



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☒ Police

Joint Town/County

- ☒ Parks and Recreation
- ☒ Pathways
- ☒ Housing Department

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☒ START
- ☒ Jackson Hole Fire/EMS
- ☐ Irrigation Company

<p>Date: June 8, 2023</p> <p>Item #: P23-105</p> <p>Planner: Katelyn Page</p> <p>Phone: 733-0440 ext. 1302</p> <p>Email: kpage@jacksonwy.gov</p> <p>Owner Newjack LLC PO Box 11803 Jackson, WY 83002</p> <p>Applicant Hoyt Architects PO Box 7364 Jackson, WY 83001</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Development Plan for a mixed-use development at the property located at 665 S Cache St., legally known as LOTS 13&14, BLK. 4, KARNS-2 PIDN: 22-41-16-33-1-69-005</p> <p>For questions, please call Katelyn Page at 733-0440, x1302 or email to the address shown below. Thank you.</p>
<p>Please respond by: June 22, 2023 (Sufficiency) June 29, 2023 (with Comments)</p>	

RESPONSE: For Departments not using SmartGov, please send responses via email to:
planning@jacksonwy.gov



June 6, 2023

665 S. Cache

Development Permit Application

INDEX DOCUMENTATION:

1. DEV Permit Application Form
2. Narrative & LDR Compliance
3. Letter of Authorization
4. LDR Floor Area Calculations
5. DEV Checklist & Department Review Responses
6. Town AH Calculator
7. Housing Mitigation Checklist
8. Existing Documentation:
 - a. Sewer Easement 645 S Cache
 - b. View Corridor Easement
 - c. Housing Credits 645 S Cache
 - d. Lot Combination Affidavit
9. Exterior Lighting Information
10. Structural Narrative
11. Construction Narrative & Management Plan

DEV PERMIT DRAWING SET



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: 307-690-2495
Mailing Address: _____ ZIP: 83002-1803
E-mail: Tom Hedges <tom@ahjacksonhole.com>

APPLICANT/AGENT.

Name: Hoyt Architects Phone: 307-733-9955
Mailing Address: PO Box 7364 Jackson, Wyoming ZIP: 83002
E-mail: martinab@hoytarchitects.design

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
☒ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: P23-005 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

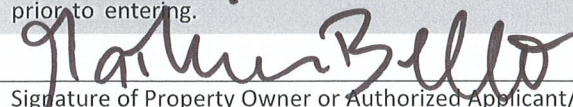
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent

Martina Bello

Name Printed

June 6, 2023

Date

Project Architect

Title



June 6, 2023

665 S. Cache

Development Permit Application

Project Narrative and LDR Compliance

This project redevelops the existing parking lot located at 665 S. Cache Street in the Town of Jackson into a new mixed-use building with offices, long- and short-term housing. The site is located in the CR-1 Zone with Lodging overlay, with an area of 20,000 square feet. The project is adjacent to 645 S. Cache, a completed mixed-use redevelopment, and will match that building in height and character.

The project will include deed restricted housing with the intent to utilize the workforce housing floor area bonus. The bonus above the allowable FAR is proposed to fill out the volume, as allowed and prescribed by the LDR's and zoning regulations. Existing housing credits from the 645 S. Cache redevelopment are being used. A sub grade parking structure, accessed from the alley, and existing on street parking will accommodate parking demand.

An existing 15 foot utility easement along the south property line will remain and provide landscape area for the required LSR, see landscape plans.

A planning pre-application conference has been conducted, and the DRC has approved the design.

Land Development Regulation Compliance Summary

LDR Standard	Allowed	Proposed	Compliant
FAR maximum	See square foot calculation table	See square foot calculation table	Yes
Workforce housing floor area bonus	2 to 1 max (Long-term to Restricted units)	See square foot calculation table	Yes
Lodging overlay floor area bonus	Additional .15 FAR for Short-term units	See square foot calculation table	Yes
LSR minimum	10 % of site area 2,000 sf	15.03% of site area 3,013.89 sf	Yes
Landscaping Plant Units	1 / 1000 sf of landscape area = 4 plant units 1 / 12 parking spaces = 1 plant unit	5 plant units: (5) 3" Caliper Trees (30) 6' Shrubs or Multi-Stem Trees (16) #5 Container Shrubs 1 Planter Substitution for (4) #5 Container Shrubs	Yes
Street Facade	Min 80%	80% See east elevation	Yes
Height	42' under 5:15 roof pitch	42'	Yes
Stories	3 maximum	3	Yes
Step-back	3 rd story 10' 60% max encroachment	60% encroachment See east elevation	Yes
Street Setback	0' to 5'	0'	Yes
Side Setback	0' to 5'	15' South (utility easement) 5' North	Yes
Rear Setback	10'	10'	Yes
Parking Setback, tuck under	0'	22' (alley parking)	Yes
Curb cut width	24'	None	Yes
Fencing		None	Yes
Pedestrian Frontage	13.5'	13.5'	Yes
Planting Area	5'	5'	Yes
Sidewalk	6'	6'	Yes
Planting Type	Trees in Lawn	Trees in Lawn	Yes
Building Frontage	Office/Lodging	Office/Lodging	Yes
Blank Wall	25' max	3' max	Yes
Pedestrian Access	Facing Street	Facing Street	Yes
Entrance Spacing	100' max	24' max	Yes
Parking	Underground/Alley	Underground/Alley	Yes

Exterior Lighting	100,000 Lumens max Per sf of dvlpmnt: 3	< 100,000 Lumens, see ext. lighting plans	Yes
Signs	3 sf per foot of street façade - 150 sf max	< 150 sf, TBD	Yes
Housing Mitigation	Based on mitigation spreadsheet	Existing 645 Cache housing credits to offset requirement	TBD



Town of Jackson Planning and Building Department

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

Thomas P. Hedges

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that NewJack LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 655 & 665 S Cache St.

Legal Description: LOTS 12, 13&14, BLK. 4, KARNS-2 PID 22-41-16-33-1-69-003

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Hoyt Architects -Jim Barlow-

Mailing address of Applicant/agent: PO Box 7364 Jackson Wy 83002

Email address of Applicant/agent: ~~jimb@hoytarchitects.design~~ martinab@hoytarchitects.design

Phone Number of Applicant/agent: 307 733 9955

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

☒ Development/Subdivision Plat Permit Application ☐ Building Permit Application

☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit

☐ Demolition Permit ☐ Other (describe) _____

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Thomas P. Hedges
Property Owner Signature

Manager

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

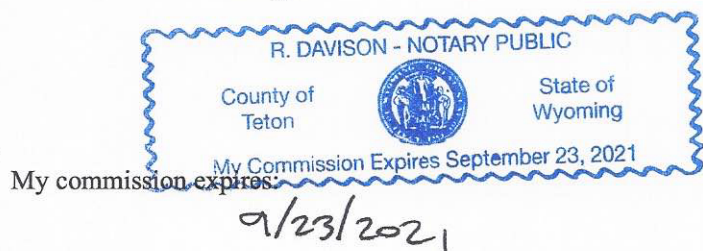
STATE OF WYOMING)
) SS.

COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Thomas P. Hedges this 21st day of SEPTEMBER, 2021.

WITNESS my hand and official seal.

[Signature]
Notary Public



665 Cache

LDR Floor Areas

665 S CACHE - FAR CALCULATIONS

	Site area		20,000	
Short Term Units	Max FAR = 0 .8 (0.65 + 0.15)	8,962	16,000	0.56
Office	Max FAR = 0 .65	5,782	13,000	0.44
	Base FAR	STR/max FAR + OFF/max FAR =< 1	14,744	1.00

Housing Bonus	Long Term Units	2	12,184
	Restricted Units	1	6,735

LEVEL	CATEGORY	AREA SF	CIRC/MECH SF	TOTAL FLOOR
Basement	Mechanical	1,320		
	Parking	15,771		
				17,091
1st Floor	Office	5,690		
	Mechanical (10% Office)		92.00	5,782
	Residential R-2 Restricted	3,375		
	Mechanical (90% Residential)		276.00	
	Circulation (1,831 100% Res)	per floor	610.33	4,261
				<u>9,065</u>
2nd Floor & 3rd Floor	Residential R-2 Restricted	2,296		
	Mechanical (10% Res per 2floors)		55.20	
	Circulation (10% Res per 2floors)		122.07	2,473
	Residential R-2 Short Term	8,253		
	Mechanical (40% Res per 2floors)		220.80	
	Circulation (40% Res per 2floors)		488.26	8,962
	Residential R-2 Long Term	11,298		
	Mechanical (50% Res per 2floors)		276.00	
	Circulation (50% Res per 2floors)		610.33	12,184
				<u>23,620</u>
<u>Total</u>				<u>32,685</u>

Landscape area See Landscape drawings

<u>665 S. Cache Parking</u>	PROVIDED		Spaces
	Parking Garage		40
	Alley		8
	Total		48

<u>665 S. Cache Parking</u>	REQUIRED		
	13 Residential Units	1.5 per unit	19.50
	Office 5,690 SF	3.3 per 1000 SF	18.78
	645 Parking Requirement		9
			47

665 South Cache Development Permit Application

Response to Department Reviews:

BUILDING:

The new structure must meet the most current building codes adopted by the Town of Jackson

- Structure will comply, see G002 for code information summary.

FIRE:

What type of building construction is proposed?

- Type VB, see G002 for code information.

Is property served by fire hydrants?

- Yes, closest one is located on the East side of South Cache at One Town Hill.

Fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building (exceptions can apply).

- Building width of <130' can be accessed along South Cache on the East, and the alley on the West side.

FD access to building openings/roofs.

- Provided through access hatch from stairs, see A105.

Knox Box requirement.

- Provided along South Cache, see Civil drawings.

Applicable means of egress including illumination per Chapter 10, IFC.

- Will be provided, noted on G002.

Fire protection systems required by the current IFC or the current IBC shall be installed, repaired, operated, tested and maintained in accordance with the 2021 IFC.

- Will be provided, noted on G002.

Identify an approved water supply capable of supplying the required fire flow for fire protection shall be provided.

- Automatic Sprinkler System Design provided with Building Permit Application.

An approved fire alarm system installed in accordance with the provisions of the IFC and NFPA 72.

- Will be provided, noted on G002.

- Continued on next page –

FIRE: (continued)

Development may require a Class 1 standpipe system in addition to the automatic sprinkler (The floor level of the highest story is located more than 30 feet above the lowest level of the fire department vehicle access).

- Level 3 Floor Elevation is 26'-6", <than 30' above ground level.

Portable fire extinguishers shall be installed in mixed use occupancies as provided in Section 906 of the IFC.

- Will be provided, see code plans G004-008.

New elevators provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1/CSA B44.

- Will be provided, see G002.

Project will require a BDA radio communication system.

- Will be provided, see G002.

Meet requirements of NFPA 241 – Safeguarding Construction, Alteration and Demolition Operations.

- See CMP note.

PARKS & REC:

Landscape conceptual represents stepping pavers to connect the sidewalk with road access in the planter strip. Request evaluation of tree locations in the planter strip, most are immediately adjacent to stepping pavers. Request minimum 4' between base of tree and stepping pavers to avoid infrastructure impacts.

- Stepping pavers have been removed from the site/landscaping plans.

Request that planter strip be 6' minimum width to accommodate the Town's smallest acceptable street tree species (Thornless Hawthorn/Hackberry/Autumn Blaze Maple). Other larger species will require additional space beyond 6'.

- Per communication with TOJ Planning staff, 6' sidewalk with 5' planting strip to comply with "Trees in Lawn" frontage has been provided.

PATHWAYS:

Bicycle Parking: Based on the location and type of use of the proposed development, staff expects that there will be substantial demand for bicycle parking. Proposed Town of Jackson regulations for bike parking specify 1 parking space per bedroom and 1 per 1500 sq. ft. of office space.

- Bicycle Parking to be provided in accordance to current regulations.

- Continued on next page -

PATHWAYS: (continued)

The proposed bike rack locations do not appear to be convenient to the building entrances. See below for additional details on locating rack areas. Staff can provide standard details for bike parking rack type and layouts.

- Bicycle racks have been relocated to be more convenient to building entrances. See L0.3 for rack locations.

Staff supports crediting the bike parking toward the development's overall parking requirement.

- Covered & dispersed bike parking options are shown in excess of current requirements, including long term tenant storage spaces in the parking garage. Request to count excess bike parking in lieu of vehicle parking space(s).

The bike parking should be a mix of short-term (for visitors, frequent/regular use) and long-term (for residents, employees, infrequent use/storage). Short-term parking (for visitors or guests parking for a few hours or less): the short-term bike parking should consist of one or more "single inverted-U" racks. (Staff can provide a standard detail). "Wave," "ribbon," and "toaster" style racks shall not be used. The best location for a rack area is immediately adjacent to the entrance it serves. The rack area should be as close as or closer to the front entrance than the nearest car parking space, visible from the front entrance, hardscaped, and should not obstruct pedestrian flow. Long-term parking (for residents or employees parking for more than a few hours—i.e. all-day or overnight): the recommendations for long-term parking include providing a secure, conveniently-accessed, well-lit, covered area with racks or lockers that will protect bikes from rain, snow and other elements and deter bike theft. The area does not have to be immediately adjacent to the access door for the residence, but should be located in a secure or monitored location or in a locked enclosure. Clustered inverted-U bike racks, wall racks, or external bike lockers are appropriate. Outdoor bike parking should be constructed on a concrete pad. Grass surfaces will quickly deteriorate into mud from foot traffic during wet seasons and will be difficult to keep clear of snow. Also, a concrete surface will provide a more secure mounting surface for the racks and will discourage theft.

- Short- and Long-term bike parking locations, devices and surfaces have been adjusted to reflect the comments as feasible and reasonable from a user standpoint. Proposed bike parking greatly exceeds that required by current LDRs.

Staff supports including the bike parking towards the landscape surfacing requirement so that bike parking does not detract from the applicant's landscape requirements. Conversion of car parking spots to bike parking would also be supported.

- Development complies with required LSR without counting bike parking. However, on future projects this would be a helpful update to the LDRs to allow for sufficient bike parking.

Rack details and locations should be shown on site plans.

- See L0.3 for all rack models and locations.

- Continued on next page -

PATHWAYS: (continued)

Parking Lots: Wheelstops or bollards shall be installed in parking spaces adjacent to pedestrian walkways to prevent vehicles overhanging the sidewalks.

- Wheelstops have been added.

PLANNING:

Pedestrian frontage may be trees in lawn (vs. trees in grates required by CR-1) due to proximity to neighboring park.

- New pedestrian frontage provided along South Cache, see landscape drawings.

Note recent LDR update regarding provision of Electric Vehicle Charging Equipment - Ord. 1339

- Electric Vehicle Charging Equipment is provided in parking garage.

1 ADA space used to fulfill requirement at 645 S. Cache shall be located for access to 645 S. Cache rather than best access to 665 S. Cache (these could be the same based on distances, ramps etc).

- ADA van accessible parking spot located along the alley side, as close to 645 South Cache as feasible by appropriate grading. See Civil drawings.

Ensure calculation tables match floor plan sf and circulation/mechanical sf is proportionally applied/organized according to the floor area it services. Regarding sf calculation tables - its is helpful to see these broken down by floor rather than by east/west towers.

- LDR areas including circulation/mechanical shown on G011-014 (per floor), & in calculation tables.

The view corridor easement recorded on 655 S. Cache for 645 S. Cache unit 301 is unclear as to description of the actual view corridor under protection. This corridor will be examined during design and building reviews for 665 S. Cache for any building portions encroaching/cantilevered onto 655 S. Cache. Clarification of the corridor description may be required.

- View corridor easement shown as described in easement language on 3rd Level floor plan and East elevation (A104 & A201).

Construction parking, including any interim spaces needed to replace those lost on 655 S. Cache (LOT 12) during construction, shall be addressed in the Construction Management Plan. Parking may not be leased from the Town. Use of on-street parking may be an option to consider for your CM plan but it would not be dedicated spaces reserved only for your project.

- Construction & interim parking have been addressed on Construction Management Plan.

- Continued on next page -

PLANNING: (continued)

It appears the landscaped/seating area on 655 S. Cache was provided to fulfill the landscaping requirement for 645 S. Cache. This amount of landscaping will be required to remain, possibly in another configuration, to continue fulfilling the landscape requirement for 645 S. Cache. Same with trash enclosures for 645 S. Cache provided on 655 S. Cache.

- See L0.3 for LSR Calculations provided on site, including LSR provided for the 645 S. Cache development.

Resolution No. 09-25 (attached) may be utilized for parking facility.

- Parking garage layout has been based on this resolution.

Requirements for bicycle parking/facilities subject to Section 6.2.2.D

- Bicycle parking addressed in responses to PATHWAYS.

Ally access parking is allowed with required measurements of 9'x22'

- 22' depth provided, see site plan.

Feasibility of parking and access to parking (like drive aisles ramp) on the southern utility easement will be determined by the language provided by the utility easement. Staff recommends applicant research that utility easement verbiage.

- Utility easement will be used for landscaping, snow storage, etc., no parking.

The current drive 24' Drive Aisle on 655 S. Cache (Lot 12) is required to support straight in parking space configuration with 20' space depth. Size of that drive aisle may change if future parking configuration changes. See Parking Facility Dimensions Section 6.2.5.D

- Parking facility to be accessed from alley.

The parking/access easement required to provide parking on 655 S. Cache for 645 S. Cache may require updating depending on any reconfigurations proposed at 655 S. Cache.

- Parking Easement to be updated with Building Permit Application.

An affidavit for lot combination, rather than a partial vacation of the lot line, will suffice for building permit needs and future subdivision application. This instrument essentially treats lots 12 and 13 and one lot for building purposes.

- Affidavit for Lot Combination to be filed with Building Permit Application.

Housing credits – Staff recalls that Affordable Workforce Housing credits remained from 645 S. Cache project and could be used/transferred to 655 or 665 S. Cache. Supplying proof of existing Affordable Workforce Housing credits is the responsibility of the owner. However, Staff will continue to research any remaining credits from 645 S. Cache and communicate to owner.

- Existing Housing Credit and Affordable Housing Mitigation to be determined.

- Continued on next page -

PLANNING: (continued)

Final submitted housing plan shall also include the livability standards checklist for any proposed workforce restricted units.

- See restricted units on sheets G009 & G010 for Livability Standards.

Street façade requirements are outlined in section 2.2.11.B.2 including 80% minimum lot width required in the primary street setback range for 1st and 2nd stories. Allowances for forecourts to meet this bulk standard are outlined in LDR Section 9.4.11.C. For instance, forecourts may have a max width of 1/3 of the building façade (along with height, depth, and transparency standards) and still meet the façade requirements of the CR-1.

- CR-1 façade requirements shown on East elevation.

Additional FAR for lodging use – Additional FAR provided for lodging uses is intended and restricted to only lodging uses (Conventional Lodging and Short-Term Rental). At this time, Staff takes a strict interpretation of this language. Units provided under this FAR increase may not “double dip” or share uses with a residential use. For example, a residential unit which obtains a STR license may not be included in SF provided by the FAR bonus for Lodging uses.

- See squarefoot calculation table.

Staff is unable to address potential alley improvements at this time. Improvements will be addressed during the Development Plan process. As example, neighboring property at 650 S. Glenwood is required to pave 100’ of alley surface nearest alley exit at W. Snow King as part of development plan agreement with Town. This work is not yet complete as of this report. Any cost sharing agreement between developers for overlapping improvements would be a private agreement between developers.

- Alley is currently paved. Developer anticipates restoring the alley to pre-construction conditions after work is completed.

ENGINEERING:

PROJECT SPECIFIC COMMENTS:

1. *Existing 8” water main is located under South Cache Street.*

Shown on Civil drawings.

2. *Existing 4” fire line to the existing north property located under existing parking lot.*

Shown on Civil drawings.

3. *Existing sanitary sewer line is located under the alley and in the utility easement on the south side of the property.*

Shown on Civil drawings.

- Continued on next page –

ENGINEERING: (continued)

4. *Show existing water, sanitary sewer, and storm sewer lines, manholes and inlets on Civil plan sheets.*

Shown on Civil drawings.

5. *Century Link has a temporary easement on property for fiber optics.*

Noted on Civil drawings.

6. *Provide documentation of the 15-ft utility and storm water easement on the south end of the property.*

Easement description in submittal documents.

7. *Provide a plan for storm water from underground garage. Storm water is required to be treated prior to entering storm water system.*

Shown on Civil drawings.

8. *Sand/oil separator required for underground parking and treatment per note 7 above.*

Shown on Civil/MEP drawings.

9. *Number of garage parking spaces requires 2 ADA parking spaces and one of those is to be van accessible.*

Provided, see A101.

10. *Off-alley parking requires one ADA van accessible parking spot.*

Provided, see A102.

11. *Provide a plan for snow storage. Proposed site layout creates snow removal issues at the proposed bike rack near garage entrance and at the 9 off-alley parking spaces.*

Provided, see Civil and Landscape drawings.

12. *Access from alley off Snow King Avenue? Refer to 7.6.2 below.*

As proposed in Civil drawings.

13. *Landscape trees in the public right-of-way shall conform with Title 12.24 for protection and care of trees.*

Provided, see Landscape drawings. All landscape trees in ROW comply with Title 12.24 regarding required utility setbacks and setbacks from curb.

ENGINEERING: (continued)

14. The Town has no future plans for the Aspen Drive/S Cache Street intersection. The existing pavers and bulb out to remain. Changes to this area would be at the owner's expense and require Town approval.

Bike racks on concrete pad have been added to the existing bulb out. Other than that, no changes are proposed.

TOWN OF JACKSON CODE:

15. A construction-staging narrative shall be submitted for review and approval with the Development Plan application.

See Construction Management Plan.

16. Plans provided shall show all work to be completed within the Town's right-of-way.

See Construction Management Plan.

17. Show all encroachments into the Town's right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.

See Construction Management Plan.

LAND DEVELOPMENT REGULATIONS:

Development shall comply with the physical development standards for its zoning.

5.4 NATURAL HAZARDS PROTECTION STANDARDS

5.4.5. Wildland Urban Interface: Refer to Town Building Codes and Planning for these design standards that apply.

Location in WUI noted. Mitigation will be addressed at Building Permit Application.

5.5 LANDSCAPING STANDARDS

Provide a plan that complies with the LDRs and addresses erosion control.

Provided, see Landscape and Civil drawings.

5.7 GRADING, EROSION CONTROL, AND STORMWATER *5.7.1 Grading Permit Required: Provide information on how the application will comply with this section, including the Geotechnical Report.*

Grading Permit application will be submitted with Building Permit Application.

- Continued on next page –

ENGINEERING: (continued)

5.7.2 Grading Standards:

1. Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks.

Will be provided with Grading Permit application.

2. Provide easements for grading proposed on adjacent properties.

Will be provided with Grading Permit application and CMP.

5.7.3 Erosion Control Standards: Provide an erosion control plan that shows compliance with this section.

Will be provided with Grading Permit application.

5.7.4 Stormwater Management Standards: Provide an erosion control plan that shows compliance with this section.

Provided on Civil drawings.

6.2 PARKING AND LOADING STANDARDS

6.2.2 Required Parking and Loading: 1. Provide a plan that shows the proposed parking in compliance with this section.

Vehicle parking shown on A101 & A102.

2. Include location and dimension of parking spaces, accessible spaces, including van accessible spaces, and bicycle parking.

Vehicle parking shown on A101 & A102. Bicycle parking shown on Landscape drawings.

3. For uses that require delivers, show the proposed loading facilities.

No uses with deliveries are proposed.

6.2.5 Off-Street Parking and Loading Design Standards:

1. Provide a parking plan in compliance with this section.

Vehicle parking shown on A101 & A102.

2. Include surface materials and drainage plans, access and circulation, and snow storage.

Provided on Civil and Landscape drawings.

ENGINEERING: (continued)

6.4 OPERATIONAL STANDARDS

6.4.3 Noise: Provide a statement to address compliance with this section.

Project will comply.

6.4.4 Vibration: Provide a statement to address compliance with this section.

Project will comply.

7.6 TRANSPORTATION FACILITY STANDARDS

7.6.2 Access to Roads, Streets and Highways: Provide a plan showing the point of access. Show compliance with the standards for access and justification for access to collector and arterial roads.

See Civil drawings.

7.6.4 Street and Road Standards (section not used, for reference):

1. Provide a plan that generally complies with the Community Streets plan and Bicycle improvements plan. Include property lines, dimensions, radii, elevations, slopes, grade changes, etc.

See Civil drawings.

2. For all pedestrian areas provide a plan that includes dimensions, radii, elevations, slopes (running and cross slopes, not oblique slopes), ramp slopes, grade breaks, stair dimensions, handrails, guards, etc. showing compliance with ADA, IBC, and Town standards.

See Civil drawings.

7.7 – REQUIRED UTILITIES

7.7.2 Potable Water Supply: 1. Provide a water system analysis indicating the required domestic and fire flow demands including appropriately sized water meter(s) and service lines.

See MEP drawings, fire flow to be addressed with Sprinkler submittal at Building Permit Application.

7.7.3 Sanitary Sewer System:

1. Provide a sanitary sewer plan to connect to the existing sanitary sewer line located in the alley or the utility easement on the south side of the property.

See Civil and MEP drawings.

2. Show compliance with state regulations and Town construction standards.

See Civil drawings.

3. State whether the sewer system will be privately or publicly owned.

See Civil drawings.

- Continued on next page –

ENGINEERING: (continued)

7.7.4 Irrigation System:

- 1. For all systems, provide the irrigation water demand, type of backflow preventer, location, and whether irrigation will be metered separately from domestic.*

Irrigation will be on the same meter as domestic. Irrigation water demand, backflow preventer type and location will be addressed during Permit submission, see Civil, MEP and Landscape drawings.

7.7.5 Other Utilities:

- 1. Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas.*

See Civil drawings.

- 2. All utilities shall be installed underground. Provide right-of-way or easements as required.*

See Civil drawings and CMP.

- 3. Show that private utilities can be located on private properties, e.g., transformers.*

See Civil drawings.

Response to Pre-Application Conference Summary Checklist:

ADDITIONAL COMMENTS/QUESTIONS:

PLANNING DEPARTMENT:

- 1. **Additional FAR (0.15)** for lodging use only applies to conventional lodging and Short-term rental, not to residential uses such as apartments.*

Addressed in planning comments above.

- 2. Be mindful of **requirements for 645 S. Cache fulfilled on 655 S. Cache, including parking**. ADA parking space required to serve 645 S. Cache should be located at the closest access point to 645 S. Cache.*

Addressed in parking comments above, see site plan.

- 3. Planning will continue to research any **remaining Affordable Workforce Housing credits** associated with 645 S. Cache. Ultimately, proof of existing credits is the responsibility of the property owner.*

Addressed in planning comments above.

- 4. **Lot line combination affidavit** (655 and 665 S. Cache) will suffice for building and subdivision needs (rather than a partial vacation of the lot line). Recordation required prior to issuance of building permit.*

Addressed in planning comments above.

- Continued on next page –

Response to Pre-Application Conference Summary Checklist: (continued)

- 5. Setbacks and Stepbacks % thresholds** – please dimension and calculate clearly on elevations/plans

See site plan & elevations for setback & step-back information.

- 6. Dev. Plan submittal shall show compliance with *view corridor easement* benefiting unit 301 at 645 S. Cache. Show how 645 and 655 S. Cache building is in compliance with easement**

Addressed in planning comments above.

- 7. Any required *surface improvements in the alley* will be determined as part of development plan process and is unknown at this point. As example, neighboring property at 650 S. Glenwood was required to pave 100' of alley nearest alley exit at W. Snow King. Any cost sharing agreement would be a private agreement between developers.**

Addressed in planning comments above.

- 8. *Feasibility of bike parking* on southern easement will be subject to the language in said easement as to whether such site development is allowed.**

Addressed in planning comments above.

- 9. Show compliance with new *electric vehicle supply equipment ordinance*. EVSE requirement compliance shall be shown anywhere parking numbers are shown (LDR compliance / parking (site) plan label etc. Parking spaces fulfilling requirement at 645 S. cache may be deducted from the parking space total prior to applying required percentages for EVSE installed and EVSE capable.**

Addressed in planning comments above.

- 10. *Curb bulb out* – Will not impact building setback as building setback is measured to back of pedestrian frontage (Sec 9.4.8.E.1.a) and trees in lawn frontage total width from back of curb of 13.5' is a minimum measurement (the bulb out wont impact that minimum presumably met north of the bulb out) Sec 2.2.1.C.2.**

Addressed in planning comments above.

- 11. Planning staff recommends following *Town Council workplan discussions* in the coming year around the *Workforce housing floor area bonus* (Sec 7.8.4). A project is *vested upon sufficiency* of a development plan so any LDR updates prior to the date of a sufficient development plan will impact the project review.**

Noted.

Response to Pre-Application Conference Summary Checklist: (continued)

PUBLIC WORKS:

12. *Underground garage will require a **sand/oil separator** to collect and treat prior to discharging into existing storm sewer. Not allowed to the sanitary sewer.*

See Civil drawings.

13. *Soil nails, micro piles will require an **Encroachment Agreement**. Refer to the 645 S Cache agreement.*

See construction management plan.

14. ***Utility easement** to the south would be limited to improvements based on the language of the agreement.*

Language in documentation doesn't address potential uses.

15. *Clarify with Fire on the location of the **fire line**.*

Location of fire line shown on Civil drawings.

16. ***A construction management plan** will be required for approval. Town has a check list for items required in the CM plan.*

See CMP.

17. ***Sanitary sewer** located in the alley and south utility easement.*

See Civil drawings.

18. ***Water** located under Cache Street is an 8" water main.*

See Civil drawings.

19. ***Storm sewer inlets** located in the intersection area.*

See Civil drawings.

Housing Mitigation Plan

updated 1/8/21

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single family.) If a unit type (e.g. apartment floor plan, or commercial tennant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Parking	0.000123*sf		0	0	0.000
Affordable Housing Unit	exempt	TBD	TBD	3	0.000
Existing Workforce Housing Credit					0.000

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Office	0.000247*sf		5690	1	1.404
Short-Term Rental Unit	0.102*bedrooms	3	2038	1	0.306
Short-Term Rental Unit	0.102*bedrooms	3	2044	1	0.306
Short-Term Rental Unit	0.102*bedrooms	3	2070	1	0.306
Short-Term Rental Unit	0.102*bedrooms	2	2101	1	0.204

Affordable Workforce Housing Required: 2.527 units

Fee-in-Lieu Amount: n/a

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).



Jackson/Teton County Affordable Housing Checklist - Housing Mitigation Plan (LDR Division 6.3.6)

Every development application must include a Housing Mitigation Plan for sufficiency. Every Housing Mitigation Plan is required to contain the following information:

Applicability (LDR 6.3.6.A.3.a)

1. Does your development qualify for an exemption from a housing mitigation requirement? Yes ☒ No ☐
If yes, explain and refer to the proper LDR _____
- Short Term Units: FAR Lodging Increase 0.15
- 2:1 Long Term Units: Restricted Units
2. Are there credits associated with your development? Yes ☒ No ☐ If yes, explain where the existing credits came from, provide the calculation, and refer to the proper LDR. _____
Existing Housing Credits for 645 S Cache TBD and applied to 665 S Cache

Calculation of Requirement (LDR 6.3.6.A.3.b)

3. Does your development require or are you otherwise requesting approval of an Independent Calculation (LDR section 6.3.3.B)? Yes ☐ No ☒
If yes, provide the calculation according to 6.3.3.B.2 along with impact analysis, verifiable local information, industry specific rather than business specific data, etc. The Planning Department is available to help with this calculation prior to submittal of your application. Attach as a separate sheet.

☐ I have attached a separate sheet with the calculation and supporting data for my Independent Calculation

Housing Mitigation Requirements Calculator. If no to 1 and 3 above, calculate your development's requirement, using the Housing Mitigation Requirements Calculator. The calculator can be found at this link: www.jacksonwy.gov/200/Planning Attach a copy of the first page of the calculator showing the calculations and requirements with your Housing Mitigation Plan. The Planning Department is available to help with this calculation prior to submittal of your application.

- ☒ I have attached a copy of the first page of the Housing Mitigation Requirements Calculator which includes my requirement and unit types.

Type of Affordable Housing Provided – Standard Restrictions. (LDR 6.3.4)

4. How many ownership or rental units are you proposing in which income ranges with how many bedrooms?
Please complete the matrix below:

Bedrooms	0 – 50%	50% - 80%	80% - 120%	Workforce	Ownership or Rental
1-bedroom				1	Rental
2-bedroom				2	Rental
3-bedroom				1	Rental

Special Restriction. The Special Restriction is a contract between The Board of County Commissioners or the Town Council and the owner of real property developed or designated to satisfy the development requirements. The Special Restrictions will be recorded on the property. Appropriate restriction templates can be obtained from the Jackson/Teton County Affordable Housing Department or at this link:
www.tetonwyo.org/1856/Deed-Restriction-Templates .

- ☒ I have attached a draft of the Standard Restrictions for each unit.
See sheets G009 & G010 for proposed restrictions.

Livability Standards (LDR 6.3.4.D and E) (Rules and Regs Section 2-3). Restricted housing must comply with the Livability Standards in the Jackson/Teton County Housing Department Rules and Regulations. The Livability Standards include amount of cabinetry/counter space, storage, closets, room sizes, appliances, laundry facilities, bathrooms, etc. The Rules and Regulations can be found at this link:
www.tetonwyo.org/1332/Housing-Rules-and-Regulations .

- ☒ I have reviewed the Livability Standards and understand the requirements. I have/will contact the Housing Department for approval of my units early in the design process to get their approval prior to submitting for building permit.

Method for Providing Required Housing (LDR 6.3.5):

One or a combination of the below methods may be proposed to satisfy your housing requirement. They are listed in the order of preference/priority. Highest priority must be used unless it is demonstrated that a higher priority is impracticable (LDR 6.3.5.C)

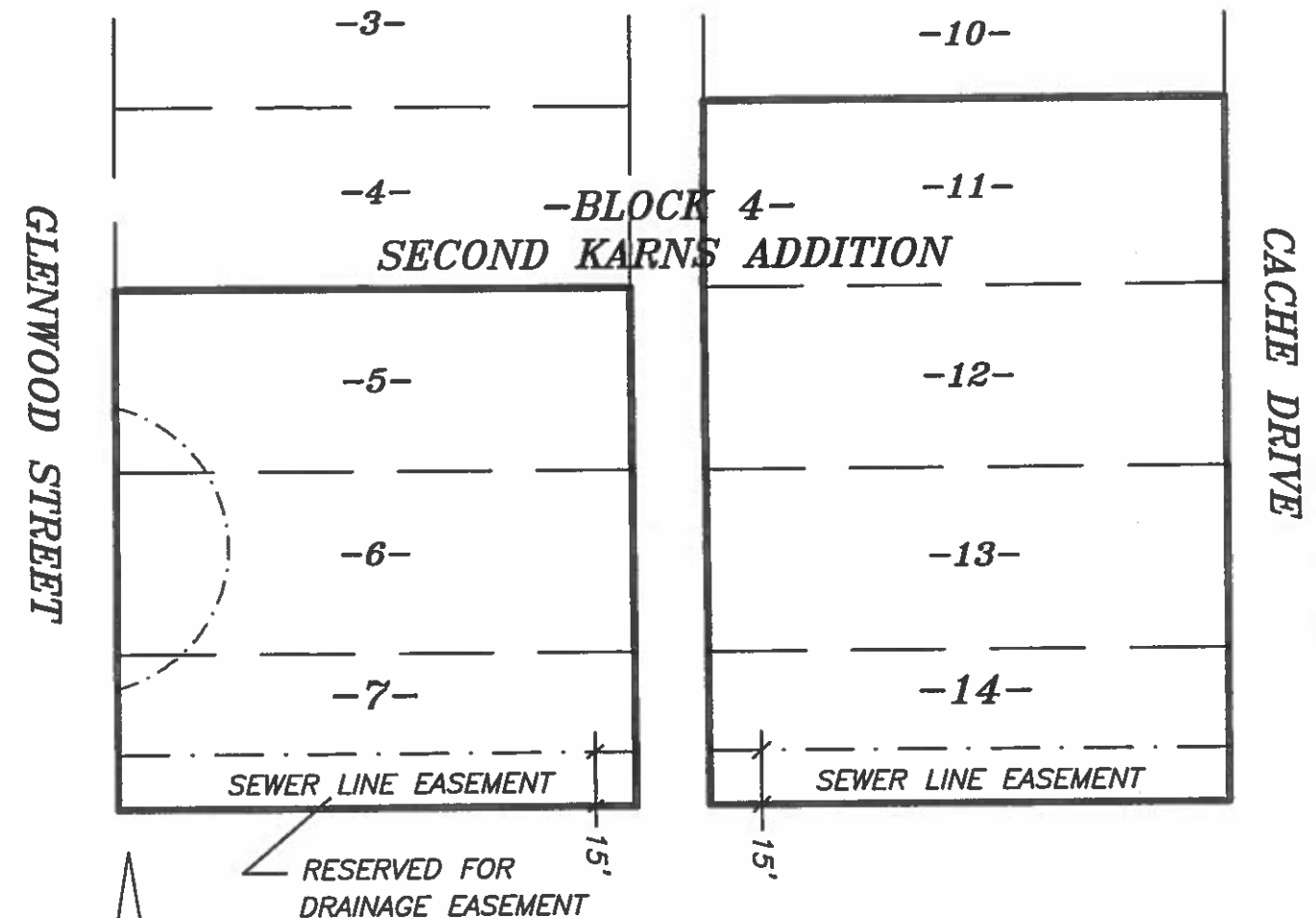
1. Construction of new units either on-site or off-site (LDR 6.3.5.D.1).
2. Conveyance of land for affordable/workforce housing (LDR 6.3.5.D.2).
3. Utilization of a banked affordable or workforce housing unit (LDR 6.3.5.D.3).
4. Restriction of an existing residential units as an affordable/workforce housing unit (LDR 6.3.5.D.4).
5. Payment of an in-lieu fee (LDR 6.3.5.D.5).

- ☒ 3. I have attached a detailed explanation of my proposed method of providing Required Housing.

Phasing Plan (LDR 6.3.5.A.3). Restricted Housing Units shall be ready for occupancy no later than the free market portion of the development is occupied. If the free market portion is to be developed in phases, then the Restricted Housing Units shall be developed prior to or in proportion to the free market portion.

- ☐ I have attached a detailed description of my phasing plan as it pertains to Affordable/Workforce units.

**RENDEZVOUS ENGINEERING, P.C.
JACKSON, WYOMING**



**=EXHIBIT A=
SKETCH TO ACCOMPANY DESCRIPTION
OF EASEMENTS FOR SEWER LINE WITHIN
LOTS 7 AND 14, BLOCK 4, SECOND KARNS ADDITION
TOWN OF JACKSON
TETON COUNTY, WYOMING**

GRANTOR: NEWJACK LLC
GRANTEE: SOUTH CACHE PARTNERS LLC
Doc 1021922 Filed At 13:17 ON 08/06/21
Maureen Murphy Teton County Clerk fees: 24.00
By Corrina Dorman Deputy Clerk

VIEW CORRIDOR EASEMENT AGREEMENT

This View Corridor Easement Agreement ("**Agreement**") is made and entered into on this 5th day of August, 2021 ("**Effective Date**") by and between NewJack, LLC, a Wyoming limited liability company ("**Grantor**"), and South Cache Partners LLC, a Wyoming limited liability company ("**Grantee**"). Grantor and Grantee are each referred to herein as a "**Party**" to this Agreement and are collectively referred to herein as the "**Parties**" to this Agreement.

RECITALS

WHEREAS, Grantor is the owner of real property located in Teton County, Wyoming, and described more fully as:

Lot 12 of Block 4 of the Second Karns Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on March 13, 1939 as Plat No. 128.

PIDN 22-41-16-33-1-69-003

("Grantor's Property");

WHEREAS, Grantee is the owner of real property located in Teton County, Wyoming, and described more fully as:

Unit 301 of a Condominium Plat to be recorded on 645 S. Cache Avenue, Jackson, Wyoming 83001.

PIDN: 005881

("Grantee's Property"); and

WHEREAS, Grantor desires to grant to Grantee and Grantee desires to accept from Grantor a non-exclusive easement on the Grantor's Property for the purpose of creating a view corridor on the Grantor Property in order to preserve the Grantee Property's view of Snow King Mountain to the south in accordance with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged and confessed, each Party agrees as follows:

1. Grant of Non-Exclusive Easement. Grantor hereby grants to Grantee and Grantee hereby accepts from Grantor a non-exclusive view corridor easement over and across that certain portion of Grantor's Property described on Exhibit A, attached hereto and incorporated herein by reference (the "**View Corridor**") to restrict and prohibit the construction of any improvements within the boundaries of the View Corridor (except terrace railings up to 4 feet tall), all as set forth in this Agreement. Grantor reserves the right to use the View Corridor for any purposes that do not interfere with the Grantee's easement rights set forth in this Agreement.

2. Term. This Agreement and the easement granted herein shall be perpetual unless sooner terminated by the terms of this Agreement. The easement granted herein shall run with land, is appurtenant to Grantee's Property, and is binding upon each Party and each Party's heirs, successors, and assigns.

3. No Structures in the View Corridor. No buildings, structures or improvements of any kind may be placed or constructed within the View Corridor.

4. Reservation of Grantor. The Grantor reserves unto itself, its successors and assigns and any future owner of the Grantor's Property, the right to use the area of Grantor's Property below the View Corridor for the construction of improvements, structures and buildings and/or the installation of landscaping to the extent such construction of improvements, structures and buildings and/or installation of landscaping does not conflict with the restrictions set forth in Section 3 above. The Grantor further reserves unto itself, its successors and assigns and any future owner of Grantor's Property the right to grant additional easements in, under, over and across the View Corridor and the Grantor's Property for any purpose as Grantor deems necessary in Grantor's sole discretion, provided that such additional easements do not conflict with the restrictions set forth in Section 3 above.

5. No Public Dedication. Nothing herein shall be deemed to be a gift or dedication of all or any portion of Grantor's Property for the general public.

6. Successors and Assigns. The terms and conditions set forth in this Agreement are binding and shall inure to the benefit of each the Parties and their heirs, assigns and successors in interest and all future owners of the Grantor's Property and Grantee's Property.

7. Governing Law and Jurisdiction. This Agreement shall be governed by the laws of the State of Wyoming. The District Court of Teton County, Wyoming, shall have exclusive jurisdiction over any litigation that arises pursuant to this Agreement.

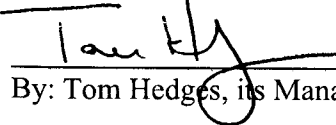
8. Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

9. Entire Agreement; Modification. This Agreement embodies and constitutes the entire agreement with respect to the subject matters hereof and all prior or contemporaneous agreements, understandings, representations, statements are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, or amended unless agreed to in writing by the Parties; provided, however, that such amendment shall be properly recorded in the Office of the Clerk of Teton County, Wyoming as a condition to its effectiveness.

10. Counterparts. This Agreement may be executed in any number of counterparts and each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one Agreement.

GRANTOR:

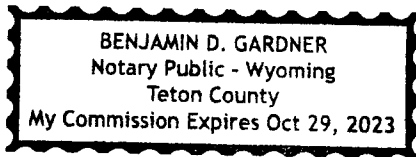
NewJack, LLC, a Wyoming limited liability company

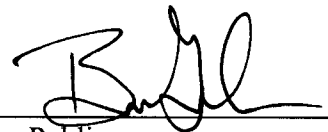

By: Tom Hedges, its Manager

STATE OF Wyoming)
) ss.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Tom Hedges, in his capacity as Manager of NewJack, LLC, a Wyoming limited liability company, who is personally known to me or has each established her identity and authority to me by reasonable proof, this 2 day of August, 2021.

Witness my hand and official seal.




Notary Public
My Commission Expires: 10/29/2023

GRANTEE:

South Cache Partners LLC,
a Wyoming limited liability company

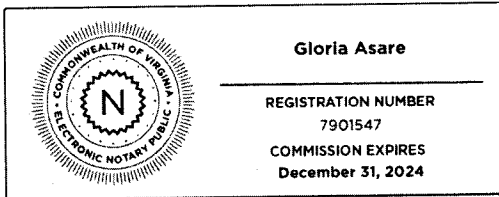
Donald Duffy

Donald Duffy, Manager

STATE OF Virginia)
) ss.
COUNTY OF Loudoun)

The foregoing instrument was acknowledged before me by Donald Duffy, in his capacity as Manager of South Cache Partners LLC, a Wyoming limited liability company, who is personally known to me or has each established his identity and authority to me by reasonable proof, this 5th day of August, 2021.

Witness my hand and official seal.



Gloria Asare

Gloria Asare

Notary Public

My Commission Expires: 12/31/2024

Registration No: 7901547

Notarized online using audio-video communication

EXHIBIT A

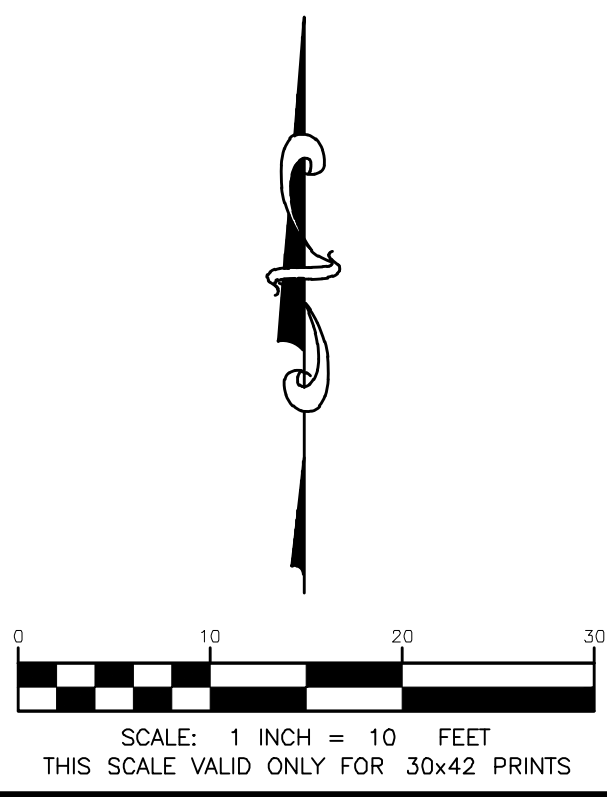
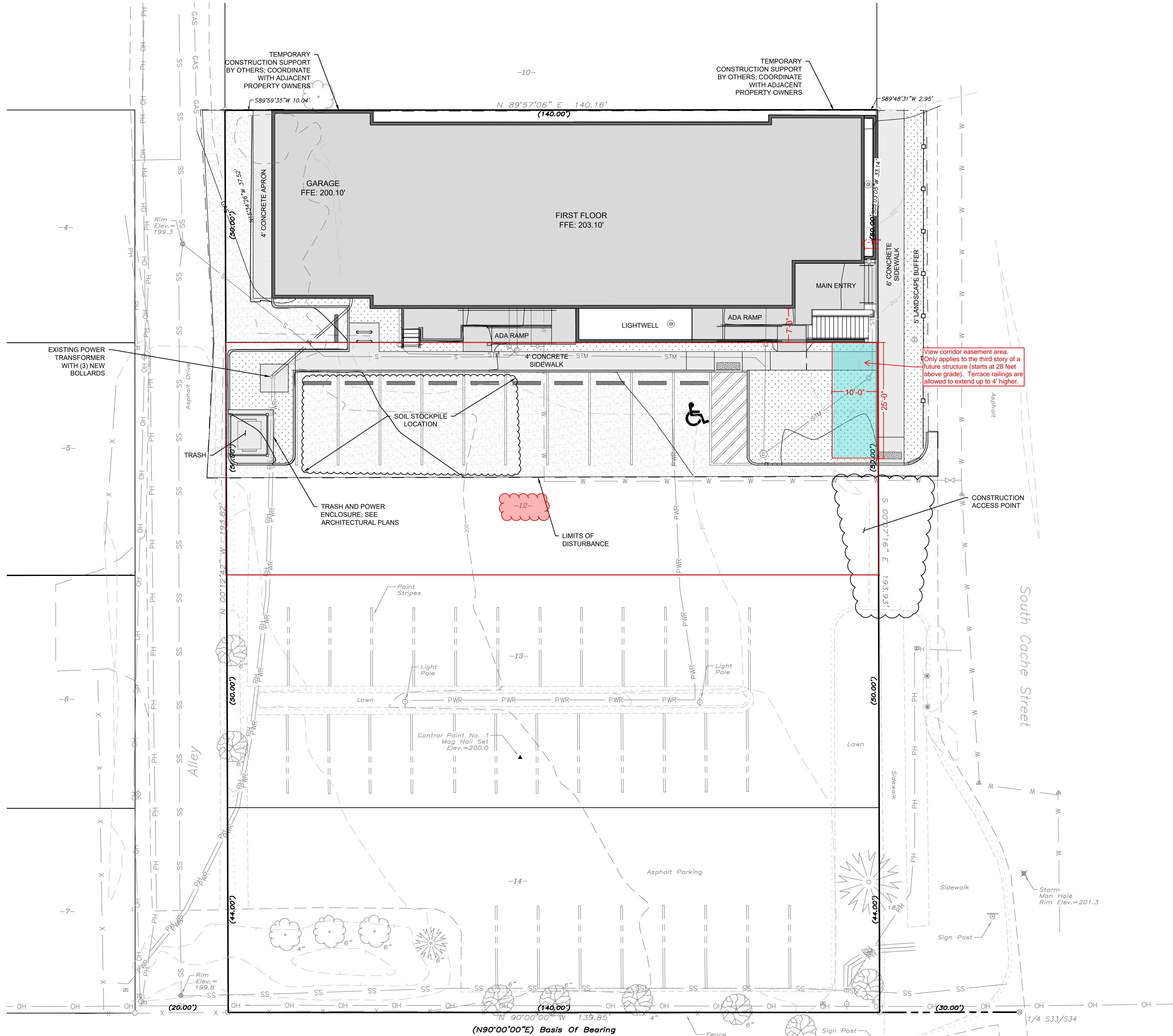
Description or depiction of the View Corridor

Unit 301 of 645 South Cache Condominiums, as shown on the Final Plat of 645 South Cache Condominiums filed in the Office of the Clerk of Teton County, Wyoming (the Plat No. 1429 recorded July 30, 2021, Doc #1021484), and described in the Declaration of Condominium for 645 South Cache Condominiums (the "Declaration") recorded July 30, 2021, Doc 1021488 and all supplements and amendments thereto, and such description is construed to describe the unit together with all interest appurtenant thereto, including the appurtenant undivided interest in the Common Elements, as defined in the Declaration (together, the "Unit" or the "Real Property").

