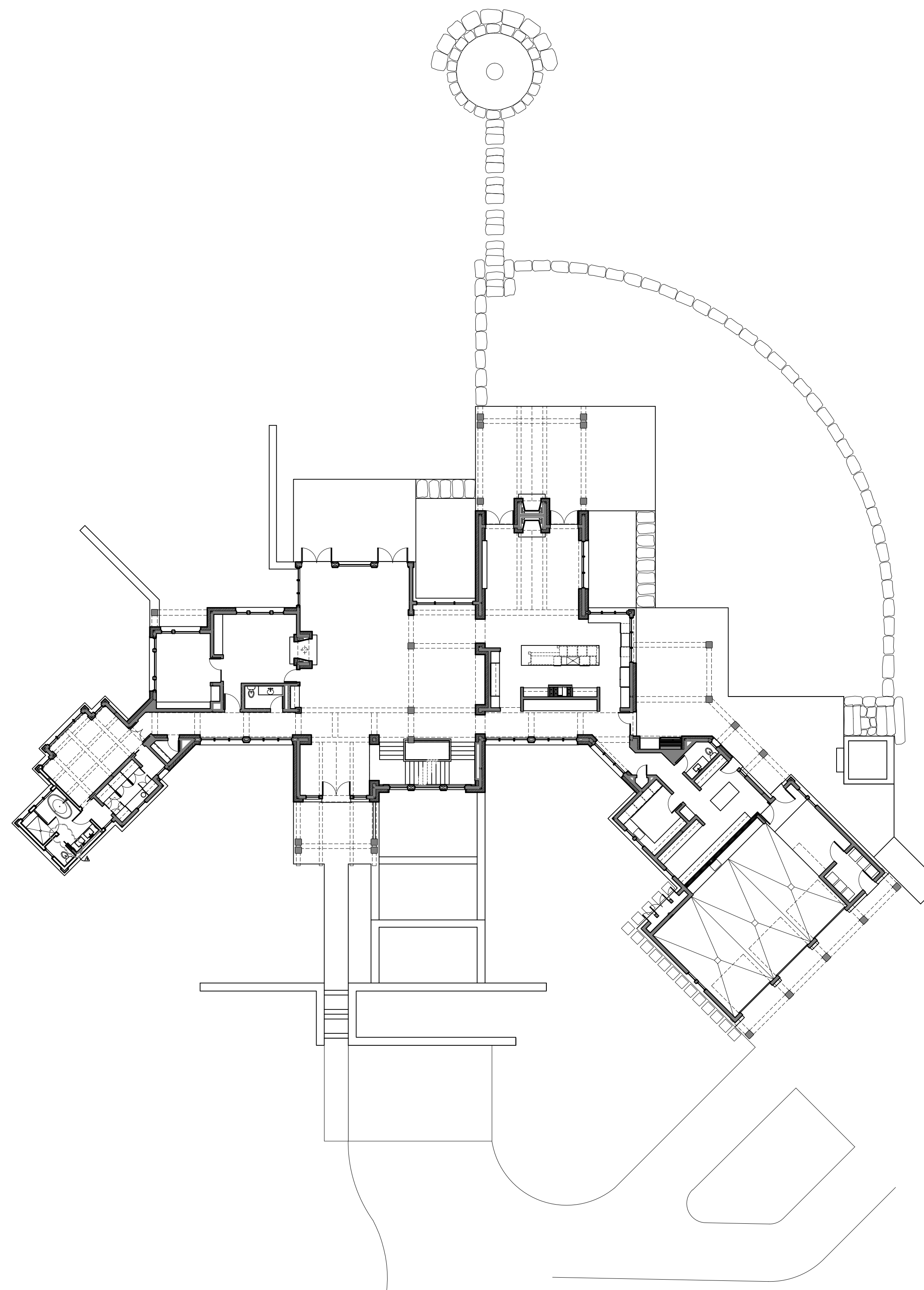


GENERAL CONSTRUCTION NOTES	
1	THIS PROJECT SHALL COMPLY WITH THE 2009 VERSION OF THE IBC, IRC2009 EICC THE 2009 VERSION OF THE NEC, AND THE MOST RECENT VERSION OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. ANY BUILDING OFFICIAL, SUBCONTRACTOR OR TRADESPERSON NOTING DISCREPANCIES SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
2	CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY TETON COUNTY BUILDING AND FIRE DEPARTMENTS AND FULL STATE ELECTRICAL INSPECTOR OR OTHER GOVERNING AUTHORITIES, AS NECESSARY.
3	CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES NECESSARY FOR CONSTRUCTION INCLUDING TEMPORARY SEPTIC FACILITIES. A JOB PHONE MUST BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION AND THE PHONE NUMBER WILL BE MADE AVAILABLE TO THE ARCHITECT.
4	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. ON-SITE RESERVE BURNING WILL BE DONE ONLY WITH APPROVAL OF OWNER, TETON COUNTY SHERIFF, AND SUBDIVISION HOMEOWNERS ASSOCIATION.
5	CONTRACTOR SHALL INFORM ARCHITECT OF ANY AND ALL OWNER-REQUESTED CHANGES OR DIRECTIVES FOLLOWING OWNER/CONTRACTOR CONVERSATIONS. CONTRACTOR SHALL NOT PROCEED WITH OWNER-REQUESTED CHANGES OR DIRECTIVES WITHOUT PRIOR REVIEW FROM THE ARCHITECT AND WRITTEN CHANGE ORDER.
6	EXCEPT IN INTERIOR ELEVATIONS, AND UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE GIVEN TO FACE OF ROUGH FRAMING, CENTERLINE OF LOGS AND COLUINS, OR FACE OF CONCRETE AND CHU WALL. INTERIOR ELEVATION DIMENSIONS ARE GIVEN TO FACE OF FINISH MATERIAL. GIVEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL TAKE EXTRA CAUTION TO COORDINATE DIMENSIONS OF STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. VERIFY DISCREPANCIES WITH ARCHITECT.
7	CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
