



**OWNER**  
 RUTTENBERG, SALLY Z TRUSTEE  
 3015 1ST STREET  
 IDAHO FALLS, ID 83401

**TENANT**  
 TIENDA LA MEXICANA  
 PO BOX 3443  
 ALPINE, WY 83128

**ARCHITECT**  
 ALPINE ARCHITECTURAL STUDIO, LLC  
 PO BOX 3975  
 ALPINE, WY 83128

ALL CONSULTANTS CONTRACTED DIRECTLY BY OWNER.  
 ARCHITECT IS NOT RESPONSIBLE FOR THE SERVICES, ACCURACY,  
 OR OMISSIONS OF THE CONSULTANTS.

**PROJECT DESCRIPTION**

1,620 GROSS SQFT EXISTING BUILDING RENOVATION OF SECOND FLOOR AREA. 2ND FLOOR AREA CHANGE OF OCCUPANCY FROM R-2 TO A-2.

EXISTING 2,320 GROSS SQFT 1ST FLOOR AREA INCLUDES NEW TYPE-1 HOOD PREVIOUSLY PERMITTED UNDER PR26043 HD.

REQUIRED FIRE SPRINKLER & FIRE ALARM SHOP DRAWINGS TO BE SUBMITTED AS A DEFERRED SUBMITTAL.

**CODES UTILIZED**

- IBC 2024
- IEBC 2024
- IFC 2024
- IFGC/IMC 2024
- NEC 2023
- TOWN OF ALPINE LAND USE DEVELOPMENT CODE

**SHEET INDEX**

**GENERAL & SITE**

- G001 COVER SHEET & SITE PLAN
- SITE PLAN FOR LA MEXICANA ALPINE, WY

**ARCHITECTURAL**

- A001 BASEMENT
- A101 PROPOSED - FIRST FLOOR PLAN
- A102 PROPOSED - SECOND FLOOR PLAN
- A301 SECTIONS

**GENERAL CONSTRUCTION NOTES**

1. THIS PROJECT SHALL COMPLY WITH THE 2024 VERSION OF THE INTERNATIONAL BUILDING CODE, WY STATE FIRE MARSHAL'S OFFICE INCLUDING ALL AMENDMENTS & THE TOWN OF ALPINE LAND USE DEVELOPMENT CODE. ANY BUILDING OFFICIAL, SUBCONTRACTOR OR TRADES PERSON NOTING DISCREPANCIES SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
2. CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY WY STATE FIRE MARSHAL'S OFFICE, FIRE DEPARTMENTS, TOWN OF ALPINE AND ANY OTHER GOVERNING AUTHORITIES, AS NECESSARY.
3. ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL, WHICH SHALL BE DONE AT COUNTY LANDFILL OR RECYCLING FACILITY ONLY. NO DEBRIS IS TO BE DISPOSED OF IN LOCAL WASTE COLLECTION FACILITIES.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE GIVEN TO FACE OF ROUGH FRAMING, CENTERLINE OF COLUMNS, OR FACE OF CONCRETE AND C.M.U. WALL (CLR = CLEAR FINISH DIMENSION).
5. CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. STORAGE OF SUPPLIES SHALL REMAIN DRY.
6. ALL SUBSTITUTIONS ARE TO BE APPROVED BY ARCHITECT/OWNER. ALONG WITH WRITTEN REQUESTS CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING COST, AVAILABILITY AND REASON FOR SUBSTITUTION.
7. NON-COMBUSTIBLE BLOCKING, INSULATION OR OTHER FIRESTOP MATERIAL IS TO BE PROVIDED BETWEEN STORIES, BETWEEN TOP STORY AND ROOF SPACE, BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, BETWEEN STUDS ALONG STAIR RUNS AND AT ALL OTHER PLACES THAT COULD ALLOW THE PASSAGE OF FLAME.
8. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES AND STAIN COLORS FOR APPROVAL BY ARCHITECT/OWNER. THIS INCLUDES BUT IS NOT LIMITED TO INTERIOR AND EXTERIOR STAINS, INTERIOR PAINT, SHEETROCK TEXTURES, CHEMICALLY APPLIED METAL PATINAS, AND STONE VENEER MATERIAL & MASONRY TECHNIQUE.
9. ALL ELECTRICAL WORK TO BE PERFORMED BY WY LICENSED ELECTRICIAN.
10. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH WARRANTY GUIDELINES.
11. REFER TO GEOTECHNICAL REPORT PROVIDED BY OWNER.
12. CONTRACTOR RESPONSIBLE FOR PROVIDING, COORDINATION AND SUPERVISING TRENCHING OF UTILITIES AND SERVICES TO AND FROM BUILDING. LOCATE ALL UTILITIES PRIOR TO EXCAVATION. COORDINATION SHALL INCLUDE CONTRACTOR'S REASONABLE EFFORTS TO COMBINE AS MANY DIFFERENT UTILITIES IN COMMON TRENCHES AS PRACTICAL AND GOOD PRACTICE PERMIT.
13. VERIFY EXISTING BUILDING DIMENSIONS
14. COORDINATE WITH WY DEQ ASBESTOS OFFICE PRIOR TO ANY DEMOLITION WORK
15. LOCATE ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION WORK

