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SHEET INDEX

GENERAL

G101 GENERAL NOTES & TYPICAL DETAILS
G102 MAP OF GREYS RIBER VILLAGE LOT-27
G103 EXISTING & DEMOLITION FLOOR PLANS
G104 EXISTING & DEMOLITION EXTERIOR ELEVATIONS

ARCHITECTURAL

A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A103 ROOF PLAN
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A301 BUILDING SECTIONS
A302 BUILDING SECTIONS & SCHEDULES
A303 PERSPECTIVE
A601 DOOR & WINDOW INSTALLATION

STRUCTURAL

S1 GENERAL NOTES & TYPICAL DETAILS
S2 SHEAR WALL PLANS
S3 FOUNDATION PLAN
S4 ROOF FRAMING PLANS
S5 DETAILS

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**
1. 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.
 2. CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY THE 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.
 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 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. 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 SQAURE FEET

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

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



VICINITY MAP: NTS PROJECT LOCATION

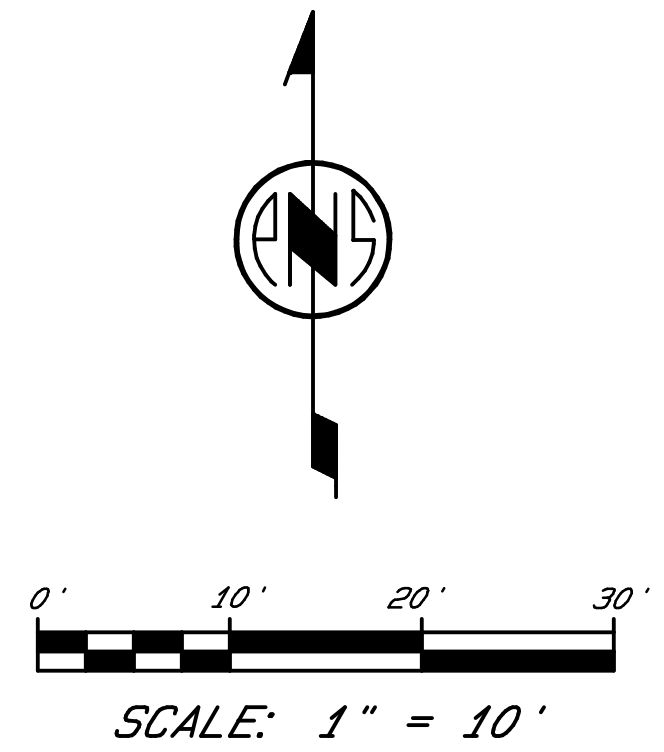
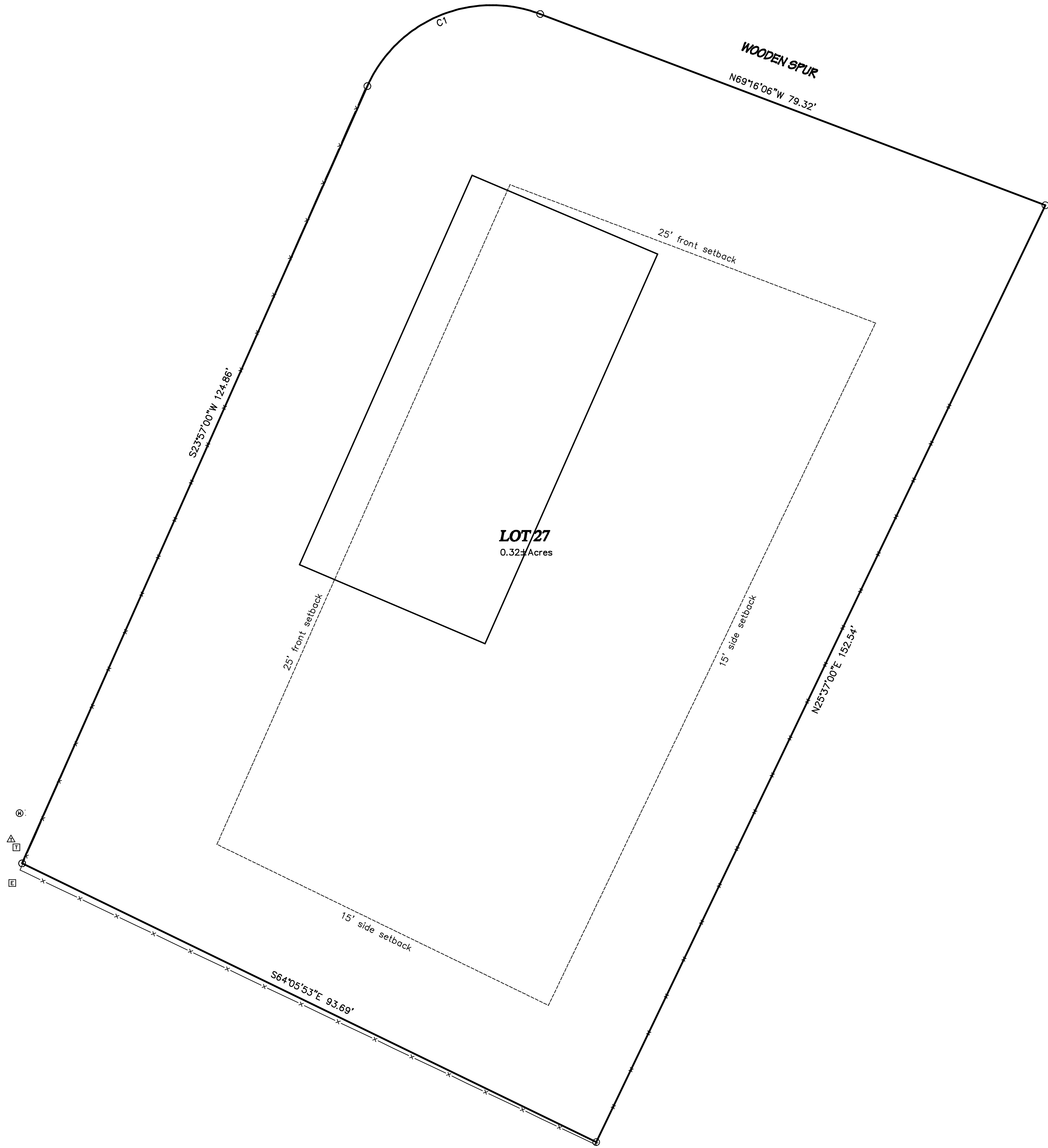
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WOODEN SPUR RENOVATION

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COVER SHEET &
SITE PLAN

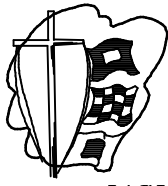
G101



CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	30.29'	86°46'54"	20.00'	S67°20'27"W	27.48'	18.91'

MAP OF
GREYS RIVER VILLAGE
SECOND ADDITION
LOT 27
FOR
BRETT BENNETT
TOWN OF ALPINE
LINCOLN COUNTY, WYOMING

DATE:	5 September 2024
DRAWN BY:	Karl F. Scherbel
CALCULATED BY:	Karl F. Scherbel
CATEGORY/PORT:	Site Plan/Alpine
FIELD BOOK:	
COMPUTER FILE:	SRV2-27TOP0.pro

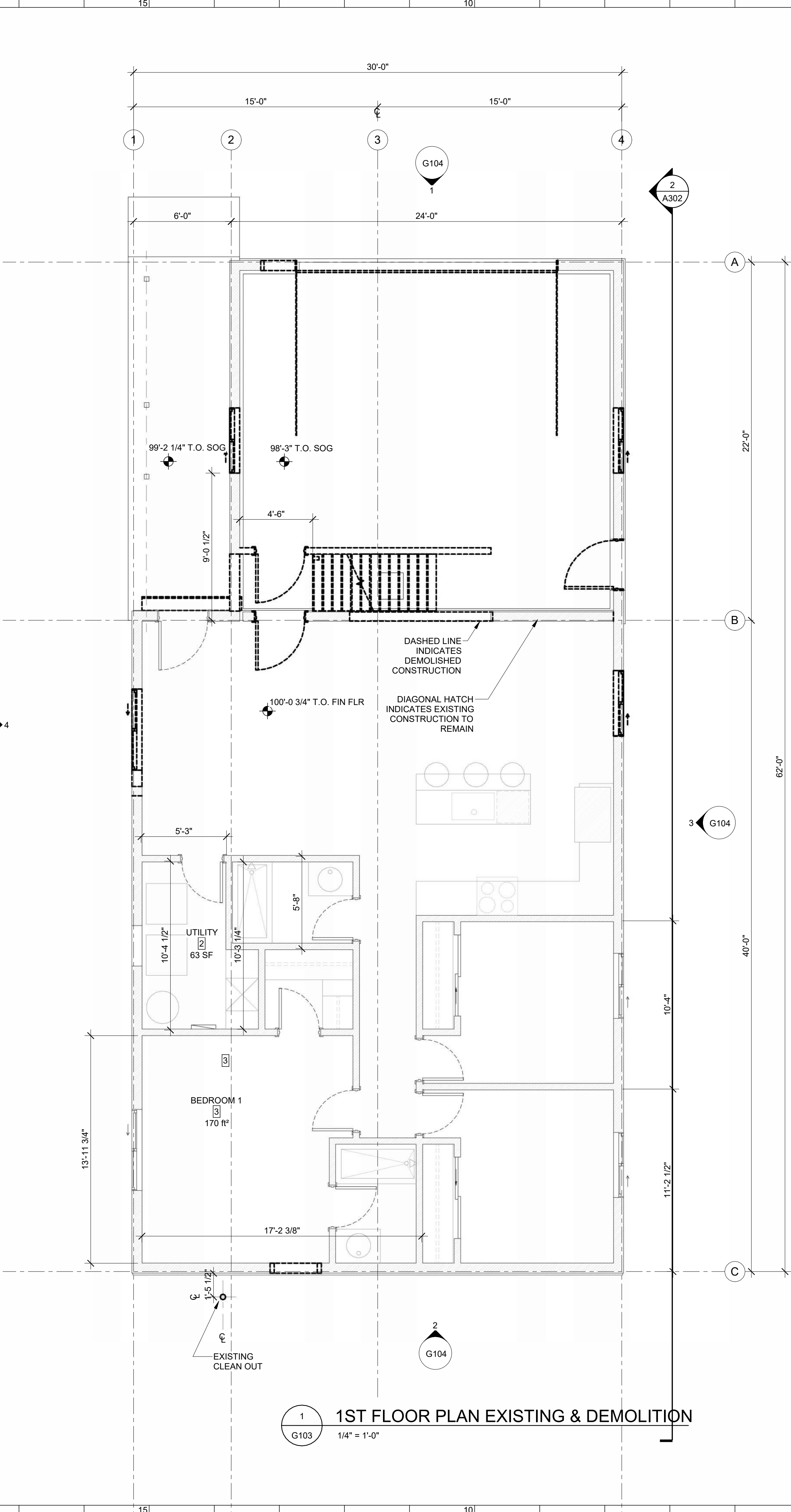
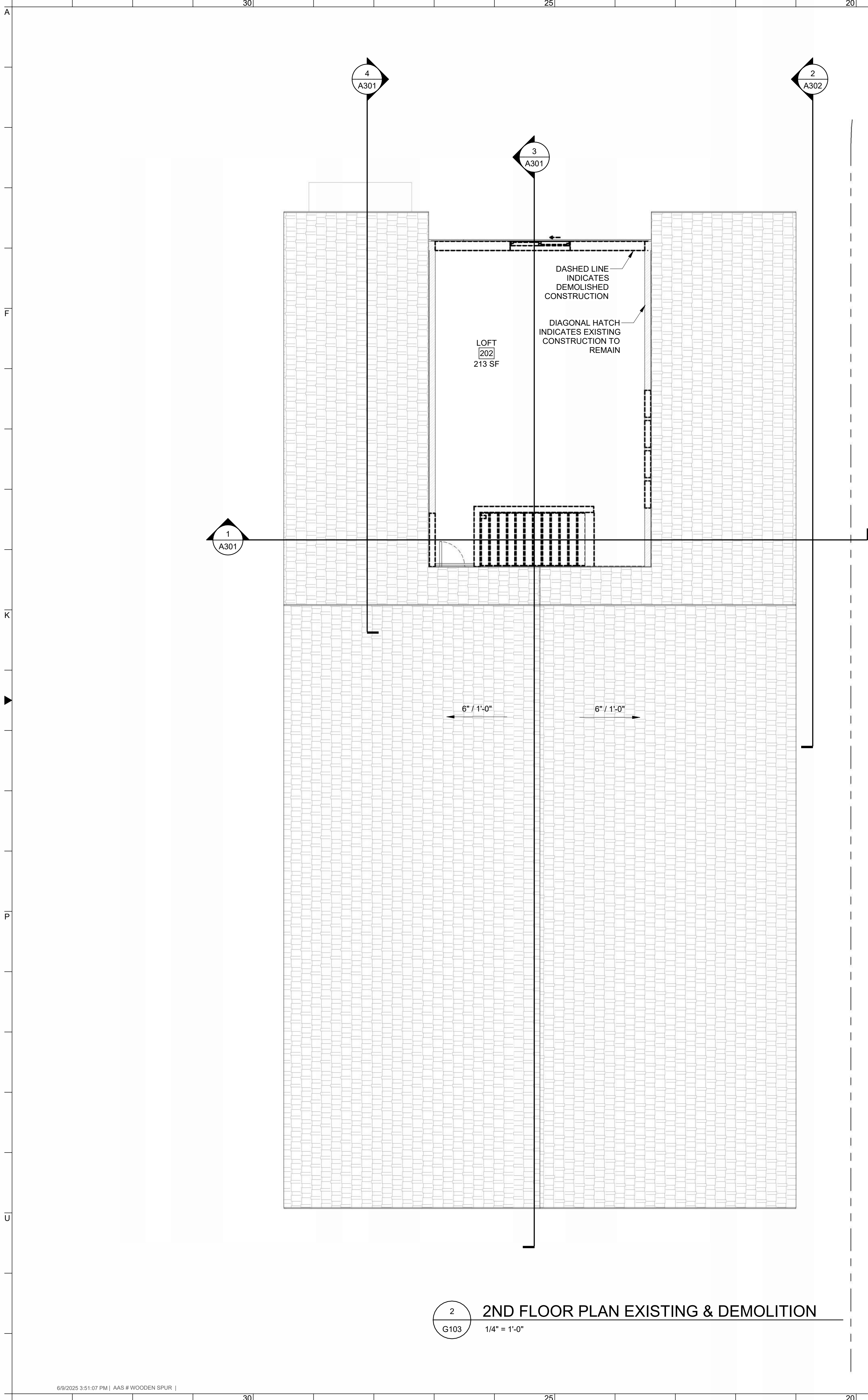


SURVEYOR SCHERBEL, LTD.
PROFESSIONAL LAND SURVEYORS

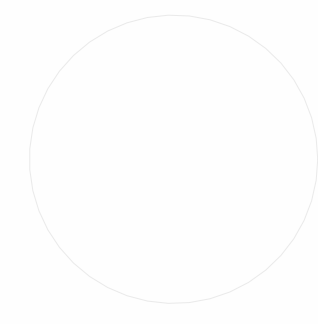
BOX 96 BIG PINEY-MARBLETON, WYO. 83419 TEL. 307-276-3347
BOX 725 AFTON, WYO. 83410 TEL. 307-285-9319; ALPINE, WYO. 83428 TEL. 307-285-9319
JACKSON, WYO. TEL. 307-283-5303; LAVA, ID. TEL. 208-776-5330; MONTPELIER, ID. TEL. 208-847-2800



REVISIONS:	



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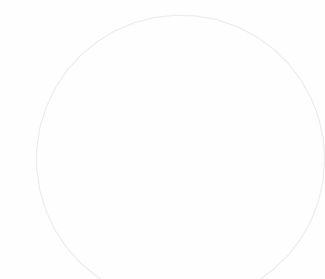


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EXISTING &
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PLANS

G103



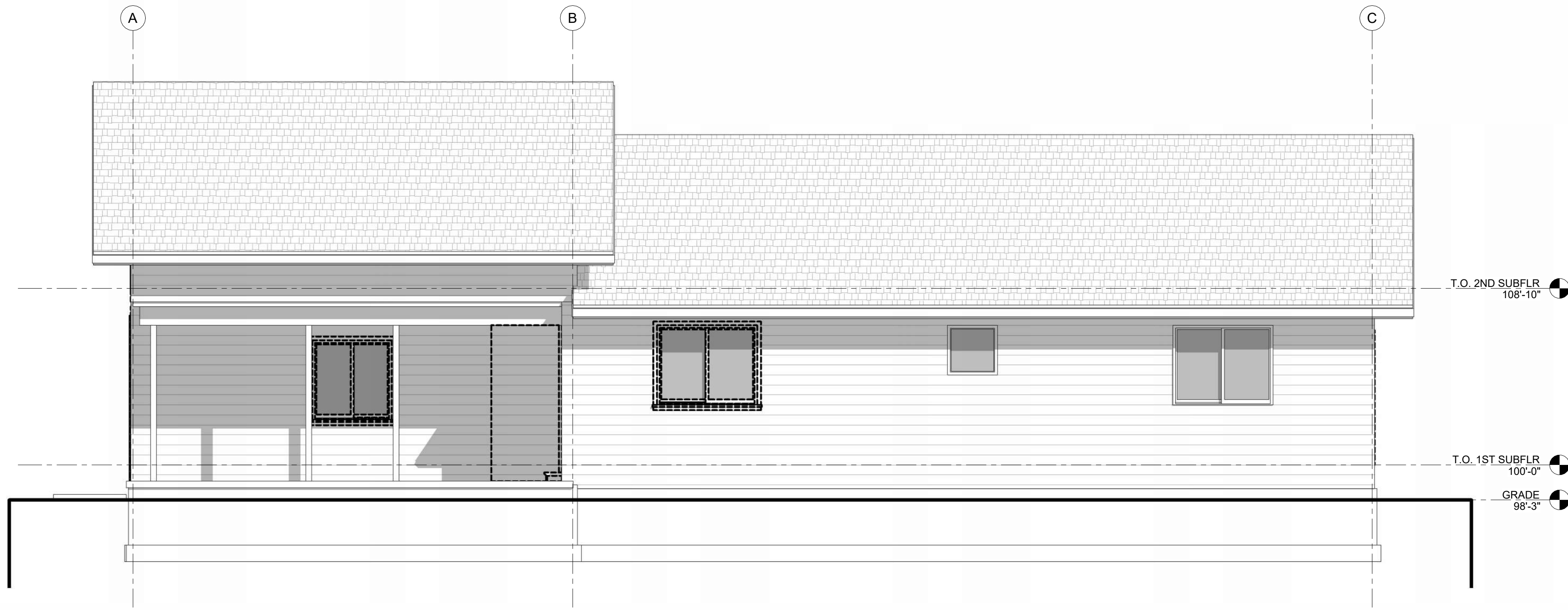
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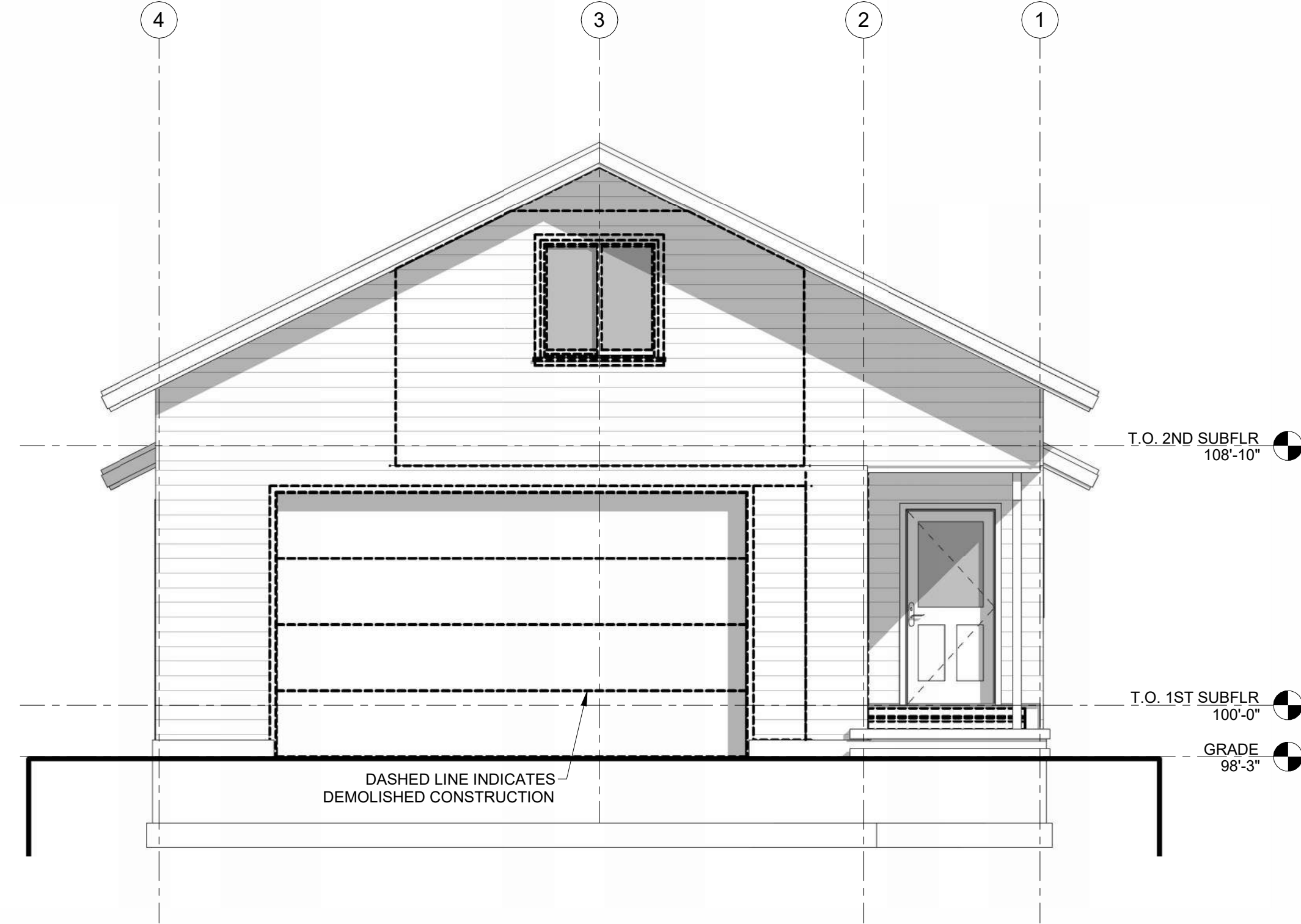
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EXISTING &
DEMOLITION
EXTERIOR
ELEVATIONS

