

AGENDA

Planning and Zoning Commission

September 6, 2023 – 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 8:00 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 September 20, 2023 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. LOG INTO PC/BOA MEETING
 - I. Link to
ZOOM: <https://us02web.zoom.us/j/83950551925?pwd=eWJ0WWNTSnJxVk1ObkNuaGZCbEYzdz09>
2. CALL TO ORDER
3. ROLL CALL
4. MATTERS FROM THE PUBLIC
5. APPROVAL OF MINUTES
 - I. June 21, 2023 Minutes
6. OLD BUSINESS
7. NEW BUSINESS
8. BOARD OF ADJUSTMENT
9. PLANNING COMMISSION
 - I. P23-105: 655 and 665 S. Cache St. - Development Plan
10. MATTERS FROM THE COMMISSION
11. AGENDA FOLLOWUP
12. MATTERS FROM STAFF
13. ADJOURNMENT

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
June 21, 2023**

The meeting of the Planning and Zoning Commission was called to order at 5:32 p.m. on 06/21/2023, via ZOOM and in Town Hall Chambers.

ROLL CALL:

☒ Anne Schuler ☒ Wendy Martinez, ☒ Katie Wilson, ☒ Abby Petri, ___ Christie Schutt
☒ Thomas Smits ☒ Steph Wise

STAFF: Tyler Valentine, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF May 17, 2023 MINUTES: A motion was made by ___Smits___ and seconded by _Wise_.

Motion approved by a 4 to 0 vote. Two abstained.

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P23-079 – Karns Meadow Zoning Map Amendment

STAFF PRESENTATION: Tyler Valentine

Tonight is not to approve physical development or uses, it's to get the correct zoning on the property. Karns Meadow is zoned NL-1 which is not appropriate for future uses. Purpose of rezoning is to conserve the land and provide the public with an amenity/park. Conservation easements recorded across all tracts limit uses.

Requested Action.

The applicant, Teton County / Jackson Parks & Recreation, is requesting approval of a Zoning Map Amendment (ZMA) for Karns Meadow, which consists of six tracts of land owned by the Town of Jackson (Tracts 1-6), and one tract owned by Jackson Hole Land Trust (Tract 8). Below is a summary of the ZMA request for each tract of land:

- **Tract 1** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 2** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 3** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 4** – Neighborhood Low Density-1 to Park & Open Space and Neighborhood Low Density-3 (24,000-sf portion of land adjacent to Flat Creek Drive)

- **Tract 5** – Neighborhood Low Density-1 to Public/Semi-Public
- **Tract 6** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 8** – Neighborhood Low Density-1 to Park & Open Space

QUESTIONS FOR STAFF: Commission asked if rezoning would affect snow purification.

APPLICANT PRESENTATION: Steve Ashworth

The treatment wetland is consistent within a Park zone, an allowed use. They don't plan on changing that. It's also consistent with Conservation Easements as written.

QUESTIONS FOR APPLICANT: Commission concerned with residential use there; if the water is considered contaminated(or unpurified) so close to their back yards. Commission asked how much that section of Flat Creek floods in the winter?

PUBLIC COMMENT: Kevin Krasnow with Jackson Hole Conservation Alliance: the allowable uses even with the conservation easements affects the critical habitat and ecological values. Advocating that Tract 5 be zoned Park vs. Public/Semi-Public. A parking garage and snow storage would be allowed under the easement and under P/SP zoning. This would substantially impair the conservation value of the parcel.

Francis Clark from Wilson: Karns Meadow has wonderful potential for a public park. Thinks it's inappropriate to have a parking garage on Tract 5. It would increase business and detract from wildlife and nature.

COMMISSION DISCUSSION: Commission asked if there was talk of a parking structure or parking garage on this parcel, or is this something that would need a future CUP before it moved along? Also, Is there a plan for future snow storage?

Staff acknowledged that parking related to park use in the P zone is allowed. The P zone doesn't allow for parking as a primary use. Town Council wants a parcel zoned for parking as an allowed use for future plans, which is allowed under P/SP.

Commission asked if the Town has a minimum requirement for the surface of a parking area, such as gravel or pavers. Staff clarified that a paved surface is required, but based on the Environmental Analysis, that could change.

Commission asked about the EA process. Was there any insight to parking when the EA was done?

Staff explained that the EA analyzed every allowable use and impacts of those uses.

Parking needs will be determined by the intensity of future development.

Commission asked if there was anything in the deed that restricted use.

Applicant explained that the EA looked at all the allowed uses per the deed restrictions and conservation easements. The maximum uses were agreed upon by the Karns family and memorialized in the restrictions and easements.

Motion:

A motion was made by __ Petri__ and seconded by __Schuler __.

Motion approved by a _5_ to _1_ vote.

MATTERS FROM COMMISSION:

MATTERS FROM STAFF: No PC meetings in July, not seeing many large projects coming through right now. Update for the council next Monday for Northern South Park by Ryan Hostetter. Legislative update to the council on Monday as well. The Loop left turn lane update. This was Wendy Martinez's final PC meeting. We'll be filling positions soon. Must be a resident of the Town of Jackson, but if you move to a surrounding community during your term, you can still serve.

Adjourn: A motion was made by __Schuler __ and seconded by __Martinez__.

Motion approved by a _6_ to _0_ vote at 6:52 pm.

STAFF REPORT



Meeting Date:	September 6, 2023	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	P23-105 Development Plan for a new 3-story mixed use building at the properties addressed 655 and 665 S. Cache Street	Public Comment:	Yes

Purpose & Policy Considerations.

A Development Plan is required in the Commercial Residential – 1 (CR-1) zoning district by the Town of Jackson Land Development Regulations (LDRs) for projects with qualifying floor area exceeding 9,750 sf. The proposed structure includes 14,726 sf of qualifying floor area. Development Plans require Planning Commission recommendation and review at a public hearing.

Requested Action.

The applicant is requesting Planning Commission recommend approval for a Development Plan for a new 3-story mixed use building at the properties addressed 655 and 665 S. Cache Street.

Recommendations.

The Planning Director recommends **approval** of a Development Plan for a new 3-story mixed use building at the properties addressed 655 and 665 S. Cache Street, subject to the departmental reviews attached hereto, this staff report, and the following twelve (12) conditions:

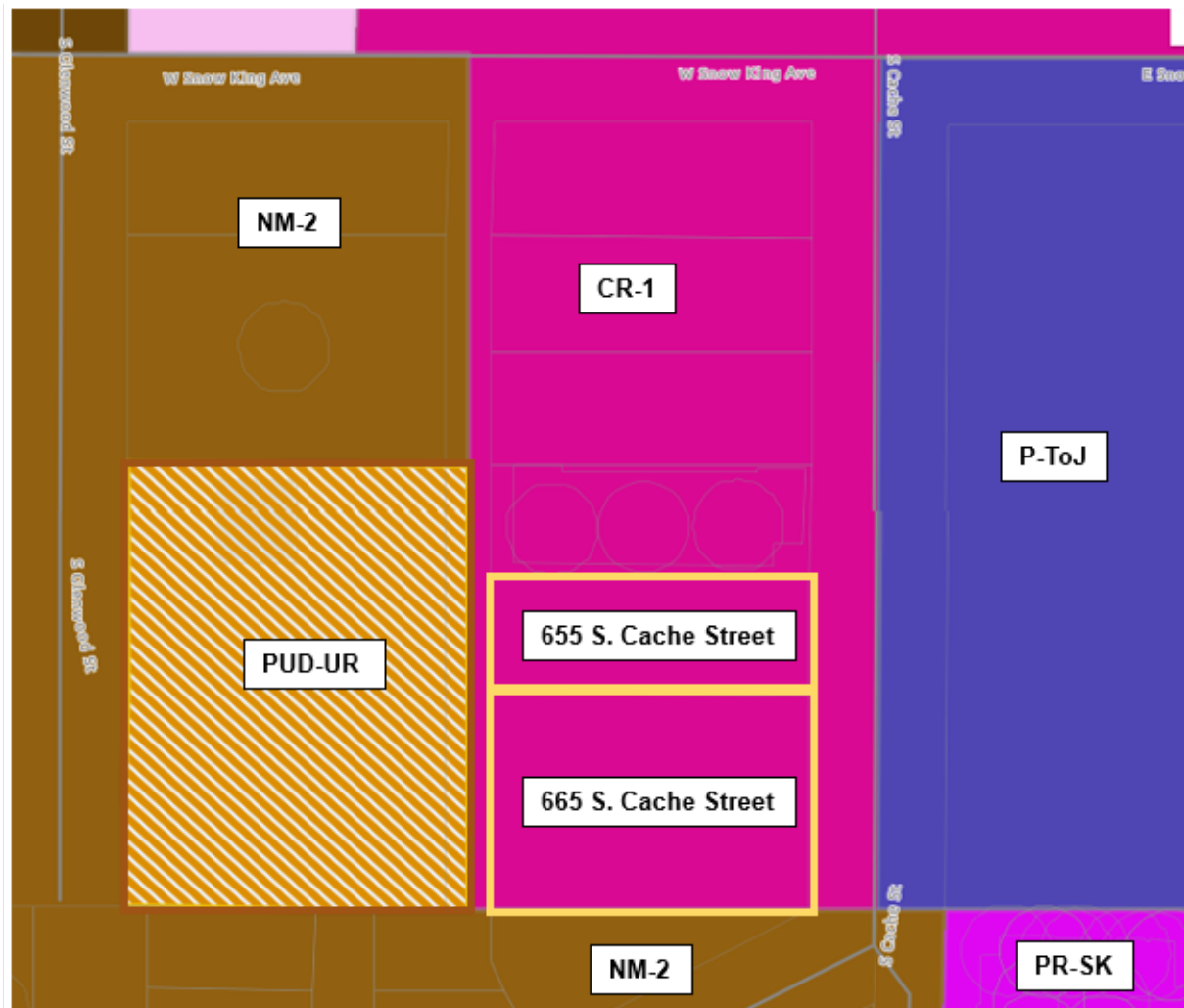
1. Prior to issuance of certificate of occupancy, the property owner is required to record with the Teton County Clerk workforce deed restrictions for the applicable units, meeting the satisfaction of the Jackson Teton County Housing Department, for applicable residential units.
2. Prior to issuance of building permit, the property owner is required to record with the Teton County Clerk a sanitary sewer and utility easement(s) benefitting the Town and meeting the satisfaction of the Town Attorney.
3. Prior to issuance of building permit, the property owner is required to record a Partial Vacation Without Replat (Lot Combination) with the Teton County Clerk to vacate interior lot lines.
4. Prior to certificate of occupancy, a public access easement for the 1' portion of sidewalk along the eastern frontage of the property for sidewalk access shall be provided by the applicant to the Town and recorded with the Teton County Clerk.
5. Prior to issuance of building permit, an encroachment agreement for the proposed canopy along the eastern frontage of the structure shall be provided by the applicant to the Town and recorded with the Teton County Clerk.
6. Prior to issuance of building permit, the property owners of the condominium subdivision of Lot 11 are required to record an amendment to subdivision plat 1429 with the Teton County Clerk showing removal of LCE-P 100.
7. Prior to issuance of building permit, the property owner is required to record an updated parking and improvements easement and exhibit with the Teton County Clerk reflective of the new amount, description, and location of shared vehicle parking between Lots 11-14.

8. Prior to issuance of building permit, the property owner is required to record a trash and recycling shared access easement to allow occupants of Lot 11 to access and utilize trash and recycling enclosure on Lot 12.
9. Prior to issuance of building permit, the property owner is required to record a snow storage easement to allow occupants of Lot 11 to access and utilize snow storage on Lot 14.
10. Prior to review by Town Council, the applicant shall revise site plan to show at least one additional street tree near the bulb out but within the 5' furnishing zone to comply with the pedestrian frontage requirement.
11. Prior to review by Town Council, the applicant shall revise site plans to connect proposed sidewalk to Aspen Drive to a standard that meets or exceeds the design standards of the Town.
12. Prior to issuance of building permit, any agreement required for shared water service connection between Lot 11 and Lots 12-14 shall be recorded with the Teton County Clerk to the satisfaction of the Town Engineer. Water connection via the alley is not permitted per the Town Engineer.

Project Location.

The properties are located at 655 and 665 S. Cache Street and legally known as LOT 12, BLK. 4, KARNS-2 (PIDN: 22-41-16-33-1-69-003) and LOTS 13 & 14, BLK. 4, KARNS-2 (22-41-16-33-1-69-005) respectively. An aerial photo and zoning map are shown below and on following page:





Background/Project Description.

The 20,157 sf site is comprised of 3 lots at 655 S. Cache Street (Lot 12) and 665 S. Cache Street (Lots 13 and 14). The subject properties are zoned Commercial Residential – 1 (CR-1). Surrounding properties are zoned CR-1 to the north, Planned Unit Development - Urban Residential (PUD-UR) to the west, Neighborhood Medium Density-2 (NM-2) to the south, and Park and Open Space - Town (P-ToJ) and Snow King Planned Resort (PR-SK) to the east. Both properties are located within the Lodging Overlay (LO). NewJack, LLC owns Lots 12-14 of this block as well as Unit 100 on Lot 11.

Existing site conditions on 655 S. Cache Street (Lot 12) include surface parking, trash and recycling enclosure, landscaping, and utilities (transformer) developed in conjunction with 645 S. Cache Street (Lot 11) under building permit B19-0854 which received a certificate of completion in July 2021. 665 S. Cache Street (Lots 13 and 14) includes additional shared surface parking serving tenants and guests at 645 S. Cache Street (Lot 11). Lot 11 is subdivided into 1 commercial unit and 2 residential condominium units.

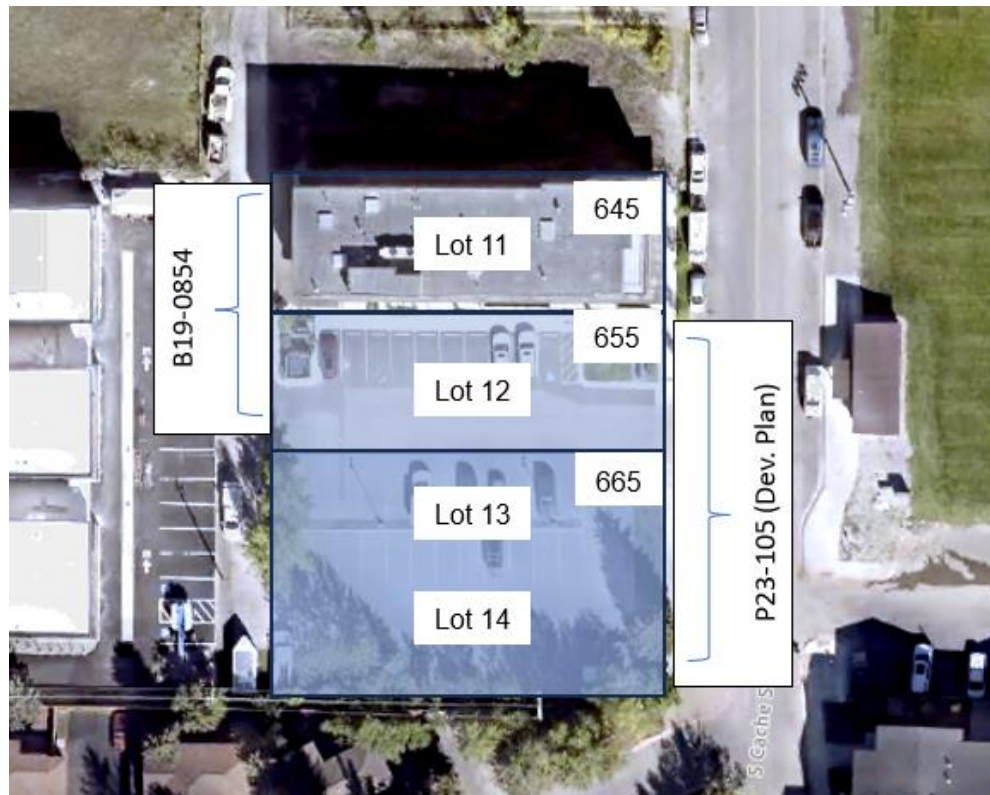
The applicant is requesting approval of a Development Plan for a new 3-story mixed use structure comprised of residential units, workforce deed restricted residential units, short-term rental units, with 5,782 sf of commercial office at ground floor.

In total, of the 13 units proposed residential or lodging units, there are 5 market rate, 4 workforce deed restricted, and 4 short-term rental units. Though the CR-1 zone allows for ownership units (i.e., condominiums and townhomes), the applicant has not indicated interest in subdividing the units at this time and plans to keep them as apartments, deed restricted units, and short-term rentals units. An overview of the proposed structure is shown in table below.

Development Overview
• <u>Total above-ground habitable floor area:</u> 33,646 sf • <u>Residential Units:</u> 9 total ○ 5 Market units (3 and 4 bedroom) ○ 4 Workforce deed-restricted units (1, 2, and 4 bedroom) • <u>Short-term rental (lodging) Units:</u> 4 total ○ 4 Short-term rental units (3 bedroom) • <u>Total commercial floor area:</u> 5,782 sf office • <u>Total parking:</u> 51 vehicle spaces provided ○ 48 on-site spaces ○ 3 on-street spaces

Interrelationship with Lot 12

Because 655 S. Cache Street (Lot 12) was developed in conjunction with 645 S. Cache Street (Lot 11) in 2021, some site development required for LDR compliance of Lot 11 is provided on Lot 12, including parking, trash and recycling enclosure, utilities, and landscaping. Now with the proposed redevelopment of Lot 12 with Lots 13 and 14, the proposed project must account not only for LDR compliance of the new development but for some site development required for Lot 11 as approved by B19-0854. Staff analysis in below paragraphs notes these requirements. The graphic shown on the following page depicts which lots and property addresses are associated with specific physical development permits.



Staff Analysis.

Development Overview

The purpose of a Development Plan is to review a physical development that is large and complex enough to benefit from a public review. After reviewing the applicant's submittal, staff finds that, as conditioned, the proposed project complies with the LDR requirements of the CR-1 zone. Please refer to the LDR Compliance table below:

LDR Compliance Table Commercial Residential-1 (CR-1)			
	Required	Proposed	Compliance
Lot Standards			
Building Setbacks			
Primary Street	0'-5'	3.4'	Complies.
Side Interior	0' or 5'	3.6'	Complies under Planning Director interpretation.
Rear (Alley)	10' (min)	10'	Complies.

Landscaping			
LSR	10%	10%	Complies.
Plant units	3 Plant Units 1/1,000 sf of required landscape area plus 1 PU for Lot 11	4 Plant Units	Complies.
Parking Setbacks			
Secondary Street, tuck under, enclosed (min)	0'	Tuck under and underground parking	Complies.
Bulk Standards			
Street Facade			
Width of ground and 2nd story in primary street setback range			
% of lot width (min)	80%	Ground Floor – 74% 2nd Floor – 93%	Complies under Planning Director interpretation.
Building Height			
Building Height (max)	42'	42' 43'-6 1/2" (allowed for stair access)	Complies.
Stories (max)	3	3	Complies.
Building Stepback			
3-Story Stepback	10'	10'	Complies.
Encroachment in stepback of facade	60% (max)	60%	Complies.
Scale of Development			
Floor Area Ratio	0.65 Base + 0.15 Lodging (16,125 sf max allowed) plus density incentives	Base + Lodging FAR (.73) 14,726 sf Total FAR (1.67) including 2:1 bonus 33,646 sf	Complies.
Form Standards			
Pedestrian and Building Frontage			
Trees in lawn	5' planting + 6' clear sidewalk	5' planting + 6' clear sidewalk	Complies as conditioned.
Building Frontage	Office	Office	Complies.

Use Standards			
Parking	34 spaces + 12 spaces to fulfill 645 S. Cache St. (B19-0854) = 46 total	51 total 48 on-site 3 on-street	Complies as conditioned.
Bike Parking	3 (Lots 12-14) + 2 (Lot 11) 1/10 nonresidential vehicle spaces required	14	Complies.
Housing Mitigation	Office Lodging Apartment	Existing Credit: 2.884 units Proposed: 2.652 units	Complies. No Mitigation Required

Massing and Site Design

Staff finds the proposed site plan is consistent with the goals of the CR-1 zone and with corresponding Comprehensive Plan Subarea (Subarea 2.2-Town Commercial Core) which encourage a pedestrian-oriented corridor comprised of mixed use and/or multifamily residential structures linking Snow King and Downtown.

While the proposed structure taken as an isolated building does not strictly meet LDR requirement for building setback from the northern property line (3.6' where 0' or 5' is required) or the LDR requirement for street façade width at ground floor (74% proposed where 80% is required), the Planning Director finds that considered jointly (i.e., as a unified project) with the existing building at 645 S. Cache these standards are met in terms of the functional intent of the CR-1 zone.

The project has a base plus additional lodging FAR of 0.73 (14,726 sf). By utilizing the 2:1 bonus, the structure exceeds that 0.73 by approximately 18,920 sf for a total FAR of 1.67 (33,646 sf).

Of the bonus floor area, 12,185 sf is market residential and circulation (5 units) and approximately 6,735 sf is workforce deed restricted housing and circulation (4 units). As the applicant has utilized incentives provided by the Workforce Housing Floor Area Bonus, staff recommends a condition of approval that, prior to issuance of certificate of occupancy, the property owner is required to record workforce deed restrictions, meeting the satisfaction of the Town, with the Teton County Clerk for applicable residential units.

The three story structure is 42' and includes 4 roof hatches extending an additional 1'-6.5" above roofline to accommodate roof access as allowed by LDR Section 9.4.10.C.1. The ground level provides commercial floor area (office), a pedestrian courtyard, and an entry to stair and elevator tower accessing residential/lodging units on the upper floors. A pedestrian sidewalk runs along the northern property line in between 645 and 655 S. Cache Street providing shared access between Lot 11 and Lot 12 for the benefit of Unit 100 (existing commercial office) on Lot 11.

The structure successfully meets LDR requirements for building setback and third floor stepback from the primary street helping to create visual variation to the street façade as opposed to one large, continuous structure. The structure has an overall street façade width of approximately 120' when including the pedestrian

courtyard in the site's northeast corner. Building forecourts of 35' (min) depth may be considered part of the building façade for purposes of meeting the required façade width in the setback range. Though the applicant proposes a 33.5' deep forecourt, the Planning Director has determined this design has the same impact on the street facade as would a 35' deep forecourt. Because of this interpretation, staff finds the building meets the required form based standard.

The second and third floors are separated by an internal courtyard beginning at the second floor which provides access and circulation to residents and guests. Roof patios are accessed from the interior of the residential units via roof hatches. The structure's northeast corner is recessed at the third floor to adhere to a view corridor easement benefiting residential unit 301 at 645 S. Cache Street (Doc. 1021922 recorded with the Teton County Clerk).

The structure is positioned to provide a 15' utility easement to the Town for existing utilities along the southern property line of Lot 14. During project review and research of the properties, it was discovered that an easement agreement has never been formalized with the Town and recorded. As a formalized easement would benefit the Town, staff recommends a condition of approval that prior to issuance of building permit, the property owner is required to record a sanitary sewer and utility easement(s), meeting the satisfaction of the Town, granted to the Town with the Teton County Clerk. Additionally, as the International Building Code (IBC) does not allow structures to span multiple lot lines, staff recommends a condition of approval that prior to issuance of building permit, the property owner is required to record a Partial Vacation Without Replat (Lot Combination) with the Teton County Clerk.

Overall, as conditioned, staff finds that the massing and site design meet the standards, goals, and intent of the CR-1 zone.

Vehicular Access/ Circulation/ Required Parking

On-site parking for the project is accessed from the existing alley due west of the properties which exits onto W. Snow King Drive. The applicant has successfully screened on-site parking from the public street by locating it either in the rear of the structure beyond the required 30' parking setback or within an underground parking facility.

Based on proposed floor area and uses, the new development requires 34 vehicle spaces. In addition, 12 vehicle spaces including 1 ADA, are required to fulfill existing parking requirement of 645 S. Cache Street (Lot 11) under previous building permit B19-0854. A total of 51 vehicle parking spaces are provided between on-street and on-site spaces. A table on the following page provides a breakdown of vehicle parking calculations.

Vehicle Parking Compliance Table		
Use	Required Calc.	Total Vehicle Spaces Required
Commercial Office	2.47/1,000 sf	14.28
Short-term rental	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	6.00
Residential		13.50
Electric vehicle supply equipment (EVSE)	30% Capable and 5% Installed (Percent of on-site vehicle parking spaces provided)	12 Capable 2 Installed
645 S. Cache Fulfillment	See B19-0854 Existing provision 11 on-site 1 on-street	12.00
	Total Required	46 (rounded from 45.78)
	Total Provided	51 (48 on-site) (3 on-street)

Currently, some parking required for uses on Lot 11 is located on Lot 12. This includes a total of 10 vehicle parking spaces and a portion of 1 vehicle parking space and is formally recognized by a 'Parking and Improvements Easement' (Doc. 1021489) recorded with the Teton County Clerk. Staff recommends a condition of approval that prior to issuance of building permit, the property owner is required to record an updated parking and improvements easement and exhibit with the Teton County Clerk reflective of the new vehicle parking amount, description, and location. Removal of a portion of 1 surface parking space on Lot 11 will require amending plat 1429 (645 South Cache Condominium Addition to the Town of Jackson). Staff recommends a condition of approval that prior to issuance of building permit, the property owners of the condominium subdivision of Lot 11 are required to record an amendment to subdivision plat 1429 with the Teton County Clerk showing removal of LCE-P 100.