8	ALL SUBSTITUTIONS ARE TO BE APPROVED BY ARCHITECT. ALONG WITH WRITTEN REQUESTS, CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION - INCLUDING COST, AVAILABILITY AND REASON FOR SUBSTITUTION.
9	SOLID WOOD BLOCKING, INSULATION OR OTHER FIRESTOP MATERIAL IS TO BE PROVIDED BETWEEN STORES, BETWEEN TOP STORY AND ROOF SPACE, BETWEEN STAIR DRIVERS AT TOP AND BOTTOM, BETWEEN STUDS ALONG STAIR RUNS AND AT ALL OTHER PLACES THAT COULD AFFORD THE PASSAGE OF FLAME. FIRESTOPS BETWEEN CHIMNEY AND WOOD FRAME SHALL BE NON-COMBUSTIBLE.
10	CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES AND STAIN COLORS FOR APPROVAL BY ARCHITECT / OWNER. THIS INCLUDES INTERIOR AND EXTERIOR PAINT, INTERIOR PAINT, SHEETROCK TEXTURES, PLASTER/CHEMICALLY APPLIED METAL PATINAS, AND STONE VENEER MATERIAL AND MASONRY TECHNIQUE.
11	PROVIDE UFER GROUNDING SYSTEM AS PER NEC ARTICLE 250-16, SIZED IN ACCORDANCE WITH TABLE 250-14. ATTACH TO REBAR IN CONCRETE FOOTING AND TO SINGLE PHASE GROUNDING ROD, WITH SECONDARY GROUNDING PROTECTION AT METAL WATER SUPPLY SYSTEM. IN ACCORDANCE WITH TETON COUNTY BUILDING REGULATIONS, PROVIDE OPEN 4" DIAMETER SCHEDULE 30 P.V.C. PIPE (LABELED "RADON VENT"), CONTINUOUS FROM CRAWL SPACE TO RAIN CAP TERMINUS ABOVE ROOF. PROVIDE PERFORATED 4" DIAMETER SCHEDULE 30 P.V.C. PIPE CONTINUOUS AT PERIMETER OF ALL BELOW GRADE SLABS AND CONNECT TO SIMILAR VERTICAL PIPE. VERIFY LOCATION OF ALL SYSTEM COMPONENTS WITH MECHANICAL ENGINEER.
13	CONTRACTOR IS RESPONSIBLE FOR PROVIDING, COORDINATING AND SUPERVISING THE TRENCHING OF UTILITIES AND SERVICES TO AND FROM BUILDING. COORDINATION SHALL INCLUDE CONTRACTORS REASONABLE EFFORTS TO COMBINE AS MANY DIFFERENT UTILITIES IN COMMON TRENCHES AS PRACTICALLY AND GOOD PRACTICE PERMIT.
14	ALL SITE MATERIALS SHALL BE COMPACTED TO 6" TO 8" LIFTS, UNLESS OTHERWISE NOTED TO PREVENT SETTLING OF FINISH GRADE, WALKS, DRIVEWAY, TERRACES, ETC.