PIDN: 005881

Page 6 is missing...maybe that
is where the exhibit goes,
however they are both Ex A?

P:\2018\18117 - The Jorgensen\18117 Proposed Conditions.dwg
V01 18.0
Printed By: E:\jorgensen on May 28, 2021 1:43pm






JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

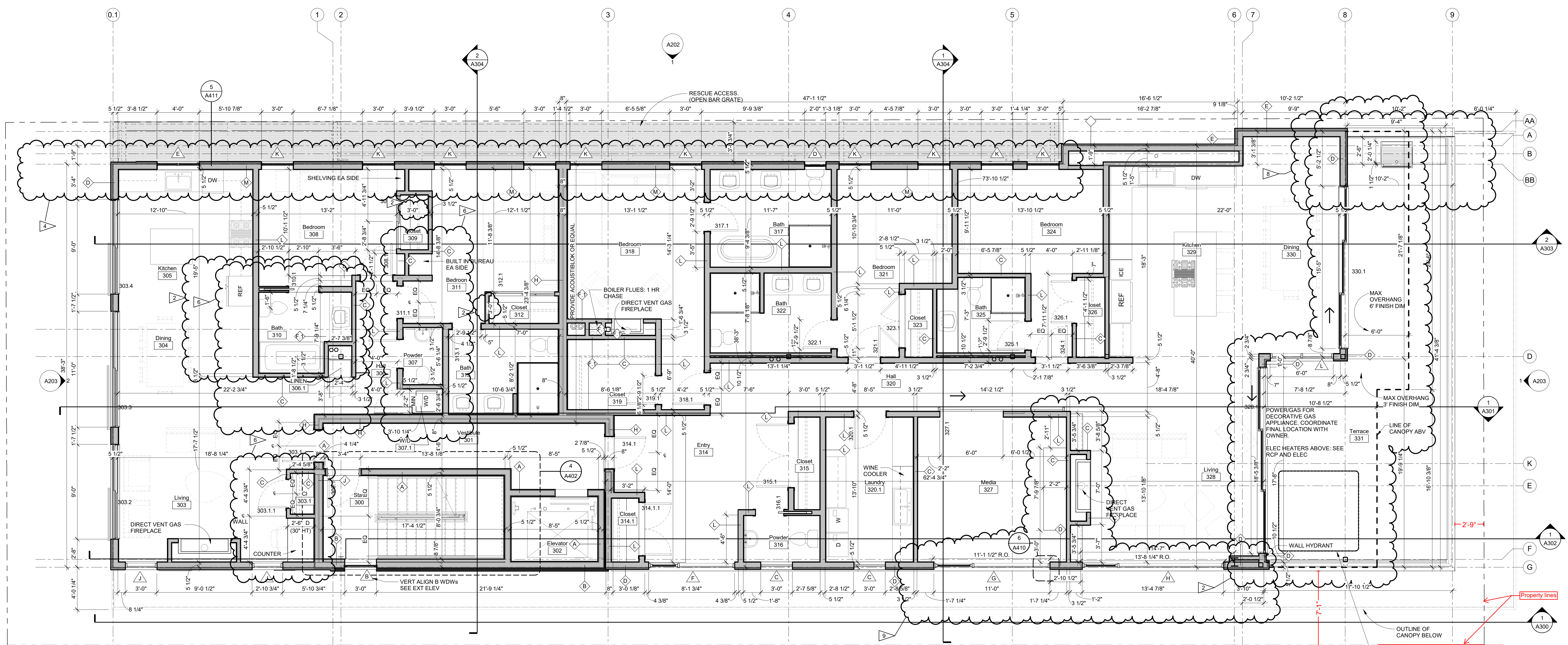
PROJECT TITLE:
**645 SOUTH CACHE ST.
JACKSON, WYOMING**

SHEET TITLE:
SITE OVERVIEW AND BUILDING TIES

DRAFTED BY:	BS
REVIEWED BY:	JB
PLAN VERSION	DATE
PERMIT SET	11.22.2019
REV No. 	01.17.2020
REV No. 	05.26.2020

PROJECT NUMBER
18117

SHEET
C2.0



WALL AND FLOOR TYPE LEGEND

SCALE: 1" = 1'-0"

RATED WALL TYPES

A	A.1		F	F.1	
		(2) LAYERS 5/8" SHEET ROCK FIRECODE CORE GYPSUM PANELS EACH SIDE. 2x4 OF 2x6 WOOD FRAMING FILL CAVITIES WITH SOUND ATTENUATION MINERAL WOOL BATT INSULATION			(1) LAYER 5/8" SHEET ROCK FIRECODE CORE GYPSUM PANELS EACH SIDE. 2x4 OF 2x6 WOOD FRAMING FILL CAVITIES WITH SOUND ATTENUATION MINERAL WOOL BATT INSULATION SAME DESIGNATION FOR SMOKE RATED WALLS NOTED ON G003
B			G		
		2HR UL V337 (EXTERIOR WALL)			NON-RATED FURRING AS REQUIRED
C			H		
		NON RATED			1 HR WOOD FRAMED WALL: UL U305 1 LAYER 5/8" FIRE CODE GYPSUM PANELS 2x4 WOOD STUDS 1" GAP 2x4 WOOD STUDS 1 LAYER 5/8" FIRE CODE GYPSUM PANELS ADD (1) ADDITIONAL LAYER 5/8" FIRE CODE GYPSUM PANELS EACH SIDE INCLUDE ACOUSTIBLOK MASS LOADED VINYL ON EAST SIDE OF RESIDENTIAL SEPARATION WALL ONLY INSULATE EACH STUD CAVITY WITH MINERAL WOOL (ROCKWOOL SAFESOUND)
D			J		
		NON RATED (EXTERIOR WALL)			2 HR WOOD FRAMED WALL: GA WP 3725 BASE LAYER 5/8" DENS ARMOR PLUS FIREGUARD GYPSUM PANELS EA SIDE FACE LAYER 5/8" DENS ARMOR PLUS FIREGUARD GYPSUM PANELS EA SIDE 2x4 WOOD STUDS SEPARATE PLATES WITH 1" GAP BETWEEN PLATES INSULATE EACH STUD CAVITY WITH MINERAL WOOL (ROCKWOOL SAFESOUND)
E			L		
		1HR UL U344 (EXTERIOR WALL)			NON RATED
		(1) LAYERS 5/8" SHEET ROCK FIRECODE CORE GYPSUM PANELS EACH SIDE. (1) LAYER PLYWOOD BETWEEN FRAMING AND GYPSUM PANEL ONE SIDE ONLY. 2x4 OF 2x6 WOOD FRAMING FILL CAVITY WITH CLOSED CELL SPRAY FOAM INSULATION			(1) LAYERS 5/8" GWB TYPE X EACH SIDE FILL CAVITIES WITH SOUND ATTENUATION MINERAL WOOL BATT INSULATION

GENERAL WALL TYPE NOTES:

- PROVIDE BLOCKING AS REQUIRED TO SECURE WALL HUNG COMPONENTS.
- EXTEND ALL COMPONENTS TO UNDERSIDE OF DECK, UNLESS NOTED OTHERWISE
- REFER TO G003 FOR ADD'L INFO

PLAN LEGEND

- WALL TYPE (SEE SHEET A101)
- ROOM NUMBER
- WINDOW TYPE (SEE SHEET A601)
- SHEET NOTE
- DETAIL OR SECTION NUMBER
- SHEET WHERE DRAWN
- INTERIOR ELEVATION CALLOUT AND DIRECTION OF ELEVATION VIEW
- BUILDING ELEVATION CALLOUT AND DIRECTION OF ELEVATION VIEW
- DOOR NUMBER (SEE SHEET A601)
- DIMENSION TO FACE OF STUD
- DIMENSION TO GRID LINE
- SLOPE X.X - INDICATES ROOF SLOPE
- IF NO SLOPE IS LISTED ASSUME 1/4" PER 12" MIN - SLOPE
ALL CRICKETS TO DRAIN - ROOF DRAIN SUMPS SLOPE 1/2" PER 12"

1 T.O. SUBFLR - 3RD
A103 1/4" = 1'-0"

EXISTING & NEW CONSTRUCTION GRAPHIC LEGEND
NEW CONSTRUCTION
EXISTING CONSTRUCTION TO REMAIN

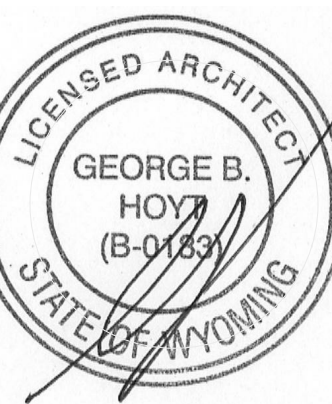
0 4 8
SCALE IN FEET
SCALE: 1/4" = 1'-0"

NORTH

OUTLINE OF FUTURE SPA:
FLOOR FRAMING HAS BEEN
DESIGNED TO ACCOMMODATE
WEIGHT.
VERIFY FINAL SPA LOCATION
WITH OWNER TO LOCATE
ELEC/WATER

View corridor easement area.
Only applies to the third story of a
future structure (starts at 28 feet
above grade). Terrace railings are
allowed to extend up to 4' higher.

RENOVATION AND ADDITION
JACKSON, WY 83001
645 SOUTH CACHE

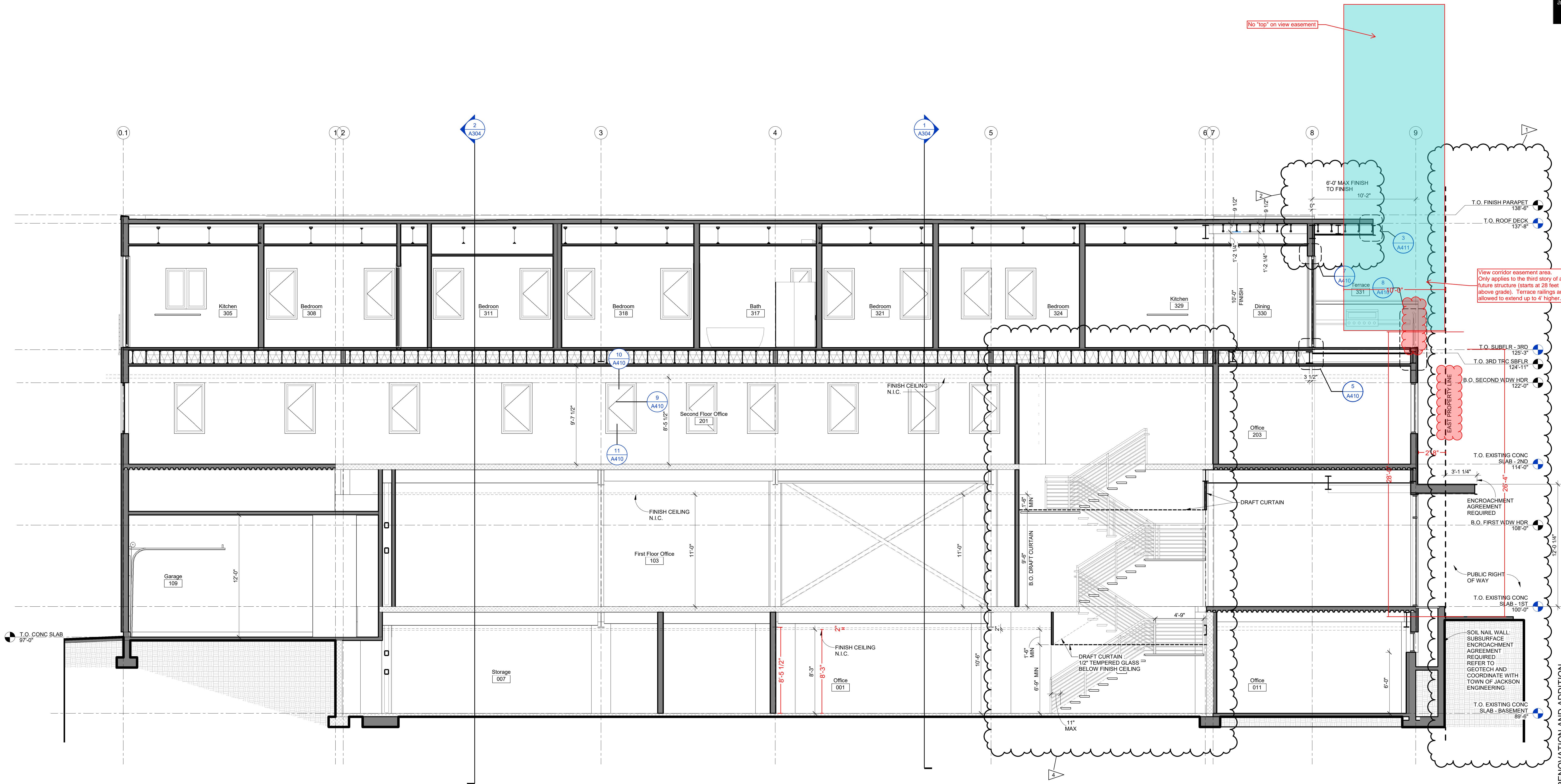


UNIT 301 EXHIBIT A

5.5.20
DRAWN BY | BENNETT
CHECKED BY | HOYT
REVISIONS
2 01.17.2020 T&J COMMENTS
4 06.03.2020 ADDENDUM 2
6 09.03.2020 WEST RES UNIT REV
8 10.14.2020 OUT DOOR BRQ
9 10.22.2020 MEDIA RM FIELD
COORD

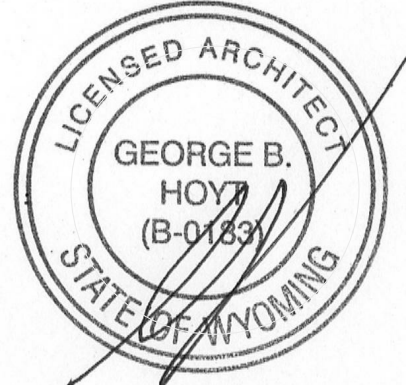
THIRD FLOOR PLAN

A103



2 SECTION AT NORTH STAIR
A303 1/4" = 1'-0"

RENOVATION AND ADDITION
JACKSON, WY 83001
645 SOUTH CACHE



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BUILDING PERMIT
DRAWINGS

5.5.20
DRAWN BY | BENNETT
CHECKED BY | HOYT
REVISIONS
1 12.17.2019 ENCROACHMENT
NOTES
2 01.17.2020 T.O. COMMENTS
4 06.03.2020 ADDENDUM 2

EXHIBIT A

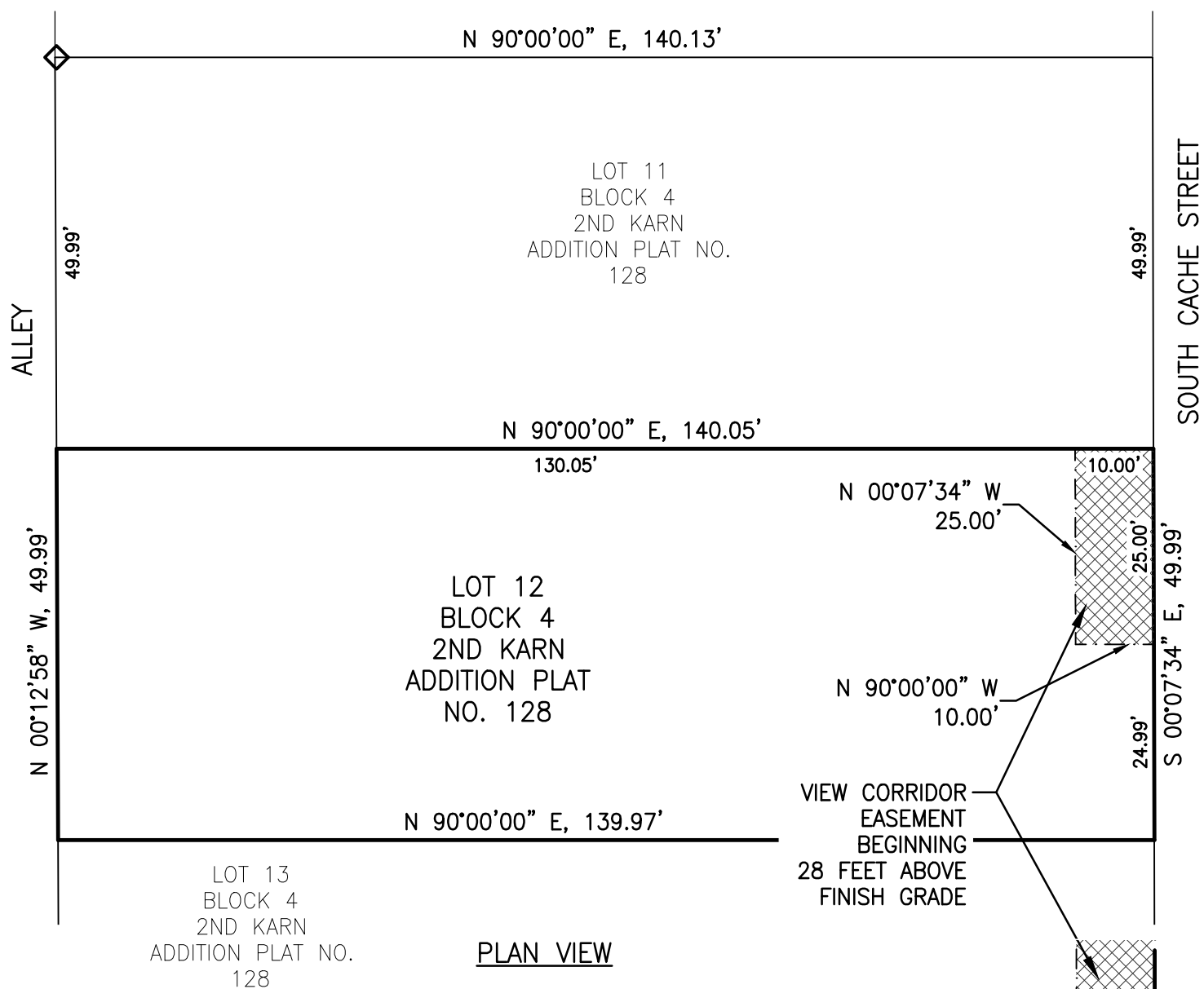


EXHIBIT A

Legal Description:

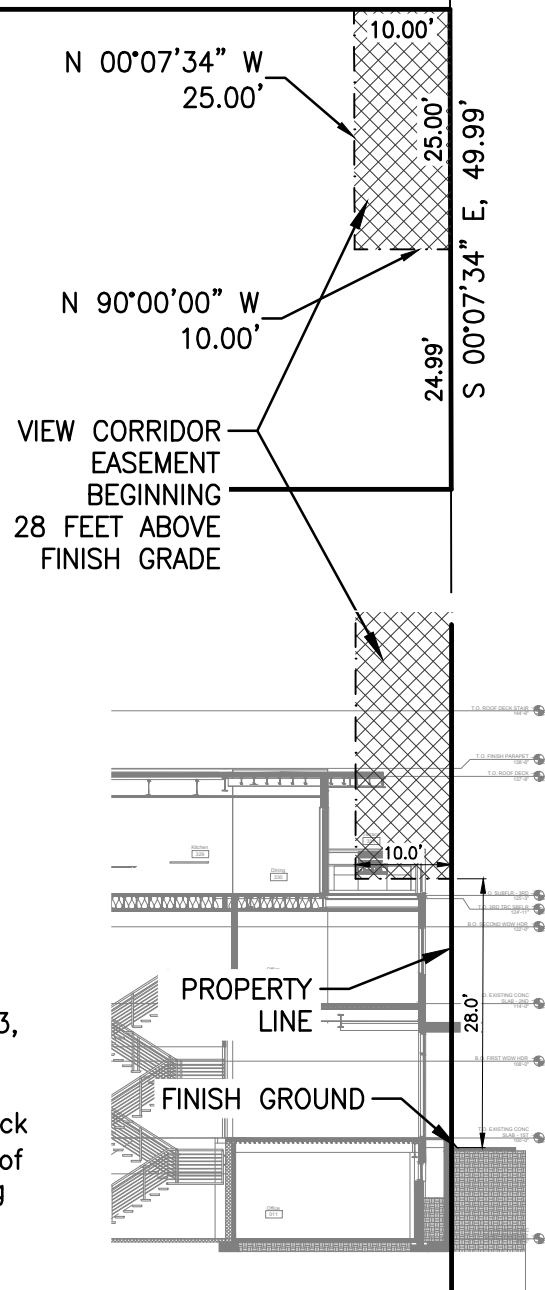
A three-dimensional view corridor easement located within the SE 1/4 NE 1/4, Section 33, Township 41 North, Range 116 West, 6th Principal Meridian, Town of Jackson, Teton County, Wyoming, being a part of Lot 12, Block 4, 2nd Karns Addition, Plat No. 128, records of the Office of the Clerk of Teton County, being more particularly described as follows:

The northerly 25 feet of the easterly 10 feet
of Said Lot 12.

Bound vertically by a bottom plane 28 feet above finish grade. There is no top plane for the view easement.



SCALE 1" = 20'



SECTION VIEW

LOT 12, BLOCK 4
2ND KARNs ADD., PLAT 128
LOCATED IN SE 1/4, NE 1/4,
SECTION 33, T41N, R116W,
TOWN OF JACKSON
TETON COUNTY, WYOMING

DRAWING NO 1	DRAWING TITLE NEWJACK LLC VIEW CORRIDOR EASEMENT DON DUFFY	 <p>NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087</p>	DATE 12/18/20
JOB NO 20-457-01			ENGINEERED
			DRAWN SK
			CHECKED LR
			APPROVED LR

CR 1 (NORTH ALLEY)

4. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek south of Cache Creek Dr.	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO)	(Sec. 5.2.1.)
5. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
Max lumens per sf of site development	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO)	(Sec. 5.3.2.)
6. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Parcel with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)

7. Signs (nonresidential)		(Div. 5.6.)
Number of signs (max)	3 per business per frontage	
Background color	No white or yellow	
Sign Area		
Total sign area (max)	3 sf per ft of street facade width up to 150 sf	
Penalty	10% per projecting and freestanding sign	
Sign Type Standards		
Canopy sign		
Clearance (min)	7'6" from average grade	
Setback (min)	18" from back of curb	
Freestanding sign		
Height (max)	6'	
Setback (min)	5'	
Projecting sign		
Height (max)	24' above grade	
Clearance (min)	7'6" from average grade	
Setback (min)	18" from back of curb	
Window sign		
Window surface coverage (max)	25% up to 16 sf	
Temporary signs	(Sec. 5.6.1.)	
8. Grading, Erosion Control, Stormwater		
Grading	(Sec. 5.7.2.)	
Erosion Control	(Sec. 5.7.3.)	
Erosion shall be controlled at all times		
Stormwater Management	(Sec. 5.7.4.)	
No increase in peak flow rate or velocity across property lines		

9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Building Permit (Sec. 8.3.4.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.6.)	Grading Permit (Sec. 8.3.5.)	Floodplain Permit
Floor Area							
< 6,900 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
6,900 - 13,800 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 13,800 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 13,800 sf for only residential use	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

(SOUTH ALLEY)

4. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or secondary street/sidewalk (min)	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
5. Environmental Standards	
Natural Resource Setback (min) (Sec. 5.1.1.)	
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min) (7.7.4.D.)	
Irrigation Ditch	15'
Natural Resource Overlay (NRO) (Sec. 5.2.1.)	
6. Scenic Standards	
Exterior Lighting (Sec. 5.3.1.)	
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) (Sec. 5.3.2.)	
7. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1.)	
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils (Sec. 5.4.2.)	
Fault Area (Sec. 5.4.3.)	
Floodplains (Sec. 5.4.4.)	
Wildland Urban Interface (Sec. 5.4.5.)	

8. Signs (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	Sec. 5.6.1.
9. Grading, Erosion Control, Stormwater	
Grading (Sec. 5.7.2.)	
Erosion Control (Sec. 5.7.3.)	
Erosion shall be controlled at all times	
Stormwater Management (Sec. 5.7.4.)	
No increase in peak flow rate or velocity across property lines	

~~Div. 5.3. Scenic Standards~~

~~The purpose of this Division is to maintain the scenic resources of the community. Scenic resources, natural landforms, and dark skies are vital to the community's natural character. Mountains moraines, meadows, and other natural viewsheds provide residents and guests with a constant reminder of their location within the Greater Yellowstone Ecosystem. Interruption of these natural forms by the built environment detracts from Teton County's scenic character and should be avoided.~~

5.3.1. Exterior Lighting Standards (7/18/18, Ord. 1197)

The purpose of this Section is to allow necessary and reasonable lighting of public and private property for the safety, security, and convenience of occupants and the general public, while eliminating or reducing the nuisance and hazards of light pollution, including, but not limited to: glare, light trespass, sky glow, energy waste, and negative impacts on the nocturnal environment.

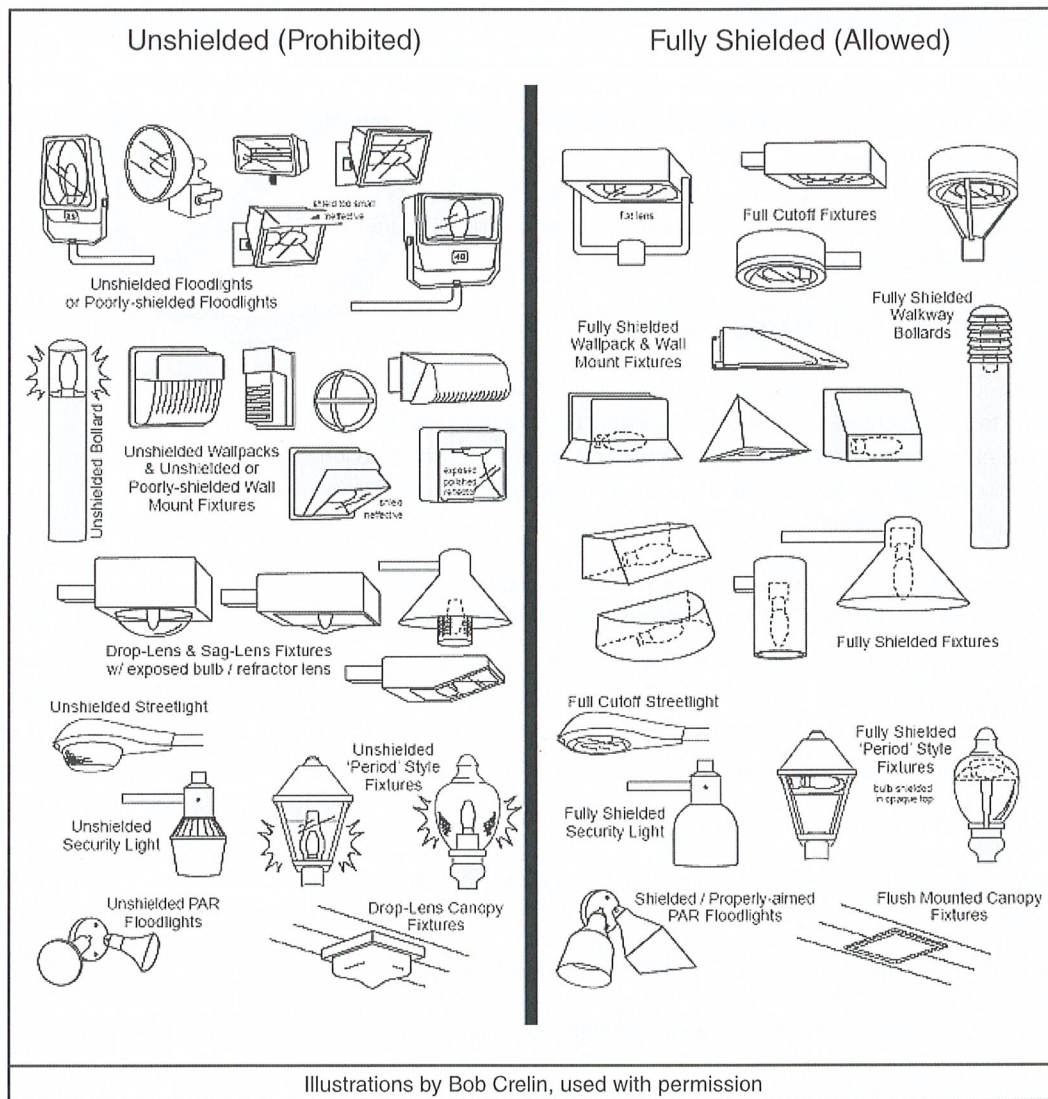
- A. Applicability. All exterior lighting, unless exempted below, shall comply with the regulations set forth in this Section. This includes, but is not limited to: lighting attached to structures, poles, the earth, or any other location.

1. Exempt Lighting

- a. Lighting in the public right of way.
- b. Open flame gas lamps.
- c. Flagpole lighting that is shielded and directed downward from the top of the flagpole.
- d. Underwater lighting in swimming pools and other water features
- e. Lighting that is only used by emergency response personnel
- f. Lighting solely for signs (lighting for signs is regulated by Div. 5.6)
- g. Lighting used solely for agricultural purposes.

B. Standards

1. **Fully Shielded Light Fixtures.** Any light source whose initial output exceeds 600 lumens shall be fully shielded. Any structural part of the luminaire providing full shielding shall be attached. Fixtures shall be mounted such that no light is emitted above the horizontal plane of the fixture. Light fixtures that project light above the horizontal plane of the fixture may be used where the architecture of the building restricts light above the horizontal plane. Examples of Unshielded (Prohibited) and Fully Shielded (Allowed) lights and luminaires limiting light to the horizontal plane are shown below.



2. **Total Exterior Light Output.** Total exterior light output for light fixtures on a site shall not exceed the limits shown in the table below.

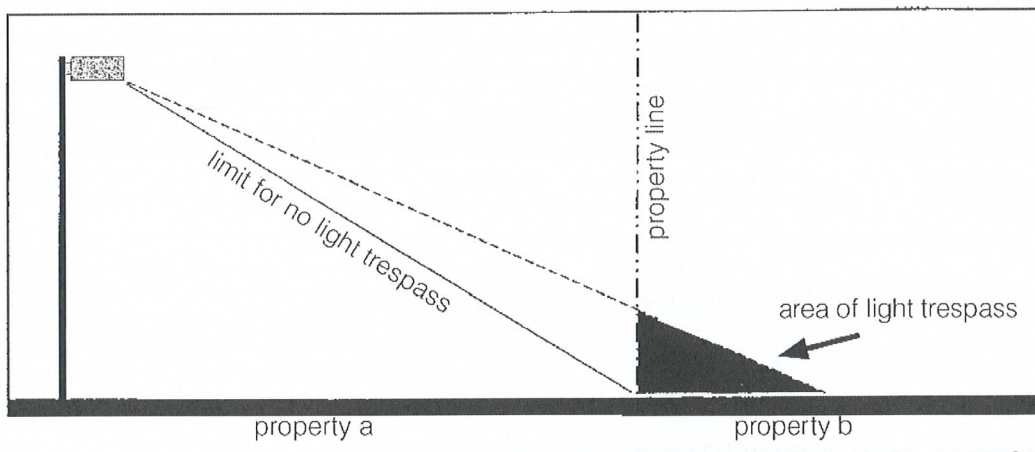
How much light is permitted?	All Fixtures	Unshielded Fixtures (for lights emitting fewer than 600 lumens)
Maximum lumens per sq ft of site development		
DC, CR-1, CR-2, CR-3, OR, TS, UC, BP-ToJ, MHP-ToJ, P/SP, P-ToJ, NL-5, NM-2, NH-1	3	Not applicable
R-ToJ, NL-1, NL-2, NL-3, NL-4, NM-1	1.5	Not applicable
Maximum lumens per site		
DC, CR-1, CR-2, CR-3, OR, TS, UC, BP-ToJ, MHP-ToJ, P/SP, P-ToJ, NL-5, NM-2, NH-1	100,000	5,500
R-ToJ, NL-1, NL-2, NL-3, NL-4, NM-1	60,000	4,000

5.3.1. Exterior Lighting Standards (7/18/18, Ord. 1197)

- a. These lumen limits are upper limits and not a design goal; the design goal should be the lowest levels of lighting possible.
 - b. Individuals with visual impairments and organizations that primarily serve individuals with visual impairments (e.g. retirement communities, hospices, and hospitals) may use up to 4 times the illumination allowed by this section.
3. **Light Color.** Correlated color temperature of any exterior light source shall not exceed 3000 Kelvin.

EXAMPLE: Many light bulb manufacturers include correlated color temperature on packaging. Where packaging does not indicate light color in Kelvins, it is often indicated in descriptive terms. Lights with a "cool" quality typically exceed 3000 Kelvin in color temperature. Light bulbs that create a more "warm" tone are typically under 3000 K..

4. **Light Trespass.** All lighting fixtures shall limit horizontal light levels such that no light falls onto the adjacent property as shown in the diagram below.



5. **Maximum Pole Height of Light Fixture.**

Zone	Maximum Pole Height of Light Fixtures
DC, CR-1 , CR-2, CR-3, OR, TS, UC, BP-ToJ, MHP-ToJ, P/SP, P-ToJ, NL-5, NM-2, NH-1	18 feet
R-ToJ, NL-1, NL-2, NL-3, NL-4, NM-1	15 feet

6. **Controls.** All nonresidential lighting fixtures shall employ automatic lighting controls that extinguish exterior lighting when sufficient daylight is available. Such controls include, but are not limited to: timers, wireless remote monitoring with turn on/off capabilities, photo sensitive light controls, photoelectric switches, astronomic time switches or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system, all with battery or similar backup power or device.

a. Exceptions:

- i. Lighting required by Building Code
- ii. Lighting necessary for public safety
- iii. Lighting under canopies
- iv. Lighting for tunnels, parking garages, garage entrances, and similar conditions.

7. **Lighting Reduction.** After 12:00 AM nonresidential sites shall extinguish or reduce their total exterior lighting by at least 30%.

a. Exceptions:

- i. Motion activated lighting
- ii. Lighting required by Building Code
- iii. Lighting necessary for public safety
- iv. Lighting governed by a conditional use permit in which times of operation are specifically identified
- v. When the exterior lighting consists of only one luminaire

C. **Prohibited Lighting**

The following lighting systems are prohibited from being installed or used.

- 1. **Flickering or Flashing Lights.** No flickering or flashing lights shall be permitted.
- 2. **Searchlights.** No searchlights, laser lights, aerial lasers, or holograms are permitted.
- 3. **Strings of Lights.** Strings or strands of lights used to highlight a sign, perimeter of a sign, or any portion of a building are not permitted, except for holiday-type decorative lighting displayed between November 1 and April 15. Lighting in which any single luminaire exceeds 20,000 initial lumens.

D. **Complex Uses**

- 1. Complex uses such as stadiums, ball diamonds, playing fields, outdoor rinks, ski areas, rodeo grounds, special events, tennis courts, construction sites, parking structures, urban parks, theme and amusement parks, ornamental and architectural lighting of bridges, public monuments, statuary and public buildings, correctional facilities, and industrial sites all have unique requirements for nighttime visibility and often have limited hours of operation. They shall be exempted from the above standards of this Section, if the below standards are met or if their lighting has been approved via issuance of a Conditional Use Permit or Special Event Permit.
- 2. **Maximum height.** Exterior luminaires shall not exceed a maximum post height of 60 feet.

3. **Fully Shielded.** Each luminaire shall be fully shielded in either its orientation or by landscaping to prohibit glare and light trespass to adjacent residential property and must be installed and maintained with minimum aiming angles of 25 degrees downward from the horizontal.
4. **Lights Extinguished.** Lights shall be extinguished by 10:00 PM or at the conclusion of the event, whichever is later. Lighting is not allowed to remain on overnight.
5. **Maximum lumens.** Overall site illumination for a complex use shall not exceed 6 lumens per square feet of site development, nor shall it exceed a total of 550,000 lumens.

5.3.2. Scenic Resources Overlay (SRO) Standards (7/18/18, Ord. 1197)

A. Purpose

The purpose of the Scenic Resources Overlay (SRO) is to preserve and maintain the County's most frequently viewed scenic resources that are important to both its character and economy. This is done through the establishment of several Scenic Areas within the SRO, within which the location, design, and landscaping of physical development and use is regulated to maintain and/or complement the County's important scenic resources.

B. Establishment of the SRO

To protect important scenic resources, which are frequently seen from State highways, Spring Gulch Road, South Park Loop Road and Alta County Road, and which set an image of the rural and western ranching heritage of the County the Scenic Resources Overlay (SRO) is established.

1. **Foregrounds.** The Scenic Resources Overlay (SRO) includes the foreground of the scenic areas described below. Foreground is the open area immediately adjacent to the public road that extends back to where there is either a distinct topographic change, such as the edge of a hillside or butte, or a drop in elevation toward a river bottom, or where dense vegetation screens views to areas behind the vegetation. The Foreground provides the setting for views to distant mountain ranges and valley buttes.
2. **Skylines.** The Scenic Resources Overlay (SRO) includes all butte and hillside skylines as viewed from state highways, Spring Gulch Road, South Park Loop Road and Alta County Road. The skyline is the visual line at which the earth or vegetation and the sky appear to meet. The skyline is typically viewed as the top of a ridge, hillside, or butte.
3. **Map of the SRO Scenic Areas.** The foregrounds and skylines included in the Scenic Resources Overlay (SRO) are generally organized into the following Scenic Areas. These Scenic Areas are generally described below and mapped on the Official Zoning Map. Butte and hillside skylines as viewed from state

Application

Recessed wall luminaire with forward throw light distribution for the illumination of ground surfaces, stairs and pathways.

Materials

Luminaire housing and faceplate constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
Clear safety glass
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 3.1 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	4.8 W
System wattage	7.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	581 lumens (4000K)
LED service life (L70)	50,000 hours

LED color temperature

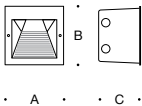
4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS :



Recessed wall luminaire · directed light

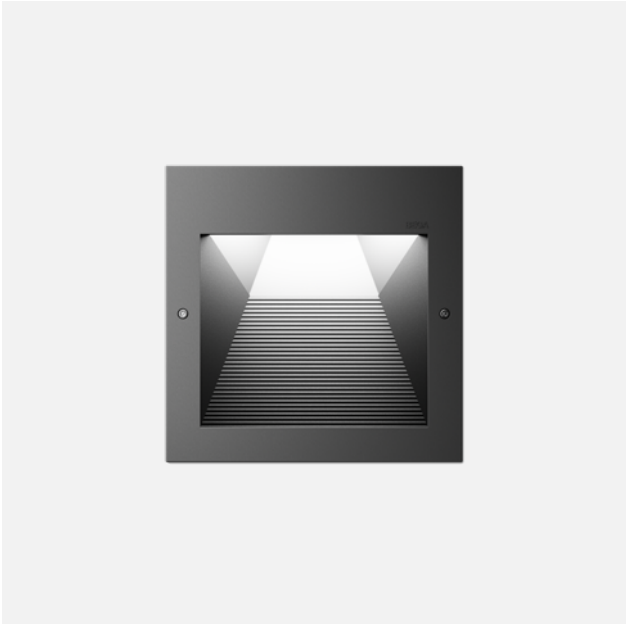
	LED	A	B	C
24 211	ADA 4.8 W	7 1/2	7 1/2	5 1/4

Type:

BEGA Product:

Project:

Modified:



LED Garden and Pathway Luminaire - 77237

By BEGA



Call Us (877) 445-4486

LED Garden and Pathway Luminaire - 77237
By BEGA

"BB"

Product Options

Finish: Graphite,
Motion Sensor: No,
Photocell: No,
CRI: 85,
Voltage: 12 Volt

Details

Clear glass shade
Galvanized steel direct burial anchor included
Lumens: 270
Can be used with existing low voltage landscape systems
Average Rated Life: 50,000 Hours
Requires 12 volt magnetic transformer (sold separately)

Dimensions

12 Volt Option Fixture: Width 3.5", Height 27.5",
Depth 4.13"

Lighting

Lamp Type	LED Built-in
Total Lumens	120
Volts	12
Color Temp	3000 (Soft White)
CRI	85
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
<https://www.lumens.com/led-garden-and-pathway-luminaire---77237-by-bega-BEG487952.html>
Rating: CSA Certified Wet

ITEM#: BEG487952





Notes:

Prepared
by:

Prepared for:
Project:
Room:
Placement:
Approval:



	Project 19-99159S Date 4/28/2020 665 SOUTH CACHE- II	Catalog Number 700WSPITSB-LED830 Notes	TYPE: 
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PITCH SINGLE WALL SCONCE



An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

High quality LM80-tested LEDs

for consistent long-life performance and color

Outstanding protection against the elements:

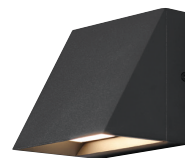
- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Can be mounted for up lighting or down lighting

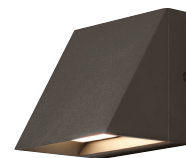
SPECIFICATIONS

DELIVERED LUMENS	822.6
WATTS	26.1
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
CCT	2700K, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years
WEIGHT	1.2 lbs.

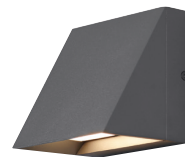
* Visit techlighting.com for specific warranty limitations and details.



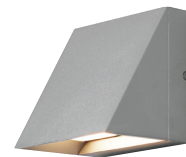
PITCH SINGLE
shown in black



PITCH SINGLE
shown in bronze




PITCH SINGLE
shown in charcoal



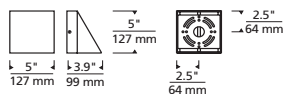
PITCH SINGLE
shown in silver

ORDERING INFORMATION

700WSPIT	SIZE	FINISH	LAMP
	S SINGLE	B BLACK	-LED827 LED 80 CRI, 2700K 120V
		Z BRONZE	-LED827277 LED 80 CRI, 2700K 277V
		H CHARCOAL	-LED830 LED 80 CRI, 3000K 120V
		I SILVER	-LED830277 LED 80 CRI, 3000K 277V

	Project 19-99159S Date 4/28/2020 645 SOUTH CACHE- II Submitted By Illumination Systems - Denver	Catalog Number 700WSPITSB-LED830 Notes	TYPE: CC
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PITCH SINGLE WALL SCENCE



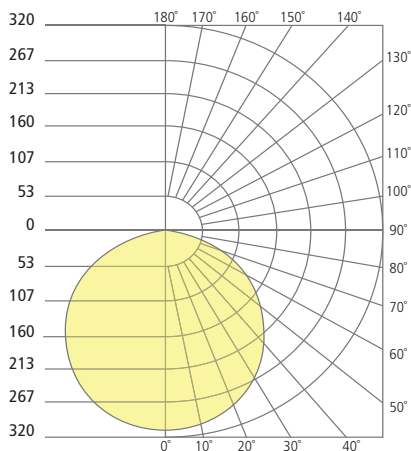
Pitch Single

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

PITCH SINGLE

Total Lumen Output: 822.6
 Total Power: 26.2
 Luminaire Efficacy: 31.4
 Color Temp: 3000K
 CRI: 80+
 BUG Rating: B1-U0-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES



VISUAL COMFORT & CO.

7400 Linder Avenue, Skokie, Illinois 60077

T 847.410.4400 F 847.410.4500



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Project		Catalog #		Type	"DD"
Prepared by		Notes		Date	



Portfolio

LDS6 | EU6 | 6LBS

6" round, new construction
shallow downlight
250-4000 Lumens

Typical Applications

Office • Education • Healthcare • Hospitality • Retail •
Code-Compliance Areas • Sports Venues

Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Energy Data page 4
- Photometric Data page 5
- Connected System page 9
- Product Warranty

Product Certification



Control Compatibility



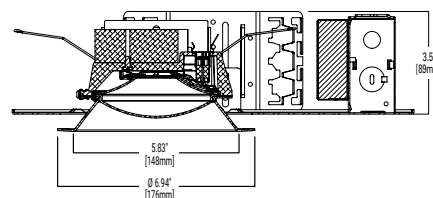
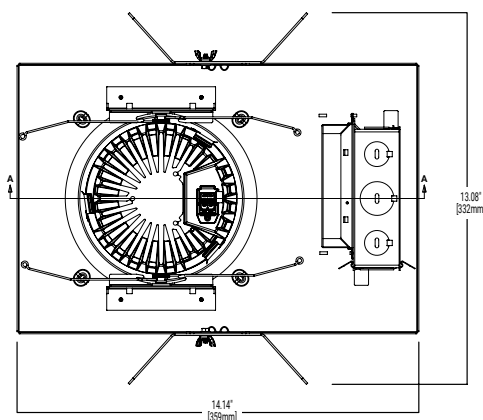
Product Features



Top Product Features

- 250-4000 lumens; Offered in 90 and 97 CRI; ENERGY STAR® qualified
- Easy disconnect for LED engine replacement and installation
- Optional snap in driver for ease of replacement
- Standard 0-10V driver dims to 1%
- 2400K, 2700K, 3000K, 3500K, 4000K, 5000K; D2W™ option from 3000K to 1850K
- Available W2N tunable white CCT range 2700K to 6500K or 2000K to 5000K
- Options to meet Trade Agreements Act requirements

Dimensional and Mounting Details



Single Line Order Information

SAMPLE ORDER NUMBER: **LDS6C109030D010TRM1HEM6**

Invoice will indicate separate fixture components (housing, trim, module) which will ship complete from a single CLS facility in separate cartons.

To receive separate components (housing, trim, module) shipment, click on the "Multi-Line Ordering Information Option" button to the right.

Multi-line Ordering
Information Option

Housing	Lumen ⁽¹⁾	Color Control	CCT ⁽⁷⁾
LDS6C=LED Downlight 6" Nominal Aperture LDS6CCP=LED Downlight 6" Nominal Aperture, Chicago Plenum For TAA use Multi-line Ordering	02 = 250 lumens, IC rated 05 = 500 lumens, IC rated 08 = 800 lumens, IC rated 10 = 1000 Lumens 10IC = 1000 Lumens, IC rated 15 = 1500 Lumens 15IC = 1500 Lumens, IC rated	20 = 2000 Lumens 25 = 2500 lumens 30 = 3000 Lumens 35 = 3500 lumens 40 = 4000 lumens	90=90 CRI Minimum 97=97 CRI Minimum 90 CRI 24=2400K 27=2700K 30=3000K 35=3500K 40=4000K 50=5000K

Driver	Driver Options	Hanger Bars
D010 = 0-10V Dimming, 1% to 100%, 120V-277V up to 4000 lumens 3D010 =0-10V Dimming, 1% to 100%, 347V dedicated drivers for 800 to 4000 lumens; 250 and 500 use step down transformer D010TR = 0-10V (120-277V) or Line Voltage (120V) dimming, 5% to 100%, 120V-277V 250- 4000 lumens 3D010TR =0-10V Dimming, 5% to 100%, 347V step down transformer 250-4,000 DE010 = 0-10V Dimming, 0% to 100%, 120V-277V 500-4000 lumens 3DE010 =0-10V Dimming, 0% to 100%, 347V step down transformer 500-4000 lumens D5LT = Fifth Light® (DALI T6) Logarithmic Dimming, 0% to 100%, 120V-277V, 500-4000 lumens 3D5LT =Fifth Light® (DALI T6) Logarithmic Dimming, 0% to 100% 347V step down transformer, 500-4000 lumens DMX = DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V 800-4000 lumens ⁽¹⁴⁾ 3DMX =DMX/RDM Logarithmic Dimming, 0% to 100%, 347V step down transformer, 800-4000 ⁽¹⁴⁾ DMXC5 = DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V, 800-4000 lumens, RJ45 Connection ⁽¹⁴⁾ 3DMXC5 =DMX/RDM Logarithmic Dimming, 0% to 100%, 347V step down transformer, 800-4000, RJ45 Connection ⁽¹⁴⁾ 1DL2 = Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 120V Only 800-3500 lumens 3DL2 = Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 347V step down transformer, 800-3500 lumens DLE = Lutron Ecosystem dimming 1% to 100%, 120V-277V, 800-3500 lumens 3DLE =Lutron Ecosystem dimming 1% to 100%, 347V, step down transformer, 800-3500 lumens DLV = Low voltage dimming driver (1-100%) for use with DLVP system 800-3000 lumens ⁽³⁾	Blank = Standard mount driver PD = Plug in Driver ⁽²²⁾	Blank = Without hanger bars B26 = C-channel Bar Hanger, 26" Long, Pair

Trim Distribution	Trim Flange	Trim Finish	Options ^{(3) (16) (23)}
S =Shallow, Spun Aluminum PS =Non-Conductive Shallow, Injection Molded white ^{(11) (12)} CS =Cast Shallow, Die Cast Aluminum	0 =White Polymer Trim Ring 1 =Self-flanged ⁽¹³⁾ 2 =White Painted Self-flanged 4 =Knife edge rimless use with die cast only ^{(8) (6)}	LI =Specular Clear ⁽⁹⁾ H =Semi-Specular Clear ⁽⁹⁾ WMH =Warm Haze ⁽⁹⁾ WH =Wheat ⁽⁹⁾ GPH =Graphite Haze ⁽⁹⁾ B =Specular Black ⁽⁹⁾ MW =Matte White (Antimicrobial) MB =Matte Black ⁽⁹⁾ MMS =Matte Metallic Silver ⁽⁸⁾	EMBOD6ST =Bodine® 6W Self Test Emergency Module with Remote Test Switch WPN = WaveLinX PRO Wireless Node without sensor ⁽¹⁷⁾

Accessories (Order Separately) ⁽²⁰⁾			
TRM6P =White Metal Trim Ring ⁽²⁾ LGSKT6IP66 =IP66 Gasket Kit PRR6 =Rimless Plaster Ring ⁽²⁾ RKP6 =Knife Edge Plaster Ring ⁽⁹⁾	RPM6MW =Rimless Millwork Ring, Matte White ⁽²⁾ RPM6MB =Rimless Millwork Ring, Matte Black ⁽²⁾ RKM6MW =Knife Edge Millwork Ring, Matte White ⁽⁵⁾ RKM6MB =Knife Edge Millwork Ring, Matte Black ⁽⁵⁾ HSA6 =Slope Adapter for 6" Aperture Housings, Specify Slope ⁽¹⁸⁾	Bar Hangers HB50 =C-channel Bar Hanger, 50" Long, Pair RMB22 =Wood Joist Bar Hanger, 22" Long, Pair	Connected Lighting Systems ^{(3) (19)} WPST = Field installed WaveLinX sensor Kit ⁽¹⁷⁾ WLST = Field installed WaveLinX LITE Sensor Kit ⁽¹⁸⁾

Notes:

- Nominal Lumens will vary depending on selected color, CRI, driver and reflector finish. [Reference Multiplier tables.](#)
- Order trim with polymer trim ring.
- Not available with Chicago Plenum.
- ULUS listed only
- Order die cast trim with flange type 4
- Requires knife edge accessory ring.
- Available only on CS distributions.
- Not available on PS or CS distributions.
- PS available in self-flanged MW finish only.
- Offered up to 2000 lumens

- Flange is the same finish as the reflector
- DMX fixtures default to full on upon loss of DMX signal.
- Refer to system specifications for additional information, features, and benefits. Use with 0-10V driver.
- Non-IC
- WPN = WaveLinX PRO wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor. Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only.
- Not recommended for use with Wall Wash

- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. Offered with shallow (S) spun trim.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
- Not available with DLVP
- 120V-277V



665 CACHE, JACKSON, WY

STRUCTURAL NARRATIVE:

The 665 Cache project in Jackson, Wyoming consists of a three-story building above grade with a full basement. The basement will provide parking for the project while the main level is a mix of residential units, commercial space, and parking. Levels 2 and 3 consist of residential units.

