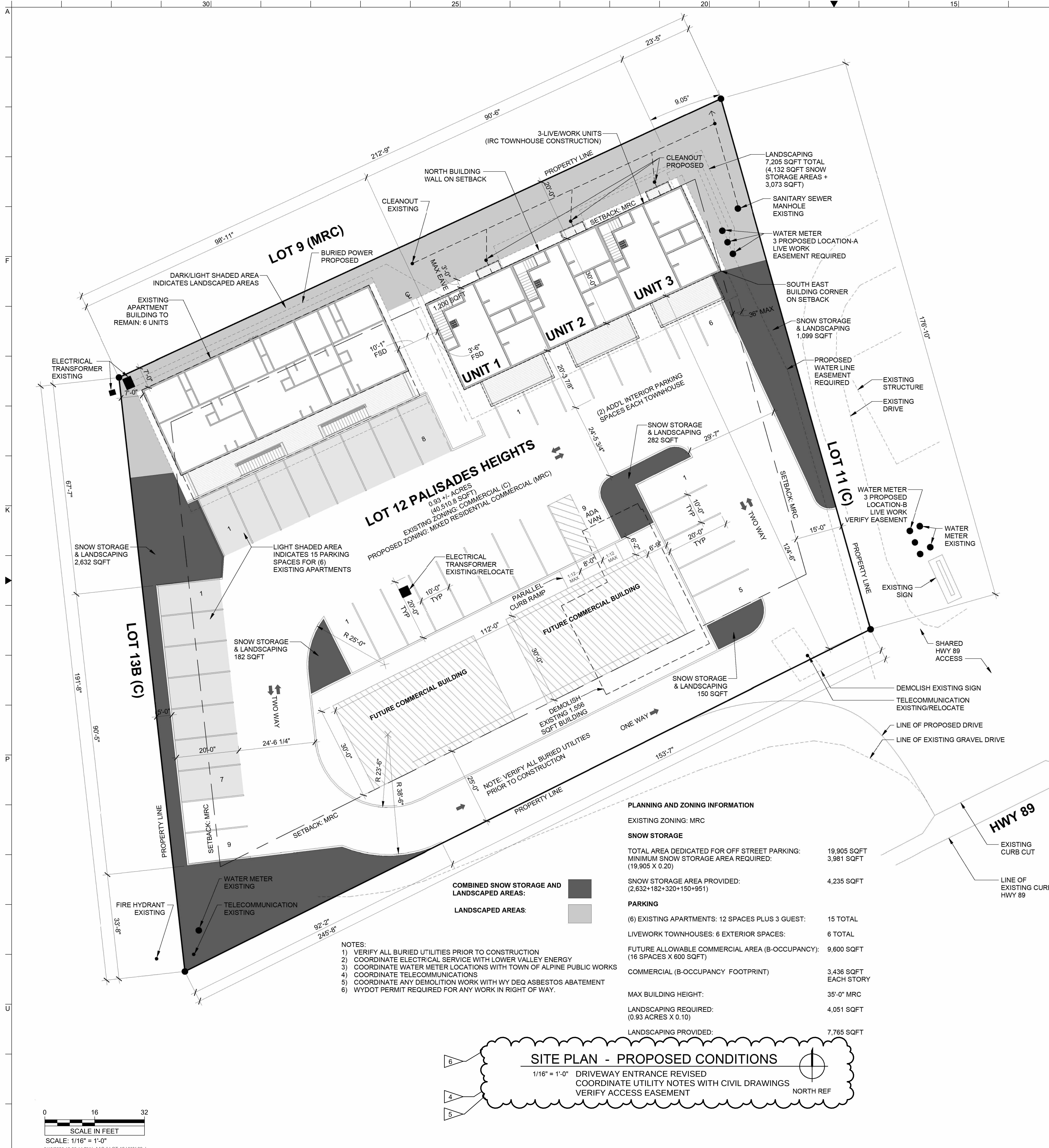




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CODES UTILIZED
IRC 2021
IBC 2021 AS REFERENCED BY IRC
TOWN OF ALPINE LAND USE DEVELOPMENT CODE