SITE NOTES	
1	PRELIMINARY AND FINAL BUILDING AND ROAD STAKING, INCLUDING POSITION AND ELEVATION, TO BE VERIFIED IN FIELD BY ARCHITECT. ALL WORK TO BE PERFORMED BY LICENSED SURVEYOR OR OTHER COMPETENT PERSON AT CONTRACTORS EXPENSE.
2	CONTRACTOR TO NOTIFY ARCHITECT OF ANY PROBLEMS WITH EXISTING SOIL CONDITIONS OR HIGH WATER TABLE IMMEDIATELY UPON DISCOVERY. (PRIMARILY DURING EXCAVATION)
3	ALL NECESSARY PIT RUN OR ROAD BASE MATERIAL IMPORTED FOR THE CONSTRUCTION OF DRIVEWAY SHALL BE FIGURED INTO THE COST OF THE GENERAL CONSTRUCTION CONTRACT. EXCESS FILL EXCAVATED FOR THE HOUSE FOUNDATION, AND NOT USED FOR FILL OR GRADING ELSEWHERE ON THE SITE (AS SHOWN AT BUILDING SECTIONS AND SITE PLAN) MAY BE USED IN THE CONSTRUCTION OF THE DRIVEWAY PROVIDED IT IS OF SUITABLE COMPOSITION. THE UNIT COST OF ANY ADDITIONAL IMPORTED PIT RUN, AS MAY BE REQUIRED TO PROVIDE BEARING FOR FOOTINGS, SHALL BE CLEARLY INDICATED IN THE PROPOSAL/CONTRACT AS A POTENTIAL EXTRA AND THE UNIT COST SHALL BE SPECIFIED.
4	REMOVAL OF EXISTING VEGETATION AND OTHER ORGANIC MATERIAL CLEARED FOR THE PURPOSE OF CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
5	EXCAVATED TOPSOIL IS TO BE RETAINED AND USED AS FINAL GROUND COVER. ALL DISTURBED AREAS INCLUDING ROUGH GRADING AT BUILDING PERIMETER AND UTILITY TRENCHES ARE TO BE COVERED WITH TOPSOIL WHICH SHALL BE DEFINED AS: FREE OF VEGETATION OR OTHER DELETERIOUS MATTER AND CONTAINING NOT MORE THAN 10% SAND, GRAVEL, CLAY OR ROCKS - NONE OF WHICH MAY BE LARGER THAN 1" IN ANY DIRECTION.
6	CONTRACTOR TO PROVIDE ROUGH GRADING TO MATCH CONTOURS AND/OR SPOT ELEVATIONS SHOWN ON SITE PLAN. FINISH GRADE TO BE SMOOTH EVEN SURFACE WITH RAKED FINISH TO BLEND NATURALLY WITH UNDISTURBED EXISTING GRADE. MINIMUM SLOPE AWAY FROM HOUSE SHALL BE 1/8" PER FOOT.
7	FINISHED LANDSCAPING AND HARDSCAPING ARE PART OF THIS CONTRACT.
8	UNTIL TIME OF DISPOSAL OR RE-USE, ALL EXCAVATED FILL AND DESTRUCTION DEBRIS IS TO BE TEMPORARILY STOCKPILED IN THE AREAS DESIGNATED ON THE SITE PLAN.
9	CUTTING AND PATCHING OF ROADWAYS, AS NECESSARY TO PROVIDE UTILITY HOOKUPS, IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY BONDS REQUIRED BY THE SUBDIVISION OR COUNTY TO INSURE THE ADEQUACY OF SUCH WORK ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.