Basement:

The foundation will consist of isolated spread and continuous footings underneath a slab on grade. A 12" basement wall will wrap the perimeter of the basement and the stair shafts. Concrete columns (14x24) will be used to support the concrete slabs at Levels 1 and 2

Level 1:

The Level 1 slab will be a 10" mild slab to support the parking, residential units, and commercial spaces. Transfer beams approximately 24"x48" will be required to transfer out the columns that are discontinuous at Level 1. Studrails are required at all columns where a drop caps or beams do not frame into the columns. Concrete shear walls at the stairs and along Grids B & H will transfer the seismic loads from Level 2 down to foundation elements in the basement.

Level 2 (Podium):

The Level 2 slab will be a 14" mildly reinforced transfer slab that supports the two-stories of wood residential framing and is supported by the concrete columns and walls below. Studrails are required at all columns where drop caps or beams do not frame into the columns. There will be a landscaped portion of the podium of the slab that will be stepped down several inches from the residential framing and sloped to drain.

Level 2 (Wood) – Roof:

The two stories of residential framing bearing on the Level 2 podium are anticipated to be traditional wood framed construction. Floor framing will 11 7/8 TJI @ 16" OC spanning between bearing walls covered with 3/4 plywood glued and nailed to the framing. Roof framing will be 16"-18" TJI @ 16" OC covered with 5/8 plywood at roof and 3/4" plywood at roof decks. Light framed wood shear walls will be utilized to transfer the seismic loads down to the Level 2 podium.



Aufderheide Construction Management

665 S CACHE MIXED USE DEVELOPMENT

CONTENTS

- CONSTRUCTION MANAGEMENT PLAN
- INITIAL SITE LOGISTICS PLAN



**665 S Cache Mixed Use Development
Construction Management Plan
May 24, 2023**

General

New Jack LLC is re-developing the existing surface parking lot space at 665 S. Cache St. The 20,000 sf site will be built out to include new office space along with long term and short term housing. A sub grade parking structure is included as well.

Schedule

The project is anticipated to begin in the Spring of 2024 and last approximately 18-24 months.

Safety

A site specific safety plan following NFPA 241 will be created prior to permit issuance and will be submitted to Jackson Hole Fire/EMS for approval.

Public Impact

New Jack LLC will compile a list of properties and businesses that may be impacted by the construction and create a list of contacts in order to disseminate information regarding construction, schedule, and Right Of Way work.

New Jack LLC and their contractor ACM Wyoming are aware that the right-of-way is a shared use area, including community special events and Town capital improvement projects and will work in good faith to coordinate with the town to accommodate these events.

Construction Parking

Construction parking will be limited to the greatest extent possible by the use of public transit and car pooling. All town parking regulations and restrictions will be followed for all employees and tradesmen. Limited off street parking will be made available at the auxiliary construction staging lot located on Snow King Ave.

Current occupants of the 645 building will utilize on street parking on Cache St. and the surrounding side streets during construction of the new building which includes dedicated parking for 645 occupants.

Site Logistics

Anticipated work hours at the job site will be 7am-5:30pm Monday thru Friday and Saturdays 7am-3:30pm. Attached to this document is an initial site logistics plan.

Stormwater Management

Stormwater management and protection of the TOJ stormwater system will be achieved thru traditional methods such as grading, straw waddles, and dandy bags. Locations and specific BMP's will be detailed in the construction documents.

Site Plan

See attached site logistics plan.

Crane

Once the design documents are taken to a "CD" level the method of hoisting and building of the superstructure will be finalized and at that time the appropriate crane will be selected. At that time the CMP plan will be updated.

Protection Of Pedestrians

Since the sidewalk adjacent to the property being developed is a 'dead end' we propose detouring pedestrians to the east side of Cache for their protection.

Stabilized Construction Access

A stabilized construction access will be built and maintained throughout the course of the project and will be detailed in the SWMP drawings issued for permit submission.

Traffic Control

Activities affecting vehicular traffic in Cache St will be addressed in individual ROW permits so traffic control can be tailored to fit the activity, duration, and impact for each different activity (i.e. a concrete placement vs utility work).

The alley will be utilized to the greatest extent possible for construction activity to avoid conflicts with Cache St.

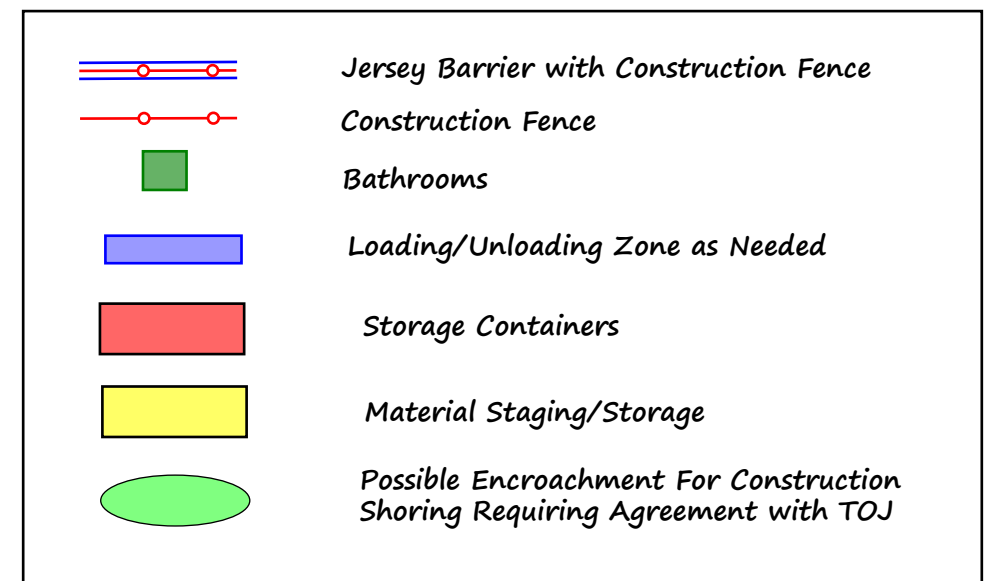
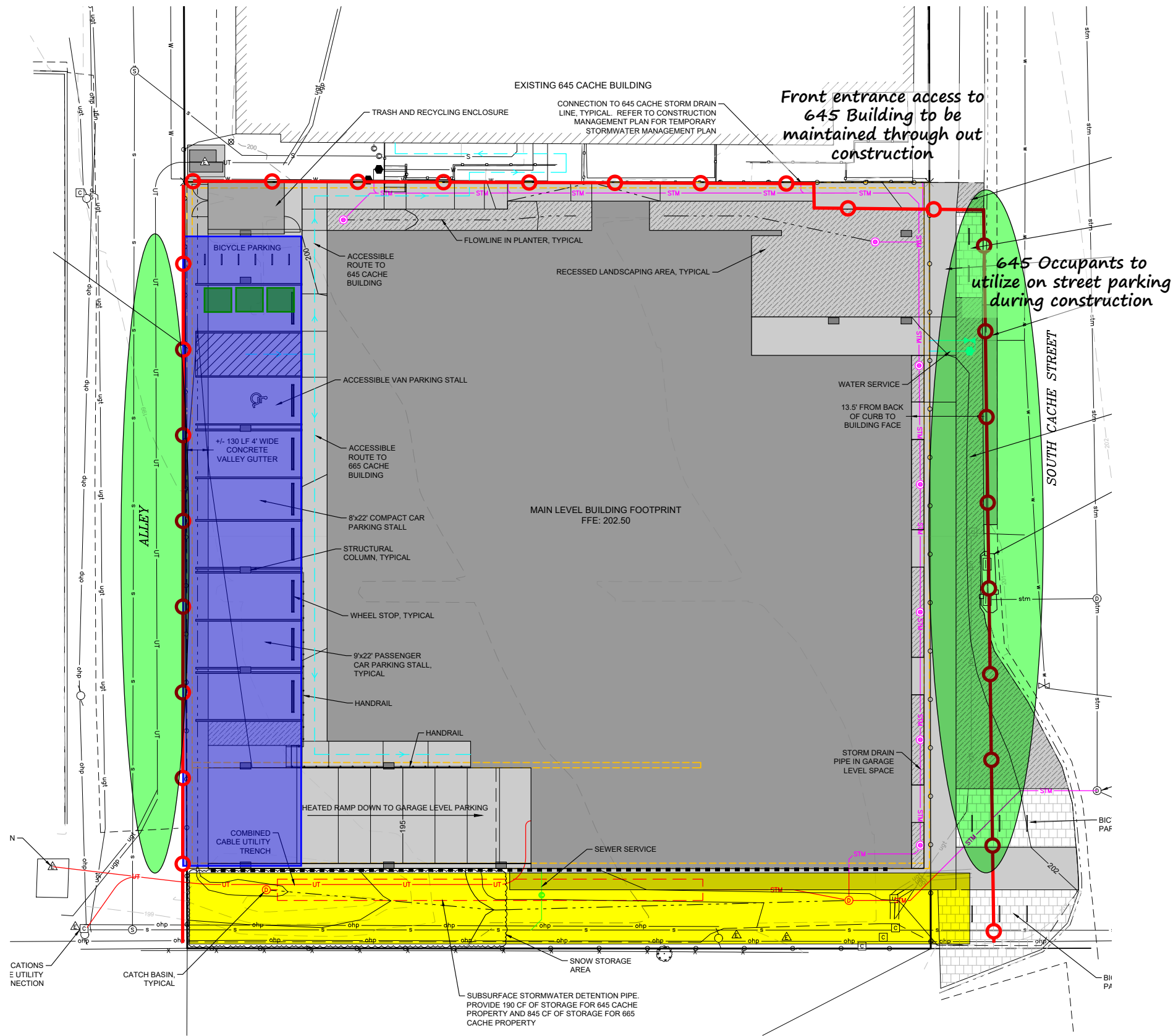
Shoring

Final design of the temporary shoring design has not taken place yet. The system will likely be comprised of a combination of post and beam shoring near the 645 building and traditional horizontal soil nailing on the other sides of the excavation.

Once the shoring design is complete any components (i.e. soil nails, piles, etc.) that will be installed in the TOJ Right of Way we will prepare an encroachment agreement for the TOJ review.

Staging

Off site staging has been reserved off of Snow King Ave as illustrated in the site plan herein.

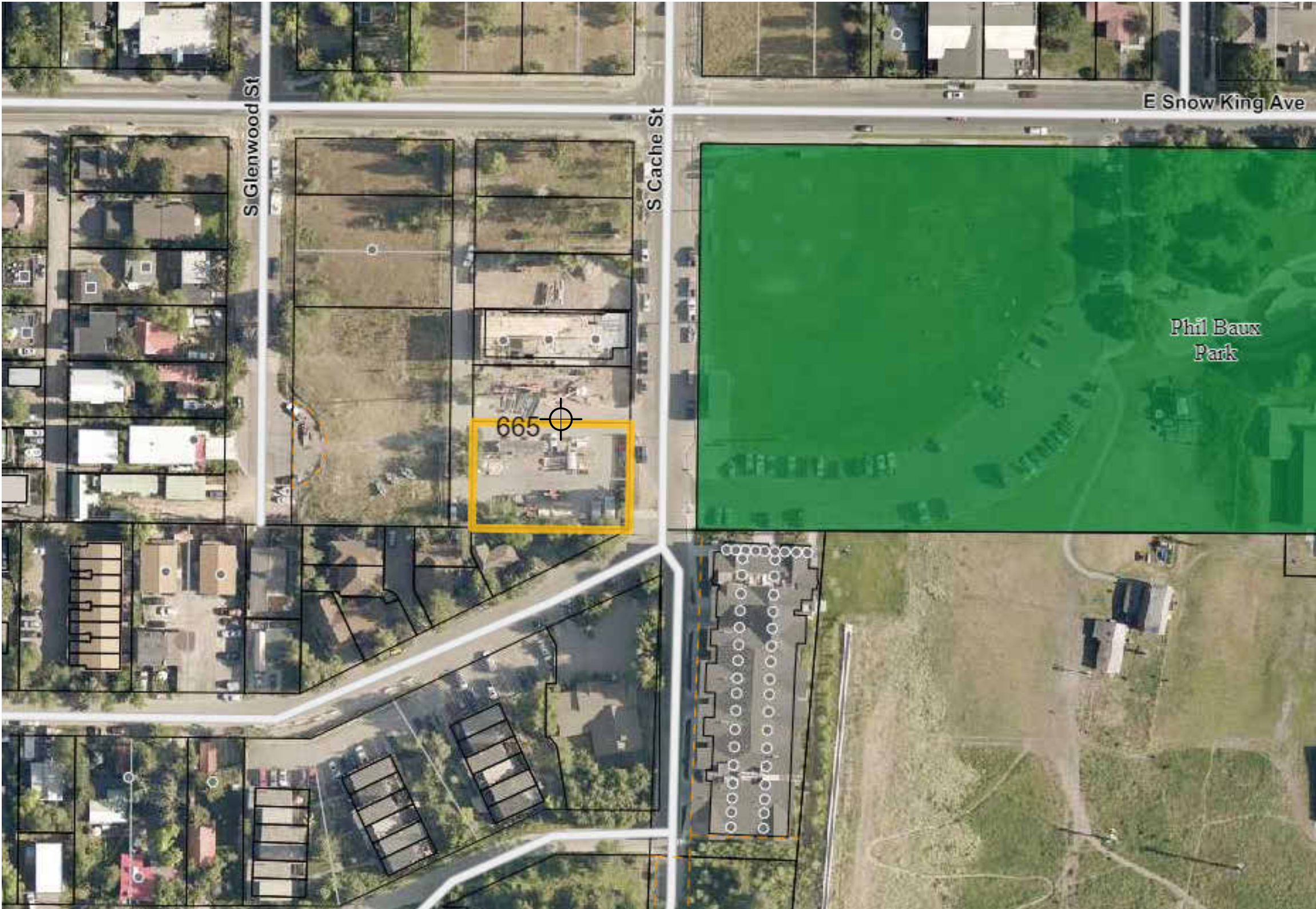


DATE	TITLE	REV
060123	665 S CACHE	1

665 S CACHE ST
JACKSON, WY



1135 Gregory Lane, Suite A 307.203.2487



OWNER
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PO BOX 11803
JACKSON, WY 83002

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HOYT ARCHITECTS
1110 MAPLE WAY | SUITE F
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JORGENSEN
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LANDSCAPE ARCHITECT
CAIRN LANDSCAPE ARCHITECTS
PO BOX 8281
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307.264.0903

STRUCTURAL ENGINEER
IMEG
1143 STONERIDGE DRIVE, SUITE 2
BOZEMAN, MT 59718
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MECH/ELEC/PLUMB ENGINEER
AEC ARCHITECTURAL ENGINEERING
CONSULTANTS, INC.
P.O. BOX 8489
AVON, CO 81620
970.748.8520

CONSTRUCTION
ACM
AUFDERHEIDE CONSTRUCTION MANAGEMENT
JACKSON, WY 83001
307.203.9242

GENERAL

- G001 COVER SHEET
- G002 PROJECT INFORMATION
- G004 CODE & OCCUPANCY BASEMENT
- G005 CODE & OCCUPANCY LEVEL 1
- G006 CODE & OCCUPANCY LEVEL 2
- G007 CODE & OCCUPANCY LEVEL 3
- G008 CODE & OCCUPANCY ROOF
- G009 ADA & LIVABILITY STANDARDS
- G010 ADA & LIVABILITY STANDARDS
- G011 LDR AREAS BASEMENT
- G012 LDR AREAS LEVEL 1
- G013 LDR AREAS LEVEL 2
- G014 LDR AREAS LEVEL 3
- G015 LDR AREAS ROOF

CIVIL

- C1.0 TITLE, VICINITY MAP, & SHEET INDEX
- C1.1 GENERAL NOTES
- C2.0 EXISITING CONDITIONS
- C2.1 DEMOLITION AND SITE PREPARATION PLAN
- C3.0 SITE OVERVIEW
- C3.1 NORTHWEST GRADING PLAN
- C3.2 NORTHEAST GRADING PLAN
- C3.3 SOUTHWEST GRADING PLAN
- C3.4 SOUTHEAST GRADING PLAN
- C3.5 GARAGE LEVEL GRADING PLAN
- C3.6 UTILITY AND SUBSURFACE DRAINAGE PLAN
- C4.0 ROAD DETAILS
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- C4.2 STORM WATER DETAILS
- C4.3 MISCELLANEOUS DETAILS

LANDSCAPE

- L0.1 EXISTING CONDITIONS
- L0.2 CONTEXT PLAN
- L0.3 SITE PLAN
- L0.4 PLANTING PLAN
- L0.5 LSR DIAGRAM

ARCHITECTURAL

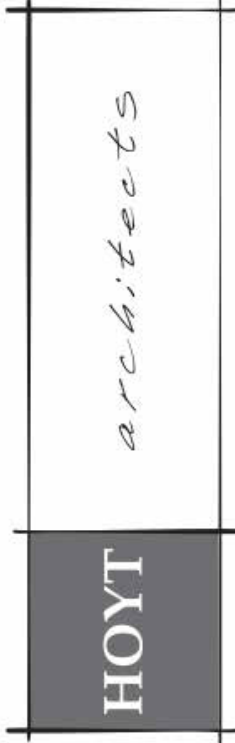
- A101 BASEMENT FLOOR PLAN
- A102 FIRST FLOOR PLAN
- A103 SECOND FLOOR PLAN
- A104 THIRD FLOOR PLAN
- A105 ROOF PLAN
- A201 EAST NORTH ELEVATIONS
- A202 WEST SOUTH ELEVATIONS
- A300 BUILDING SECTIONS
- A301 BUILDING SECTIONS

EXTERIOR LIGHTING

- EX1.0 LEVEL 1 EXTERIOR LIGHTING PLAN
- EX1.1 LEVEL 2 EXTERIOR LIGHTING PLAN
- EX1.2 LEVEL 3 EXTERIOR LIGHTING PLAN
- EX1.3 ROOF LEVEL EXTERIOR LIGHTING PLAN

PLUMBING

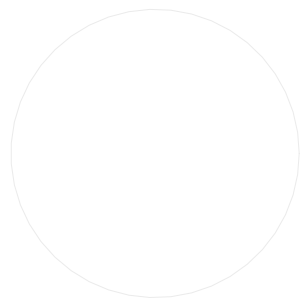
- P1.0 PLUMBING LEGEND SPEC'S & SCHEDULES
- P1.1 PLUMBING SCHEDULES



Jackson Wyoming
307.733.9955

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665 S. CACHE
JACKSON, WY 83001
665 SOUTH CACHE MIXED USE



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DEVELOPMENT PLAN SET

Date 06.06.2023
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

COVER SHEET

G001

PROJECT INFORMATION

PROJECT DESCRIPTION:

This project redevelops the existing parking lot located at 665 S. Cache Street in the Town of Jackson into a new mixed-use building with offices, long- and short-term housing. The site is located in the CR-1 Zone with Lodging overlay, with an area of 20,000 square feet. The project is adjacent to 645 S. Cache, a completed mixed-use redevelopment, and will match that building in height and character.

The project will include deed restricted housing with the intent to utilize the workforce housing floor area bonus. The bonus above the allowable FAR is proposed to fill out the volume, as allowed and prescribed by the LDR's and zoning regulations. Existing housing credits from the 645 S. Cache redevelopment are being used. A sub grade parking structure, accessed from the alley, and existing on street parking will accommodate parking demand. An existing 15 foot utility easement along the south property line will remain and provide landscape area for the required LSR, see landscape plans. A planning pre-application conference has been conducted, and the DRC has approved the design.

ZONING CODE ANALYSIS:

ZONING DISTRICT: CR-1, COMMERCIAL RESIDENTIAL - 1 W/LODGING OVERLAY
42' MAX HEIGHT IF ROOF PITCH < 5/12, 3 STORY LIMIT
SEE G SHEETS FOR OCCUPANCY AND FAR CALCULATIONS SPREADSHEET.

PARKING REQUIREMENTS:

VEHICLES:
A TOTAL OF 48 SPACES ARE PROPOSED (47 SPACES REQUIRED)
SEE FAR CALCULATIONS SPREADSHEET & CIVIL DRAWINGS FOR REFERENCE.
BIKES:
SEE LANDSCAPE DRAWINGS.

BUILDING CODE ANALYSIS:

PROPOSED WORK SHALL COMPLY WITH THE FOLLOWING:
- INTERNATIONAL BUILDING CODE; 2021 EDITION WITH AMENDMENTS
- DESIGN CRITERIA UTILIZED:
SEISMIC DESIGN CATEGORY: D
WIND LOAD: 115 MPH
SNOW LOAD: 93 PSF

ICC/ANSI A 117.1, 2017 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION, WITH AMENDMENTS
NATIONAL ELECTRIC CODE, 2023 EDITION - NFPA 70
INTERNATIONAL FIRE CODE, 2021 EDITION
INTERNATIONAL WILDLAND-URBAN INTERFACE, 2021 EDITION
INTERNATIONAL FUEL GAS CODE, 2021 EDITION
INTERNATIONAL MECHANICAL CODE, 2021 EDITION, WITH AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2021 EDITION, WITH AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION, WITH AMENDMENTS
REGULATORY AGENCY
TOWN OF JACKSON, WYOMING

OCCUPANCY:

BUILDING OCCUPANCY:

302.1 OCCUPANCY CLASSIFICATION: GROUP B, R-2, S-2

303.1.1: A TENANT SPACE USED FOR ASSEMBLY PURPOSES OF AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.

1004.7 OUTDOOR AREAS: YARDS, PATIOS, OCCUPIED ROOFS, COURTS AND SIMILAR OUTDOOR AREAS ACCESSIBLE TO AND USABLE BY THE BUILDING OCCUPANTS SHALL BE PROVIDED WITH A MEANS OF EGRESS AS REQUIRED BY THIS CHAPTER. THE OCCUPANT LOAD OF SUCH OUTDOOR AREAS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE. WHERE OUTDOOR AREAS ARE TO BE USED BY PERSONS IN ADDITION TO THE OCCUPANTS OF THE BUILDING, AND THE PATH OF EGRESS TRAVEL FROM THE OUTDOOR AREAS PASSES THROUGH THE BUILDING, MEANS OF EGRESS REQUIREMENTS FOR THE BUILDING SHALL BE BASED ON THE SUM OF THE OCCUPANT LOADS OF THE BUILDING PLUS THE OUTDOOR AREAS.

EXCEPTIONS:

- 1. OUTDOOR AREAS USED EXCLUSIVELY FOR SERVICE OF THE BUILDING NEED ONLY HAVE ONE MEANS OF EGRESS
- 2. BOTH OUTDOOR AREAS ASSOCIATED WITH GROUP R-3 AND INDIVIDUAL DWELLING UNITS OF GROUP R-2.

REFER TO SHEET G003 & FAR SPREADSHEET FOR OCCUPANT LOAD CALCULATIONS. TOTAL OCCUPANT LOAD PER LEVEL:

PARKING GARAGE: 83 OCCUPANTS
LEVEL 1: RESIDENTIAL: 26 OCCUPANTS
BUSINESS: 41 OCCUPANTS
CIRCULATION: 12 OCCUPANTS
MECHANICAL: 4 OCCUPANTS
TOTAL L1: 83 OCCUPANTS
LEVEL 2: 61 OCCUPANTS
LEVEL 3: 50 OCCUPANTS

TYPE OF CONSTRUCTION:

TYPE VB CONSTRUCTION WHERE THE STRUCTURAL ELEMENTS, EXTERIOR AND INTERIOR WALLS ARE OF ANY MATERIAL ALLOWED BY 2021 IBC CODE.

EGRESS WIDTH:

SECTION 1011.2

PUBLIC STAIRWAYS: 83 OCCUPANTS MAX x 0.20" = 17" REQ'D
44" MIN REQUIRED PER IBC 1011.2
MINIMUM STAIR WIDTH PROVIDED: 48"

PRIVATE RESIDENT STAIRWAYS: 61 OCCUPANTS MAX x 0.20" = 12" REQ'D
36" MIN REQUIRED PER IBC 1011.2 EXCEPTION NO. 1
MINIMUM STAIR WIDTH PROVIDED: 48"

*NOTE: STAIRWAY CAPACITY FACTOR REDUCED BY 0.20" AND OTHER COMPONENTS REDUCED TO 0.15" WHEN BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

OTHER EGRESS COMPONENTS 1005.3.2

BASEMENT AND 1ST FLOOR CONVERGENCE OCCUPANT LOAD =
(83 + 26 + 41) OCCUPANTS x 0.15" = 22.8"
MIN. WIDTH PROVIDED: 48"

PRIVATE RESIDENCES FIRST FLOOR:
IBC TABLE 1020.2 MINIMUM CORRIDOR WIDTH IS 36" FOR OCCUPANT LOAD LESS THAN 50.
MIN. WIDTH PROVIDED: 39"

NOTE: OTHER COMPONENTS REDUCED TO 0.15" WHEN BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

EXIT ACCESS DOORWAYS:

TABLE 1006.3.3 MINIMUM NUMBER OF EXITS/ACCESS TO EXITS PER STORY:
1 - 500 OCCUPANTS = MIN. OF 2 EXITS/ACCESS TO EXITS PER STORY.

EXTERIOR EXIT SEPARATION:

SEE G004-G008

EGRESS ILLUMINATION:

1008.2 ILLUMINATION REQUIRED:

THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMANTED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.

(PLEASE SEE SECTION 1008.2 FOR ALL NECESSARY EGRESS ILLUMINATION REQUIREMENTS)

1008.2 EXCEPTION 3 - DWELLING UNITS AND SLEEPNG UNITS IN GROUPS R-1, R-2, AND R-3 ARE NOT REQUIRED TO HAVE EGRESS ILLUMINATION.

ACCESSIBILITY:

FOLLOW ICC A117.1 CODES
SEE G009 & G010 FOR ACCESSIBLE & TYPE B UNITS.

CONSTRUCTION / HEIGHT & AREA:

V-B FULLY SPRINKLED THROUGHOUT (SM)

ALLOWABLE HEIGHT BASED ON MAIN OCCUPANCY (R-2): 3 STORIES IBC508.2.2

ACCESSORY OCCUPANCIES TO BE LOCATED IN APPROPRIATE STORIES PER IBC 504, TABLE 504.4
B: 3 STORIES
R-2: 3 STORIES
S-2: 3 STORIES

ALLOWABLE HEIGHT FOR ALL OCCUPANCIES IN FEET: 60 IBC 504.3

ALLOWABLE AREA (SM)
IBC 508.4, TABLE 506.2

ACTUAL AREA:
MAIN OCCUPANCY (R-2): 25,222 SF
MOST RESTRICTIVE OCCUPANCY (B): 5,690 SF

ACTUAL HEIGHT:
3 STORIES AND BASEMENT PARKING GARAGE

REQUIRED SEPERATION (TABLE 508.4)
BUSINESS TO BUSINESS: 0 HOURS
BUSINESS TO RESIDENTIAL: 1 HOUR
BUSINESS/RESIDENTIAL TO S-2 PARKING: 1 HOUR

FIRE RESISTANCE RATING:

ELEVATOR

IBC 3002
90 MINUTE FIRE RATED ELEVATOR DOORS WITH SMOKE AND DRAFT PROTECTION REQUIRED. PROVIDE PHASE I EMERGENCY RECALL OPERATION AND PHASE II EMERGENCY IN-CAR OPERATION IN ACCORDANCE w/ASME A17.1/CSA B44.

KNOX BOX; REQUIRED, SEE CIVIL DRAWINGS

STAIRWAYS:

711.3
EXCEPTION FOR HORIZONTAL ASSEMBLIES IN TYPE VB BUILDINGS PROVIDED THAT THE FIRE RESISTANCE RATING DOES NOT EXCEED 1 HOUR.

711.2.3
2 HR RATED OFFSETS TO BE SUPPORTED WITH 2 HR. RATED CONSTRUCTION TO THE FOUNDATION

1023.2 AND 707.5
STAIR SHAFTS TO BE CONTINUOUS

718.2 AND 707.5.1
ANY HOLLOW SPACES IN WALLS OR HORIZONTAL ASSEMBLIES TO BE FIREBLOCKED

EXTERIOR WALLS:

TABLE 705.5: FIRE SEPARATION DISTANCE
0 TO 10': 1 HOUR RATING REQUIRED
>10: 0 HOUR RATING REQUIRED

ALLOWABLE AREA OF EXTERIOR WALL OPENINGS:

SECTION 705.8.4 MIXED OPENINGS
TABLE 705.8: UNPROTECTED: SPRINKLERED OPENINGS. <3': NOT PERMITTED.
3' TO LESS THAN 5' UNPROTECTED AND SPRINKLERED = 15% ALLOWABLE AREA
5' TO LESS THAN 10' UNPROTECTED AND SPRINKLERED = 25% ALLOWABLE AREA
10' TO LESS THAN 15' UNPROTECTED AND SPRINKLERED = 45% ALLOWABLE AREA

FIRE SPRINKLER/ALARM SYSTEM:

NFPA 13 SPRINKLERED BUILDING: AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE TO SECTION 903 IN THE 2021 IBC.
CONTRACTOR TO COORDINATE SMOKE DETECTOR W/ SPECIAL FIRE ALARM SYSTEM & SPRINKLER SYSTEM, FIRE ALARM & SPRINKLER ALARM TO BE DESIGNED, COORDINATED, & SUBMITTED FOR APPROVAL TO JACKSON HOLE FIRE EMS BY GENERAL CONTRACTOR.

RADIO COMMUNICATION:

BDA RADIO COMMUNICATION SYSTEM REQUIRED, IN ACCORDANCE w/NFPA 241.

EXIT SIGNAGE:

1013.1. EXIT SIGNAGE PROVIDED AT EACH EXIT AND EXIT ACCESS DOORWAY

1013.4. TACTILE EXIT SIGNS PROVIDED AT ENTRANCES TO STAIRWAYS AND ALL EXTERIOR EXIT DOORS

1111.1. SIGNAGE AS REQUIRED BY SECTION 703 OF ICC A117.1-09 AT PUBLIC RESTROOMS

1023.9. SIGNAGE AT INTERIOR EXIT STAIRS

3002.3. EMERGENCY SIGNAGE AT ELEVATOR

1009.10. ADDITIONAL DIRECTIONAL SIGNAGE AT ELEVATOR INDICATING ACCESSIBLE MEANS OF EGRESS.

GENERAL NOTES:

1. IT IS EACH CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW AND BECOME FAMILIAR WITH ALL PERTINENT DOCUMENTS AVAILABLE REGARDING THE CONSTRUCTION OF THIS PROJECT. ANY AMBIGUITY OR DISCREPANCY DISCOVERED IN THE DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT WHO SHALL MAKE CLARIFICATIONS AND INTERPRETATIONS IN A TIMELY MANNER. THE CONTRACTOR'S FAILURE TO DISCOVER AND NOTIFY THE ARCHITECT OF SAID AMBIGUITY OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY RELATING OT THE MATTER.

2. CHANGES OR DEVIATIONS FROM THE DOCUMENTS, MADE BY THE CONTRACTOR OR THEIR SUPPLIERS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ARE UNAUTHORIZED CHANGES TO THE WORK AND AS SUCH SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR THE CONSEQUENCES ARISING THERE FROM.

3. PRIOR TO BEGINNING ANY NEW WORK OR INSTALLATION, IT IS EACH CONTRACTOR'S RESPONSIBILITY TO INSPECT PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE AND VERIFY THAT ALL SUCH WORK IS SATISFACTORY AND COMPLETE TO THE REQUIRED LEVEL OF ACCEPTANCE TO ALLOW FOR THE START OF SUBSEQUENT WORK. THE COMMENCEMENT OF ANY WORK SHALL INDICATE THAT ALL PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE WAS FOUND TO BE ACCEPTABLE AND INSTALLED ACCORDING TO INDUSTRY STANDARDS. ANY WORK FOUND TO BE IN UNACCEPTABLE CONDITION SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.

4. EACH CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO ESTIMATING THE COST OF THE SCOPE OF WORK AND PRIOR TO ORDERING OR FABRICATING MATERIALS OR BEGINNING ANY CONSTRUCTION RELATED ACTIVITIES FOR THE PURPOSE OF BECOMING COMPLETELY FAMILIAR WITH THE SITE AND ALL EXISTING CONDITIONS WHICH MIGHT IMPACT THE COST OF, OR PERFORMANCE OF THE SCOPE OF WORK.

5. ALL CONSTRUCTION IS TO BE PREFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT. UNDER NO CIRCUMSTANCES OR CONDITION DOES THE ARCHITECT HAVE RESPONSIBILITY FOR THE MEANS OR METHODS USED BY A CONTRACTOR IN THE PREFORMANCE OF THE WORK OR FOR CONDITIONS OF SAFETY AT THE JOB SITE.

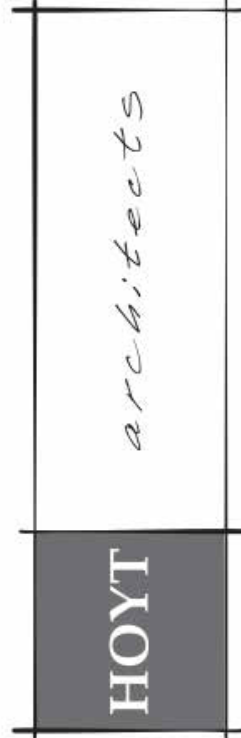
6. CONTRACTOR SHALL COORDINATE ALL FINISHES, MATERIALS, AND COLORS WITH THE ARCHITECT AND OWNER AND INTERIOR DESIGNER.

7. DIMENSIONS OF AND FROM EXISTING CONDITIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND/OR FIELD MEASUREMENTS. ALL EXISTING DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE ON DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PERTAINING TO THE EXISTING CONDITIONS, INCLUDING ALL WORK ALREADY IN PLACE, PRIOR TO ORDERING OR FABRICATING MATERIALS, AND PRIOR TO START OF CONSTRUCTION.

8. CONTRACTORS SHALL KEEP PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.

9. DO NOT SCALE THE DRAWINGS. IF QUESTIONS ARISE AS TO DIMENSIONAL REQUIREMENTS, CONTACT THE ARCHITECT FOR CLARIFICATION.

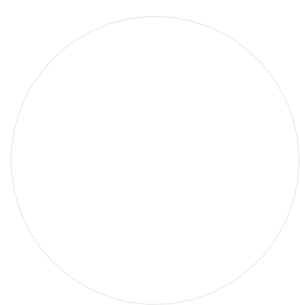
10. ALL MATERIALS, FIXTURES AND EQUIPMENT PROVIDED UNDER THIS CONTRACT ARE TO BE PROVIDED IN NEW CONDITION WITH FULL MANUFACTUER'S WARRANTY. UNLESS OTHERWISE SPECIFIED BY THE OWNER, AND ARE TO BE STORED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. DAMAGED ITEMS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.



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JACKSON, WY 83001



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DEVELOPMENT PLAN SET

Date 06.06.2023
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

PROJECT
INFORMATION

G002

No.	Description	Date

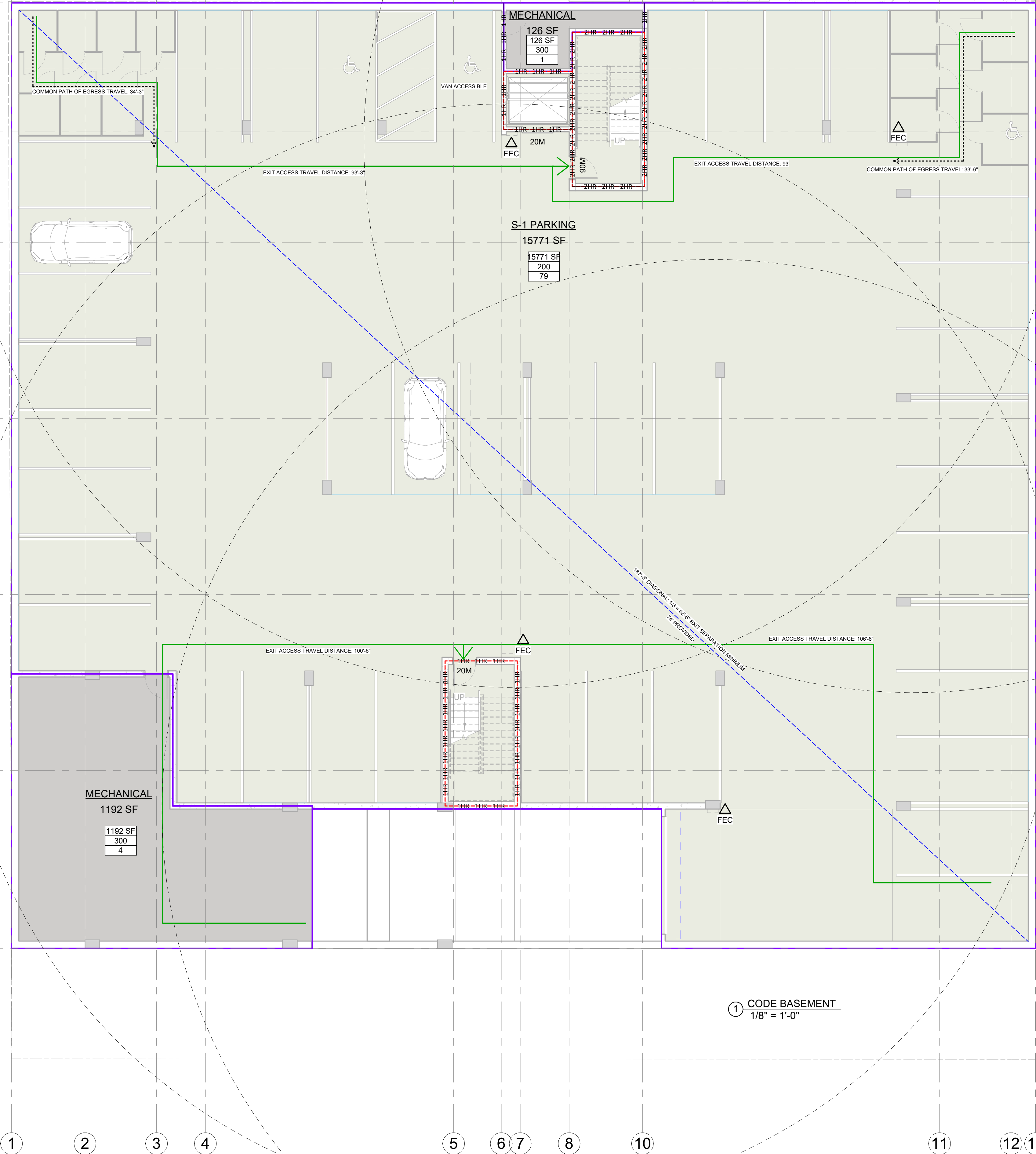
OCCUPANCY Legend

	PARKING
	MECHANICAL

CODE PLAN LEGEND

	OCCUPANCY TAG:
	SPACE AREA IN SQUARE FEET (SF)
	OCCUPANT LOAD FACTOR
	NUMBER OF OCCUPANTS
	EXIT ACCESS TRAVEL DISTANCE
	COMMON PATH OF EGRESS TRAVEL DISTANCE
	SMOKE BARRIER
	1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
	1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
	2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
	UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.1(2). ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
	UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL.
	FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL
	SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C
	SURFACE MOUNTED SIGN - SEE 316.101
	COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



1 CODE BASEMENT
1/8" = 1'-0"

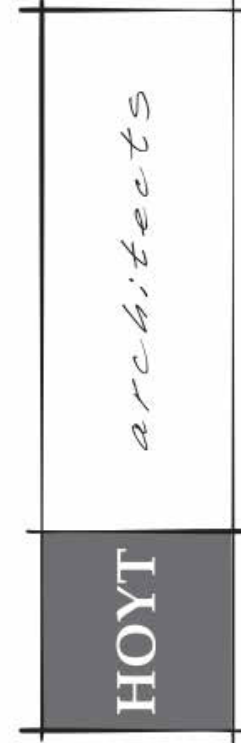
OCCUPANCY Legend

- CIRCULATION
- RESIDENTIAL R-2
- BUSINESS B
- MECHANICAL

CODE PLAN LEGEND

- OCCUPANCY TAG:
- SPACE AREA IN SQUARE FEET (SF)
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL DISTANCE
- S S S SMOKE BARRIER
- 1/2HR 1/2HR 1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 1HR 1HR 1HR 1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 2HR 2HR 2HR 2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.1(2)
ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
- UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL.
- FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A-10B/C CABINET RATINGS TO MATCH WALL
- SURFACE MOUNTED FIRE EXTINGUISHER - 2A-10B/C
- S# SURFACE MOUNTED SIGN - SEE 3/F101
- COMBINATION SMOKE AND CO DETECTOR, SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



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DEVELOPMENT PLAN SET

Date 06.06.2023
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REVISIONS

No.	Description	Date

CODE &
OCCUPANCY LEVEL
1

G005

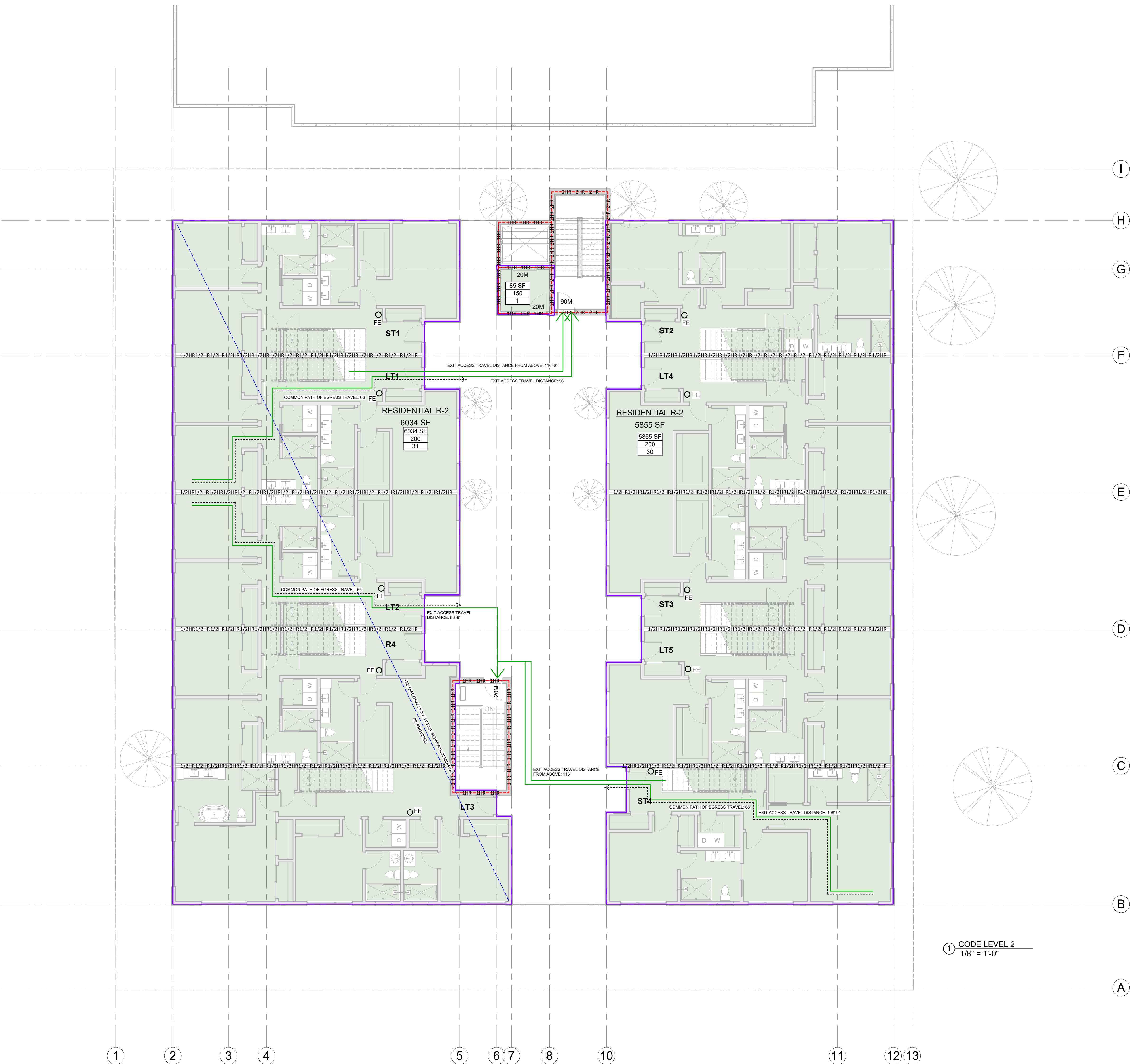
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RESIDENTIAL R-2

		<p>OCCUPANCY TABLE:</p> <p>—SPACE AREA IN SQUARE FEET (SF)</p> <p>—OCCUPANT LOAD FACTOR</p> <p>—NUMBER OF OCCUPANTS</p>
		EXIT ACCESS TRAVEL DISTANCE
		COMMON PATH OF EGRESS TRAVEL DISTANCE
		SMOKE BARRIER
		12 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
		1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
		2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
		UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716 (2)
		ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
		UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL.
		FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET REQUIRED TO MATCH WALL
		SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C
		SURFACE MOUNTED SIGN - SEE 3/F101
		COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRAST TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIREDEMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



① CODE LEVEL 2
1/8" = 1'-0"

OCCUPANCY Legend

- RESIDENTIAL R-2
- MECHANICAL

CODE PLAN LEGEND

- OCUPANCY TAG:

SPACE AREA IN SQUARE FEET (SF)

OCUPANT LOAD FACTOR

NUMBER OF OCCUPANTS
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL DISTANCE
- SMOKE BARRIER
- 1/2HR - 1/2HR

1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 1HR - 1HR

1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 2HR - 2HR

2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.1(2)

ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
- UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL.
- FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL
- SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C
- SURFACE MOUNTED SIGN - SEE 3XF101
- COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.

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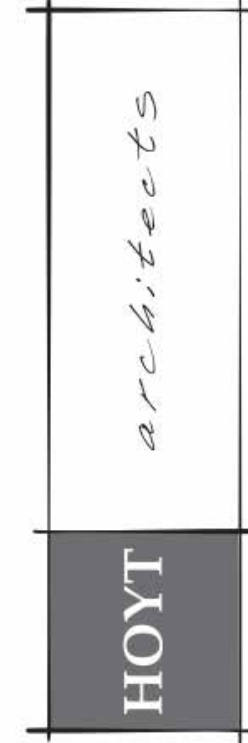
D

C

B

A

1 CODE LEVEL 3
1/8" = 1'-0"



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DEVELOPMENT PLAN SET

Date 06.06.2023
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No.	Description	Date

CODE &
OCCUPANCY LEVEL
3

G007

6/9/2023 10:56:27 AM

CODE PLAN LEGEND

OCCUPANCY TAG

SPACE AREA IN SQUARE FEET (SF)

OCCUPANT LOAD FACTOR

NUMBER OF OCCUPANTS

EXIT ACCESS TRAVEL DISTANCE

COMMON PATH OF EGRESS TRAVEL DISTANCE

SMOKE BARRIER

1/2HR - 1/2HR

1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

1HR - 1HR - 1HR

1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

2HR - 2HR - 2HR

2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.10.2

ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.

UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL

FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A-10B:C CABINET RATING TO MATCH WALL

SURFACE MOUNTED FIRE EXTINGUISHER - 2A-10B:C

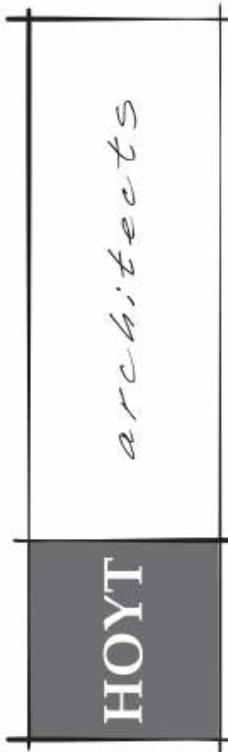
SURFACE MOUNTED SIGN - SEE 31F101

COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.

OCCUPANCY Legend

RESIDENTIAL R-2 (OUTDOORS)



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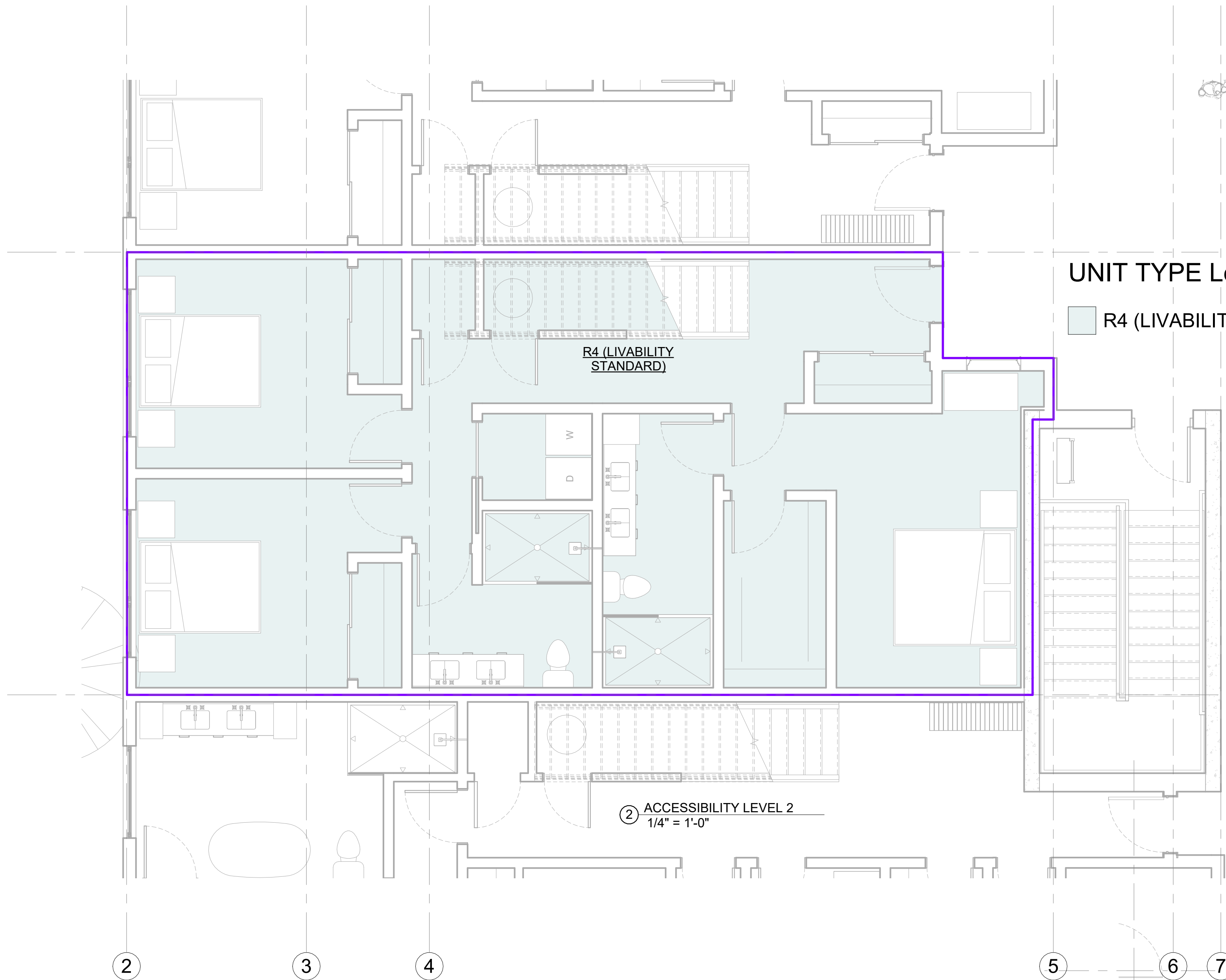
DEVELOPMENT PLAN SET

Date 06.06.2023
Drawn by MB
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REVISIONS

No.	Description	Date

CODE & OCCUPANCY ROOF

G008



UNIT TYPE Legend

R4 (LIVABILITY STANDARD)

LIVABILITY STANDARDS

TO APPLY TO ALL RESTRICTED UNITS, INCLUDING ACCESSIBLE & TYPE B UNITS.

KITCHENS:

REFER TO TETON COUNTY LIVABILITY STANDARDS FOR DETAILED DESCRIPTIONS.

A. CABINETS

STANDARD 24" DEPTH, 36" HEIGHT LOWER CABINETS.
STANDARD 12" DEPTH, 30" HEIGHT UPPER CABINETS.

1 BEDROOM	MIN. 5'9" LINEAL FEET OF BASE/UPPER CABINETS
2 BEDROOM	MIN. 6'6" LINEAL FEET OF BASE/UPPER CABINETS
3 BEDROOM	MIN. 7'7" LINEAL FEET OF BASE/UPPER CABINETS

B. COUNTERTOPS

PROVIDE A MIN. OF 3' OF CONTINUOUS WORK SPACE (NEW, DURABLE, EASY CLEAN)
NOT INCLUDING INTERIOR CORNER SPACE.

C. APPLIANCES

UNIT SIZE	SINK	RANGE/OVEN	REFRIGERATOR	DISHWASHER
1 BEDROOM	30" W	30" W	20 CU.FT.	24" W
2 BEDROOM	32" W	30" W	25 CU.FT.	24" W
3 BEDROOM	32" W	30" W	25 CU.FT.	24" W

BATHROOMS:

PROVIDE AT LEAST ONE FULL BATHROOM INCL. BATHTUB WITH SHOWER, SINK, TOILET,
& A MINIMUM OF FOUR SQUARE FEET OF STORAGE.

CLOSETS & STORAGE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

A. MINIMUM STORAGE DIMENSIONS

UNIT SIZE	BEDROOM CLOSET	LINEN CLOSET	ADD'L STORAGE
1 BEDROOM	6'-0" W	30" W	30 SQ.FT.
2 BEDROOM	6'-0" W	30" W	40 SQ.FT.
3 BEDROOM	6'-0" W	36" W	50 SQ.FT.

ALL CLOSETS TO HAVE A MIN. 26" FINISH DEPTH.

ROOM SIZE & SHAPE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

BEDROOMS:

1ST BEDROOM MIN. 120 SQ.FT.
ADD'L BEDROOM(S) MIN. 80 SQ.FT.
- NO FINISH DIMENSION LESS THAN 6'-0"

LIVING/DINING ROOMS:

- NO FINISH DIMENSIONS LESS THAN 10'-0"
FURNITURE LAYOUT TO SEAT EVERY HOUSEHOLD MEMBER.
2 PEOPLE PER 1 BEDROOM UNIT.
3 PEOPLE PER 2 BEDROOM UNIT.
4 PEOPLE PER 3 BEDROOM UNIT.

REVIEW JACKSON/TETON COUNTY AFFORDABLE HOUSING
LIVABILITY STANDARDS QUESTIONNAIRE &
HOUSING MITIGATION PLAN

ACCESSIBILITY LEGEND

GENERAL (ICC A117.1 CHAPTERS 3, 4 & 11)

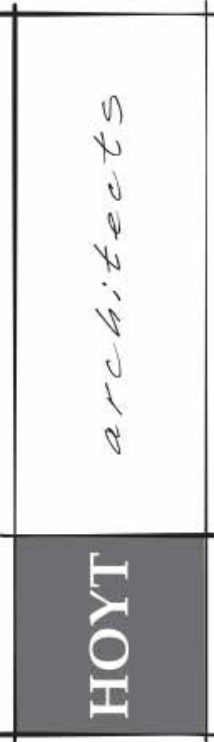
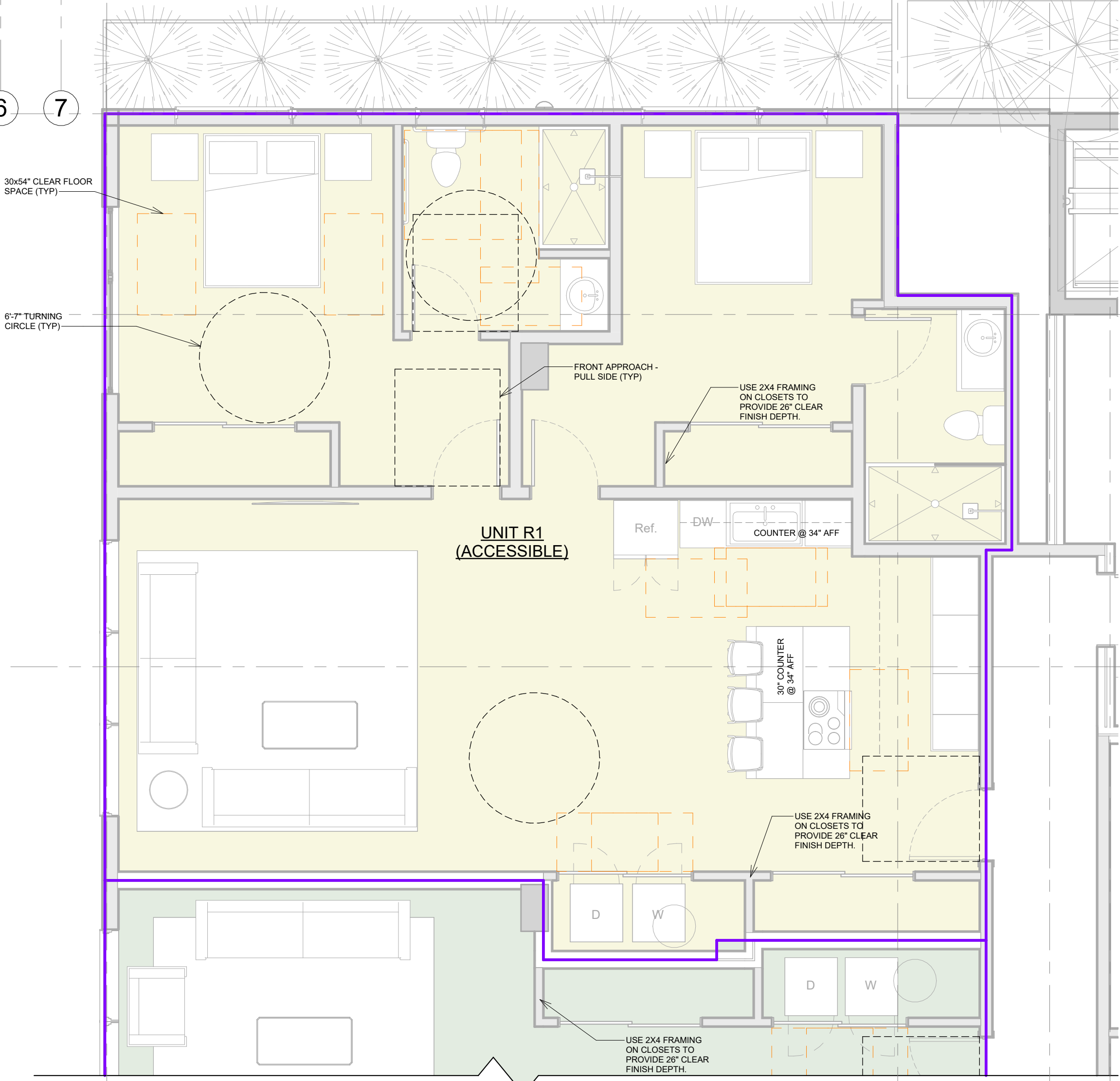


PLUMBING ELEMENTS & FACILITIES (ICC A117.1 CHAPTER 6)

TOILET & BATHING ROOMS	REQ. CLEARANCES INDICATED ON PLAN
MIRRORS	BOTTOM EDGE 40" AFF, 603.3
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF, 604.3
GRAB BARS	PROVIDE BLOCKING IN WALLS, INSTALL AS REQUIRED PER 604.5, 608.3
LAVATORIES & SINKS	CLEAR FLOOR SPACE PER 606.2 INDICATED ON PLAN, HEIGHT MAX 34" AFF
SHOWER COMPARTMENTS	STANDARD ROLL-IN TYPE SHOWER w/80" x 30" CLEAR FLOOR SPACE, SEAT PROVIDED ON WALL OPPOSITE CONTROLS, INSTALL CONTROLS & HANDHELD SHOWER PER 608.4
SHOWER ENCLOSURES	INSTALLED AS TO NOT OBSTRUCT CONTROLS OR TRANSFER TO SEAT
WATER TEMPERATURE	120 DEGREES MAX
SHOWER SEAT	INSTALLED AS REQUIRED BY 610.3
WASHERS & DRYERS	FRONT (ACCESSIBLE) OR TOP LOADING (TYPE B UNITS), CLEAR FLOOR SPACE AS SHOWN ON PLAN

SPECIAL ROOMS & SPACES (ICC A117.1 CHAPTER 8)

KITCHENS	REQ. CLEARANCES INDICATED ON PLAN, PASS-THRU KITCHEN 40" MIN CLEARANCE U-SHAPED KITCHEN 60" MIN CLEARANCE
WORK SURFACE	AS SHOWN ON PLAN, 34" MAX HEIGHT AFF
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF
SINKS	CLEAR FLOOR SPACE INDICATED ON PLAN, HEIGHT MAX 34" AFF
APPLIANCES	CLEAR FLOOR SPACE INDICATED ON PLAN, INSTALL PER 604.5
COAT HOOKS & SHELVES	LOCATE WITHIN REACH RANGE 308, 603.4
THRESHOLDS	HEIGHT 1/2" MAX, BEVELED OR ROUNDED.



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DEVELOPMENT PLAN SET

Date 06.06.2023
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Checked by HOYT
REVISIONS

No.	Description	Date

ADA & LIVABILITY
STANDARDS

G009

LIVABILITY STANDARDS

TO APPLY TO ALL RESTRICTED UNITS, INCLUDING ACCESSIBLE & TYPE B UNITS.

KITCHENS:

REFER TO TETON COUNTY LIVABILITY STANDARDS FOR DETAILED DESCRIPTIONS.

A. CABINETS

STANDARD 24" DEPTH, 36" HEIGHT LOWER CABINETS.
STANDARD 12" DEPTH, 30" HEIGHT UPPER CABINETS.

1 BEDROOM MIN. 51/2 LINEAL FEET OF BASE/UPPER CABINETS
2 BEDROOM MIN. 61/2 LINEAL FEET OF BASE/UPPER CABINETS
3 BEDROOM MIN. 71/2 LINEAL FEET OF BASE/UPPER CABINETS

B. COUNTERTOPS

PROVIDE A MIN. OF 3" OF CONTINUOUS WORK SPACE (NEW, DURABLE, EASY CLEAN)
NOT INCLUDING INTERIOR CORNER SPACE.

C. APPLIANCES

UNIT SIZE	SINK	RANGE/OVEN	REFRIGERATOR	DISHWASHER
1 BEDROOM	30" W	30" W	20 CU.FT.	24" W
2 BEDROOM	32" W	30" W	25 CU.FT.	24" W
3 BEDROOM	32" W	30" W	25 CU.FT.	24" W

BATHROOMS:

PROVIDE AT LEAST ONE FULL BATHROOM INCL. BATHTUB WITH SHOWER, SINK, TOILET,
& A MINIMUM OF FOUR SQUARE FEET OF STORAGE.

CLOSETS & STORAGE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

A. MINIMUM STORAGE DIMENSIONS

UNIT SIZE	BEDROOM CLOSET	LINEN CLOSET	ADD'L STORAGE
1 BEDROOM	6'-0" W	30" W	30 SQ.FT.
2 BEDROOM	6'-0" W	30" W	40 SQ.FT.
3 BEDROOM	6'-0" W	30" W	50 SQ.FT.

ALL CLOSETS TO HAVE A MIN. 26" FINISH DEPTH.

ROOM SIZE & SHAPE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

BEDROOMS:

1ST BEDROOM MIN. 120 SQ.FT.
ADD'L BEDROOM(S) MIN. 90 SQ.FT.
- NO FINISH DIMENSION LESS THAN 9'-0"

LIVING/DINING ROOMS:

- NO FINISH DIMENSIONS LESS THAN 10'-0"
FURNITURE LAYOUT TO SEAT EVERY HOUSEHOLD MEMBER:
2 PEOPLE PER 1 BEDROOM UNIT,
3 PEOPLE PER 2 BEDROOM UNIT,
4 PEOPLE PER 3 BEDROOM UNIT.

REVIEW JACKSON/TETON COUNTY AFFORDABLE HOUSING
LIVABILITY STANDARDS QUESTIONNAIRE &
HOUSING MITIGATION PLAN

ACCESSIBILITY LEGEND

GENERAL (ICC A117.1 CHAPTERS 3, 4 & 11)



PLUMBING ELEMENTS & FACILITIES (ICC A117.1 CHAPTER 6)

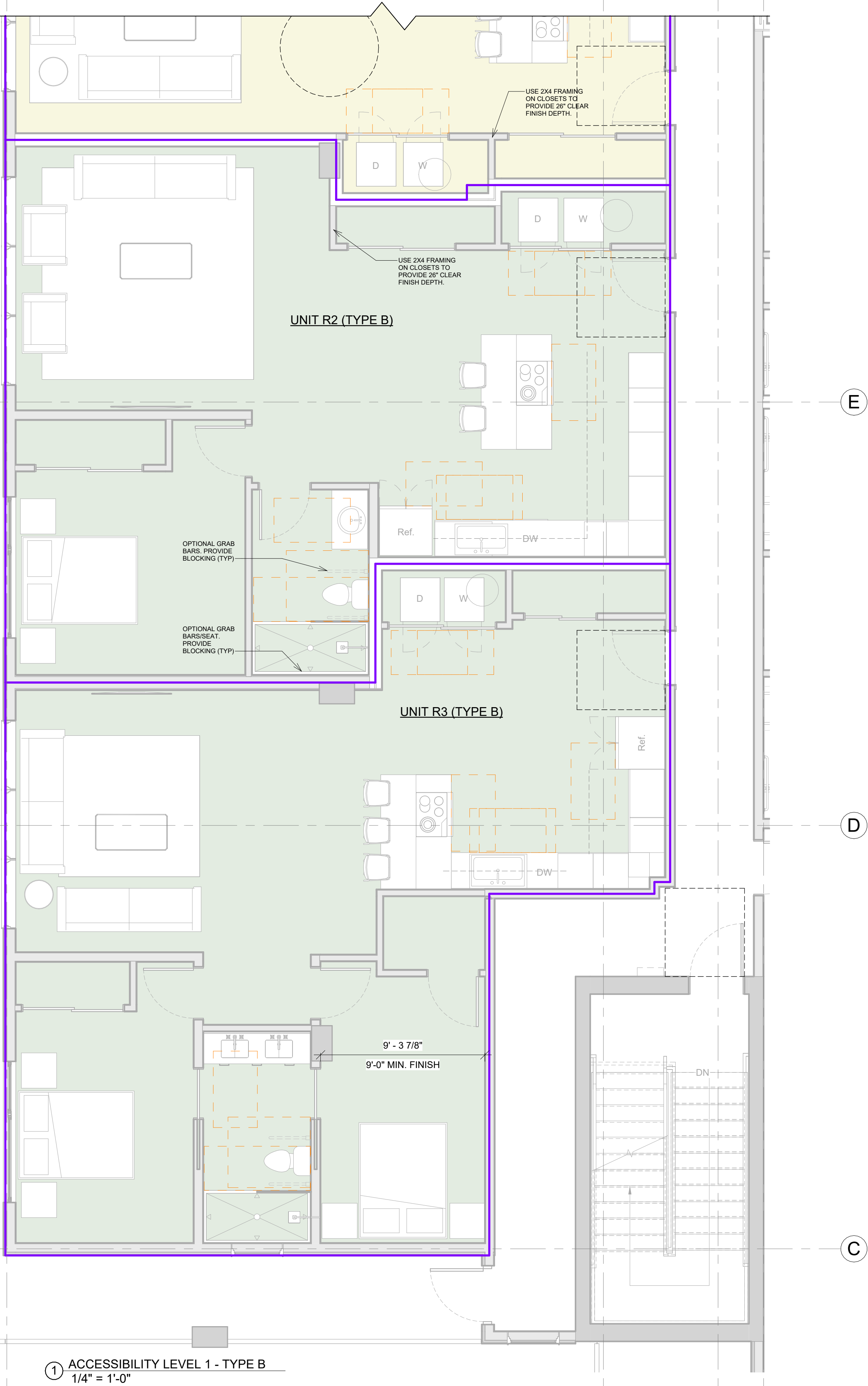
TOILET & BATHING ROOMS	REQ. CLEARANCES INDICATED ON PLAN
MIRRORS	BOTTOM EDGE 40" AFF, 603.3
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF, 604.3
GRAB BARS	PROVIDE BLOCKING IN WALLS, INSTALL AS REQUIRED PER 604.5, 608.3
LAVATORIES & SINKS	CLEAR FLOOR SPACE PER 608.2 INDICATED ON PLAN, HEIGHT MAX 34" AFF
SHOWER COMPARTMENTS	STANDARD ROLL-IN TYPE SHOWER w/60" x 30" CLEAR FLOOR SPACE, SEAT PROVIDED ON WALL OPPOSITE CONTROLS; INSTALL CONTROLS & HANDHELD SHOWER PER 608.4
SHOWER ENCLOSURES	INSTALLED AS TO NOT OBSTRUCT CONTROLS OR TRANSFER TO SEAT
WATER TEMPERATURE	120 DEGREES MAX
SHOWER SEAT	INSTALLED AS REQUIRED BY 610.3
WASHERS & DRYERS	FRONT (ACCESSIBLE) OR TOP LOADING (TYPE B UNITS); CLEAR FLOOR SPACE AS SHOWN ON PLAN

SPECIAL ROOMS & SPACES (ICC A117.1 CHAPTER 8)

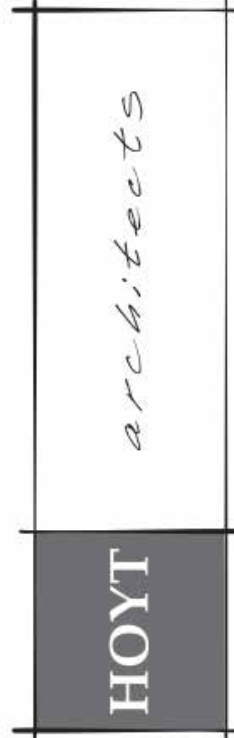
KITCHENS	REQ. CLEARANCES INDICATED ON PLAN, PASS-THRU KITCHEN 40" MIN. CLEARANCE U-SHAPED KITCHEN 60" MIN. CLEARANCE
WORK SURFACE	AS SHOWN ON PLAN, 34" MAX HEIGHT AFF
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF
SINKS	CLEAR FLOOR SPACE INDICATED ON PLAN, HEIGHT MAX 34" AFF
APPLIANCES	CLEAR FLOOR SPACE INDICATED ON PLAN, INSTALL PER 804.5
COAT HOOKS & SHELVES	LOCATE WITHIN REACH RANGE 308, 603.4
THRESHOLDS	HEIGHT 1/2" MAX, BEVELED OR ROUNDED.

UNIT TYPE Legend

- UNIT R1 (ACCESSIBLE)
- UNIT R2 (TYPE B)
- UNIT R3 (TYPE B)



1 ACCESSIBILITY LEVEL 1 - TYPE B
1/4" = 1'-0"



Jackson Wyoming
307.733.9955

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665 S. CACHE
JACKSON, WY 83001
665 SOUTH CACHE MIXED USE

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DEVELOPMENT PLAN SET

Date 06.06.2023
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

ADA & LIVABILITY
STANDARDS

G010

LDR Area Legend

- MECHANICAL
- PARKING

PARKING - REQUIRED (CR-1)

RESIDENTIAL:
1.5 PER DWELLING UNIT
13 UNITS X 1.5 SPACES = 19.5

BUSINESS:
3.3 PER 1,000 SF
5,690 SF X 0.0033 SPACES = 18.78

PARKING REQUIREMENT FOR 645 CACHE = 9 SPACES

TOTAL SPACES REQUIRED: 47 SPACES

BICYCLE PARKING:

SEE LANDSCAPE DRAWINGS

PARKING - PROVIDED

PARKING GARAGE:
6 COMPACT PARKING SPACES 8' x 18'
2 ADA SPACES (1 ADA VAN ACCESSIBLE) & ACCESS AISLE
32 PARKING SPACES 9' x 18'
PARKING GARAGE: 40 SPACES

ALLEY PARKING:
8 PARKING SPACES 9' x 22'
1 ADA (VAN ACCESSIBLE?) SPACE & ACCESS AISLE
PARKING ALLEY: 8 SPACES

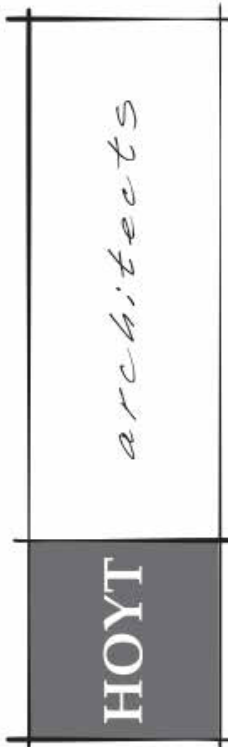
TOTAL SPACES PROVIDED: 48

BICYCLE PARKING:

SEE LANDSCAPE DRAWINGS



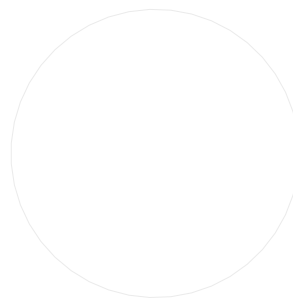
① LDR BASEMENT
1/8" = 1'-0"



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DEVELOPMENT PLAN SET

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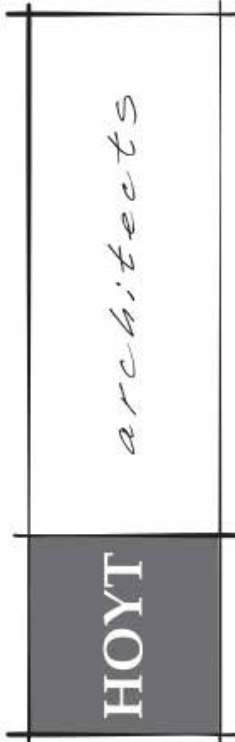
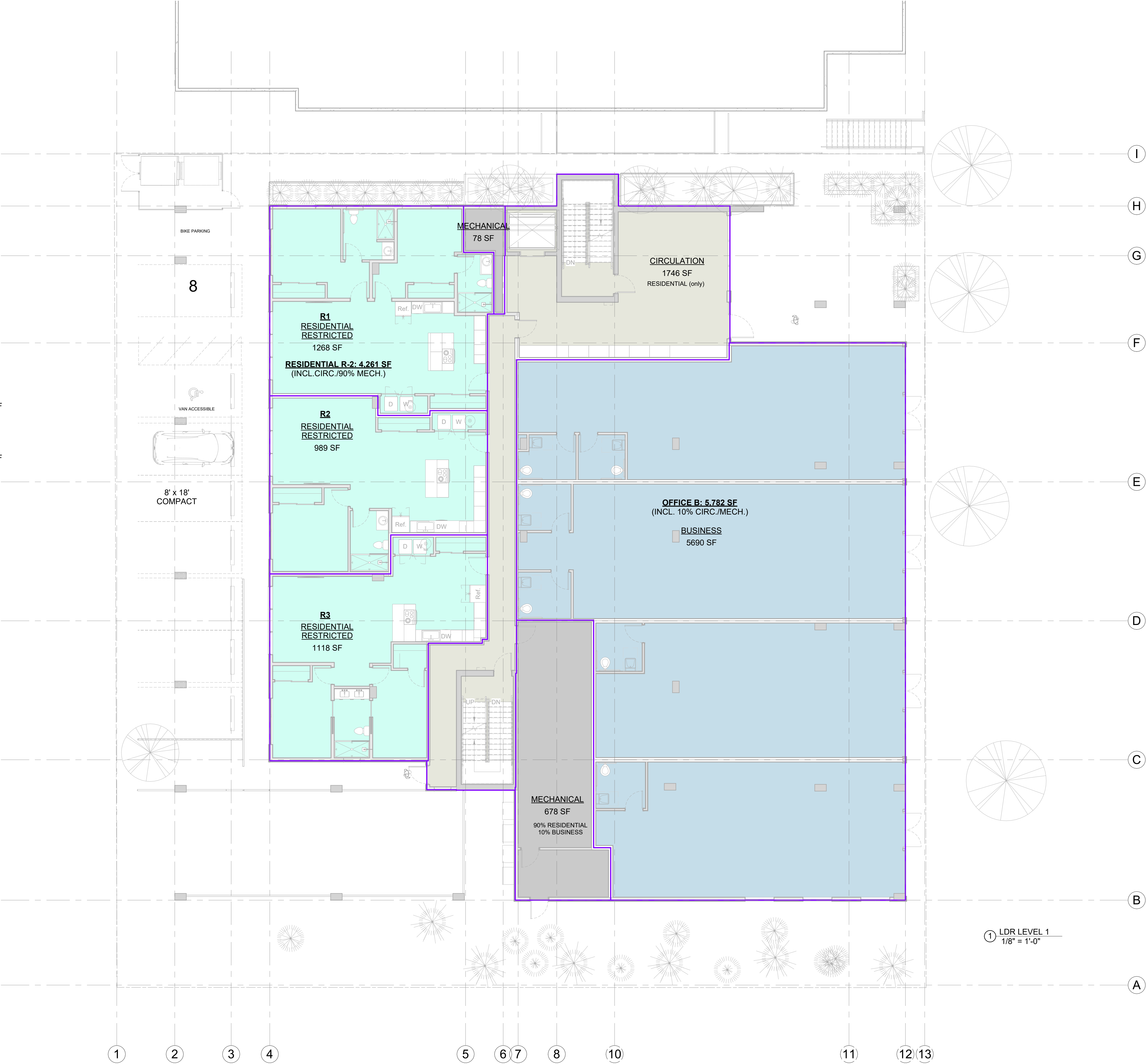
No.	Description	Date

LDR AREAS
BASEMENT

G011

LDR Area Legend

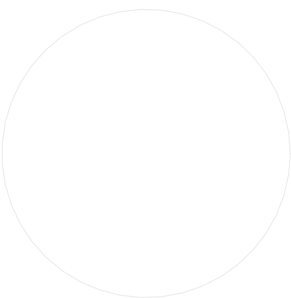
- BUSINESS 5,690 SF
- CIRCULATION 1,746 SF
- MECHANICAL 758 SF
- RESIDENTIAL RESTRICTED 3,375 SF
- AREA BOUNDARY



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DEVELOPMENT PLAN SET

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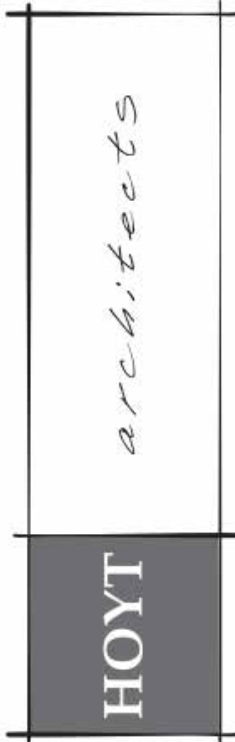
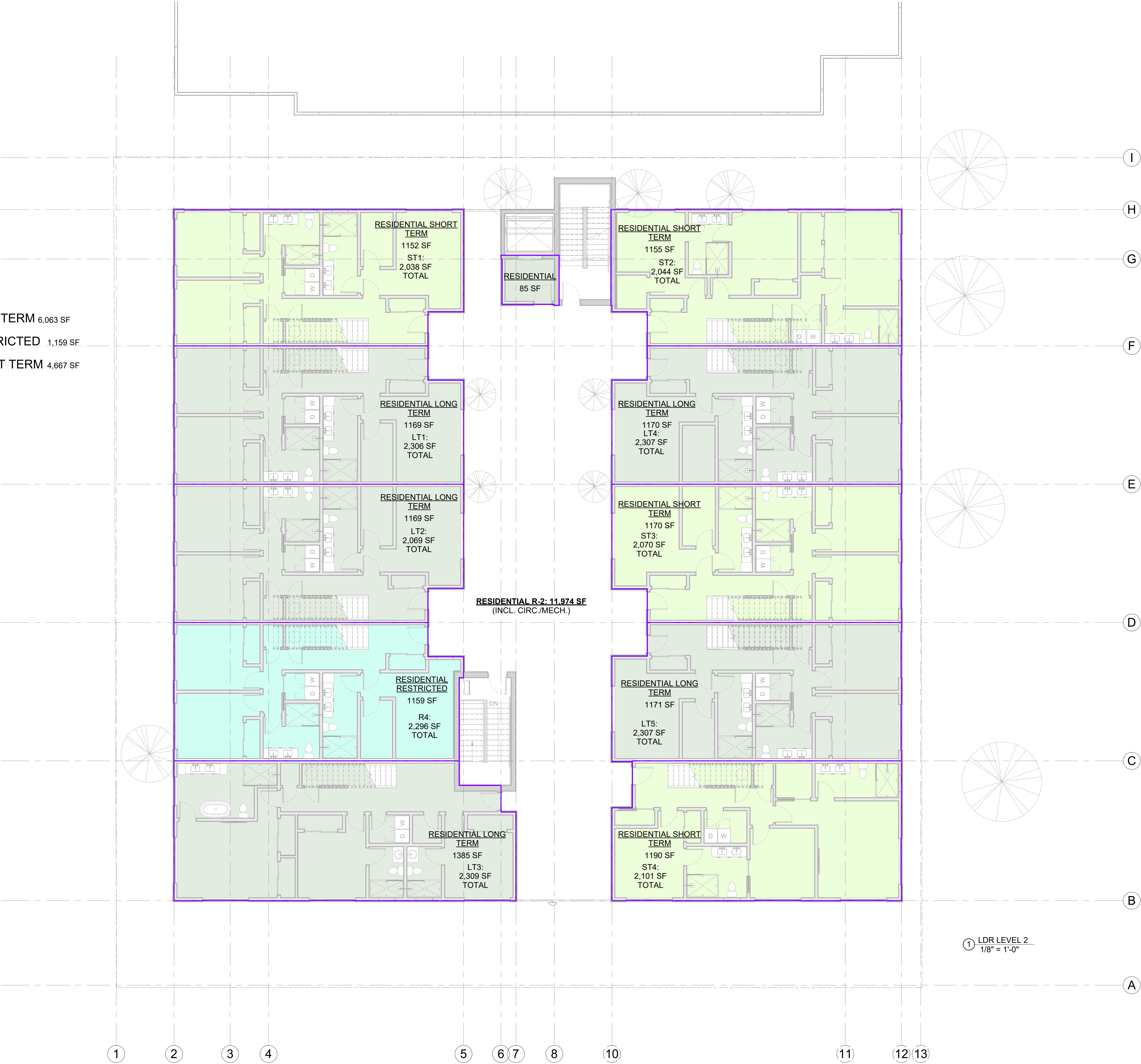
No.	Description	Date

LDR AREAS LEVEL 1

G012

LDR Area Legend

- RESIDENTIAL 85 SF
- RESIDENTIAL LONG TERM 6,063 SF
- RESIDENTIAL RESTRICTED 1,159 SF
- RESIDENTIAL SHORT TERM 4,667 SF
- AREA BOUNDARY



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DEVELOPMENT PLAN SET

Date 06.06.2023
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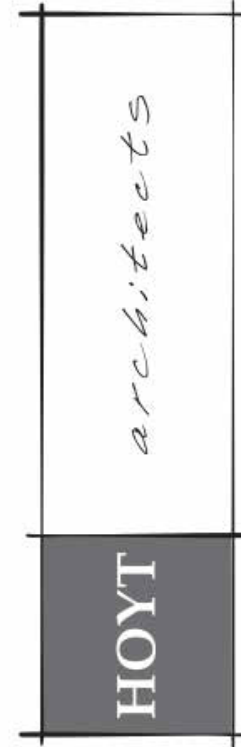
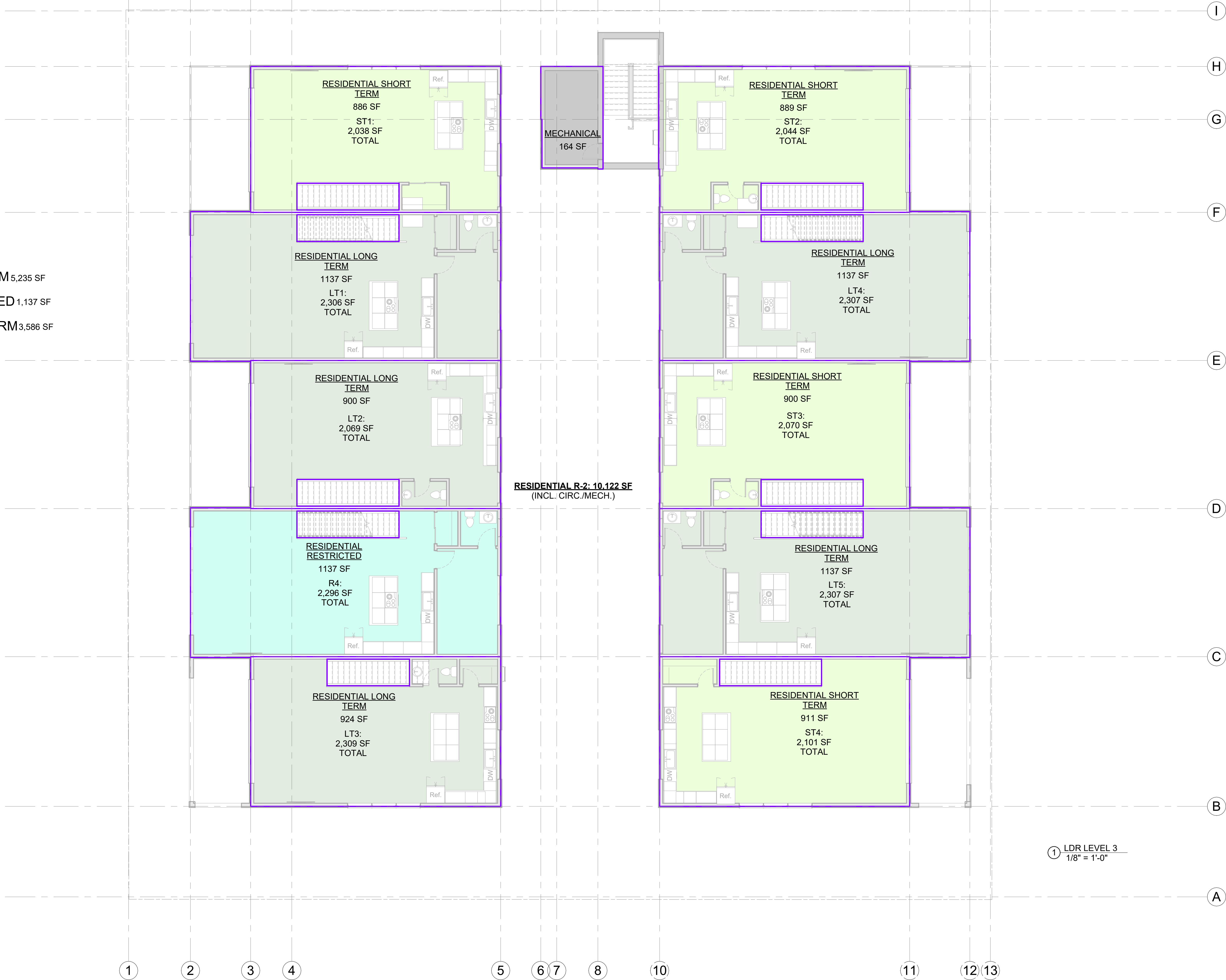
No.	Description	Date

LDR AREAS LEVEL 2

G013

LDR Area Legend

- MECHANICAL 164 SF
- RESIDENTIAL LONG TERM 5,235 SF
- RESIDENTIAL RESTRICTED 1,137 SF
- RESIDENTIAL SHORT TERM 3,586 SF
- AREA BOUNDARY



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DEVELOPMENT PLAN SET

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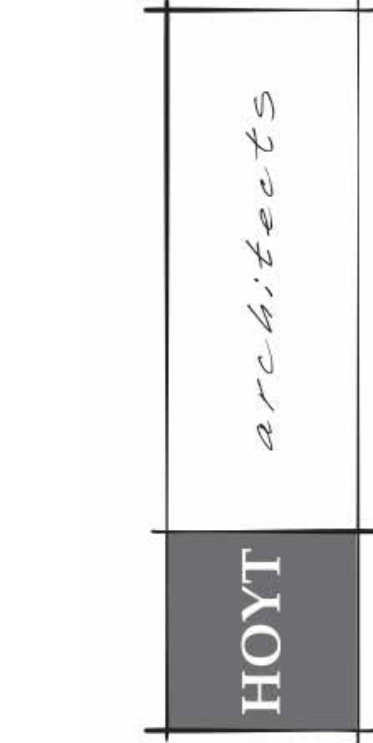
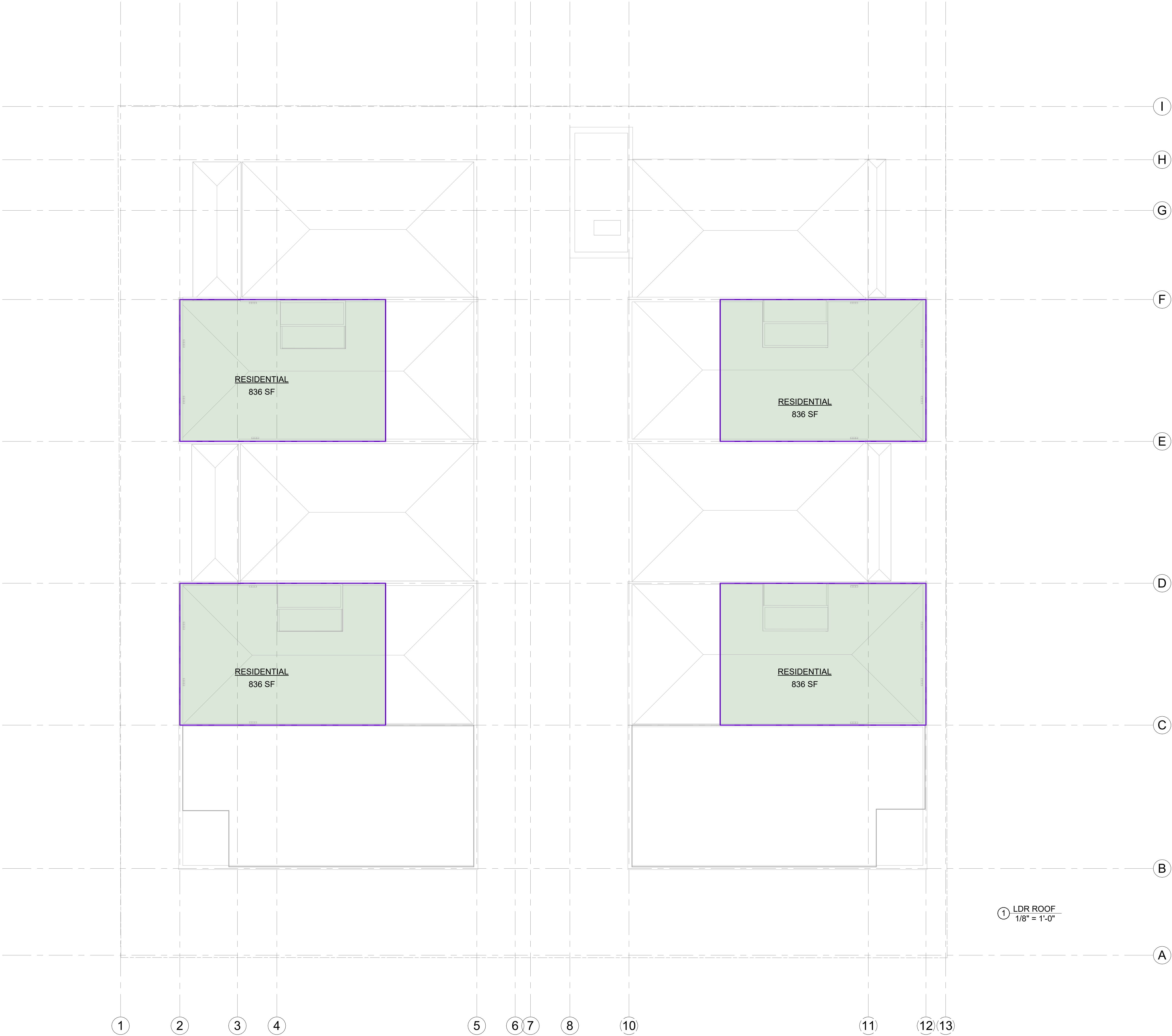
No.	Description	Date

LDR AREAS LEVEL 3

G014

LDR Area Legend

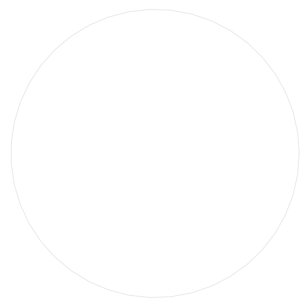
- RESIDENTIAL
R-2: 3,344 SF (outdoors)
- AREA BOUNDARY



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DEVELOPMENT PLAN SET

Date 06.06.2023
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Checked by HOYT
REVISIONS

No.	Description	Date

LDR AREAS ROOF

G015

NEWJACK, LLC DEVELOPMENT PLAN

665 SOUTH CACHE STREET

LOCATED WITHIN
LOTS 12, 13, & 14, BLOCK 4, KARNS ADDITION
NE¼ SECTION 33,
T41N, R116W, 6TH P.M.
TETON COUNTY, WYOMING



VICINITY MAP

1" = 200' for 22x34 Prints
1" = 400' for 11x17 Prints

OWNER
Newjack, LLC
P.O. Box 11803
Jackson, WY 83002-1803

ARCHITECT
Hoyt Architects
1110 Maple Way
Jackson, WY 83001
(307) 733-9955

CIVIL ENGINEER
Jorgensen Associates, P.C.
1315 S. Highway 89, #201
P.O. Box 9550
Jackson, WY 83002-9550
(307) 733-5150

INDEX OF SHEETS

- C1.0 - TITLE, VICINITY MAP, & SHEET INDEX
- C1.1 - GENERAL NOTES
- C2.0 - EXISTING CONDITIONS
- C2.1 - DEMOLITION AND SITE PREPARATION PLAN
- C3.0 - SITE OVERVIEW
- C3.1 - NORTHWEST GRADING PLAN
- C3.2 - NORTHEAST GRADING PLAN
- C3.3 - SOUTHWEST GRADING PLAN
- C3.4 - SOUTHEAST GRADING PLAN
- C3.5 - GARAGE LEVEL GRADING PLAN
- C3.6 - UTILITY AND SUBSURFACE DRAINAGE PLAN
- C4.0 - ROAD DETAILS
- C4.1 - WATER & SANITARY SEWER DETAILS
- C4.2 - STORM WATER DETAILS
- C4.3 - MISCELLANEOUS DETAILS

= PROPOSED LEGEND =

————— 5825 —————	MAJOR CONTOUR
————— 5822 —————	MINOR CONTOUR
×162.09	SPOT ELEVATION
×TOW 162.09	TOP OF WALL SPOT ELEVATION
×TBC 162.09	TOP BACK OF CURB SPOT ELEVATION
×TOS 162.09	TOP OF STEP SPOT ELEVATION
×BOS 162.09	BOTTOM OF STEP SPOT ELEVATION
- - - - -	FLOWLINE
○	CONSTRUCTION FENCE
▬	CONCRETE SURFACE
▨	LANDSCAPING AREA
■	BUILDING FOOTPRINT
————— W —————	WATER LINE
○	CURBSTOP
⊞	FIRE DEPT. SPRINKLER CONNECTION
————— S —————	SEWER LINE
⊙	CLEANOUT
————— UT —————	COMBINED CABLE UTILITY TRENCH
⚡	ELECTRIC TRANSFORMER
————— STM —————	STORM WATER LINE
⊕	STORM WATER MANHOLE/SAND OIL WATER SEPARATOR
⊗	STORM WATER INLET
⦿	STORM WATER PUMP

GENERAL PROJECT NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS, AND THE LATEST EDITION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS OR AS MODIFIED BY THE SPECIAL PROVISIONS AND THE SUPPLEMENTARY SPECIFICATIONS.
- PROJECT SCOPE: BUILD INFRASTRUCTURE AND GRADING TO ACCOMMODATE A NEW MIXED OFFICE AND RESIDENTIAL BUILDING AT 665 SOUTH CACHE STREET.
- PROPERTY ZONE: COMMERCIAL RESIDENTIAL-1
- PROPERTY AREA: 0.46 ACRES
TOTAL AREA OF DISTURBANCE: 22,350 SF (0.51 ACRES)
- PROJECT SCHEDULE: CONSTRUCTION SCHEDULED TO START IN SPRING 2024 AND BE COMPLETED BY FALL 2025.
- BASE MAPPING PREPARED FROM SURVEYS PERFORMED BY Y2 CONSULTANTS IN SEPTEMBER 2015 AND SUPPLEMENTED BY JORGENSEN ASSOCIATES IN AUGUST AND OCTOBER 2022.
- GEOTECHNICAL REPORT PREPARED BY NELSON ENGINEERING IN JANUARY 2019.
- THE PROJECT AREA IS NOT LOCATED IN A FLOODPLAIN.
- NO AVALANCHE PATHS ARE PRESENT ON THIS SITE.
- BUILDING TIES ARE TO FOUNDATION STEM WALLS.