PROJECT DESCRIPTION
CONSTRUCT (3) LIVE WORK UNITS ADJACENT TO EXISTING APARTMENT BUILDING

OCCUPANCY
IRC TOWNHOUSE CONSTRUCTION AS LIVE/WORK UNITS

FIRE SPRINKLER SYSTEM
PROPOSED: YES

FLOOR AREAS
1ST FLOOR GROSS AREA: 2,714 SQFT
2ND FLOOR GROSS AREA: 2,714 SQFT
2ND FLOOR DECK AREA: 194 SQFT EA UNIT

GENERAL CONSTRUCTION NOTES

- THIS PROJECT SHALL COMPLY WITH THE 2021 VERSION OF THE IRC. ANY BUILDING OFFICIAL, SUBCONTRACTOR OR TRADES PERSON NOTING DISCREPANCIES SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
- CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY WY STATE FIRE MARSHAL'S OFFICE, FIRE DEPARTMENTS 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.
- SOLID WOOD 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. FIRESTOPS BETWEEN CHIMNEY AND WOOD FRAME SHALL BE NON-COMBUSTIBLE.
- 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.
- SITE MATERIAL SHALL BE OVER-EXCAVATED AND ENGINEER FILL ADDED.
- 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
- COORDINATE WITH WY DEQ OFFICE PRIOR TO ANY DEMOLITION WORK.

PLANNING AND ZONING INFORMATION

EXISTING ZONING: MRC

SNOW STORAGE

TOTAL AREA DEDICATED FOR OFF STREET PARKING:	19,905 SQFT
MINIMUM SNOW STORAGE AREA REQUIRED: (19,905 X 0.20)	3,981 SQFT
SNOW STORAGE AREA PROVIDED: (2,632+182+320+150+951)	4,235 SQFT

PARKING

(6) EXISTING APARTMENTS: 12 SPACES PLUS 3 GUEST:	15 TOTAL
LIVEWORK TOWNHOUSES: 6 EXTERIOR SPACES:	6 TOTAL
FUTURE ALLOWABLE COMMERCIAL AREA (B-OCCUPANCY): (16 SPACES X 600 SQFT)	9,600 SQFT
COMMERCIAL (B-OCCUPANCY) FOOTPRINT	3,436 SQFT EACH STORY
MAX BUILDING HEIGHT:	35'-0" MRC
LANDSCAPING REQUIRED: (0.93 ACRES X 0.10)	4,051 SQFT
LANDSCAPING PROVIDED:	7,765 SQFT

COMBINED SNOW STORAGE AND LANDSCAPED AREAS:

LANDSCAPED AREAS:

NOTES:

- VERIFY ALL BURIED UTILITIES PRIOR TO CONSTRUCTION
- COORDINATE ELECTRICAL SERVICE WITH LOWER VALLEY ENERGY
- COORDINATE WATER METER LOCATIONS WITH TOWN OF ALPINE PUBLIC WORKS
- COORDINATE TELECOMMUNICATIONS
- COORDINATE ANY DEMOLITION WORK WITH WY DEQ ASBESTOS ABATEMENT
- WYDOT PERMIT REQUIRED FOR ANY WORK IN RIGHT OF WAY.

SITE PLAN - PROPOSED CONDITIONS

1/16" = 1'-0" DRIVEWAY ENTRANCE REVISED
COORDINATE UTILITY NOTES WITH CIVIL DRAWINGS
VERIFY ACCESS EASEMENT

NORTH REF

PROJECT LOCATION

ALPINE, WY
LOT-12 HWY 89
PALISADES HEIGHTS

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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PERMIT DRAWINGS

11.4.2024
DRAWN BY | BENNETT
CHECKED BY | BENNETT
REVISIONS
4 11.21.24 UTILITY NOTES
5 11.21.24 TOA COMMENTS
6 9.18.26 REVISED ENTRY

COVER SHEET
& SITE PLAN

G001