Fourteen (14) bicycle parking spaces are provided either on-site in the rear of the building or along the pedestrian frontage of Lot 12. This provision exceeds the current LDR requirement for all nonresidential uses.

Pedestrian Frontage and Street Facade

The applicant provides trees-in-lawn pedestrian frontage consisting of 5' (min) furnishing/planting area and a 6' (min) clear sidewalk width along the S. Cache Street frontage. Because a portion of the required pedestrian sidewalk is provided on private property as opposed to within the public right of way, staff recommends a condition of approval that prior to certificate of occupancy, a public access easement for the 1' portion of sidewalk along the eastern frontage of the property for sidewalk access shall be provided by the applicant to the Town and recorded with the Teton County Clerk. This will allow the public to legally use the full width of the sidewalk as it crosses the Property. The pedestrian frontage also includes 2 bicycle racks. Although located entirely on private property, the site design includes a small pedestrian forecourt in the northeast portion of Lot 12 which, per the applicant, serves to activate the pedestrian frontage and direct users to the building entry for residential and lodging units.

Current plans do not show street trees along the full extent of the pedestrian frontage near the location of an existing 'bulb out' in the public right of way. Staff recommends a condition of approval that, prior to review by Town Council, the applicant shall revise site plan to show an additional street tree near the bulb out but within the 5' furnishing zone to comply with the pedestrian frontage requirement.

In a similar design to the neighboring 645 S. Cache Street to the north, a proposed canopy between first and second floors will extend a total of 5'-3.5" from the building into the public right of way over a portion of the sidewalk. Because the canopy encroaches into the Town's public right of way by approximately 1.9', staff recommends a condition of approval that, prior to issuance of building permit, an encroachment agreement for the proposed canopy along the eastern frontage of the structure shall be provided by the applicant to the Town and recorded with the Teton County Clerk.

Lastly, current plans propose sidewalk reconstruction along the S. Cache Street frontage to terminate at the southern boundary of Lot 14. This means in the sidewalk is not extended to reach Aspen Drive but rather the existing bulb out remains as is. Staff recommends a condition of that, prior to review by Town Council, the applicant revise the site plans to connect the proposed sidewalk to Aspen Drive to a standard that meets or exceeds the design standards of the Town. This portion of the sidewalk may be provided entirely in the public right of way to avoid crossing private property directly south of Lot 14. This condition will enable a more seamless sidewalk connection in the event sidewalks are introduced along Aspen Drive in the future.

Landscaping and Exterior Lighting

Staff finds that the proposed landscape plan meets the landscape surface ratio (LSR) and plant unit requirements of the CR-1 zone. Proposed landscaping includes native shrubs along southern property line of Lot 14, planter beds with native shrubs and columnar aspen along the northern property line of Lot 12, and perineal beds and native sod along the pedestrian frontage and in pedestrian courtyard.

Because 655 S. Cache Street (Lot 12) was developed in conjunction with 645 S. Cache Street (Lot 11), some existing landscaping provided on Lot 12 is required to fulfill LDR compliance for Lot 11. Staff calculates 1 plant unit is required for Lot 11. In total, the proposed development on Lots 12-14 requires 2 plant units plus an additional 1 plant unit to fulfill B19-0854. The applicant meets this requirement by providing a total of 4 plant units.

Some plant units are proposed on Lot 14 within the area designated as the 15' sanitary sewer and utility easement located on the southern boundary of the project site. Proposed plant units over the existing utilities is not preferred. Instead, it is Town's preference that plantings within that proposed easement are minimized to the greatest extent possible while still providing some screening to the neighboring property to the south. Specifically, any plantings that may seek out the sanitary sewer line for nourishment shall be removed from landscape plan or located elsewhere. Staff notes any plantings that interfere with the use of, or access to, sanitary sewer and utility infrastructure, may be removed by Town at a future date.

Proposed exterior lighting plan meets standards for allowed lumens. However, based on current submittal, staff is unable to verify full compliance with LDR Section 5.3.1 (Exterior Lighting Standards), for example, whether light trespass occurs to surrounding properties or if automatic lighting controls are employed. Because there is a shared access between Lot 11 and Lot 12, staff will allow light trespass across between Lot 11 and Lot 12.

Department reviews reiterate the requirement that exterior lighting must comply with LDR Section 5.3.1 (Exterior Lighting Standards) prior to issuance of building permit.

Operational Standards, Utilities, and Snow Storage

The CR-1 zone requires trash and recycling enclosures to be provided for nonresidential developments and residential developments with more than 4 dwelling units. An existing transformer and trash and recycling enclosure serving Lot 11 is provided at the northwest corner of Lot 12 and serviced from the alley. The applicant proposes to relocate a transformer designed to serve all development on Lots 11-14 to the southwest corner of Lot 11. The applicant also proposes a new trash and recycling enclosure on Lot 12 also to serve all development on Lots 11-14. To continue to facilitate access to the trash and recycling enclosure across multiple properties, staff recommends a condition of approval that prior to issuance of building permit, the property owner is required to record a trash and recycling easement to allow occupants of Lot 11 to access and utilize trash and recycling enclosure on Lot 12.

Required snow storage is calculated as 2.5% of all uncovered driveway surfaces. Currently, snow storage for Lots 11 and 12 is provided on Lot 12 but will need to be relocated based on proposed design program. Snow storage to fulfill needs of Lots 11-14 will be located within the 15' utility easement along the southern property line of Lot 14. The proposed snow storage area of 850 sf exceeds the 82.5 sf required for Lots 11-14. Because snow storage for Lot 11 is off site, staff recommends a condition of approval that prior to issuance of building permit, the property owner is required to record a snow storage easement to allow occupants of Lot 11 to access and utilize snow storage on Lot 14.

As shown on submitted plans, the Engineering Department will require water service connection to the proposed structure on Lots 12-14 to be taken from the S. Cache Street frontage rather than the alley. This may require a shared water service connection agreement between Lot 11 and Lots 12-14 depending on the final route of required utilities. If this is the case, staff recommends a condition of approval that prior to issuance of building permit, any agreement required for shared water service connection between Lot 11 and Lots 12-14 shall be recorded with the Teton County Clerk to the satisfaction of the Town. A water connection via the alley is not permitted.

Affordable/Employee/Workforce Housing

The development will not incur an affordable workforce housing mitigation fee because the property's existing credit of 2.884 units exceeds the 2.652 units generated by the proposed development.

It is important to understand that the affordable housing requirement is tied only to the base FAR, and although the project is approximately 33,646 sf, only the base FAR of 14,726 sf is subject to affordable housing mitigation. The additional +/-19,000 sf of floor area is not subject to affordable housing requirements because it is considered bonus floor area that has its own separate workforce housing requirements.

Design Review Committee (DRC)

The DRC reviewed the design for conceptional review at its August 10, 2022, meeting and for final review at its September 14, 2022, meeting with the Committee's unanimous recommendation to the Planning Director with no conditions of approval. During discussion for final approval, the Committee gave positive feedback specifically for materiality, building articulation, engaging entrances and pedestrian experience, as well as cohesion with neighboring structure at 645 S. Cache Street. DRC suggested applicant verify landscaping could

be sustained in area between Lot 11 and Lot 12 and to consider options to better match the design of 645 S. Cache Street specifically where ground floor windows connect to the structure's "base" or "pedestal".

Public Comment

Staff received one public comment via phone call from a property owner on Aspen Drive located south of the proposed development. That neighbor voiced concern for building size and setbacks, impact to quality of life and loss of sunlight to their property from the massing of the structure, neighborhood disruptions during construction activity, and loss of existing neighborhood character due to this and several recent residential and mixed use projects in the surrounding area.

Comprehensive Plan & Priority Alignment.

All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

Not applicable. This finding is not applicable according to the Wyoming Supreme Court.

2. *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*

Not applicable. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

3. *The proposed project does not have a have a significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

Complies. As conditioned, staff finds that the proposed project will not have significant impacts on public facilities and infrastructure.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

Complies. The DRC reviewed this Development Plan for final review on September 14, 2022, and recommended approval to the Planning Director with no conditions.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

Complies. As conditioned, staff finds that the application meets all standards of the LDRs and other Town Ordinances.

6. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. Staff finds the project fulfills requirements of B19-0584 in terms of redevelopment located on 655 S. Cache Street (Lot 12). Additionally, the proposed structure adheres to a recorded view corridor

easement benefiting residential unit 301 at 645 S. Cache Street. There are no other prior applicable permits or approvals.

Fiscal Impact.

No fiscal impact identified at this time.

Staff Impact.

The amount of staff time to review this Development Plan including response to public comment and report drafting is approximately 30 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Suggested Motion.

I move to **recommend approval** of Development Plan P23-105 for a new 3-story mixed-use building at the properties addressed 655 and 665 S. Cache Street based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated September 6, 2023.



PERMIT NOTES

Permit # P23-105 Parcel # : 22-41-16-33-1-69-005
Site Address: 665 S CACHE STREET
Project Name: Development Plan - 665 S. Cache St.

Note Type	Note Code	Text	Created By	Begin Date	End Date
CONDITIONS		See staff report for full analysis. Conditions of Approval: 1. Prior to issuance of certificate of occupancy, the property owner is required to record with the Teton County Clerk workforce deed restrictions for the applicable units, meeting the satisfaction of the Jackson Teton County Housing Department, for applicable residential units. 2. Prior to issuance of building permit, the property owner is required to record with the Teton County Clerk a sanitary sewer and utility easement(s) benefitting the Town and meeting the satisfaction of the Town Attorney. 3. Prior to issuance of building permit, the property owner is required to record a Partial Vacation Without Replat (Lot Combination) with the Teton County Clerk to vacate interior lot lines. 4. Prior to certificate of occupancy, a public access easement for the 1 portion of sidewalk along the eastern frontage of the property for sidewalk access shall be provided by the applicant to the Town and recorded with the Teton County Clerk. 5. Prior to issuance of building permit, an encroachment agreement for the proposed canopy along the eastern frontage of the structure shall be provided by the applicant to the Town and recorded with the Teton County Clerk. 6. Prior to issuance of building permit, the property owners of the condominium subdivision of Lot 11 are required to record an amendment to subdivision plat 1429 with the Teton County Clerk showing removal of LCE-P 100. 7. Prior to issuance of building permit, the property owner is required to record an updated parking and improvements easement and exhibit with the Teton County Clerk reflective of the new amount, description, and location of shared vehicle parking between Lots 11-14. 8. Prior to issuance of building permit, the property owner is required to record a trash and recycling shared access easement to allow occupants of Lot 11 to access and utilize trash and recycling enclosure on Lot 12. 9. Prior to issuance of building permit, the property owner is required to record a snow storage easement to allow occupants of Lot 11 to access and utilize snow storage on Lot 14. 10. Prior to review by Town Council, the applicant shall revise site plan to show at least one additional street tree near the bulb out but within the 5 furnishing zone to comply with the pedestrian frontage requirement. 11. Prior to review by Town Council, the applicant shall revise site plans to connect proposed sidewalk to Aspen Drive to a standard	KPAGE@JACKS ONWY.GOV	08/30/23	8/30/23



PERMIT NOTES

that meets or exceeds the design standards of the Town.

12. Prior to issuance of building permit, any agreement required for shared water service connection between Lot 11 and Lots 12-14 shall be recorded with the Teton County Clerk to the satisfaction of the Town Engineer. Water connection via the alley is not permitted per the Town Engineer.

General Review Notes:

1. See Housing Dept. Memo dated August 29, 2023 (attached)
2. Exterior Lighting - Building permit submittal shall comply with LDR Section 5.3.1 (Exterior lighting standards) including, but not limited to, no light trespass, automatic lighting controls, and lighting reduction. See recent updates via Ord. No. 1324.
3. Additional street trees - Revise plans to include additional street tree(s) adjacent to lot 14. Previous feedback from staff noted Town does not support trees in bulb out/bump out area, however, additional tree(s) within 5' furnishing zone is required. Staff supports trees in grate (rather than lawn) for area with existing pavers. Applicant responsible for replacing any pavers required to incorporate grates.
4. Sidewalk shall be carried to meet Aspen drive to a design standard approved by Town Engineer. Applicant may narrow sidewalk width to avoid private property south of Lot 14 (LOT 7, PT. LOT 8, ASPEN SHADOW TOWNHOMES)
5. Snow storage and at grade sidewalk are acceptable on proposed utility easement (Lot 14). Plant units shall be minimized to the greatest extent possible while offering some screening to neighboring properties. Landscaping within easement may be removed by Town if it interferes with utility function or maintenance. Staff notes Landscape plant unit substitutions allowed under LDR Sec. 5.5.3.E.4 including moveable planters, benches, bike racks, and public art.
6. Updates to Plat 1429 - While conditions of approval note specifically removing the portion of 1 parking space (LCE-P 100) on 645 S. Cache, staff notes that any other site changes impacting Plat 1429 - such as potentially accommodating relocated transformer - should be addressed during same plat amendment.
7. Revise plans to show minimum of 10 EVSE capable spaces.

CONDITIONS	The applicant is requesting approval of a Development Plan for approximately 32,685 square feet of mixed-use development in a three-story structure at 665 S. Cache St. Proposed uses include office, lodging, and residential with associated circulation, parking, and mechanical space. To achieve this development proposal, the applicant will utilize the Workforce Housing Floor Area Bonus tool. Affordable Workforce Housing Standards: The applicant asserts that housing credits were produced from prior use and redevelopment of the adjacent lots at 645 and 655 S Cache St and	KMALONE@JAC 08/29/23 KSONWY.GOV	8/29/23
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PERMIT NOTES

that proposed development is part of this comprehensive site. The Planning Department is responsible for verifying the existence and applicability of these credits to proposed development. If it is determined by the Planning Department that housing mitigation is due, any required housing mitigation shall follow the amount and type standards specified in LDR Sections 6.3.3 and 6.3.4 and shall be subject to the recommended conditions of approval listed below.

Workforce Housing Floor Area Bonus:

The applicant proposes using the Workforce Housing Floor Area Bonus tool to obtain additional unrestricted residential Floor Area in exchange for permanent restriction of some dwelling units for Workforce occupancy. In exchange for 12,184sf of additional market-rate residential floor area, 6,735sf of Workforce-restricted residential floor area will be accommodated on site. Per proposed plans, this amounts to four permanently restricted Workforce housing units (three restricted units on Level 1 and one restricted unit on Level 2/3). Based on my initial review of the plans provided, the four Workforce-restricted units meet Livability Standards required by the Housing Department Rules & Regulations, with the following exceptions that must be addressed by the applicant prior to finalizing building plans for Building Permit application submittal:

Confirm materials and finishes:

- o Countertops must be new, durable and cleanable material.
- o Flooring must be new carpet, wood, tile, vinyl, linoleum or concrete with 10-year warranty.
- Water resistant (no carpet) flooring required in kitchen and bathrooms.
- o Bedroom closets must include installed shelf over rod. All other closets must include necessary shelving and/or fixtures for resident use.

- o Noise mitigation material must be installed in shared walls, ceilings and floors.

Confirm appliances meet these standards:

- o Refrigerators must be a minimum of 20 cubic feet in 1-bedroom units, and 25 cubic feet in 2 and 3-bedroom units.
- o New, Energy Star, UL-listed with 1-year warranty.
- o Include ventilation fan over range.
- o Garbage disposals are required in restricted units if they are included in market (unrestricted) units.
- o Furnace/ boiler/water heater must be appropriately sized for number of residents and have minimum 5-year warranty.

Windows:

- o All living areas and bedrooms shall have a minimum of one window that can be opened (Jackson/Teton County Housing Department Rules & Regulations section 3-3.D.6). It does not appear that the primary bedroom in Unit R4 has a window.
- o Confirm that windows can open for ventilation and access to outside air.
- o Where pedestrian/vehicle access is adjacent to a window, top-down window coverings are



PERMIT NOTES

required.

Basement additional storage units:

- o Must be numbered and accessible only to corresponding unit residents.
- o Access must be codified in writing (resident lease or CC&Rs, etc.)

Parking:

- o Parking provided for restricted units must be equivalent to parking provided for market units in the development.
- o Must be numbered with at least one space accessible per restricted housing unit.
- o Assignment/use must be codified in writing (resident lease or CC&Rs, etc.)

Process & Conditions of Approval:

The following conditions of approval are recommended by the Housing Department to be included upon approval of this Development Plan.

1. Required components of livability. Each required restricted housing unit shall include, at a minimum, the components of Livability Standards required by Sec. 3-3 of the Housing Department Rules and Regulations. Prior to applicants submittal of Building Permit, the Livability Standards Questionnaire (<https://www.tetoncountywy.gov/DocumentCenter/View/15860/Livability-Standards-Questionnaire-Interactive>) shall be completed for each unit type and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram.

a letter from the Housing Department will be issued to the applicant stating whether the unit (s) are compliant with Livability Standards or whether there are required changes.

a Livability Standards Letter from the Housing Department that confirms approval is required to be included in any Building Permit application. Prior to issuance of Certificate of Occupancy, the Housing Department shall inspect the site to ensure units were built to approved plans.

2. Deed Restriction. To ensure continued compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, the property shall be subject to a deed restriction for housing, on all applicable dwelling units, in perpetuity, in a form established and approved by the Housing Department.

Prior to issuance of Certificate of Occupancy, a special restriction drafted by the Housing Department using the applicable approved Restriction Template will be recorded on the units/property. The applicant will be responsible for payment of recording fees.

the leasing agent/realtor/property manager or person managing residents shall attend a Compliance Conference with the Housing Department to learn how Workforce and Affordable households are qualified for residency in restricted units.

Thank you for the opportunity to review this Development Plan. Please contact me with any



PERMIT NOTES

questions.

CONDITIONS	DEVELOPMENT REVIEW APPROVED WITH CONDITIONS P23-105 Development Plan ADDRESS: 665 S Cache Street OWNER: Newjack, LLC APPLICANT: Hoyt Architects 8/21/2023 Scott Mohror, (307) 733-3079 DATE OF SUBMITTAL: 8/15/2023 DATE OF MATERIALS: 8/11/2023 REVISION NO.: 01 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. CONSTRUCTION MANAGEMENT PLAN 1. Response to Department Reviews dated August 11, 2023, Engineering Reviews addresses the original engineering review comments with acknowledgement comments. 2. Engineering understands the CM Plan at this stage is not fully developed to address all the requirements. 3. Engineering will require all of the original review comments dated July 6, 2023, to be addressed in the narrative and/or CM plan drawings. PROJECT SPECIFIC COMMENTS 4. Proposed water route for 645 S Cache Street is shown being connected to the water main on S Cache Street. Engineering understands the complexity of this route and will be willing to discuss. However, the alley route is not an acceptable route. 5. Provide mechanical room for water service entry into the building. 6. Canopy on the east side of the building encroaches into the public right-of-way. An encroachment agreement will be required. 7. Show all encroachments into the Towns right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc. LAND DEVELOPMENT REGULATIONS Development shall comply with the physical development standards for its zoning.	SMOHROR@JA CKSONWY.GOV	08/21/23	8/29/23
DEFICIENCY	Planning Dept. review comments provided below. Unless otherwise stated, all items for revision are required prior to Planning Commission appearance. Planning Staff requests meeting with applicant to discuss comments prior to resubmittal. 1. FAR Calculation	KPAGE@JACKS ONWY.GOV	07/07/23	7/7/23



PERMIT NOTES

Please provide table summarizing floor area by unit in addition to the FAR Calculation sheet (excel) which groups floor area by overall type. This will be utilized by staff for housing mitigation calculations. Unit descriptions. Some unit floor area references change across various plans (ex1.0 vs A102-A104).

2. Site Design, setbacks, and other dimensions. Confirm site area for consistency across all plans. Some plans reference 20,000sf and others reference 20,154.

Revise plans to include figure of total area of site development on the property. This will be utilized to verify maximum lumens count. See LDR Div 9.5 for definition of site development.

Staff suggests including a simplified site plan that is separate from the civil plans and that shows clear dimensions for structure setbacks from property line and pedestrian frontage.

Revise LDR compliance table for accurate structure setbacks that comply with CR-1 zone (see below comments)

Verify structure setback to southern property line is at least 15 to clear the utility easement. A102 references 14-8 but gridlines do not appear to align with property line.

Verify structure setback to northern property line. Applicants LDR compliance table references 5 but A102 references 3-6 and civil C3.2 references 3.5 to structure. This setback is measured to structure and not to site development. See comment below on minimum sidewalk width.

Verify structure setback to eastern property line. Applicants LDR compliance table references 0 but A102 references 3-4 and civil C3.2 references 2.4 to a point that is not the actual structure. Staff notes location of property line is unclear on civil plan.

Revise plans to show minimum sidewalk width of 4 to provide ADA access. Specifically, staff notes northern sidewalk between 655 and 645 S. Cache does not meet this dimension. Staff notes B19-0854 shows existing sidewalk width of 4 at this location.

Revise plans to show detailed dimensions for proposed canopy on eastern frontage. This should include dimension of overall canopy as well as how far it extends into the public right of way.

Revise plans to include dimension for access hatches to roof including how far the roof hatch extends above 42 and stair access area as percentage of total accessible roof deck floor area. These accesses exceed the allowed building height but are allowed under conditions



PERMIT NOTES

of LDR Section 9.4.10.C. Please clarify how far they exceed the maximum height.

Revise application narrative to confirm applicant has verified this type of site development is allowed under the specific easement agreement. Without access to the utility easement agreement for the 15 easement along the southern property line of 665 S. Cache, Staff cannot confirm whether site development (sidewalk) will be allowed in this area or not.

3. Bulk and Massing

Verify street faade calculation. Revise plans to meet street faade requirement for 80% of ground floor in primary street setback. It appears applicant has miscalculated this percentage using a portion of the building width as denominator in calculation and the percentage is closer to 74%. The required percentage is calculated by dividing the faced width by the width of the lot (less the utility easement). Refer to LDR sec 9.4.11 for calculation instructions. Staff notes that forecourts may count towards this street faade % provided that they meet standards of 9.4.11.C. Specific to this structure, staff notes forecourt depth must be min 35. Forecourt depth may need to be adjusted to meet the overall street faade minimum.

Verify third floor stepback meets required minimum 10. It appears this dimension is listed as 9-9 on A104 between gridlines 11 and 12. Refer to LDR sec 9.4.12 for calculation. Stepback is measured to building plane and not property line.

4. Landscaping

Prior to resubmittal, verify Landscape surface and plant unit calculations (L0.3). Based on proposed existing landscape area provided $(3013.89 - 940.54 = 2073.35)$ this would require 3 plant units for 655/665 S. Cache plus 2 required for 645 S. Cache = total 5 plant units. Staff notes that no plant units are required for tuck under parking (i.e. 1/12 space requirement). Staff estimates 5 plant unit total between 645-665 S. Cache.

Revise plans to show proper spacing between street trees. 30-40 on center with 40 maximum. L0.4 references spreads of 48 and 22.

Staff notes any area devoted to a public access easement to be recorded (sidewalk along street frontage) may be deducted from the property's gross site area in determining landscape area calculations.

5. Snow Storage -

Revise plans to include additional snow storage information. 645/655 S. Cache previously required 149.45 sf of snow storage based on 5,978sf of applicable surface. This snow storage was located in the grassy area that will now be the forecourt on the northeast of 655 S. Cache and is no longer available to accommodate



PERMIT NOTES

snow storage. Revise plans to offer recalculation of required snow storage to fulfill 645 S. Cache requirement and detail where that snow storage will be accommodated.

Revise snow storage calculation. C3.0 shows calculation for snow storage based on inclusion of alley. Calculation should only include uncovered parking and drive aisles on the property (not in public right of way). A minimum site area representing 2.5% of the total required off-street parking and loading area, inclusive of aisles and access drives, shall be provided as the snow storage area

6. Vehicle Parking

Staff notes plans do not show any residential units as designed ADA accessible. If any ADA units are proposed, revise plans to reflect this and note that additional ADA spaces may be required. ADA parking spaces may be used to fulfill overall parking requirement but, at minimum, there must be at least 1 ADA parking space available per ADA accessible designated unit.

Parking requirement Based on plans submitted 6.15.23, staff calculates parking requirement of 45 total vehicle spaces (rounded from 44.78) are required with a minimum of 19.5 (rounded to 20) provided off-street. Of that total, 11 spaces (including one ADA space) are required to fulfill parking requirement of 645 S. Cache. Please note parking requirement is dependent on aspects including floor area and use, thus parking calculation will reflect any changes plans regarding floor area, unit type etc.

