided with necessary frames, bracing and sealant around the opening.

16. Contractor shall provide and install all stiffeners, bracing, back-up plates and supporting brackets required for the installation of all wall mounted or suspended mechanical, electrical or miscellaneous equipment.

17. Contact between dissimilar metal shall be protected

18. Contractor responsible for structural foundation, mechanical, electrical, and plumbing. Architects mechanical, electrical, and plumbing drawings are schematic and only meant for design intent.

19. Roofing system shall bear U.L. listing as a class "A" system. All manufactured materials used shall bear the appropriate U.L. label.

20. Contractor shall verify all concrete and masonry openings in the field prior to the fabrication of doors and frames.

21. Air leakage at exterior doors shall be limited by the following:
a. All doors shall be provided with a seal or astragal

b. Doors mounted on either the inside or outside of an exterior wall shall have a minimum of one-inch lap at each jamb.

c. Doors requiring vertical track or guides shall use a continuous mounting angle, sealed in accordance with "G" listed here.

d. Doors mounted between the jambs shall have a continuous seal or baffle at each jamb.

e. Meeting rails or sections doors and meeting stiles or rails of biparting doors shall be provided with a seal, astragal or baffle.

f. Swinging and revolving doors shall be weather-stripped at the head, sill and jamb.

g. Open exterior joints around window and door frames, between wall and foundations, between wall and roof, between wall panels, at penetrations of utility services through walls, floors and roofs and all other openings in the exterior envelope shall be sealed, caulked, gasketed, or weather-stripped to limit air leakage.

22. All door sizes shown on door schedule are opening sizes. Allowance for thresholds etc. shall be taken off door. All doors and frames shall be reinforced where required for closers, stops and hardware.

01. The General Contractor shall coordinate with the Architect for the final building location, and driveway layout.

02. The General Contractor shall dispose of all excess excavated materials.

03. All sustainable cut timber shall be cut and stacked at a location determined by the Owner for use as firewood.

04. The General Contractor shall maintain the site throughout the course of the project by: Repairing all earth related scarring such as ruts caused by equipment, spills, etc.; Repairing or replacing all scarred, broken, or trees damaged by equipment movement; Exercising routine weekly removal of all refuse or other discarded material.

05. All Worker vehicle shall be parked on site.

06. The General Contractor is responsible for the coordination and installation of all necessary site utilities including but not limited to power, telephone, water, sanitary sewer, gas, cable, etc. The General Contractor shall verify the location of all meters, cans, tanks, lines, etc with the Architect.

SITE NOTES

CODE ANALYSIS

2018 International Residential Code

Occupancy Single Family
Construction Type Type VB
Number of Stories 2
Building Height 26'
Zoning: NL-5
Parking Spaces: 3
No Proposed Fire Sprinklers

SQUARE FOOTAGE TABULATIONS

PROPOSED BUILDING

Habitable Above Grade Main Level
Main House: 741 sf

Habitable Above Grade Upper Level
Main House: 1499 sf

Total Habitable Floor Area
Main House: 2,240 sf

Non-Habitable Above Grade (Garage): 891 sf

Gross Floor Area Main House: 3,131 sf

Habitable Below Proposed ARU: 741 sf

Habitable Above Existing ARU: 800 sf

Basement: 890 sf

Maximum Habitable Floor Area (LOT): max 7500 x 0.3 = 3000 sf

Total Habitable Floor Area
Main House and ARU: 2940 sf

STRUCTURAL

SITE DEVELOPMENT
Site Area: 7,500 sf
Footprint of Proposed: 2,432 sf
Footprint Existing: 800 sf

Driveways/Parking: 1143 sf
Decks/Porches/etc.: 524 sf

Landscape by LDR min 7500 sf x 0.3 = 2,250 sf

Landscape: 2,430 sf

Total Site Development: 5,068 sf

MECHANICAL
M1.0 Mechanical Legend, Spec & Sequence
M1.1 Mechanical Schedules
M2.0 Basement HVAC Plan
M2.1 Main Level HVAC Plan
M2.2 Upper Level HVAC Plan

PLUMBING
P1.0 Plumbing Legend Specs & Sequence
P2.1 Basement Waste & Vent Plan
P2.2 Main Level Waste & Vent Plan
P2.3 Upper Level Waste & Vent Plan
P3.0 Basement Domestic Water & Gas Plan
P3.1 Main Level Domestic Water & Gas Plan
P3.2 Upper Level Domestic Water & Gas Plan

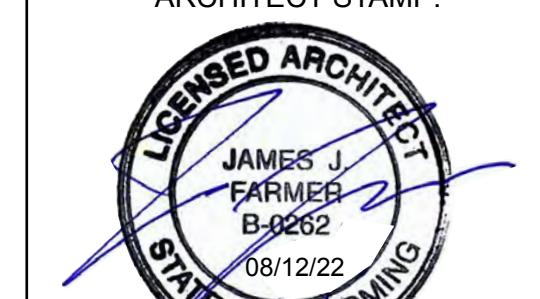
ELECTRICAL
E1.0 Electrical Legend/Specs/Details
E1.1 Electrical One-Line & Panel Schedule
E1.2 Electrical Panel Schedules
E2.0 Basement Power & Systems Plan
E2.1 Main Level Power & Systems Plan
E2.2 Upper Level Power & Systems Plan
E2.3 Roof Level Power & Systems Plan

ISSUE:
DATE: 11/3/22
PROJECT #: JH2006
DRAWN: JF/VM/JG/JK

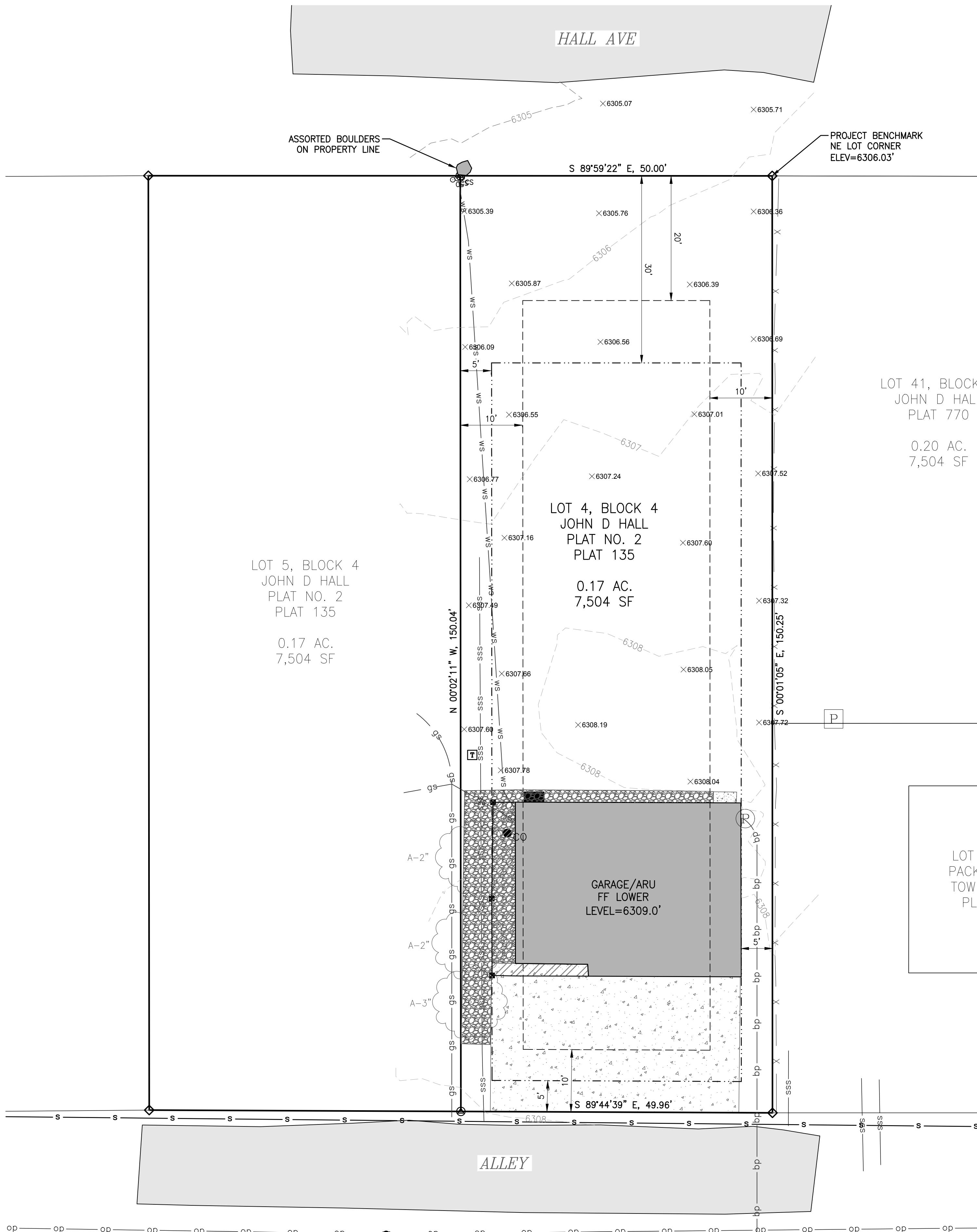
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CD Set 11/01/22

A100

General Notes & DWG Index



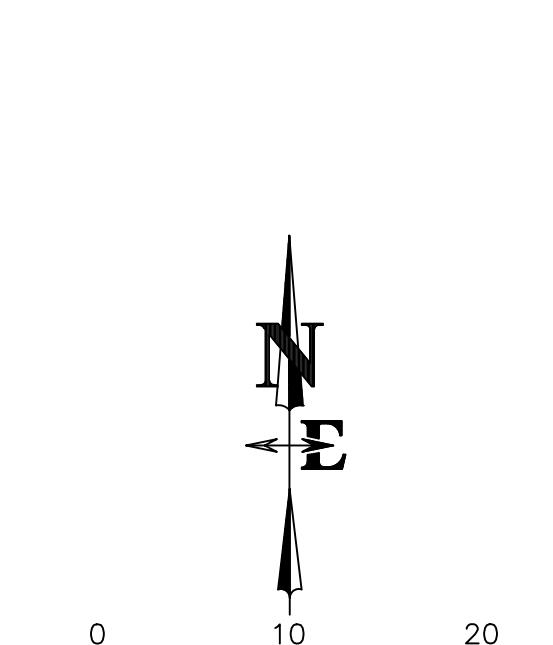
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Sheet List Table	
Sheet Number	Sheet Title
C1.0	EXISTING SITE PLAN
C2.0	FINAL SITE PLAN
C3.0	UTILITY PLAN
C3.1	UTILITY DETAILS
C4.0	GRADING PLAN

LEGEND

- PROPERTY LINE
- - - 6372 — EXISTING CONTOUR
- - - - - SETBACK FOR PRIMARY BUILDING
- - - - - SETBACK FOR DETACHED ACCESSORY STRUCTURE
- EDGE OF ROAD
- op op op — OVERHEAD POWER
- s s — SANITARY SEWER LINE PER TOWN OF JACKSON GIS RECORDS
- sss sss — SANITARY SEWER SERVICE LINE PER TOWN OF JACKSON GIS RECORDS
- x x — EXISTING PICKET FENCE
- □ — CONCRETE OUTLINE AND HATCH
- □ — EDGE OF STREET/ALLEY
- □ — BUILDING FOOTPRINT
- □ — LOOSE GRAVEL HARDSCAPE
- PP — POWER POLE
- P — POWER VAULT
- P — POWER METER/PHONE
- G — GAS METER
- T — TELEPHONE PEDESTAL
- co — SEWER SERVICE CLEANOUT
- A-3" — ASPEN TREE WITH TRUNK DIA.
- x6306.71 — SPOT ELEVATION
- ◊ — FOUND REBAR WITH CAP
- ◎ — CALCULATED PROPERTY CORNER LOCATION
- ☒ — BUILDING COLUMN (CANTILEVERED 2ND FLOOR)



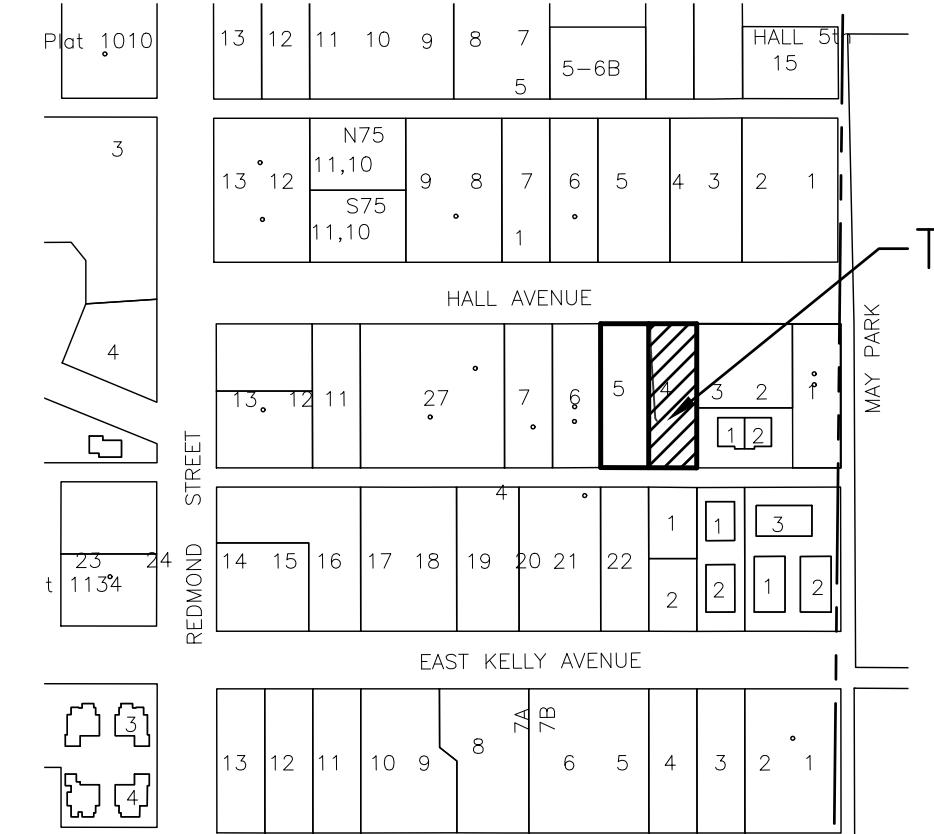
EXISTING SITE PLAN

SCALE: 1" = 10' (24X36)

VERTICAL DATUM BASED ON NAVD88.

PROJECT BENCHMARK
NE PROPERTY CORNER = 6306.03'

THIS MAP WAS PREPARED WITHOUT BENEFIT OF TITLE REPORT
AND IS SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS,
RESERVATIONS, RIGHTS-OF-WAY, AND CONDITIONS OF SIGHT
AND/OR OF RECORD INCLUDING, BUT NOT LIMITED, TO THOSE
SHOWN HEREON.

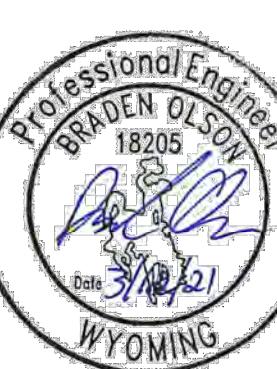


VICINITY MAP
NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 34
T41N, R116W
TOWN OF JACKSON
TETON COUNTY, WY

LOT 4
0.17 ACRES/7,504 SF
ZONE: NL-5

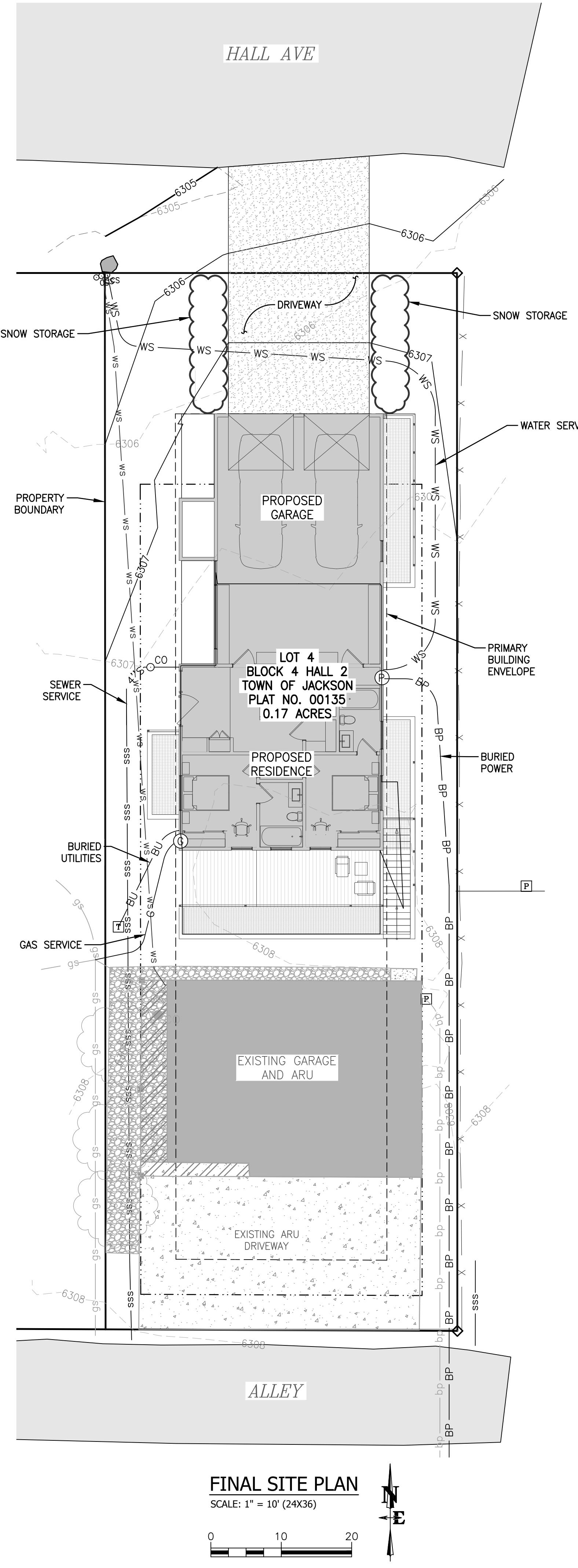
PRIMARY BUILDING SETBACKS
STREET - 20'
SIDE - 10'
REAR - 10'

ACCESSORY STRUCTURE SETBACKS
STREET - 30'
SIDE - 5'
REAR - 5'



**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING NO	JOB TITLE	DRAWING TITLE	DATE	REV.
C1.0	HEDGES RESIDENCE	EXISTING SITE PLAN	12 MAR 2021	NE
			SURVEYED	
			ENGINEERED	BO
			DRAWN	BO
			CHECKED	JK
			APPROVED	JK



SITE CONSTRUCTION NOTES & SPECIFICATIONS

CAUTION:

UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTOR'S WORK.

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) 2015 EDITION AND THESE PLANS.
2. IT IS RECOMMENDED THAT THE CONTRACTOR EMPLOY A SURVEYOR TO PROVIDE STAKING FOR LOCATIONS OF FOUNDATIONS, UTILITIES, DRIVEWAY, AND FOR GRADING WORK.
3. STRIPPED MATERIAL SHALL BE STOCKPILED AT STOCKPILE AREAS SHOWN ON PLAN. CUT MATERIAL WILL BE PLACED DIRECTLY INTO FILL AREAS OR STOCKPILED. SEE SHEET C4.0 FOR STAGING AND STOCKPILING LOCATIONS.
4. TOPSOIL SHALL BE STOCKPILED SEPARATELY & REUSED TO COVER FINISH AREAS. IMPORT ADDITIONAL WEED-FREE TOPSOIL IF NECESSARY TO COVER ALL DISTURBED AREAS NOT RECEIVING SURFACING. LEAVE SUBGRADE DOWN 4-6" TO RECEIVE TOPSOIL IN LANDSCAPE AREAS.
5. NEW DRIVEWAY, SIDEWALK, CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO TOJ AND ADA STANDARDS. REPLACEMENT MATERIALS SHALL MATCH EXISTING. EXISTING SIDEWALKS SHALL BE MAINTAINED AND PROTECTED.
6. IN ACCORDANCE WITH SHEET C4.0, INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES AND MAINTAIN THE DEVICES DURING CONSTRUCTION. IF NECESSARY THE CONTRACTOR SHOULD INSTALL AND MAINTAIN ADDITIONAL EROSION CONTROL MEASURES TO ENSURE THE SITE IS STABILIZED DURING CONSTRUCTION.
7. REVEGETATION SHALL BE NATIVE SEED AND SOD AND SHALL BE IRRIGATED BY OWNER WHEN NECESSARY.
8. CONTRACTOR MUST HAVE A WEED CONTROL PLAN PREPARED BY TETON COUNTY WEED AND PEST OR OTHER WEED SPECIALIST AND IMPLEMENT THE PLAN THROUGHOUT CONSTRUCTION. SEE NOTES ON THIS SHEET FOR WEED MANAGEMENT REQUIREMENTS.
9. LAND DISTURBING ACTIVITIES SHALL OCCUR FROM SPRING 2021 THROUGH SPRING 2023.
10. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF WIRE UTILITY SERVICES WITH UTILITY PROVIDERS AND ARRANGE INSTALLATION AND SERVICE CONTRACTS.
11. FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS FOR FOUNDATION SOILS PREPARATION, FOUNDATION DRAIN PLACEMENT, FOUNDATION BACKFILL, DRIVEWAY CONSTRUCTION, AND OTHER SOIL PREPARATION FOR SLABS AND UTILITIES.
12. LANDSCAPING: ONE (1) PLANT UNIT IS REQUIRED; SEE LANDSCAPING PLANS. PER TOJ STANDARDS, INSTALL BACKFLOW PREVENTION (REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER) ON IRRIGATION SYSTEMS CONNECTING TO PUBLIC WATER SUPPLY.
13. CONTRACTOR SHALL COMPLY WITH THE FOLLOWING CONSTRUCTION MANAGEMENT REQUIREMENTS:
 - A. CONSTRUCTION PARKING AND STAGING SHALL OCCUR ALONG THE DRIVEWAY, WITHIN THE STAGING AREA, AND AT THE LOT FRONTRAGE. STAGING W/IN PUBLIC RIGHT-OF-WAYS IS PROHIBITED W/OUT AN ENCROACHMENT PERMIT.
 - B. STAGE MATERIALS AND EQUIPMENT WITHIN THE LOT BOUNDARY AND IN ACCORDANCE WITH SHEET C4.0. NO STAGING WITHIN PUBLIC RIGHT-OF-WAY IS ALLOWED.
 - C. TRACK-OUT OF DEBRIS ON PUBLIC ROADS IS PROHIBITED. PLACE GRAVEL SURFACING TO MINIMIZE MUD ISSUES DURING CONSTRUCTION IN ACCORDANCE WITH ST-119/C4.0.
 - D. INSTALL CONSTRUCTION FENCING ALONG LIMITS OF DISTURBANCE TO CONTAIN CONSTRUCTION ACTIVITIES PER SHEET C4.0.
 - E. LOCATE AND PROVIDE TEMPORARY CONSTRUCTION FACILITIES INCLUDING TRAILERS, TOILETS, DUMPSTERS AND LOCATIONS FOR CONCRETE WASHOUT W/IN THE LOT BOUNDARY.
 - F. DUST CONTROL MUST BE ACCOMPLISHED BY WATERING STOCKPILES AND DRY SOILS.
14. FINAL GRADING INSPECTION: PER TOJ STANDARDS, CONTRACTOR/OWNER SHALL ARRANGE FOR GRADING INSPECTION AND FINAL APPROVAL BY THE DESIGN ENGINEER FOR PLAN-LEVEL GEC'S
15. NEW BUILDING CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO THE MOST CURRENT EDITIONS OF THE INTERNATIONAL FIRE CODE (IFC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), INTERNATIONAL RESIDENTIAL CODE (IRC), THE NATIONAL ELECTRIC CODE (NEC) AND INTERNATIONAL BUILDING CODE (IBC).

TETON COUNTY WEED AND PEST MANAGEMENT STRATEGIES

PRE-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT THE TETON COUNTY WEED & PEST, OR OTHER QUALIFIED PROFESSIONAL, TO CONDUCT A SITE SPECIFIC INVENTORY OF INVASIVE SPECIES AND CREATE A SPECIES SPECIFIC MANAGEMENT PLAN IN ACCORDANCE WITH TETON COUNTY LDR 5.7.2.

ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

1. ALL CONSTRUCTION EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE SITE.
2. SOIL STOCKPILES TO BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
3. DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE AND IN AREAS WHERE INVASIVE SPECIES ARE PRESENT SHALL BE MINIMIZED.
4. ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE KEPT ON ACTIVE MANAGEMENT USING THE CONTROL METHODS PRESCRIBED IN THE SPECIES SPECIFIC MANAGEMENT PLAN CREATED PRIOR TO CONSTRUCTION. THIS AREA SHALL BE MONITORED AND TREATED AT LEAST TWICE EACH GROWING SEASON.

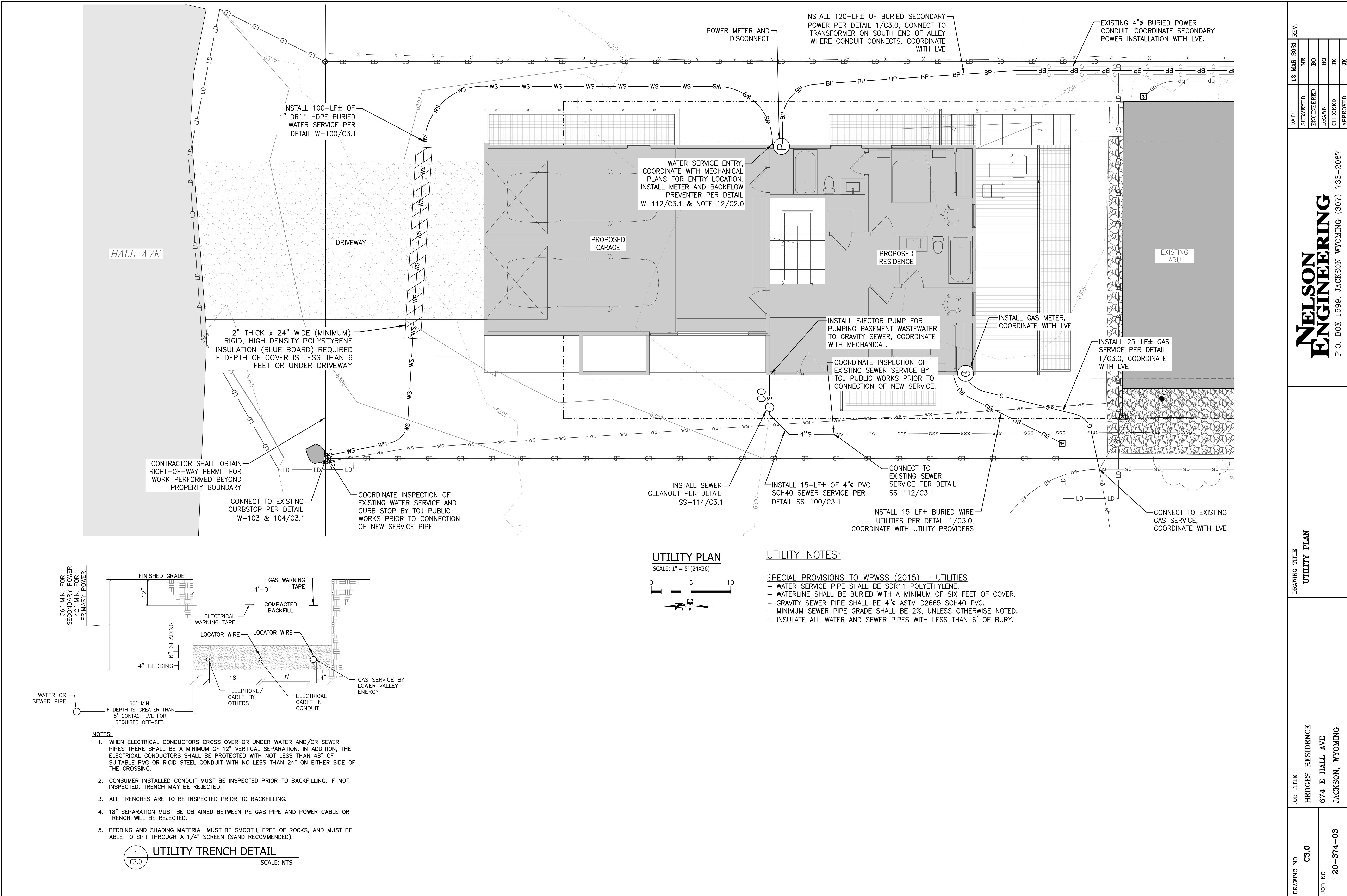
POST-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

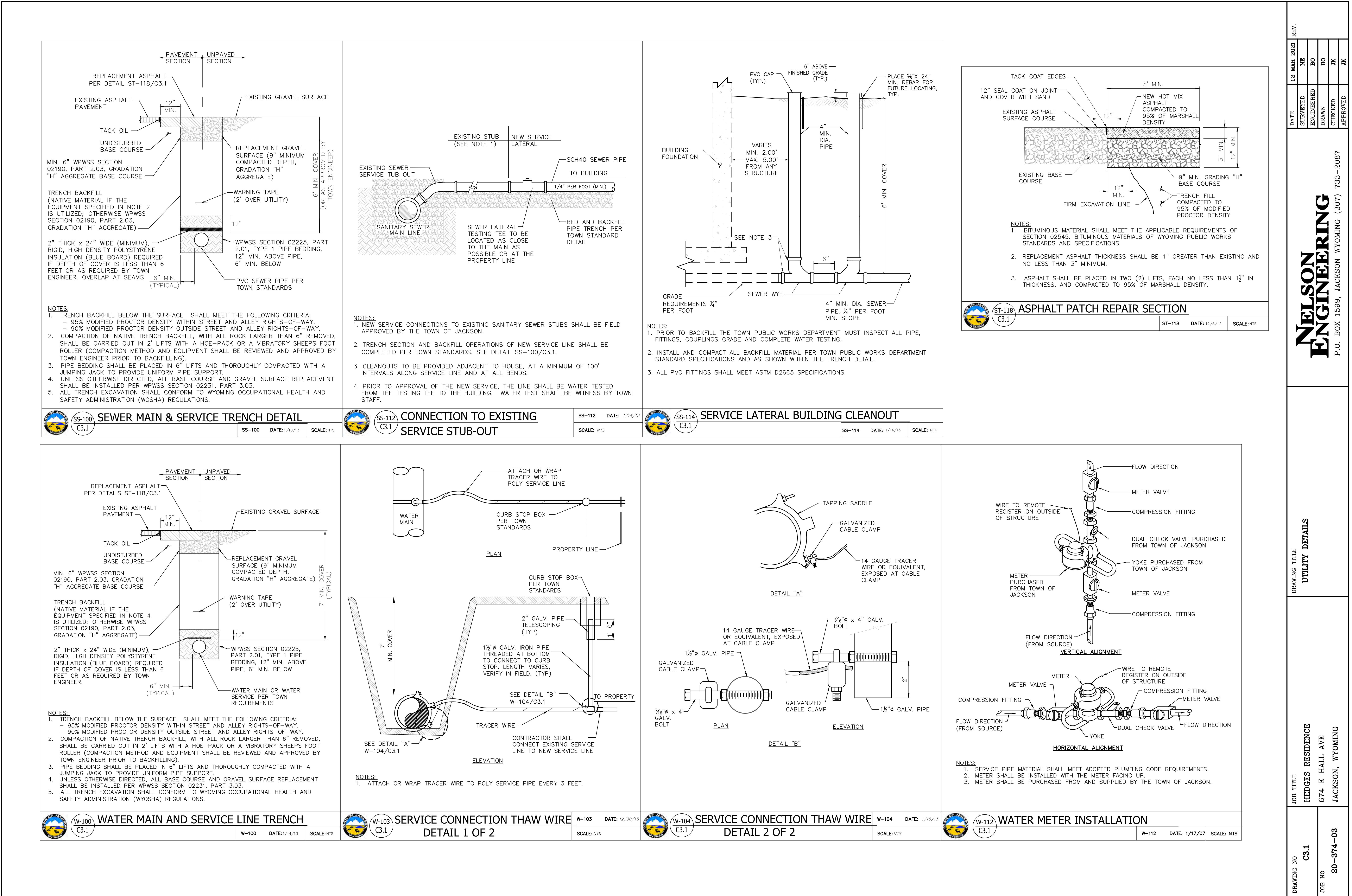
1. RE-VEGETATION TO OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT THE ESTABLISHMENT OF INVASIVE SPECIES IN DISTURBED AREAS.
2. NURSERY STOCK SHALL BE IN ACCORDANCE WITH W.S. 11-9-101 - 109 (WYOMING NURSERY STOCK LAW), ACCOMPANIED BY A VALID HEALTH CERTIFICATE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE. SEEDS SHALL BE IN ACCORDANCE WITH W.S. 11-12-101 - 125 (WYOMING SEED LAW), CERTIFIED WEED FREE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE.
3. CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL SHALL BE UTILIZED WHERE POSSIBLE.
4. TOWP TO BE CONTACTED TO CREATE A POST-CONSTRUCTION INVENTORY.

DRAWING NO	JOB TITLE	DRAWING TITLE
C2.0	HEDGES RESIDENCE	FINAL SITE PLAN
674-374-03	674 E HALL AVE	JACKSON, WYOMING
JOB NO	DRAWN	APPROVED
20-374-03	JK	JK
DATE	12 MAR 2021	REV.
SURVEYED	NE	
ENGINEERED	BO	
DRAWN	BO	
CHECKED	JK	
APPROVED	JK	

NELSON
ENGINEERING

P.O. BOX 1599, JACKSON, WYOMING (307) 733-2087





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PERMIT SET

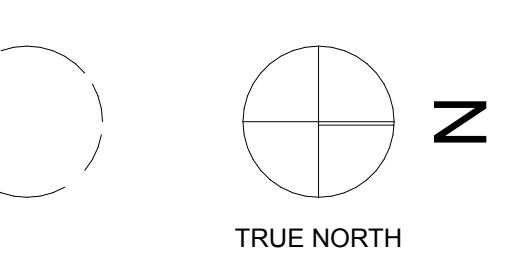
HEDGES RESIDENCE

674 East Hall Avenue
Jackson, Wyoming

DATE: 1/10/22
PROJECT #: JH2006
DRAWN: JF/VM/JG
ISSUE:
Pricing Set 10/30/20
Permit Set 09/16/21
Permit Set Resubmittal 12/22/21

A200

Reference Site Plan



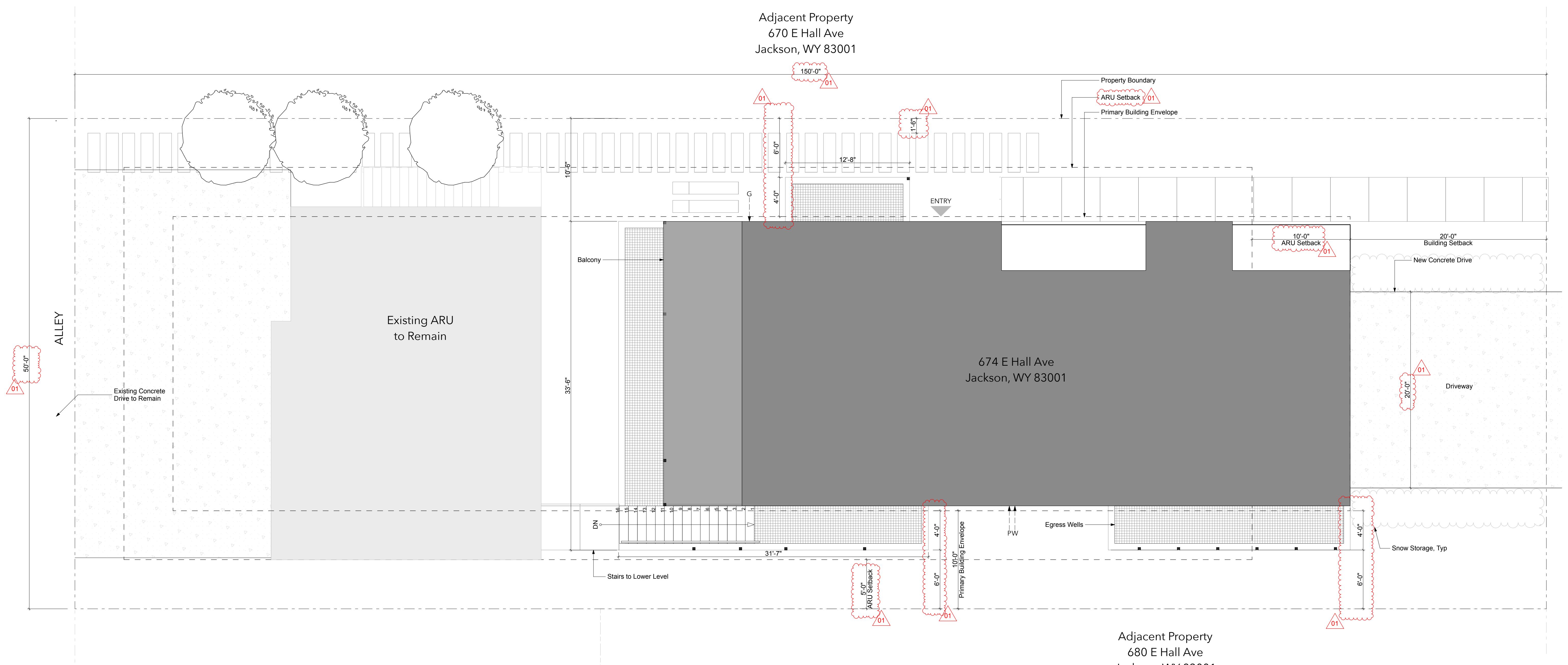
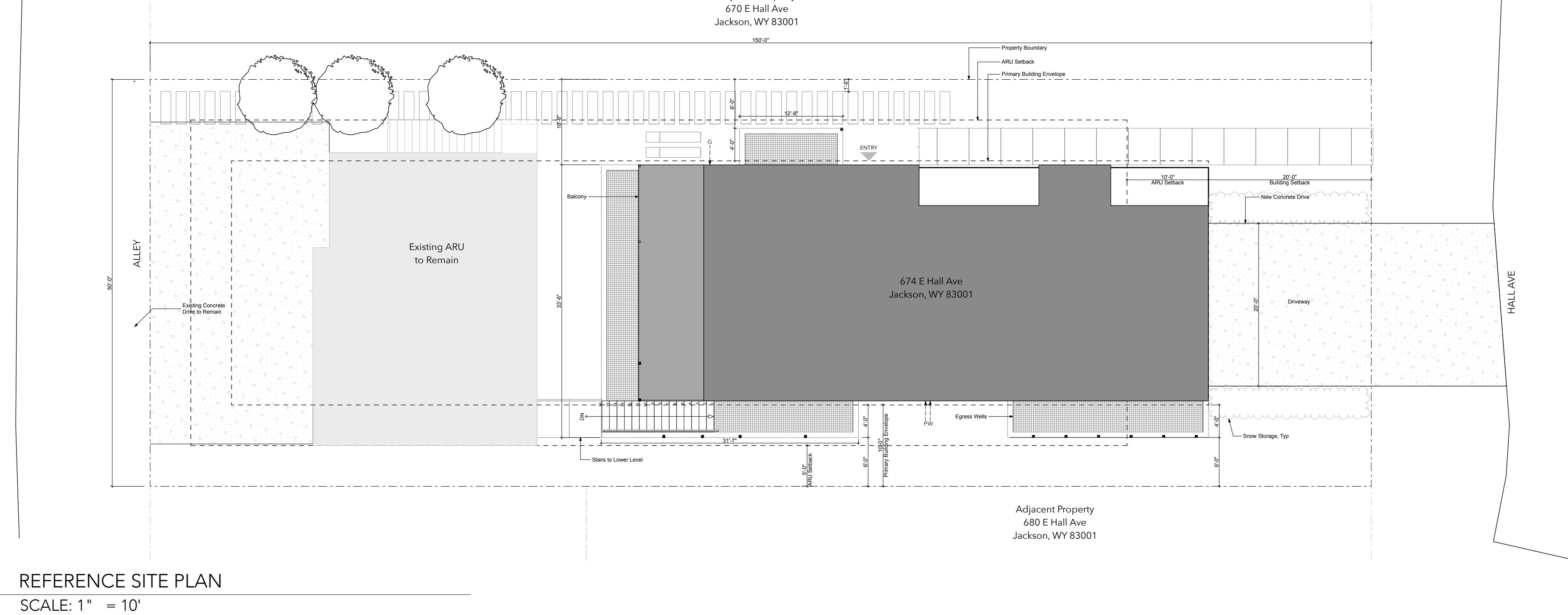
Adjacent Property
680 E Hall Ave
Jackson, WY 83001

01 Overall Site Plan
SCALE: 1" = 5'

GENERAL PLAN NOTES

- Do not scale drawings. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies. Large scale drawings take precedence over smaller scale drawings.
- All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls.
- All interior partitions are framed with 2x4 wood studs unless noted/dimensioned otherwise.
- The Contractor shall coordinate the spacing of all ceiling and floor joists with lighting fixtures, mechanical openings, and any other potential conflict. (See Structural, Mechanical, Lighting, and Reflected Ceiling Plans)
- Dimensions for windows and doors are shown to center of unit. Coordinate with schedules to determine rough opening dimensions.
- Where shown, furniture is for reference only and not in contract.

Max Height: 26'-0"
Building Front Setback: 20'
Building Side Setback: 10'
Building Side Setback: 10'
Building Rear Setback: 10'
ARU Front Setback: 30'
ARU Side Setback: 5'
ARU Side Setback: 5'
ARU Rear Setback: 5'

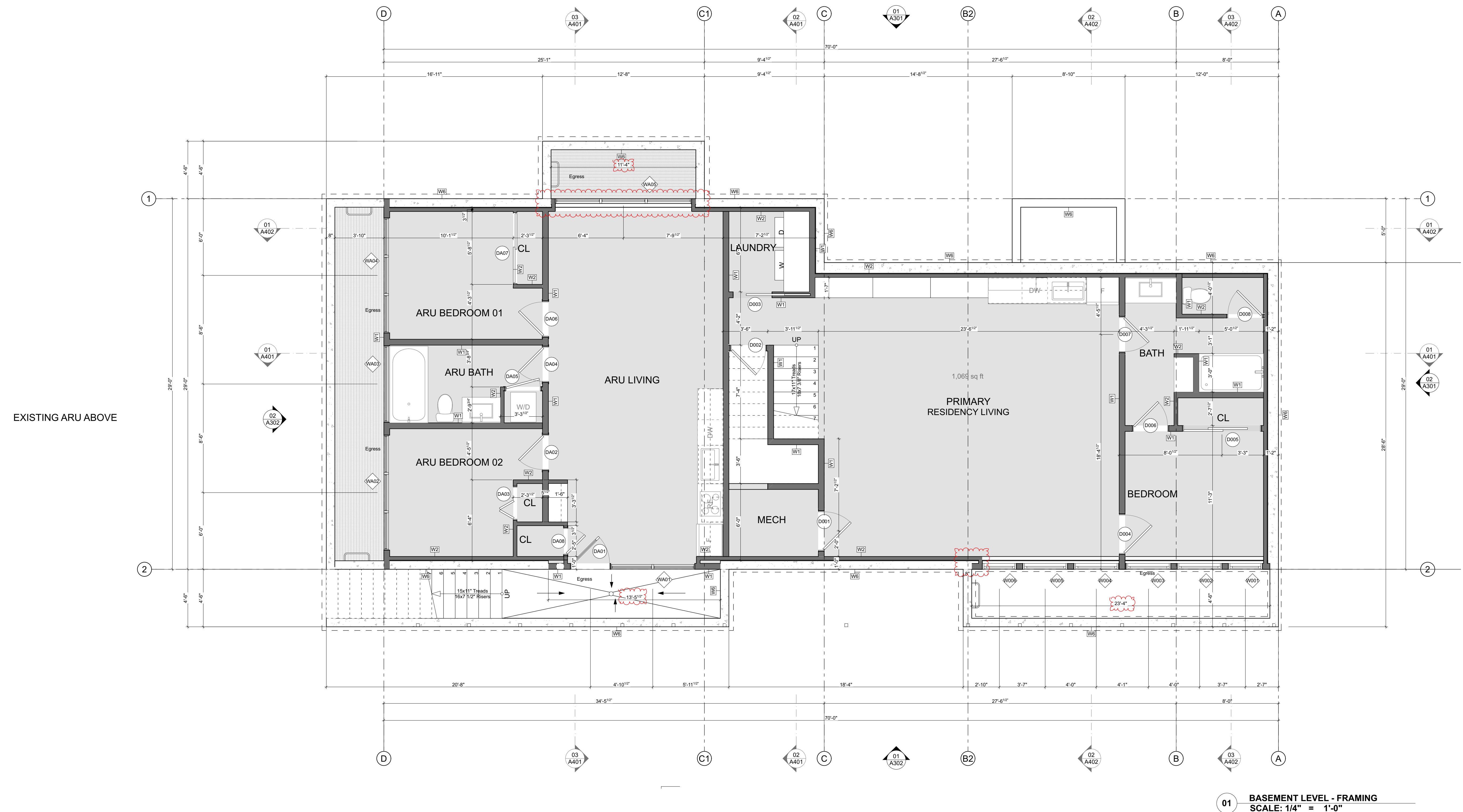




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HEDGES RESIDENCE

674 East Hall Avenue
Jackson, Wyoming



WALL LEGEND

W1	
W2	
W3	
W4	
W5	
W6	
W7	

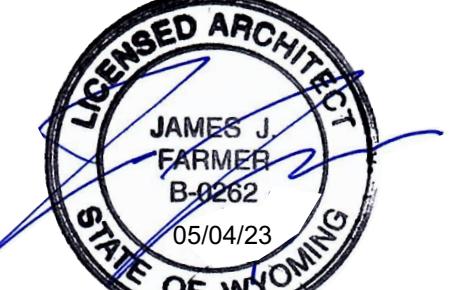
GENERAL PLAN NOTES

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- The Contractor shall coordinate the spacing of all ceiling and floor joists with lighting fixtures, mechanical openings, and any other potential conflict. (See Structural, Mechanical, Lighting, and Reflected Ceiling Plans)
- Dimensions for windows and doors are shown to center of unit. Coordinate with schedules to determine rough opening dimensions.
- Where shown, furniture is for reference only and not in contract.

DATE:	5/8/23
PROJECT #:	JH2006
DRAWN:	JF/VM/JG/JK
ISSUE:	
Permit Set	09/14/21
Builders Set	07/12/22
Revision 1	08/12/22
CD Set	11/01/22
Revision 2	05/04/23

A201

Basement Plan - Framing

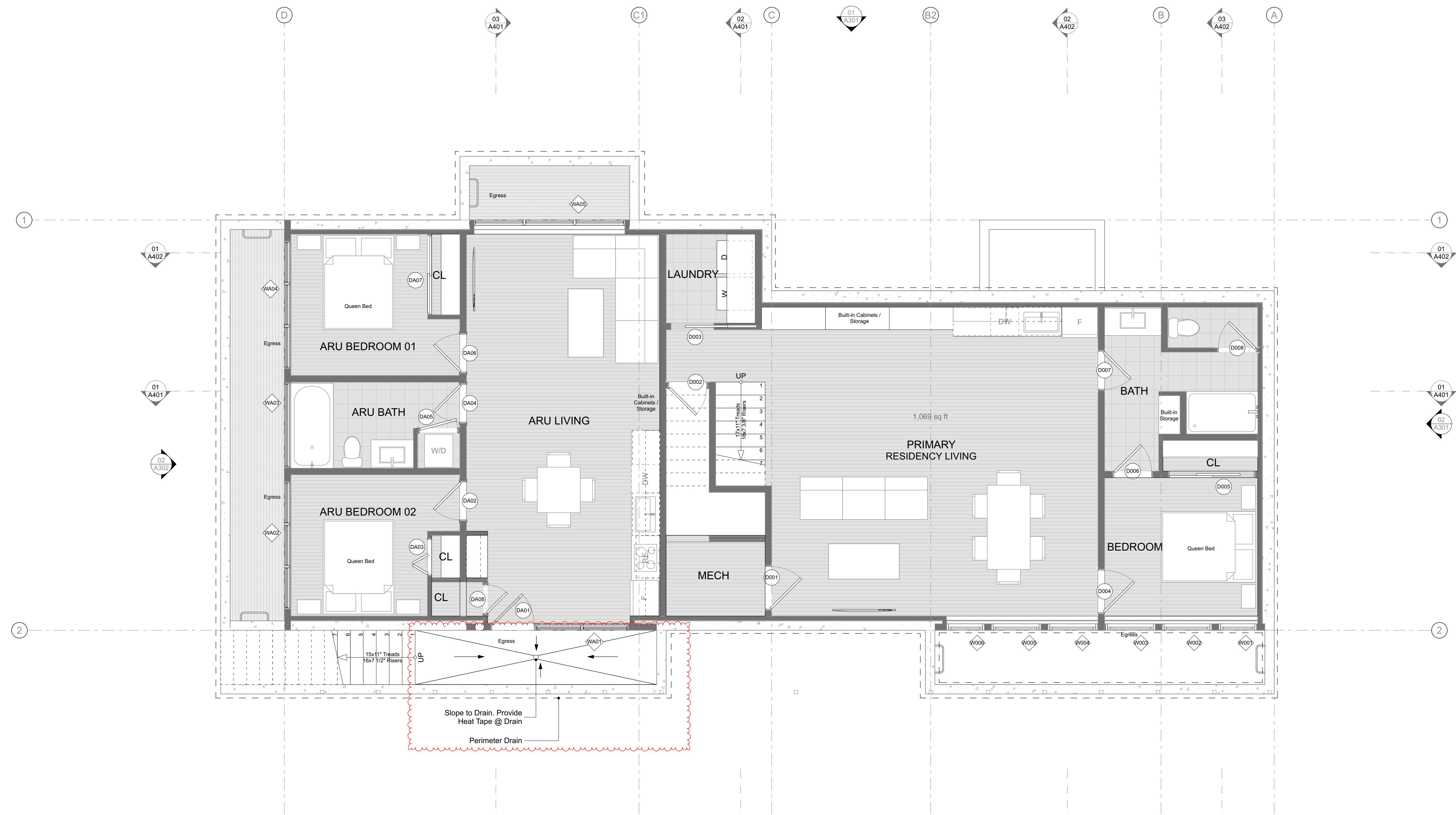


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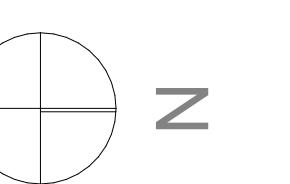
HEDGES RESIDENCE

674 East Hall Avenue
Jackson, Wyoming

EXISTING ARU ABOVE



1 BASEMENT LEVEL - NOTED
SCALE: 1/4" = 1'-0"



TRUE NORTH

N

S

E

W

U

D

CL

W

UP

DN

CL

W

UP

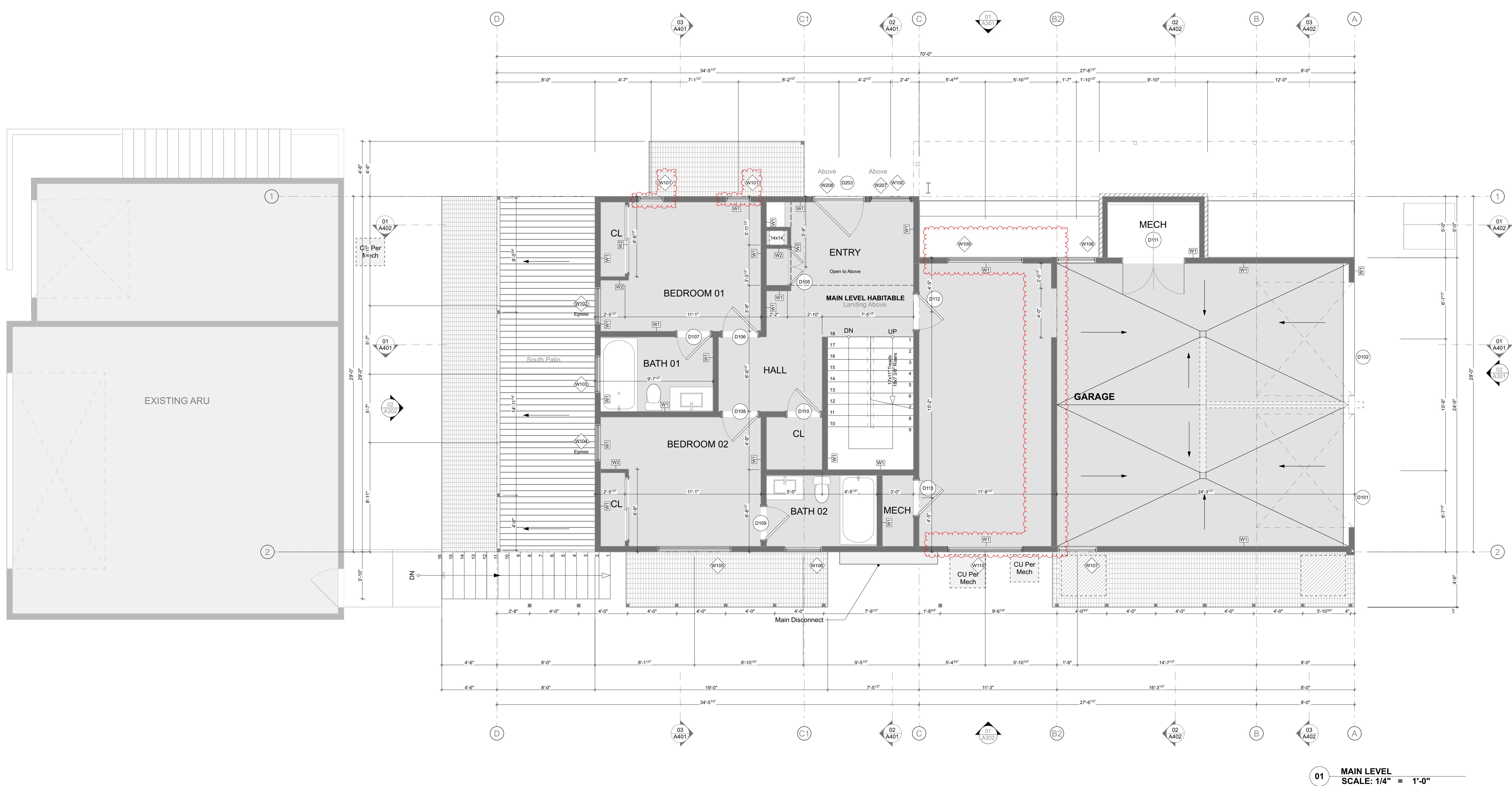
DN</p



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HEDGES RESIDENCE

674 East Hall Avenue
Jackson, Wyoming



GENERAL PLAN NOTES

- Do not scale drawings. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies. Large scale drawings take precedence over smaller scale drawings.
- All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls.
- All interior partitions are framed with 2x4 wood studs unless noted/dimensioned otherwise.

- The Contractor shall coordinate the spacing of all ceiling and floor joists with lighting fixtures, mechanical openings, and any other potential conflict. (See Structural, Mechanical, Lighting, and Reflected Ceiling Plans)
- Dimensions for windows and doors are shown to center of unit. Coordinate with schedules to determine rough opening dimensions.

- Where shown, furniture is for reference only and not in contract.

DATE: 5/8/23
PROJECT #: JH2006
DRAWN: JF/VM/JG/JK

ISSUE:

Permit Set	09/14/21
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Revision 1	08/12/22
CD Set	11/01/22
Revision 2	05/04/23

A203
Main Plan - Framing

Jackson Hole
260 West Broadway, Suite A
Jackson, WY 83001
T:307.264.0080

Sun Valley
351 N. Leadville Ave, Suite 204
Ketchum, ID 83340
T:208.214.5155

Louisiana
910 Pierremont Rd, Suite 410
Shreveport, LA 71106
T:318.383.3100

ARCHITECT STAMP:



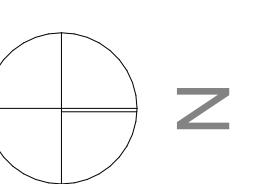
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HEDGES RESIDENCE

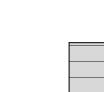
674 East Hall Avenue
Jackson, Wyoming



1 MAIN LEVEL - NOTED
SCALE: 1/4" = 1'-0"



TRUE NORTH



WOOD FLOOR, FINISH/COLOR TBD BY ARCHITECT/OWNER TYP.



TILE FLOOR, FINISH/COLOR TBD BY ARCHITECT/OWNER TYP.



POLISHED CONCRETE FLOOR

GENERAL PLAN NOTES

01. Do not scale drawings. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies. Large scale drawings take precedence over smaller scale drawings.

02. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls.

03. All interior partitions are framed with 2x4 wood studs unless noted/dimensioned otherwise.

04. The Contractor shall coordinate the spacing of all ceiling and floor joists with lighting fixtures, mechanical openings, and any other potential conflict. (See Structural, Mechanical, Lighting, and Reflected Ceiling Plans)

05. Dimensions for windows and doors are shown to center of unit. Coordinate with schedules to determine rough opening dimensions.

06. Where shown, furniture is for reference only and not in contract.

A204

Main Plan - Noted

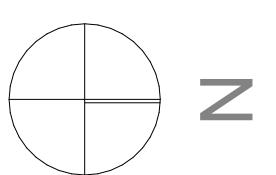
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reserved.

HEDGE RESIDENCE

674 East Hall Avenue
Jackson, Wyoming



UPPER LEVEL
SCALE: 1/4" = 1'-0"



WALL LEGEND

2X6 Wood Studs @ 16" O.C. Interiors w/ Sound Batt
Insulation OR Exterior w/ Closed Cell Spray Foam and
Blown-In Batt Insulation, 5/8" Gypsum Board

2X4 Wood Studs @ 16" O.C. w/ Sound Batt Insulation

2X4 Wood Studs on 2X6 Bottom Plate @ 16" O.C. w/ Sound Batt Insulation, 5/8" Gypsum

 2X4 Wood Studs @ 16" O.C. And
2X6 Studs w/ Gap 1^{3/4}"

Glass Shower Wall

Reinforced Concrete

GENERAL PLAN NOTES

All dimensions are from gridline to
centerline of structural columns, to
centerline of windows and doors, or to face
of walls

All interior partitions are framed with wood studs unless noted/dimensioned otherwise.

The Contractor shall coordinate the setting of all ceiling and floor joists with lighting fixtures, mechanical openings, and other potential conflict. (See Structural, Mechanical, Lighting, and Reflected Ceiling Plans.)

Dimensions for windows and doors are given to center of unit. Coordinate with schedules to determine rough opening dimensions.

Where shown, furniture is for reference and not in contract.

A205

Upper Plan Framing

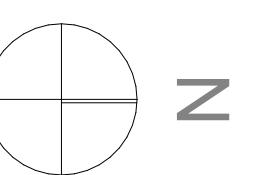
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H E D G E S R E S I D E N C E

674 East Hall Avenue
Jackson, Wyoming



UPPER LEVEL
SCALE: 1/4" = 1'-0"



FINISH LEGEND

WOOD FLOOR, FINISH/COLOR TBD BY ARCHITECT/OWNER TYP.

TILE FLOOR, FINISH/COLOR TBD BY ARCHITECT/OWNER TYP.

POLISHED CONCRETE FLOOR

GENERAL PLAN NOTES

Do not scale drawings. Contact
eect for any undocumented dimensions
rification of any dimensional
epencies. Large scale drawings take
eidence over smaller scale drawings.

All dimensions are from gridline to gridline of structural columns, to gridline of windows and doors, or to face of wall.

All interior partitions are framed with

wood studs unless noted/dimensioned
wise.

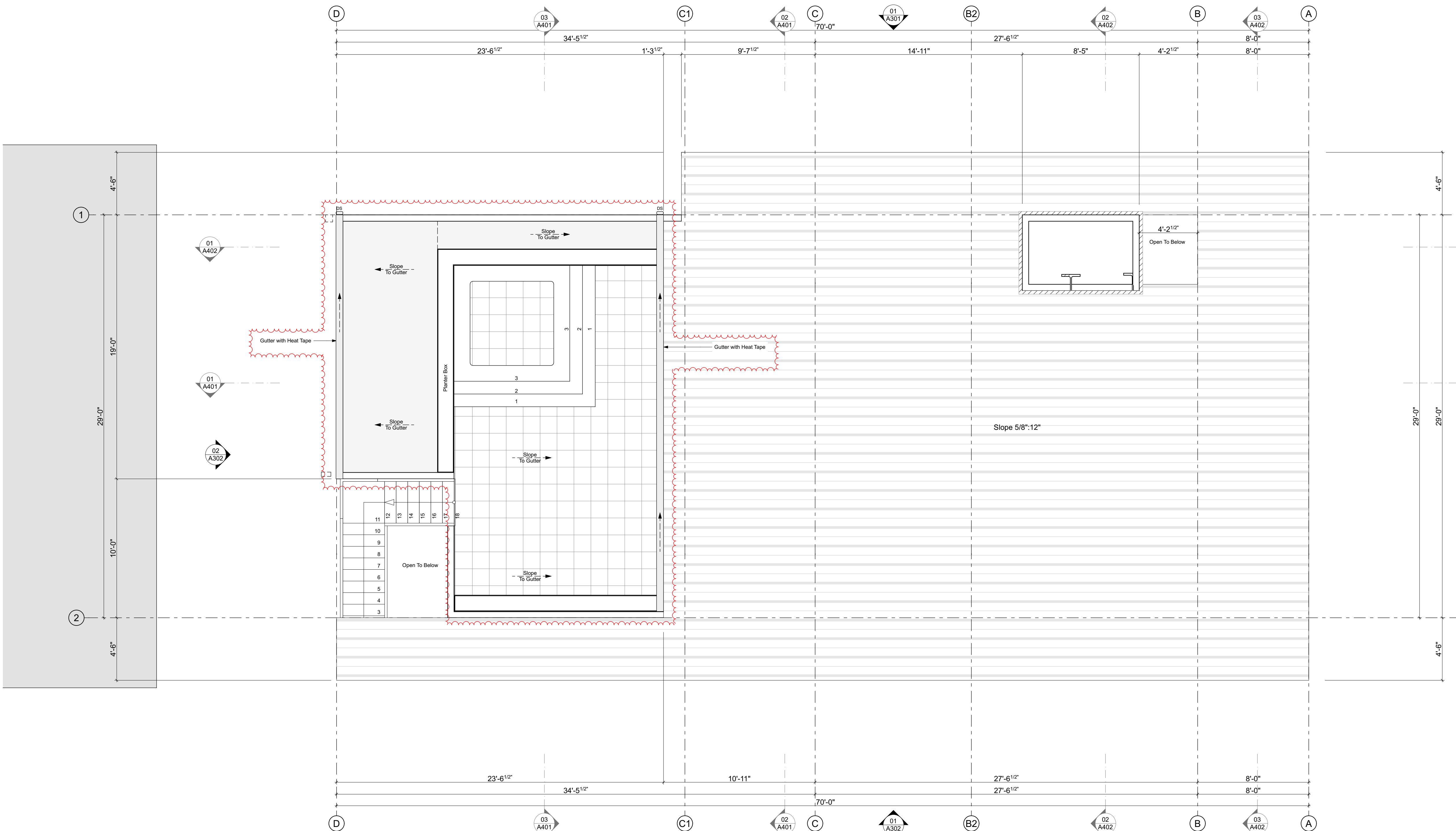
The Contractor shall coordinate the
ng of all ceiling and floor joists with
ng fixtures, mechanical openings, and
ther potential conflict. (See Structural,
anical, Lighting, and Reflected Ceiling
)

Dimensions for windows and doors are
from center of unit. Coordinate with
modules to determine rough opening

Where shown, furniture is for reference and not in contract.

A206

Upper Plan - Noted



ROOF PLAN

DOOF PLAN NOTES

- All dimensions shown are measured to edge of cia. Contact architect for any discrepancies.
- All vents including radon and plumbing to be tted up fireplace walls where applicable. Reduce ntrations to be routed through sloped roof.
- Provide snow retention system on metal roof. tallation and location to be coordinate in field with hitect. Provide heat tape at all gutters and nspouts.