WATER AND SEWER UTILITY NOTES

- WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH CURRENT WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS. AND CONFORM TO TOWN OF JACKSON WATER AND SEWER REGULATIONS
- TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY ONLY TO NON-TRAVELED AREAS. SEE SPECIFICATIONS.
- CONTINUOUS RIGID TYPE A PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL. AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; LESS THAN 7 FEET FOR WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS. ALL SERVICES UNDER ROADWAYS, DRIVEWAYS, AND SIDEWALKS SHALL BE INSTALLED WITH 2" TYPE A INSULATION.
- MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
- WATER SERVICE LINE SHALL BE POLYETHYLENE (PE) CONFORMING TO THE REQUIREMENTS OF AWWA C 901. PE PIPE SHALL BE PRESSURE TUBING CONFORMING TO TABLE 7 OF SAID SPECIFICATION. TUBING SHALL BE CLASS 200 WITH A DR OF 9.
- SANITARY SEWER GRAVITY LINES AND FITTINGS SHALL BE SDR 35 PVC AND CONFORM TO ASTM D-3034. PRESSURE SEWER SERVICE LINES SHALL BE POLYETHYLENE, SDR11 IPS PE.
- LOCATIONS OF EXISTING FACILITIES ARE FROM DRAWINGS PROVIDED TO JORGENSEN ASSOCIATES. CONTRACTOR SHALL POT HOLE IN THE PRESENCE OF THE ENGINEER AND ANY ADJUSTMENTS NEEDED SHALL BE REFLECTED ON AS-CONSTRUCTED DRAWINGS.

REVEGETATION SPECIFICATIONS:

(FOLLOW MITIGATION PLAN. FOLLOW THESE SPECIFICATIONS WHERE NOTHING IS SPECIFIED ON MITIGATION PLANS OR BY LANDSCAPE ARCHITECT.)

- SEED MIXTURE:

COMMON NAME	LBS./ACRE
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE
- SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
- ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.
- TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
- HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.
- SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.
- SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

CONSTRUCTION NOTES & SPECIFICATIONS:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND AGREEMENTS INCLUDING: TOWN OF JACKSON GRADING AND EROSION CONTROL PERMIT, WYDEQ PERMIT TO CONSTRUCT, WYDEQ WYPDES PERMIT, CONTACT ENGINEER FOR COPIES OF PERMITS AND PERMIT REQUIREMENTS. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
- IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA. CONTACT ENGINEER TO LOCATE EXISTING WATER AND SEWER LINES.
- CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
- SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
- CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.
- CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
- DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEEDDED AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
- STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
- WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
- REVEGETATION SHALL OCCUR AFTER CONSTRUCTION IS COMPLETE AND WILL BE COMPLETED IN THE SUMMER OF 2025.
- FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY OWNER.
- ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
- TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
- TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
- CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
- NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.
- AREAS WITH UNSUITABLE SUBGRADE UNDER ROADWAYS OR BUILDING SHALL BE SUB-EXCAVATED AND REPLACED WITH APPROVED STRUCTURAL FILL. COORDINATE WITH ENGINEER FOR REMOVAL DEPTHS AND STRUCTURAL FILL SELECTION.
- ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE CONSTRUCTION OBSERVATION.
- ALL DEVELOPMENT SHALL BE SETBACK A MINIMUM OF THIRTY (30) FEET FROM WETLANDS.
- ALL FENCING MUST COMPLY WITH SECTION 49220, WILDLIFE FRIENDLY FENCING, OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. THIS SECTION INCLUDES A PROVISION FOR SPECIAL PURPOSE FENCING. ALL SPECIAL PURPOSE FENCING MUST BE APPROVED BY THE TETON COUNTY PLANNING DIRECTOR.
- BEFORE START OF CONSTRUCTION INSTALL CONSTRUCTION FENCE/SILT FENCE TO DEFINE LIMITS OF LAND DISTURBING ACTIVITIES. FENCE FILTER FABRIC SHALL BE SPUN BOND GEOTEXTILE FABRIC.
- CONTRACTOR IS RESPONSIBLE FOR PERIODIC INSPECTIONS, MAINTENANCE AND REPAIR OF EROSION CONTROL STRUCTURES TO INSURE PROPER SEDIMENT CONTAINMENT AND EROSION CONTROL.
- STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS. RUNOFF FROM THE SITE SHALL NOT EXCEED THE PRE-CONSTRUCTION VALUES, AND VOLUME OF STORAGE SHALL NOT BE REDUCED.
- ALL AVAILABLE TOPSOIL SHALL BE STORED FOR USE IN REVEGETATION OPERATIONS. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
- HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING. REVEGETATE ALL DISTURBED AREAS AS SOON AS PRACTICAL AFTER GRADING.
- EXISTING VEGETATION IS TO BE MAINTAINED TO THE EXTENT POSSIBLE.
- DURING CONSTRUCTION CONTRACTOR SHALL OBSERVE THE PROJECT SITE FOR THE GROWTH OF NOXIOUS WEEDS. THE GROWN OF NOXIOUS WEED SHALL BE REPORTED TO THE TETON COUNTY WEED AND PEST DISTRICT OFFICE. CONTRACTOR AND OWNER SHALL IMPLEMENT A WEED CONTROL PROGRAM TO CONTROL NOXIOUS WEEDS.



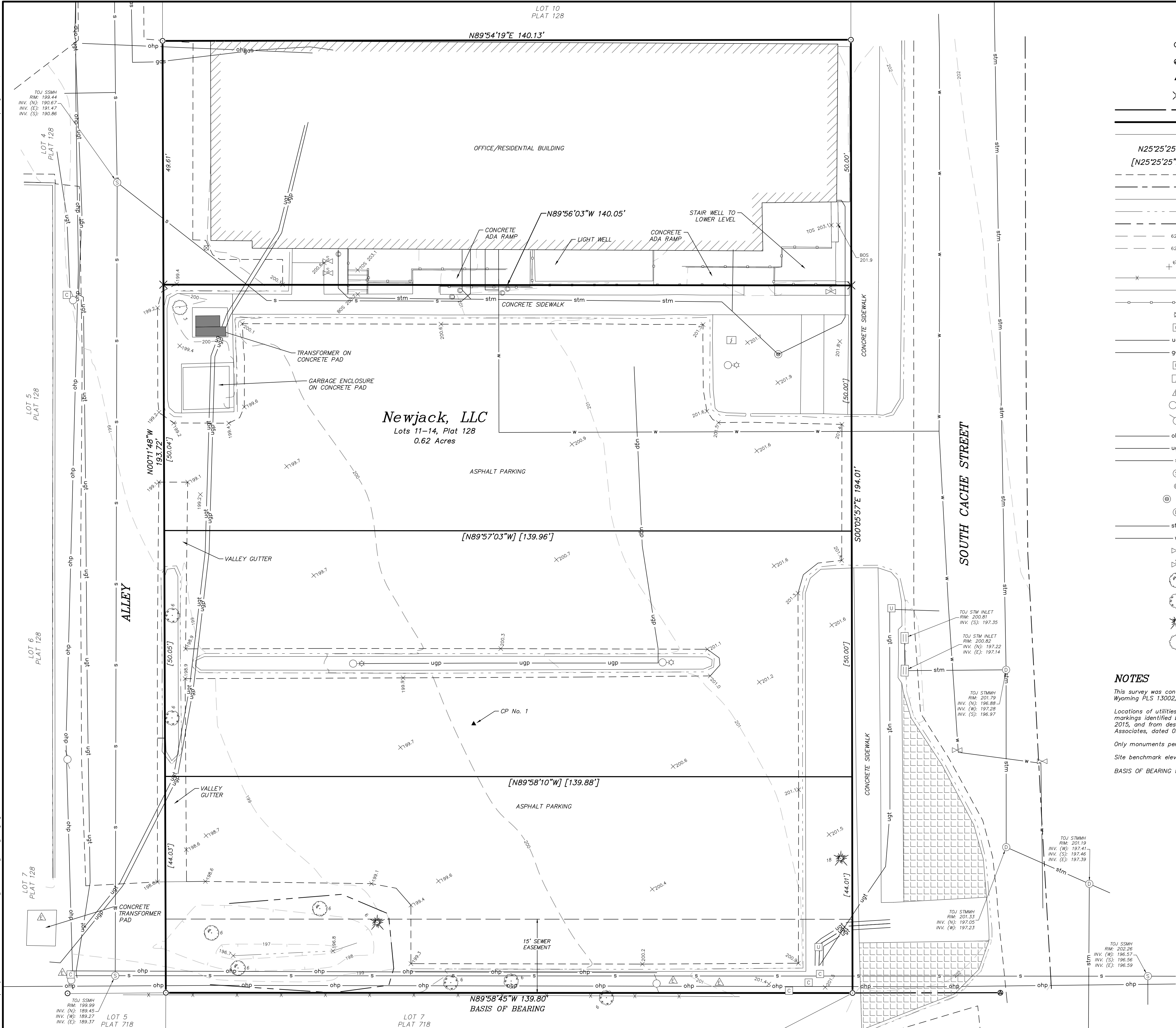
JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
NEWJACK, LLC
DEVELOPMENT PLAN
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
GENERAL NOTES

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	06/02/2023

PROJECT NUMBER	22155
SHEET	C1.1



LEGEND

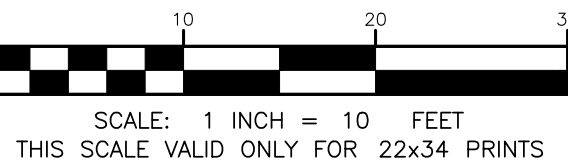
reinforcing steel bar with plastic cap inscribed "PLS 3831" found during survey performed by Y2 Consultants in Sept. 2015, verified by this survey
reinforcing steel bar with brass cap inscribed "RLS 164" found during survey performed by Y2 Consultants in Sept. 2015
steel spike set during survey performed by Y2 Consultants in Sept. 2015 for orientation and mapping purposes
PK nail inscribed "PLS 15442" found this survey

section line
boundary, subject property
boundary, adjoining property
measured bearing & distance or curve geometry
calculated bearing & distance or curve geometry
edge of pavement
road centerline
top back of curb
flowline
top of bank
index contour, 5' interval
intermediate contour, 1' interval
spot elevation

fence
edge of concrete
handrail
bollard
communications pedestal
underground telephone line
underground gas line
utility vault
electric junction box
electric transformer
light pole
utility pole
overhead power line
underground power line
sanitary sewer line
sewer manhole
cleanout
storm drain inlet
storm drain manhole
storm drain line
water line
water valve
sprinkler control vault
aspen tree
cottonwood tree
conifer tree
deciduous tree

NOTES

This survey was conducted in August and October 2022, and prepared under the direction of Matthew Gotham, Wyoming PLS 13002, and does not include an engineering review.
Locations of utilities depicted hereon are limited to visible structures; underground locations are derived from markings identified by Magic Valley Utility Locate Company from a survey performed by Y2 Consultants in Sept. 2015, and from design drawings for a remodel of the existing building on Lot 11, Block 4, Plat 128, by Jorgensen Associates, dated 05-26-2020.
Only monuments pertinent to Subject Property are depicted.
Site benchmark elevation is 200.00 at CP No. 1.
BASIS OF BEARING for this survey is N89°58'45"W on the southern property boundary.

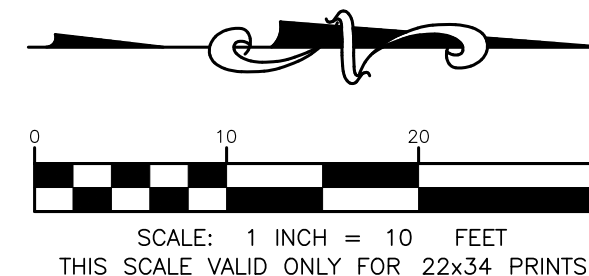
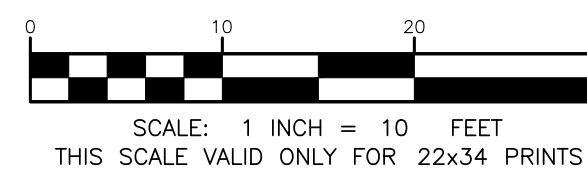


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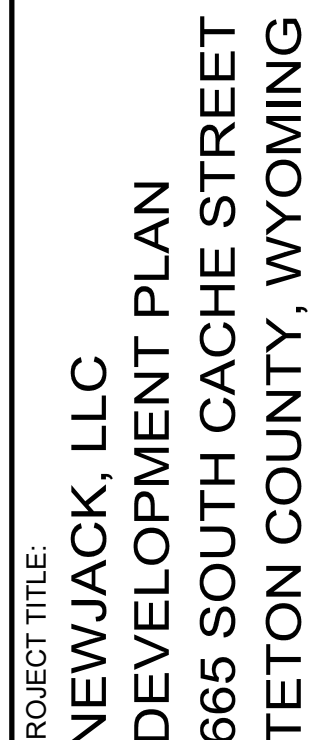
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665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	06/02/2023
PROJECT NUMBER	22155
SHEET	C2.0

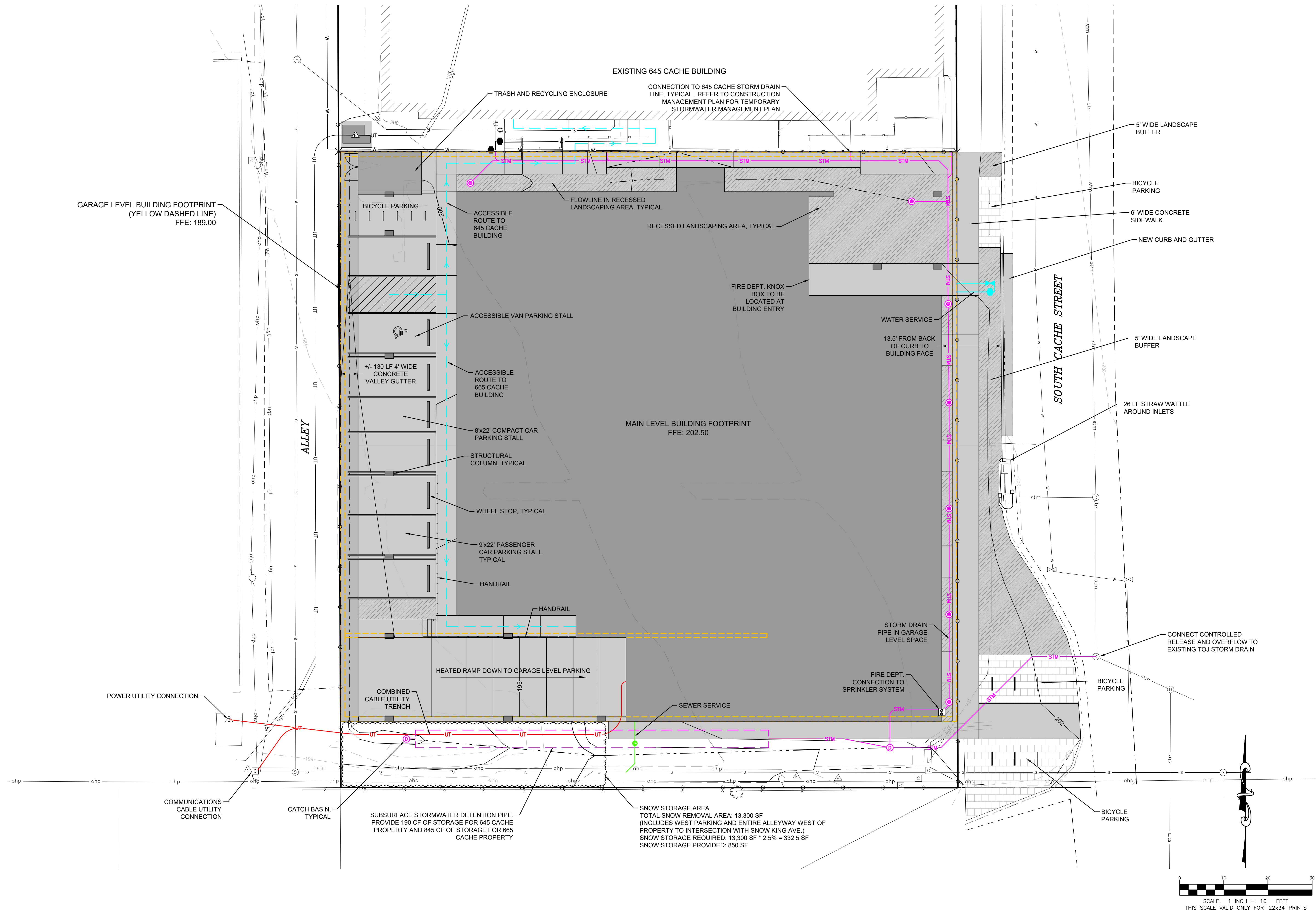


WATER SERVICE CONNECTION DETAIL

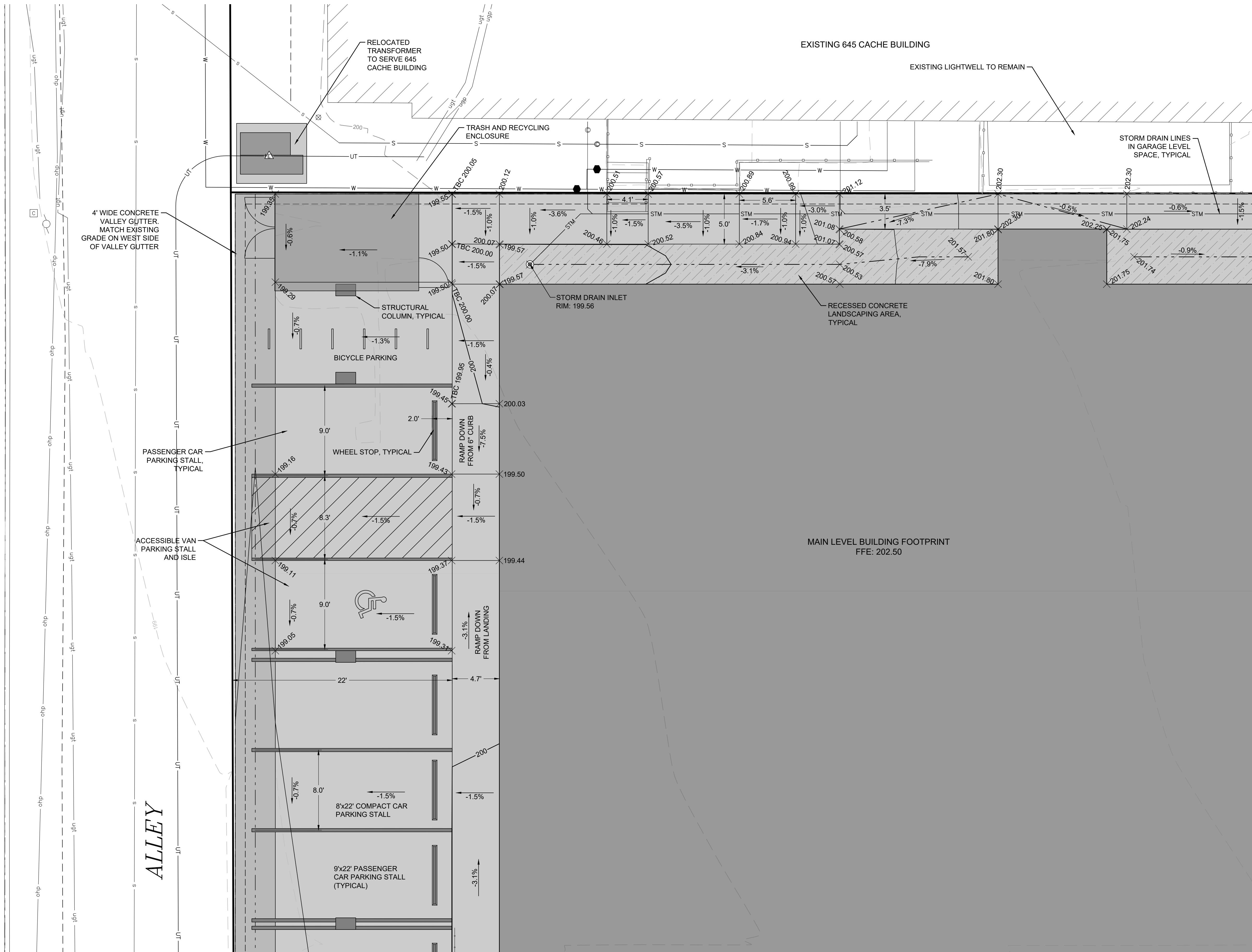
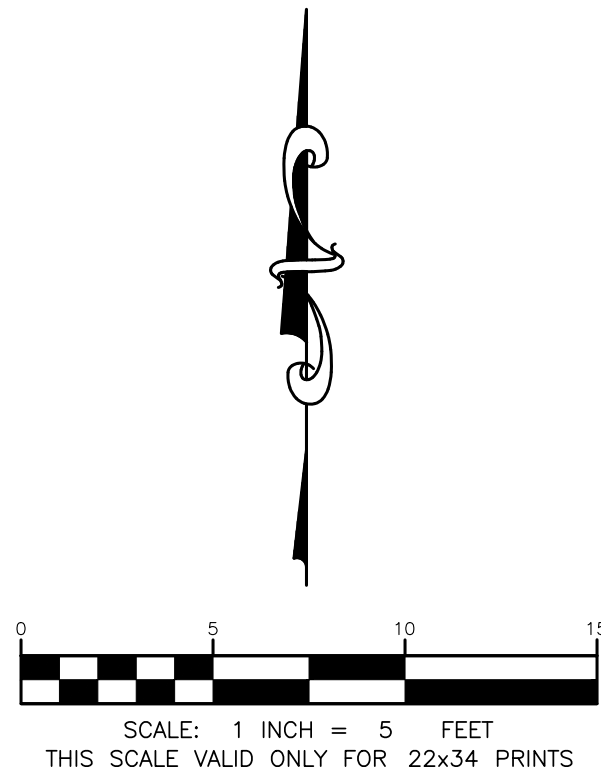


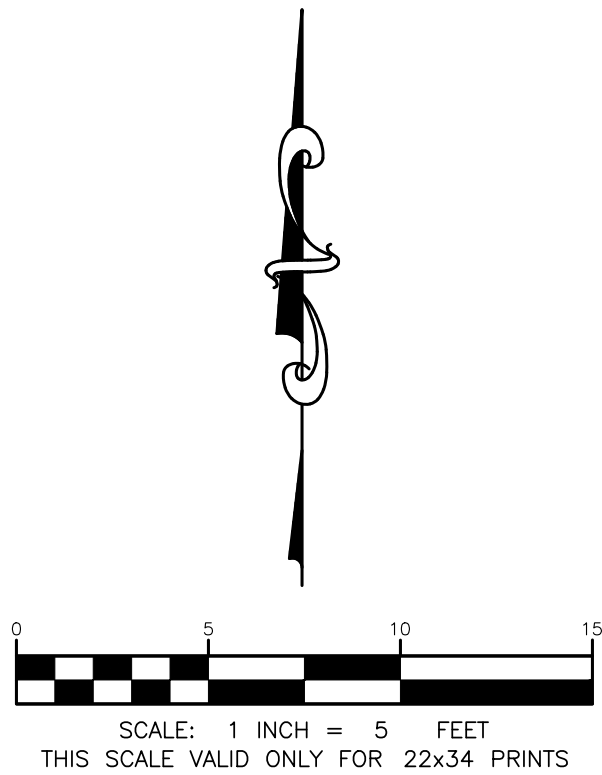
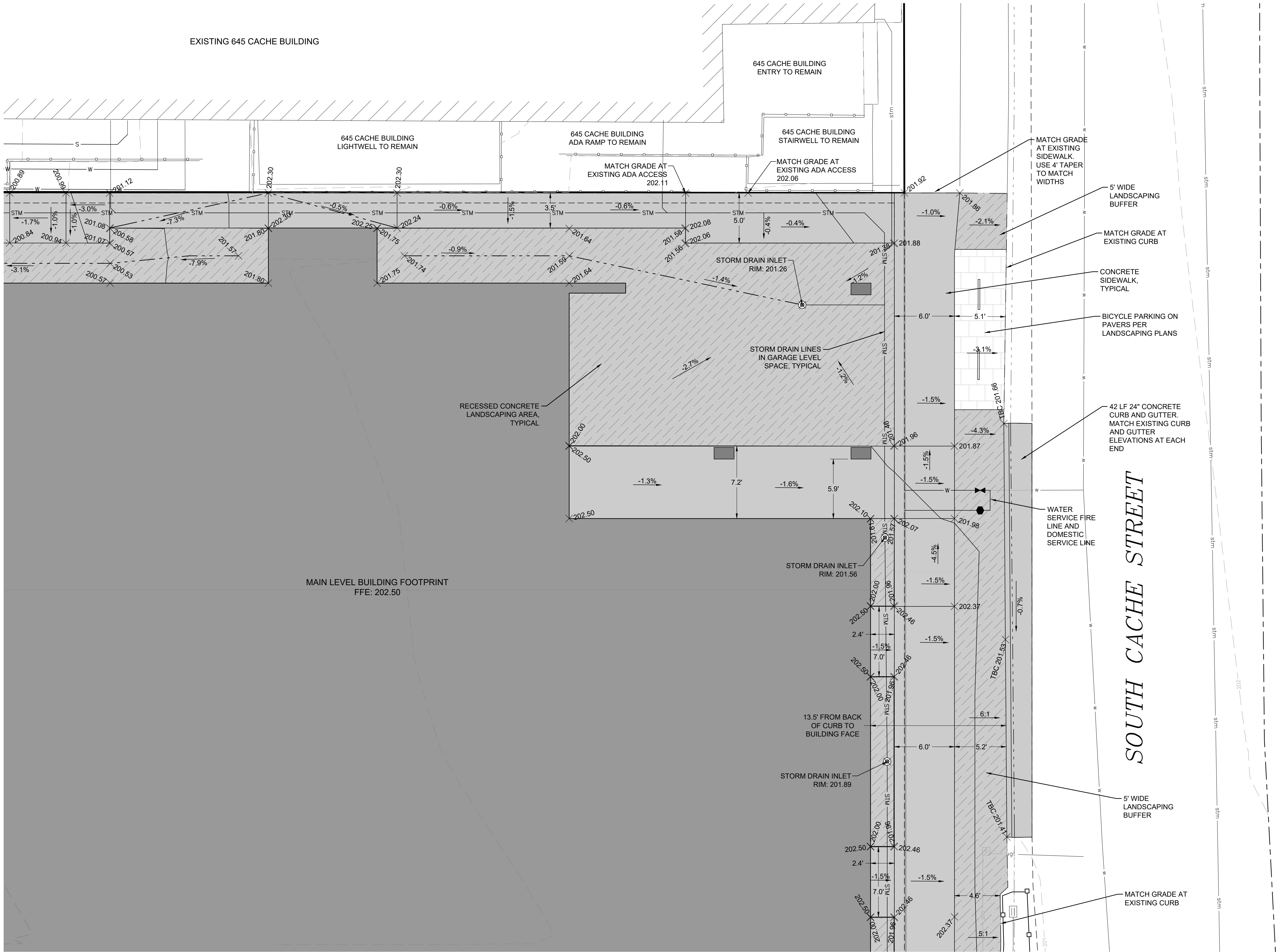
SHEET TITLE:
DEMOLITION AND SITE PREPARATION PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	06/02/2023
PROJECT NUMBER	22155
SHEET	C2.1

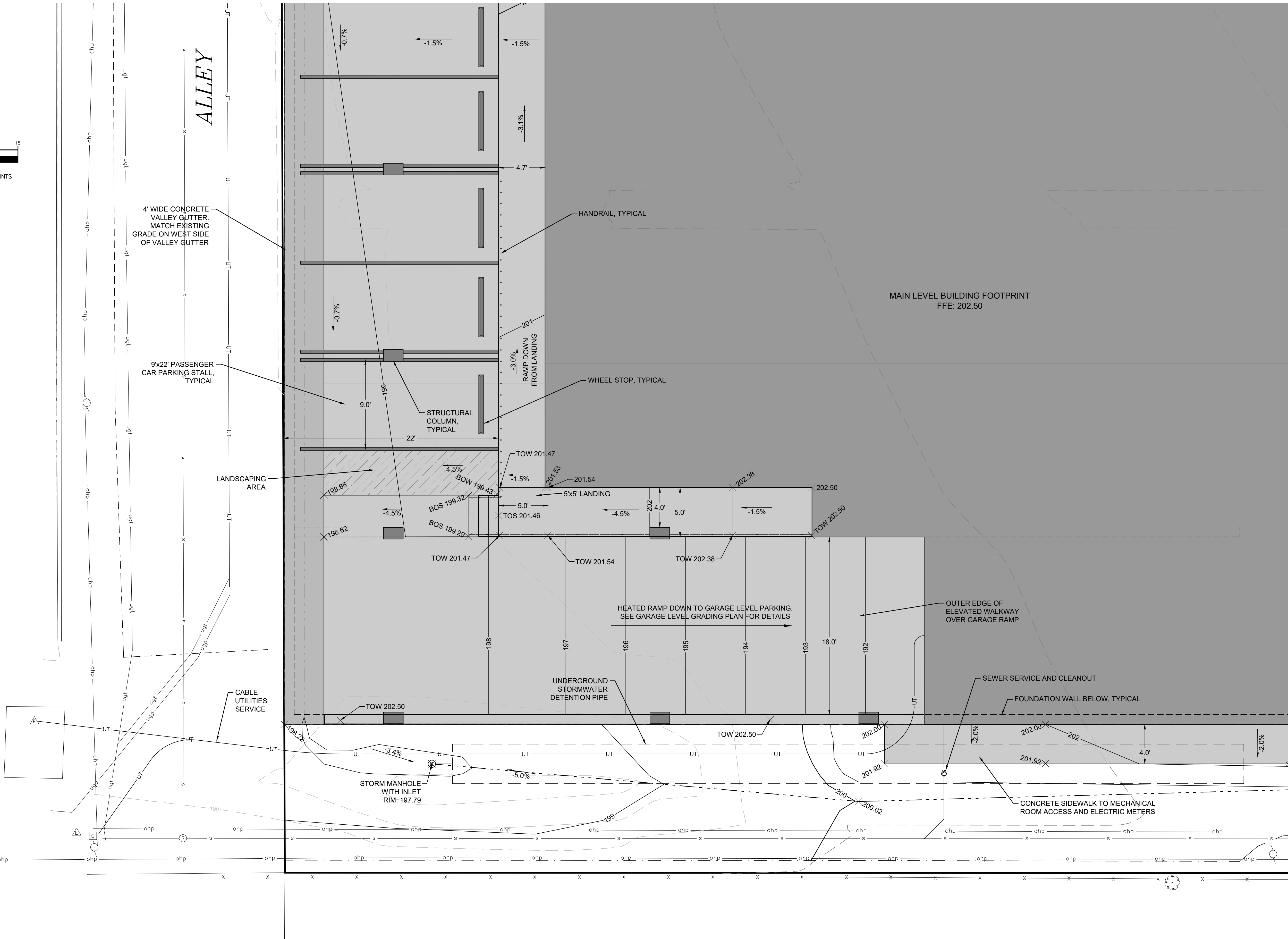
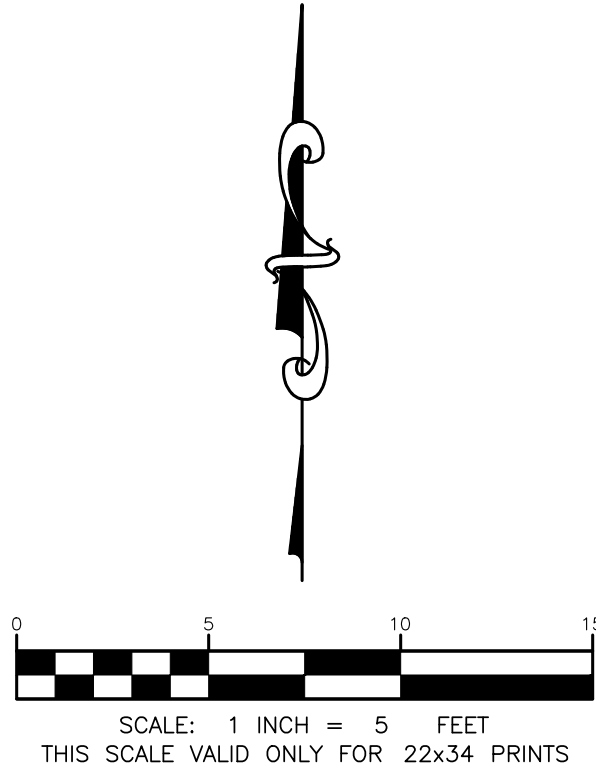


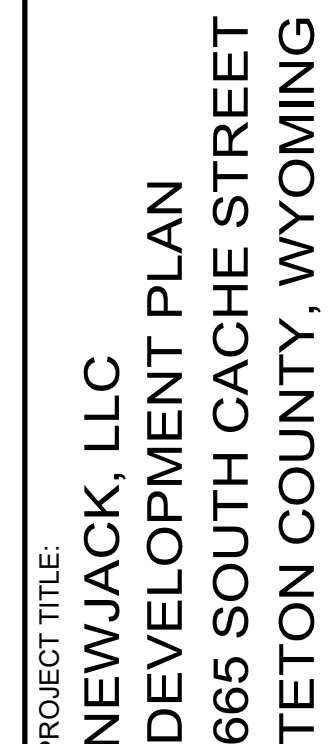
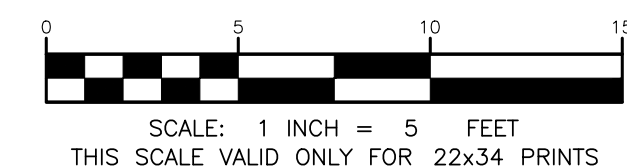
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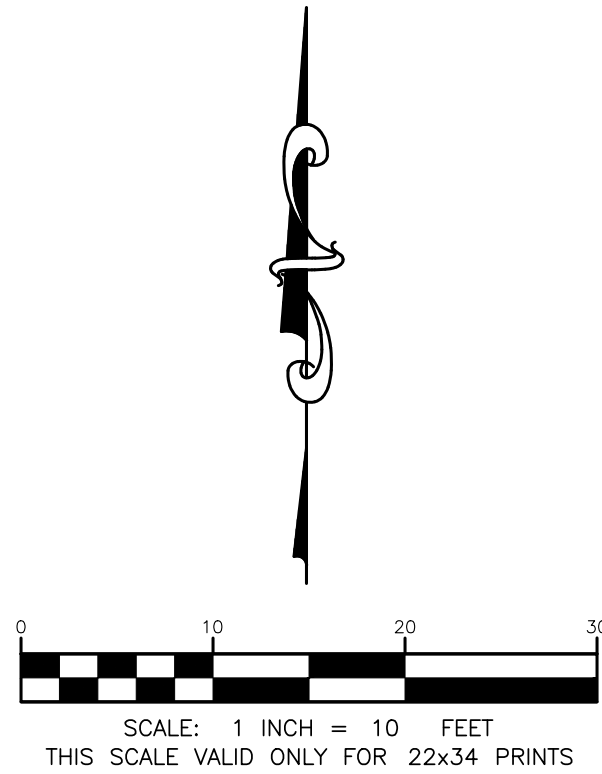
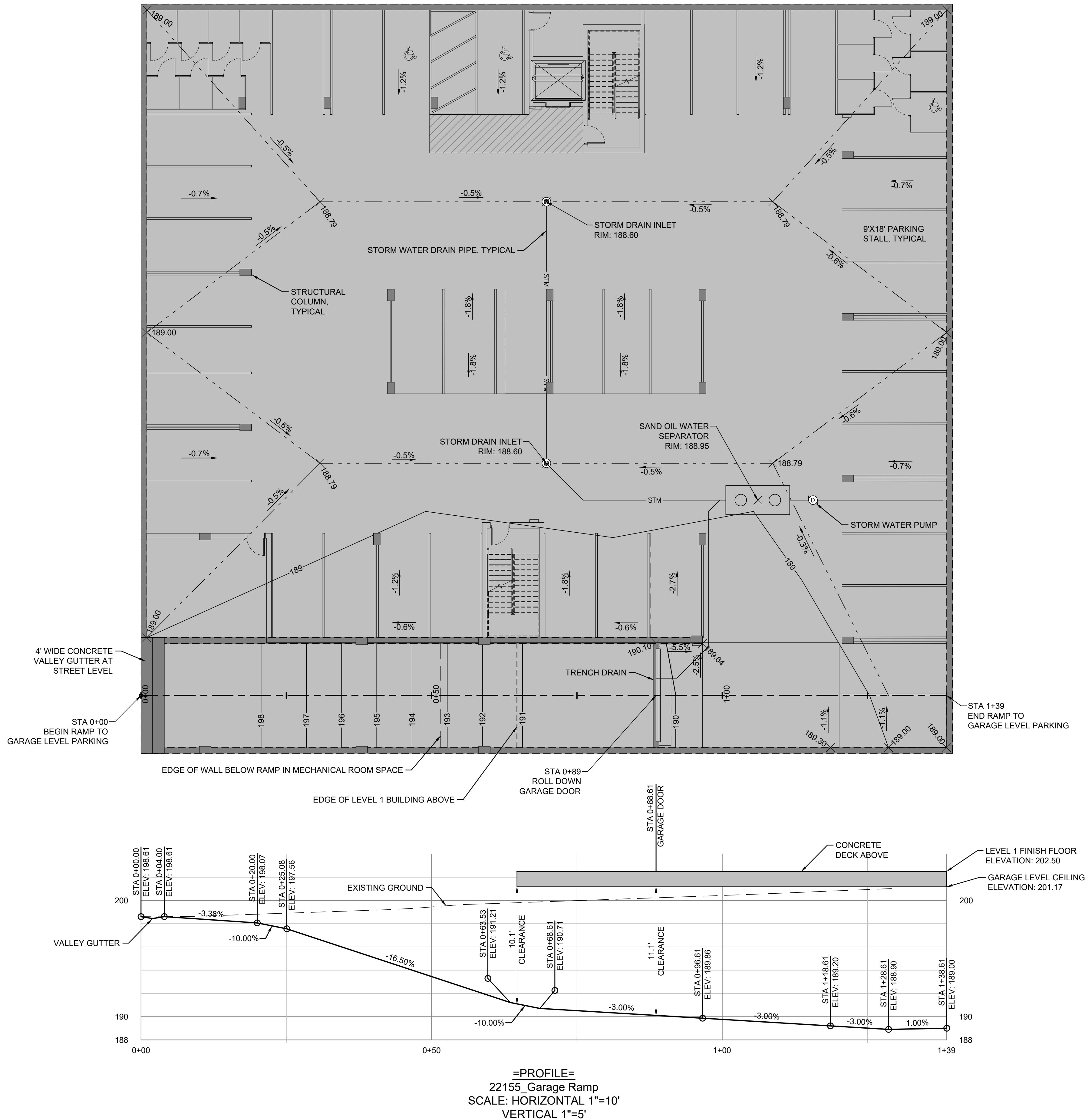
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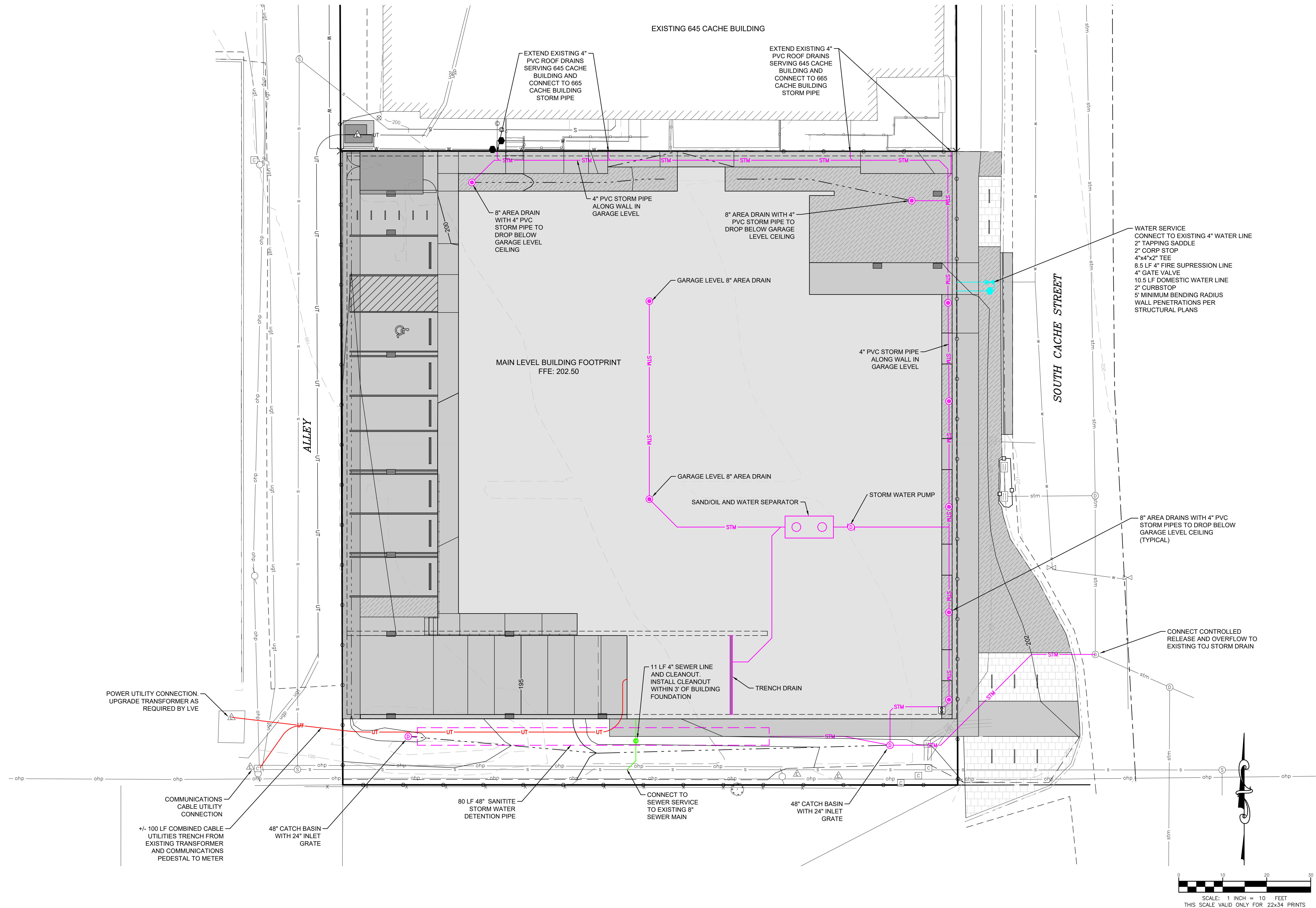
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SHEET	
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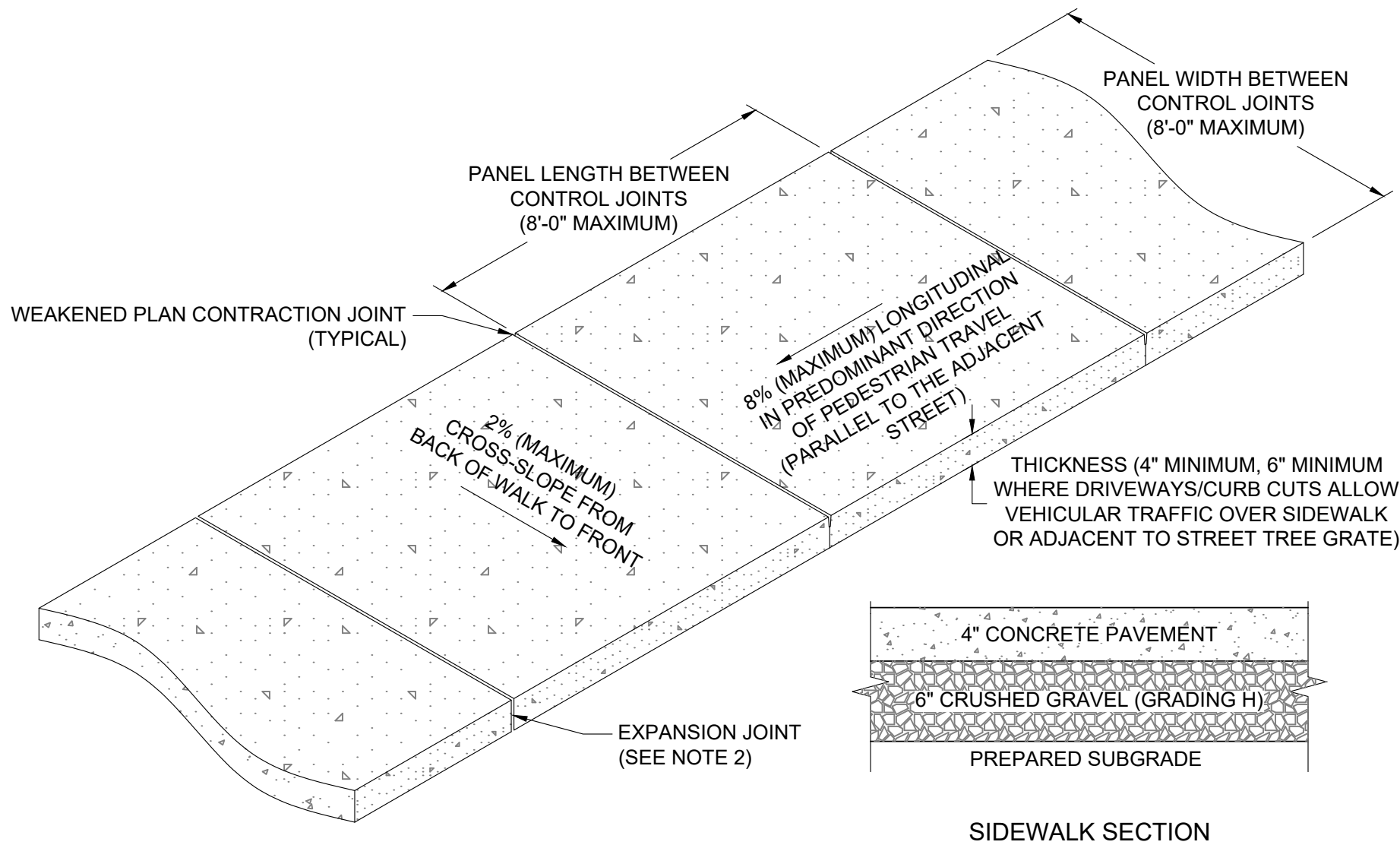




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C3.6	



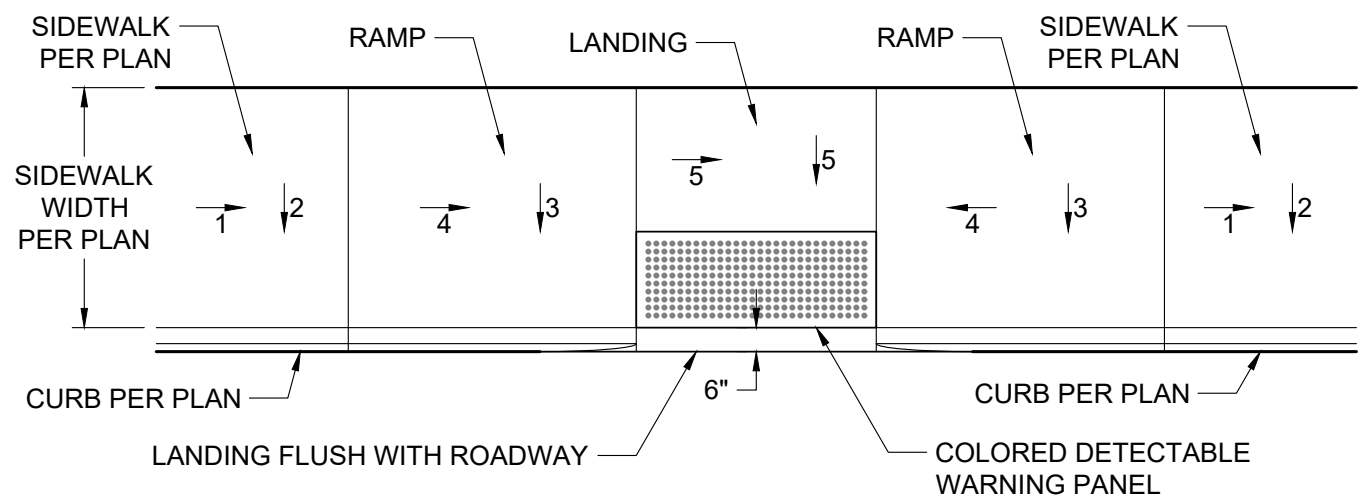
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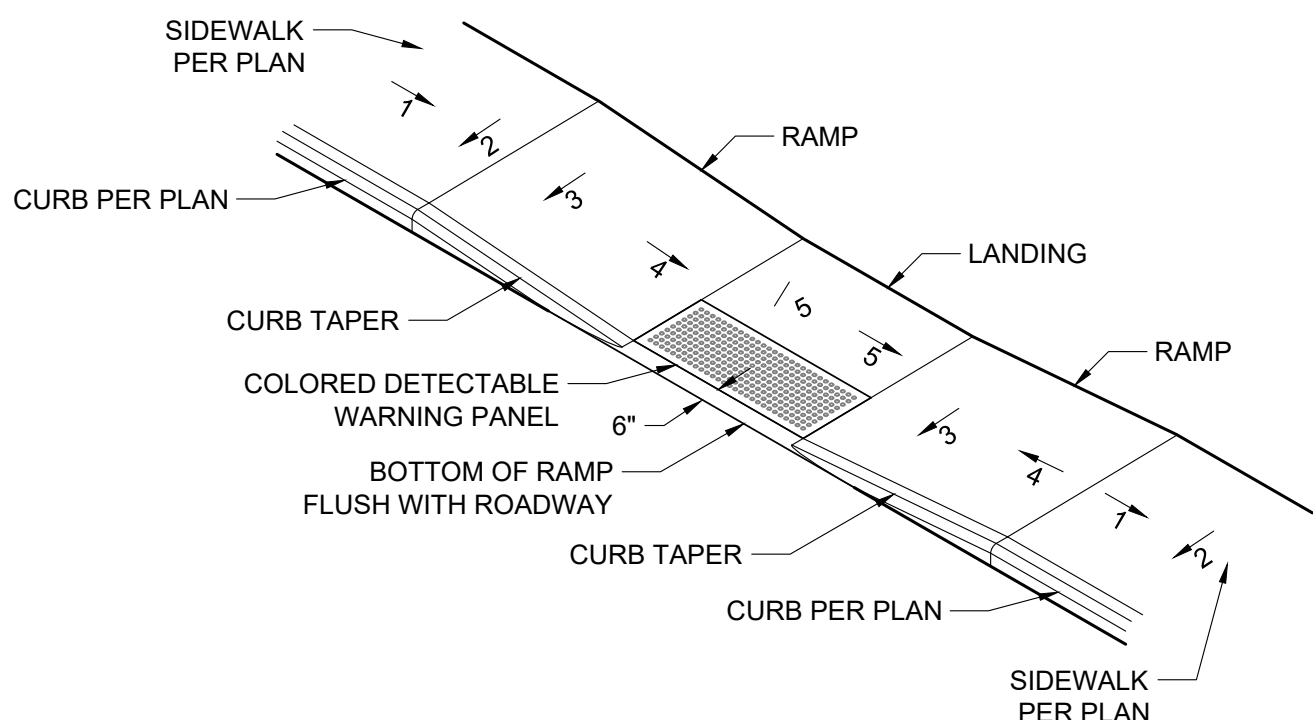
SIDEWALK SECTION