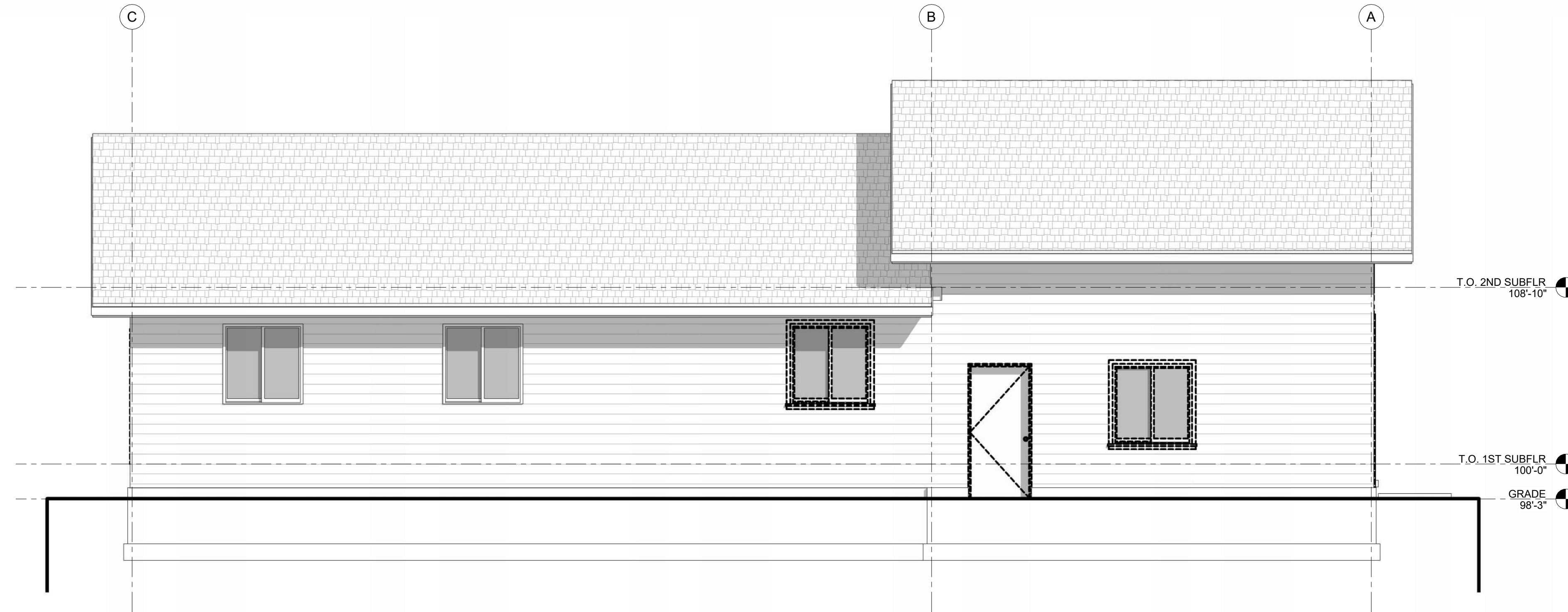
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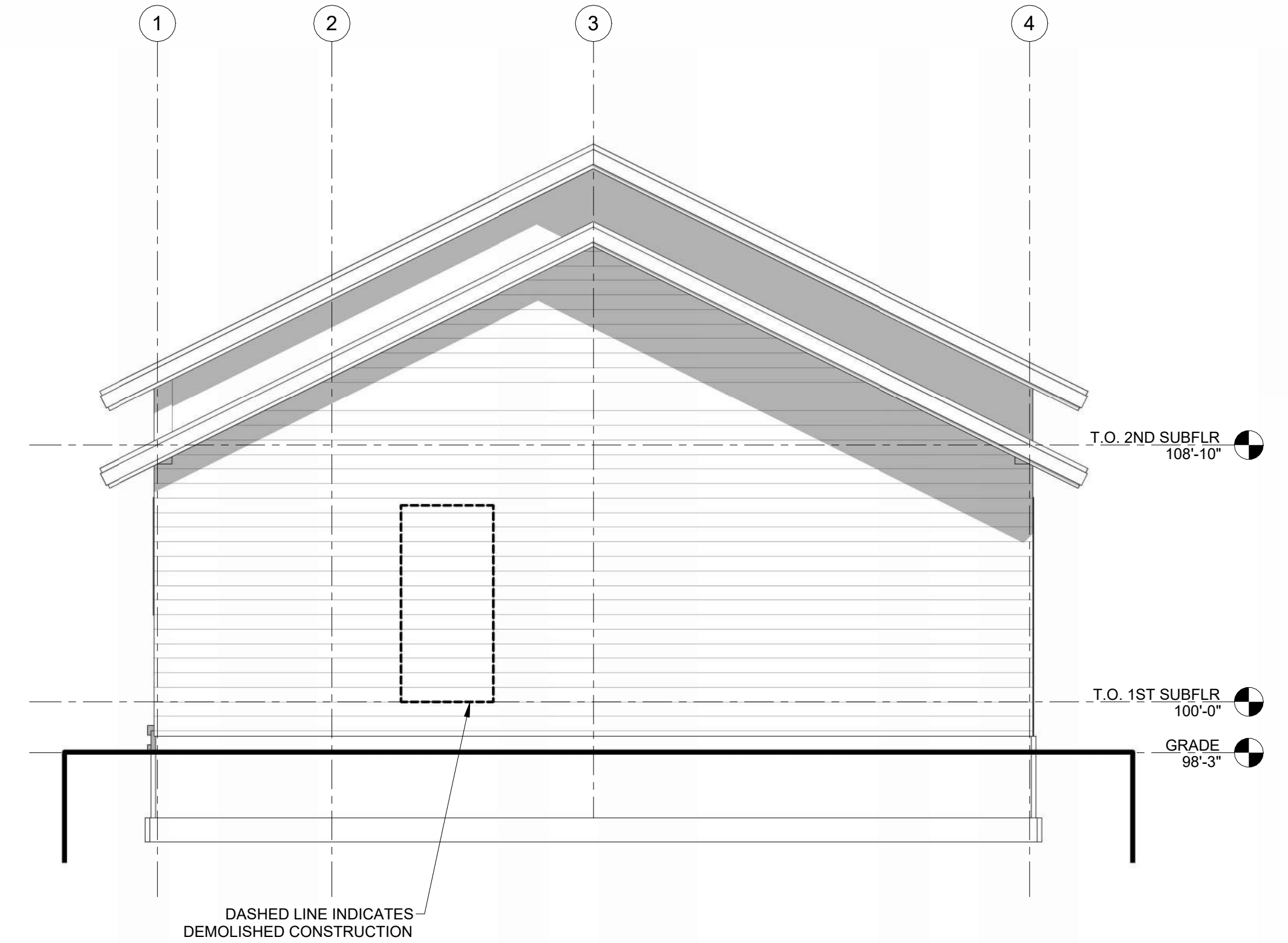
4 WEST EXTERIOR ELEVATION EXISTING
1/4" = 1'-0"



1 NORTH EXTERIOR ELEVATION EXISTING
1/4" = 1'-0"

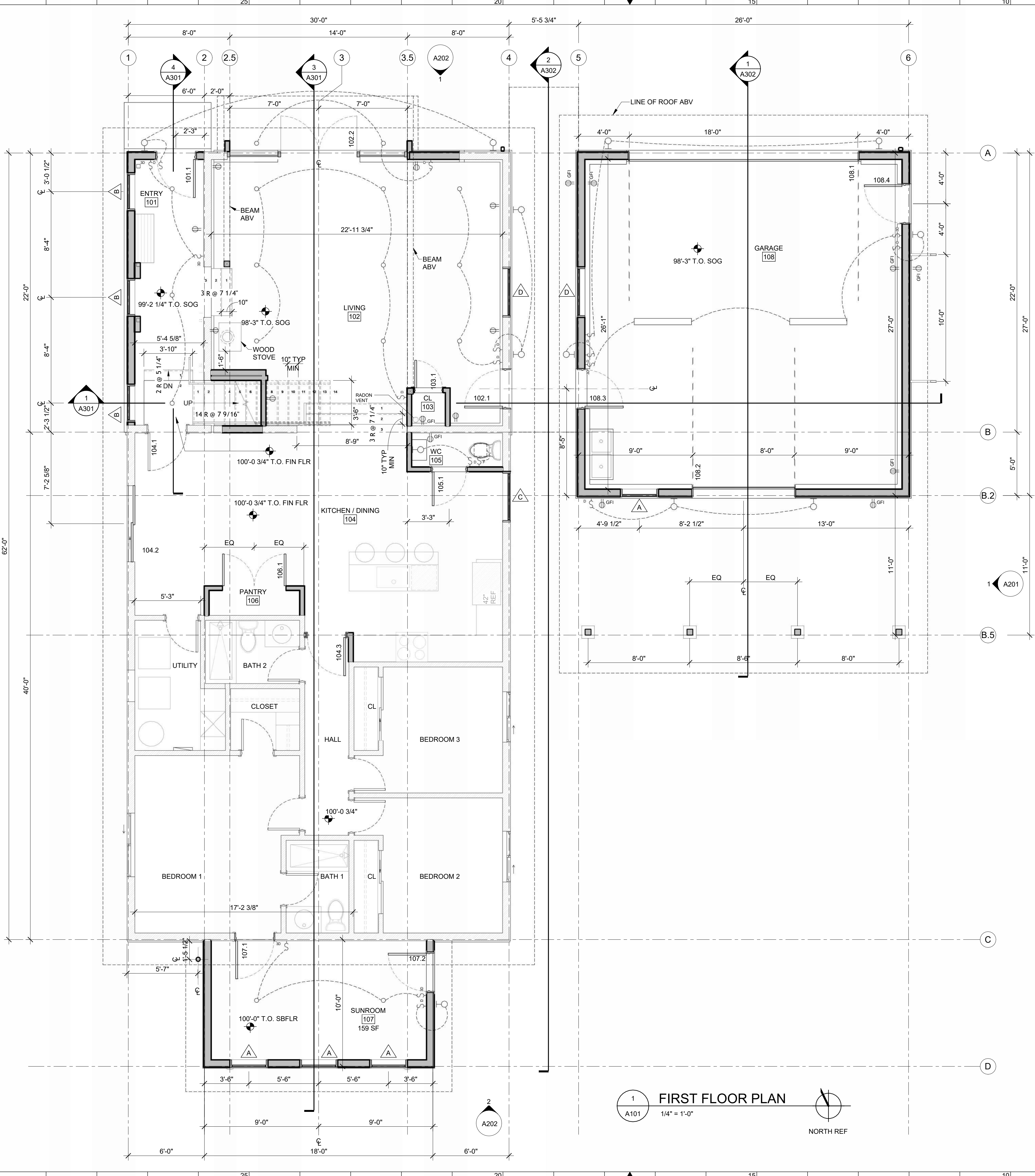


3 EAST EXTERIOR ELEVATION EXISTING
1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION EXISTING
1/4" = 1'-0"

A
F
K
P
U



POWER LEGEND

- SPECIAL RECEPTACLE: VERIFY EQUIPMENT
- DUPLEX RECEPTACLE: 18" AFFL UNO
- DUPLEX RECEPTACLE: GROUND FAULT CIRCUIT INTERRUPTER
- DUPLEX RECEPTACLE HALF SWITCHED: GROUND FAULT CIRCUIT INTERRUPTER
- DOUBLE DUPLEX RECEPTACLE: 18" AFFL UNO
- LIGHT SWITCH AT 46" ABV FFL UNO: DAMNABLE
- 3-WAY LIGHT SWITCH AT 46" ABV FFL UNO: DAMNABLE
- FAN SWITCH WITH TIMER AT 46" ABV FFL
- VENTILATION FAN
- THERMOSTAT


LIGHT FIXTURE LEGEND

ALL LIGHT FIXTURES TO BE LED: COLOR 3000K

- SUSPENDED PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE: CEILING MOUNTED / 4" MAX DIAMETER / PROVIDE SLOPED TRIM IN VAULTED CEILINGS
- WALL SCONCE
- UTILITY LIGHT FIXTURE
- UNDER CABINET TASK LIGHTING: 0.69" HEIGHT
- MONOPOINT (ART LIGHT) SURFACE MOUNTED

GENERAL NOTES

- ALL WORK TO BE PERFORMED BY LICENSED ELECTRICIAN PER IRC 2021 AND NEC 2020
- ALL LIGHT FIXTURES AND SWITCHING TO BE DAMNABLE UN LESS NOTED OTHERWISE.
- PROVIDE SERVICE, FEEDER, AND GROUNDING PER IRC 2021 AND NEC 2020
- ALL EXTERIOR AND SHOWER LIGHTING RATED WET LOCATION
- PROVIDE ELECTRIC COVE BY LICENSED ELECTRICIAN THROUGHOUT ALL HABITABLE SPACES. VERIFY THERMOSTAT LOCATIONS WITH OWNER.
- PROVIDE ADDITIONAL POWER AND RECESSED TV MEDIA BOX KIT FOR ALL TV'S. VERIFY WALL MOUNTED TV LOCATIONS WITH OWNER.
- VERIFY LIGHT FIXTURES, FINISH, AND TRIM WITH OWNER.
- ALL RECESSED LIGHTING TO BE IC RATED FOR DIRECT CONTACT WITH SPRAY FOAM INSULATION. VERIFY WITH MANUF.



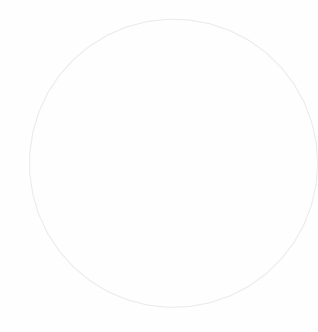
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FIRST FLOOR PLAN
A101



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SECOND FLOOR
PLAN

A102

POWER LEGEND

- SPECIAL RECEPTACLE: VERIFY EQUIPMENT
- DUPLEX RECEPTACLE: 18" AFFL UNO
- DUPLEX RECEPTACLE:
GROUND FAULT CIRCUIT INTERRUPTER
- DUPLEX RECEPTACLE HALF SWITCHED:
GROUND FAULT CIRCUIT INTERRUPTER
- DOUBLE DUPLEX RECEPTACLE: 18" AFFL UNO
- LIGHT SWITCH AT 46" ABV FFL UNO: DAMNABLE
- 3-WAY LIGHT SWITCH AT 46" ABV FFL UNO: DAMNABLE
- FAN SWITCH WITH TIMER AT 46" ABV FFL
- VENTILATION FAN
- THERMOSTAT

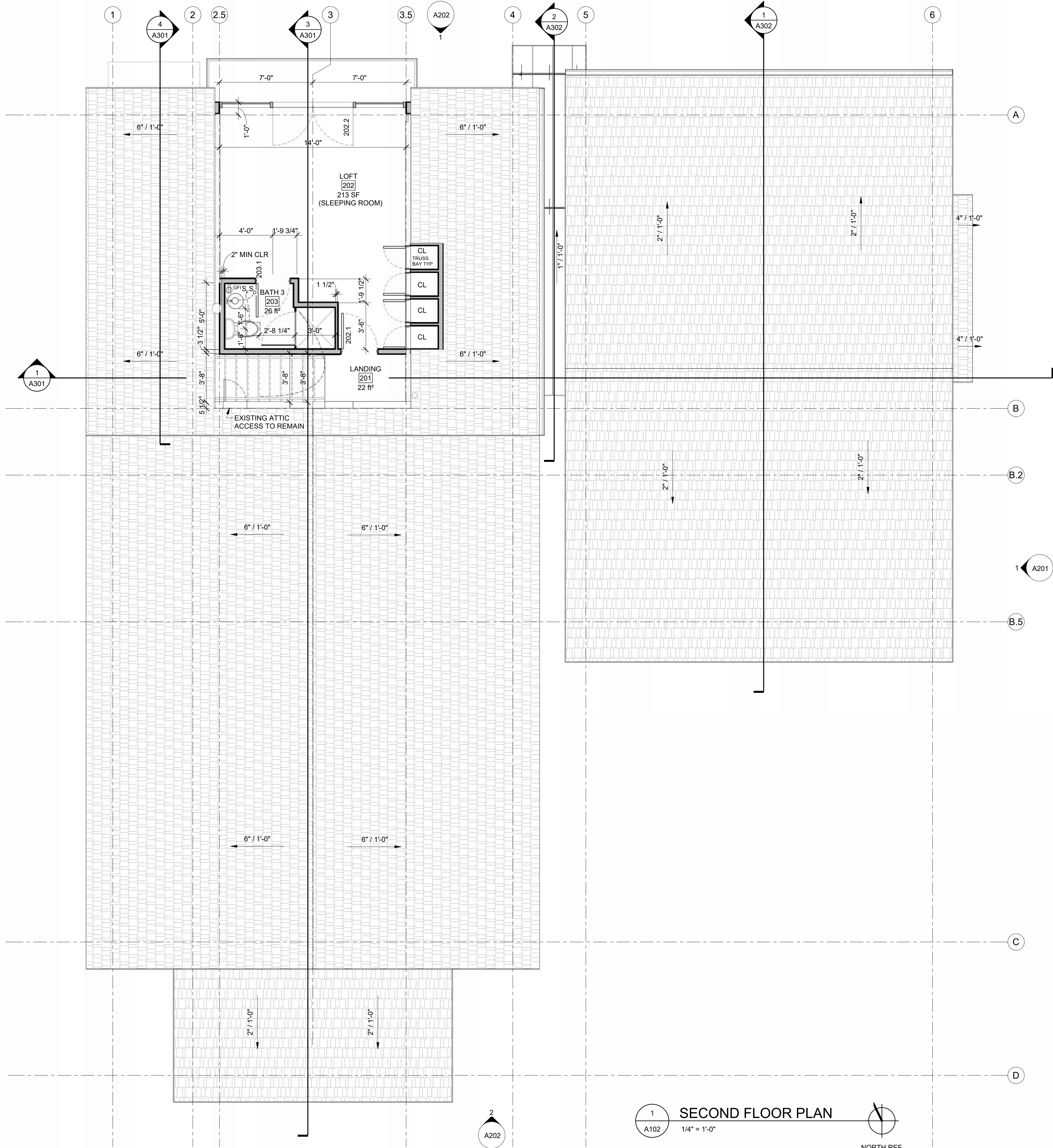
LIGHT FIXTURE LEGEND

ALL LIGHT FIXTURES TO BE LED: COLOR 3000K

- SUSPENDED PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE: CEILING MOUNTED / 4" MAX DIAMETER /
PROVIDE SLOPED TRIM IN VAULTED CEILINGS
- WALL SCONCE
- UTILITY LIGHT FIXTURE
- UNDER CABINET TASK LIGHTING: 0.69" HEIGHT
- MONOPOINT (ART LIGHT) SURFACE MOUNTED

