

AGENDA

Planning and Zoning Commission

April 17, 2019 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of May 1, 2019 or to a special meeting scheduled by the Commission.

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. CALL TO ORDER
2. ROLL CALL
3. MATTERS FROM THE PUBLIC
4. APPROVAL OF MINUTES
 - I. March 7, 2019 Joint Meeting
 - II. March 20, 2019
 - III. March 20, 2019 Joint Meeting
 - IV. April 3, 2019
5. OLD BUSINESS
6. NEW BUSINESS
7. BOARD OF ADJUSTMENT
8. PLANNING COMMISSION
 - I. Item P19-041: Request for approval of a Conditional Use Permit for a roof mounted wireless communications facility at the Town Parking Garage located at 160 South Millward Street.
 - II. Item P19-039: Development Plan for a Land Division at 170 Redmond Street in the Neighborhood Medium Density -1 (NM-1) Zone.
9. MATTERS FROM THE COMMISSION
10. AGENDA FOLLOWUP
11. MATTERS FROM STAFF
12. ADJOURNMENT

MINUTES
JOINT TOWN OF JACKSON/TETON COUNTY, WY PLANNING COMMISSION
SPECIAL MEETING: March 7, 2019

This special meeting of the Joint Planning Commission was called to order at 5:30PM in the Board of County Commission Chambers with Karen Rockey, County Chair, and David Vandenberg, Town Chair, presiding.

ROLL CALL:

TETON COUNTY:

Present Karen Rockey
Present Sue Lurie
Present Kasey Mateosky
Present Glen Esnard

TOWN OF JACKSON:

Present William Gale
Present David Vandenberg
Present Katie Wilson
Present Anne Schuler
Present Chris Beaulieu
Present Abigail Petri
Present Thomas Smits

STAFF: Tyler Sinclair (Town Planning Director), Kristi Malone (Joint Senior Long-Range Planner)

APPROVAL OF MINUTES: None.

ADOPTION OF AGENDA

TETON COUNTY

MOTION to adopt agenda as presented: Mateosky

SECONDED: Esnard

VOTE: The vote showed 4 in favor, 0 opposed. The motion Passed.

TOWN OF JACKSON

MOTION to adopt agenda as presented: Schuler

SECONDED:

VOTE: The vote showed 7 in favor, 0 opposed. The motion Passed.

MATTERS FROM THE PUBLIC: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. MSC2019-0010/P19-020: 2019 Annual Indicator Report and Fiscal Year 2020 Work Plan

STAFF PRESENTATION: Mr. Sinclair presented the 2019 Indicator Report and proposed Fiscal Year 2020 Work Plan. He clarified that no action is required on the Indicator Report, but each Planning Commission (Town and County) would make a recommendation on the proposed FY 20 Work Plan to the

electeds for both Town and County to make a decision at their April 8, 2019 special joint meeting.

Commissioner Vandenberg asked about WY HB196 (i.e. family subdivision exemptions) and how it will affect the statistics presented in the indicator Report. Mr. Sinclair responded that we may not see the full affect for years, but development resulting from family exempt subdivision will be factored into the indicators as it is built.

Commissioner Rockey asked how Teton County's natural resource regulations compared to other similar locations as represented in the Small Mountain Town conference that took place in Canmore in late November 2018. Mr. Sinclair thinks we are on the forefront and new natural resource regulations would bring us up even further by progressing the standards we initiated in 1994. Commissioner Rockey asks how we compare to the Tahoe area and Mr. Sinclair said that they have the advantage of applicable federal legislation, watershed-based plans, and performed a carrying capacity study.

Commissioner Gale asks if we need to change local regulations in light of changes that occurred at the State level during legislative season. Mr. Sinclair said these State-level changes may be impactful (exempt subdivision, private school exemption, affordable housing discussion) and that the joint electeds had a conversation at their Monday retreat on how to better coordinate with Cheyenne, increase face to face communication and get more involved in State-level decisions, etc. Commissioner Mateosky would like more clarification on family subdivision rules and private school legislation.

Commissioner Rockey asked what impact Hidden Hollow development has on the statistics presented. Mr. Sinclair noted that none of the units were included in this Indicator Report because they are counted once they are built (i.e receive Certificate of Occupancy). Mr. Sinclair continued that the multi-unit apartments are coming online soon as part of Phase One, and some are restricted as affordable and some are workforce-restricted. Commissioner Schuler commented on the high rental rates for the Hidden Hollow apartment units and Mr. Sinclair responded that only the units restricted as affordable have restrictions on rental rates but the high rental rates for these new units with amenities may adjust market rental rates for units that are older or have less amenities, thereby increasing affordability of units across the market.

Commissioner Schuler asked if there is a risk that people won't want to commute to Jackson from neighboring communities anymore as those communities become more attractive. Mr. Sinclair said that it is possible, but market strength in Jackson has historically supplied higher wages than surrounding communities so commuting will likely continue.

Commissioner Petri asked how many people are living here locally and telecommuting or working remotely. Mr. Sinclair said we do not have data for that in the Indicator Report.

Commissioner Esnard noted that if effective population and jobs are growing at a higher rate than physical development and housing, is there a point that this trend creates a lag on economic growth? (i.e could not house employees locally eventually lead to a lack of employees to sustain business activity?) Mr. Sinclair said yes, some discussion of this possibility occurred in D2 zoning for Town.

Karen asks where business park/home businesses are being tracked as a use? Mr. Sinclair went to slide on employment by sector; source is US bureau economic analysis specific to Teton County.

Glen asked why housing affordability indicators use median with no weighting and if there is a difference

in using median and mean for income.; Mr. Sinclair discussed how affordability percentage was adjusted. Commissioner Schuler also agreed that mean should be included, and Mr. Sinclair responded that more information on how income and affordability are assessed will be provided in the Housing Supply Plan prepared by the Housing Department.

Regarding the Work Plan, Commissioner Vandenberg asked why the Flat Creek Corridor task was separated from Town Natural Resources task and Mr. Sinclair explained that the Town Council has previously requested that this task be completed prior since natural resources will likely take longer to complete.

Commissioner Rockey asked if the Aspens and Hog Island will be tangentially reviewed in the update to the Growth Management Program. Mr. Sinclair said that right now, zoning updates for those areas would be designed to match the existing Comp plan direction; if GMP update or Hog Island Comp Plan Amendment occurs, zoning would be designed to reflect those changes.

APPLICANT PRESENTATION: n/a; Planning Staff is applicant.

PUBLIC COMMENT:

Scott Pierson: Would like to see Hog Island rezone task moved up as a priority and potentially see Aspens rezone moved further into the future to accommodate the Hog Island task.

Leah Zamesnik (on behalf of JH Conservation Alliance): Encouraged prioritization of natural resource updates.

PC DISCUSSION:

Mr. Sinclair clarified that individual Commissioners, whether Town or County, may speak to other jurisdiction's items/priorities.

Mr. Sinclair explained "outreach/education" task after Commissioner Esnard asked.

Mr. Sinclair estimated that GMP update will start in next 60 days.

Karen asked if we can do an update to the Work Plan when associated Town/County Departments are fully staffed; Mr. Sinclair said, yes, we can add a staffing and progress update as a matter from staff on future agendas.

Commissioner Vandenberg proposed not making a decision on FY 20 Work Plan at this time since Hog Island Comp Plan Amendment item is to be heard next on the agenda and may influence prioritization. Commissioner Mateosky agreed. Commissioner Rockey agreed.

Commissioner Smits was okay with town scope and was prepared to vote to approve FY20 Work Plan. Commissioner Schuler agreed, Commissioner Vandenberg agreed.

Glen commented that last year, one of the recommendations was to move up Hog Island and North South

Park rezones as a priority; he thought Hog Island should be moved up sooner in the Work Plan.

Anne thought Northern South Park should be paired with the Hog Island rezone since it is the next option for preferred housing location according to the Comp Plan.

TETON COUNTY:

MOTION: Commissioner Mateosky motioned to continue this item to the March 25, 2019 regular meeting of the Teton County Planning Commission

SECONDED: Commissioner Esnard

VOTE: The vote showed 4 in favor, 0 opposed. The motion Passed.

TOWN OF JACKSON:

MOTION: Commissioner Wilson motioned to recommend approval of the FY 20 Work Plan as presented by Planning Staff.

SECONDED: Commissioner Schuler

VOTE: The vote showed 7 in favor, 0 opposed. The motion Passed.

2. AMD2019-0001/P19-043: Comprehensive Plan Amendment to add Subarea 7.3 Munger Mountain Residential

STAFF PRESENTATION: Tyler Sinclair

Mr. Sinclair briefly discussed process; any proposed Comp Plan Amendment has to be reviewed concurrent with an annual Indicator Report and Work Plan. This application review does not include discussion of proposed zoning, site plans, and is strictly a Comp Plan discussion. Mr. Sinclair clarified that if this proposed amendment is not approved, new zoning for Hog Island (as task represented in FY20 Work Plan) would be created to meet the existing character description in the Comp Plan.

The only other Comp Plan Amendment that has occurred since adoption of the 2012 Comp Plan was for Hidden Hollow in Town.

Mr. Sinclair clarified that this application does not propose to remove the cap on residential buildout established to maintain 1994 residential density so at this time, increased density in Hog Island would be pulling units from density allocated for Town or other Complete Neighborhoods. In response, Commissioner Mateosky asked how reasonable it is for an additional 1800 units to be built in the Town of Jackson. Mr. Sinclair said that number comes from reduced density in the County resulting from an intentional rezone in 2015. Commissioner Mateosky further contemplated if preferable types of housing variety (i.e. single-family homes) could be reasonably accommodated in Town and if pulling some density from Town into Complete Neighborhoods in the County would allow for more variety in unit types. Mr. Sinclair clarified that all 1800 available residential units do not have to be located in Town, they just have to go in complete neighborhoods and Hog Island is a complete neighborhood; Mr. Sinclair's point was that there is prioritization of complete neighborhoods in the County and where density should be allocated so the preferred method for reviewing proposed changes to the Comp Plan is during the county-wide comprehensive Growth Management Program Update.

Commissioner Esnard found the "patience, progress takes time" message of the Indicator Report to be

ambiguous. Mr. Sinclair responded that the 60%/40% complete neighborhood/rural goal and the 65% workforce housed locally goal are two of the best indicators; if these indicators rapidly decline, we would know its time to make immediate changes and staff's opinion is that we are not at that point yet. Commissioner Esnard noted that those are lagging indicators and there are earlier indicators that should be considered like unbuilt units coming online. Mr. Sinclair said some of this info will be presented in the Housing Supply Plan by the Affordable Housing Department.

Commissioner Rockey wanted to know more about Hog Island zoning in 2015; she remembers an emphasis on local business for that area; is there limited areas in the Town and County for that type of light industry home business use? Mr. Sinclair agreed that areas for that use are limited and that recently the intensity of use of home business and maintaining rural residential character has come into question. Commissioner Rockey asked if there are other areas of the County that would accommodate that use. Mr. Sinclair said no, there is nothing as obviously set up for live/work uses as Hog Island, but Subarea 7.1 may also accommodate those uses.

Commissioner Petri asked if there is a chance that Munger would become a neighborhood school rather than a magnet school. Mr. Sinclair didn't know since it is the decision of the school district; it was originally intended to be a neighborhood school before the magnet program was located there.

Commissioner Mateosky wanted to know why the zoning of the Robertson parcel only allows for one detached single-family unit per 35 acres. Mr. Sinclair said that this area hasn't been rezoned yet to match the desired future character of the 2012 Comprehensive Plan so density allowances will change when that zoning update occurs.

Commissioner Vandenberg thought there should be an affordability component integrated in this application. Mr. Sinclair said there currently is no incentive program in the County to provide affordable housing and that the option for a Planned Unit Development for Affordable Housing was intentionally removed from the County because of ineffectiveness. The applicant would only have to provide affordable workforce housing per the affordable workforce housing regulations effective at the time of development.

Commissioner Mateosky wondered how the sewer connection and school could not inevitably prompt growth in the Hog Island area; why did the Town allow a sewer line if they didn't want growth in that area? Did WYDOT not communicate their 5-lane plan for the highway? Mr. Sinclair responded that the County was informed of WYDOT's plans but did not agree that a higher capacity road correlates with allowance for higher residential density within the highway corridor; further, the Town was in a position knowing the School District was locating a school in Hog Island and felt that water quality would be better protected by a connection to the Town sewer system rather than limiting the school's only option to a septic system. The Town made it clear at the time that future density was not considered in the decision to allow the school to connect to the sewer. Mr. Sinclair affirmed that the Town of Jackson decides who connects to the sewer.

APPLICANT PRESENTATION: Scott Pierson, Y2 Consultants

The main premise of Mr. Pierson's presentation was that significant changes have occurred in the Hog Island area, including a sewer line, school and highway improvements, that should warrant a reconsideration of the desired future character of this area in the context of the Comprehensive Plan.

Commissioner Mateosky asked Mr. Pierson if the Town of Jackson has confirmed potential for a high-

density neighborhood to connect to the Town sewer. Mr. Pierson responded that he is working with the Town of Jackson, School District and utility easement holders to explore a sewer connection.

PUBLIC COMMENT:

Kendra Heimbuck, Teton Habitat for Humanity: fully support affordable and workforce housing options; support continuing exploration of housing at this site.

Phil Wilson: Previously applied for 84 units on 20 acres in Hog Island area; he regretted not working first with the local community and realized they did not want change only after he applied; he expressed that the local community still feels that way and that a high-density neighborhood will change the community character beyond what is desired.

Fernando Ramos: As a business owner he thinks workforce housing is needed for his employees and that this location should be further explored.

Bill Watkins, Flitner Strategies (hired by applicant): Presented a letter from Hospital CEO supporting further exploration of workforce housing at this site.

Leah Zamesnik, JH Conservation Alliance: Does not support a Comp Plan amendment without more comprehensive review; urged Town/County to incorporate this item in the Growth Management Program update and to request a more detailed proposal from the applicant including transit, walkability, wildlife, required deed restriction for local workforce ownership and not just occupancy considerations; felt that if density is moved to Hog Island, it should be removed as a potential elsewhere in the County to maintain a balance.

Harrison Chip, School District employee: supports the application; commented on inability for locals to stay in Jackson/Teton County especially with gap in availability of housing for dual income families (i.e. make too much to qualify for affordable and too little for market purchase); thinks this proposal provides variety of housing options.

Diana Vaughn, neighbor, owns 2 acres on the Snake River: has witnessed lots of wildlife use of this area; thinks proposal is overly ambitious and may eliminate rural environment with traffic and wildlife impacts. Munger should be neighborhood school.

Kelly Morris, neighbor: supports maintaining ability for home businesses to locate in Hog Island; thinks the current Comp Plan desired future character is sufficient to create zoning for one-acre to five-acre parcels so residential density can be increased but still maintain the character of area; concerns about ability to connect to sewer and water quality.

PC DISCUSSION: None.

TETON COUNTY:

MOTION: Commissioner Esnard motioned to continue this item to the March 20, 2019 special joint meeting of the Teton County and Town of Jackson Planning Commissions.

SECONDED: Commissioner Lurie

VOTE: The vote showed 4 in favor, 0 opposed. The motion Passed.

TOWN OF JACKSON:

MOTION: Commissioner Schuler motioned to continue this item to the March 20, 2019 special joint meeting of the Teton County and Town of Jackson Planning Commissions.

SECONDED: Commissioner Beaulieu

VOTE: The vote showed 7 in favor, 0 opposed. The motion Passed.

MATTERS FROM COMMISSION: None.

AGENDA FOLLOWUP: None.

MATTERS FROM STAFF: None.

A motion for adjournment was made by Commissioner Mateosky and Commissioner Esnard seconded. The meeting was adjourned at 9:00 p.m.

Respectfully submitted: km

Karen Rockey, County Chair

ATTEST:

Susan Johnson, County Planning Manager

David Vandenberg, Town Chair

ATTEST:

Tyler Sinclair, Town Planning Director

- Digital recording on file-

DRAFT

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
MARCH 20, 2019**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 3/20/19, in the Town Hall Council Chambers.

ROLL CALL:

☒ Anne Schuler, ☒ David Vandenberg, ☒ Katie Wilson, ☒ Abby Petri, ☒ Chris Beaulieu,
☒ William Gale, ☒ Thomas Smits

STAFF: Tyler Sinclair

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

December 19, 2018

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a 7 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

- 1. ITEM P18-338 & 339:** A REQUEST FOR APPROVAL OF ZONING MAP AMENDMENTS TO CHANGE ZONING TO PUBLIC/SEMI PUBLIC FOR THE PROPERTIES LOCATED AT 460 AND 660 EAST BROADWAY

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: Brett Bennett

PUBLIC COMMENT: None

PC DISCUSSION: Good project consistent with Zoning District intent.

MOTION:

Item A: Based upon the findings for a Zoning Map Amendment as presented in the staff report for P18-338 and by the applicant related to 1) The proposed project is consistent with the purposes and organization of the LDRs.; 2) Consistency with the Comprehensive Plan; 3) Public necessity; 4) Consistency with other adopted Town Ordinances I move to recommend approval to the Town Council approval of a Zoning Map Amendment for the property located at 460 East Broadway Avenue from Neighborhood Medium Density-2 (NM-2) to Public-Semi-Public (P/SP-ToJ), subject to the department reviews attached hereto.

A motion was made by: Chris Beaulieu seconded by: Anne Schuler
Motion approved by a 7 to 0 vote

Item B: Based upon the findings for a Zoning Map Amendment as presented in the staff report for P18-048 and by the applicant related to 1) The proposed project is consistent with the purposes and organization of the LDRs.; 2) Consistency with the Comprehensive Plan; 3) Public necessity; 4) Consistency with other adopted Town Ordinances I move to recommend approval to the Town Council approval of a Zoning Map Amendment for the property located at 660 East Broadway Avenue from Office Residential (OR) to Public-Semi-Public (P/SP-ToJ), subject to the department reviews attached hereto.

A motion was made by: Chris Beaulieu seconded by: Thomas Smits
Motion approved by a 7 to 0 vote

NEW BUSINESS:

MATTERS FROM COMMISSION:

AGENDA FOLLOWUP:

MATTERS FROM STAFF:

ADJOURN: None

A motion was made by: _____ seconded by:
Motion approved by a ___ to ___ vote

MINUTES
JOINT TOWN OF JACKSON/TETON COUNTY, WY PLANNING COMMISSION
SPECIAL MEETING: March 20, 2019

This special meeting of the Joint Planning Commission was called to order at 6:00PM in the Town Council Chambers with Karen Rockey, County Chair, and David Vandenberg, Town Chair, presiding.

ROLL CALL:

TETON COUNTY:

Present Karen Rockey
Present Sue Lurie
Present Kasey Mateosky
Present Glen Esnard
Present Alex Muromcew

TOWN OF JACKSON:

Present William Gale
Present David Vandenberg
Present Katie Wilson
Present Anne Schuler
Present Chris Beaulieu
Present Abigail Petri
Present Thomas Smits

STAFF: Tyler Sinclair (Town Planning Director), Steve Westbay (County Planning Director)

APPROVAL OF MINUTES: n/a, no minutes have been provided since last meeting.

ADOPTION OF AGENDA - This was a Town-led Meeting for continuation of an item from the March 7, 2019 Joint Planning Commission meeting. No action on the agenda adoption occurred.

MATTERS FROM THE PUBLIC (not on the agenda): None.

OLD BUSINESS: Hog Island Comp Plan Amendment (AMD2019-0001/P19-043) continued from March 7, 2019 Joint Planning Commission meeting.

STAFF PRESENTATION: Completed last meeting but Tyler Sinclair gave a brief update. Mr. Sinclair summarized the March 15, 2016 staff memo with the recommendation options that may be considered by the respective commissions.

APPLICANT PRESENTATION: Completed last meeting but the applicant representative (Melissa Ruth) made a brief presentation on the proposed amendment.

PUBLIC COMMENT: Completed last meeting.

PC DISCUSSION:

County Planning Commission

Commissioner Meteosky: The location's character has changed (school & central Sewer service), warranting consideration of the application proposal.

Commissioner Rockey: Character has changed but reviewing Hog Island as part part of the Growth Management Program could help avoid unintended consequences resulting from an approval of the application.

Commissioner Lurie: Agrees with the staff recommendation (denial) and the site would be best discussed as part of a holistic review with the Growth Management Program.

Commissioner Muromcew: Is open to discussing the proposal as part of the FY 20 Work Plan.

Commissioner Esnard: Requested staff input regarding the Family Exempt Subdivision State legislation (WY HB 196) and its effect on land use considerations. County Attorney Keith Gingery provided an overview of the statute, noting that it applies to this site and all property. Commissioner Esnard stated that the character has changed with the highway expansion and the central sewer service extension, but is not in support of the amendment application.

Town Planning Commission

Commissioner Gale: The Growth Management Program review will be a long process; zoning amendments would also need to occur. The application supports affordable housing development and the amendment application is warranted.

Commissioner Wilson: Is open to supporting the amendment.

Commissioner Beaulieu: Agrees that this amendment application should be assessed as part of the FY 20 Work Plan.

Commissioner Vandenberg: Agrees with the staff recommendation of denial.

Commissioner Smits: Supports the proposed amendment application.

Commission Petri: Agrees that this amendment application should be assessed as part of the FY 20 Work Plan.

TOWN PLANNING COMMISSION:

MOTION: Commissioner Schuler motioned to approve the item.

SECONDED: Commissioner Smits

VOTE: The vote showed 3 in favor, 4 opposed. The motion failed.

COUNTY PLANNING COMMISSION:

MOTION: Commissioner Esnard motioned to approve the item.

SECONDED: Commissioner Muromcew

VOTE: The vote showed 1 in favor, 3 opposed, with Commissioner Muromcew abstained. The motion failed.

NEW BUSINESS: None

MATTERS FROM COMMISSION: None.

AGENDA FOLLOWUP: None

MATTERS FROM STAFF: None

At 6:36PM the County Planning Commission Closed their meeting.

Respectfully submitted: km

Karen Rockey, County Chair

ATTEST:

Susan Johnson, County Planning Manager

David Vandenberg, Town Chair

ATTEST:

Tyler Sinclair, Town Planning Director

- Digital recording on file-

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
APRIL 3, 2019**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 4/3/19, in the Town Hall Council Chambers.

ROLL CALL:

☒ Anne Schuler, ☒ David Vandenberg, ☒ Katie Wilson, ☐ Abby Petri, ☒ Chris Beaulieu,
☐ William Gale, ☐ Thomas Smits

STAFF: Tyler Valentine, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES: Not Approved

December 19, 2018

A motion was made by: _____ seconded by:

Motion approved by a ☐ to ☐ vote

OLD BUSINESS: None

PLANNING COMMISSION

1. **ITEM P19-018:** AMENDMENT TO A DEVELOPMENT PLAN FOR PINE GLADES PLANNED UNIT DEVELOPMENT (PUD) TO MODIFY AND EXPAND THE EXISTING DUPLEX AT 140 & 142 PINE GLADES DRIVE.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Bill Collins

PUBLIC COMMENT:

Dave DeFazio (Pine Drive) – The initial developer wanted to meet the needs of the Pine Drive neighbors so he built a tunnel, installed a gate, and allowed pedestrian and bike access.

Jim Wong (Pine Glades) – Pine Glades has private roads, complaints about dog walkers not having dogs on leashes.

Jim Woodmancy (Pine Drive) – Tozzi built a rock wall next to the gate in addition to the duplex. The trail access at the top of the tunnel does not work for dog walking in the winter. Why not add

put mitt stations in Pine Glades. Pine Glades was never approved to be a gated community. Pine Glades became private because they could not meet town street standards.

Laura Bonich (Pine Drive) – The majority of private drives in the USA allows pedestrian access. Please support the initial approval.

PC DISCUSSION:

How do Pine Drive residence access the trails through Pine Glades? Walk on road and sidewalk

Does Pine Glades meet the current housing requirements? Yes

Who maintains Pine Glades roads? Pine Glades HOA

Do no trespassing signs need to be removed? That is a compliance issue that could wait for TC

MOTION:

Based upon the findings for a Development Plan as presented in the staff report related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Complies with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals as presented by the applicant and staff for Item P19-018, I move to recommend **approval** to the Town Council to amend a Development to allow the proposed modifications listed in the application related to the duplex at 140 & 142 Pine Glades Drive, subject to the departmental reviews attached hereto and the following conditions of approval:

1. Prior to issuance of a Building Permit related to the new garages and conversion of existing garages, the applicant shall pay a housing fee-in-lieu in the amount of \$3,880 for each unit.
2. Prior to issuance of Certificate of Occupancy on the duplex, the applicant shall apply for an addendum to revise all exterior elevations to reflect the approved materials and changes.
3. The applicant shall provide engineer stamped plans for the proposed avalanche fencing at the time of building permit submittal for the new garages. In addition, if the garages are not built for reasons unknown, an avalanche mitigation fence design shall be provided and installed prior to issuance of a Certificate of Occupancy for the existing duplex which was found to be located within the blue zone.
4. Prior to issuance of a Certificate of Occupancy for the duplex, the applicant shall work with Brian Schilling from Pathways to ensure the approved trail (P11-025) adjacent to the duplex continues to provide access from Pine Glades Drive to the Shade Monkey trail as a result of the proposed expansion.

A motion was made by: Anne Schuler seconded by: Katie Wilson

Motion approved by a 4 to 0 vote

2. ITEM P19-008: LDR TEXT AMENDMENT, SMALL CELL WIRELESS

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION: N/A

PUBLIC COMMENT: N/A

PC DISCUSSION: N/A

MOTION:

I move to continue Item P19-008 to the Planning Commission's meeting on May 1, 2019.

A motion was made by: Katie Wilson seconded by: Anne Schuler

Motion approved by a 4 to 0 vote

NEW BUSINESS:

MATTERS FROM COMMISSION:

- Parking Study
- D1/HP
- Sagebrush Apartments

AGENDA FOLLOWUP:

MATTERS FROM STAFF:

ADJOURN:

A motion was made by: Anne Schuler seconded by: Katie Wilson

Motion approved by a 4 to 0 vote



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: APRIL 12, 2019
MEETING DATE: APRIL 17, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: BRENDAN CONBOY

SUBJECT: **ITEM P19-041:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A ROOF MOUNTED WIRELESS COMMUNICATIONS FACILITY AT THE TOWN PARKING GARAGE LOCATED AT 160 SOUTH MILLWARD STREET.

APPLICANT/OWNER: TAMARA SHIVELEY, SHIVELEY AND ASSOCIATES, FOR AT&T

REQUESTED ACTION

The applicant is requesting approval of a Conditional Use Permit to collocate a stealth wireless communications facility in an existing stealth facility on the southeast corner of the roof and to place associated equipment within the Town Parking Garage at 160 South Millward Street.

The applicant and Staff are requesting to continue these items to the Planning Commission meeting scheduled May 1, 2019.

SUGGESTED MOTION

I move to **continue** these items to the Planning Commission meeting scheduled for May 1, 2019.



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: APRIL 12, 2019
MEETING DATE: APRIL 17, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: BRENDAN CONBOY

SUBJECT: **ITEM P19-039:** DEVELOPMENT PLAN FOR A LAND DIVISION AT 170 REDMOND STREET IN THE NEIGHBORHOOD MEDIUM DENSITY – 1 (NM-1) ZONE.