Staff notes applicant should use parking requirement rate of 2.47/1000sf (CR-1) rather than 3.3/100sf parking calculations. Additionally, floor area such as circulation and mechanical that is designated to Office use should be included in office parking calculations.

Elec. Vehicle Supply Equipment (EVSE) - Revise plans to show compliance with EVSE requirements. Based on 38 vehicle spaces (captures 645 S. Cache parking fulfillment), 12 capable spaces and 2 installed spaces are required. EVSE parking stalls on plans should reference whether capable or installed. Refer to LDR sec 6.2.2 for EVSE requirement.

Staff highly suggests revising location of ADA space so access aisle is on passenger side of vehicle for easier use/access. (including, but not limited to, A102)

See note on Parking Easement below
See note on parking accommodation for construction management plan below

Revise site plan to show street spaces (9x22) along 655 and 665 S. Cache. Staff notes 1 on street parking space along 655 S. Cache was used to fulfill parking requirement at 645 S. Cache



PERMIT NOTES

7. Bicycle Parking

Minimum of 4 bicycle parking spaces are required.

Revise plans to remove bicycle parking shown at bulb out at Aspen Drive. This proposed location conflicts with plowing, winter snow removal, and potentially vehicle/pedestrian sightlines at an intersection. Planning Staff does not support bicycle racks in this location.

8. Lighting

EX1.0 Revise lighting plan to show compliance with lumen maximum. LDRs were updated in 2022 for lighting standards. Based on site acreage of 0.46, the CR-1 zone is allowed a maximum of 3 lumens per sf of site development but is limited by a maximum of 50,000 lumens per acre of site development for all fixtures and a maximum of 2000 lumens per acre of site development for unshielded fixtures. All lights over 600 lumens shall be fully shielded and light color may not exceed 3000 kelvin. Staff requires the site development area in order to confirm maximum lumens, however, it is likely it will be closer to half the amount currently proposed.

Revise plans to include total amount of site development so staff may verify above lumen maximums.

Staff notes application pages referencing NH-1 and CR-2 zones for lighting are nonapplicable to the CR-1 zone which the property is in.

Revise lighting plan include photometric plan showing no light trespass occurring over west, south, or east property lines. Light trespass over northern property line is acceptable to accommodate visitors utilizing parking and access easement with 645 S. Cache.

9. Easements and Encroachments

Prior to issuance of building permit, applicant shall record encroachment agreement with the Town of Jackson for any items that encroach into the public right of way. Staff specifically notes canopy on S. Cache frontage (A202). Staff also notes public works department review requesting encroachment agreement for use of shoring/soil nails and micro piles.

Prior to certificate of occupancy, applicant shall record public access easement for portion of required sidewalk frontage that provided across private property.

Prior to issuance of building permit, applicant shall record updated or new Declaration of parking and improvements easement (existing Document 1021489) showing updated location of 11 parking spaces now provided on 655-665 S. Cache that fulfill parking requirement of 645 S. Cache. Precise locations of parking stalls shall be called out in exhibit.



PERMIT NOTES

Prior to issuance of building permit, applicant shall record a Shared Trash and Recycling Easement to allow shared use of trash/recycling between 645 S. Cache and 655/665 S. Cache with the County Clerk.

10. Housing

Staff will confirm housing mitigation calculation based on resubmitted plans as there may design implications to overall floor area. Based on plans submitted 06.15.23, staff estimates the development generates 2.652 unit requirement based upon 5782sf of office use and 4 short term rental units of 3bedroom each.

Based on TOJ Staff memorandum dated 2.4.2020 regarding permit B19-0854, an existing credit of 2.884 units is available for the property 655 S. Cache.

Applicant shall verify with the Housing Department that units meet livability standards.

11. Lot line vacation

Prior to issuance of building permit, applicant shall record partial vacation of lot lines (lot combination) with the Teton County Clerks office to vacate the shared lot line between 655 and 665 S. Cache. This is required to meet building code. Staff notes a Partial vacation must be reviewed by Town Council as a separate project number and requires estimated 2-2.5months. For review and recordation.

CONDITIONS

DEVELOPMENT REVIEW APPROVED WITH
CONDITIONS

SMOHROR@JA 07/06/23
CKSONWY.GOV

7/6/23

P23-105 Development Plan
ADDRESS: 665 S Cache Street
OWNER: Newjack, LLC
APPLICANT: Hoyt Architects

7/6/2023
Scott Mohror, (307) 733-3079

DATE OF SUBMITTAL: 6/8/2023
DATE OF MATERIALS: 6/6/2023
REVISION NO.: 00

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.

CONSTRUCTION MANAGEMENT PLAN

1. Please review CMP checklist located here:
<https://www.jacksonwy.gov/DocumentCenter/View/7098/Checklist-CONST-MGMT-PLANv4>
2. Include all requested statements from the checklist.
3. Additional language will be required as the design phase progresses to construction phase.
4. Add language to how contractor parking will be enforced to assure current occupants of 645 S Cache Street will have street parking.



PERMIT NOTES

5. Verify working hours including if there will be any work on Holidays. Include language under Site Logistics to address work hours and holidays.
6. Provide pedestrian protection for 645 S Cache Street in accordance with the Towns Construction Management Checklist.
7. A crane agreement will be required for any crane working in the public right-of-way.
8. A shoring agreement will be required for temporary shoring in the public right-of-way.
9. ALL agreements require Town Council approval and sufficient time for the approval process should be planned.
10. Drawing plan indicates material staging/storage in the same location as snow storage and drainage area. Access to utilities will be required within the utility easement dedicated for material staging/storage.
11. The west construction fence shown on the plans needs to be clearly shown on private property.

PROJECT SPECIFIC COMMENTS

12. Proposed water route for 645 S Cache Street down the alley to Snow King Avenue is not acceptable. Design water service connection from Cache Street.
13. Provide mechanical room for water service entry into the building.
14. Proposed grading in the public rights-of-way is not acceptable. Building design needs to accommodate elevation changes, do not the public right-of-way to makeup elevation changes.
15. Provide ADA ramp and sidewalk extension to Aspen Drive.
16. Verify existing sidewalk ramp to Cache Street in the bulb out is in compliance with current ADA requirements.
17. Proposed uses within the south easement area may have use restrictions in the document. Verify proposed uses, landscaping and sidewalk are not restricted.
18. Existing bulb out is all pavers and used for snow storage. Proposed landscape to remove pavers is not acceptable due to the snow storage use.
19. The proposed tree in the bulb out area is not acceptable since this is a snow storage area for the Town.
20. Proposed bike racks in the bulb out shall be removed during winter month. Coordinate with Pathways for acceptable removable bike racks.
21. Canopy on the east side of the building encroaches into the public right-of-way. An encroachment agreement will be required.
22. Show all encroachments into the Towns right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.

LAND DEVELOPMENT REGULATIONS

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



PERMIT NOTES

Page 12 of 12

Report Run On: Thursday, 31 August
2023 15:42

Note Type	Note Code	Text	Created By	Begin Date	End Date
CONDITIONS		Structures must meet the most current adopted building codes of the Town of Jackson at the time of permit submittal.	KSLUDER@JAC KSONWY.GOV	06/12/23	6/12/23



MEMORANDUM

To: Katelyn Page
Town of Jackson Planning and Building

From: Kristi Malone
Jackson/Teton County Housing Department

Re: Housing Department Review of Development Plan Application (P23-105) for New Mixed-use Building at 665 S Cache St.

Date: August 29, 2023

The applicant is requesting approval of a Development Plan for approximately 32,685 square feet of mixed-use development in a three-story structure at 665 S. Cache St. Proposed uses include office, lodging, and residential with associated circulation, parking, and mechanical space. To achieve this development proposal, the applicant will utilize the Workforce Housing Floor Area Bonus tool.

Affordable Workforce Housing Standards:

The applicant asserts that housing credits were produced from prior use and redevelopment of the adjacent lots at 645 and 655 S Cache St and that proposed development is part of this comprehensive "site." The Planning Department is responsible for verifying the existence and applicability of these credits to proposed development. If it is determined by the Planning Department that housing mitigation is due, any required housing mitigation shall follow the amount and type standards specified in LDR Sections 6.3.3 and 6.3.4 and shall be subject to the recommended conditions of approval listed below.

Workforce Housing Floor Area Bonus:

The applicant proposes using the Workforce Housing Floor Area Bonus tool to obtain additional unrestricted residential Floor Area in exchange for permanent restriction of some dwelling units for Workforce occupancy. In exchange for 12,184sf of additional market-rate residential floor area, 6,735sf of Workforce-restricted residential floor area will be accommodated on site. Per proposed plans, this amounts to four permanently restricted Workforce housing units (three restricted units on Level 1 and one restricted unit on Level 2/3).

Based on my initial review of the plans provided, the four Workforce-restricted units meet Livability Standards required by the Housing Department Rules & Regulations, with the

following exceptions that must be addressed by the applicant prior to finalizing building plans for Building Permit application submittal:

- Confirm materials and finishes:
 - Countertops must be new, durable and cleanable material.
 - Flooring must be new carpet, wood, tile, vinyl, linoleum or concrete with 10-year warranty. Water resistant (no carpet) flooring required in kitchen and bathrooms.
 - Bedroom closets must include installed shelf over rod. All other closets must include necessary shelving and/or fixtures for resident use.
 - Noise mitigation material must be installed in shared walls, ceilings and floors.
- Confirm appliances meet these standards:
 - Refrigerators must be a minimum of 20 cubic feet in 1-bedroom units, and 25 cubic feet in 2 and 3-bedroom units.
 - New, Energy Star, UL-listed with 1-year warranty.
 - Include ventilation fan over range.
 - Garbage disposals are required in restricted units if they are included in market (unrestricted) units.
 - Furnace/ boiler/water heater must be appropriately sized for number of residents and have minimum 5-year warranty.
- Windows:
 - "All living areas and bedrooms shall have a minimum of one window that can be opened" (Jackson/Teton County Housing Department Rules & Regulations section 3-3.D.6). It does not appear that the primary bedroom in Unit R4 has a window.
 - Confirm that windows can open for ventilation and access to outside air.
 - Where pedestrian/vehicle access is adjacent to a window, top-down window coverings are required.
- Basement additional storage units:
 - Must be numbered and accessible only to corresponding unit residents.
 - Access must be codified in writing (resident lease or CC&Rs, etc.)
- Parking:
 - Parking provided for restricted units must be equivalent to parking provided for market units in the development.
 - Must be numbered with at least one space accessible per restricted housing unit.
 - Assignment/use must be codified in writing (resident lease or CC&Rs, etc.)

Process & Conditions of Approval:

The following conditions of approval are recommended by the Housing Department to be included upon approval of this Development Plan.

1. **Required components of livability.** Each required restricted housing unit shall include, at a minimum, the components of Livability Standards required by Sec. 3-3 of the Housing Department Rules and Regulations.

Prior to applicant's submittal of Building Permit,

- ☐ the Livability Standards Questionnaire (<https://www.tetoncountywy.gov/DocumentCenter/View/15860/Livability-Standards-Questionnaire-Interactive>) shall be completed for each unit type and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram.
- ☐ a letter from the Housing Department will be issued to the applicant stating whether the unit(s) are compliant with Livability Standards or whether there are required changes.
- ☐ a Livability Standards Letter from the Housing Department that confirms approval is required to be included in any Building Permit application.

Prior to issuance of Certificate of Occupancy,

- ☐ the Housing Department shall inspect the site to ensure units were built to approved plans.

2. **Deed Restriction.** To ensure continued compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, the property shall be subject to a deed restriction for housing, on all applicable dwelling units, in perpetuity, in a form established and approved by the Housing Department.

Prior to issuance of Certificate of Occupancy,

- ☐ a special restriction drafted by the Housing Department using the applicable approved Restriction Template will be recorded on the units/property. The applicant will be responsible for payment of recording fees.
- ☐ the leasing agent/realtor/property manager or person managing residents shall attend a Compliance Conference with the Housing Department to learn how Workforce and Affordable households are qualified for residency in restricted units.

Thank you for the opportunity to review this Development Plan. Please contact me with any questions.

MEMORANDUM

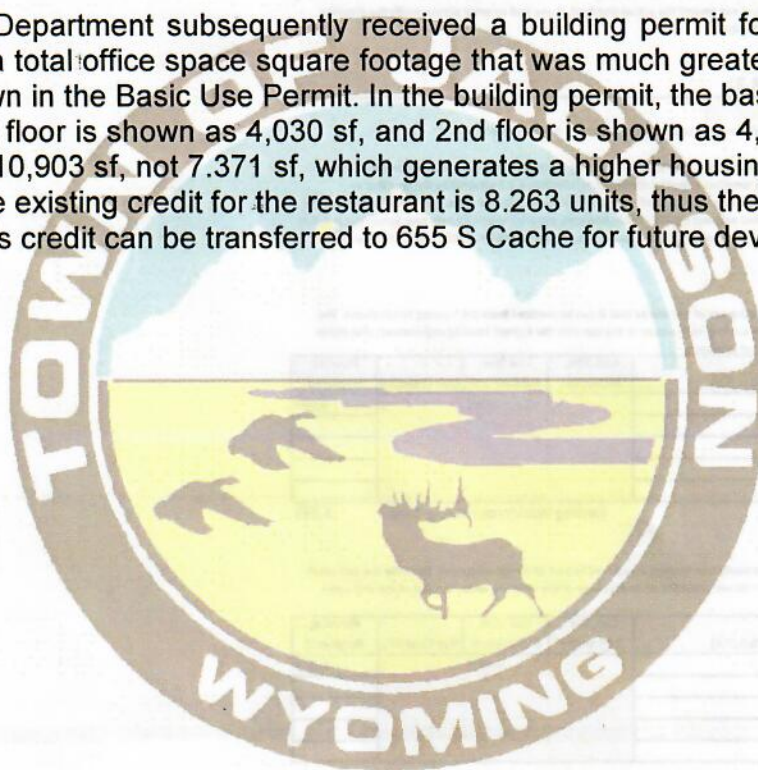
TO: Planning & Building File

FROM: Tyler Valentine, Senior Planner

DATE: 2/4/20

SUBJECT: B19-0854 – Updated Housing Mitigation

The Planning Department subsequently received a building permit for 645 S. Cache which showed a total office space square footage that was much greater than the 7,371 sf of office shown in the Basic Use Permit. In the building permit, the basement is shown as 2,422 sf, 1st floor is shown as 4,030 sf, and 2nd floor is shown as 4,451 sf. The total office space is 10,903 sf, not 7,371 sf, which generates a higher housing requirement of 5.379 units. The existing credit for the restaurant is 8.263 units, thus there is a surplus of 2.884 units. This credit can be transferred to 655 S Cache for future development.





August 11, 2023

665 S. Cache

Development Permit Application - updated

INDEX DOCUMENTATION:

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

DEV PERMIT DRAWING SET (updated)



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: 665 South Cache Mixed Use Development
Physical Address: 665 South Cache Street, Jackson, Wyoming 83001
Lot, Subdivision: Lots 12, 13, 14, BLK. 4, Karns-2 PIDN: 22-41-16-33-1-69-005

PROPERTY OWNER.

Name: Newjack LLC Phone: 307-690-2495
Mailing Address: PO Box 11803 Jackson, Wyoming ZIP: 83002-1803
E-mail: Tom Hedges <tom@ahjacksonhole.com>

APPLICANT/AGENT.

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

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
☒ Development Plan
_____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

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

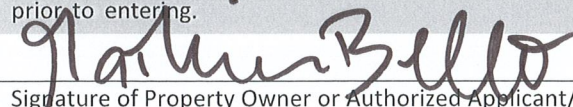
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

Have you attached the following?

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

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

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



Signature of Property Owner or Authorized Applicant/Agent

Martina Bello

Name Printed

June 6, 2023

Date

Project Architect

Title



August 11, 2023

665 S. Cache

Development Permit Application (updated)

Project Narrative and LDR Compliance

This project redevelops the existing parking lot located at 665 S. Cache Street in the Town of Jackson into a new mixed-use building with offices, long- and short-term housing. The site is located in the CR-1 Zone with Lodging overlay, with an area of 20,158 square feet. The project is adjacent to 645 S. Cache, a completed mixed-use redevelopment, and will match that building in height and character.

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

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

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

Land Development Regulation Compliance Summary

LDR Standard	Allowed	Proposed	Compliant
FAR maximum	See square foot calculation table	See square foot calculation table	Yes
Workforce housing floor area bonus	2 to 1 max (Long-term to Restricted units)	See square foot calculation table	Yes
Lodging overlay floor area bonus	Additional .15 FAR for Short-term units	See square foot calculation table	Yes
LSR minimum	10 % of site area	See Landscape drawings	Yes
Landscaping Plant Units	1 / 1000 sf of landscape area 1 / 12 parking spaces = 1 plant unit	See Landscape drawings	Yes
Street Facade	Min 80%	74% See east elevation	See Forecourt rule
Height	42' under 5:15 roof pitch	42'	Yes
Stories	3 maximum	3	Yes
Step-back	3 rd story 10' 60% max encroachment	60% encroachment See east elevation	Yes
Street Setback	0' to 5'	Pedestrian Frontage	n/a
Side Setback	0' to 5'	15' South (utility easement) 5' North	Yes
Rear Setback	10'	10'	Yes
Parking Setback, tuck under	0'	22' (alley parking)	Yes
Curb cut width	24'	None	Yes
Fencing		None	Yes
Pedestrian Frontage	13.5'	13.5'	Yes
Planting Area	5'	5'	Yes
Sidewalk	6'	6'	Yes
Planting Type	Trees in Lawn	Trees in Lawn	Yes
Building Frontage	Office/Lodging	Office/Lodging	Yes
Blank Wall	25' max	3' max	Yes
Pedestrian Access	Facing Street	Facing Street	Yes
Entrance Spacing	100' max	24' max	Yes
Parking	Underground/Alley	Underground/Alley	Yes
Exterior Lighting	50,000 Lumens max Per sf of dvlpmnt: 3	< 50,000 Lumens, see ext. lighting plans	Yes
Signs	3 sf per foot of street façade - 150 sf max	< 150 sf, TBD	Yes

Housing Mitigation	Based on mitigation spreadsheet	Existing 645 Cache housing credits to offset requirement	TBD
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Town of Jackson Planning and Building Department

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

Thomas P. Hedges

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

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

Address of Premises: 655 & 665 S Cache St.

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

Please attach additional sheet for additional addresses and legal descriptions

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

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

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

Phone Number of Applicant/agent: 307 733 9955

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

☒ Development/Subdivision Plat Permit Application ☐ Building Permit Application

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

☐ Demolition Permit ☐ Other (describe) _____

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

Thomas P. Hedges
Property Owner Signature

Manager

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

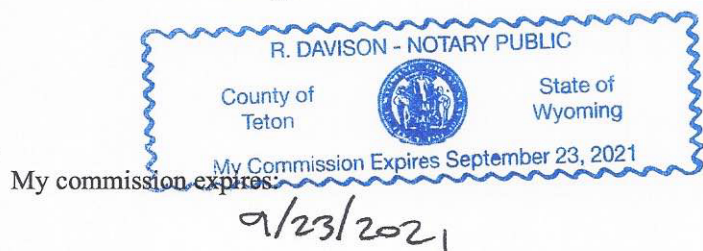
STATE OF WYOMING)
) SS.

COUNTY OF TETON)

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

WITNESS my hand and official seal.

[Signature]
Notary Public



665 Cache

LDR Floor Areas

665 S CACHE - FAR CALCULATIONS (updated)

	Site area		20,157.79	
Short Term Units	Max FAR = 0 .8 (0.65 + 0.15)	8,944	16,126	0.55
Office	Max FAR = 0 .65	5,782	13,103	0.44
	Base FAR	STR/max FAR + OFF/max FAR =< 1	14,726	1.00

Housing Bonus	Long Term Units	2	12,185
	Restricted Units	1	6,735

LEVEL	CATEGORY	AREA SF	CIRC/MECH SF	TOTAL FLOOR
Basement	Mechanical	1,320		
	Parking	15,771		
				17,091
1st Floor	Office	5,690		
	Mechanical (10% Office)		92.00	5,782
	Residential R-2 Restricted	3,375		
	Mechanical (90% Residential)		276.00	
	Circulation (1,831 100% Res)	per floor	610.33	4,261
				10,043
2nd Floor & 3rd Floor	Residential R-2 Restricted	2,296		
	Mechanical (10% Res per 2floors)		55.20	
	Circulation (10% Res per 2floors)		122.07	2,473
	Residential R-2 Short Term	8,235		
	Mechanical (40% Res per 2floors)		220.80	
	Circulation (40% Res per 2floors)		488.26	8,944
	Residential R-2 Long Term	11,299		
	Mechanical (50% Res per 2floors)		276.00	
	Circulation (50% Res per 2floors)		610.33	12,185
				23,603
				33,646

Total

Residential Unit Distribution:	1st Level	2nd Level	3rd Level	Total
R1 (ADA Accessible)	1,268			1,268
R2 (Type B)	989			989
R3 (Type B)	1,118			1,118
R4		1,159	1,137	2,296
				5,671
ST1		1,152	886	2,038
ST2		1,155	883	2,038
ST3		1,170	894	2,064
ST4		1,190	905	2,095
				8,235
LT1		1,169	1,137	2,306
LT2		1,169	900	2,069
LT3		1,385	924	2,309
LT4		1,170	1,137	2,307
LT5		1,171	1,137	2,308
				11,299

Landscape area

See Landscape drawings



June 15, 2023

665 S. Cache

Development Permit Application

FINDINGS FOR APPROVAL

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;

Complies. Per LDR Section 2.2.11, the intent of the Commercial Residential (CR-1) zone is to “provide for mixed-use development consisting primarily of offices, retail, and residential development. Lodging uses are allowed within the Lodging Overlay.” The proposal consists of a mix of residential uses (4 Restricted, 5 Long-Term Rentals), lodging uses (4 Short-Term Rentals) and commercial/retail uses. The proposed building utilizes the 2:1 Workforce Housing bonus tool to provide additional, restricted residential use as allowed by the site.

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

Complies. The site is located in the Wildland Urban Interface, and mitigation will be detailed with Building Permit Application. NRO & SRO are not applicable to the site.

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;

Complies. The site’s location in the existing fabric of the town ensures all amenities and services are within reach and already established (close to parks, public transportation, fire station, etc.). See Civil Drawings for location of existing utilities and proposed connections.

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

Complies. The project has been designed according to TOJ Design Guidelines and was approved by the Design Review Committee. The design matches the existing building at 645 S Cache in height, materials and overall character, to ensure integration into the neighborhood fabric.

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

Complies. The project has been designed with all standards, regulations and ordinances in mind. Compliance with specific standards has been addressed in the Department Review Responses.

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

Complies. The project design is congruent with prior submittals, and conforms with conditions imposed by the neighboring property at 645 S Cache.



August 11, 2023

665 S. Cache DEVELOPMENT PLAN

RESPONSES TO DEPARTMENT REVIEWS:

1. FAR Calculation

Please provide table summarizing floor area by unit in addition to the FAR Calculation sheet (excel) which groups floor area by overall type. This will be utilized by staff for housing mitigation calculations. Unit descriptions. Some unit floor area references change across various plans (ex1.0 vs A102-A104).

See added unit types tabulation on calculation sheet & updated LDR plans.

2. Site Design, setbacks, and other dimensions

Confirm site area for consistency across all plans. Some plans reference 20,000sf and others reference 20,154.

Coordinated site area between all disciplines: 20,157.79 sf.

Revise plans to include figure of total area of site development on the property. This will be utilized to verify maximum lumens count. See LDR Div 9.5 for definition of site development.

Coordinated site development area between all disciplines: 18,336.65 sf.

Staff suggests including a simplified site plan that is separate from the civil plans and that shows clear dimensions for structure setbacks from property line and pedestrian frontage.

New "overview" site plan is on G002, and emphasizes setbacks and property dims.

Revise LDR compliance table for accurate structure setbacks that comply with CR-1 zone (see below comments)

LDR tabulation has been updated accordingly.

Verify structure setback to southern property line is at least 15' to clear the utility easement.

A102 references 14'-8" but gridlines do not appear to align with property line.

See new overview site plan on G002. Grid lines do not coincide with property line.

Verify structure setback to northern property line. Applicant's LDR compliance table references 5' but A102 references 3'-6" and civil C3.2 references 3.5' to structure. This setback is measured to structure and not to site development. See comment below on minimum sidewalk width.

3.5' walkway is private and NOT part of ADA travel paths.

Verify structure setback to eastern property line. Applicant's LDR compliance table references 0' but A102 references 3'-4" and civil C3.2 references 2.4' to a point that is not the actual structure.

The 3'-4" and 2.4' dimensions are created by the pedestrian frontage setback of 13.5' from back of curb. See overview site plan on G002.