DATE: 5/8/23

PROJECT #: JH2006

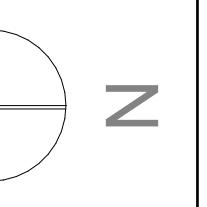
RAWN: JF/VM/JG/JK

SUE:

ermit Set	09/14/21
ilders Set	07/12/22
evision 1	08/12/22
O Set	11/01/22
evision 2	05/04/23

A207

Roof Plan





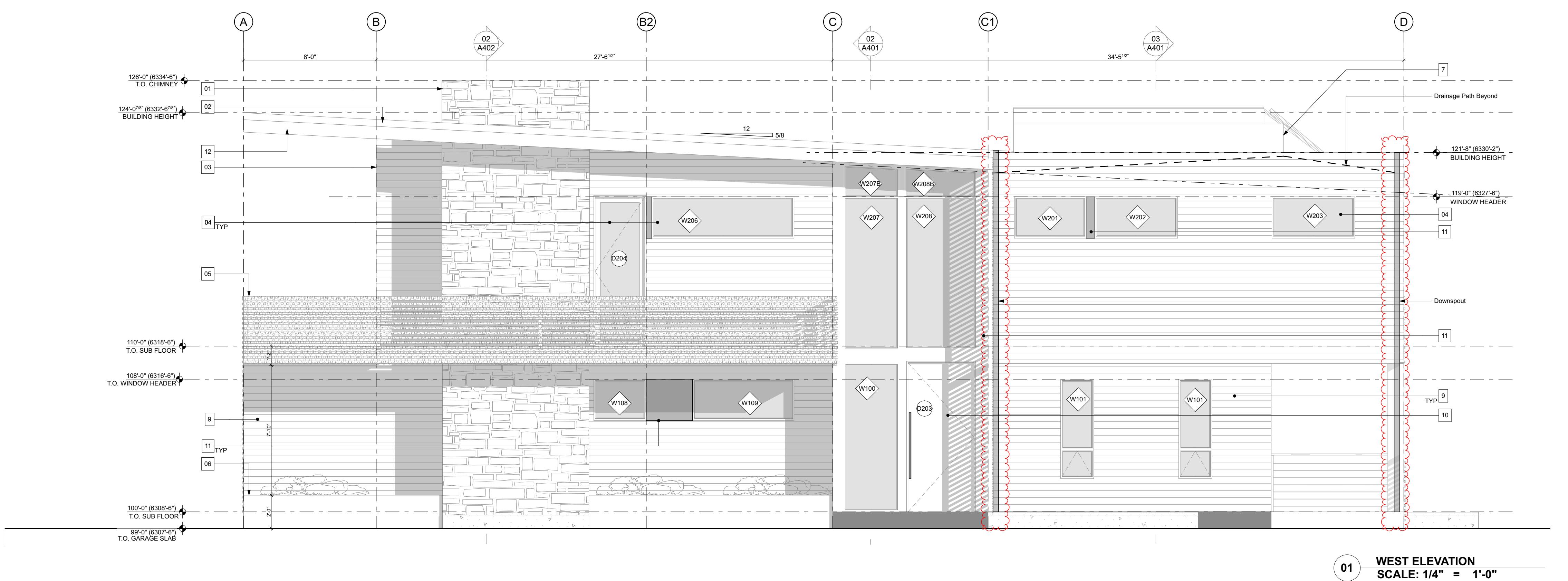
ELEVATION KEY NOTES

- 01 Fireplace - Quartzite Stone
Finish/Color TBD by Architect/Owner
- 02 Roof - Standing Seam
Finish/Color TBD by Architect/Owner, Typ
- 03 Exterior Siding
Horizontal Wood Siding, Stained
- 04 Aluminum Clad Window / Door
Typ. REF: Window and Door Schedule
- 05 Railing
Perforated Metal Screen w/ 3" Wood Cap
- 06 Landscape Base
Stamped Concrete
- 07 Rooftop Deck
Finish/Color TBD by Architect/Owner, Typ
- 08 Column
Finish/Color TBD by Architect/Owner
- 09 Exterior Siding - Metal Panels
16 ga. Galvanized Metal Panels w/ Furring
- 10 Custom Entry
Reference Detail XX/XX
- 11 Metal Panel Trim Board
Finish/Color TBD by Architect/Owner
- 12 Fascia
Finish/Color TBD by Architect/Owner
- 13 Garage Door
Typ. REF: Window and Door Schedule
- 14 Perforated Metal Screen
Finish/Color TBD by Architect/Owner

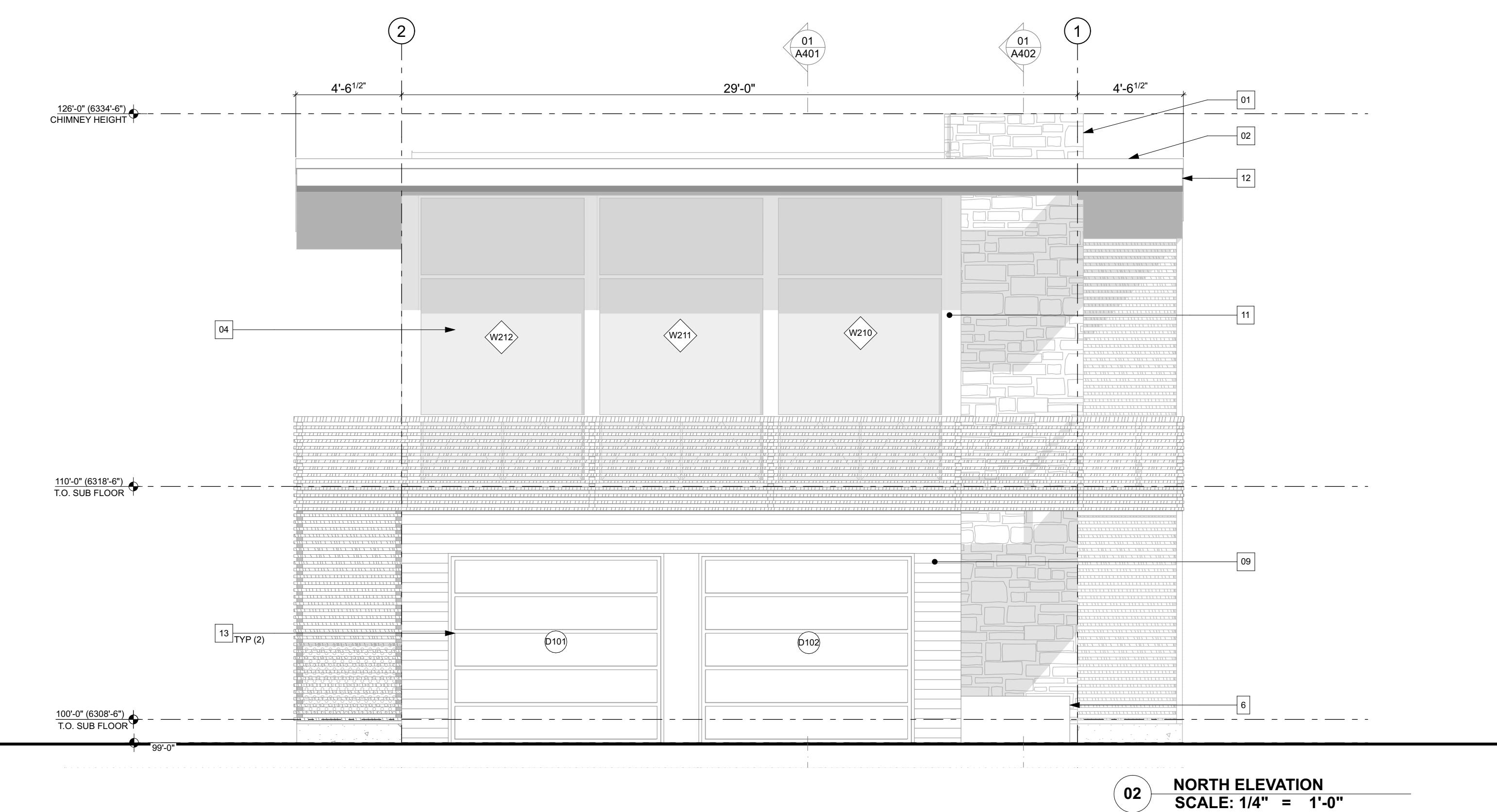
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HEDGES RESIDENCE

674 East Hall Avenue
Jackson, Wyoming



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

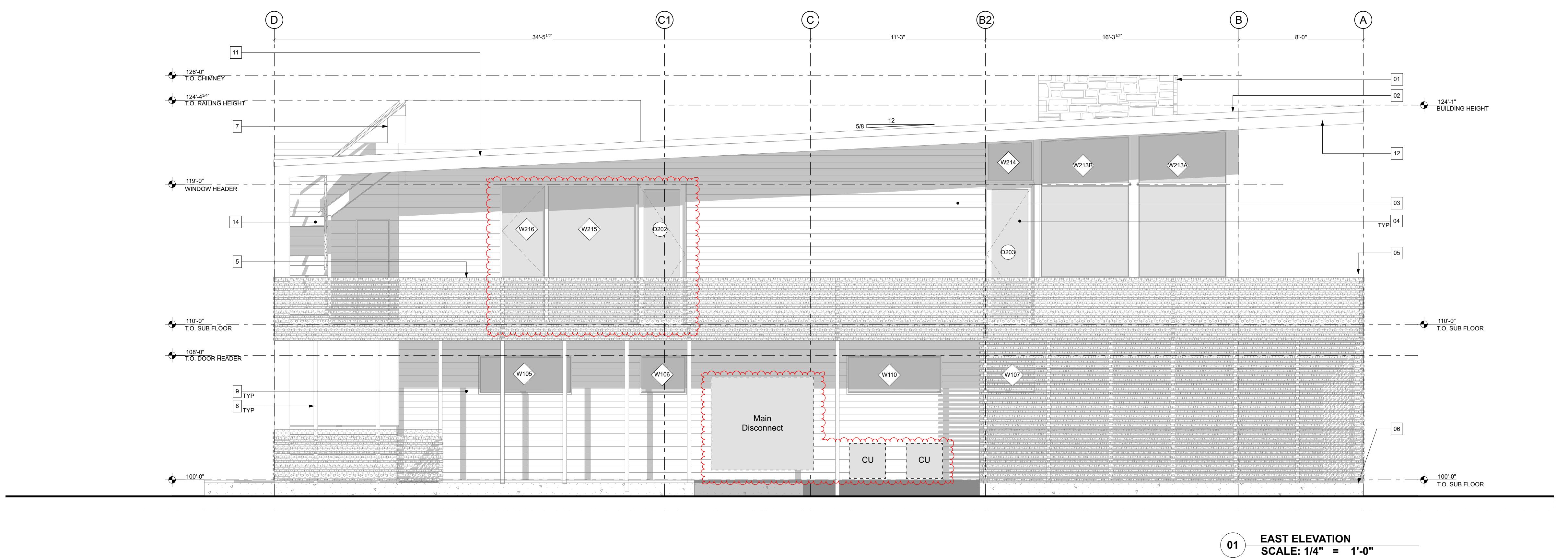


02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

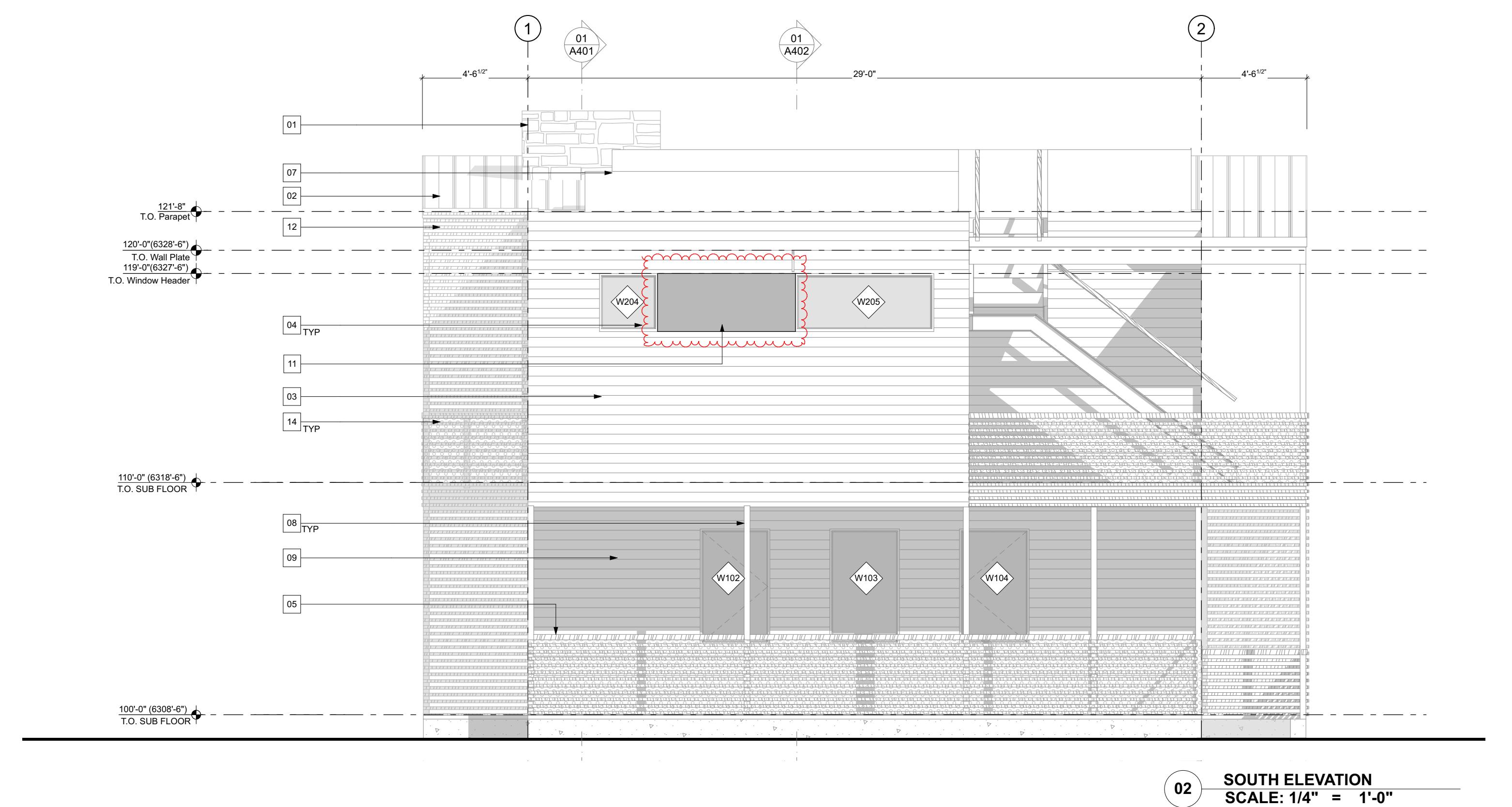
DATE: 5/8/23
PROJECT #: JH2006
DRAWN: JF/VM/JG/JK

ISSUE:
Permit Set 09/14/21
Builders Set 07/12/22
Revision 1 08/12/22
CD Set 11/01/22
Revision 2 05/04/23

A301
Elevations



HEDGES RESIDENCE

674 East Hall Avenue
Jackson, Wyoming

Jackson Hole
260 West Broadway, Suite A
Jackson, WY 83001
T:307.264.0080

Sun Valley
351 N Leadville Ave, Suite 204
Ketchum, ID 83340
T:208.214.5155

Louisiana
910 Pierremont Rd, Suite 410
Shreveport, LA 71106
T:318.383.3100

ARCHITECT STAMP:



HEDGES RESIDENCE

674 East Hall Avenue

Jackson, Wyoming

ASSEMBLY NOTES

01 Not Used

02 Flat Roof @ Parapet Roof:
EPDM membrane roof, on tapered rigid insulation (1 1/2" min w/ 0.25-12 slope), on plywood roof sheathing, on joist framing, Re: Struct., w/ closed cell polyurethane spray foam insulation (R-60 Min.) See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers. Must comply w/ IWC 506.2

03 Flat Roof @ Roof Deck:
EPDM membrane roof, on tapered rigid insulation (1 1/2" min w/ 0.25-12 slope), on plywood roof sheathing, on joist framing, Re: Struct., w/ closed cell polyurethane spray foam insulation (R-60 Min.) See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers. Must comply w/ IWC 506.2

04 Not Used

05 Exterior Wall Framing @ Wood Siding:
Vertical wood siding (Re: Elevations for Finish), over Furring Strips, on black underlayment drain wrap/weather barrier, on exterior plywood sheathing, on wood stud wall framing, Re: Struct. w/ 2" Spray Foam (R-13) min. & blown-in fiberglass insulation (R-12) min.

06 Exterior Wall Framing @ Metal Siding:
22 ga. kynar coated metal panels on typical wall assembly as noted above. Color and Finish TBD

07 Egress Assembly:
Lift Up metal grate, mounted on steel brackets, embedded in concrete walls, over 3/4" clean free draining rock (min 16" off the metal grate), over compactable soil

08 Interior Wall Framing:
2x stud wall, Re: Struct., w/ 5/8" textured & painted gypsum wall board. (Fire tape @ Garage, Mechanical space, and Apartment Units. See Wall Sections for details)

09 Foundation Wall, Typ:
2" Extruded polystyrene insulation (R-10), on Fluid Applied waterproofing, on Foundation/Retaining Wall, Re: Struct.

Above grade: Provide Metal flashing over drainage/protection/insulation board.

@ Basement: Provide 2x4 for wall, w/ blown in fiberglass insulation (R-15 min) NO VAPOR BARRIER

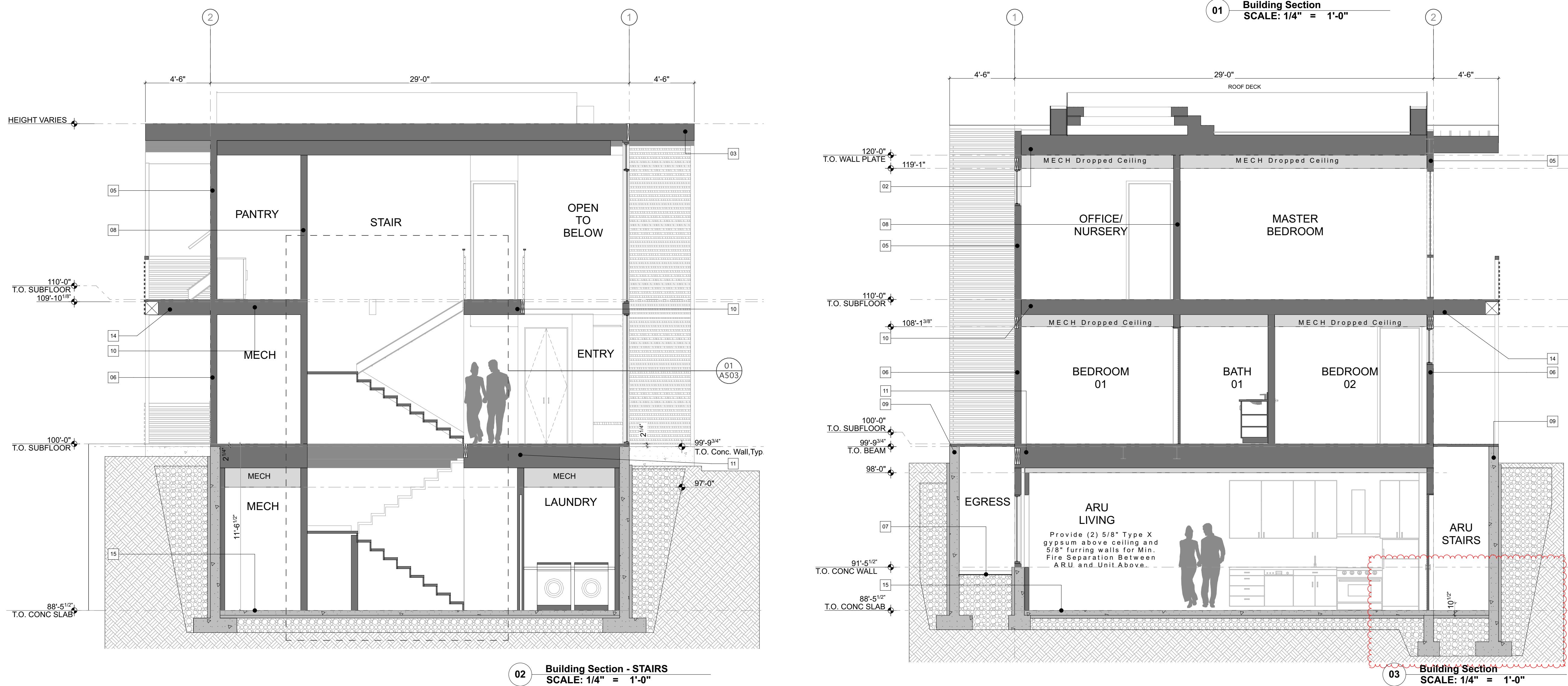
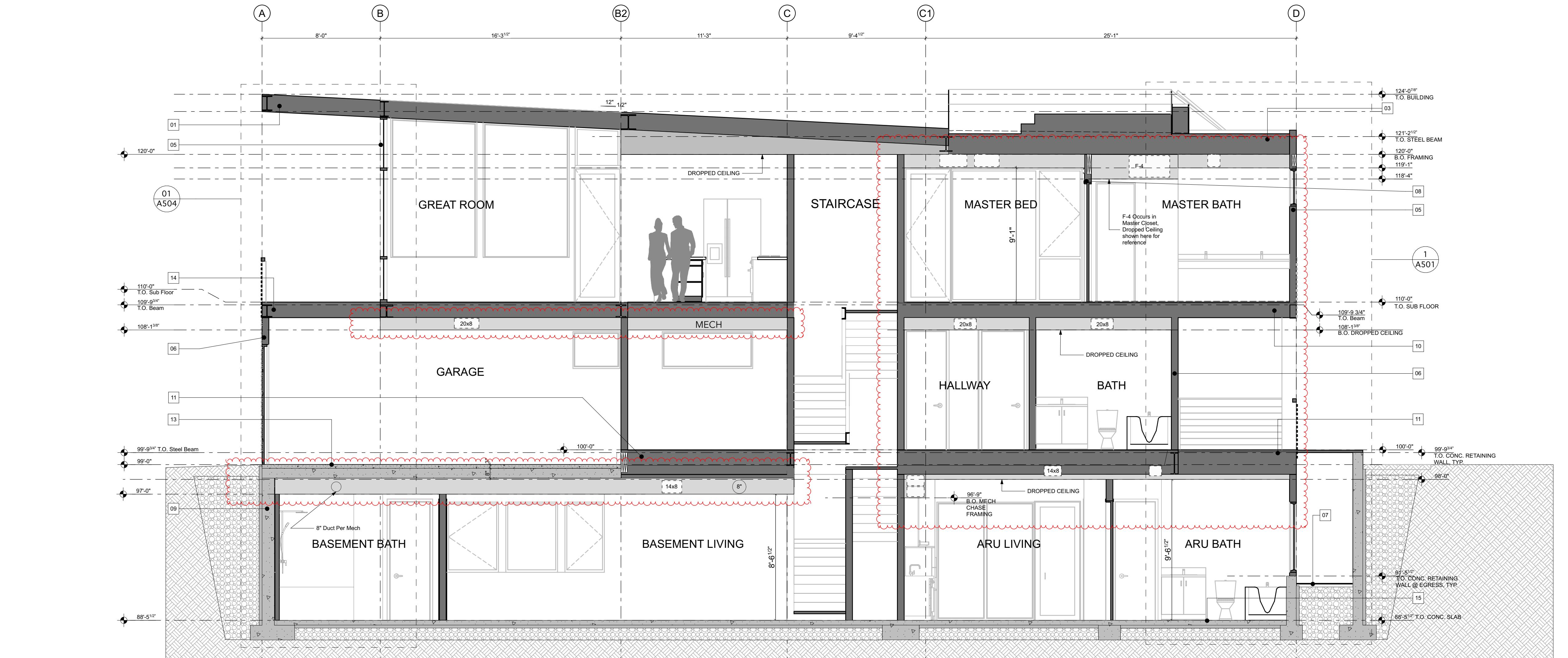
10 Upper Floor Assembly:
Flooring (See Finish Schedule) on plywood sheathing, on joists/LVL floor framing, Re: Struct., with sound batt insulation.

11 Main Floor Assembly / IHR Tie Assembly:
Flooring (See Finish Schedule) on plywood sheathing, on 1x6s/LVL floor framing (2) layers of Type X gypsum board, dropped ceiling framed w/ 2x4, 5/8" gypsum board. Re: Struct., with sound batt insulation.

12 Basement Floor Assembly:
Finish Floor Material (See Finish Schedule), on 4" Reinforced Concrete Slab (See Struct.), on Vapor Barrier, on 2" Rigid Insulation, on 6" Gravel Fill (No Fines).

13 Garage Floor Assembly:
Direction of 10" deep hollow core suspended slab; Re: Structural

14 Deck (Typ):
2x6 alaskan yellow cedar decking, on 2x pressure treated Wood Joists, Re: Struct.

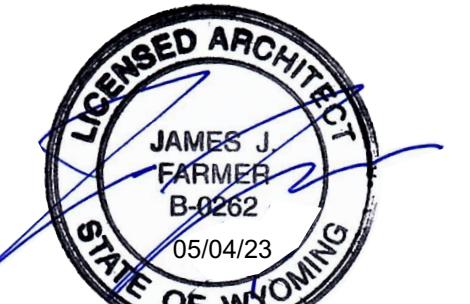


DATE: 5/8/23
PROJECT #: JH2006
DRAWN: JF/VM/JG/JK

ISSUE:
Permit Set 09/14/21
Builders Set 07/12/22
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Revision 2 05/04/23

A401

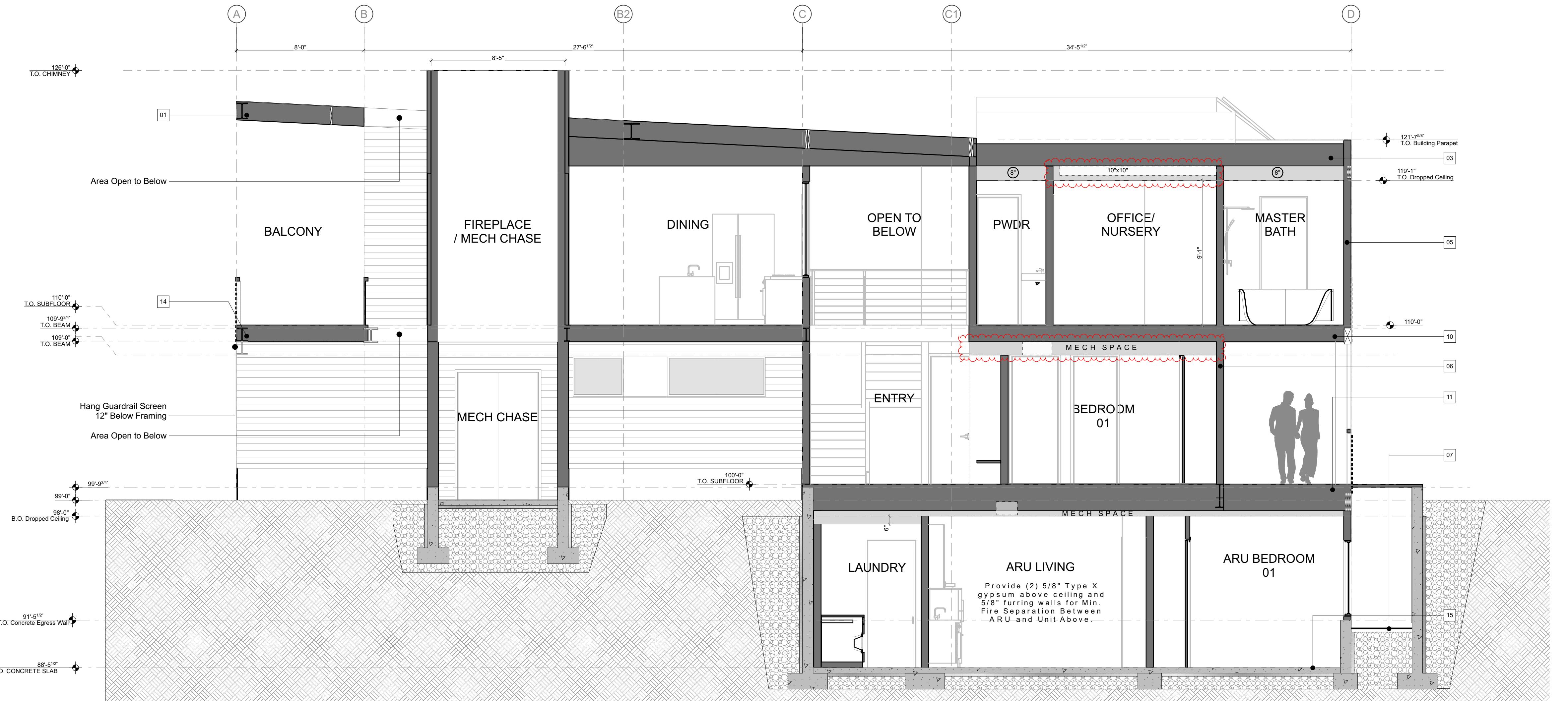
Building Sections



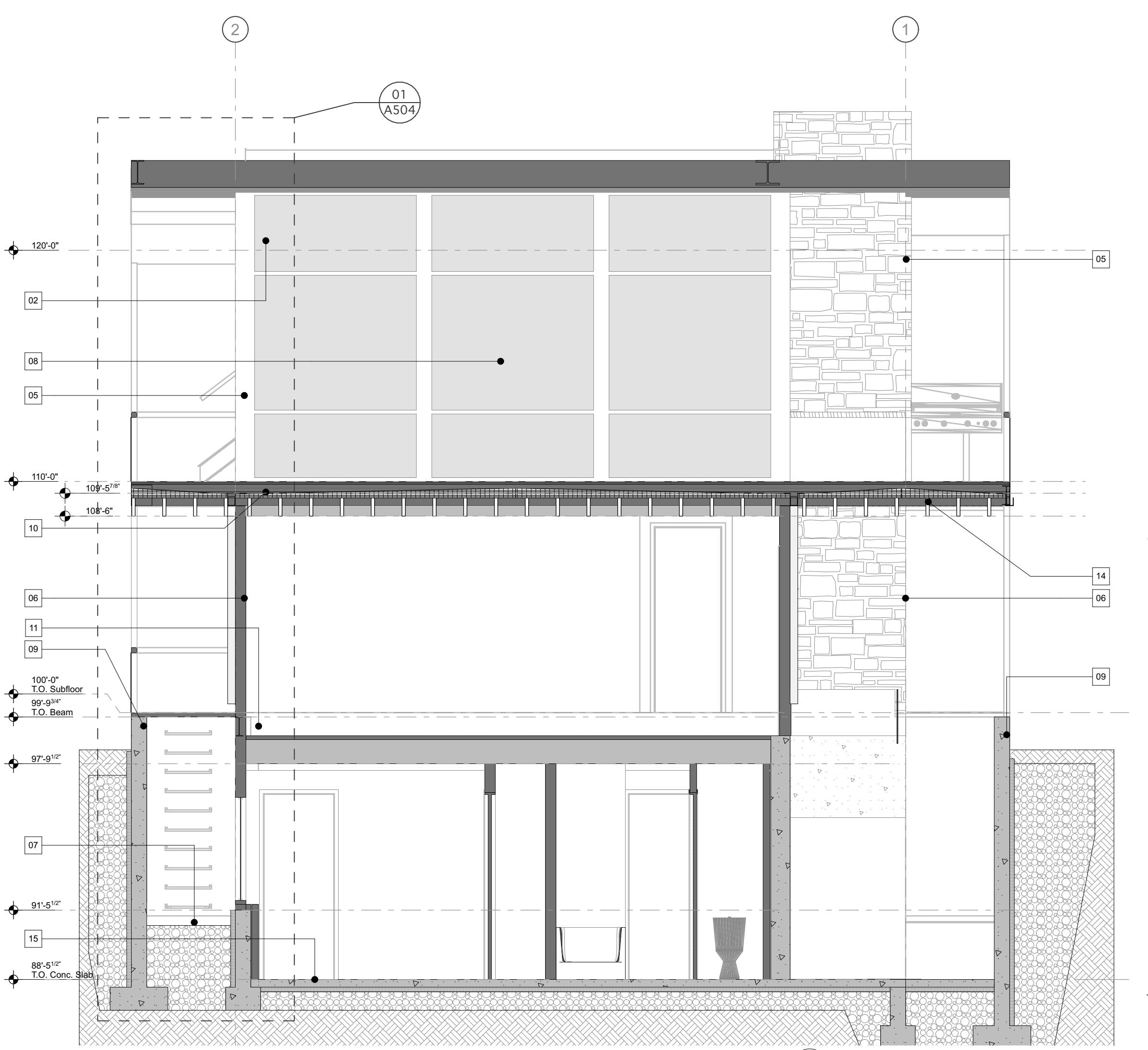
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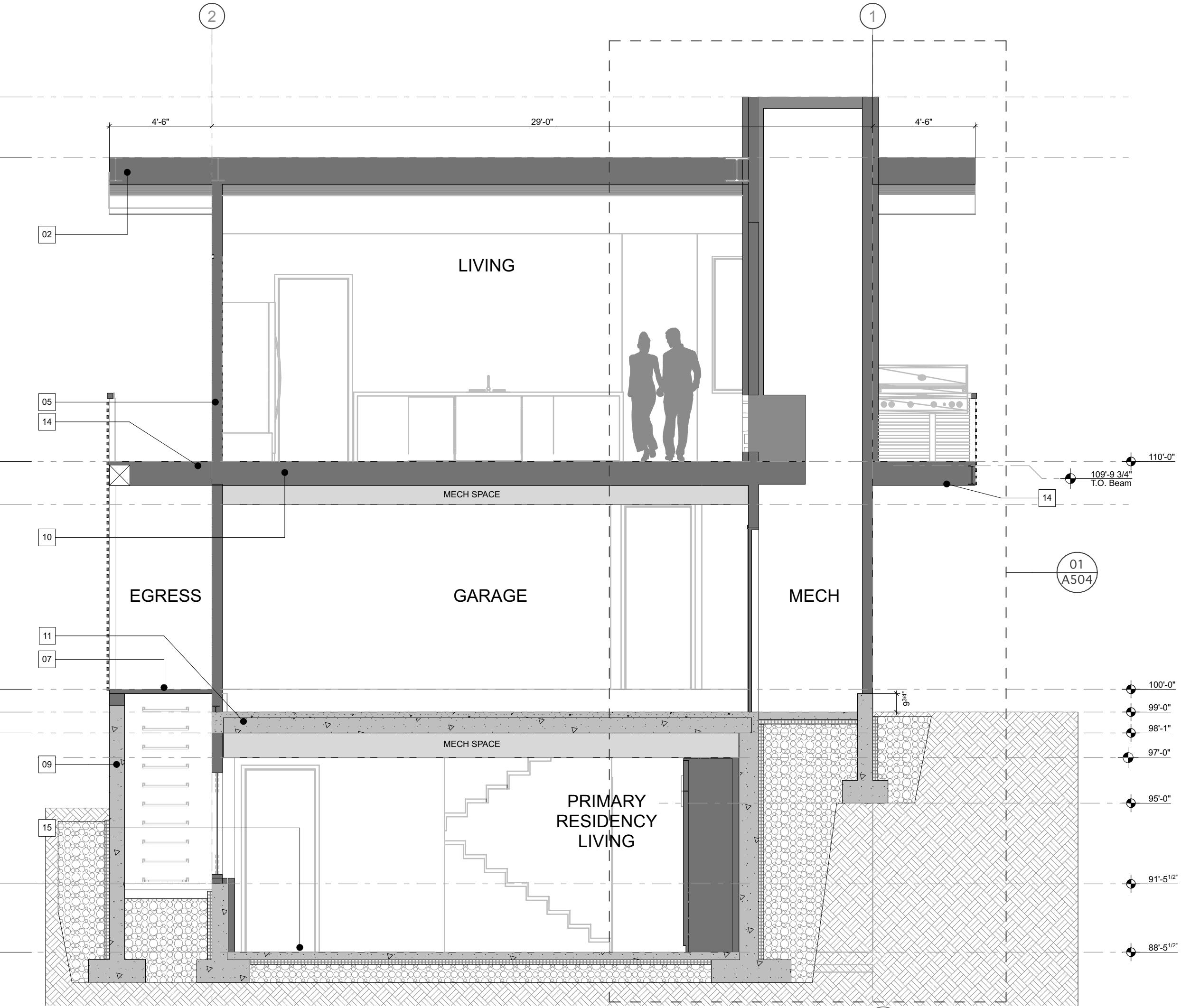
674 East Hall Avenue
Jackson, Wyoming



01 Building Section - LONG II
SCALE: 1/4" = 1'-0"



03 Building SECTION @ DECK
SCALE: 1/4" = 1'-0"



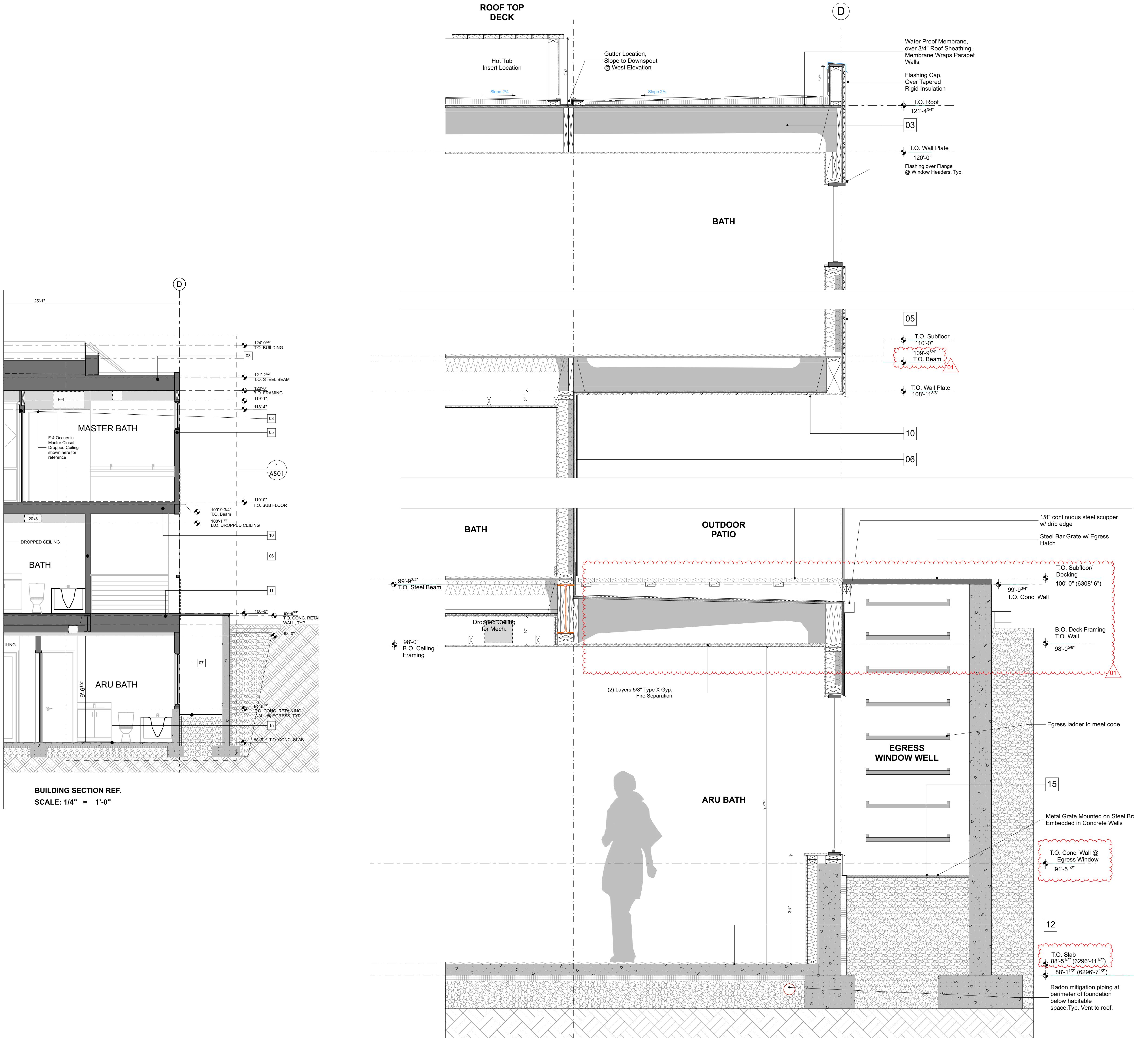
02 FIREPLACE SECTION
SCALE: 1/4" = 1'-0"

ASSEMBLY NOTES

- 01 Not Used
- 02 Flat Roof @ Parapet Roof:
EPDM membrane roofing, on tapered rigid insulation (1/2" min.) w/ 0.25:1 slope, on plywood roof sheathing, on I-joist framing, Re: Struct., w/ closed cell polyurethane spray foam insulation (R-60 Min.) See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers.
- 03 Flat Roof @ Roof Deck:
EPDM membrane roofing, on tapered rigid insulation (1/2" min.) w/ 0.25:1 slope, on plywood roof sheathing, on I-joist framing, Re: Struct., w/ closed cell polyurethane spray foam insulation (R-60 Min.) See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers. Must comply w/ IWC 506.2
- 04 Not Used
- 05 Exterior Wall Framing @ Wood Siding:
Vertical wood siding (Re: Elevations for Finish), over Furring Strips, on black underlayment drain wrap/weather barrier, on exterior plywood sheathing, on wood stud wall framing, Re: Struct. w/ 2" Spray Foam (R-13) min. & blown-in fiberglass insulation (R-12) min.
- 06 Exterior Wall Framing @ Metal Siding:
22 ga. kynar coated metal panels on typical wall assembly as noted above. Color and Finish TBD
- 07 Egress Assembly:
Lift Up metal gate, mounted on steel brackets, embedded in concrete walls, over 3/4" clean free draining rock (min 16" off the metal gate), over compactable soil
- 08 Interior Wall Framing:
2x stud wall, Re: Struct., w/ 5/8" textured & painted gypsum wall board. (Fire tape @ Garage, Mechanical space, and Apartment Units. See Wall Sections for details)
- 09 Foundation Wall, Typ:
2" Extruded polystyrene insulation (R-10), on Fluid Applied waterproofing, on Foundation/Retaining Wall, Re: Struct.
Above grade: Provide Metal flashing over drainage/protection/insulation board.
@ Basement: Provide 2x4 for wall, w/ blown in fiberglass insulation (R-15 min.) NO VAPOR BARRIER
- 10 Upper Floor Assembly:
Flooring (See Finish Schedule) on plywood sheathing, on I-joists/LVL floor framing, RE: Struct., with sound batt insulation
- 11 Main Floor Assembly / 1HR Fire Assembly:
Flooring (See Finish Schedule) on plywood sheathing, on I-joists/LVL floor framing, (2) layers of Type X gypsum board, dropped ceiling framed w/ 2x4, 5/8" gypsum board, RE: Struct., with sound batt insulation
- 12 Basement Floor Assembly:
Finish Floor Material (See Finish Schedule), on 4" Reinforced Concrete Slab (See Struct.), on Vapor Barrier, on 2" Rigid Insulation, on 6" Gravel Fill (No Fines).
- 13 Garage Floor Assembly:
Direction of 10" deep hollow core suspended slab; RE: Structural
- 14 Deck (Typ):
2x6 alaskan yellow cedar decking, on 2x pressure treated Wood Joists, Re: Struct.

DATE: 5/8/23
PROJECT #: JH2006
DRAWN: JF/VM/JG/JK
ISSUE:
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Builders Set 07/12/22
Revision 1 08/12/22
CD Set 11/01/22
Revision 2 05/04/23

A402
Building Sections



ASSEMBLY NOTES

01 Not Used

02 Flat Roof @ Parapet Roof:
EPDM membrane roofing, on tapered rigid insulation (1 $\frac{1}{2}$ " min.) w/ 0.25:12 slope, on plywood roof sheathing, on I joist framing, RE: Struct., w/ closed cell polyurethane spray foam insulation (R-60 Min.) See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers.

03 Flat Roof @ Roof Deck:
EPDM membrane roofing, on tapered rigid insulation (1 $\frac{1}{2}$ " min.) w/ 0.25:12 slope, on plywood roof sheathing, on I joist framing, RE: Struct., w/ closed cell polyurethane spray foam insulation (R-60 Min.) See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers. Must comply w/ IWUIC 506.2

04 Not Used

05 Exterior Wall Framing @ Wood Siding:
Vertical wood siding (RE: Elevations for Finish), over Furring Strips, on black underlayment drain wrap/weather barrier, on exterior plywood sheathing, on wood stud wall framing, RE: Struct. w/ 2" Spray Foam (R-13) min. & blown-in fiberglass insulation (R-12) min.

06 Exterior Wall Framing @ Metal Siding:
22 ga. kynar coat metal panels on typical wall assembly as noted above. Color and Finish TBD

07 Egress Assembly:
Lift Up metal grate, mounted on steel brackets, embedded in concrete walls, over 3/4" clean free draining rock (min 16" off the metal grate), over compactable soil

08 Interior Wall Framing:
2x stud wall, RE: Struct., w/ 5/8" textured & painted gypsum wall board. (Fire tape @ Garage, Mechanical space, and Apartment Units. See Wall Sections for details

09 Foundation Wall, Typ:
2" Extruded polystyrene insulation (R-10), on Fluid Applied waterproofing, on Foundation/ Retaining Wall, RE: Struct.

Above grade: Provide Metal flashing over drainage/protection/insulation board.

@ Basement: Provide 2x4 fur wall, w/ blown in fiberglass insulation (R-15 min.) NO VAPOR BARRIER

10 Upper Floor Assembly:
Flooring (See Finish Schedule) on plywood sheathing, on I joists/LVL floor framing, RE: Struct., with sound batt insulation.

11 Main Floor Assembly / 1HR Fire Assembly:
Flooring (See Finish Schedule) on plywood sheathing, on I joists/LVL floor framing, (2) layers of Type X gypsum board, dropped ceiling framed w/ 2x4, 5/8" gypsum board. RE: Struct., with sound batt insulation.

12 Basement Floor Assembly:
Finish Floor Material (See Finish Schedule), on 4" Reinforced Concrete Slab (See Struct.) , on Vapor Barrier, on 2" Rigid Insulation, on 6" Gravel Fill (No Fines).

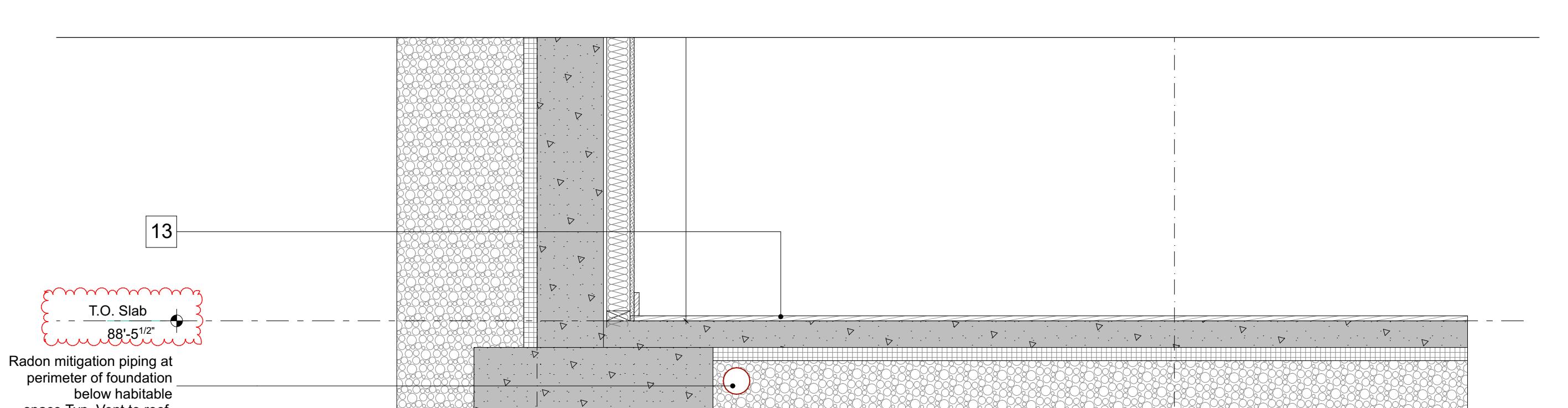
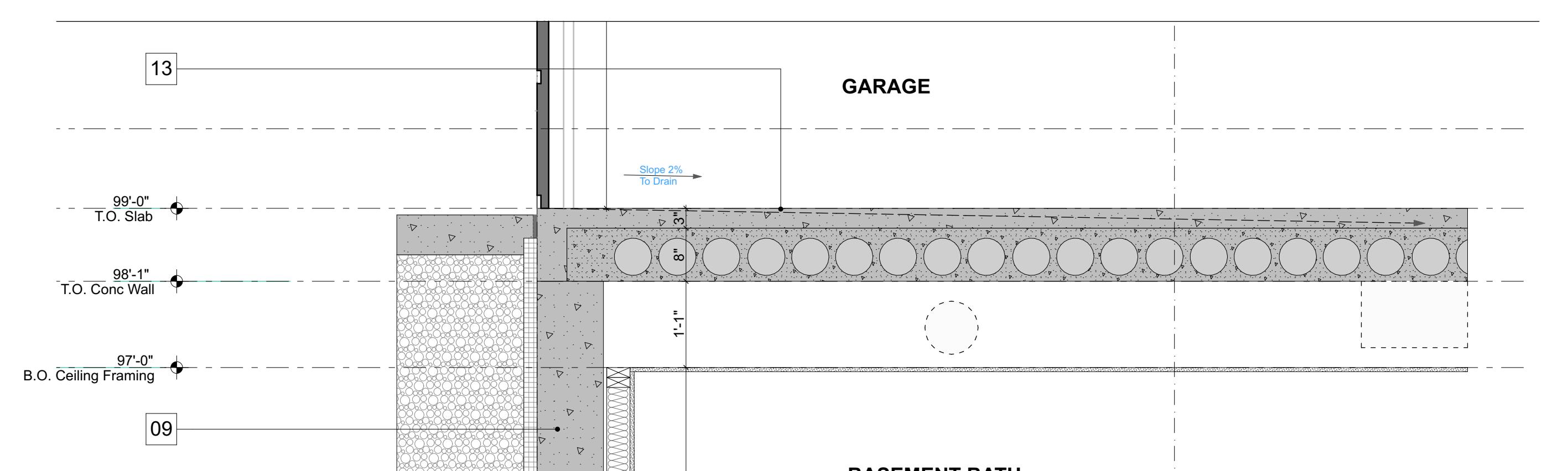
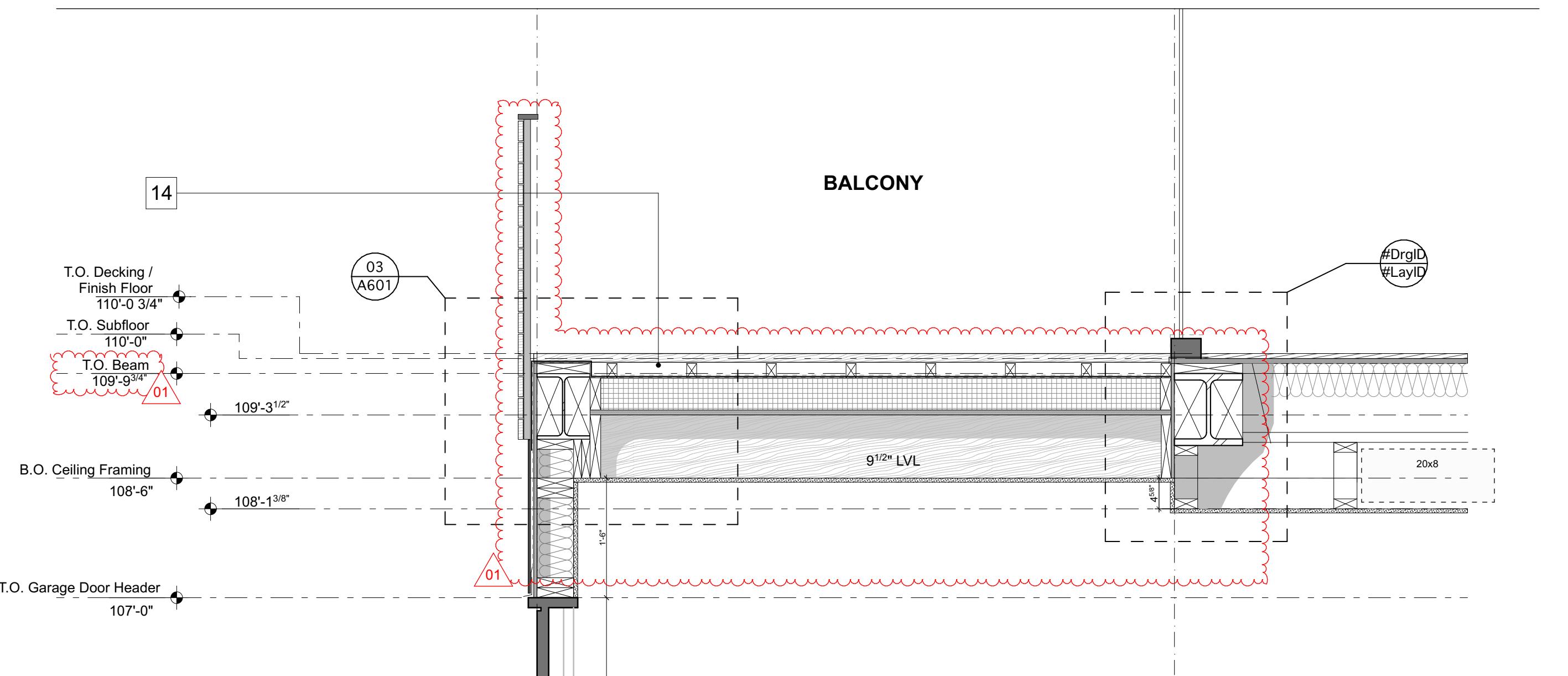
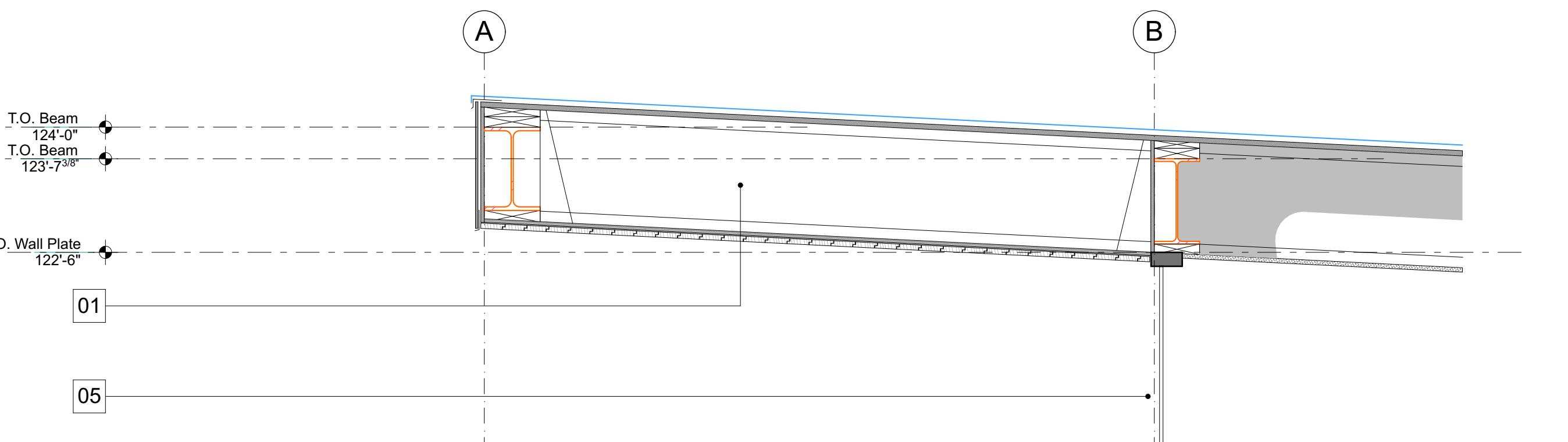
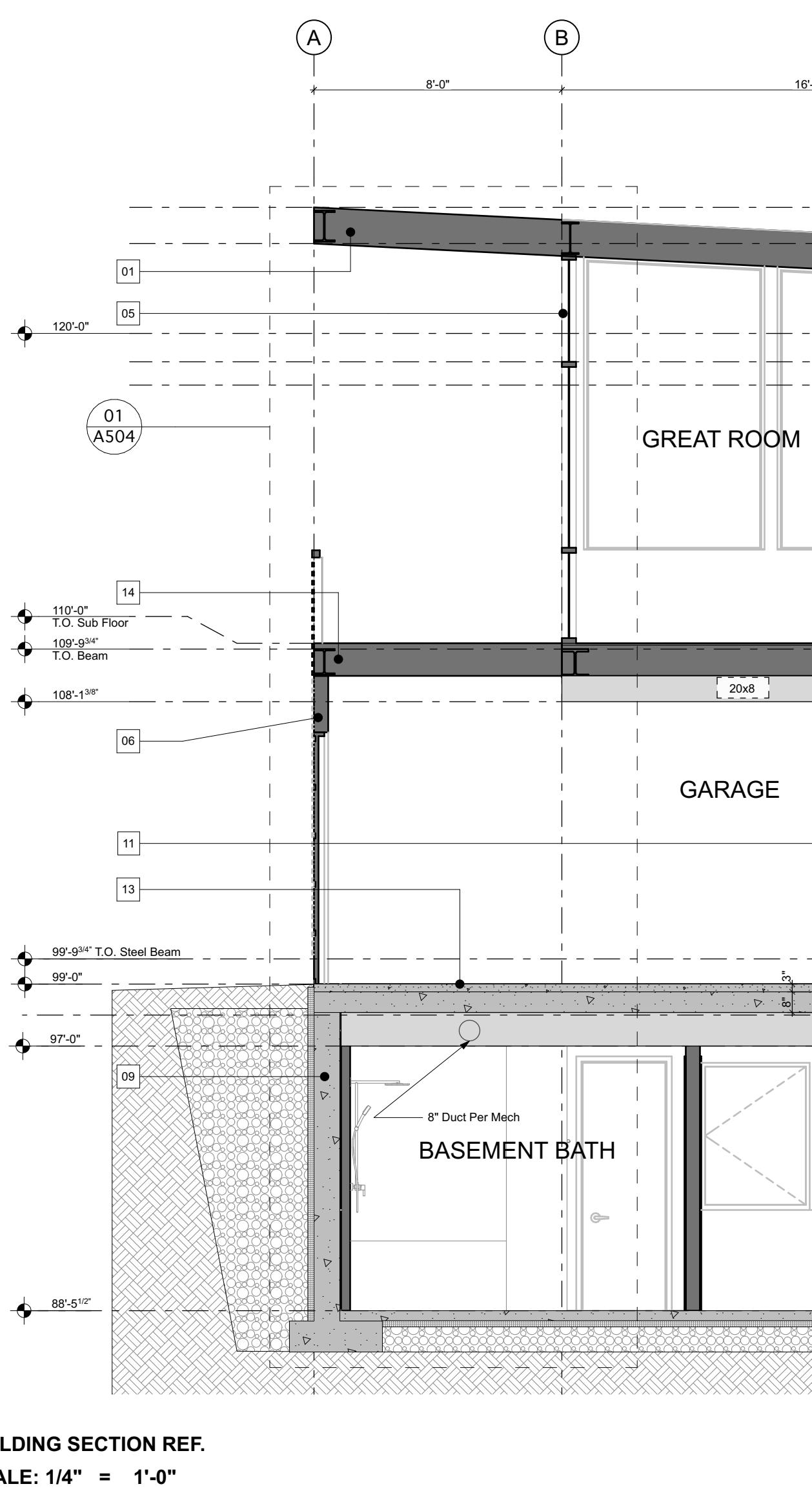
13 Garage Floor Assembly:
Direction of 10" deep hollow core suspended slab; RE: Structural

14 Deck (Typ):
2x6 alaskan yellow cedar decking, on 2x

DATE:	5/8/23
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DRAWN:	JF/VM/JG/JK
ISSUE:	
Permit Set	09/14/21
Builders Set	07/12/22
Revision 1	08/12/22
CAD Set	11/01/22
Architectural S	05/24/23

A502

Wall Sections



01 WALL SECTION
SCALE: 3/4" = 1'-0"

Jackson Hole
260 West Broadway, Suite A
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Sun Valley
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Ketchum, ID 83340
T:208.214.5155

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910 Pierremont Rd, Suite 410
Shreveport, LA 71106
T:318.383.3100

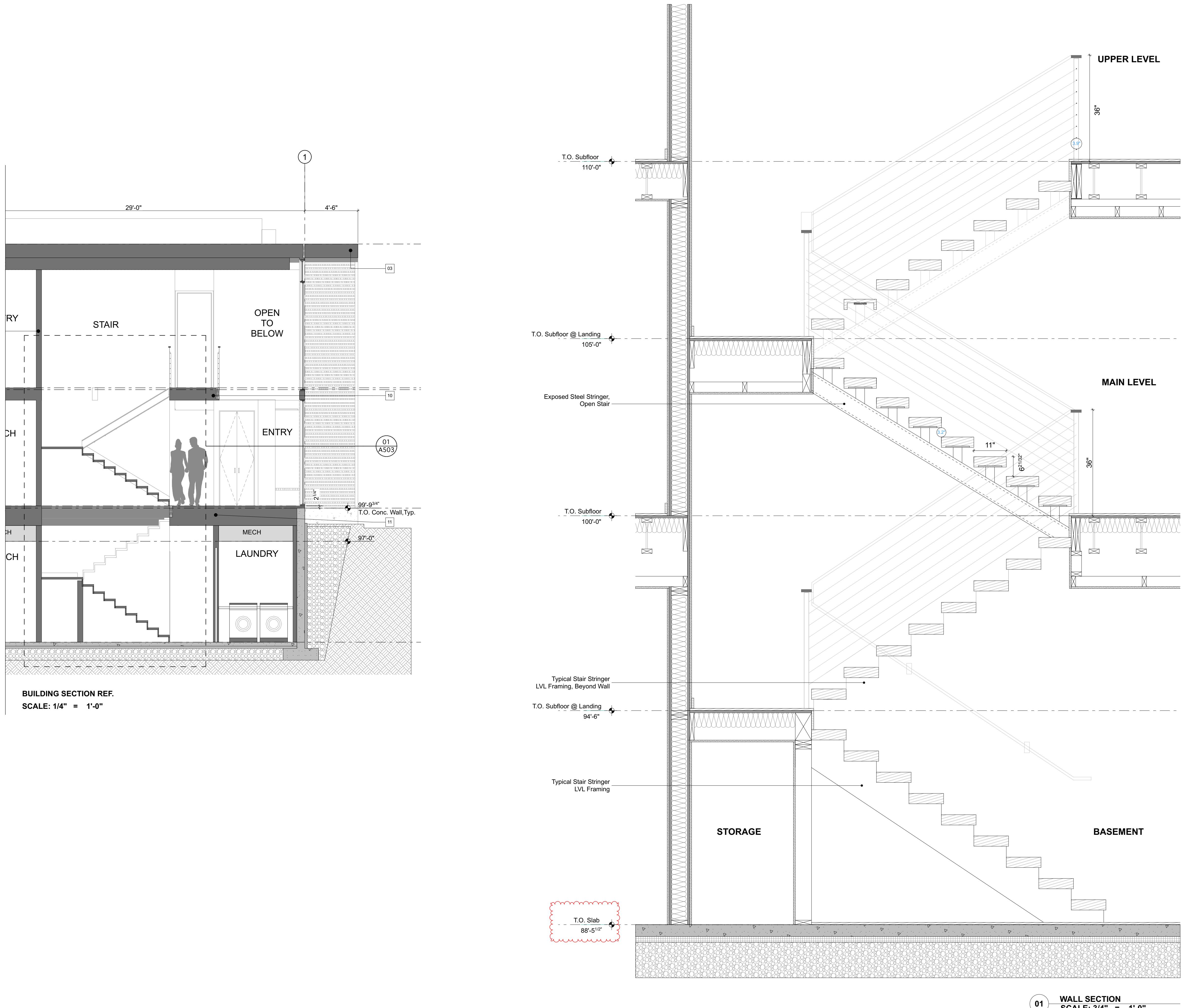
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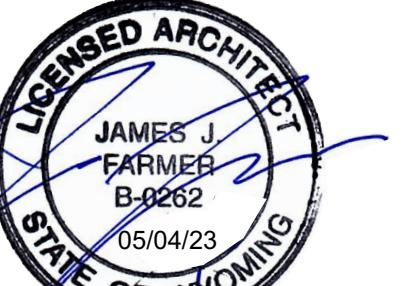
ASSEMBLY NOTES

- 01** Not Used
- 02** **Flat Roof @ Parapet Roof:**
EPDM membrane roofing, on tapered rigid insulation (1 1/2" min.) w/ 0.25:12 slope, on plywood roof sheathing, on I joist framing, Re: Struct., w/ closed cell polyurethane spray foam insulation (R-60 Min.) See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers.
- 03** **Flat Roof @ Roof Deck:**
EPDM membrane roofing, on tapered rigid insulation (1 1/2" min.) w/ 0.25:12 slope, on plywood roof sheathing, on I joist framing, Re: Struct., w/ closed cell polyurethane spray foam insulation (R-60 Min.) See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers. Must comply w/ IWUIC 506.2
- 04** Not Used
- 05** **Exterior Wall Framing @ Wood Siding:**
Vertical wood siding (Re: Elevations for Finish), over Furring Strips, on black underlayment drain wrap/weather barrier, on exterior plywood sheathing, on wood stud wall framing, Re: Struct. w/ 2" Spray Foam (R-13) min. & blown-in fiberglass insulation (R-12) min.
- 06** **Exterior Wall Framing @ Metal Siding:**
22 ga. kynar coated metal panels on typical wall assembly as noted above. Color and Finish TBD
- 07** **Egress Assembly:**
Lift Up metal grate, mounted on steel brackets, embedded in concrete walls, over 3/4" clean free draining rock (min 16" off the metal grate), over compactable soil
- 08** **Interior Wall Framing:**
2x stud wall, Re: Struct., w/ 5/8" textured & painted gypsum wall board. (Fire tape @ Garage, Mechanical space, and Apartment Units. See Wall Sections for details)
- 09** **Foundation Wall, Typ:**
2" Extruded polystyrene insulation (R-10), on Fluid Applied waterproofing, on Foundation/Retaining Wall, Re: Struct.
Above grade: Provide Metal flashing over drainage/protection/insulation board.
@ Basement: Provide 2x4 fur wall, w/ blown in fiberglass insulation (R-15 min.) NO VAPOR BARRIER
- 10** **Upper Floor Assembly:**
Flooring (See Finish Schedule) on plywood sheathing, on I joists/LVL floor framing, RE: Struct., with sound batt insulation.
- 11** **Main Floor Assembly / 1HR Fire Assembly:**
Flooring (See Finish Schedule) on plywood sheathing, on I joists/LVL floor framing, (2) layers of Type X gypsum board, dropped ceiling framed w/ 2x4, 5/8" gypsum board. RE: Struct., with sound batt insulation.
- 12** **Basement Floor Assembly:**
Finish Floor Material (See Finish Schedule), on 4" Reinforced Concrete Slab (See Struct.), on Vapor Barrier, on 2" Rigid Insulation, on 6" Gravel Fill (No Fines).
- 13** **Garage Floor Assembly:**
Direction of 10" deep hollow core suspended slab; RE: Structural
- 14** **Deck (Typ):**
2x6 alaskan yellow cedar decking, on 2x pressure treated Wood Joists, Re: Struct.

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Revision 2	05/04/23

A503

Wall Sections



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ASSEMBLY NOTES

Not Used

Flat Roof @ Parapet Roof:
EPDM membrane roofing, on tapered rigid insulation (1 1/2" min.) w/ 0.25:12 slope, on plywood roof sheathing, on I joist framing, RE: Struct., w/ closed cell polyurethane spray foam insulation (R-60 Min.) See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers.

Flat Roof @ Roof Deck:
EPDM membrane roofing, on tapered rigid insulation (1 1/2" min.) w/ 0.25:12 slope, on plywood roof sheathing, on I joist framing, RE: Struct., w/ closed cell polyurethane spray foam insulation (R-60 Min.) See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers. Must comply w/ IWUIC 506.2

Not Used

Exterior Wall Framing @ Wood Siding:
Vertical wood siding (RE: Elevations for Finish), over Furring Strips, on black underlayment drain wrap/weather barrier, on exterior plywood sheathing, on wood stud wall framing, RE: Struct. w/ 2" Spray Foam (R-13) min. & blown-in fiberglass insulation (R-12) min.

Exterior Wall Framing @ Metal Siding:
22 ga. kynar coat metal panels on typical wall assembly as noted above. Color and Finish TBD

Egress Assembly:
Lift Up metal grate, mounted on steel brackets, embedded in concrete walls, over 3/4" clean free draining rock (min 16" off the metal grate), over compactable soil

Interior Wall Framing:
2x stud wall, RE: Struct., w/ 5/8" textured & painted gypsum wall board. (Fire tape @ Garage, Mechanical space, and Apartment Units. See Wall Sections for details

Foundation Wall, Typ:
2" Extruded polystyrene insulation (R-10), on Fluid Applied waterproofing, on Foundation/Retaining Wall, RE: Struct.

Above grade: Provide Metal flashing over drainage/protection/insulation board.

@ Basement: Provide 2x4 fur wall, w/ blown in fiberglass insulation (R-15 min.) NO VAPOR BARRIER

Upper Floor Assembly:
Flooring (See Finish Schedule) on plywood sheathing, on I joists/LVL floor framing, RE: Struct., with sound batt insulation.

Main Floor Assembly / 1HR Fire Assembly:
Flooring (See Finish Schedule) on plywood sheathing, on I joists/LVL floor framing, (2) layers of Type X gypsum board, dropped ceiling framed w/ 2x4, 5/8" gypsum board. RE: Struct., with sound batt insulation.

Basement Floor Assembly:
Finish Floor Material (See Finish Schedule), on 4" Reinforced Concrete Slab (See Struct.) , on Vapor Barrier, on 2" Rigid Insulation, on 6" Gravel Fill (No Fines).

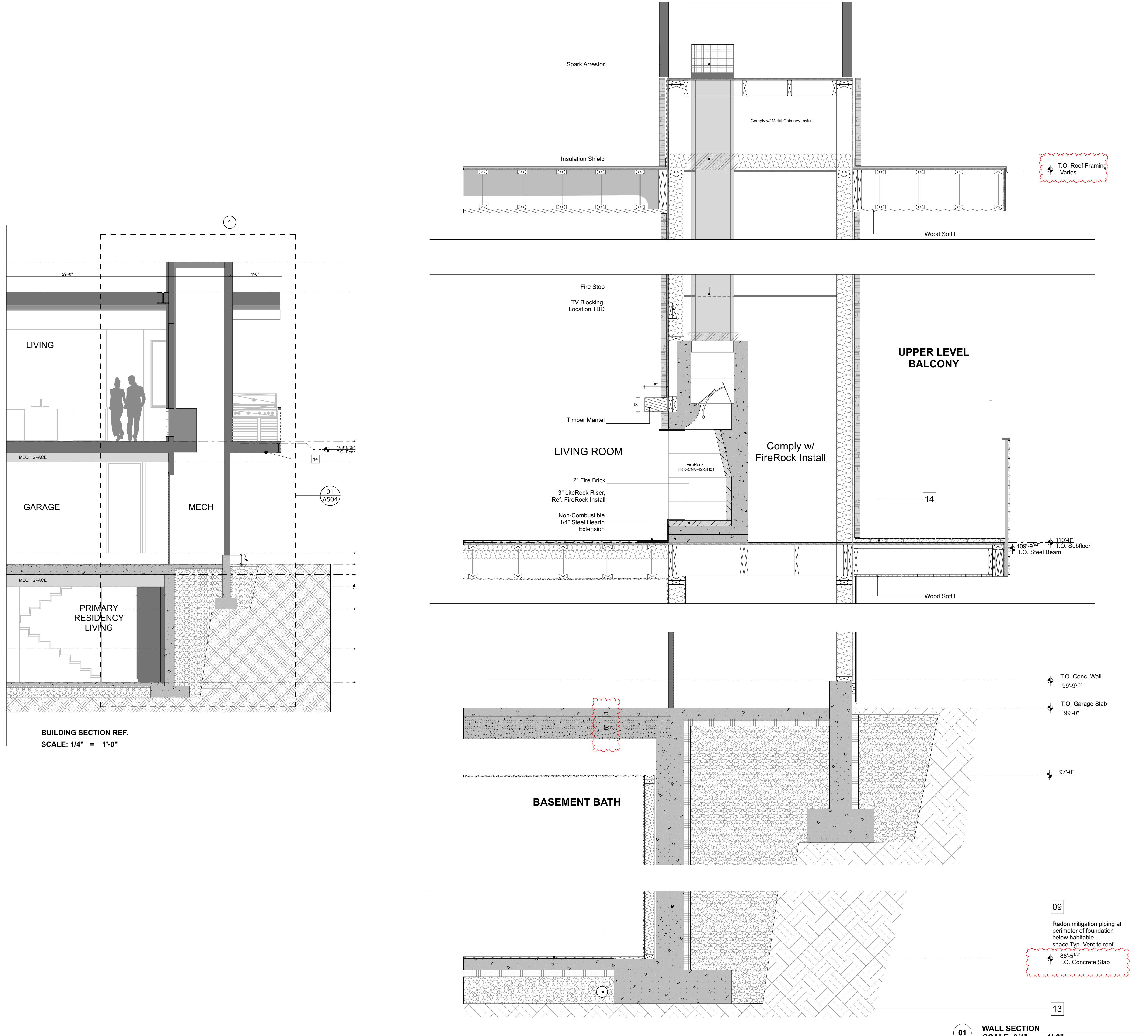
Garage Floor Assembly:
Direction of 10" deep hollow core suspended slab; RE: Structural

Deck (Typ):
2x6 alaskan yellow cedar decking, on 2x pressure treated Wood Joists. RE: Struct.