APPLICANT: JOSH KILPATRICK, NELSON ENGINEERING

OWNER: SCOTT & DONNA SHEPHERD

REQUESTED ACTION

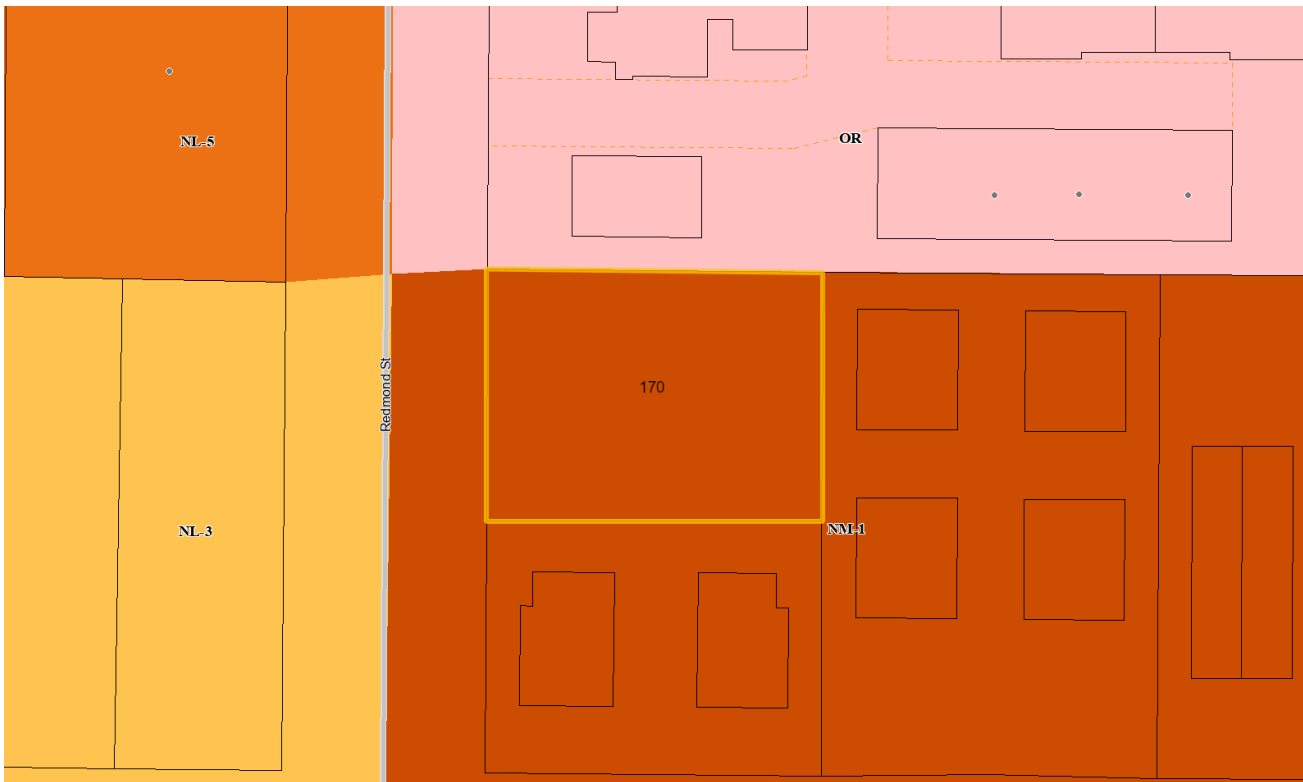
The applicant, representing Scott and Donna Shepherd, is requesting approval of a Development Plan for a two lot subdivision at 170 Redmond Street in the Neighborhood Medium Density – 1 (NM-1) zoning district prior to submitting a subdivision plat to divide a 7,503 SF lot into two 3,750+ SF lots at 170 Redmond Street. The applicant intends to place an attached single family home on each newly created lot.

APPLICABLE REGULATIONS

Section 8.3.2. Development Plan

LOCATION

The property is located at 170 Redmond Street and legally known as Northern 75', Lots 12-13, Block 1, Hall 1. An aerial photo and zoning map are shown on the following page:



BACKGROUND

The subject property is a 0.17 acre (7,503 SF) lot within the Neighborhood Medium Density-1 (NM-1) zoning district. The surrounding zoning to the north is Office Residential (OR), Neighborhood Medium Density-1 (NM-1) to the east and south, and Neighborhood Low Density-3 (NL-3) to the west. The site consists of the northern 75' of Lots 12 and 13 of Block 1, John D Hall Plat and is addressed as 170 North Redmond Street. Currently the site contains a 1,648 SF single-story detached single family home with a 528 SF attached garage built in 1946.

On April 28, 2016, the applicant received approval of a Final Development Plan P16-009 for a Condominium/Townhouse Plat for two 3,750 SF lots with a detached single family home on each lot with a shared common area. The Development Plan expired on October 28, 2017 as a Final Plat was not recorded within 18 months of approval.

PROJECT DESCRIPTION

The applicant is proposing to subdivide the subject property into two lots, however prior to submittal of a Subdivision Plat the Land Development Regulations (LDRs) require that a Development Plan be submitted and approved for the proposed lot configuration to confirm that the newly created lot(s) are consistent with the LDRs in terms of minimum lot size, access, setbacks, etc. As shown on the proposed site plan, the applicant proposes to subdivide the existing 7,503 lot into two lots. The result will be a 3,753 SF lot (north) and a 3,750 SF lot (south) with an attached single family home on each lot sharing a roofline at the interior lot line. The existing single family dwelling will be required to be removed prior to recording the Subdivision Plat.

If the applicant does not record a Subdivision Plat with the County Clerk within 18 months of the Development Plan approval, the Development Plan will expire and any future Development Plan submittals will be subject to the Land Development Regulations in place at the time of a new application submittal.

STAFF ANALYSIS

Staff has reviewed the proposed development for compliance with the dimensional limitations of the NM-1 zone. The dimensional limitations for each lot are listed below:

Lot 1 – Northern Lot

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	3,750 SF	3,753 SF for Lot 1	Yes
Maximum FAR	1,501 SF (0.40)	1,499 SF (0.40)	Yes
Minimum LSR	1,877 SF (0.50)	1,989 SF (0.53)	Yes
Street Yard Setback (west)	20 feet	25 feet	Yes
Rear Setback (east)	10 feet	20.6 feet	Yes
Side Setback (south)	0 feet (Duplex)	0 feet	Yes
Side Setback (north)	10 feet	13.5 feet	Yes
Parking	2 per dwelling unit	2 garage proposed	Yes
Curb Cut (Max)	40% of Lot frontage, 15 feet	15 feet	Yes
Height: roof pitch $\leq$ 3/12 (max)	26'	25.34 feet	Yes

Lot 2 – Southern Lot

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	3,750 SF	3,750 SF for Lot 2	Yes
Maximum FAR	1,500 SF (0.40)	1,499 SF (0.40)	Yes
Minimum LSR	1,875 SF (0.50)	2,025 SF (0.54)	Yes
Street Yard Setback (west)	20 feet	22 feet	Yes
Rear Setback (east)	10 feet	23.25 feet	Yes
Side Setback (south)	0 feet (Duplex)	0 feet	Yes
Side Setback (north)	10 feet	13.5 feet	Yes
Parking	2 per dwelling unit	2 garage proposed	Yes
Curb Cut (Max)	40% of Lot frontage, 15 feet	15 feet	Yes
Height: roof pitch $\leq 3/12$ (max)	26'	25.34 feet	Yes

Curb Cut and Access

The applicant has submitted a revised site plan showing two 15' curb cuts set back 2.5 feet from the interior lot line. Previously the applicant had proposed a shared driveway consisting of two 20' wide drive aisles which would have resulted in a 40' wide curb cut. Per Sec. 2.2.7.B.2 the maximum curb cut width is 20' or 40% of lot frontage, whichever is less. Given that the resulting lot frontages will only be 37.5' wide, the maximum allowable curb cut per lot is 15'. Staff had proposed that a 30' wide shared driveway would be preferable, but after discussing the matter with the applicant it was determined that due to the location of the garage doors the building structure would need to be pushed further back into the lot in order to allow the driveway to flare out in width to service the garage doors. This would result in grading and slope issues towards the rear of the property and would reduce LSR that is already close to the limit and was therefore not ideal. Instead the applicant has proposed two 15' drive aisles separated by a 5' landscape strip and sidewalk. The result does not diminish on-street parking availability any more than a 30' wide shared drive aisle would have as there is still the ability to fit three 22' on street spaces to the south that can fit within the approximately 68' of curb available and two 22' on-street spaces to the north in the approximately 54' of curb available in each configuration (see Fig. 1 on following page). Eliminating the 5' landscape strip would result in an additional 2.5' of curb space in either direction which does not change the overall number of spaces available.

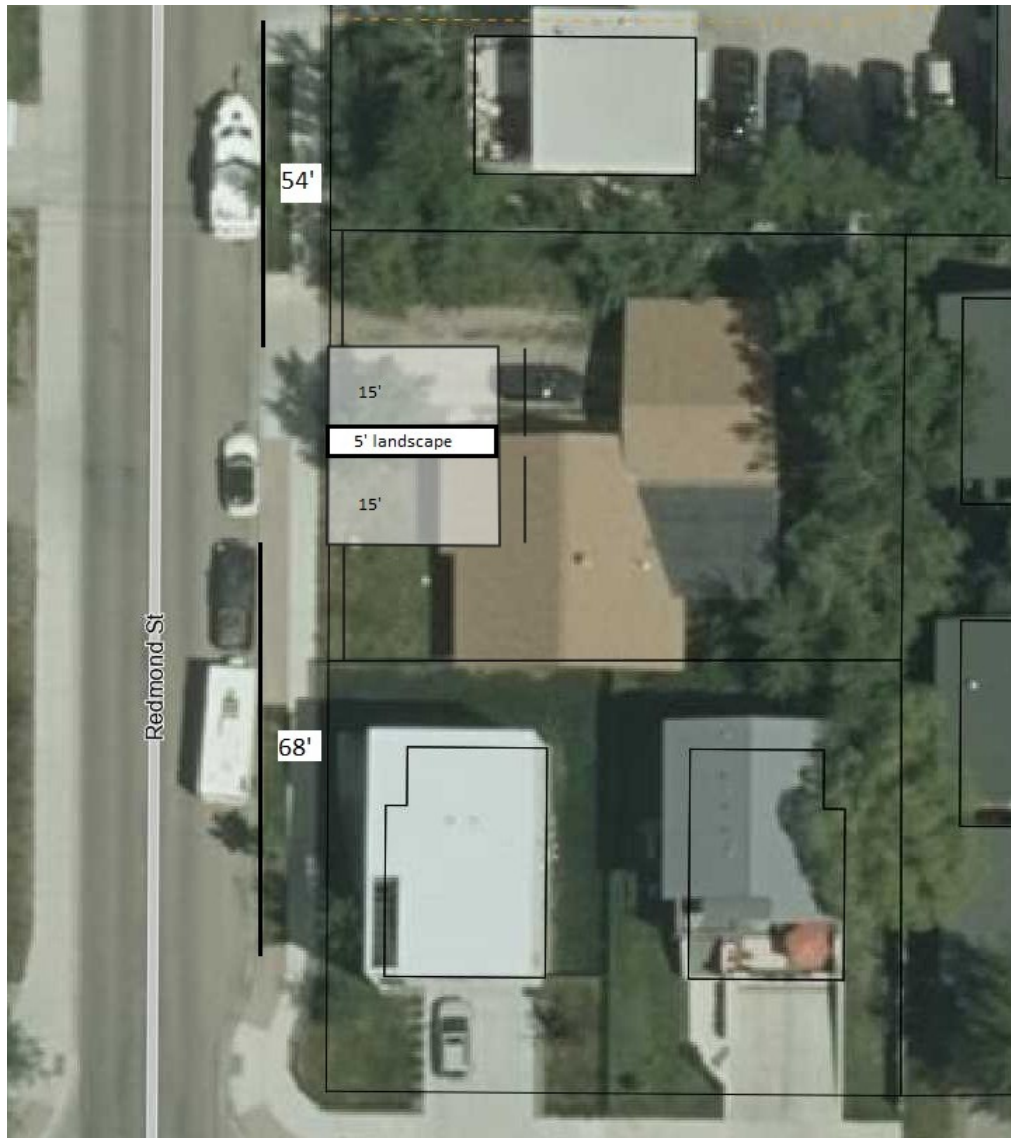


Fig. 1 On-Street Parking Availability as Proposed

Park and School Exactions

The applicant has not submitted worksheets for Park and School Exaction estimations, however, the lot is not subject to exaction fees until the time of plat recordation. At this point in time, Park Exactions are calculated at \$6,750 and School Exactions are calculated at \$4,000 for two 4-bedroom single family units.

Affordable and Workforce Housing Fees

The applicant will be required to pay an Affordable and Workforce housing fee-in-lieu of approximately \$31,200 to be determined at the time of Building Permit approval for 2 attached single family units totaling 4,104 SF of habitable floor area above and below ground minus the credit for the existing 1,648 SF home that is to be demolished. The calculation at this time from the information provided is as follows:

Proposed: (2) 2,052 SF attached single family units = 0.189 unit requirement = \$39,396 fee-in-lieu

Credit: (1) 1,648 SF detached single family unit = 0.039 unit requirement = \$8,196 fee-in-lieu

\$39,396 - \$8,196 = \$31,200 fee-in-lieu required.

STAFF FINDINGS

Pursuant to Section 8.3.2 Development Plan of the Land Development Regulations, a development plan shall be approved upon finding the application:

1. ***Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.***

The proposed development is located within District 3 Town Residential Core and within Subarea 3.1 East Jackson of the 2012 Comprehensive Plan. Policy objectives for Subarea 3.1 East Jackson follow:

“This residential, STABLE Subarea is will continue to provide a variety of housing types, including single family, duplex and tri-plex with up to three units per lot when both a street and alley frontage is provided and up to two units per lot when only street or alley access is provided. Multifamily development is not currently found in this area and it not desirable in the future. Being a Stable Subarea, the size and scale of future buildings will be compatible with the existing character of the area, which includes a wide variety of building sizes and scales. Structures will be of comparable bulk and scale regardless of the number of units provided therein. Up to two stories will be allowed and may be configured in a variety of layouts, with both attached and detached units. Structures should be pulled toward the street where possible and building footprints should be minimized in order to allow for adequate yards and landscaping. Some areas with an existing single family character will maintain the characteristic in the future with only one dwelling unit per lot.

Staff has analyzed the proposed application for consistency with the Future Desired Characteristics of District 3 and the Character Defining Features of Subarea 3.1 East Jackson. In completing this analysis staff finds that the proposed application is consistent with the described future character of this area by proposing a two-lot single-family subdivision that does not increase the density beyond the allowance within the NM-1 zone. The proposed lots meet the minimum lot size requirement of this zone and the scale, bulk and location of the structures are consistent and in keeping with the existing neighborhood character.

In addition, Staff has analyzed this application for consistency with the Policy Objectives of Character District 3: Town Residential Core as follows, finding that no other policies of the Jackson/Teton Comprehensive Plan are applicable.

Common Value 1: Ecosystem Stewardship

Not applicable.

Common Value 2: Growth Management

Policy 4.1.b Emphasize a variety of housing types, including deed-restricted housing.

Complies. The resulting attached single family units are identified as a desired type of housing according the Subarea 3.1 description.

Policy 4.3.a Preserve and enhance stable subareas.

This subdivision proposal will not change the character of the Neighborhood Medium Density - 1 zoning district (NM-1) as the proposed lots do not increase the density of the zone. The resulting lots are in keeping with the single-family character described by the stable Subarea 3.1 East Jackson.

Policy 4.3.b Create and develop transitional subareas.

Not applicable.

Policy 4.4.d Enhance natural features in the built environment.

Complies. Staff finds the Development Plan proposes improvements that are in keeping with the existing parameters for development within the NM-1 zone. In addition, the density of development will not be more intense than what is allowed today or than what typically exists within the zone.

Common Value 3: Quality of Life

Policy 5.2.d Encourage deed-restricted rental units.

Complies. Staff finds that this development will be subject to affordable and workforce housing fees.

Policy 5.3.b Preserve existing workforce housing stock.

Not applicable. The existing single family home built in 1946 is being removed but will be replaced with two modest new homes.

Policy 7.1.c Increase the capacity for use of alternative transportation needs.

Not applicable.

2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.

Staff finds that the proposed Development Plan is not located in the NRO or the SRO.

3. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

The development will be subject to mitigation of park and school impacts through payment of exactions at the ratio required in the LDRs for residential development at the time of Subdivision Plat recordation. Staff finds that the two lot subdivision will not have a significant impact on other public facilities and services as the development does not expand the anticipated growth within the NM-1 zone based upon allowable lot size and density.

4. Complies with the Town of Jackson Design Guidelines, if applicable.

Not Applicable as Design Guidelines do not apply to residential development less than three attached units.

5. Complies with all relevant standards of these LDRs and other Town Ordinances.

Staff finds that the Development Plan proposal is in compliance with all relevant LDR standards.

6. ***Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.***

Not applicable.

[ATTACHMENTS](#)

Department Reviews
Revised Site Plan (Access)
Applicant Submittal
Public Comment

[PUBLIC COMMENT](#)

Staff received a letter from Mr. Jose Moran and Mrs. Raquel Periel and Mr. Timothy Tomkinson and Mrs. Kate Tomkinson owners of 605 and 615 E Simpson, respectively, which are the two lots directly south abutting the proposed development at 170 Redmond. The letter details the South Neighbors' expectations that the owner of 170 Redmond shall comply with should the owner need to enter and/or access any of the properties of the South Neighbors. The letter is attached to this report.

[FISCAL IMPACT](#)

There will be no significant fiscal impact to the Town if the proposed project is approved.

[STAFF IMPACT](#)

There will be no significant impact to staff resources if the proposed project is approved.

[LEGAL REVIEW](#)

Complete.

[RECOMMENDATIONS/ CONDITIONS OF APPROVAL](#)

The Planning Director recommends approval of a Development Plan for the property addressed as 170 Redmond Street, subject to the department reviews attached hereto and the following two conditions of approval:

1. The applicant shall remove the existing detached single family home from the property prior to recording a plat with the County Clerk.
2. The applicant shall repair and reclaim the sidewalk frontage to match the existing sidewalk frontage where the existing curb cut is located as a result of relocating the two proposed curb cuts for the new development.

[SUGGESTED MOTIONS](#)

Based upon the findings for a Development Plan as presented in the staff report and by the applicant related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals for Item P19-039, I move to make findings

1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to recommend approval to Town Council of an attached single family development (duplex) at 170 Redmond Street, subject to the department reviews attached hereto and the following two conditions of approval:

1. The applicant shall remove the existing detached single family home from the property prior to recording a plat with the County Clerk.
2. The applicant shall repair and reclaim the sidewalk frontage to match the existing sidewalk frontage where the existing curb cut is located as a result of relocating the two proposed curb cuts for the new development.

Town of Jackson
Project Plan Review History

PLANNING

Project Number	P19-039	Applied	2/21/2019	STOL
Project Name	Dev Plan - 170 Redmond	Approved		
Type	DEVPLAN	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		

Applicant Josh Kilpatrick	Owner	SHEPHERD, DONNA HASENBEIN & SC
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Site Address	City	State	Zip
170 REDMOND STREET	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
HALL, JOHN D	22411634118005	

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks
Notes					
Building Kelly Sluder	APPROVED	2/21/2019	3/14/2019	2/22/2019	

Fire Kathy Clay	APPROVED W/CONDITI	2/21/2019	3/14/2019	2/22/2019	See Notes
Construction will be under the IRC.					

Property is within the mapped wildland urban interface and will need IWUIC review prior to permitting.

Thank you.

Joint Housing Dept Stacy Stoker	NO COMMENT	2/21/2019	3/14/2019	3/7/2019
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Legal A Cohen-Davis	APPROVED	2/21/2019	3/14/2019	3/14/2019
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Parks and Rec Steve Ashworth (3/5/2019 9:26 AM STOL)	NO COMMENT	2/21/2019	3/14/2019	3/5/2019
No comments from Parks & Rec on P19-039. Thanks.				

Andy Erskine

Pathways Brian Schilling		2/21/2019	3/14/2019
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Planning Brendan Conboy	APPROVED W/CONDITI	2/21/2019	3/14/2019	4/1/2019	SEE STAFF REPORT
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Project Reviews

Report By: Brendan Conboy

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Police Todd Smith	NO COMMENT	2/21/2019	3/14/2019	2/25/2019	
Public Works Rachelle Rhodes	APPROVED W/CONDITI	2/21/2019	3/14/2019	3/13/2019	See notes

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(3/13/2019 6:06 PM RR)					
Plan Review Comments - SUFFICIENT					
P19-039- Development Plan					
Owner: Scott and Donna Shepherd					
Applicant: Josh Kilpatrick, Nelson Engineering					
170 Redmond Street					
March 13, 2019					
Rachelle Rhodes, 307 733-3079					
DATE OF SUBMITTAL: February 21, 2019					
DATE OF MATERIALS: Nelson Engineering Plans, 2/14/2019					
REVISION NO.: 0					

The engineering division has reviewed your application for a Development Plan submitted on and with application materials as dated above.

*The following comments are being provided for use in preparation of future applications and are required for sufficiency .

In addition to the required Town of Jackson submittal requirements, The Engineering Department requires applicants to submit plans, documents, etc in electronic PDF format in addition to the standard paper submittal(s). Please submit these materials through Tiffany Stolte of the Planning Department (tstolte@jacksonwy.gov).

A construction-staging narrative shall be submitted for review and approval with the final development plan.

Prior to Building Permit approval, the applicant shall be required to submit for Town Engineer and Planning Director approval a detailed construction staging/phasing plan and narrative on the expected public impact due to access and location from Redmond Street.

A preliminary potable water system plan shall be provided on the plans consistent with the LDR's. This plan shall include backflow device and meter locations. The existing water service size, capacity and condition needs to be verified for use for the two proposed properties. A minimum 10-foot utility easement for the water service is required if the water service configuration remains as proposed for the southern lot.

A preliminary sanitary sewer system plan shall be provided on the plans consistent with the LDR's. The proposed package lift station requires a utility easement on the southern lot and a use agreement for maintenance of the package lift station.

Infrastructure improvements necessary to meet the capacity demands and requirements for the proposed development shall be the responsibility of the developer. The Town of Jackson is not responsible for upsizing or extending of potable water, sanitary sewer, or storm drainage to meet development needs so long as the existing utility systems are within a reasonable distance of the subject property.

A preliminary irrigation system design (if applicable) with backflow system plan shall be provided on the plans consistent with the LDR's.

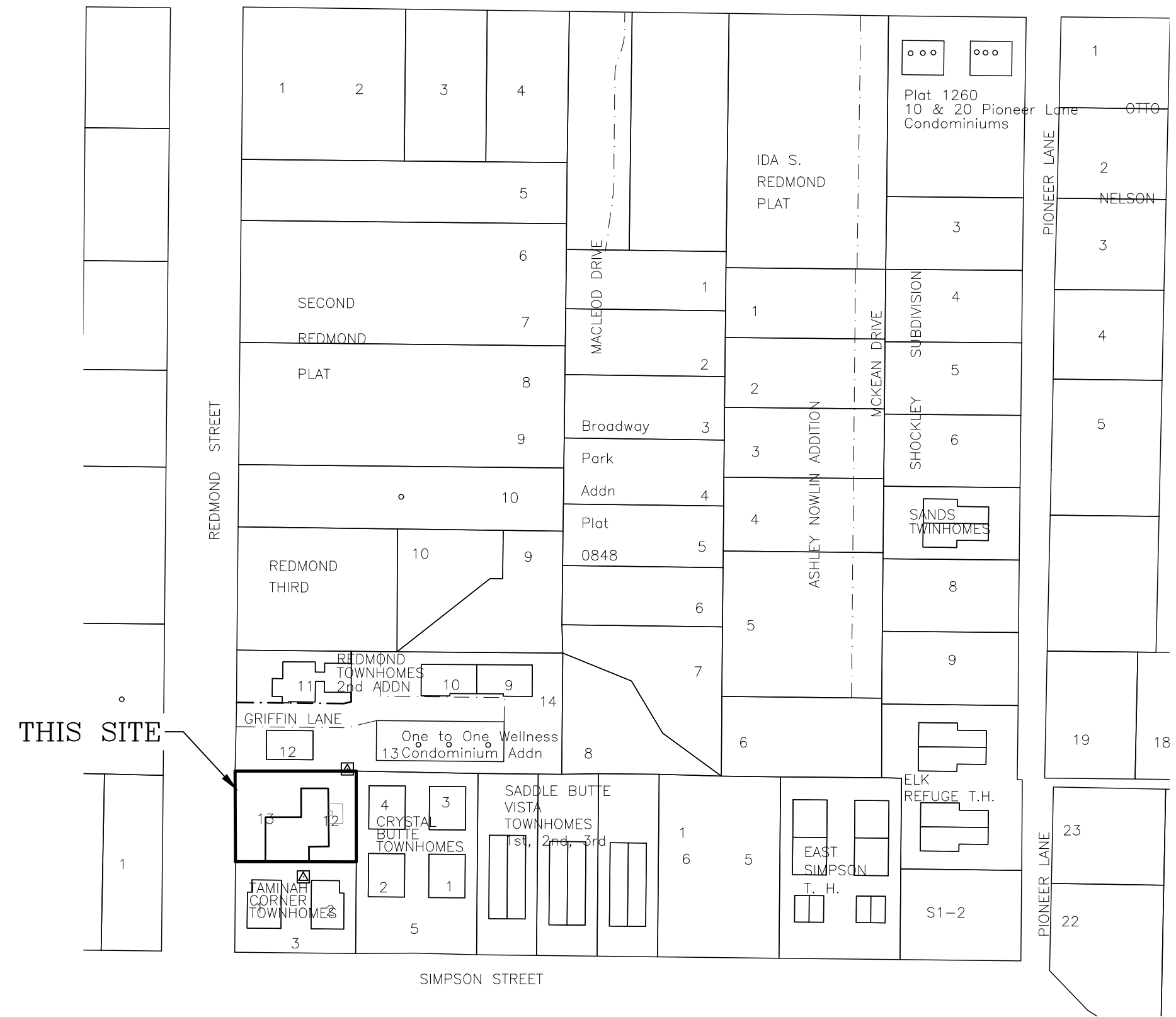
A complete and detailed landscaping plan shall be required.

A preliminary stormwater management plan for the site shall be provided on the plans consistent with the LDR's.

A complete grading and erosion control plan shall be provided on the plans consistent with the LDR's.

Site contours (existing and proposed) shall be provided on the plans beyond all property boundaries per the LDR's to ensure the development's integration into the surrounding public and private property.

A parking and access plan per the LDR's shall be required. The dimensions of the parking spaces and drive lanes, including turning movements (both ingress and egress), shall be clearly shown on the plans for review.