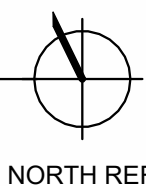
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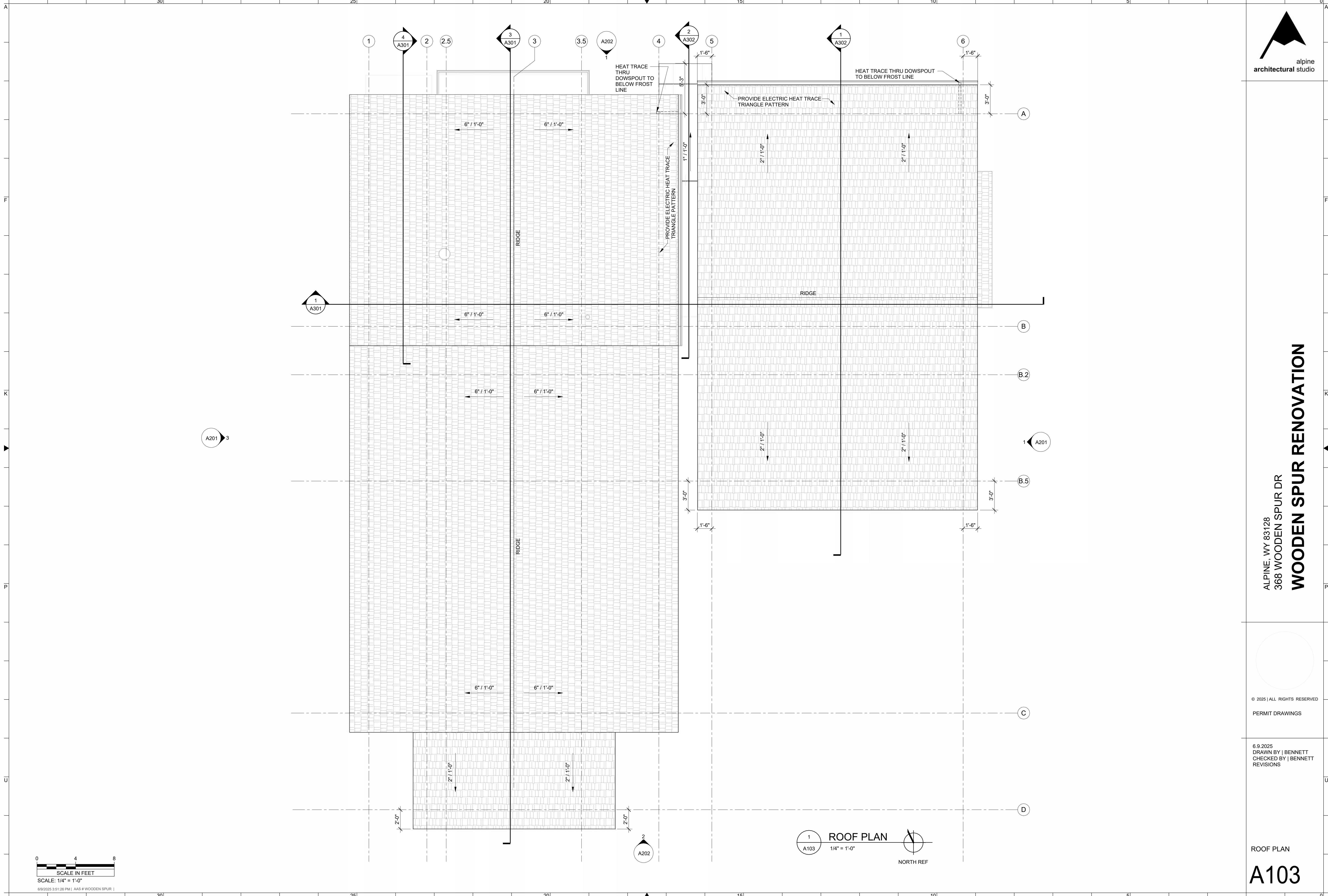
SECOND FLOOR PLAN

1/4" = 1'-0"

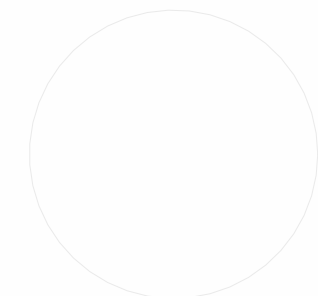


SCALE IN FEET
SCALE: 1/4" = 1'-0"

6/9/2025 3:51:22 PM | AAS # WOODEN SPUR |



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ROOF PLAN

A103

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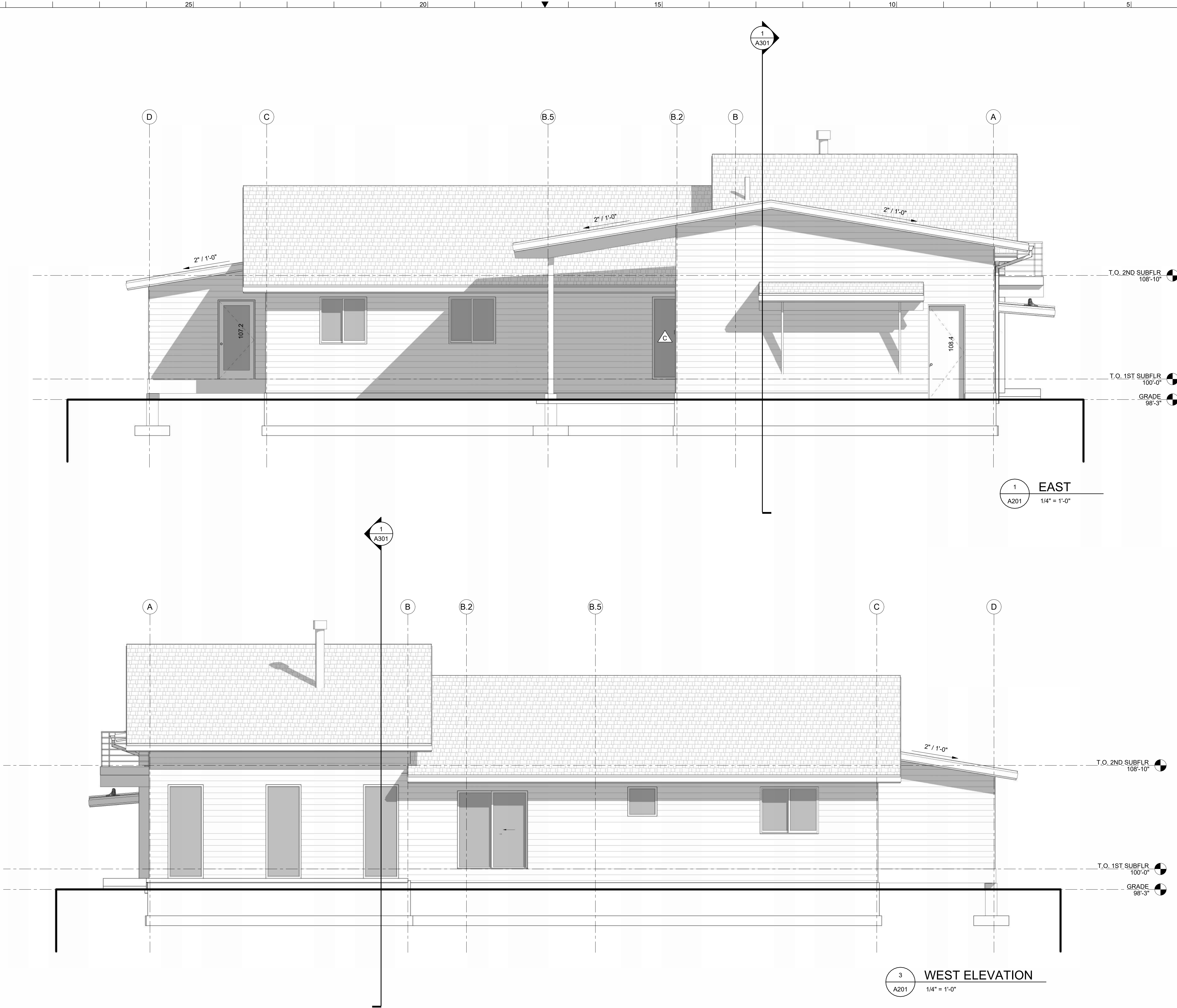
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EXTERIOR
ELEVATIONS

A201





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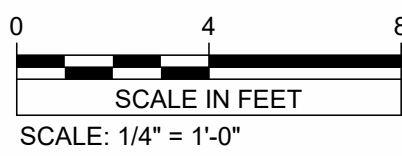
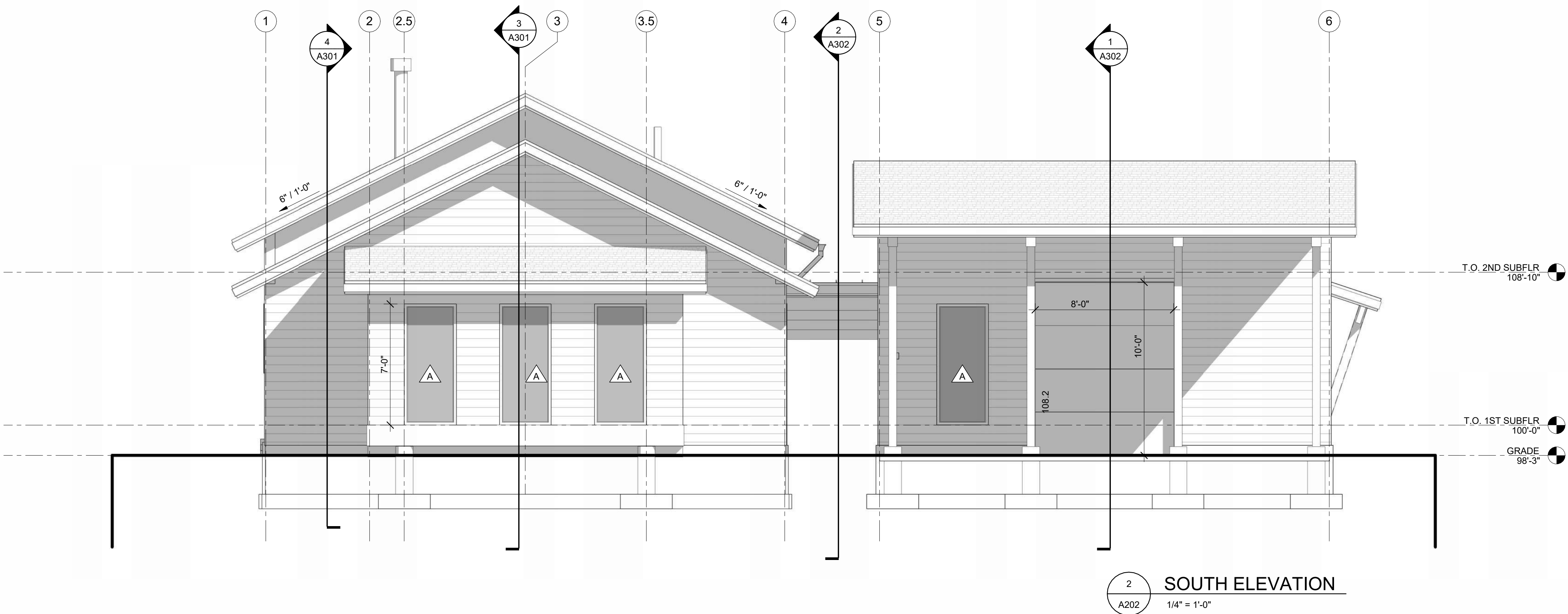
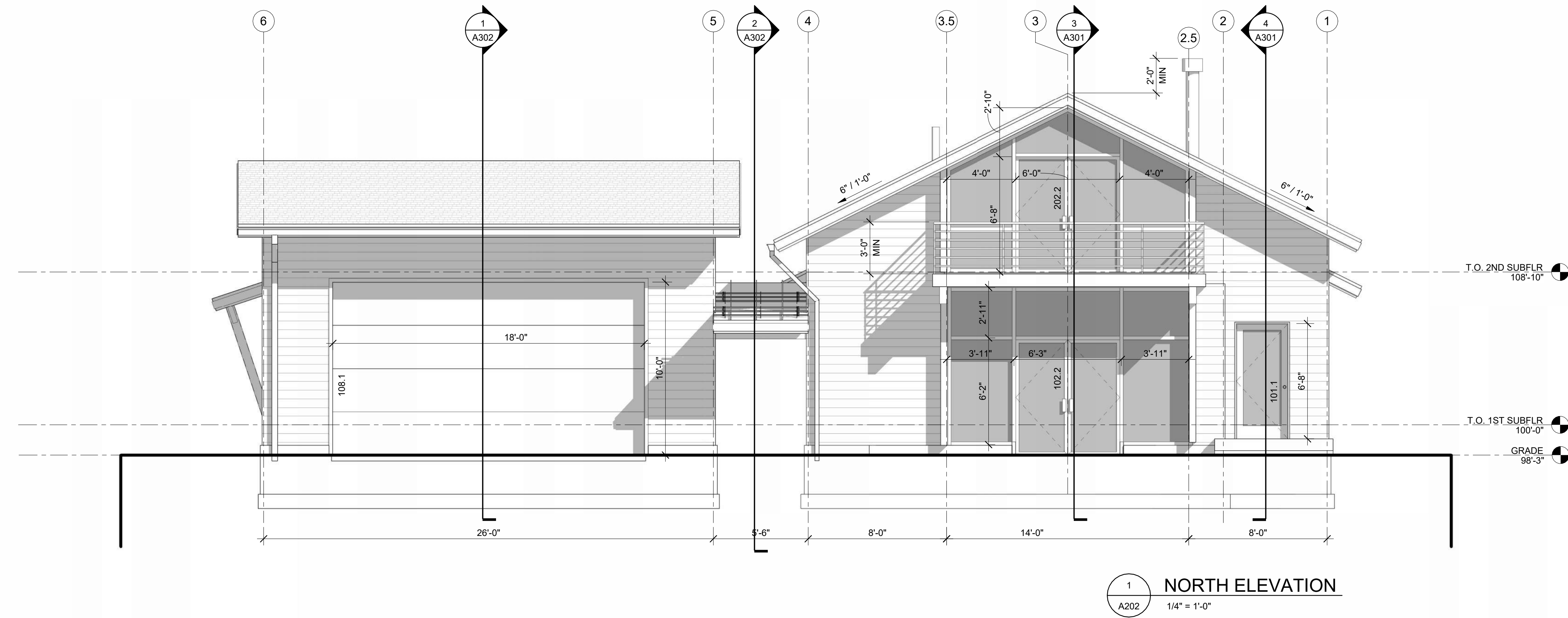
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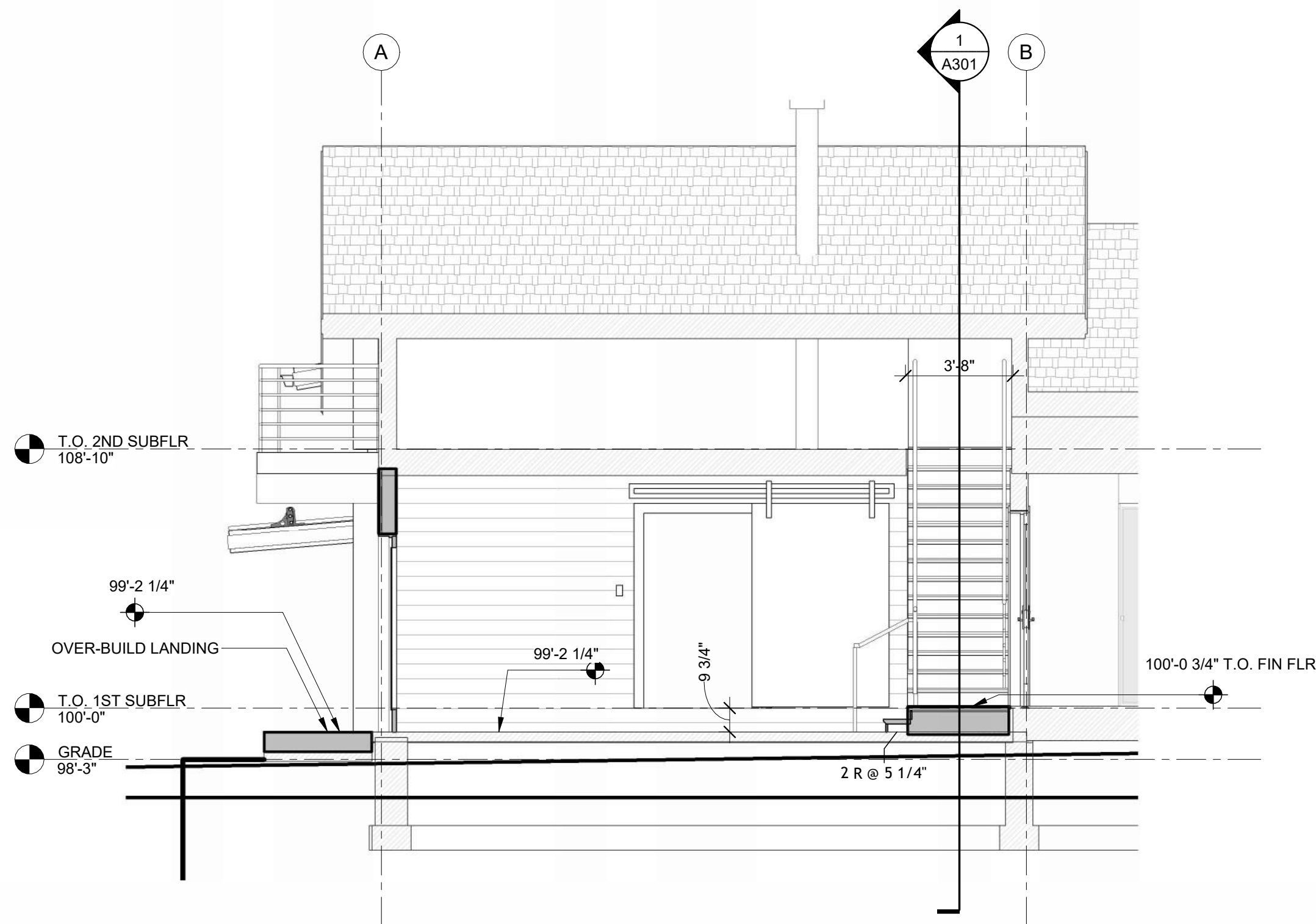
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EXTERIOR
ELEVATIONS