- NOTE
1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPSS SECTION 03304, PART 2.07.
 2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
 3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
 4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
 5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPSS SECTION 02231, PART 3.03.
 6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
 7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
 8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRES. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

1 TYPICAL CONCRETE SIDEWALK DETAIL
C4.0 NOT TO SCALE TOJ ST-127



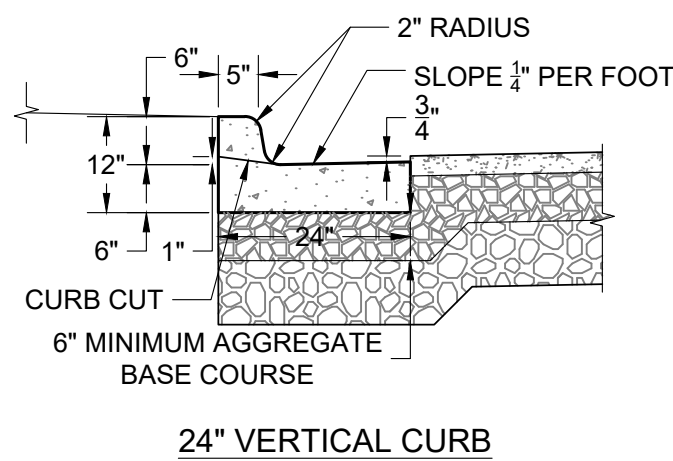
PLAN VIEW



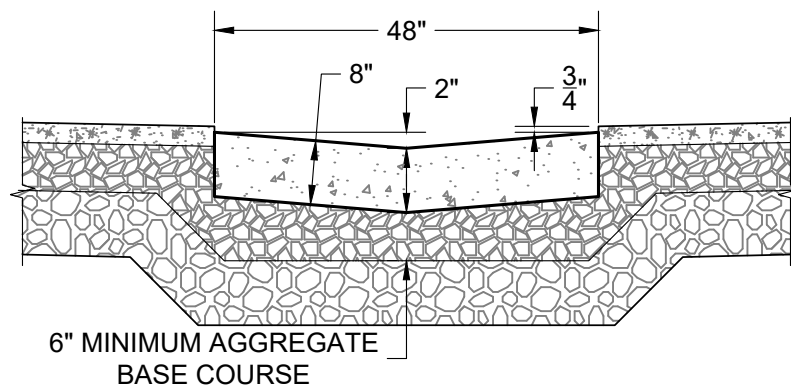
ISOMETRIC VIEW

- NOTE
1. SIDEWALK SLOPE PER PLAN: DO NOT EXCEED 5.0% (1:20) LONGITUDINAL SLOPE
 2. SIDEWALK CROSS SLOPE PER PLAN: DO NOT EXCEED 2.0% CROSS SLOPE
 3. RAMP CROSS SLOPE: DO NOT EXCEED 2.0% CROSS SLOPE
 4. RAMP SLOPE: DO NOT EXCEED 8.3% (1:12) LONGITUDINAL SLOPE FOR A MAXIMUM OF 30'
 5. LANDING SLOPE: DO NOT EXCEED 2.0% SLOPE IN EITHER DIRECTION

4 TWO WAY ACCESSIBLE SIDEWALK RAMP DETAIL
C4.0 NOT TO SCALE RAMP PARALLEL TO ROAD



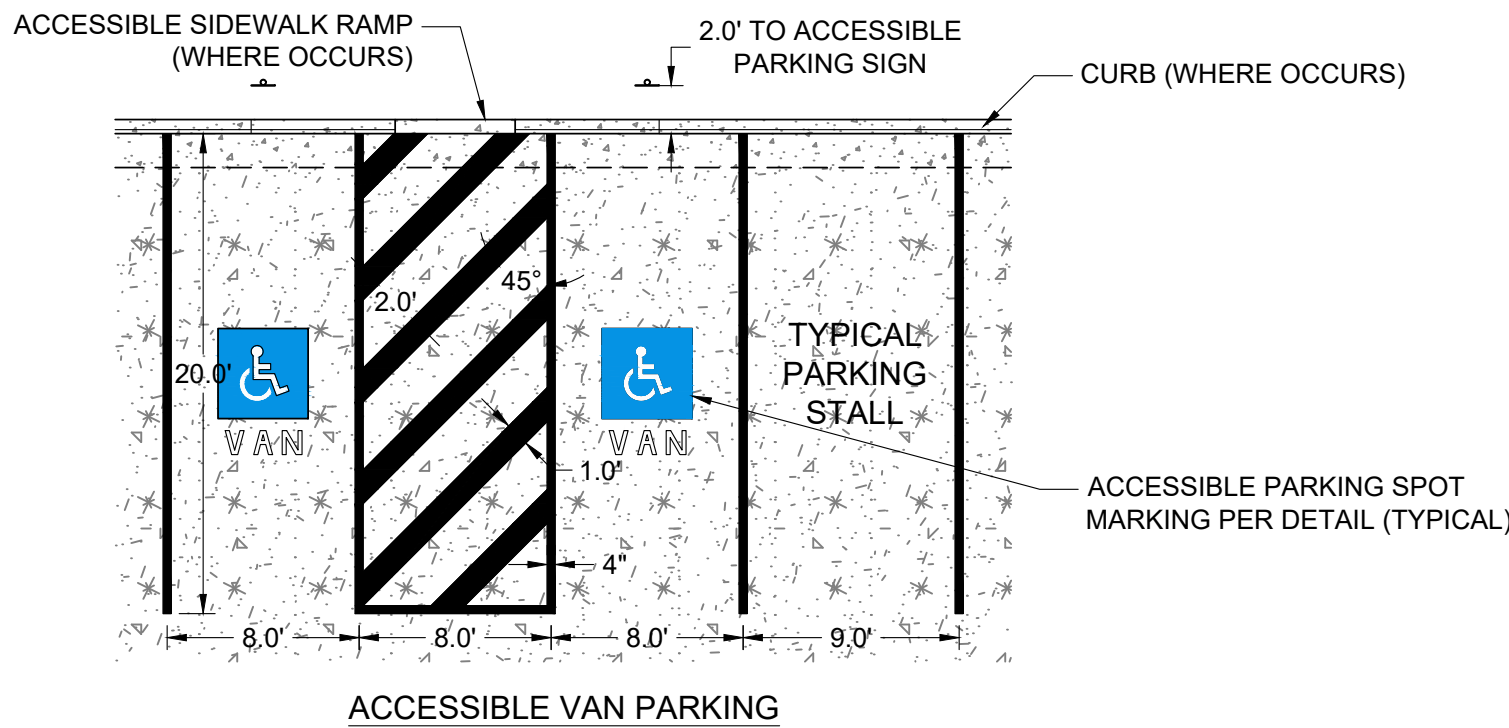
24" VERTICAL CURB



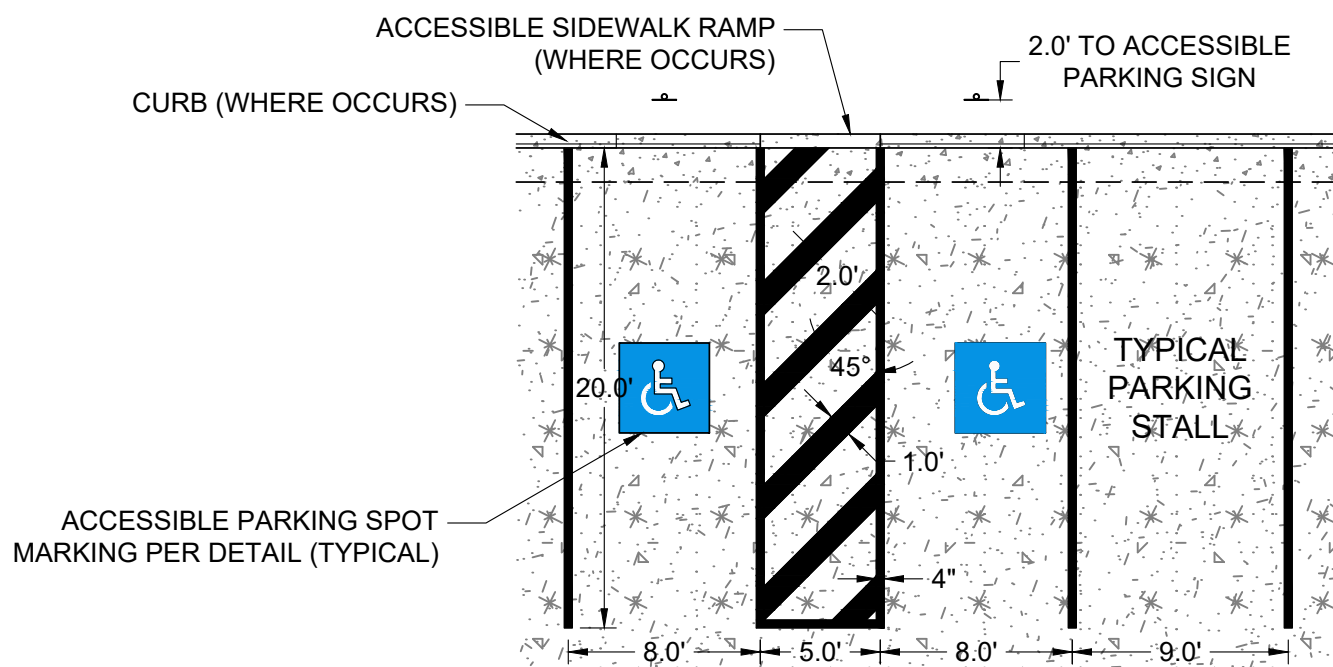
48" WIDE VALLEY GUTTER

- NOTE
1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
 2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
 3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
 4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.

2 CURB SECTION DETAIL
C4.0 NOT TO SCALE



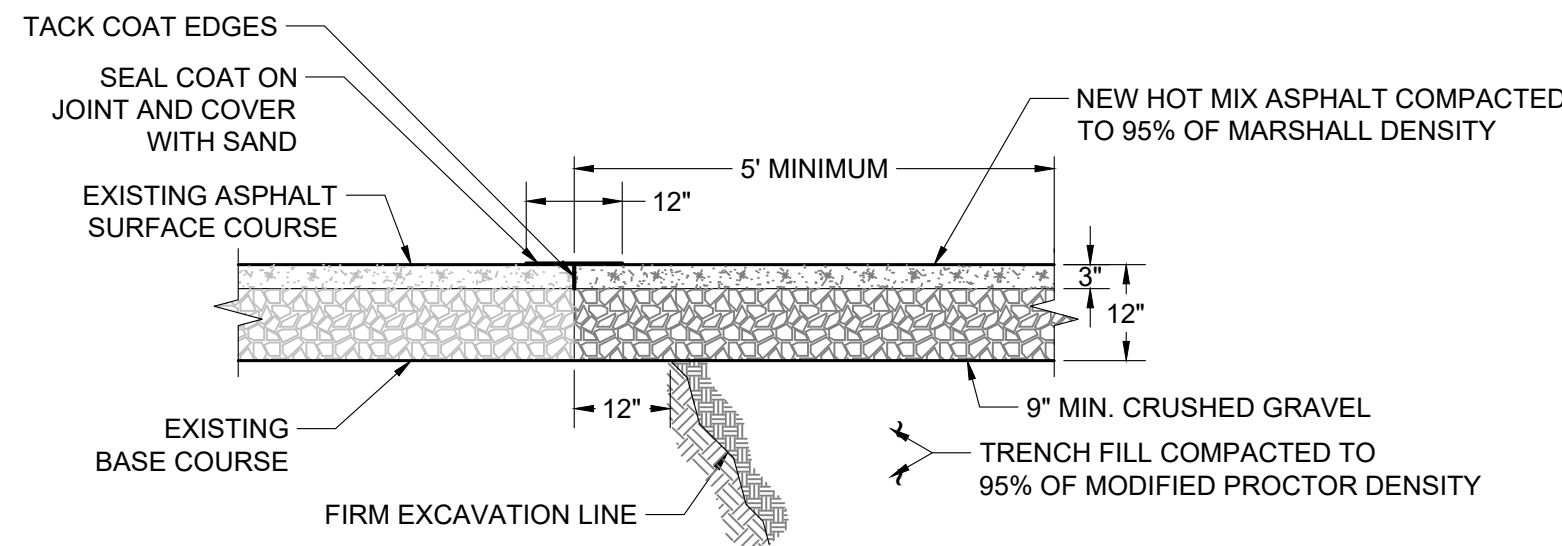
ACCESSIBLE VAN PARKING



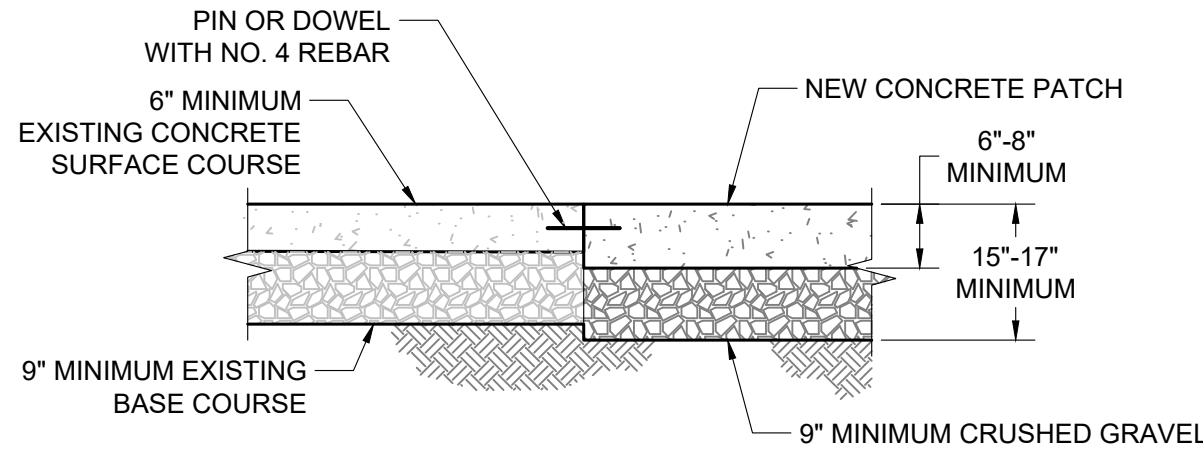
TYPICAL ACCESSIBLE PARKING

- NOTE
1. PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE UNLESS OTHERWISE SPECIFIED

5 ACCESSIBLE PARKING STALL DETAIL
C4.0 NOT TO SCALE



ASPHALT PATCH REPAIR DETAIL



CONCRETE PATCH REPAIR DETAIL

- NOTE
1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
 2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN 1 1/2" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
 3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

3 CONCRETE AND ASPHALT PATCH DETAIL
C4.0 NOT TO SCALE TOJ ST-118

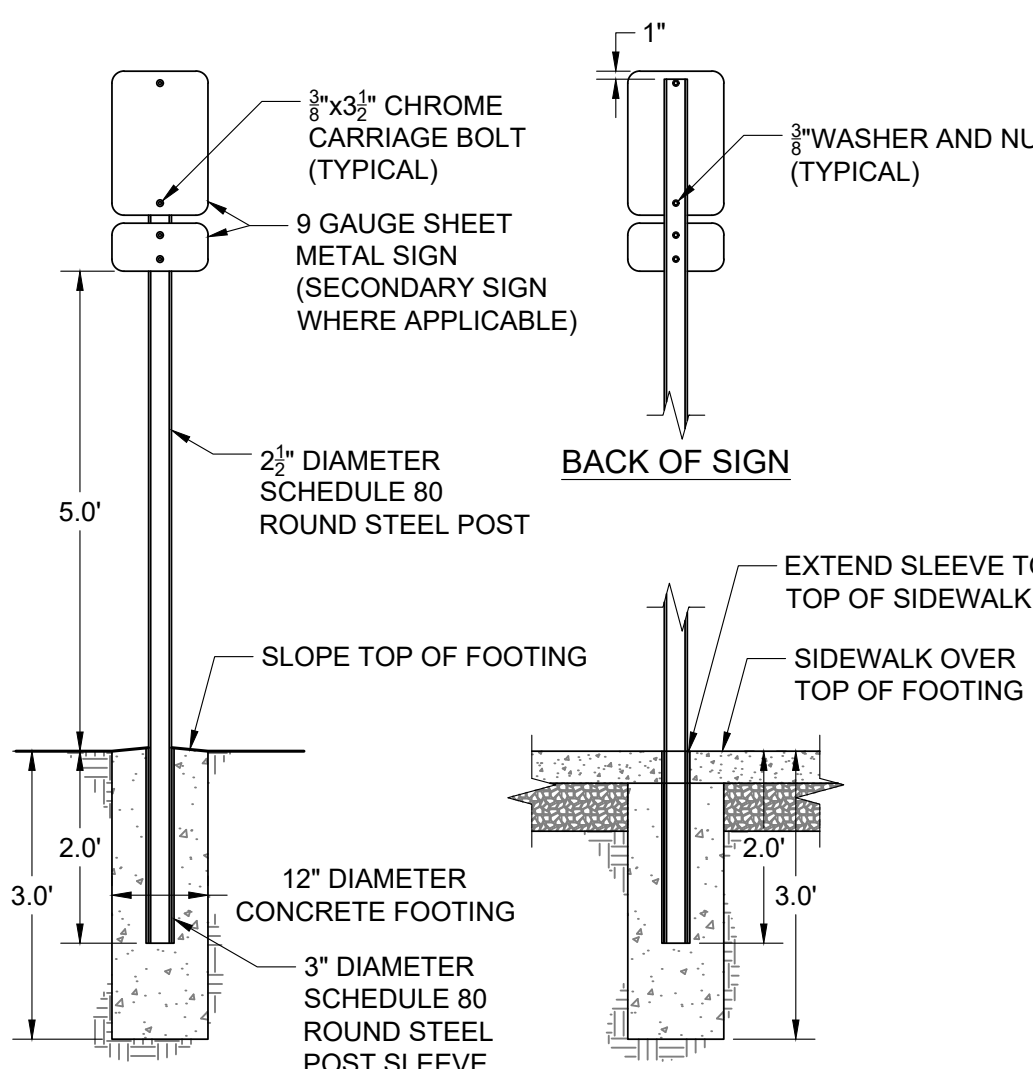


ACCESSIBLE PARKING SPOT



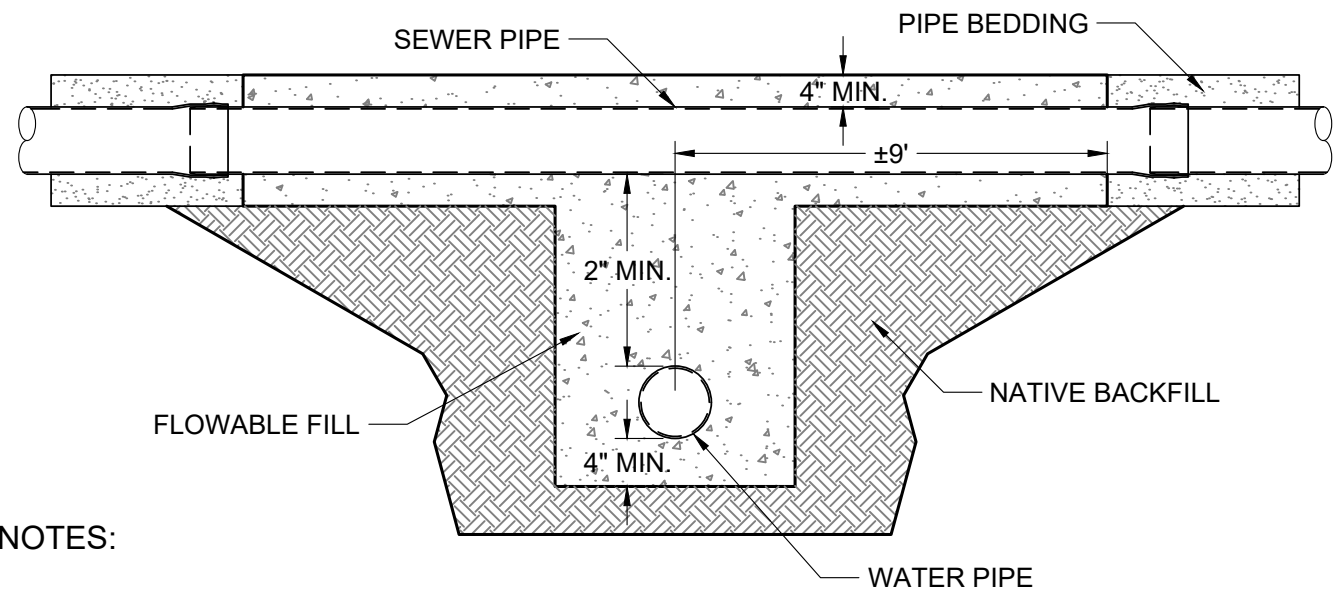
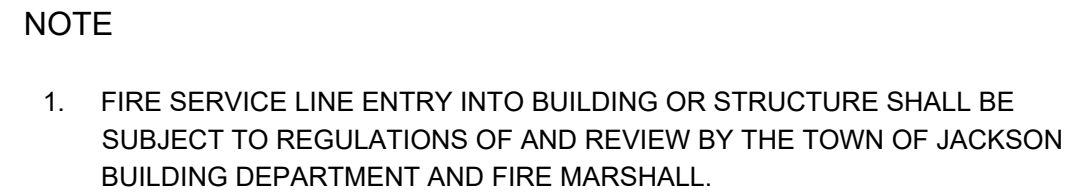
VAN ACCESSIBLE PARKING SPOT (WHERE APPLICABLE)

SIGN GRAPHICS



SIGN BASE

SIGN BASE IN SIDEWALK



PARALLEL INSTALLATION:
NORMAL CONDITIONS: SEWER MAINS AND MANHOLES SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY WATER MAIN WHENEVER POSSIBLE.

UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, A SEWER MAIN MAY BE LAID CLOSER TO A WATER MAIN, PROVIDED THAT:

1. THE TOP OF THE SEWER MAIN IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN;
2. WHERE 18" VERTICAL SEPARATION AS NOTED CANNOT BE OBTAINED, THE SEWER MAIN SHALL BE:
 - 2.1. CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION, AND TESTED TO ASSURE WATERTIGHTNESS BY SEWER LINE METHODS, OR;
 - 2.2. PLACED IN A SEPARATE CASING PIPE, OR;
 - 2.3. THE PIPE ENCASED IN CEMENT TREATED FILL (FLOW FILL).

CROSSING:
NORMAL CONDITIONS: SEWERS CROSSING WATER MAINS SHALL BE LAID BELOW THE WATER MAINS TO PROVIDE A VERTICAL SEPARATION OF AT LEAST 18" WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER.

UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST 18" AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:

1. THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF 9' EACH SIDE OF THE CROSSING; OR
2. THE SEWER LINE SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND TESTED TO ASSURE WATER TIGHTNESS BY SEWER LINE METHODS, AND SHALL EXTEND A MINIMUM OF 9' EACH SIDE OF THE CROSSING.
3. WATER MAINS PASSING UNDER A SEWER LINE SHALL, IN ADDITION TO THE ABOVE REQUIREMENTS, BE PROTECTED BY PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE. SOIL STRUCTURAL SUPPORT SHALL CONSIST OF CEMENT TREATED BACKFILL (FLOW FILL).

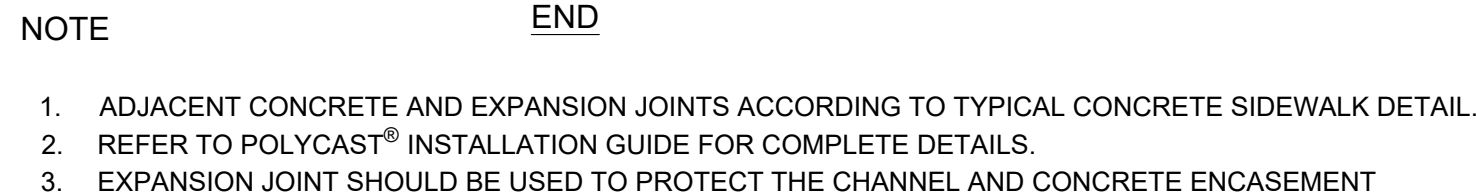
MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES										
FITTING SIZE	TEES AND PLUGS		90° BENDS		45° BENDS AND WYES		REDUCERS AND 22 1/2° BENDS		11 1/2° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1-7"	1-2"	1-9"	1-6"	1-8"	0'-10"	1-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"	1'-6"	1'-0"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"	2'-0"	1'-0"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"	2'-0"	1'-6"
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"	3'-6"	3'-0"	3'-0"	2'-0"
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-9"	4'-6"	3'-3"	3'-3"

1. SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK
2. ALL BLOCKING SHALL BEAR AGAINST UNDISTRIBUTED MATERIAL
3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
4. 4 MIL POLYETHYLENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE

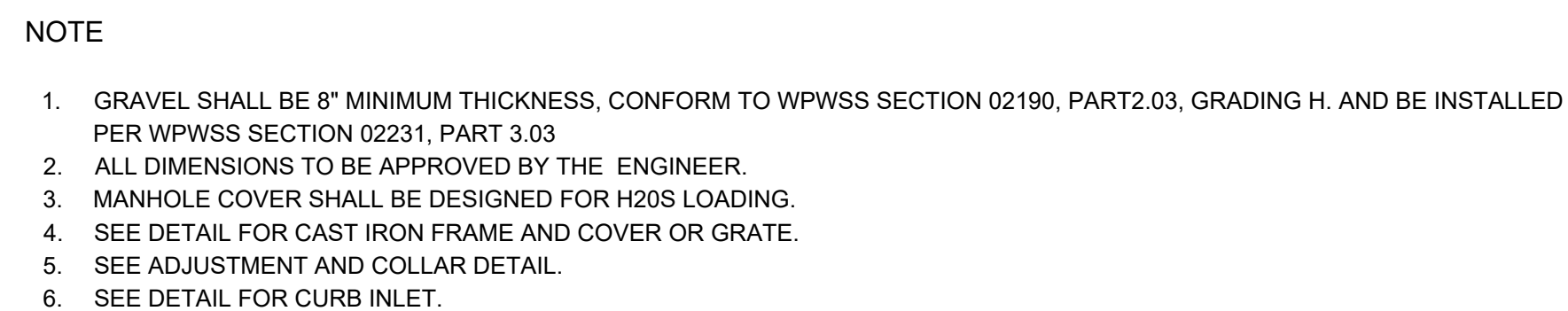
1. NEW SERVICE CONNECTIONS TO EXISTING SANITARY SEWER MAINS SHALL BE COMPLETED BY TOWN OF JACKSON. THE PRIVATE PARTY BEING SERVED BY THE NEW CONNECTION SHALL BE RESPONSIBLE FOR CARRYING OUT BACKFILL OPERATIONS.
2. BACKFILL OPERATIONS AT NEW SERVICES CONNECTED TO EXISTING SANITARY SEWER MAINS SHALL BE COMPACTED PER TOWN STANDARDS.
3. CLEANOUT TO BE PROVIDED ADJACENT TO BUILDING EVERY 100' OR SERVICE LINE AND AT ALL BENDS.

1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
 - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
 - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
6. PROVIDE INSULATION WHERE COVER OVER WATER LINES AND FORCE MAINS ARE LESS THAN 7 FEET AND WHERE SANITARY SEWER AND STORM LINES ARE LESS THAN 5 FEET.

1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.



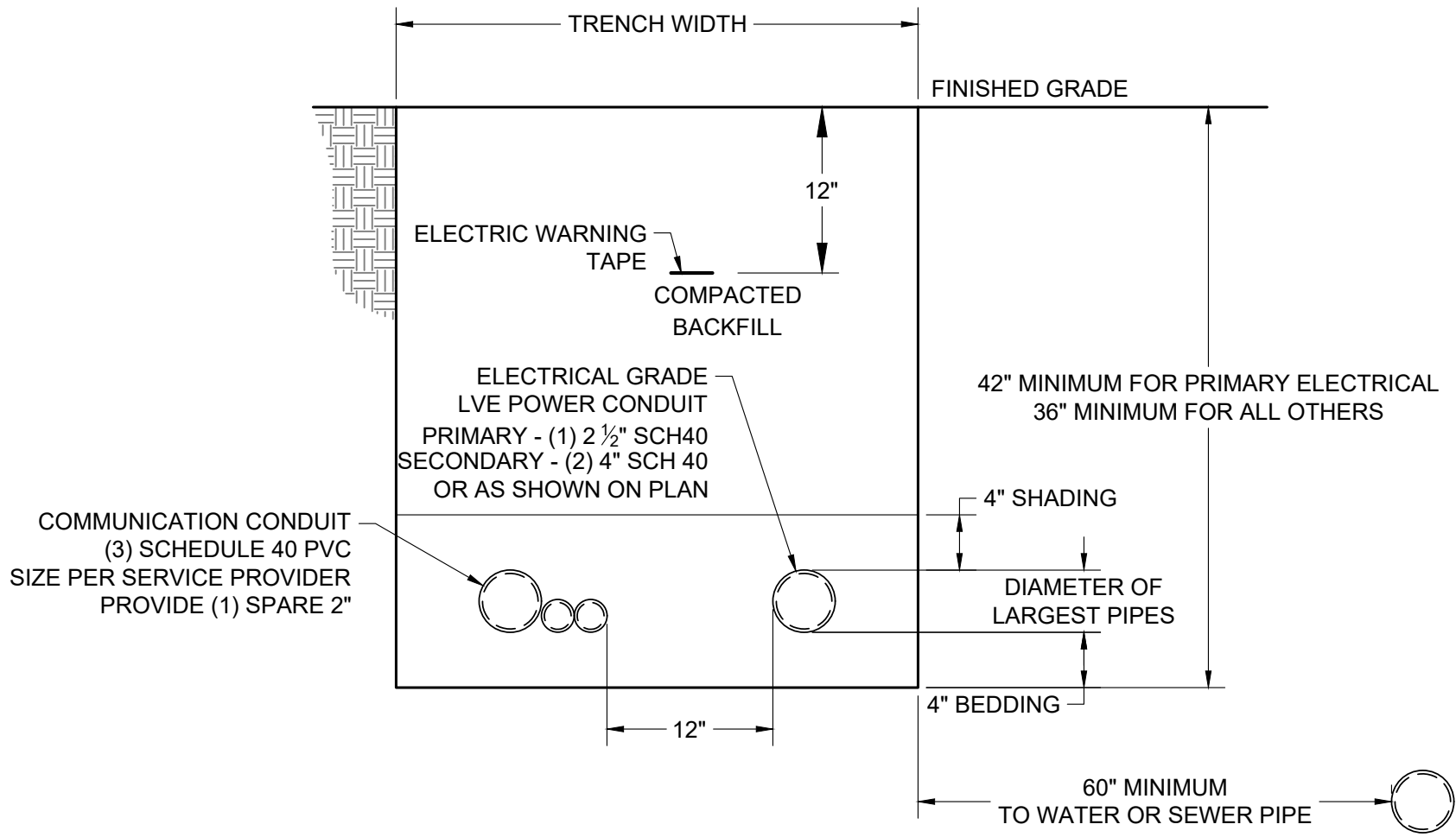
3 TRENCH DRAIN DETAIL
C4.2 NOT TO SCALE



4 48" PRECAST CATCH BASIN DETAIL
C4.2 NOT TO SCALE



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GENERAL NOTES:

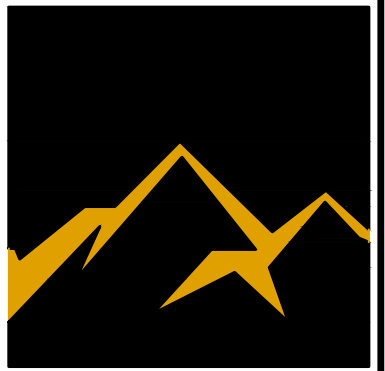
1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
2. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
4. 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 1/4" SCREEN (SAND RECOMMENDED).
6. SEAL SPARE CONDUIT WITH PUSH ON CAP AND MARK. WITH 2X4 POST FROM END OF THE CONDUIT TO 3FT ABOVE GROUND. BURY 24" #5 REBAR 3" BELOW FINISHED GRADE TO MARK WOOD POST.

6

C703

TYPICAL UTILITY TRENCH DETAIL

NOT TO SCALE



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:

NEWJACK, LLC
DEVELOPMENT PLAN
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:

MISCELLANEOUS DETAILS

DRAFTED BY:

KB

REVIEWED BY:

TK

PLAN VERSION

DATE

DEVELOPMENT PLAN

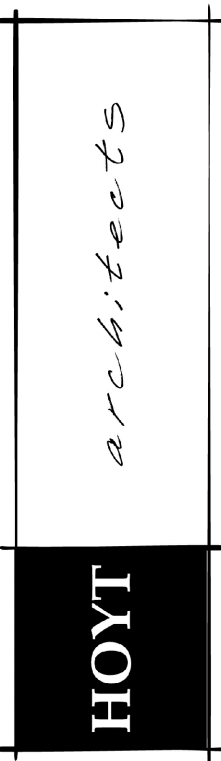
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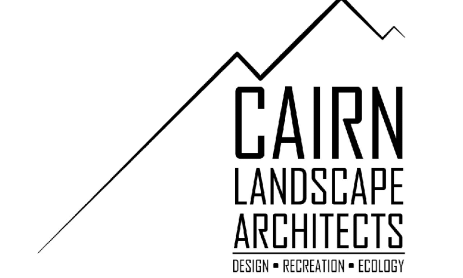
22155

SHEET

C4.3



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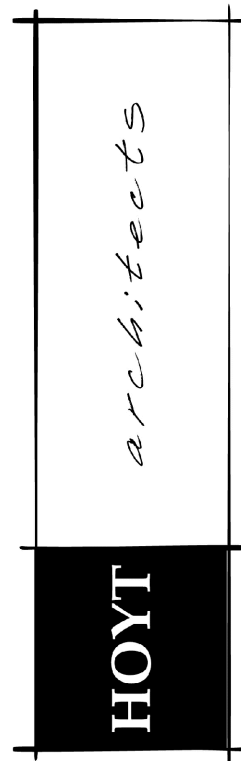
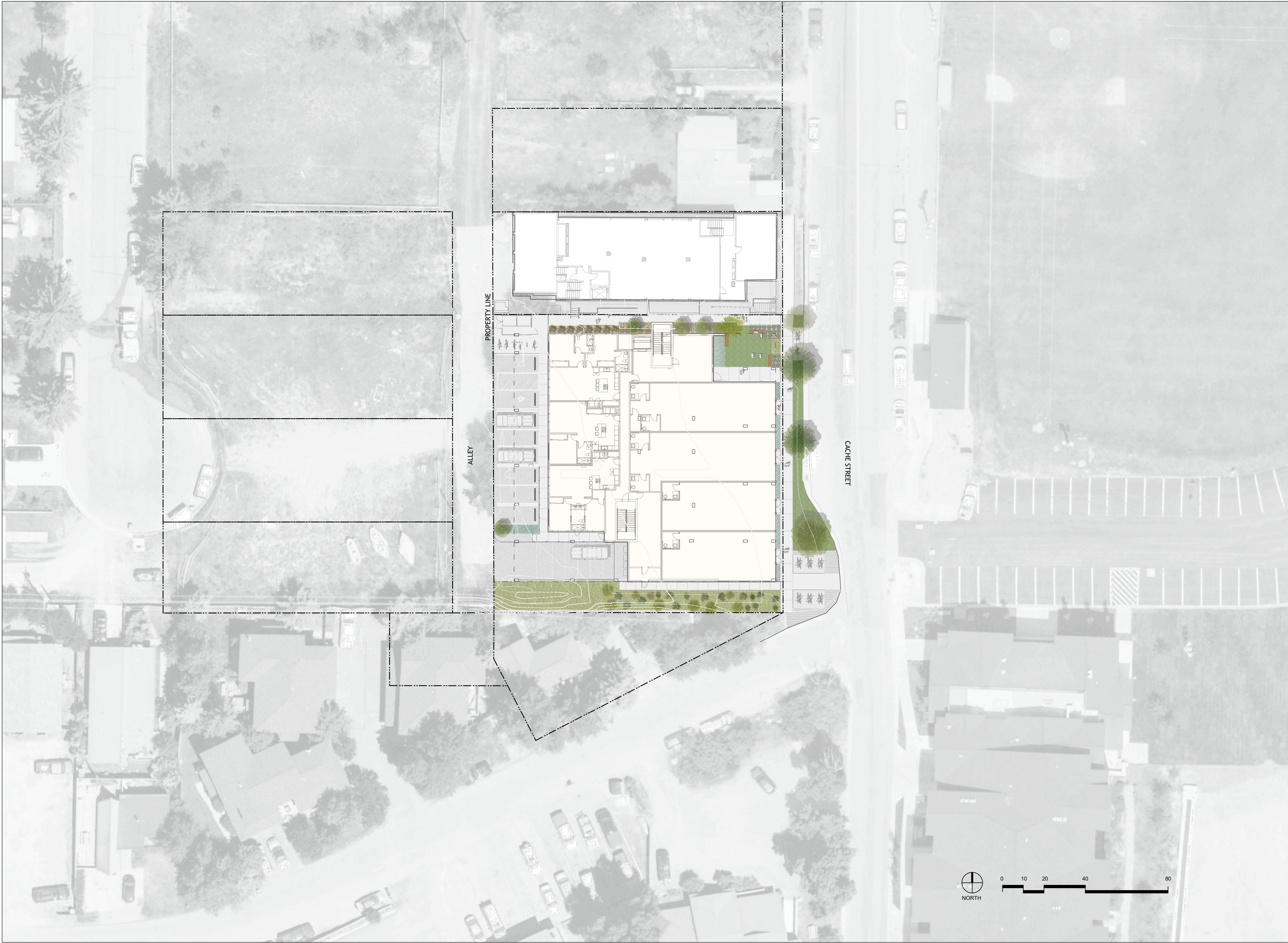
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Date 06.02.2023
Drawn by MHA
Checked by HNF
REVISIONS

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L0.1

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Jackson Wyoming
307.733.9955

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JACKSON, WY 83001
665 SOUTH CACHE MIXED USE

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DEVELOPMENT PLAN SET

Date 06.02.2023
Drawn by MHA
Checked by HNF
REVISIONS

No.	Description	Date

CONTEXT
PLAN

L0.2



PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Celtis occidentalis	Common Hackberry	3" Cal.	B&B	1	
	Cercis canadensis	Eastern Redbud	3" Cal.	B&B	1	
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3" Cal.	B&B	2	
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	3	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cornus sericea	Red Twig Dogwood	6"	B&B	19	
	Spiraea japonica	Japanese Spiraea	5 gal.	Pot	4	
	Symphoricarpos albus	Common White Snowberry	5 gal.	Pot	3	
	Syringa vulgaris	Common Lilac	6"	B&B	6	
PERENNIALS AND GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Deschampsia cespitosa	Tufted Hair Grass	1 gal.		30	
	Helictotrichon sempervirens	Blue Oat Grass	5 gal.		16	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
		Drought Resistant Turf or Meadow Sod	sod		1,214 sf	Exact sod type TBD
		Native Meadow Sod	sod		1,797 sf	
		Vinca minor	Common Periwinkle	flat	44	

PLANT UNIT CALCULATIONS AND BOND REQUIREMENT

EXISTING PLANT UNITS ON 645 2 PLANT UNITS
REQUIRED PLANT UNITS FOR 655/665 1 / 1,000 SF of required Landscape Area = 2 PLANT UNITS
1 / 12 Parking Spaces = 1 PLANT UNIT
TOTAL REQUIRED 5 PLANT UNITS

(5) PROPOSED PLANT UNITS

(5) 3" Caliper Trees
(30) 6' Shrubs or Multi-Stem Trees
(16) #5 Container Shrubs
(1) Planter Substitution for 4 #5 Container Shrubs

All landscaping will comply with Div. 5.5 of Town of Jackson LDRs. The landscape material shown meets the (5) Plant Unit requirement. A bond for the (5) Plant Unit requirement and irrigation will be provided before the Building Permit is issued. The bond amount will be as follows:

(5) Plant Unit Required
Average Value of (1) Plant Unit = \$2,600.00
Approximate Cost to Irrigate (1) Plant Unit = \$2,300.00
Total Cost of Plant Unit & Irrigation = \$4,900.00
Total Cost of (5) Plant Unit & Irrigation x 125% for Bond Amount = \$24,501.25

All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller - See Planting & Irrigation Notes

LANDSCAPE SURFACE AREA CALCULATIONS

ZONING	CR-1
GROSS SITE AREA	20,154.98 SF / 0.46 ACRES
BASE SITE AREA (GROSS SITE AREA-FUTURE SIDEWALK EASEMENT FOR ENCRoACHING SIDEWALK)	20,042.37 SF
PROPOSED STRUCTURES	11,470.4 SF
REQUIRED LANDSCAPE AREA/ LSR	2,004.24 SF/ 10%
EXISTING LSR TO REMAIN (INCLUDED ON PERMIT FOR 645)	940.54 SF
TOTAL LSR REQUIRED	2,944.78
TOTAL LANDSCAPE AREA/ LSR (PROPOSED + EXISTING)	3,013.89 SF/ 15.03%

BIKE PARKING CALCULATIONS

REQUIRED BIKE PARKING (LDR 6.2.2.D)	1 Bike Parking per 10 Vehicle Spaces- 5 Bike Racks
PROPOSED BIKE PARKING	14 Bike Racks (28 Spaces)

NOTE: EXISTING BIKE PARKING ON 645 S. CACHE IS TO REMAIN

architects

HOYT

Jackson Wyoming
307.733.9955

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CAIRN
LANDSCAPE
ARCHITECTS
DESIGN • RECONSTRUCTION • CONSULT

665 S. CACHE
JACKSON, WY 83001

665 SOUTH CACHE MIXED USE

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DEVELOPMENT PLAN SET





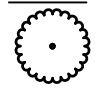
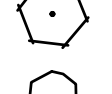
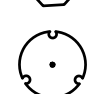


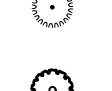

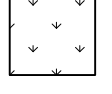
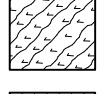
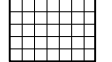
Date06.02.2023
Drawn byMHA
Checked byHNF
REVISIONS

No.	Description	Date

SITE
PLAN

L0.3

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Celtis occidentalis	Common Hackberry	3" Cal.	B&B	1	
	Cercis canadensis	Eastern Redbud	3" Cal.	B&B	1	
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3" Cal.	B&B	2	
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	4	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cornus sericea	Red Twig Dogwood	6"	B&B	18	
	Lonicera involucrata	Twinberry	6"	B&B	6	
	Spiraea x bumalda 'Firelight'	Firelight Spirea	5 gal.	Pot	12	
	Symphoricarpos albus	Common White Snowberry	5 gal.	Pot	3	
	Syringa vulgaris	Common Lilac	6"	B&B	6	
PERENNIALS AND GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Deschampsia cespitosa	Tufted Hair Grass	1 gal.		17	
	Helictotrichon sempervirens	Blue Oat Grass	5 gal.		16	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Drought Resistant Turf or Meadow Sod		sod		1,214 sf	Exact sod type TBD
	Native Meadow Sod		sod		1,797 sf	
	Vinca minor	Common Periwinkle	flat		61	

PLANT UNIT CALCULATIONS AND BOND REQUIREMENT

EXISTING PLANT UNITS ON 645	2 PLANT UNITS
REQUIRED PLANT UNITS FOR 655/665	1 / 1,000 SF of required Landscape Area = 2 PLANT UNITS
	1 / 12 Parking Spaces = 1 PLANT UNIT
TOTAL REQUIRED	5 PLANT UNITS
(5) PROPOSED PLANT UNITS	(5) 3" Caliper Trees (30) 6' Shrubs or Multi-Stem Trees (16) #5 Container Shrubs (1) Planter Substitution for 4 #5 Container Shrubs

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LANDSCAPE SURFACE AREA CALCULATIONS

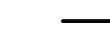
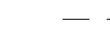
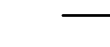
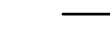
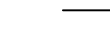
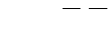


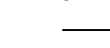
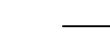
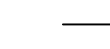
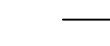
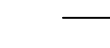
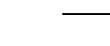
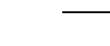
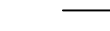
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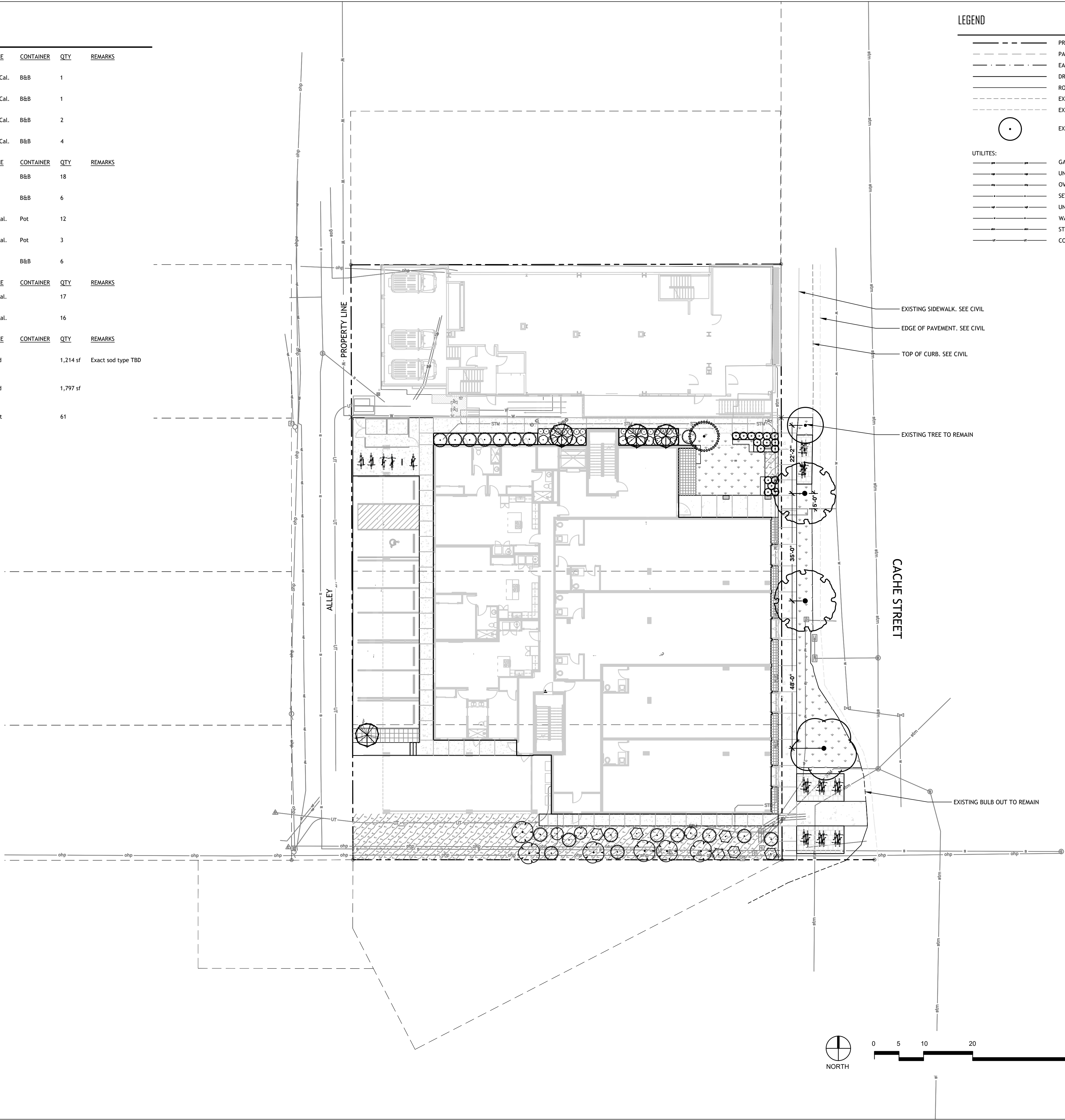
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PROPOSED BIKE PARKING	14 Bike Racks (28 Spaces)