DATE:	5/8/23
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Revision 1	08/12/22
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Revision 2	05/04/23

A504

Wall Sections





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PERMIT SET

HEDGES RESIDENCE

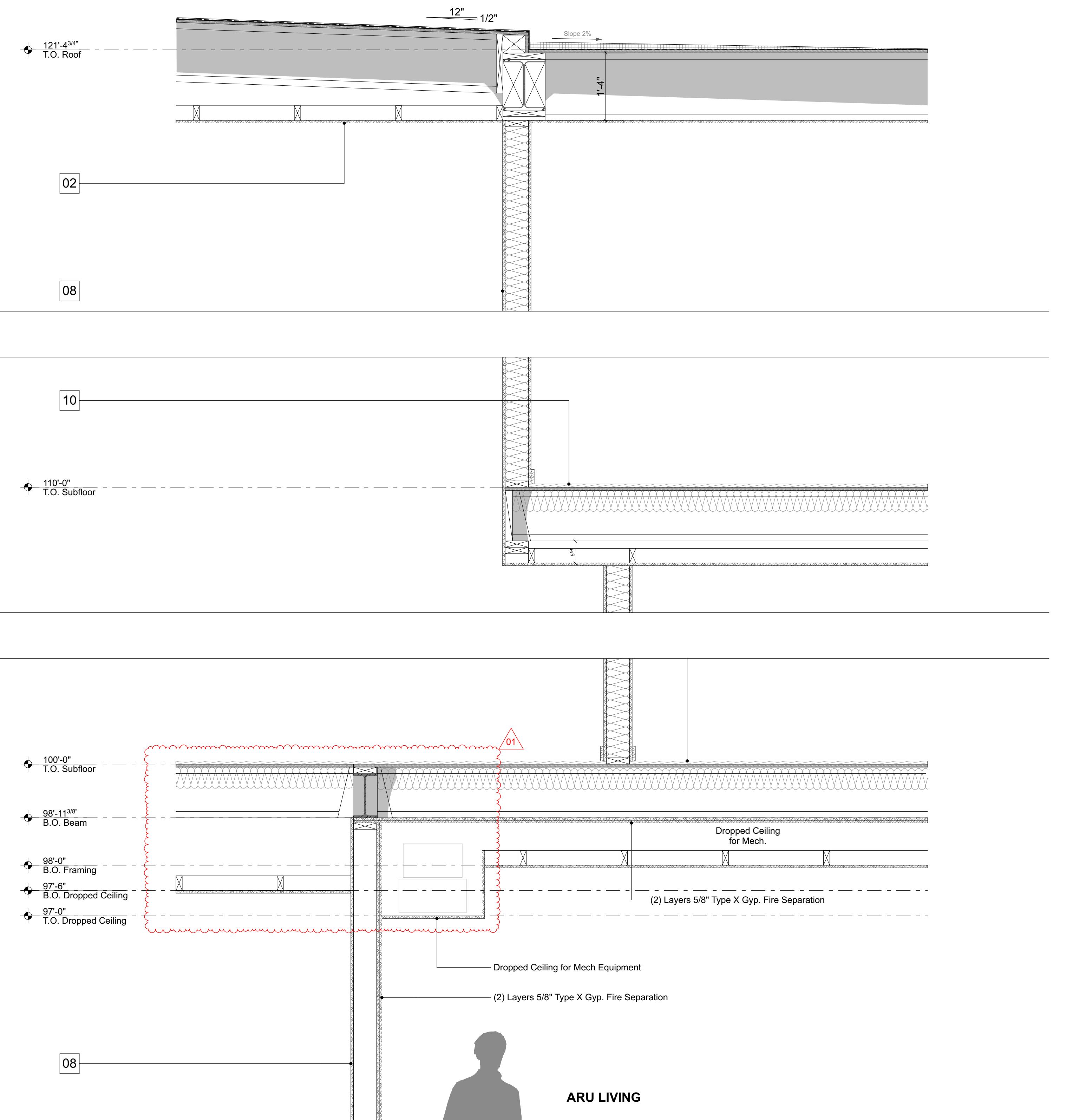
674 East Hall Avenue

Jackson, Wyoming



BUILDING SECTION REF.

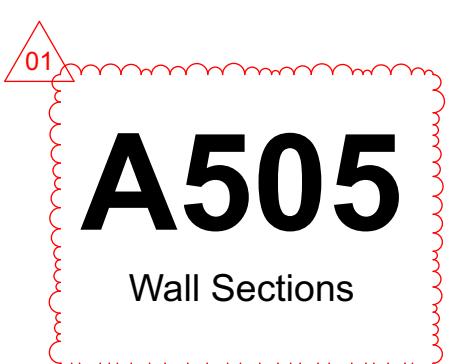
SCALE: 1/4" = 1'-0"



ASSEMBLY NOTES

- 01 Not Used
- 02 Flat Roof @ Parapet Roof:
EPDM membrane roofing, on tapered rigid insulation (1 1/2" min.) w/ 0.25:12 slope, on plywood roof sheathing, on I joist framing, Re: Struct., w/ closed cell polyurethane spray foam insulation (R-60 Min.) See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers.
- 03 Flat Roof @ Roof Deck:
EPDM membrane roofing, on tapered rigid insulation (1 1/2" min.) w/ 0.25:12 slope, on plywood roof sheathing, on I joist framing, Re: Struct., w/ closed cell polyurethane spray foam insulation (R-60 Min.) See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers. Must comply w/ IWUIC 506.2
- 04 Not Used
- 05 Exterior Wall Framing @ Wood Siding:
Vertical wood siding (Re: Elevations for Finish), over Furring Strips, on black underlayment drain wrap/weather barrier, on exterior plywood sheathing, on wood stud wall framing, Re: Struct. w/ 2" Spray Foam (R-13) min. & blown-in fiberglass insulation (R-12) min.
- 06 Exterior Wall Framing @ Metal Siding:
22 ga. kynar coated metal panels on typical wall assembly as noted above. Color and Finish TBD
- 07 Egress Assembly:
Lift Up metal grate, mounted on steel brackets, embedded in concrete walls, over 3/4" clean free draining rock (min 16" off the metal grate), over compactable soil
- 08 Interior Wall Framing:
2x stud wall, Re: Struct., w/ 5/8" textured & painted gypsum wall board. Fire tape @ Garage, Mechanical space, and Apartment Units. See Wall Sections for details
@ Attached ARU & Adjacent Dwelling Wall provide 1 hour fire rating with (2) layers of Type X Gypsum Board
- 09 Foundation Wall, Typ:
2" Extruded polystyrene insulation (R-10), on Fluid Applied waterproofing, on Foundation/ Retaining Wall, RE: Struct.
Above grade: Provide Metal flashing over drainage/protection/insulation board.
@ Basement: Provide 2x4 for wall, w/ blown in fiberglass insulation (R-15 min.) NO VAPOR BARRIER
- 10 Upper Floor Assembly:
Flooring (See Finish Schedule) on plywood sheathing, on I joists/LVL floor framing, RE: Struct., with sound batt insulation.
- 11 Main Floor Assembly / 1HR Fire Assembly:
Flooring (See Finish Schedule) on plywood sheathing, on I joists/LVL floor framing, (2) layers of Type X gypsum board, dropped ceiling framed w/ 2x4, 5/8" gypsum board, RE: Struct., with sound batt insulation.
- 12 Basement Floor Assembly:
Finish Floor Material (See Finish Schedule), on 4" Reinforced Concrete Slab (See Struct.), on Vapor Barrier, on 2" Rigid Insulation, on 6" Gravel Fill (No Fines).
- 13 Garage Floor Assembly:
Direction of 10" deep hollow core suspended slab; RE: Structural
- 14 Deck (Typ):
2x6 alaskan yellow cedar decking, on 2x pressure treated Wood Joists, Re: Struct.
- 15 Basement Floor Assembly:
Finish Floor Material (See Finish Schedule), on 4" Reinforced Concrete Slab (See Struct.), W/ Radiant Heat (See Mech.), on Delta - MS Under slab, on 2" Rigid Insulation, on 6" Gravel Fill (No Fines).

DATE:	1/10/22
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Permit Set	09/16/2
Permit Resubmittal	12/22/2



LEROCK OVER COMBUSTIBLE FLOOR SYSTEM

LITEROCK INSTALLATION METHOD

* Read below information when using LiteRock Installation Method. Conventional model shown throughout.

ock LiteRock system is an installation method that allows our wood burning fireplace to be installed directly onto a surface, typically without additional structural support.

alling to the combustible floor system, it is important that the building contractor has verified independently that stem is able to withstand the weight of the installation, including the chimney. Failure to ensure the floor system can the weight of the installation can cause significant property damage, including, but not limited to, the fireplace unit falling a subfloor. It is the responsibility of the general contractor to ensure adequate foundations.

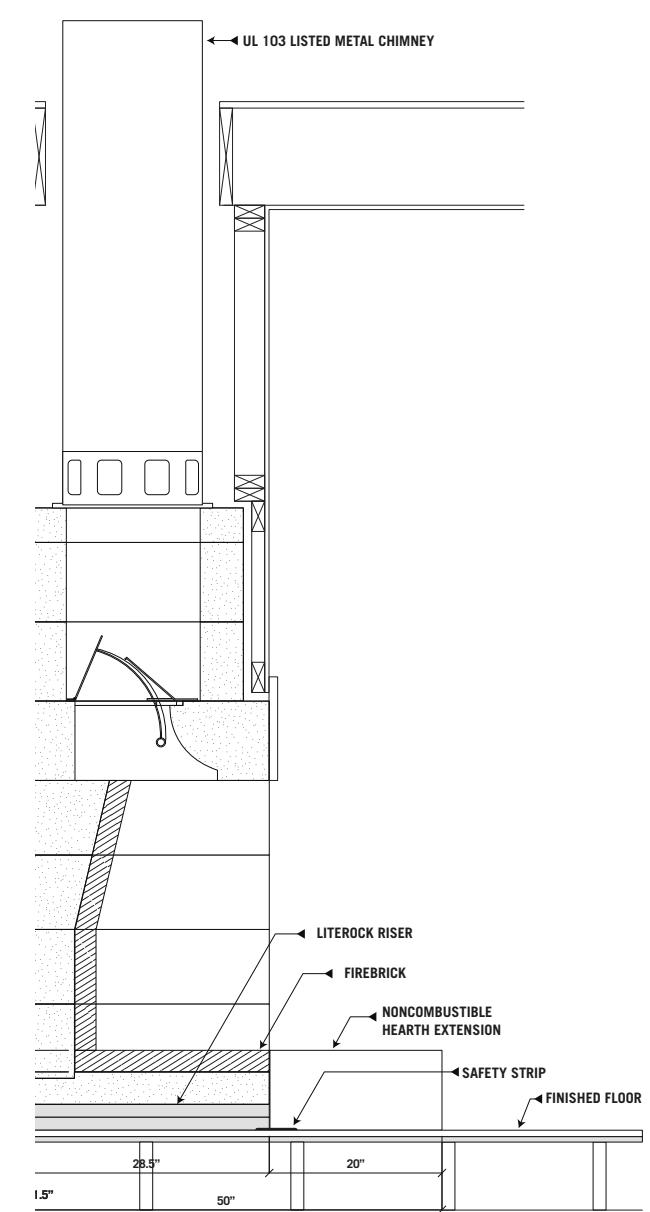


FIGURE 16.1

LITEROCK INSTALLATION METHOD

(CONTINUED)

OCK RISER – INSTALLATION

ck installation method of the FireRock fireplace finished firebrick floor of the firebox being at the combustible floor system (Figure 16.1).

is very important that your base plate be square, properly centered, and level. Mark out the base plate on the supporting floor system.

FIGURE 16.2: Place a noncombustible safety (galvanized flashing) so that it will protrude past the riser kit a minimum of 3". Tack with nails or tot included).

FIGURE 16.3: Position the first board on combustible floor where the base plate will be member to place the board so that the safety strip a minimum of 3" from the front of the riser kit.

FIGURE 16.4: Place the second board on top of ard. Do not mortar the boards together.

FIGURE 16.5: Place the base plate on top of the (3" riser).

ser has been assembled and installed, installation box and smoke chamber follow the same as shown previously in the manual. Refer to

HING

ck base plate is mandatory for the LiteRock Method. Failure to use a base plate with this method may result in a fire or explosion, causing amage, personal injury, or loss of life.

irebox and smoke chamber are complete to a UL 103 approved metal chimney system. he manufacturer's instructions for installation ms.

ustible hearth extension must cover the floor at least 20" out in front of the finished ening and 8" beyond the finished sides of the

LITEROCK INSTALLATION METHOD

(CONTINUED)

FLUSH HEARTH WITH LITEROCK RISER

If the design calls for a flush hearth, special consideration must be taken before lowering and setting the LiteRock on the joist system. When calculating flush hearth height, be sure to account for both the 3" LiteRock riser, the 3 1/4" base plate, and the 2 1/2" thick firebrick floor (a total of 9 1/4").

Whether using a flush hearth or a raised hearth, a noncombustible hearth extension must cover the combustible floor at least 20" out in front of the finished firebox opening and 8" beyond the finished sides of the opening.

IMPORTANT: When installing the LiteRock Riser as a flush hearth application, the noncombustible hearth extension **must** be supported by noncombustible materials (Figure 16.7). All materials that abut the fireplace or riser material **must** be noncombustible.

WARNING
The FireRock base plate is **mandatory** for the LiteRock Installation Method. Failure to use a base plate with this installation method may result in a fire or explosion, causing property damage, personal injury, or loss of life.

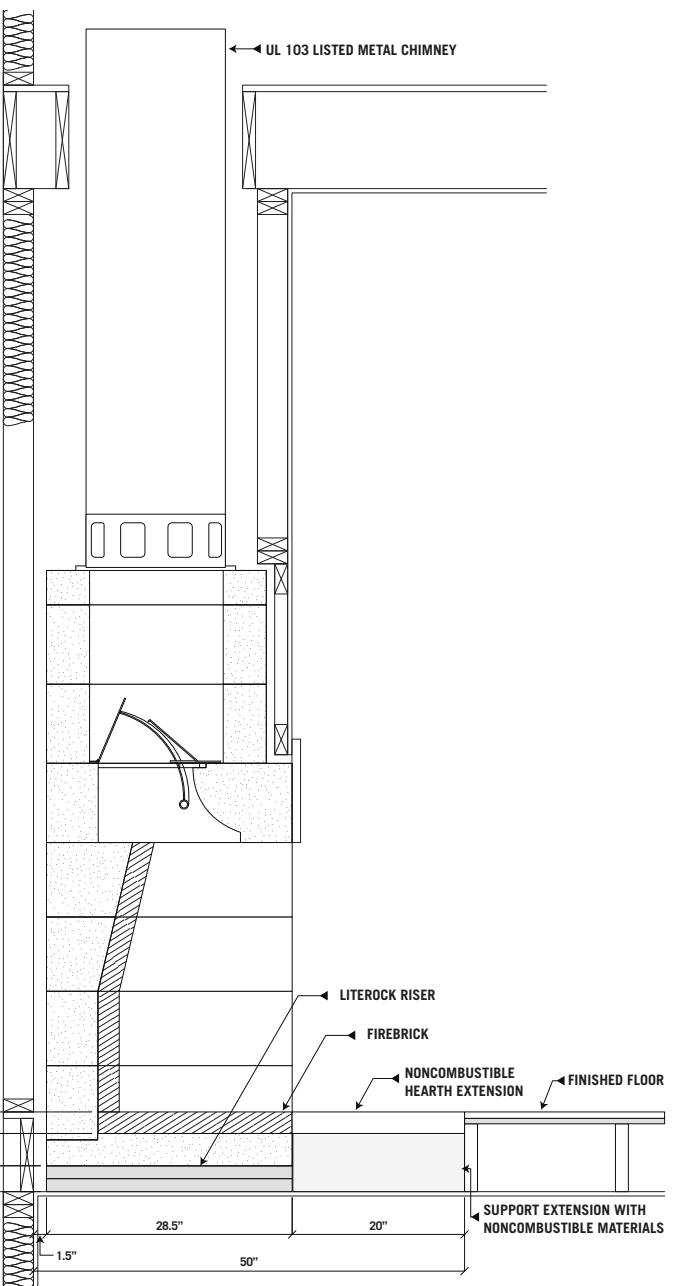


FIGURE 16.6

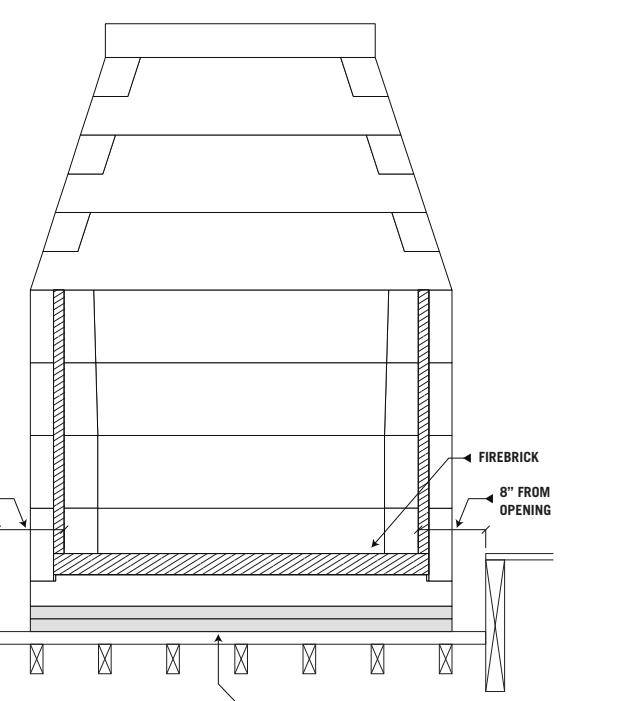


FIGURE 16.7

HEDGES RESIDENCE

674 East Hall Avenue
Jackson, Wyoming

DATE: 1/10/22
PROJECT #: JH2006
DRAWN: JF/VM/JG

ISSUE:
Pricing Set 10/30/20
Permit Set 09/16/20
Permit Resubmittal 12/22/20

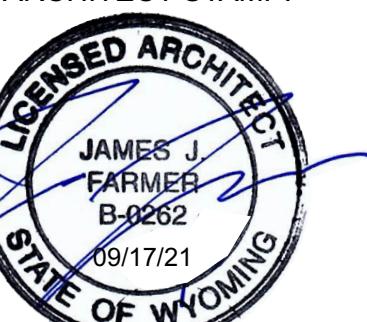
A506
Architectural Specifications

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Sun Valley
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Ketchum, ID 83340
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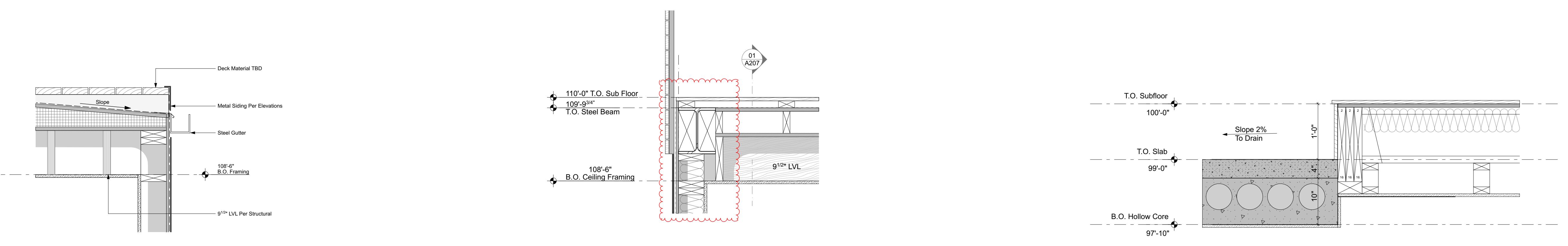
DATE: 5/8/23
PROJECT #: JH2006

DRAWN: JF/VM/JG/JK

ISSUE:
Permit Set 09/14/21
Builders Set 07/12/22
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CD Set 11/01/22
Revision 2 05/04/23

A601

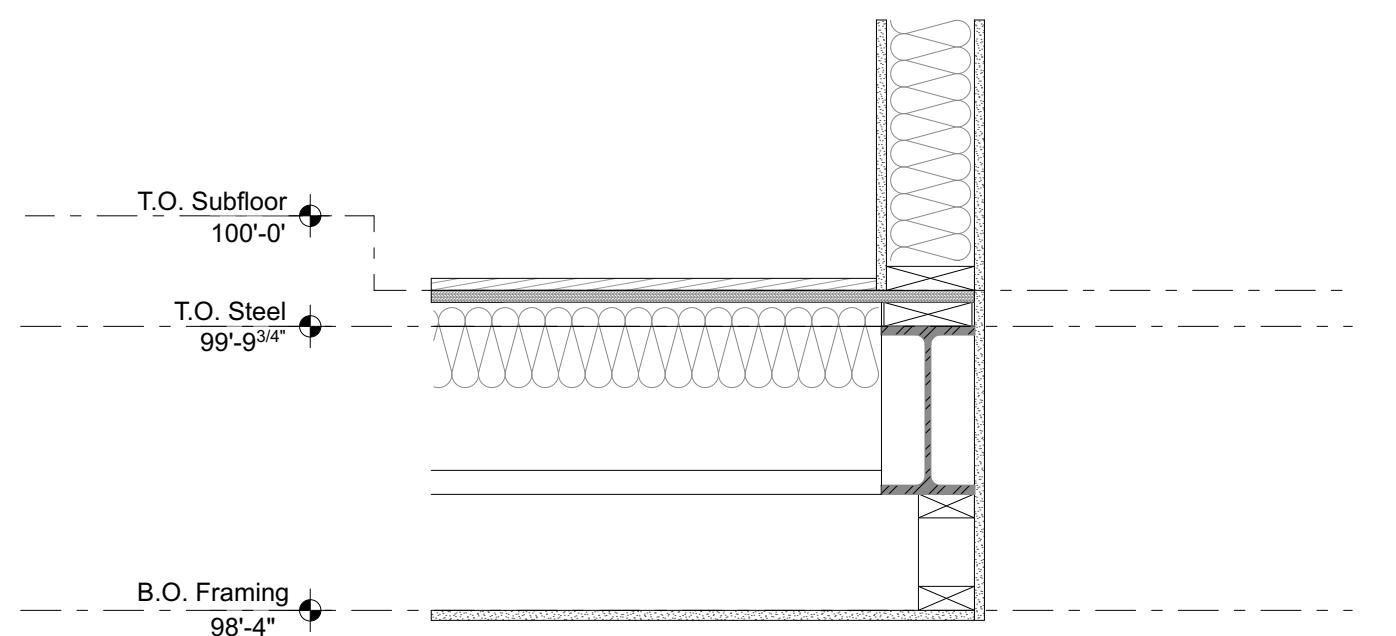
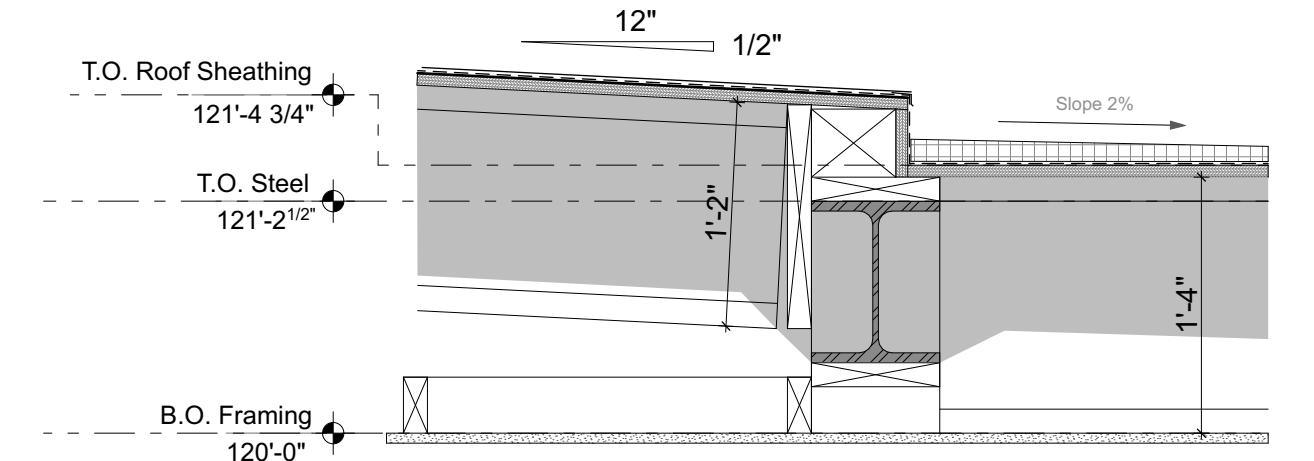
Details



07 Detail @ Living Room Deck - EW
SCALE: 1" = 1'-0"

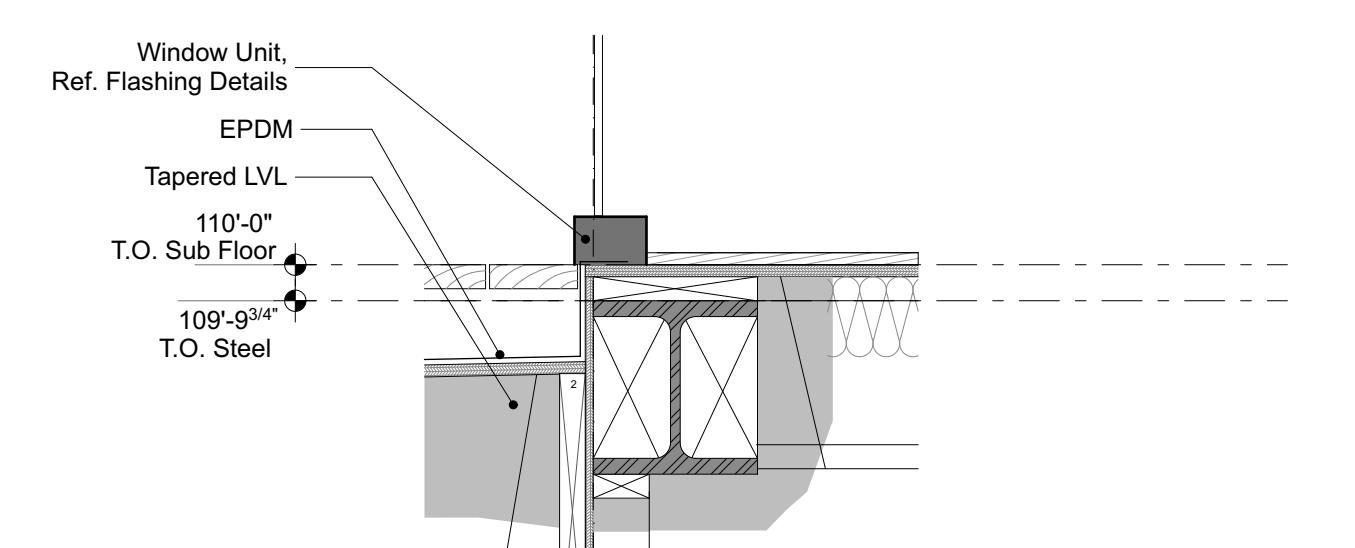
04 Detail @ Living Room Deck - NS
SCALE: 1" = 1'-0"

01 DETAIL @ GARAGE
SCALE: 1" = 1'-0"

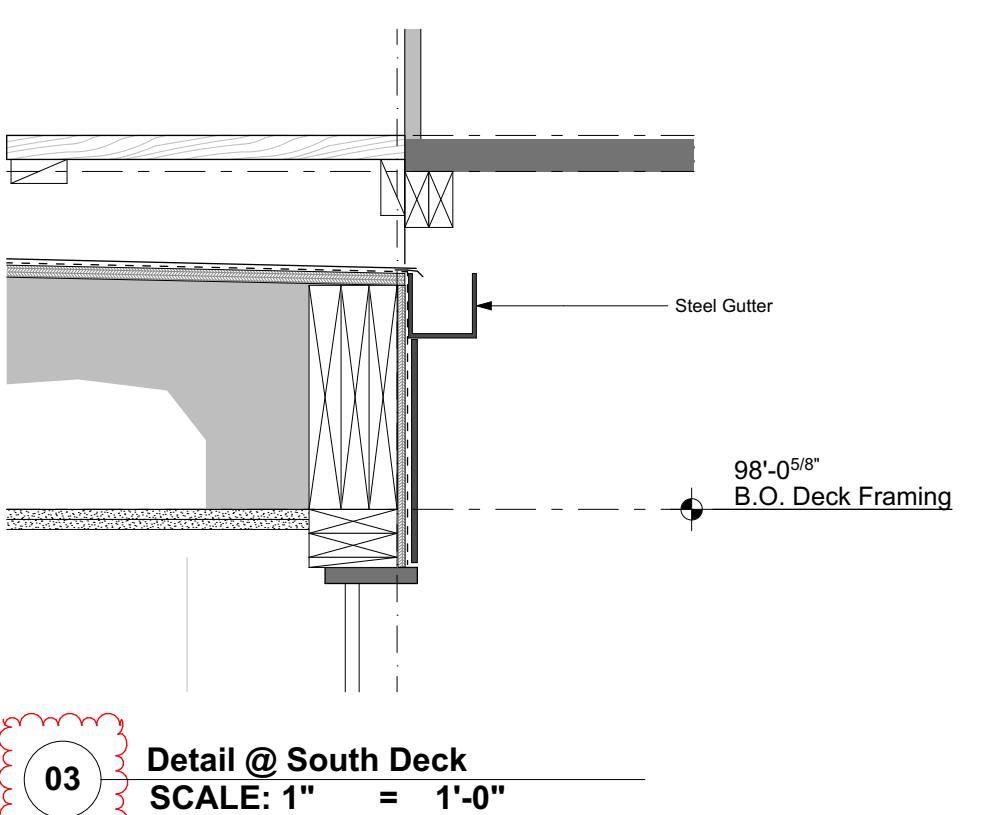


05 DETAIL @ ROOF DECK
SCALE: 1" = 1'-0"

02 DETAIL @ GARAGE
SCALE: 1" = 1'-0"



06 DETAIL @ Living Room Windows
SCALE: 1" = 1'-0"



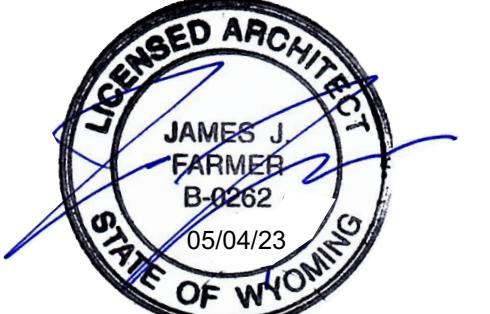
03 Detail @ South Deck
SCALE: 1" = 1'-0"

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Jackson, WY 83001
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Sun Valley
351 N Leadville Ave, Suite 204
Ketchum, ID 83340
T:208.214.5155

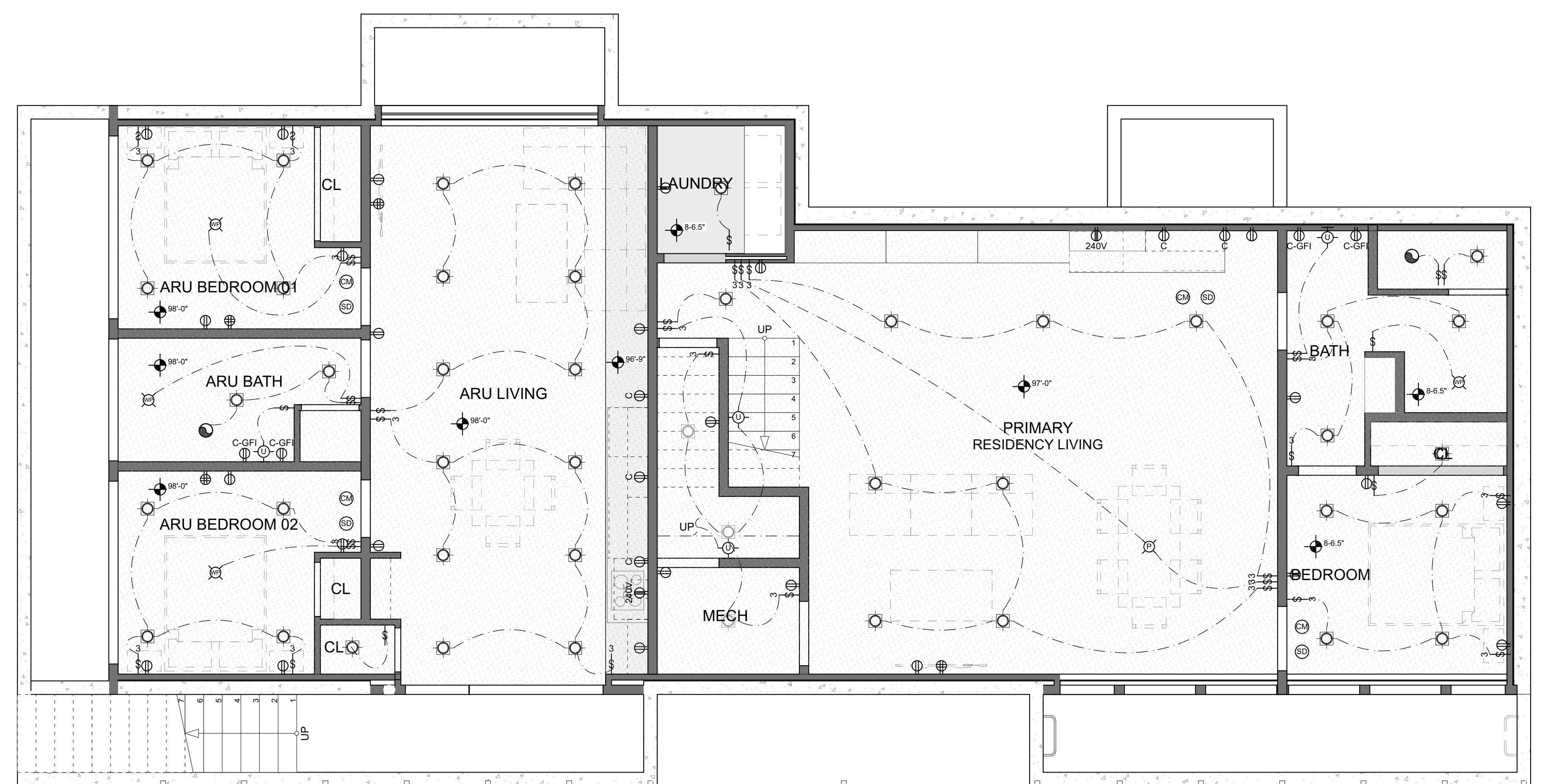
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HEDGES RESIDENCE

674 East Hall Avenue
Jackson, Wyoming

1 BASEMENT LEVEL - FRAMING
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

- Fully Shielded Ext. Wall Mount Downlight Sconce
- Standard Duplex Outlet
- Wall Mount Sconce
- Standard Duplex Outlet - Counter Height
- Wall Mount Sconce : Activated on Door S
- Standard Duplex Outlet w/ Switch - Count
- Surface Mounted Fixture
- Standard Quad Outlet
- Surface Mounted Waterproof Fixture
- 240 V Outlet
- Recessed Can Fixture
- Ground Fault Interrupt Duplex Outlet
- Under-Cabinet Strip Lighting
- Exterior Rated Duplex Outlet
- Track Lighting
- Floor Outlet
- Single Pole Switch
- Carbon Monoxide Detector
- Three Pole Switch
- Exhaust Fan w/ Light
- Four Pole Switch
- Thermostat
- Ceiling Fan

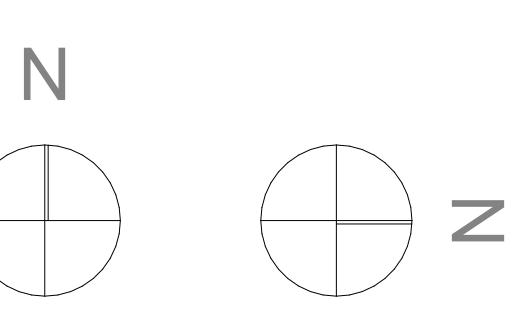
ELECTRICAL/MECHANICAL NOTES

- 01. All exterior wall sconces to be fully shielded exterior downlight sconce mounted 8'-0" above walking surface in accordance with Teton County LDR Sec. 5.3.1. and Town of Jackson Standards.
- 02. Provide carbon monoxide detectors as shown on the plans and provide interconnectivity in accordance with IRC 2012 Sec. R315.
- 03. Provide smoke detectors as shown on the plans and provide interconnectivity in accordance with IRC 2012 Sec. R314.
- 04. Switching/lighting controls to be confirmed on site with Owner, Contractor and Architect.

DATE:	5/8/23
PROJECT #:	JH2006
DRAWN:	JF/VM/JG/JK
ISSUE:	
Permit Set	09/14/21
Builders Set	07/12/22
Revision 1	08/12/22
CD Set	11/01/22
Revision 2	05/04/23

A701

Lighting Plan : Basement



Jackson Hole
260 West Broadway, Suite A
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Sun Valley
351 N Leadville Ave, Suite 204
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HEDGES RESIDENCE

674 East Hall Avenue
Jackson, Wyoming



01 BASEMENT LEVEL - FRAMING
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

- Fully Shielded Ext. Wall Mount Downlight Sconce
- Standard Duplex Outlet
- Wall Mount Sconce
- Standard Duplex Outlet - Counter Height
- Wall Mount Sconce : Activated on Door S
- Standard Duplex Outlet w/ Switch - Count
- Surface Mounted Fixture
- Standard Quad Outlet
- Surface Mounted Waterproof Fixture
- 240 V Outlet
- Recessed Can Fixture
- Ground Fault Interrupt Duplex Outlet
- Under-Cabinet Strip Lighting
- Exterior Rated Duplex Outlet
- Track Lighting
- Floor Outlet
- Smoke Detector
- Single Pole Switch
- Carbon Monoxide Detector
- Three Pole Switch
- Exhaust Fan w/ Light
- Four Pole Switch
- Thermostat
- Ceiling Fan

ELECTRICAL/MECHANICAL NOTES

01. All exterior wall sconces to be fully shielded exterior downlight sconce mounted 8'-0" above walking surface in accordance with Teton County LDR Sec. 5.3.1, and Town of Jackson Standards.
02. Provide carbon monoxide detectors as shown on the plans and provide interconnectivity in accordance with IRC 2012 Sec. R315.
03. Provide smoke detectors as shown on the plans and provide interconnectivity in accordance with IRC 2012 Sec. R314.
04. Switching/lighting controls to be confirmed on site with Owner, Contractor and Architect.

DATE: 5/8/23

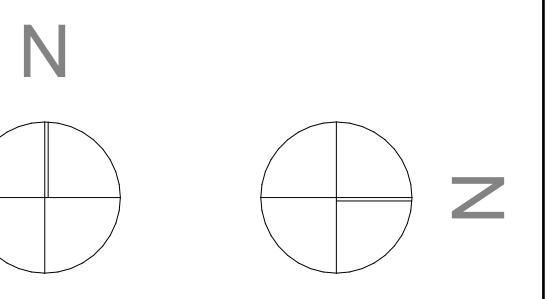
PROJECT #: JH2006

DRAWN: JF/VM/JG/JK

ISSUE:	Permit Set
	09/14/21
	Builders Set
	07/12/22
	Revision 1
	08/12/22
	CD Set
	11/01/22
	Revision 2
	05/04/23

A702

Lighting Plan : Main Level



MAIN LEVEL NORTH GARAGE NORTH

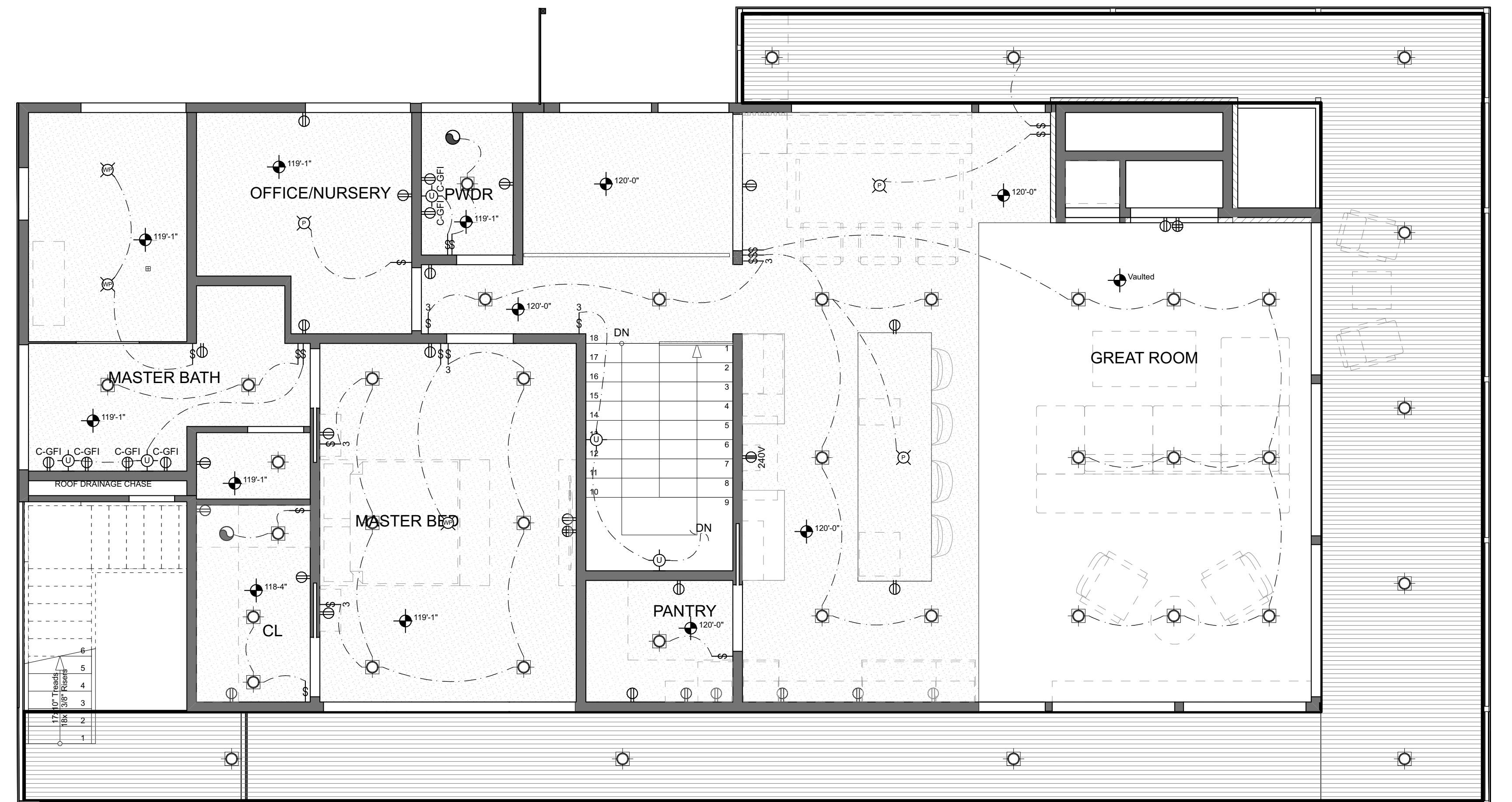
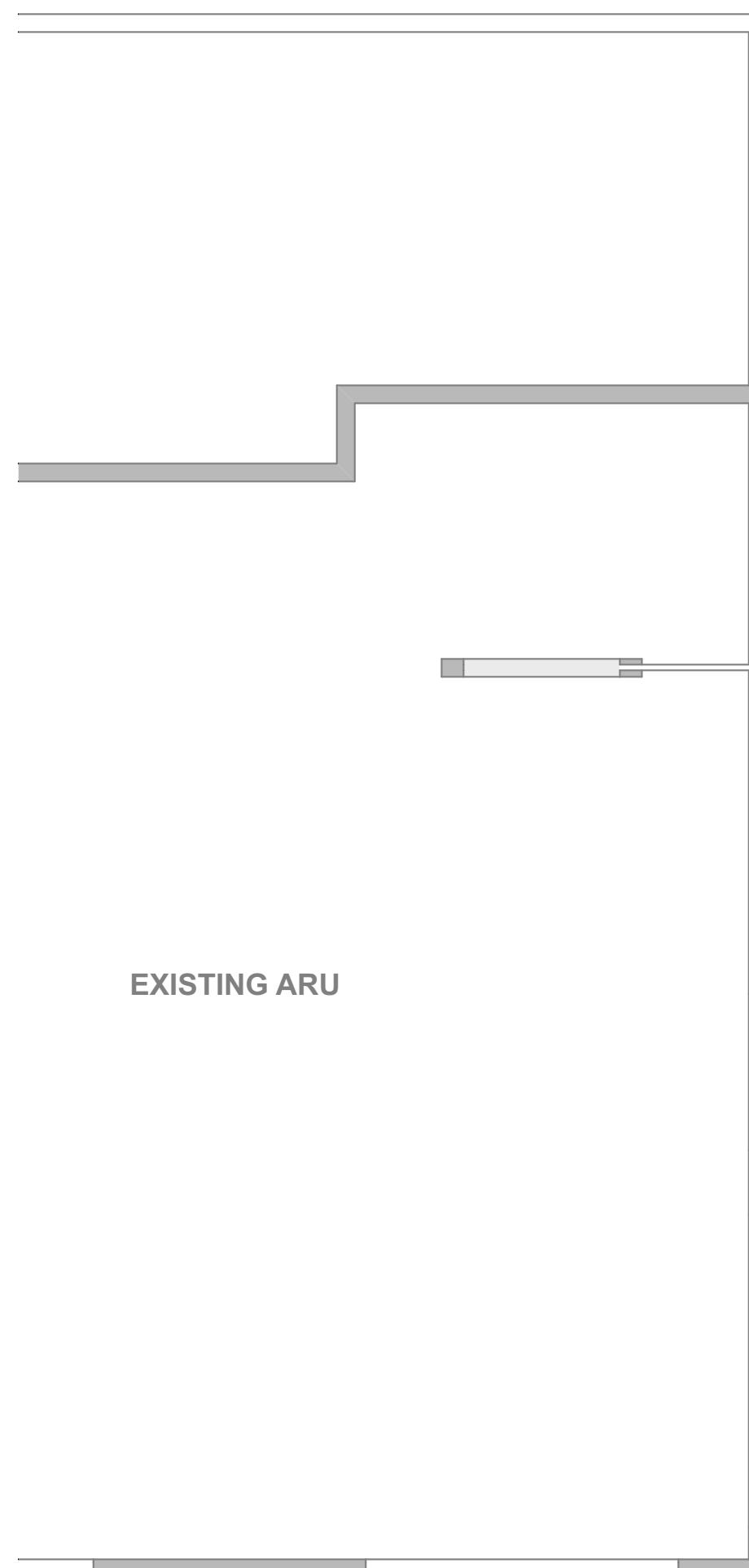
V3

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HEDGES RESIDENCE

674 East Hall Avenue
Jackson, Wyoming

1 BASEMENT LEVEL - FRAMING
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

- Fully Shielded Ext. Wall Mount Downlight Sconce
- Standard Duplex Outlet
- Wall Mount Sconce
- Standard Duplex Outlet - Counter Height
- Wall Mount Sconce : Activated on Door Switch
- Standard Duplex Outlet w/ Switch - Count
- Surface Mounted Fixture
- Standard Quad Outlet
- Surface Mounted Waterproof Fixture
- 240 V Outlet
- Recessed Can Fixture
- Ground Fault Interrupt Duplex Outlet
- Under-Cabinet Strip Lighting
- Exterior Rated Duplex Outlet
- Track Lighting
- Floor Outlet
- Single Pole Switch
- Smoke Detector
- Three Pole Switch
- Carbon Monoxide Detector
- Four Pole Switch
- Exhaust Fan w/ Light
- Thermostat
- Ceiling Fan

ELECTRICAL/MECHANICAL NOTES

- 01. All exterior wall sconces to be fully shielded exterior downlight sconce mounted 8'-0" above walking surface in accordance with Teton County LDR Sec. 5.3.1, and Town of Jackson Standards.
- 02. Provide carbon monoxide detectors as shown on the plans and provide interconnectivity in accordance with IRC 2012 Sec. R315.
- 03. Provide smoke detectors as shown on the plans and provide interconnectivity in accordance with IRC 2012 Sec. R314.
- 04. Switch/lighting controls to be confirmed with Owner, Contractor and Architect.

DATE: 5/8/23

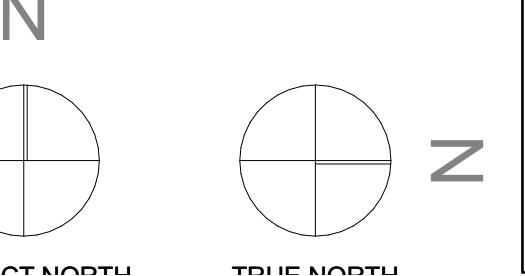
PROJECT #: JH2006

DRAWN: JF/VM/JG/JK

ISSUE:	Permit Set
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Builders Set	07/12/22
Revision 1	08/12/22
CD Set	11/01/22
Revision 2	05/04/23

A703

Lighting Plan : Upper Level



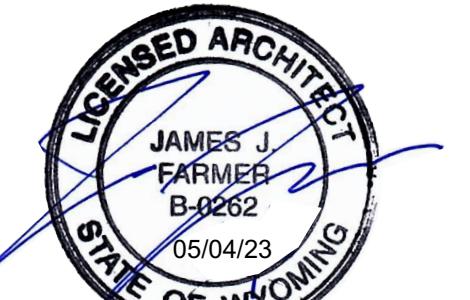
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910 Pierremont Rd, Suite 410
Shreveport, LA 71106
T:318.383.3100

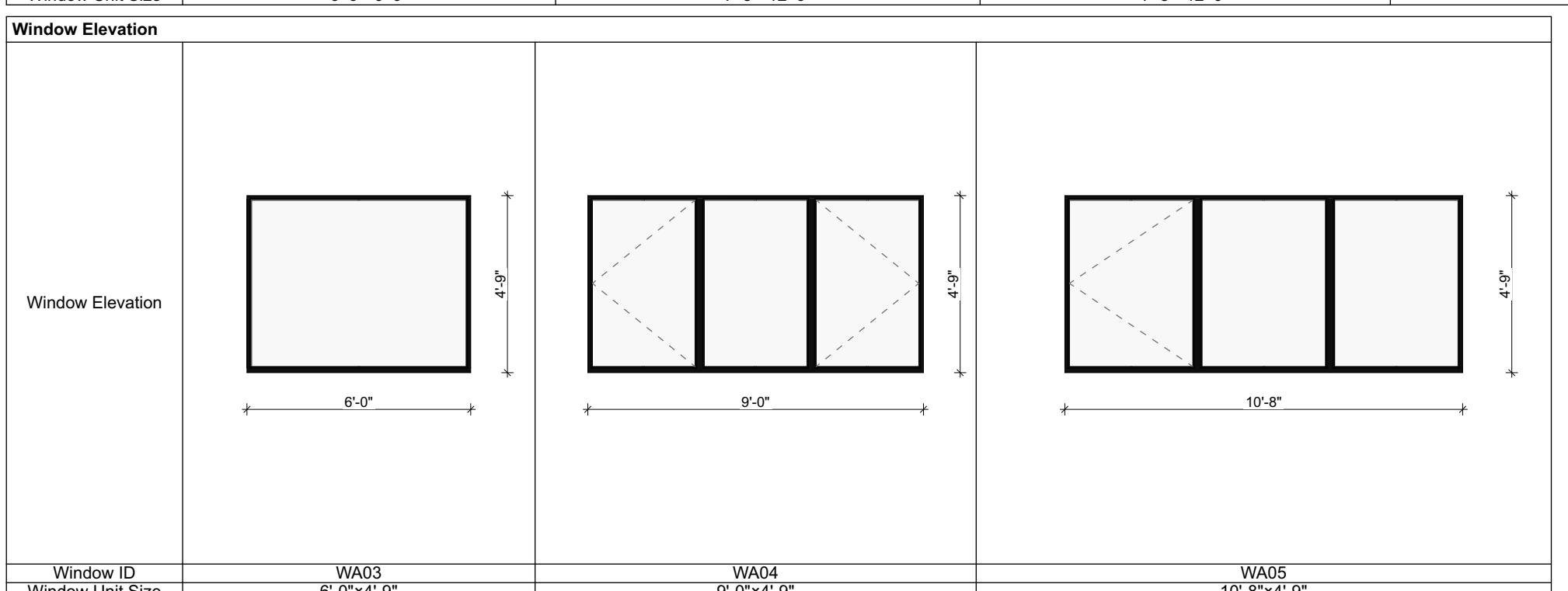
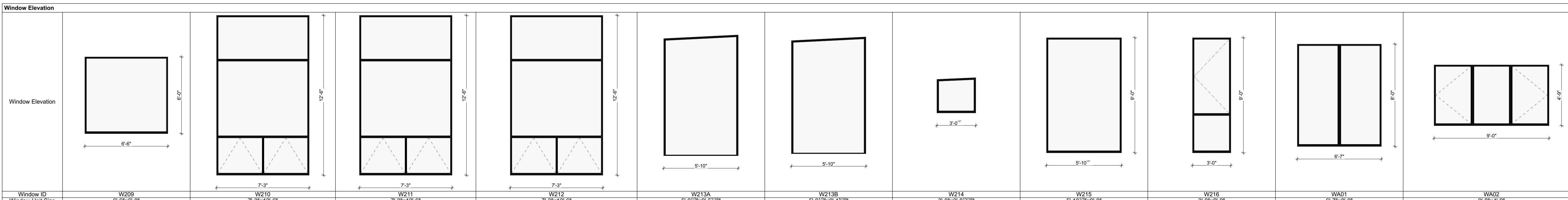
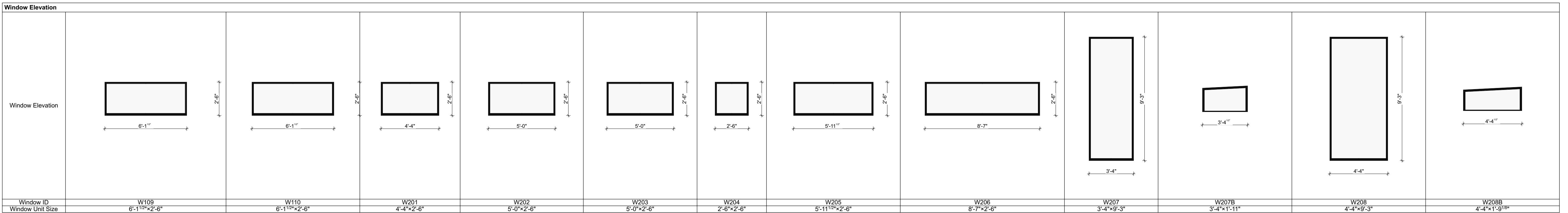
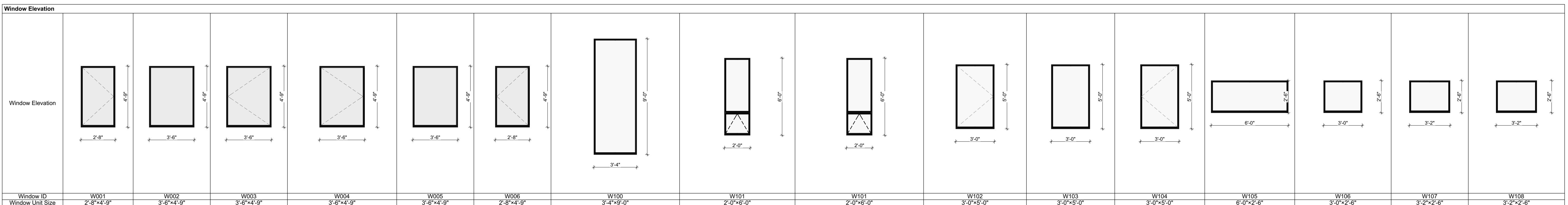
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Jackson, Wyoming



Level	ID	LOCATION	SIZE		W/D Nominal Sill Height	W/D Nominal Head Height	NOTES
			WD	HT			
Basement Level							
	W001	Basement Bedroom	2'-8"	4'-9"	3'-3"	8'-0"	
	W002	Basement Bedroom	3'-6"	4'-9"	3'-3"	8'-0"	
	W003	Basement Bedroom	3'-6"	4'-9"	3'-3"	8'-0"	Egress
	W004	Basement Living	3'-6"	4'-9"	3'-3"	8'-0"	
	W005	Basement Living	3'-6"	4'-9"	3'-3"	8'-0"	
	W006	Basement Living	2'-8"	4'-9"	3'-3"	8'-0"	
	WA01	ARU Entry	6'-7"	8'-0"	0"	8'-0"	
	WA02	ARU Bedroom 02	9'-0"	4'-9"	2'-5" (2'-10")	7'-2" (7'-10")	Egress
	WA03	ARU Bath	6'-0"	4'-9"	3'-3"	8'-0"	
	WA04	ARU Bedroom 01	9'-0"	4'-9"	3'-3"	8'-0"	Egress
	WA05	ARU Living	10'-8"	4'-9"	3'-3"	8'-0"	Egress
Main Level							
	W101	Entry	3'-4"	9'-0"	0"	9'-0"	
	W102	Bedroom 01	2'-0"	6'-0"	2'-0"	8'-0"	
	W103	Bedroom 01	3'-0"	5'-0"	3'-0"	8'-0"	Egress
	W104	Bedroom 02	3'-0"	5'-0"	3'-0"	8'-0"	
	W105	Bedroom 02	6'-0"	6'-0"	6'-0"	8'-0"	
	W106	Bath 02	3'-0"	2'-6"	5'-4"	8'-0"	
	W107	Garage South	3'-2"	2'-6"	5'-4"	8'-0"	
	W108	Garage North	3'-2"	2'-6"	5'-4"	8'-0"	
	W109	Garage North	6'-1" (10'0")	2'-6"	5'-4"	8'-0"	
	W110	Mud Room	6'-1" (10'0")	2'-6"	5'-4"	8'-0"	
Upper Level							
	W201	Powder Room	4'-4"	2'-6"	6'-4"	9'-0"	
	W202	Office / Nursery	5'-0"	2'-6"	6'-4"	9'-0"	
	W203	Master Shower	5'-0"	2'-6"	6'-4"	9'-0"	
	W204	Master Shower	2'-6"	2'-6"	6'-4"	9'-0"	
	W205	Master Bathroom	5'-11" (12'0")	2'-6"	6'-4"	9'-0"	
	W206	BBQ	8'-7"	2'-6"	6'-4"	9'-0"	
	W207	Upper Entry	3'-4"	9'-3"	-3"	9'-0"	
	W207B	Trapezoid Entry	3'-4"	11'-1"	9'-0"	10'-11"	
	W208	Upper Entry	4'-4"	9'-3"	-2"-20"	9'-0" (10'0")	
	W208B	Trapezoid Entry	4'-4"	11'-1"	9'-0"	10'-9" (10'0")	
	W209	Interior Stair	6'-6"	6'-0"	3'-0"	9'-0"	
	W210	North Wall	7'-3"	12'-6"	0"	12'-6"	
	W211	North Wall	7'-3"	12'-6"	0"	12'-6"	
	W212	North Wall	7'-3"	12'-6"	0"	12'-6"	
	W213A	Living Room North Trapezoid	5'-9" (10'0")	9'-5" (10'0")	3'-0" (3'-0")	12'-5" (12'0")	
	W213B	Living Room North Trapezoid	5'-9" (10'0")	9'-1" (10'0")	3'-0" (3'-0")	12'-1" (12'0")	
	W215	Master Bedroom	5'-10" (10'0")	9'-0"	0"	9'-0"	
	W216	Master Bedroom	3'-0"	9'-0"	0"	9'-0"	
Roof							
	W214	Living Room Door Trapezoid	3'-0"	2'-8" (3'10")	9'-1"	11'-9" (10'11")	

Exterior Door and Window Notes

- Frame Size and location of each window is depicted from the top of subfloor (Doors and Windows numbering 100) Subfloor El=101'-0" at main level. Intent is to align T.O. Window Units w/ T.O. Exterior Doors in all cases. Head height indicates rough opening height for window/door, SEE WINDOW/DOOR DETAIL FOR MORE INFORMATION. Also Door Height on schedule indicates leaf size and not unit size, please consult architect for any questions.
- Manufacturer shall submit shop drawings, tabulations, and rough opening sizes to Owner for review.
- Verify exterior cladding color with Owner.
- All glazing shall be Low-E 2 sealed insulating glass unless noted otherwise. Where required by code, glazing shall be tempered.
- All window/door type elevations are drawn as viewed from the exterior.
- Window/Door hardware to be determined.

NOTE: All windows have max. U-Value = 0.32

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A801

Window Schedules

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260 West Broadway, Suite A
Jackson, WY 83001
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Sun Valley
351 N Leadville Ave, Suite 204
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674 East Hall Avenue

Jackson, Wyoming

DATE:	5/8/23
PROJECT #:	JH2006
DRAWN:	JF/VM/JG/JK
<hr/>	
ISSUE:	
Permit Set	09/14/21
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Revision 2	05/04/23
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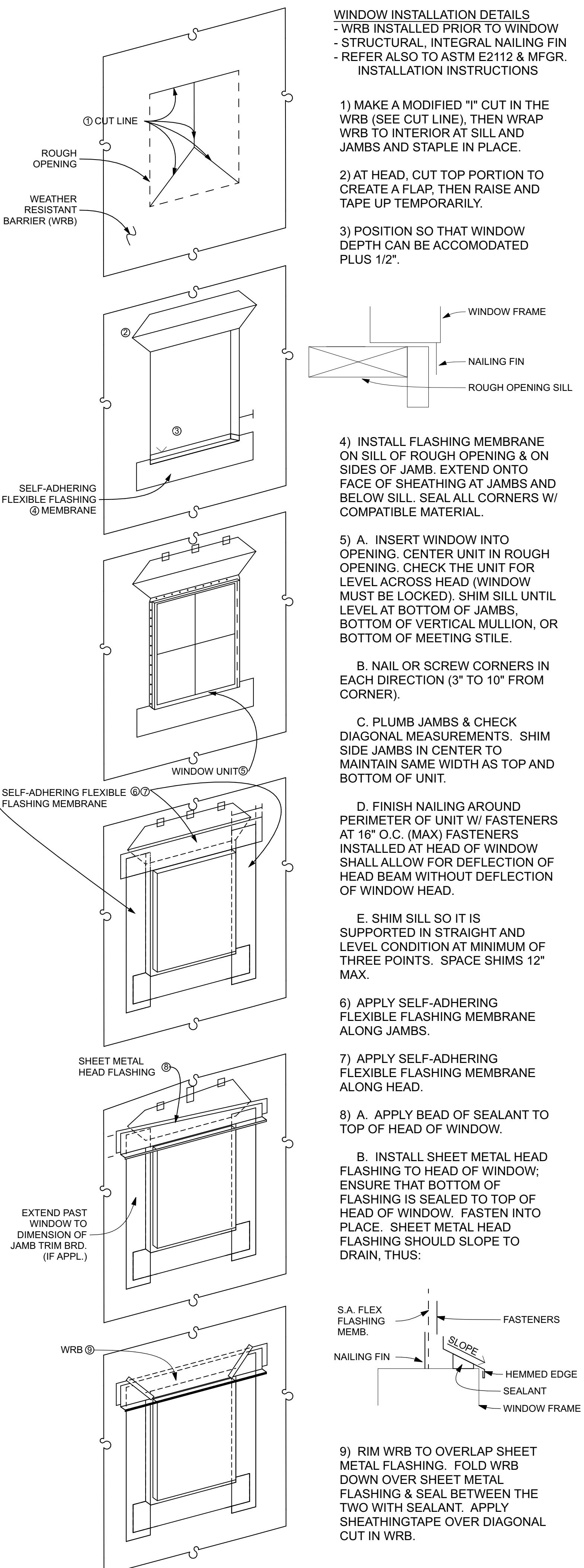
A802

Exterior Door Schedules

Home Story Name	ID	TYPE	LOCATION	SIZE		SWING	NOTES/DESCRIPTION
				WIDTH	HEIGHT		
<hr/>							
Basement Level	DA01	Swing Door	ARU LIVING	3'-0"	8'-0"		
<hr/>							
Main Level	D101	Overhead Door	GARAGE	9'-0"	8'-0"		
	D102	Overhead Door	GARAGE	9'-0"	8'-0"		
	D203	Swing Door	ENTRY	4'-0"	9'-0"		
<hr/>							
Upper Level	D201	Swing Door	ROOF DRAINAGE	2'-0"	6'-8"		
	D202	Swing Door	MASTER BED	3'-0"	9'-0"		TEMPERED
	D203	Swing Door	GREAT ROOM	3'-0"	9'-0"		TEMPERED
	D204	Swing Door	GREAT ROOM	3'-0"	9'-0"		TEMPERED

Exterior Door Elevations

D101	D102	D201	D202	D203	D204
9'-0" x 8'-0"	9'-0" x 8'-0"	2'-0" x 6'-8"	3'-0" x 9'-0"	3'-0" x 9'-0"	4'-0" x 9'-0"



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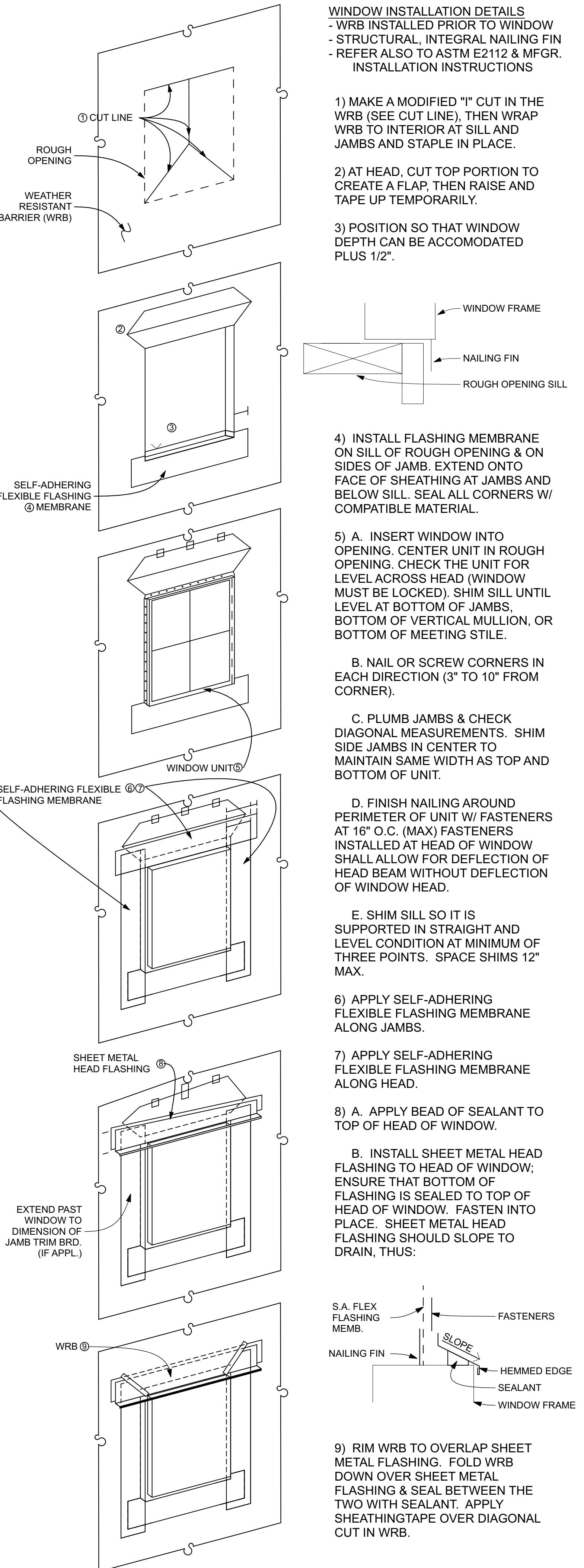
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HEDGES RESIDENCE

674 East Hall Avenue
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WINDOW INSTALLATION DETAILS

- WRB INSTALLED PRIOR TO WINDOW
- STRUCTURAL, INTEGRAL NAILING FIN
- REFER ALSO TO ASTM E2112 & MFGR.

INSTALLATION INSTRUCTIONS

1) MAKE A MODIFIED "I" CUT IN THE WRB (SEE CUT LINE), THEN WRAP WRB TO INTERIOR AT SILL AND JAMBS AND STAPLE IN PLACE.

2) AT HEAD, CUT TOP PORTION TO CREATE A FLAP, THEN RAISE AND TAPE UP TEMPORARILY.

3) POSITION SO THAT WINDOW DEPTH CAN BE ACCOMODATED PLUS 1/2".

4) INSTALL FLASHING MEMBRANE ON SILL OF ROUGH OPENING & ON SIDES OF JAMB. EXTEND ONTO FACE OF SHEATHING AT JAMBS AND BELOW SILL. SEAL ALL CORNERS W/ COMPATIBLE MATERIAL.

5) A. INSERT WINDOW INTO OPENING. CENTER UNIT IN ROUGH OPENING. CHECK THE UNIT FOR LEVEL ACROSS HEAD (WINDOW MUST BE LOCKED). SHIM SILL UNTIL LEVEL AT BOTTOM OF JAMBS, BOTTOM OF VERTICAL MULLION, OR BOTTOM OF MEETING STILE.

B. NAIL OR SCREW CORNERS IN EACH DIRECTION (3" TO 10" FROM CORNER).

C. PLUMB JAMBS & CHECK DIAGONAL MEASUREMENTS. SHIM SIDE JAMBS IN CENTER TO MAINTAIN SAME WIDTH AS TOP AND BOTTOM OF UNIT.

D. FINISH NAILING AROUND PERIMETER OF UNIT W/ FASTENERS AT 16" O.C. (MAX) FASTENERS INSTALLED AT HEAD OF WINDOW SHALL ALLOW FOR DEFLECTION OF HEAD BEAM WITHOUT DEFLECTION OF WINDOW HEAD.

E. SHIM SILL SO IT IS SUPPORTED IN STRAIGHT AND LEVEL CONDITION AT MINIMUM OF THREE POINTS. SPACE SHIMS 12" MAX.

6) APPLY SELF-ADHERING FLEXIBLE FLASHING MEMBRANE ALONG JAMBS.

7) APPLY SELF-ADHERING FLEXIBLE FLASHING MEMBRANE ALONG HEAD.

8) A. APPLY BEAD OF SEALANT TO TOP OF HEAD OF WINDOW.

B. INSTALL SHEET METAL HEAD FLASHING TO HEAD OF WINDOW; ENSURE THAT BOTTOM OF FLASHING IS SEALED TO TOP OF HEAD OF WINDOW. FASTEN INTO PLACE. SHEET METAL HEAD FLASHING SHOULD SLOPE TO DRAIN, THUS:

S.A. FLEX FLASHING MEMB.
NAILING FIN
SLOPE
HEMMED EDGE
SEALANT
WINDOW FRAME

9) RIM WRB TO OVERLAP SHEET METAL FLASHING. FOLD WRB DOWN OVER SHEET METAL FLASHING & SEAL BETWEEN THE TWO WITH SEALANT. APPLY SHEATHING TAPE OVER DIAGONAL CUT IN WRB.