MORSE RESIDENCE

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L2.0	LANDSCAPE LIGHTING PLAN	
L3.0	DETAILS	
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L3.00	DETAILS	
L3.00	DETAILS	
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PROJECT DATA	
SITE LOCATION: 6030 W LAZY H ROAD TRACT 14 • CRESCENT H RANCH TETON COUNTY, WY 7240104.0000005	
OWNER: ROBERT R. AND STACEY C. MORSE 1000 PARK AVENUE, APT 3A NEW YORK, NY 10028	
ARCHITECT: BERLIN ARCHITECTS LLC PO BOX 419 JACKSON, WY 83301 CONTACT: GABRIEL VAZQUEZ-PENA gabriel@berlinarchitects.com 307-133-5697 SEE STRUCTURAL DRAWINGS COVER SHEET FOR STRUCTURAL DESIGN CRITERIA.	

AREA CALCULATIONS	
FLOOR AREA TOTALS	
HABITABLE ABOVE GRADE:	
MAIN LEVEL	4,994.00 SF
UPPER LEVEL	3,020.00 SF
TOTAL HABITABLE - ABOVE GRADE-	7,994.00 SF
HABITABLE BELOW GRADE	
BASEMENT	2,723.50 SF
NON HABITABLE ABOVE GRADE	
GARAGE	1,086.00 SF
NON-HABITABLE BELOW GRADE	
MECHANICAL / STORAGE	1,242.50 SF
TOTAL SQFT	13,446.00 SF
MAXIMUM SITE DEVELOPMENT CALC.	
GBA 3438 AC - ASA 3234 AC	
MSA 1216 SF	
MSD 12610	
ABOVE INFORMATION OBTAINED FROM TETON COUNTY PLANNING AND BUILDING RECORDS	



JACKSON HOLE FIRE/EMS

Willy Watsbaugh, Chief Debbie Meagher, Senior Office Manager Kathy Clay, Fire Marshal

January 27, 2015

Regarding-- 6030 W. Lazy H Road
Wildland Urban Interface Review

The property at 6030 W. Lazy H Road is within the Wildland Urban Interface zone and requires review under the 2012 Edition of the International Wildland Urban Interface Code. A review of the hazard rating shows the area scores below moderate fire hazard rating.

No ignition resistant construction requirements will be called out to the new construction at this address.

Fire department within the WUI access shall be provided as follows:

- Driveways** in excess of 150 feet shall be provided with turnaround. Driveways in excess of 200 feet and less than 20 feet in width shall be provided with turnouts in addition to turnarounds. Turnarounds shall have inside turning radii of not less than 30 feet and outside turning radii of not less than 45 feet. Turnouts shall be all-weather road surface at least 10 feet wide and 30 feet long. (IWUIC 403.2)
- Bridges** shall be posted and designed for emergency vehicle load limits. (IWUIC 403.2.6)

Please feel free to contact me if you have further questions.

At Your Service,

Kathy Clay

Kathy Clay,
Fire Marshal



BOX 4119
JACKSON, WY 83001
307-733-5697
FAX 307-733-5761

MORSE RESIDENCE

6030 W. LAZY H ROAD
TETON COUNTY, WYOMING

STRUCTURAL ENGINEERS:
GABRIEL VAZQUEZ-PENA
DANIEL VAZQUEZ-PENA
(200)523-4818
(307)733-9785
MECHANICAL/ELECTRICAL ENGINEERS:
DANIEL VAZQUEZ-PENA
GABRIEL VAZQUEZ-PENA
JACKSON, WY 83001

Date:
CONSTRUCTION SET
06.19.2015

Revisions:
1 11/23/2015
2 10/09/2015

A-1.1

COVER SHEET