NOTE: EXISTING BIKE PARKING ON 645 S. CACHE IS TO REMAIN

LEGEND

	PROPERTY BOUNDARY
	PARCEL LOTS
	EASEMENT
	DRIVEWAY
	ROADWAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING TREE
UTILITIES:	
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	SEWER LINE
	UNDERGROUND TELEPHONE LINE
	WATER LINE
	STORM DRAIN LINE
	COMBINED CABLE UTILITY TRENCH



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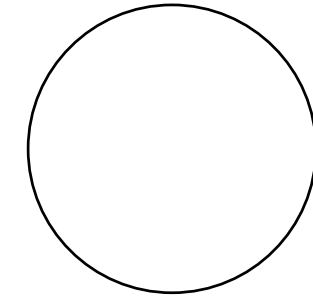
CAIRN LANDSCAPE ARCHITECTS
DESIGN • REVISION • COLLABORATE

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CAIRN LANDSCAPE ARCHITECTS
DESIGN • REVISION • COLLABORATE

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JACKSON, WY 83001



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DEVELOPMENT PLAN SET

Date	06.02.2023
Drawn by	MHA
Checked by	HNH
REVISIONS	

No.	Description	Date

L0.4
PLANNING PLAN

L0.4
PLANNING PLAN

LANDSCAPE SURFACE AREA CALCULATIONS

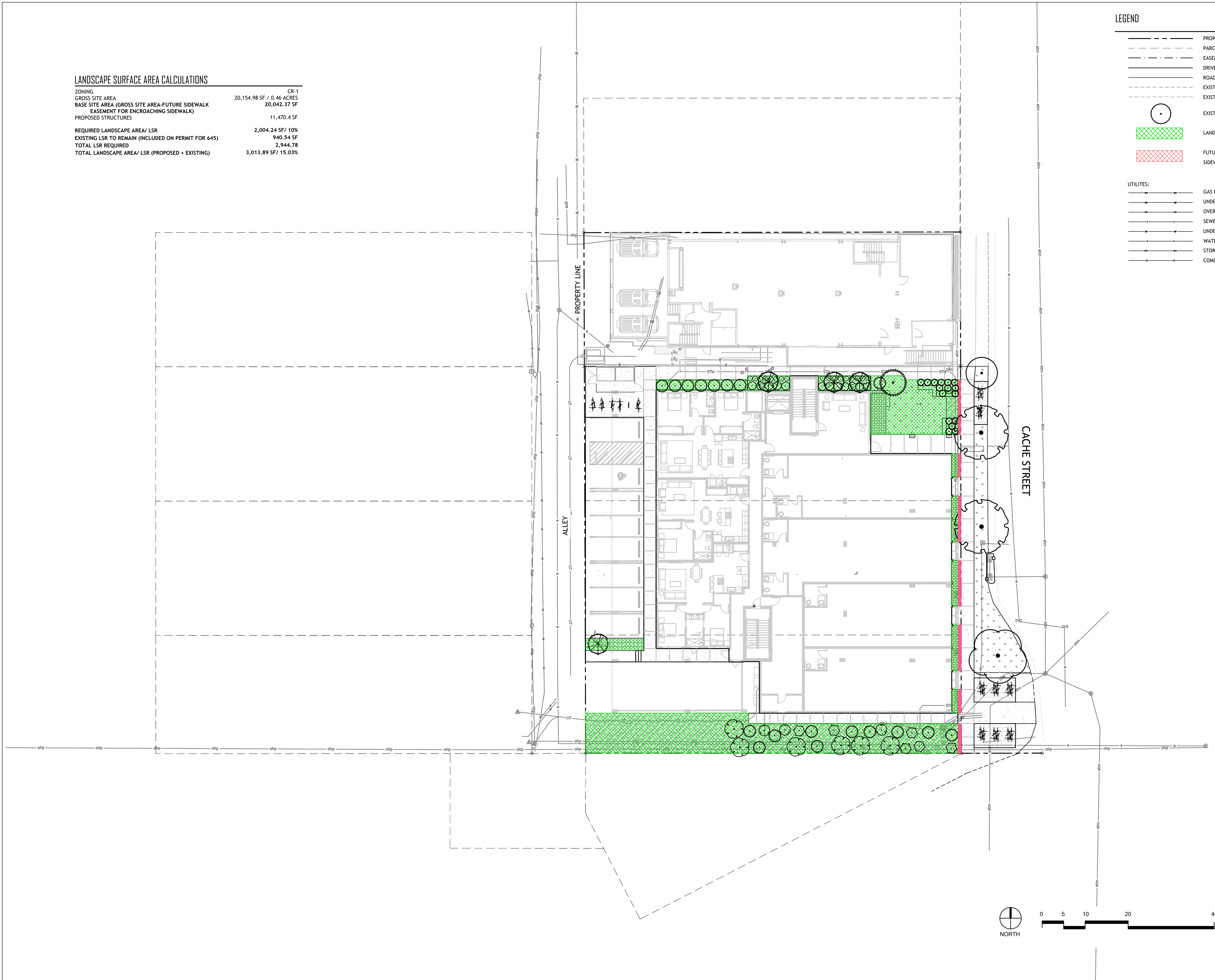
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LEGEND

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	PARCEL LOTS
	EASEMENT
	DRIVEWAY
	ROADWAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING TREE
	LANDSCAPE SURFACE RATIO AREA
	FUTURE SIDEWALK EASEMENT FOR ENCROACHING SIDEWALK

UTILITIES:

	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	SEWER LINE
	UNDERGROUND TELEPHONE LINE
	WATER LINE
	STORM DRAIN LINE
	COMBINED CABLE UTILITY TRENCH



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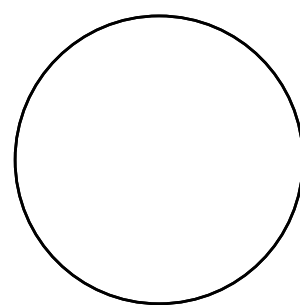
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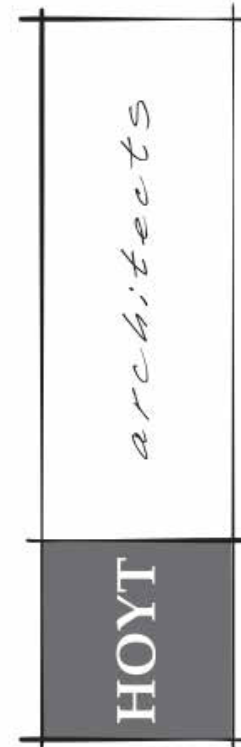
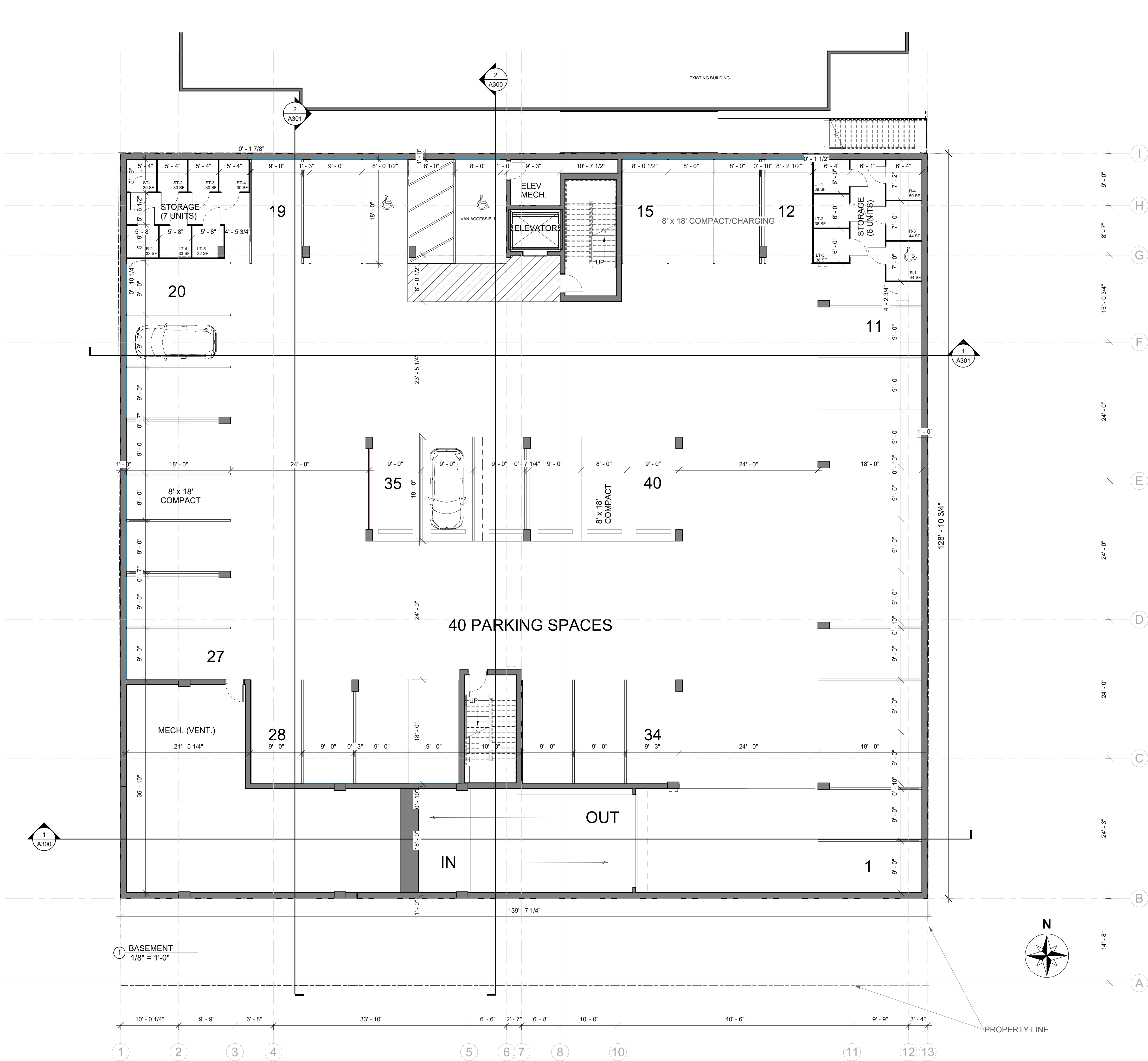
DEVELOPMENT PLAN SET

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No.	Description	Date

LSR
DIAGRAM

L0.5



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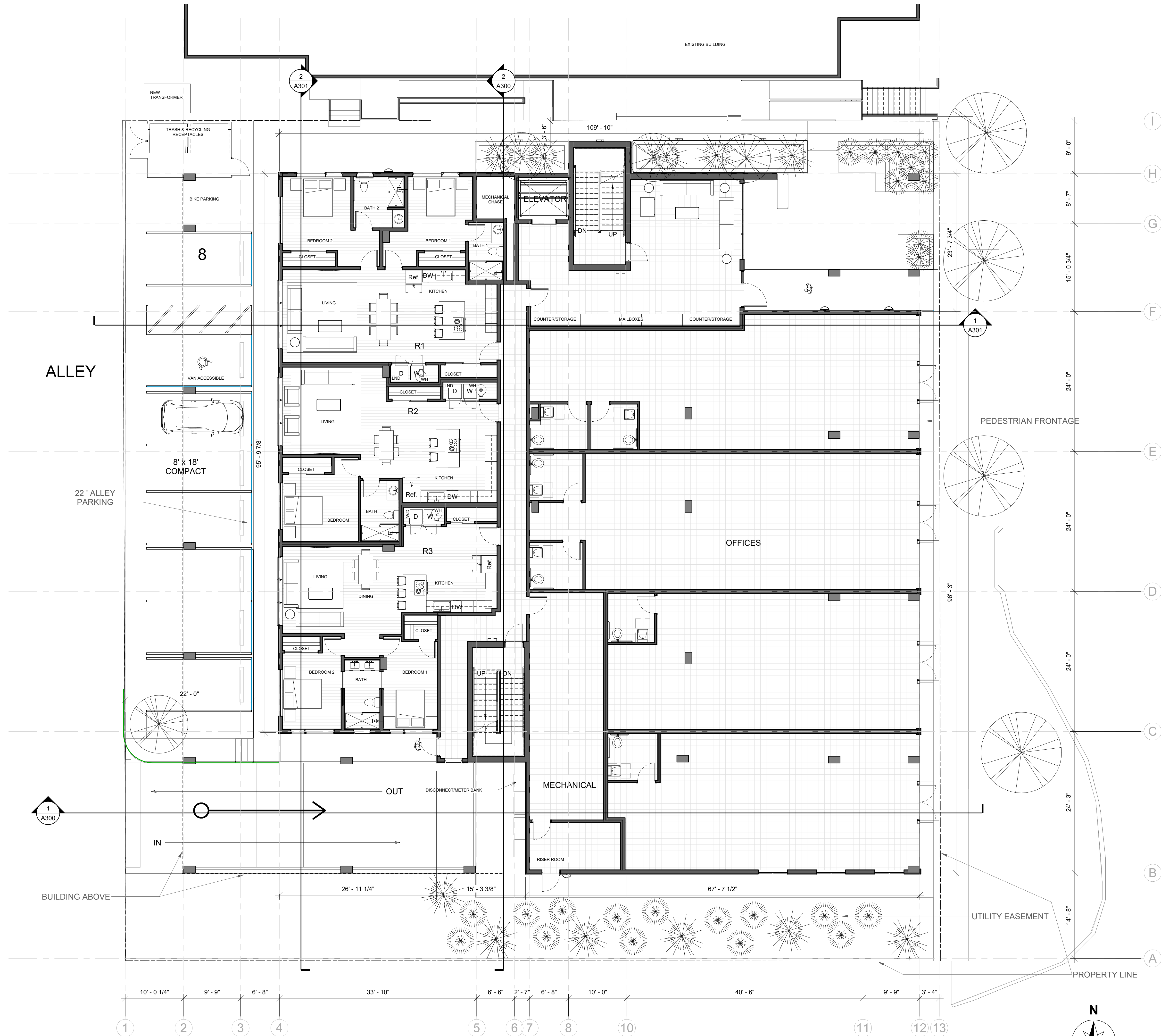
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Date 06.06.2023
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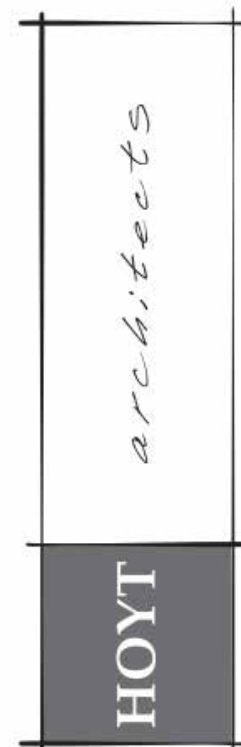
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BASEMENT FLOOR
PLAN

A101



1 TOP OF LEVEL 1
1/8" = 1'-0"



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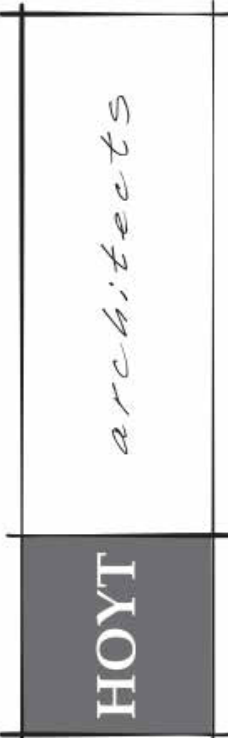
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No.	Description	Date

FIRST FLOOR PLAN

A102



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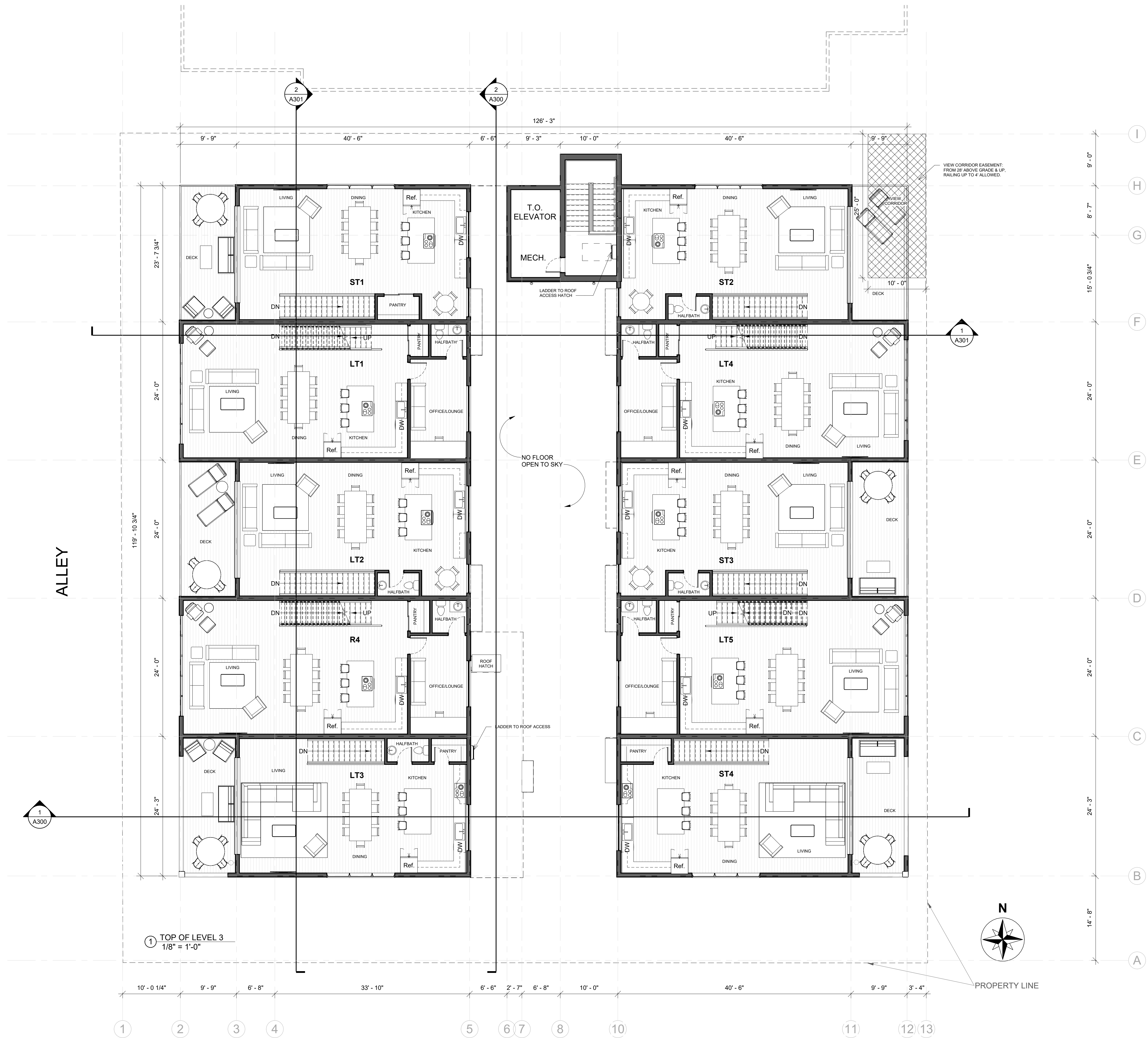
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[illegible]

A103



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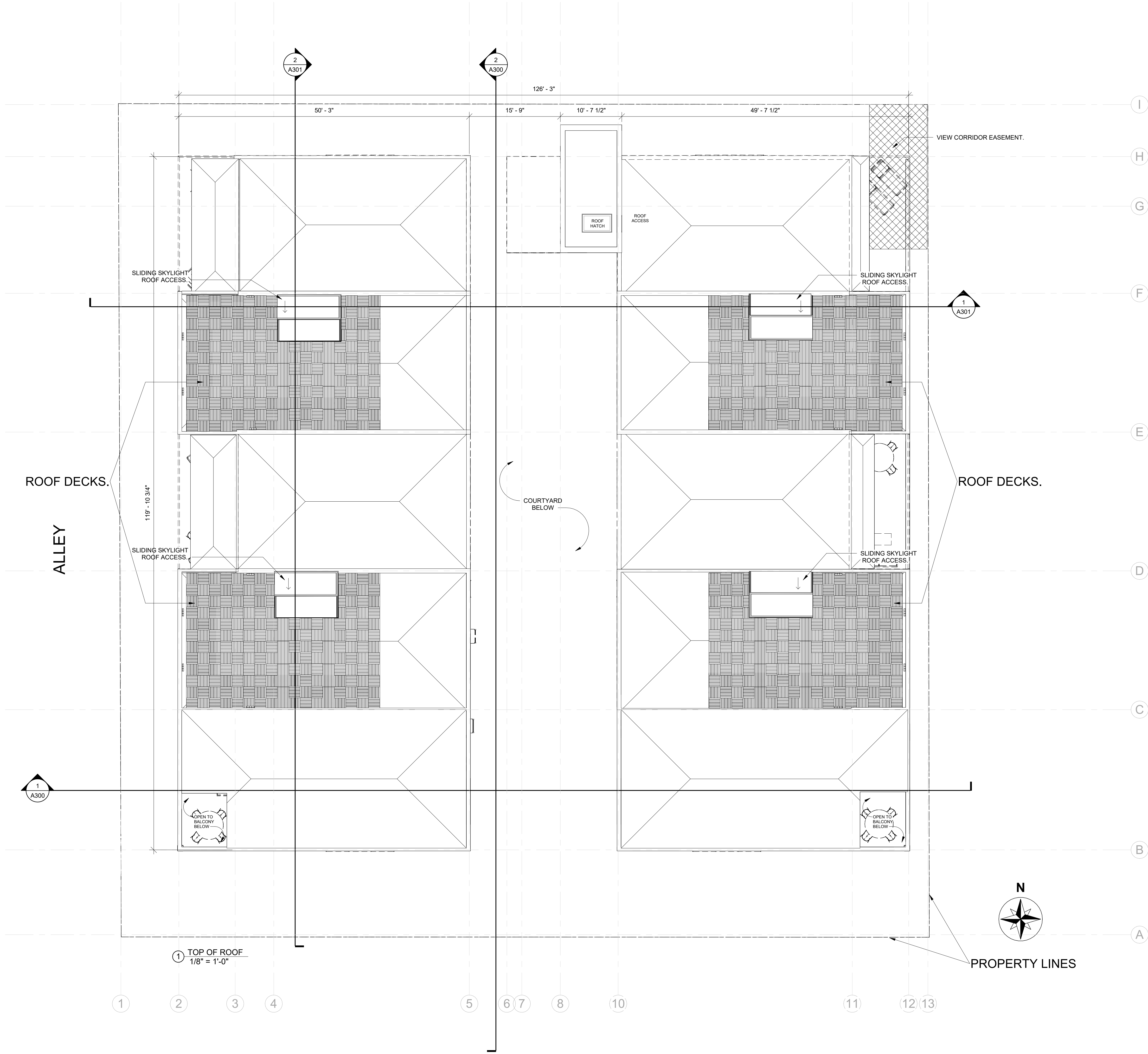
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No.	Description	Date

THIRD FLOOR PLAN



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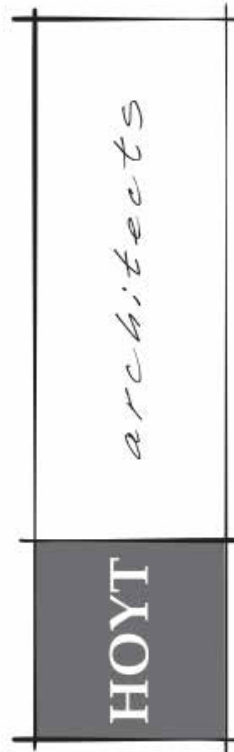
DEVELOPMENT PLAN SET

Date 06.06.2023
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

ROOF PLAN

EXTERIOR MATERIALS SCHEDULE	
1	1 x 6 V.G. THERMALLY MODIFIED T+G REV. FINELINE RS/ FINISH TO MATCH 645 S. CACHE.
2	EXPOSED CONCRETE. SMOOTH-FORMED FINISHED CONCRETE W/ FORM-FACING PANELS THAT PROVIDE CONTINUOUS, TRUE, AND SMOOTH CONCRETE SURFACES.
3	STEEL AND GLASS GUARDRAIL TO MATCH 645 S. CACHE.
4	AMERICAN FIBER CEMENT: 8MM NATURAL FIBER CEMENT PANELS CEMBRIT PATINA. COLOR: P070 FLINT. ATTACH W/#12 x 1 1/2" SS SCREWS @16" VERTICAL. 24" HORIZ. INTO FURRING STRIPS AT VERTICAL JOINTS W/ UV RESISTANT BLACK EDPH RUBBER SEALING STRIP AT VERTICAL JOINTS. GAP ALL EDGES OVER DELTA FASCADE AND WEATHER BARRIER AS PER MFGR RECOMMENDATIONS.
5	METAL CLAD WOOD WINDOWS. COLOR TO MATCH 645 S. CACHE.
6	COMMERCIAL GLAZING SYSTEM. COLOR TO MATCH 645 S. CACHE.
7	EXPOSED ARCH AND STRUCTURAL STEEL: PRIME AND FINISH W/ 2 COATS EXTERIOR ENAMEL. COLOR TO MATCH WINDOW FINISH.
8	EXPOSED STRUCTURAL CONCRETE. FINISH TBD.
NOTES:	



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DEVELOPMENT PLAN SET

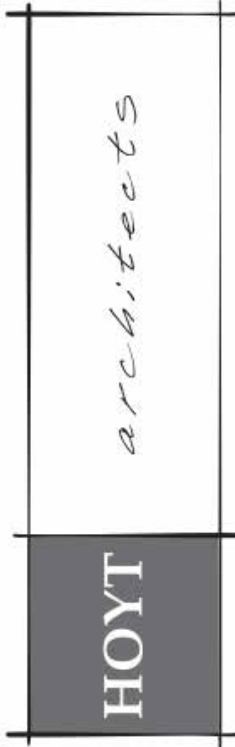
Date 06.06.2023
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

EAST NORTH
ELEVATIONS

A201

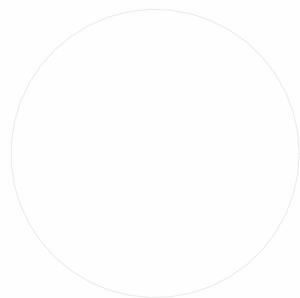
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5	METAL CLAD WOOD WINDOWS. COLOR TO MATCH 645 S. CACHE.
6	COMMERCIAL GLAZING SYSTEM. COLOR TO MATCH 645 S. CACHE.
7	EXPOSED ARCH AND STRUCTURAL STEEL: PRIME AND FINISH W/ 2 COATS EXTERIOR ENAMEL. COLOR TO MATCH WINDOW FINISH.
8	EXPOSED STRUCTURAL CONCRETE. FINISH TBD.
NOTES:	



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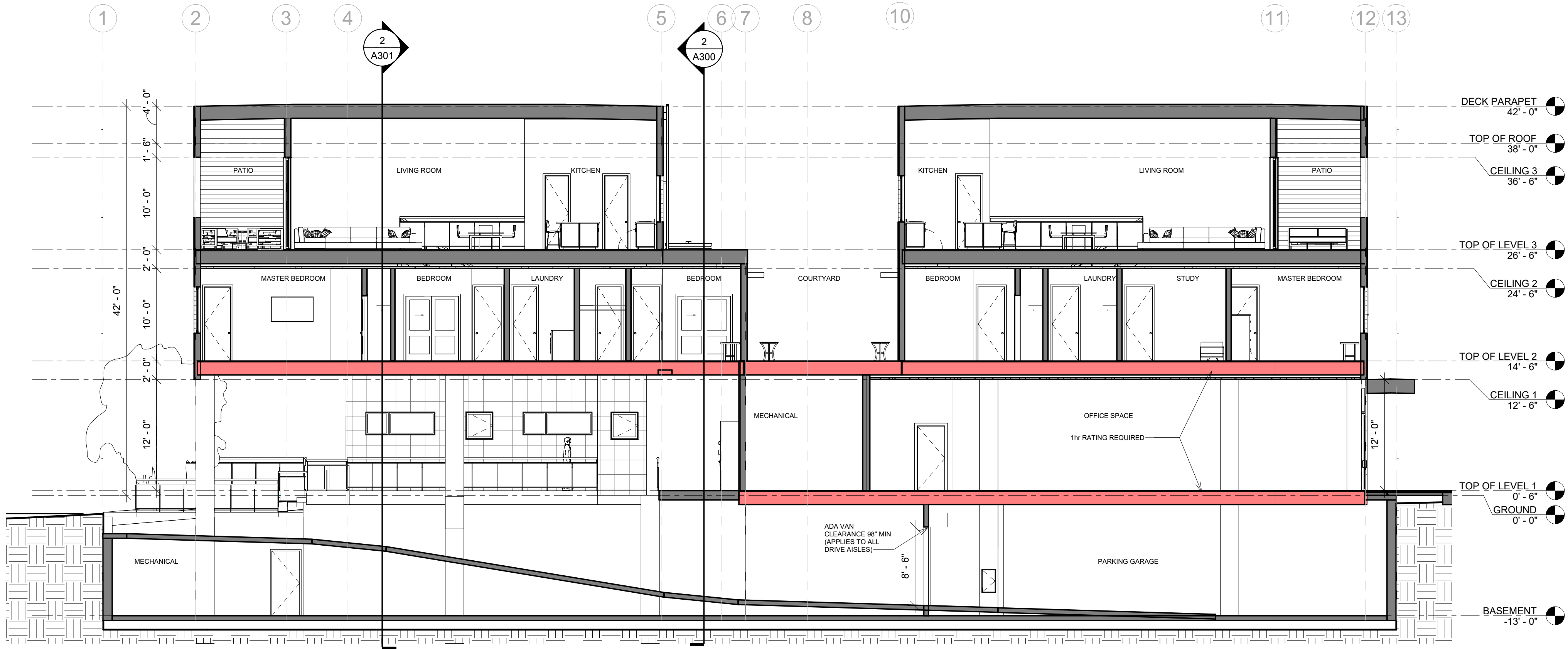
DEVELOPMENT PLAN SET

Date 06.06.2023
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REVISIONS

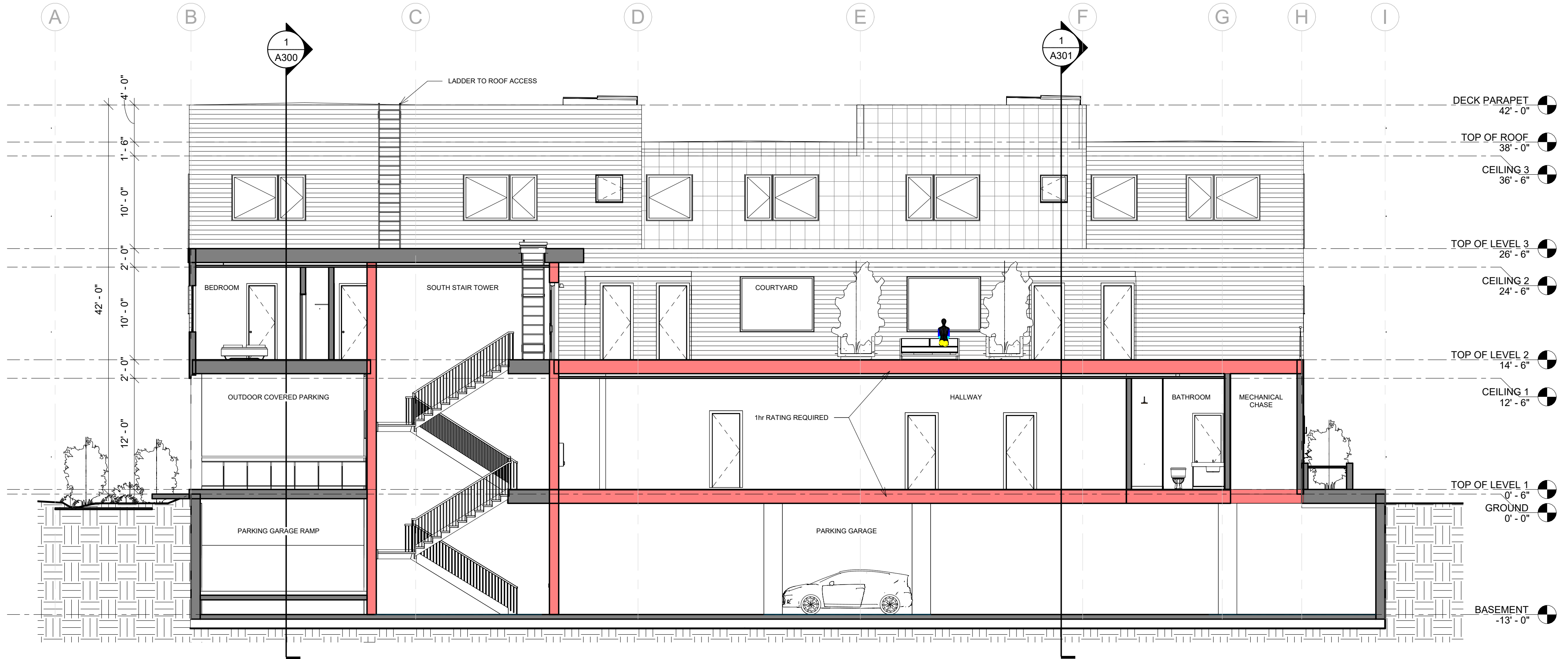
No.	Description	Date

WEST SOUTH
ELEVATIONS

A202



① West - East Section 1
1/8" = 1'-0"



② North - South Section 1
1/8" = 1'-0"

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DEVELOPMENT PLAN SET

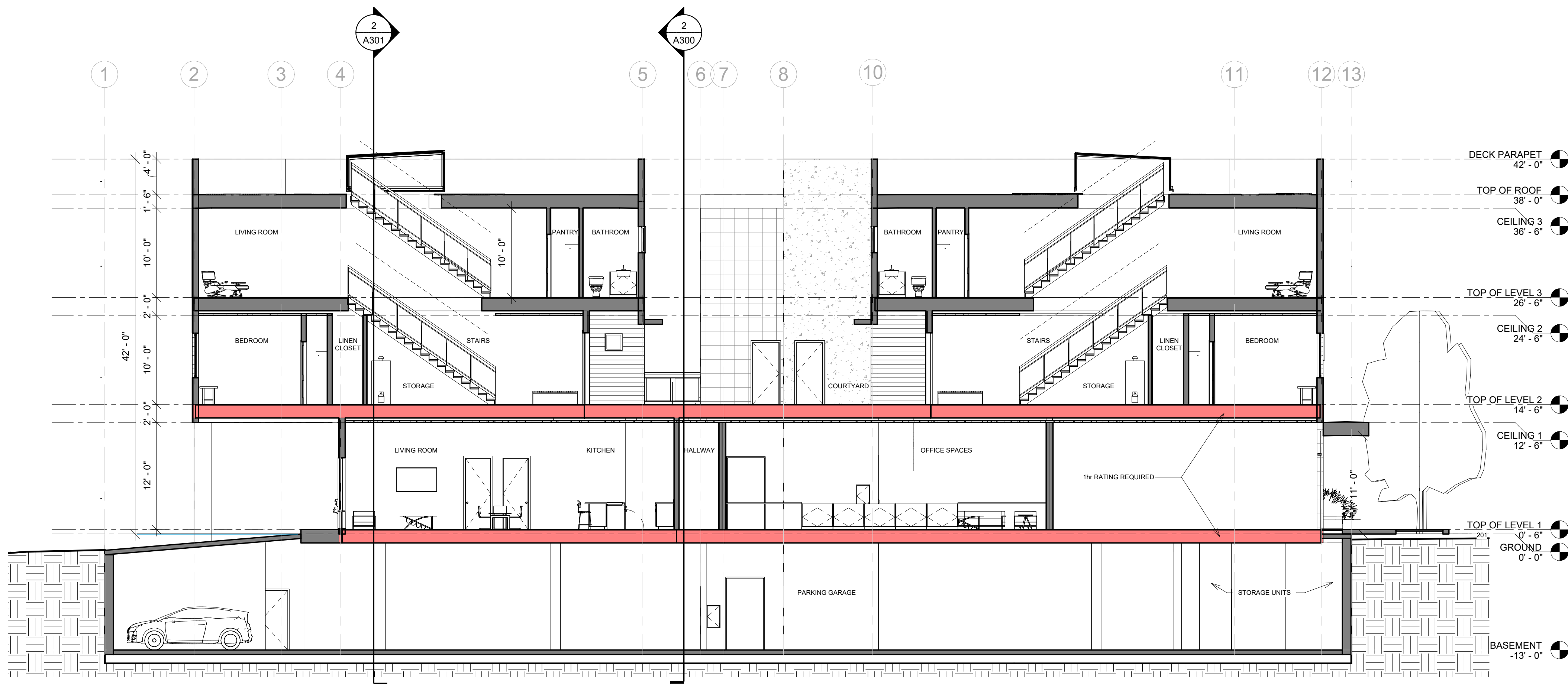
Date 06.06.2023
Drawn by MANCILMAN
Checked by HOYT
REVISIONS

No.	Description	Date

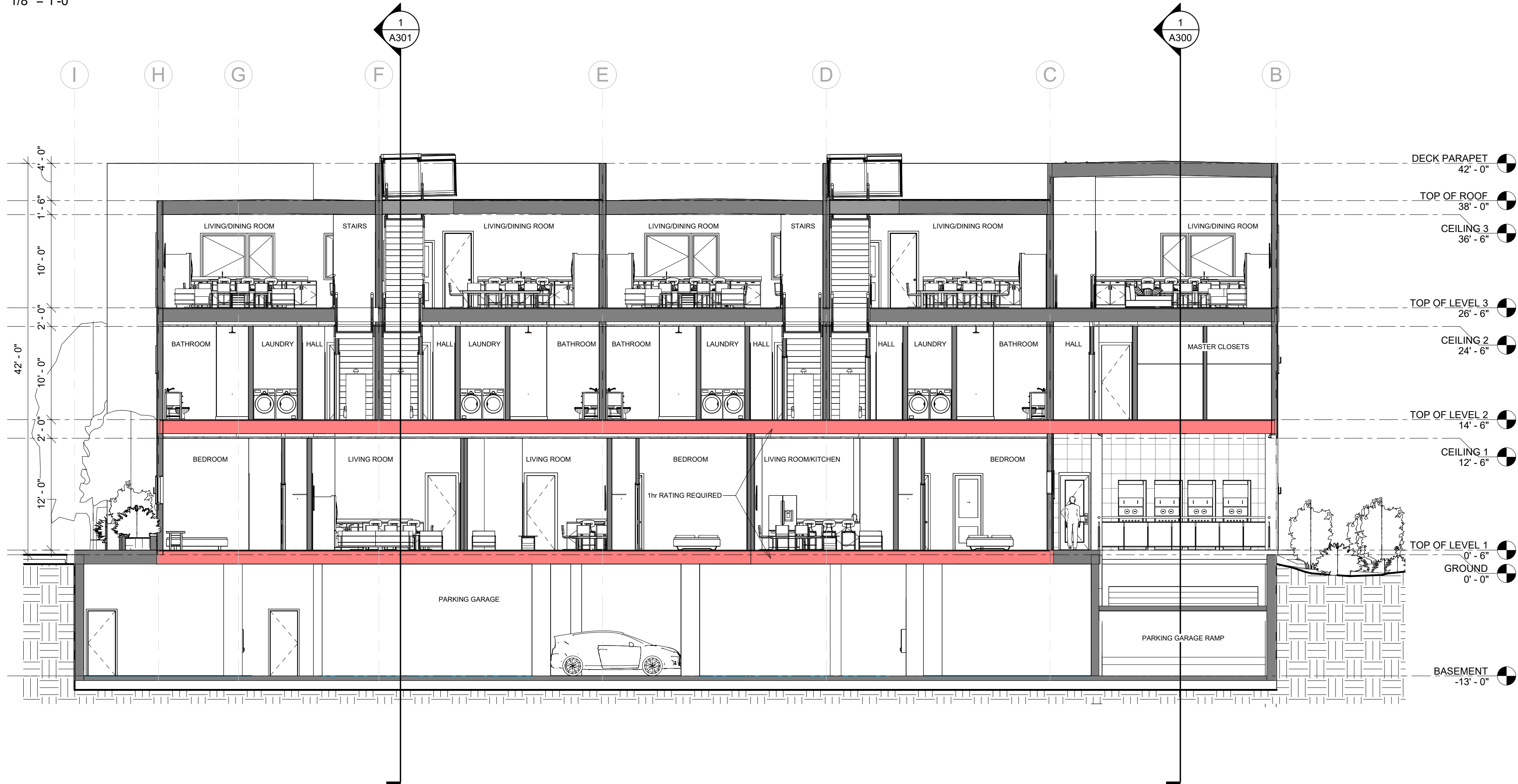
BUILDING
SECTIONS

A300

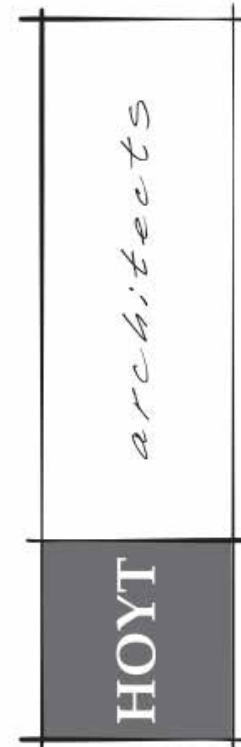
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① East - West Section 1
1/8" = 1'-0"



② North - South Section 2
1/8" = 1'-0"



Jackson Wyoming
307.733.9955

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JACKSON, WY 83001

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DEVELOPMENT PLAN SET

Date 06.06.2023
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Checked by HOYT
REVISIONS

No.	Description	Date

BUILDING
SECTIONS

A301



665 MIXED USE

665 SOUTH CACHE

JACKSON, WY 83001

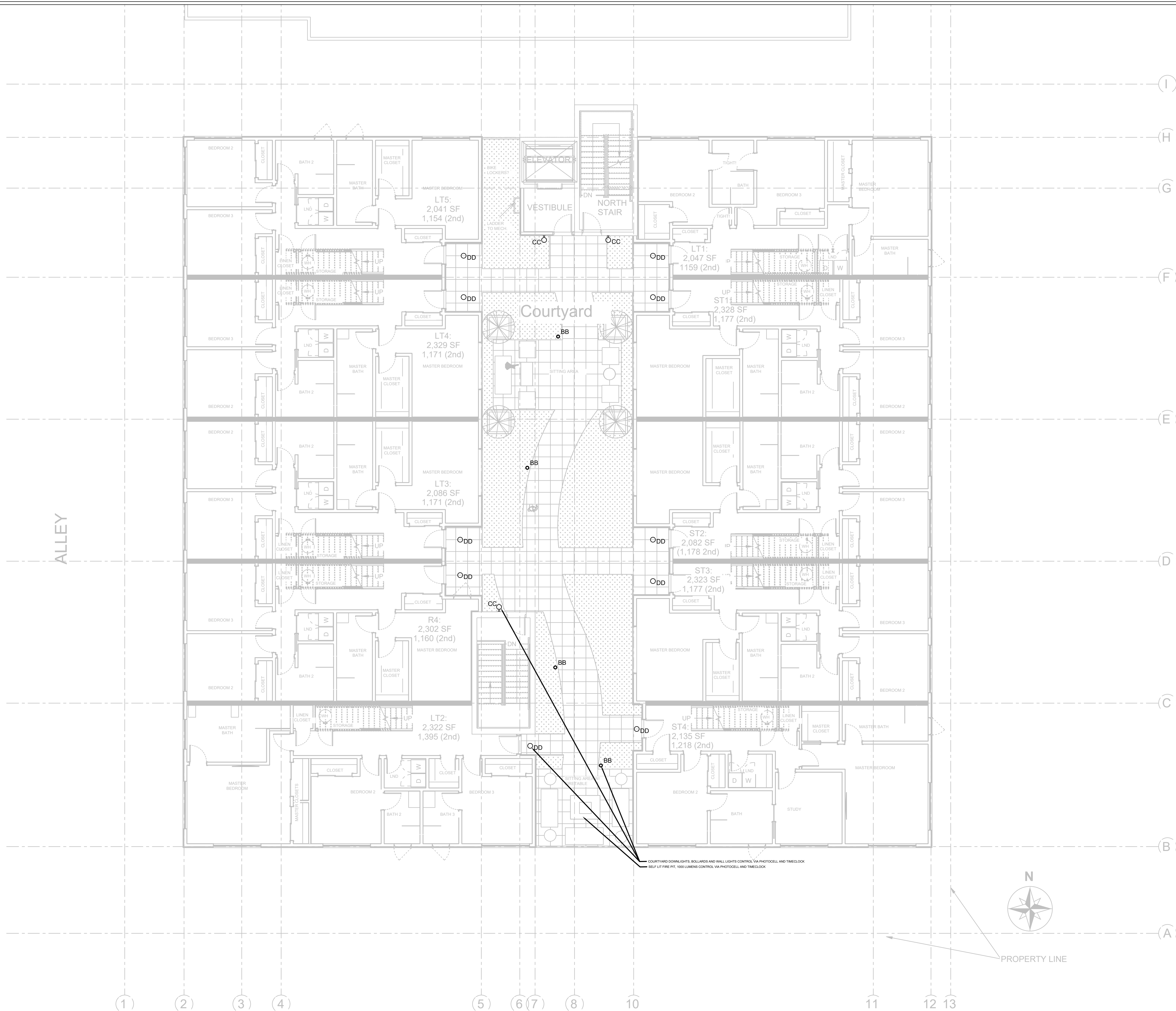
AEC PROJECT #: 23025.00	
DATE:	ISSUE:
06/02/23	DEVELOPMENT PLAN SET

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LEVEL 1 EXTERIOR LIGHTING PLAN

EX1.0
1 of 4

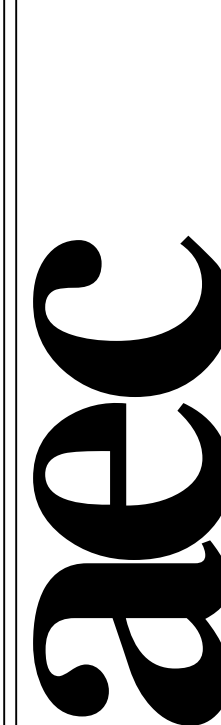
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LEVEL 2 EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"

NORTH



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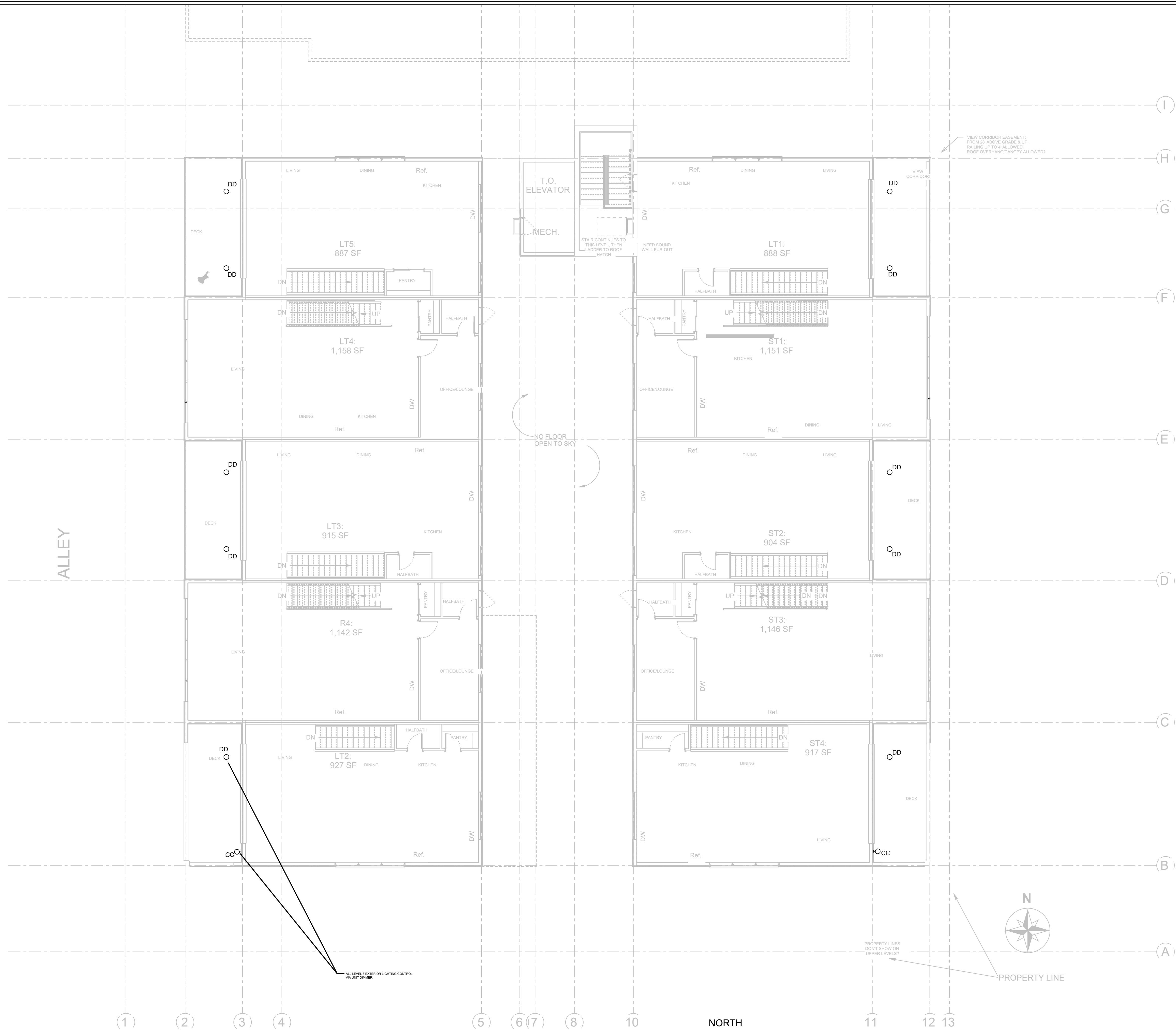
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LEVEL 2
EXTERIOR
LIGHTING
PLAN