Staff notes location of property line is unclear on civil plan. Revise plans to show minimum sidewalk width of 4' to provide ADA access. Specifically, staff notes northern sidewalk between 655 and 645 S. Cache does not meet this dimension. Staff notes B19-0854 shows existing sidewalk width of 4' at this location.

See above, no ADA access via this sidewalk.

Revise plans to show detailed dimensions for proposed canopy on eastern frontage. This should include dimension of overall canopy as well as how far it extends into the public right of way.

See G002 for canopy extends, A102 for canopy dimensions.

Revise plans to include dimension for access hatches to roof including how far the roof hatch extends above 42' and stair access area as percentage of total accessible roof deck floor area. These accesses exceed the allowed building height but are allowed under conditions of LDR Section 9.4.10.C. Please clarify how far they exceed the maximum height.

See architectural plans and sections.

Revise application narrative to confirm applicant has verified this type of site development is allowed under the specific easement agreement. Without access to the utility easement agreement for the 15' easement along the Page | 2 southern property line of 665 S. Cache, Staff cannot confirm whether site development (sidewalk) will be allowed in this area or not.

Research indicates that the easement was never recorded. Owner is working with the Town of Jackson to get the easement recorded with specific language to allow for certain site development.

3. **Bulk and Massing**

Verify street façade calculation. Revise plans to meet street façade requirement for 80% of ground floor in primary street setback. It appears applicant has miscalculated this percentage using a portion of the building width as denominator in calculation and the percentage is closer to 74%. The required percentage is calculated by dividing the faced width by the width of the lot (less the utility easement). Refer to LDR sec 9.4.11 for calculation instructions. Staff notes that forecourts may count towards this street façade % provided that they meet standards of 9.4.11.C. Specific to this structure, staff notes forecourt depth must be min 35'. Forecourt depth may need to be adjusted to meet the overall street façade minimum.

Design Team is proposing a ~30' forecourt, which has the same impact on the street frontage as a 35' forecourt.

Verify third floor stepback meets required minimum 10'. It appears this dimension is listed as 9'-9" on A104 between gridlines 11 and 12. Refer to LDR sec 9.4.12 for calculation. Stepback is measured to building plane and not property line.

Stepback got increased to 10'-0".

4. Landscaping

Prior to resubmittal, verify Landscape surface and plant unit calculations (L0.3). Based on proposed – existing landscape area provided (3013.89-940.54= 2073.35) this would require 3 plant units for 655/665 S. Cache plus 2 required for 645 S. Cache = total 5 plant units. Staff notes that no plant units are required for tuck under parking (i.e. 1/12 space requirement). Staff estimates 5 plant unit total between 645-665 S. Cache.

See new calculations on Landscape drawings. Per Katelyn S. Page, Associate Planner with the Town of Jackson, to ensure there is enough LSR and PU for properties 645-665, the site is considered a “Campus” and the approximate campus site was 20,042 SF + 7,500 SF = 27,542 SF total site area. This would require a “Campus” LSR of 2,754 SF required. “Campus” Plant Units would be 2.75 units rounded to 3 units spread between “Campus”. This is reflected on the new drawings and the plant units at this time are going above and beyond the 3 units.

Revise plans to show proper spacing between street trees. 30'-40' on center with 40' maximum. L0.4 references spreads of 48' and 22'.

The exact tree spacing of 30'-40' tree spacing was adjusted as best as possible for all trees. The trees are spaced to include as many trees as possible while adhering to the 30'-40' on center while working around utility lines that are in place (water service connection). See Landscape drawings for new adjusted spacing.

Staff notes any area devoted to a public access easement to be recorded (sidewalk along street frontage) may be deducted from the property's gross site area in determining landscape area calculations.

The sidewalk along the street frontage has been deducted from the property's gross site area in determining the landscape area calculations. Please see sheet L0.4 & L0.5.

5. Snow Storage

Revise plans to include additional snow storage information. 645/655 S. Cache previously required 149.45 sf of snow storage based on 5,978sf of applicable surface. This snow storage was located in the grassy area that will now be the forecourt on the northeast of 655 S. Cache and is no longer available to accommodate snow storage. Revise plans to offer recalculation of required snow storage to fulfill 645 S. Cache requirement and detail where that snow storage will be accommodated. Revise snow storage calculation. C3.0 shows calculation for snow storage based on inclusion of alley. Calculation should only include uncovered parking and drive aisles on the property (not in public right of way). A minimum site area representing 2.5% of the total required off-street parking and loading area, inclusive of aisles and access drives, shall be provided as the snow storage area.

Snow storage have been updated in calculations and clarified on civil plans, excluding alley.

6. Vehicle Parking

Staff notes plans do not show any residential units as designed ADA accessible. If any ADA units are proposed, revise plans to reflect this and note that additional ADA spaces may be required. ADA parking spaces may be used to fulfill overall parking requirement but, at minimum, there must be at least 1 ADA parking space available per ADA accessible designated unit.

One accessible/restricted unit is provided, 2 handicap parking spots.

Parking requirement – Based on plans submitted 6.15.23, staff calculates parking requirement of 45 total vehicle spaces (rounded from 44.78) are required with a minimum of 19.5 (rounded to

20) provided off-street. Of that total, 11 spaces (including one ADA space) are required to fulfill parking requirement of 645 S. Cache.

[See updated parking calculation and designation on plans.](#)

Please note parking requirement is dependent on aspects including floor area and use, thus parking calculation will reflect any changes plans regarding floor area, unit type etc. Staff notes applicant should use parking requirement rate of 2.47/1000sf (CR-1) rather than 3.3/100sf parking calculations. Additionally, floor area such as circulation and mechanical that is designated to Office use should be included in office parking calculations.

[See updated parking calculation, includes designated attributed circulation/mechanical areas.](#)

Elec. Vehicle Supply Equipment (EVSE) - Revise plans to show compliance with EVSE requirements. Based on 38 vehicle spaces (captures 645 S. Cache parking fulfillment), 12 capable spaces and 2 installed spaces are required. EVSE parking stalls on plans should reference whether "capable" or "installed". Refer to LDR sec 6.2.2 for EVSE requirement.

[See updated EVSE requirements in parking garage.](#)

Staff highly suggests revising location of ADA space so access aisle is on passenger side of vehicle for easier use/access. (including, but not limited to, A102).

[ADA spot was switched to north of the access aisle, see civil site plan.](#)

See note on Parking Easement below. See note on parking accommodation for construction management plan below. Revise site plan to show street spaces (9x22') along 655 and 665 S. Cache. Staff notes 1 on street parking space along 655 S. Cache was used to fulfill parking requirement at 645 S. Cache.

[Parking spots along Cache Street are now shown on site plan.](#)

7. Bicycle Parking

Minimum of 4 bicycle parking spaces are required. Revise plans to remove bicycle parking shown at "bulb out" at Aspen Drive. This proposed location conflicts with plowing, winter snow removal, and potentially vehicle/pedestrian sightlines at an intersection. Planning Staff does not support bicycle racks in this location.

[Ample bicycle parking was requested by Pathways. Bicycle Parking spots along Cache Street bulb have been removed. See updated landscape plan.](#)

8. Lighting

EX1.0 –Revise lighting plan to show compliance with lumen maximum. LDRs were updated in 2022 for lighting standards. Based on site acreage of 0.46, the CR-1 zone is allowed a maximum of 3 lumens per sf of site development but is limited by a maximum of 50,000 lumens per acre of site development for all fixtures and a maximum of 2000 lumens per acre of site development for unshielded fixtures. All lights over 600 lumens shall be fully shielded and light color may not exceed 3000 kelvin. Staff requires the site development area in order to confirm maximum lumens, however, it is likely it will be closer to half the amount currently proposed. Revise plans to include total amount of site development so staff may verify above lumen maximums.

[Exterior lighting plans have been updated to meet regulations.](#)

Staff notes application pages referencing NH-1 and CR-2 zones for lighting are nonapplicable to the CR-1 zone which the property is in. Revise lighting plan include photometric plan showing no light trespass occurring over west, south, or east property lines.

Exterior lighting plans have been updated to reference the CR-1 zone. Photometric plan added.

9. Easements & Encroachments

Prior to issuance of building permit, applicant shall record encroachment agreement with the Town of Jackson for any items that encroach into the public right of way. Staff specifically notes canopy on S. Cache frontage Page | 4 (A202). Staff also notes public works department review requesting encroachment agreement for use of shoring/soil nails and micro piles. Prior to certificate of occupancy, applicant shall record public access easement for portion of required sidewalk frontage that provided across private property. Prior to issuance of building permit, applicant shall record updated or new Declaration of parking and improvements easement (existing Document 1021489) showing updated location of 11 parking spaces now provided on 655-665 S. Cache that fulfill parking requirement of 645 S. Cache. Precise locations of parking stalls shall be called out in exhibit. Prior to issuance of building permit, applicant shall record a Shared Trash and Recycling Easement to allow shared use of trash/recycling between 645 S. Cache and 655/665 S. Cache with the County Clerk.

All Easement & Encroachment agreements to be obtained and updated before building permit application. Drawings show designation of parking spots.

10. Housing

Staff will confirm housing mitigation calculation based on resubmitted plans as there may design implications to overall floor area. Based on plans submitted 06.15.23, staff estimates the development generates 2.652 unit requirement based upon 5782sf of office use and 4 short term rental units of 3bedroom each. Based on TOJ Staff memorandum dated 2.4.2020 regarding permit B19-0854, an existing credit of 2.884 units is available for the property 655 S. Cache. Applicant shall verify with the Housing Department that units meet livability standards.

Updated housing calculation spreadsheet and unit count are included.

11. Lot Line Vacation

Prior to issuance of building permit, applicant shall record partial vacation of lot lines (lot combination) with the Teton County Clerk's office to vacate the shared lot line between 655 and 665 S. Cache. This is required to meet building code. Staff notes a Partial vacation must be reviewed by Town Council as a separate project number and requires estimated 2-2.5months. For review and recordation.

Lot line vacation to be obtained before building permit application.

ENGINEERING REVIEWS:

CONSTRUCTION MANAGEMENT PLAN (responses provided by ACM)

1. Please review CMP checklist located here: <https://www.jacksonwy.gov/DocumentCenter/View/7098/Checklist-CONST-MGMT-PLANv4>

Yes we have reviewed this.

2. Include all requested statements from the checklist.

Yes we have done.

3. *Additional language will be required as the design phase progresses to construction phase.*
Yes understood.

4. *Add language to how contractor parking will be enforced to assure current occupants of 645 S Cache Street will have street parking.*

See construction management plan. All town of Jackson regulations and restrictions will be followed.

5. *Verify working hours including if there will be any work on Holidays. Include language under Site Logistics to address work hours and holidays.*

This has been addressed in the construction management plan.

6. *Provide pedestrian protection for 645 S Cache Street in accordance with the Towns Construction Management Checklist.*

Yes we are aware of this requirement.

7. *A crane agreement will be required for any crane working in the public right-of-way.*

Yes we are aware of this requirement.

8. *A shoring agreement will be required for temporary shoring in the public right-of-way.*

Yes we are aware of this requirement.

9. *ALL agreements require Town Council approval and sufficient time for the approval process should be planned.*

Yes we are aware of this requirement.

10. *Drawing plan indicates material staging/storage in the same location as snow storage and drainage area. Access to utilities will be required within the utility easement dedicated for material staging/storage.*

See drawing revision

11. *The west construction fence shown on the plans needs to be clearly shown on private property.*

See drawing Revision.

PROJECT SPECIFIC COMMENTS

12. *Proposed water route for 645 S Cache Street down the alley to Snow King Avenue is not acceptable. Design water service connection from Cache Street.*

New water service connection proposed from Cache Street. This connection is tricky to achieve and may leave 645 Cache temporarily without water. A connection to the alley would be more feasible and reasonably achievable. Applicant would like to pursue this with TOJ Engineering further.

13. *Provide mechanical room for water service entry into the building.*

Civil/MEP are developing solution to fulfill requirement with Engineering.

14. *Proposed grading in the public rights-of-way is not acceptable. Building design needs to accommodate elevation changes, do not the public right-of-way to makeup elevation changes.*

See updated Civil drawings for updated grading information.

15. *Provide ADA ramp and sidewalk extension to Aspen Drive.*

Sidewalk extension provided to southern property boundary. Existing ramp to remain.

16. *Verify existing sidewalk ramp to Cache Street in the bulb out is in compliance with current ADA requirements.*

Bulb-out is not on applicant's property. Bulb-out to remain, or be reconstructed to current condition.

17. Proposed uses within the south easement area may have use restrictions in the document. Verify proposed uses, landscaping and sidewalk are not restricted.

Research indicates that the easement was never recorded. Owner is working with the Town of Jackson to get the easement recorded with specific language to allow for certain site development.

18. Existing bulb out is all pavers and used for snow storage. Proposed landscape to remove pavers is not acceptable due to the snow storage use.

Landscaping in the bulb-out has been removed, although this landscaping was in-line with the LDR's vision and design guide lines.

19. The proposed tree in the bulb out area is not acceptable since this is a snow storage area.

Landscaping in the bulb-out has been removed, although this landscaping was in-line with the LDR's vision and design guide lines.

20. Proposed bike racks in the bulb out shall be removed during winter month. Coordinate with Pathways for acceptable removable bike racks.

Bicycle Parking spots along Cache Street bulb-out have been removed. See updated landscape plan.

21. Canopy on the east side of the building encroaches into the public right-of-way. An encroachment agreement will be required.

All Easement & Encroachment agreements to be obtained and updated before building permit application.

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

All Easement & Encroachment agreements to be obtained and updated before building permit application.

Housing Mitigation Plan

updated 1/8/21

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

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

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

Step 2: Existing Development

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

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

Existing Workforce Housing Credit

0.000

Remaining 645 S Cache credit:*

2.884 units

(as per B19-0854 Permit Review 02/21/2020)

Step 3: Proposed Development

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

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

Affordable Workforce Housing Required: 2.527 units

Fee-in-Lieu Amount: n/a

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



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

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

Applicability (LDR 6.3.6.A.3.a)

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

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

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

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

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

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

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

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

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

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

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

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

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

Method for Providing Required Housing (LDR 6.3.5):

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

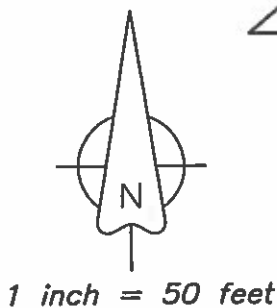
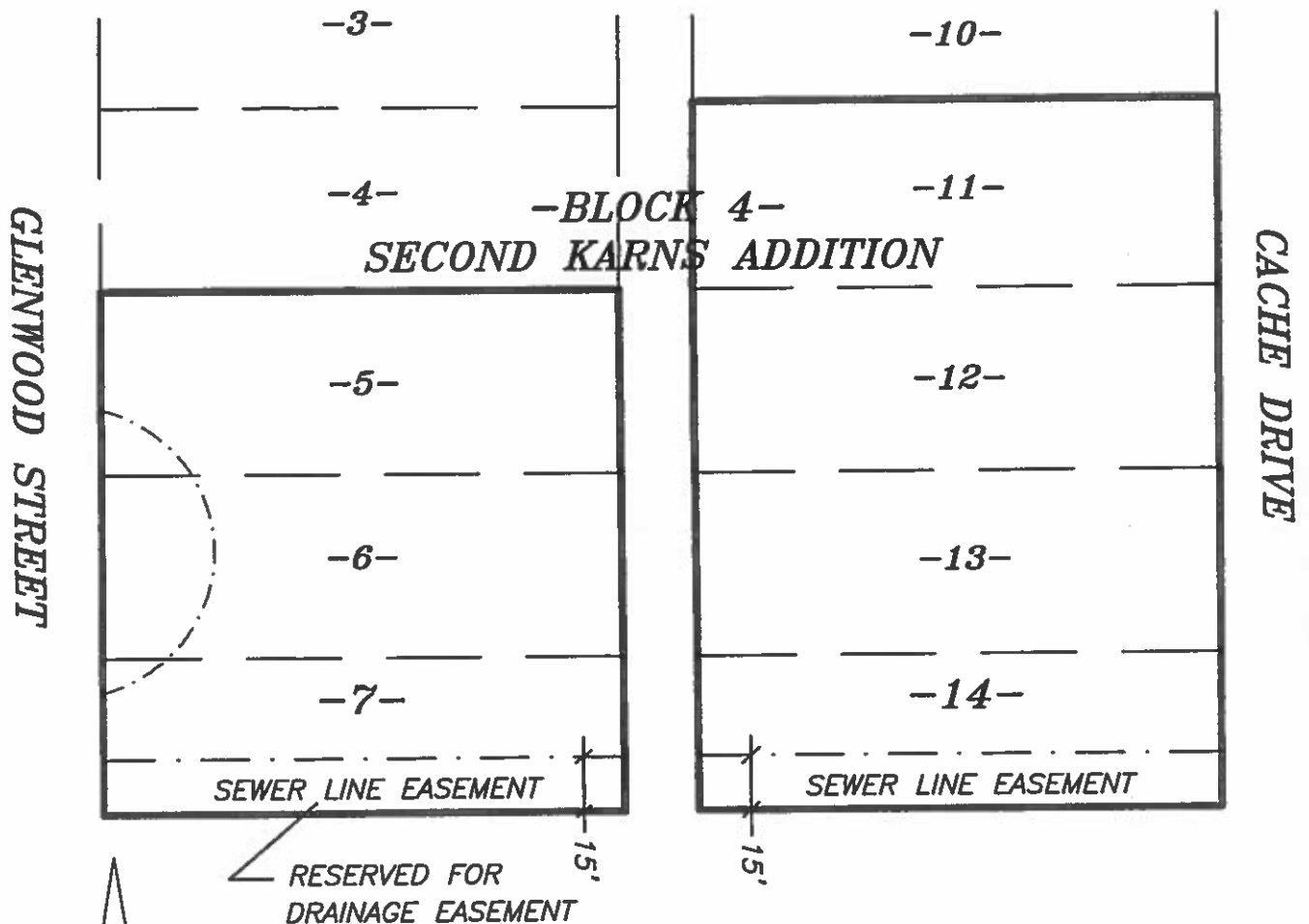
1. Construction of new units either on-site or off-site (LDR 6.3.5.D.1).
2. Conveyance of land for affordable/workforce housing (LDR 6.3.5.D.2).
3. Utilization of a banked affordable or workforce housing unit (LDR 6.3.5.D.3).
4. Restriction of an existing residential units as an affordable/workforce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

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

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

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

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



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

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

VIEW CORRIDOR EASEMENT AGREEMENT

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

RECITALS

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

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

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

("Grantor's Property");

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

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

PIDN: 005881

("Grantee's Property"); and

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

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

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

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

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

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

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

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

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

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

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

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

GRANTOR:

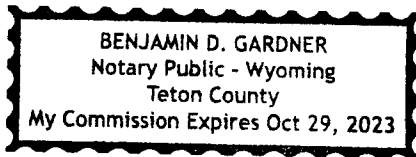
NewJack, LLC, a Wyoming limited liability company

Tom Hedges
By: Tom Hedges, its Manager

STATE OF Wyoming)
) ss.
COUNTY OF Teton)

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

Witness my hand and official seal.



Benjamin D. Gardner
Notary Public
My Commission Expires: 10/29/2023

GRANTEE:

South Cache Partners LLC,
a Wyoming limited liability company

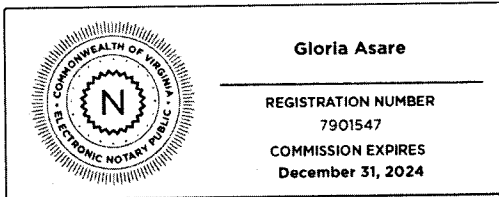
Donald Duffy

Donald Duffy, Manager

STATE OF Virginia)
) ss.
COUNTY OF Loudoun)

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

Witness my hand and official seal.



Gloria Asare

Gloria Asare

Notary Public

My Commission Expires: 12/31/2024

Registration No: 7901547

Notarized online using audio-video communication

EXHIBIT A

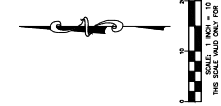
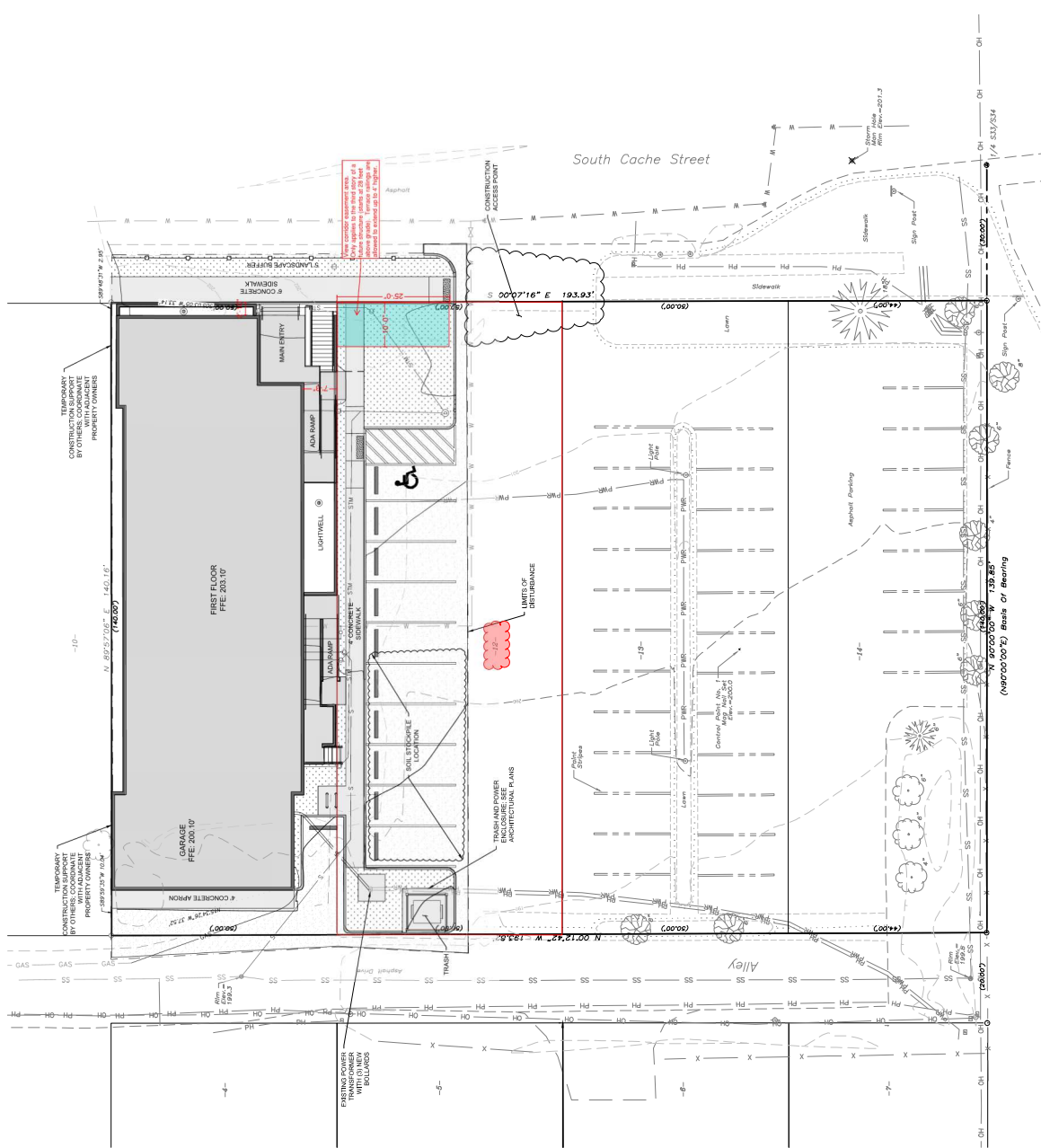
Description or depiction of the View Corridor