VICINITY MAP
pt. NW1/4NE1/4
Section 34
T41N, R116W
Town of Jackson,
Teton County, WY

LOT 12 AND LOT 13
7503 SF

SETBACKS:
20 STREET
10 SIDE
15 REAR

- LEGEND
- = PROPERTY LINE
 - - - = SETBACK LINE
 - X - X - = FENCE LINE
 - - - - - = EDGE OF GRAVEL
 - == = BACK OF CURB WITH FLOWLINE
 - - - - - = CENTERLINE OF ROAD
 - = CONCRETE SIDEWALK
 - = ASPEN TREE
 - = COTTONWOOD TREE
 - = DECIDUOUS TREE
 - = SIGN
 - = CLEAN OUT
 - = POWER POLE
 - ⊕ = POWER PANEL
 - ⊞ = TELEPHONE PEDESTAL
 - ◇ = FOUND REBAR WITH CAP
 - = FOUND PIPE

EXISTING SITE PLAN
LOT 12 AND LOT 13
JOHN D. HALL PLAT NO. 131
TOWN OF JACKSON
T41N, R116W
TETON COUNTY, WY

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
EXISTING SITE

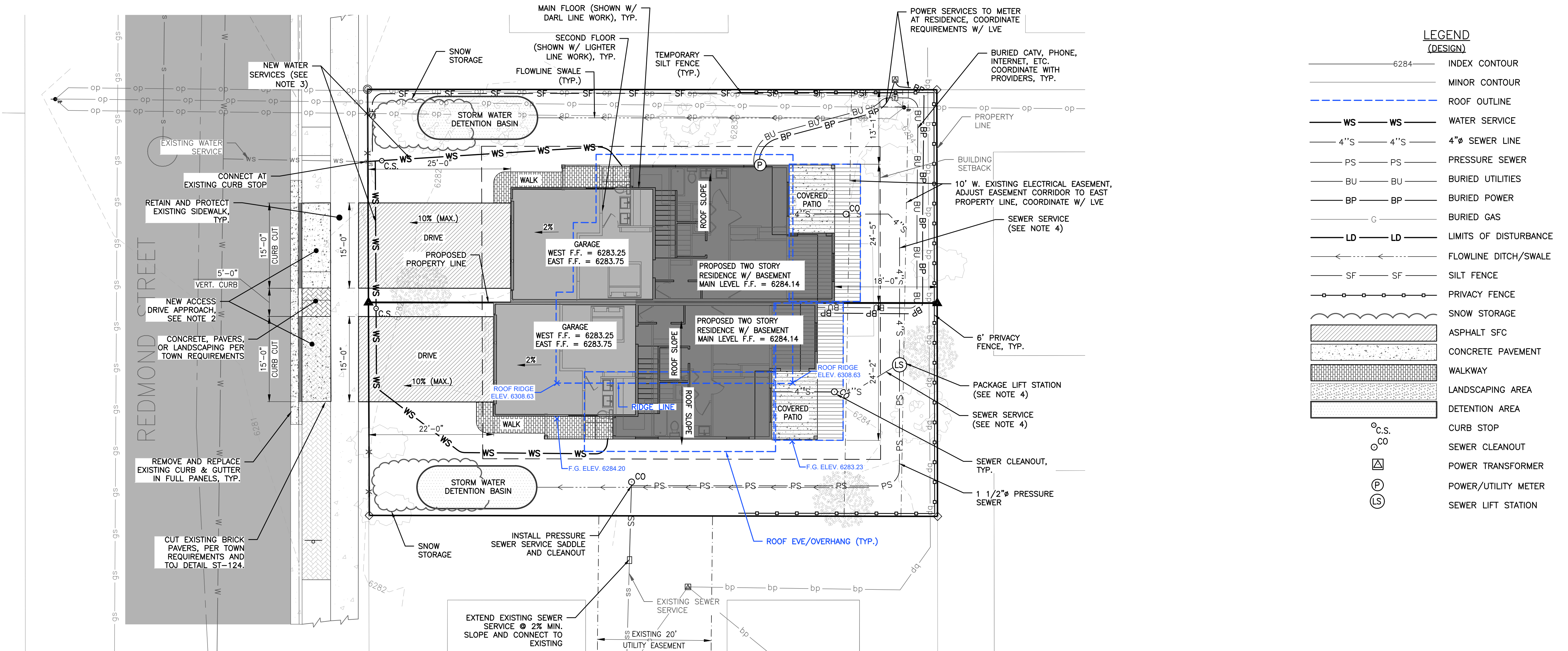
JOB TITLE
KUDAR FLATS (SINGLE FAMILY ATTACHED)
170 REDMOND STREET
JACKSON, WYOMING

DRAWING NO
EX-1

JOB NO
18-372-02

DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED
2-14-18	NE	jk	jk	jk	jk

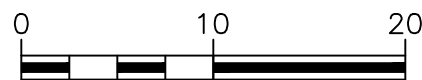
REV.



CONSTRUCTION NOTES:

- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS 2001 EDITION AND TOWN OF JACKSON (TOJ) STANDARDS.
- NEW DRIVEWAY, SIDEWALK, CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO TOJ AND ADA STANDARDS. REPLACEMENT MATERIALS SHALL MATCH EXISTING. EXISTING SIDEWALKS SHALL BE MAINTAINED AND PROTECTED.
- NEW WATER SERVICES SHALL BE 1"Ø COPPER. INSTALLATION OF WATER SERVICES SHALL CONFORM WITH TOJ STANDARD DETAILS W-100, W-102, W-103 & W-104. EACH WATER SERVICE SHALL PROVIDE A 3/4" METER INSTALLED INTERIOR TO EACH RESIDENCE IN ACCORDANCE WITH TOJ STANDARD DETAIL W-112. METER ASSEMBLY INCLUDING YOKE, METER VALVE AND DUAL CHECK VALVE SHALL BE PURCHASED FROM TOJ AND INSTALLED BY OWNER. IRRIGATION SYSTEMS SHALL HAVE ADEQUATE BACKFLOW DEVICES IN ACCORDANCE WITH TOJ STANDARDS.
- SEWER SERVICES FOR EACH RESIDENCE SHALL CONSIST OF 4"Ø SCH40 PVC PIPE & FITTINGS, 4"Ø CLEANOUT(S), E/ONE MODEL DH071 GRINDER PUMP STATION, AND 1.5"Ø DR11 HDPE DISCHARGE PIPING. DISCHARGE PIPING SHALL BE CONNECTED TO AN EXTENDED SEWER SERVICE AS SHOWN. INSTALLATION OF SERVICE SHALL CONFORM TO TOJ STANDARD DETAILS SS-100 AND SS-111.
- A LANDSCAPING PLAN WILL BE PROVIDED WHEN THE APPLICANT SUBMITS FOR A BUILDING PERMIT. ONE PLANT UNIT PER ATTACHED SINGLE FAMILY HOME WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN LDR'S.
- NEW BUILDING CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO THE MOST CURRENT EDITIONS OF THE INTERNATIONAL FIRE CODE (IFC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), INTERNATIONAL RESIDENTIAL CODE (IRC), THE NATIONAL ELECTRIC CODE (NEC) AND INTERNATIONAL BUILDING CODE (IBC).

170 REDMOND ST. - SITE PLAN



PROPOSED DEVELOPMENT PROGRAM		Property Desc.: Proposed North Lot @ 170 Redmond	
Area Calculations. Please complete for each affected lot or parcel.			
	sq. ft	sq. ft	
Gross Site Area	3753	3753	
Land within road easements and rights-of-way	0	0	
Land within existing vehicular access easements		0	
Land between levees or banks of rivers and streams	0	0	
Lakes or ponds > 1 acre	0	0	
Land previously committed as open space in accordance with these or prior LDRs	0		
50% of lands with slopes greater than 25%	0		
Calculated Totals:	0	0	
	Base Site Area (sq. ft)	Adjusted Site Area (sq. ft)	
	3753	3753	

Development Calculations. Please complete for each structure or use.				
	LDR Standard	Existing	Proposed	Gross
Number of units or density	1 Unit/Lot	N/A - Demo	1 Unit/Lot	N/A
Floor area, sq. ft (by use if applicable)	0.4 x 3753	N/A - Demo	1499	N/A
FAR or maximum floor area	1501	N/A - Demo	1499	N/A
Site Development, sq. ft	1876.5	N/A - Demo	1771	N/A
Landscape Surface Ratio	0.50	N/A - Demo	0.53	N/A
Setbacks				
Front or street yard, ft	20	N/A - Demo	25	N/A
Rear yard, ft	10	N/A - Demo	20.16	N/A
Side yard, ft	10	N/A - Demo	13.5	N/A
Side yard, ft	0 (attached)	N/A - Demo	0 (attached)	N/A
Height, ridge to nearest finish grade (ft)	26' for < 3/12 roof	N/A - Demo	25.34	N/A

PROPOSED DEVELOPMENT PROGRAM		Property Desc.:	Proposed South Lot @ 170 Redmond
Area Calculations. Please complete for each affected lot or parcel.			
	sq. ft		sq. ft
Gross Site Area	3750		3750
Land within road easements and rights-of-way	0		0
Land within existing vehicular access easements			0
Land between levees or banks of rivers and streams	0		0
Lakes or ponds > 1 acre	0		0
Land previously committed as open space in accordance with these or prior LDRs	0		
50% of lands with slopes greater than 25%	0		
Calculated Totals:	0		0
	Base Site Area (sq. ft)		Adjusted Site Area (sq. ft)
	3750		3750

Development Calculations. Please complete for each structure or use.				
	LDR Standard	Existing	Proposed	Gross
Number of units or density	1 Unit/Lot	N/A - Demo	1 Unit/Lot	N/A
Floor area, sq. ft (by use if applicable)	0.4 x 3750	N/A - Demo	1499	N/A
FAR or maximum floor area	1500	N/A - Demo	1499	N/A
Site Development, sq. ft	1875	N/A - Demo	1714	N/A
Landscape Surface Ratio	0.50	N/A - Demo	0.54	N/A
Setbacks				
Front or street yard, ft	20	N/A - Demo	25	N/A
Rear yard, ft	10	N/A - Demo	23.25	N/A
Side yard, ft	10	N/A - Demo	13.5	N/A
Side yard, ft	0 (attached)	N/A - Demo	0 (attached)	N/A
Height, ridge to nearest finish grade (ft)	26' for < 3/12 roof	N/A - Demo	25.34	N/A

DEVELOPMENT PLAN

APPLICANT: SCOTT SHEPHERD
PHONE: 307-733-5881
EMAIL: scott@scottssre.com

DRAWING NO	JOB TITLE	JOB NO	DATE				REV
			2-14-18	NE	jk	jk	4-3-19
DP-1	KUDAR FLATS (SINGLE FAMILY ATTACHED)	170 REDMOND STREET	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED
18-372-02	JACKSON, WYOMING						



APPLICANT: SCOTT SHEPHERD
PHONE: 307-733-5881
EMAIL: scott@scottsre.com

DRAWING NO DP-2	JOB TITLE KUDAR FLATS (SINGLE FAMILY ATTACHED) 170 REDMOND STREET JACKSON, WYOMING	DRAWING TITLE SITE DIMENSIONS	 NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE SURVEYED ENGINEERED DRAWN CHECKED APPROVED	2-14-18 NE JK JK JK	REV. 4-3-19
JOB NO 18-372-02						

February 15th, 2019
Town of Jackson
150 East Pearl Ave.
Jackson, WY 83001

ATTN: Brendan Conboy

RE: Project Narrative: Kudar Flatts Development Plan - 170 Redmond St. (Preapplication Conference #P18-315)

Dear Brendan:

Please find attached Development Plan (DP) for 170 Redmond for your review. The proposed development is located in Neighborhood Medium (NM-1) zoning and has been advanced from the preapplication phase to include the construction of two single-family attached homes. Construction of the new residences will require demolition of the existing residence.

The proposed development has been prepared to comply with the following findings of approval as presented in LDR Section 8.5.2.

1. Is consistent with the desired future character described for the site in the Jackson;
2. Complies with the Town of Jackson Design Guidelines;
3. Complies with all relevant standards of these LDRs and other Town Ordinances; and
4. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

The submittal package, including planning permit application, title report, site plans(s) and architectural drawings with floor plans is believed to provide sufficient information for a DP level submittal and approval for a lot subdivision.

Please note that landscaping, final grading, stormwater run-off calculations and design, and lighting plans will be provided in detail with the building permit submittal. With exception to these items, all comments made by town entities are addressed within the development plan drawings provided (see DP-1 & DP-2).

If you find there to be submittal deficiencies, please don't hesitate to contact me so they can be addressed prior to review by other Town departments/entities.

Respectfully submitted,



Josh Kilpatrick, PE

Encl.

CC: Scott Shepherd

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: Kudar Flats - Development plan for attached single family homes (2 ea.)

Physical Address: 170 Redmond

Lot, Subdivision: Lots 12-13 PIDN: 22-41-16-34-1-18-005

PROPERTY OWNER.

Name: Scott & Donna Shepherd Phone: 307-733-5881

Mailing Address: P.O. Box 3393 ZIP: 83001

E-mail: scott@scottsre.com \ henley@scottsre.com

APPLICANT/AGENT.

Name: Josh Kilpatrick Phone: 307-733-2087

Mailing Address: P.O. Box 1599 ZIP: 83001

E-mail: jkilpatrick@hotmail.com

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 #: P18-315 Environmental Analysis #: n/a per preapplication
Original Permit #: _____ Date of Neighborhood Meeting: n/a per preapplication

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?

- X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- n/a **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 www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- X **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

Name Printed

SCOTT M SHEPHERD

Date

Title

2/21/19

OWNER

OWNERSHIP AND ENCUMBRANCE REPORT

Issued To:

Nelson Engineering
P.O. Box 1599
Jackson, WY 83001
(307) 733-2087

Report No.: W-19565
Effective Date: November 30, 2018
Current Date: December 28, 2018
Cost: \$100.00

Project Reference: Shepherd

Property Address: 170 Redmond Street, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

Donna Hasenbein Shepherd and Scott Michael Shepherd, Trustees of the Donna Shepherd Living Trust dated November 2, 1994, and any amendments thereto and Scott Michael Shepherd and Donna Hasenbein Shepherd, Trustees of the Scott Shepherd Living Trust dated November 2, 1994, and any amendments thereto, each an undivided one-half interest

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

WYOMING TITLE & ESCROW, INC.
Liz Jorgenson/Christina Feuz, Co-Managers
Phone: 307.732.2983

This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

EXHIBIT "A"
LEGAL DESCRIPTION

The North 75 feet of Lots 12 and 13 of Block 1 of the John D. Hall Plat, Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on August 12, 1947, as Plat No. 131.

PIDN: 22-41-16-34-1-18-005

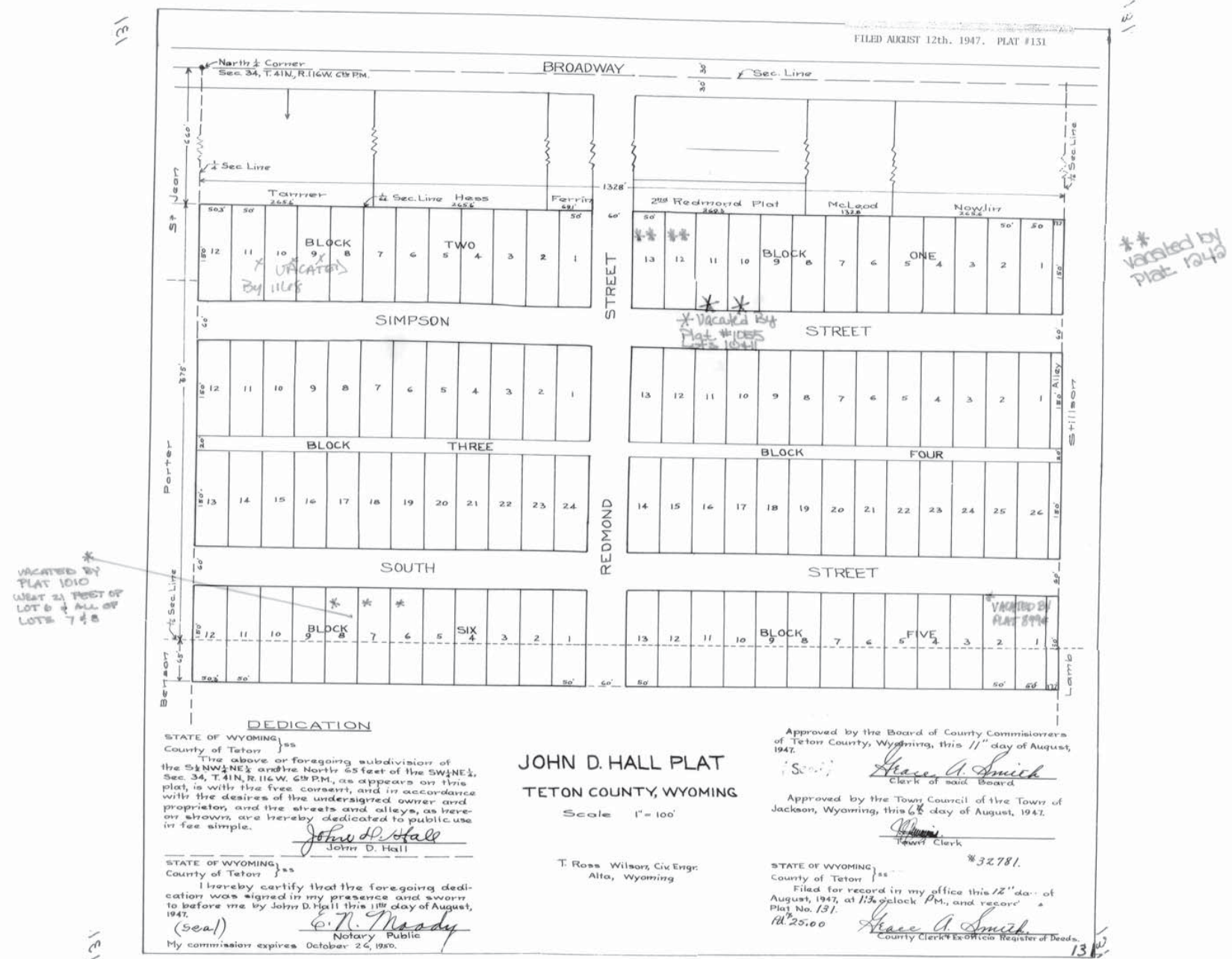
ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO)
THE FOLLOWING:

1. Taxes, special and general, assessment districts and service areas for the year 2018.
Tax ID No.: OJ-001799
1st Installment: \$2,252.26 PAID
2nd Installment: \$2,252.25 OPEN

Note: First Installment is delinquent November 10. Second Installment is delinquent May 10.
2. General taxes for the year 2019, a lien in the process of assessment, not yet due or payable.
3. All matters as delineated on the Official Plat of John D. Hall Plat, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 131.
[Plat 131](#)
4. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to Kent Thornley and Marsha Thornley, husband and wife, in a document recorded April 8, 1983, as (book) 137 (page) 349, Official Records:
Purpose: Encroachment
[B137P349](#)
5. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded July 20, 1993, as (book) 273 (page) 845, Official Records.
[B273P845](#)
6. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Energy, recorded January 4, 2008, as (book) 687 (page) 606, Official Records.
[B687P606](#)
7. A Mortgage to secure an indebtedness in the amount of \$417,000.00, and any other obligations secured thereby, dated July 30, 2008, recorded August 5, 2008, as (instrument) 0735665 (book) 705 (page) 603, and rerecorded August 18, 2008 as book 706, page 245, instrument 0736428, Official Records.

Mortgagor: Scott M. Shepherd and Donna H. Shepherd, husband and wife
Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS") acting solely as nominee for
First Bank of Idaho fsb dba First Bank of the Tetons
Loan No: 494029598
MIN No.: 100174101000141733
[B705P603](#) [B706P245](#)

***** End of Encumbrances *****

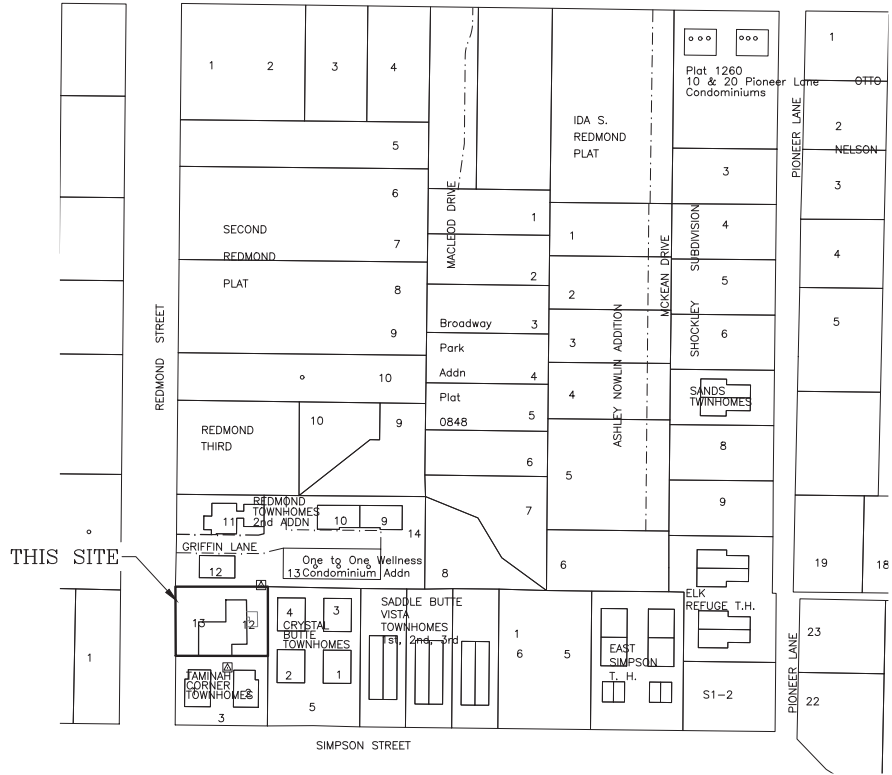
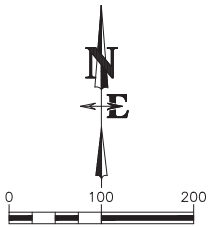
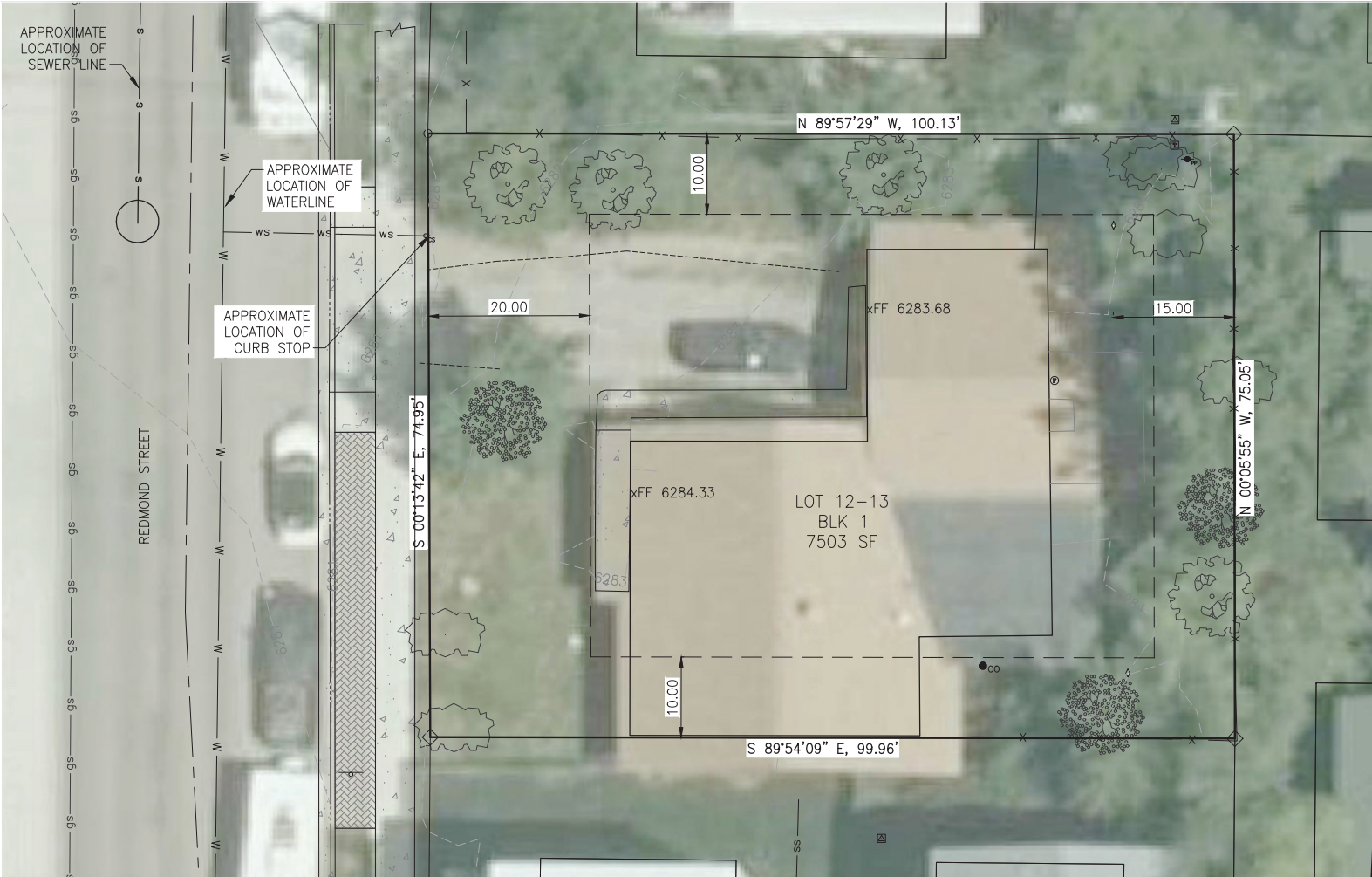


PHOTOGRAPHIC REPRODUCTION
OF ORIGINAL PLAT NO. 131
Filed For Record On
12 AUGUST 1947

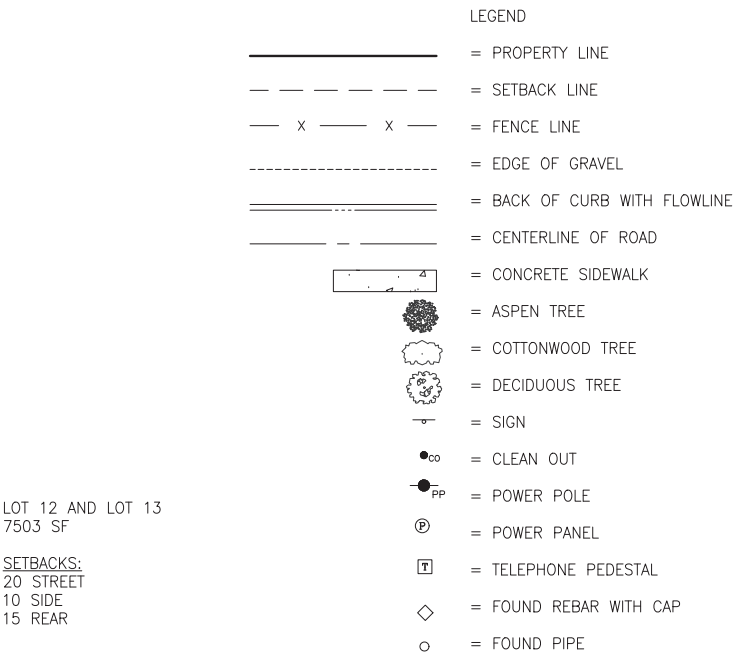
JOHN D. HALL PLAT

To The TOWN OF JACKSON
BEING PART OF THE
SW 1/4 NE 1/4 & S 1/2 NW 1/4 NE 1/4 SECTION 34
T41N R116W
TETON COUNTY, WYOMING
Scale 1" = 100'

S:\Proj\2018\072-02 070 Redmond - Sweet Crest Const. - Civil Services\4 Drawings\Civil\REFS\Existing Steading EXISTING SITE.dwg - Feb 14 2019 08:28:09 pm PLUTED B\Kipstick



VICINITY MAP
pt. NW1/4NE1/4
Section 34
T41N, R116W
Town of Jackson,
Teton County, WY

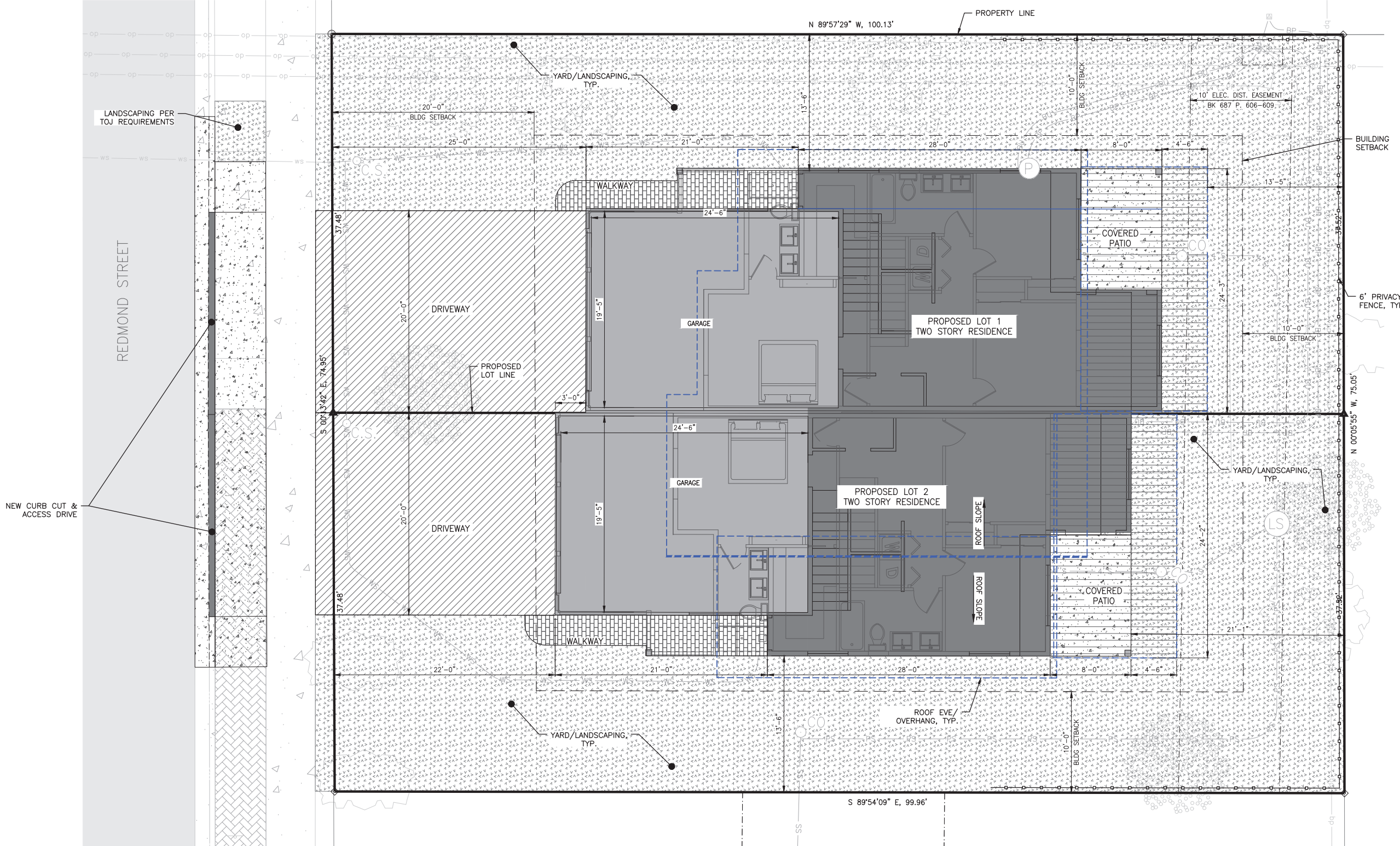


LOT 12 AND LOT 13
7503 SF

SETBACKS:
20 STREET
10 SIDE
15 REAR

EXISTING SITE PLAN
LOT 12 AND LOT 13
JOHN D. HALL PLAT NO. 131
TOWN OF JACKSON
T41N, R116W
TETON COUNTY, WY

DRAWING NO	JOB TITLE	DRAWING TITLE	DATE					REV.
			SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED	
EX-1	KUDAR FLATS (SINGLE FAMILY ATTACHED)	EXISTING SITE	2-14-18	NE	JK	JK	JK	JK
18-372-02	170 REDMOND STREET JACKSON, WYOMING							



170 REDMOND ST. – SITE DIMENSIONS

NOTES:

1. SEE SHEET DP-1 FOR LEGEND AND UTILITY REQUIREMENTS.



DEVELOPMENT PLAN

APPLICANT: SCOTT SHEPHERD
PHONE: 307-733-5881
EMAIL: scott@scottsre.com

DRAWING NO DP-2		JOB TITLE KUDAR FLATS (SINGLE FAMILY ATTACHED) 170 REDMOND STREET JACKSON, WYOMING	DRAWING TITLE SITE DIMENSIONS	 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087			DATE	2-14-18	REV.
JOB NO 18-372-02				SURVEYED	NE				
				ENGINEERED	jk				
				DRAWN					
				CHECKED	jk				
				APPROVED	jk				



KUDAR FLATS

170 REDMOND ST.
JACKSON, WY83001

* INTENDED USE TO BE OWNER OCCUPIED.
* LOCAL JURISDICTION (AHJ) TO BE TOWN OF JACKSON.
* ALL DESIGN CRITERIA TO MEET TOWN OF JACKSON.