EX1.1

2 of 4

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LEVEL 3 EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"



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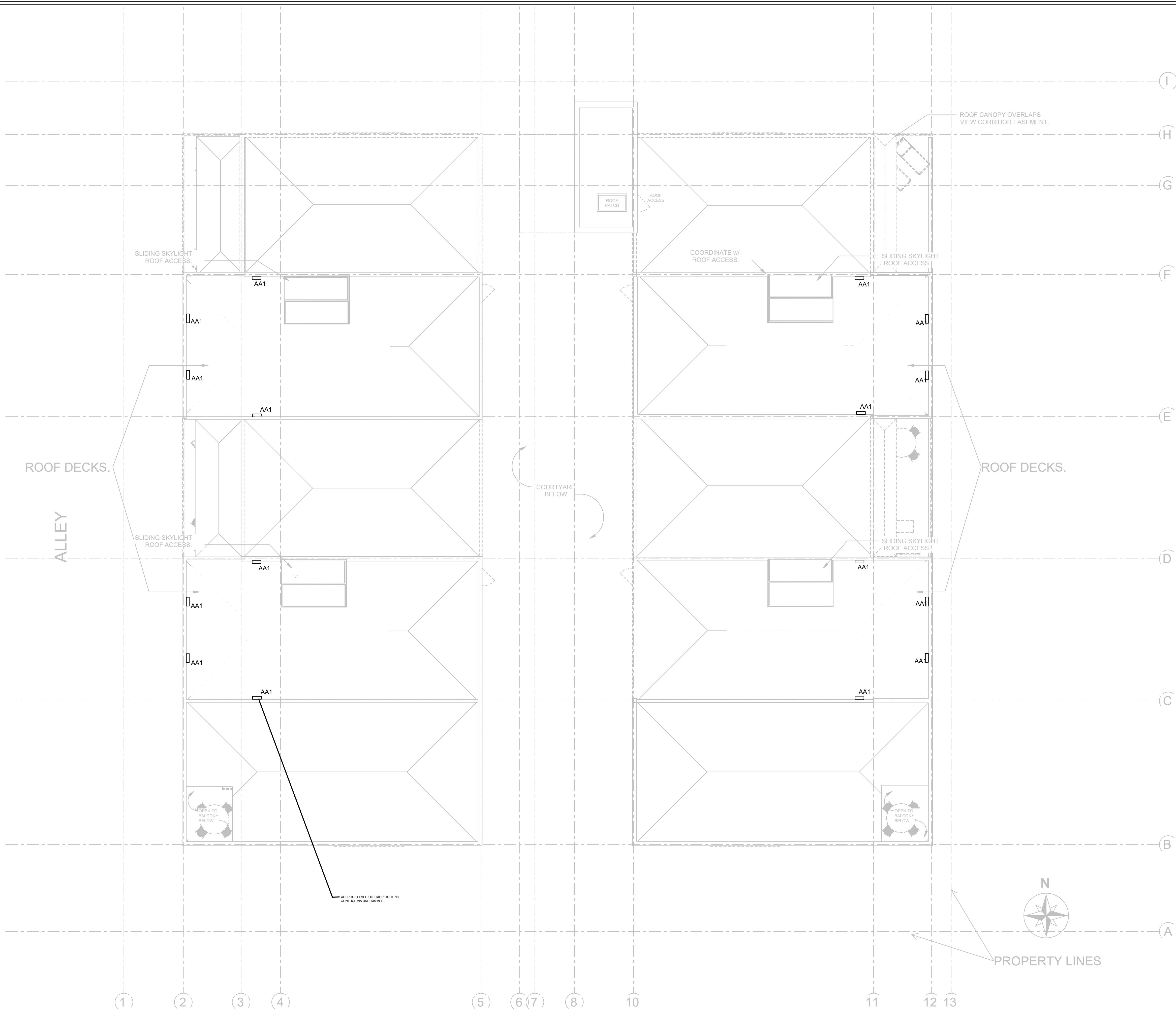
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06/02/23	DEVELOPMENT PLAN SET

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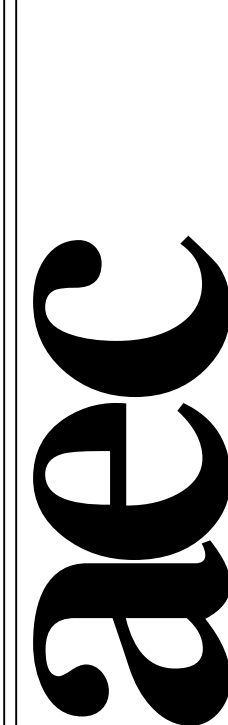
LEVEL 3
EXTERIOR
LIGHTING
PLAN

EX1.2



ROOF LEVEL EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"



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ROOF LEVEL
EXTERIOR
LIGHTING
PLAN

EX1.3

4 of 4

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PLUMBING SPECIFICATIONS:

1. GENERAL:
- a. FURNISH ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT AND FACILITIES NECESSARY TO FURNISH, FABRICATE, DELIVER, STORE AND INSTALL ALL WORK NOTED ON THE DRAWINGS AND/OR SPECIFIED HEREIN.
- b. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK NECESSARY TO MAKE A COMPLETE SYSTEM WHETHER OR NOT SUCH DETAILS ARE MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE PLANS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE SYSTEM, EXCEPTING ONLY THOSE PORTIONS THAT ARE SPECIFICALLY MENTIONED HEREIN OR PLAINLY MARKED ON THE ACCOMPANYING DRAWINGS AS BEING INSTALLED UNDER ANOTHER SECTION OF THE SPECIFICATIONS.
2. WORKMANSHIP:
- a. THE WORK SHALL BE ACCOMPLISHED IN A THOROUGH AND WORKMAN-LIKE MANNER SATISFACTORY TO AND MEETING THE APPROVAL OF THE OWNER AND ARCHITECT.
3. MATERIALS:
- a. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KIND, FREE FROM ALL DEFECTS AND OF THE MAKE AND QUALITY SPECIFIED.
4. SITE INSPECTION:
- a. CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS & EXACT NATURE OF THE WORK.
- b. SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE AND FUNCTIONAL SYSTEM.
- c. NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDS FOR ANY OMISSION WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.
5. CODES AND PERMITS:
- a. ALL PLUMBING EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO THE **2021 INTERNATIONAL PLUMBING CODE (IPC), 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)** AND ORDINANCES AS INTERPRETED BY THE COUNTY OF TETON BUILDING DEPARTMENT.
- b. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS.
- c. COPIES OF ALL PERMITS AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT.
6. AS-BUILTS:
- a. CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DOCUMENTS WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL ACCEPTANCE AND PAYMENT.
7. GUARANTEE:
- a. CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIALS ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER COMPLETION.
8. SUBMITTALS:
- a. CATALOG INFORMATION AND CUTS OF ALL EQUIPMENT AND DEVICES SHALL BE ELECTRONICALLY SUBMITTED TO THE ARCHITECT FOR REVIEW.
9. COORDINATION:
- a. THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW SCOPE.
- b. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE BEST ARRANGEMENT OF ALL DUCTS, PIPES, CONDUIT, ETC.
10. CUTTING AND PATCHING:
- a. ALL CUTTING AND PATCHING REQUIRED OF THE STRUCTURE (NEW OR EXISTING) SHALL BE PROVIDED UNDER OTHER SECTIONS OF THE WORK.
- b. PROVIDE NECESSARY REQUIREMENTS TO THE PROJECT SUPERINTENDENT.
- c. X-RAY SLABS PRIOR TO CORING.

11. CLEANUP:
- a. UPON COMPLETION OF THE WORK UNDER THIS SECTION, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT AND DEBRIS INCIDENTAL TO THIS WORK AND LEAVE THE PREMISES CLEAN AND ORDERLY.
12. PLUMBING IDENTIFICATION
- a. EQUIPMENT NAMEPLATES: METAL, WITH DATA ENGRAVED OR STAMPED, FOR PERMANENT ATTACHMENT ON EQUIPMENT.
- b. PIPE MARKERS: PREPRINTED, COLOR CODED, WITH LETTERING INDICATING SERVICE, AND SHOWING DIRECTION OF FLOW.
- c. VALVE TAGS: STAMPED OR ENGRAVED WITH 1/4" LETTERS FOR PIPING SYSTEM ABBREVIATION AND 1/2" NUMBERS, WITH NUMBERING SCHEME. PROVIDE 5/32" HOLE FOR FASTENER.
- d. VALVE TAG SCHEDULE: PREPARE A VALVE TAG SCHEDULE TO BE SUBMITTED TO THE MAINTENANCE ENGINEER FOR RECORD.
13. PIPE INSULATION:
- a. DOMESTIC WATER PIPING INSULATION SHALL HAVE A THERMAL CONDUCTIVITY LESS THAN OR EQUAL TO 0.27 BTU-IN/HR-FT²-°F.
- b. (**COMMERCIAL**) HOT & COLD WATER SUPPLY PIPING (EXCEPT RUN OUTS 12 FT. OR SHORTER TO INDIVIDUAL FIXTURES) SHALL BE INSULATED AS FOLLOWS:
- | PIPE SIZE (IN.) | INSULATION THICKNESS (IN.) |
|-------------------------|----------------------------|
| 1/2", 3/4", 1" & 1 1/4" | 1" |
| 1 1/2" THROUGH 6" | 1 1/2" |
- c. (**RESIDENTIAL**) HOT & COLD WATER SUPPLY PIPING (EXCEPT RUN OUTS 12 FT. OR SHORTER TO INDIVIDUAL FIXTURES) SHALL BE INSULATED TO A MINIMUM OF R-3.
- d. NO HOT OR COLD WATER PIPING SHALL BE ROUTED IN EXTERIOR WALLS UNLESS PROPERLY INSULATED.
- e. CONDENSATE PIPING SHALL BE INSULATED WITH 3/8" FOAM PLASTIC.
- f. STORM DRAIN PIPING SHALL BE INSULATED WITH FIBERGLASS INSULATION FROM THE UNDERSIDE OF THE DECK TO THE VERTICAL RISER.
14. PIPING:
- a. WASTE, VENT AND STORM DRAIN PIPING:
- i. SHALL BE STANDARD WEIGHT CAST IRON HUB LESS TYPE.
- ii. UNDERGROUND PIPING CAN ALSO BE SCHEDULE 40 PVC.
- iii. VENT PIPING IN RETURN AIR CEILING PLENUMS SHALL BE COPPER PIPING.
- b. VENT PIPING:
- i. SHALL BE PVC.
- c. WATER PIPING:
- i. SHALL BE TYPE "L" COPPER HARD DRAWN WITH WROUGHT COPPER FITTINGS. JOINTS SHALL BE SOLDERED WITH 95-5 OR SILVER SOLDER.
- ii. CONCEALED WATER PIPING 3" & SMALLER CAN ALSO BE UPONOR AQUAPEX APR, REHAU RAUPLEX OR EQUIVALENT-PROVIDE DEDUCT ALTERNATE PRICING.
- iv. UNLESS OTHERWISE NOTED, ALL WATER PIPE SIZING IS BASED UPON COPPER. IF ASTM APPROVED PEX IS UTILIZED, UPSIZE ONE NOMINAL SIZE FROM THAT SHOWN ON PLANS.
- d. CONDENSATE PIPING SHALL BE TYPE "M" COPPER WITH SOLDER JOINTS OR PVC.
- e. NATURAL GAS PIPING:
- i. 2" AND SMALLER SHALL BE THREADED STANDARD WEIGHT SCHEDULE 40 BLACK STEEL PIPE WITH SCREWED MALLEABLE IRON FITTINGS.
- ii. PIPING 2 1/2" AND LARGER SHALL BE WELDED.
- iii. CSST PIPE IS NOT APPROVED.
- iv. ALL OUTDOOR EXPOSED PIPING SHALL BE PAINTED WITH OUTDOOR ENAMEL.
- v. REGULATOR VENTING SHALL BE NO LONGER THAN MANUFACTURER'S RECOMMENDATION, ALUMINUM, VENTED TO THE OUTDOORS, AND A MINIMUM OF 3' FROM ANY OPENING INTO BUILDING AND 6' FROM ANY MECHANICAL INTAKE AND 1' FROM ANY ELECTRICAL EQUIPMENT.
- f. UNDERGROUND NATURAL GAS PIPING:
- i. SHALL BE IPS SDR 10 TUBING WHICH MEETS ASTM D2513 MANUFACTURED BY UPONOR OR IAPMO.
- ii. ANY GAS PIPING ROUTED BENEATH HARD POURED SURFACES SHALL BE SLEEVED TO MEET THE REQUIREMENTS OF THE UTILITY COMPANY.

15. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN TEN FEET FROM ANY MECHANICAL INTAKE AND AT LEAST THREE FEET FROM ANY OPENING INTO THE BUILDING.
16. VERIFY INVERT ELEVATION OF WASTE LINE IN STREET PRIOR TO ROUTING ANY PIPING. PROVIDE SEWAGE WASTE EJECTOR IF I.E. OF EXISTING SANITARY WASTE CAN NOT BE ACCOMMODATED.
17. CLEAN-OUTS SHALL BE INSTALLED AS PER **2021 IPC SECTION 708**.
18. PROTECT ROOF RECEPTOR ON ROOF FROM RAIN WATER BY ELEVATING THE RIM 2 1/4" INCHES ABOVE ROOF SURFACE.
19. PROVIDE WATERTIGHT FLASHING WHEREVER PIPES PASS THRU EXTERIOR WALLS, ROOF AND FLOORS.
20. PENETRATION IN WALLS REQUIRING PROTECTED OPENINGS SHALL BE FIRE-STOPPED. FIRE-STOPPING SHALL BE AN APPROVED MATERIAL SECURELY INSTALLED AND CAPABLE OF MAINTAINING ITS INTEGRITY WHEN SUBJECTED TO TEST TEMPERATURE FOR SPECIFIC WALL OR PARTITION.
21. PROVIDE FELT WITH METAL BACKING VIBRATION ISOLATION SLEEVES OR PADS AT ALL PIPE HANGERS OR SUPPORTS AND ALL POINTS WHERE PIPING COMES IN CONTACT WITH ANY PORTION OF THE STRUCTURE. APPLIES TO ALL WATER AND WASTE PIPING.
22. LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UTILITIES PRIOR TO STARTING WORK OF THIS SECTION. MAKE REQUIRED ADJUSTMENTS TO CONNECT TO EXISTING UTILITIES. IF INDICATED POINTS OF CONNECTION CANNOT BE MADE TO UTILITIES AS FOUND, THE CONTRACTOR SHALL, BEFORE CONTINUING, NOTIFY THE ARCHITECT PRIOR TO INSTALLING ANY WORK WHICH MAY BE AFFECTED.
23. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AVAILABLE SPACES FOR INSTALLING THE WORK.
24. VALVES SHALL BE NIBCO, JENKINS, WALWORTH, STOCKHAM OR EQUAL. SERVICE PRESSURE SHALL BE SUITABLE FOR SERVICE INTENDED.
25. PROVIDE HANGERS AND SUPPORTS MEETING THE REQUIREMENTS SPECIFIED IN THE **2021 IPC SECTION 308**. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE.
26. CONTRACTOR SHALL AFFIX A MAINTENANCE LABEL TO ALL EQUIPMENT REQUIRING ROUTINE MAINTENANCE AND SHALL PROVIDE THREE COPIES OF MAINTENANCE AND OPERATING MANUALS TO THE OWNER/OPERATOR.
27. CONTRACTOR SHALL ARRANGE FOR AND PAY FOR ALL UTILITY METERS AND UTILITY CONNECTIONS.
28. ALL PLUMBING LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO THE GREATEST EXTENT POSSIBLE. ALL LINES NOT CONCEALED SHALL BE SECURED 6" OFF FLOOR AND 3/4" FROM WALL AND CEILINGS USING OFFSET BRACKETS.
29. AN APPROVED BACKFLOW PREVENTER SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION.
30. **CONFIRM WATER QUALITY IS WITHIN HUMIDIFIER MANUFACTURER'S RECOMMENDATIONS OR PROVIDE WATER TREATMENT PRIOR TO OPERATING HUMIDIFIERS**
31. ALL SINGLE AND THREE PHASE MOTORS, STARTERS AND DISCONNECTS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR.

PLUMBING LEGEND

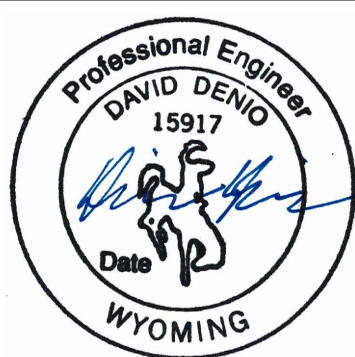
---	DOMESTIC COLD WATER	---	PIPE RISER
---	DOMESTIC HOT WATER	---	PIPE DROP
---	DOMESTIC HOT WATER RECIRC.	---	PIPE TAKEOFF (FROM BOTTOM OF MAIN)
---	WASTE ABOVE GRADE	---	PIPE TAKEOFF (FROM TOP OF MAIN)
---	WASTE BELOW GRADE	---	PIPE END CAP
---	GREASE WASTE ABOVE GRADE (GW)	---	PIPE CONTINUATION
---	GREASE WASTE BELOW GRADE (GW)	---	PIPE EXPANSION GUIDE
---	STORM DRAIN ABOVE GRADE (SD)	---	PIPE UNION
---	STORM DRAIN BELOW GRADE (SD)	---	PIPE ANCHOR
---	OVERFLOW DRAIN ABOVE GRADE (OD)	---	FLEXIBLE PIPE CONNECTION
---	OVERFLOW DRAIN BELOW GRADE (OD)	---	PIPE EXPANSION JOINT
---	COMBINATION WASTE & VENT (CW&V)	---	POINT OF NEW CONNECTION
---	INDIRECT WASTE	---	PLUG VALVE
---	GAS	---	CHECK VALVE
---	MEDIUM PRESSURE NATURAL GAS	---	BALL VALVE
---	VENT	---	BALANCING VALVE
---	PUMP DISCHARGE	---	FLOW REGULATOR VALVE
---	CONDENSATE DRAIN	---	BUTTERFLY VALVE
---	CLEAN OUT	---	PRESSURE REDUCING VALVE
---	WALL CLEAN OUT	---	2-WAY CONTROL VALVE
---	FLOOR CLEAN OUT	---	3-WAY CONTROL VALVE
---	CLEAN OUT TO GRADE	---	4-WAY CONTROL VALVE
---	DEMOLISH	---	DIFFERENTIAL BYPASS VALVE
---	EXISTING	---	STRAINER
---	NEW	---	NATURAL GAS PRESSURE REGULATOR
---	VENT THROUGH ROOF	---	AIR VENT
---	UP THROUGH ROOF	---	PRESSURE - TEMP. TAP
---	UP	---	PRESSURE GAUGE
---	DOWN	---	THERMOMETER

NOTE: ALL SYMBOLS SHOWN ON LEGEND ARE NOT NECESSARILY USED.

2021 IPC Water Service Sizing	Fixture Quantity	Water Supply Fixture Units						Drainage Supply Fixture Units		Fixture Connection Sizes (in.)			
Job Name 665 S Cache		Demand			Total			Demand		Total			
Job Number 23025		Fixture Units			Fixture Units			Fixture Units		Fixture Units			
Engineer DGD		Cold	Hot	Total	Cold	Hot	Total	Cold	Hot	Total	CW	HW	W
Individual Fixture													
Clothesw asher, residential 8lb	13	1.0	1.0	1.4	13.00	13.00	18.20	2.0	26	3/4	3/4	2	1 1/2
Dishw asher, domestic	13		1.4	1.4			18.20	2.0	26	1/2	1 1/2	1 1/2	
Floor drain - 2"	23							3.0	69			2	1 1/2
Floor drain - 4"	1							6.0	6			4	2
Hose Bibb	22	1.0		1.0	22.00		22.00			3/4			
Kitchen Sink, private	13	1.0	1.0	1.4	13.00	13.00	18.20	2.0	26	3/4	3/4	2	1 1/2
Lavatory, private	53	0.5	0.5	0.7	26.50	26.50	37.10	1.0	53	1/2	1/2	1 1/2	1 1/2
Lavatory, public	6	1.5	1.5	2.0	9.00	9.00	12.00	1.0	6	1/2	1/2	1 1/2	1 1/2
Show et, private mixing valve	24	1.0	1.0	1.4	24.00	24.00	33.60	2.0	48	3/4	3/4	2	1 1/2
Water Closet, Flush Tank private	33	2.2		2.2	72.60		72.60	3.0	99	1/2		3	2
Water Closet, Flush Tank public	6	5.0		5.0	30.00		30.00	4.0	24	1/2		3	2
Water Supply/Drain Fixture Unit Total	207				Cold 210.10	Hot 103.70	Entry 261.90		Drainage 383.0				
					Flow - GPM		77.4		Pipe Size	6"			
					Meter Size		2"						
					Velocity-FPS								

HYDRAULIC CALCULATIONS

	PRESSURE (PSI)
TAP LOSS (2" LINE @ 77.4 GPM)	2.18
STATIC HEAD LOSS (MAIN TO METER)	6.51
PRESSURE LOSS THROUGH SERVICE LINE (MAIN TO METER)	2.62
PRESSURE REDUCING VALVE LOSS (2" @ 77.4 GPM, WATTS LF223S)	12.00
METER LOSS (2" METER @ 77.4 GPM, NEPTUNE T-10)	2.50
BACKFLOW PREVENTER (2" RPBP @ 77.4 GPM, ZURN 975XL)	13.25
WATER TREATMENT SYSTEM PRESSURE LOSS	0.00
HOT WATER MIXING STATION PRESSURE DROP	0.00
STATIC HEAD LOSS (METER TO HIGHEST FIXTURE)	15.19
FRICTION LOSS (LONGEST LENGTH @ 3.5PSI/100')	7.35
DESIGN PRESSURE REQUIRED @ FIXTURES	20.00
TOTAL PRESSURE REQUIRED	81.60
NOTE: "TOTAL PRESSURE REQUIRED" IS THE REQUIRED MINIMUM PRESSURE AT THE WATER MAIN TAKEOFF. CONTRACTOR TO VERIFY PRESSURE AT MAIN PRIOR INSTALLATION. IF THE PRESSURE DIFFERS FROM SHOWN, PROVIDE A BOOSTER PUMP AS REQUIRED.	



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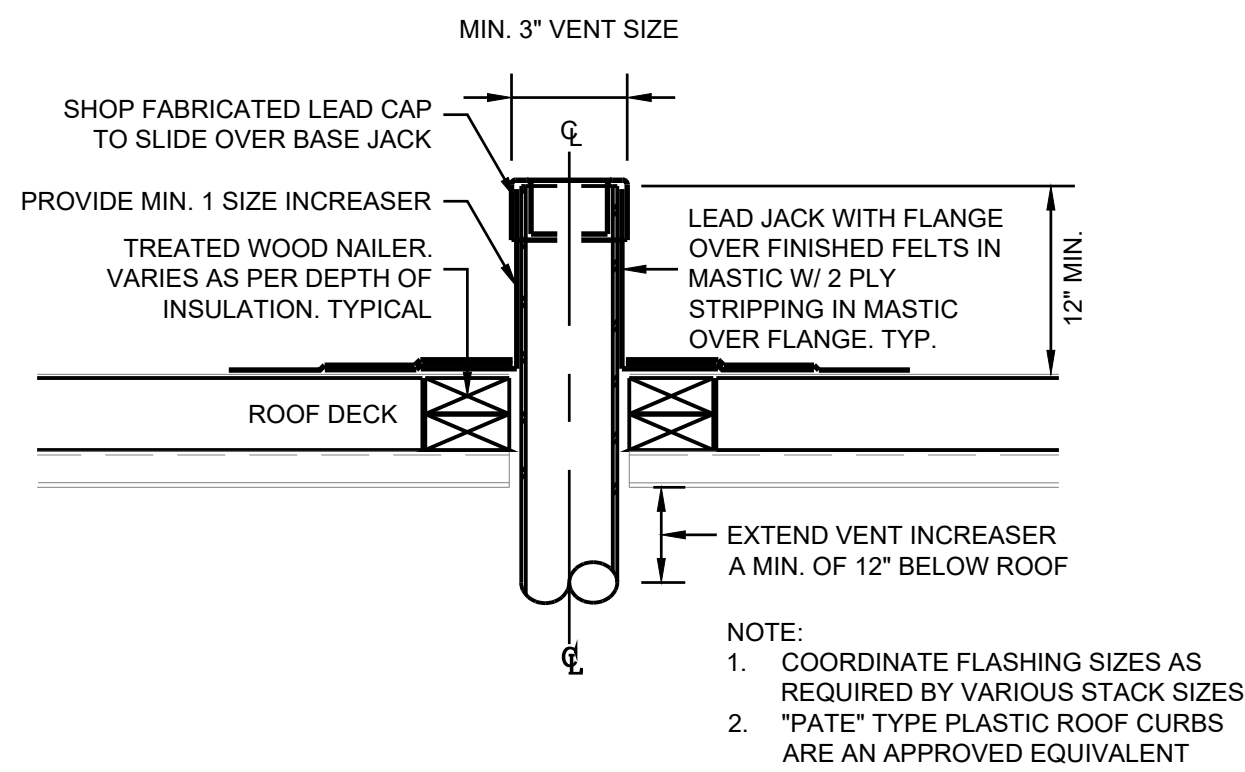
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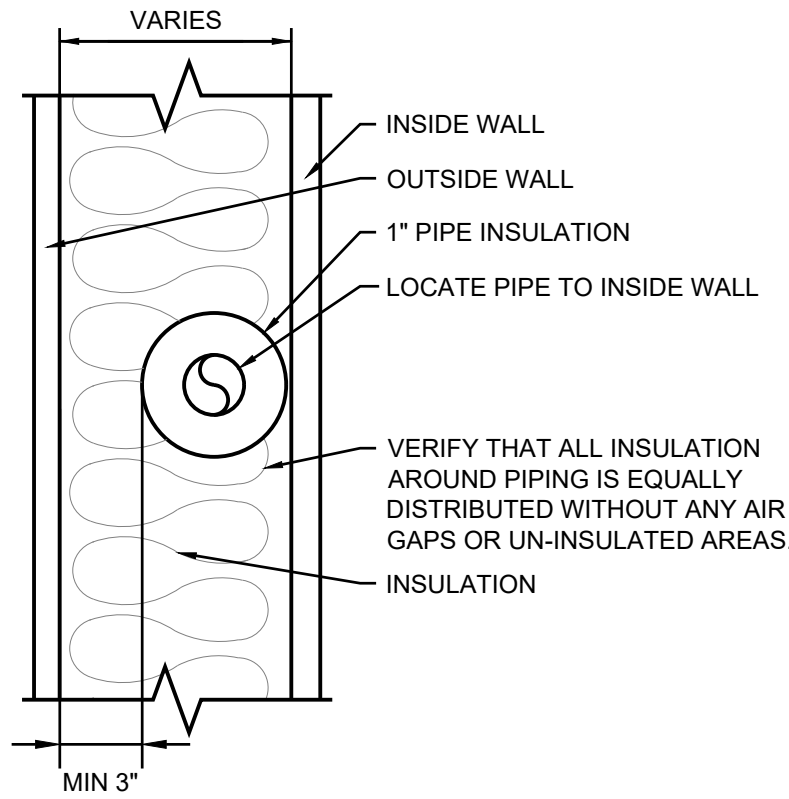
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PLUMBING
LEGEND
SPEC'S &
SCHEDULES

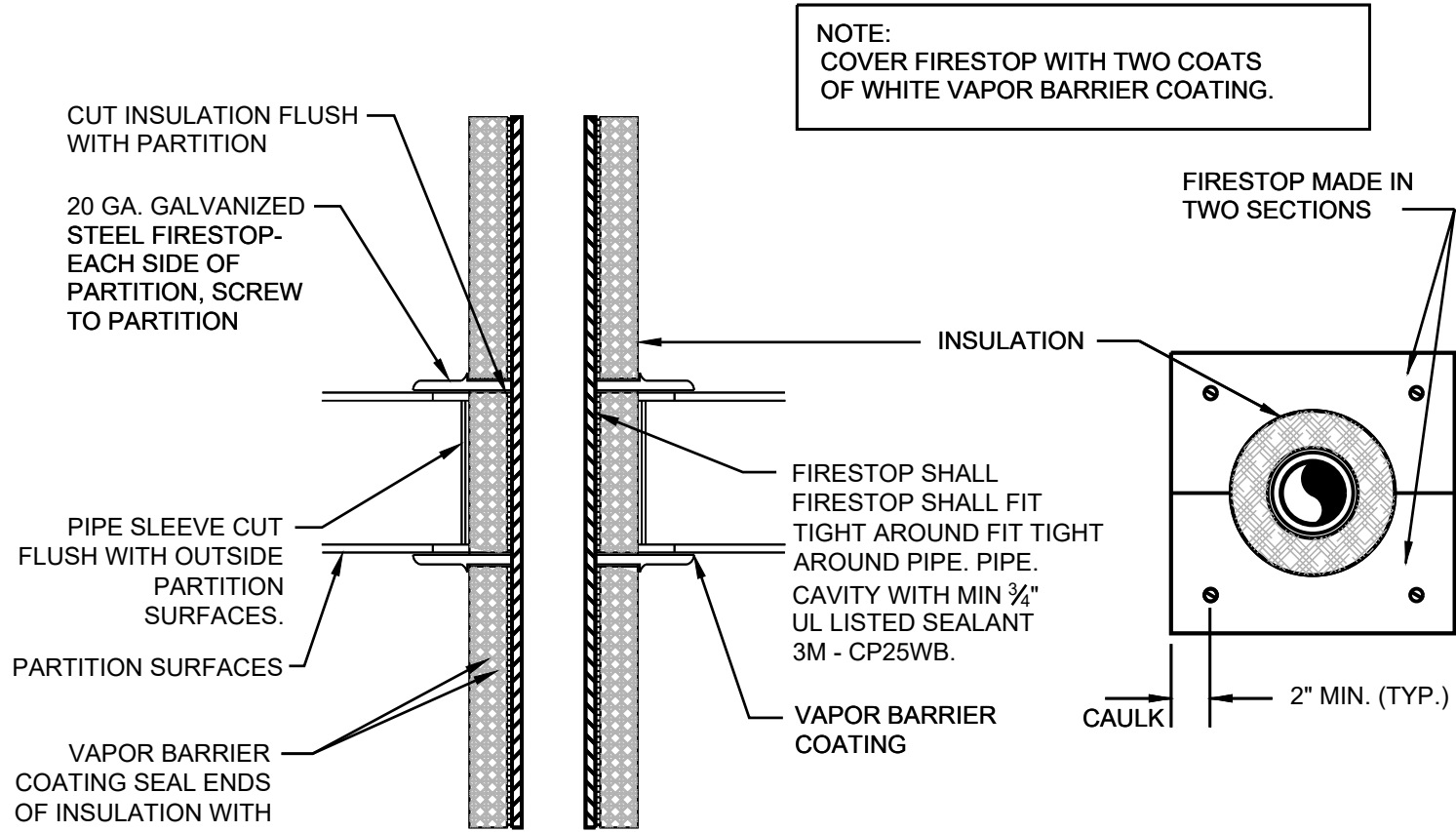
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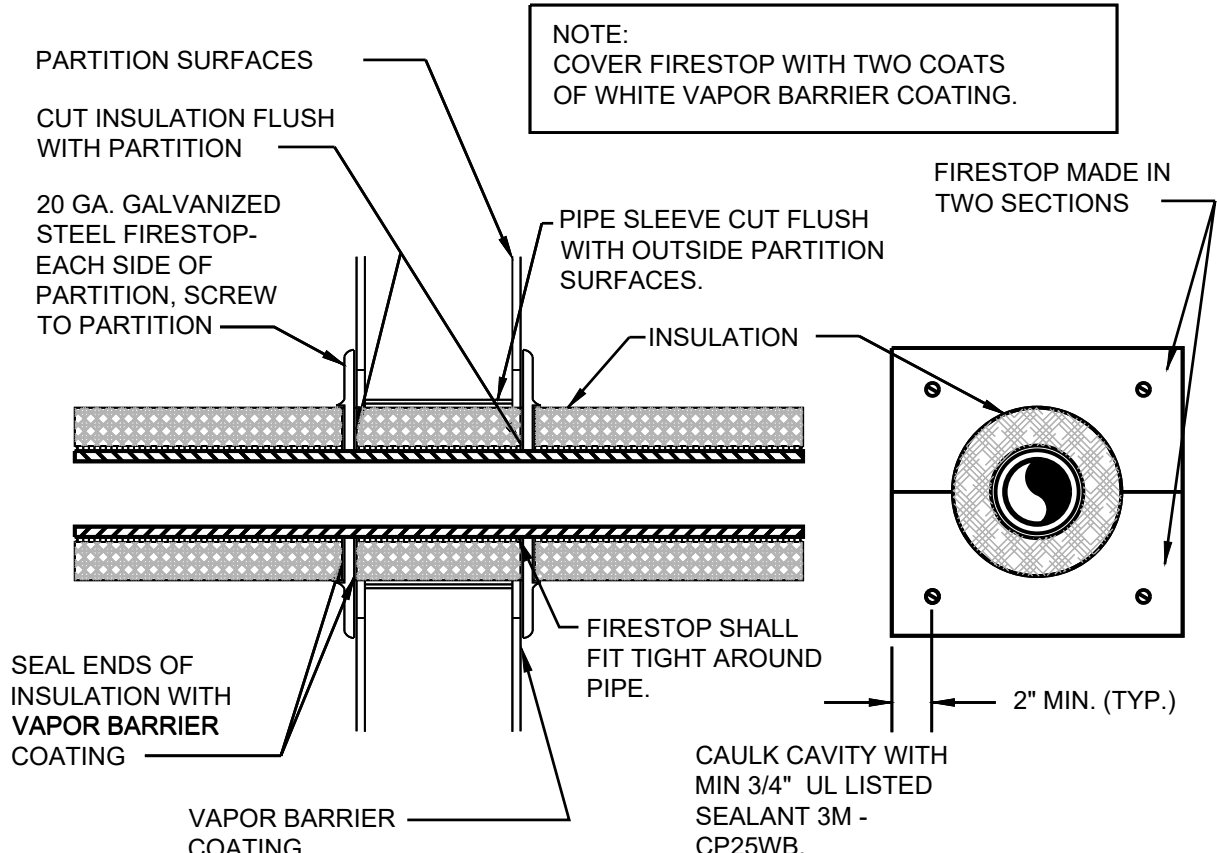
VENT THRU ROOF DETAIL
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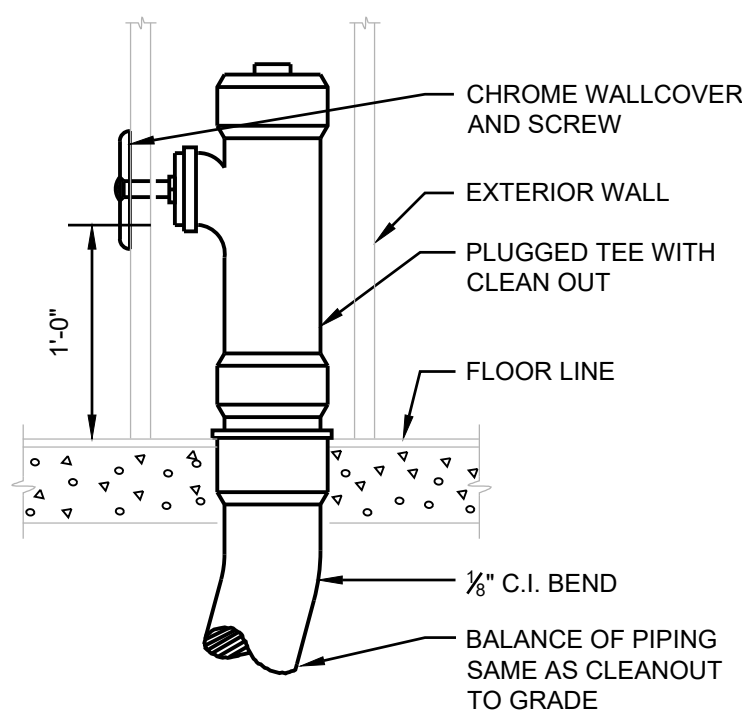
PIPE IN OUTSIDE WALL DETAIL
NO SCALE



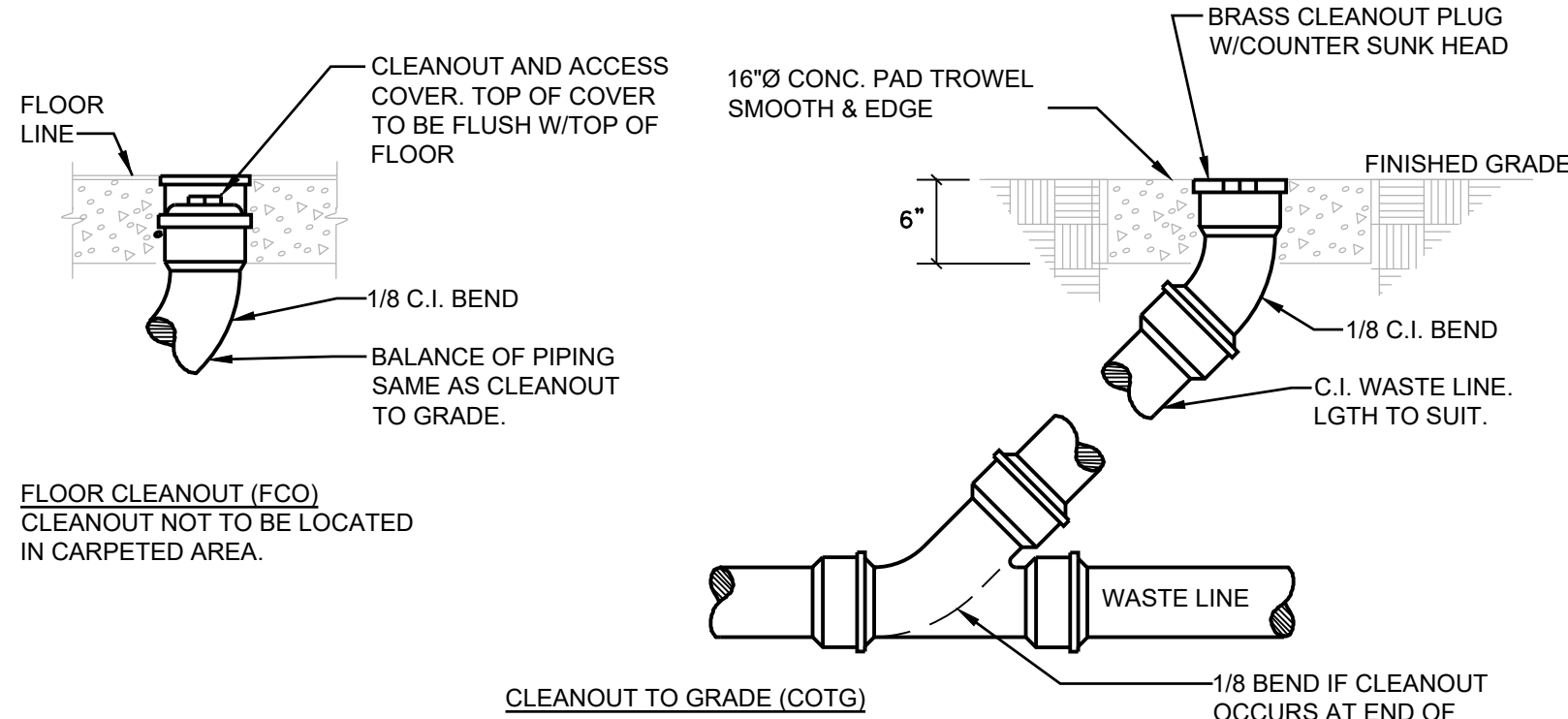
PENETRATION OF A FIRE RATED CEILING/FLOOR
NO SCALE



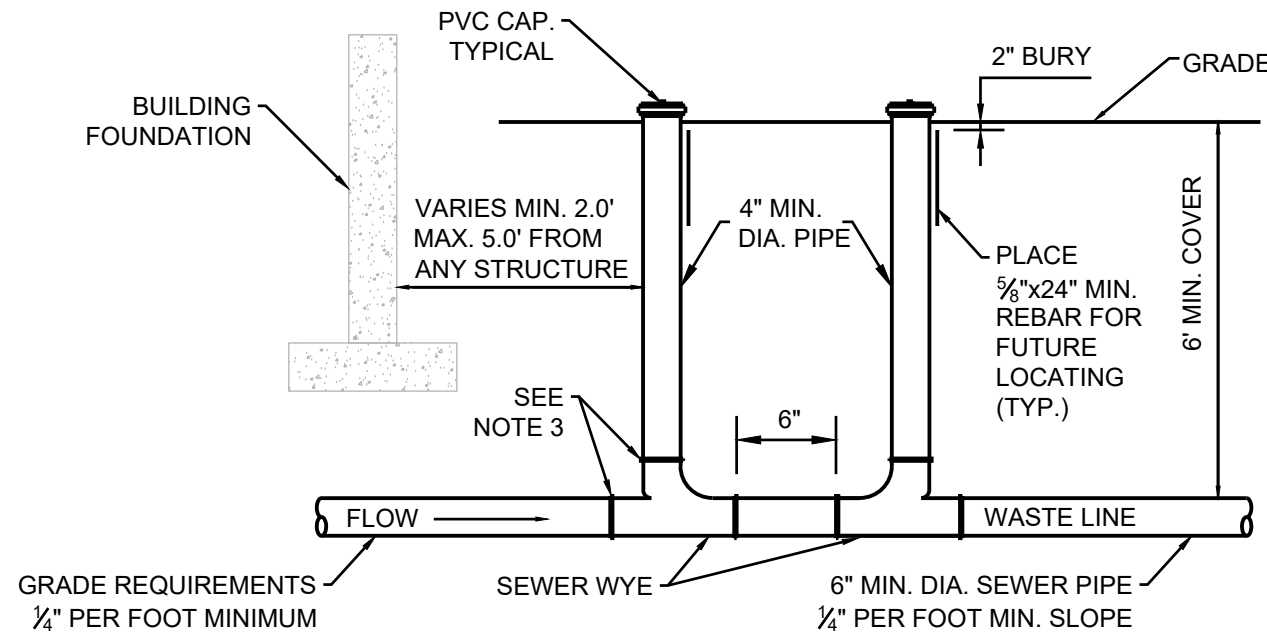
PENETRATION OF A FIRE RATED WALL
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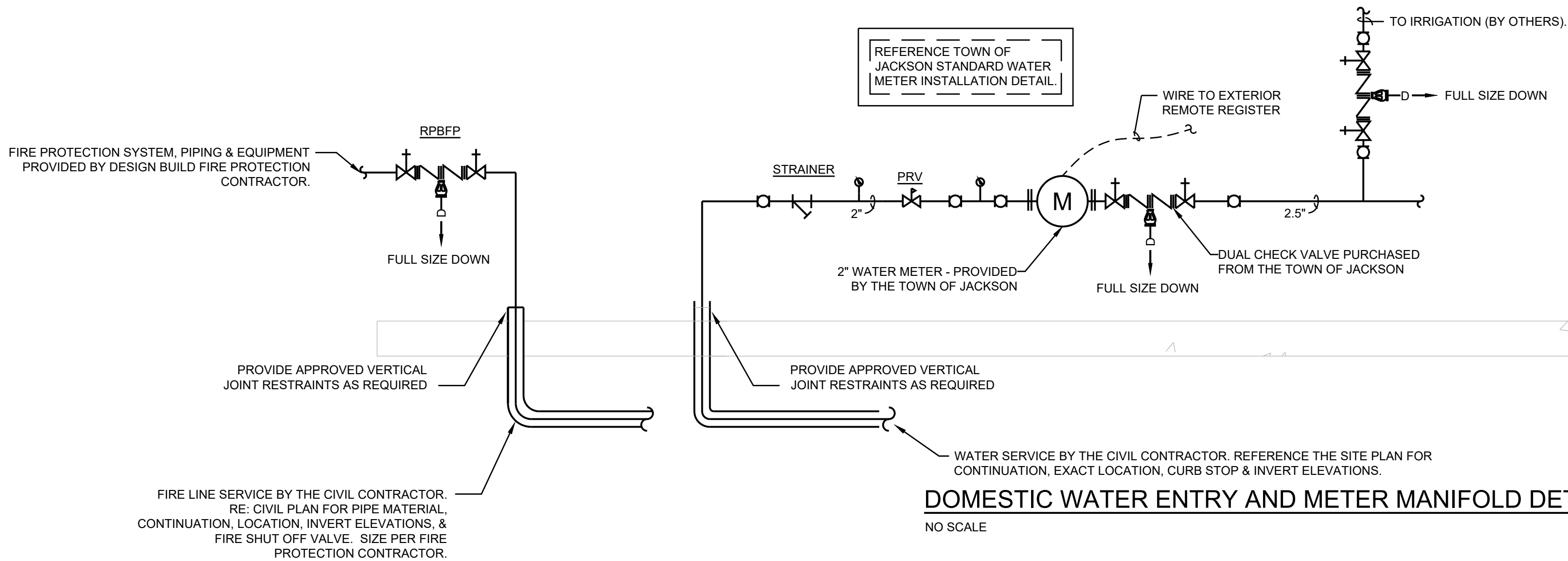
WALL CLEANOUT DIAGRAM
NO SCALE



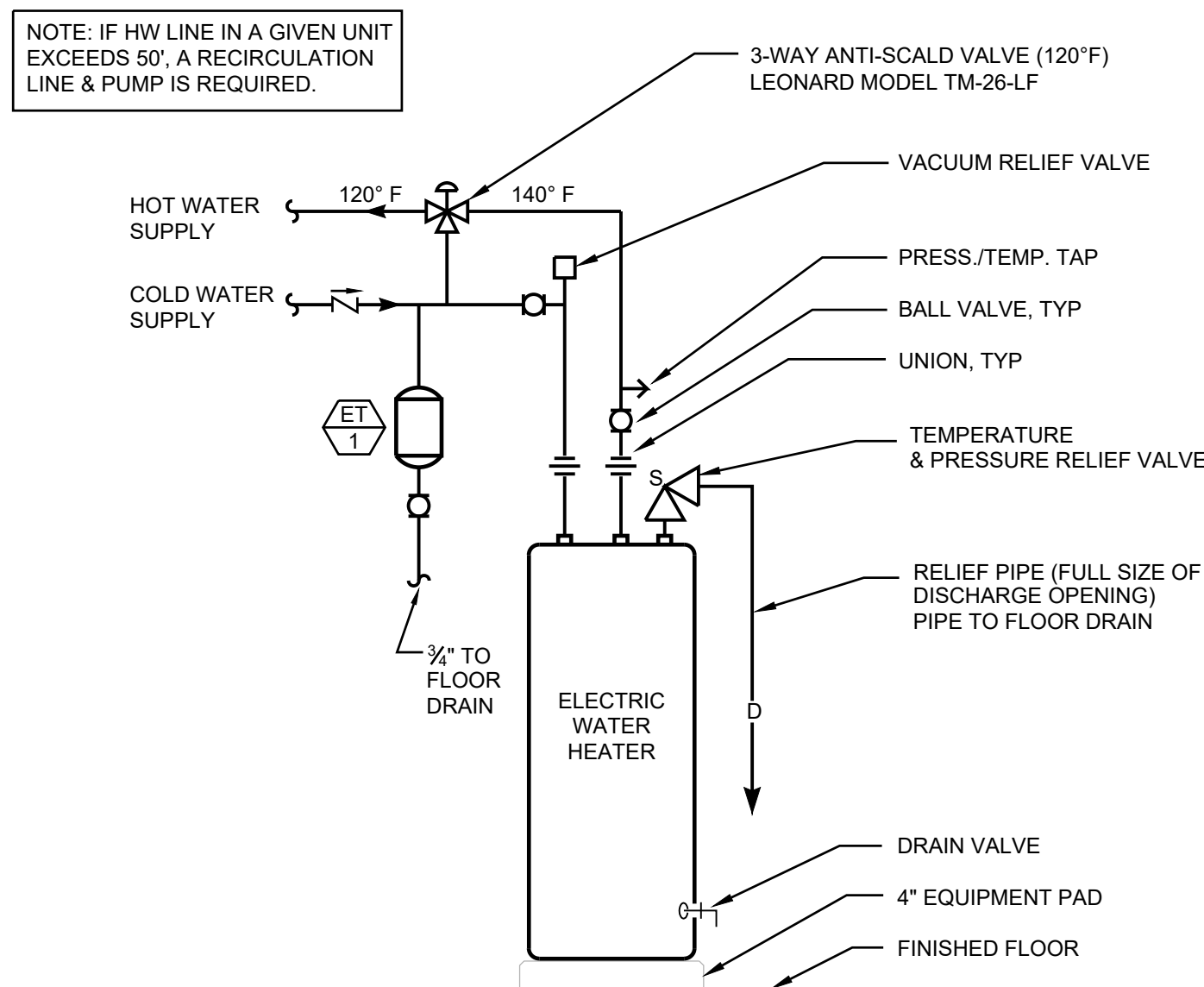
CLEANOUT SCHEMATICS
NO SCALE



TOJ DETAIL SS-114 - SERVICE LATERAL BUILDING CLEANOUT
NO SCALE



DOMESTIC WATER ENTRY AND METER MANIFOLD DETAIL
NO SCALE



ELECTRIC WATER HEATER DIAGRAM
NO SCALE