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

PIDN: 005881

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

DRAFTED BY:	JB
REVIEWED BY:	JB
PLAN VERSION	DATE
PRINT SET	11.22.2019
REV No. 1	01.17.2020
REV No. 2	03.26.2020



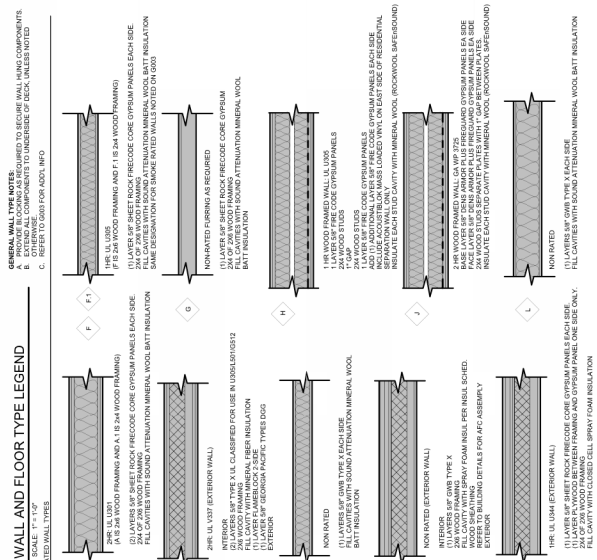
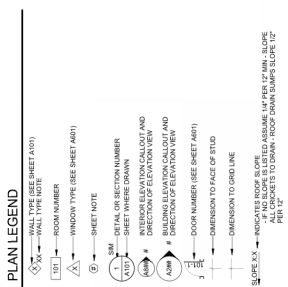
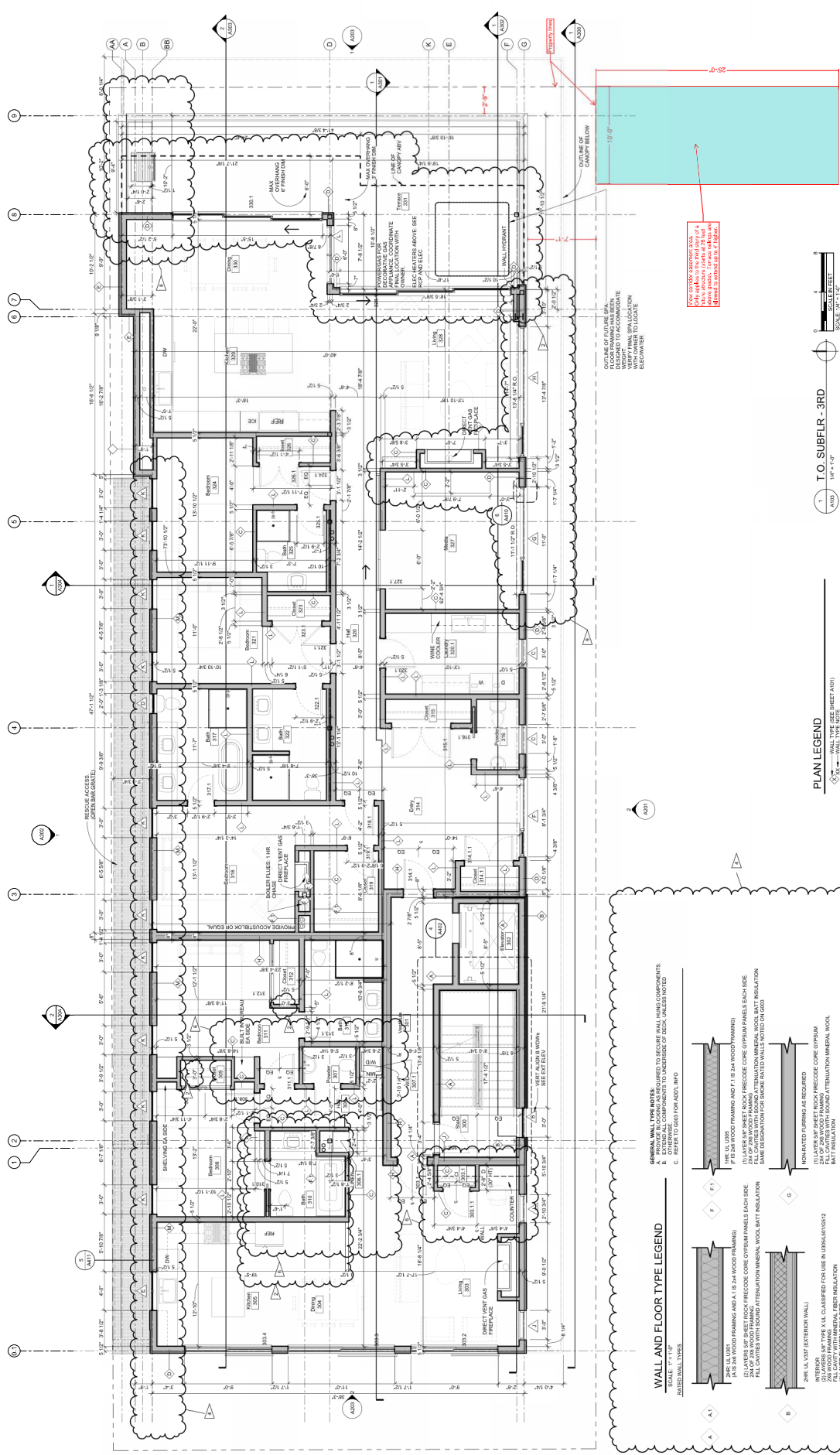
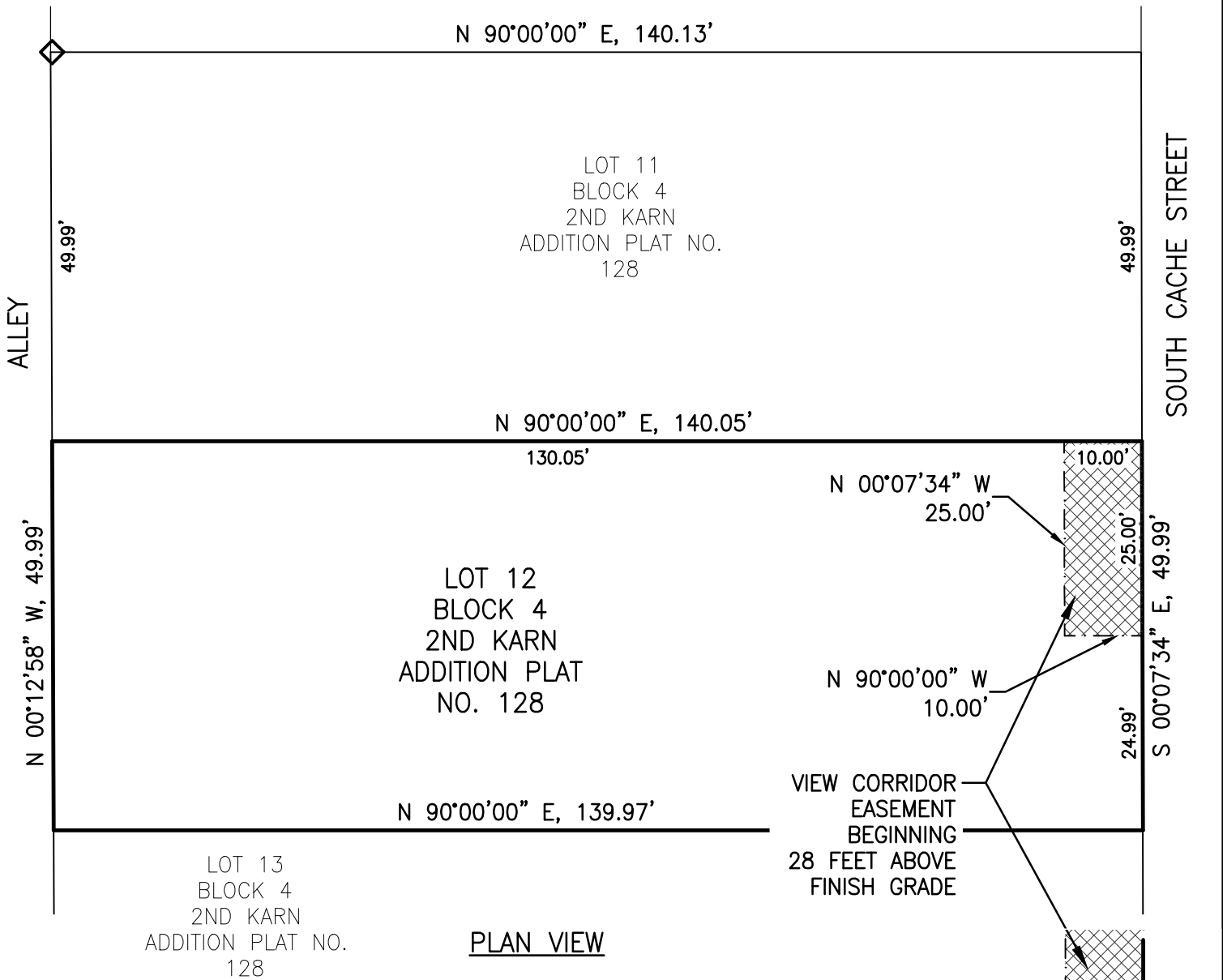




EXHIBIT A

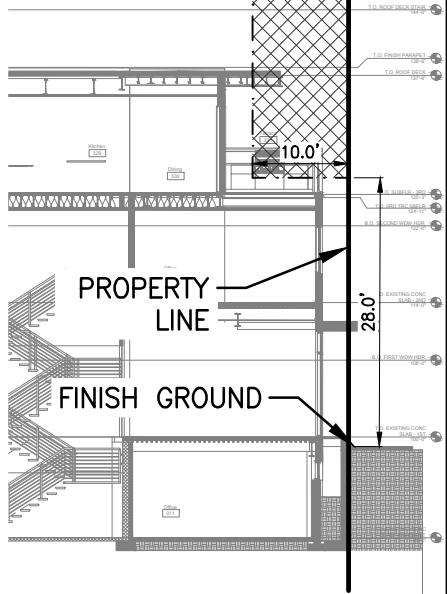


PLAN VIEW

EXHIBIT A
Legal Description:

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

The northerly 25 feet of the easterly 10 feet of Said Lot 12.
Bound vertically by a bottom plane 28 feet above finish grade. There is no top plane for the view easement.



SECTION VIEW

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



SCALE 1" = 20'

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



Architectural Engineering Consultants, Inc.

Mechanical, Electrical, & Lighting Design Services

An Office with LEED™ Accredited Professionals

Ms. Marina Bello
Hoyt Architects
martinab@hoytarchitects.design

August 4, 2023

Reference: 665 S Cache Street Development
Electrical Permit Comment Response

Dear Marina,

Please submit this written response with our revised Electrical Development plans and photometrics. There's no changes in light fixture selection so the original submittal can be referenced for those.

Permit comment,

8. Lighting

EX1.0 –Revise lighting plan to show compliance with lumen maximum. LDRs were updated in 2022 for lighting standards. Based on site acreage of 0.46, the CR-1 zone is allowed a maximum of 3 lumens per sf of site development but is limited by a maximum of 50,000 lumens per acre of site development for all fixtures and a maximum of 2000 lumens per acre of site development for unshielded fixtures. All lights over 600 lumens shall be fully shielded and light color may not exceed 3000 kelvin. Staff requires the site development area in order to confirm maximum lumens, however, it is likely it will be closer to half the amount currently proposed. Revise plans to include total amount of site development so staff may verify above lumen maximums.

Staff notes application pages referencing NH-1 and CR-2 zones for lighting are nonapplicable to the CR-1 zone which the property is in. Revise lighting plan include photometric plan showing no light trespass occurring over west, south, or east property lines.

Permit comment response:

With review with Katelyn Page we've established this site can be considered 1 acre for sake of planning the exterior lighting. We would apply the max lumens of 50,000 as allowed for 1 acre. IBC exempt fixtures can be removed by the calculation. Per IBC 1006.2 we're required to have 1 footcandle at "places of exit discharge". We've worked through and marked light fixtures in the immediate vicinity of the egress paths at the exterior. Per attached plan we would have 37,765 lumens planned, less than the 50,000 lumens allowed. See "Lumens per Acre Calcs Exempt Fixtures at Egresses not included:" sheet EX1.0. We have also included footcandle calculations as required.

A handwritten signature in black ink, appearing to read 'Stanton O. Humphries', with a long horizontal line extending to the right.

Stanton O. Humphries, PE

Mailing: PO Box 8489, Avon, CO 81620 UPS/FedEx: 210 Edwards Village Blvd Ste C-203, Edwards, CO 81632
phone: 970-748-8520 email: stan@aec-vail.com web: www.aec-vail.com

Application

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

Materials

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

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

Electrical

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

LED color temperature

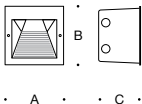
- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☒ 2700K - Product number + **K27**

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

Finish

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

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



Recessed wall luminaire · directed light

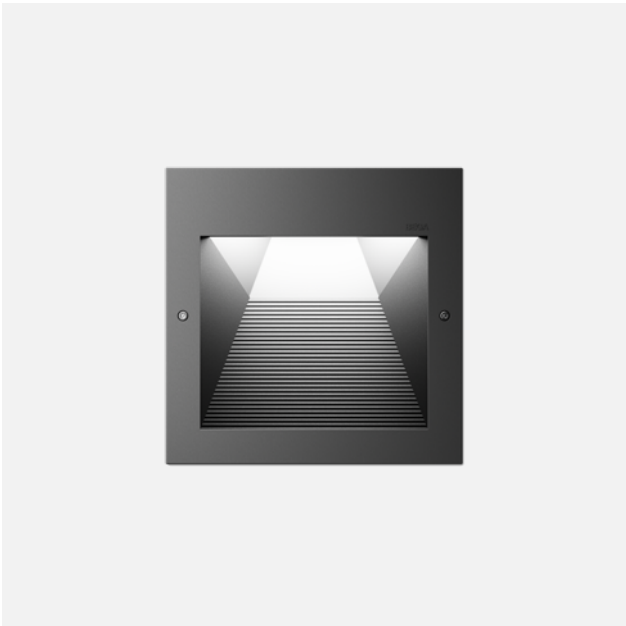
	LED	A	B	C
24 211	ADA 4.8 W	7 ½	7 ½	5 ¼

Type: AA

BEGA Product:

Project:

Modified:



LED Garden and Pathway Luminaire - 77237

By BEGA



Call Us (877) 445-4486

LED Garden and Pathway Luminaire - 77237
By BEGA

"BB"

Product Options

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

Details

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

Dimensions

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

Lighting

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

Additional Details

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

ITEM#: BEG487952



Notes:

Prepared
by:

Prepared for:
Project:
Room:
Placement:
Approval:



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

PITCH SINGLE WALL SCONCE



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

High quality LM80-tested LEDs

for consistent long-life performance and color

Outstanding protection against the elements:

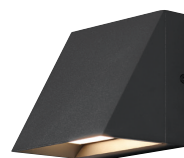
- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Can be mounted for up lighting or down lighting

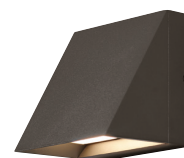
SPECIFICATIONS

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

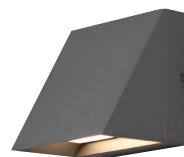
* Visit techlighting.com for specific warranty limitations and details.



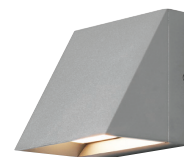
PITCH SINGLE
shown in black



PITCH SINGLE
shown in bronze



PITCH SINGLE
shown in charcoal



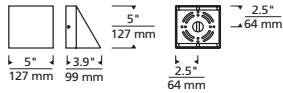
PITCH SINGLE
shown in silver

ORDERING INFORMATION

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

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



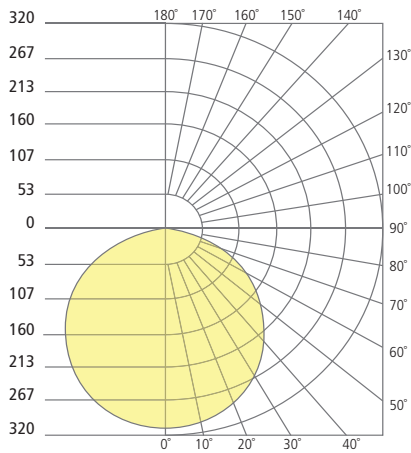
Pitch Single

PHOTOMETRICS*

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

PITCH SINGLE

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



PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES



VISUAL COMFORT & Co.

7400 Linder Avenue, Skokie, Illinois 60077
 T 847.410.4400 F 847.410.4500



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Project		Catalog #		Type	"DD"
Prepared by		Notes		Date	



Portfolio

LDS6 | EU6 | 6LBS

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

Typical Applications

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

Interactive Menu

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

Product Certification



Control Compatibility



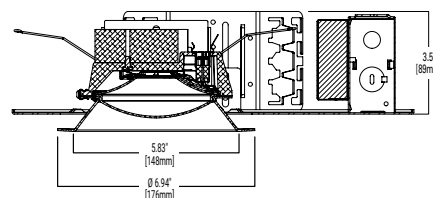
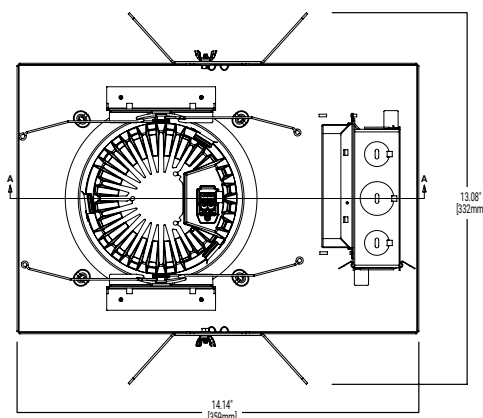
Product Features



Top Product Features

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

Dimensional and Mounting Details



Single Line Order Information

SAMPLE ORDER NUMBER: **LDS6C109030D010TRM1HEM6**

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

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

Multi-line Ordering
Information Option

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

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

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

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

Notes:

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

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

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



665 CACHE, JACKSON, WY

STRUCTURAL NARRATIVE:

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

Basement:

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

Level 1:

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

Level 2 (Podium):

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

Level 2 (Wood) – Roof:

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



Aufderheide Construction Management

665 S CACHE MIXED USE DEVELOPMENT

CONTENTS

- CONSTRUCTION MANAGEMENT PLAN
- INITIAL SITE LOGISTICS PLAN



**665 S Cache Mixed Use Development
Construction Management Plan
August 11, 2023**

General

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

Schedule

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

Safety

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

Public Impact

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

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

Construction Parking

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

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

Site Logistics

Anticipated work hours at the job site will be 7am-5:30pm Monday thru Friday and Saturdays 7am-3:30pm. The job site will be closed for all major holidays as recognized by the Town of Jackson. If there

are circumstances that require work on a designated holiday the TOJ will be notified in advance. Attached to this document is an initial site logistics plan.

Stormwater Management

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

Site Plan

See attached site logistics plan. Pedestrian protection will be required with a future issuance of the CMP once construction sequencing is finalized.

Crane

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

Protection Of Pedestrians

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

Stabilized Construction Access

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

Traffic Control

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

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

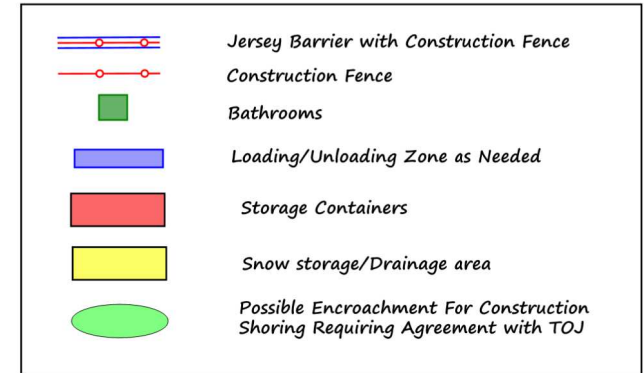
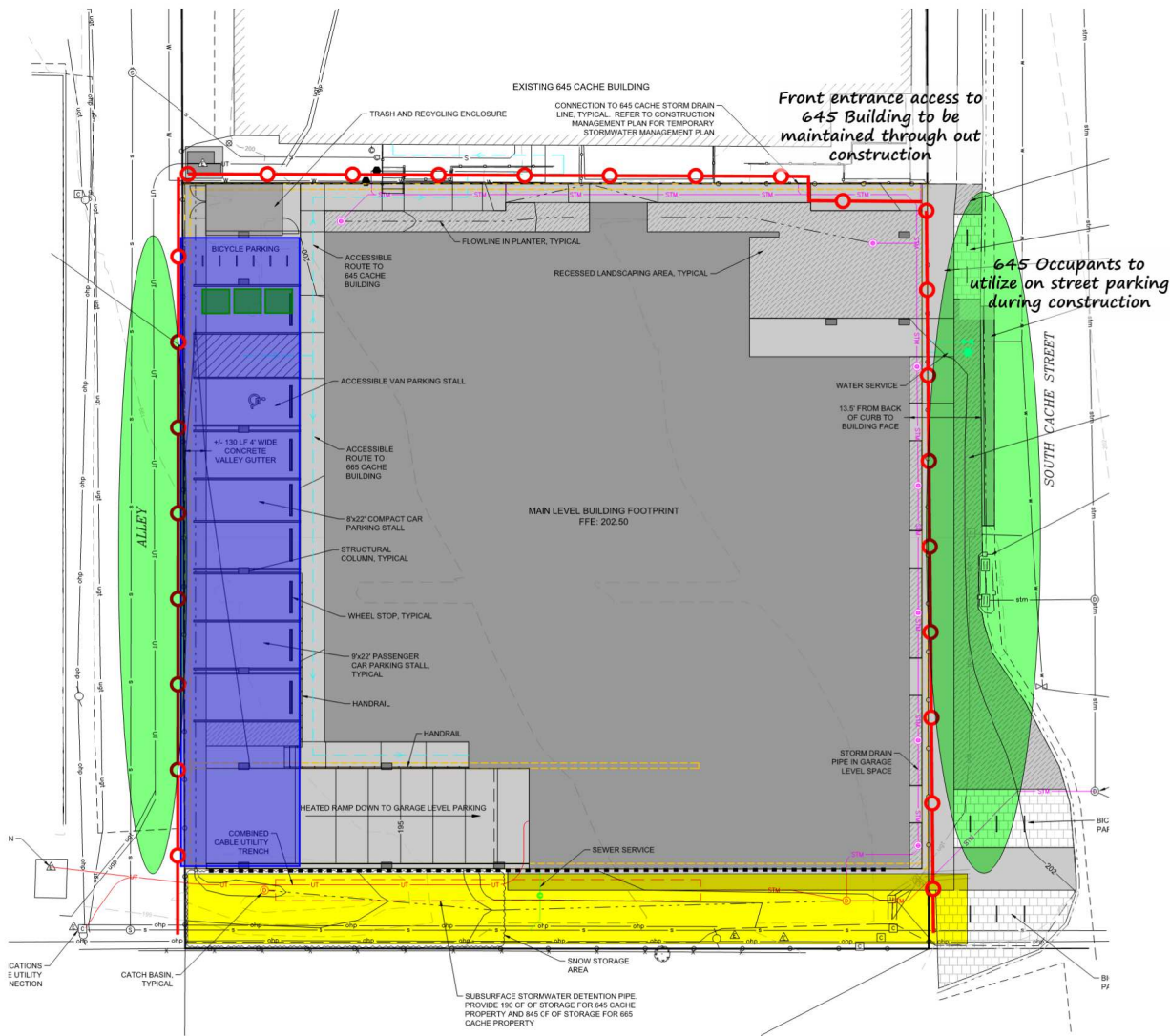
Shoring