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DESIGN INFORMATION:	
OCCUPANCY	RESIDENTIAL
BUILDING CATEGORY	SINGLE FAMILY ATTACHED
LOWER LEVEL FINISHED SQ FT	1,174
MAIN LEVEL FINISHED SQ FT	1,310
MAIN LEVEL DECKS OR PATIOS SQ FT	192
UPPER LEVEL FINISHED SQ FT	1,620
UPPER LEVEL DECKS OR PATIOS SQ FT	484
GARAGE SQ FT	868
TOTAL BUILDING SQ FT	4,104

APPLICABLE CODES:	
NATIONAL	2012 INTERNATIONAL RESIDENTIAL CODE
MECHANICAL	2015 INTERNATIONAL MECHANICAL CODE
PLUMBING	2015 INTERNATIONAL PLUMBING CODE
ELECTRICAL	2014 NATIONAL ELECTRICAL CODE - NFPA 70
ENERGY	2012 INTERNATIONAL ENERGY CONSERVATION CODE

DESIGN CRITERIA:	
SOIL - BEARING PRESSURE	3,500 PSF (BEARING) 900PSF (SKIN FRICTION)
WIND SPEED	90 MPH PER 3 SEC. GUST
SEISMIC - DESIGN CATEGORY	D
ROOF - DEAD LOAD	15 PSF
ROOF - SNOW LOAD	75 PSF
FLOOR - DEAD LOAD	15 PSF
FLOOR - LIVE LOAD	40 / 30 PSF
FROST DEPTH	34"

PREFAB HOME MANUFACTURER:	
NAME	TIMBERHAWK INC. DBA ZIP KIT HOMES
PHONE	(435) 340-1171
EMAIL	sales@zipkithomes.com
WEBSITE	www.zipkithomes.com
PLANT LOCATION	5547 SOUTH 5TH AVENUE POCATELLO ID 83204

DEFERRED SUBMITTALS

SHEET INDEX	
SHEET	TITLE
COVER	COVER SHEET
A-1	PROJECT INFORMATION
A-2	GENERAL INFORMATION
A-3	ENERGY CODE INFORMATION
A-4	SITE PLAN
A-5	EXTERIOR PERSPECTIVE VIEWS
A-6	LOWER LEVEL FLOOR PLAN
A-7	MAIN LEVEL FLOOR PLAN
A-8	UPPER LEVEL FLOOR PLAN
A-9	WINDOW & DOOR SCHEDULES - LOWER LEVEL FLOOR
A-10	WINDOW & DOOR SCHEDULES - MAIN LEVEL FLOOR
A-11	WINDOW & DOOR SCHEDULES - UPPER LEVEL FLOOR
A-12	EXTERIOR ELEVATIONS - FRONT
A-13	EXTERIOR ELEVATIONS - BACK
A-14	EXTERIOR ELEVATIONS - RIGHT
A-15	EXTERIOR ELEVATIONS - LEFT
A-16	CROSS SECTIONS - LATERAL
A-17	CROSS SECTIONS - LONGITUDINAL
A-18	EXTERIOR SECTIONS AND DETAILS
A-19	TYP. FACTORY AND INSTALATION DETAILS
A-20	KITCHEN AND BATH CASEWORK
A-21	KITCHEN AND BATH CASEWORK
M-1	HVAC GENERAL NOTES, LEGENDS, AND SCHEDULES
M-2	HVAC PLANS
P-1	PLUMBING GENERAL NOTES, LEGENDS, AND SCHEDULES
P-2	LOWER LEVEL PLUMBING PLANS
P-3	UPPER LEVEL PLUMBING PLANS
P-4	PLUMBING RISER DIAGRAMS
E-1	ELECTRICAL GENERAL NOTES, LEGENDS, AND SCHEDULES
E-2	ELECTRICAL POWER WIRING PLANS
E-3	ELECTRICAL LIGHTING WIRING PLANS

GENERAL CONSTRUCTION NOTES

1.

EGRESS WINDOWS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". THE MINIMUM CLEAR HEIGHT SHALL BE 24". THE SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FLOOR. ALL MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SEPARATE TOOLS.
2.

PROPER WORKING CLEARANCES MUST BE PROVIDED AND MAINTAINED ABOUT ALL ELECTRICAL EQUIPMENT.
3.

FURNACE COMPARTMENT CLEARANCES AND DOOR TO BE PER MANUFACTURER'S SPECIFICATIONS.
4.

ALL BATHS TO BE PROVIDED WITH MINIMUM 50 CFM EXHAUST FANS VENTED DIRECTLY TO THE OUTSIDE.
5.

ALL VENTING TO BE VENTED TO THE EXTERIOR OF THE HOME.
6.

ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8" MINIMUM TO 1/4" MAXIMUM OPENINGS. THE TOTAL NET FREE VENTILATION ARE SHALL BE NOT LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.
7.

ALL LOCKS TO BE UNLOCKABLE FROM THE INTERIOR WITHOUT THE USE OF A KEY.
8.

SERVICE DISCONNECTS TO BE LOCATED AT THE POINT OF SERVICE ENTRANCE.
9.

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS OR EQUAL.
10.

IF A GARAGE IS BUILT ONSITE, THE GARAGE SHALL BE COMPLETELY SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY MEANS OF 5/8" TYPE X SHEET ROCK OR EQUIVALENT APPLIED TO THE GARAGE SIDE. FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BETWEEN WALL AND CEILING AND BETWEEN WALL AND FLOOR CAVITIES. FIRE STOPPING SHALL CONSIST OF 2" NOMINAL LUMBER OR TWO THICKNESS' OF 1" NOMINAL LUMBER OR 23/32" PLYWOOD OR 3/4" PARTICLE BOARD. AN EQUIVALENT MATERIAL MUST BACK ALL JOINTS. ALL WALL AND CEILING FINISHES MUST HAVE A FLAME SPREAD CLASSIFICATION OF LESS THAN 200. THE SMOKE DENSITY SHALL NOT BE GREATER THAN 450.
11.

ALL LIVABLE ROOMS MUST BE PROVIDED WITH NATURAL LIGHT EQUAL TO 8 PERCENT OF GROSS FLOOR AREA. THOSE ROOMS SHALL ALSO BE PROVIDED NATURAL VENTILATION EQUAL TO 4 PERCENT OF GROSS FLOOR AREA. BATHROOMS MAY BE PROVIDED WITH MECHANICAL VENTILATION, WHICH HAS A RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. VENTILATION AIR IS TO BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
12.

DESIGN AND CONSTRUCTION OF THE FOUNDATION, PORCHES, DECKS, GARAGES OR OTHER AUXILIARY STRUCTURE SHALL BE THE RESPONSIBILITY OF OTHERS AND SUBJECT TO APPROVAL BY THE APPLICABLE BUILDING INSPECTOR.
13.

ALL WINDOWS SHALL BE CERTIFIED FOR WIND PRESSURES OF 42.0 PSF AT END ZONES & 34.0 PSF AT INTERIOR ZONES CORRESPONDING TO 120 MPH (3 SEC. GUSTS).
14.

ALL DOORS, INCLUDING PATIO AND SLIDING GLASS DOORS, SHALL BE CERTIFIED FOR WIND PRESSURES OF -42.0 PSF (+31.5 PSF) FOR END ZONES AND -34.0 PSF (+31.5 PSF) FOR INTERIOR ZONES CORRESPONDING TO 120 MPH WIND (3 SEC. GUSTS).
15.

WIND DESIGN BASED ON A 15-FOOT MEAN ROOF HEIGHT.
16.

FOR HOMES LOCATED IN WIND-BORNE DEBRIS REGIONS (120 MPH – 3 SEC. GUSTS OR WITHIN 1 MILE OF COASTAL AREAS WHERE WIND SPEED IS 110 MPH OR GREATER) WINDOWS MUST BE PROVIDED WITH PROTECTION CONSISTING OF 7/16" RATED SHEATHING PANELS TO COVER THE OPENING AND #8x2 1/2" SCREWS TO BE SPACED AT 16" OC AROUND OPENINGS LESS THAN 4' WIDE, 12" OC FOR OPENINGS LESS THAN 6' WIDE AND 9" OC FOR OPENINGS LESS THAN 8' WIDE.
17.

FOUNDATION AND ANCHORAGE OF UNIT TO FOUNDATION MUST BE CAPABLE OF WITHSTANDING 230#/FT. VERTICAL UPLIFT LOAD ALONG EACH SIDEWALL AND 332# COMBINED SLIDING LOAD.

A PERMANENT CERTIFICATE

- SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING /ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND /OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS, AND THE SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. ---IRC N1101.9

INSPECTIONS ARE REQUIRED:

- FOR ALL STUCCO AND EIFS SYSTEMS. PROVIDE PRODUCT SPECIFICATIONS AND ICC EVALUATION REPORT (OR EQUAL) FOR ANY STUCCO OR EIFS SYSTEM USED.-IRC R109.1.5

BASEMENT NOTES:

- SHOW THAT EGRESS WINDOW WELLS ARE PROVIDED FOR BASEMENT EGRESS WINDOWS AND SUCH WINDOW WELLS SHALL PROVIDE A MINIMUM NET CLEAR OPENING OF 9 SQ FT WITH A MINIMUM DIMENSION OF 36 INCHES. SHOW A PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44 INCHES DEEP. -IRC R31 0.2

GENERAL BUILDING NOTES

1.

BUILDING SHALL BE LOCATED WITHIN SETBACKS REQUIRED FROM KNOWN OR ASSUMED PROPERTY LINES AS PER LOCAL BUILDING AND ZONING DEPARTMENT REQUIREMENTS.
2.

BUILDING TO BE INSTALLED ON A PERMANENT FOUNDATION.
3.

BUILDING IS NOT DESIGNED FOR OR APPROVED FOR "WILDLAND-URBAN INTERFACE FIRE AREA".
4.

BUILDING NOT TO BE INSTALLED WHERE SNOW, WIND OR SEISMIC CRITERIA EXCEEDS THOSE LISTED IN THE DESIGN CRITERIA OF THIS HOME.
5.

BUILDING NOT TO BE INSTALLED IN A FLOOD PRONE ZONE.
6.

ALL MANUFACTUERES' SPECIFICATIONS SHALL BE MET WHEN THEIR MATERIALS ARE USED.
7.

ON-SITE CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND CONDITIONS OF DRAWINGS AT THE SITE.
8.

ALL OMMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS OR PECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE MODULAR HOME MANUFACTURER AND DESIGNER BEFORE PROCEEDING.
9.

IT SHALL BE THE RESPONSIBILITY OF THE ONSITE CONTRACTOR TO COORDINATE WITH ALL TRADES ON ANY ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM THAT ARE NOT INDICATED ON THE DRAWINGS.
10.

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSWHERE UNLESS NOTED OR SHOWN OTHERWISE.
11.

ONSITE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS TO MATCH DETAILS ON THE DRAWINGS.
12.

ONSITE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION AROUND THE JOBSITE.
13.

ALL NAILING AND FASTENING TO CONFORM TO TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMEBERS OF THE 2015 IRC BUILDING CODE.
14.

BATHROOM VENT FANS TO BE DUCTED TO THE EXTERIOR, 50 CFM MINIMUM.
15.

ALL PLUMBING IS TYPICALLY STUBBED THROUGH THE FLOOR OF EACH MODULE. MATERIALS AND LABOR TO CONNECT PLUMBING BELOW THE FLOOR LEVEL TO BE PROVIDED ONSITE BY OTHERS

EARTHWORK AND FOUNDATIONS

1.

GEOTECHNICAL REPORT: PERFORM SOILS WORK COMPLYING WITH FOUNDATION DESIGN BASED ON RECOMMENDATIONS IN SOILS REPORT. SEE STRUCTURAL COVER SHEET (SCS) FOR SOILS REPORT NUMBER AND DATE.
2.

ALLOWABLE FOUNDATION DESIGN VALUES PER GEOTECHNICAL REPORT: VALUES BELOW MAY BE INCREASED 33 PERCENT FOR TRANSIENT LOADING.
3.

BEARING CAPACITY: SEE PROJECT DESIGN CRITERIA
4.

PASSIVE LATERAL BEARING PRESSURE: SEE PROJECT DESIGN CRITERIA
5.

COEFFICIENT OF FRICTION: SEE PROJECT DESIGN CRITERIA
6.

GRADING, EXCAVATIONS, BACKFILL AND COMPACTION OF BACKFILL: COMPLY WITH GEOTECHNICAL REPORT AND REQUIREMENTS OF GOVERNING CODE AUTHORITY AND PERFORMED ONLY UNDER CONTINUOUS SPECIAL INSPECTION OF GEOTECHNICAL ENGINEER.
7.

PREPARATION OF SOIL UNDER BUILDING PAD: SEE GEOTECHNICAL REPORT FOR OVER-EXCAVATION OF EXISTING SOIL AND INSTALLATION OF PROPERLY COMPACTED BACKFILL.
8.

FOUNDATION EXCAVATIONS: FOUNDATIONS ARE TO BEAR ON FIRM EXISTING SOIL OR APPROVED COMPACTED FILL AS INDICATED IN GEOTECHNICAL REPORT. EXCAVATIONS ARE TO BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL AND FORMWORK. ENSURE EXCAVATIONS ARE CLEANS, DRY AND FREE OF DEBRIS OR LOOSE SOIL. SLOPE SIDES OF EXCAVATION NOT LESS THAN MINIMUM SLOPE INDICATED IN GEOTECHNICAL REPORT. CAST CONCRETE DIRECTLY AGAINST EXCAVATED SURFACES.
9.

BACKFILLING OF RETAINING WALLS: PLACE AFTER COMPLETION AND INSPECTION OF WATERPROOFING, ADEQUATELY SHORE RETAINING WALLS DURING BACKFILL OPERATION. UNLESS ADEQUATELY SHORED, DO NOT PLACE BACKFILL BEHIND BUILDING STRUCTURE RETAINING WALLS (EXCLUDING SITE RETAINING WALLS) UNTIL CONCRETE AT ELEVATED FLOOR LEVELS ADJACENT TO WALLS ARE COMPLETELY POURED (IN AREA) AND HAVE CURED FOR AT LEAST 7 DAYS.
10.

WATER EXPOSURE AT BUILDING PERIMETER FOOTINGS: AT AREAS WHERE SIDEWALKS OR PAVING DO NOT IMMEDIATELY ADJOIN STRUCTURE, PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AT BUILDING PERIMETER. LANDSCAPE IRRIGATION IS NOT PERMITTED WITHIN FIVE FEET OF BUILDING PERIMETER FOOTINGS EXCEPT WHEN ENCLOSED IN PROTECTED PLANTERS WITH DIRECT DRAINAGE AWAY FROM STRUCTURE OR WHICH COMPLIES WITH APPLICABLE CODE. DISCHARGE FROM DOWN SPOUTS, ROOF DRAINS AND SCUPPERS IS NOT PERMITTED ONTO UNPROTECTED SOILS WITHIN FIVE FEET OF BUILDING PERIMETER. REFER TO GEOTECHNICAL REPORT FOR COMPLETE REQUIREMENTS.

FIELD CONSTRUCTION NOTES

1.

FIELD VERIFICATION: FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) IN CASE OF DISCREPANCIES.
2.

DESIGN INTENT: CONTRACT DOCUMENTS INDICATE DESIGN INTENT FORE STRUCTURE IN ITS COMPLETED STATE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER), PRIOR TO PROCEEDING WITH WORK, IF DESIGN INTENT REQUIRES FURTHER CLARIFICATION.
3.

DEVIATIONS, MODIFICATIONS, AND SUBSTITUTIONS TO APPROVED STRUCTURAL DRAWINGS: MUST BE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER) AND APPROVED BY GOVERNING CODE AUTHORITY. NO DEVIATION, MODIFICATION OR SUBSTITUTION WILL BE ACCEPTED VIA SHOP DRAWING REVIEW.
4.

PROCEDURES OF CONSTRUCTION: CONTRACTOR IS RESPONSIBLE FOR PROCEDURES OF CONSTRUCTION COMPLYING WITH NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. SITE VISITS (INCLUDING STRUCTURAL OBSERVATION) BY ARCHITECT (STRUCTURAL ENGINEER) DO NOT CONSTITUTE SUPERVISIONS OF METHODS OF CONSTRUCTION.
5.

PROTECTION OF UTILITIES: LOCATE EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN ON CONTRACT DOCUMENTS, AND PROTECT THEM FROM DAMAGE. CONTRACTOR BEARS EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES IN CONJUNCTION WITH EXECUTION OF WORK.
6.

EXCAVATIONS: PROTECT STRUCTURE, ADJACENT STRUCTURES, ADJACENT PROPERTIES, STREETS, AND UTILITIES DURING EXCAVATION UTILIZING LAGGING, SHORING, UNDERPINNING AT SIDES AND RELATED PROCEDURES AS MAY BE REQUIRED. PROVIDE NECESSARY SUPPORTS FOR SOIL EXCAVATIONS. CONTRACTOR AND AFFECTED TRADES SHALL REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
7.

PROTECTION OF STRUCTURE: PROVIDE NECESSARY MEASURES TO PROTECT STRUCTURE DURING EXECUTION OF WORK.
8.

CONTRACTOR PROPOSED REVISIONS: WHERE A REVISION OF STRUCTURAL DESIGN OR CONNECTION IS PROPOSED BY CONTRACTOR TO ACCOMMODATE CONSTRUCTION TOLERANCES, CONSTRUCTION SEQUENCE AND/OR DIMENSION MODIFICATIONS, CONTRACTOR SHALL RETAIN A STRUCTURAL ENGINEER LICENSED IN APPLICABLE STATE TO PERFORM DESIGN. SUBMIT STAMPED AND SIGNED DESIGN DRAWINGS AND CALCULATIONS TO THE ARCHITECT (STRUCTURAL ENGINEER) FOR REVIEW AND THE GOVERNING CODE AUTHORITY FOR APPROVAL.
9.

ERECTION PLANS: DETERMINE PHASES OF WORK REQUIRING ERECTION PLANS ACCORDING TO APPLICABLE SAFETY REGULATIONS. MAINTAIN CERTIFIED COPIES OF ERECTION PLANS AT SITE DURING CONSTRUCTION.
10.

SHORING, BRACING, AND OTHER TEMPORARY SUPPORTS: DESIGN AND ERECT SHORING, BRACING, AND OTHER TEMPORARY SUPPORTS WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH AND AS REQUIRED FOR SAFE ERECTION. ENSURE FLOOR, ROOF, AND WALL MEMBERS ARE SECURELY SHORED AND BRACED DURING CONSTRUCTION. PROVIDE SHORING AT ELEVATED BEAMS AND SLABS SUPPORTING CONCRETE OR MASONRY WALLS DURING AND AFTER WALL POUR UNTIL WALL ATTAINS DESIGN STRENGTH.
11.

TEMPORARY LOADING: ENSURE CONSTRUCTION LOADS DO NOT EXCEED INDICATED DESIGN LIVE LOAD VALUES. NOTIFY AFFECTED SUB-CONTRACTOR TRADES OF THESE DESIGN LOAD LIMITS.
12.

FABRICATION, SHIPMENT, AND ERECTION OF STRUCTURAL STEEL: ENSURE STRESSES OCCURRING DURING FABRICATION, SHIPMENT, AND ERECTION OF STRUCTURAL STEEL ARE TEMPORARY AND ARE LESS THAN DESIGN AND ALLOWABLE STRESS CAPACITIES OF INDIVIDUAL MEMBERS. DO NOT IMPAIR FULL DESIGN AND LOAD CARRYING CAPACITY OF MEMBERS DUE TO FABRICATION, SHIPMENT, OR ERECTION. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING ERECTION SEQUENCE, ERECTION PROCEDURE, TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE TO MINIMIZE RESIDUE STRESSES. PROVIDE ADDITIONAL MATERIALS FOR THE ERECTION OF STRUCTURAL STEEL SUCH AS TEMPORARY BRACING AND GUY CABLES AS MAY BE NECESSARY AT NO ADDITIONAL COST. REMOVE THESE MATERIALS UNLESS APPROVED IN WRITING BY OWNER. DO NOT TIGHTEN BOLTS IN TYPICAL BEAM TO COLUMN CONNECTIONS FOR ERECTION PURPOSES.
13.

SECURING REINFORCING STEEL, DOWELS, ANCHOR BOLTS AND EMBEDS: FIRMLY SUPPORT AND ACCURATELY PLACE COMPLYING WITH ACI STANDARDS PRIOR TO CASTING CONCRETE OR GROUT IN MASONRY WALLS. USE TIES AND SUPPORT BARS IN ADDITION TO REINFORCING STEEL SHOWN WHERE NECESSARY. NO WELDING OF REINFORCING STEEL, INCLUDING TACK WELDING, IS PERMITTED UNLESS OTHERWISE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER). PROVIDE PLASTIC OR PLASTIC COATED CHAIRS AND SPACERS WHEN RESTING ON EXPOSED SURFACES.
14.

COORDINATION RESPONSIBILITY: CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK INCLUDING THAT OF SUB-CONTRACTOR TRADES.
15.

SUBMITTALS: SUBMIT TO ARCHITECT (STRUCTURAL ENGINEER) AS INDICATED ON STRUCTURAL DRAWINGS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL REVIEW SUBMITTAL FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS PRIOR TO SUBMISSION.