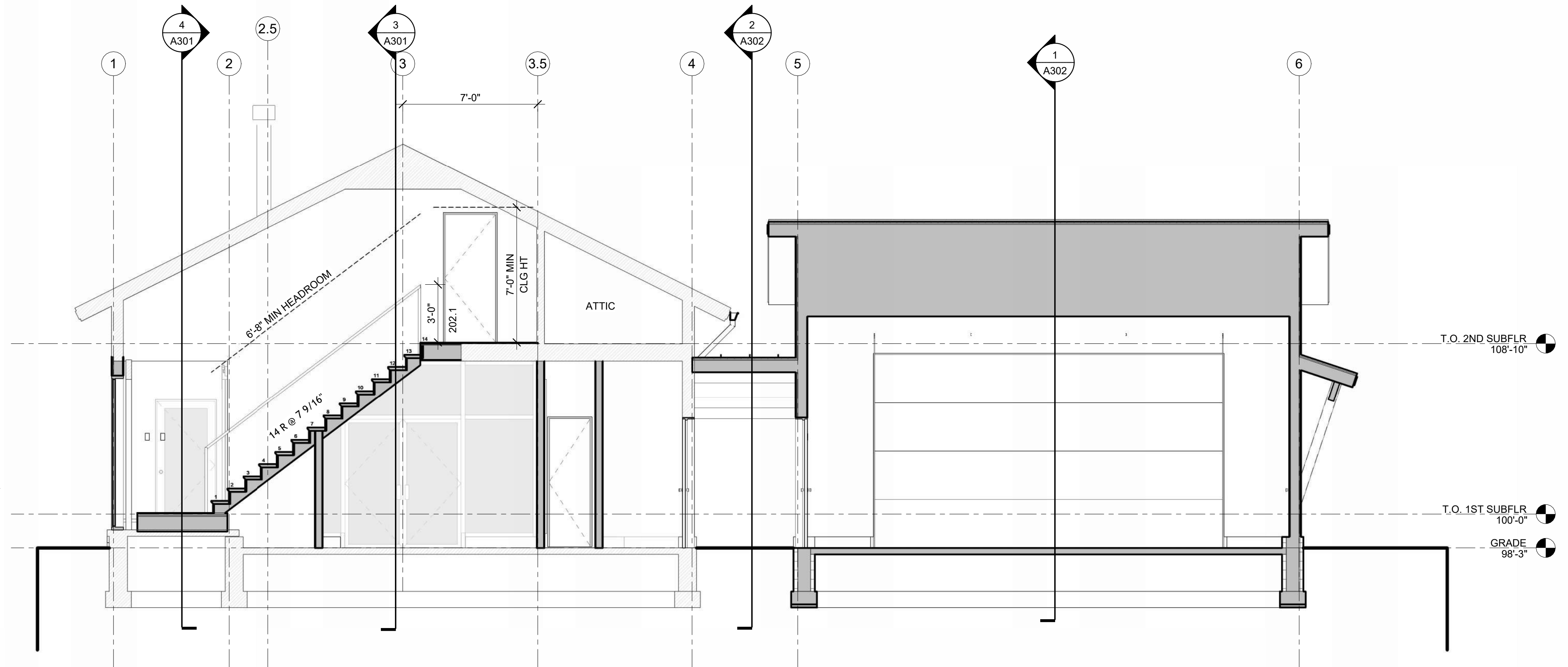
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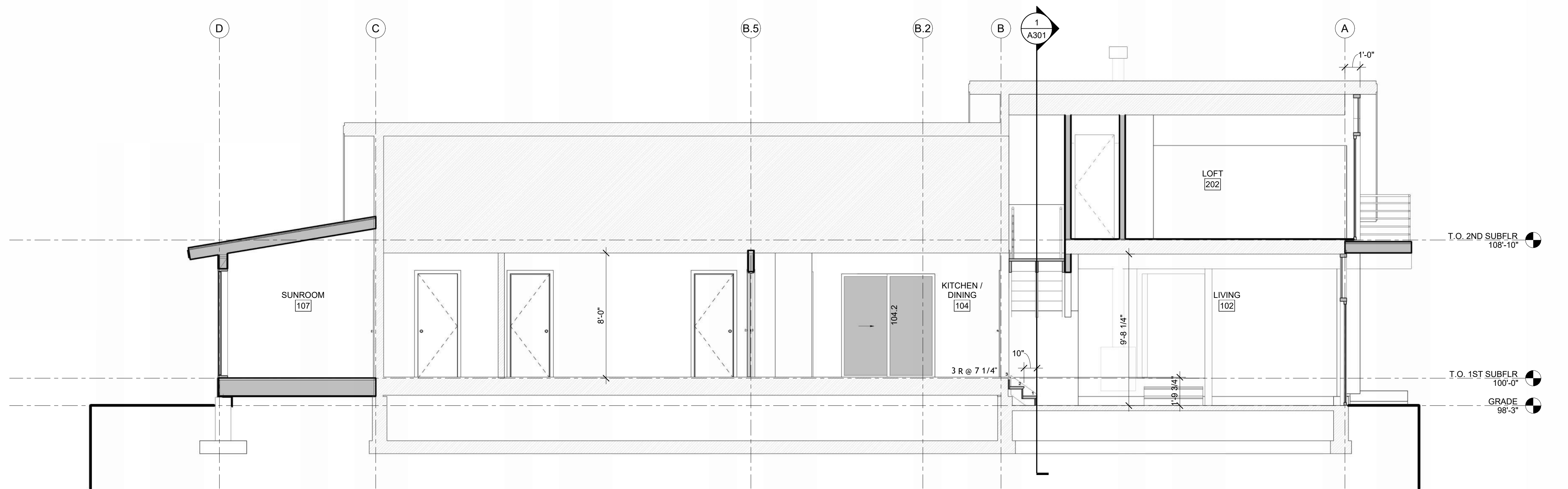
6/9/2025 3:51:38 PM | AAS # WOODEN SPUR |



4
A301
BUILDING SECTION - C
1/4" = 1'-0"



1
A301
BUILDING SECTION - A
1/4" = 1'-0"



3
A301
BUILDING SECTION - B
1/4" = 1'-0"

INSULATION SCHEDULE

LOCATION	R-VALUE	DESCRIPTION
1. SOIL GAS BARRIER/RADON MITIGATION: NEW CONSTRUCTION ONLY	N/A	1. INSTALL 4" PERF. PIPE IN PEA GRAVEL BED (NO FINES). 2. COVER GRAVEL BED WITH CONTINUOUS 10 MIL POLYETHYLENE SHEET SOIL GAS BARRIER ADHERED TO FOOTINGS. 3. PROVIDE VENT STACK THROUGH HEATED SPACE AND POWER IN CRAWL SPACE FOR EXHAUST FAN IF NECESSARY.
2. SLABS ON GRADE	0	UNHEATED CONCRETE SLAB
3. EXTERIOR FRAMED WALL CAVITIES	R-30	INSTALL CLOSED CELL SPRAY FOAM INSULATION IN STUD CAVITIES. R6.5 PER INCH = 4.6" INSUL. DEPTH. SPRAY URETHANE (CLOSED CELL) SWD QUICK-SHIELD 112 SPRAY FOAM INSULATION OR EQUAL.
4. CONCRETE STEMWALLS IN CRAWLSPACE	R-15	POLY ISO RIGID INSULATION OR ICF FORMS
5. FLOOR JOISTS OVER CONDITIONED SPACE	R-39	MIN 13" (R3 PER INCH) FORMALDEHYDE FREE BATT INSULATION.
6. SOUND ISOLATION AT ALL INTERIOR WALLS.	N/A	FILL SPACE WITH FRICTION-FIT FORMALDEHYDE FREE FIBERGLASS SOUND-ATTENUATION BATTS.
7. CEILINGS	R-60	PROVIDE 17.14" BLOWN-IN CELLULOSE INSULATION (R3.5 PER INCH)
9. EXTERIOR DOORS AND WINDOWS	MAX U=0.30	FILL RO SPACE WITH LOW EXPANDING SPRAY URETHANE (CLOSED CELL) INSULATION.
10. MECHANICAL AND ELECTRICAL PENETRATIONS	N/A	FILL RO SPACE WITH LOW EXPANDING SPRAY URETHANE (CLOSED CELL) INSULATION.
11. MECHANICAL AND ELECTRICAL PENETRATIONS	N/A	FILL RO SPACE WITH LOW EXPANDING SPRAY URETHANE (CLOSED CELL) INSULATION.

1. PROVIDE "TYVEK DRAINWRAP" OR EQUAL HOUSE WRAP OVER PLYWOOD SHEATHING AT ALL FRAMED EXTERIOR WALLS - TAPE ALL SEAMS WITH "TYVEK TAPE".
 - AT WINDOW AND DOOR ROUGH OPENINGS, CUT HOUSEWRAP IN A MODIFIED - I PATTERN PRIOR TO INSTALLING UNIT.
 - USE "TYVEK FLEXWRAP" OR EQUAL FOR FLASHING AT PANS & "TYVEK STRAIGHT FLASH" @ HEADS & LEGS.
 - PROVIDE APPROPRIATE "QUICKFLASH" OR EQUAL PRODUCT TO SEAL HOUSEWRAP AT ALL OTHER PENETRATIONS.
2. ALL FIBERGLASS BATTS TO FILL SPACE WITH NO GAPS. SEE BUILDERS GUIDE TO COLD CLIMATES.
 - TRIM BATTS TO FIT AROUND AND BEHIND OBJECTS IN WALL AND ROOF CAVITIES SUCH AS ELECTRICAL JUNCTION BOXES.
3. SPRAY URETHANE (CLOSED CELL) SWD QUICK-SHIELD 112 SPRAY INSULATION TO BE USED AT ALL FLOOR RIM AND ROOF RIM SPACES.
4. CAULK ALL PLATES, CAULK ALL CRACKS (TRIMMERS, PANEL JOINTS, ETC...) TO ENSURE AIR TIGHTNESS.
5. CONTRACTOR TO ARRANGE INSPECTION AT COMPLETION OF INSULATION INSTALLMENT AND PRIOR TO THE INSTALLATION OF ANY GYPSUM BOARD OR INTERIOR FINISH TRIM.
6. PROVIDE INSULATION WRAP (R-5) ON ALL HOT WATER PIPING.
7. EXPOSED SPRAY FOAM INSULATION IN CRAWLSPACE TO BE APPROVED IGNITION BARRIER OR PROTECTED WITH APPROVED THERMAL IGNITION BARRIER.
8. INSTALL 6 MIL. POLYETHYLENE VAPOR RETARDER AT THE INTERIOR OF ALL EXTERIOR WALLS AND ROOFS. TRIM AND SEAL VAPOR RETARDER TO ALL PENETRATIONS.
9. CONTRACTOR TO ENSURE AIR-TIGHTNESS OF THERMAL ENVELOPE AND AIR BARRIER. CONTRACTOR SHALL BE RESPONSIBLE FOR PASSING BLOWER DOOR TEST AS REQUIRED IN 2021 IECC CHAPTER 4 AND 2021 IRC CHAPTER 11.

MECHANICAL AND ELECTRICAL NOTES

1. MECHANICAL PLANS INCLUDING HEAT-LOSS ANALYSIS PROVIDED BY DESIGN-BUILD MECHANICAL HVAC CONTRACTOR AS REQUIRED. PROVIDE FORCED AIR HEATING AND COOLING. DWELLING HEAT PROVIDED BY EXISTING ELECTRIC FURNACE.
2. ELECTRICAL POWER & LIGHTING INCLUDING SERVICE TO SITE TO BE COORDINATED AND INSTALLED BY LICENSED ELECTRICIAN.
5. GROUNDING ELECTRODE CONDUCTOR REQUIRED PER IRC 2021 CHAPTER 36.
6. ALL LED LIGHTING: COLOR TEMPERATURE: 3000K MAX

IRC STAIR AND GUARD REQUIREMENTS

STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.

THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

THE RISER HEIGHT SHALL BE NOT MORE THAN 7-3/4 INCHES (196 MM). THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

NOSINGS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 9/16 INCH (14 MM) OR A BEVEL NOT GREATER THAN 1/2 INCH (12.7 MM). A NOSING PROJECTION NOT LESS THAN 3/8 INCH (19 MM) AND NOT MORE THAN 1 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) WITHIN A STAIRWAY.

THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED.

HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.

HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

HANDRAILS SHALL NOT PROJECT MORE THAN 41/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY.

HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED TOWARD A WALL, GUARD WALKING SURFACE CONTINUOUS TO ITSELF, OR TERMINATE TO A POST.

TYPE I HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM).

STAIRWAYS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH SECTIONS R303.7 AND R303.8.

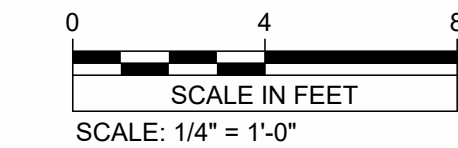
GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING FLOORS, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.

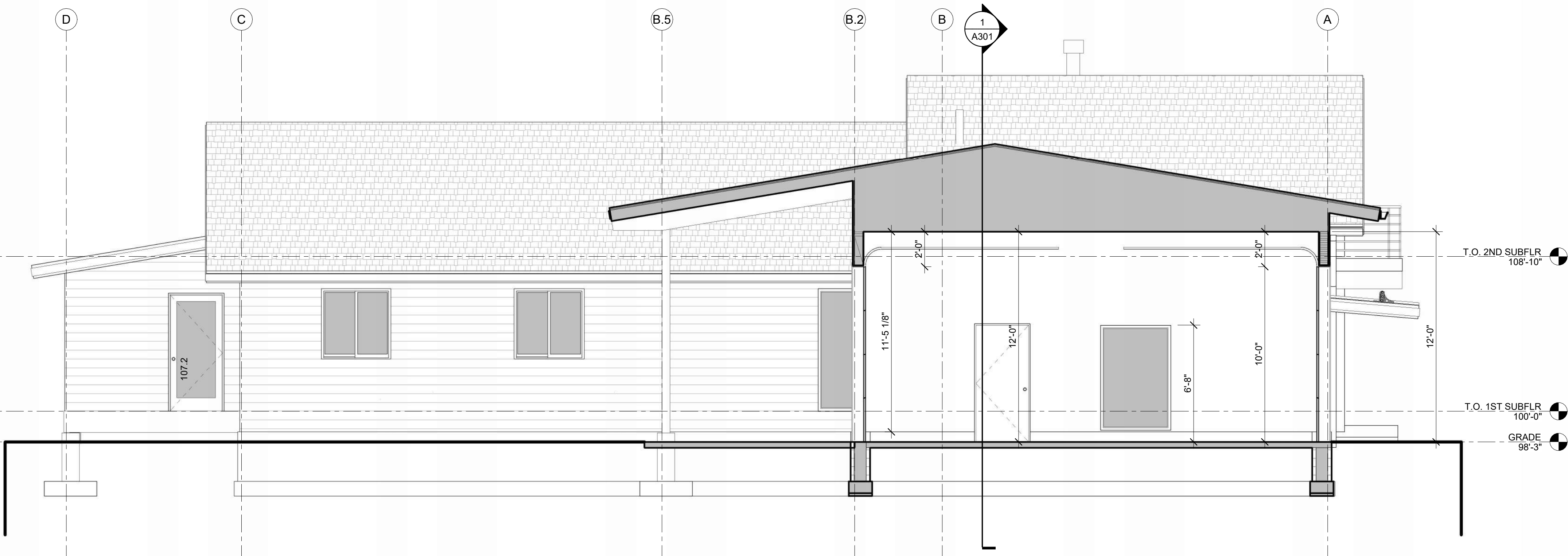
EXCEPTIONS:
GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34 INCHES (864 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.
WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM) AS MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.

REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

EXCEPTIONS:
THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.
GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4-3/8 INCHES (111 MM) IN DIAMETER.



6/9/2025 3:51:51 PM | AAS # WOODEN SPUR |



1 BUILDING SECTION - D

1/4" = 1'-0"

TEMPERED GLAZING REQUIRED IN HAZARDOUS LOCATIONS:

GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.

WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED:

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT HAVING A MINIMUM WIDTH OF 36 INCHES (914 MM) THAT OPENS TO A PUBLIC WAY.

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES:

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES AND FALL PREVENTION DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING AND SHALL BE NOT MORE THAN 70 INCHES (178 CM) ABOVE THE FINISHED FLOOR.

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS:

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS IN ACCORDANCE WITH SECTIONS R310.2.1 THROUGH R310.2.4.

R310.2.1 MINIMUM SIZE:

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2).

EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5 SQUARE FEET (0.465 M2).

R310.2.2 MINIMUM DIMENSIONS:

THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.

R310.2.3 MAXIMUM HEIGHT FROM FLOOR:

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) ABOVE THE FLOOR.

WINDOW SCHEDULE

TYPE MK	UNIT SIZE		MAT'L	FINISH	GLAZING		COMMENTS
	W	H			THICKNESS	TYPE	
A	3'-0"	7'-0"	WOOD CLAD		3/4"	DOUBLE PANE LOW-E	
B	3'-0"	8'-0"	WOOD CLAD		3/4"	DOUBLE PANE LOW-E	
C	4'-0"	7'-0"	WOOD CLAD		3/4"	DOUBLE PANE LOW-E	
D	4'-0"	6'-0"	WOOD CLAD		3/4"	DOUBLE PANE LOW-E	

PROVIDE WINDOW SHOP DRAWINGS FOR OWNER/ARCH REVIEW
WINDOW GLAZING & FRAMED COLOR TO MATCH DOOR UNITS

DOOR, FRAME AND HARDWARE SCHEDULE

DOOR NUMBER	ROOM NUMBER	ROOM NAME	SIZE			DOOR			FRAME		HARDWARE					NOTES
			W	H	T	MTL	GLAZE	NOTES	MTL	THRES	LOCK		STOP HOLD	WTHR		
101.1	101	ENTRY	3'-0"	6'-8"	1 3/4"	WOOD CLAD	YES / TEMPERED	DOUBLE PANE LOW-E	WOOD	YES	KEYED ENTRANCE LEVERSET & KEYED DEADBOLT	YES	YES			
102.1	102	LIVING	3'-0"	6'-8"	1 3/4"	WOOD SOLID CORE	NO		WOOD	YES	KEYED ENTRANCE LEVERSET & KEYED DEADBOLT	YES	YES			
102.2	102	LIVING	6'-0"	6'-8"	1 3/4"	WOOD CLAD	YES / TEMPERED	DOUBLE PANE LOW-E	WOOD	YES	KEYED ENTRANCE LEVERSET & KEYED DEADBOLT	NO	YES			
103.1	103	CL	2'-2"	6'-8"	1 3/4"	WOOD SOLID CORE	NO		WOOD	NO	DUMMY LEVERSET W/ROLLER CATCH	NO	NO			
104.1	101	ENTRY	3'-0"	6'-8"	1 3/4"	WOOD SOLID CORE	NO		WOOD	NO	PASSAGE LEVERSET	YES	NO			
104.2	104	KITCHEN / DINING	6'-0"	6'-8"	1 3/4"	COMPOSITE	YES / TEMPERED	DOUBLE PANE LOW-E	COMPOSITE	YES	BY MANUF	NO	YES			
104.3	104	KITCHEN / DINING	3'-0"	6'-8"	1 3/4"	WOOD SOLID CORE	NO		WOOD	NO	PASSAGE LEVERSET	YES	NO			
105.1	105	WC	2'-8"	6'-8"	1 3/4"	WOOD SOLID CORE	NO		WOOD	NO	PRIVACY LEVERSET W/EMERGENCY RELEASE	NO	NO			
106.1	106	PANTRY	5'-0"	6'-8"	1 3/4"	WOOD SOLID CORE	NO		WOOD	NO	DUMMY LEVERSET W/ROLLER CATCH	NO	NO			
107.1	107	SUNROOM	3'-0"	6'-8"	1 3/4"	WOOD SOLID CORE	NO		WOOD	YES	KEYED ENTRANCE LEVERSET & KEYED DEADBOLT	YES	YES			
107.2	107	SUNROOM	3'-0"	6'-8"	1 3/4"	WOOD SOLID CORE	YES / TEMPERED	DOUBLE PANE LOW-E	WOOD-ALUM CLAD	YES	KEYED ENTRANCE LEVERSET & KEYED DEADBOLT	YES	YES			
108.1	108	GARAGE	18'-0"	10'-0"	1 1/2"	ALUMINUM	NO		METAL	NO	BY MANUF	NO	YES	PROVIDE ELEC OVERHEAD OPEN W/REMOTE		
108.2	108	GARAGE	8'-0"	10'-0"	1 1/2"	ALUMINUM	NO		METAL	NO	BY MANUF	NO	YES	PROVIDE ELEC OVERHEAD OPEN W/REMOTE		
108.3	108	GARAGE	3'-0"	6'-8"	1 3/4"	WOOD SOLID CORE	NO		WOOD	YES	KEYED ENTRANCE LEVERSET & KEYED DEADBOLT	NO	YES			
108.4	108	GARAGE	3'-0"	8'-0"	1 3/4"	WOOD SOLID CORE	NO		WOOD	YES	KEYED ENTRANCE LEVERSET & KEYED DEADBOLT	NO	YES			
202.1	202	LOFT	2'-8"	6'-8"	1 3/4"	WOOD SOLID CORE	NO		WOOD	NO	PRIVACY LEVERSET W/EMERGENCY RELEASE	YES	NO			
202.2	202	LOFT	6'-0"	6'-8"	1 3/4"	WOOD CLAD	YES / TEMPERED	DOUBLE PANE LOW-E	WOOD	YES	KEYED ENTRANCE LEVERSET & KEYED DEADBOLT	NO	YES			
203.1	203	BATH 3	2'-6"	6'-8"	1 3/4"	WOOD SOLID CORE	NO		WOOD	NO	PRIVACY LEVERSET W/EMERGENCY RELEASE	YES	NO			

PROVIDE DOOR SHOP DRAWINGS FOR OWNER/ARCH REVIEW
DOOR GLAZING & FRAME COLOR TO MATCH WINDOW UNITS



ALPINE, WY 83128
368 WOODEN SPUR DR
WOODEN SPUR RENOVATION

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PERMIT DRAWINGS

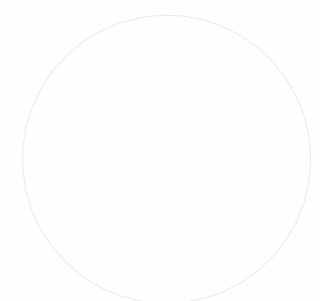
6.9.2025
DRAWN BY | BENNETT
CHECKED BY | BENNETT
REVISIONS