D001	D002	D003	D004	D005	D006	D007	D008	D105	D105	D106
3'-0" x 8'-0"	2'-8" x 8'-0"	3'-0" x 8'-0"	3'-0" x 8'-0"	6'-0" x 8'-0"	2'-8" x 8'-0"	2'-8" x 8'-0"	2'-10" x 8'-0"	2'-8" x 8'-0"	2'-8" x 8'-0"	2'-10" x 8'-0"
Swing/Orientation										
Interior Door Elevations										
D107	D108	D109	D110	D111	D112	D113	D205	D206	D206	D206
2'-8" x 8'-0"	2'-10" x 8'-0"	2'-8" x 8'-0"	2'-8" x 8'-0"	5'-0" x 8'-0"	2'-10" x 8'-0"	2'-8" x 8'-0"	3'-0" x 8'-0"	3'-0" x 8'-0"	3'-0" x 8'-0"	3'-0" x 8'-0"
Swing/Orientation										
Interior Door Elevations										
D207	D209	D210	D211	D212	DA02	DA03	DA04	DA05	DA06	DA07
2'-8" x 8'-0"	2'-6" x 8'-0"	2'-8" x 8'-0"	2'-6" x 8'-0"	3'-0" x 8'-0"	2'-8" x 8'-0"	2'-6" x 8'-0"	2'-8" x 8'-0"	2'-8" x 8'-0"	2'-8" x 8'-0"	5'-5" x 8'-0"
Swing/Orientation										
Interior Door Elevations										
DA08	X	X	X							
2'-0" x 8'-0"	2'-4" x 8'-0"	3'-11 1/2" x 8'-0"	3'-11 1/2" x 8'-0"							
Swing/Orientation										
Interior Door Schedule										
LEVEL	ID	TYPE	LOCATION	SIZE	SWING	NOTES/DESCRIPTION				
				WIDTH	HEIGHT					
Basement Level										
D001	Swing Door	PRIMARY	3'-0"	8'-0"	LH - Outswing					
D002	Swing Door	MECH	2'-8"	8'-0"	RH - Inswing					
D003	Pocket Door	LAUNDRY	3'-0"	8'-0"	RH - Pocket					
D004	Swing Door	BEDROOM	3'-0"	8'-0"	L - Slide					
D005	Sliding Door	STAIR PORCH	6'-0"	6'-0"	L - Slide					
D006	Swing Door	BATH	2'-4"	8'-0"	LH - Inswing					
D007	Swing Door	BATH	2'-4"	8'-0"	LH - Inswing					
D008	Swing Door	BATH	2'-4"	8'-0"	RH - Inswing					
D009	Swing	ARU BEDROOM 02	2'-8"	8'-0"	RH - Inswing					
D010	Swing	CL	2'-6"	8'-0"	RH - Bifold					
D011	Swing	ARU BATH	2'-8"	8'-0"	RH - Inswing					
D012	Swing	ARU BEDROOM 01	2'-8"	8'-0"	LH - Inswing					
D013	Swing	CL	5'-5"	8'-0"	Slide					
D014	Swing	CL	2'-0"	8'-0"	LH - Outswing					
Main Level										
D105	Double Swing Door	ENTRY	2'-10 1/2"	8'-0"	Double					
D106	Swing Door	BEDROOM 01	2'-10"	8'-0"	RH - Inswing					
D107	Swing Door	BATH 01	2'-4"	8'-0"	RH - Inswing					
D108	Swing Door	ENTRY CLOSET	2'-10"	8'-0"	LH - Inswing					
D109	Swing Door	BATH 02	2'-4"	8'-0"	RH - Inswing					
D110	Swing Door	HALL	2'-4"	8'-0"	RH - Outswing					
D111	Double Swing Door	GARAGE	5'-0"	8'-0"	RH - Outswing					
D112	Swing Door	GARAGE	2'-10"	8'-0"	RH - Outswing					
D113	Swing Door	GARAGE MECH	2'-10"	8'-0"	LH - Outswing					
Upper Level										
D105	Swing Door	GARAGE MECH	2'-8"	8'-0"						
D205	Swing Door	OFFICE/NURSERY	2'-10"	8'-0"	LH - Inswing					
D206	Swing Door	MASTER BED	3'-0"	8'-0"	LH - Inswing					
D207	Pocket Door	MASTER BATH	2'-8"	8'-0"	RH - Pocket					
D209	Swing Door	MASTER BATH	2'-4"	8'-0"						
D210	Pocket Door	CL	2'-8"	8'-0"	RH - Pocket					
D211	Swing Door	PWR	2'-4"	8'-0"	RH - Inswing					
D212	Pocket Door	PANTRY	3'-0"	8'-0"	RH - Pocket					
X	X	X	2'-4"	8'-0"						
X	X	X	3'-11 1/2"	8'-0"						
X	X	X	EXISTING ARU	3'-11 1/2"	8'-0"					

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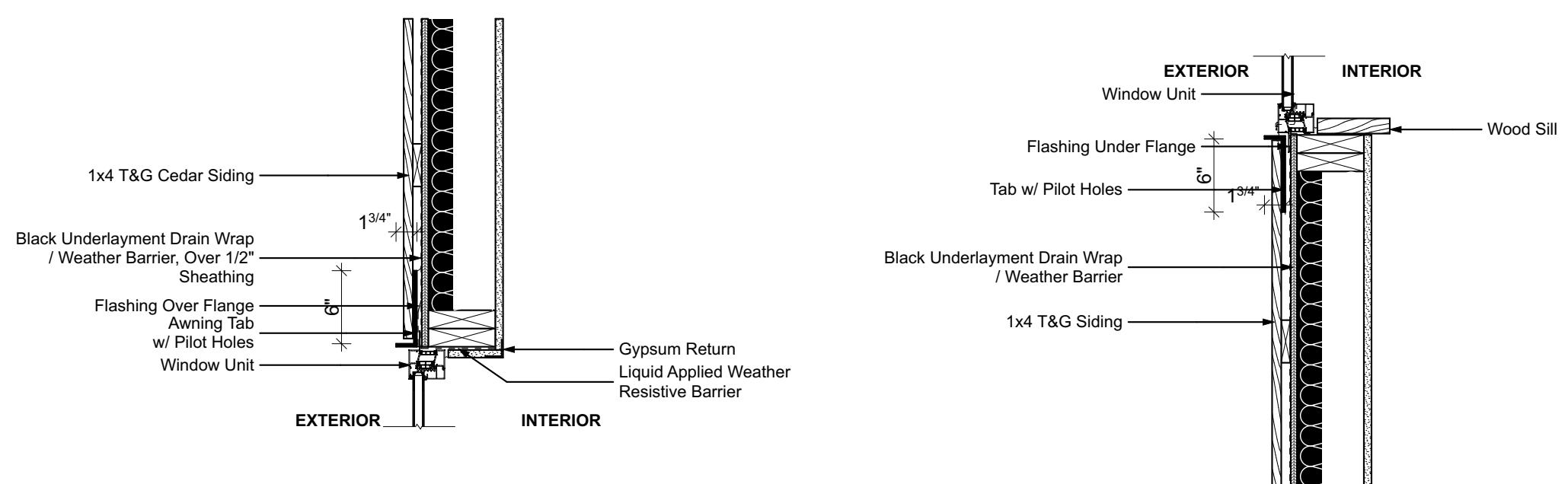
A803

Interior Door Schedules

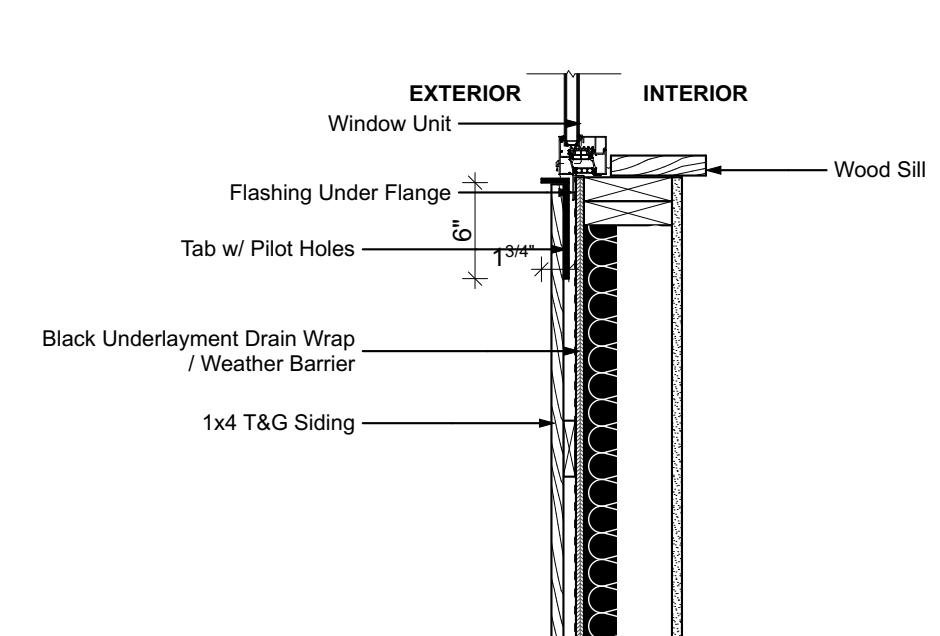
HEDGES RESIDENCE

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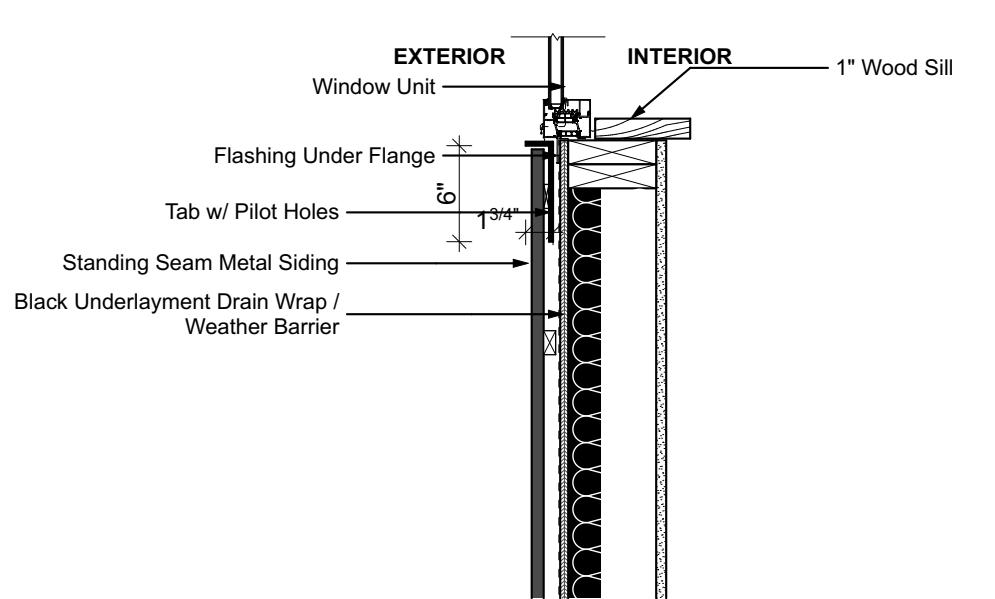
WINDOW INSTALLATION DETAILS
- WRB INSTALLED PRIOR TO WINDOW
- STRUCTURAL, INTEGRAL NAILING FIN
- REFER ALSO TO ASTM E2112 & MFGR.
INSTALLATION INSTRUCTIONS



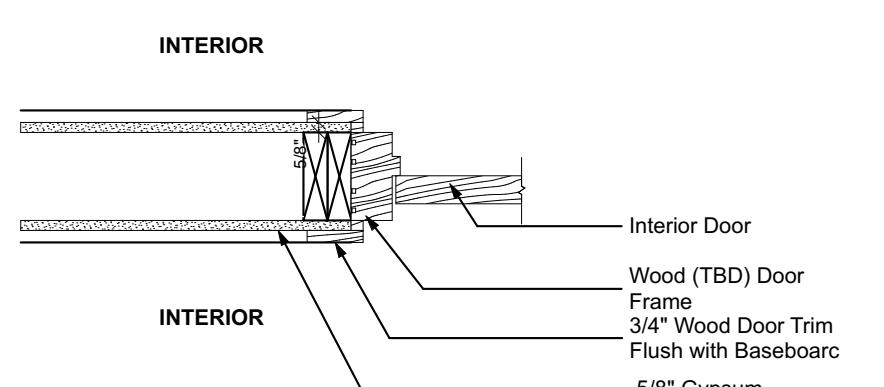
Window Header : Wood Siding
SCALE: 1" = 1'-0"



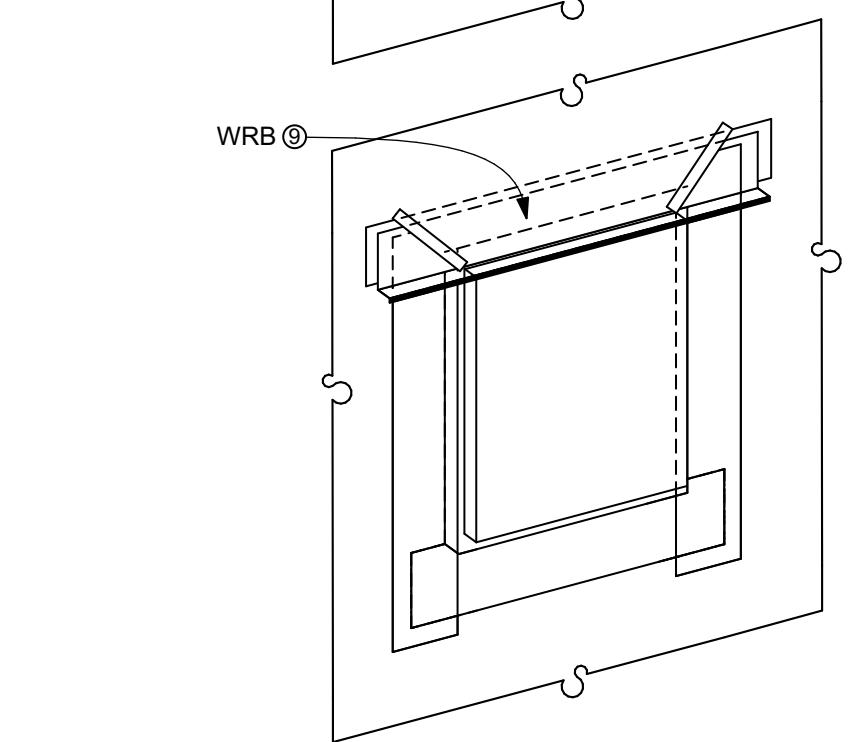
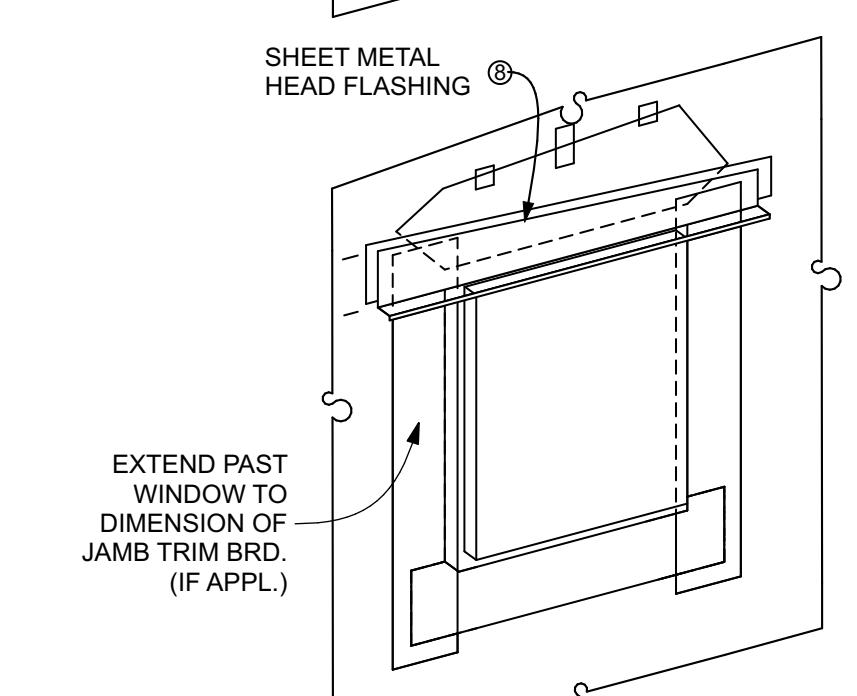
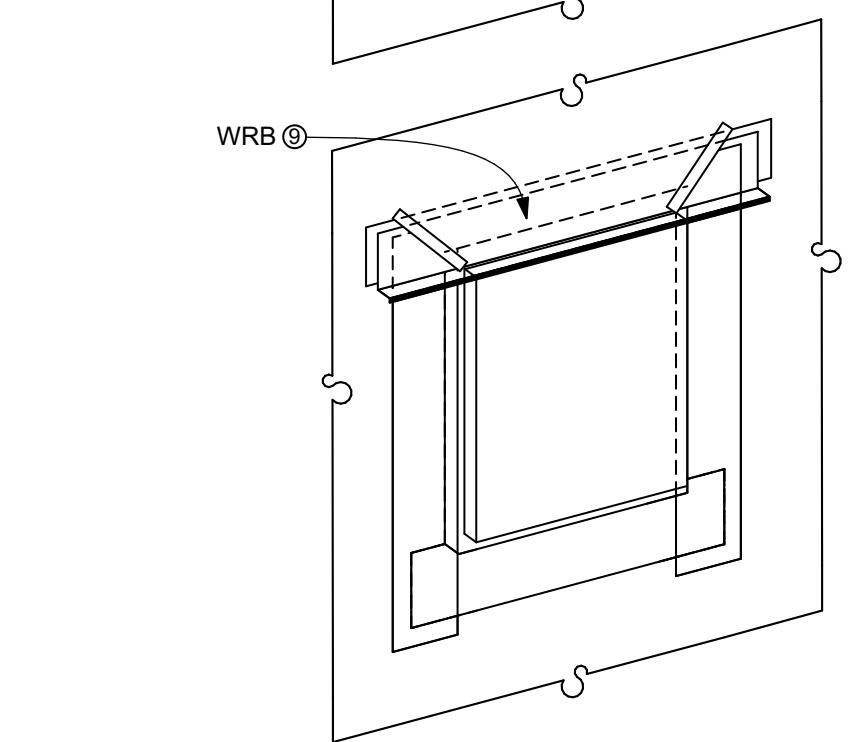
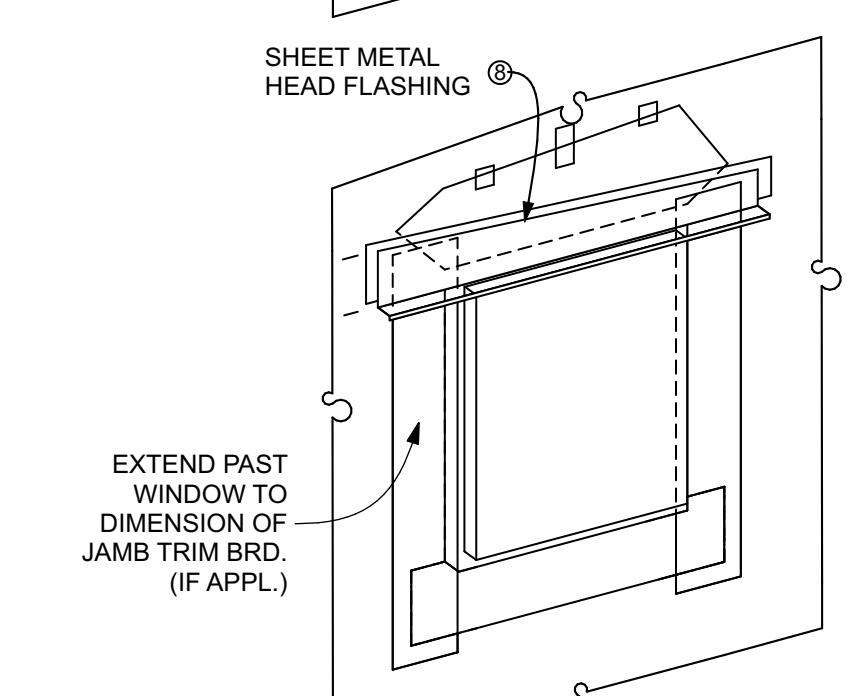
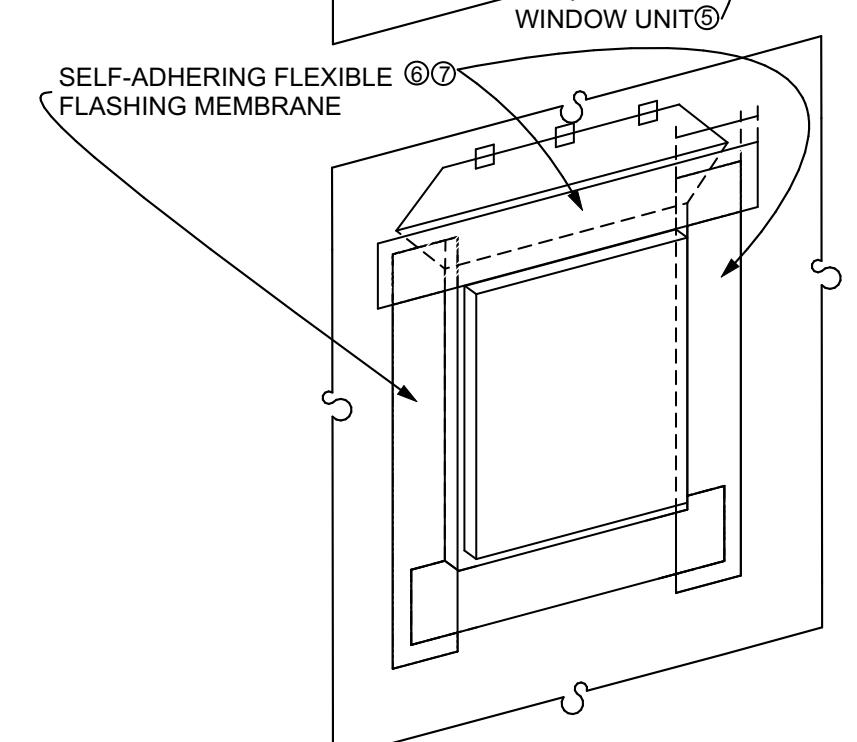
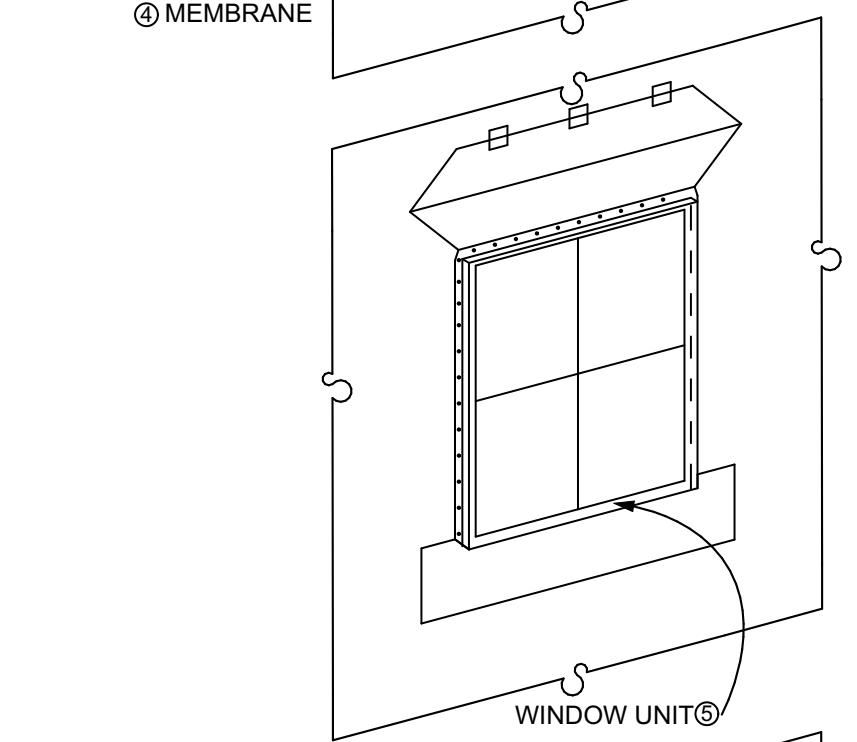
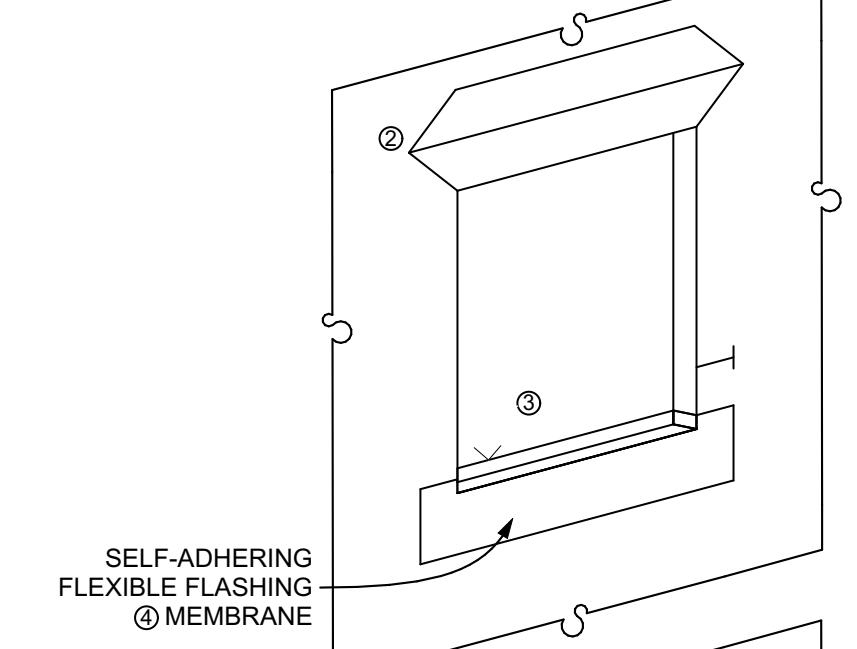
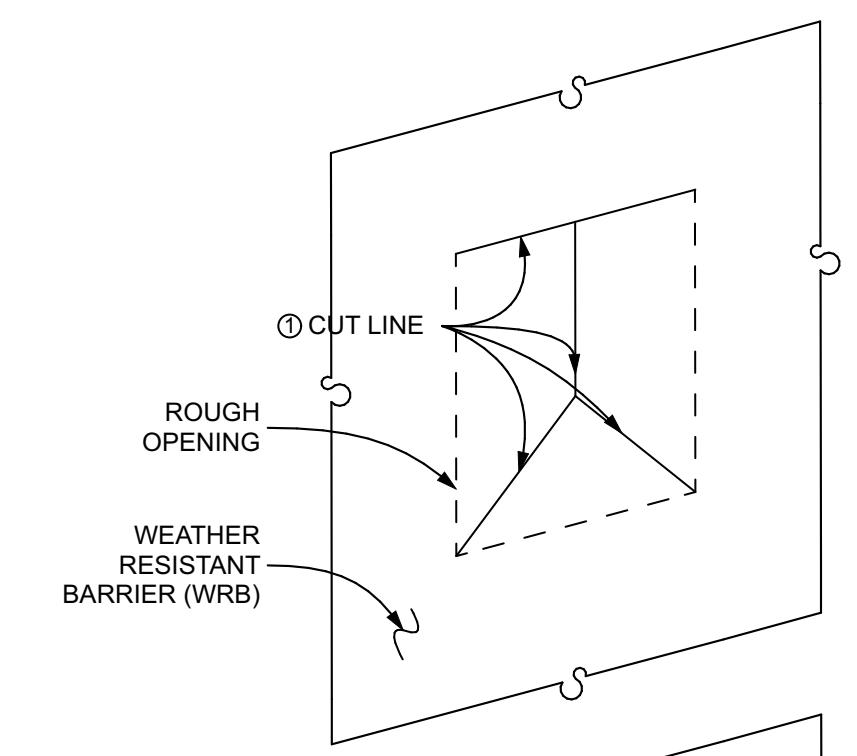
Window Sill : Wood Siding
SCALE: 1" = 1'-0"



Window Sill : Metal Siding
SCALE: 1" = 1'-0"



Window Jamb : Wood Siding
SCALE: 1" = 1'-0"



DATE: 5/8/23

PROJECT #: JH2006

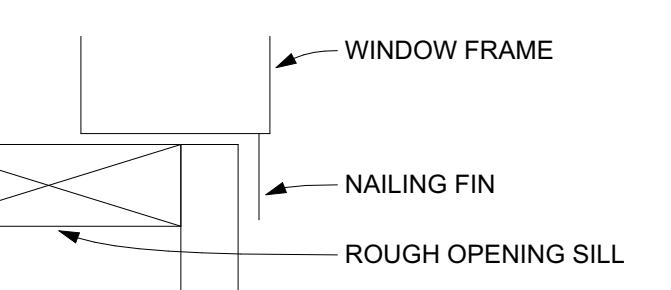
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ISSUE:
Permit Set 09/14/21
Builders Set 07/12/22
Revision 1 08/12/22
CD Set 11/01/22
Revision 2 05/04/23

1) MAKE A MODIFIED "I" CUT IN THE WRB (SEE CUT LINE), THEN WRAP WRB TO INTERIOR AT SILL AND JAMBS AND STAPLE IN PLACE.

2) AT HEAD, CUT TOP PORTION TO CREATE A FLAP, THEN RAISE AND TAPE UP TEMPORARILY.

3) POSITION SO THAT WINDOW DEPTH CAN BE ACCOMMODATED PLUS 1/2".



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4) INSTALL FLASHING MEMBRANE ON SILL OF ROUGH OPENING & ON SIDES OF JAMB. EXTEND ONTO FACE OF SHEATHING AT JAMBS AND BELOW SILL. SEAL ALL CORNERS W/ COMPATIBLE MATERIAL.

5) A. INSERT WINDOW INTO OPENING. CENTER UNIT IN ROUGH OPENING. CHECK THE UNIT FOR LEVEL ACROSS HEAD (WINDOW MUST BE LOCKED). SHIM SILL UNTIL LEVEL AT BOTTOM OF JAMBS, BOTTOM OF VERTICAL MULLION, OR BOTTOM OF MEETING STILE.

B. NAIL OR SCREW CORNERS IN EACH DIRECTION (3" TO 10" FROM CORNER).

C. PLUMB JAMBS & CHECK DIAGONAL MEASUREMENTS. SHIM SIDE JAMBS IN CENTER TO MAINTAIN SAME WIDTH AS TOP AND BOTTOM OF UNIT.

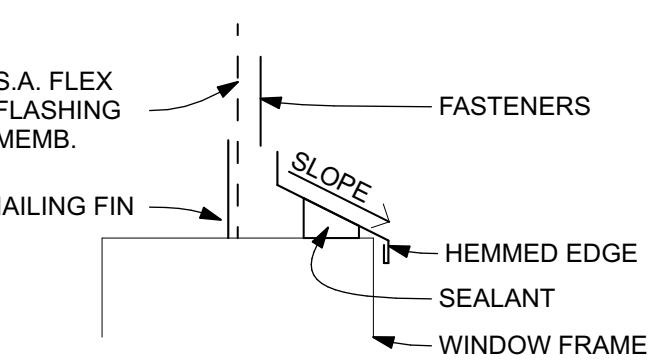
D. FINISH NAILING AROUND PERIMETER OF UNIT W/ FASTENERS AT 16" O.C. (MAX) FASTENERS INSTALLED AT HEAD OF WINDOW SHALL ALLOW FOR DEFLECTION OF HEAD BEAM WITHOUT DEFLECTION OF WINDOW HEAD.

E. SHIM SILL SO IT IS SUPPORTED IN STRAIGHT AND LEVEL CONDITION AT MINIMUM OF THREE POINTS. SPACE SHIMS 12" MAX.

6) APPLY SELF-ADHERING FLEXIBLE FLASHING MEMBRANE ALONG JAMBS.

7) APPLY SELF-ADHERING FLEXIBLE FLASHING MEMBRANE ALONG HEAD.

8) A. APPLY BEAD OF SEALANT TO TOP OF HEAD OF WINDOW.
B. INSTALL SHEET METAL HEAD FLASHING TO HEAD OF WINDOW; ENSURE THAT BOTTOM OF FLASHING IS SEALED TO TOP OF HEAD OF WINDOW. FASTEN INTO PLACE. SHEET METAL HEAD FLASHING SHOULD SLOPE TO DRAIN, THUS:



9) RIM WRB TO OVERLAP SHEET METAL FLASHING. FOLD WRB DOWN OVER SHEET METAL FLASHING & SEAL BETWEEN THE TWO WITH SEALANT. APPLY SHEATHING TAPE OVER DIAGONAL CUT IN WRB.

A804

Opening Details

GENERAL STRUCTURAL NOTES:

- GENERAL STRUCTURAL NOTES ARE CONSTRUCTION DOCUMENTS THAT SHALL BE INCLUDED WITH THE STRUCTURAL PLANS AND PROJECT SPECIFICATIONS.
- TYPE DETAILS AND SCHEDULES SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.
- "CONTRACTOR" REFERS TO THE CONTRACTOR OR SUB-CONTRACTOR RESPONSIBLE FOR THE PARTICULAR TRADE REFERRED TO IN THE NOTES. THE CONTRACTOR SHALL MEET ALL NOTE REQUIREMENTS AND SHALL INCLUDE THE ASSOCIATED COSTS IN HIS/HER BID.
- C.E. REFERS TO COMPASS ENGINEERING, LLC.
- THE GENERAL CONTRACTOR, PROJECT MANAGER, OR SUPERINTENDENT SHALL COORDINATE THE WORK PERFORMED BY ALL TRADES, AND IS ULTIMATELY RESPONSIBLE FOR COMPLIANCE WITH ALL NOTE AND CODE REQUIREMENTS.
- THE CONTRACTOR SHALL PERFORM HIS/HER TRADE AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2018 INTERNATIONAL BUILDING CODE (IBC), AND/OR THE LATEST CODE AND ORDINANCES ADOPTED BY THE LOCAL BUILDING OFFICIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND / OR ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS, SPECIFICATIONS, AND / OR THE NOTES BEFORE PROCEEDING WITH THE FABRICATION OR CONSTRUCTION OF ANY EFFECTED ELEMENTS. ANY WORK DONE BY THE CONTRACTOR BEFORE RECEIVING THE ENGINEERS WRITTEN APPROVAL WILL BE AT THE CONTRACTOR'S RISK/EXPENSE. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
- FAILURE TO FOLLOW PLANS AND CONSTRUCTION DOCUMENTS CONSTITUTES CHANGE IN PROJECT SCOPE. THE ENGINEER RESERVES THE RIGHT TO REQUEST REPLACEMENT OF ANY PORTION OF THE STRUCTURE DEVIATING FROM THE PLANS WHERE WRITTEN APPROVAL HAS NOT BEEN OBTAINED. DEVIATION FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN APPROVAL RELIEVES ENGINEER OF ALL LIABILITY, AND CONTRACTOR ASSUMES FULL LIABILITY.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, SLOPES AND ELEVATIONS, ETC. (BOTH ON PLANS AND AT THE JOB SITE PRIOR TO DOING WORK) AND SHALL COORDINATE THESE WITH THE ARCHITECT AND ALL TRADES. CONSTRUCTION DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR, PROVIDE AND INSTALLING ALL TEMPORARY SHORING AND BRACING AS NECESSARY. SHORING AND BEAMS SHALL SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED (i.e. WIND, CONSTRUCTION LOADING, ETC.). SHORING SHALL REMAIN IN PLACE AS LONG AS SAFETY REQUIRES AND/OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETED.
- DURING AND AFTER CONSTRUCTION, THE LOADS IMPOSED ON THE STRUCTURE BY THE CONTRACTOR AND OWNER SHALL BE WITHIN THE LIMITS OF THE OCCUPANCY DESIGN LOADS. SEE STRUCTURAL PLANS AND CALCULATIONS FOR THE OCCUPANCY DESIGN LOADINGS AND CRITERIA.
- VISITS TO THE JOB SITE BY REPRESENTATIVES OF COMPASS ENGINEERING DO NOT CONSTITUTE APPROVAL OR SPECIAL INSPECTION OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS.
- STRUCTURAL SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER AND ARCHITECT PRIOR TO FABRICATION AND ERECTION. SHOP DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THE PROJECT.
- STRUCTURAL PLANS AND PROJECT SPECIFICATIONS FOR ADDITIONAL STRUCTURAL NOTES AND REQUIREMENTS.
- ALL COMPONENTS AND SYSTEMS NOT SPECIFICALLY ENGINEERED BY THE ENGINEER OF RECORD SHALL BE "DESIGN-BUILD" BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS OR AS-BUILT DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER IF REQUIRED BY THE CITY. IF PRE-ENGINEERED SYSTEM IMPACTS THE ORIGINAL DESIGN FOR INTENT OF THE PROJECT IN ANY WAY, CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD PRIOR TO INSTALLATION.
- PRE-ENGINEERED SYSTEMS SUCH AS JOISTS, TRUSSES, GREENHOUSES, POOLS, DECKS, ETC. SHALL BE ENGINEERED AND DETAILED BY OTHERS UNLESS SPECIFICALLY CONTRACTED OTHERWISE. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR, NOR HAS ANY LIABILITY REGARDING PRE-ENGINEERED SYSTEMS. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AS REQUIRED. JOIST AND TRUSS, ETC. PROVIDED BY THE ENGINEER ARE FOR COORDINATION AND ESTIMATING ONLY. THE JOIST AND TRUSS MANUFACTURER (OR OTHER MANUFACTURERS) ARE RESPONSIBLE FOR THE ACTUAL DESIGN BASED ON CODE PRESCRIBED, AND ACTUAL LOADS AND FORCES.
- THE ENGINEER OF RECORD IS ONLY RESPONSIBLE FOR ITEMS SPECIFICALLY ENGINEERED BY HIM OR UNDER HIS DIRECT SUPERVISION. THE ENGINEER OF RECORD IS NOT LIABLE FOR ANY NON-STRUCTURAL ISSUES UNLESS SPECIFICALLY CONTRACTED OTHERWISE. C.E. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION NOR PROJECT BUDGETS, U.N.O. ANY.
- STRUCTURAL CHANGES REQUIRED BY THE CONTRACTOR, OWNER, ARCHITECT, ETC. SHALL BE INVOICED BY C.E. AND TREATED AS ADDITIONAL SERVICES. C.E. SHALL BE COMPENSATED FOR ADDITIONAL ENGINEERING REQUIRED AS A RESULT OF ANY THIRD PARTY OR C.E. REVIEW. PROVIDED ORIGINAL DESIGN IS IN ACCORDANCE WITH THE CURRENT BUILDING CODE. OMISSIONS IDENTIFIED DURING PLAN REVIEW OR CONSTRUCTION SHALL BE ENGINEERED BY THE ENGINEER OF RECORD AT NO ADDITIONAL COST TO THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF OMISSIONS THROUGH AN APPROVED CHANGE ORDER. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- CHECKING OR SUBMITTING ITEMS BY C.E. IS ONLY FOR GENERAL CONFORMATION WITH THE DESIGN CONCEPT.
- THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS, ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR: DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESS AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES AND THE SATISFACTORY PERFORMANCE OF HIS WORK.

DESIGN CODE

2018 INTERNATIONAL BUILDING CODE (IBC)

DESIGN CRITERIA

SNOW LOAD:

SLOPED-ROOF SNOW LOAD, PS
SNOW EXPOSURE FACTOR, CE
SNOW LOAD IMPACT FACTOR, I
THERMAL FACTOR, CT

=65PSF
=1.0
=1.0
=1.0

WIND LOAD:

BASIC WIND SPEED (3-SEC. GUST)
WIND IMPORTANCE FACTOR WIND
WIND EXPOSURE CATEGORY

=115MPH
=1.0
=B

=+/-0.18

SEISMIC LOAD:

RISK CATEGORY
SS, SI
SITE CLASS
SDS, SD1

=1.0
=1.0
=0.35G, 0.341G
=D
=0.749G, 0.391G

SEISMIC DESIGN CATEGORY
CS
BASIC SEISMIC-FORCE-RESISTING SYSTEM

=LIGHT FRAMED WALLS
=0.115

DESIGN LOADS

ROOF LIVE LOAD:

ROOF DEAD LOAD
FLOOR LIVE LOAD
FLOOR DEAD LOAD

=65PSF
=15PSF
=40PSF
=12PSF

EARTHWORK:

DESIGN CRITERIA

1. SOILS REPORT: NELSON ENGINEERING PROJECT NO. 20-374-02
2. SOIL BEARING PRESSURE: 5000 PSF
3. FROST PROTECTION: 34 INCHES
4. COEFF. OF FRICTION: 0.5

REQUIREMENTS

1. CONTRACTOR TO REMOVE ETC. EXISTING FOOTINGS, FOUNDATIONS, SLABS, SITE PAVING, DEBRIS, AND STRUCTURES AS REQUIRED.

2. CONTRACTOR SHALL STRIP THE BUILDING AREA FROM ALL VEGETATION, DEBRIS AND TOPSOIL. CONTRACTOR SHALL EXCAVATE ANY REMAINING LOOSE NATURAL OR FILL SOILS TO EXPOSE COMPETENT NATURAL SOILS.

3. CONTRACTOR SHALL CHECK FOR SOFT SPOTS OR OTHER UNSUITABLE SOILS BY PROOF ROLLING THE ENTIRE BUILDING PAD AREA WITH NORMAL COMPACTION EQUIPMENT. REMOVE UNSUITABLE MATERIALS AND REPLACE WITH COMPACTED ENGINEERED STRUCTURAL FILL OR 2000 PSI LEAN CONCRETE IF THE GROUND WATER IS HIGH.

4. PROOF ROLLING IS NOT RECOMMENDED AND THE FEET OF STRUCTURAL SITE GRADING FILLS ARE RECOMMENDED TO RAISE THE OVERALL SITE GRADE.

5. CONTRACTOR SHALL USE COMPACTED FILL GRAVEL OR 6" O.C. GRAVEL WITH A MAXIMUM SIZE LESS THAN 1/2 INCHES AND NOT MORE THAN 18 PERCENT FINES PASSING A #200 SIEVE. PLACE STRUCTURAL FILL IN MAXIMUM LOTS OF 8 INCHES. COMPACT STRUCTURAL FILL TO 95 PERCENT OF THE MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTM D 155, UNO. TEST ALL STRUCTURAL FILL, FILL MATERIAL AND PLACEMENT OF ALL FILL MATERIAL MUST MEET THE APPROVAL OF THE SOILS ENGINEER.

6. SEE PLANS FOR THICKNESS OF ALL FLOOR SLABS. UNDERLAY ALL SLABS WITH AT LEAST A 4 INCH THICK LAYER OF FREE-DRAINING GRANULAR MATERIAL. GRANULAR MATERIAL SHALL BE "PEA" GRAVEL OR 1/4 - 1 INCH MINUS CLEAN GAP-GRADED GRAVEL.

7. REFER TO THE PROJECT SPECIFICATIONS AND SOILS REPORT FOR FURTHER EARTHWORK REQUIREMENTS.

8. VISITS TO THE JOB SITE BY REPRESENTATIVES OF COMPASS ENGINEERING DO NOT CONSTITUTE APPROVAL OR SPECIAL INSPECTION OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS.

9. STRUCTURAL SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER AND ARCHITECT PRIOR TO FABRICATION AND ERECTION. SHOP DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THE PROJECT.

10. STRUCTURAL PLANS AND PROJECT SPECIFICATIONS FOR ADDITIONAL STRUCTURAL NOTES AND REQUIREMENTS.

11. ALL COMPONENTS AND SYSTEMS NOT SPECIFICALLY ENGINEERED BY THE ENGINEER OF RECORD SHALL BE "DESIGN-BUILD" BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS OR AS-BUILT DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER IF REQUIRED BY THE CITY. IF PRE-ENGINEERED SYSTEM IMPACTS THE ORIGINAL DESIGN FOR INTENT OF THE PROJECT IN ANY WAY, CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD PRIOR TO INSTALLATION.

12. PRE-ENGINEERED SYSTEMS SUCH AS JOISTS, TRUSSES, GREENHOUSES, POOLS, DECKS, ETC. SHALL BE ENGINEERED AND DETAILED BY OTHERS UNLESS SPECIFICALLY CONTRACTED OTHERWISE. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR, NOR HAS ANY LIABILITY REGARDING PRE-ENGINEERED SYSTEMS. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AS REQUIRED. JOIST AND TRUSS, ETC. PROVIDED BY THE ENGINEER ARE FOR COORDINATION AND ESTIMATING ONLY. THE JOIST AND TRUSS MANUFACTURER (OR OTHER MANUFACTURERS) ARE RESPONSIBLE FOR THE ACTUAL DESIGN BASED ON CODE PRESCRIBED, AND ACTUAL LOADS AND FORCES.

13. THE ENGINEER OF RECORD IS ONLY RESPONSIBLE FOR ITEMS SPECIFICALLY ENGINEERED BY HIM OR UNDER HIS DIRECT SUPERVISION. THE ENGINEER OF RECORD IS NOT LIABLE FOR ANY NON-STRUCTURAL ISSUES UNLESS SPECIFICALLY CONTRACTED OTHERWISE. C.E. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION NOR PROJECT BUDGETS, U.N.O. ANY.

14. STRUCTURAL CHANGES REQUIRED BY THE CONTRACTOR, OWNER, ARCHITECT, ETC. SHALL BE INVOICED BY C.E. AND TREATED AS ADDITIONAL SERVICES. C.E. SHALL BE COMPENSATED FOR ADDITIONAL ENGINEERING REQUIRED AS A RESULT OF ANY THIRD PARTY OR C.E. REVIEW. PROVIDED ORIGINAL DESIGN IS IN ACCORDANCE WITH THE CURRENT BUILDING CODE. OMISSIONS IDENTIFIED DURING PLAN REVIEW OR CONSTRUCTION SHALL BE ENGINEERED BY THE ENGINEER OF RECORD AT NO ADDITIONAL COST TO THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF OMISSIONS THROUGH AN APPROVED CHANGE ORDER. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.

15. CHECKING OR SUBMITTING ITEMS BY C.E. IS ONLY FOR GENERAL CONFORMATION WITH THE DESIGN CONCEPT.

16. THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS, ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.

17. CONTRACTOR IS RESPONSIBLE FOR: DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESS AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES AND THE SATISFACTORY PERFORMANCE OF HIS WORK.

CONCRETE NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE 2018 IBC, ACI 318, AND LOCAL ORDINANCES.

2. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PRIOR TO PLACING CONCRETE. PROVIDE SLEEVES, BLOCK OUTS, ETC. AS REQUIRED.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF ALL ANCHOR BOLTS, SEISMIC ANCHORS OR STRAPS, ETC... INSTALL PER MANUFACTURER'S SPECIFICATIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILED, CARE, PLACEMENT AND REMOVAL OF ALL FORMWORK AND SHORES.

5. DO NOT REMOVE FORMS AND SHORING UNTIL STRUCTURAL MEMBERS ACQUIRE SUFFICIENT STRENGTH TO SUPPORT THEIR OWN WEIGHT PLUS CONSTRUCTION LOADS.

6. CONCRETE AND REINFORCING MATERIAL

REQUIRED MIN. 28 DAY COMPRESSIVE STRENGTH OF CONCRETE:

A. FOOTINGS AND FOUNDATIONS: 3000 PSF
B. INTERIOR SLABS ON GRADE: 3000 PSF U.N.O.

C. WALLS: 4000 PSF
D. CONCRETE OVER STEEL DECK: 4000 PSF

E. SITE CONCRETE: 4000 PSF

2. PROVIDE NORMAL WEIGHT AGGREGATES PER ASTM C-33, U.N.O.

3. PROVIDE TYPE I OR II CEMENT PER ASTM C-150 FOR ALL CONCRETE, U.N.O.

4. MAXIMUM WATER TO CEMENT RATIO IS EQUAL TO 0.50 FOR ALL CONCRETE.

5. MAXIMUM SLUMP OF CONCRETE IS EQUAL TO 4 INCHES PLUS OR MINUS 1 INCH.

6. PROVIDE AIR ENTRAINING AS RECOMMENDED BY ACI 318 AND ASTM C-260.

7. DO NOT ADD CALCIUM CHLORIDE TO CONCRETE MIX.

8. THE MAX. CHLORIDE ION CONTENT FOR CORROSION PROTECTION OF REINFORCEMENT IS 0.15% BY WEIGHT OF CEMENT.

9. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL CONCRETE DESIGN REQUIREMENTS.

FOOTINGS

1. ALL FOOTINGS SHALL BE 12" THICK & PROPERLY FORMED. INTERIOR FOOTINGS MAY BE MONOLITHIC WITH SLAB.

2. ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH (34 INCHES, FIELD VERIFY).

3. FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL MATERIAL, OR ON PROPELY PLACED ENGINEERED FILL SEE EARTHWORK NOTES FOR ADDITIONAL REQUIREMENTS AND SOILS REPORT.

4. CONTRACTOR SHALL STEP FOOTINGS ON FOUNDATION AS REQUIRED.

5. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN GROUND.

REINFORCEMENT

1. ALL REINFORCING STEEL SHALL BE GRADE 60 BARS PER ASTM A615. FIELD BENT DOWELS MAY BE GRADE 40.

2. ALL DEFORMED BAR ANCHORS SHALL CONFORM TO ASTM A496.

3. ALL HEADED STUD ANCHORS SHALL CONFORM TO ASTM A108.

4. ALL WELDED WIRE FRAME SHALL CONFORM TO ASTM 185. LAP ONE MESH TIE.

STEEL NOTES:

STEEL NOTES:

1. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE 2018 IBC, LOCAL ORDINANCES, AWS STRUCTURAL WELDING CODE, AND THE FOLLOWING AISC PUBLICATIONS: "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" WITH "COMMENTARY", "CODE OF STANDARD PRACTICE", SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, AND "SEISMIC PROVISION FOR STRUCTURAL BUILDINGS".

2. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION AND ERECTION.

3. SEE ARCHITECTURAL SHEETS FOR DIMENSIONS AND DECK BEARING ELEVATIONS.

4. SEE ARCHITECTURAL FOR ACCESS HATCHES, DRAFT STOPS, ETC.

5. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL STEEL MEMBERS (BRACKETS, ANGLES, ETC...) REQUIRED.

6. SUBMIT SHOT DRAWINGS OF ALL STRUCTURAL STEEL, STEEL JOISTS, STEEL DECKING AND MISCELLANEOUS STEEL TO COMPASS ENGINEERING, LLC. FOR APPROVAL PRIOR TO FABRICATION.

7. ALL SPlices IN REINFORCING BARS SHALL LAP A MINIMUM OF 40 BAR DIAMETERS (U.N.O.). ALL SPLICES SHALL OCCUR IN A COMPRESSION ZONE UNLESS NOTED OTHERWISE. TERMINATE ALL REINFORCING BARS WITH A 90 DEG. BEND, OR WITH SEPARATE CORNER BARS.

8. PROVIDE A STANDARD AISC FRAMED CONNECTION FOR ONE HALF THE BEAM'S TOTAL UNIFORM LOAD CAPACITY WHERE A CONNECTION IS NOT SHOWN.

9. STEEL DETAILER SHALL PROVIDE STANDARD STAR DETAILING INCORPORATING C12 x 20.7 STRINGERS OR APPROVED EQUAL (U.N.O.). SUBMIT DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

10. PROVIDE ADDITIONAL STEEL AS REQUIRED FOR, POUR STOPS, DECK ANGLES @ ROOF AND FLOORS, DECK SUPPORT ANGLES AS NEEDED, ROOF AND FLOOR DIAPHRAGM CHORDS, CLIP ANGLES, ETC. AS NEEDED.

11. REINFORCE DECK OPENINGS FOR SKYLIGHTS, ACCESS HATCHES, MECHANICAL EQUIPMENT, ETC. WITH 14x4x3/8" OR L6x6x1/16" U.N.O., ON ALL EDGES. EQUIPMENT, ETC. WITH 14x4x3/8" OR L6x6x1/16" U.N.O., ON ALL EDGES. ANGLES SHALL SPAN BETWEEN JOISTS AND BETWEEN OTHER ANGLES ETC... AS REQUIRED. USE 1/4" MIN. FILLER WELDS.

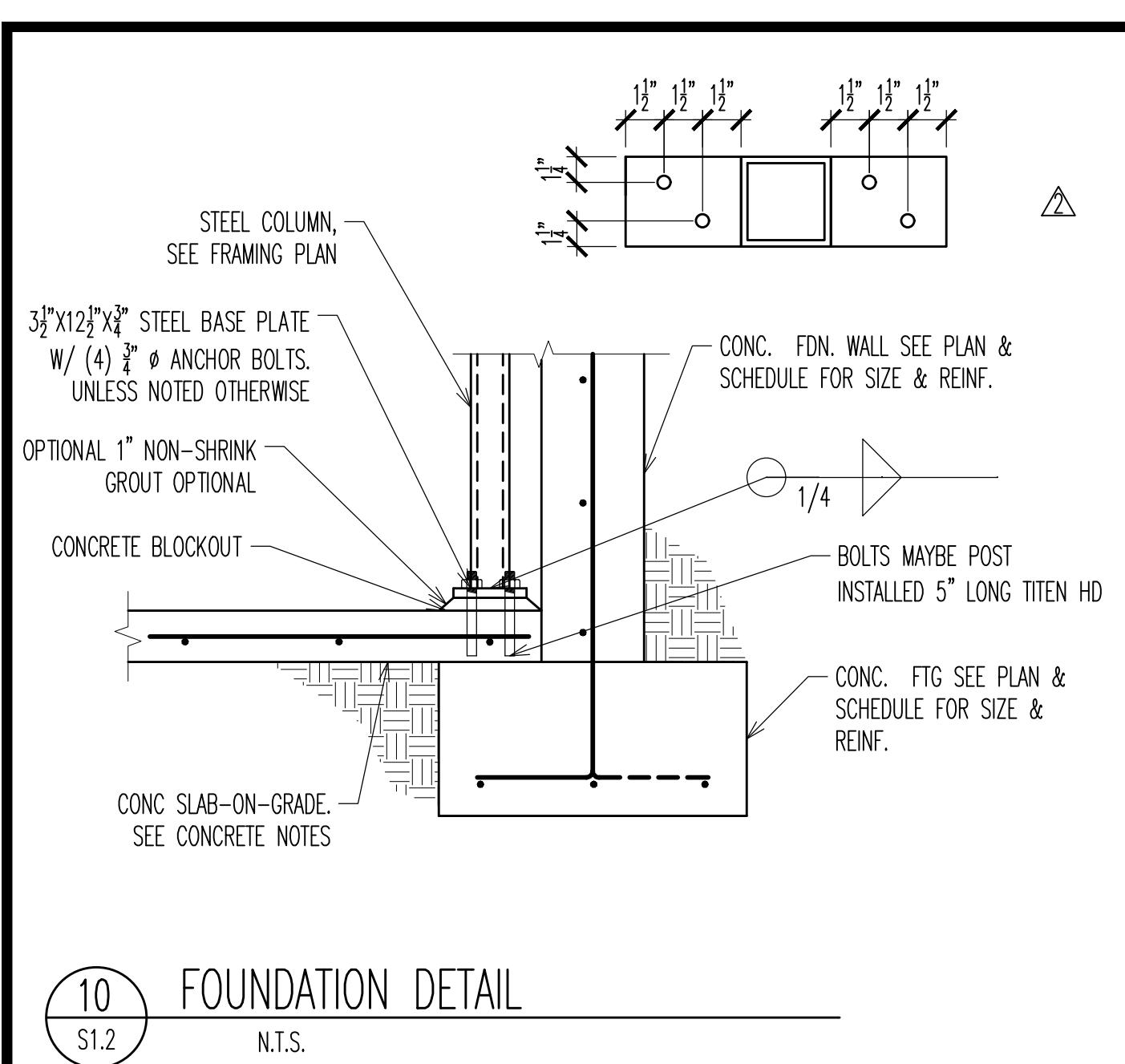
12. ANY CONNECTION NOT DETAILED SHALL BE THE RESPONSIBILITY OF THE STEEL FABRICATOR. CONNECTIONS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. CONNECTIONS MUST ACCOUNT FOR ALL LOADS & STRESSES INCLUDING BUT NOT LIMITED TO: GRAVITY, SEISMIC, WIND, THERMAL STRESSES, EXPANSION / CONTRACTION ETC...

13. ALL FLOOR SHEATHING SHALL BE A MINIMUM OF 5/8" THICK T&G SHEATHING GLUED AND NAILED WITH 10 COMMON NAILS OR EQUAL AT 6" O.C. PERIMETER, AND AT 12" O.C. IN THE FIELD UNLESS NOTED OTHERWISE ON SHEATHING SCHEDULE.

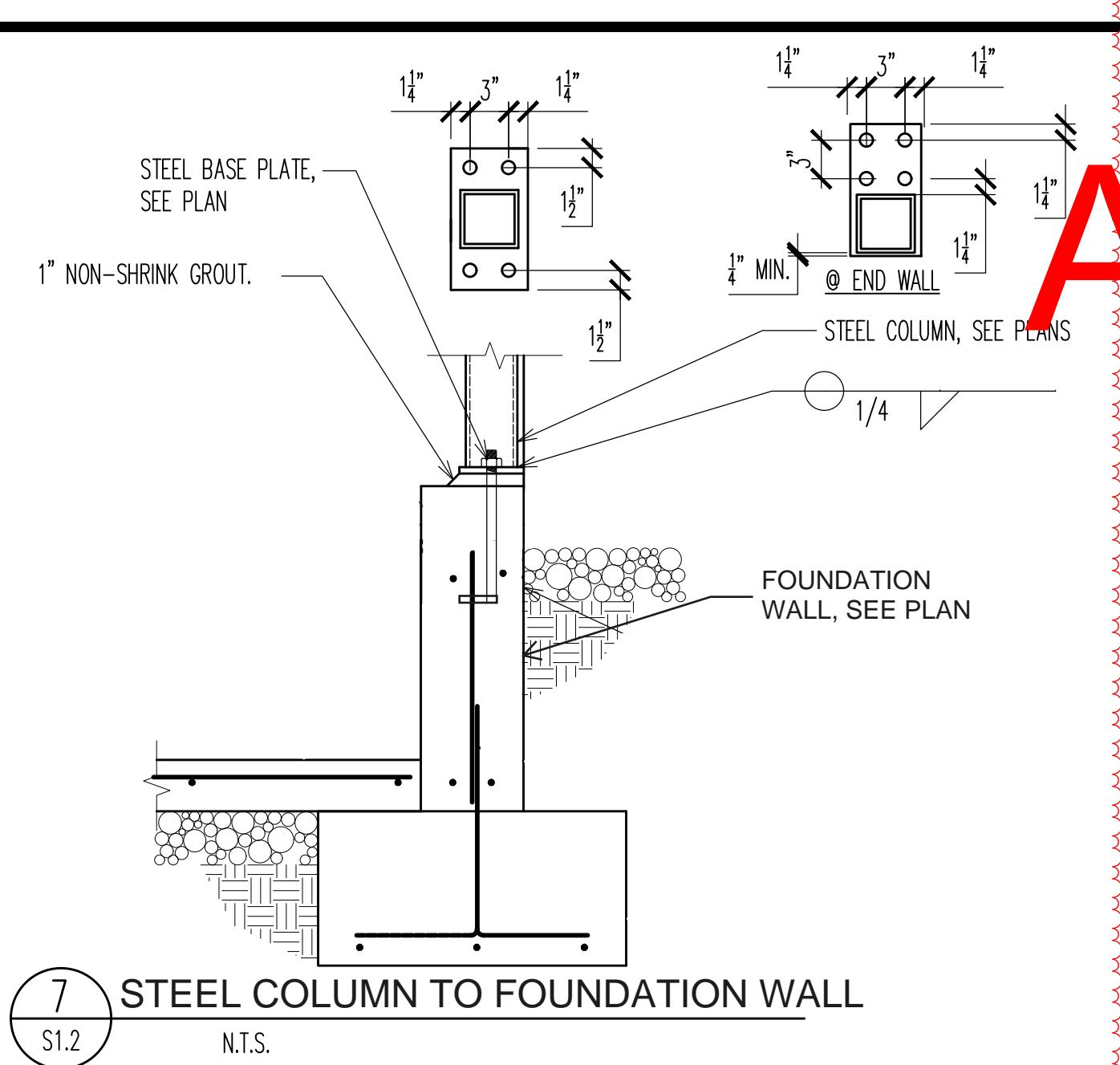
14. PROVIDE 2 X 10" BLOCKING AT RIDGES UNLESS A CONTINUOUS MEMBER EXISTS. PANEL EDGES ARE UNBLOCKED UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.

15. ALL FLOOR SHEATHING SHALL BE A MINIMUM OF 3/4" THICK T&G SHEATHING GLUED AND NAILED WITH 10

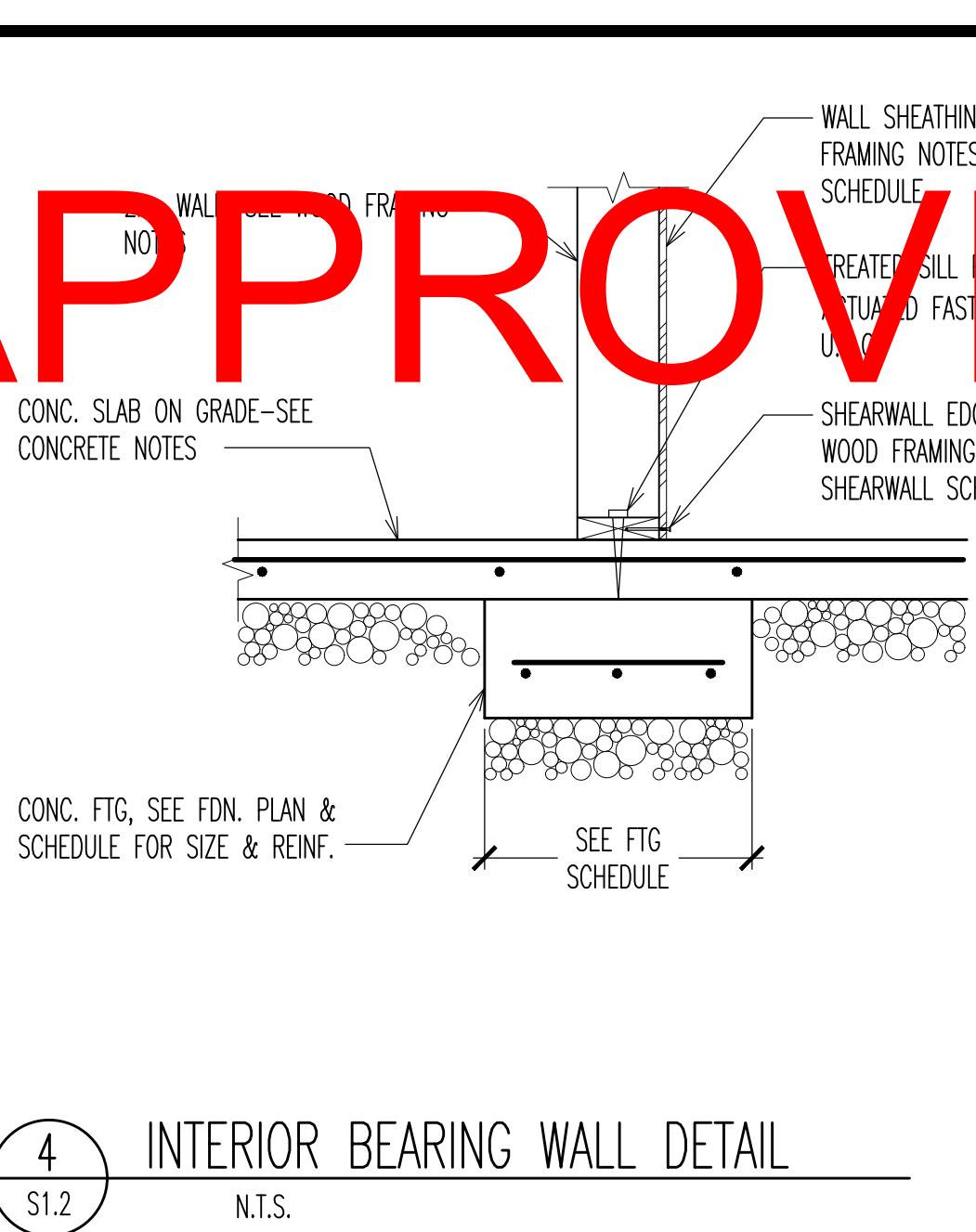
2 APPROVED TOJ 10-12-22



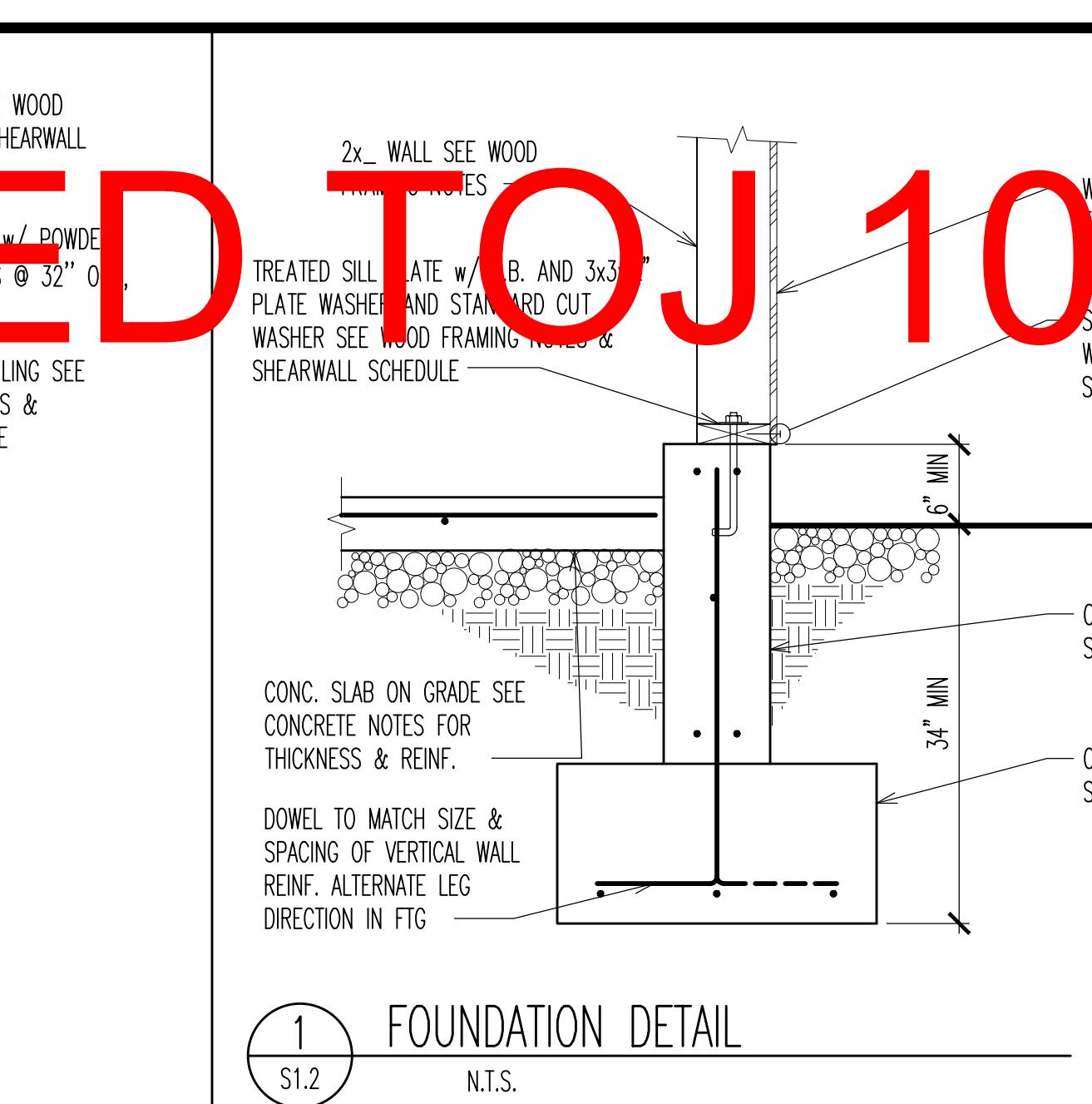
10 FOUNDATION DETAIL
S1.2 N.T.S.



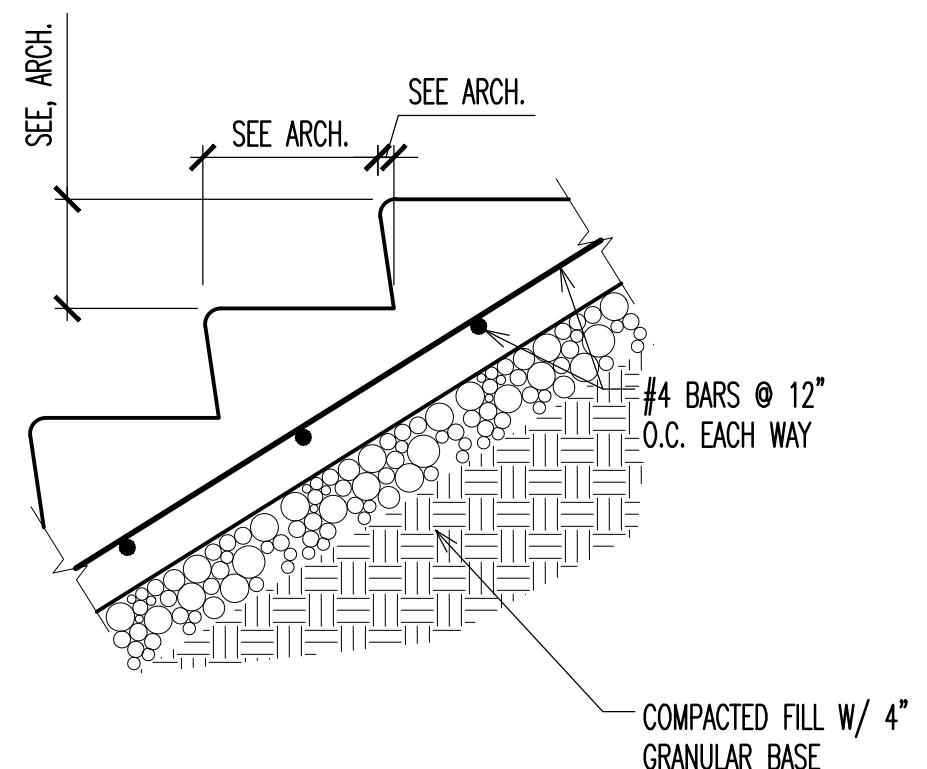
7 STEEL COLUMN TO FOUNDATION WALL
S1.2 N.T.S.