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

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

Staging

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

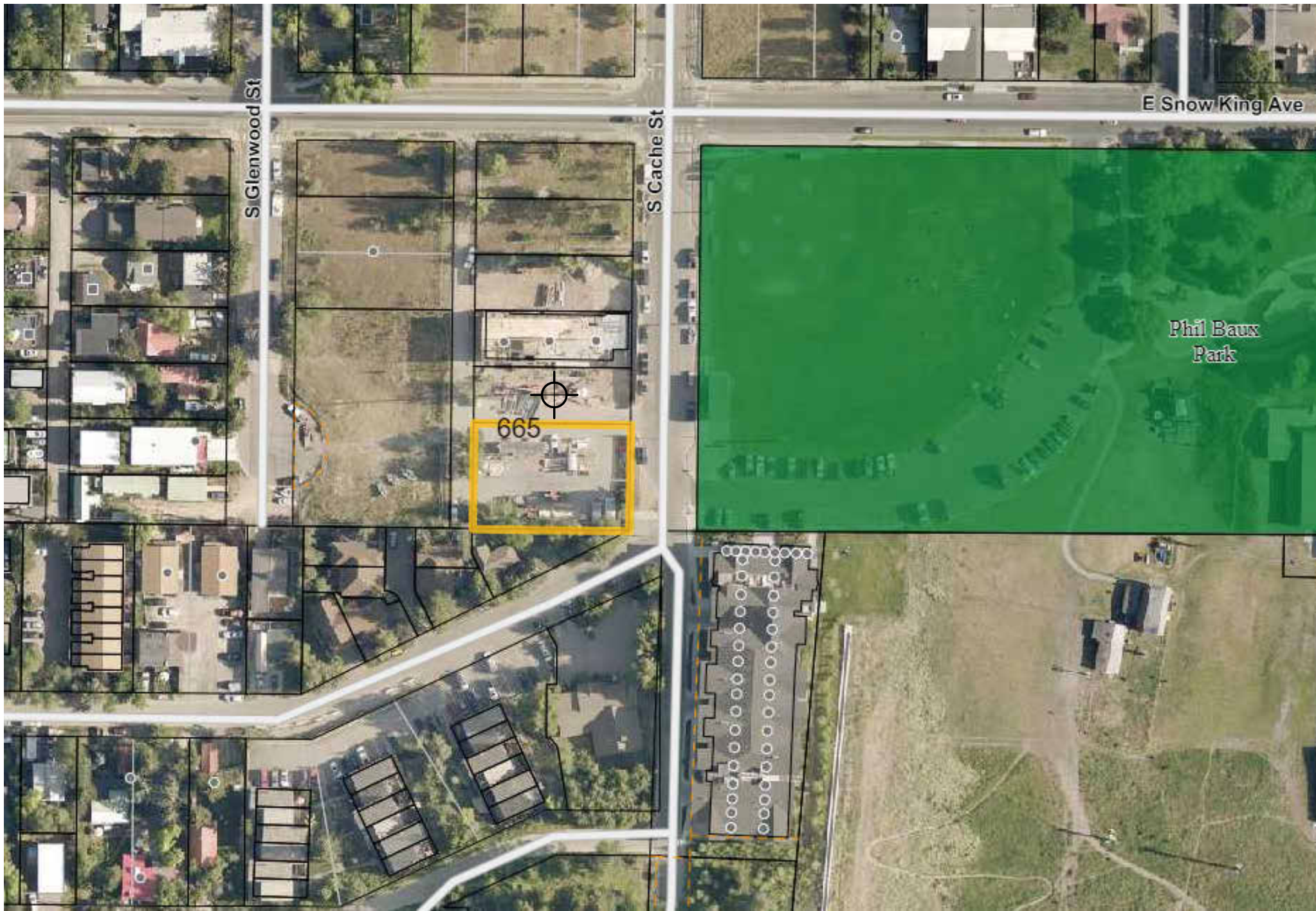


DATE	TITLE	REV
060123	665 S CACHE	1

665 S CACHE ST
JACKSON, WY



1135 Gregory Lane, Suite A 307.203.2487



OWNER
NEWJACK, LLC
PO BOX 11803
JACKSON, WY 83002

ARCHITECT
HOYT ARCHITECTS
1110 MAPLE WAY | SUITE F
JACKSON, WY 83001
307.733.9955

CIVIL ENGINEER
JORGENSEN
1315 HWY 89 S., SUITE 201
JACKSON, WY 83002
307.733.5150

LANDSCAPE ARCHITECT
CAIRN LANDSCAPE ARCHITECTS
PO BOX 8281
JACKSON, WY 83002
307.264.0903

STRUCTURAL ENGINEER
IMEG
1143 STONERIDGE DRIVE, SUITE 2
BOZEMAN, MT 59718
406.586.2739

MECH/ELEC/PLUMB ENGINEER
AEC ARCHITECTURAL ENGINEERING
CONSULTANTS, INC.
P.O. BOX 8489
AVON, CO 81620
970.748.8520

CONSTRUCTION
ACM
AUFDERHEIDE
CONSTRUCTION MANAGEMENT
JACKSON, WY 83001

RENDERING
CRATIF
KELLEY PRICE
GETCRATIF.COM

GENERAL

- G000 COVER SHEET
- G001 PROJECT INFORMATION
- G002 SITE PLAN OVERVIEW
- G004 CODE & OCCUPANCY BASEMENT
- G005 CODE & OCCUPANCY LEVEL 1
- G006 CODE & OCCUPANCY LEVEL 2
- G007 CODE & OCCUPANCY LEVEL 3
- G008 CODE & OCCUPANCY ROOF
- G009 ADA & LIVABILITY STANDARDS
- G010 ADA & LIVABILITY STANDARDS
- G011 LDR AREAS BASEMENT
- G012 LDR AREAS LEVEL 1
- G013 LDR AREAS LEVEL 2
- G014 LDR AREAS LEVEL 3
- G015 LDR AREAS ROOF

CIVIL

- C1.0 TITLE, VICINITY MAP, & SHEET INDEX
- C1.1 GENERAL NOTES
- C2.0 EXISTING CONDITIONS
- C2.1 DEMOLITION AND SITE PREPARATION PLAN
- C3.0 SITE OVERVIEW
- C3.1 NORTHWEST GRADING PLAN
- C3.2 NORTHEAST GRADING PLAN
- C3.3 SOUTHWEST GRADING PLAN
- C3.4 SOUTHEAST GRADING PLAN
- C3.5 EAST SIDEWALK PLAN & PROFILE
- C3.6 GARAGE LEVEL GRADING PLAN
- C3.7 UTILITY AND SUBSURFACE DRAINAGE PLAN
- C4.0 ROAD DETAILS
- C4.1 WATER & SANITARY SEWER DETAILS
- C4.2 STORM WATER DETAILS
- C4.3 MISCELLANEOUS DETAILS

LANDSCAPE

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

ARCHITECTURAL

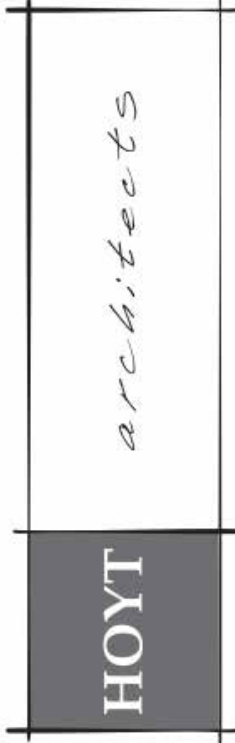
- A101 BASEMENT FLOOR PLAN
- A102 FIRST FLOOR PLAN
- A103 SECOND FLOOR PLAN
- A104 THIRD FLOOR PLAN
- A105 ROOF PLAN
- A201 EAST NORTH ELEVATIONS
- A202 WEST SOUTH ELEVATIONS
- A300 BUILDING SECTIONS
- A301 BUILDING SECTIONS

EXTERIOR LIGHTING

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

PLUMBING

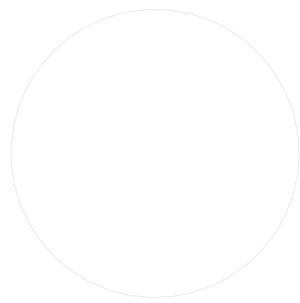
- P1.0 PLUMBING LEGEND SPEC'S & SCHEDULES
- P1.1 PLUMBING SCHEDULES



Jackson Wyoming
307.733.9955

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



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DEVELOPMENT PLAN SET

Date 08.11.2023
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

COVER SHEET

G000

PROJECT INFORMATION

PROJECT DESCRIPTION:

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

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

A (to be recorded) 15 foot utility easement along the south property line will provide landscape area for the required LSR, see landscape plans.

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

ZONING CODE ANALYSIS:

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

PARKING REQUIREMENTS:

VEHICLES:
A TOTAL OF 48 SPACES ARE PROPOSED (45 SPACES REQUIRED)
SEE FAR CALCULATIONS SPREADSHEET & CIVIL/ARCH DRAWINGS FOR REFERENCE.
BIKES:
SEE LANDSCAPE DRAWINGS.

BUILDING CODE ANALYSIS:

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

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

OCCUPANCY:

BUILDING OCCUPANCY:

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

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

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

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

REFER TO SHEET G003 & FAR SPREADSHEET FOR OCCUPANT LOAD CALCULATIONS.
TOTAL OCCUPANT LOAD PER LEVEL:
PARKING GARAGE: 83 OCCUPANTS
LEVEL 1: RESIDENTIAL: 26 OCCUPANTS
BUSINESS: 41 OCCUPANTS
CIRCULATION: 12 OCCUPANTS
MECHANICAL: 4 OCCUPANTS
TOTAL L1: 83 OCCUPANTS
LEVEL 2: 61 OCCUPANTS
LEVEL 3: 50 OCCUPANTS

TYPE OF CONSTRUCTION:

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

EGRESS WIDTH:

SECTION 1011.2

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

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

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

OTHER EGRESS COMPONENTS 1005.3.2

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

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

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

EXIT ACCESS DOORWAYS:

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

EXTERIOR EXIT SEPARATION:

SEE G004-G008

EGRESS ILLUMINATION:

1008.2 ILLUMINATION REQUIRED:
THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMANTED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.
(PLEASE SEE SECTION 1008.2 FOR ALL NECESSARY EGRESS ILLUMINATION REQUIREMENTS)

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

ACCESSIBILITY:

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

CONSTRUCTION / HEIGHT & AREA:

V-B FULLY SPRINKLED THROUGHOUT (SM)

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

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

ALLOWABLE HEIGHT FOR ALL OCCUPANCIES IN FEET: 60 IBC 504.3

ALLOWABLE AREA (SM)
IBC 508.4, TABLE 506.2

MOST RESTRICTIVE OCCUPANCY (B): 5,690 SF

ACTUAL HEIGHT:
3 STORIES AND BASEMENT PARKING GARAGE

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

FIRE RESISTANCE RATING:

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

KNOX BOX; REQUIRED, SEE CIVIL DRAWINGS

STAIRWAYS:

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

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

1023.2 AND 707.5
STAIR SHAFTS TO BE CONTINUOUS

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

EXTERIOR WALLS:

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

ALLOWABLE AREA OF EXTERIOR WALL OPENINGS:

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

FIRE SPRINKLER/ALARM SYSTEM:

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

RADIO COMMUNICATION:

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

EXIT SIGNAGE:

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

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

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

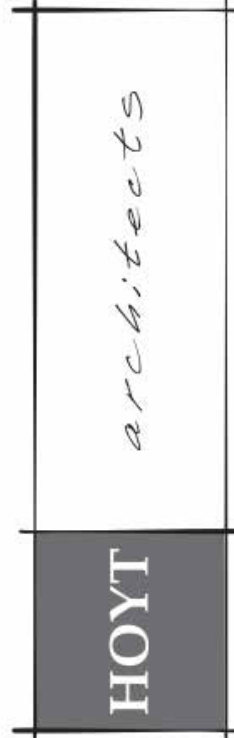
1023.9, SIGNAGE AT INTERIOR EXIT STAIRS

3002.3, EMERGENCY SIGNAGE AT ELEVATOR

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

GENERAL NOTES:

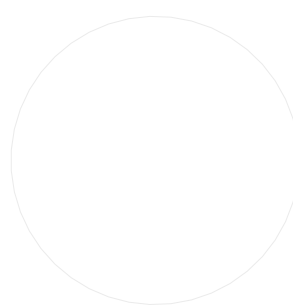
- IT IS EACH CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW AND BECOME FAMILIAR WITH ALL PERTINENT DOCUMENTS AVAILABLE REGARDING THE CONSTRUCTION OF THIS PROJECT. ANY AMBIGUITY OR DISCREPANCY DISCOVERED IN THE DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT WHO SHALL MAKE CLARIFICATIONS AND INTERPRETATIONS IN A TIMELY MANNER. THE CONTRACTOR'S FAILURE TO DISCOVER AND NOTIFY THE ARCHITECT OF SAID AMBIGUITY OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY RELATING OT THE MATTER.
- CHANGES OR DEVIATIONS FROM THE DOCUMENTS, MADE BY THE CONTRACTOR OR THEIR SUPPLIERS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ARE UNAUTHORIZED CHANGES TO THE WORK AND AS SUCH SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR THE CONSEQUENCES ARISING THERE FROM.
- PRIOR TO BEGINNING ANY NEW WORK OR INSTALLATION, IT IS EACH CONTRACTOR'S RESPONSIBILITY TO INSPECT PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE AND VERIFY THAT ALL SUCH WORK IS SATISFACTORY AND COMPLETE TO THE REQUIRED LEVEL OF ACCEPTANCE TO ALLOW FOR THE START OF SUBSEQUENT WORK. THE COMMENCEMENT OF ANY WORK SHALL INDICATE THAT ALL PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE WAS FOUND TO BE ACCEPTABLE AND INSTALLED ACCORDING TO INDUSTRY STANDARDS. ANY WORK FOUND TO BE IN UNACCEPTABLE CONDITION SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- EACH CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO ESTIMATING THE COST OF THE SCOPE OF WORK AND PRIOR TO ORDERING OR FABRICATING MATERIALS OR BEGINNING ANY CONSTRUCTION RELATED ACTIVITIES FOR THE PURPOSE OF BECOMING COMPLETELY FAMILIAR WITH THE SITE AND ALL EXISTING CONDITIONS WHICH MIGHT IMPACT THE COST OF, OR PERFORMANCE OF THE SCOPE OF WORK.
- ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT. UNDER NO CIRCUMSTANCES OR CONDITION DOES THE ARCHITECT HAVE RESPONSIBILITY FOR THE MEANS OR METHODS USED BY A CONTRACTOR IN THE PERFORMANCE OF THE WORK OR FOR CONDITIONS OF SAFETY AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE ALL FINISHES, MATERIALS, AND COLORS WITH THE ARCHITECT AND OWNER AND INTERIOR DESIGNER.
- DIMENSIONS OF AND FROM EXISTING CONDITIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND/OR FIELD MEASUREMENTS. ALL EXISTING DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE ON DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PERTAINING TO THE EXISTING CONDITIONS, INCLUDING ALL WORK ALREADY IN PLACE, PRIOR TO ORDERING OR FABRICATING MATERIALS, AND PRIOR TO START OF CONSTRUCTION.
- CONTRACTORS SHALL KEEP PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.
- DO NOT SCALE THE DRAWINGS. IF QUESTIONS ARISE AS TO DIMENSIONAL REQUIREMENTS, CONTACT THE ARCHITECT FOR CLARIFICATION.
- ALL MATERIALS, FIXTURES AND EQUIPMENT PROVIDED UNDER THIS CONTRACT ARE TO BE PROVIDED IN NEW CONDITION WITH FULL MANUFACTURER'S WARRANTY, UNLESS OTHERWISE SPECIFIED BY THE OWNER, AND ARE TO BE STORED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. DAMAGED ITEMS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.



Jackson Wyoming
307.733.9955

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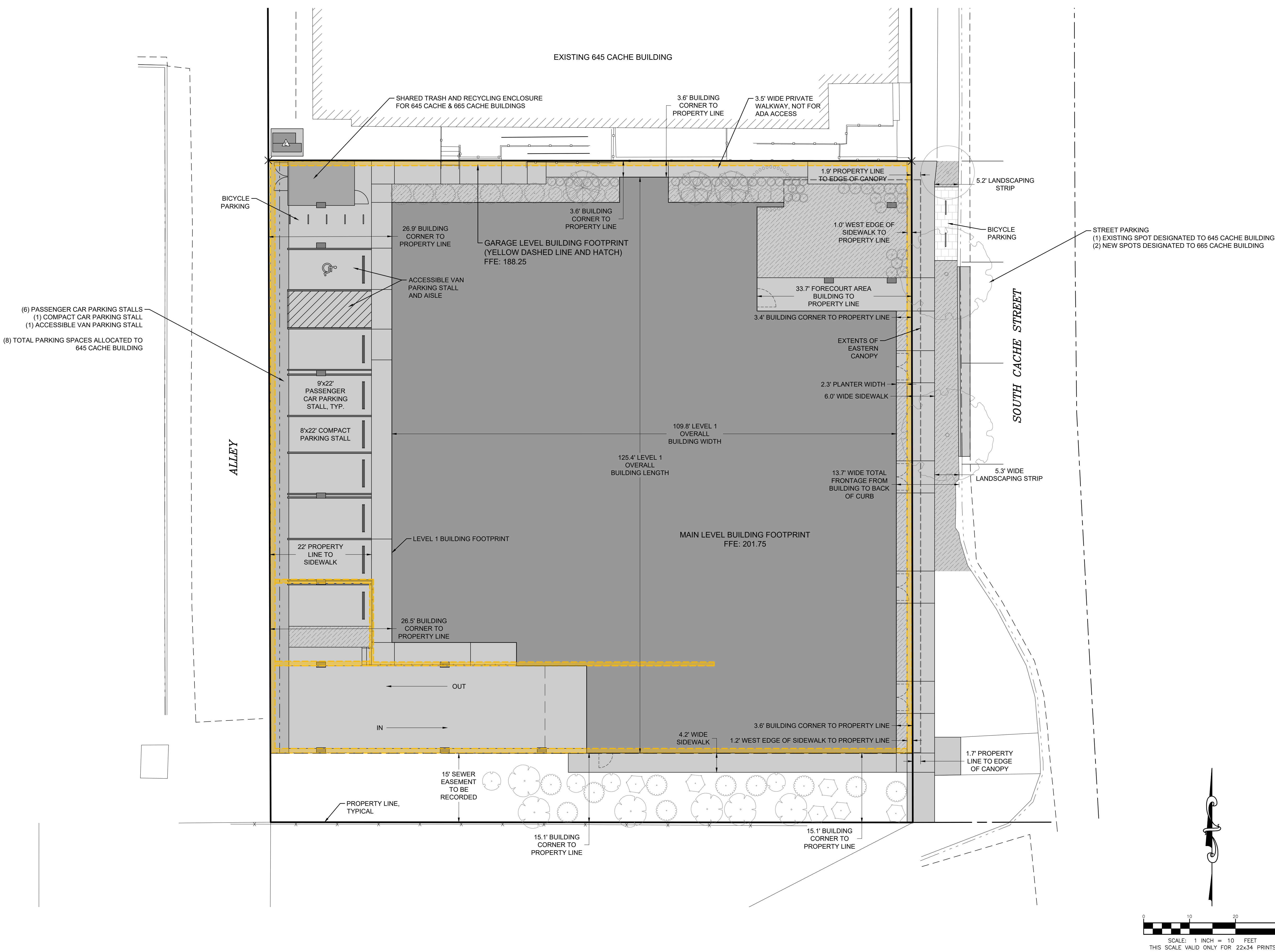
DEVELOPMENT PLAN SET

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REVISIONS

No.	Description	Date

PROJECT
INFORMATION

G001



No.	Description	Date

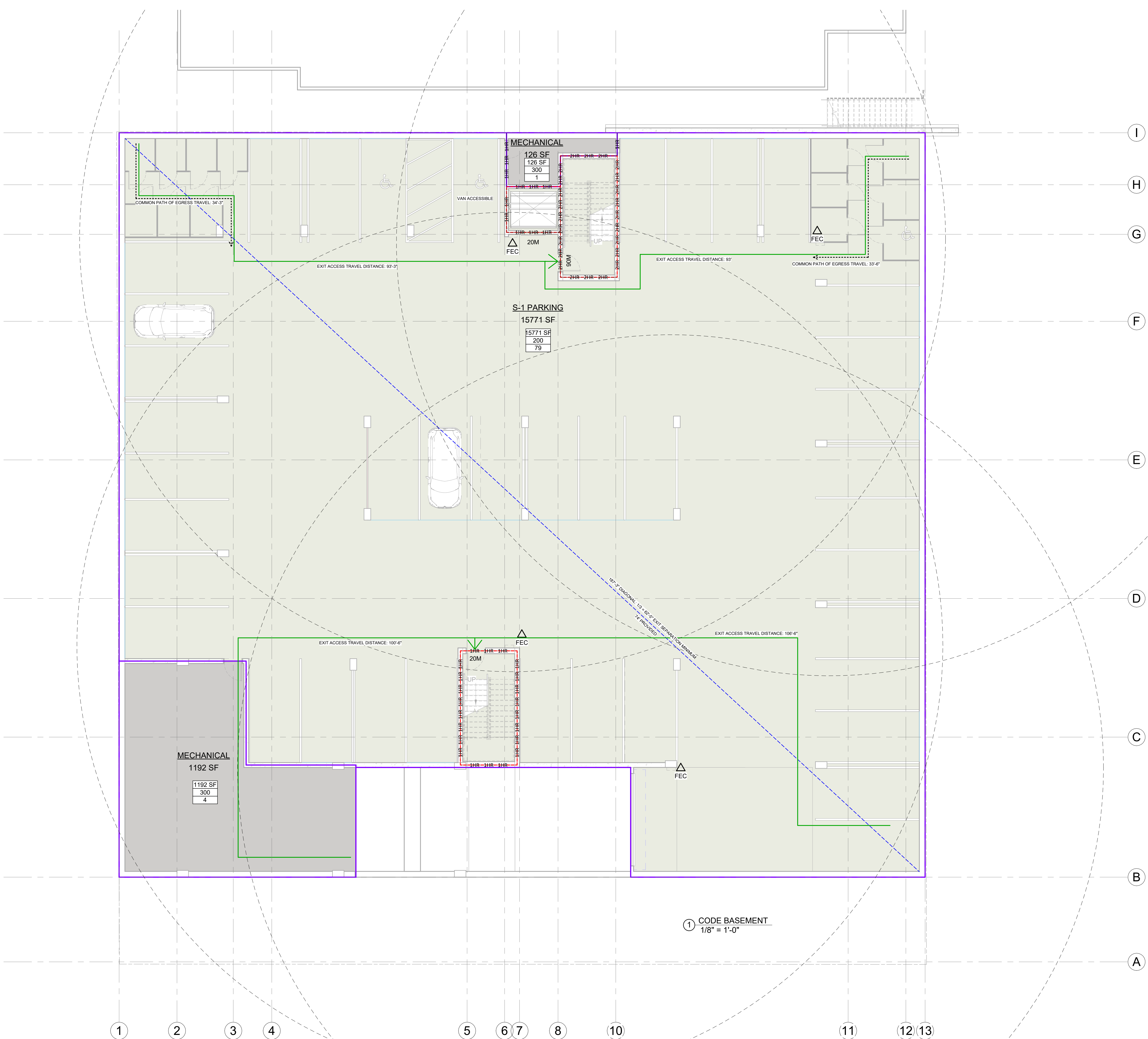
OCCUPANCY Legend

	PARKING
	MECHANICAL

CODE PLAN LEGEND

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

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



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

OCCUPANCY Legend

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

CODE PLAN LEGEND

- OCCUPANCY TAG:
SPACE AREA IN SQUARE FEET (SF)
OCCUPANT LOAD FACTOR
NUMBER OF OCCUPANTS
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL DISTANCE
- S

S

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SMOKE BARRIER
- 1/2HR

1/2HR

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

1HR

1HR

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

2HR

2HR

2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 60M

UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.1(2)
ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
- S

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

O

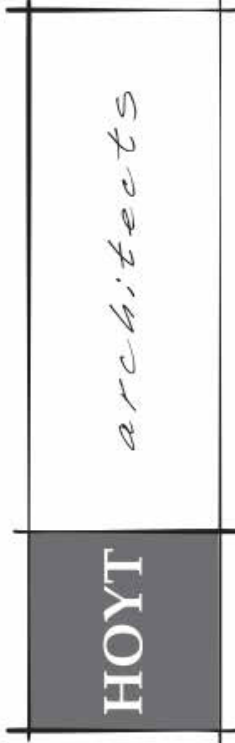
FE

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

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

SURFACE MOUNTED SIGN - SEE 3/F101
- COMBINATION SMOKE AND CO DETECTOR, SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



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CODE &
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1

G005

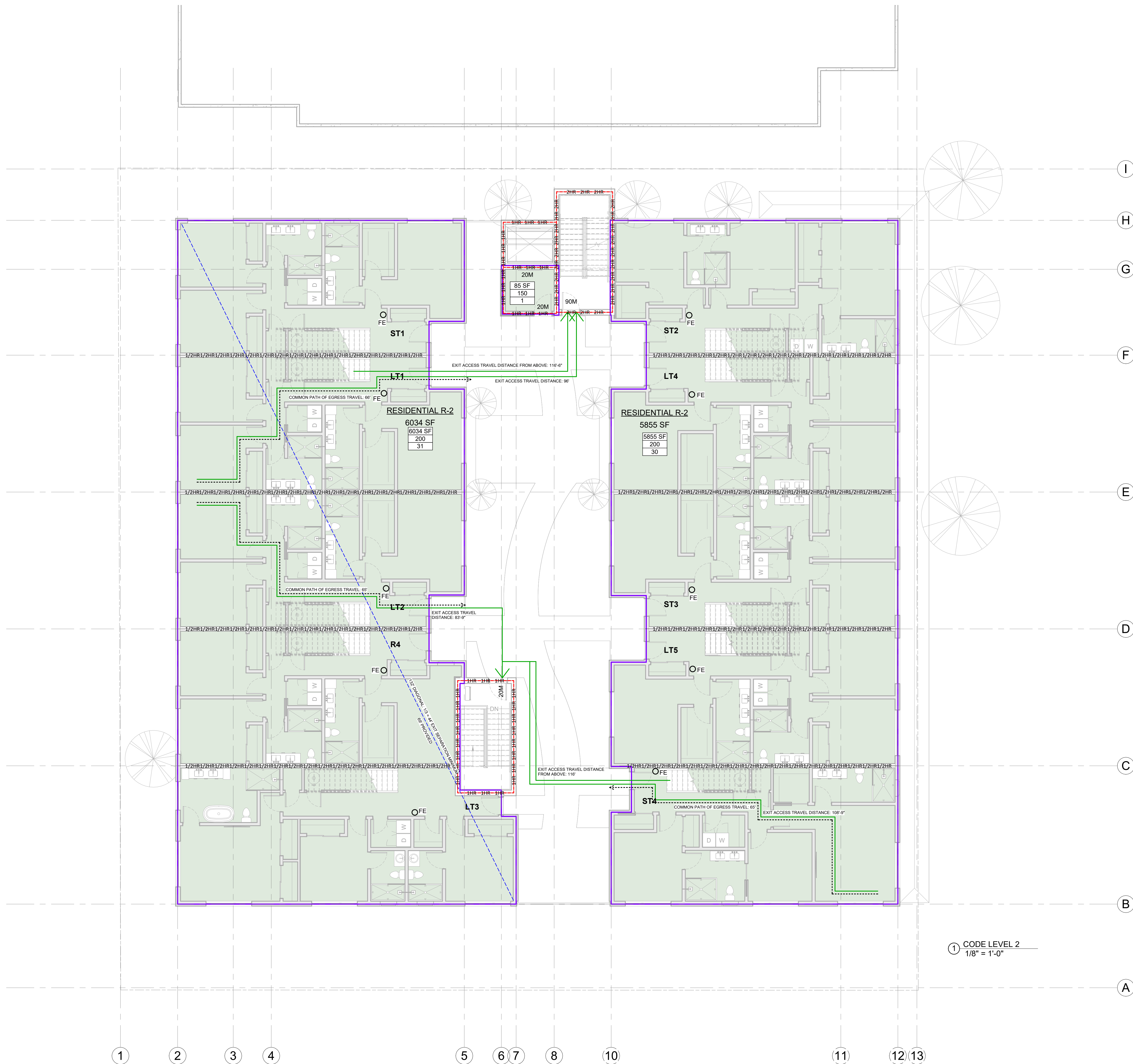
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OCCUPANCY Legend

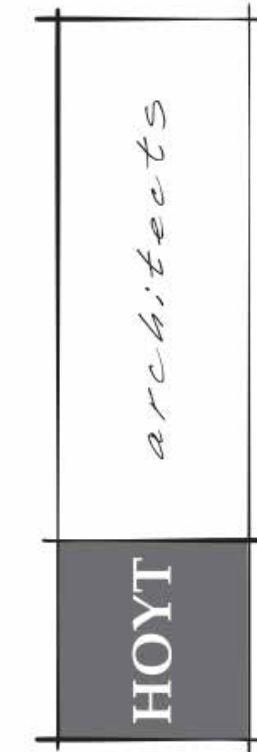
RESIDENTIAL R-2

CODE PLAN LEGEND

- OCCUPANCY TAG:
SPACE AREA IN SQUARE FEET (SF)
OCCUPANT LOAD FACTOR
NUMBER OF OCCUPANTS
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL DISTANCE
- SMOKE BARRIER
- 1/2HR - 1/2HR
1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 1HR - 1HR - 1HR
2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.1(2)
ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER
- UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL
- FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL
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- SURFACE MOUNTED SIGN - SEE 31F101
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- NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



1 CODE LEVEL 2
1/8" = 1'-0"



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OCCUPANCY LEVEL
2

G006

OCCUPANCY Legend

- RESIDENTIAL R-2
- MECHANICAL

CODE PLAN LEGEND

- OCUPANCY TAG:

SPACE AREA IN SQUARE FEET (SF)

OCUPANT LOAD FACTOR

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

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

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

2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.10.1

ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
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NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.