BUILDING SECTIONS
& SCHEDULES

A302



ALPINE, WY 83128
368 WOODEN SPUR DR
WOODEN SPUR RENOVATION



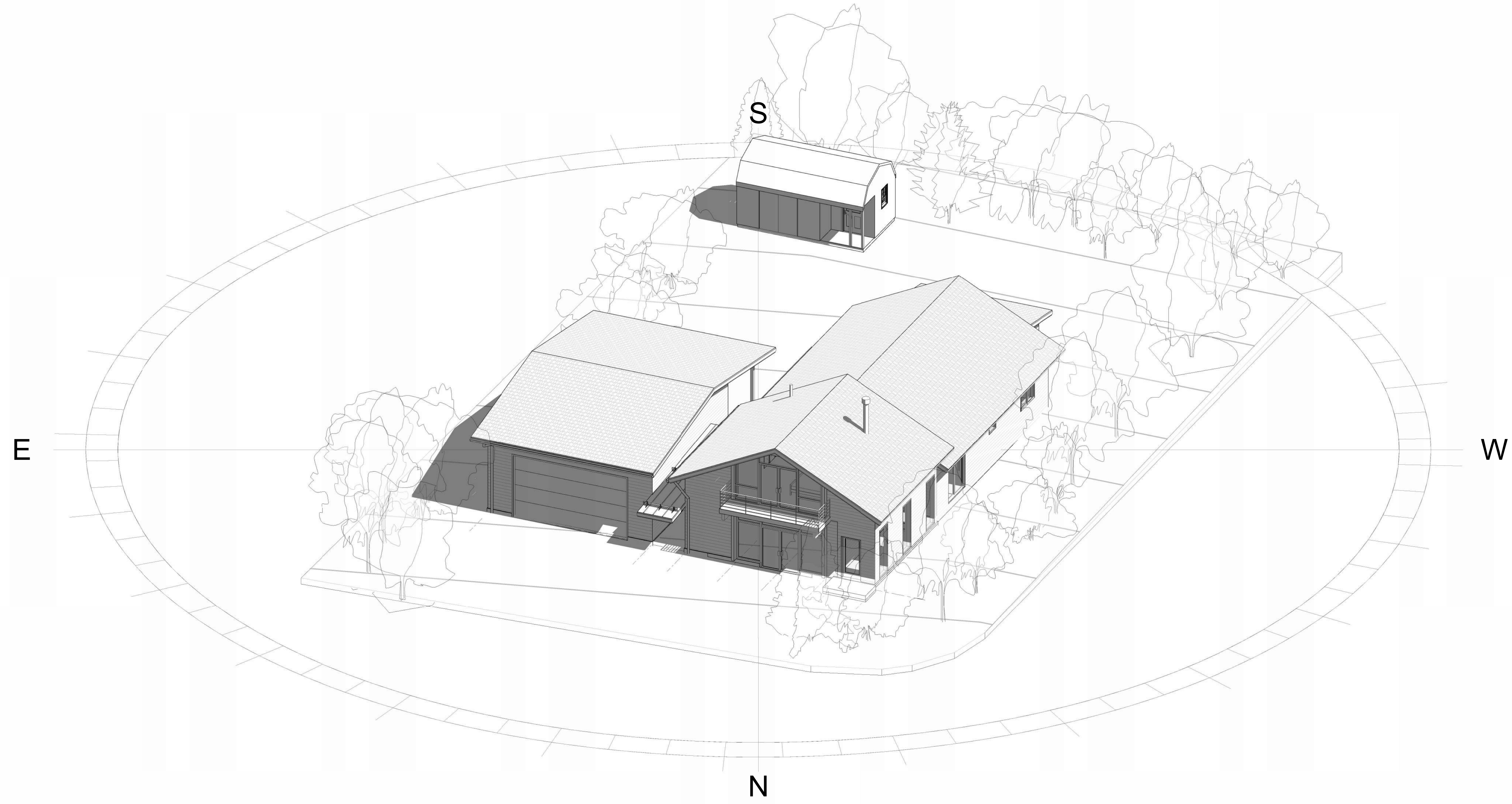
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PERMIT DRAWINGS

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PERSPECTIVE

A303



1 NORTH SITE PERSPECTIVE

1
A303



Vinyl Flush Fin Windows



Vinyl Windows with Nailing Fin

The flush fin window is a retro-fit product designed for installation into an existing window frame with a 3/8" or wider return that protrudes past or is flush with the exterior siding. There cannot be any fins or lips that extend past this vertical plane. The flush fin window will be sealed to this surface.

The attached are JELD-WEN's recommended installation instructions for vinyl windows which incorporate an integral nail fin. These installation instructions do not supersede any national, provincial, or local building codes. While the use of these installation instructions is recommended, in Canada, installation in strict compliance with CSA A440.4 is an alternate method of window installation and will not affect the application of the JELD-WEN limited warranty.

Never construction methods have led to an increase in air and water tightness in buildings. This frequently leads to negative air pressure inside the home, which can draw water through very small openings. Our installation method integrates the window with the weather barrier (typically building wrap).

*These installation instructions do not supersede any national, provincial or local building codes. They are meant as a guideline and reflect good installation practices.

RELIABILITY for real life®



1 REMOVE PACKAGING & INSPECT YOUR WINDOW

REMOVE PACKAGING

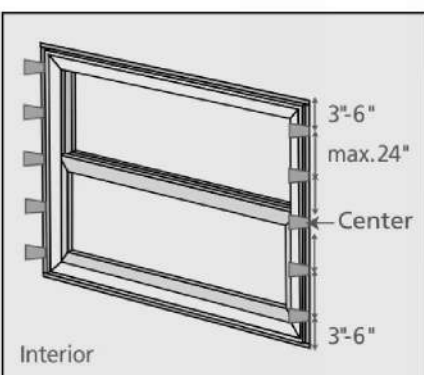
Remove shipping materials such as corner covers, shipping blocks or pads. If there is a protective film on the glass, do not remove it until installation and construction are complete.

INSPECT YOUR WINDOW

- Cosmetic damage
- Product squareness (diagonal measurements no more than 1/4" difference)
- Cracked frame
- Splits, cracks or missing sections in nailing fin longer than 6"
- Cracks, holes or other damage to nailing fin within 1/2" of window frame

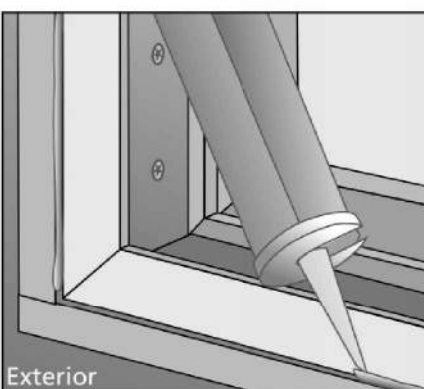
4 INSTALL WINDOW (CONTINUED)

for Vinyl Flush Fin Windows



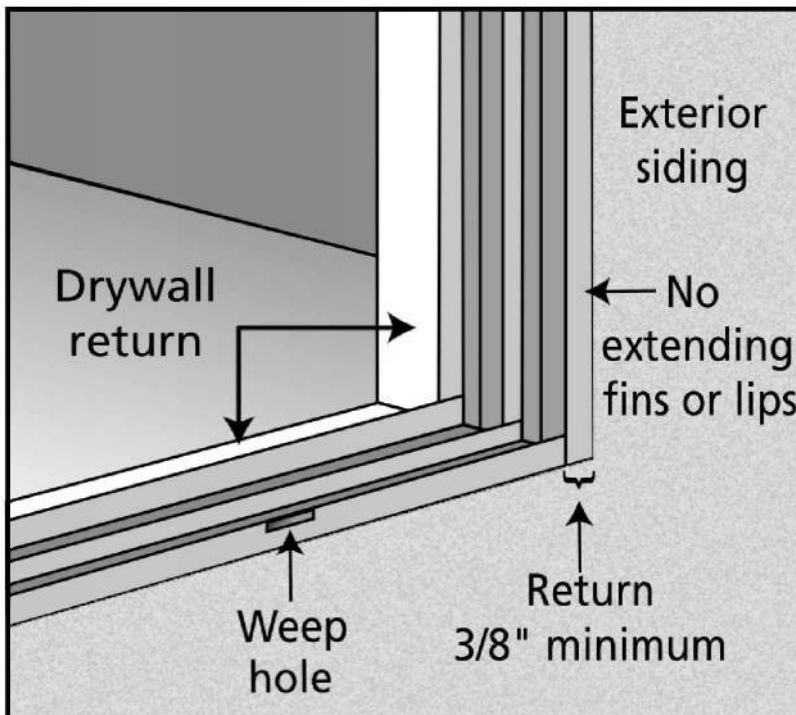
- Shim the side jambs aligned with the predrilled holes or 3'-6" from the corners and at 24" maximum intervals.
- Inspect window for square, level, plumb. Adjust as needed with shims.
- Fasten window through side jambs and shims.

SEAL BETWEEN REPLACEMENT WINDOW AND EXISTING FRAME



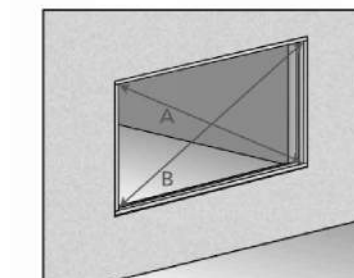
- Apply back rod and a continuous bead of thermoplastic sealant between the new window frame and the existing frame around the window. Leave 2" x 1/2" gaps in your back rod and sealant at sill to allow for proper water drainage.

INSTALLATION PREREQUISITES for Vinyl Flush Fin Windows



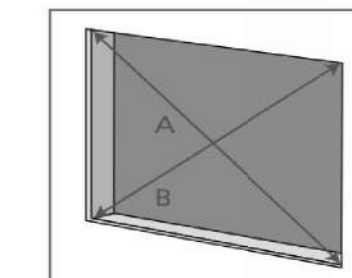
The lack of an adequate return significantly adds to the complexity of a long-term, water-tight installation. If the existing window frame does not have a sufficient return, consult an installation professional to design an installation that completely seals the new window in a weatherproof manner.

2 INSPECT EXISTING FRAME OR ROUGH OPENING



For Vinyl Flush Fin Windows

- Verify width/height of new window are each 3/4" smaller than minimum opening width/height of the existing frame.
- Verify the existing opening is square. The "A" and "B" measurements above should be the same. Maximum allowable deviation from square is 1/8" for windows 20 sq. ft. and smaller, and 1/4" for windows larger than 20 sq. ft.
- Verify the existing frame is level and plumb. The maximum allowable deviation is 1/16" for every 2' (not to exceed 1/8").
- The exterior face of the rough opening must be in a single plane with less than 1/8" twist from corner to corner.
- Signs of water leakage near the existing frame must be investigated and corrected prior to installing the new flush fin window.

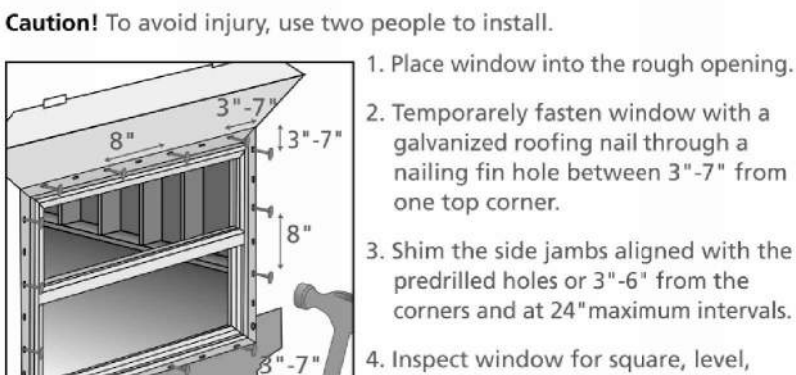


For Vinyl Windows with Nailing Fin

- Verify the width and height of the window are each 1/2" smaller than the rough opening width/height.
- Verify the rough opening is square. The "A" and "B" measurements above should be the same. Maximum allowable deviation from square is 1/8" for windows 20 sq. ft. and smaller, and 1/4" for windows larger than 20 sq. ft.
- Verify the rough opening is level and plumb. The maximum allowable deviation is 1/16" for every 2' of rough opening (not to exceed 1/8").
- The rough opening sill must not be crowned or sagged.
- The exterior face of the rough opening must be in a single plane with less than 1/8" twist from corner to corner.
- The header must be supported by trimmer studs.
- Signs of water leakage near the existing frame must be investigated and corrected prior to installing the new window.

4 INSTALL WINDOW

for Vinyl Windows with Nailing Fin



- Place window into the rough opening.
- Temporarily fasten window with a galvanized roofing nail through a nailing fin hole between 3"-7" from one top corner.
- Shim the side jambs aligned with the predrilled holes or 3'-6" from the corners and at 24" maximum intervals.
- Inspect window for square, level, plumb. Adjust as needed with shims. Fasten window through side jambs predrilled holes and shims.
- If the window is taller than 3', fasten the side jambs at 24" maximum intervals. If the window is wider than 3', fasten the head jamb at 24" maximum intervals with a free flowing screw. Do not shim the head.
- Install vinyl plugs supplied or available through suppliers if desired.



- Caution!** To avoid injury, use two people to install.
- Note!** a. Use a 1/8" tapered drill bit with a 3/8" countersink to drill a screw hole through the side jamb and into the buck (on the interior, or exterior if insufficient space). Countersink should not penetrate the back wall of the frame.
- b. Apply sealant to the threads of a 3 1/2" screw and drive into the side jamb.

IMPORTANT INFORMATION

Vinyl Flush Fin Windows
This installation assumes that the existing frame has a water-tight installation into the structure.

Vinyl Windows with nailing Fin and Flush Fin
This instruction is based on CSA A440.4, for any specific details (ex: different siding type) that may be different please contact your supplier for recommendations.

If installing in an area of high winds, see the structural engineering report of the product for specific fastening requirements.

Any local building code requirements supersede the recommended installation instructions. Failure to install square, level and plumb could result in denial of warranty claims for operational or performance problems.

Please Note! Installation such that the window sill is higher than 35 feet above ground level or any window installation into a wall condition not specifically addressed in this poster must be designed by an architect or structural engineer.

Vinyl Flush Fin Windows

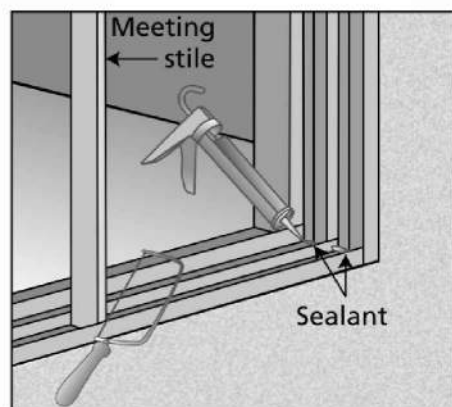
Estimated Install Time for New Construction	First Time: 4 hrs
	Experienced: 3 hrs
	Professional: 2 hrs

Vinyl Windows with Nailing Fin

Estimated Install Time for New Construction	First Time: 40 min.
	Experienced: 25 min.
	Professional: 15 min.

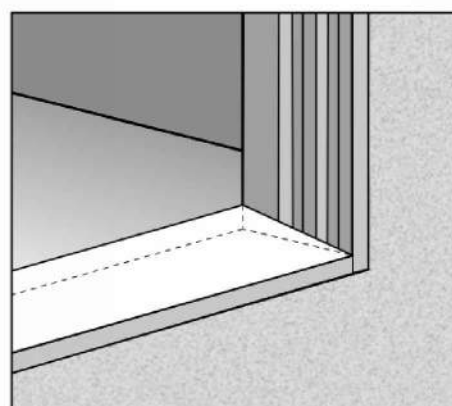
3 PREPARE EXISTING WINDOW FRAME for Vinyl Flush Fin Windows

PREPARE THE FRAME



- Remove the sashes and/or glass in the existing window.
- Remove the meeting stile (if a slider) with a screwdriver or hacksaw.
- Seal all four corners of the window frame.
- Remove all existing window frame cladding.

APPLY THE SLOPED SILL



- Sloped sill must be continuous with a minimum of 3/8" in height inside to 0" outside.
- Test fit new window into place and then remove.

GLOSSARY

Flush Fin Window: A vinyl window used for retro-fit installation into an existing window frame. The integral exterior trim is decorative and covers the gap between the new window and the existing siding.

Meeting Stile: A vertical frame member of a window that sits in the center of the exterior sill track and either holds one side of the fixed glass or keeps the stationary sash from moving.

Minimum Opening Width/Height: Measurements taken to determine the size of window that will fit into a retro-fit opening. For example, the minimum opening height is the distance between the highest frame point on the sill to the lowest frame point on the header.

Return: The exterior face of an existing window frame that helps tie the window to the siding.

Mulled Unit: Two or more window units structurally joined together.

Shiplap: The layering method in which each layer overlaps the layer below it so that water runs down the outside.

Weep Hole (weep channel): The visible exit or entry part of a water drainage system used to drain water out of a window.

3 PREPARE ROUGH OPENING for Vinyl Windows with Nailing Fin

FOR RETROFIT INSTALLATIONS

- After removing sufficient siding to expose at least 9" of intact building wrap, remove old window.
- If damaged, apply new building wrap in shiplap manner.
- Verify trimmer studs/header are structurally sound.
- Continue with the instructions.

PREPARE BUILDING WRAP

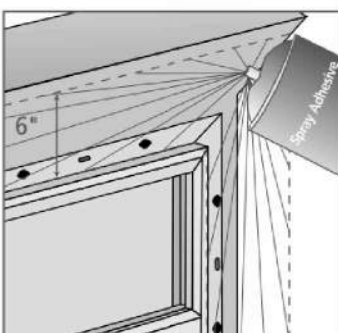
- Trim building wrap flush at rough opening head, sides and sill. Check with your building wrap manufacturer to verify that this does not void their product warranty.
- At the head, cut building wrap 10" at 45 degrees. Tape up as shown.

PREPARE SILL

- Sloped sill must be continuous with a minimum of 3/8" in height inside to 0" outside.

5 FLASH WINDOW for Vinyl Windows with Nailing Fin only

CUT FLASHING



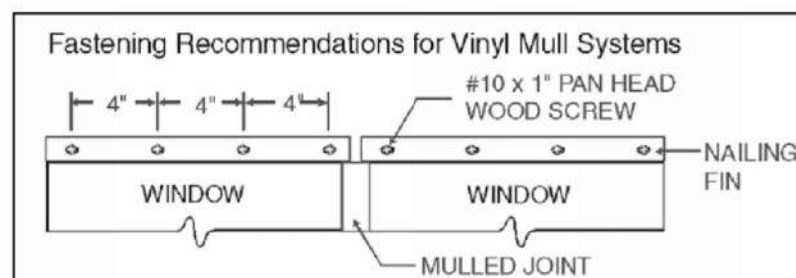
PRIMER

If using self-adhesive flashing in extreme conditions, apply spray adhesive/primer per manufacturer's instructions to nailing fin, sheathing and building wrap at the sides and head of the window as shown.

- Protect window from overspray. Concrete, on damp surfaces and/or where frost is present.
- The flashing manufacturer's recommended primer is Protecto Wrap Safesal Systems 5500.

Note! Extreme conditions exist where the outside temperature is at or below 32° F (0° C), on excessively dirty surfaces, on Dens-Glass Gold, on concrete, on damp surfaces and/or where frost is present.

- The flashing manufacturer's recommended primer is Protecto Wrap Safesal Systems 5500 primer.



- For any product B4 or above, fastener spacing is 4".
- For mulled units, fastener spacing is 4" around the mulled joint as shown.

SAFETY & HANDLING

Please Note!
For a detailed list of safety and handling recommendations, refer to the full set of installation instructions at our website: www.jeld-wen.com/resources.

SAFETY

- Do not work alone.
- Use caution when handling glass. Broken or cracked glass can cause serious injury.
- Wear protective gear as necessary.
- Read and fully understand ALL manufacturers' instructions before beginning.

WINDOW HANDLING

- Do not put stress on joints, corners or frames.

Vinyl Flush Fin Windows and Vinyl Windows with Nailing Fin

- Make sure the window is locked prior to installation.
- Read material manufacturers' handling and application instructions.
- Properly dispose of unused products and waste material per federal, provincial, and local environmental protection rules.

- Handle in vertical position; do not drag on floor.
- Store window in dry, well-ventilated area in vertical, leaning position to allow air circulation; do not stack horizontally.
- Protect from exposure to direct sunlight.
- Install only when conditions and sheathing are completely dry.

IF INJURY OCCURS, IMMEDIATELY SEEK MEDICAL ATTENTION!

