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CODES UTILIZED

IRC 2021
TOWN OF ALPINE LAND USE DEVELOPMENT CODE

PROJECT DESCRIPTION
RESIDENTIAL GARAGE AND RENOVATION OF EXISTING SINGLE FAMILY DWELLING

OCCUPANCY
R101.2: ONE FAMILY DWELLING & ACCESSORY STRUCTURE

FIRE SPRINKLER SYSTEM
EXISTING: NO
PROPOSED: NO

FLOOR AREAS IN GROSS SQUARE FEET

ONE FAMILY DWELLING GROSS FLOOR AREAS:
EXISTING 1ST FLOOR DWELLING AREA: 1,216 SQFT
EXISTING ATTACHED GARAGE AREA: 528 SQFT
EXISTING 2ND FLOOR AREA: 295 SQFT
EXISTING 1ST COVERED PORCH: 132 SQFT

PROPOSED 1ST FLOOR ADDITION: 180 SQFT
COVERED PORCH TO LIVING ROOM: 132 SQFT
EXISTING GARAGE TO LIVING ROOM: 515 SQFT
PROPOSED DETACHED GARAGE: 678 SQFT
PROPOSED COVERED OUTDOOR AREA: 150 SQFT AT ENTRY + 312 SQFT AT DETACHED GARAGE

- GENERAL CONSTRUCTION NOTES**
- THIS PROJECT SHALL COMPLY WITH THE 2021 VERSION OF THE INTERNATIONAL RESIDENTIAL CODE 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.
 - CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY THE TOWN OF ALPINE AND ANY OTHER GOVERNING AUTHORITIES, AS NECESSARY.
 - 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.
 - UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE GIVEN TO FACE OF ROUGH FRAMING, CENTERLINE OF COLUMNS, OR FACE OF CONCRETE AND C.M.U. WALL.
 - CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. STORAGE OF SUPPLIES SHALL REMAIN DRY.
 - 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.
 - 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.
 - 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.
 - ALL ELECTRICAL WORK TO BE PERFORMED BY WY LICENSED ELECTRICIAN.
 - ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH WARRANTY GUIDELINES.
 - REFER TO GEOTECHNICAL REPORT PROVIDED BY OWNER.
 - 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.
 - VERIFY EXISTING BUILDING DIMENSIONS
 - VERIFY ALL BURIED UTILITIES PRIOR TO EXCAVATION.

SITE AREA CALCULATIONS

SITE AREA: 0.32 ACRES X 43,560 = 13,939.2 SQUARE FEET
MIN LANDSCAPED AREA REQUIRED: 1,393 SQUARE FEET
LANDSCAPED AREA PROVIDED: 9,404 SQUARE FEET

PARKING: (4) SPACES PROVIDED
(2) INSIDE GARAGE AND (2) IN DRIVEWAY)

DRIVEWAY AREA: 1,042 SQUARE FEET
SNOW STORGAE REQUIRED: 1,042 X 0.20 = 208.4 SQUARE FEET
SNOW STORAGE PROVIDED: 358 + 113 = 471 SQUARE FEET