ABBREVIATIONS:

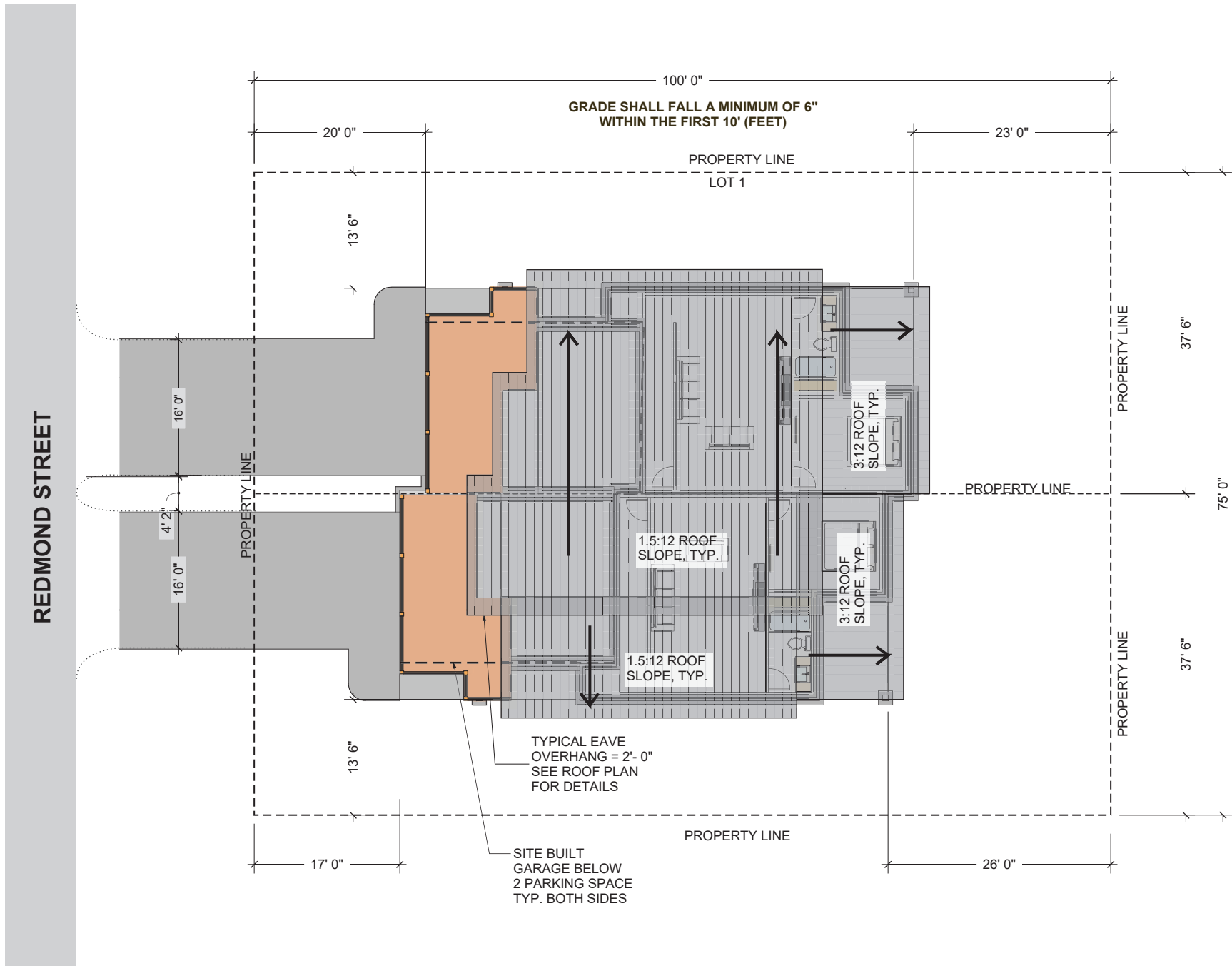
AB = ANCHOR BOLT
ABV = ABOVE
ADD'L = ADDITIONAL
ALT = ALTERNATE
AWA = ALIGN WITH ABOVE
BEW = BOTTOM EACH WAY
BLK = BLOCK
BLKG = BLOCKING
BLW = BELOW
BM = BEAM
BN = BOUNDARY NAILING
BRG = BEARING
BTM = BOTTOM
BTWN = BETWEEN
BTR = BETTER
CBC = CALIFORNIA BUILDING CODE
CLG = CEILING
CONC = CONCRETE
DBL = DOUBLE
DF = DOUGLAS FIR
DIA = DIAMETER
DJ = DECK JOIST
DP = DEEP
DR = DROP
DW = DISHWASHER
EA = EACH
EI = EXPANSION INDEX
EMBED = EMBEDMENT
EN = EDGE NAILING
EW = EACH WAY
EWB = ENGINEERED WOOD BEAM
EXT = EXTERIOR
FA = FROM ABOVE
FDN = FOUNDATION
FH = FULL HEIGHT
FJ = FLOOR JOIST
FL = FLUSH
FLR = FLOOR
FNGR = FINGER
FRMG = FRAMING
FT = FEET
FP = FIREPLACE
GA = GAGE
GLB = GLU-LAM
GT = GIRDER TRUSS
HDR = HEADER
HGR = HANGER
IBC = INTERNATIONAL BUILDING CODE
IN = INCH
INFO = INFOMATION
INT = INTERIOR
JST = JOIST
LSL = LAMINATED STRAND LUMBER
LVL = LAMINATED VENEER LUMBER
MAX = MAXIMUM
MFR = MANUFACTURER
MIN = MINIMUM
MULT = MULTIPLE
N/A = NOT APPLICABLE
N/P = NOT PROVIDED
O/C = ON CENTER
OHD = OVERHEAD DOOR
PI = PLASTICITY INDEX
PLT = PLATE
PLYWD = PLYWOOD
PNL = PANEL
PSL = PARALLEL STRAND LUMBER
PT = PRESSURE TREATED
REF = REFRIGERATOR
REV = REVISION
RF = ROOF
RO = ROUGH OPENING
RR = ROOF RAFTER
SHTG = SHEATHING
SIM = SIMILAR
SPN = SOLE PLATE NAILING
SQ = SQUARE
SOSH = SQUASH
STD = STANDARD
SW = SHEAR WALL
TP = TOP PLATE
TSL - TRIANGULAR STRAND LUMBER
TYP = TYPICAL
UC = UNDERCOUNTER
UBC = UNIFORM BUILDING CODE
UNO = UNLESS NOTED OTHERWISE
WWM = WELDED WIRE MESH
W/ = WITH
W/O= WITHOUT

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ENERGY CODE NOTES:

1. PROVIDE AN ACCURATE LATEST VERSION OF RESCHECK FOR THIS HOME. ALTERNATIVE PROGRAMS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. PROVIDE ON THE APPROVED PLANS AS AN ALTERNATIVE TO A SUBMITTED RESCHECK A LIST OF ALL INSULATION AND FENESTRATION PRESCRIPTIVE REQUIREMENTS BY COMPONENT (TABLE 402. 1.1) AND ALL MANDATORY HVAC / ELECTRICAL SYSTEM REQUIREMENTS MANUAL D & J CALCULATIONS & DESIGN ARE STILL REQUIRED.
3. PROVIDE AND INDICATE ON PLAN ALL LOCATIONS AND TYPE OF INSULATION TO BE INSTALLED.
4. INDICATE THAT NEW WOOD BURNING FIRE PLACES HAVE TIGHT FITTING FLUE DAMPERS OR DOORS AND OUTSIDE COMBUSTION AIR.
5. RECESSED LIGHTS INSTALLED IN CEILINGS (BUILDING THERMAL ENVELOPE) SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN THE CONDITIONED AND UNCONDITIONED SPACES. ALL SUCH RECESSED LIGHTS MUST BE IC- RATED AND LABELED FOR CONFORMANCE TO AIR LEAKAGE AND SHALL BE SEALED OR CAULKED BETWEEN THE HOUSING AND THE CEILING.
6. PROVIDE THE MAKE, MODEL, BTU'S AND EFFICIENCY OF THE FURNACE(S) OR BOILER TO BE INSTALLED AND INDICATE THE SEER OF THE A/C CONDENSER(S) TO BE INSTALLED.
7. PROVIDE R-3 INSULATION OF ALL MECHANICAL SYSTEM PIPING WITH FLUID OVER 105 DEGREE'S AND BELOW 55 DEGREE'S.
8. ALL MECHANICAL VENTILATION OUTDOOR AIR DUCT INTAKES OR EXHAUST DUCT OUTLETS (BATHROOM EXHAUST FANS) MUST BE PROVIDED WITH AN AUTOMATIC OR GRAVITY CLOSER INSTALLED AT THE BUILDING'S THERMAL ENVELOPE.
9. INSTALLED INSULATION AND U VALUES MUST MATCH WHAT IS SHOWN ON PLANS AND RESCHECK.
10. ATTIC ACCESS PANELS MUST BE INSULATED AND WEATHER STRIPPED.
11. PLEASE INDICATE IF ANY DUCTS ARE TO BE LOCATED IN ATTIC SPACE AND OR CRAWL SPACE AND IF YES SUCH DUCT WORK MUST BE PRESSURE TESTED IN ACCORDANCE WITH 2012 IECC.
12. REVIEW WITH BUILDING OFFICIAL AND DETERMINE IF A BLOWER DOOR TESTING IS REQUIRED FOR THE AIR LEAKAGE R 402.4 .1.2 AND IF 3RD PARTY ENERGY CODE COMPLIANCE INSPECTIONS OF THERMAL ENVELOPE COMPONENTS ARE REQUIRED. R 402.4.1.1
13. ROOMS CONTAINING FUEL BURNING APPLIANCE WITH OPEN OUTSIDE COMBUSTION AIR SHALL BE SEALED AND INSULATED (WALLS, FLOORS AND CEILINGS) WITH INSULATION MEETING BASEMENT WALL R VALUE REQUIREMENT IF INSULATION IS EXPOSED IT MUST BE COVERED WITH SHEETROCK OR OTHER APPROVED MATERIAL.

BUILDING COMPONENTS THERMAL ENVELOPE R402: GENERAL PRESCRIPTIVE METHOD TO COMPLIANCE	
VAPOR RETARDER: CLASS I =POLY CLASS II =KRAFT-FACED INSULATION CLASS III = PAINT	FOLLOW IRC SECTION R702.7 OR IBC SECTION 1405.3 CLASS OF VAPOR RETARDER IS BASED UPON SELECTED METHODS OF INSULATING THE EXTERIOR WALLS OF THE STRUCTURE.
WINDOWS AND DOORS U-FACTOR = 0.32	R402.1.5 TOTAL UA ALTERNATIVE MAY BE USED TO LOWER THE U-FACTOR
SKYLIGHTS U-FACTOR = 0.55	R402.1.5 TOTAL UA ALTERNATIVE MAY BE USED TO LOWER THE U-FACTOR
CEILING INSULATION WITH ATTIC SPACE = R49	R402.2.1 REDUCTION TO R38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 EXTENDS OVER THE WALL TOP PLATE AT THE EAVES.
CEILING INSULATION WITHOUT ATTIC SPACE = R-49	R402.2.2 REDUCTION TO R30 PROVIDED WHEN ROOF/CEILING ASSEMBLIES DON'T HAVE SUFFICIENT SPACE.
WOOD FRAMED WALL INSULATION : 2X6 WALL = R20/5	R20 IN THE CAVITY OF THE WALL AND R5 CONTINUOUS INSULATION. WALLS WITH STRUCTURAL SHEATHING SEE SECTION R402.2.7 FOR REDUCTION
WOOD FRAMED WALL INSULATION: 2X4 WALL = R13/10	R13 IN THE CAVITY OF THE WALL AND R10 CONTINUOUS INSULATION. WALLS WITH STRUCTURAL SHEATHING SEE SECTION R402.2.7 FOR REDUCTION
MASS WALLS R-19/21	DEFINED & REVIEWED BASED UPON FORMULA FROM SECTION 402.2.5
FLOOR INSULATION = R38	SEE SECTION 402.2.8 FOR DEFINITION AND EXCEPTION
BASEMENT WALL INSULATION = R-15/19	SEE SECTION 402.2.9 FOR DEFINITION R15 CONTINUOUS ON EITHER SIDE OR R19 ON INTERIOR SIDE. SEE FOOTNOTES IN R402.1.2 FOR ALTERNATIVES
CONCRETE SLAB ON GRADE INSULATION = R10/4FT	SEE SECTION R402.2.10 INSULATION DEPTH SHALL BE DEPTH OF THE FOOTING MINIMUM OF 4 FEET.
CRAWL SPACE WALL INSULATION = R15/19	SEE SECTION R402.2.11 FOR DEFINITION R15 CONTINUOUS ON EITHER SIDE OR R19 ON INTERIOR SIDE.
FENESTRATION AIR LEAKAGE: WINDOWS, SLIDING DOORS, SKYLIGHTS	</= 0.3 CFM/SF EXCEPTION FOR SITE BUILT WINDOWS, SKYLIGHTS, AND DOORS.
FENESTRATION AIR LEAKAGE: SWINGING DOORS	</= 0.5 CFM/SF EXCEPTION FOR SITE BUILT DOORS.
AIR LEAKAGE: THE BUILDING THERMAL ENVELOP SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE.	ALL PRODUCTS INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS AND BE LABELED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 IECC.
FIREPLACES NEW WOOD-BURNING UNITS	SEE SECTION R402.4.2 INFORMATION ON TIGHT FITTING DOORS AND LABELS REQUIRED.
PROGRAMMABLE THERMOSTATS REQUIRED FOR ALL HEATING AND COOLING EQUIPMENT INSTALLED IN A DWELLING UNIT.	SEE SECTION R403.1.1: THERMOSTAT TO HAVE DAILY SCHEDULES AND TEMPERATURE SETBACK FOR SCHEDULED TIMES OF THE DAY.
DUCT INSULATION: ATTIC SPACES R8 WHEN 3" DIAMETER OR GREATER	SEE SECTION R403.3.1 FOR EXCEPTION WHERE DUCTS ARE COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
DUCT INSULATION: ATTIC SPACES R6 WHEN LESS THAN 3" DIAMETER	SEE SECTION R403.3.1 FOR EXCEPTION WHERE DUCTS ARE COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
SEALING: MANDATORY FOR DUCTS, AIR HANDLERS AND FILTER BOXES.	SEE SECTION R403.3.2 FOR EXCEPTIONS.
HOT WATER BOILER OUTDOOR TEMPERATURE SETBACK:	SEE SECTION R403.2 HOT WATER BOILERS THAT SUPPLY HEAT TO THE BUILDING THROUGH ONE OR TWO-PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SET-BACK CONTROL THAT LOWERS THE TEMPERATURE BASED ON OUTDOOR TEMPERATURE.
MECHANICAL SYSTEM PIPING INSULATION: MANDATORY	SEE SECTION R403.4 MECHANICAL PIPING CARRYING FLUIDS ABOVE 105 F OR BELOW 55 F SHALL BE INSULATED WITH R3 MINIMUM.
CIRCULATING SYSTEMS / HEAT TRACE SYSTEMS/ DEMAND RECIRCULATION SYSTEMS:	SEE SECTION R403.5.1.1, R403.5.1.2, R403.5.2 FOR INFORMATION ON OPERATIONS AND CONTROLS FOR PUMPS AND SPECIFIC ELECTRIC HEAT TRACE SYSTEMS.
HOT WATER PIPE INSULATION REQUIRED TO BE R3	SEE SECTION R403.5.3 FOR LIST OF REQUIRED PIPING THAT REQUIRES R3
MECHANICAL VENTILATION: THE BUILDING SHOULD BE PROVIDED WITH MECHANICAL VENTILATION OR APPROVED METHOD PER REQUIREMENTS.	SEE SECTION R403.6 AND R403.6.1 FOR DEFINITIONS AND REFER THE 2015 IRC SECTIONS M1507 FOR SYSTEM DESIGN AND REQUIREMENTS.
SYSTEMS SERVING MULTIPLE DWELLING UNITS:	SEE SECTION R403.8 SHALL COMPLY WITH SECTIONS C403 AND C404 OF THE IECC – COMMERCIAL PROVISIONS IN LIEU OF SECTION R403
SNOW MELT SYSTEMS AND ICE SYSTEM CONTROLS:	SEE SECTION R403.9 AUTOMATIC CONTROLS SHUTTING SYSTEM WHEN PAVEMENT TEMPERATURE >50 F AND NO PRECIPITATIONS FALLING, AUTOMATIC OR MANUAL CONTROL TO SHUTOFF AS OUTDOOR TEMP > 40 F
POOLS/ PERMANENT & PORTABLE SPAS:	SEE SECTIONS R403.10 THROUGH R403.12 HEATERS, TIME SWITCHES, COVERS, ENERGY CONSUMPTION.
EQUIPMENT SIZING AND EFFICIENCY RATING	SEE SECTION R403.7 AND REFER TO IRC M1401.3
LIGHTING EQUIPMENT	SEE SECTION R404.1: 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75% OF PERMANENTLY INSTALLED FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. EXCEPTION TO LOW VOLTAGE LIGHTING.
FUEL GAS LIGHTING SYSTEMS:	SEE SECTION R404.1.1: FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.



SITE ADDRESS:
170 REDMOND ST.
JACKSON, WY 83001

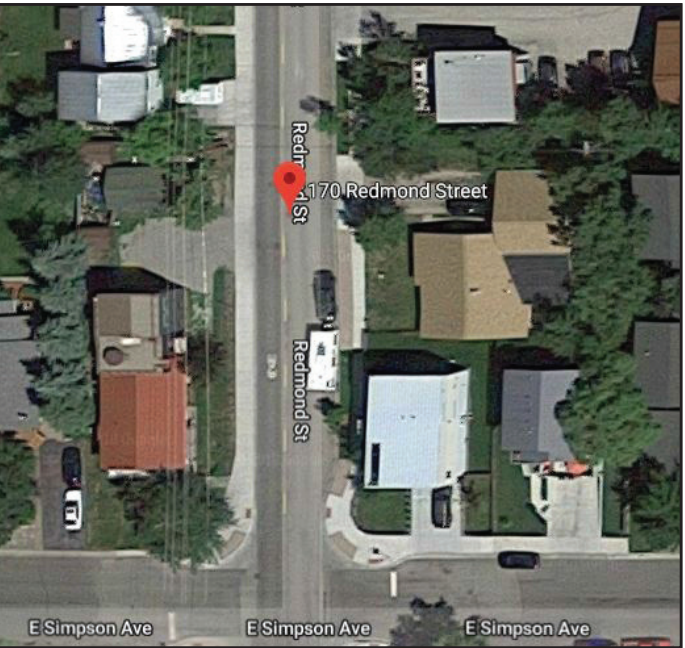
UTILITY CONNECTIONS:

1. SEWER, WATER AND GAS LINES MUST BE BURIED UNDERGROUND.
2. FOLLOW CODE REQUIREMENTS FOR SLOPING AND BEDDING OF PIPING.
3. PLACE AND CONTACT FILL AS PER CODE.
4. ALL OTHER CONNECTIONS TO INCLUDE PHONE AND CABLE MUST BE BURIED AS PER CODE AND HOA REQUIREMENTS IF APPLICABLE.
5. WATER LINE TO BE 1" PIPE SPECIFIED TO COMPLY WITH ISD REQUIREMENTS. PROVIDE BACK-FLOW PREVENTION DEVICE.
6. SEWER LINE TO BE 4" PIPE SPECIFICATION TO COMPLY WITH ISD REQUIREMENTS. PROVIDE CLEAN-OUT PER CODE REQUIREMENTS.

SLOPING AND GRADING:

1. PROVIDE FINAL GRADE AFTER BACKFILL TO MAINTAIN ADEQUATE DRAINAGE AWAY FROM RESIDENCE.
2. EXCAVATION CONTRACTOR SHALL MINIMIZE IMPACT TO EXISTING VEGETATION.
3. EXCESS FILL SHALL BE REMOVED FROM JOBSITE AND DISPOSED OF AS PER LOCAL JURIDICITION.
4. AFTER CONSTRUCTION IS COMPLETE, ALL DAMAGED GRASS AREAS WILL BE RESEADED.

ADDITIONAL SITE PLAN NOTES: THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. IRC R4013



SITE PLAN
SCALE: NTS



VICINITY MAP
SCALE: NTS

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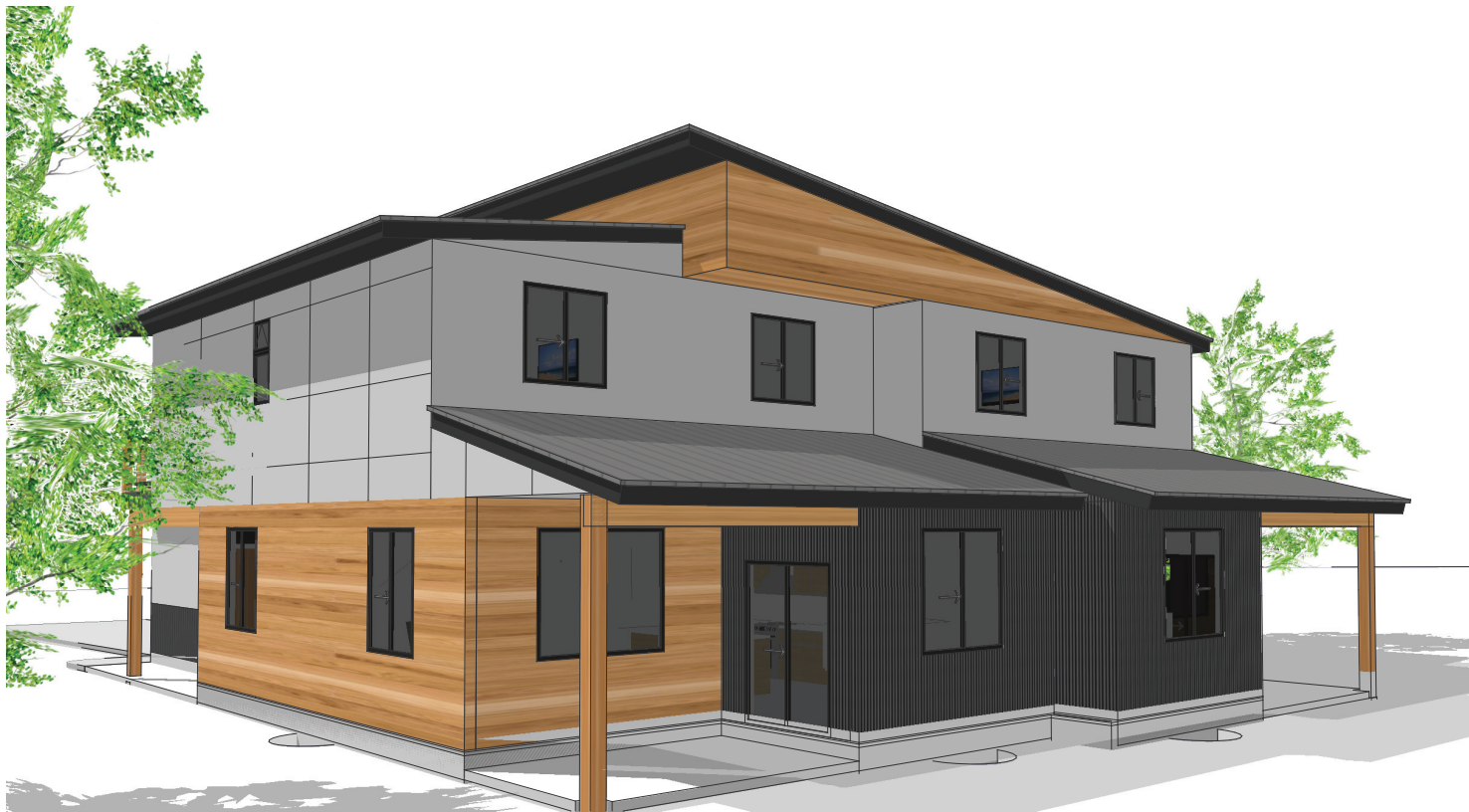
Copyright© | ZipKitHomes - February 14, 2019 / SHEET SIZE 24x36. (SCALE ONLY ACCURATE ON 24x36 SHEET SIZE IF PRINTED CORRECTLY)



FRONT RIGHT VIEW
SCALE: NTS



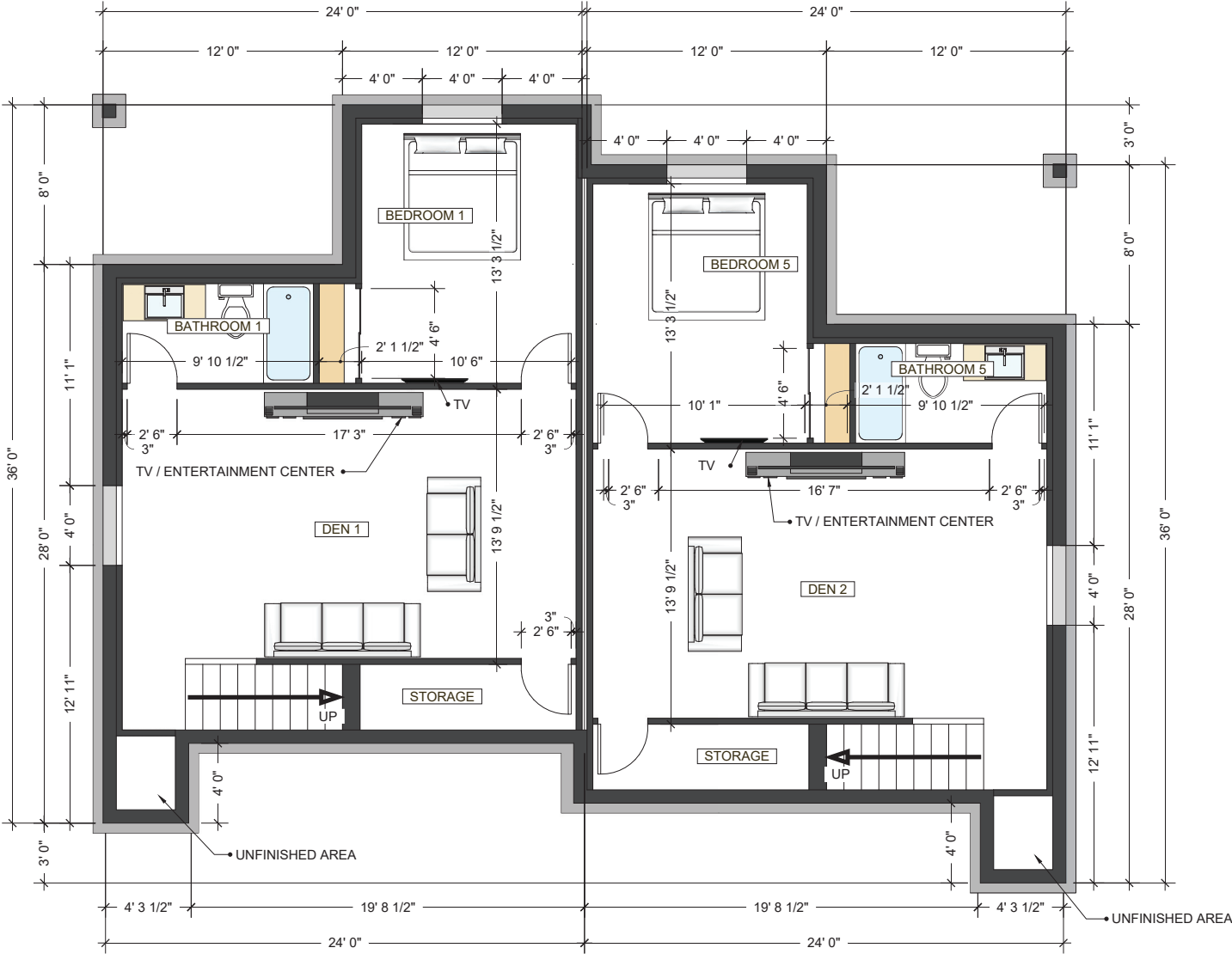
FRONT LEFT VIEW
SCALE: NTS



BACK RIGHT VEW
SCALE: NTS



BACK LEFT VIEW
SCALE: NTS



NOTE: THE LOWER LEVEL CONSISTS OF ALL SITE BUILT CONSTRUCTION.

- WINDOWS & VENTILATION**
1. MINIMUM WINDOW AREA SHALL EQUAL NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM UNLESS ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES. -IRC R303
 2. NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED. -IRC R303
 3. THE OPENABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1 1/2 SQ. FT. UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION IS PROVIDED. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. -IRC R303.3

- GARAGE NOTES:**
1. SHOW NOT LESS THAN 1/2 INCH GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL AND CEILING SEPARATING A GARAGE AND A DWELLING. WHERE THE SEPARATION IS A FLOOR- CEILING ASSEMBLY THE ASSEMBLY AND THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED WITH NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD GOD FORBID THE CEILING. -IRC R309.2 AND R302.5
 2. DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1 3/8" THICK SOLID CORE OR 20 MINUTE RATED AND MUST BE SELF-CLOSING DOORS SHALL NOT OPEN INTO A SLEEPING ROOM. -IRC R309.1

- STAIRS AND GUARDRAILS:**
1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE. -IRC 311.7.
 2. THE TOPS OF HANDRAILS SHALL BE PLACED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE NOSING OF THE TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4 INCHES NOR MORE THAN 2-5/8 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL. -IRC R31 1.7.7.
 4. ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA "GUARDRAIL"). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR A REPORT ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH. IRC R312
 5. THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. -IRC R31 1.7.2
 6. STAIRWAY RISERS SHALL NOT EXCEED 8 INCHES AND TREAD SHALL NOT BE LESS THAN 9 INCHES. STATE AMENDMENT TO THE IRC. IF OPEN RISERS ARE PROVIDED, THE OPENINGS SHALL BE LESS THAN 4". IRC 311.7.4
 7. LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36 INCHES. -IRC R311 AND R31 17.5.
 8. SHOW 12 GYPSUM BOARD ON WALLS AND SOFFITS UNDER A STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE. -IRC R31 1.2.2

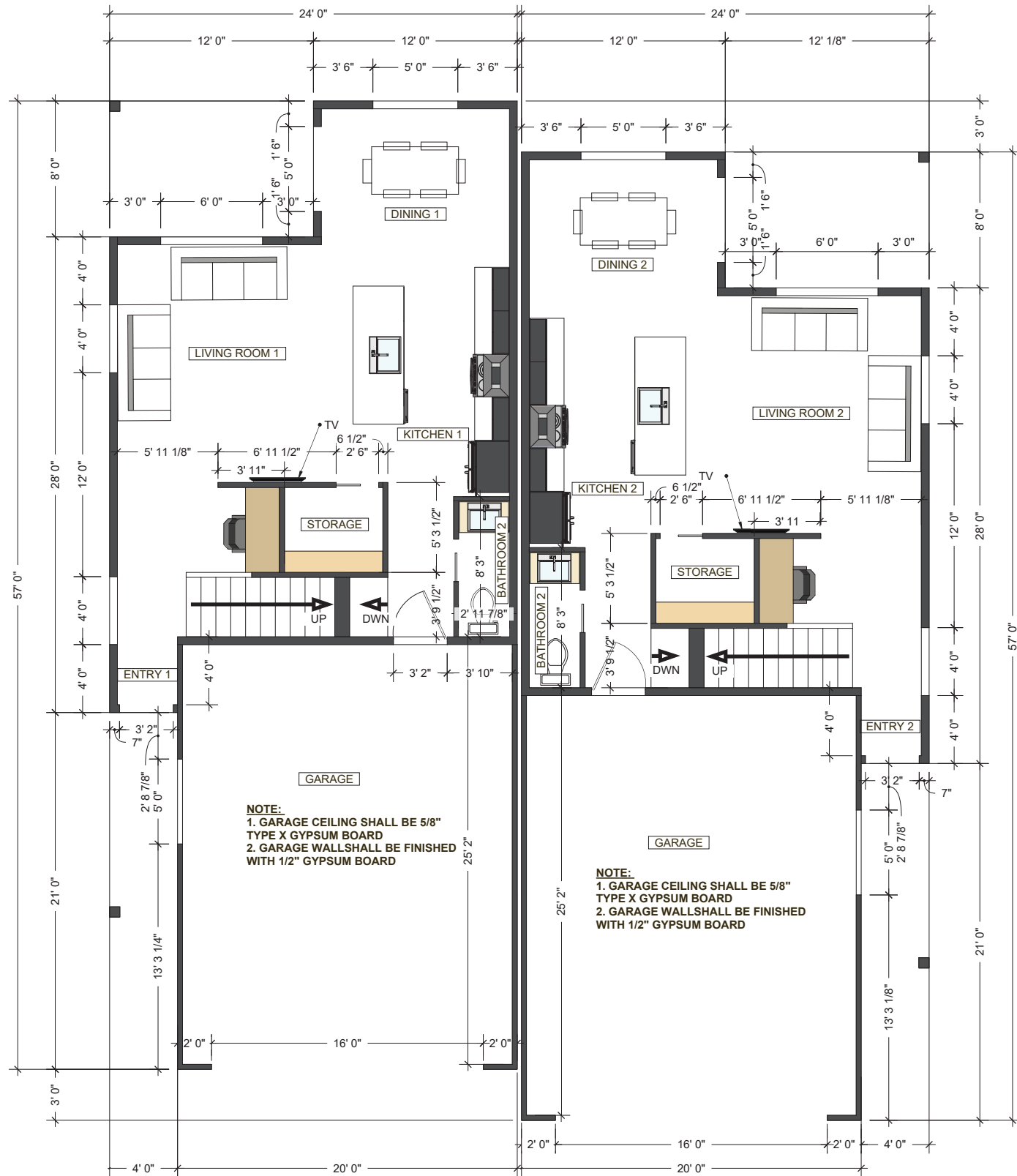
- STAIR TREAD NOSING:**
1. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH (914.3 MM). A NOSING NOT LESS THAN 3/4 INCH (19 MM) BUT NOT MORE THAN 1 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS.
 2. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES (254 MM).
 3. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES (762 MM) OR LESS.