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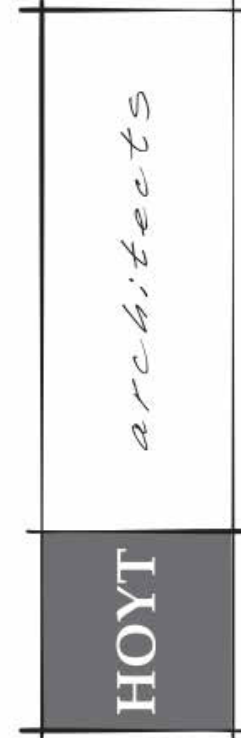
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A

1 CODE LEVEL 3
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3

G007

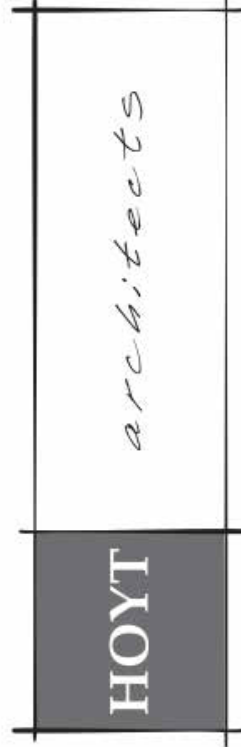
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CODE PLAN LEGEND

- OCCUPANCY TAG
- SPACE AREA IN SQUARE FEET (SF)
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL DISTANCE
- SMOKE BARRIER
- 1/2HR - 1/2HR
- 1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 1HR - 1HR - 1HR
- 1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 2HR - 2HR - 2HR
- 2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.10.2
- ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
- UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL
- FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL
- SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C
- S#
- SURFACE MOUNTED SIGN - SEE 3/F101
- COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.
- NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.

OCCUPANCY Legend

- RESIDENTIAL R-2
(OUTDOORS 4x836sf = 3,344sf)
- ROOF HATCH ACCESS
(4x48sf = 192sf - 5.7%)



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No.	Description	Date

CODE &
OCCUPANCY ROOF

G008

No.	Description	Date

LIVABILITY STANDARDS

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

KITCHENS:

REFER TO TETON COUNTY LIVABILITY STANDARDS FOR DETAILED DESCRIPTIONS.

A. CABINETS

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

1 BEDROOM MIN. 51/8" LINEAL FEET OF BASE/UPPER CABINETS
2 BEDROOM MIN. 61/8" LINEAL FEET OF BASE/UPPER CABINETS
3 BEDROOM MIN. 71/8" LINEAL FEET OF BASE/UPPER CABINETS

B. COUNTERTOPS

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

C. APPLIANCES

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

BATHROOMS:

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

CLOSETS & STORAGE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

A. MINIMUM STORAGE DIMENSIONS

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

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

ROOM SIZE & SHAPE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

BEDROOMS:

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

LIVING/DINING ROOMS:

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

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

UNIT TYPE Legend

R4 (LIVABILITY STANDARD)

ACCESSIBILITY LEGEND

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

	CLEAR FLOOR SPACE 30' x 12' x 305.3		(SWING UP) GRAB BARS, SEATS & CLEAR SPACES IN TYPE B UNITS. PROVIDE REINFORCEMENT & CLEAR FLOOR SPACES FOR TYPE B UNITS, 1104.1
	CIRCULAR TURNING SPACE 67' DIAMETER, 304.3		MANEUVERING CLEARANCE AT MANUAL SWINGING & SLIDING DOORS, 404.2

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

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

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

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

30x54" CLEAR FLOOR SPACE (TYP)

61" TURNING CIRCLE (TYP)

FRONT APPROACH - PULL SIDE (TYP)

USE 2X4 FRAMING ON CLOSETS TO PROVIDE 26" CLEAR FINISH DEPTH.

UNIT R1 (ACCESSIBLE)

Ref.

DW.

COUNTER @ 34" AFF

30" COUNTER @ 34" AFF

USE 2X4 FRAMING ON CLOSETS TO PROVIDE 26" CLEAR FINISH DEPTH.

USE 2X4 FRAMING ON CLOSETS TO PROVIDE 26" CLEAR FINISH DEPTH.

LIVABILITY STANDARDS

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

KITCHENS:

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A. CABINETS

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

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

B. COUNTERTOPS

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

C. APPLIANCES

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

BATHROOMS:

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

CLOSETS & STORAGE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

A. MINIMUM STORAGE DIMENSIONS

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

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

ROOM SIZE & SHAPE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

BEDROOMS:

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

LIVING/DINING ROOMS:

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

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

ACCESSIBILITY LEGEND

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



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

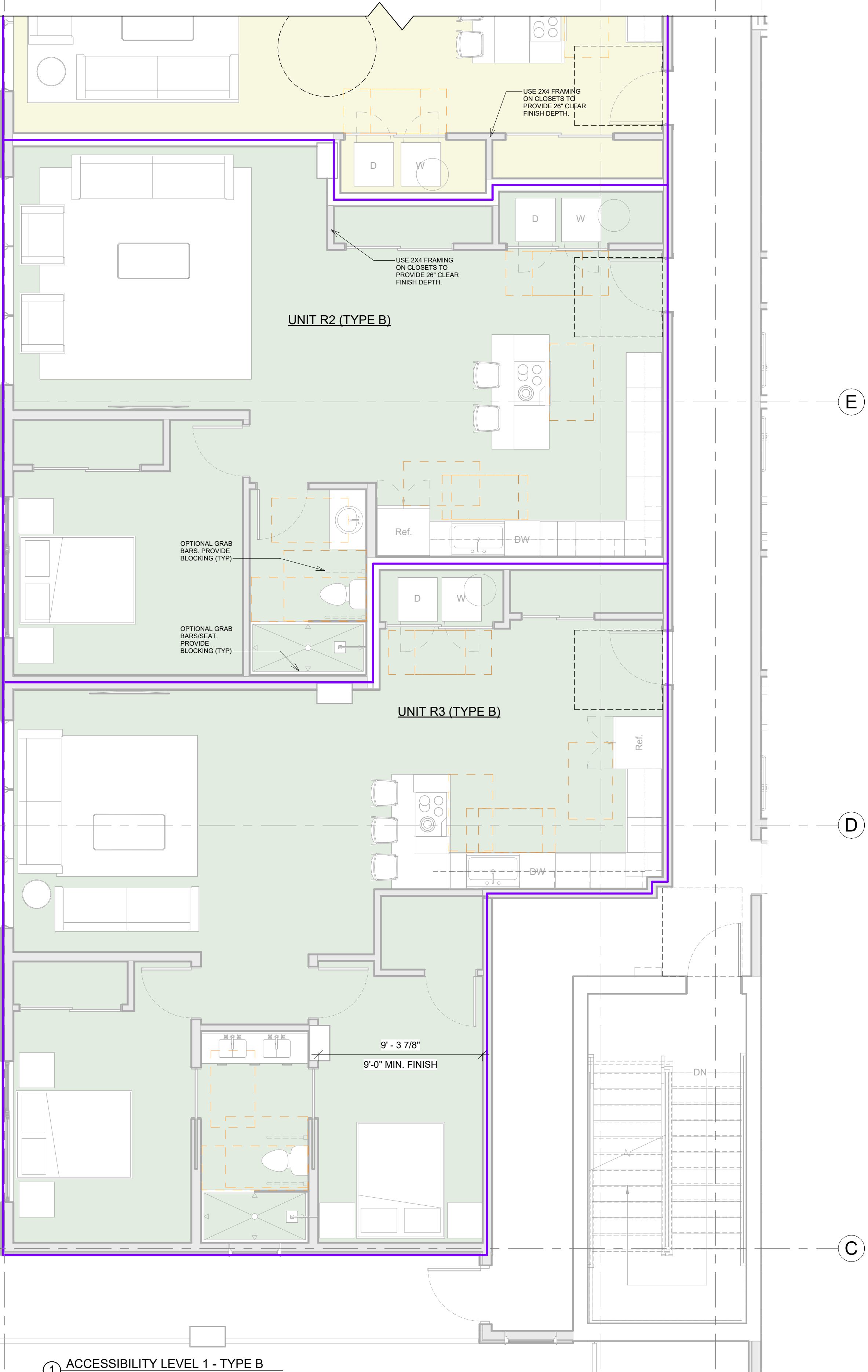
TOILET & BATHING ROOMS	REQ. CLEARANCES INDICATED ON PLAN
MIRRORS	BOTTOM EDGE 40" AFF, 603.3
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF, 604.3
GRAB BARS	PROVIDE BLOCKING IN WALLS, INSTALL AS REQUIRED PER 604.5, 608.3
LAVATORIES & SINKS	CLEAR FLOOR SPACE PER 608.2 INDICATED ON PLAN, HEIGHT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

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

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

UNIT TYPE Legend

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



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

architects

HOYT

Jackson Wyoming
307.733.9955

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DEVELOPMENT PLAN SET

Date 08.11.2023
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REVISIONS

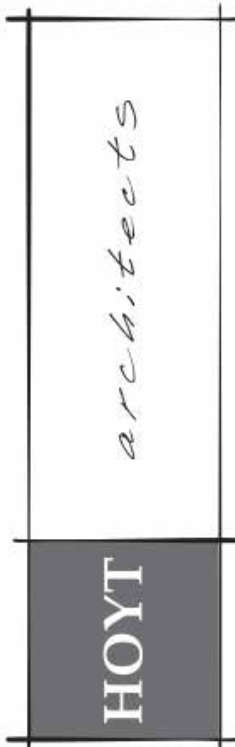
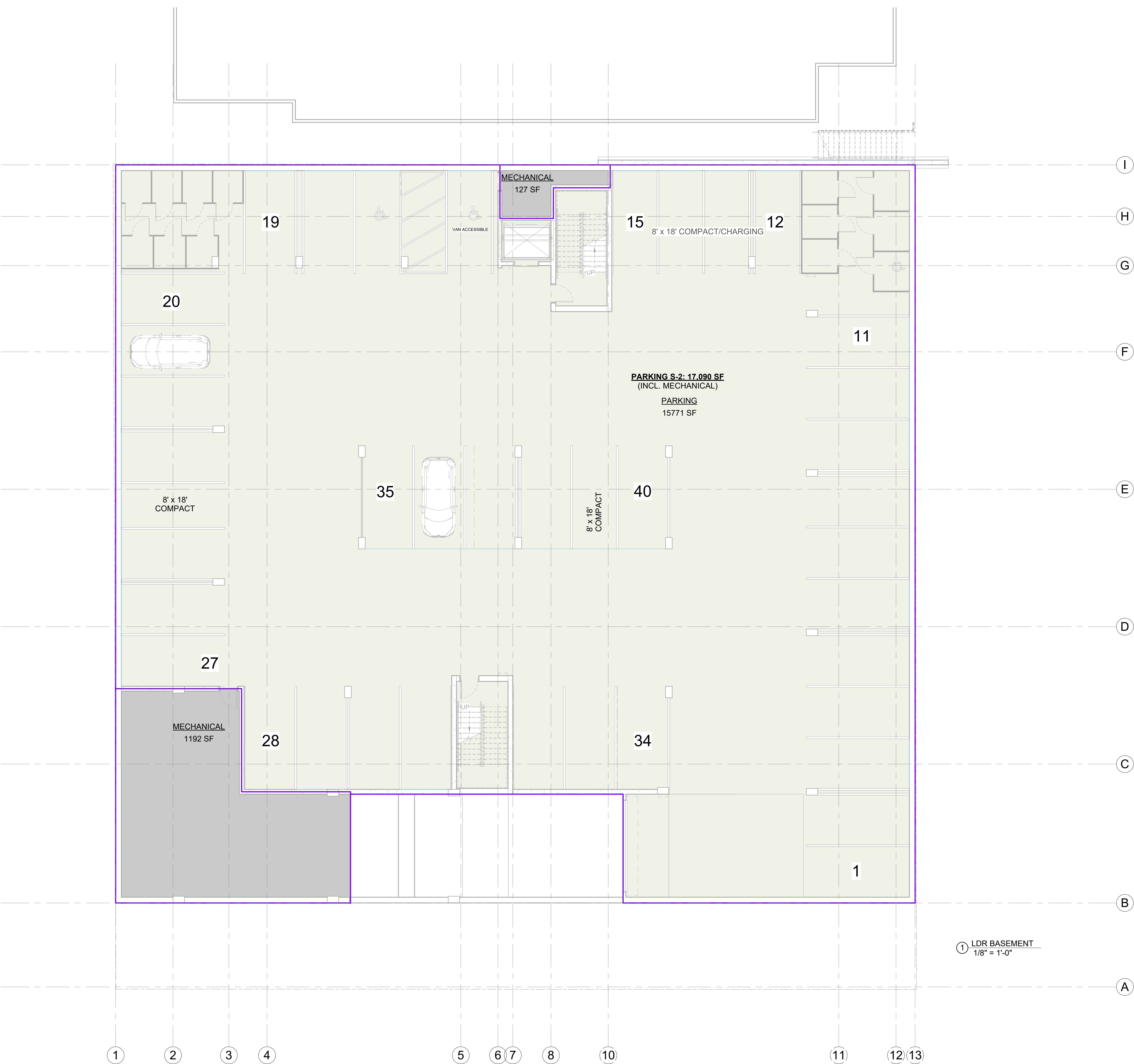
No.	Description	Date

ADA & LIVABILITY
STANDARDS

G010

LDR Area Legend

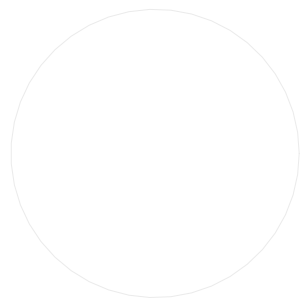
- MECHANICAL
- PARKING



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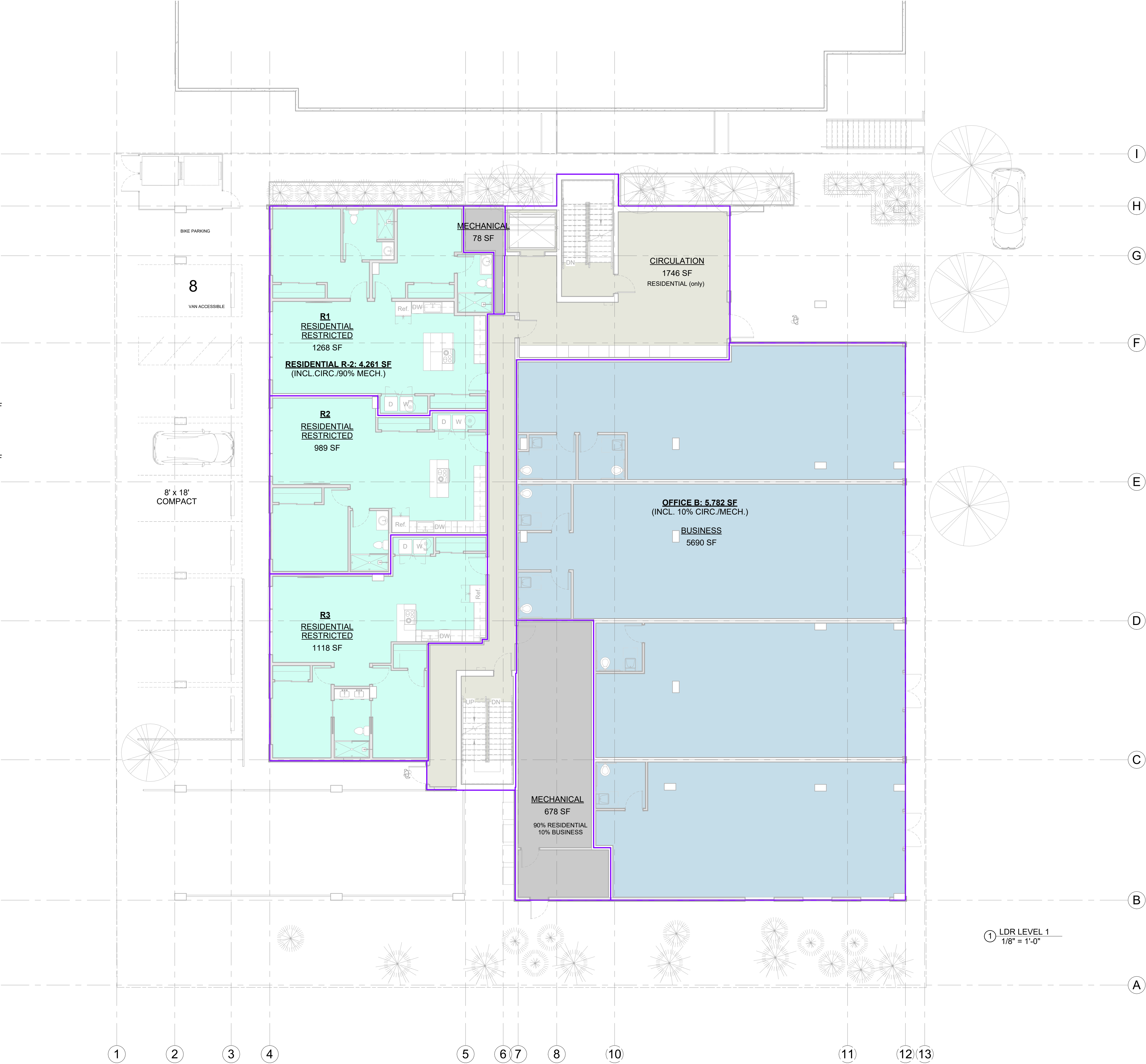
No.	Description	Date

LDR AREAS
BASEMENT

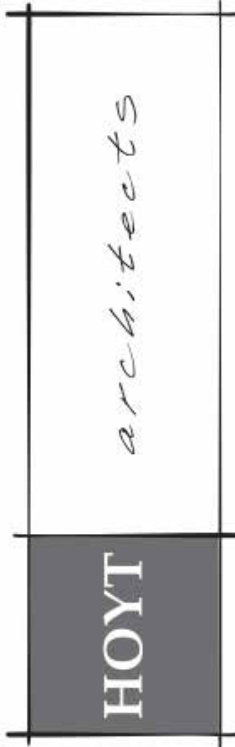
G011

LDR Area Legend

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



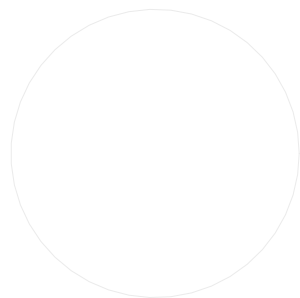
① LDR LEVEL 1
1/8" = 1'-0"



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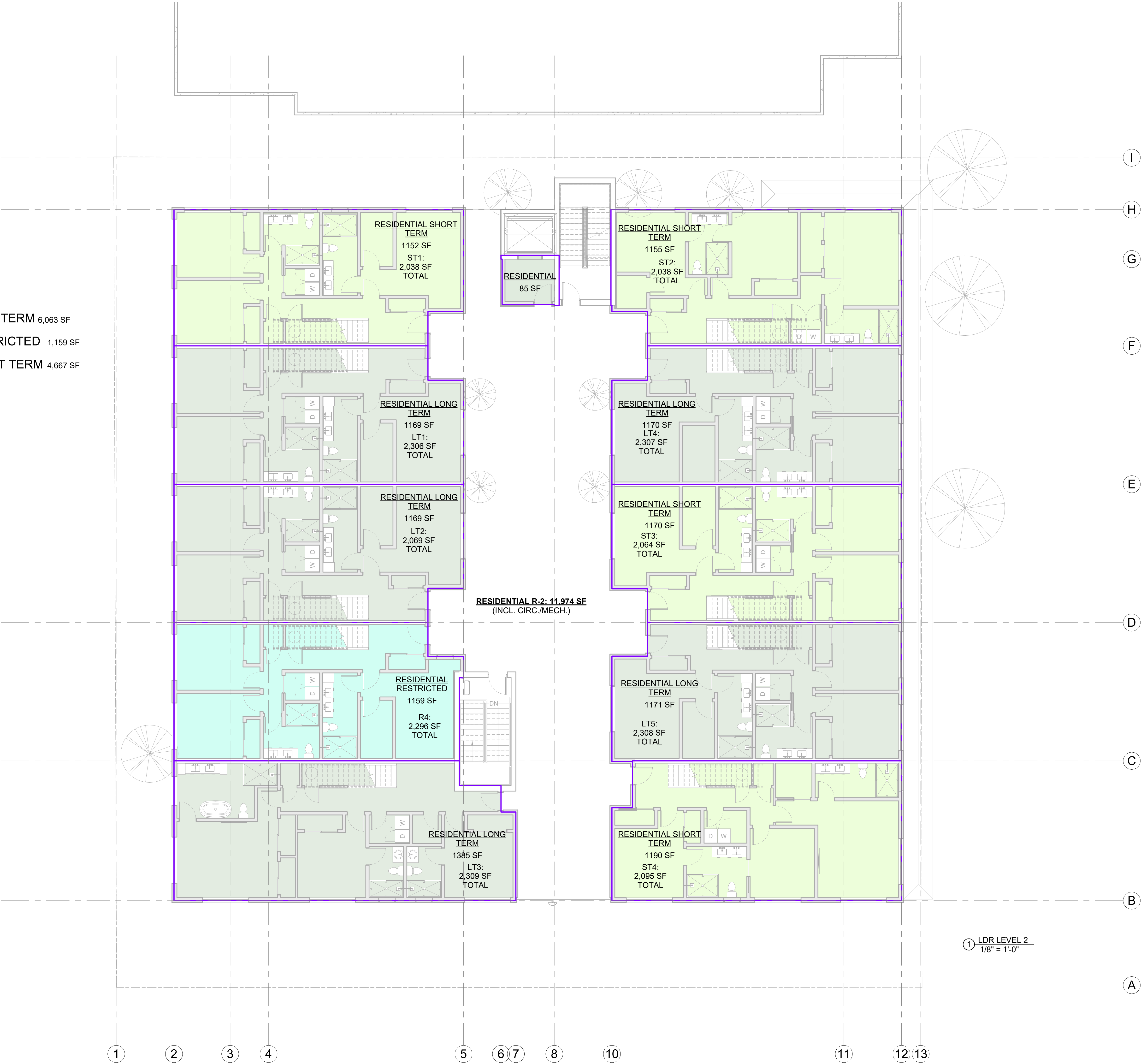
No.	Description	Date