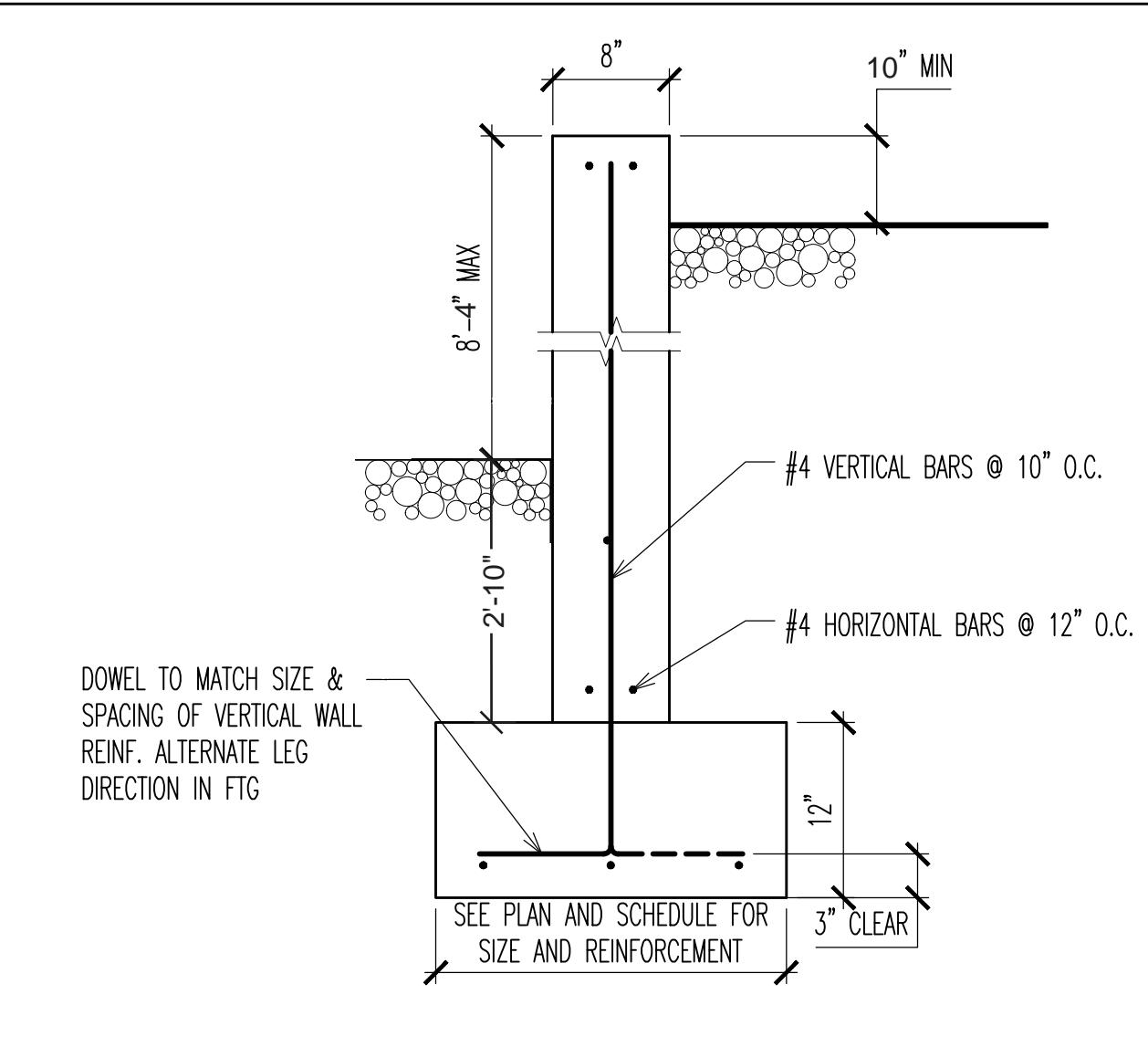
4 INTERIOR BEARING WALL DETAIL
S1.2 N.T.S.



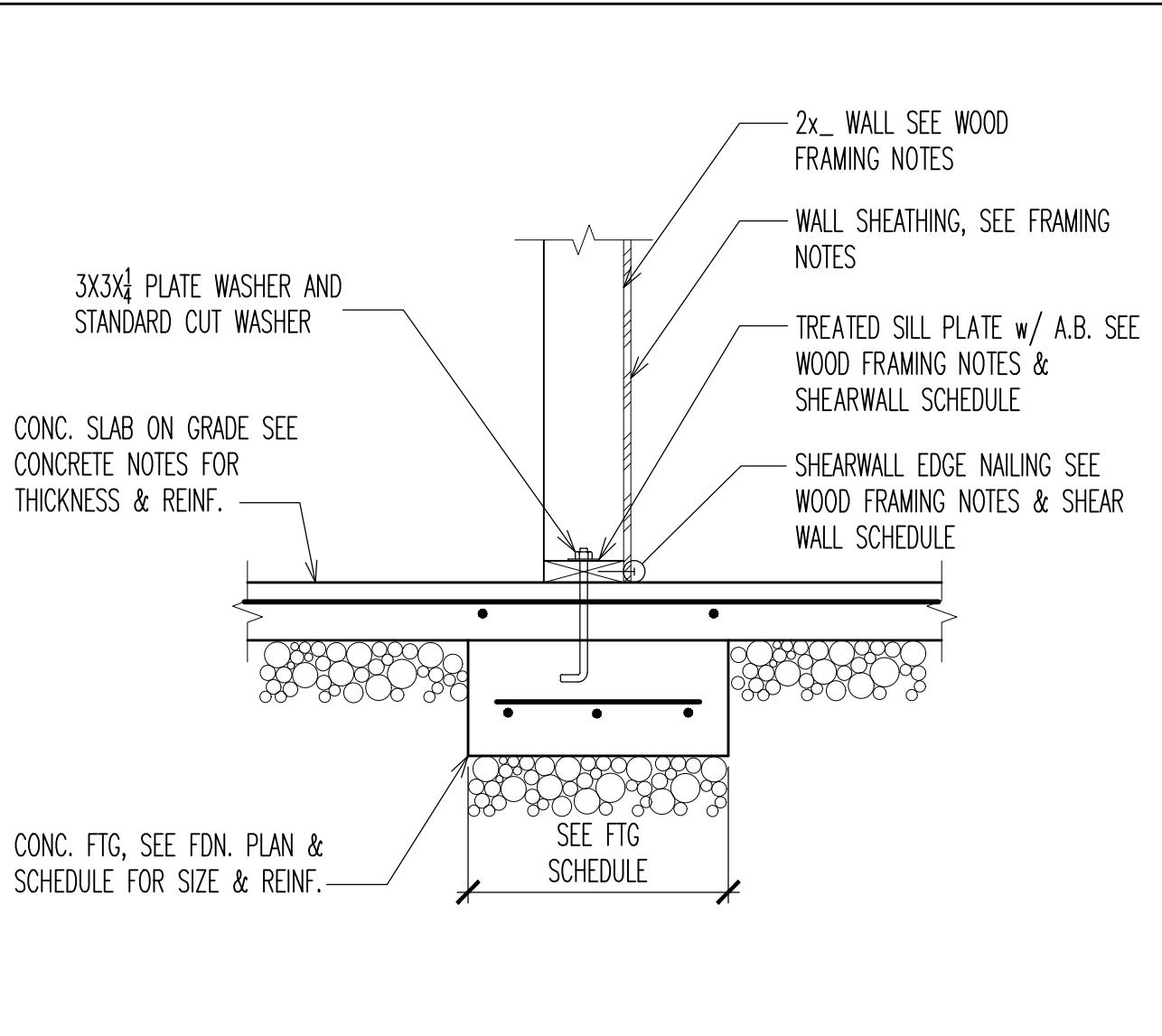
1 FOUNDATION DETAIL
S1.2 N.T.S.



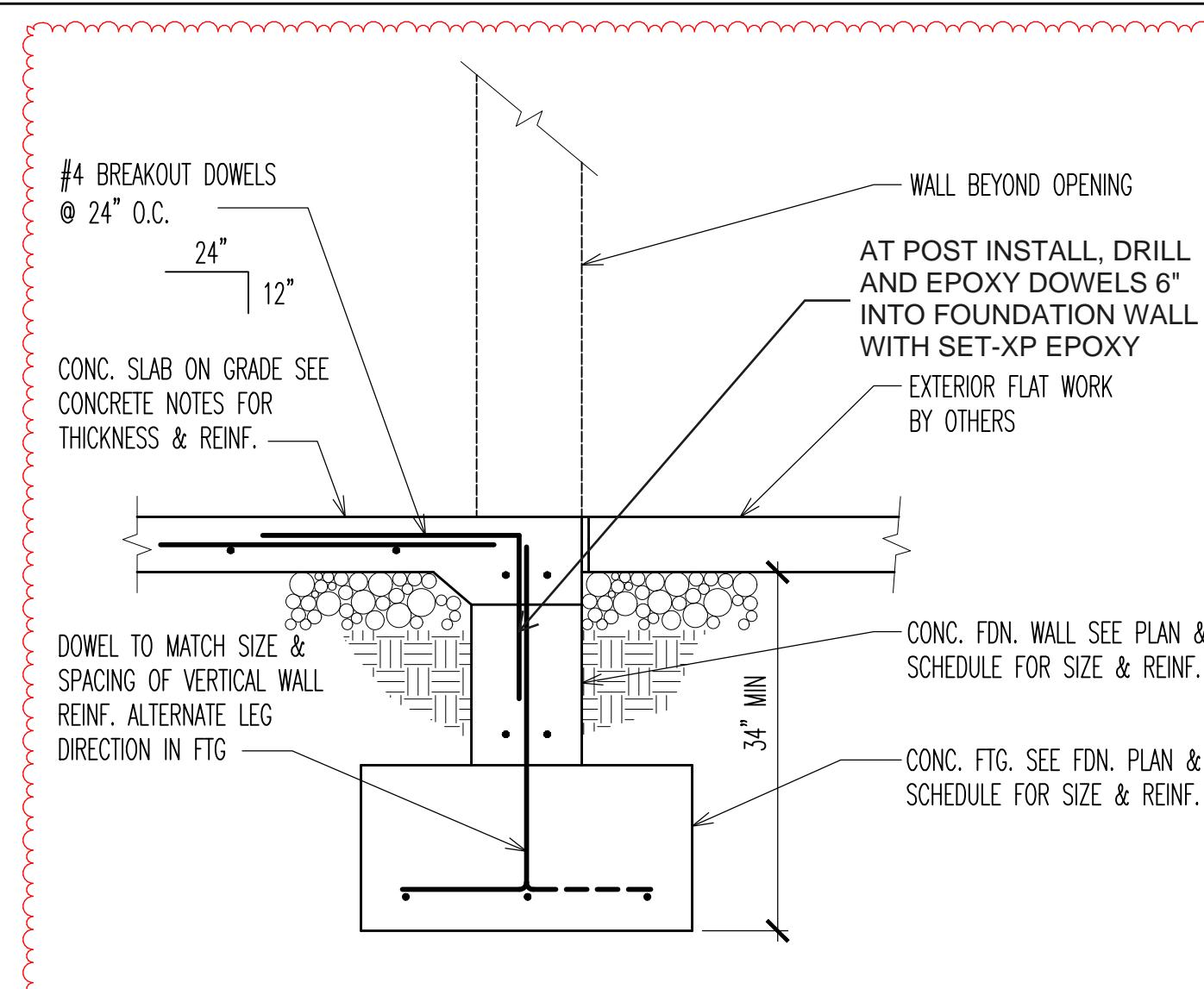
11 CONCRETE STAIR DETAIL
S1.2 N.T.S. CFD01_04



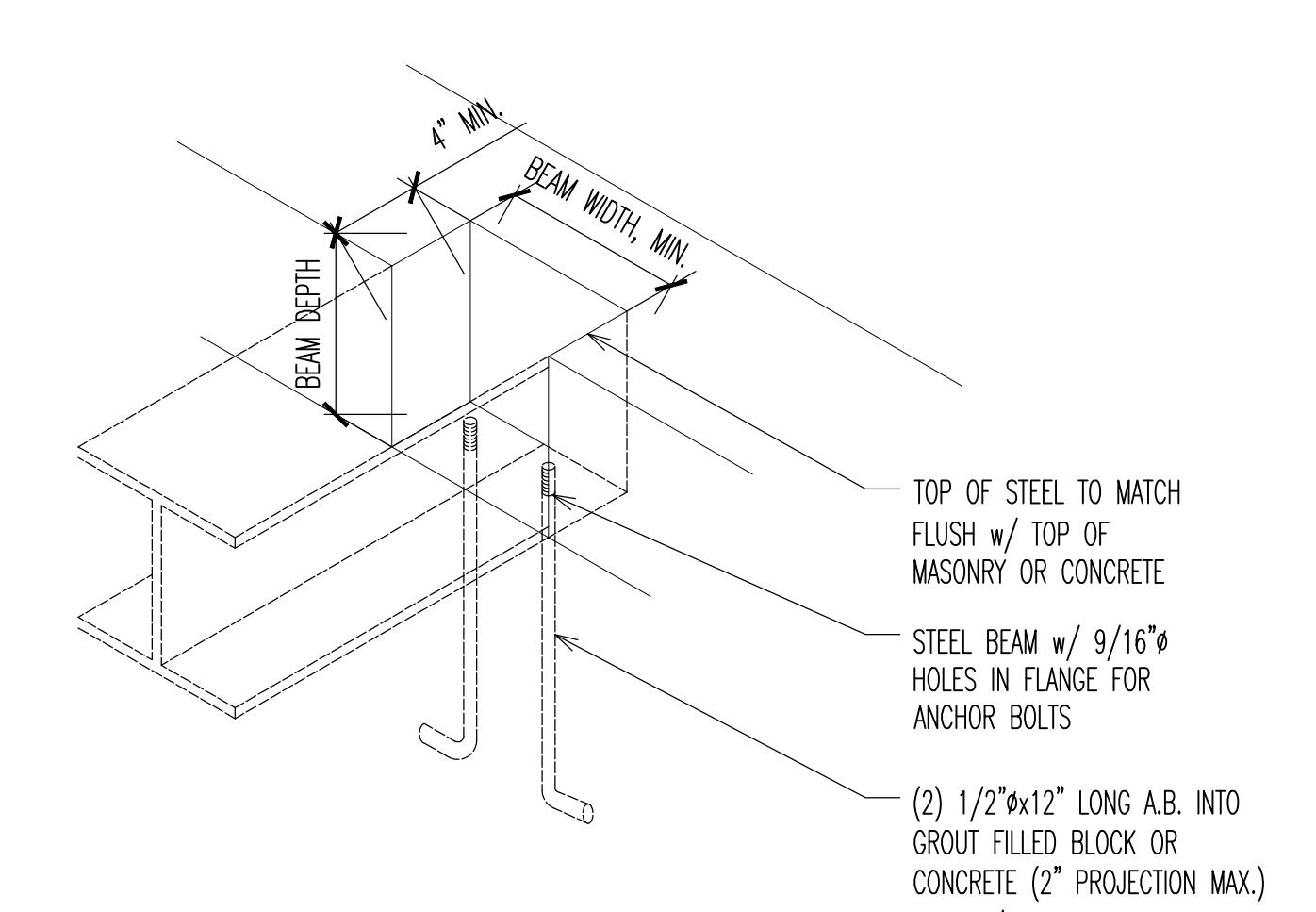
8 WINDOW WELL DETAIL
S1.2 N.T.S.



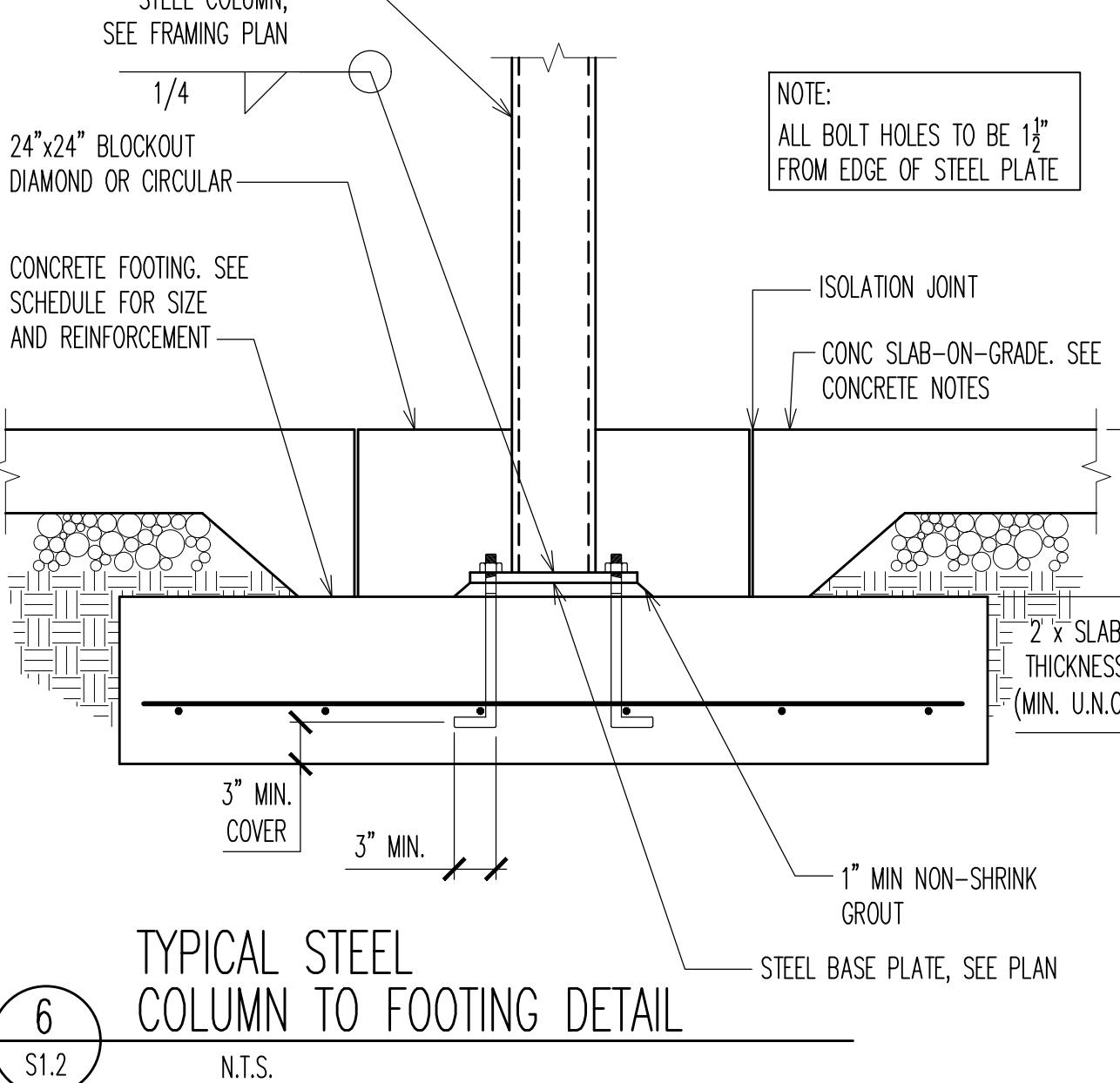
5 INTERIOR SHEARWALL DETAIL
S1.2 N.T.S.



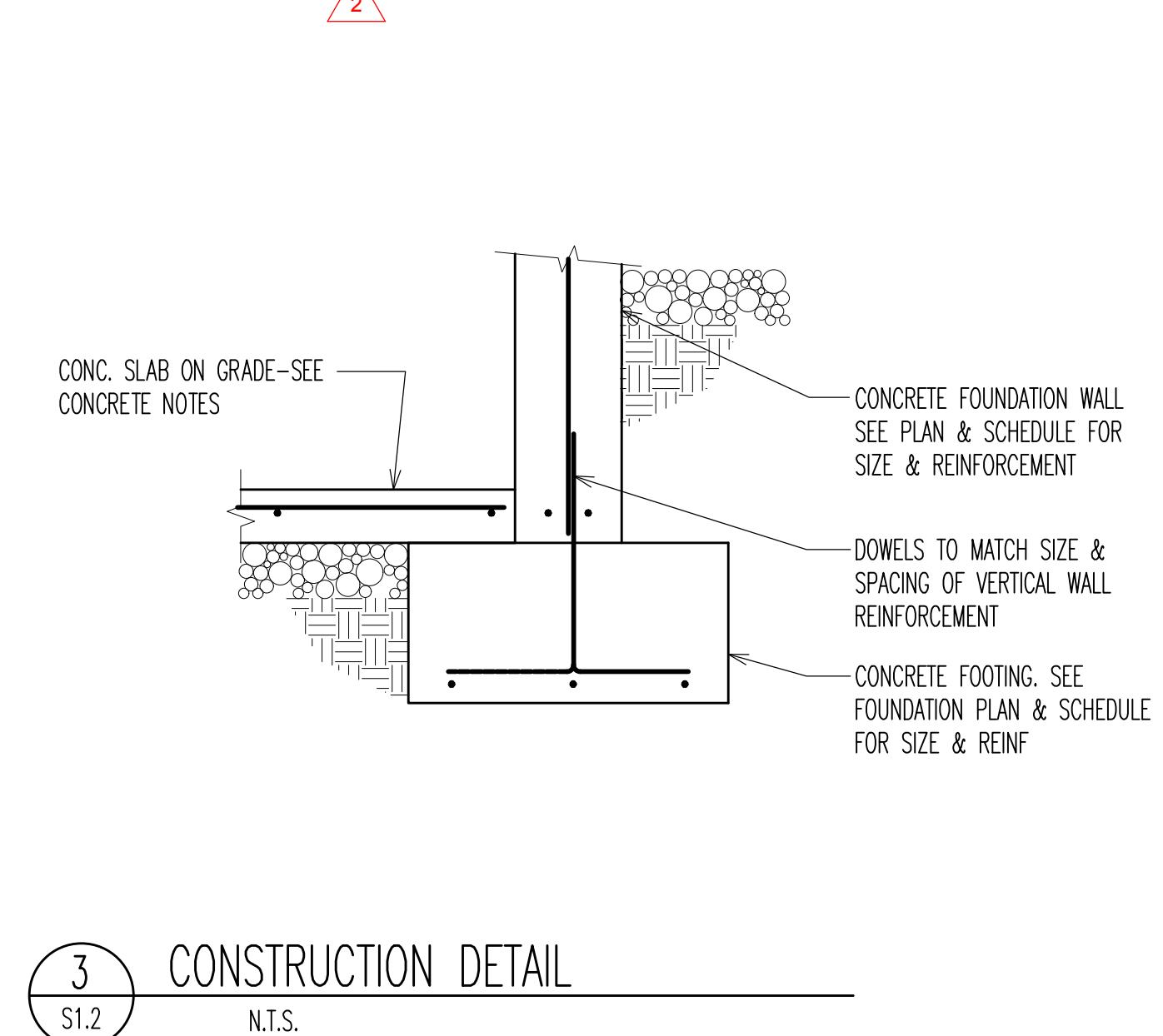
2 FOUNDATION DETAIL AT OPENING
S1.2 N.T.S.



9 TYPICAL STEEL GIRDER BEAM POCKET
S1.2 N.T.S.



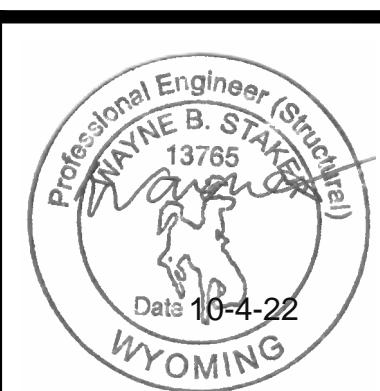
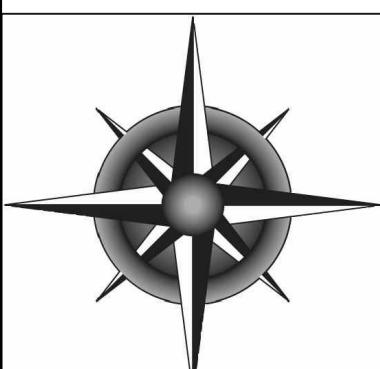
6 TYPICAL STEEL COLUMN TO FOOTING DETAIL
S1.2 N.T.S.



3 CONSTRUCTION DETAIL
S1.2 N.T.S.



COMPASS ENGINEERING, LLC.
7026 S. COMMERCE PARK DR. SUITE 104
Midvale, Utah 84047
Ph. 801.664.2197
email compassengut.com



P R O J	JOB NO. 20297
DRAWING TITLE DETAILS	
DRAWING DATE: 11/04/2020	
DRAWN BY/IMP CHECKED BY/SP	

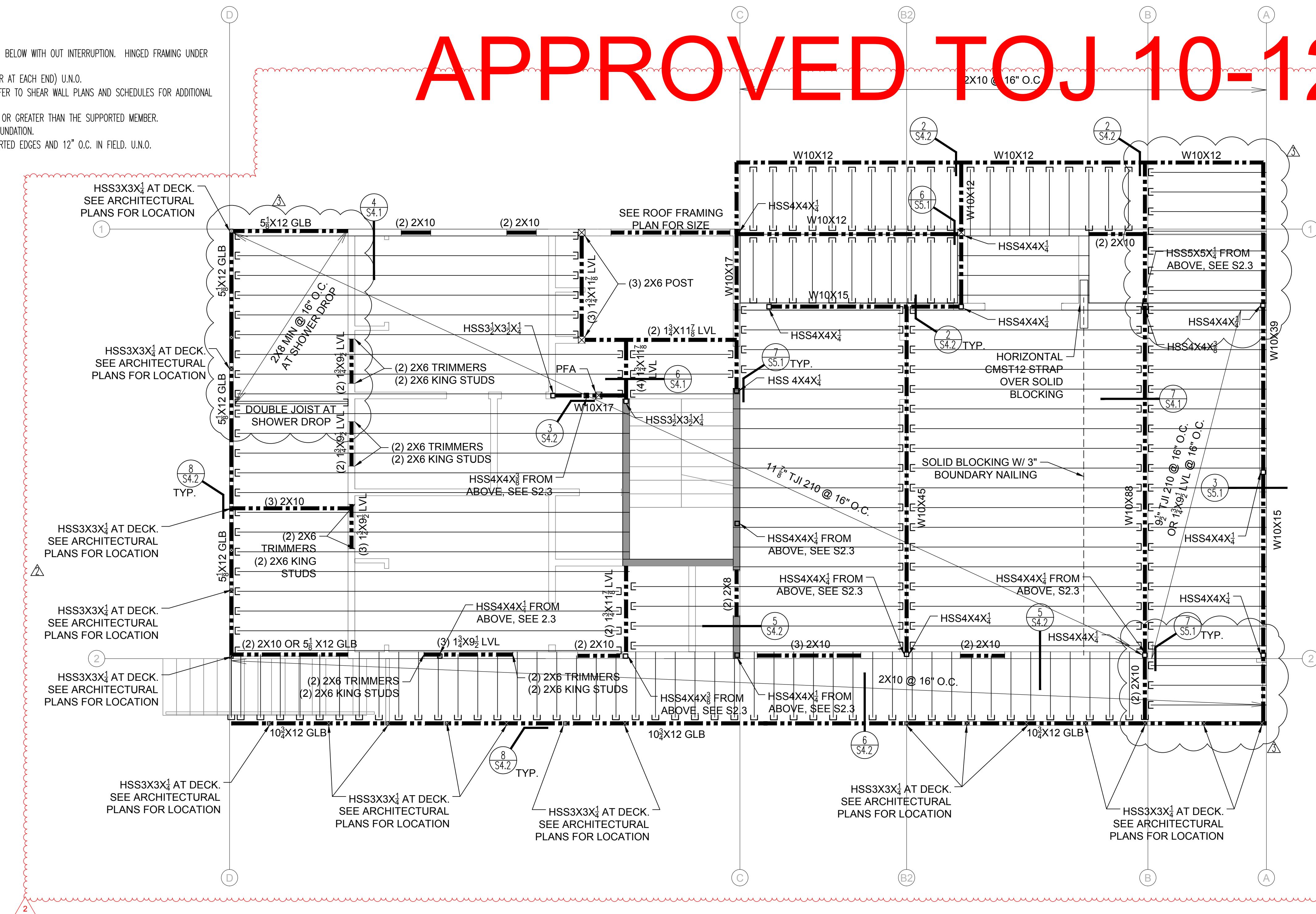
HEDGES RESIDENCE
674 EAST HALL AVE
JACKSON, WY
S1.2

FLOOR FRAMING NOTES:

1. ALL INTERIOR BEARING WALLS SHALL BE CONSTRUCTED WITH 2x4 STUDS @ 16" ON CENTER U.N.O
2. U.N.O. BEARING WALLS SHALL EXTEND FROM THE DIAPHRAGM SYSTEM ABOVE TO THE ADJACENT FLOOR SYSTEM BELOW WITH OUT INTERRUPTION. HINGED FRAMING UNDER THESE CONDITIONS IS PROHIBITED.
3. PROVIDE STANDARD CONSTRUCTION FOR ALL WINDOW AND DOOR OPENINGS (ONE KING STUD AND ONE TRIMMER AT EACH END) U.N.O.
4. WALL SHEATHING: 7/16" APA SHEATHING 8D @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD. U.N.O. REFER TO SHEAR WALL PLANS AND SCHEDULES FOR ADDITIONAL SPECIFICATIONS AND REQUIREMENTS.
5. ALL BEAMS, HEADERS, GIRDERS, TRUSSES, ETC. SHALL BEAR ON BUILT-UP POSTS HAVING A MIN. WIDTH EQUAL OR GREATER THAN THE SUPPORTED MEMBER.
6. ALL POSTS AND COLUMNS MUST PROVIDE A DIRECT CONTINUOUS BEARING LINE THROUGH TO THE FOOTING/FOUNDATION.
7. FLOOR SHEATHING: 3/4" APA EXP 1 T&G GLUED AND NAILED WITH 10D COMMON NAILS @ 6" O.C. AT SUPPORTED EDGES AND 12" O.C. IN FIELD. U.N.O.

= BEARING WALL

NOTE: SCREW TOGETHER ALL (4) PLY BEAMS W/ (2) ROWS OF
1/4"X6" LONG SDS SCREWS EACH SIDE @ 24" O.C.



APPROVED TOJ 10-12-22

SHEARWALL SCHEDULE						
LABEL	SHEATHING	NAIL SIZE	EDGE NAIL	FIELD NAIL	PANEL EDGE MEMBERS	SILL BOLTING TO CONCRETE
SW-1	7/16" 24/16 S.R.	8d	6" O.C.	12" O.C.	2x	5/8"x10" LONG @ 32" O.C.
SW-2	7/16" 24/16 S.R.	8d	4" O.C.	12" O.C.	2x	5/8"x10" LONG @ 24" O.C.
SW-3	7/16" 24/16 S.R.	8d	3" O.C.	12" O.C.	3x	5/8"x10" LONG @ 12" O.C.
SW-4	7/16" 24/16 S.R.	8d	2" O.C.	12" O.C.	3x	5/8"x10" LONG @ 9" O.C.

1. MIN. NAIL PENETRATION INTO FRAMING, 8d-1 1/2", 10d-1 5/8".
2. USE COMMON NAILS.
3. (2) 2x MEMBERS SHALL NOT BE USED TO REPLACE 3x MEMBER. 3x MEMBERS MAY BE REPLACED W/ 4x MEMBERS.
4. PLYWOOD, ORIENTED STRAND BOARD AND COMPOSITE BOARD (BUT NOT STRUCTURAL PARTICLE BOARD) ARE ACCEPTABLE.
5. ALL ANCHOR BOLTS TO HAVE A 3"x3"x1/4" PLATE WASHER AND STANDARD WASHER.
6. SHEAR WALL PANELS INDICATED ON SCHEDULE ARE TO BE SHEATHED FOR FULL HEIGHT OF WALL.
7. ALL FRAMING SHALL BE SPACED @ 16" O.C. U.N.O
8. SEE HOLDOWN SCHEDULE AND PLAN FOR LOCATION AND SIZE OF HOLDOWNS REQUIRED.

HOLDOWN SCHEDULE				
HOLDOWN	EDGE MEMBER	FOUNDATION ANCHOR	EDGE MEMBER ATTACHMENT	POST INSTALL OPTION
LSTHD8	(2) STUDS	EMBEDDED	(20) 16d SINKER	HDU2 W/ 5/8" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 9" EMBEDMENT OR MST48 STRAP NAILED TO WOOD & BOLTED TO CONCRETE WHERE APPLICABLE
STHD10	(2) STUDS	EMBEDDED	(28) 16d SINKER	HDU4 W/ 5/8" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 12" EMBEDMENT OR MST60 STRAP NAILED TO WOOD & BOLTED TO CONCRETE WHERE APPLICABLE
STHD14	(2) STUDS	EMBEDDED	(30) 16d SINKER	HDU5 W/ 5/8" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 15" EMBEDMENT OR MST60 STRAP NAILED TO WOOD & BOLTED TO CONCRETE WHERE APPLICABLE
HDU4	(2) STUDS	5/8" DIA W/ DBL NUT & 2 1/4"x2 1/4"x1/4 PLATE WASHER 12" EMBEDMENT	(10) 1/4" SDS SCREWS	5/8" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 12" EMBEDMENT
HDU5	(2) STUDS	5/8" DIA W/ DBL NUT & 2 1/4"x2 1/4"x1/4 PLATE WASHER 15" EMBEDMENT	(14) 1/4" SDS SCREWS	5/8" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 15" EMBEDMENT
HDU8	(3) STUDS	7/8" DIA W/ DBL NUT & 2 1/4"x2 1/4"x1/4 PLATE WASHER 18" EMBEDMENT	(20) 1/4" SDS SCREWS	7/8" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 24" EMBEDMENT
HDU11	(4) STUDS	1" DIA W/ DBL NUT & 2 1/4"x2 1/4"x1/4 PLATE WASHER 18" EMBEDMENT	(30) 1/4" SDS SCREWS	1" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 24" EMBEDMENT
CS16	(2) STUDS		(20) 10d SINKER	
MST48	(2) STUDS		(26) 16d SINKER	
MST60	(2) STUDS		(34) 16d SINKER	
CMST12	(2) STUDS		(74) 16d SINKER	
CMST14	(2) STUDS		(56) 16d SINKER	

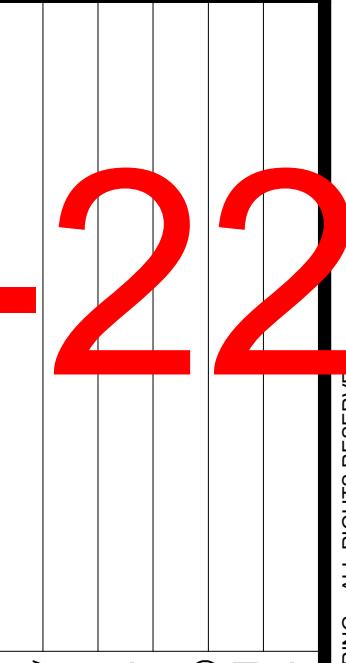
1. ALL ANCHORS ARE SIMPSON OR EQUAL.
2. INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.
3. WHEN 3x MEMBER REQUIRED FOR PANEL EDGES IN SHEAR WALL SCHEDULE USE 4x_ FOR HOLDDOWN MEMBER.
4. SSTB ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR BOLTS.
5. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
6. PROVIDE EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN ANCHORS AND STRAPS.
7. FOR POST INSTALLED ANCHOR BOLTS, DRILL AND EPOXY ANCHOR BOLTS INTO CONCRETE W/ SIMPSON SET-XP EPOXY. SEE SCHEDULE FOR EMBEDMENT DEPTH.
8. HDU2 HOLDOWNS MAY BE USED TO REPLACE LSTHD8 HOLDOWNS. HDU4 HOLDOWNS MAY BE USED TO REPLACE STHD10 & STHD14 HOLDOWNS. EMBED 5/8" ANCHORS 12" INTO CONCRETE. SEE NOTE 7 FOR EPOXY OPTION.

1 BASEMENT LEVEL SHEARWALL PLAN

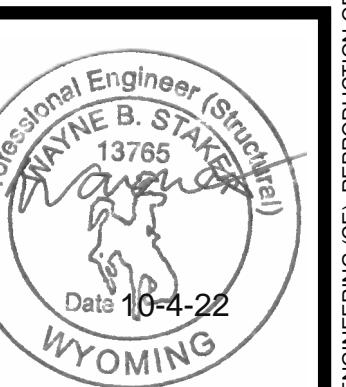
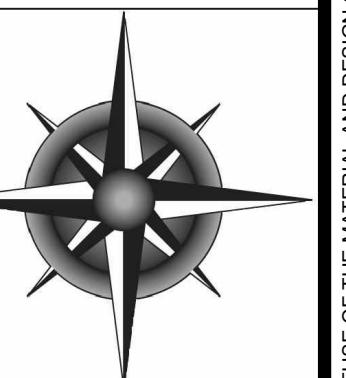
S3.1

SCALE (24x36): 1/4"=1'-0"

SCALE (11x17): 1/8"=1'-0"



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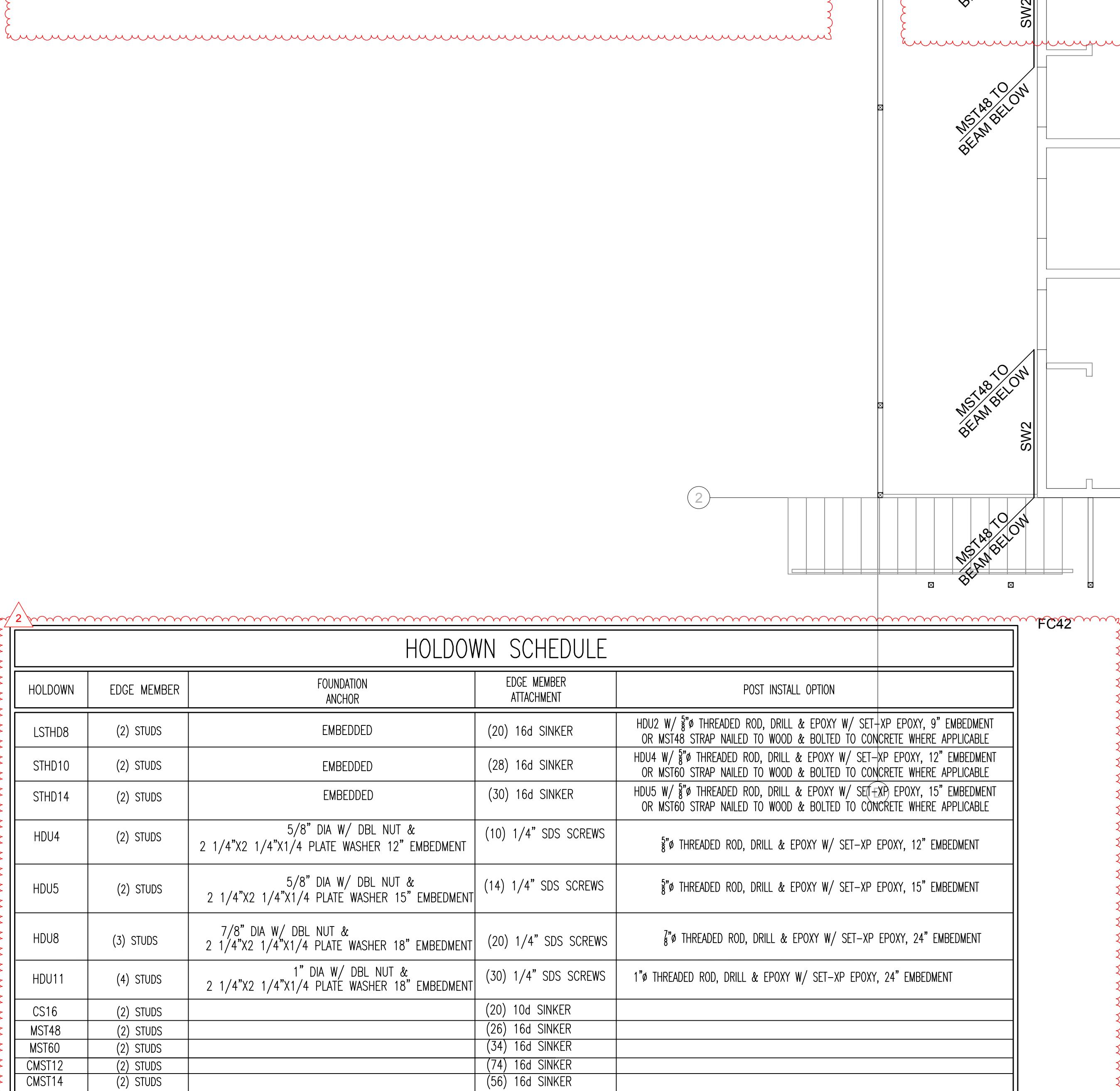
P R O J E C T
HEDGES RESIDENCE
674 EAST HALLACE
JACKSON, WY
DRAWING TITLE
BASEMENT LEVEL
SHEARWALL PLAN
DRAWING DATE:
11/04/2020
DRAWN BY/AMP
CHECKED BY/SP
JOB NO.
20297
FILE NO.

S3.1

APPROVED TOJ 10-12-22

SHEARWALL SCHEDULE						
LABEL	SHEATHING	NAIL SIZE	EDGE NAIL	FIELD NAIL	PANEL EDGE MEMBERS	SILL BOLTING TO CONCRETE
SW-1	7/16" 24/16 S.R.	8d	6" O.C.	12" O.C.	2x	5/8"x10" LONG @ 32" O.C.
SW-2	7/16" 24/16 S.R.	8d	4" O.C.	12" O.C.	2x	5/8"x10" LONG @ 24" O.C.
SW-3	7/16" 24/16 S.R.	8d	3" O.C.	12" O.C.	3x	5/8"x10" LONG @ 12" O.C.
SW-4	7/16" 24/16 S.R.	8d	2" O.C.	12" O.C.	3x	5/8"x10" LONG @ 9" O.C.

1. MIN. NAIL PENETRATION INTO FRAMING, 8d-1 1/2", 10d-1 5/8".
2. USE COMMON NAILS.
3. (2) 2x MEMBERS SHALL NOT BE USED TO REPLACE 3x MEMBER. 3x MEMBERS MAY BE REPLACED W/ 4x MEMBERS.
4. PLYWOOD, ORIENTED STRAND BOARD AND COMPOSITE BOARD (BUT NOT STRUCTURAL PARTICLE BOARD) ARE ACCEPTABLE.
5. ALL ANCHOR BOLTS TO HAVE A 3"x3"x1/4" PLATE WASHER AND STANDARD WASHER.
6. SHEAR WALL PANELS INDICATED ON SCHEDULE ARE TO BE SHEATHED FOR FULL HEIGHT OF WALL.
7. ALL FRAMING SHALL BE SPACED @ 16" O.C. U.N.O
8. SEE HOLDOWN SCHEDULE AND PLAN FOR LOCATION AND SIZE OF HOLDOWNS REQUIRED.



1. ALL ANCHORS ARE SIMPSON OR EQUAL.
2. INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.
3. WHEN 3x MEMBER REQUIRED FOR PANEL EDGES IN SHEAR WALL SCHEDULE USE 4x FOR HOLDOWN MEMBER.
4. SSTB ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR BOLTS.
5. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
6. PROVIDE EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN ANCHORS AND STRAPS.
7. FOR POST INSTALLED ANCHOR BOLTS, DRILL AND EPOXY ANCHOR BOLTS INTO CONCRETE W/ SIMPSON SET-XP EPOXY. SEE SCHEDULE FOR EMBEDMENT DEPTH.
8. HDU2 HOLDOWNS MAY BE USED TO REPLACE LSTHD8 HOLDOWNS. HDU4 HOLDOWNS MAY BE USED TO REPLACE STHD10 & STHD14 HOLDOWNS. EMBED $\frac{5}{8}$ " ANCHORS 12" INTO CONCRETE. SEE NOTE 7 FOR EPOXY OPTION.

MAIN LEVEL SHEARWALL PLAN

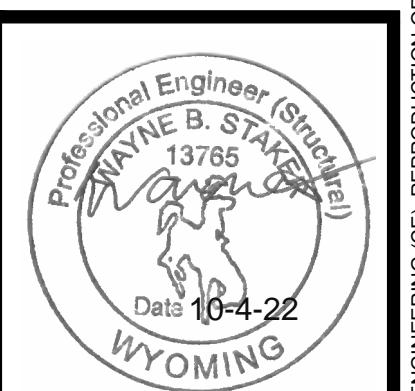
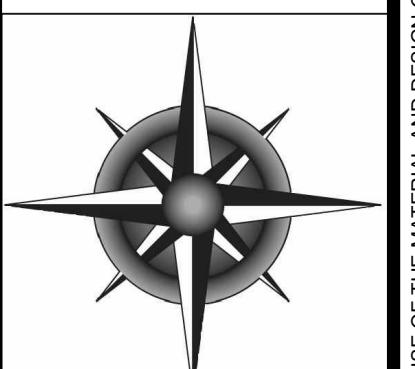
1 S3.2

SCALE (24x36): 1/4"=1'-0"

SCALE (11x17): 1/8"=1'-0"

R \triangle 8/11/2022 ADDENDUM 1
E V - S
O N S

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P R O J

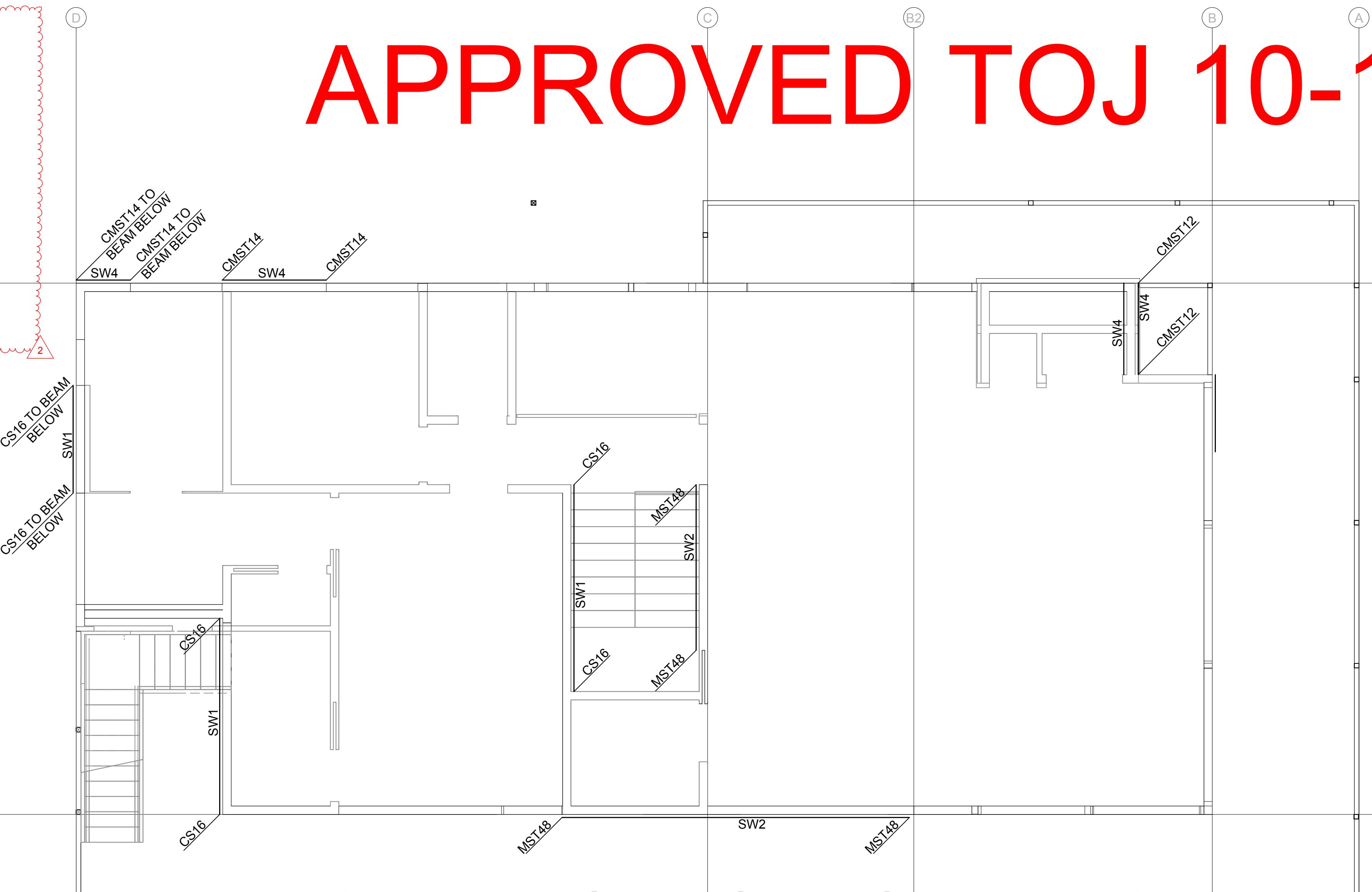
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SHEARWALL PLAN	FILE NO.	
DRAWING TITLE		
DRAWING DATE:		
11/04/2020	DRAWN BY:	MP
	CHECKED BY:	SP

S3.2

APPROVED TOJ 10-12-22

SHEARWALL SCHEDULE						
LABEL	SHEATHING	NAIL SIZE	EDGE NAIL	FIELD NAIL	PANEL EDGE MEMBERS	SILL BOLTING TO CONCRETE
SW-1	7/16" 24/16 S.R.	8d	6" O.C.	12" O.C.	2x	5/8"x10" LONG @ 32" O.C.
SW-2	7/16" 24/16 S.R.	8d	4" O.C.	12" O.C.	2x	5/8"x10" LONG @ 24" O.C.
SW-3	7/16" 24/16 S.R.	8d	3" O.C.	12" O.C.	3x	5/8"x10" LONG @ 12" O.C.
SW-4	7/16" 24/16 S.R.	8d	2" O.C.	12" O.C.	3x	5/8"x10" LONG @ 9" O.C.

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5. ALL ANCHOR BOLTS TO HAVE A 3"x3"x1/4" PLATE WASHER AND STANDARD WASHER.
6. SHEAR WALL PANELS INDICATED ON SCHEDULE ARE TO BE SHEATHED FOR FULL HEIGHT OF WALL.
7. ALL FRAMING SHALL BE SPACED @ 16" O.C. U.N.O
8. SEE HOLDOWN SCHEDULE AND PLAN FOR LOCATION AND SIZE OF HOLDOWNS REQUIRED.



HOLDOWN SCHEDULE				
HOLDOWN	EDGE MEMBER	FOUNDATION ANCHOR	EDGE MEMBER ATTACHMENT	POST INSTALL OPTION
LSTHD8	(2) STUDS	EMBEDDED	(20) 16d SINKER	HDU2 W/ 5/8" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 9" EMBEDMENT OR MST48 STRAP NAILED TO WOOD & BOLTED TO CONCRETE WHERE APPLICABLE
STHD10	(2) STUDS	EMBEDDED	(28) 16d SINKER	HDU4 W/ 5/8" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 12" EMBEDMENT OR MST60 STRAP NAILED TO WOOD & BOLTED TO CONCRETE WHERE APPLICABLE
STHD14	(2) STUDS	EMBEDDED	(30) 16d SINKER	HDU5 W/ 5/8" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 15" EMBEDMENT OR MST60 STRAP NAILED TO WOOD & BOLTED TO CONCRETE WHERE APPLICABLE
HDU4	(2) STUDS	5/8" DIA W/ DBL NUT & 2 1/4"x2 1/4"x1/4 PLATE WASHER 12" EMBEDMENT	(10) 1/4" SDS SCREWS	5/8" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 12" EMBEDMENT
HDU5	(2) STUDS	5/8" DIA W/ DBL NUT & 2 1/4"x2 1/4"x1/4 PLATE WASHER 15" EMBEDMENT	(14) 1/4" SDS SCREWS	5/8" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 15" EMBEDMENT
HDU8	(3) STUDS	7/8" DIA W/ DBL NUT & 2 1/4"x2 1/4"x1/4 PLATE WASHER 18" EMBEDMENT	(20) 1/4" SDS SCREWS	7/8" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 24" EMBEDMENT
HDU11	(4) STUDS	1" DIA W/ DBL NUT & 2 1/4"x2 1/4"x1/4 PLATE WASHER 18" EMBEDMENT	(30) 1/4" SDS SCREWS	1" THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 24" EMBEDMENT
CS16	(2) STUDS		(20) 10d SINKER	
MST48	(2) STUDS		(26) 16d SINKER	
MST60	(2) STUDS		(34) 16d SINKER	
CMST12	(2) STUDS		(74) 16d SINKER	
CMST14	(2) STUDS		(56) 16d SINKER	

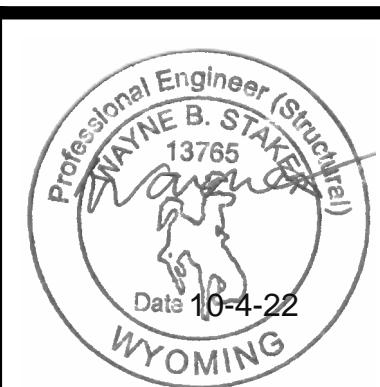
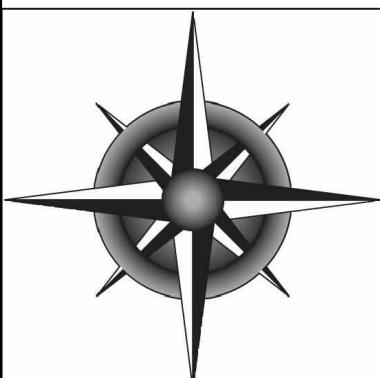
1. ALL ANCHORS ARE SIMPSON OR EQUAL.
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3. WHEN 3x MEMBER REQUIRED FOR PANEL EDGES IN SHEAR WALL SCHEDULE USE 4x FOR HOLDDOWN MEMBER.
4. SSTB ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR BOLTS.
5. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
6. PROVIDE EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN ANCHORS AND STRAPS.
7. FOR POST INSTALLED ANCHOR BOLTS, DRILL AND EPOXY ANCHOR BOLTS INTO CONCRETE W/ SIMPSON SET-XP EPOXY. SEE SCHEDULE FOR EMBEDMENT DEPTH.
8. HDU2 HOLDOWNS MAY BE USED TO REPLACE LSTHD8 HOLDOWNS. HDU4 HOLDOWNS MAY BE USED TO REPLACE STHD10 & STHD14 HOLDOWNS. EMBED 5/8" ANCHORS 12" INTO CONCRETE. SEE NOTE 7 FOR EPOXY OPTION.

1 S3.3 UPPER LEVEL SHEARWALL PLAN

33.3
SCALE (24x36): 1/4"=1'-0"
SCALE (11x17): 1/8"=1'-0"



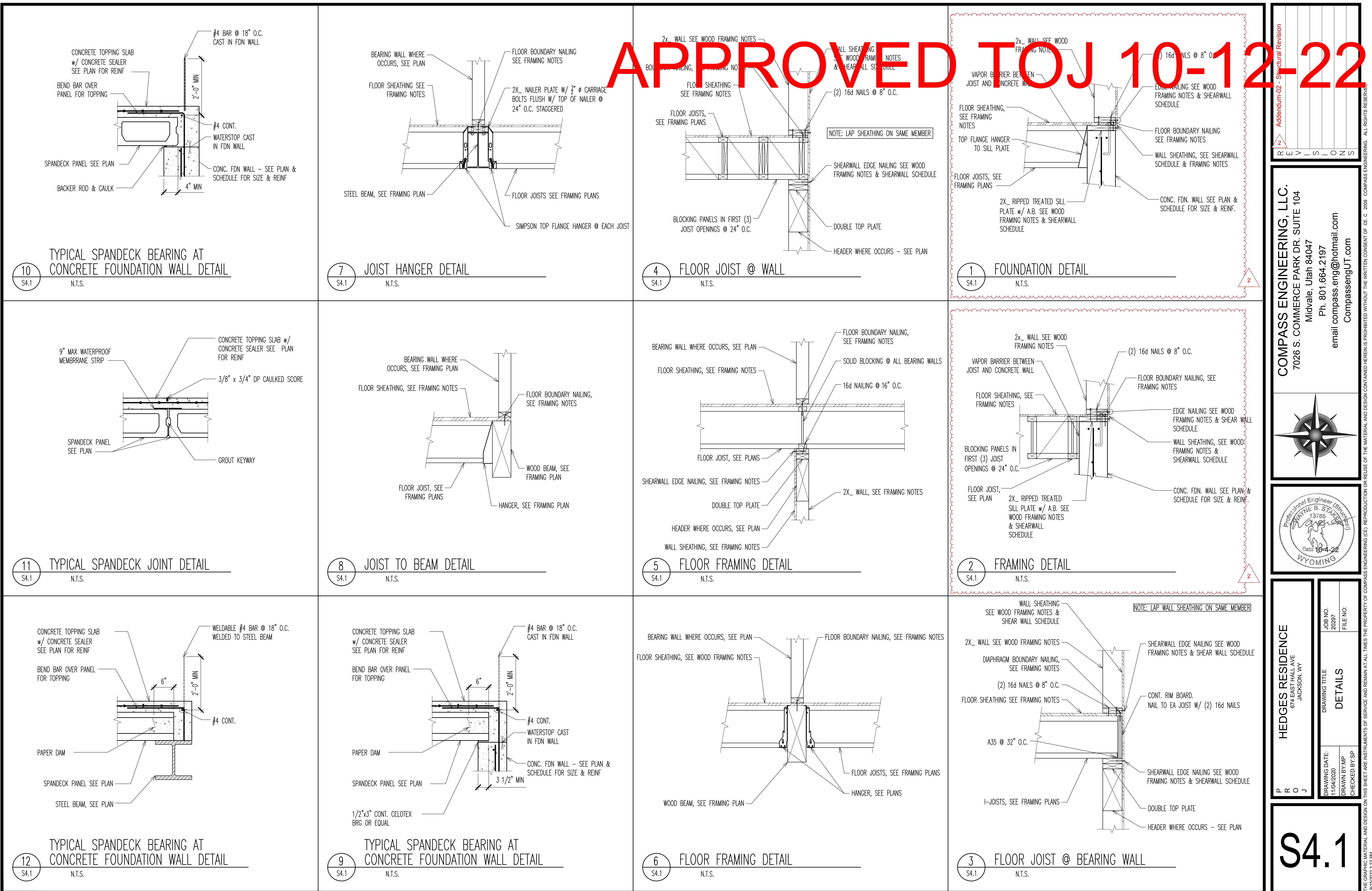
COMPASS ENGINEERING, LLC.
7026 S. COMMERCE PARK DR. SUITE 104
Midvale, Utah 84047
Ph. 801.664.2197
email compassengut.com

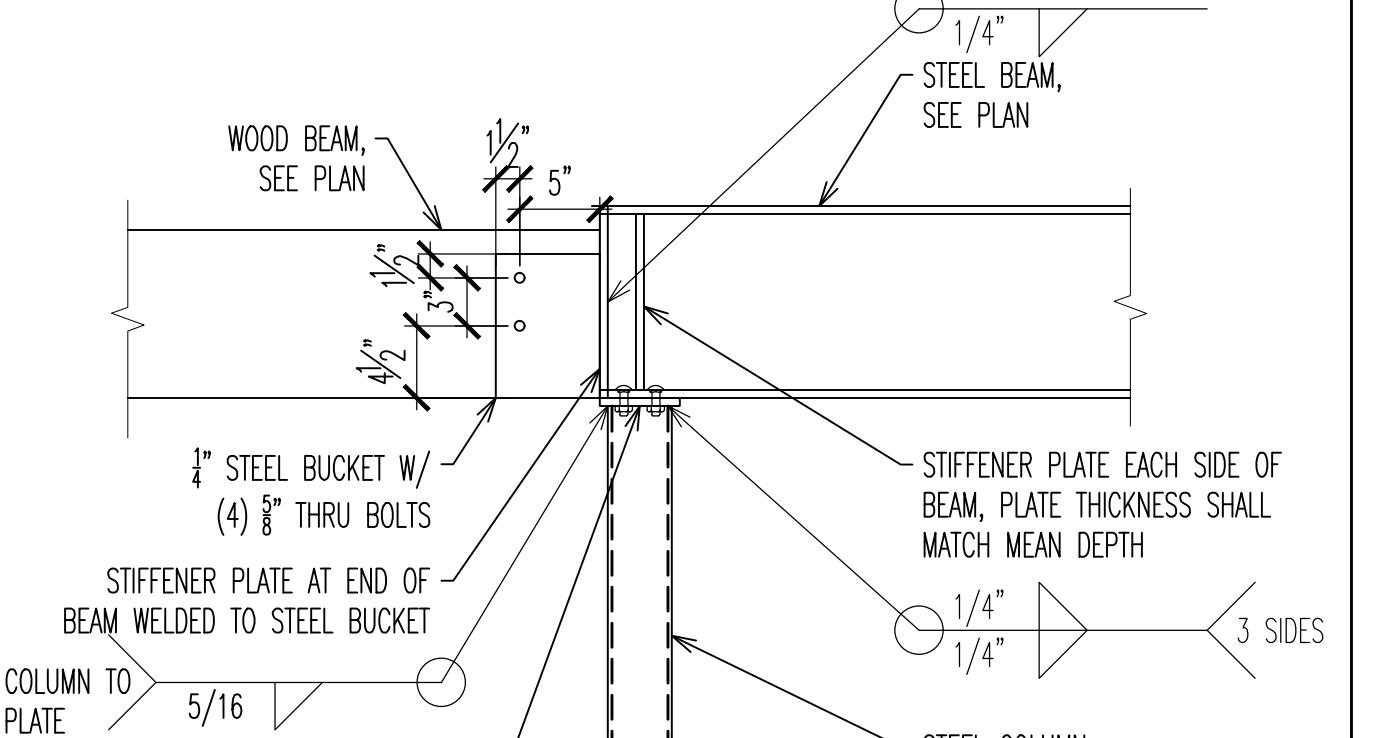


P	R	J	JO	JO	JO
HE	E	J	E	E	E
RESIDENCE	EAST HALL AVE	JACKSON, WY	UPPER LEVEL	SH	PLAN
DRAWING TITLE:					
DRAWING DATE:	11/04/2020				
DRAWN BY:	MAP				
FILE NO.:	20297				
CHECKED BY:	SP				

S3.3

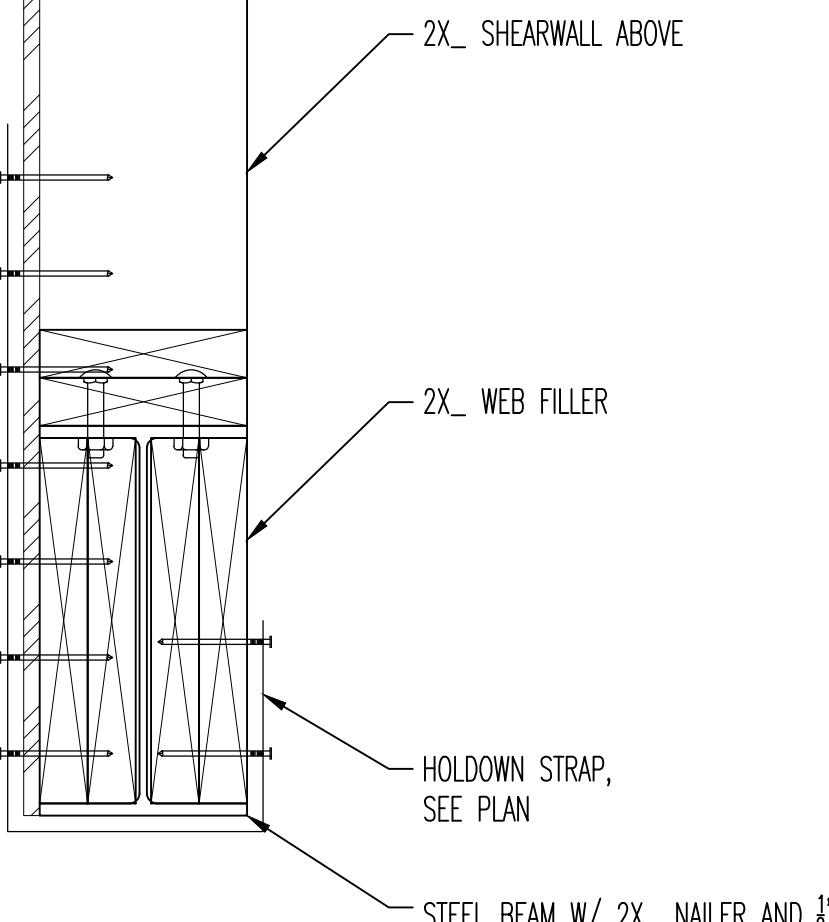
2x WALL SEE WOOD FRAMING NOTES
2x WALL SHEATHING SEE WOOD FRAMING NOTES
BOUNDRY RAILING, SEE WOOD FRAMING NOTES
FLOOR SHEATHING SEE FRAMING NOTES
- (2) 16d NAILS @ 8" O.C.
VAPOR BARRIER BETWEEN JOIST AND CONCRETE WALL
EDGE RAILING SEE WOOD
16dAILS @ 8" O.C.
2x WALL SEE WOOD FRAMING NOTES
16dAILS @ 8" O.C.
2x WALL SEE WOOD FRAMING NOTES
16dAILS @ 8" O.C.
10-12-22
02 - Structural Rev





7
WOOD BEAM TO STEEL BEAM
N.T.S.
S4.2

WOOD BEAM, SEE PLAN
STEEL BEAM, SEE PLAN
1/4" STEEL BUCKET W/ (4) 5/8" THRU BOLTS
STIFFENER PLATE AT END OF BEAM WELDED TO STEEL BUCKET
COLUMN TO PLATE 5/16" 3/8" CAP PLATE W/ (4) 3/8" THRU BOLTS
STEEL COLUMN, SEE PLAN
1/4" 1/4" 3 SIDES



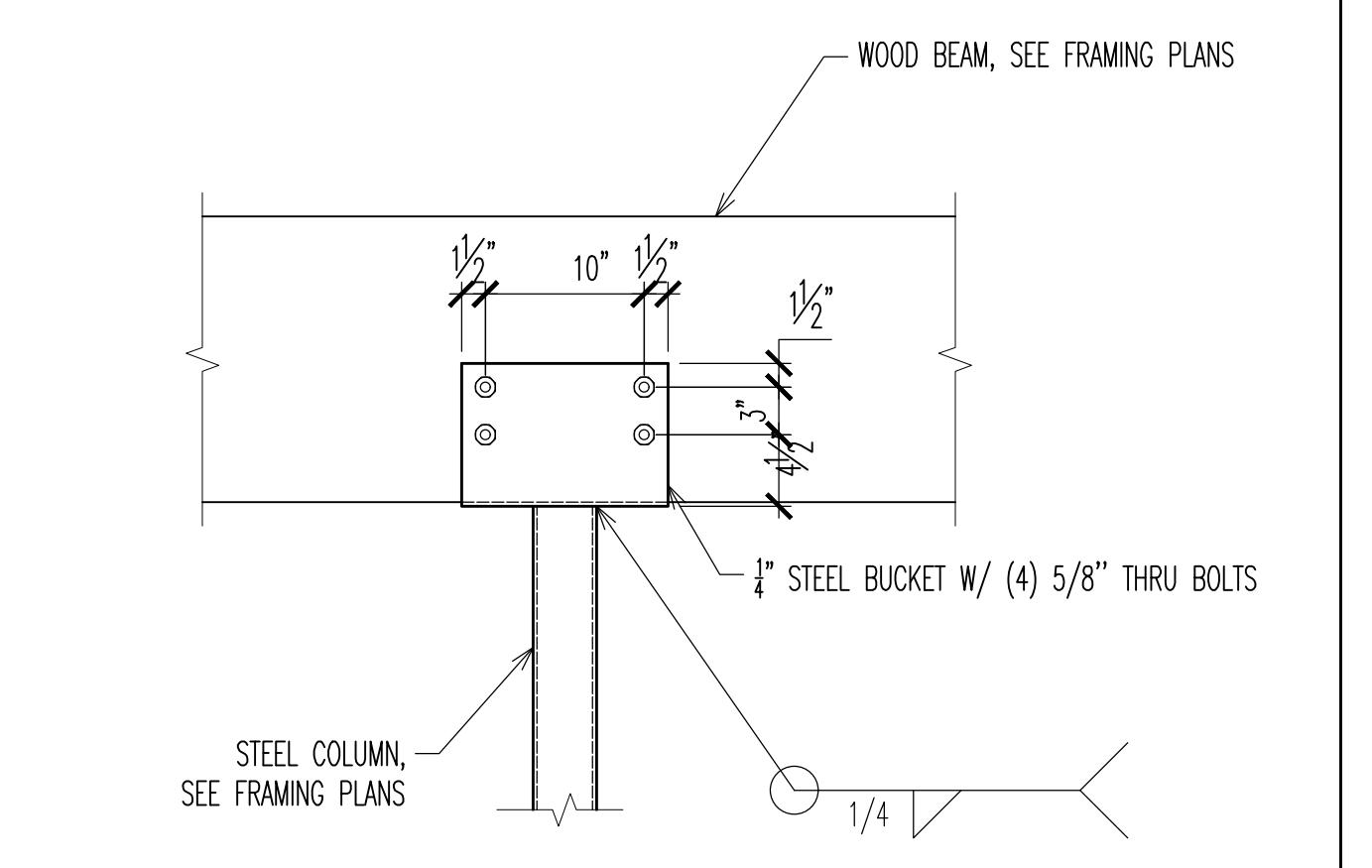
4
STRAP @ STEEL BEAM
N.T.S.
S4.2

2X_ SHEARWALL ABOVE
2X_ WEB FILLER
HOLDOWN STRAP, SEE PLAN
STEEL BEAM W/ 2X_ NAILER AND 1" Ø THRU BOLT @ 24" O.C. STAGGERED

A-325 BOLT SCHEDULE

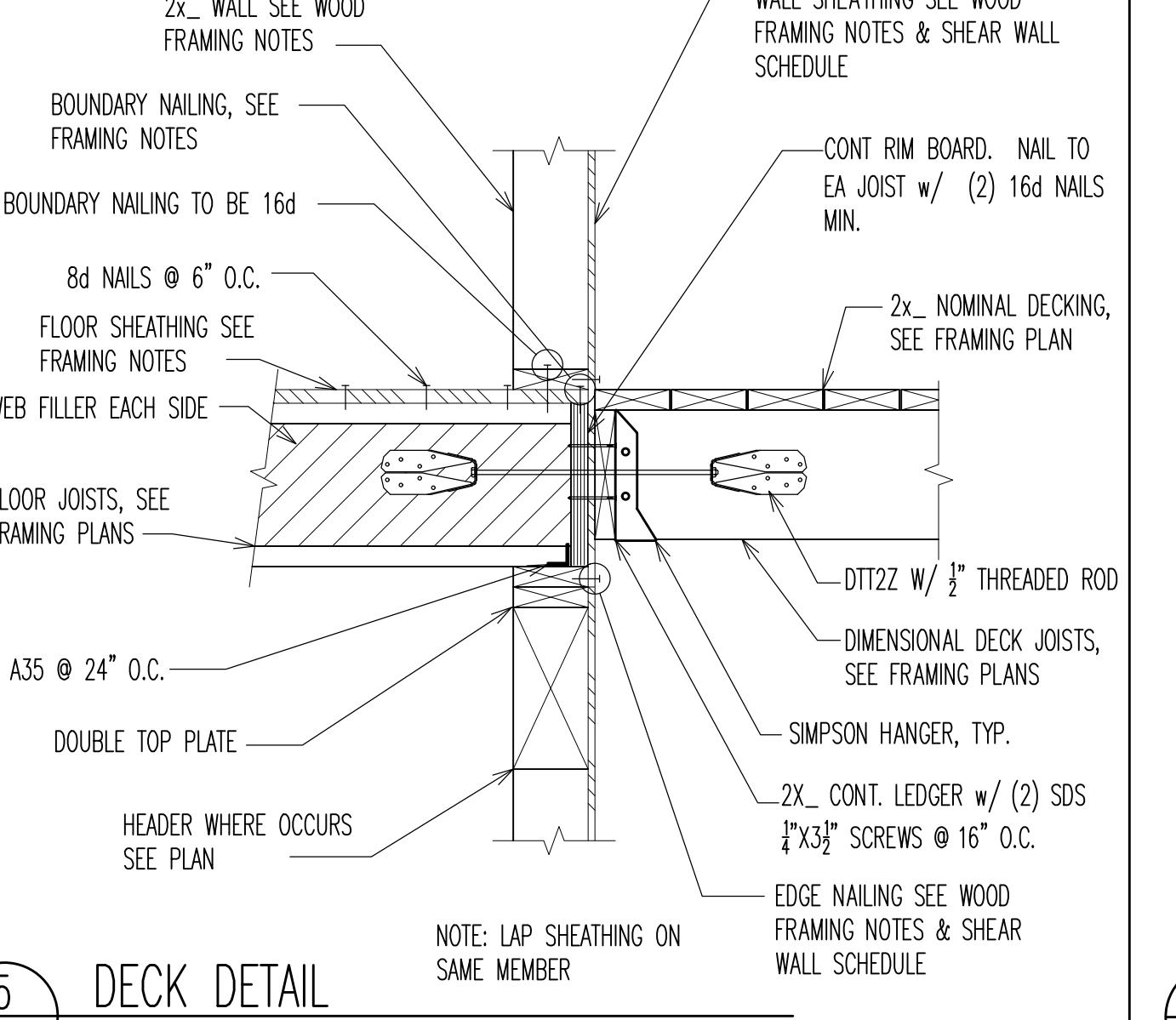
MAXIMUM BEAM SIZE IN EACH BEAM DEPTH GROUP	A-325N BOLTS	
	No. PER BEAM	SIZE
W8	2	3/4" DIA.
W10	2	3/4" DIA.
W12	3	3/4" DIA.
W14	3	3/4" DIA.
W16	4	3/4" DIA.
W18	5	3/4" DIA.
W21	6	3/4" DIA.
W24	7	3/4" DIA.
W27	8	3/4" DIA.
W30	9	3/4" DIA.