NEEDED MATERIALS & TOOLS

MATERIALS

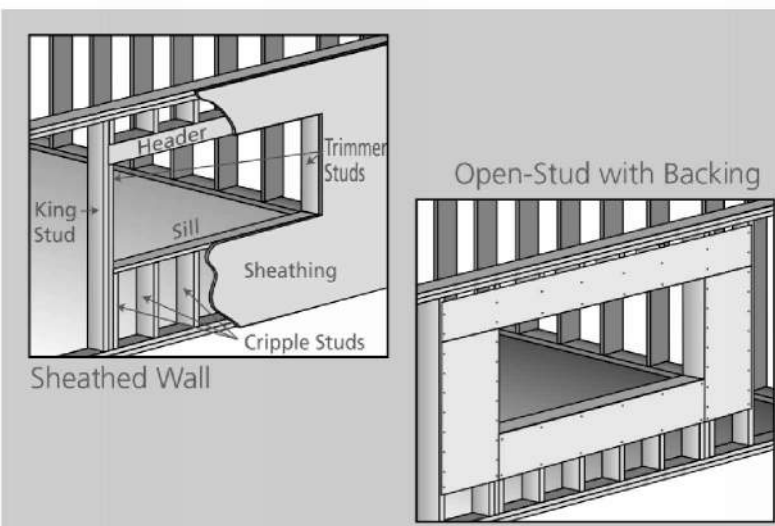
- 3 1/2" corrosion-resistant, pan head screws; screws must penetrate at least 1" into framing
- Solid wood (sloped sill); dimensions should be 1/4" shorter than the length of the sill and 3/8" taller than the depth of the track by a minimum of 3 1/4" wide.
- Sealant (polyurethane if painted, Thermoplastic sealant if left exposed) and backer rod
- Low expansion foam and/or fiberglass insulation
- Please see your local retailer for appropriate foam expansion properties.
- 1 3/4" galvanized roofing nails; nails must penetrate at least 1" into framing
- Shims
- JELD-WEN 6" wide self-adhesive flashing (part #0897) or equivalent, or flexible flashing (Width requirement may vary according to local code)
- 3/8" stainless steel square wire staples

Note!
Follow all material manufacturers' instructions for proper use and compatibility.

TOOLS

- Tape measure
- Level
- Screwdriver
- Hacksaw
- Cloth
- Hammer
- J-roller
- Caulking gun
- Putty knife
- Drill with 1/8" tapered drill bit and 3/8" countersink
- Construction stapler

ROUGH OPENINGS for Vinyl Windows with Nailing Fin



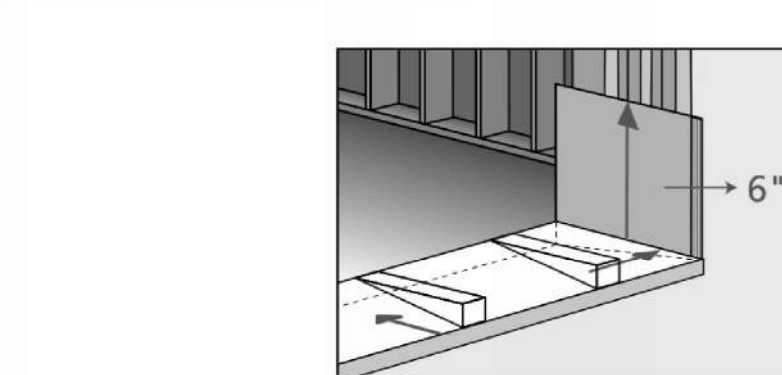
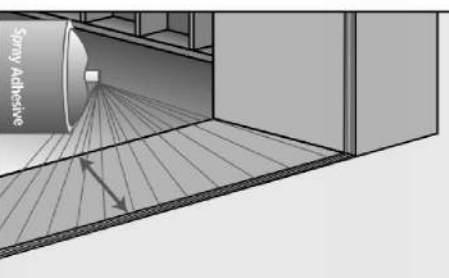
FULLY SHEATHED WALL CONSTRUCTION

The wall framing is covered by sheathing and the window will be mounted with the nailing fin flush against the sheathing.

OPEN-STUD INSTALLATION

The wall framing needs to be covered by backing support before the window can be installed. The window will be mounted with the nailing fin flush against the applied backing support. This backing support should be a non water-degradable, thin (max. 1/8" thick) sheet material such as vinyl sheathing. Completely surround the rough opening with the backing support as shown. Backing support must be applied before building wrap. Note! For curved windows, ensure framing is sufficient around window perimeter to allow nailing fin to be nailed every 8" to the framing.

4 INSTALL WINDOW for Vinyl Flush Fin Windows



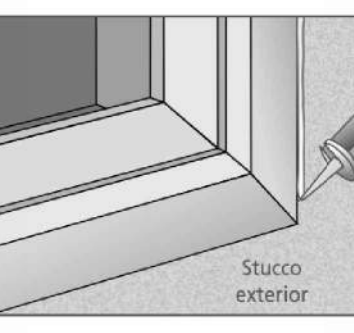
PREPARE SILL

- Cut a piece of self-sealing adhesive flashing to the sill length and jambs and apply it as shown.
- Apply sill shims in the following manner: Apply one shim at 1" from each window corner. Apply one shim under any mullion or meeting rail or at centre for any window exceeding 24" in width.

- Cut a piece of self-sealing adhesive flashing to the sill length and jambs and apply it as shown.
- Apply sill shims in the following manner: Apply one shim at 1" from each window corner. Apply one shim under any mullion or meeting rail or at centre for any window exceeding 24" in width.

6 COMPLETE INSTALLATION for Vinyl Flush Fin Windows

INSULATION



AFTER INSTALLATION

- Apply the side pieces starting 5" above the header
- Install drip cap (should extend 1/2" on each side)
- Center and apply the header piece above the drip cap
- Press the flashing down with a j-roller
- Apply a bead of sealant all along between the drip cap and the window head

Please visit our website at www.jeld-wen.ca/eng/resources to download a copy of the complete guide to care and maintenance for your window.

Thank you for choosing

JELD-WEN
WINDOWS & DOORS

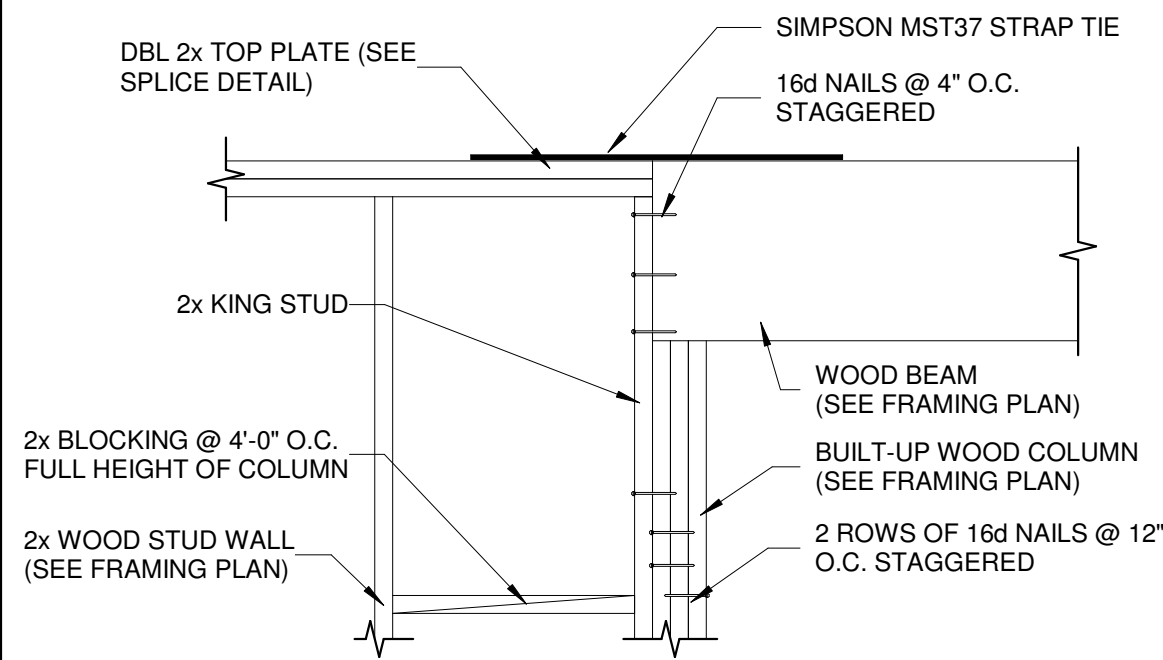
RELIABILITY for real life®



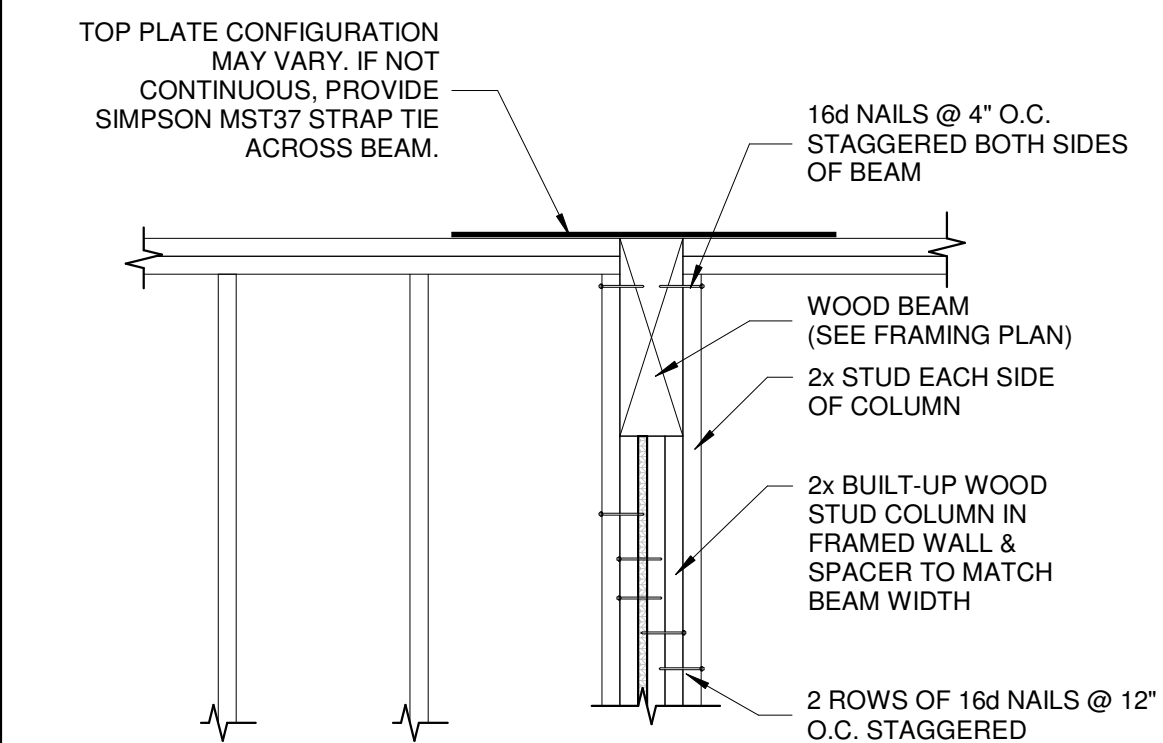
PROJECT NO.
225112

SHEET NO.
S1

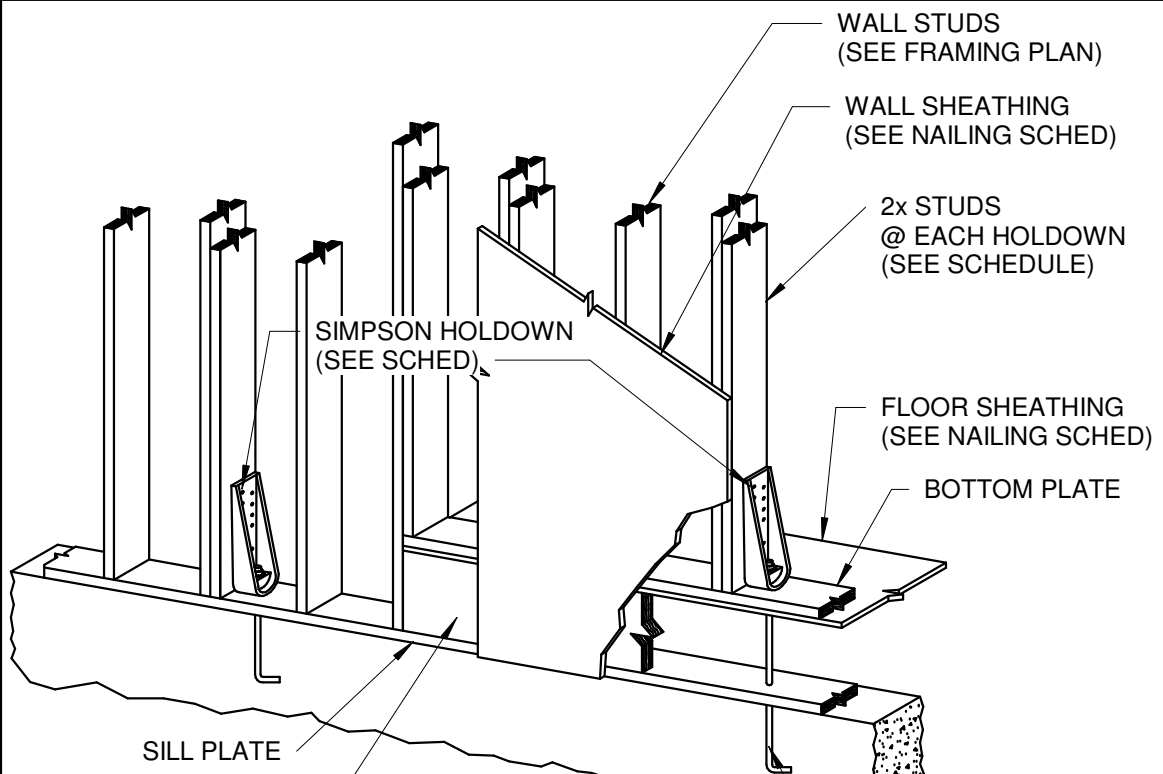
OF FIVE



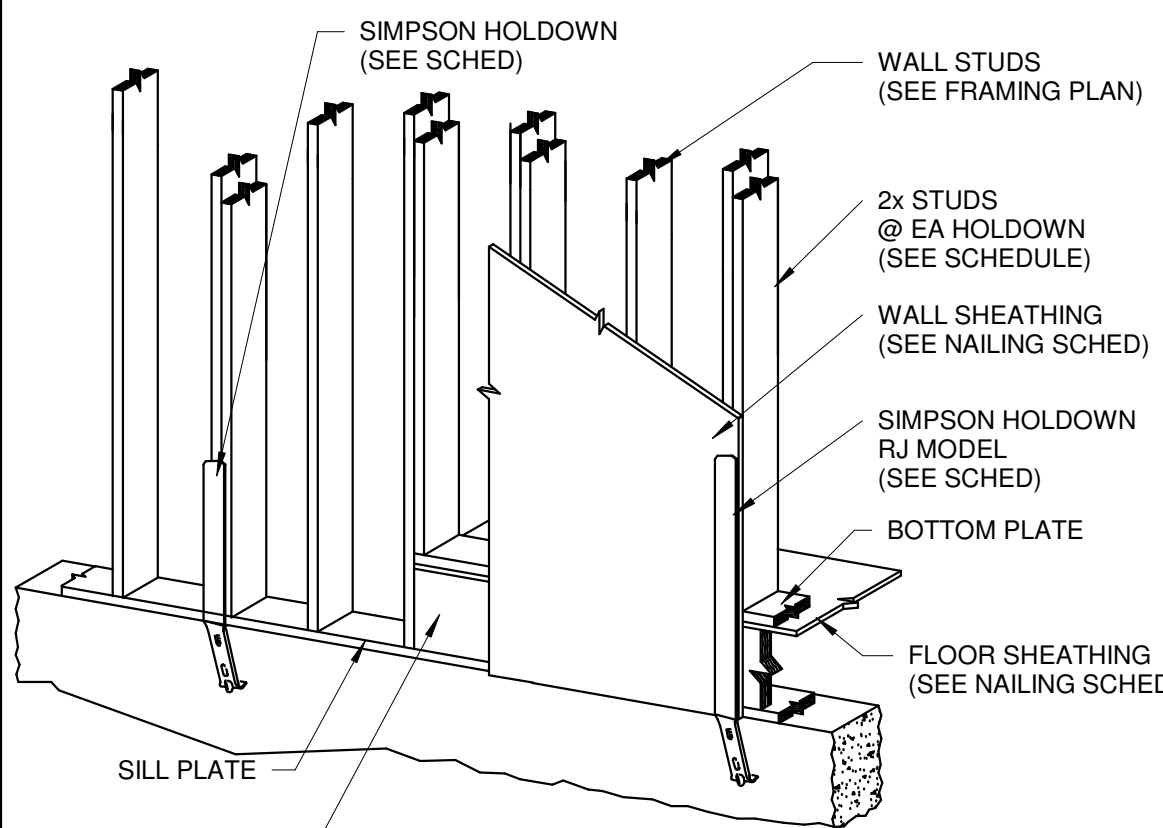
4
S2 SECTION
DO NOT SCALE



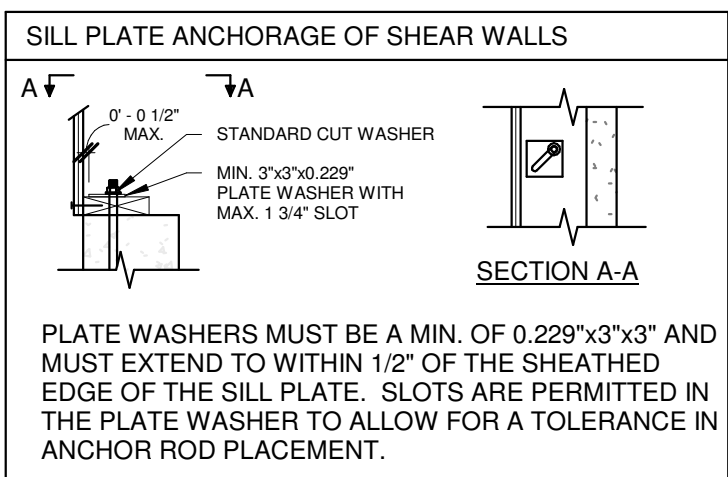
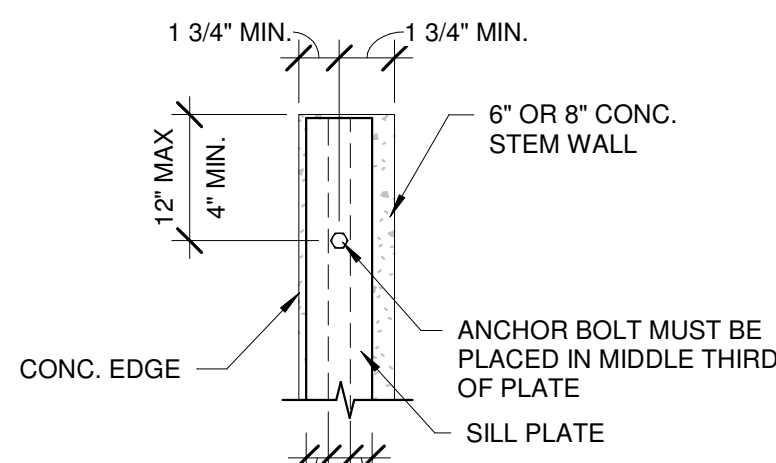
3
S2 SECTION
DO NOT SCALE