- TUBS AND SHOWERS:**
- WITH TILED WALLS REQUIRE DENSSHIELD® TILE BACKER.

LOWER LEVEL FLOOR PLAN

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

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NOTE: THE MAIN LEVEL CONSISTS OF ALL SITE BUILT CONSTRUCTION.

MAIN LEVEL FLOOR PLAN

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

WINDOWS & VENTILATION

- 1. MINIMUM WINDOW AREA SHALL EQUAL NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM UNLESS ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES. -IRC R303
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- 2. DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1 3/8" THICK SOLID CORE OR 20 MINUTE RATED AND MUST BE SELF-CLOSING DOORS SHALL NOT OPEN INTO A SLEEPING ROOM. -IRC R309.1

STAIRS AND GUARDRAILS:

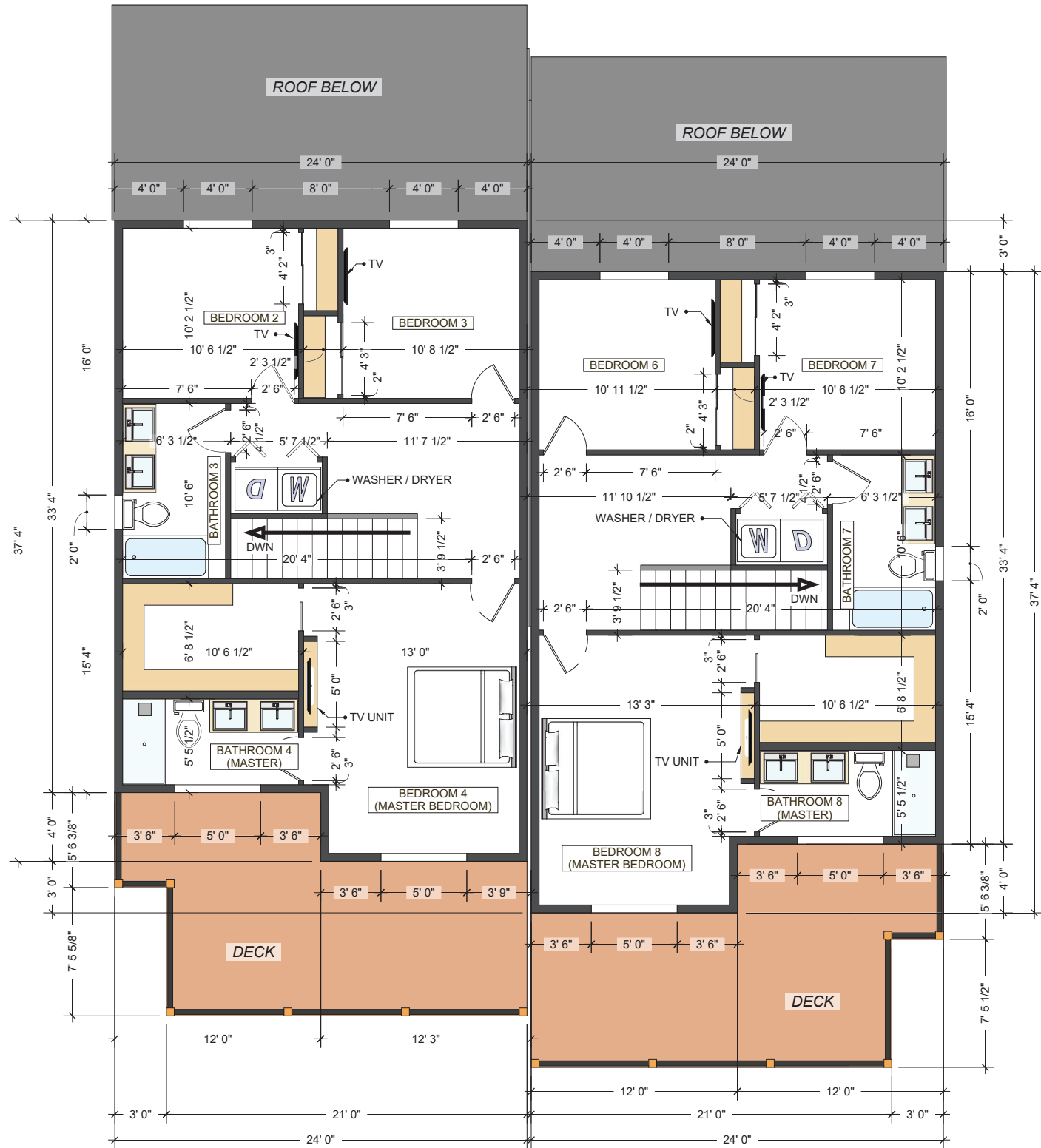
- 1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE. -IRC 311.7.
- 2. THE TOPS OF HANDRAILS SHALL BE PLACED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE NOSING OF THE TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4 INCHES NOR MORE THAN 2-5/8 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL. -IRC R31 1.7.7.
- 3. ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA "GUARDRAIL"). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR A REPORT ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH. IRC R312
- 4. THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. -IRC R31 1.7.2
- 5. STAIRWAY RISERS SHALL NOT EXCEED 8 INCHES AND TREAD SHALL NOT BE LESS THAN 9 INCHES. STATE AMENDMENT TO THE IRC. IF OPEN RISERS ARE PROVIDED, THE OPENINGS SHALL BE LESS THAN 4". IRC 311.7.4
- 6. LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36 INCHES. -IRC R311 AND R31 17.5.
- 7. SHOW 12 GYPSUM BOARD ON WALLS AND SOFFITS UNDER A STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE. -IRC R31 1.2.2

STAIR TREAD NOSING:

- 1. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH (914.3 MM). A NOSING NOT LESS THAN 3/4 INCH (19 MM) BUT NOT MORE THAN 1 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS.
- 2. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES (254 MM).
- 3. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES (762 MM) OR LESS.

TUBS AND SHOWERS:

- WITH TILED WALLS REQUIRE DENSSHIELD® TILE BACKER.



NOTE: THE MAIN LEVEL CONSISTS OF ALL SITE BUILT CONSTRUCTION.

UPPER LEVEL FLOOR PLAN

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

WINDOWS & VENTILATION

- 1. MINIMUM WINDOW AREA SHALL EQUAL NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM UNLESS ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES. -IRC R303
- 2. NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED. -IRC R303
- 3. THE OPENABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1 1/2 SQ. FT. UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION IS PROVIDED. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. -IRC R303.3

GARAGE NOTES:

- 1. SHOW NOT LESS THAN 1/2 INCH GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL AND CEILING SEPARATING A GARAGE AND A DWELLING. WHERE THE SEPARATION IS A FLOOR- CEILING ASSEMBLY THE ASSEMBLY AND THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED WITH NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD GOD FORBID THE CEILING. -IRC R309.2 AND R302.5
- 2. DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1 3/8" THICK SOLID CORE OR 20 MINUTE RATED AND MUST BE SELF-CLOSING DOORS SHALL NOT OPEN INTO A SLEEPING ROOM.-IRC R309.1

STAIRS AND GUARDRAILS:

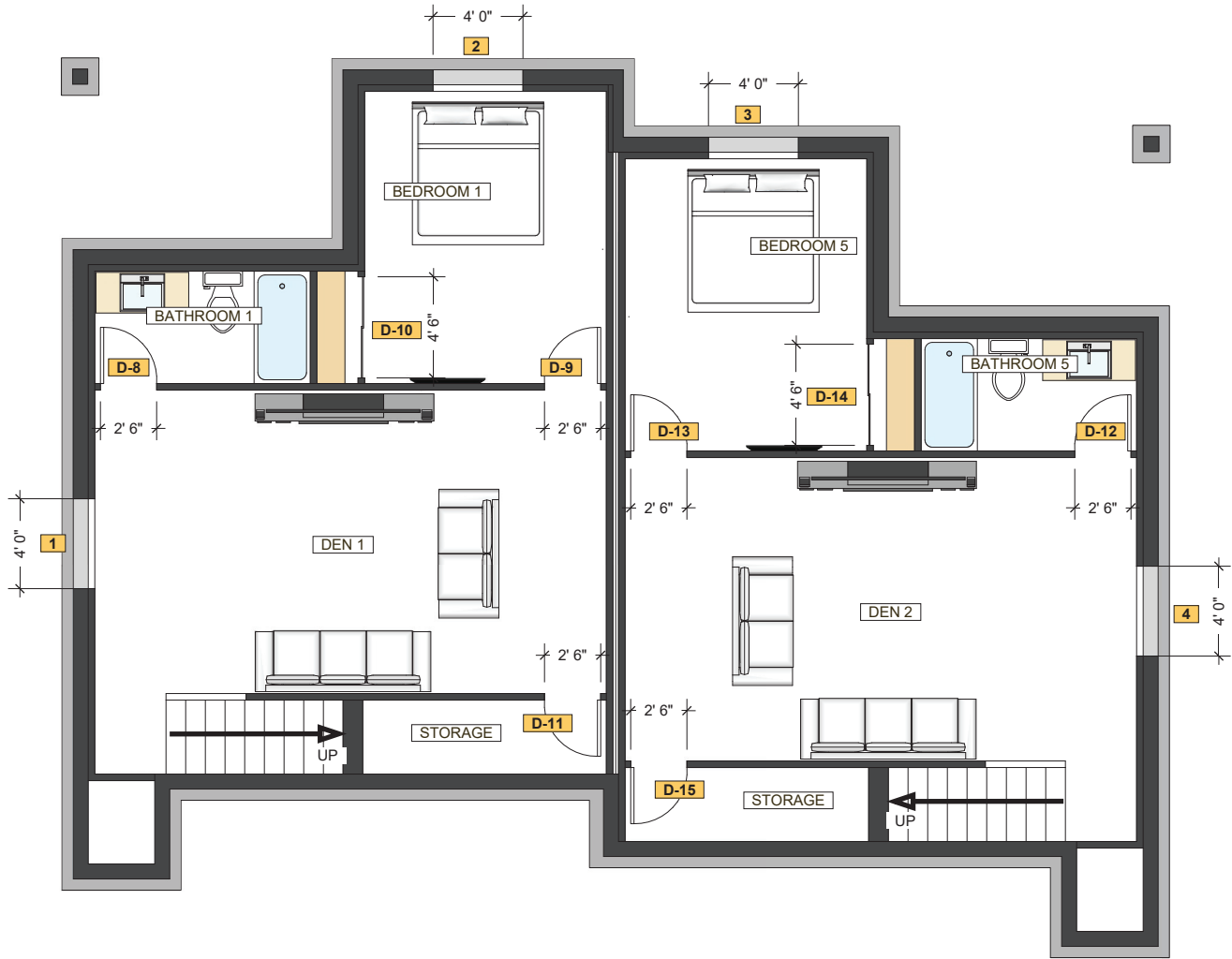
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TUBS AND SHOWERS:

- WITH TILED WALLS REQUIRE DENSSHIELD® TILE BACKER.



WINDOW AND SLIDING DOOR SCHEDULE - LOWER LEVEL FLOOR										WINDOW SCHEDULE
ALL WINDOWS (HINGE SIDE, ACTIVE SIDE, ETC.) ARE LOOKING FROM THE OUTSIDE										
WINDOW	NUMBER	LOCATION	RO WIDTH (INCHES)	RO HEIGHT (INCHES)	WINDOW TYPE	GLASS TEMPERED	EGRESS	ACTIVE SIDE (LOOKING FROM OUTSIDE)	HINGE SIDE (FOR AWNING & CASEMENT)	
	1 & 3	DEN 1 & BEDROOM 5	48	42	SLIDER		YES	RIGHT	N/A	
	2 & 4	BEDROOM 1 & DEN 2	48	42	SLIDER		YES	LEFT	N/A	

INTERIOR DOOR SCHEDULE - LOWER LEVEL FLOOR							INTERIOR DOOR SCHEDULE
DOOR	LOCATION	DOOR SIZE	DOOR TYPE	SWING (RIGHT HAND, LEFT HAND, RIGHT HAND REVERSE, AND LEFT HAND REVERSE)	JAMB SIZE	NOTES	
D-8	BATHROOM 1	24-68	HINGE	LEFT HAND	4-5/8"		
D-9	BEDROOM 1	24-68	HINGE	RIGHT HAND	4-5/8"		
D-10	BEDROOM 1	(2) 28" SLABS	BYPASS	N/A	4-5/8"		
D-11	STORAGE	24-68	HINGE	LEFT HAND	4-5/8"		
D-12	BATHROOM 5	24-68	HINGE	RIGHT HAND	4-5/8"		
D-13	BEDROOM 5	24-68	HINGE	LEFT HAND	4-5/8"		
D-14	BEDROOM 5	(2) 28" SLABS	BYPASS	N/A	4-5/8"		
D-15	STORAGE	24-68	HINGE	RIGHT HAND	4-5/8"		

WINDOW & DOOR SCHEDULE - LOWER LEVEL FLOOR

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

WINDOW FALL PROTECTION:

SILLS OF EXTERIOR WIDOWS WHICH ARE LOCATED MORE THAN 6 FEET ABOVE GRADE OR OTHER SURFACES BELOW THE EXTERIOR OF THE BUILDING , AND LESS THAN 24 INCHES ABOVE THE INTERIOR FLOOR SURFACE MUST COMPLY WITH WINDOW FALL PROTECTION REQUIREMENTS. THE AREA OF THE WINDOW LESS THAN 24 INCHES ABOVE THE INTERIOR FLOOR SURFACE MUST BE FIXED OR HAVE AN OPENING OR A GUARD WHICH DOES NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER SPHERE, OR FALL PREVENTION DEVICE, OR OPENING CONTROL DEVICES IRC R 312.2.1.2

TEMPERED GLASS:

- GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. -IRC TABLE R308. 3.
- SHOWERS SHALL HAVE DOORS SIZED TO PROVIDE A MINIMUM OF 22" INCHES NET CLEAR OPENING. P2708.1.1
- TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT. OF STAIRS, OR GLAZING WITHIN 5 FT. OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. -IRC R308.

zipkithomes .com	REVISION	ISSUE DATE February 14, 2019	CLIENT KUDAR FLATS 170 REDMOND ST. JACKSON, WY83001	FLOOR PLAN KUDAR FLATS	DESIGNERS CHRIS JAUSSI BRIAN DAVIDSON CHAD ANDERSON	MODULAR HOME BUILDER TIMBERHAWK INC. DBA ZIP KIT HOMES	PLANT LOCATION ZIP KIT HOMES 5547 SOUTH 5TH AVE POCATELLO ID 83204	SHEET TITLE WINDOW & DOOR SCHEDULES - LOWER FLOOR	SHEET	A-9

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WINDOW & DOOR SCHEDULE - LOWER LEVEL FLOOR

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

WINDOW AND SLIDING DOOR SCHEDULE - LOWER LEVEL FLOOR										WINDOW SCHEDULE
ALL WINDOWS (HINGE SIDE, ACTIVE SIDE, ETC.) ARE LOOKING FROM THE OUTSIDE										
WINDOW	NUMBER	LOCATION	RO WIDTH (INCHES)	RO HEIGHT (INCHES)	WINDOW TYPE	GLASS TEMPERED	EGRESS	ACTIVE SIDE (LOOKING FROM OUTSIDE)	HINGE SIDE (FOR AWNING & CASEMENT)	
	5	GARAGE 1	60	18	SLIDER	YES		RIGHT	N/A	
	6 & 13	ENTRY 1 & 2	38	18	FIXED	YES		N/A	N/A	
	7 & 8	LIVING ROOM 1	48	60	SIDER	YES (7)		RIGHT	N/A	
	9 & 16	LIVING ROOM 1 LIVING ROOM 2	72	60	FIXED	YES		N/A	N/A	
	10	DINING 1	60	80	SGD	YES	YES	RIGHT	N/A	
	11	DINING 1	60	60	SLIDER	YES		RIGHT	N/A	
	12	GARAGE 2	60	18	SLIDER	YES		LEFT	N/A	
	14 & 15	LIVING ROOM 2	48	60	SIDER	YES		LEFT	N/A	
	17	DINING 2	60	80	SGD	YES (14)	YES	LEFT	N/A	
	18	DINING 2	60	60	SLIDER	YES		LEFT	N/A	

EXTERIOR DOOR SCHEDULE - LOWER LEVEL FLOOR											EXTERIOR DOOR SCHEDULE
DOOR	LOCATION	DOOR SIZE	RO WIDTH (INCHES)	RO HEIGHT (INCHES)	DOOR TYPE	SWING (RIGHT HAND, LEFT HAND, RIGHT HAND REVERSE, AND LEFT HAND REVERSE)	JAMB SIZE	DRILL FOR DEADBOLT & HANDSET	THRESHOLD	NOTES	
D-1	ENTRY 1	30-68	38	82.5	HINGE	RIGHT HAND	6-9/16"	YES	YES / BRONZE	N/A	
D-2	GARAGE ENTRY 1	30-68	38	82.5	HINGE	RIGHT HAND	6-9/16"	YES	YES / BRONZE	N/A	
D-3	GARAGE 1	160-80	219	97.5	OHD	N/A	N/A	N/A	N/A	N/A	
D-4	ENTRY 2	30-68	38	82.5	HINGE	LEFT HAND	6-9/16"	YES	YES / BRONZE	N/A	
D-5	GARAGE ENTRY 2	30-68	38	82.5	HINGE	LEFT HAND	6-9/16"	YES	YES / BRONZE	N/A	
D-6	GARAGE 2	160-80	219	97.5	OHD	N/A	N/A	N/A	N/A	N/A	

INTERIOR DOOR SCHEDULE - LOWER LEVEL FLOOR							INTERIOR DOOR SCHEDULE
DOOR	LOCATION	DOOR SIZE	DOOR TYPE	SWING (RIGHT HAND, LEFT HAND, RIGHT HAND REVERSE, AND LEFT HAND REVERSE)	JAMB SIZE	NOTES	
D-16	BATHROOM 2	24-68	POCKET	N/A	4-5/8"		
D-17	STORAGE	24-68	POCKET	N/A	4-5/8"		
D-18	BATHROOM 6	24-68	POCKET	N/A	4-5/8"		
D-19	STORAGE	24-68	POCKET	N/A	4-5/8"		

WINDOW FALL PROTECTION:

SILLS OF EXTERIOR WIDOWS WHICH ARE LOCATED MORE THAN 6 FEET ABOVE GRADE OR OTHER SURFACES BELOW THE EXTERIOR OF THE BUILDING, AND LESS THAN 24 INCHES ABOVE THE INTERIOR FLOOR SURFACE MUST COMPLY WITH WINDOW FALL PROTECTION REQUIREMENTS. THE AREA OF THE WINDOW LESS THAN 24 INCHES ABOVE THE INTERIOR FLOOR SURFACE MUST BE FIXED OR HAVE AN OPENING OR A GUARD WHICH DOES NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER SPHERE, OR FALL PREVENTION DEVICE, OR OPENING CONTROL. DEVICES IRC R 312.2.1.2

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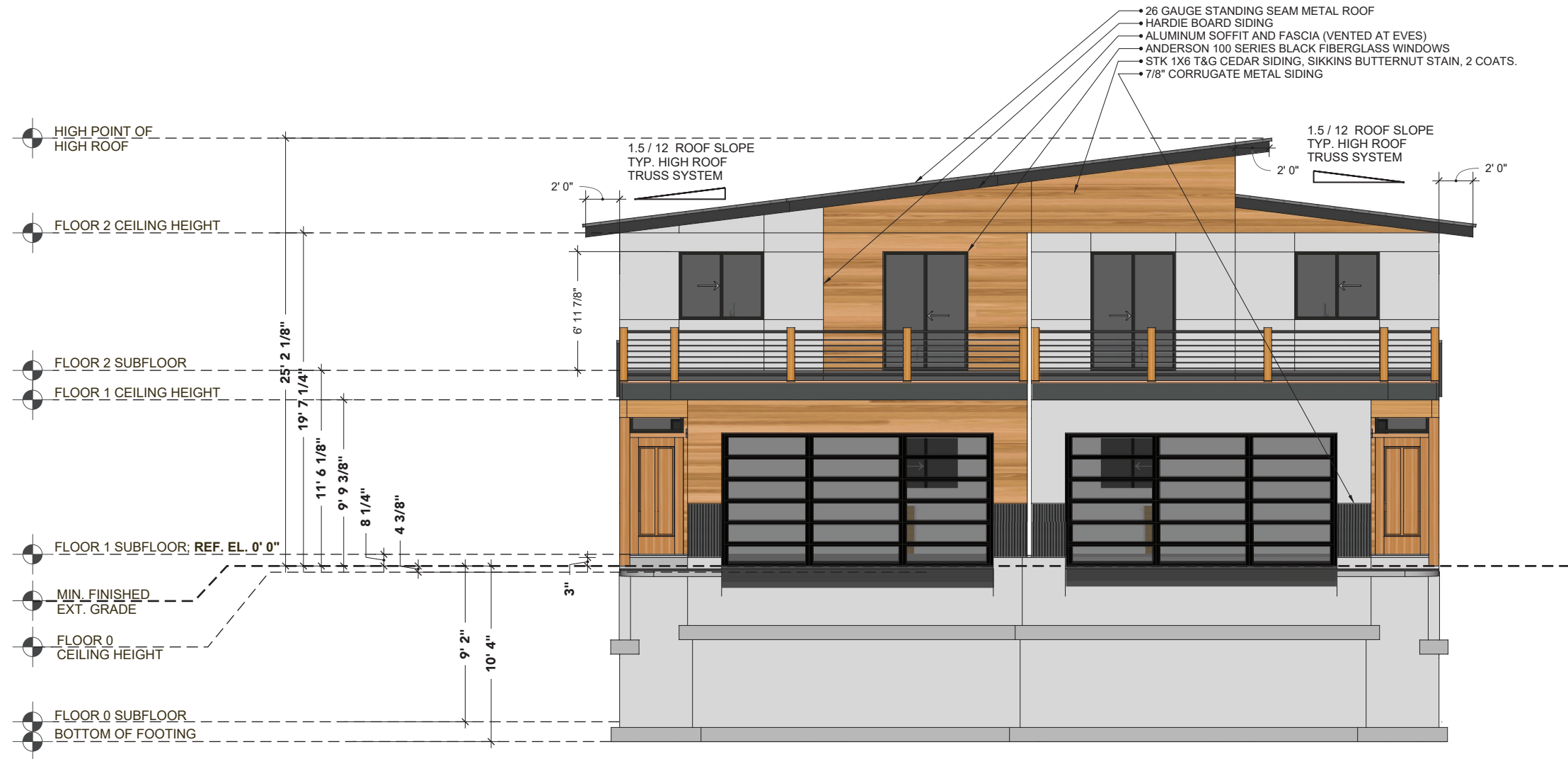
WINDOW & DOOR SCHEDULE - UPPER LEVEL FLOOR
SCALE: 1/4" = 1'-0"

WINDOW AND SLIDING DOOR SCHEDULE - LOWER LEVEL FLOOR										WINDOW SCHEDULE
ALL WINDOWS (HINGE SIDE, ACTIVE SIDE, ETC.) ARE LOOKING FROM THE OUTSIDE										
WINDOW	NUMBER	LOCATION	RO WIDTH (INCHES)	RO HEIGHT (INCHES)	WINDOW TYPE	GLASS TEMPERED	EGRESS	ACTIVE SIDE (LOOKING FROM OUTSIDE)	HINGE SIDE (FOR AWNING & CASEMENT)	
	19	BEDROOM 4	60	84	SGD	YES	YES	RIGHT	N/A	
	20	BATHROOM 4	60	48	SLIDER	YES		LEFT	N/A	
	21 & 26	BATHROOM 3 & 7	24	48	AWNING 18" (ABOVE) FIXED 30" (BELOW)	YES		N/A	TOP	
	22 & 23	BEDROOM 2 & 3	48	48	SLIDER	YES	YES	RIGHT	N/A	
	24 & 25	BEDROOM 6 & 7	48	48	SLIDER	YES	YES	LEFT	N/A	
	27	BATHROOM 8	60	84	SLIDER	YES		RIGHT	N/A	
	28	BEDROOM 8	60	84	SGD	YES		LEFT	N/A	

INTERIOR DOOR SCHEDULE - LOWER LEVEL FLOOR							INTERIOR DOOR SCHEDULE
DOOR	LOCATION	DOOR SIZE	DOOR TYPE	SWING (RIGHT HAND, LEFT HAND, RIGHT HAND REVERSE, AND LEFT HAND REVERSE)	JAMB SIZE	NOTES	
D-20	BATHROOM 4	24-68	HINGE	LEFT HAND	4-5/8"		
D-21	BEDROOM 4	24-68	POCKET	N/A	4-5/8"		
D-22	BEDROOM 4	24-68	HINGE	LEFT HAND	4-5/8"		
D-23	BATHROOM 3	24-68	HINGE	RIGHT HAND	4-5/8"		
D-24	BEDROOM 2	24-68	HINGE	RIGHT HAND	4-5/8"		
D-25	BEDROOM 2	(2) 26" SLABS	HINGE	N/A	4-5/8"		
D-26	BEDROOM 3	24-68	HINGE	RIGHT HAND	4-5/8"		
D-27	BEDROOM 3	(2) 26" SLABS	BYPASS	N/A	4-5/8"		
D-28	BATHROOM 6	24-68	HINGE	RIGHT HAND	4-5/8"		
D-29	BEDROOM 6	24-68	POCKET	N/A	4-5/8"		
D-30	BEDROOM 6	24-68	HINGE	RIGHT HAND	4-5/8"		
D-31	BEDROOM 6	24-68	HINGE	LEFT HAND	4-5/8"		
D-32	BEDROOM 7	24-68	HINGE	LEFT HAND	4-5/8"		
D-33	BATHROOM 7	24-68	HINGE	LEFT HAND	4-5/8"		
D-34	BEDROOM 6	(2) 26" SLABS	BYPASS	N/A	4-5/8"		
D-35	BEDROOM 7	(2) 26" SLABS	BYPASS	N/A	4-5/8"		
D-36	LAUNDRY 2	47-68	BIFOLD	N/A	4-5/8"		
D-37	LAUNDRY 1	47-68	BIFOLD	N/A	4-5/8"		