① BEAM WEB CONNECTION PLATES. THICKNESS EQUALS THE BEAM WEB THICKNESS PLUS 1/8" (3/8" MIN.)
 ② FILLET WELDS SHALL BE AS FOLLOWS:
 ONE SIDE: PLATE THICKNESS MINUS 1/16" (1/4" MIN.)
 TWO SIDES: 1/2 PLATE THICKNESS PLUS 1/16" (1/4" MIN.) EACH SIDE
 ③ THICKNESS EQUALS BEAM FLANGE THICKNESS OF BEAM FRAMING INTO COLUMN WEB (3/8" MIN.)
 ④ BOLT EDGE DISTANCE SHALL BE 1 1/2" MIN. AT ALL EDGES. BOLT SPACING SHALL BE 3" MIN.



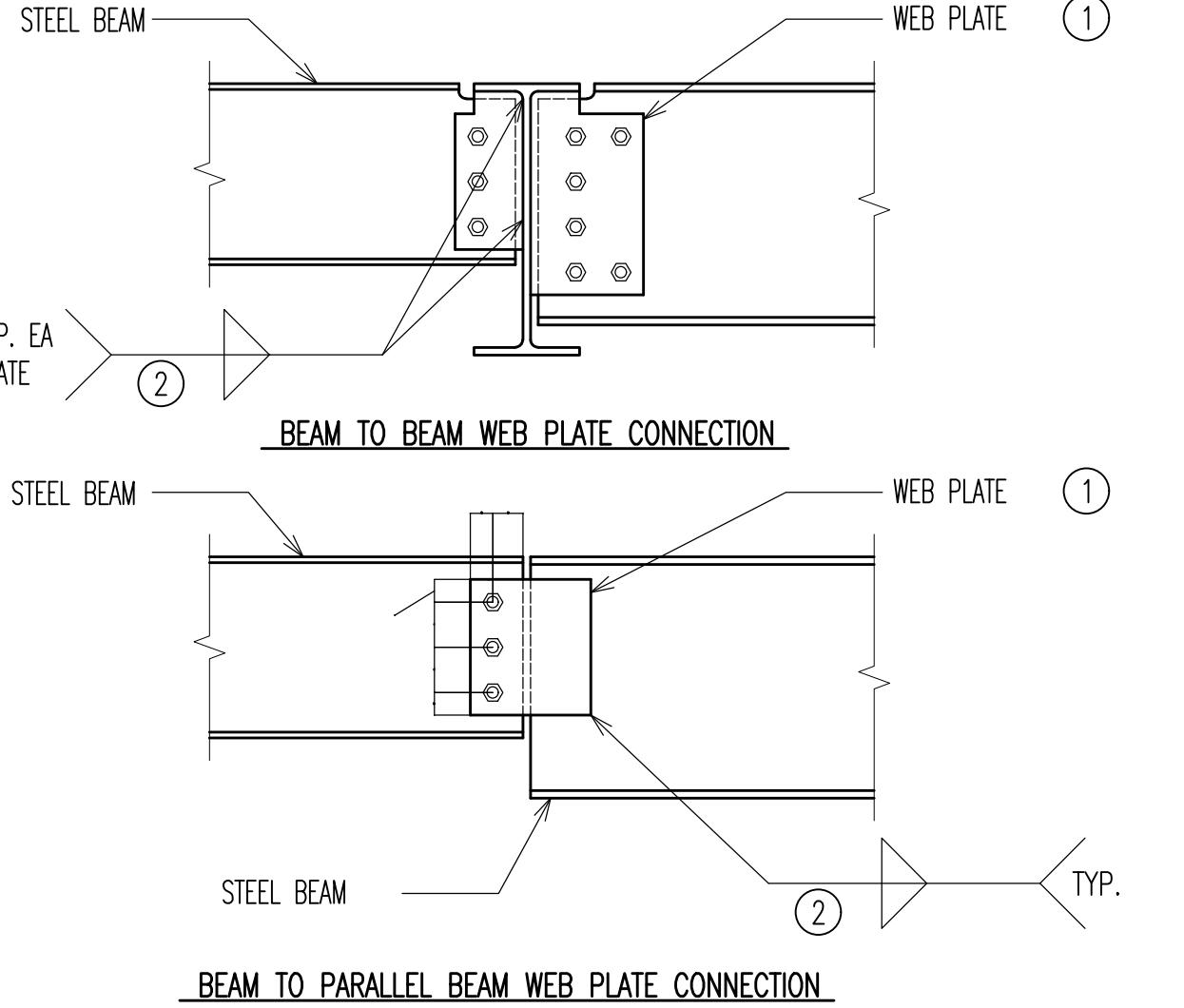
8
BEAM TO COLUMN DETAIL
N.T.S.
S4.2

WOOD BEAM, SEE FRAMING PLANS
1/4" STEEL BUCKET W/ (4) 5/8" THRU BOLTS
STEEL COLUMN, SEE FRAMING PLANS
1/4"



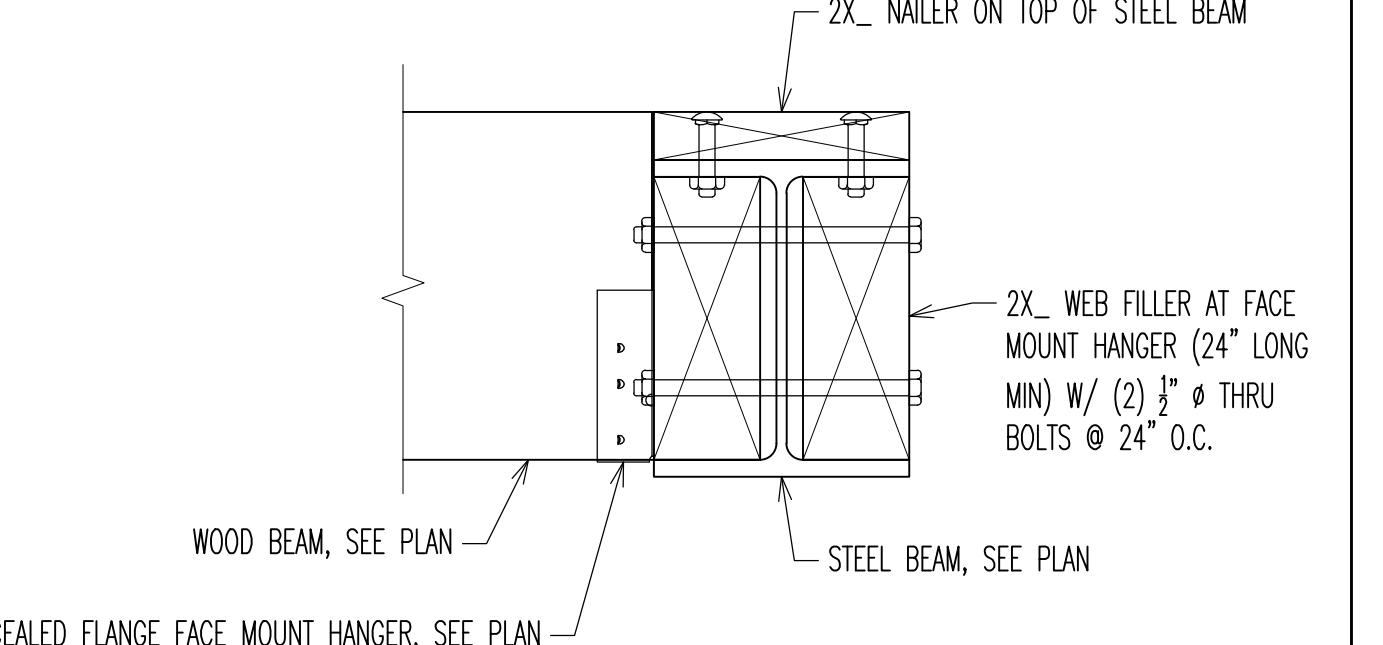
5
DECK DETAIL
N.T.S.
S4.2

2X_ WALL SEE WOOD FRAMING NOTES
BOUNDARY NAILING SEE FRAMING NOTES
BOUNDARY NAILING TO BE 16d
8d NAILS @ 6" O.C.
FLOOR SHEATHING SEE FRAMING NOTES
WEB FILLER EACH SIDE
FLOOR JOISTS, SEE FRAMING PLANS
A35 @ 24" O.C.
DOUBLE TOP PLATE
HEADER WHERE OCCURS SEE PLAN
NOTE: LAP SHEATHING ON SAME MEMBER
WALL SHEATHING SEE WOOD FRAMING NOTES & SHEAR WALL SCHEDULE
CONT RIM BOARD. NAIL TO EA JOIST W/ (2) 16d NAILS MIN.
2X_ NOMINAL DECKING, SEE FRAMING PLAN
DTT2Z W/ 1/2" THREADED ROD
DIMENSIONAL DECK JOISTS, SEE FRAMING PLANS
SIMPSON HANGER, TYP.
2X_ CONT. LEDGER W/ (2) SDS 1"X3" SCREWS @ 16" O.C.
EDGE NAILING SEE WOOD FRAMING NOTES & SHEAR WALL SCHEDULE



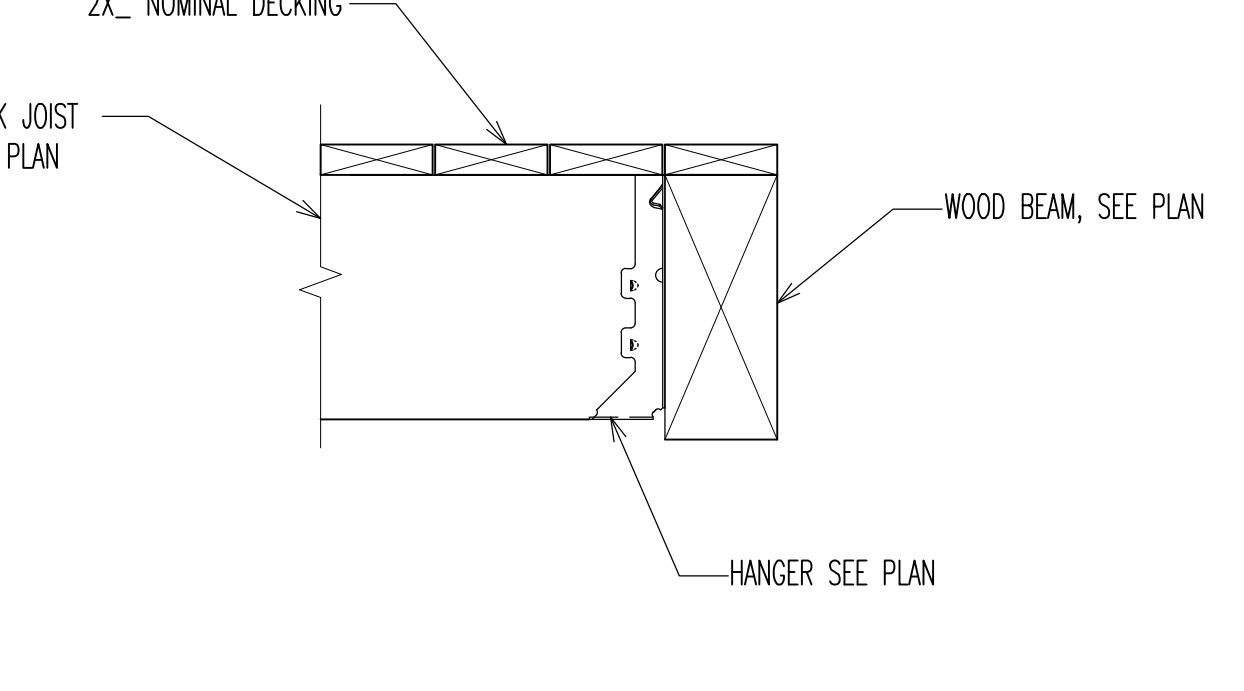
2
TYP. BOLTED WEB PLATE CONNECTIONS W/ BOLT SCHEDULE (SINGLE SHEAR)
N.T.S.
S4.2

STEEL BEAM
WEB PLATE
TYP. EA PLATE
BEAM TO BEAM WEB PLATE CONNECTION
STEEL BEAM
WEB PLATE
TYP.
BEAM TO PARALLEL BEAM WEB PLATE CONNECTION



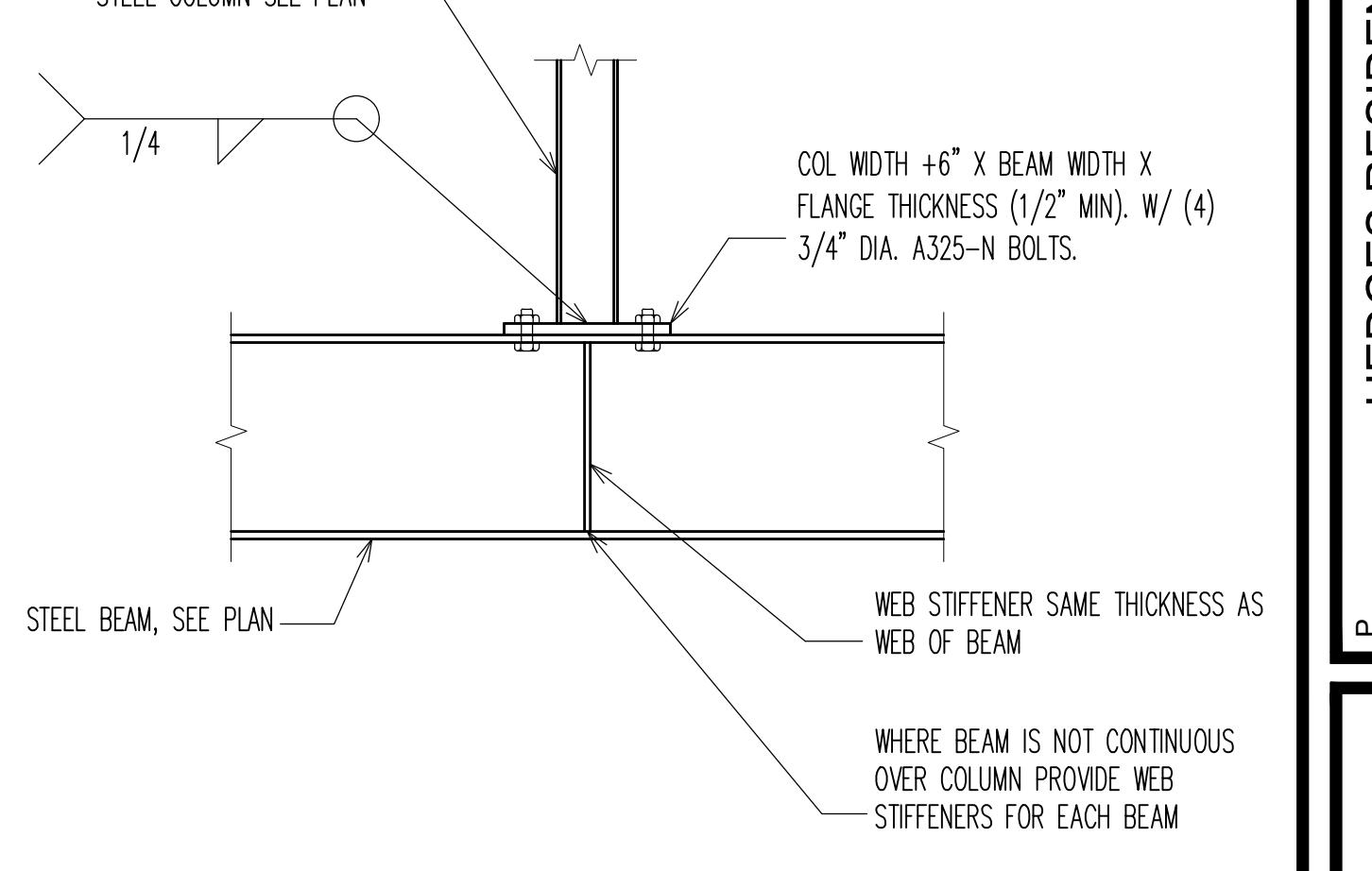
9
WOOD BEAM TO STEEL BEAM
N.T.S.
S4.2

2X_ NAILER ON TOP OF STEEL BEAM
2X_ WEB FILLER AT FACE MOUNT HANGER (24" LONG MIN) W/ (2) 1/2" Ø THRU BOLTS @ 24" O.C.
WOOD BEAM, SEE PLAN
STEEL BEAM, SEE PLAN
CONCEALED FLANGE FACE MOUNT HANGER, SEE PLAN



6
DECK JOIST CONNECTION DETAIL
N.T.S.
S4.2

2X_ NOMINAL DECKING
DECK JOIST SEE PLAN
WOOD BEAM, SEE PLAN
HANGER SEE PLAN



3
COLUMN TO BEAM CONNECTION
N.T.S.
S4.2

STEEL COLUMN SEE PLAN
1/4" 1/4" 1/4" 1/4"
COL. WDTH +6" X BEAM WDTH X FLANGE THICKNESS (1/2" MIN.) W/ (4) 3/4" DIA. A325-N BOLTS.
STEEL BEAM, SEE PLAN
WEB STIFFENER SAME THICKNESS AS WEB OF BEAM
WHERE BEAM IS NOT CONTINUOUS OVER COLUMN PROVIDE WEB STIFFENERS FOR EACH BEAM

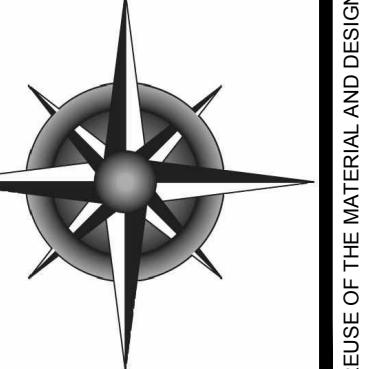
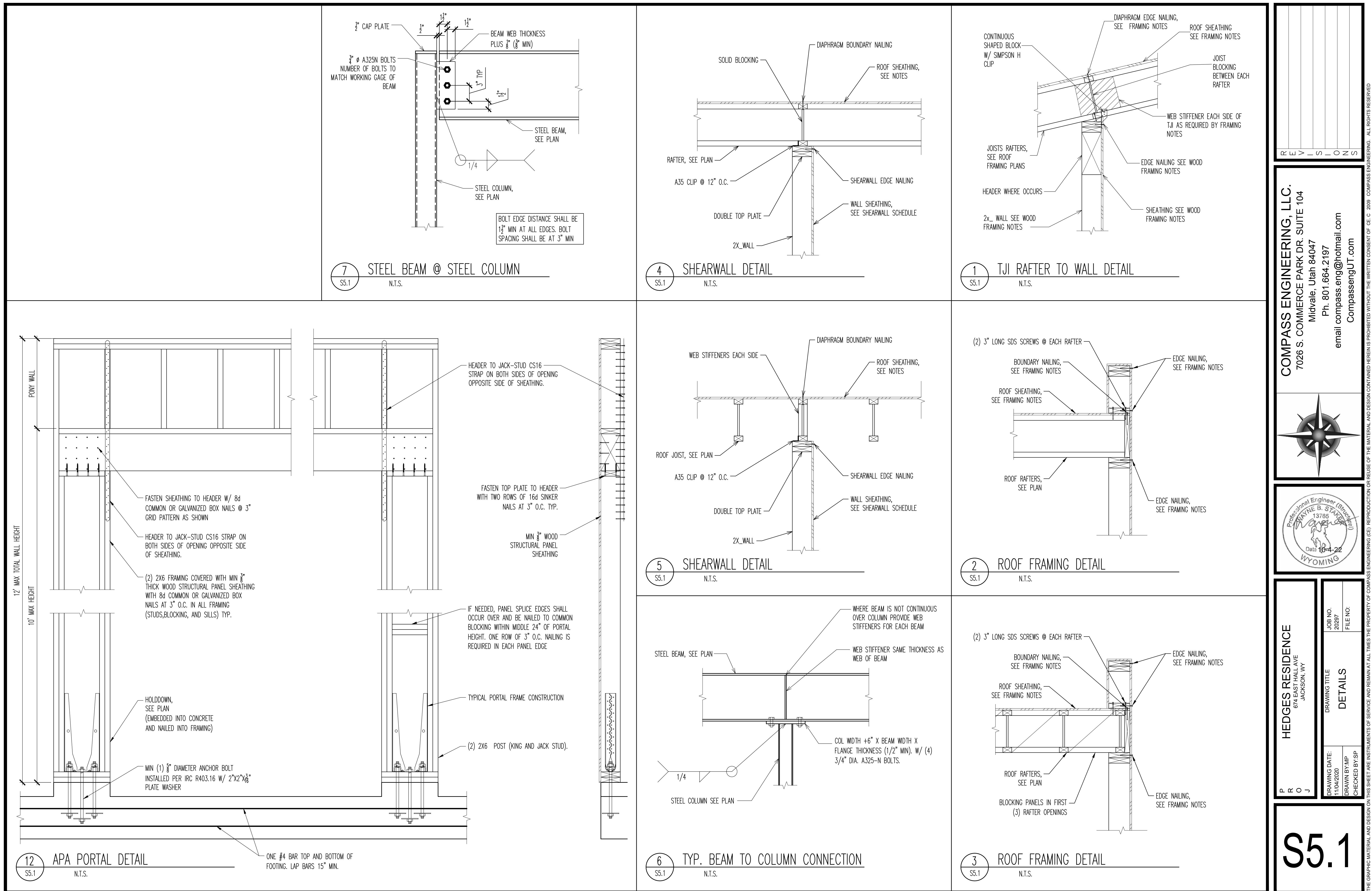
P R O J E C T
HEDGES RESIDENCE
674 EAST THALIA AVE
JACKSON, WY

DRAWING TITLE
11/04/2020
DRAWN BY MP
CHECKED BY SP

DETAILS
JOB NO.
20297
FILE NO.

S4.2

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DETAILS	JOE NO.	FILE NO.
HEDGES RESIDENCE 674 EAST HALL AVE JACKSON, WY	20297	

DETAILS	DRAWING DATE:	DRAWN BY:	CHECKED BY:
S5.1	11/04/2020	BY MP	BY SP

MECHANICAL SPECIFICATIONS:

- GENERAL:
 - FURNISH ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT AND FACILITIES NECESSARY TO FURNISH, FABRICATE, DELIVER, STORE AND INSTALL ALL WORK NOTED ON THE DRAWINGS AND/OR SPECIFIED HEREIN.
 - THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK NECESSARY TO MAKE A COMPLETE SYSTEM WHETHER OR NOT SUCH DETAILS ARE MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE PLANS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE SYSTEM, EXCEPTING ONLY THOSE PORTIONS THAT ARE SPECIFICALLY MENTIONED HEREIN OR PLAINLY MARKED ON THE ACCOMPANYING DRAWINGS AS BEING INSTALLED UNDER ANOTHER SECTION OF THE SPECIFICATIONS.
- WORKMANSHIP:
 - THE WORK SHALL BE ACCOMPLISHED IN A THOROUGH AND WORKMAN-LIKE MANNER SATISFACTORY TO AND MEETING THE APPROVAL OF THE OWNER AND ARCHITECT.
- MATERIALS:
 - ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KIND, FREE FROM ALL DEFECTS AND OF THE MAKE AND QUALITY SPECIFIED.
- SITE INSPECTION:
 - CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS & EXACT NATURE OF THE WORK.
 - SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE AND FUNCTIONAL SYSTEM.
 - NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDS FOR ANY OMISSION WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.
- CODES AND PERMITS:
 - ALL MECHANICAL EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 INTERNATIONAL MECHANICAL CODE (IMC), 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ORDINANCES AS INTERPRETED BY THE TOWN OF JACKSON BUILDING DEPARTMENT.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS.
 - COPIES OF ALL PERMITS AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT.
- AS-BUILT:
 - CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DOCUMENTS WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL ACCEPTANCE AND PAYMENT.
- GUARANTEE:
 - CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIALS ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER COMPLETION.
- SUBMITTALS:
 - CATALOG INFORMATION AND CUTS OF ALL EQUIPMENT AND DEVICES (WITH ALL OPTIONS CLEARLY MARKED) SHALL BE SUBMITTED ELECTRONICALLY TO THE ARCHITECT FOR REVIEW. PERFORMANCE SELECTIONS REQUIRED FOR FAN COILS.
- COORDINATION:
 - THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW SCOPE.
 - THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE BEST ARRANGEMENT OF ALL DUCTS, PIPES, CONDUIT, ETC.
- CUTTING AND PATCHING:
 - ALL CUTTING AND PATCHING REQUIRED OF THE STRUCTURE (NEW OR EXISTING) SHALL BE PROVIDED UNDER OTHER SECTIONS OF THE WORK.
 - PROVIDE NECESSARY REQUIREMENTS TO THE PROJECT SUPERINTENDENT.
 - X-RAY SLABS PRIOR TO CORING.
- CLEANUP:
 - UPON COMPLETION OF THE WORK UNDER THIS SECTION, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT AND DEBRIS INCIDENTAL TO THIS WORK AND LEAVE THE PREMISES CLEAN AND ORDERLY.
- MECHANICAL IDENTIFICATION:
 - EQUIPMENT NAMEPLATES: METAL, WITH DATA ENGRAVED OR STAMPED, FOR PERMANENT ATTACHMENT ON EQUIPMENT.
 - PIPE MARKERS: PREPRINTED, COLOR CODED, WITH LETTERING INDICATING SERVICE, AND SHOWING DIRECTION OF FLOW.
 - VALVE TAGS: STAMPED OR ENGRAVED WITH 1/4" LETTERS FOR PIPING SYSTEM ABBREVIATION AND 1/2" NUMBERS, WITH NUMBERING SCHEME. PROVIDE 5/32" HOLE FOR FASTENER.
 - VALVE TAG SCHEDULE: PREPARE A VALVE TAG SCHEDULE TO BE SUBMITTED TO THE MAINTENANCE ENGINEER FOR RECORD.

13. DUCTWORK:
 a. DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE 2018 IMC AND SMACNA STANDARDS.
 b. DUCTWORK SHALL BE GALVANIZED STEEL GAUGES TO MEET SMACNA STANDARDS. DUCTWORK SIZES INDICATED ARE INSIDE TO INSIDE (OUTSIDE TO OUTSIDE) DIMENSIONS.
 c. ALL DUCT JOINTS SHALL BE SEALED AIR TIGHT WITH RCD CORP. # 6 MASTIC ADHESIVE WITH VERSA GRIP OR MESH.
 d. ALL FINAL CONNECTIONS TO SUPPLY GRILLES SHALL BE COMPLETED WITH ACOUSTICAL FLEXIBLE DUCT UNLESS OTHERWISE NOTED ON THE PLANS. MINIMUM LENGTH IS 3', MAXIMUM LENGTH IS 5'.
 e. FLEXIBLE DUCT USED FOR CONDITIONED AIR SHALL BE UL APPROVED, VINYL COATED, WIRE REINFORCED FIBERGLASS, WITH MAXIMUM THERMAL CONDUCTIVITY OF 0.30 BTU-INHR-FT²-F AND A MAXIMUM LENGTH OF FIVE FEET.
 f. CLOTHES DRYER VENT EXHAUST DUCTWORK SHALL BE ALUMINUM. DUCTWORK SHALL NOT BE CONNECTED OR INSTALLED WITH SHEET METAL SCREWS OR OTHER FASTENERS THAT WILL OBSTRUCT THE EXHAUST FLOW. TERMINATE WITH A WALL CAP WITH A BACK DRAFT DAMPER. SCREENS ARE PROHIBITED. REFER TO SECTION M1502 OF THE 2018 IRC FOR MAXIMUM DRYER EXHAUST DUCT LENGTHS.
 g. DUCTWORK SHALL BE SIZED AT A MAXIMUM VELOCITY OF 1,000 FPM/08" PRESSURE DROP PER 100 FEET.
 h. EACH MECHANICAL VENTILATION SYSTEM (SUPPLY AND/OR EXHAUST) SHALL BE EQUIPPED WITH A MEANS OF SHUT-OFF WHEN VENTILATION IS NOT REQUIRED, AND BACKDRAFT DAMPERS WHICH CAN BE CLOSED ON FAN SHUTDOWN SHALL BE PROVIDED FOR AIR INTAKES AND/OR DISCHARGES.
 i. CLEAN OUT ALL DUCTS PRIOR TO SUPPLY AND RETURN GRILLE INSTALLATION
 j. DOUBLE THICKNESS TURNING VANES SHALL BE USED ON ALL DUCT TURNS OF 90°.

14. REFRIGERANT PIPING:
 a. REFRIGERANT LINE SETS SHALL BE FURNISHED BY THE CONDENSING UNIT MANUFACTURER AND BE PRE-INSULATED.
 b. REFRIGERANT PIPING CONNECTIONS SHALL BE BRAZED WITH 15% SIL FLOSS. PURGE PIPING WITH NITROGEN WHILE BRAZING.
 c. PROVIDE HANGERS, SUPPORTS AND INSULATION SADDLES AS REQUIRED AND PER ANSI REQUIREMENTS. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE.
 d. REFRIGERANT PIPING INDICATED IS SCHEMATIC ONLY. SIZE PIPING AND DESIGN THE ACTUAL PIPING LAYOUT, INCLUDING OIL TRAPS, DOUBLE RISERS, SPECIALTIES, AND PIPE AND TUBE SIZES, TO ENSURE PROPER OPERATION AND COMPLIANCE WITH WARRANTIES OF CONNECTED EQUIPMENT.
 e. EVAUCATE THE ENTIRE REFRIGERANT SYSTEM WITH A VACUUM PUMP TO A VACUUM OF 500 MICROMETER FOR A PERIOD OF 12 HOURS PRIOR TO CHARGING.

15. DUCTWORK INSULATION:
 a. ALL DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS PER SECTION 604 OF THE 2018 IMC.
 b. INSULATION SHALL BE UL LISTED IN COMPLIANCE WITH A FLAME-Spread INDEX NOT MORE THAN 25 AND SMOKE DEVELOPED INDEX NOT MORE THAN 50, PER SECTION 604.3 OF THE 2018 IMC. INSTALLATION SHALL BE IN ACCORDANCE WITH IMC REQUIREMENTS.
 c. RECTANGULAR SUPPLY, RETURN & TRANSFER DUCTWORK SHALL BE INTERNALLY LINED WITH A VAPOR RESISTANT DUCT LINER OF THICKNESSES SPECIFIED BELOW.
 d. CONCEALED ROUND, CONCEALED OVAL & OUTDOOR AIR DUCTS SHALL BE EXTERNALLY WRAPPED WITH FIBERGLASS INSULATION WITH AN EXTERNAL VAPOR BARRIER. REQUIRED R-VALUES ARE SPECIFIED BELOW.
 e. ALL SUPPLY, RETURN & TRANSFER DUCTWORK LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-4 (1" LINER) UNLESS SPECIFIED OTHERWISE ON THE PLANS.
 f. ALL SUPPLY DUCTWORK LOCATED IN ATTICS OR OTHER UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-8 (2" LINER). ALL OTHER DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-6 (1-1/2" LINER).
 g. ALL OUTDOOR AIR DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6 WITH A VAPOR BARRIER.

16. TEMPERATURE CONTROL DEVICES:
 a. CONTRACTOR SHALL PROVIDE STAND-ALONE CONTROLS CAPABLE OF MEETING THE SEQUENCE OF OPERATION DESCRIBED ON THIS SHEET.
 b. THE HVAC SYSTEM SHALL BE PROVIDED WITH 7-DAY PROGRAMMABLE AUTOMATIC SPACE TEMPERATURE CONTROL DEVICES (THERMOSTATS) AS SHOWN ON THE PLANS. THE THERMOSTATS SHALL BE CAPABLE OF SCHEDULING OCCUPANCIES AND PROVIDING SETBACK CAPABILITIES TO MAINTAIN ZONE SETPOINTS DOWN TO 55°F OR UP TO 85°F.
 c. CONTROLS SHALL BE CAPABLE OF PROVIDING A DEADBAND OF AT LEAST 5°F BETWEEN HEATING AND COOLING.
 d. THERMOSTATS SHALL HAVE NUMERIC SET POINTS IN °F, ADJUSTABLE SETPOINT STOPS, AND SHALL BE MOUNTED AT 46" ABOVE FINISHED FLOOR ADJACENT TO THE ROOM'S LIGHT SWITCH.
 e. COORDINATE CONTROL TIE-INS WITH CONTROLS CONTRACTOR AS NECESSARY.
 f. ALL THERMOSTATS SHALL BE APPROVED BY THE OWNER.

17. GAS APPLIANCE VENTING:
 a. ACCEPTABLE VENT MATERIALS, ROUTING, DISTANCE AND TERMINATION LOCATIONS SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ALL REQUIREMENTS IN CHAPTER 8 OF THE 2018 IMC. PVC PIPING IS NOT ACCEPTED FOR BOILER OR WATER HEATER VENTING. POLYPROPYLENE PIPING MUST BE APPROVED FOR USE WITH APPLIANCE MANUFACTURER. CPVC MUST COMPLY WITH ASTM F441.

SEQUENCE OF OPERATION:

FURNACES (F-1,2,3,4) & CONDENSING UNITS (CU-2,3,4):

THE FURNACES SHALL PROVIDE HEATING, AND COOLING WHERE APPLICABLE (ALL UNITS OTHER THAN F-1), AND SHALL BE CONTROLLED BY WALL-MOUNTED THERMOSTATS. UPON A CALL FOR HEATING THE FAN SHALL RUN AND THE GAS VALVE SHALL OPEN AND STAGE TO MEET THE SET POINT. ON A CALL FOR COOLING, THE FAN SHALL RUN AND THE ASSOCIATED CONDENSING UNIT SHALL RUN TO MEET THE SET POINT.

THE ZONE DAMPERS ON THE ZONED UNIT (F-3) SHALL OPEN UPON A CALL FOR HEATING OR COOLING FROM THE ASSOCIATED THERMOSTAT AND REMAIN OPEN UNTIL THE SETPOINT IS MET. FAN SHALL VARY ITS SPEED ACCORDING TO HARMONY III ZONING SYSTEM.

FURNACE (F-5) & CONDENSING UNIT (CU-5), MAKE-UP AIR, ELECTRIC DUCT HEATER (EDH-1):

THE FURNACE SHALL PROVIDE HEATING, COOLING, & KITCHEN MAKE-UP AIR AND SHALL BE CONTROLLED BY A 2-STAGE HEAT / 2-STAGE COOLING WALL-MOUNTED THERMOSTAT. UPON A CALL FOR HEATING THE FAN SHALL RUN AND THE GAS VALVE SHALL OPEN AND STAGE TO MEET THE SET POINT. ON A CALL FOR COOLING, THE FAN AND THE ASSOCIATED

CONDENSING UNIT SHALL RUN & STAGE TO MEET THE SET POINT.
 UPON A CALL FOR MAKE-UP AIR FROM THE KITCHEN EXHAUST HOOD, THE OUTDOOR AIR DAMPER IN L1-1 SHALL OPEN AND RETURN AIR DAMPER (MD-1) SHALL PARTIALLY CLOSE TO MATCH THE AIRFLOW FROM THE HOOD (TO BE CONFIRMED BY BALANCER). THE ELECTRIC HEATERS SHALL RUN AND MODULATE TO PROVIDE 70°F (ADJ.) DISCHARGE AIR TEMPERATURE AT THE HEATER.

BATHROOM EXHAUST:

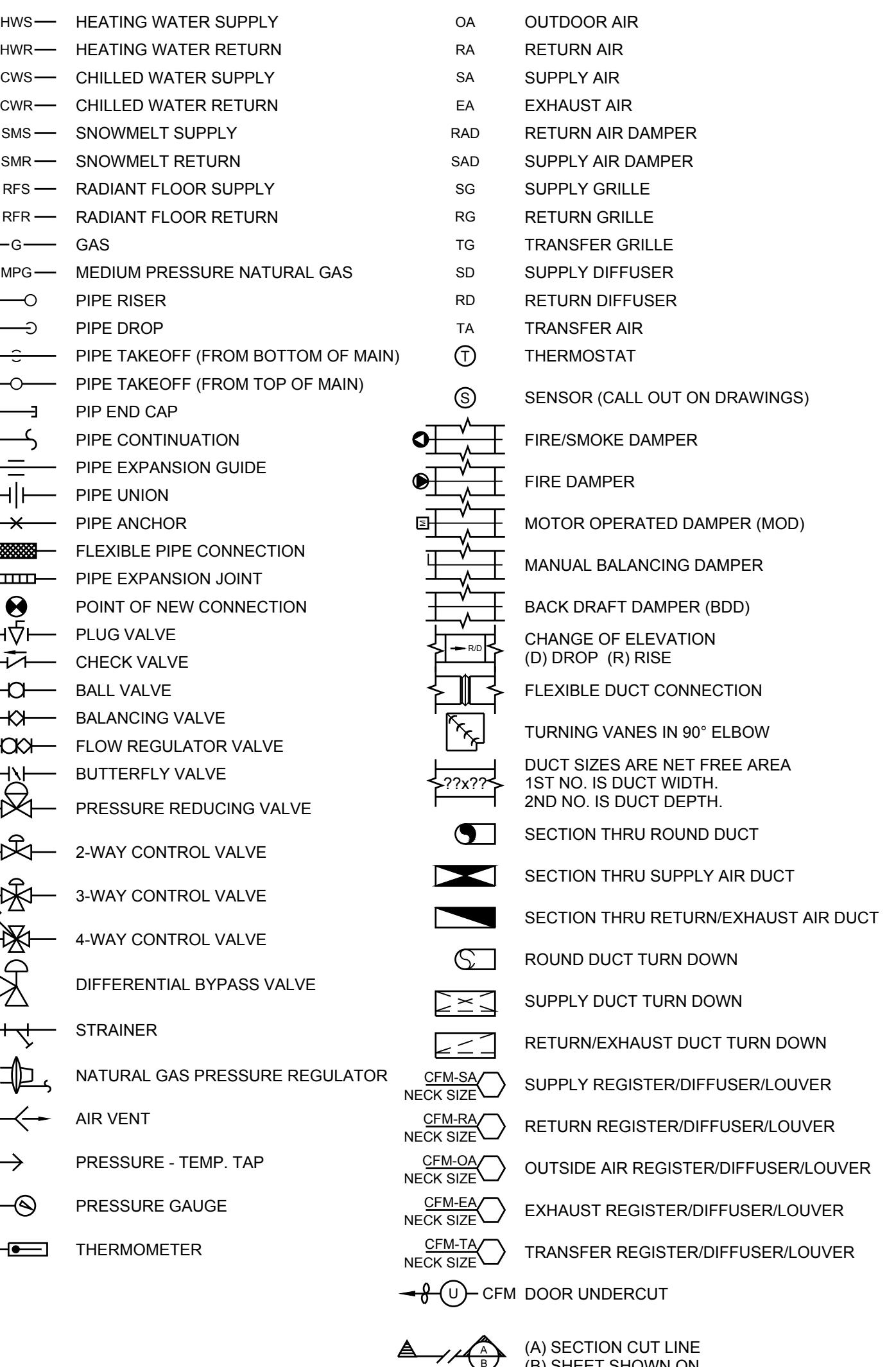
THE BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY WALL-SWITCHES.

VENTILATION (ERV-1, 2):

THE ENERGY RECOVERY VENTILATORS SHALL RUN CONTINUOUSLY WHILE THE RESIDENCE IS OCCUPIED AT AIRFLOWS INDICATED IN SCHEDULE REMARKS. AIRFLOW SHALL RAMP UP TO BOOST MODE WHEN WALL MOUNTED SWITCH IN ASSOCIATED BATHROOM(S) ARE ACTIVATED.

MECHANICAL LEGEND

NOTE: ALL SYMBOLS SHOWN ON LEGEND ARE NOT NECESSARILY USED.



DESIGN CONDITIONS

HEATING	
OUTSIDE AIR TEMPERATURE (°F)	-30
INDOOR AIR TEMPERATURE (°F)	70
COOLING	
OUTDOOR DRY BULB TEMPERATURE (°F)	91
OUTDOOR WET BULB TEMPERATURE (°F)	59
INDOOR AIR TEMPERATURE (°F)	75
INDOOR RELATIVE HUMIDITY (%)	30
WINDS	
U-VALUE*	0.32
SOLAR HEAT GAIN COEFFICIENT*	0.4
* HIGHER U-VALUES OR SHADING COEFFICIENTS COULD LEAD TO INSUFFICIENT COOLING.	

VENTILATION CALC

ARU (ERV-1)	
OCCUPYABLE FLOOR AREA MAIN LEVEL (A)	695
# OF BEDROOMS (Nbr)	2
CFM=((0.01xA)+(7.5x(Nbr+1)))	22
VENTILATION REQUIRED (CFM)	
CFM PROVIDED (CONTINUOUS MODE)	25
PRIMARY RESIDENCE (ERV-2)	
OCCUPYABLE FLOOR AREA MAIN LEVEL (A)	3150
# OF BEDROOMS (Nbr)	4
CFM=((0.01xA)+(7.5x(Nbr+1)))	52
VENTILATION REQUIRED (CFM)	
CFM PROVIDED (CONTINUOUS MODE)	55

Drawn By: DGD Checked By: TOC

MECHANICAL LEGEND SPEC'S & SEQUENCE

M1.0
1 of 5

aec
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Mechanical, Electrical & Lighting Design Services
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AEC PROJECT #: 20078.00
DATE: ISSUE:
10/28/20 PROGRESS DRAWINGS
12/08/20 PRELIMINARY ZONING
12/24/20 PROGRESS
04/01/21 PERMIT / CDs

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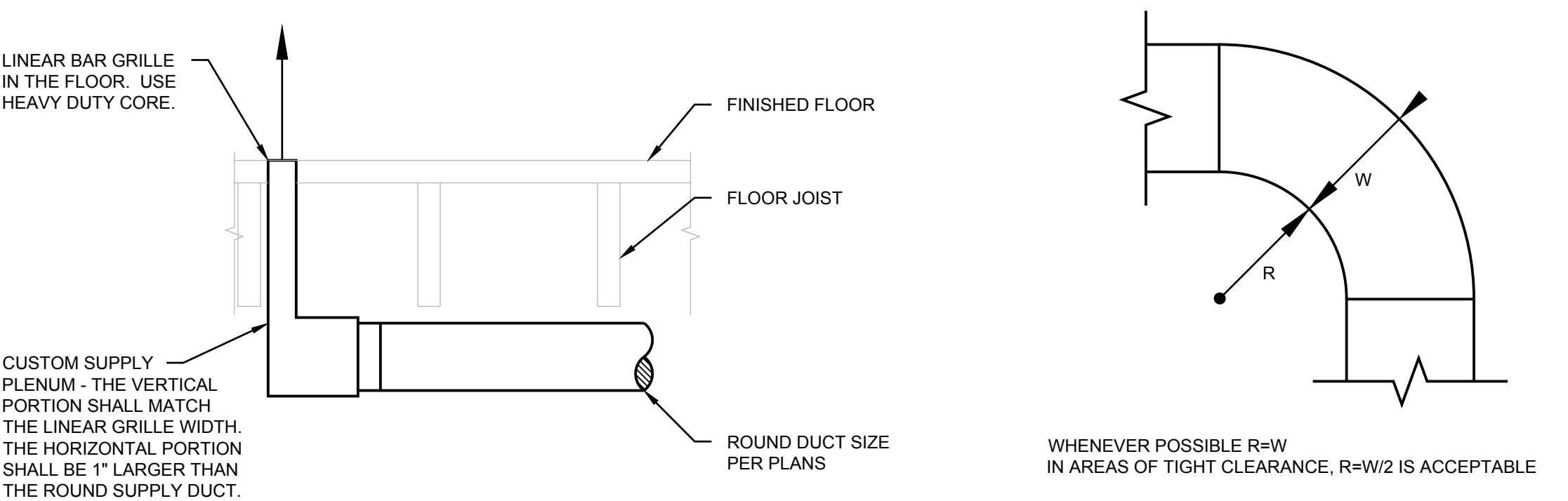
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MECHANICAL SCHEDULES

M1.1
2 of 5

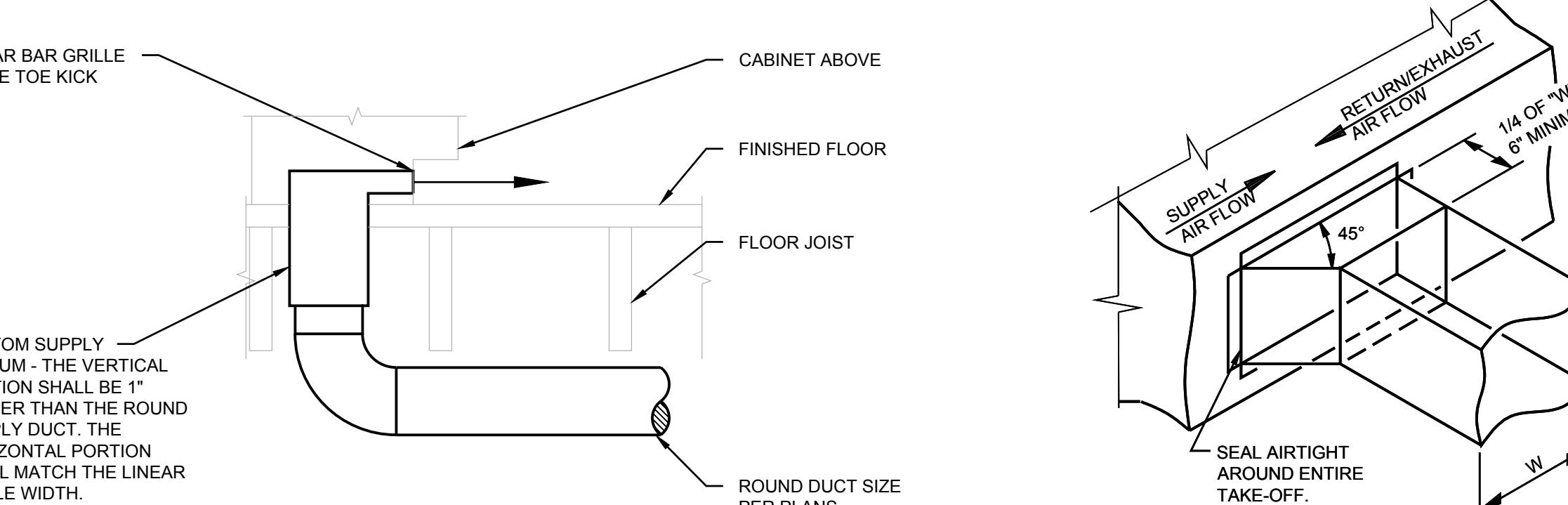
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UNIT TAG	MANUFACTURER & MODEL NO.	SERVICE	LOCATION	SUPPLY FAN DATA			EXHAUST FAN DATA			WINTER			SUMMER			HEAT RECOVERY MODULE			FILTER DATA			ELECTRICAL DATA			DIMENSIONS			OPER. WT. (LBS)	REMARKS	OR EQUIVALENT
				W	CFM	ESP	HP	CFM	ESP (IN.)	OA EAT	SA EAT	CAP (BTU)	OA EAT	SA EAT	CAP (BTU)	TYPE	CORE TYPE	% EFF. VNTR/SUM	NO.	TYPE	SIZE (IN.)	FLA	V/PH/Hz	L(IN)	W(IN)	H(IN)				
ERV-1	RENEWAIRE SL70H	ARU VENTILATION	SEE PLANS	96	90	0.40	NA	90	0.40	-30	41.5	8.2	90	78.4	2.4	PLATE	LOSSNAY	67.7 / 48.2	2	CLEANABLE SPUN POLYESTER	7.5x10.5x1	4	120 / 1 / 60	27.25	19	9.5	32	OPERATE CONTINUOUSLY AT 25 CFM & AT 90 CFM IN BOOST MODE WHILE OCCUPIED		
ERV-2	RENEWAIRE SL70H	PRIMARY RES VENT.	SEE PLANS	96	90	0.40	NA	90	0.40	-30	41.5	8.2	90	78.4	2.4	PLATE	LOSSNAY	67.7 / 48.2	2	CLEANABLE SPUN POLYESTER	7.5x10.5x1	4	120 / 1 / 60	27.25	19	9.5	32	OPERATE CONTINUOUSLY AT 55 CFM & AT 90 CFM IN BOOST MODE WHILE OCCUPIED		



TYPICAL FLOOR GRILLE CONNECTION DETAIL

NO SCALE

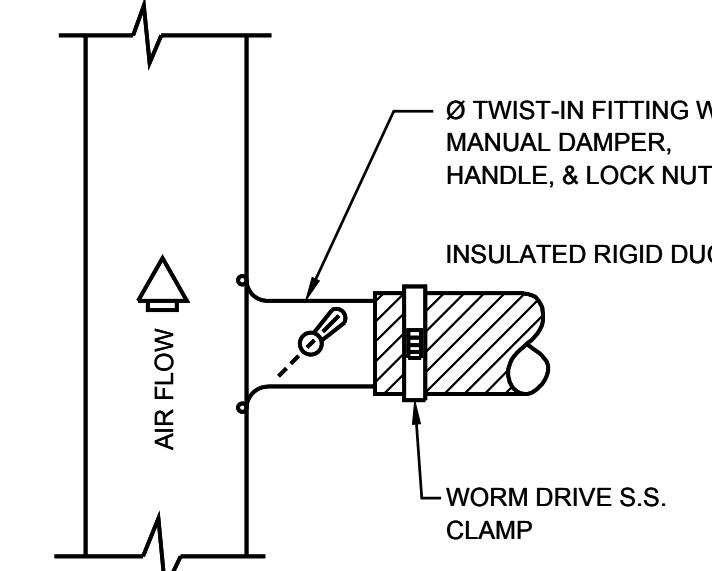


TYPICAL TOE KICK GRILLE CONNECTION DETAIL

NO SCALE

45° DUCT TAKE-OFF DETAIL

NO SCALE



ROUND DUCT TAKE-OFF DETAIL

NO SCALE

UNIT TAG	MANUFACTURER & MODEL NO.	SERVICE	LOCATION	BLOWER DATA			HEATING CAP. (@ HI FIRE)		AFUE (%)	FLUE SIZE	ELECTRICAL DATA			DIMENSIONS			OPER. WT. (LBS)	REMARKS	OR EQUIVALENT
				TOTAL CFM	OA CFM	HP	ESP (IN.)	INPUT (MBH)			V/PH/Hz	L(IN)	H(IN)	W(IN)					
F-1	LENNOX SL297UH040NV36B	ARU	ARU BATH CEILING	670	-	1/2	0.5	40.0	29.2	97	2	120 / 1 / 60	17.5	33	29.25	129	1, 3, TWO-STAGE GAS VALVE, PROVIDE HIGH ALTITUDE PRESSURE SWITCH KIT, MUFFLER		
F-2	LENNOX SL297UH040NV36B	PRIMARY	MECHANICAL ROOM	600	-	1/2	0.6	40.0	29.2	97	2	120 / 1 / 60	17.5	33	29.25	129	1, 3, TWO-STAGE GAS VALVE, PROVIDE HIGH ALTITUDE PRESSURE SWITCH KIT, MUFFLER, PROVIDE COIL MODEL CX35-24B		
F-3	LENNOX SL297UH040NV36B	MAIN FLOOR	MECHANICAL ROOM	735	-	1/2	0.7	40.0	29.2	97	2	120 / 1 / 60	17.5	33	29.25	129	1, 3 TWO-STAGE GAS VALVE, PROVIDE HIGH ALTITUDE PRESSURE SWITCH KIT, MUFFLER, PROVIDE COIL MODEL CX35-24B, PROVIDE HARMONY III SYSTEM FOR VARIABLE SPEED CONTROL		
F-4	LENNOX SL297UH040NV36B	MASTER SUITE	MASTER CLOSET	830	-	1/2	0.7	40.0	29.2	97	2	120 / 1 / 60	33	17.5	29.25	129	1, 2, 3, TWO-STAGE GAS VALVE, PROVIDE HIGH ALTITUDE PRESSURE SWITCH KIT, MUFFLER, PROVIDE COIL MODEL CX35-24B		
F-5	LENNOX EL296UH090XV60C	UPPER COMMON AREA	GARAGE	1600	1200*	3/4	0.7	88.0	63.5	96	2-1/2	120 / 1 / 60	21	33	29.25	159	1, 3, TWO-STAGE GAS VALVE, PROVIDE HIGH ALTITUDE PRESSURE SWITCH KIT, MUFFLER, PROVIDE COIL MODEL CX35-60C		

1 - FLEXIBLE DUCT CONNECTIONS, 2 - SPRING VIBRATION ISOLATORS, 3 - MERV 8 FILTERS *OUTDOOR AIR CFM IS ASSUMED AND MUST BE MEASURED IN THE FIELD. BALANCE DAMPERS TO MEET ACTUAL INSTALLED KITCHEN EXHAUST

UNIT TAG	MANUFACTURER & MODEL NO.	SERVICE	LOCATION	COMPRESSOR DATA			ELECTRICAL DATA			MAX SOUND LEVEL	DIMENSIONS			OPER. WT. (LBS)	REMARKS	OR EQUIVALENT			
				NOM TONS	TOTAL CAP(MBH)	SENSIBLE CAP(MBH)	COMPRESSOR TYPE	SEER	REFRIG TYPE		AMB TEMP	V/PH/Hz	MCA	FUSE					
CU-2	LENNOX EL16XC1-018	F-2	SEE PLANS	1.5	18.8	18.8	SCROLL	16	R-410A	90	208-230 / 1 / 60	11.9	20	72	28	31	27	155	LOW AMBIENT, TXV, COMPRESSOR SOUND COVER
CU-3	LENNOX EL16XC1-018	F-3	SEE PLANS	1.5	18.8	18.8	SCROLL	16	R-410A	90	208-230 / 1 / 60	11.9	20	72	28	31	27	155	LOW AMBIENT, TXV, COMPRESSOR SOUND COVER
CU-4	LENNOX EL16XC1-018	F-4	SEE PLANS	1.5	18.8	18.8	SCROLL	16	R-410A	90	208-230 / 1 / 60	11.9	20	72	28	31	27	155	LOW AMBIENT, TXV, COMPRESSOR SOUND COVER
CU-5	LENNOX XC16-048	F-5	SEE PLANS	4.0	33.8	33.8	2-STAGE SCROLL	16	R-410A	90	208-230 / 1 / 60	29.2	40	75	35	39	30.5	268	LOW AMBIENT, TXV, COMPRESSOR SOUND COVER, 2-STAGE

UNIT TAG	MANUFACTURER & MODEL NO.	USE	MOUNTING LOCATION	STYLE		FRAME TYPE		FINISH		MAX SOUND LVL (NC)	REMARKS				OR EQUIVALENT
				COORD. W/ ARCH	COORD. W/ ARCH	COORD. W/ ARCH	COORD. W/ ARCH	COORD. W/ ARCH	COORD. W/ ARCH						
A	TITUS CT-580	SUPPLY/RETURN/EXHAUST/TRANSFER AIR	CEILING/WALL	0° DEFLECTION, 1/8" LINEAR BAR GRILLE, 1/2" SPACING		COORD. W/ ARCH	COORD. W/ ARCH	COORD. W/ ARCH	COORD. W/ ARCH	25					

HEDGES RESIDENCE

674 EAST HALL AVE. JACKSON, WY

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12/22/21 PERMIT RESUBMITTAL 01

Drawn By: DGD Checked By: TOC

BASEMENT HVAC PLAN

SCALE 1/4" = 1'-0"

M2.0

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SHEET DETAIL NOTES:

① ROUTE 2" FURNACE FLUE FROM FURNACE TO TERMINATION PER MANUFACTURER'S INSTRUCTIONS. SLOPE VENT PIPES AT A MINIMUM OF 1/8" FOOT BACK TO THE FURNACE FOR ALL HORIZONTAL RUNS. MAINTAIN 1" CLEARANCE TO COMBUSTIBLES. DO NOT EXCEED 86" MAXIMUM DEVELOPED LENGTH FOR ANY RUN. ESTIMATED LENGTHS AND ELBOWS FOR FURNACE ARE SHOWN BELOW:

F-1 2" VENT (PVC): HORIZONTAL DISTANCE: 6'
VERTICAL DISTANCE: 5'
90 DEGREE ELBOWS: (5')(2) = 10'
MAX DEVELOPED LENGTH: 21'

F-1 2" CA (PVC): HORIZONTAL DISTANCE: 6'
VERTICAL DISTANCE: 5'
90 DEGREE ELBOWS: (5')(3) = 15'
MAX DEVELOPED LENGTH: 26'

FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR FURNACE VENTING MATERIALS.

② ROUTE 2" FURNACE FLUE FROM FURNACE TO TERMINATION PER MANUFACTURER'S INSTRUCTIONS. SLOPE VENT PIPES AT A MINIMUM OF 1/8" FOOT BACK TO THE FURNACE FOR ALL HORIZONTAL RUNS. MAINTAIN 1" CLEARANCE TO COMBUSTIBLES. DO NOT EXCEED 86" MAXIMUM DEVELOPED LENGTH FOR ANY RUN. ESTIMATED LENGTHS AND ELBOWS FOR FURNACE ARE SHOWN BELOW:

F-2 2" VENT (PVC): HORIZONTAL DISTANCE: 5'
VERTICAL DISTANCE: 30'
90 DEGREE ELBOWS: (5')(3) = 15'
MAX DEVELOPED LENGTH: 50'

F-2 2" CA (PVC): HORIZONTAL DISTANCE: 5'
VERTICAL DISTANCE: 30'
90 DEGREE ELBOWS: (5')(5) = 25'
MAX DEVELOPED LENGTH: 60'

FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR FURNACE VENTING MATERIALS.

③ ROUTE 2" FURNACE FLUE FROM FURNACE TO TERMINATION PER MANUFACTURER'S INSTRUCTIONS. SLOPE VENT PIPES AT A MINIMUM OF 1/8" FOOT BACK TO THE FURNACE FOR ALL HORIZONTAL RUNS. MAINTAIN 1" CLEARANCE TO COMBUSTIBLES. DO NOT EXCEED 86" MAXIMUM DEVELOPED LENGTH FOR ANY RUN. ESTIMATED LENGTHS AND ELBOWS FOR FURNACE ARE SHOWN BELOW:

F-3 2" VENT (PVC): HORIZONTAL DISTANCE: 10'
VERTICAL DISTANCE: 30'
90 DEGREE ELBOWS: (5')(3) = 15'
MAX DEVELOPED LENGTH: 55'

F-3 2" CA (PVC): HORIZONTAL DISTANCE: 10'
VERTICAL DISTANCE: 30'
90 DEGREE ELBOWS: (5')(5) = 25'
MAX DEVELOPED LENGTH: 65'

FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR FURNACE VENTING MATERIALS.

④ ROUTE REFRIGERANT PIPING FROM CONDENSING UNIT TO ASSOCIATED INDOOR COOLING COIL. SIZE PIPING PER MANUFACTURER INSTRUCTIONS.

⑤ DRYER EXHAUST DUCT SHALL NOT EXCEED 35' EQUIVALENT LENGTH PER IRC M1502.4.5 UNLESS A DRYER EXHAUST FAN IS INSTALLED.

⑥ MAINTAIN 3' CLEARANCE FROM EXHAUST TERMINATION TO OPERABLE OPENINGS TO THE BUILDING AND 10' FROM ANY MECHANICAL AIR INTAKE. ABOVE WALKWAYS, INSTALL A MINIMUM OF 7' ABOVE GRADE.

⑦ MAINTAIN 10' CLEARANCE FROM AIR INTAKE TERMINATION TO ANY EXHAUST TERMINATION.

⑧ DO NOT ROUTE ANY DUCTWORK OVER ELECTRICAL PANELS.

⑨ ROUTE ALL DUCTS SERVING THE PRIMARY RESIDENCE ABOVE THE FIRE RATED ASSEMBLY.

GENERAL NOTES:

1. ALL DUCTWORK DIMENSIONS ARE SHOWN INSIDE TO INSIDE.

2. ALL INTERIOR SUPPLY AND RETURN DUCTWORK SHALL INCLUDE 1" LINER UNLESS OTHERWISE NOTED. ALL OUTSIDE AIR INTAKE AND ROUND DUCTWORK SHALL BE WRAPPED WITH 1.5" THICK INSULATION UNLESS OTHERWISE NOTED.

3. ALL FINAL DUCTWORK CONNECTIONS TO SUPPLY GRILLES (OR PLenums) SHALL BE COMPLETED WITH ACOUSTICAL FLEXIBLE DUCT UNLESS OTHERWISE NOTED AND A MAXIMUM LENGTH OF FIVE FEET.

4. ALL ROUND DUCT CONNECTIONS TO ROUND DUCTWORK SHALL BE CONICAL TEES.

5. ALL SQUARE 90 DEGREE ELBOWS SHALL HAVE TURNING VAVES.

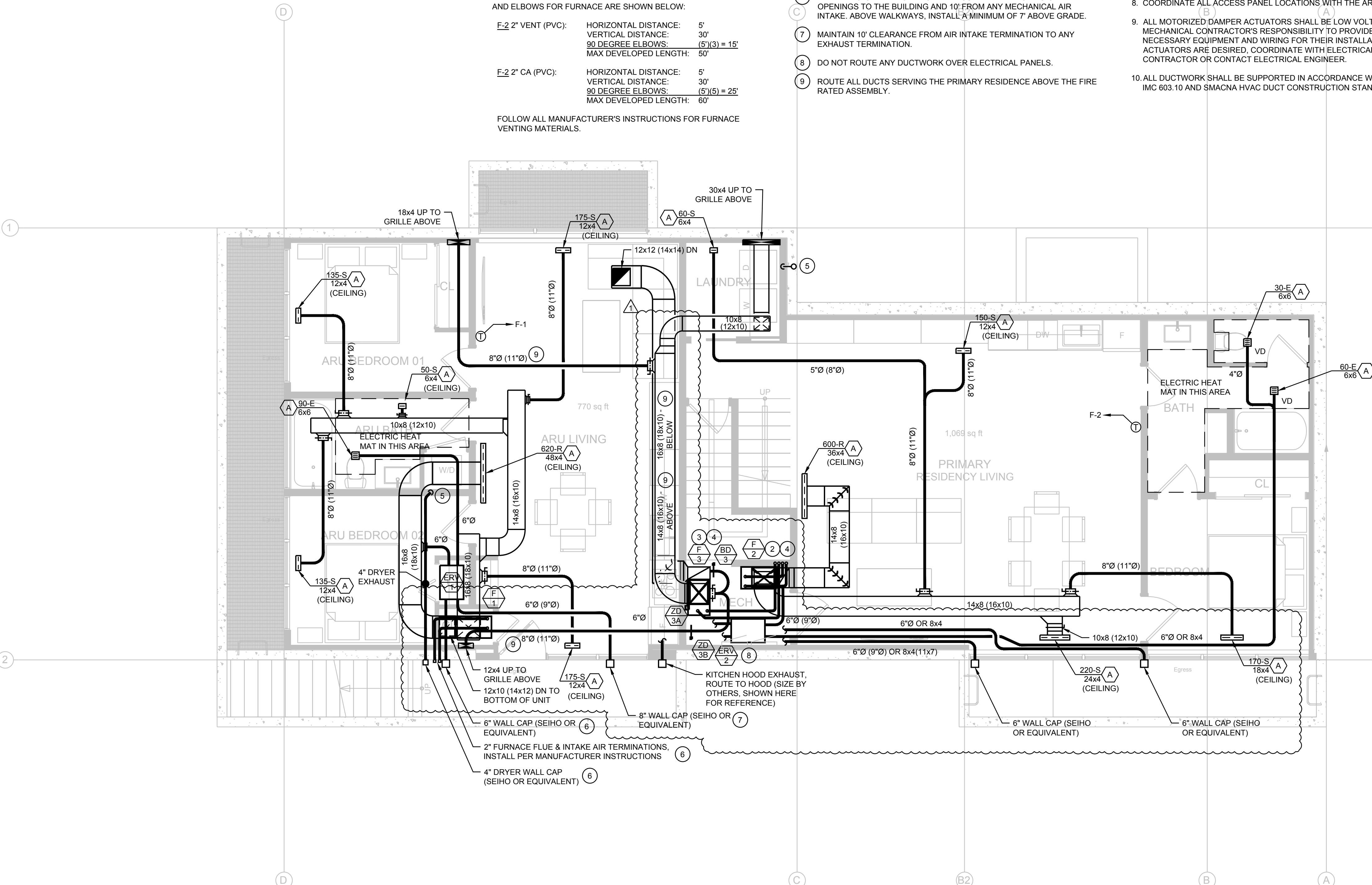
6. ALL DUCTWORK SHALL BE RUN TIGHT TO UNDERSIDE OF STRUCTURE WHERE IT EXISTS UNLESS OTHERWISE NOTED.

7. ALL SUPPLY GRILLES SHALL INCLUDE A BALANCING DAMPER(S), EVEN IF NOT SPECIFICALLY SHOWN, UNLESS OTHERWISE NOTED. IF THE DAMPER IS LOCATED IN AN INACCESSIBLE LOCATION, CABLE-STYLE DAMPERS (ROTOTWIST OR EQUIVALENT) SHALL BE INSTALLED AND SHALL BE ADJUSTABLE FROM THE GRILLE FACE.

8. COORDINATE ALL ACCESS PANEL LOCATIONS WITH THE ARCHITECT.

9. ALL MOTORIZED DAMPER ACTUATORS SHALL BE LOW VOLTAGE. IT IS MECHANICAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY EQUIPMENT AND WIRING FOR THEIR INSTALLATION. IF 120 V ACTUATORS ARE DESIRED, COORDINATE WITH ELECTRICAL CONTRACTOR OR CONTACT ELECTRICAL ENGINEER.