**PLANNING AND ZONING INFORMATION**

ZONING: COMMERCIAL

**PARKING**

APARTMENTS: 4 (EXISTING)  
 PARKING SPACES REQUIRED: 8  
 PARKING SPACES PROVIDED: 8

1ST FLOOR SPACE: 2,038 SQUARE FEET (EXISTING)  
 $2,038/600 = 3.40$

PARKING SPACES REQUIRED: 4  
 PARKING SPACES PROVIDED: 4

2ND FLOOR SPACE: 30 SEATS PROVIDED  
 $25 \times 0.35 = 8.75$

PARKING SPACES REQUIRED: 9  
 PARKING SPACES PROVIDED: 9

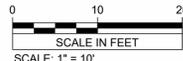
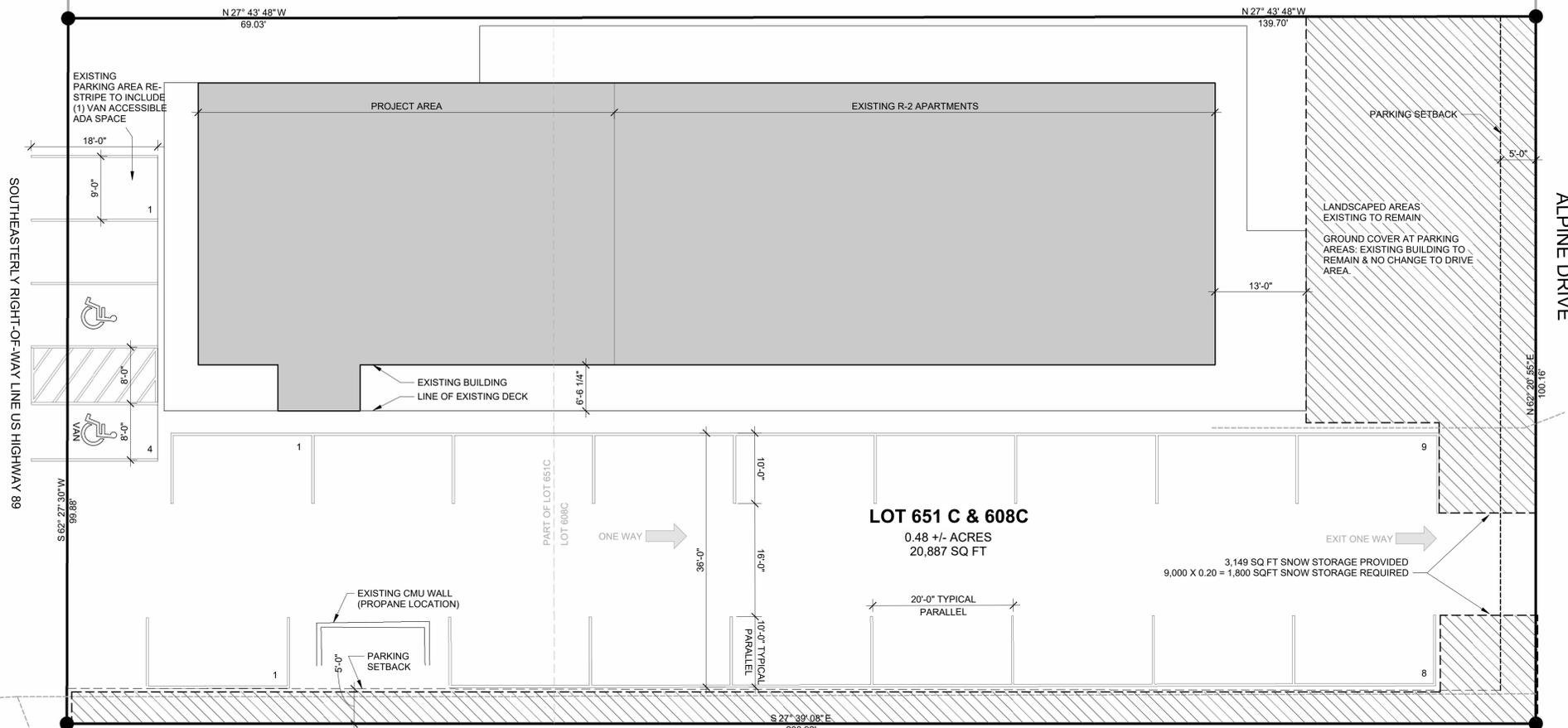
TOTAL SITE PARKING SPACES PROVIDED: 21

**LUDC TABLE 3-1 MINIMUM OFF STREET PARKING STANDARDS:**

2 PARKING SPACES PER DWELLING UNIT; MULTI-UNIT BUILDINGS WITH MORE THAN 4 DWELLING UNITS WILL ALSO HAVE ONE GUEST PARKING SPACE FOR EVERY TWO DWELLINGS

RETAIL STORES: 1 PER 600 SQUARE FEET OF RETAIL FLOOR SPACE

CAFES AND RESTAURANTS (INCLUDING FAST-FOOD OUTLETS WITH SEATING)  
 NUMBER OF PARKING SPACES WILL EQUAL 35% OF TOTAL SEATING CAPACITY



ALPINE, WY  
 141a HIGHWAY 89  
**TIENDA LA MEXICANA**



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 PERMIT DRAWINGS

2/28/2026  
 DRAWN BY | BENNETT  
 CHECKED BY | BENNETT  
 REVISIONS

COVER SHEET &  
 SITE PLAN

**G101**