WINDOW FALL PROTECTION:
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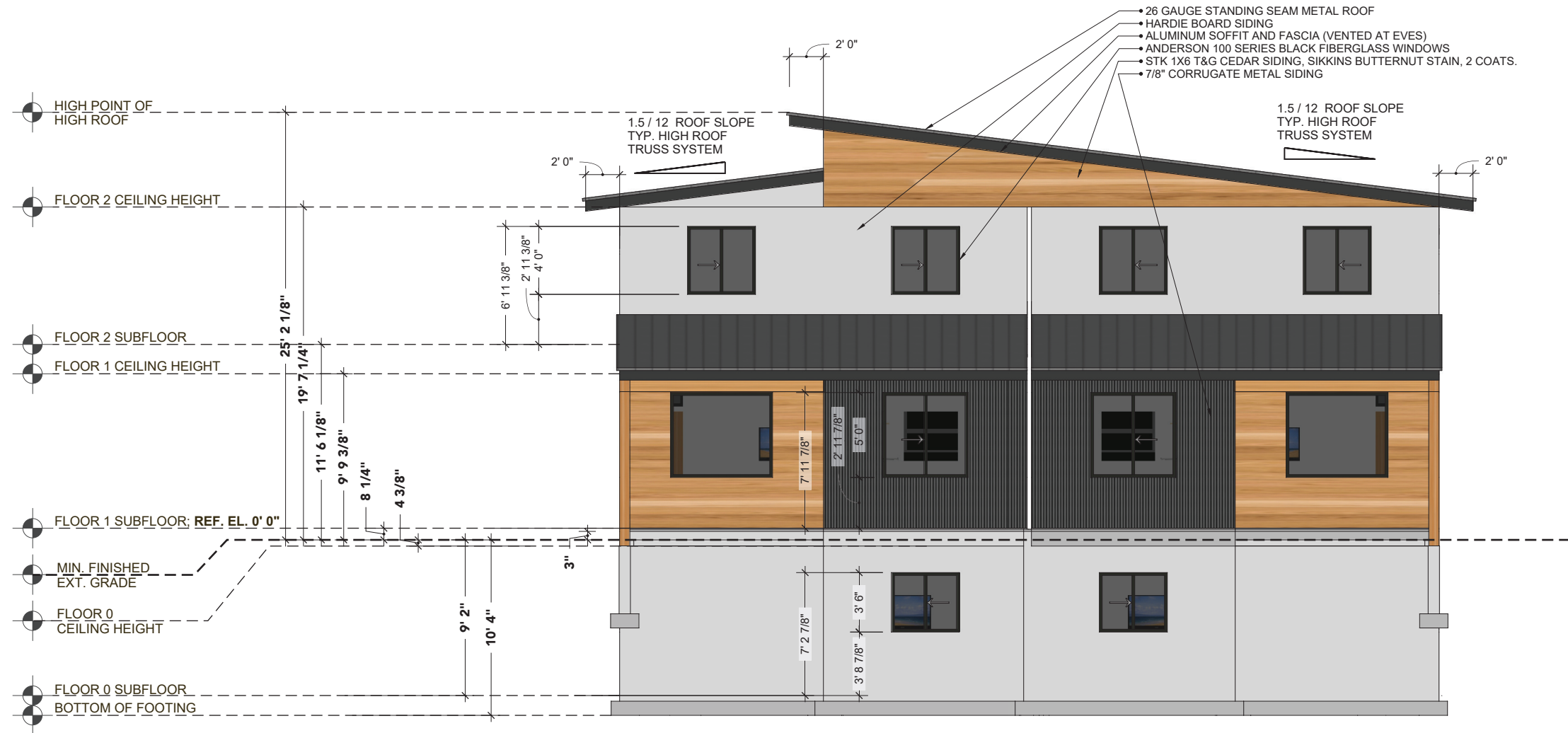


FRONT ELEVATION

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

	REVISION	ISSUE DATE February 14, 2019	CLIENT KUDAR FLATS 170 REDMOND ST. JACKSON, WY83001	FLOOR PLAN KUDAR FLATS	DESIGNERS CHRIS JAUSSI BRIAN DAVIDSON CHAD ANDERSON	MODULAR HOME BUILDER TIMBERHAWK INC. DBA ZIP KIT HOMES	PLANT LOCATION ZIP KIT HOMES 5547 SOUTH 5TH AVE POCATELLO ID 83204	SHEET TITLE EXTERIOR ELEVATIONS: FRONT	SHEET A-12
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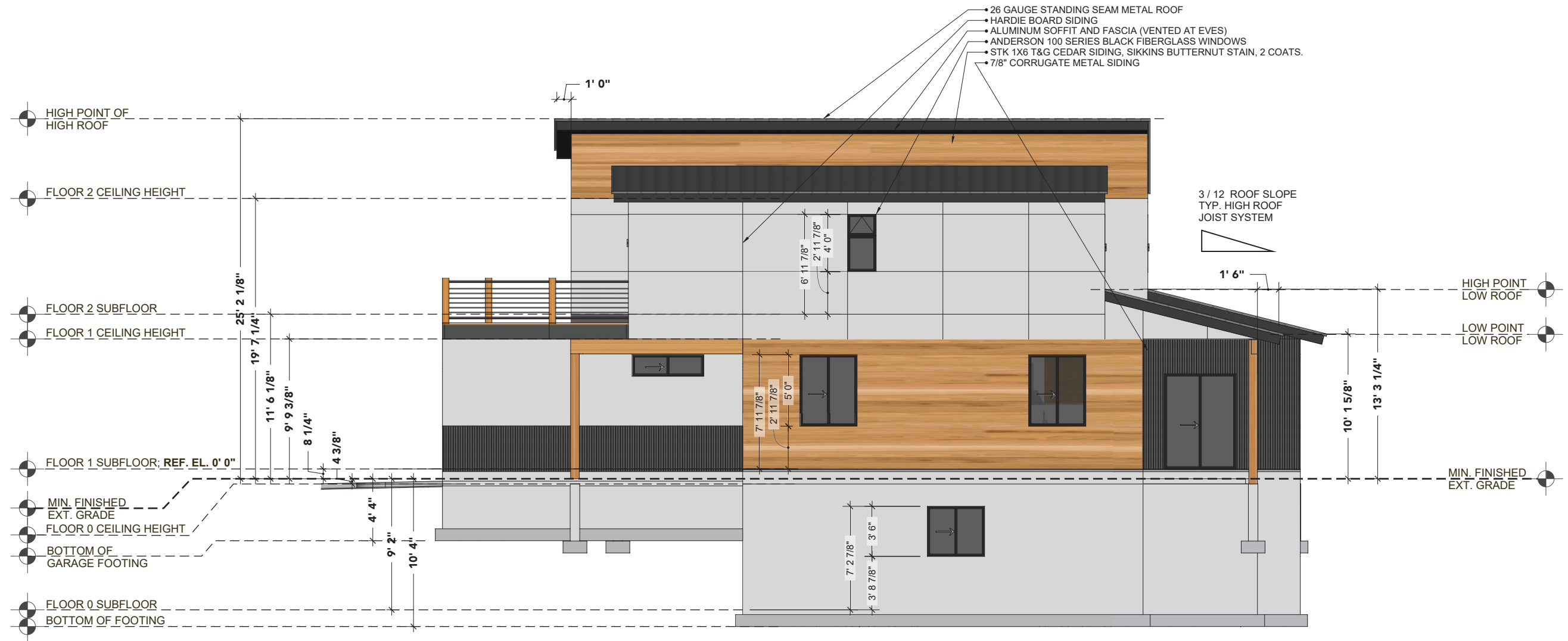


BACK ELEVATION

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

	REVISION	ISSUE DATE February 14, 2019	CLIENT KUDAR FLATS 170 REDMOND ST. JACKSON, WY83001	FLOOR PLAN KUDAR FLATS	DESIGNERS CHRIS JAUSSE BRIAN DAVIDSON CHAD ANDERSON	MODULAR HOME BUILDER TIMBERHAWK INC. DBA ZIP KIT HOMES	PLANT LOCATION ZIP KIT HOMES 5547 SOUTH 5TH AVE POCATELLO ID 83204	SHEET TITLE EXTERIOR ELEVATIONS: BACK	SHEET A-13
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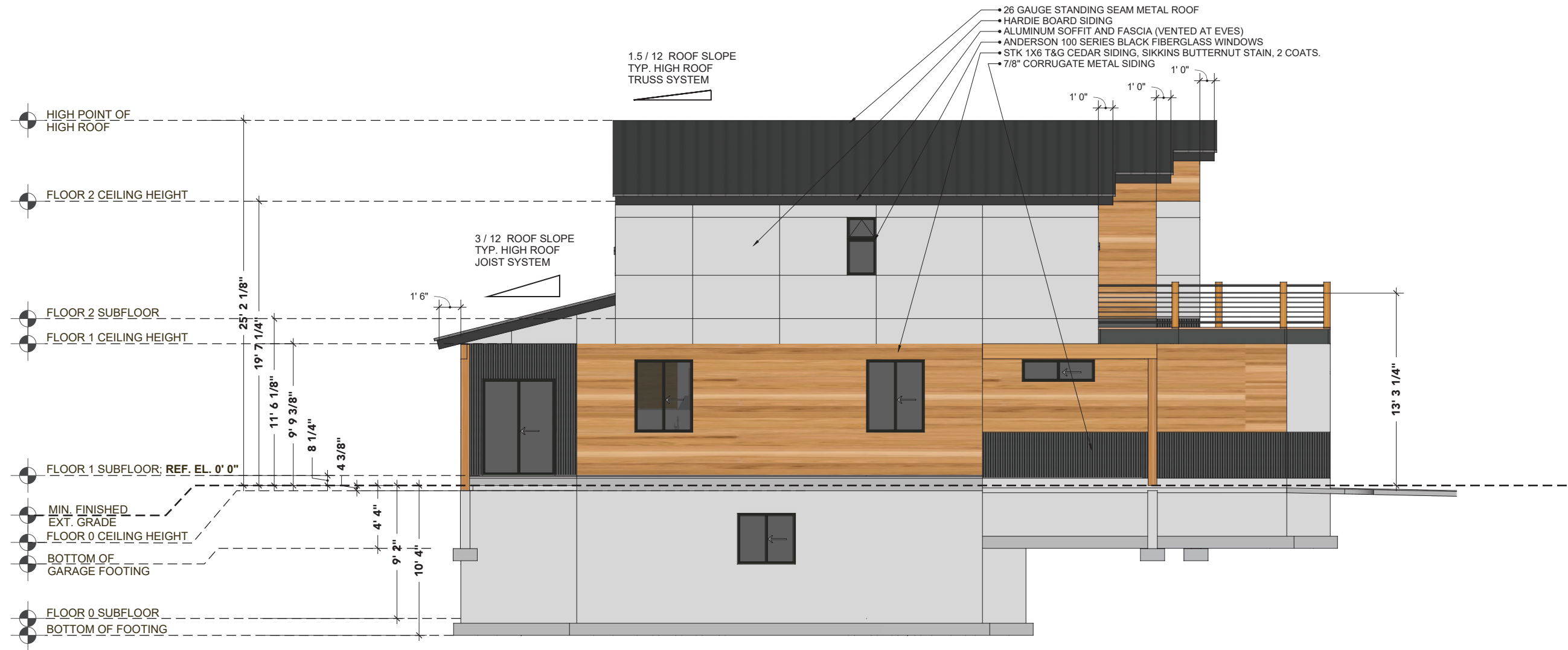


RIGHT ELEVATION

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

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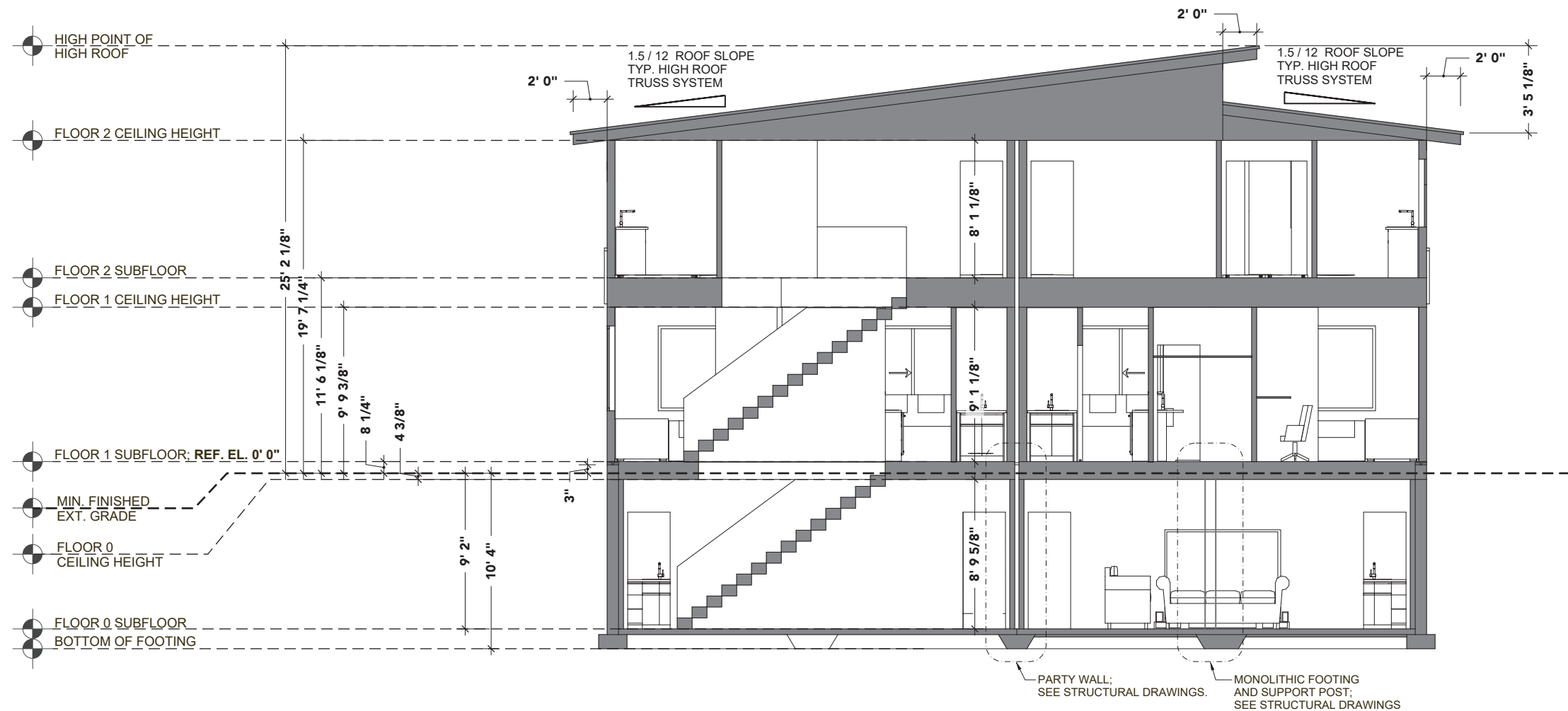


LEFT ELEVATION

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

zipkithomes com	REVISION	ISSUE DATE February 14, 2019	CLIENT KUDAR FLATS 170 REDMOND ST. JACKSON, WY83001	FLOOR PLAN KUDAR FLATS	DESIGNERS CHRIS JAUSSE BRIAN DAVIDSON CHAD ANDERSON	MODULAR HOME BUILDER TIMBERHAWK INC. DBA ZIP KIT HOMES	PLANT LOCATION ZIP KIT HOMES 5547 SOUTH 5TH AVE POCATELLO ID 83204	SHEET TITLE EXTERIOR ELEVATIONS: LEFT	SHEET	A-15
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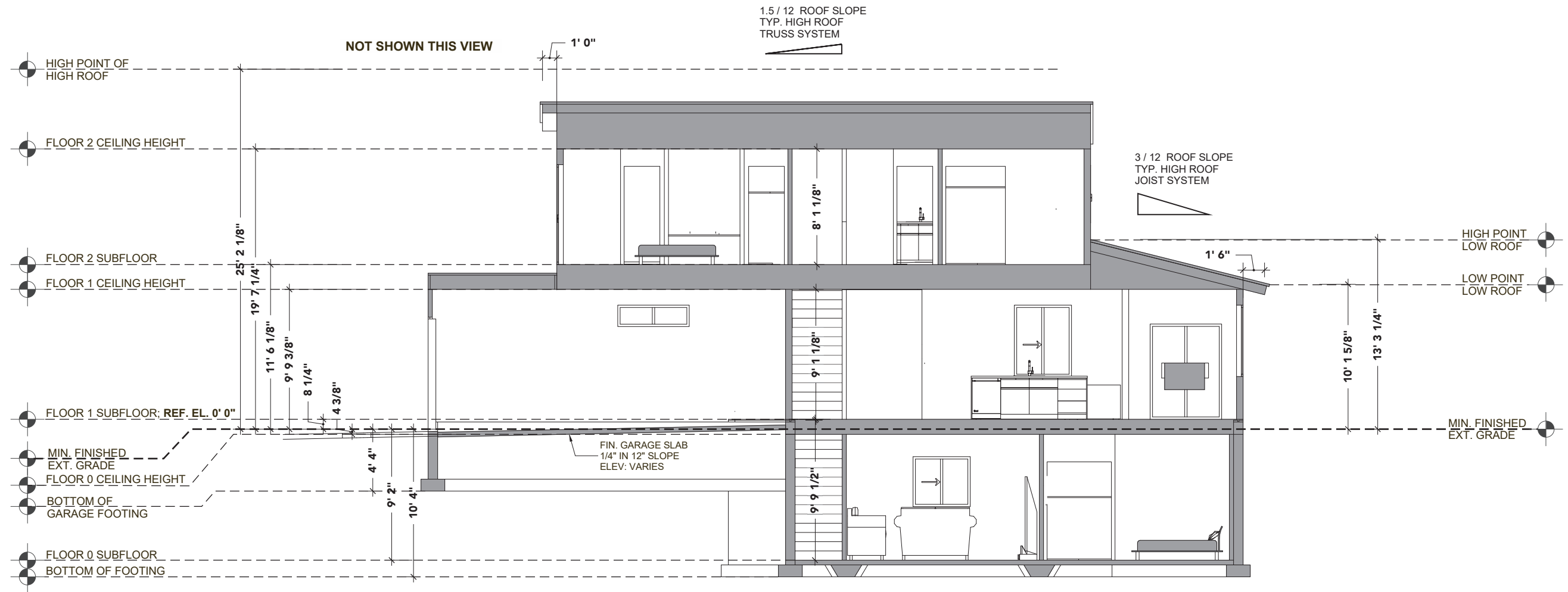


LATERAL SECTION

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

zip kit homes .com	REVISION	ISSUE DATE February 14, 2019	CLIENT KUDAR FLATS 170 REDMOND ST. JACKSON, WY83001	FLOOR PLAN KUDAR FLATS	DESIGNERS CHRIS JAUSSE BRIAN DAVIDSON CHAD ANDERSON	MODULAR HOME BUILDER TIMBERHAWK INC. DBA ZIP KIT HOMES	PLANT LOCATION ZIP KIT HOMES 5547 SOUTH 5TH AVE POCATELLO ID 83204	SHEET TITLE CROSS SECTIONS - LATERAL	SHEET A-16
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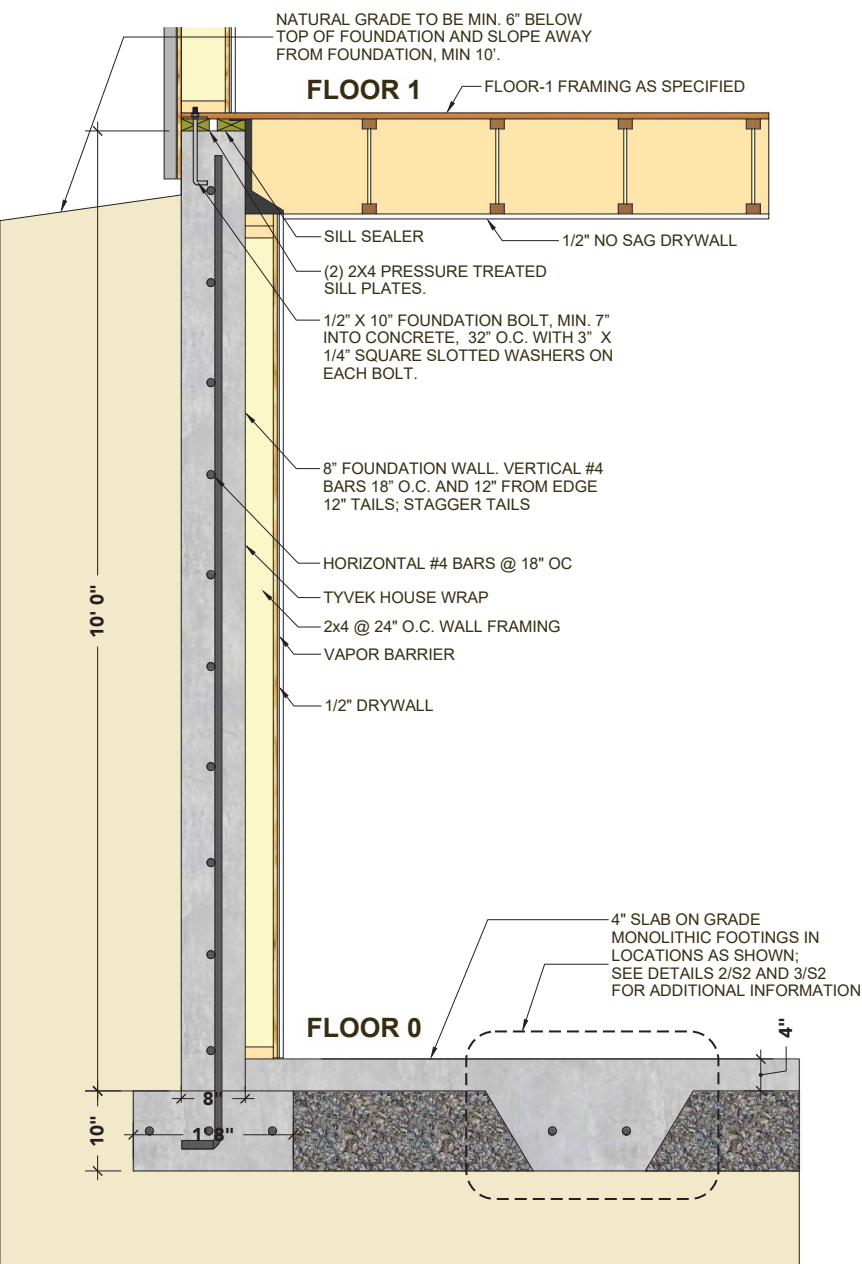


LONGITUDINAL SECTION

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

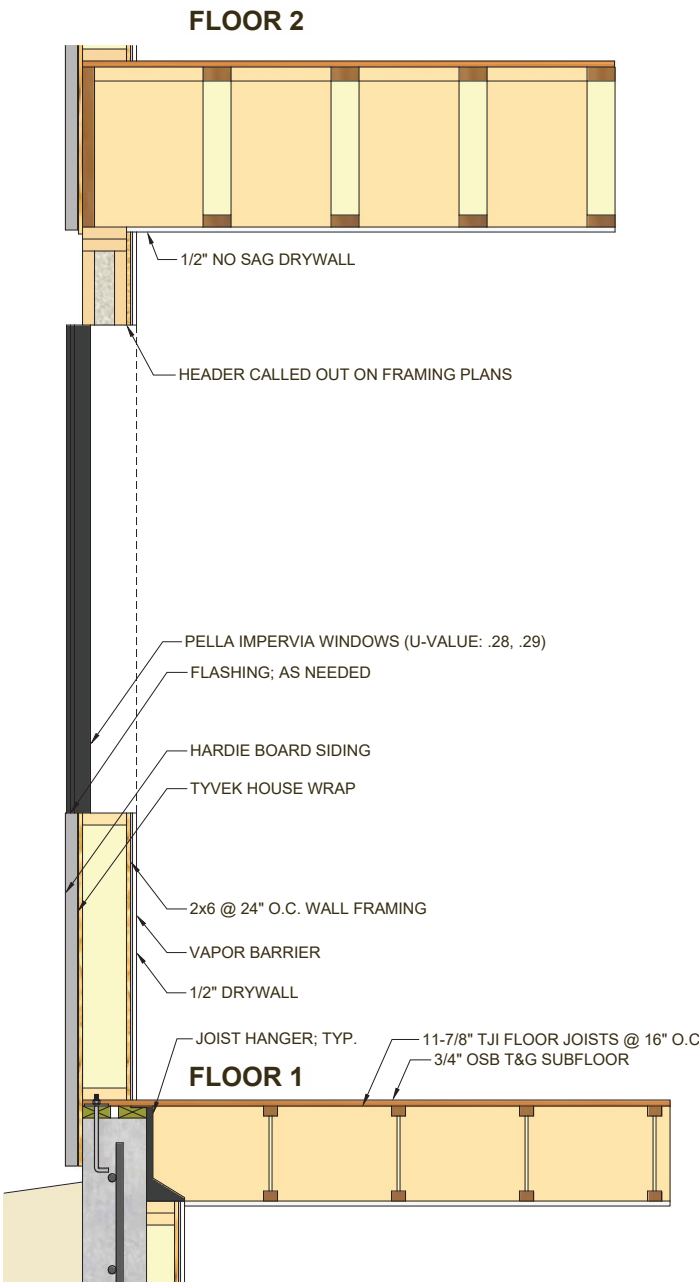
	REVISION	ISSUE DATE February 14, 2019	CLIENT KUDAR FLATS 170 REDMOND ST. JACKSON, WY83001	FLOOR PLAN KUDAR FLATS	DESIGNERS CHRIS JAUSSE BRIAN DAVIDSON CHAD ANDERSON	MODULAR HOME BUILDER TIMBERHAWK INC. DBA ZIP KIT HOMES	PLANT LOCATION ZIP KIT HOMES 5547 SOUTH 5TH AVE POCATELLO ID 83204	SHEET TITLE CROSS SECTIONS - LONGITUDINAL	SHEET A-17
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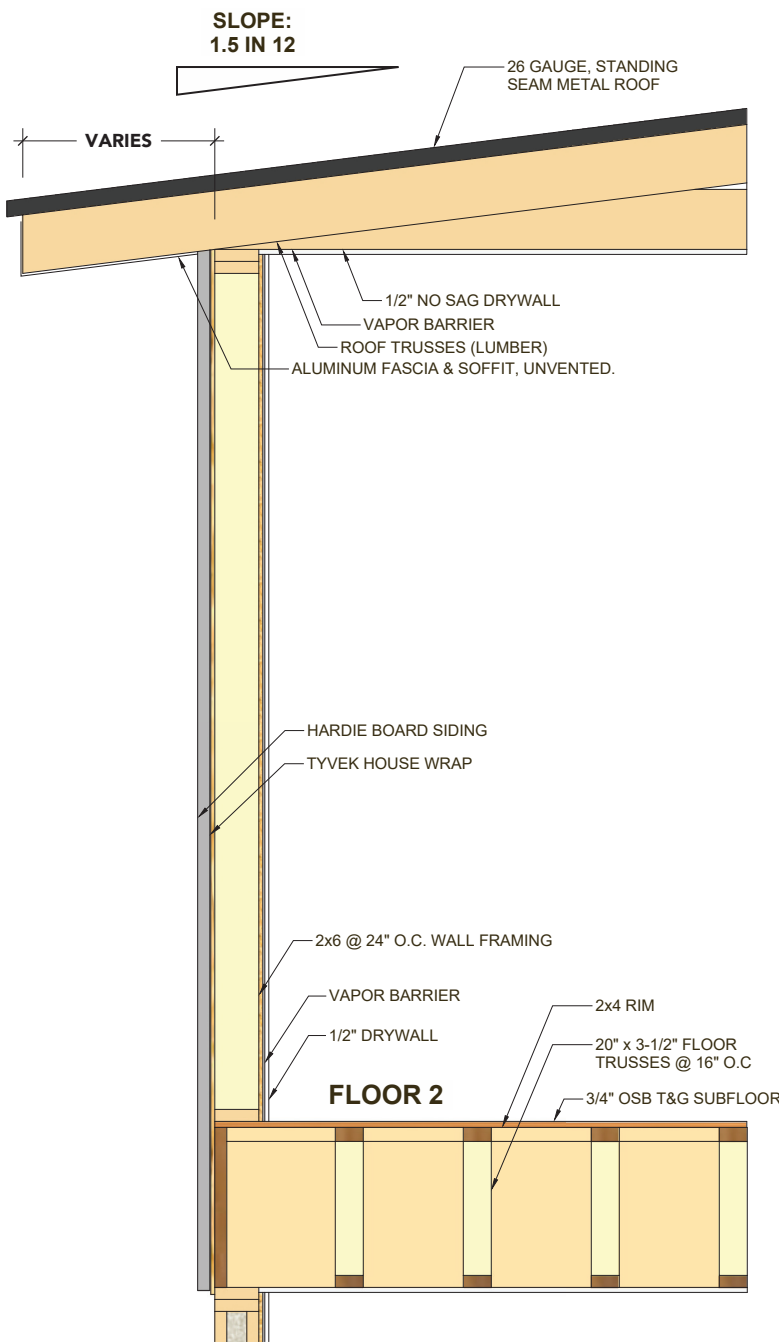
EXTERIOR WALL SECTION @ FLOOR 0