10. ALL DUCTWORK SHALL BE SUPPORTED IN ACCORDANCE WITH THE 2015 IMC 603.10 AND SMACNA HVAC DUCT CONSTRUCTION STANDARDS.



NORTH BASEMENT HVAC PLAN



SCALE: 1/4" = 10'

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HEDGES RESIDENCE

674 EAST HALL AVE. JACKSON, WY

AEC PROJECT #: 20078.00

DATE: ISSUE:

12/24/20 PROGRESS

04/01/21 PERMIT / CDs

08/08/21 PLUMBING CDs

12/22/21 PERMIT RESUBMITTAL 01

07/20/22 EV CHARGER UPDATE

01/11/23 DUCT UPDATE

Drawn By:

Checked By:

DGD TOC

1st FLOOR HVAC PLAN

SCALE 1/4" = 1'-0"

M2.1

4 of 5

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SHEET DETAIL NOTES:

① ROUTE FURNACE FLUES FROM FURNACE TO TERMINATION PER MANUFACTURER'S INSTRUCTIONS. SLOPE CPVC/PP VENT PIPES AT A MINIMUM OF $\frac{1}{4}$ " FOOT BACK TO THE FURNACE FOR ALL HORIZONTAL RUNS. MAINTAIN 1" CLEARANCE TO COMBUSTIBLES. DO NOT EXCEED 45' MAXIMUM DEVELOPED LENGTH FOR ANY RUN. ESTIMATED LENGTHS AND ELBOWS FOR FURNACE ARE SHOWN BELOW:

F-5 VENT (PVC) : HORIZONTAL DISTANCE: 0'
VERTICAL DISTANCE: 30'
90 DEGREE ELBOWS: (5)(0) = 0'
MAX DEVELOPED LENGTH: 30'

F-5 CA (PVC): HORIZONTAL DISTANCE: 0'
VERTICAL DISTANCE: 30'
90 DEGREE ELBOWS: (5)(2) = 10'
MAX DEVELOPED LENGTH: 40'

FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR FURNACE VENTING MATERIALS.

② ROUTE REFRIGERANT PIPING FROM CONDENSING UNIT TO ASSOCIATED INDOOR COOLING COIL. SIZE PIPING PER MANUFACTURER INSTRUCTIONS.

③ ROUTE FLUE FROM WATER HEATER TO TERMINATION PER MANUFACTURER'S INSTRUCTIONS. SLOPE CPVC/PP VENT PIPES AT A MINIMUM OF $\frac{1}{4}$ " FOOT BACK TO THE WATER HEATER FOR ALL HORIZONTAL RUNS. MAINTAIN 1" CLEARANCE TO COMBUSTIBLES. DO NOT EXCEED 45' MAXIMUM DEVELOPED LENGTH FOR ANY RUN. ESTIMATED LENGTHS AND ELBOWS ARE SHOWN BELOW:

F-5 VENT (CPVC/PP): HORIZONTAL DISTANCE: 0'
VERTICAL DISTANCE: 30'
90 DEGREE ELBOWS: (5)(0) = 0'
MAX DEVELOPED LENGTH: 30'

F-5 CA (PVC): HORIZONTAL DISTANCE: 0'
VERTICAL DISTANCE: 30'
90 DEGREE ELBOWS: (5)(2) = 10'
MAX DEVELOPED LENGTH: 40'

④ MAINTAIN 3' CLEARANCE FROM EXHAUST TERMINATION TO OPERABLE OPENINGS TO THE BUILDING AND 10' FROM ANY MECHANICAL AIR INTAKE. ABOVE WALKWAYS, INSTALL A MINIMUM OF 7' ABOVE GRADE.

⑤ MAINTAIN 10' CLEARANCE FROM AIR INTAKE TERMINATION TO ANY EXHAUST TERMINATION.

⑥ DO NOT ROUTE ANY DUCTWORK OVER ELECTRICAL PANELS.

GENERAL NOTES:

1. ALL DUCTWORK DIMENSIONS ARE SHOWN INSIDE TO INSIDE.

2. ALL INTERIOR SUPPLY AND RETURN DUCTWORK SHALL INCLUDE 1" LINER UNLESS OTHERWISE NOTED. ALL OUTSIDE AIR INTAKE AND ROUND DUCTWORK SHALL BE WRAPPED WITH 1.5" THICK INSULATION UNLESS OTHERWISE NOTED.

3. ALL FINAL DUCTWORK CONNECTIONS TO SUPPLY GRILLES (OR PLenums) SHALL BE COMPLETED WITH ACOUSTICAL FLEXIBLE DUCT UNLESS OTHERWISE NOTED AND A MAXIMUM LENGTH OF FIVE FEET.

4. ALL ROUND DUCT CONNECTIONS TO ROUND DUCTWORK SHALL BE CONICAL TEES.

5. ALL SQUARE 90 DEGREE ELBOWS SHALL HAVE TURNING VENES.

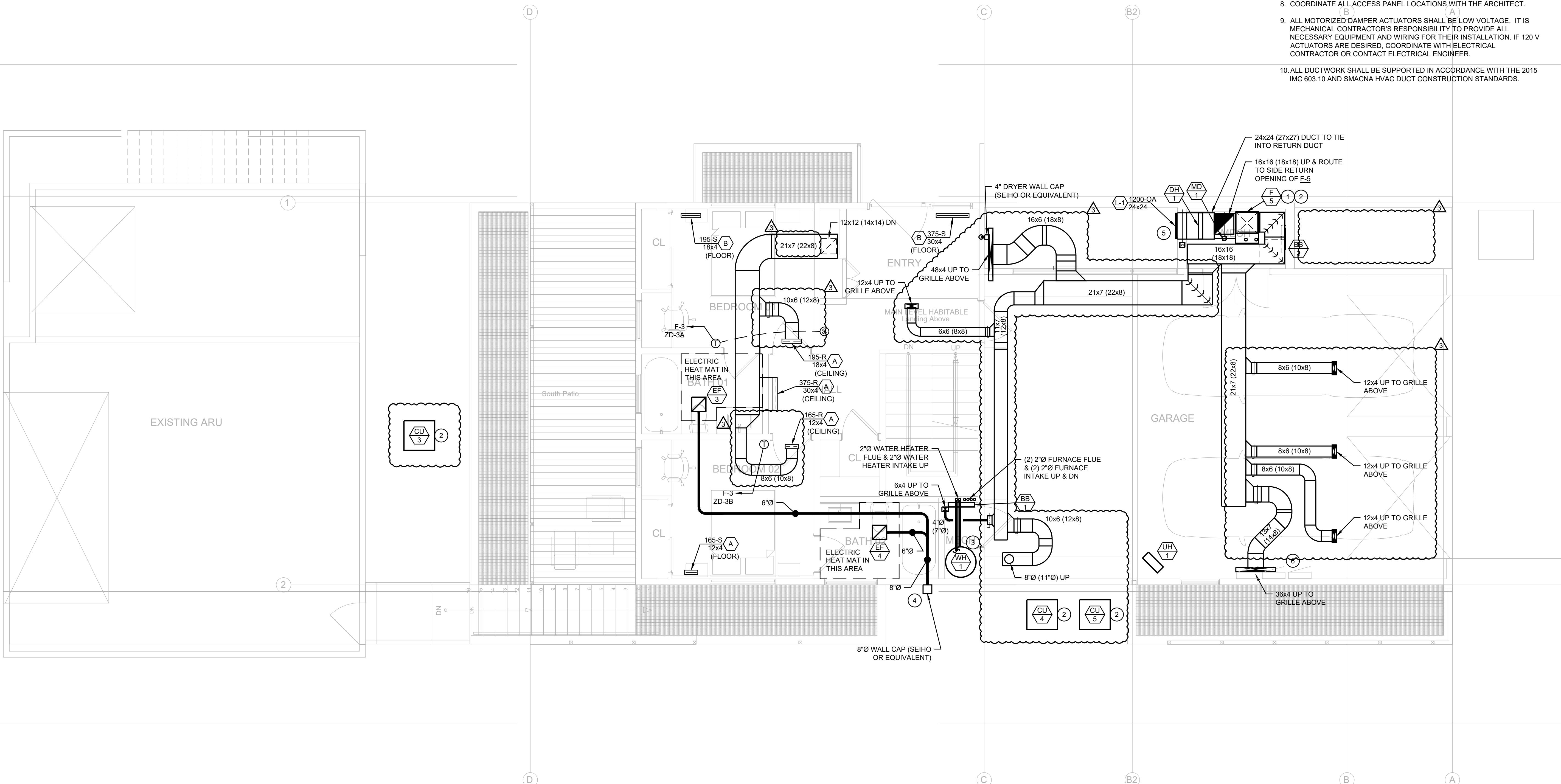
6. ALL DUCTWORK SHALL BE RUN TIGHT TO UNDERSIDE OF STRUCTURE WHERE IT EXISTS UNLESS OTHERWISE NOTED.

7. ALL SUPPLY GRILLES SHALL INCLUDE A BALANCING DAMPER(S), EVEN IF NOT SPECIFICALLY SHOWN, UNLESS OTHERWISE NOTED. IF THE DAMPER IS LOCATED IN AN INACCESSIBLE LOCATION, CABLE-STYLE DAMPERS (ROTOTWIST OR EQUIVALENT) SHALL BE INSTALLED AND SHALL BE ADJUSTABLE FROM THE GRILLE FACE.

8. COORDINATE ALL ACCESS PANEL LOCATIONS WITH THE ARCHITECT.

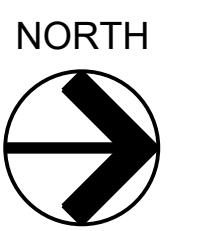
9. ALL MOTORIZED DAMPER ACTUATORS SHALL BE LOW VOLTAGE. IT IS MECHANICAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY EQUIPMENT AND WIRING FOR THEIR INSTALLATION. IF 120 V ACTUATORS ARE DESIRED, COORDINATE WITH ELECTRICAL CONTRACTOR OR CONTACT ELECTRICAL ENGINEER.

10. ALL DUCTWORK SHALL BE SUPPORTED IN ACCORDANCE WITH THE 2015 IMC 603.10 AND SMACNA HVAC DUCT CONSTRUCTION STANDARDS.



1st FLOOR HVAC PLAN

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



HEDGES RESIDENCE

674 EAST HALL AVE.
JACKSON, WY

PLUMBING SPECIFICATIONS:

- GENERAL:
 - FURNISH ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT AND FACILITIES NECESSARY TO FURNISH, FABRICATE, DELIVER, STORE AND INSTALL ALL WORK NOTED ON THE DRAWINGS AND/OR SPECIFIED HEREIN.
 - THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK NECESSARY TO MAKE A COMPLETE SYSTEM WHETHER OR NOT SUCH DETAILS ARE MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE PLANS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE SYSTEM, EXCEPTING ONLY THOSE PORTIONS THAT ARE SPECIFICALLY MENTIONED HEREIN OR PLAINLY MARKED ON THE ACCOMPANYING DRAWINGS AS BEING INSTALLED UNDER ANOTHER SECTION OF THE SPECIFICATIONS.
- WORKMANSHIP:
 - THE WORK SHALL BE ACCOMPLISHED IN A THOROUGH AND WORKMAN-LIKE MANNER SATISFACTORY TO AND MEETING THE APPROVAL OF THE OWNER AND ARCHITECT.
- MATERIALS:
 - ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KIND, FREE FROM ALL DEFECTS AND OF THE MAKE AND QUALITY SPECIFIED.
- SITE INSPECTION:
 - CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS & EXACT NATURE OF THE WORK.
 - SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE AND FUNCTIONAL SYSTEM.
 - NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDS FOR ANY OMISSION WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.
- CODES AND PERMITS:
 - ALL PLUMBING EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 INTERNATIONAL PLUMBING CODE (IPC), 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ORDINANCES AS INTERPRETED BY THE TOWN OF JACKSON BUILDING DEPARTMENT.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS.
 - COPIES OF ALL PERMITS AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT.
- AS-BUILTS:
 - CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DOCUMENTS WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL ACCEPTANCE AND PAYMENT.
- GUARANTEE:
 - CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIALS ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER COMPLETION.
- SUBMITTALS:
 - CATALOG INFORMATION AND CUTS OF ALL EQUIPMENT AND DEVICES SHALL BE SUBMITTED ELECTRONICALLY TO THE ARCHITECT FOR REVIEW.
- COORDINATION:
 - THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW SCOPE.
 - THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE BEST ARRANGEMENT OF ALL DUCTS, PIPES, CONDUIT, ETC.

PLUMBING PUMP SCHEDULE

UNIT TAG	MANUFACTURER & MODEL NO.	SERVICE	LOCATION	TYPE	GPM	TOTAL HEAD (FT)	ELECTRICAL DATA		REMARKS	OR EQUIVALENT	
							V/PH	Hz			
PP-1	GRUNDfos UP 15-10B7	HOT WATER RECIRCULATION	WATER HEATER	INLINE	2.5	4.4	115/1/60		25 W	BRONZE PUMP, AQUASTAT	
PP-2	ZOELLER MODEL 264	SEWAGE	MECHRM	DUPLEX	32.0	15.0	115/1/60	0.4 HP		SIZED FOR SEWAGE. IF THE FUTURE CONDITIONS WILL DIFFER FROM DESIGN CRITERIA PUMP MAY NEED TO BE REVISED. PROVIDE MIN. BIAS SIZE 30"36". FOLLOW MANUFACTURER'S INSTRUCTIONS FOR DUPLEX AUTOMATIC SINGLE PHASE PUMP. PROVIDE EXTENSION COLLAR & RAIL SYSTEM IF REQUIRED. PLUMBER TO DETERMINE REQUIRED DEPTH & POTENTIAL NEED FOR RAIL BASED UPON FIELD INVERT REQUIREMENTS.	

PLUMBING LEGEND

NOTE: ALL SYMBOLS SHOWN ON LEGEND ARE NOT NECESSARILY USED.	
—	DOMESTIC COLD WATER
—	DOMESTIC HOT WATER
—	DOMESTIC HOT WATER RECIRC.
—	WASTE ABOVE GRADE
—	WASTE BELOW GRADE
—	GREASE WASTE ABOVE GRADE (GW)
—	GREASE WASTE BELOW GRADE (GW)
—	STORM DRAIN ABOVE GRADE (SD)
—	STORM DRAIN BELOW GRADE (SD)
—	COMBINATION WASTE & VENT (CW&V)
—	INDIRECT WASTE
—	GAS
—	MPG MEDIUM PRESSURE NATURAL GAS
—	VENT
—	PUMP DISCHARGE
—	CONDENSATE DRAIN
CO	CLEAN OUT
WCO	WALL CLEAN OUT
FCO	FLOOR CLEAN OUT
COTG	CLEAN OUT TO GRADE
(D)	DEMOLISH
(E)	EXISTING
(N)	NEW
VTR	VENT THROUGH ROOF
UTR	UP THROUGH ROOF
UP	UP
DN	DOWN
○	PIPE RISER
○	PIPE DROP
○	PIPE TAKEOFF (FROM BOTTOM OF MAIN)
○	PIPE END CAP
—	PIPE CONTINUATION
—	PIPE EXPANSION GUIDE
—	PIPE UNION
—	PIPE ANCHOR
—	FLEXIBLE PIPE CONNECTION
—	PIPE EXPANSION JOINT
○	POINT OF NEW CONNECTION
—	PLUG VALVE
—	CHECK VALVE
—	BALL VALVE
—	BALANCING VALVE
—	FLOW REGULATOR VALVE
—	BUTTERFLY VALVE
—	PRESSURE REDUCING VALVE
—	2-WAY CONTROL VALVE
—	3-WAY CONTROL VALVE
—	4-WAY CONTROL VALVE
—	DIFFERENTIAL BYPASS VALVE
—	STRAINER
—	NATURAL GAS PRESSURE REGULATOR
—	AIR VENT
—	PRESSURE - TEMP. TAP
—	PRESSURE GAUGE
—	THERMOMETER

GAS SIZING SCHEDULE

ELEVATION	6,200'	MAX PIPE RUN:	120'	N.G.
GAS COMPANY:	LOWER VALLEY ENERGY	GAS VALUE:	1010 BTU/CF	
TAG	DESCRIPTION	BTUH	TABLE	CFH
F-1	FURNACE (ARU METER)	40,000	SCHEDULE 40 0.5 PSI-0.5" WC	39.6
F-2	FURNACE	40,000	SCHEDULE 40 0.5 PSI-0.5" WC	39.6
F-3	FURNACE	40,000	SCHEDULE 40 0.5 PSI-0.5" WC	39.6
F-4	FURNACE	40,000	SCHEDULE 40 0.5 PSI-0.5" WC	39.6
F-5	FURNACE	88,000	SCHEDULE 40 0.5 PSI-0.5" WC	87.1
WH-1	WATER HEATER	100,000	SCHEDULE 40 0.5 PSI-0.5" WC	99.0
BBQ	BAR-B-QUE*	80,000	SCHEDULE 40 0.5 PSI-0.5" WC	79.2
FP-1	PIPE, FIBERGLASS	68,000	SCHEDULE 40 0.5 PSI-0.5" WC	67.3
FP-2	FUTURE FIREPI	80,000	SCHEDULE 40 0.5 PSI-0.5" WC	79.2
MAIN-TOTAL		696,000		689.1

* CONFIRM FIXTURE SIZE PRIOR TO PIPING INSTALLATION. IF SIZE IS GREATER THAN SHOWN, CONTACT ENGINEER.

PLUMBING PUMP SCHEDULE

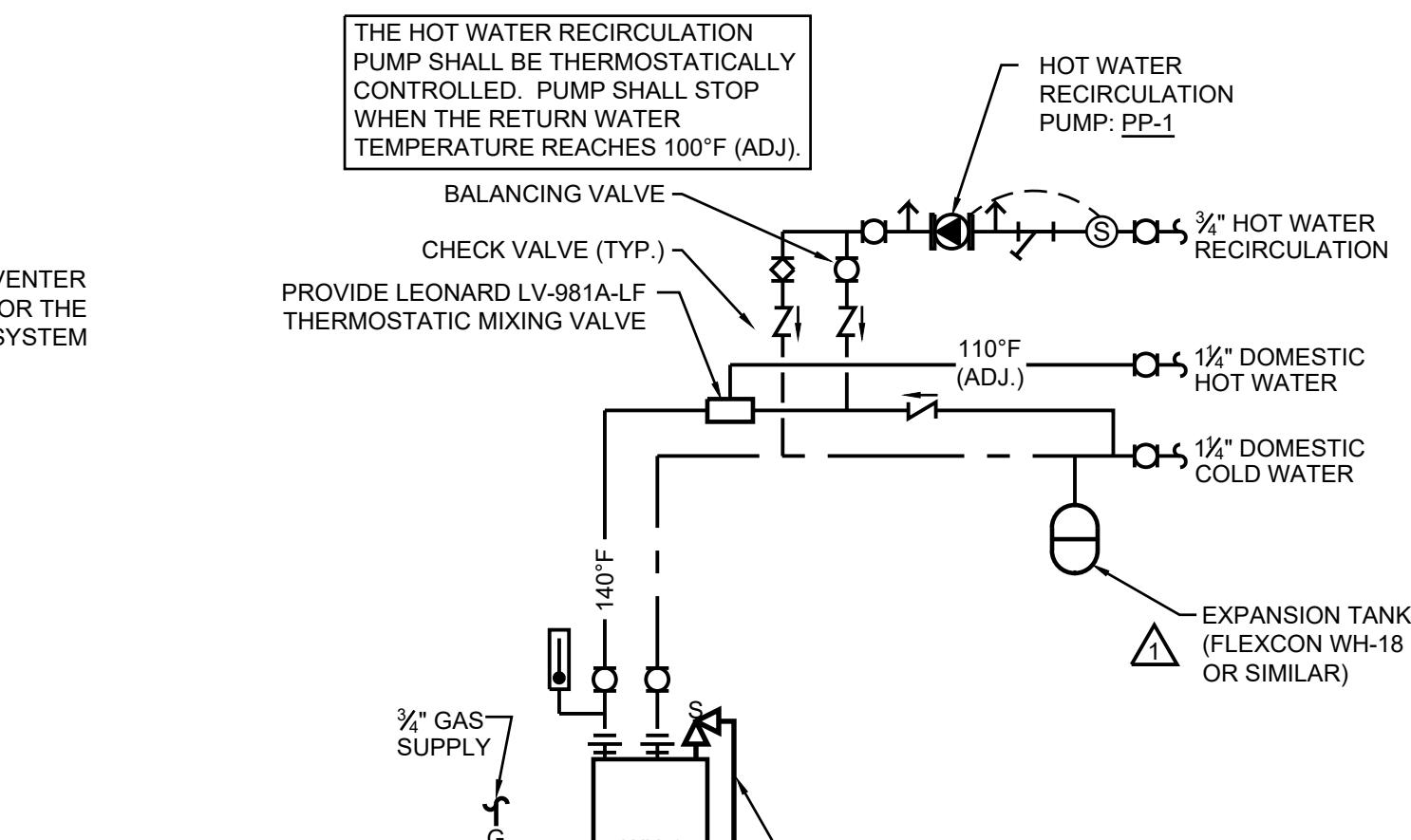
UNIT TAG	MANUFACTURER & MODEL NO.	SERVICE	LOCATION	TYPE	GPM	TOTAL HEAD (FT)	ELECTRICAL DATA		REMARKS	OR EQUIVALENT	
							V/PH	Hz			
PP-1	GRUNDfos UP 15-10B7	HOT WATER RECIRCULATION	WATER HEATER	INLINE	2.5	4.4	115/1/60		25 W	BRONZE PUMP, AQUASTAT	
PP-2	ZOELLER MODEL 264	SEWAGE	MECHRM	DUPLEX	32.0	15.0	115/1/60	0.4 HP		SIZED FOR SEWAGE. IF THE FUTURE CONDITIONS WILL DIFFER FROM DESIGN CRITERIA PUMP MAY NEED TO BE REVISED. PROVIDE MIN. BIAS SIZE 30"36". FOLLOW MANUFACTURER'S INSTRUCTIONS FOR DUPLEX AUTOMATIC SINGLE PHASE PUMP. PROVIDE EXTENSION COLLAR & RAIL SYSTEM IF REQUIRED. PLUMBER TO DETERMINE REQUIRED DEPTH & POTENTIAL NEED FOR RAIL BASED UPON FIELD INVERT REQUIREMENTS.	

GAS FIRED WATER HEATER SCHEDULE

UNIT TAG	MANUFACTURER & MODEL NO.	SERVICE	LOCATION	STORAGE CAPACITY (GAL.)	FUEL	INPUT (MBH)	GAS PRESS. (*W.C.)	DOM. WATER TEMP. (IN/F OUT/F)	ELECTRICAL DATA	GPH @ 100°F AT (S.L.)	DIMENSIONS (D(IN) H(IN))	OPER. WT. (LBS)	REMARKS	
WH-1	AO SMITH GDHE-75	DOMESTIC HOT WATER	MECHANICAL ROOM	74	NAT. GAS	100	3.5 - 14	40 140	120/1/60	5.2	108	27.75 64.75	1000	-

ELECTRIC WATER HEATER SCHEDULE

UNIT TAG	MANUFACTURER & MODEL NO.	SERVICE	LOCATION	STORAGE CAPACITY (GAL.)	INPUT (KWH)	GPH @ 90°F AT (S.L.)	WATER TEMP. (F)	ELECTRICAL DATA	DIMENSIONS (D(IN) H(IN))	OPER. WT. (LBS)	REMARKS		
WH-2	AO SMITH PNT-50	ARU DHW	ARU MECH CLOSET	46.0	4.5	21	40	130	120/1/60	59	20.5	529	-



DOMESTIC WATER ENTRY DETAIL

NO SCALE

GAS WATER HEATER DETAIL

NO SCALE

ELECTRIC WATER HEATER DETAIL

NO SCALE

PLUMBING LEGEND SPEC'S & SCHEDULES

P1.0

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AEC PROJECT #: 2007.00	
DATE:	ISSUE:
08/08/21	PLUMBING CDs
12/22/21	PERMIT RESUBMITTAL 01
07/20/22	EV CHARGER UPDATE
01/11/23	DUCT UPDATE
03/17/23	CU LOCATION UPDATE
04/21/23	WASHER/DRYER UPDATE
Drawn By: DGD Checked By: TOC	

HEDGES RESIDENCE
674 EAST HALL AVE.
JACKSON, WY

AEC PROJECT #: 20078.00	
DATE:	ISSUE:
10/28/20	PROGRESS DRAWINGS
12/08/20	PRELIMINARY ZONING
12/24/20	PROGRESS
04/01/21	PERMIT / CDs
08/08/21	PLUMBING CDs

Drawn By: DGD Checked By: TOC

**UNDERSLAB
WASTE &
VENT PLAN**

SCALE 1/4" = 1'-0"

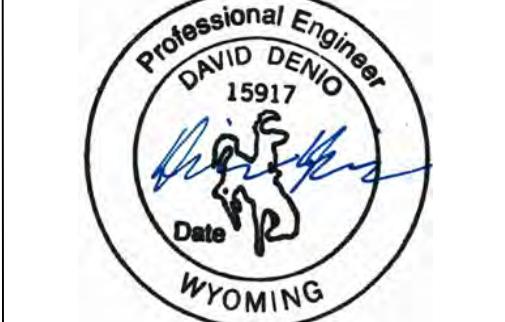
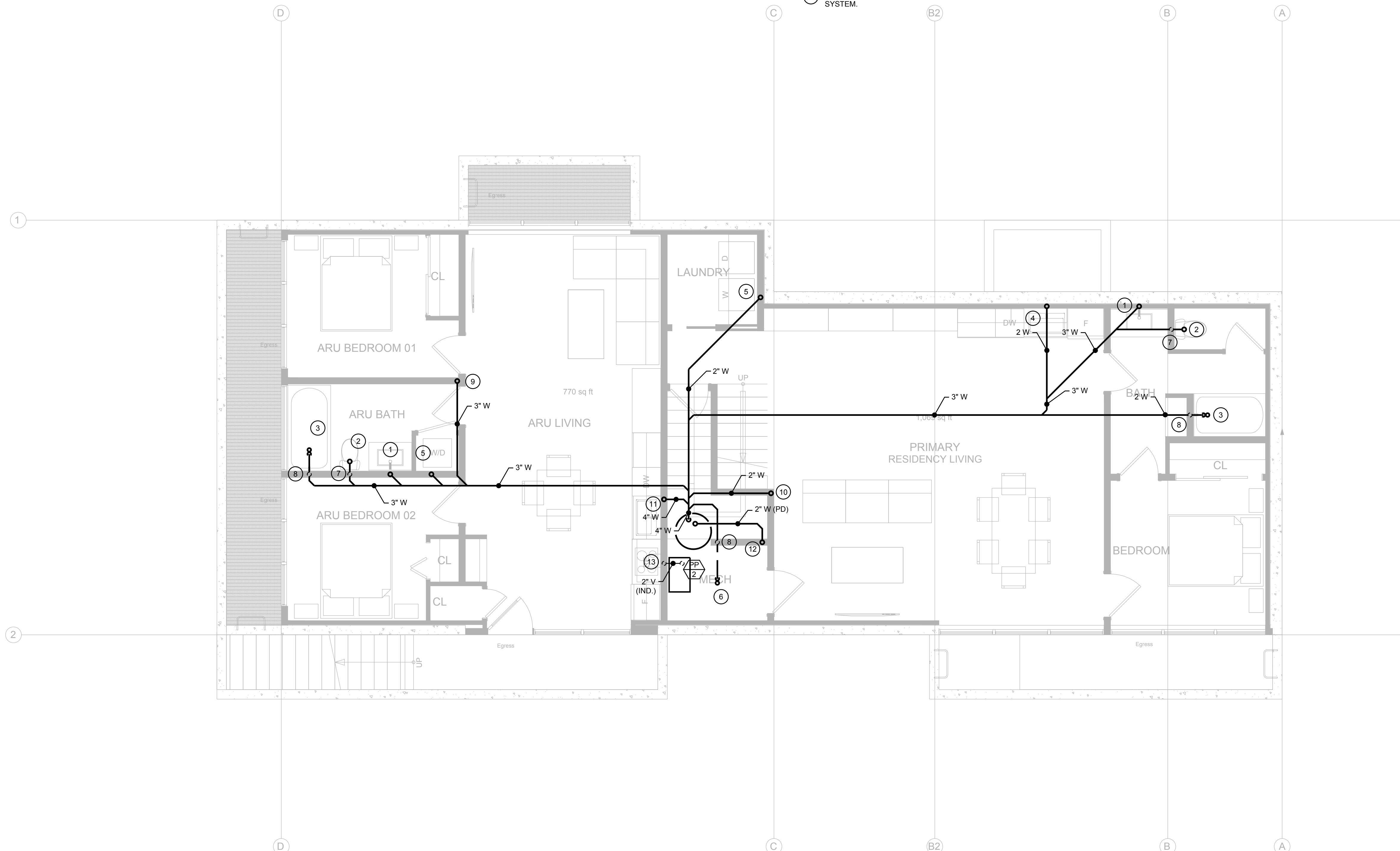
P2.0
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SHEET DETAIL NOTES:

- ① ROUTE 1 1/2" W & 1 1/2" V UP TO LV.
- ② ROUTE 3" W & 2" V UP TO WC.
- ③ ROUTE 2" W & 1 1/2" V UP TO BT.
- ④ ROUTE 2" W & 1 1/2" V UP TO KS.
- ⑤ ROUTE 2" W & 1 1/2" V UP TO CWB.
- ⑥ ROUTE 2" W & 1 1/2" V UP TO FD.
- ⑦ ROUTE 2" V UP
- ⑧ ROUTE 1 1/2" V UP
- ⑨ ROUTE 3" W UP.
- ⑩ ROUTE 2" W UP.
- ⑪ ROUTE 4" W UP.
- ⑫ ROUTE 2" W (PD) UP.
- ⑬ ROUTE 2" V (IND.) UP. VENT MUST RUN SEPARATE FROM VENTING SYSTEM.

GENERAL NOTES:

1. OFFSET PIPING AS REQUIRED TO AVOID ALL DUCTWORK, LIGHTS, AND STRUCTURE. COORDINATE ALL STRUCTURAL PENETRATIONS WITH THE STRUCTURAL ENGINEER.
2. ALL PIPING PASSING THROUGH FIRE-RATED ASSEMBLIES SHALL INCLUDE A FIRE-RATED PIPE SEALANT RATED TO MATCH THAT OF THE ASSEMBLY.
3. INSTALL CLEANOUTS PER SECTION 708 OF THE IPC. NOT ALL REQUIRED CLEANOUTS NECESSARILY SHOWN. COORDINATE ALL FINAL LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION.



SHEET DETAIL NOTES:

- 1 CONNECT 1 1/2" W & 1 1/2" V TO LV.
- 2 CONNECT 3" W & 2" V TO WC.
- 3 CONNECT 2" W & 1 1/2" V TO BT.
- 4 CONNECT 2" W & 1 1/2" V TO KS.
- 5 INSTALL INDIRECT WASTE CONNECTION FROM DW TO THE KITCHEN SINK PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 6 CONNECT 2" W & 1 1/2" V TO CWB.
- 7 CONNECT 2" W & 1 1/2" V TO FD.
- 8 DO NOT ROUTE ANY PIPING OVER ELECTRICAL PANELS.
- 9 ROUTE 2" V UP
- 10 ROUTE 1 1/2" V DN
- 11 ROUTE 1 1/2" V UP
- 12 ROUTE 3" W DN.
- 13 ROUTE 3" W UP.

- (14) ROUTE 2" W UP & DN.
- (15) ROUTE 3" W UP & DN.
- (16) ROUTE 1 $\frac{1}{2}$ " W & 1 $\frac{1}{2}$ " V UP TO LV.
- (17) ROUTE 3" W & 2" V UP TO WC.
- (18) ROUTE 2" W & 1 $\frac{1}{2}$ " V UP TO BT.
- (19) ROUTE 2" W & 1 $\frac{1}{2}$ " V UP TO FD.
- (20) ROUTE 4" W DN.
- (21) ROUTE 2" V DN.
- (22) ROUTE 2" W (PD) DN.
- (23) ROUTE 2" V (IND.) DN. VENT MUST RUN SEPARATE FROM VENTING SYSTEM.
- (24) ROUTE 2" V (IND.) UP. VENT MUST RUN SEPARATE FROM VENTING SYSTEM.

1. OFFSET
STRUCT
STRUCT

2. ALL PIPING
A FIRE-RESISTANT

3. INSTALL
CLEANOUT
WITH THE

GENERAL NOTES:

1. OFFSET PIPING AS REQUIRED TO AVOID ALL DUCTWORK, LIGHTS, AND STRUCTURE. COORDINATE ALL STRUCTURAL PENETRATIONS WITH THE STRUCTURAL ENGINEER.
2. ALL PIPING PASSING THROUGH FIRE-RATED ASSEMBLIES SHALL INCLUDE A FIRE-RATED PIPE SEALANT RATED TO MATCH THAT OF THE ASSEMBLY.
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Architectural Engineering Consultants

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www.aec-vail.com

The logo for AEC (Architectural Engineering Consultants) is displayed vertically. It features the letters 'a' and 'e' in a large, bold, black, cursive-style font. To the right of these letters, the word 'Architectural' is written in a smaller, black, sans-serif font. To the right of 'Architectural', the word 'Engineering' is written in a slightly larger, black, sans-serif font. To the right of 'Engineering', the word 'Consultants' is written in a large, black, sans-serif font.

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11 US Hwy 6 & 24, Ste 214, Avon, Colorado,
Telephone: 970-748-8520
www.aec-vail.com

Architect _____ **Mechanicæ**
An Office
C Box 8489, 40801

A circular Wyoming Professional Engineer license seal. The outer ring contains the text "Professional Engineer" at the top, "DAVID DENIO" in the center, and "WYOMING" at the bottom. The inner circle features a faint map of Wyoming with a plumb line and a compass rose. The date "15917" is printed above the map. A blue ink signature of "David Denio" is written across the center of the seal.

HEDGES RESIDENCE

674 EAST HALL AVE.
JACKSON, WY

AEC PROJECT #: 20078.00	
DATE:	ISSUE:
0/28/20	PROGRESS DRAWINGS
2/08/20	PRELIMINARY ZONING
2/24/20	PROGRESS
4/01/21	PERMIT / CDs
8/08/21	PLUMBING CDs

Drawn By: **DGD** Checked By: **TOC**

DGD | TOC

BASEMENT WASTE & VENT PLAN

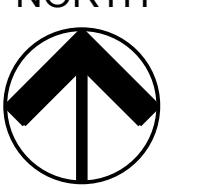
SCALE 1/4" = 1'-0"

P2.1

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BASEMENT WASTE & VENT PLAN

SCALE: 1/4" = 1'0"



HEDGES RESIDENCE
674 EAST HALL AVE.
JACKSON, WY

AEC PROJECT #:	20078.00
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08/08/21	PLUMBING CDs
12/22/21	PERMIT RESUBMITTAL 01
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03/17/23	CU LOCATION UPDATE
04/21/23	WASHER/DRYER UPDATE

Drawn By: DGD Checked By: TOC

**2nd FLOOR
WASTE &
VENT PLAN**

SCALE 1/4" = 1'-0"

P2.3

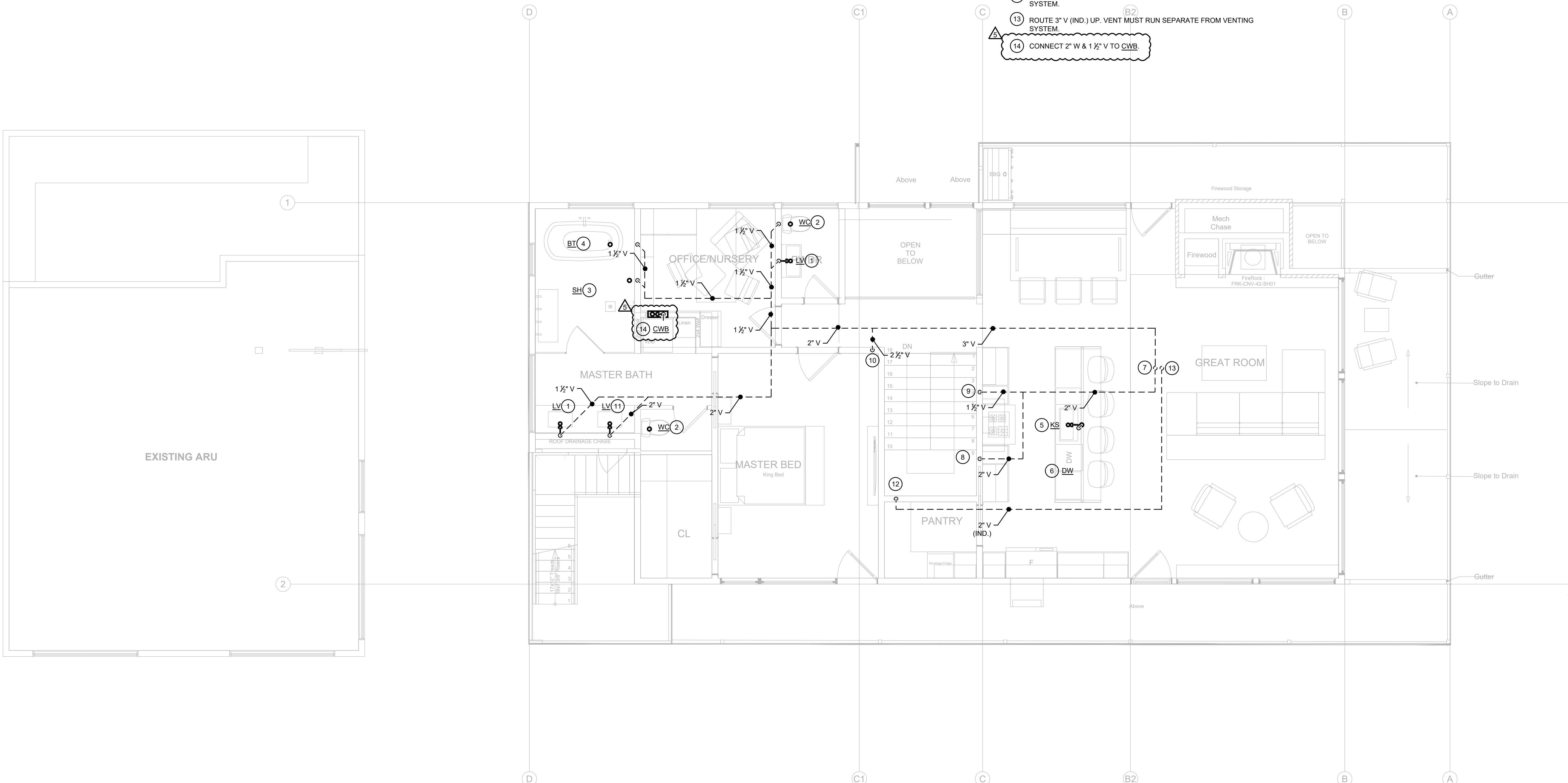
5 of 9

SHEET DETAIL NOTES:

- ① CONNECT 1 1/2" W & 1 1/2" V TO LV.
- ② CONNECT 3" W & 2" V TO WC.
- ③ CONNECT 2" W & 1 1/2" V TO SH.
- ④ CONNECT 2" W & 1 1/2" V TO BT.
- ⑤ CONNECT 2" W & 1 1/2" V TO KS.
- ⑥ INSTALL INDIRECT WASTE CONNECTION FROM DW TO THE KITCHEN SINK PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ⑦ ROUTE 4" V UP
- ⑧ ROUTE 2" V DN
- ⑨ ROUTE 1 1/2" V DN
- ⑩ ROUTE 2 1/2" V DN
- ⑪ 2" W & 2" V UP TO LV. THIS SERVES AS THE VENT FOR THE BATHROOM GROUP.
- ⑫ ROUTE 2" V (IND.) DN. VENT MUST RUN SEPARATE FROM VENTING SYSTEM.
- ⑬ ROUTE 3" V (IND.) UP. VENT MUST RUN SEPARATE FROM VENTING SYSTEM.
- ⑭ CONNECT 2" W & 1 1/2" V TO CWB.

GENERAL NOTES:

1. OFFSET PIPING AS REQUIRED TO AVOID ALL DUCTWORK, LIGHTS, AND STRUCTURE. COORDINATE ALL STRUCTURAL PENETRATIONS WITH THE STRUCTURAL ENGINEER.
2. ALL PIPING PASSING THROUGH FIRE-RATED ASSEMBLIES SHALL INCLUDE A FIRE-RATED PIPE SEALANT RATED TO MATCH THAT OF THE ASSEMBLY.
3. INSTALL CLEANOUTS PER SECTION 708 OF THE IPC. NOT ALL REQUIRED CLEANOUTS NECESSARILY SHOWN. COORDINATE ALL FINAL LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION.



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Drawn By: DGD Checked By: TOC

**2nd FLOOR
WASTE &
VENT PLAN**

SCALE 1/4" = 1'-0"

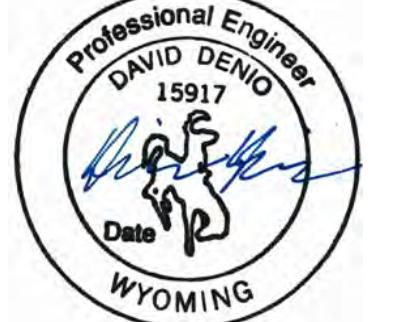
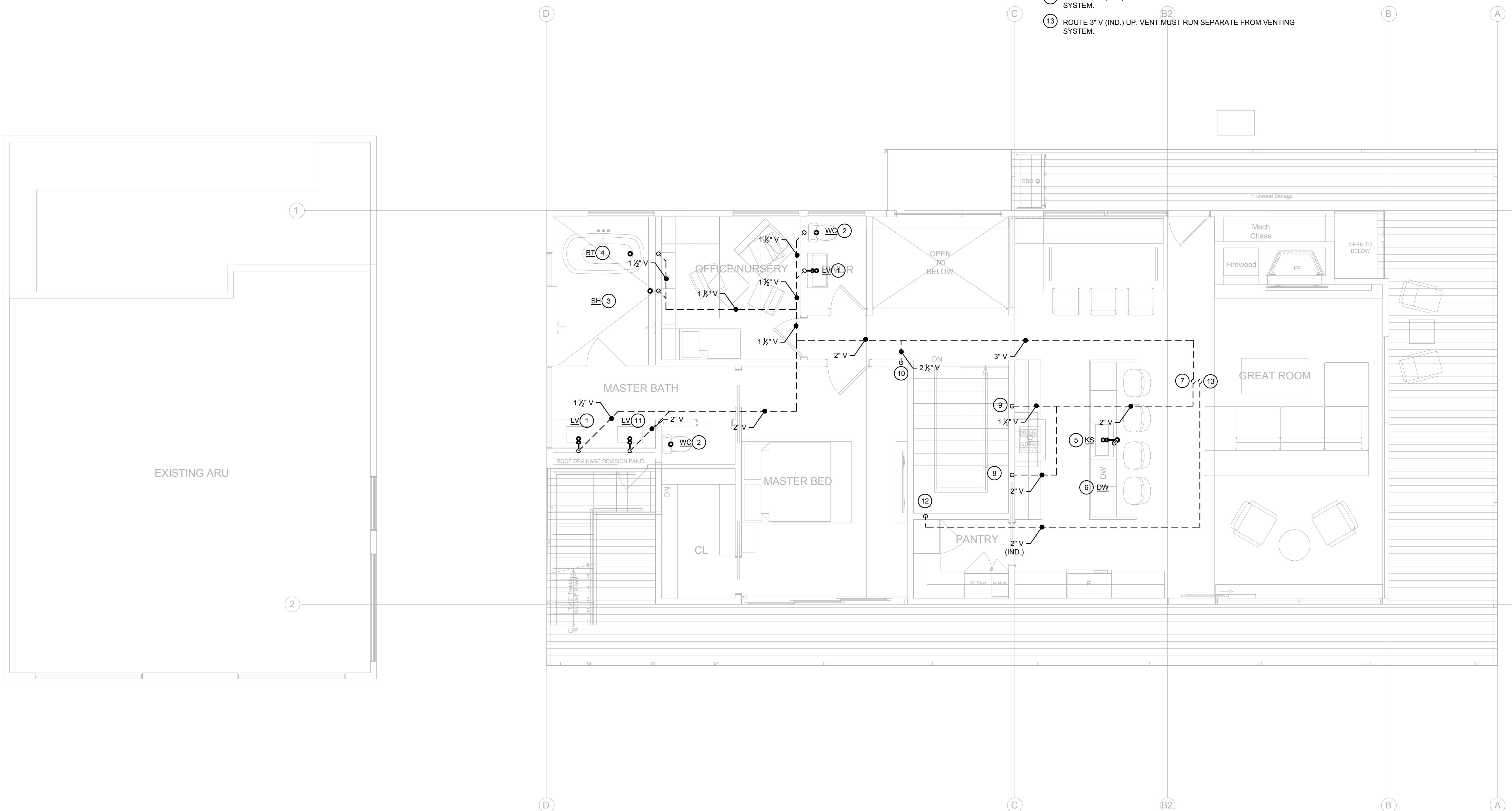
P2.3
5 of 8

SHEET DETAIL NOTES:

- ① CONNECT 1 1/2" W & 1 1/2" V TO LV.
- ② CONNECT 3" W & 2" V TO WC.
- ③ CONNECT 2" W & 1 1/2" V TO SH.
- ④ CONNECT 2" W & 1 1/2" V TO BT.
- ⑤ CONNECT 2" W & 1 1/2" V TO KS.
- ⑥ INSTALL INDIRECT WASTE CONNECTION FROM DW TO THE KITCHEN SINK PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ⑦ ROUTE 4" V UP
- ⑧ ROUTE 2" V DN
- ⑨ ROUTE 1 1/2" V DN
- ⑩ ROUTE 2 1/2" V DN
- ⑪ 2" W & 2" V UP TO LV. THIS SERVES AS THE VENT FOR THE BATHROOM GROUP.
- ⑫ ROUTE 2" V (IND.) DN. VENT MUST RUN SEPARATE FROM VENTING SYSTEM.
- ⑬ ROUTE 3" V (IND.) UP. VENT MUST RUN SEPARATE FROM VENTING SYSTEM.

GENERAL NOTES:

1. OFFSET PIPING AS REQUIRED TO AVOID ALL DUCTWORK, LIGHTS, AND STRUCTURE. COORDINATE ALL STRUCTURAL PENETRATIONS WITH THE STRUCTURAL ENGINEER.
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3. INSTALL CLEANOUTS PER SECTION 708 OF THE IPC. NOT ALL REQUIRED CLEANOUTS NECESSARILY SHOWN. COORDINATE ALL FINAL LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION.



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Drawn By: DGD Checked By: TOC

**2nd FLOOR
WASTE &
VENT PLAN**

SCALE 1/4" = 1'-0"

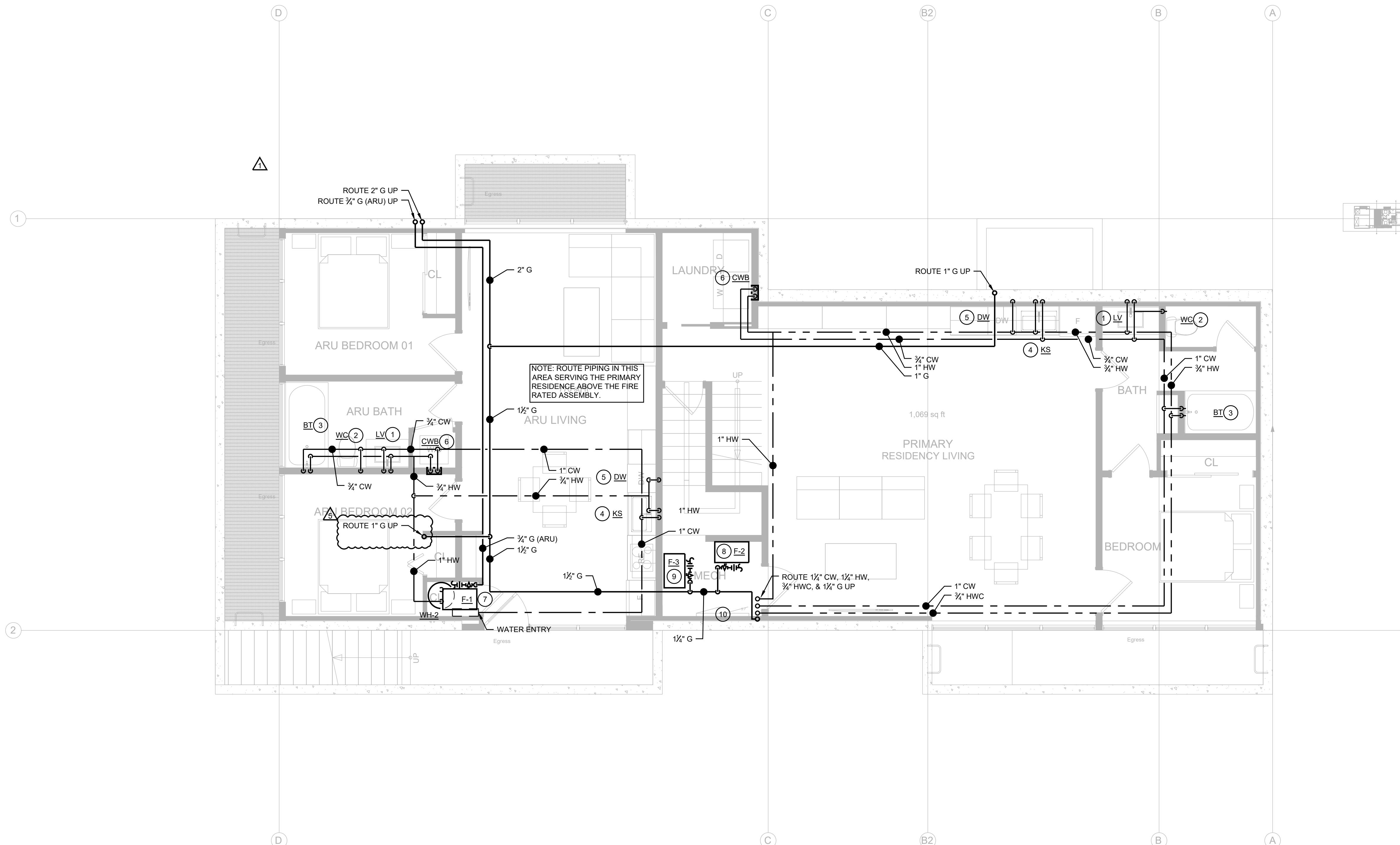
P2.3
5 of 8

SHEET DETAIL NOTES:

- 1 CONNECT $\frac{1}{2}$ " CW & $\frac{1}{2}$ " HW TO LV.
- 2 CONNECT $\frac{1}{2}$ " CW TO WC.
- 3 CONNECT $\frac{3}{4}$ " CW & $\frac{3}{4}$ " HW TO BT.
- 4 CONNECT $\frac{3}{4}$ " CW & $\frac{3}{4}$ " HW TO KS.
- 5 CONNECT $\frac{1}{2}$ " HW TO DW.
- 6 CONNECT $\frac{3}{4}$ " CW & $\frac{3}{4}$ " HW TO CWB.
- 7 CONNECT $\frac{3}{4}$ " G (ARU) TO F-1. PROVIDE SHUTOFF VALVE AND UNION.
- 8 CONNECT $\frac{3}{4}$ " G TO F-2. PROVIDE SHUTOFF VALVE AND UNION.
- 9 CONNECT $\frac{3}{4}$ " G TO F-3. PROVIDE SHUTOFF VALVE AND UNION.
- 10 DO NOT ROUTE ANY PIPING OVER ELECTRICAL PANELS.
- 11 CONNECT 1" CW & 1" HW TO WH.

GENERAL NOTES:

1. OFFSET PIPING AS REQUIRED TO AVOID ALL DUCTWORK, LIGHTS, AND STRUCTURE. COORDINATE ALL STRUCTURAL PENETRATIONS WITH THE STRUCTURAL ENGINEER.
2. ALL PIPING PASSING THROUGH FIRE-RATED ASSEMBLIES SHALL INCLUDE A FIRE-RATED PIPE SEALANT RATED TO MATCH THAT OF THE ASSEMBLY.
3. COORDINATE ALL HOSE BIBB AND WALL HYDRANT LOCATIONS WITH THE ARCHITECT.



BASEMENT DOMESTIC WATER & GAS PLAN

SCALE: 1/4" = 1'0"

A circular arrow symbol with the word "NORTH" above it, indicating the cardinal direction.

HEDGES RESIDENCE
674 EAST HALL AVE.
JACKSON, WY

AEC PROJECT #: 20078 00

DATE: ISSUE:

08/08/21 PLUMBING CDs

12/22/21 PERMIT RESUBMITTAL 01

07/20/22	EV CHARGER UPDATE
01/11/23	DUCT UPDATE

03/17/23 CU LOCATION UPDATE

04/21/23	WASHER/DRYER UPDATE
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DGD | TOC

DATA SOURCES

BASEMENT

DOMESTIC

WATER & GAS

PI AN

SCALE 1/4" = 1'-0"

P3.0

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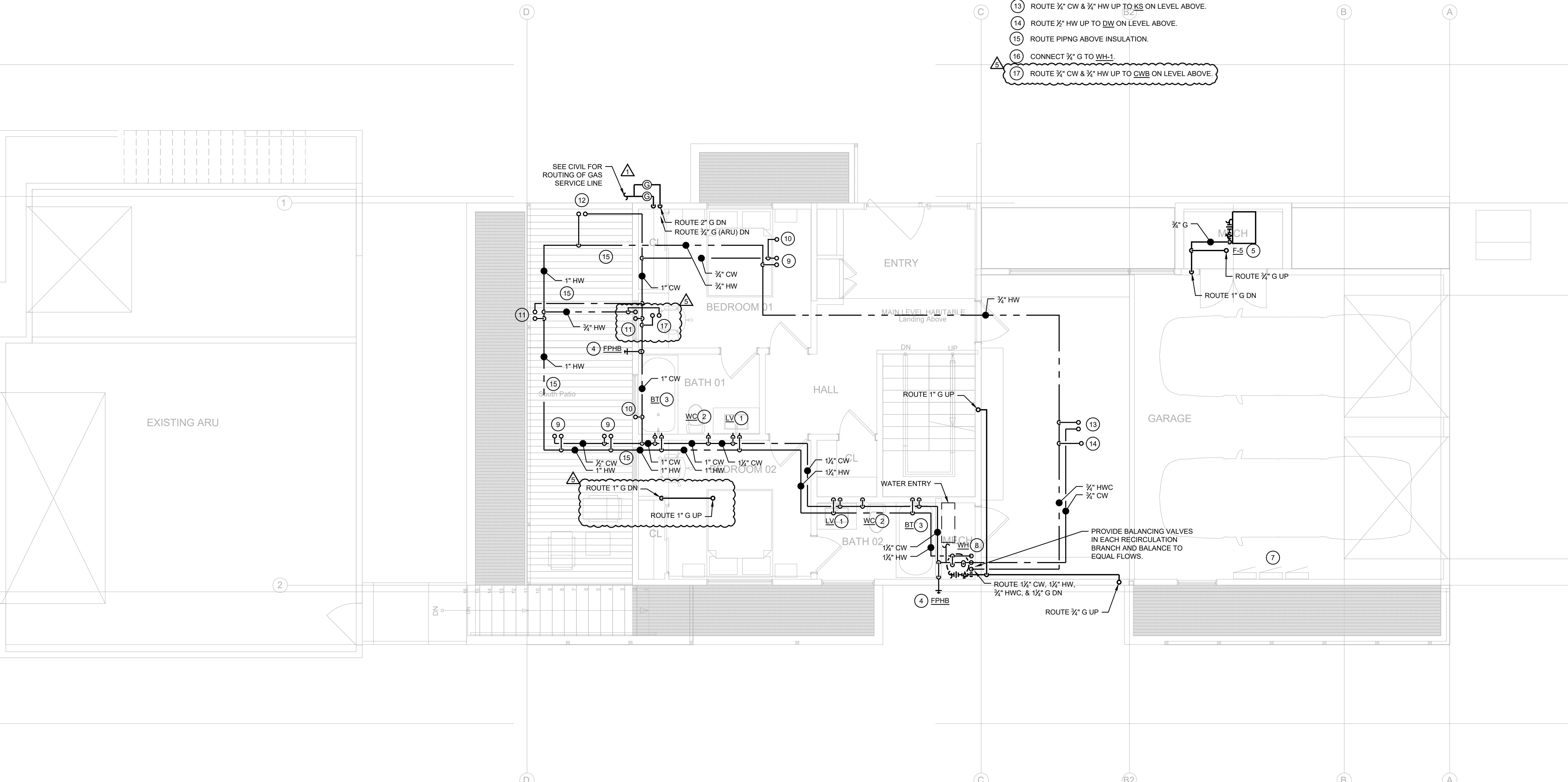
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674 EAST HALL AVE.
JACKSON, WY

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Drawn By: DGD Checked By: TOC

**1st FLOOR
DOMESTIC
WATER & GAS
PLAN**
SCALE 1/4" = 1'-0"

P3.1
7 of 9

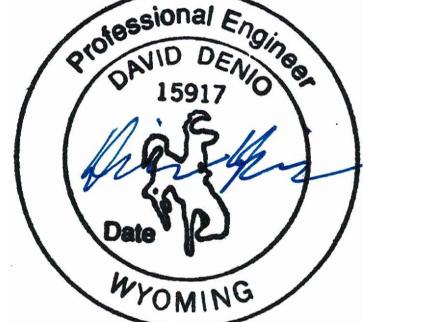


SHEET DETAIL NOTES:

- ① CONNECT $\frac{1}{2}$ " CW & $\frac{1}{2}$ " HW TO LV.
- ② CONNECT $\frac{1}{2}$ " CW TO WC.
- ③ CONNECT $\frac{3}{4}$ " CW & $\frac{3}{4}$ " HW TO BT.
- ④ CONNECT $\frac{3}{4}$ " CW TO FPHB.
- ⑤ CONNECT $\frac{3}{4}$ " G TO F-5. PROVIDE SHUTOFF VALVE AND UNION.
- ⑥ INSTALL CAPPED $\frac{3}{4}$ " G STUB FOR BBQ. PROVIDE SHUTOFF VALVE AND UNION. IF GAS LOAD EXCEEDS 40 MBH CONTACT ENGINEER.
- ⑦ DO NOT ROUTE ANY PIPING OVER ELECTRICAL PANELS.
- ⑧ CONNECT $\frac{1}{2}$ " CW, $\frac{1}{2}$ " HW, & $\frac{3}{4}$ " G TO WH.
- ⑨ ROUTE $\frac{1}{2}$ " CW & $\frac{1}{2}$ " HW UP TO LV ON LEVEL ABOVE.
- ⑩ ROUTE $\frac{1}{2}$ " CW UP TO WC ON LEVEL ABOVE.
- ⑪ ROUTE $\frac{3}{4}$ " CW & $\frac{3}{4}$ " HW UP TO SH ON LEVEL ABOVE.
- ⑫ ROUTE $\frac{3}{4}$ " CW & $\frac{3}{4}$ " HW UP TO BT ON LEVEL ABOVE.
- ⑬ ROUTE $\frac{3}{4}$ " CW & $\frac{3}{4}$ " HW UP TO KS ON LEVEL ABOVE.
- ⑭ ROUTE $\frac{3}{4}$ " HW UP TO DW ON LEVEL ABOVE.
- ⑮ ROUTE PIPING ABOVE INSULATION.
- ⑯ CONNECT $\frac{3}{4}$ " G TO WH-1.
- ⑰ ROUTE $\frac{3}{4}$ " CW & $\frac{3}{4}$ " HW UP TO CWB ON LEVEL ABOVE.

GENERAL NOTES:

1. OFFSET PIPING AS REQUIRED TO AVOID ALL DUCTWORK, LIGHTS, AND STRUCTURE. COORDINATE ALL STRUCTURAL PENETRATIONS WITH THE STRUCTURAL ENGINEER.
2. ALL PIPING PASSING THROUGH FIRE-RATED ASSEMBLIES SHALL INCLUDE A FIRE-RATED PIPE SEALANT RATED TO MATCH THAT OF THE ASSEMBLY.
3. COORDINATE ALL HOSE BIBB AND WALL HYDRANT LOCATIONS WITH THE ARCHITECT.



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Drawn By: DGD Checked By: TOC

**2nd FLOOR
DOMESTIC
WATER & GAS
PLAN**
SCALE 1/4" = 1'-0"

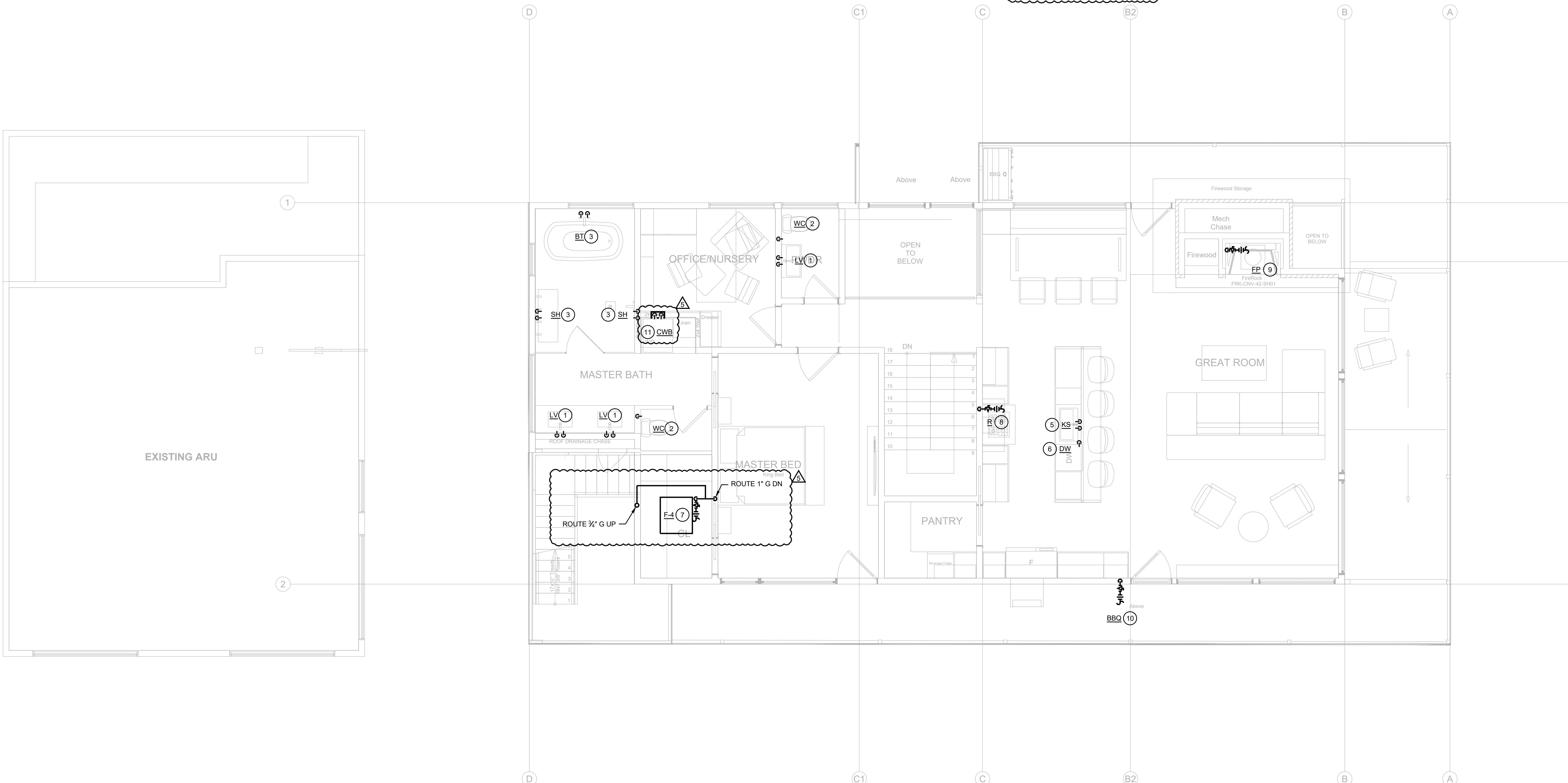
P3.2
8 of 9

SHEET DETAIL NOTES:

- ① CONNECT $\frac{1}{2}$ " CW & $\frac{1}{2}$ " HW TO LV.
- ② CONNECT $\frac{1}{2}$ " CW TO WC.
- ③ CONNECT $\frac{1}{2}$ " CW & $\frac{1}{2}$ " HW TO SH.
- ④ CONNECT $\frac{1}{2}$ " CW & $\frac{1}{2}$ " HW TO BT.
- ⑤ CONNECT $\frac{1}{2}$ " CW & $\frac{1}{2}$ " HW TO KS.
- ⑥ CONNECT $\frac{1}{2}$ " HW TO DW.
- ⑦ CONNECT $\frac{1}{2}$ " G TO E4. PROVIDE SHUTOFF VALVE AND UNION.
- ⑧ CONNECT 1" G TO R. PROVIDE SHUTOFF VALVE AND UNION. IF GAS LOAD EXCEEDS 120 MBH CONTACT ENGINEER.
- ⑨ CONNECT $\frac{1}{2}$ " G TO FP. PROVIDE SHUTOFF VALVE AND UNION. IF GAS LOAD EXCEEDS 68 MBH CONTACT ENGINEER.
- ⑩ CONNECT $\frac{1}{2}$ " G TO BBQ. PROVIDE SHUTOFF VALVE AND UNION. IF GAS LOAD EXCEEDS 80 MBH CONTACT ENGINEER.
- ⑪ CONNECT $\frac{1}{2}$ " CW & $\frac{1}{2}$ " HW TO CWB.

GENERAL NOTES:

1. OFFSET PIPING AS REQUIRED TO AVOID ALL DUCTWORK, LIGHTS, AND STRUCTURE. COORDINATE ALL STRUCTURAL PENETRATIONS WITH THE STRUCTURAL ENGINEER.
2. ALL PIPING PASSING THROUGH FIRE-RATED ASSEMBLIES SHALL INCLUDE A FIRE-RATED PIPE SEALANT RATED TO MATCH THAT OF THE ASSEMBLY.
3. COORDINATE ALL HOSE BIBB AND WALL HYDRANT LOCATIONS WITH THE ARCHITECT.



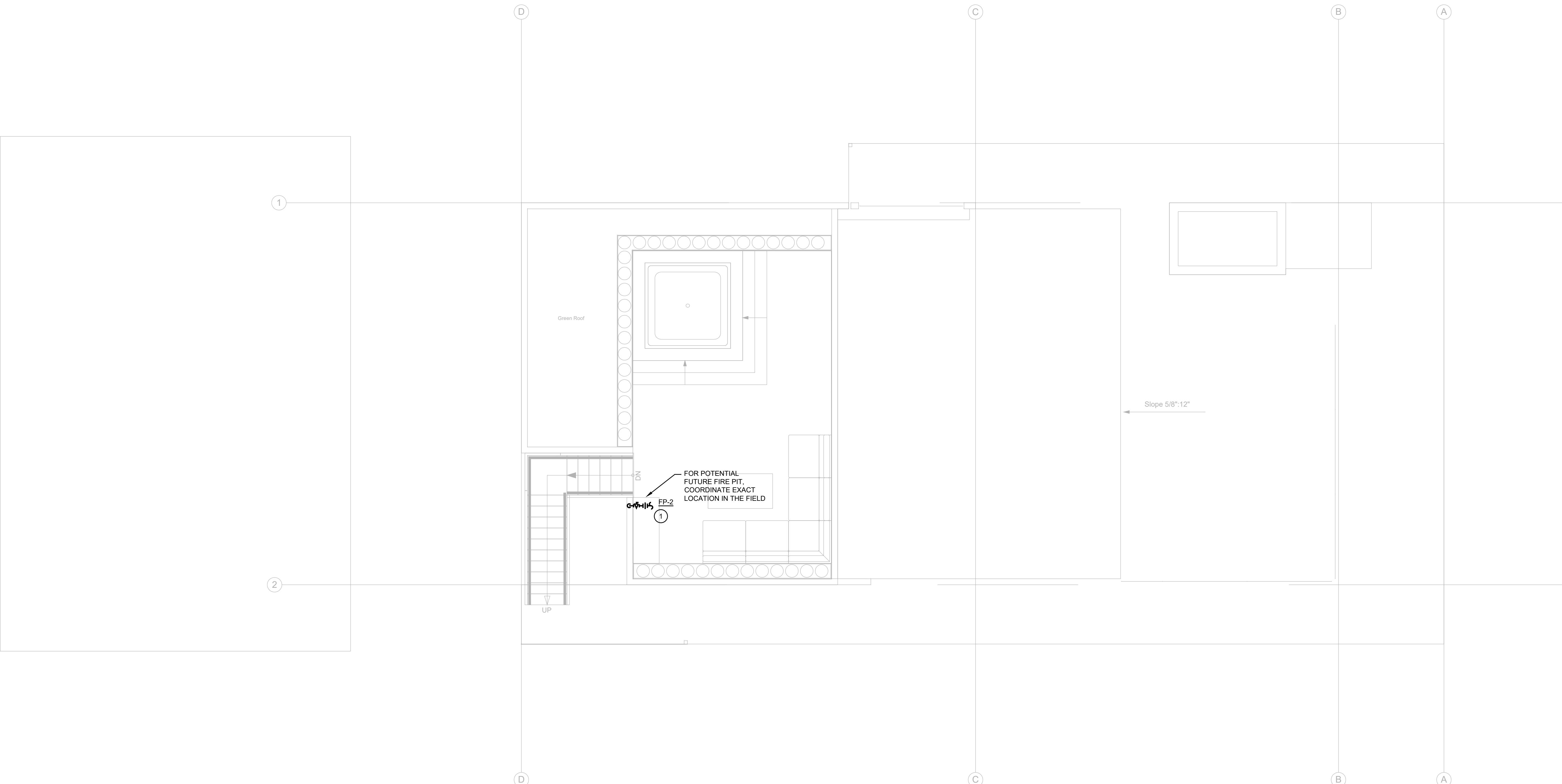
SHEET DETAIL NOTES:

① CONNECT $\frac{3}{4}$ " G TO FP-2. PROVIDE SHUTOFF VALVE AND UNION. IF GAS LOAD EXCEEDS 80 MBH CONTACT ENGINEER.