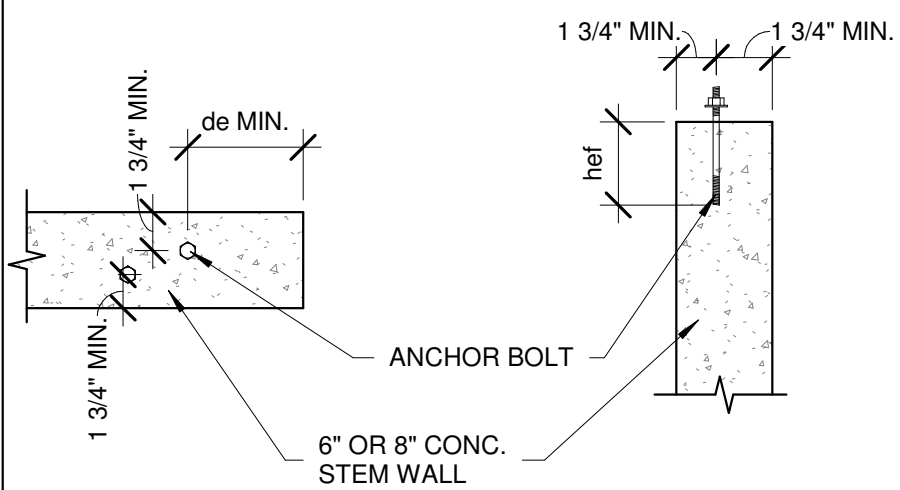
2
S2 SECTION
DO NOT SCALE



1
S2 SECTION
DO NOT SCALE

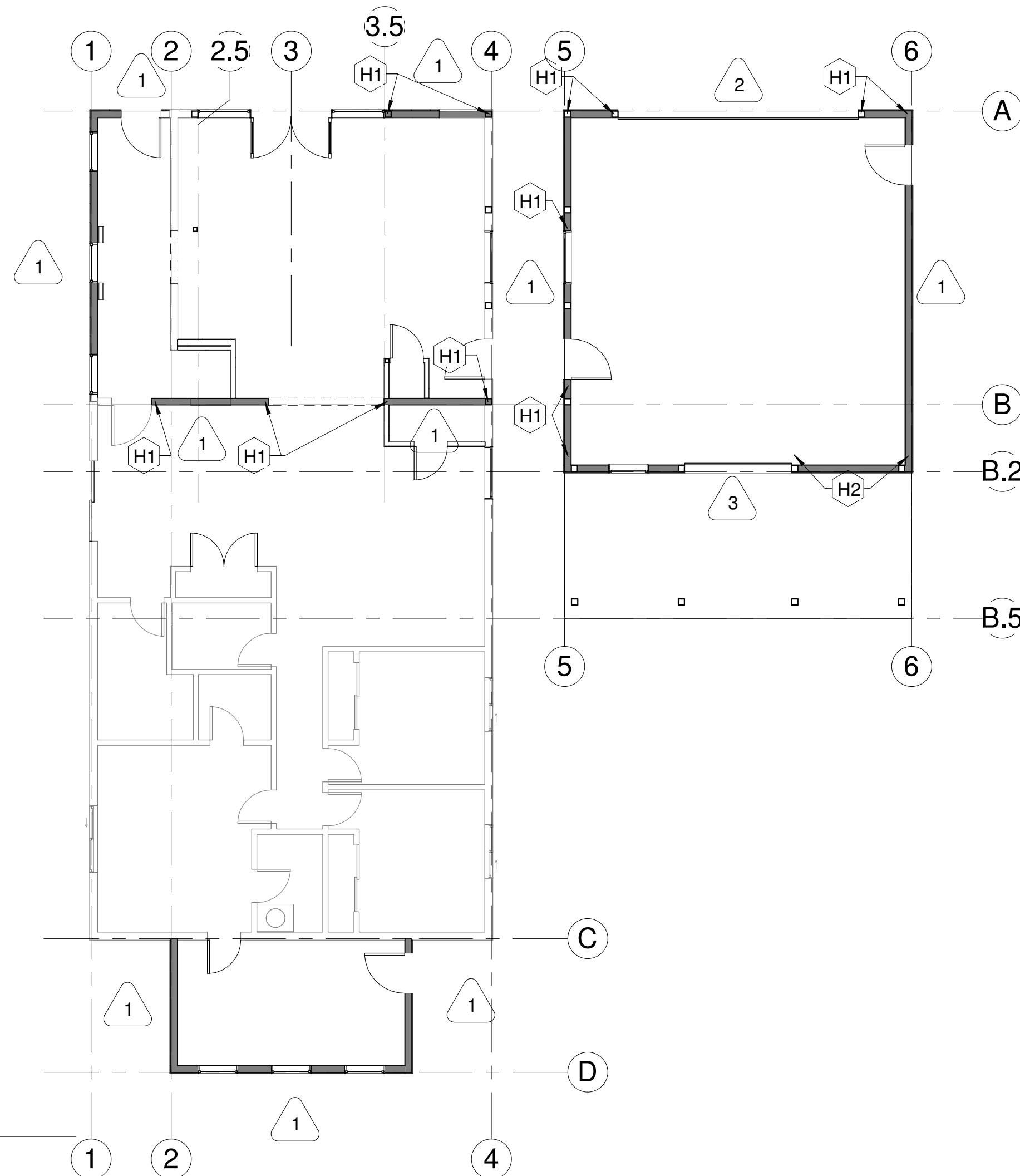


EPOXY ANCHOR BOLT OPTION				
SIZE	de	hef	EPOXY	
1/2"	8 1/2"	5"	SIMPSON SET EPOXY SYSTEM OR EQUIV.	
5/8"	10"	5"	SIMPSON SET EPOXY SYSTEM OR EQUIV.	



POST INSTALLED SHEAR WALL ANCHORS ONLY.

FIRST FLOOR SHEAR WALL PLAN
1/8" = 1'-0"



HOLDOWN SCHEDULE

LABEL	HOLDOWN OR STRAP	WOOD WALL		CONCRETE WALL	HOLDOWN ANCHOR BOLTS			DETAILS	
	AT FDTN	FLOOR TO FLOOR	# STUDS	FASTENERS	WALL SIZE	BOLT Ø	HOLDOWN EMBED. (hef)		HOOK LENGTH (eh)
H1	^LSTHD8		2	(20) 16d SINKERS	8"	-	8"	-	1/S2
	-OR- HDU2		(6) SDS 1/4X2 1/2" SCREWS	8"	5/8"	®14"	3"	2/S2	
H2	HDU4		2	(10) SDS 1/4X2 1/2 SCREWS	8"	5/8"	®14"	3"	2/S2

A. USE RJ MODEL WHERE FLOOR SYSTEM OCCURS
B. USE SIMPSON SET EPOXY SYSTEM OR EQUIV. W/ 8" MIN. EMBED

SHEAR WALL SCHEDULE

MARK	WOOD PANEL SHEATHING			FASTENERS - EDGE NAILING ^c		FRAMING MEMBER SIZE		ANCHOR BOLTS		
	GRADE	MINIMUM NOMINAL THICKNESS	# OF LAYERS	NAILS (SEE NOTE 1)	STAPLES (7/16" MIN. CROWN)	WALL STUDS	SILL PLATE (P.T.)	BOLT Ø	SPACING	SHEAR WALL EMBED. (hef)
1	APA RATED	7/16"	1	8d @ 6" O.C.	1 1/2" 16 GA. @ 4" O.C.	2x	2x	5/8"	4'-0"	7"
2	APA RATED	7/16"	1	8d @ 4" O.C.	1 1/2" 16 GA. @ 3" O.C.	2x	2x	5/8"	4'-0"	7"
3	APA RATED	7/16"	1	8d @ 3" O.C.	NOT ALLOWED	2x	2x	5/8"	3'-0"	7"

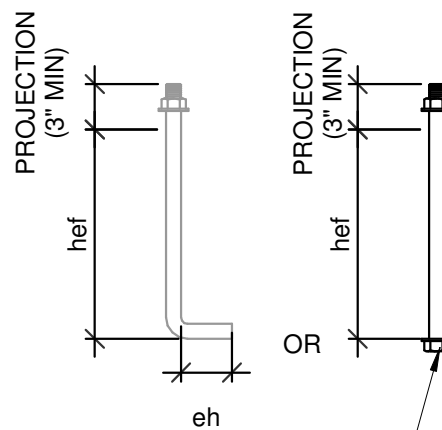
C. SEE INTERMEDIATE NAILING SCHED
D. SEE EPOXY ANCHOR BOLT OPTION

NOTE: BLOCK ALL SHEAR WALL PANEL EDGES. SEE DETAIL C/S1

NOTES:
1. NAILS TO BE COMMON OR GALV. BOX NAILS ONLY. (GALV. NAILS MUST BE HOT DIPPED OR TUMBLED). NON-GALV. BOX NAILS, SINKERS, ETC. ARE NOT ALLOWED.
2. FOUNDATION SILL PLATE SHALL BE ATTACHED PER DETAIL
3. ALL EXTERIOR WALLS TO BE U.N.O.
4. DENOTES A SHEAR WALL
5. LOCATE HOLDOWNS AT CORNERS AND ADJACENT TO DOOR/WINDOW OPENINGS. (SEE ARCH DRAWINGS)
6. ALL ANCHOR BOLTS TO BE A36/F1554 GRADE 36

INTERMEDIATE NAILING (FIELD)

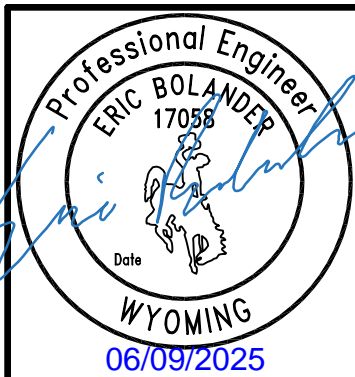
STUD SPACING	MINIMUM PANEL THICKNESS	FASTENERS - FIELD NAILING	
		NAILS	STAPLES (7/16" MIN. CROWN)
16" O.C.	7/16"	8d @ 12" O.C.	8" O.C.
24" O.C.	7/16"	8d @ 6" O.C.	4" O.C.
24" O.C.	15/32"	8d @ 12" O.C.	8" O.C.



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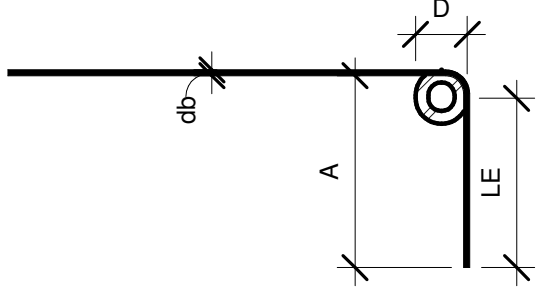
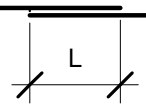
PROJECT NO.
225112
SHEET NO.
S2
OF FIVE

BRETT BENNETT REMODEL
368 WOODEN SPUR
ALPINE, WY

REBAR LAP SPICE SCHEDULE		
BAR SIZE	min. f _c = 3000 PSI	TYP. SPLICES
NO.	DIA.	LENGTH (L)
4	0.500	22"
5	0.625	28"
6	0.750	33"

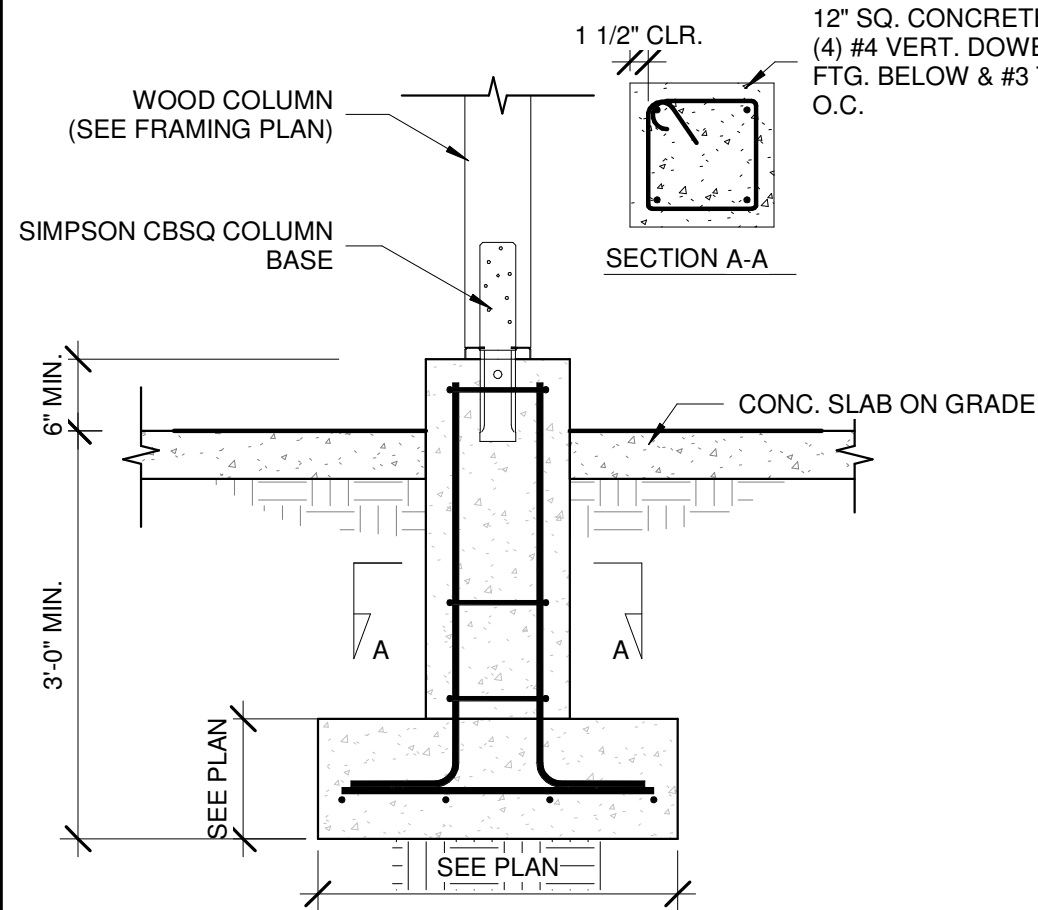
90° HOOK DIMENSIONS				
BAR SIZE	A	D	LE	
#4	8"	3"	6"	
#5	10"	3 3/4"	7 1/2"	
#6	1'-0"	4 1/2"	9"	

180° HOOK DIMENSIONS				
BAR SIZE	A	J	D	LE
#4	6"	4"	3"	2 1/2"
#5	7"	5"	3 3/4"	2 1/2"
#6	8"	6"	4 1/2"	3"

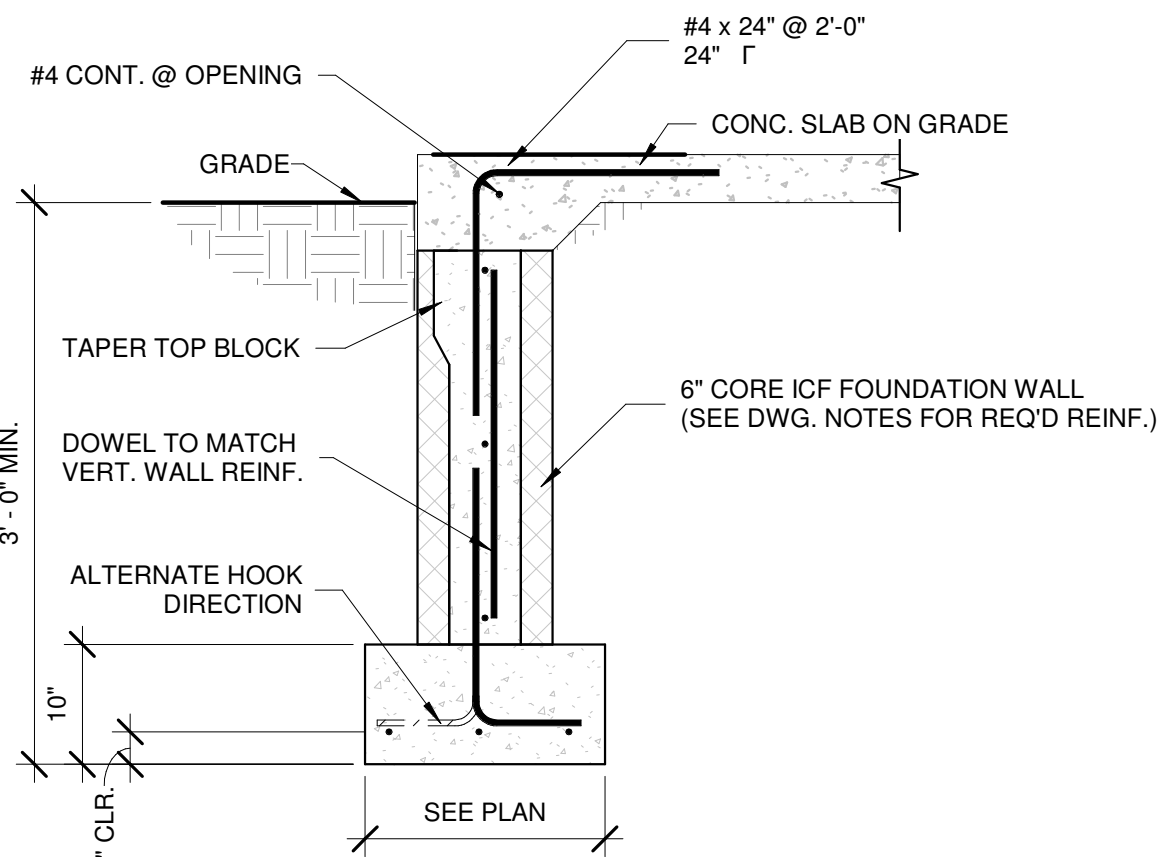


STANDARD HOOK DETAILS

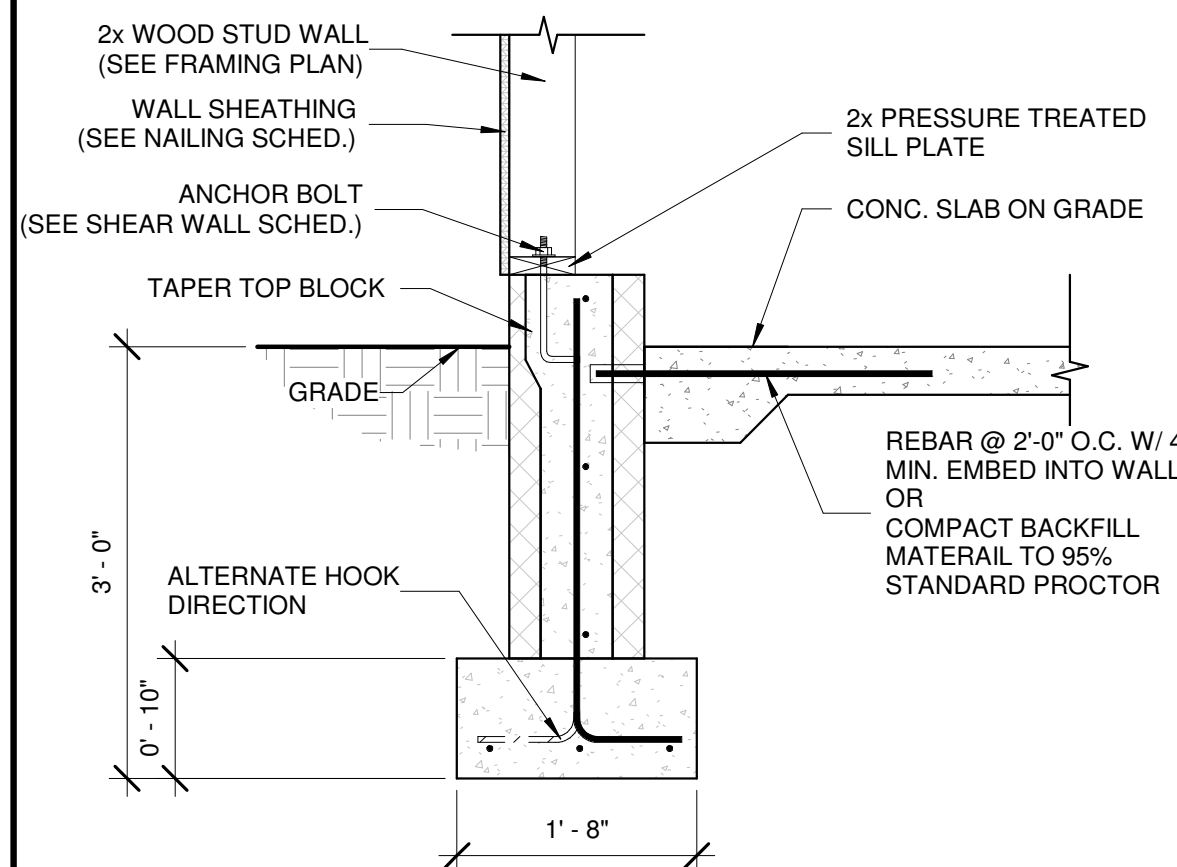
CONCRETE FOOTING SCHEDULE						
TYPE	DEPTH	WIDTH	LENGTH	REINFORCEMENT*		REMARKS
				LONGITUDINAL	TRANSVERSE	
F24	0' - 10"	2' - 0"	CONT.	(3) - #4	-	-
F20	0' - 10"	1' - 8"	CONT.	(3) - #4	-	-
F16	0' - 8"	1' - 4"	CONT.	(2) - #4	-	-
F3.0	0' - 10"	3' - 0"	3'-0"	(4) - #4	(4) - #4	-
F2.5	0' - 10"	2' - 6"	2'-6"	(3) - #4	(3) - #4	-