SCALE: 1" = 1' 0" (PRINTED ON 24" X 36" SHEETS)



EXTERIOR WALL SECTION @ FLOOR 1

SCALE: 1" = 1' 0" (PRINTED ON 24" X 36" SHEETS)



EXTERIOR WALL SECTION @ FLOOR 2

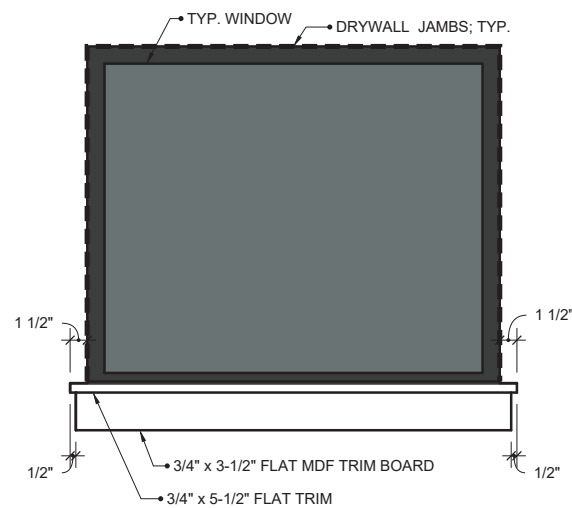
SCALE: 1" = 1' 0" (PRINTED ON 24" X 36" SHEETS)

EXTERIOR SECTIONS AND DETAILS

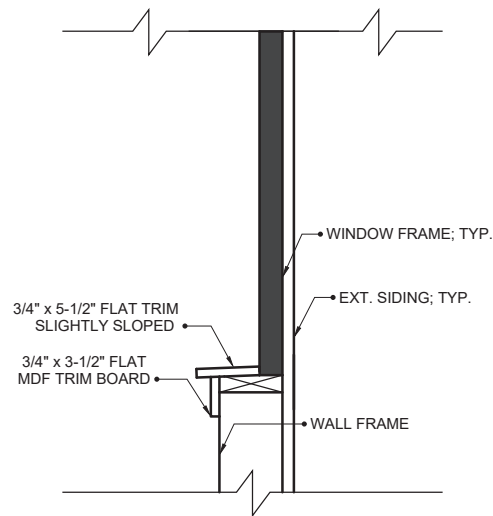
SCALE: AS SHOWN (PRINTED ON 24" X 36" SHEETS)

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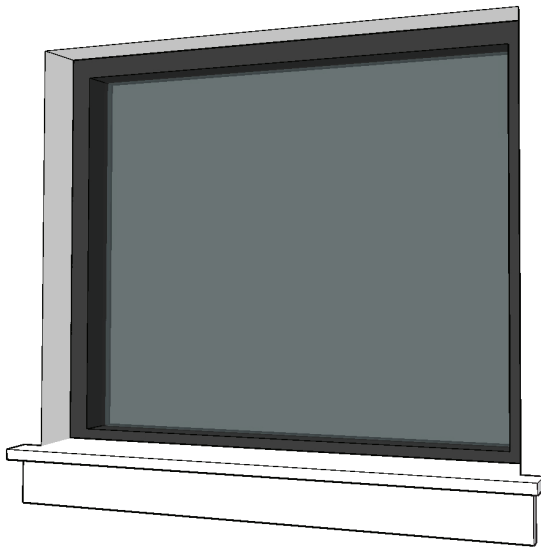
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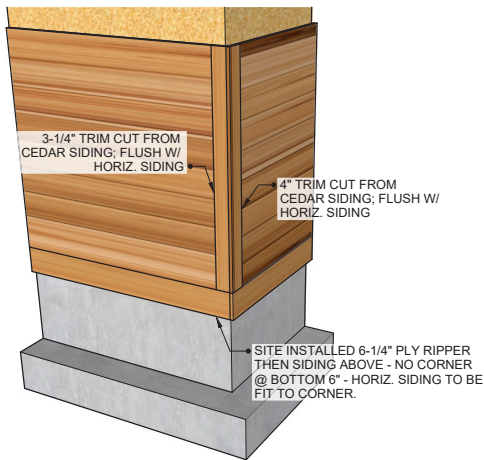
DETAIL: INTERIOR WINDOW TRIM
SCALE: NTS



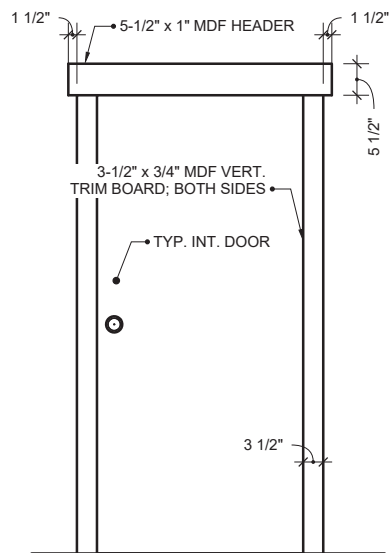
DETAIL: INTERIOR WINDOW TRIM; SIDE PROFILE
SCALE: NTS



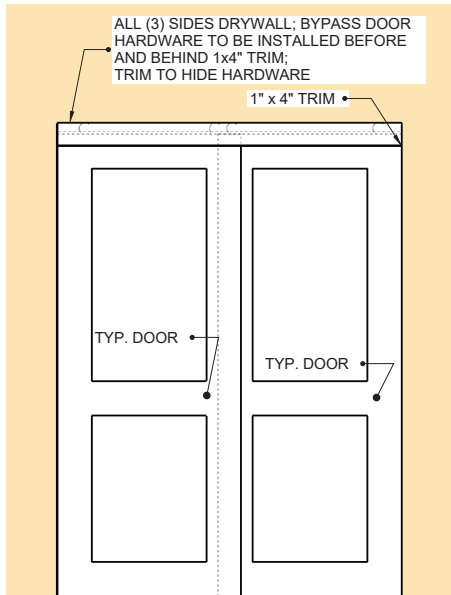
ISOMETRIC VIEW: INTERIOR WINDOW TRIM
SCALE: NTS



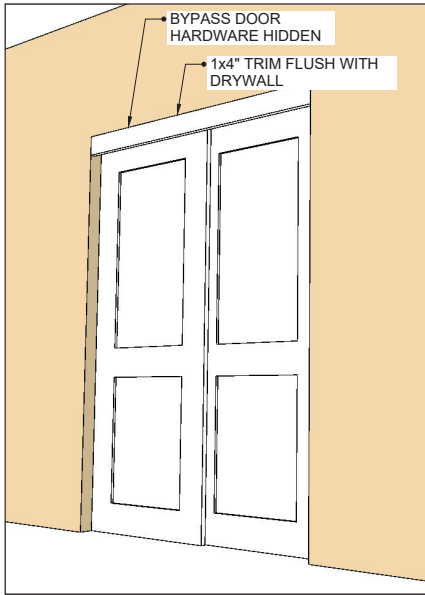
DETAIL: CORNER CONN.
@ WOOD SIDING
SCALE: NTS



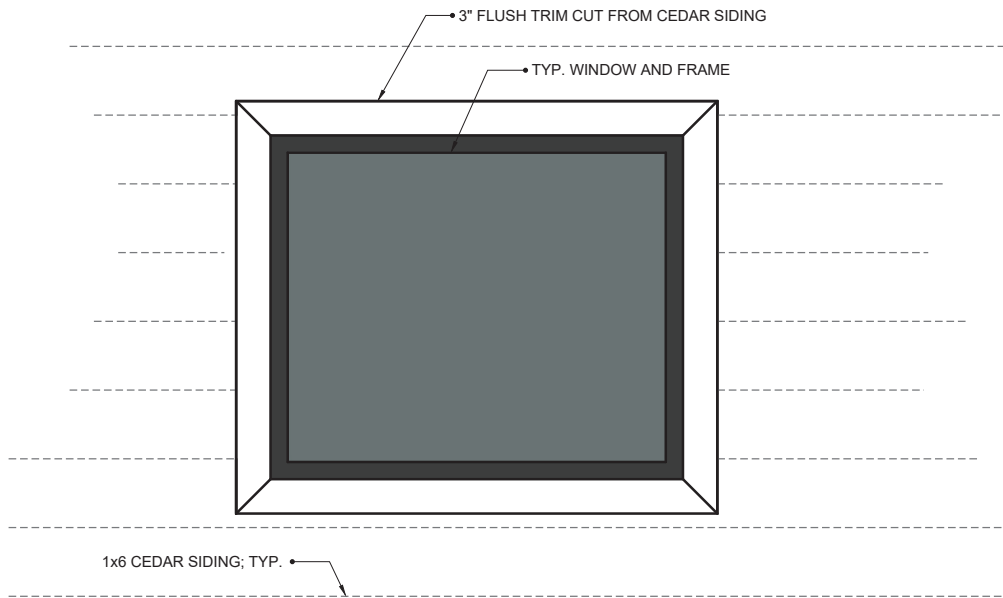
DETAIL: INTERIOR DOOR TRIM
SCALE: NTS



DETAIL: BYPASS DOOR TRIM
SCALE: NTS



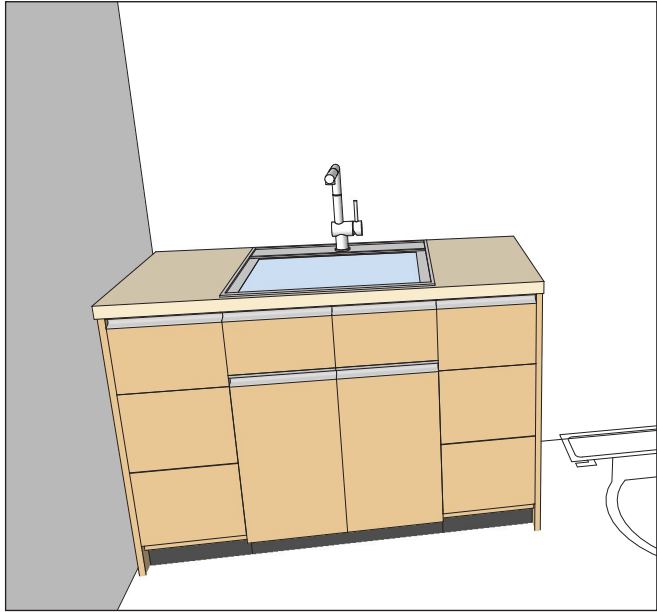
ISOMETRIC VIEW: BYPASS DOOR TRIM
SCALE: NTS



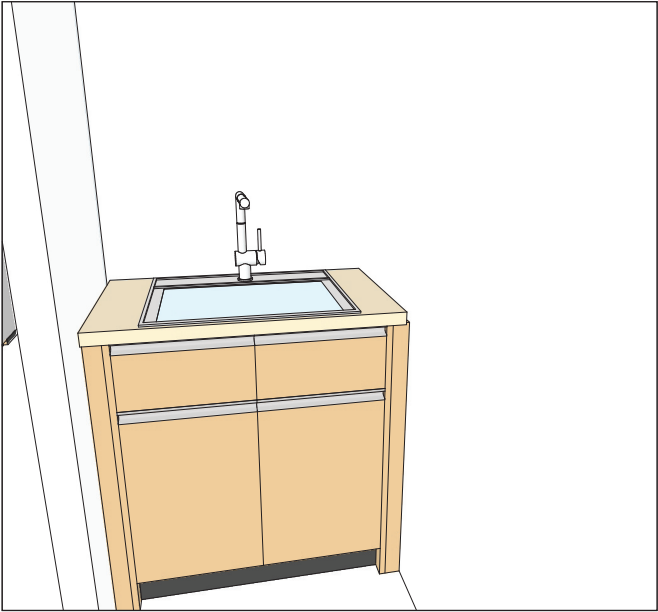
DETAIL: EXTERIOR WINDOW
SCALE: NTS

TYPICAL FACTORY AND INSTALLATION DETAILS

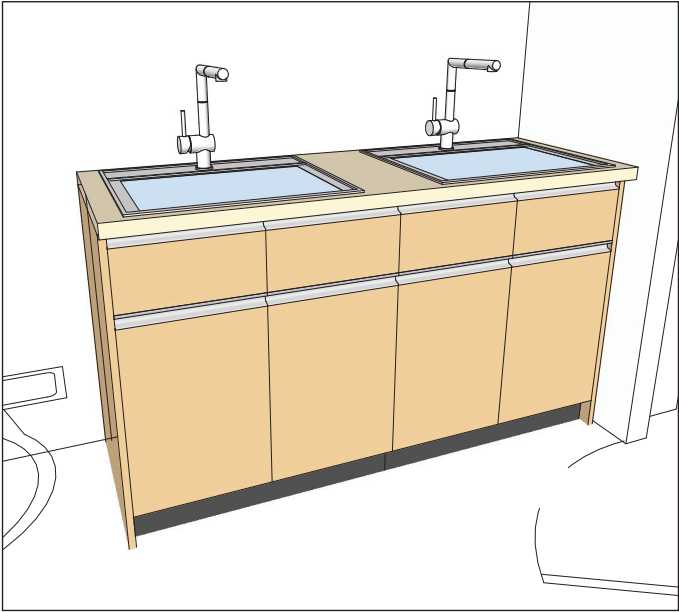
	REVISION	ISSUE DATE February 14, 2019	CLIENT KUDAR FLATS 170 REDMOND ST. JACKSON, WY83001	FLOOR PLAN KUDAR FLATS	DESIGNERS CHRIS JAUSSI BRIAN DAVIDSON CHAD ANDERSON	MODULAR HOME BUILDER TIMBERHAWK INC. DBA ZIP KIT HOMES	PLANT LOCATION ZIP KIT HOMES 5547 SOUTH 5TH AVE POCATELLO ID 83204	SHEET TITLE TYP. FACTORY AND INSTALLATION DETAILS	SHEET A-19
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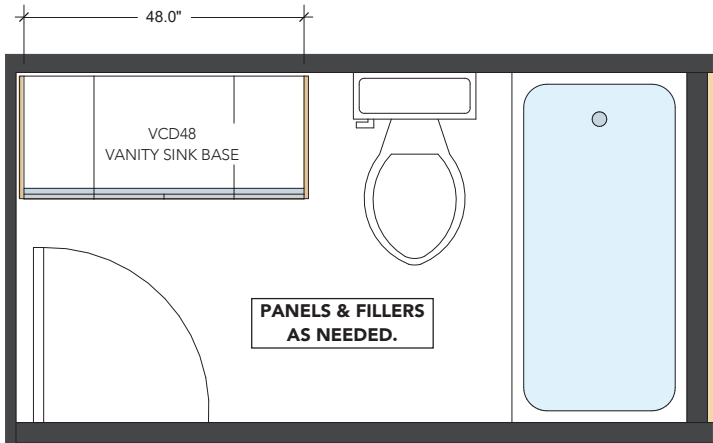
PERSPECTIVE VIEW: BATHROOM #1 AND #5
SCALE: NTS



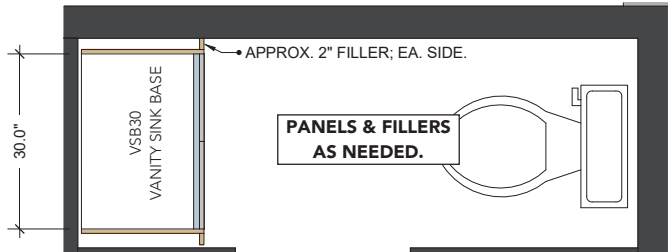
PERSPECTIVE VIEW: BATHROOM #2 AND #6
SCALE: NTS



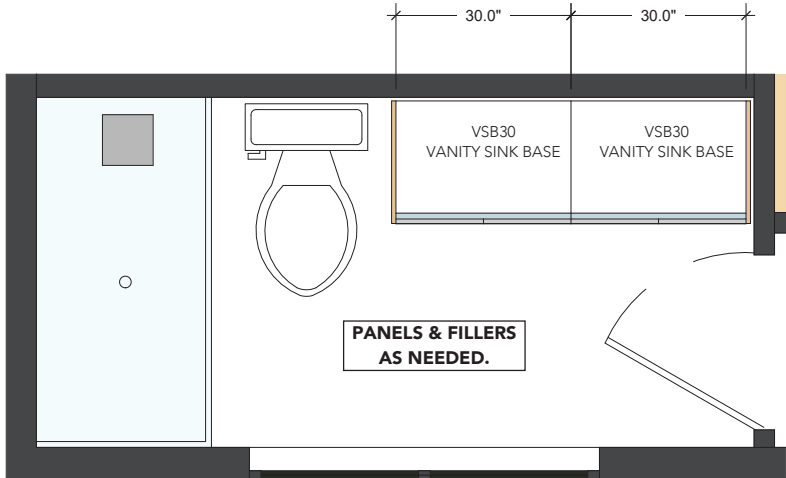
PERSPECTIVE VIEW: BATHROOMS #3, 4, 7 AND 8
SCALE: NTS



PLAN: BATHROOM #1 AND #5
SCALE: 3/4" = 1' 0"



PLAN: BATHROOM #2 AND #6
SCALE: 3/4" = 1' 0"

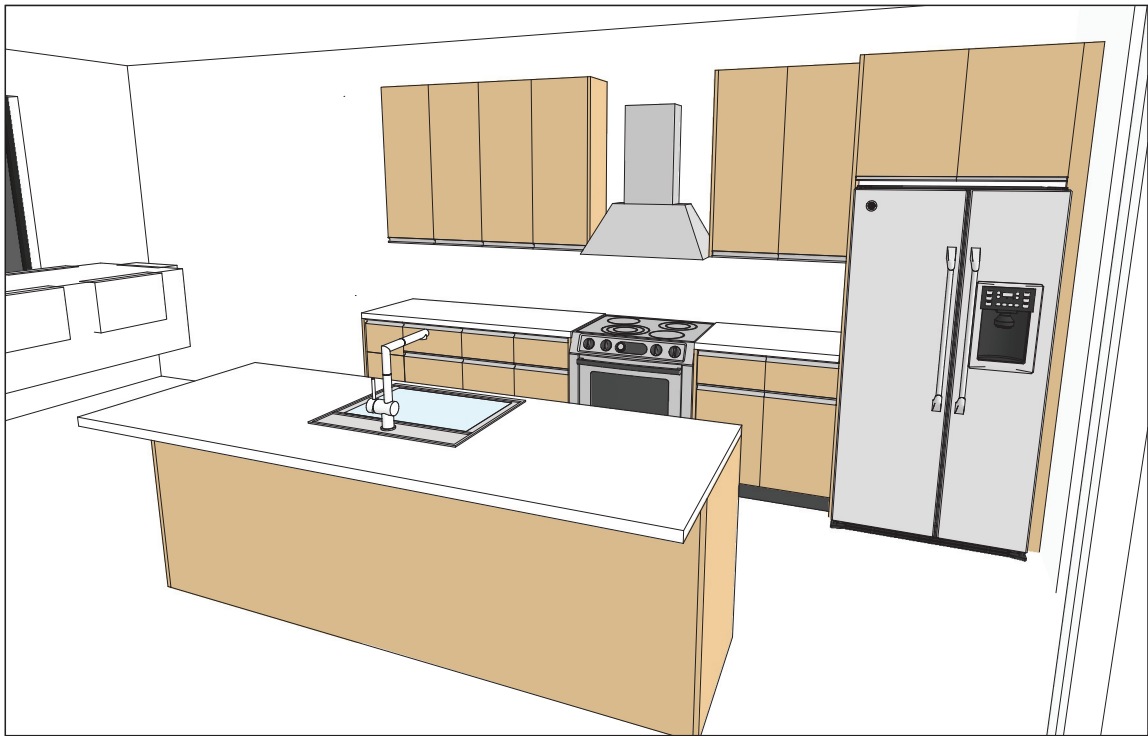


PLAN: BATHROOMS #3, 4, 7 AND 8
SCALE: 3/4" = 1' 0"

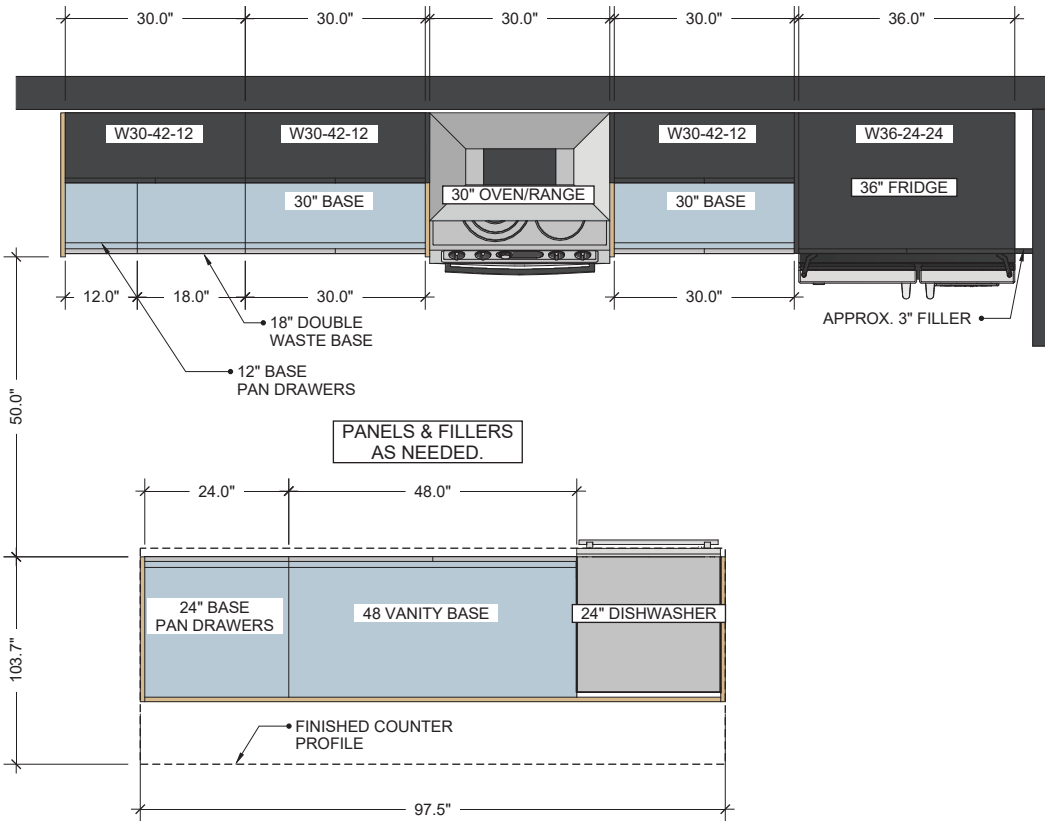
BATHROOM CASEWORK

SCALE: NTS

	REVISION	ISSUE DATE February 14, 2019	CLIENT KUDAR FLATS 170 REDMOND ST. JACKSON, WY83001	FLOOR PLAN KUDAR FLATS	DESIGNERS CHRIS JAUSSE BRIAN DAVIDSON CHAD ANDERSON	MODULAR HOME BUILDER TIMBERHAWK INC. DBA ZIP KIT HOMES	PLANT LOCATION ZIP KIT HOMES 5547 SOUTH 5TH AVE POCATELLO ID 83204	SHEET TITLE KITCHEN & BATH CASEWORK	SHEET	A-20
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PERSPECTIVE VIEW: KITCHEN #1 AND #2
SCALE: NTS



PLAN: KITCHEN #1 AND #2
SCALE: 3/4" = 1' 0"

KITCHEN CASEWORK
SCALE: NTS

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Jose A. Moran
Raquel Periel
2018 W Cortland
Chicago, IL 60647

Timothy and Kate Tomkinson
615 E. Simpson Avenue
Jackson, WY 83001

April 4, 2019

Via electronic mail and certified mail

Town of Jackson
150 East Pearl Ave.
Jackson, WY 83001
ATTN: Brendan Conboy, Associate Planner

RE: Kudar Flats Development Plan - 170 Redmond St. Item #P19-039 (the "Plan**")**

Dear Mr. Conboy,

We are writing in connection with the Plan and in response to your letter dated March 14, 2019 seeking comments from property owners per Land Development Regulations before the comment deadline of April 9, 2019.

My wife and I own the property to the south of 170 Redmond St. namely 605 E. Simpson Avenue and Timothy Tomkinson and Kate Tomkinson are the owners to the property to the south of 170 Redmond St., namely 615 E. Simpson Avenue (for ease of reference 605 E. Simpson Avenue and 615 E. Simpson Avenue are referred to collectively as the "**South Neighbors**").

In the event that the construction company/its subcontractors and/or the owner of 170 Redmond St. (collectively the "**Owner**") need to enter and/or access any of the properties of the South Neighbors (for any works that may be necessary, such as connecting to any existing utility easement, we expect that the Owner shall:

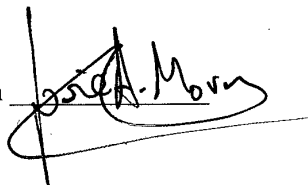
- (i) request permission from the South Neighbors;
- (ii) carry insurance for any work in the properties of the South Neighbors;
- (iii) at any time during any access to the properties of the South Neighbors guarantee uninterrupted ongoing supply and operation of any utility services (particularly if Owner needs to connect or access an existing utility easement in the properties of the South Neighbors);
- (iv) provide a performance bond for the benefit of the South Neighbors guarantying that the state of the properties of the South Neighbors (including but not limited to the operation of the utilities, the landscaping, fencing and any other attributes of such properties) will be restored in full to their original status quo before the Owner accessed the properties of the South Neighbors; and
- (v) Any access should be limited in time and agreed in writing among the Owner and the South Neighbors

Further, the South Neighbors expect that Owner shall at all times comply with the schedule of authorized working hours and/or any ordinances (i.e., noise, etc.) as well as any Land Development Regulations during the entire process including but not limited during demolition, excavation and construction of the two single-family homes to be built at 170 Redmond St..

We thank you in advance to your attention to this request and we trust that the Planning and Building Department will ensure that the above measures are implemented during the entire construction process. Please kindly add this request to the Staff Report.

Respectfully submitted,

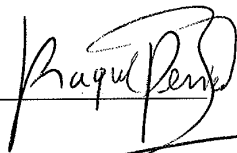
by: Jose A. Moran



by: Timothy Tomkinson



by: Raquel Periel

A handwritten signature in black ink, appearing to read 'Raquel Periel', written over a horizontal line.

by: Kate Tomkinson

A handwritten signature in black ink, appearing to read 'Kate Tomkinson', written over a horizontal line.