GENERAL NOTES:

1. OFFSET PIPING AS REQUIRED TO AVOID ALL DUCTWORK, LIGHTS, AND STRUCTURE. COORDINATE ALL STRUCTURAL PENETRATIONS WITH THE STRUCTURAL ENGINEER.
2. ALL PIPING PASSING THROUGH FIRE-RATED ASSEMBLIES SHALL INCLUDE A FIRE-RATED PIPE SEALANT RATED TO MATCH THAT OF THE ASSEMBLY.
3. COORDINATE ALL HOSE BIBB AND WALL HYDRANT LOCATIONS WITH THE ARCHITECT.

NOTE: THIS IS AN
ENTIRELY NEW SHEET



GENERAL NOTES ALL SHEETS

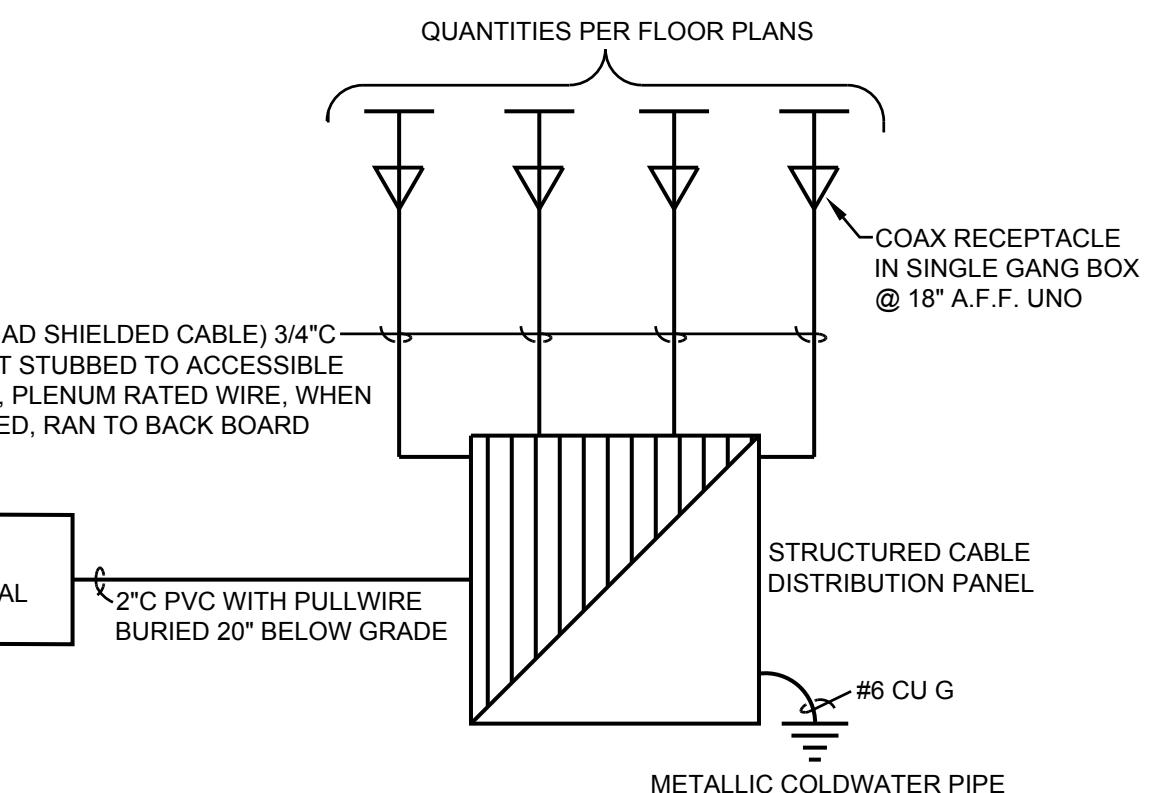
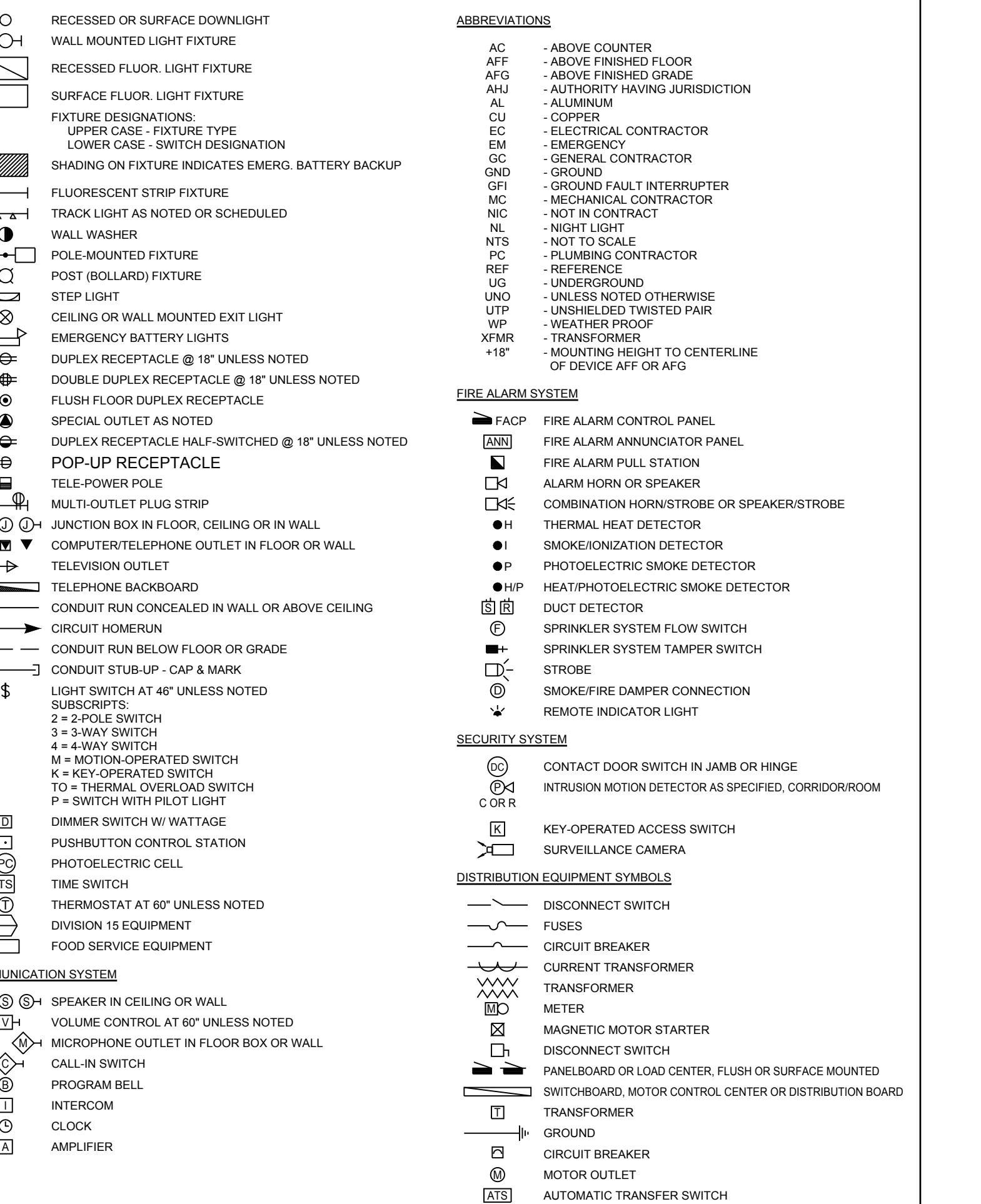
THE ELECTRICAL CONTRACTOR WILL PROVIDE A WALK THROUGH WITH THE OWNER/ARCHITECT PRIOR TO FINAL ROUGH-IN AS FOLLOWS:

- CONFIRM ALL LOCATIONS FOR LIGHT SWITCHES; ADD THREE WAYS IF FOUND NECESSARY.
- REVIEW RECEPTACLE LOCATIONS; MOVE AS REQUIRED. PROVIDE UNIT PRICING IF ADDITIONAL RECEPTACLES ARE REQUIRED.
- REVIEW RECEPTACLE LOCATIONS AT COUNTERS AND CONFIRM IF THOSE RECEPTACLES SHOULD BE ABOVE COUNTER OR BELOW. MOVE AS REQUIRED.

IN GENERAL CONFIRM POWER AND LIGHTING REQUIREMENTS. THE ELECTRICIAN SHOULD BE PREPARED TO REWORK SOME DEVICE LOCATIONS. SIGNIFICANT REWORK SHOULD BE FLAGGED AND UNIT PRICING PROVIDED AND WRITTEN AUTHORIZATION FOR ADDITIONAL COSTS APPROVED PRIOR TO PROCEEDING.

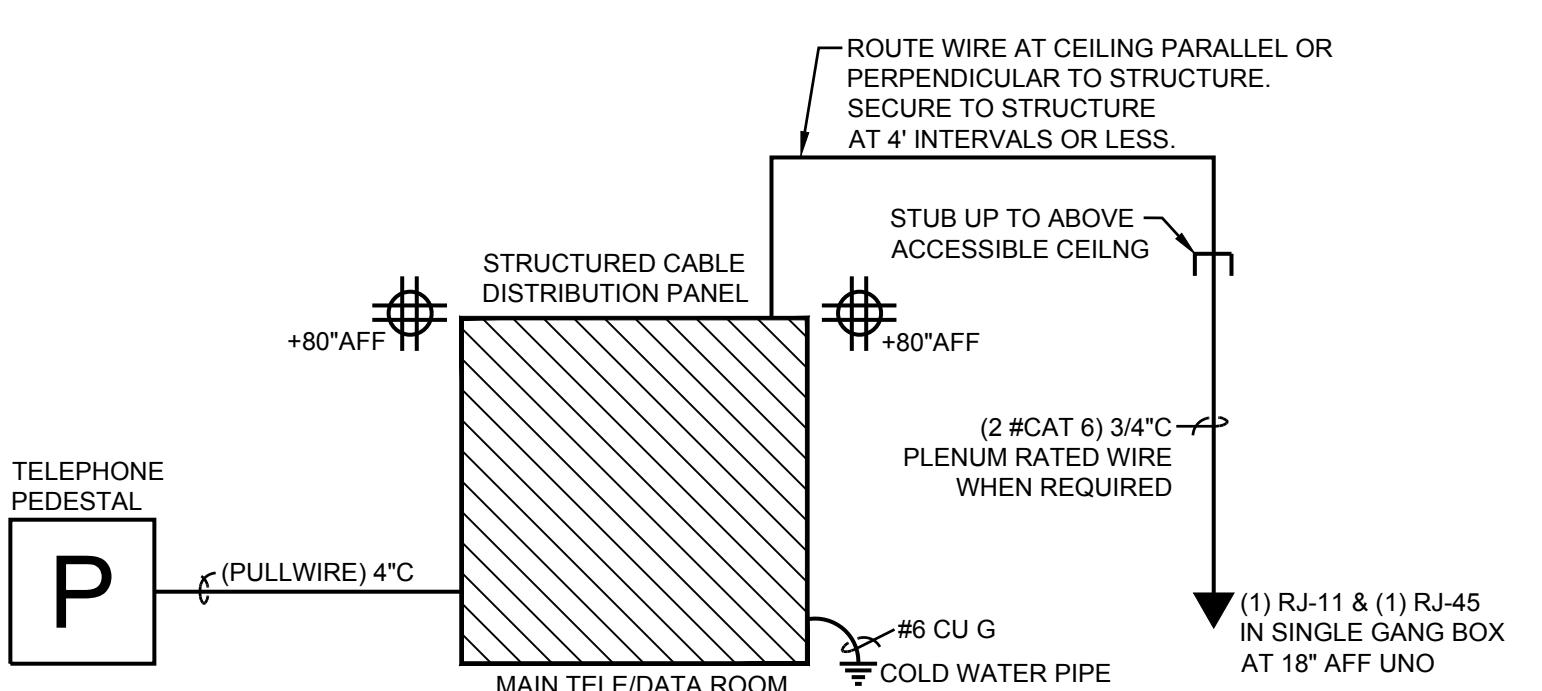
ELECTRICAL LEGEND

(NOT ALL SYMBOLS REQUIRED FOR THIS PROJECT)



CABLE TV ONE LINE DIAGRAM

NO SCALE

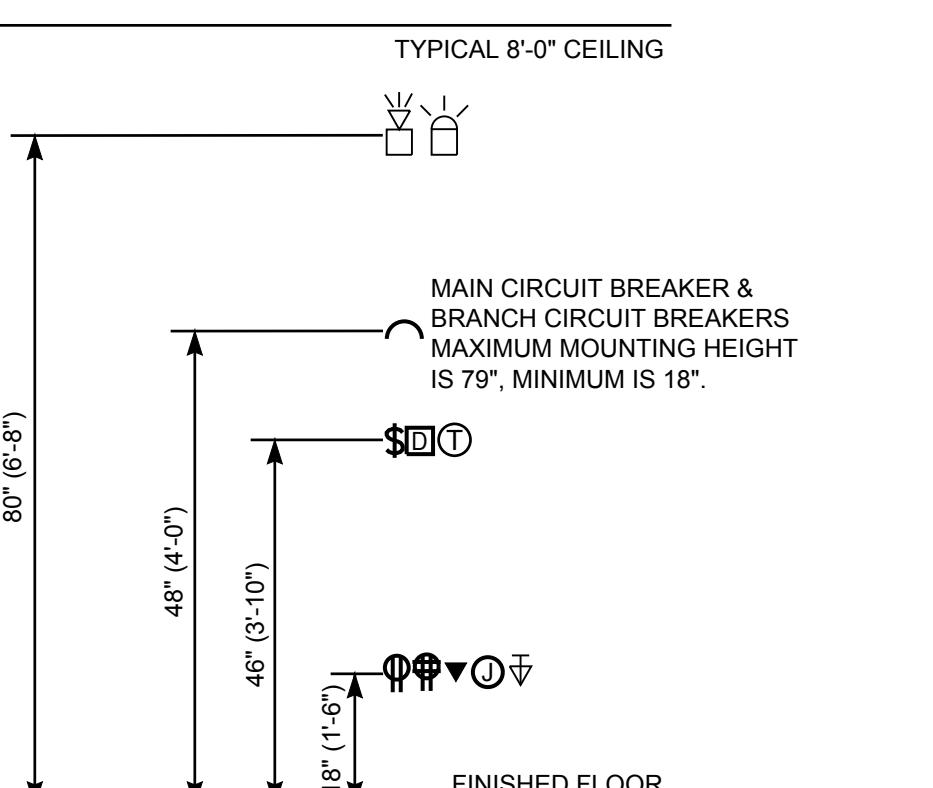


TELEPHONE ONE-LINE DIAGRAM

NO SCALE

TELEPHONE/COMPUTER ROUGH-IN

NO SCALE



TYPICAL DEVICE MOUNTING HEIGHTS

NO SCALE

NOTES:

1. HEIGHTS SHOWN ARE TYPICAL TO CENTERLINE OF BOX UNLESS NOTED OTHERWISE.
2. DEVICES ABOVE DOORS SHALL BE CENTERED BETWEEN TOP OF DOOR TRIM AND CEILING LINE.
3. MOUNTING HEIGHTS SHOWN ON ARCHITECTURAL ELEVATIONS AND NOTED ON ELECTRICAL FLOOR PLANS SHALL GOVERN OVER THOSE SHOWN ABOVE.
4. FOR CEILING HEIGHTS HIGHER THAN 7'-2", INSTALL FIRE ALARM NOTIFICATION AUDIO AND VISUAL APPLIANCES AT 80" AFF OTHERWISE INSTALL AT 6" BELOW CEILING.
5. MOUNTING HEIGHTS PER IBC AND ADA CODES

ELECTRICAL SPECIFICATIONS

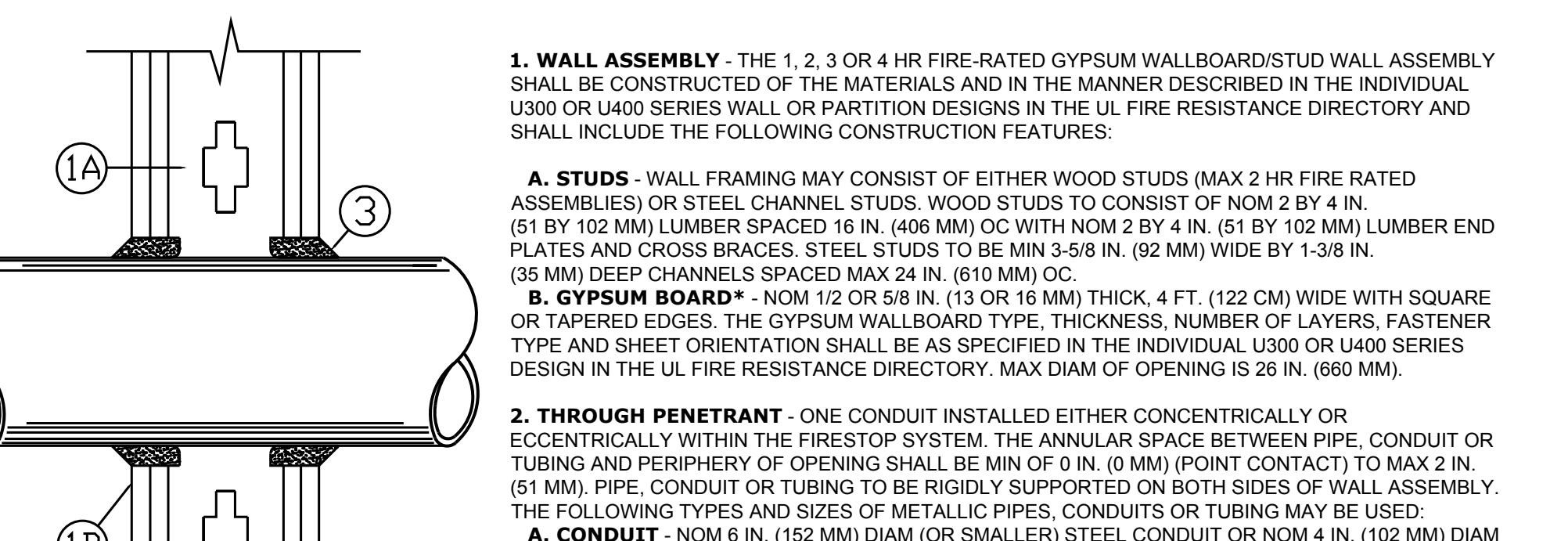
A. General Requirements

1. SCOPE: Furnish all materials and labor required to execute this work as indicated on drawing and as specified, as necessary to complete the contract. Electrical work shall include, but not limited to, these major items:
 - A. Complete wiring system for new lighting and power as shown, including new panelboards, new conduits, new wires, new wiring devices, new control devices, etc. for a complete lighting and power system.
 - a. Complete feeder(s) installation as required for new and/or electrical apparatus as shown on single line diagram and drawings.
 - b. Complete branch circuit wiring required for the connection of emergency lighting and exit signs to existing emergency stand by power system.
2. Complete provision, installation and connection of lighting fixtures, exit signs and lamps as specified and as shown on drawings.
3. Fire alarm system will be electrical contractor.
4. Complete connection of HVAC/plumbing motor(s), water heater(s), equipment, etc. furnish by mechanical - refer to both electrical and mechanical drawing for scope and work and additional information.
5. Provide grounding and bonding Facilities.
6. Complete all electrical demolition as required.
7. Core drilling and patching of existing building structure required for electrical work. Core drilling shall follow Building Standard procedures and contractor shall have written approvals from building owner prior to start of any work.
8. Test of entire system and work.
9. Operating, Maintenance and identification instructions manuals, if any.
10. PERMITS AND FEES: Obtain and pay for all necessary permits, inspections, examinations and fees or charges necessary for execution and completion of electrical work.
11. REGULATIONS AND CODES:
 - A. Applicable codes: National Electric Code (Most Recent Version) Conform to the prevailing edition and amendments thereto of the local jurisdiction's electrical code, pertinent NFPA publications and to the requirements of Federal, State or other City agencies having jurisdiction.
12. SHOP DRAWINGS AND SUBMITTAL:
 - A. Contractor shall submit shop drawings for engineer review and approval.
 - B. Shop drawing submittal shall include:
 1. Lighting fixtures.
 2. Panelboard(s).
13. CONDUIT AND WIRE:
 - A. CONDUCTOR SIZES AND TYPES: For sizes #10 AWG and larger, use copper THW or aluminum XHW. For sizes #1 AWG and smaller, use only copper wire with 600V insulation, types TW, THHN, or THW - stranded in sizes #8 and larger, solid in sizes #10 and smaller. Control wiring shall be #14, stranded. Use type THHN for wires entering or passing through fluorescent lighting fixtures. All motors shall be wired with copper conductors only.
 - B. MC cable permitted per local codes. Run hard pipe from panel to local junction box, and run MC cable from junction box to device.
 - C. NM cable permitted per local codes and where installed as required in NEC 334.
14. ELECTRICAL DEVICES
 - A. Convenience receptacles will be 20 amp or 15 amp, decora style. Finish per owner or architect. All dwelling unit receptacles to be tamper-resistant per NEC 406.11.
 - B. Light switches will be 20amp or 15 amp, decora style. Finish per owner or architect.
 - C. Dimming switches will be a minimum of 600W or as noted. Provide decora style, finish per owner or architect.
 - D. All mounting heights will conform to ADA guidelines. Typical receptacle heights will be +18" AFF and switch heights will be +46" AFF unless noted otherwise.

- E. Provide GFI type receptacles at kitchens, bathrooms, garages, exterior etc. as required by NEC 210.8.
- F. Provide AFCI type receptacles at bedrooms, living rooms, dining rooms, hallways etc. as required by NEC 210.12.
- G. Exterior weather-proof receptacles in damp or wet locations shall adhere to the requirements shown in NEC 406.9.
- 15. SUPPORT
 - A. Support all electrical equipment independent of accessible ceilings as required by NEC.
- 16. ELECTRICAL BOXES
 - A. At fire rated wall, space electrical boxes at opposite sides of the wall no less than 24" horizontal distance.
 - B. When phone, TV & power receptacles are shown on plan next to each other. Locate respective receptacles next to each other on site with no more than 1" separating cover plates.
- 17. METERING
 - A. EC shall coordinate whether or not meters require lever bypass with local utility and provide all meters with a lever bypass when required.

B. Cat 6 Wiring Requirements

- A. The cabling for voice and data must be continuous, home run, non-spliced, 500 MHz or better category 6, 4 pair UTP as applicable. Acceptable manufacturers include: Berk-Tek, Belden, Lucent or equivalent.
- B. Data cable will be colored blue. Voice cable will be colored white.
- C. The terminations at the station locations must be Category 6, T568B (AT&T) model RJ-45, 8 pin, 8 conductor, Hubbell, Leviton, or Lucent or equivalent jacks, match faceplates to power, color coded for voice and data, match to cable. Outlets will be securely held in place.
- D. Wall mounted patch panels will be provided.
- E. All cables will be labeled with self-laminating labels at each cable end, at each patch panel location, and each wall/floor faceplate that has wiring installed. Coordinate numbering scheme with owner.
- F. Provide plenum rated cable when required by article NEC 300.22.
- G. All cable above the ceiling must be tied and properly supported with independent hangers. Cable "draped" across ceiling tiles is unacceptable. In the case of "hard" drywall ceilings, adequate support shall be accomplished where reasonably possible.
- H. Route cables so as not to exceed 90 meters in length. Bidder will identify any cable runs exceeding 90 meters and provide solution to meet the 90 meter requirement.
- I. All wiring shall be protected from moving mechanical or physical contacts. Cabling shall be free from tension at both ends, as well as throughout the length of the run. Splices and bridge taps with cabling are strictly prohibited. Wiring is to be run in cable tray and conduit where specified.
- J. All connections of twisted wiring shall be made in such a way as to minimize the extent in which each twisted pair is unravelled at the point of its physical termination. No more than .5 inches of exposed untwisted pairs shall be present at these locations.
- K. Cable bends shall be no less than eight times the cable diameter or 1.0". Cables are to be kept a minimum of 6" from power lines, electric motors, fluorescent fixtures or heat generating devices.
- L. All cable hangers shall be no more than 48" apart. Contractor shall be familiar and install in accordance with all applicable codes and standards, including NEC, EIA/TIA 568.569 and 606, and federal, state and local codes. Care must be taken to ensure cables are not kinked, bent beyond limit, overloaded, over-circled, crushed, improperly untwisted, etc.
- M. No exposed wiring will be accepted unless approved in writing by the engineer. Cabling shall be in the wall, above the ceiling or where exposed, enclosed within cable trays, raceways or conduit, as specified.
- N. All cabling shall be bundled and properly secured and terminated.
- O. The warranty set forth for this system shall consist of a full three (3) years from the date of project completion. The contractor warrants the system to be free of defects of workmanship or products and will inspect and repair the system during this warranty period at no additional cost to the owner. The warranty period shall begin at the point of system acceptance or beneficial use, whichever comes later.



A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS (MAX 2 HR FIRE RATED ASSEMBLIES) OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER SPACED 16, (406 MM) OC WITH NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3-5/8 IN. (92 MM) WIDE BY 1-3/8 IN. (35 MM) DEEP CHANNELS SPACED MAX 24 IN. (610 MM) OC.

B. GYPSUM BOARD - NOM 1/2 OR 5/8 IN. (13 OR 16 MM) THICK, 4 FT. (122 CM) WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 26 IN. (660 MM).

2. THROUGH PENETRANT - ONE CONDUIT INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNUAL SPACE BETWEEN PIPE, CONDUIT OR PERIPHERY OF OPENING SHALL BE MIN OF 0 IN. (0 MM) POINT CONTACT) TO MAX 2 IN. (51 MM) PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

A. CONDUIT - NOM 6 IN. (152 MM) DIAM (OR SMALLER) STEEL CONDUIT OR NOM 4 IN. (102 MM) DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING

3. FILL, VOID OR CAVITY MATERIAL - CAULK OR SEALANT - MIN 5/8, 1 1/4, 1 7/8 AND 2 1/2 IN. (16, 32, 48 AND 64 MM) THICKNESS OF CAULK FOR 1, 2, 3 AND 4 HR RATED ASSEMBLIES. RESPECTIVELY, APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. MIN 1/4 IN. (6 MM) DIAM BEAD OF CAULK APPLIED TO GYPSUM BOARD/PENETRANT INTERFACE AT POINT CONTACT LOCATION ON BOTH SIDES OF WALL.

THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS SHOWN IN THE FOLLOWING TABLE.

THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE TYPE OR SIZE OF THE PIPE OR CONDUIT AND THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS TABULATED TO THE LEFT.

3M COMPANY - CP 25WB+ CAULK OR FB-3000 WT SEALANT.

*BEARING THE UL CLASSIFICATION MARKING

Max Pipe or Conduit Dia in. (mm)	F Rating Hr	T Rating Hr
1 (25)	1 or 2	0+, 1 or 2
1 (25)	3 or 4	3 or 4
4 (102)	1 or 2	0
6 (152)	3 or 4	0
12 (305)	1 or 2	0

PENETRATION THROUGH A FIRE-RATED WALL

NO SCALE

ELECTRICAL LEGEND, SPECS, & DETAILS

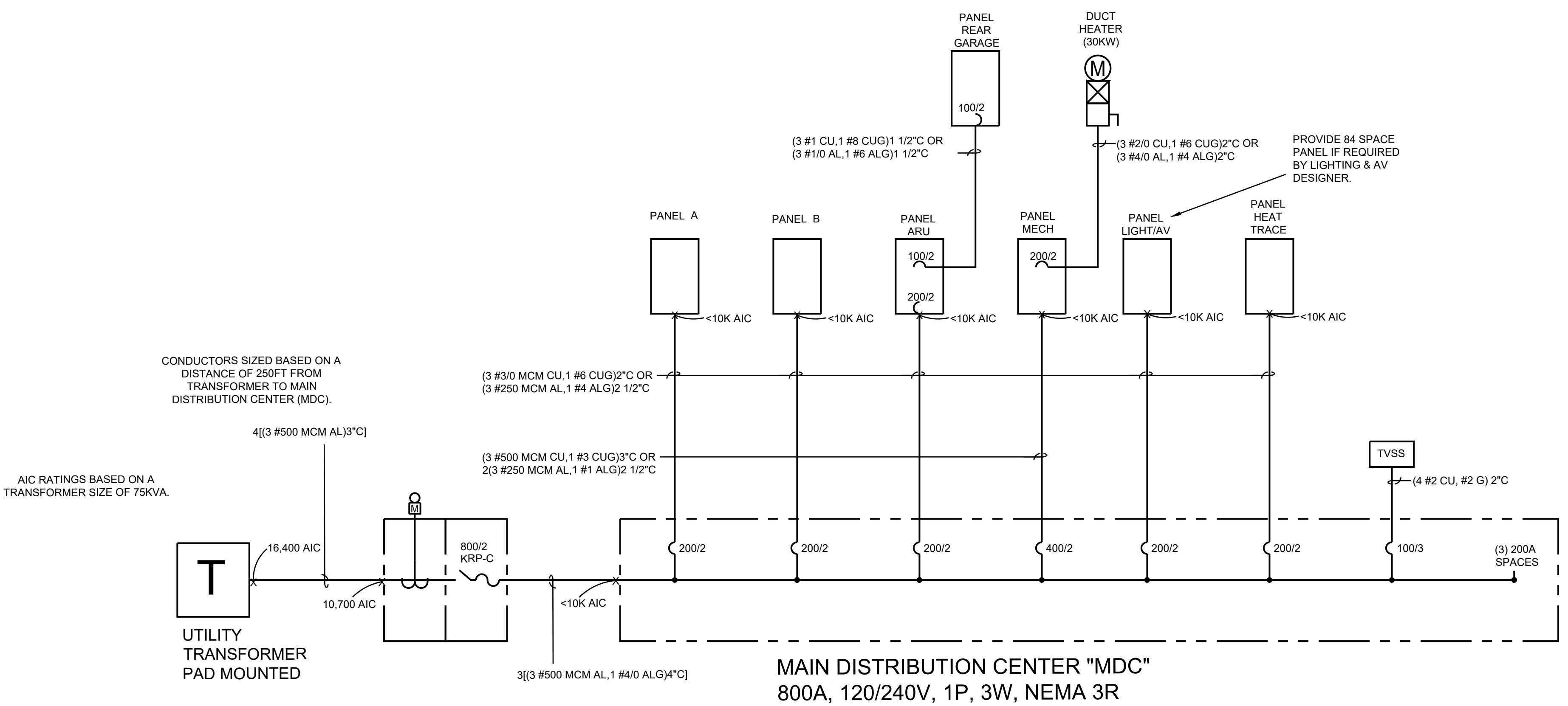
SCALE: NONE

Page 1 of 7

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674 EAST HALL AVE.

JACKSON, WY



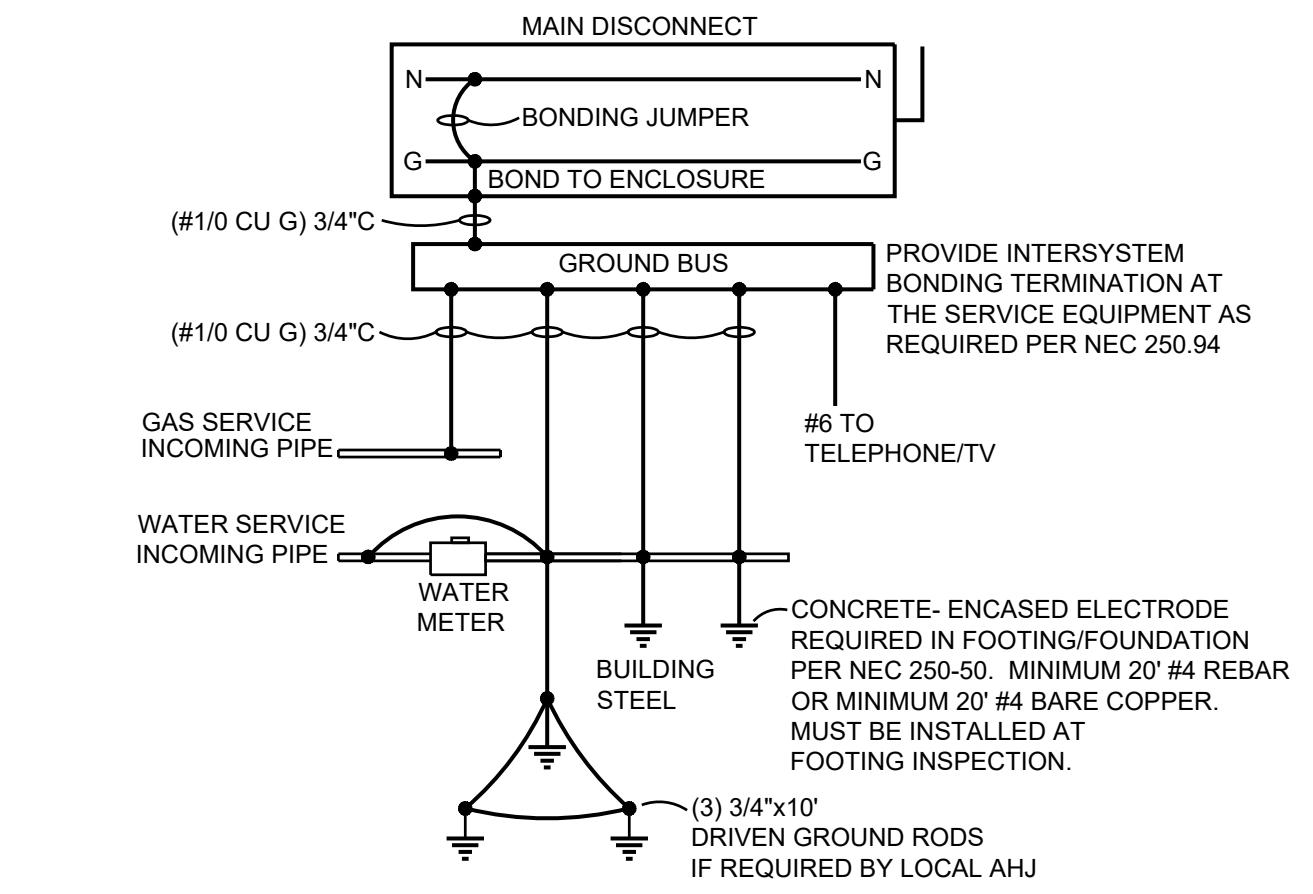
ELECTRICAL ONE-LINE DIAGRAM

NO SCALE

NOTE: PROVIDE SHORT CIRCUIT BRACING TO MEET REQUIREMENTS NOTED AT ONE-LINE, NOTED AS "AIC AVAILABLE". SERIES RATED COMBINATION ACCEPTABLE, SUBMIT MANUFACTURER'S SERIES RATINGS WITH SHOP DRAWING REVIEW.

CONTRACTOR SHALL VERIFY ALL SERVICE EQUIPMENT BEING USED WITH LOCAL UTILITY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICE EQUIPMENT THAT IS ACCEPTABLE TO USE THROUGH THE UTILITY AND THE AHJ.

MDC									
PROJECT: HEDGES RESIDENCE		ENGINEER: CTL		VOLTAGE: 120/240V, 1P, 3W		MAINS: 800A MLO		AIC: SEE ONE-LINE	
PROJECT #: 20078									
TYPE:		PHASE		PHASE		PHASE		PHASE	
DESCRIPTION	A	B	BKR	P	CIR	CIR	P	BKR	A
PANEL MECH	40710		400	2	1	2	2	200	23815
"	40710			3	4				PANEL A
PANEL LIGHT/AV	9000		200	2	5	6	2	200	12910
"	9000			7	8				PANEL B
PANEL HEAT TRACE	7200		200	2	9	10	2	200	25054
"	7200			11	12				PANEL ARU
SPACE	0			13	14		0		SPACE
SPACE	0			15	16		0		SPACE
SPACE	0			17	18		0		SPACE
SPACE	0			19	20		0		SPACE
SPACE	0			21	22		0		SPACE
SPACE	0			23	24		0		SPACE
SPACE	0			25	26		0		SPACE
SPACE	0			27	28		0		SPACE
SPACE	0			29	30		0		SPACE
SPACE	0			31	32		0		SPACE
SPACE	0			33	34		0		SPACE
SPACE	0			35	36		0		SPACE
SPACE	0			37	38		0		SPACE
SPACE	0			39	40		0		SPACE
SPACE	0			41	42		0		SPACE
LOAD CALCULATION SUMMARY	NOTE: PROVIDE ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE CIRCUIT BREAKERS FOR BRANCH CIRCUITS SUPPLYING ALL 120V POWER OUTLETS AS REQUIRED BY CODE								
CALCULATED POWER FACTOR: 0.93	CONNECTED LOAD	CONNECTED AMPS		DEMAND LOAD	DEMAND AMPS				
APPLIANCES	48450	202		36338	151				
LIGHTING & RECEPT.	42180	176		16713	70				
MECHANICAL	108747	453		125602	523				
KITCHEN OVEN & DRYER	38000	158		38000	158				
TOTAL	237377	989		216653	SEE LOAD CALC				



SERVICE GROUNDING DETAIL

NO SCALE

NOTE: PROVIDE #1/0 CU CONDUCTORS TO ALL GROUNDING ELECTRODES.

Hedges Residence Demand Load Calculations					
(Optional Calc Per NEC Article 220 Parts IV)					
General	Quantity	Volt-Amps	Demand	Total (VA)	
Dwelling unit Square footage	7257	7257 SF X	3 X	100% =	21771
Primary Kitchen					
Small Appliances	2 EA X	1500 X	100% =	3000	
Refrigerator	1 EA X	1500 X	100% =	1500	
Dishwasher	1 EA X	1000 X	100% =	1000	
Iceemaker	1 EA X	1000 X	100% =	1000	
Oven/Range (Re:table220.55)	1 EA X	1000 X	100% =	1000	
Hood	1 EA X	250 X	100% =	250	
Disposal	1 EA X	1000 X	100% =	1000	
Microwave	1 EA X	1200 X	100% =	1200	
Pantry					
UC Refrigerator	1 EA X	1500 X	100% =	1500	
Iceemaker	1 EA X	1500 X	100% =	1500	
Lower Kitchen					
Small Appliances	1 EA X	1500 X	100% =	1500	
Refrigerator	1 EA X	1500 X	100% =	1500	
Dishwasher	1 EA X	1200 X	100% =	1200	
Disposal	1 EA X	1000 X	100% =	1000	
ARU Kitchen					
Small Appliances	2 EA X	1500 X	100% =	3000	
Refrigerator	1 EA X	1500 X	100% =	1500	
Dishwasher	1 EA X	1200 X	100% =	1200	
Oven/Range (Re:table220.55)	1 EA X	8000 X	100% =	8000	
Disposal	1 EA X	1000 X	100% =	1000	
Microwave	1 EA X	1200 X	100% =	1200	
Laundry & Spa Appliances					
Clothes Washer	2 EA X	1500 X	100% =	3000	
Clothes Dryer	2 EA X	5000 X	100% =	10000	
Spa/Hot Tub	1 EA X	12000 X	100% =	12000	
Jacuzzi/Hot Tub	0 EA X	2000 X	100% =	0	
Hot Tub Equipment	1 EA X	14000 X	100% =	14000	
Misc Equipment & Appliances					
Home Theater & A/V Equip.	8 EA X	600 X	100% =	4800	
Humidifiers	0 EA X	1900 X	100% =	0	
			TOTAL	106621	
First 10KVA at 100% Demand				10000	
Remainder at 40% Demand				39448	
General Load Total				49448	
Mechanical Equipment					
Fan	5 EA X	1219 X	100% =	6095	
Condensing Unit	4 EA X	4105 X	100% =	16420	
Water Heater	2 EA X	500 X	100% =	1000	
Exhaust Fans	7 EA X	40 X	100% =	280	
Heat Trace	600 LF X	12 X	100% =	7200	
Electric Duct Heaters	1 EA X	30000 X	125% =	37500	
Electric Baseboard	1 LF X	1500 X	125% =	1875	
Electric Heater	1 LF X	5000 X	125% =	6250	
Energy Recovery Unit	2 EA X	500 X	65% =	650	
Site Pump	0 EA X	1500 X	100% =	0	
Add'l 25% Largest Mech. Load	1 LS X	8211 X	25% =	2053	
			Heating & AC Load Total	79323	
Solar & Continuous Equipment					
Electric Car Chargers	0 EA X	9600 X	125% =	0	
Solar PV Equip.	0 EA X	360 X	125% =	0	
			TOTAL	128771	
For 240V, 1-Phase, 3 Wire Service	128771 (VA) /	240 =		537 AMPS	

AEC PROJECT #: 20078.00
DATE: ISSUE:
08/08/21 PLUMBING CDs
12/22/21 PERMIT RESUBMITTAL 01
07/07/22 EV CHARGER UPDATE
01/11/23 DUCT UPDATE
03/17/23 CU LOCATION UPDATE
04/21/23 WASHER/DRYER UPDATE

Drawn By: Checked By:
CTL SOH

ELECTRICAL
ONE-LINE
& PANEL
SCHEMES
SCALE: NONE

E1.1
2 of 7

HEDGES RESIDENCE
674 EAST HALL AVE.
JACKSON, WY

AEC PROJECT #: 20078.00	
DATE:	ISSUE:
08/08/21	PLUMBING CDs
12/22/21	PERMIT RESUBMITTAL 01
07/20/22	EV CHARGER UPDATE
01/11/23	DUCT UPDATE
03/17/23	CU LOCATION UPDATE
04/21/23	WASHER/DRYER UPDATE

**ELECTRICAL
PANEL
SCHEDULES**

SCALE: NONE

E1.2

3 of 7

PANEL A									
DESCRIPTION					PHASE				
A	B	BKR	P	CIR	CIR	P	BKR	A	B
KITCHEN	1500		20	1	1	2	1	20	900
KITCHEN	1500		20	1	3	4	1	20	0
FRIDGE	1200		20	1	5	6	1	20	200
DISHWASHER	1000		20	1	7	8	1	20	720
DISHWASHER	1000		20	1	9	10	1	20	900
DISPOSAL	1000		20	1	11	12	1	20	900
RANGE/OVEN	5000		50	2	13	14	1	20	200
	5000		50	2	15	16	1	20	1500
HOOD	250		20	1	17	18	2	30	2500
PANTRY	1500		20	1	19	20			2500
PANTRY ICE	1000		20	1	21	22	1	20	1900
PANTRY FRIDGE	1000		20	1	23	24	1	20	900
SPACE	0		25	26	1	20	360		ROOF DECK
SPACE	0		27	28			0		SPACE
GREAT ROOM	900		20	1	29	30	0		SPACE
GREAT ROOM	900		20	1	31	32	0		SPACE
GREAT ROOM	900		20	1	33	34	2	60	5750
SPACE	0		35	36			0		EV CHARGER
SPACE	0		37	38	0		0		SPACE
SPACE	0		39	40	0		0		SPACE
SPACE	0		41	42	0		0		SPACE
LOAD CALCULATION SUMMARY		NOTE: PROVIDE ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE CIRCUIT BREAKERS FOR BRANCH CIRCUITS SUPPLYING ALL 120V POWER OUTLETS AS REQUIRED BY CODE							
CALCULATED POWER FACTOR:		0.85							
APPLIANCES	19450			81			14588		61
LIGHTING & RECEPT.	12420			52			6297		26
MECHANICAL	760			3			940		4
KITCHEN OVEN & DRYER	15000			63			15000		63
TOTAL	47630			198			36825		153

PANEL B									
DESCRIPTION					PHASE				
A	B	BKR	P	CIR	CIR	P	BKR	A	B
KITCHEN	1500		20	1	1	2	1	20	900
KITCHEN	1500		20	1	3	4	1	20	0
FRIDGE	1200		20	1	5	6	1	20	200
DISHWASHER	1000		20	1	7	8	1	20	720
DISHWASHER	1000		20	1	9	10	1	20	900
DISPOSAL	1000		20	1	11	12	1	20	900
RANGE/oven	5000		50	2	13	14	1	20	200
	5000		50	2	15	16	1	20	1500
HOOD	250		20	1	17	18	2	30	2500
PANTRY	1500		20	1	19	20			1900
PANTRY ICE	1000		20	1	21	22	1	20	900
PANTRY FRIDGE	1000		20	1	23	24	1	20	900
SPACE	0		25	26	1	20	360		ROOF DECK
SPACE	0		27	28			0		SPACE
GREAT ROOM	900		20	1	29	30	0		SPACE
GREAT ROOM	900		20	1	31	32	0		SPACE
GREAT ROOM	900		20	1	33	34	2	60	5750
SPACE	0		35	36	0		0		EV CHARGER
SPACE	0		37	38	0		0		SPACE
SPACE	0		39	40	0		0		SPACE
SPACE	0		41	42	0		0		SPACE
LOAD CALCULATION SUMMARY		NOTE: PROVIDE ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE CIRCUIT BREAKERS FOR BRANCH CIRCUITS SUPPLYING ALL 120V POWER OUTLETS AS REQUIRED BY CODE							
CALCULATED POWER FACTOR:		0.99							
APPLIANCES	4500			19			3375		14
LIGHTING & RECEPT.	14760			62			7116		30
MECHANICAL	1560			7			1685		7
KITCHEN OVEN & DRYER	5000			21			5000		21
TOTAL	25820			108			17176		72

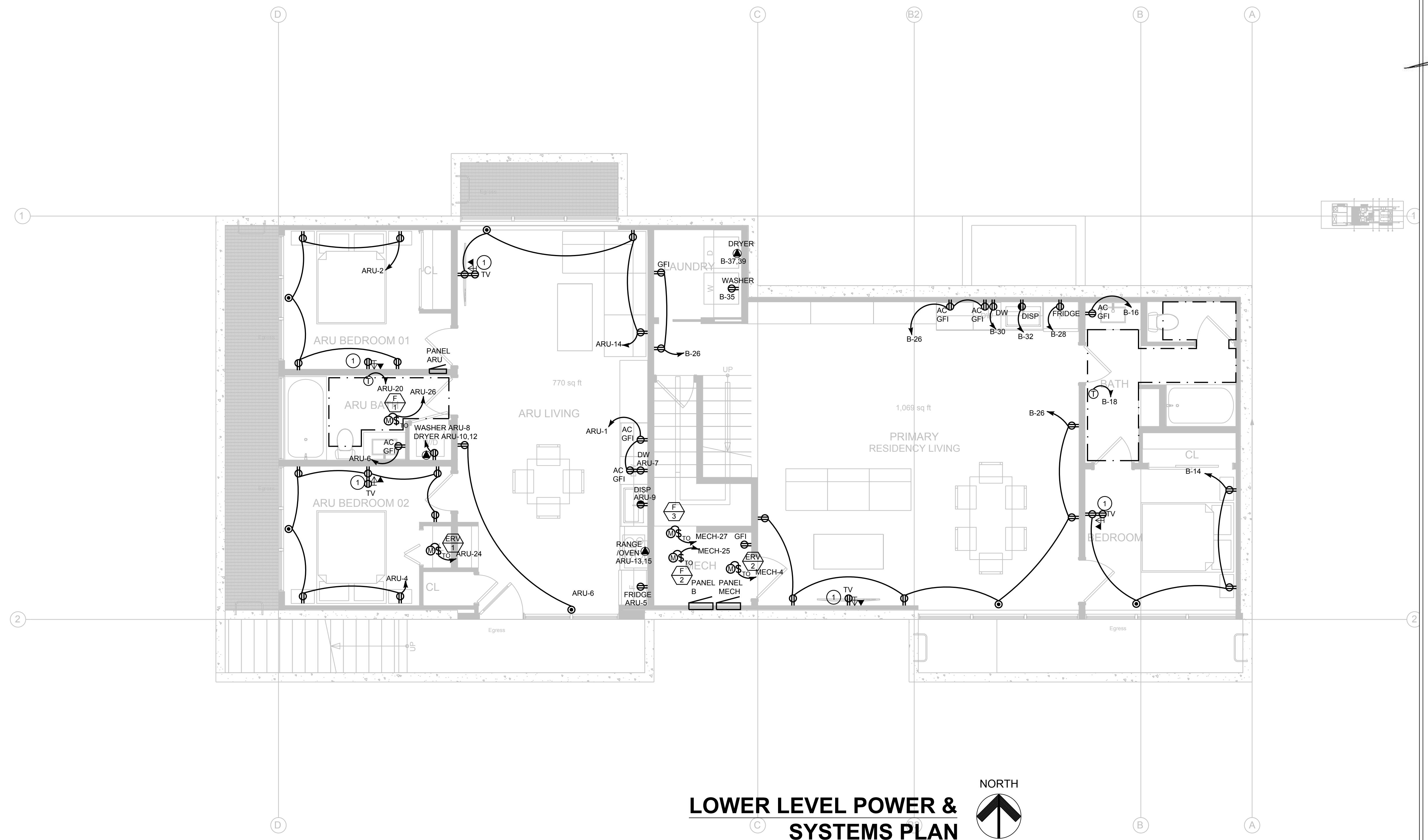
PANEL ARU									
DESCRIPTION					PHASE				
A	B	BKR	P	CIR	CIR	P	BKR	A	B
ARU KITCHEN	1500		20	1	1	2	1	20	900
ARU KITCHEN	1500		20	1	3	4	1	20	900
FRIDGE	1000		20	1	5	6	1	20	900
DISHWASHER	1000		20	1	7	8	1	20	1500
DISPOSAL	1000		20	1	9	10	1	20	2500
MICROWAVE	1000		20	1	11	12	1	20	2500
OVEN/RANGE	4000		50	2	13	14	1	20	900
	4000		50	2	15	16	1	20	900
SPACE	0		17	18	1	20	500		ARU BATH
SPACE	0		19	20			0		SPACE
SPACE	0		21	22	1	20	900		LOWER LIVING
SPACE	0		23	24	1	20	900		LOWER LIVING
SPACE	0		25	26	1	20	1500		LOWER KITCHETTE
SPACE	0		27	28	1	20	1000		LOWER FRIDGE
SPACE	0		29	30	1	20	1000		LOWER DW
SPACE	0		31	32	1	20	1000		LOWER DISP
LAUNDRY	1500		20						

GENERAL NOTES:

1. COORDINATE LOCATION OF ALL MECHANICAL AND PLUMBING EQUIPMENT WITH INSTALLER PRIOR TO ROUGH-IN.
2. COORDINATE LOCATION OF ALL KITCHEN AND LAUNDRY APPLIANCES WITH ARCHITECT OR OWNER PRIOR TO ROUGH-IN.

SHEET DETAIL NOTES:

1. COORDINATE LOCATION OF ALL TELEVISIONS AND AV EQUIPMENT WITH OWNER OR ARCHITECT PRIOR TO ROUGH-IN.
2. COORDINATE BATH EXHAUST FAN CONTROLS WITH LIGHTING DESIGNER PRIOR TO ROUGH-IN. INTEGRATE BATH EXHAUST FAN CONTROLS WITH LIGHTING CONTROLS AS REQUIRED.



HEDGES RESIDENCE
674 EAST HALL AVE.
JACKSON, WY

AEC PROJECT #: 20078.00

DATE:	ISSUE:
10/28/20	PROGRESS DRAWINGS
12/08/20	PRELIMINARY ZONING
12/24/20	PROGRESS
04/01/21	PERMIT / CDs

Drawn By: **CTL** Checked By: **SOH**

**LOWER LVL
POWER &
SYSTEMS
PLAN**
SCALE 1/4" = 1'-0"

E2.0

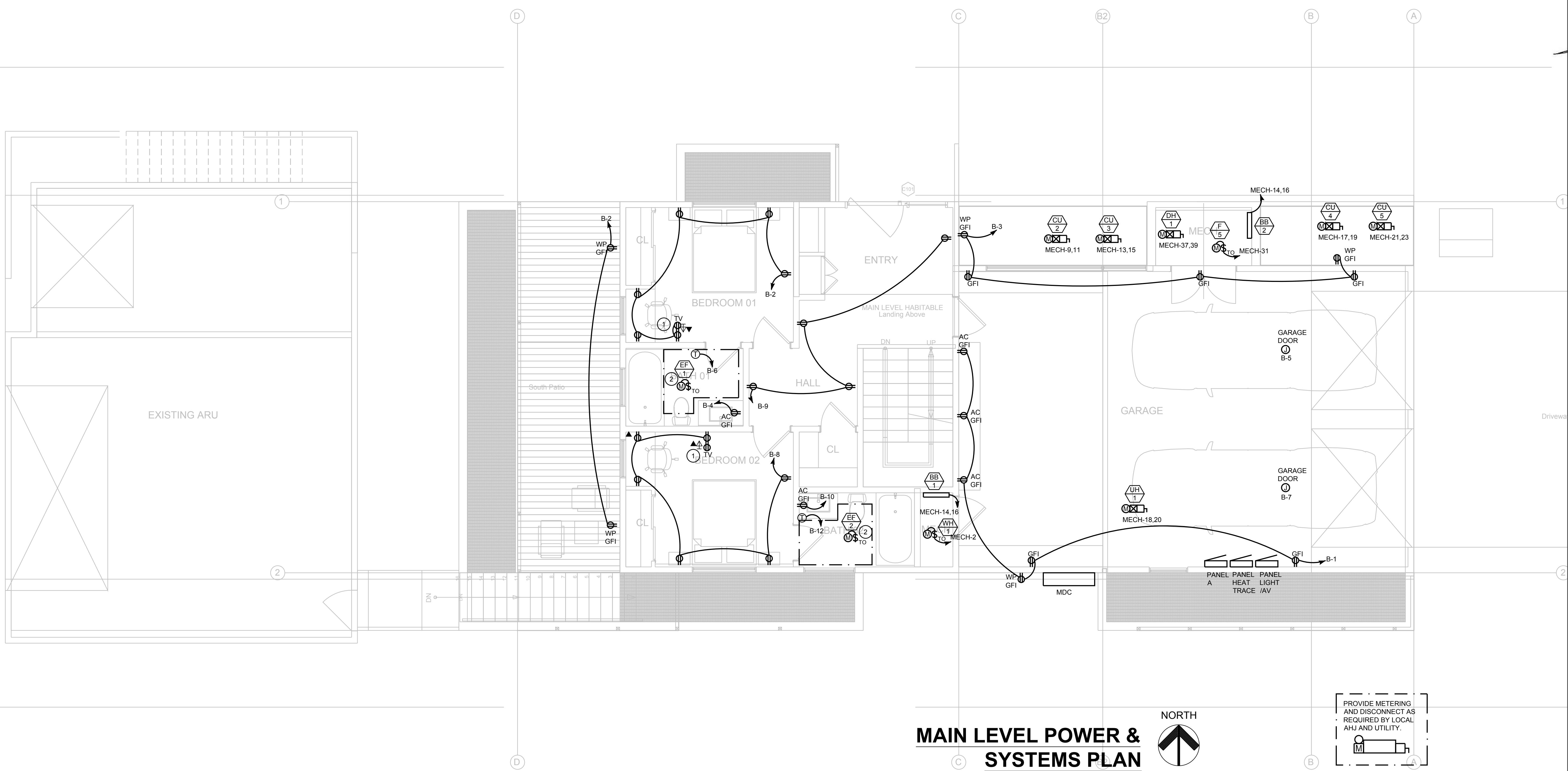
4 of 7

GENERAL NOTES:

1. COORDINATE LOCATION OF ALL MECHANICAL AND PLUMBING EQUIPMENT WITH INSTALLER PRIOR TO ROUGH-IN.
2. COORDINATE LOCATION OF ALL KITCHEN AND LAUNDRY APPLIANCES WITH ARCHITECT OR OWNER PRIOR TO ROUGH-IN.

SHEET DETAIL NOTES:

1. COORDINATE LOCATION OF ALL TELEVISIONS AND AV EQUIPMENT WITH OWNER OR ARCHITECT PRIOR TO ROUGH-IN.
2. COORDINATE BATH EXHAUST FAN CONTROLS WITH LIGHTING DESIGNER PRIOR TO ROUGH-IN. INTEGRATE BATH EXHAUST FAN CONTROLS WITH LIGHTING CONTROLS AS REQUIRED.



HEDGES RESIDENCE
674 EAST HALL AVE.
JACKSON, WY

AEC PROJECT #: 20078.00

DATE: ISSUE:

10/28/20 PROGRESS DRAWINGS

12/08/20 PRELIMINARY ZONING

12/24/20 PROGRESS

04/01/21 PERMIT / CDs

Drawn By: CTL

Checked By: SOH

MAIN LVL POWER & SYSTEMS PLAN
 SCALE 1/4" = 1'-0"

E2.1
 5 of 7

GENERAL NOTES:

1. COORDINATE LOCATION OF ALL MECHANICAL AND PLUMBING EQUIPMENT WITH INSTALLER PRIOR TO ROUGH-IN.
2. COORDINATE LOCATION OF ALL KITCHEN AND LAUNDRY APPLIANCES WITH ARCHITECT OR OWNER PRIOR TO ROUGH-IN.

SHEET DETAIL NOTES:

- 1 COORDINATE LOCATION OF ALL TELEVISIONS AND AV EQUIPMENT WITH OWNER OR ARCHITECT PRIOR TO ROUGH-IN.
- 2 COORDINATE BATH EXHAUST FAN CONTROLS WITH LIGHTING DESIGNER PRIOR TO ROUGH-IN. INTEGRATE BATH EXHAUST FAN CONTROLS WITH LIGHTING CONTROLS AS REQUIRED.

UPPER LEVEL POWER & SYSTEMS PLAN

SCALE: 1/4" = 1'0"

HEDGES RESIDENCE
674 EAST HALL AVE.
JACKSON, WY

AEC PROJECT #: 20078.00	
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03/17/23	CU LOCATION UPDATE
04/21/23	WASHER/DRYER UPDATE

UPPER LVL POWER & SYSTEMS PLAN SCALE 1/4" = 1'-0"

E2.2

Mechanical, Electrical & Lighting Design Services
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www.aec-vail.com

EAST HALL AVE. JACKSON, WY

ER LVL ER & EMS AN

2.2

AEC PROJECT #: 20078.00

DATE:	ISSUE:
10/28/20	PROGRESS DRAWINGS
12/08/20	PRELIMINARY ZONING
12/24/20	PROGRESS
04/01/21	PERMIT / CDs

Drawn By: **CTL** Checked By: **SOH**

**ROOF
POWER &
SYSTEMS
PLAN**
SCALE 1/4" = 1'-0"

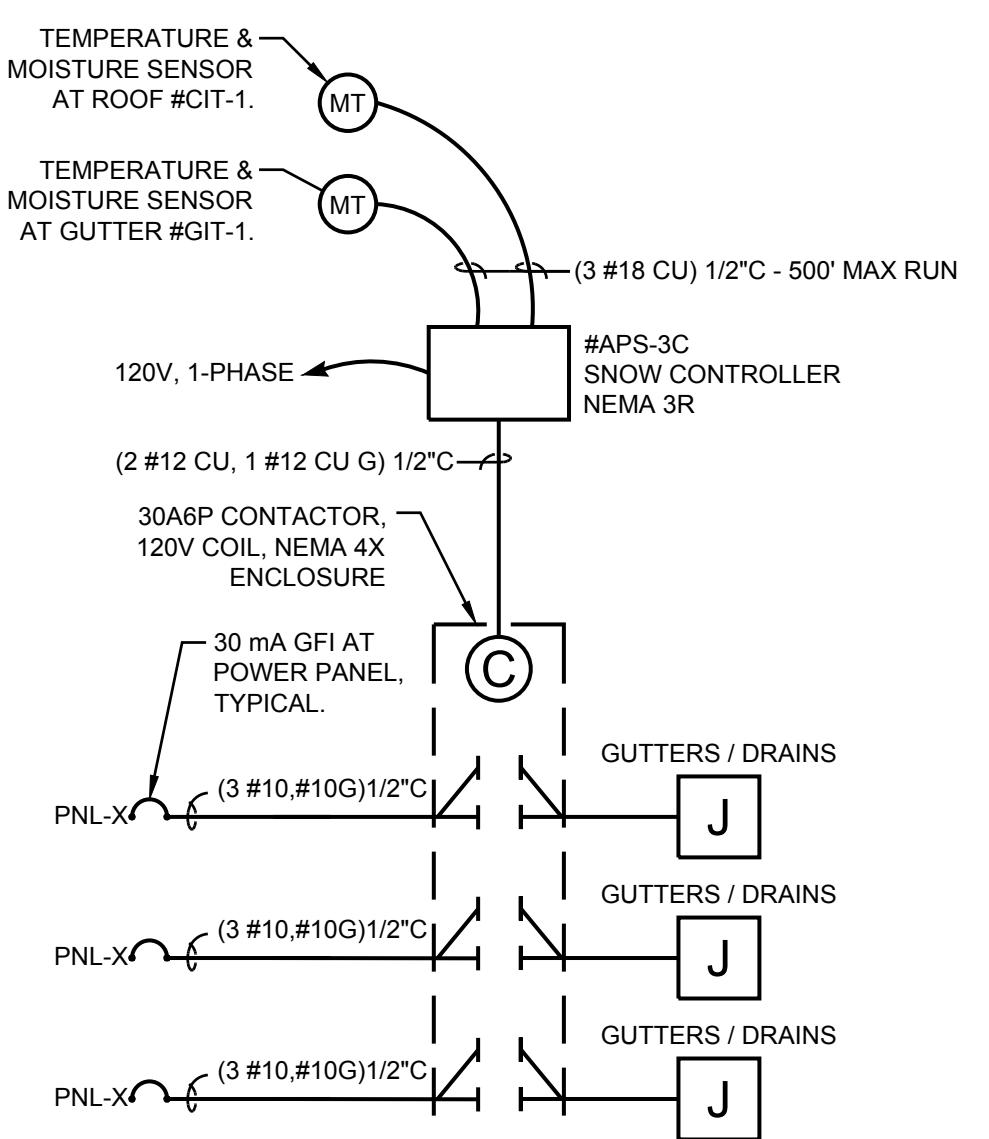
E2.3
7 of 7

GENERAL NOTES:

1. COORDINATE LOCATION OF ALL MECHANICAL AND PLUMBING EQUIPMENT WITH INSTALLER PRIOR TO ROUGH-IN.
2. COORDINATE LOCATION OF ALL KITCHEN AND LAUNDRY APPLIANCES WITH ARCHITECT OR OWNER PRIOR TO ROUGH-IN.

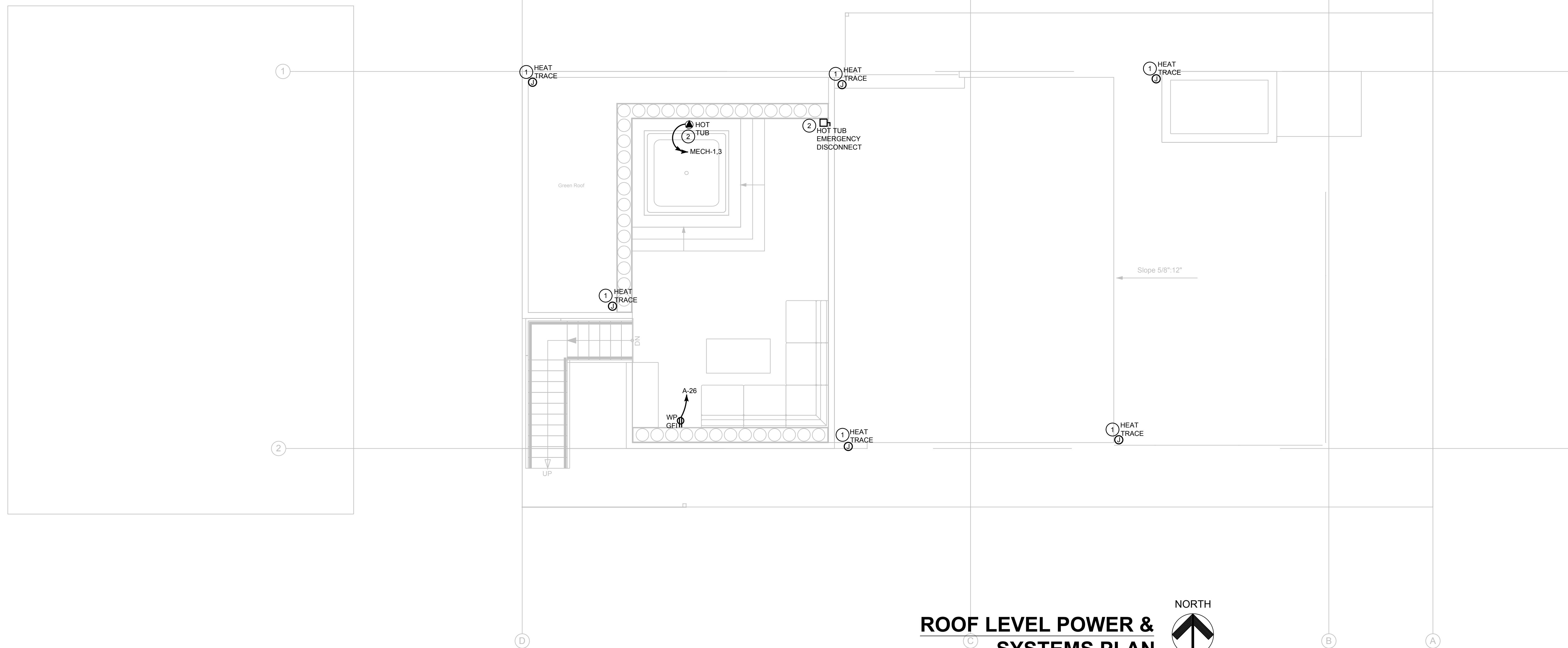
SHEET DETAIL NOTES:

1. PROVIDE HEAT TRACE CONNECTIONS AT ROOF. COORDINATE LOCATION OF CONNECTIONS IN FIELD PRIOR TO ROUGH-IN.
2. PROVIDE CONNECTION AND DISCONNECT FOR ROOFTOP HOT TUB. COORDINATE LOCATION WITH INSTALLER PRIOR TO ROUGH-IN.



HEAT TRACE CONTROL

NO SCALE



Submittal Checklist for a Basic Use Permit- Short-Term Rental Outside of Lodging Overlay

Up to 3 rental periods and 60 nights maximum per calendar year

Applicants must fill out the checklist below and submit it with their complete application.

Incomplete applications will not be accepted by the Town. Failure to complete any item will delay the processing of your application. A BUP-Short Term Rental and a Business License must be approved by the Town before the business can begin rental operations.

All submitted applications must include the following items: *(please check to indicate that each item has been addressed)*

Narrative: Narrative description of use. Include whether entire unit or portion of unit will be rented.

Rental Dates and Number of Nights Rented PDF: This document will need to be resubmitted if rental dates change or are unknown at time of application. *Dates will fluctuate annually.*

Notarized Letter of Authorization or Warranty Deed: LOA required if applicant is not the landowner. If the applicant is the landowner, provide warranty deed.

Letter from HOA: (If applicable) Letter must confirm that short-term rentals are permitted.

Notice to Neighbors within 200 feet: Rental unit owners or their agents must provide notice to the owners of neighboring parcels within 200 feet of the short-term rental property. Applicant must use Notice Template provided by the Town. A copy of the notice and a list of the neighbors noticed must be submitted.

Parking Plan *Tenants to use main home (674) garage and driveway for parking during rentals.*

Floor Plan

SHORT-TERM RENTAL NEIGHBORHOOD NOTICE

****Required for all STRs *outside* the Lodging Overlay****

Per the Town of Jackson Land Development Regulations, property owners or their agents must provide notice to the owners of neighboring parcels within 200 feet of the short-term rental property. **The Town of Jackson Planning Department must be a recipient of this notice.** A copy of the notice and a list of the recipients must be included in the application and submitted using Smartgov.

Rental Physical Address: 674 Hail Avenue

Bldg./Apt: 674 City: Jackson State: WY Zip Code: 83001

For questions or concerns regarding rental operations for this property please contact:

Owner or Managing Agent (Required to be on call 24/7 and located within Teton County, WY)

Name: Tom Hedges

Post Office Box: 11803 City: Jackson State: WY Zip Code: 83002

Phone Number: (307) 690 2495

Fax/email address: tom@jacksonhole.com

For more information regarding residential short-term rentals *outside* the Lodging Overlay, within The Town of Jackson, please see the Town of Jackson website at:

<https://www.jacksonwy.gov/335/Short-Term-Rentals>.

WARRANTY DEED

Gregory E. Prugh, Jr. and Eileen Therese Prugh, Trustees of the Prugh Revocable Trust, dated June 18, 2008, and any amendments thereto, together as GRANTOR, for and in consideration of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT to Thomas Hedges and Laura Hedges, husband and wife as tenants by the entireties, of P.O. Box 11803, Jackson, WY 83002, the following described real estate, situated in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 4 of Block 4 of the John D. Hall Plat No. 2, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 8, 1948 as Plat Number 135

PIDN: 22-41-16-34-1-28-021

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

WITNESS our hands this 26 day of June, 2017.

Prugh Revocable Trust, dated June 18, 2008, and any amendments thereto

Gregory E. Prugh, Jr., Trustee Trustee 6. 26. 2017

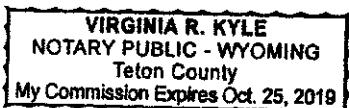
 TRUSTEE 6.26.17
Eileen Therese Prugh, Trustee Date

[Notary on Following Page] GRANTEE: HEDGES, THOMAS ET UX
Doc 0930546 bk 947 pg 1028-1029 Filed At 14:18 ON 06/26/17
Sherry L. Daigle Teton County Clerk fees: 15.00
By Mary Smith Deputy Clerk

STATE OF Wyoming)
COUNTY OF Teton) ss
)

The foregoing instrument was acknowledged before me by Gregory E. Prugh, Jr., in his capacity as trustee of the Prugh Revocable Trust, dated June 18, 2008, and any amendments thereto, this 26 day of June, 2017.

Witness my hand and official seal.

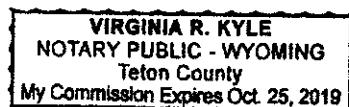


Notary Public

STATE OF Wyoming)
COUNTY OF Teton) ss
)

The foregoing instrument was acknowledged before me by Eileen Therese Prugh, in her capacity as trustee of the Prugh Revocable Trust, dated June 18, 2008, and any amendments thereto, this 26 day of June, 2017.

Witness my hand and official seal.



Notary Public