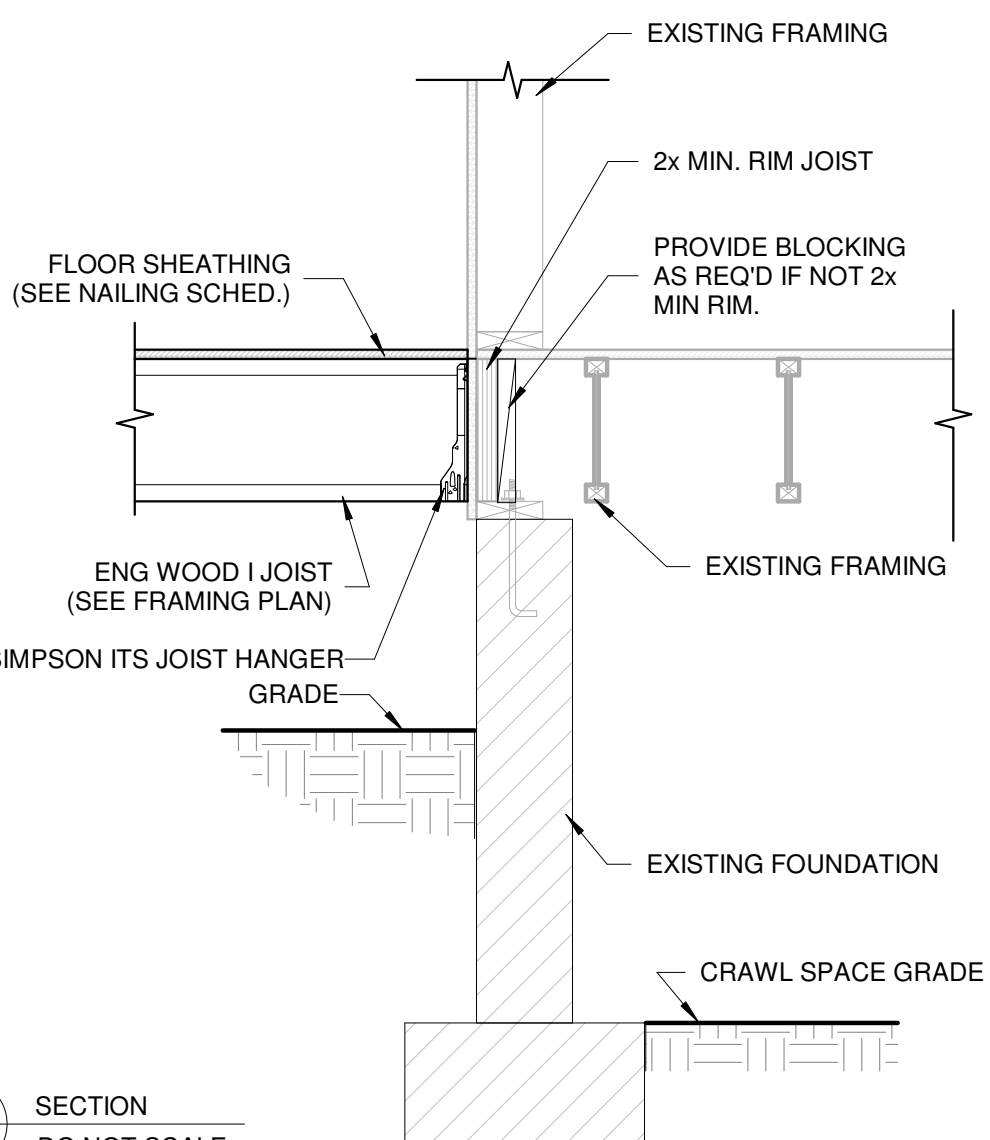
4 SECTION
S3 DO NOT SCALE



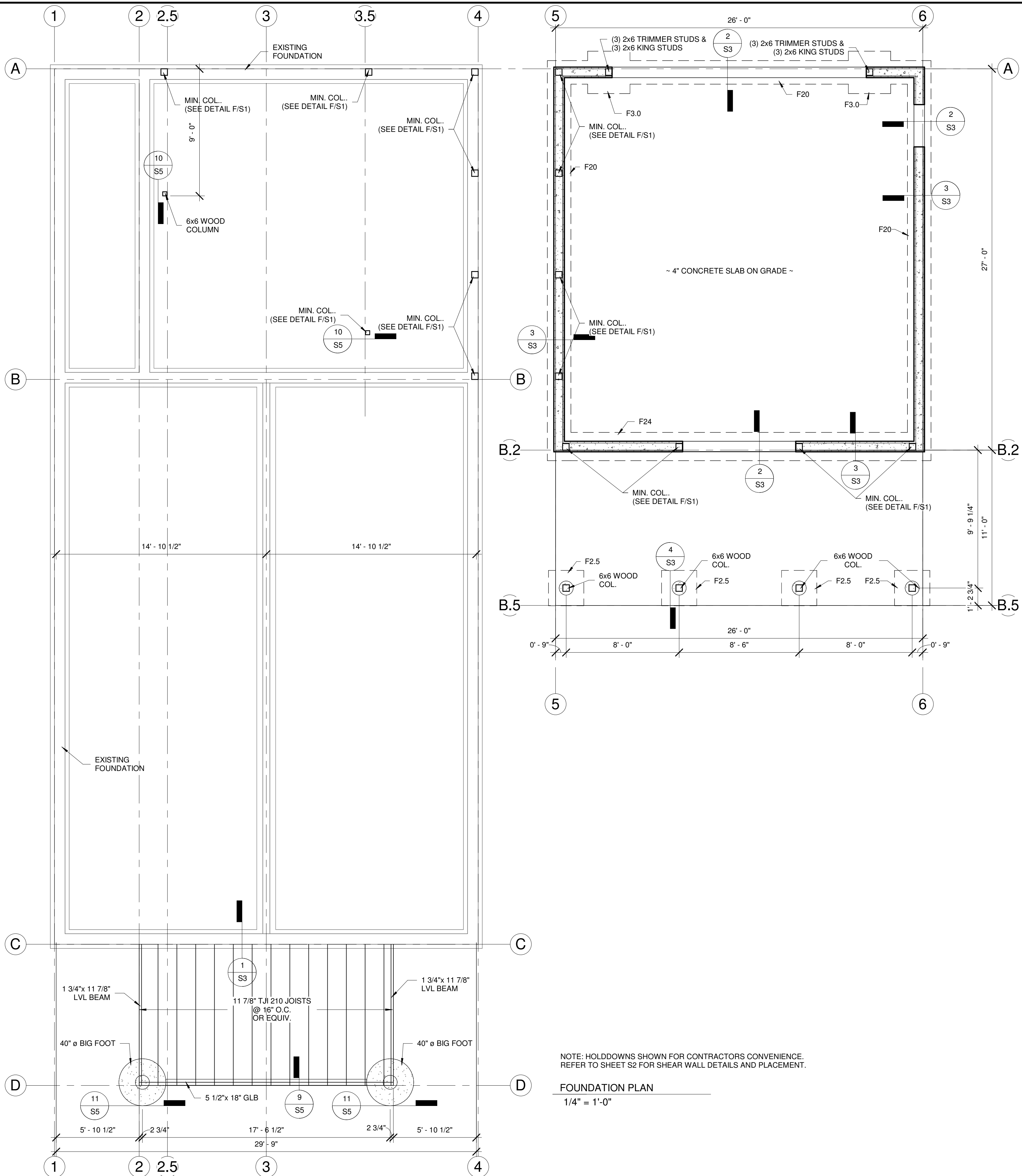
2 SECTION
S3 DO NOT SCALE



3 SECTION
S3 DO NOT SCALE



1 SECTION
S3 DO NOT SCALE



NOTE: HOLDDOWNS SHOWN FOR CONTRACTORS CONVENIENCE. REFER TO SHEET S2 FOR SHEAR WALL DETAILS AND PLACEMENT.

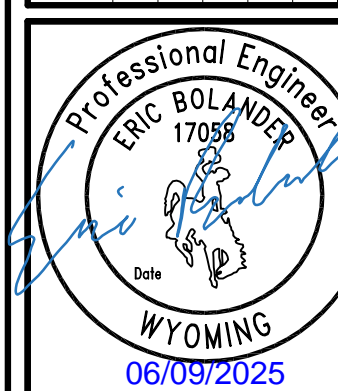
FOUNDATION PLAN

1/4" = 1'-0"

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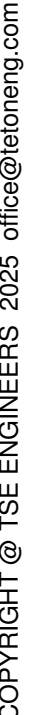
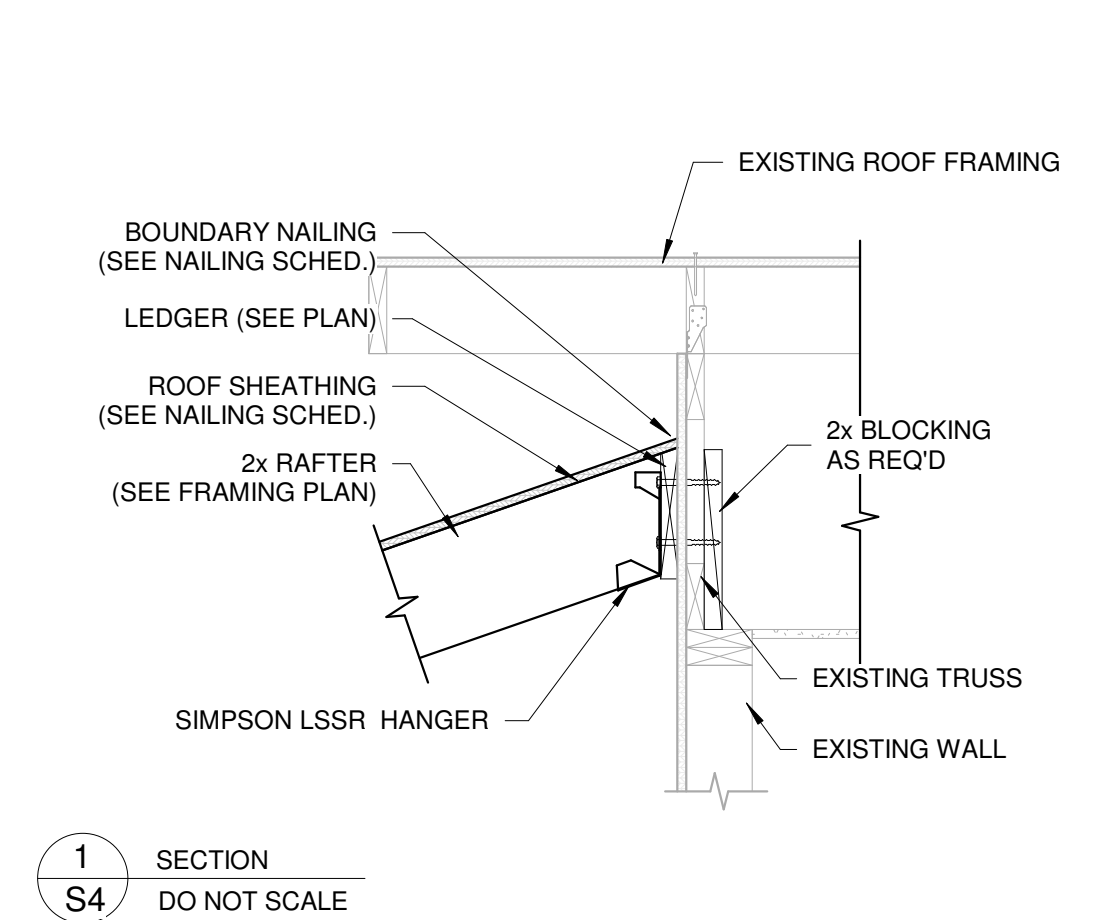
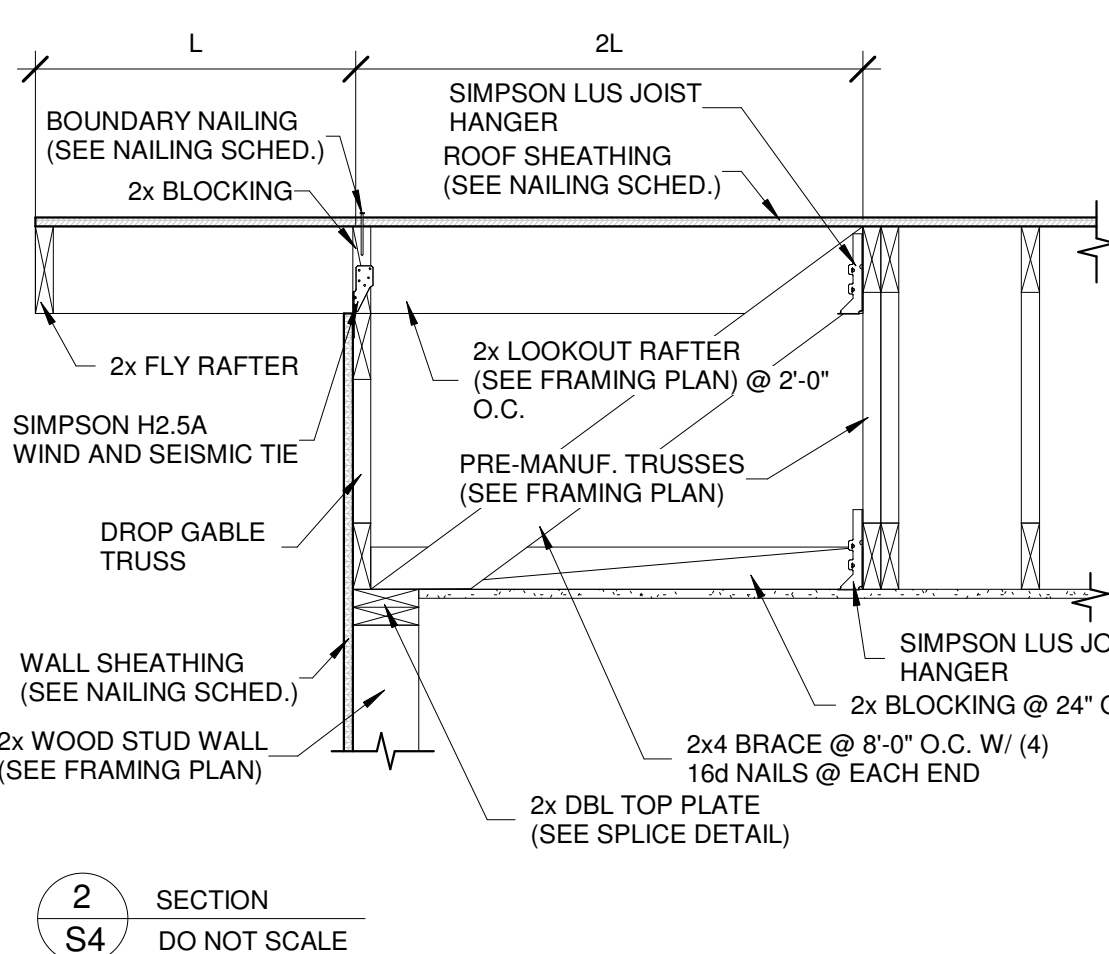
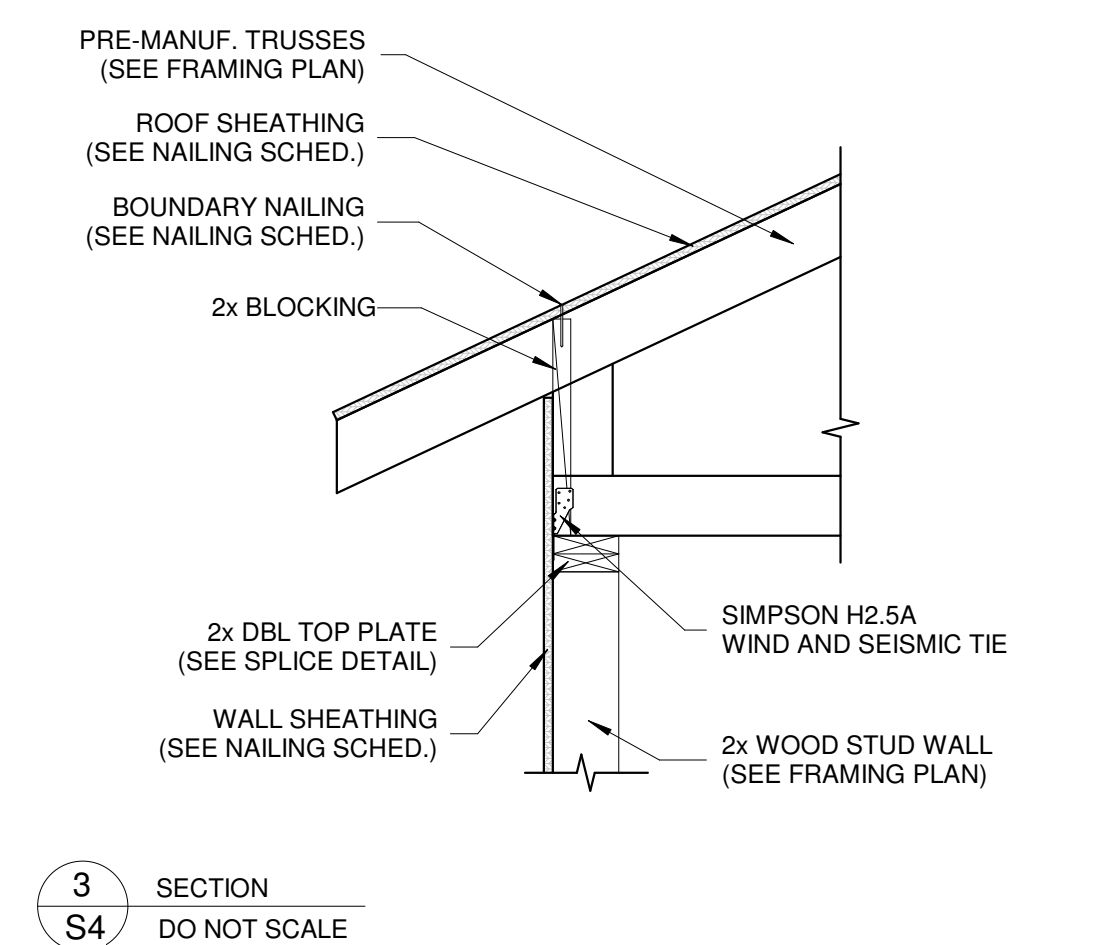
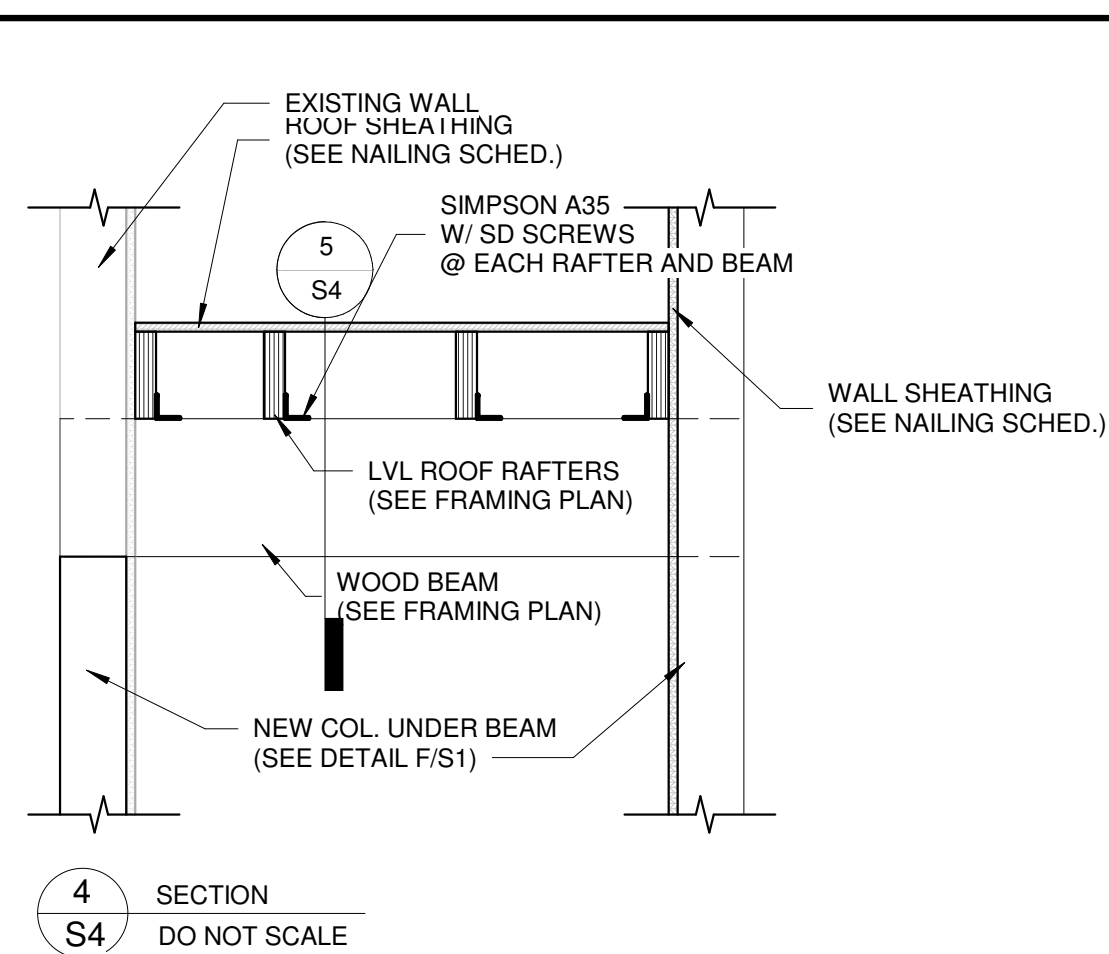
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