



MULTI UNIT RESIDENTIAL BUILDING

Permit Application

INFORMATION TO BE PROVIDED BY APPLICANT ~ PLEASE FILL IN ALL BLANKS

PROJECT NAME:

Physical Address:

194 Trail Drive

Legal Description (Lot # and Subdivision):

Lot 733 Lakeview Estates

Description of Work:

Horizontal & verticle work associated with construction of 8 plex

Proposed Building Use:

Rentals

Estimated Valuation of Work:

1.5 Million

Floor Area per Unit:

First Flr:

Second Flr.

Third Flr:

Basement:

1208 SF & 1234 SF 5303 SF

5227 SF

Total Number of Units:

8

Total Unit Square Footage:

1230 SF & 1331

Overall Total Project Square Footage:

10530 SF

APPLICANT/CONTRACTORS AND/OR CONSULTANTS:

Owner:

Rendezvous Custom Homes / Jeff Jeppesen

Phone:

307-733-7477

Mailing Address:

PO Box 11911 Jackson, WY 83002

Contractor:

New Peak Construction Company

Mailing Address:

4733 Heads Up Tetonia, Idaho 83452

Excavating Contractor:

Alpine Excavating

Mailing Address:

PO Box 3309 Alpine, WY 83128



TOWN OF ALPINE - PLAN REVIEW RECORD

PERMIT #:

DATE RECEIVED:

APPLICATION DATE: 12/30/24		TYPE OF REVIEW COMPLETED: (Circle One): <u>COMMERCIAL</u> RESIDENTIAL	
INSPECTOR: 8/1/2024		CONTRACTOR: New Peak	
OWNER: Jepsen Project;			
JOB ADDRESS:			
PROJECT DESCRIPTION: Multi-unit Apartment Complex			

Date Received: 10-31-2024

Date Completed: 11-7-2024

YES	NO	TO BE COMPLETED BY TOWN BUILDING OFFICIAL	
✓		PRELIMINARY SITE PLAN INCLUDED WITH DOCUMENTS: <i>NOTE: FDC LOC NEEDS APPROVAL FROM ALPINE FIRE DEPT.</i> Proposed Vehicular Access, Water/Sewer Connection Locations, Proposed Utility's Locations, Propane Appliances, Driveway (culverts, if required), Setbacks, and <u>onsite drainage facilities {Commercial Only}</u>	
	✓	COMPLIANT WITH 2021 INTERNATIONAL BUILDING AND/OR RESIDENTIAL CODE	
		THREE {3} COMPLETE SETS OF SCALED CONSTRUCTION DRAWINGS STAMPED BY A STATE OF WYOMING LICENSED ENGINEER:	
✓		a.	FOUNDATION
	X	b.	FLOOR PLAN <i>SEE NOTES</i>
	X	c.	WALL SECTIONS <i>SEE NOTES</i>
	X	d.	ROOF SYSTEM - <i>ROOF OVERHANGS DO NOT COMPLY. VERIFY ATTIC VENTILATION</i>
	X	e.	BUILDING ELEVATIONS {Including Building Height from Finished Grade} <i>BUILDING HEIGHT IS MISSING</i>
✓		f.	EXTERIOR MATERIAL SPECIFICATIONS (<i>STONE NOT SPECIFIED</i>)
✓		g.	ELECTRICAL PLAN (INCLUDED {No Town Review Completed})
		ELECTRICAL CONTACTOR IDENTIFICATION:	
✓		h.	PLUMBING PLAN {Fixture Locations}
	X	i.	HVAC SYSTEM DESCRIPTION <i>DRYER VENTING (SEE NOTE)</i>
	X	j.	INSULATION SCHEDULE: {ENERGY CODE, RESCHECK OR COMCHECK USED} <i>UPDATE NEEDED</i>
✓		k.	RADON IDENTIFICATION
		l.	TYPE OF OCCUPANCY IDENTIFIED <i>R2 TYPE V CONSTRUCTION</i>
		m.	ENGINEERING REVIEW NOTES/NEEDED

Plan Review Sheet
192 Trail Drive Road – Lot #732 – Lakeview Estates
JW Property Investments, LLC

These items that have been identified at plan review:

- F.D.C. Location needs approval from the Alpine Fire District;

GENERAL:

- All plans and specifications need to be compliant with 2021 International Building Codes;
- Revise all plan sheets to reflect what is going to be built;
- Provide a complete set of drawings from the designer of record;
- Remove drawings that are in conflict;
- Remove jurisdictions that do not apply;

FLOOR PLAN

- Sheet – “C10” does not have an engineer’s stamp for the retaining wall;
- Floor plan notes on sheets “A3” and “A4”, #8 Shall read “Provide sprinkler system as required by IBC/IFC Section 903.2.8 Group R
- Section 1108.6.2.2 Apartment Houses – Type B Units; follow the technical requirements in Section 1104 of the ICC - A117.1 (For the first floor);
- Section 1108.7.1.1 one story with type B units required;

ROOF SYSTEM

- Roof overhang minimum Eighteen (18) inch;
- Section 718.4 Draft stopping in attics; Note: If sprinkling attics – Draft stop are not required;
- Section 708.4.2 fire blocks and draft stops in combustible construction exception 4

BUILDING ELEVATIONS

- Building Height is Missing - Needs to be identified on Elevation Page
- Sheet – “A2” – Rear Elevation – Second floor egress windows have a sill height less than thirty-six (36) inches and greater than seventy-two (72) inches above finished grade; See Section 1015.8 - window heights and Section 1031.2.1 - operational constraints.

- Exterior guardrails at upper decks are required to be forty-two (42) inches minimum, Section 1015.3
- Section 1011.11 handrails: flights of stairways shall have handrails on each side and comply with section 1014;

Question – Is there enough space between the top and bottom egress doors and moldings for extensions and returns, Section 1014.6 (See Sheet “A6” - Stair Section)

EXTERIOR MATERIAL SPECIFICATION (Stone Not Specified)

ELECTRICAL PLAN – (**NO** Town Review Completed)

HVAC SYSTEM DESCRIPTIONS: Dryer Venting

- Dryer Venting – the four (4) dryers closest to the center of the building exceed thirty-five (35) feet of duct length; provide dryer model information and identify attic access to locations;

INSULATION SCHEDULE: (Energy Code, Rescheck or Comcheck Used)

- Update Needed

TYPE OF OCCUPANCY IDENTIFIED:

- R2 – Type V Construction