LDR AREAS LEVEL 1

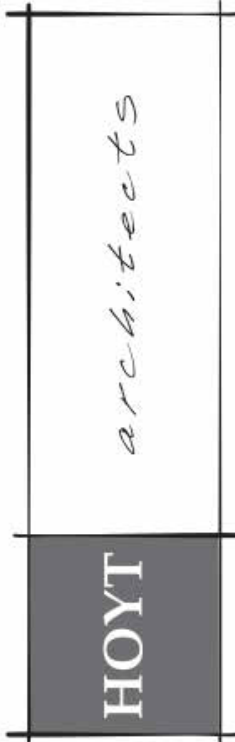
G012

LDR Area Legend

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



① LDR LEVEL 2
1/8" = 1'-0"



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DEVELOPMENT PLAN SET

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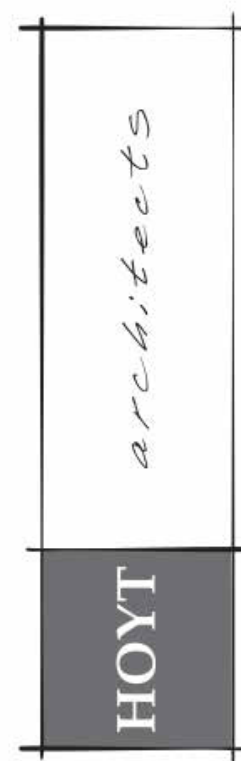
No.	Description	Date

LDR AREAS LEVEL 2

G013

LDR Area Legend

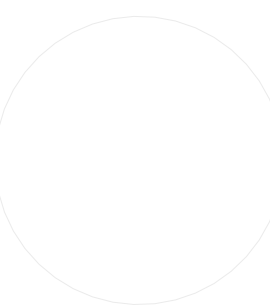
- MECHANICAL 164 SF
- RESIDENTIAL LONG TERM 5,235 SF
- RESIDENTIAL RESTRICTED 1,137 SF
- RESIDENTIAL SHORT TERM 3,586 SF
- AREA BOUNDARY



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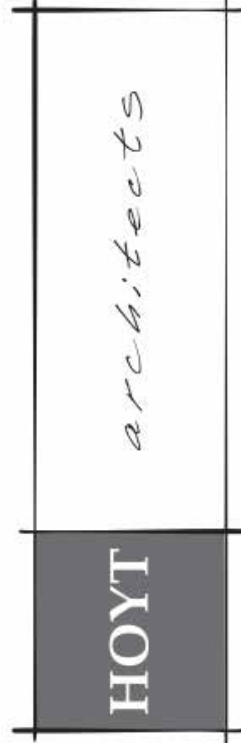
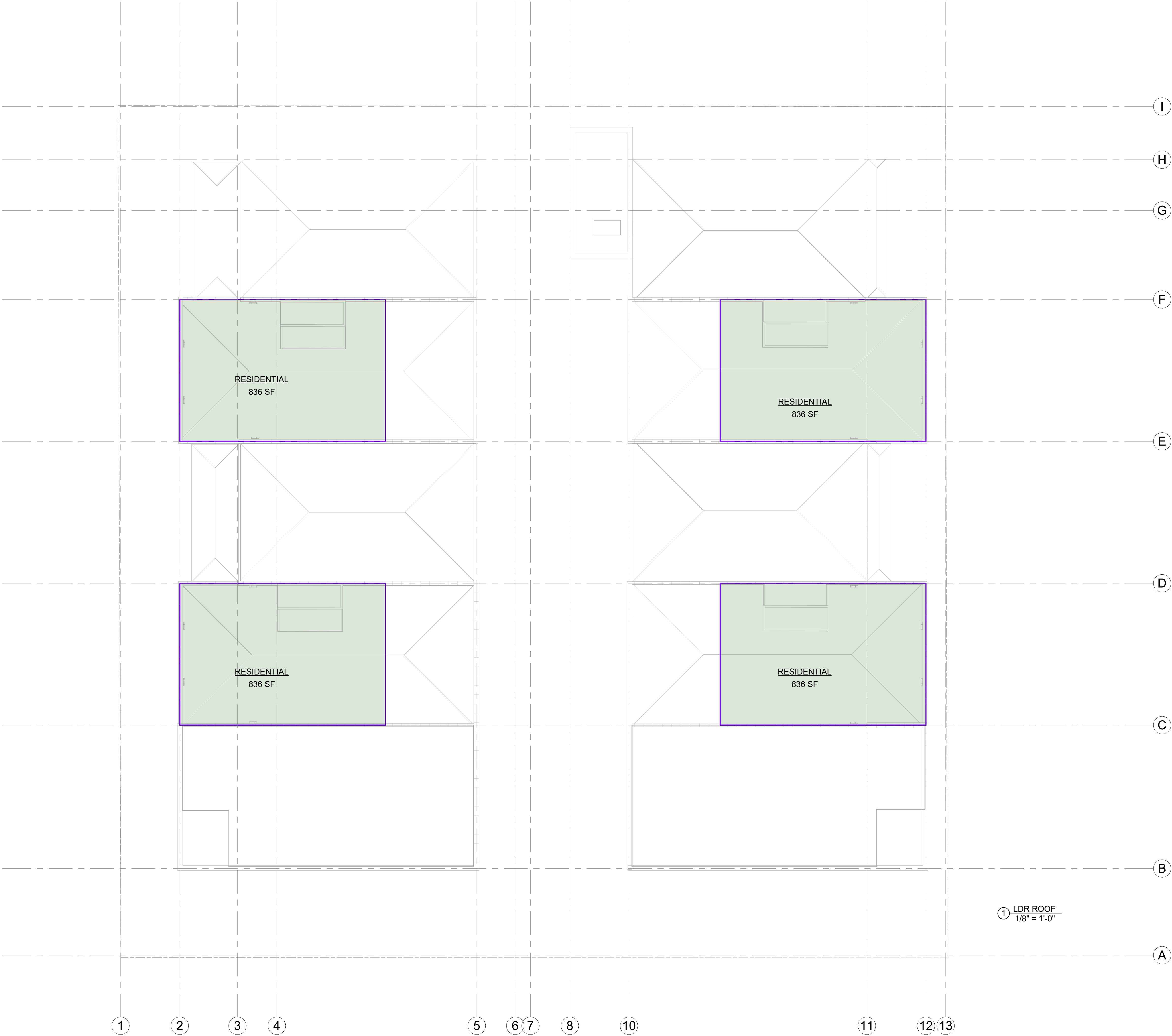
No.	Description	Date

LDR AREAS LEVEL 3

G014

LDR Area Legend

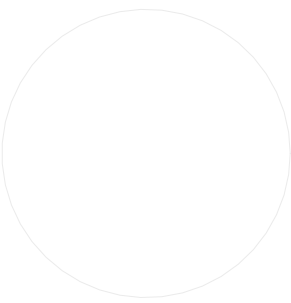
- RESIDENTIAL
R-2: 3,344 SF (outdoors)
- AREA BOUNDARY



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REVISIONS

No.	Description	Date

LDR AREAS ROOF

G015

NEWJACK, LLC DEVELOPMENT PLAN

665 SOUTH CACHE STREET

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



VICINITY MAP

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

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

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

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

INDEX OF SHEETS

- C1.0 - TITLE, VICINITY MAP, & SHEET INDEX
- C1.1 - GENERAL NOTES
- C2.0 - EXISTING CONDITIONS
- C2.1 - DEMOLITION AND SITE PREPARATION PLAN
- C3.0 - SITE OVERVIEW
- C3.1 - NORTHWEST GRADING PLAN
- C3.2 - NORTHEAST GRADING PLAN
- C3.3 - SOUTHWEST GRADING PLAN
- C3.4 - SOUTHEAST GRADING PLAN
- C3.5 - EAST SIDEWALK PLAN & PROFILE
- C3.6 - GARAGE LEVEL GRADING PLAN
- C3.7 - UTILITY AND SUBSURFACE DRAINAGE PLAN
- C4.0 - ROAD DETAILS
- C4.1 - WATER & SANITARY SEWER DETAILS
- C4.2 - STORM WATER DETAILS
- C4.3 - MISCELLANEOUS DETAILS

= PROPOSED LEGEND =

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

GENERAL PROJECT NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS, AND THE LATEST EDITION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS OR AS MODIFIED BY THE SPECIAL PROVISIONS AND THE SUPPLEMENTARY SPECIFICATIONS.
- PROJECT SCOPE: BUILD INFRASTRUCTURE AND GRADING TO ACCOMMODATE A NEW MIXED OFFICE AND RESIDENTIAL BUILDING AT 665 SOUTH CACHE STREET.
- PROPERTY ZONE: COMMERCIAL RESIDENTIAL-1
- PROPERTY AREA: 0.46 ACRES
TOTAL AREA OF DISTURBANCE: 21,205 SF (0.49 ACRES)
- PROJECT SCHEDULE: CONSTRUCTION SCHEDULED TO START IN SPRING 2024 AND BE COMPLETED BY FALL 2025.
- BASE MAPPING PREPARED FROM SURVEYS PERFORMED BY Y2 CONSULTANTS IN SEPTEMBER 2015 AND SUPPLEMENTED BY JORGENSEN ASSOCIATES IN AUGUST AND OCTOBER 2022.
- GEOTECHNICAL REPORT PREPARED BY NELSON ENGINEERING IN JANUARY 2019.
- THE PROJECT AREA IS NOT LOCATED IN A FLOODPLAIN.
- NO AVALANCHE PATHS ARE PRESENT ON THIS SITE.
- BUILDING TIES ARE TO FOUNDATION STEM WALLS.

WATER AND SEWER UTILITY NOTES

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

REVEGETATION SPECIFICATIONS:

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

- SEED MIXTURE:

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

CONSTRUCTION NOTES & SPECIFICATIONS:

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

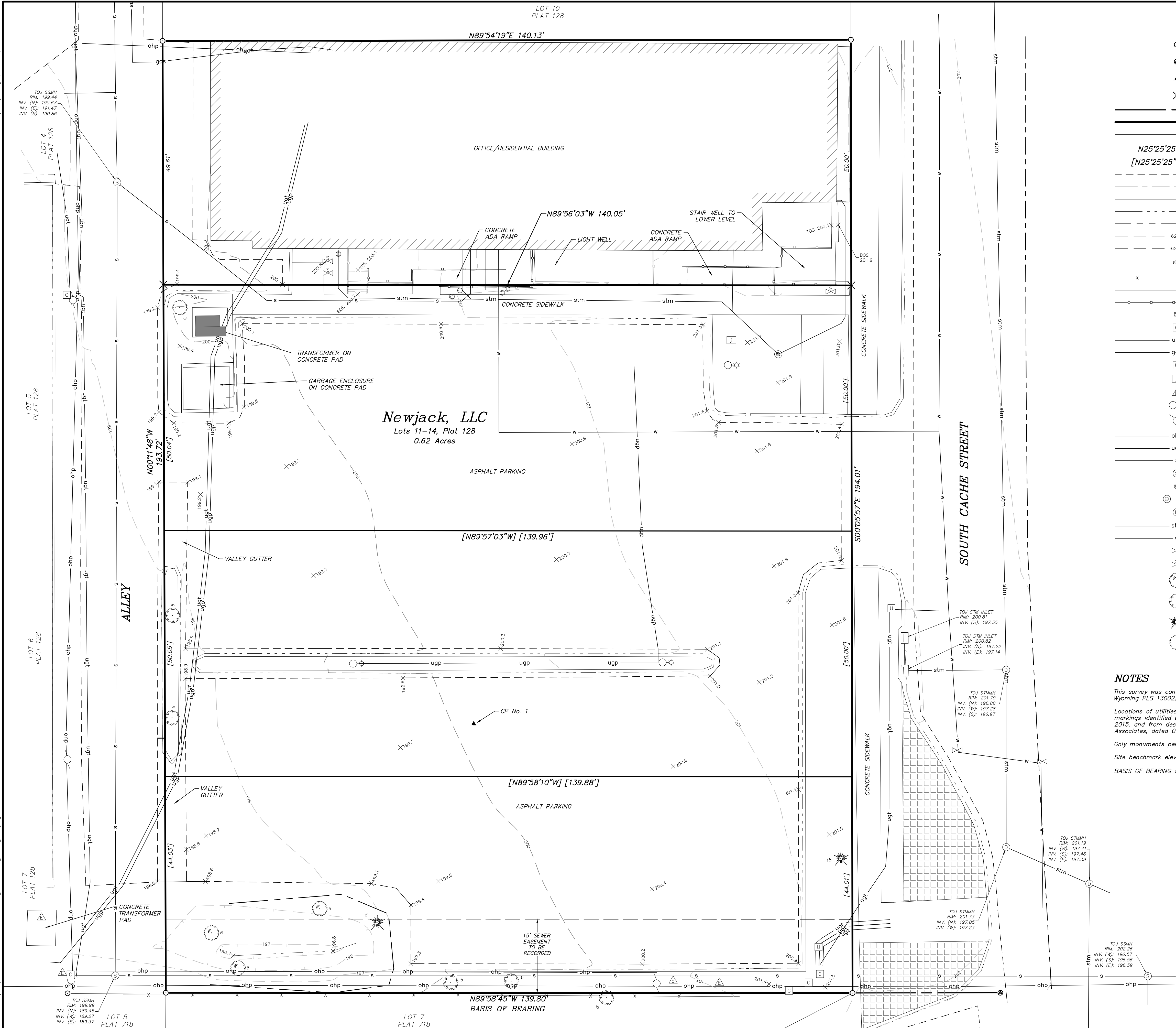


PROJECT TITLE:
NEWJACK, LLC
DEVELOPMENT PLAN
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
GENERAL NOTES

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/11/2023

PROJECT NUMBER	22155
SHEET	C1.1



LEGEND

- reinforcing steel bar with plastic cap inscribed "PLS 3831" found during survey performed by Y2 Consultants in Sept. 2015, verified by this survey
- reinforcing steel bar with brass cap inscribed "RLS 164" found during survey performed by Y2 Consultants in Sept. 2015
- steel spike set during survey performed by Y2 Consultants in Sept. 2015 for orientation and mapping purposes
- PK nail inscribed "PLS 15442" found this survey
- section line
- boundary, subject property
- boundary, adjoining property
- measured bearing & distance or curve geometry
- calculated bearing & distance or curve geometry
- edge of pavement
- road centerline
- top back of curb
- flowline
- top of bank
- index contour, 5' interval
- intermediate contour, 1' interval
- spot elevation
- fence
- edge of concrete
- handrail
- bollard
- communications pedestal
- ugt underground telephone line
- gas underground gas line
- utility vault
- electric junction box
- electric transformer
- light pole
- utility pole
- ohp overhead power line
- ugp underground power line
- s sanitary sewer line
- sewer manhole
- cleanout
- storm drain inlet
- storm drain manhole
- stm storm drain line
- w water line
- water valve
- sprinkler control vault
- aspen tree
- cottonwood tree
- conifer tree
- deciduous tree

NOTES

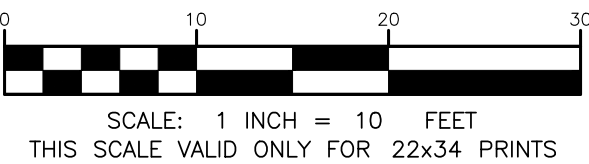
This survey was conducted in August and October 2022, and prepared under the direction of Matthew Gotham, Wyoming PLS 13002, and does not include an engineering review.

Locations of utilities depicted hereon are limited to visible structures; underground locations are derived from markings identified by Magic Valley Utility Locate Company from a survey performed by Y2 Consultants in Sept. 2015, and from design drawings for a remodel of the existing building on Lot 11, Block 4, Plat 128, by Jorgensen Associates, dated 05-26-2020.

Only monuments pertinent to Subject Property are depicted.

Site benchmark elevation is 200.00 at CP No. 1.

BASIS OF BEARING for this survey is N89°58'45"W on the southern property boundary.

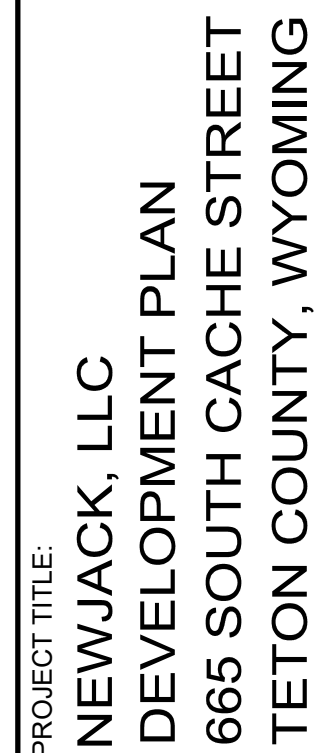
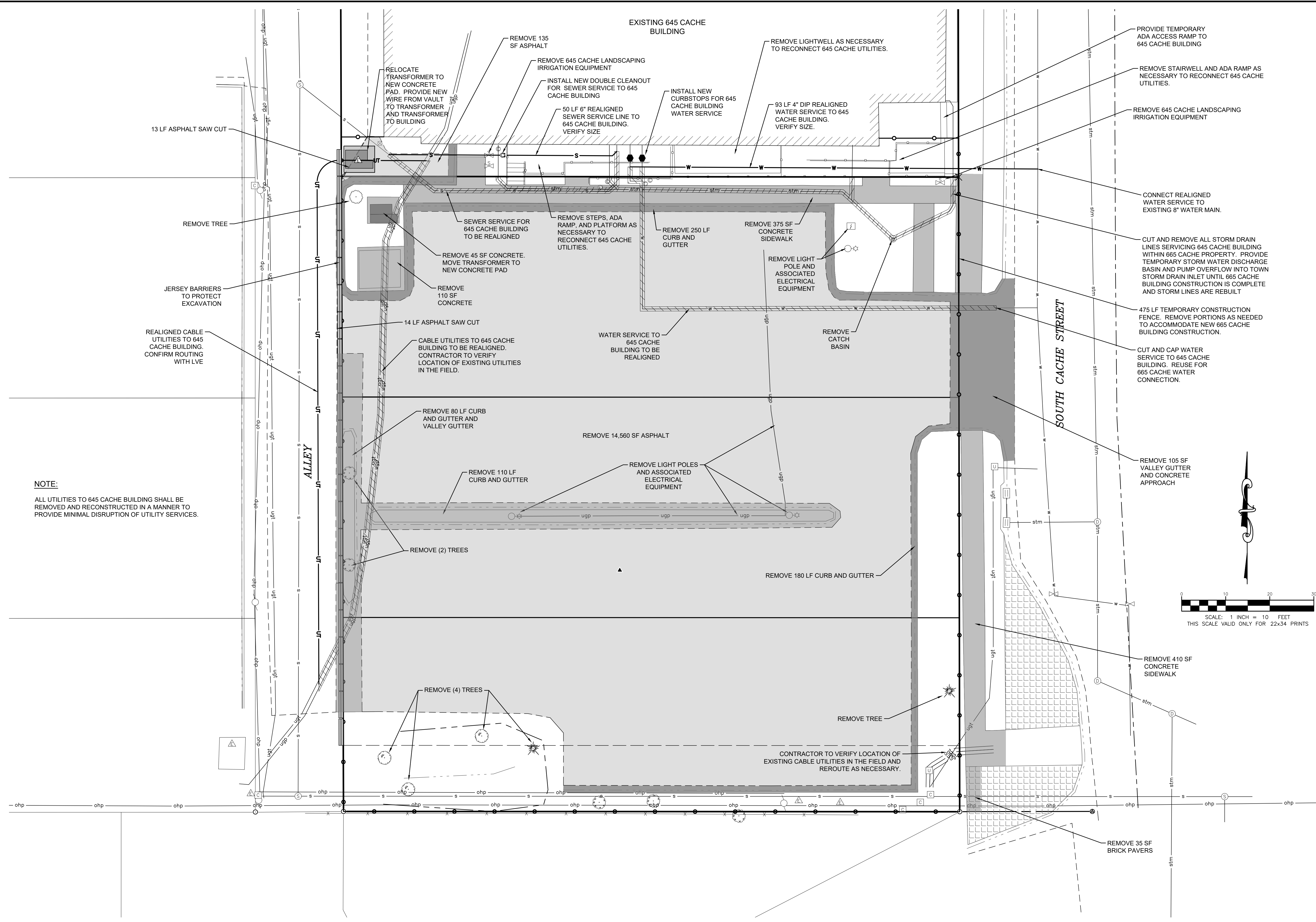


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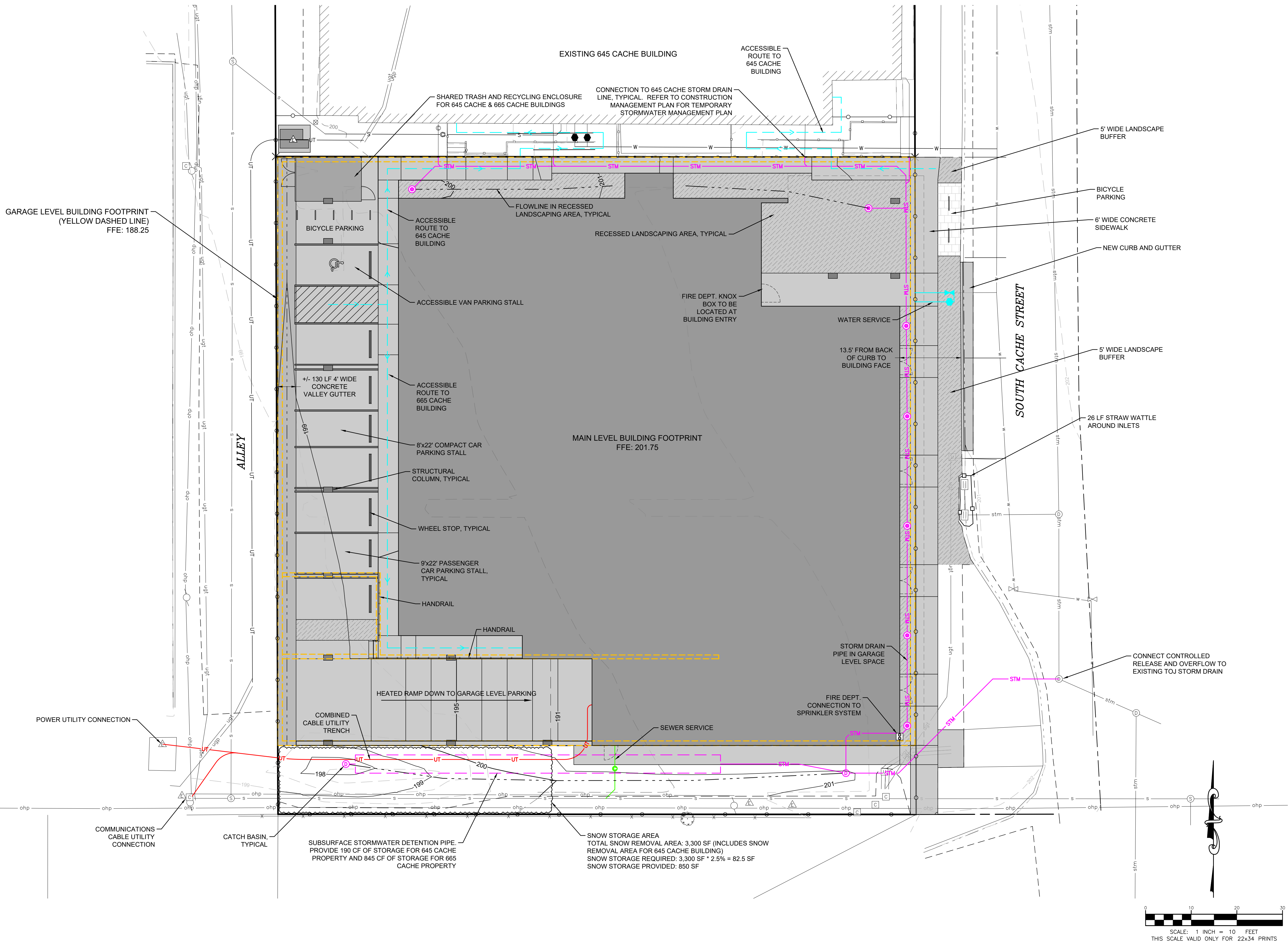
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NEWJACK, LLC
DEVELOPMENT PLAN
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS

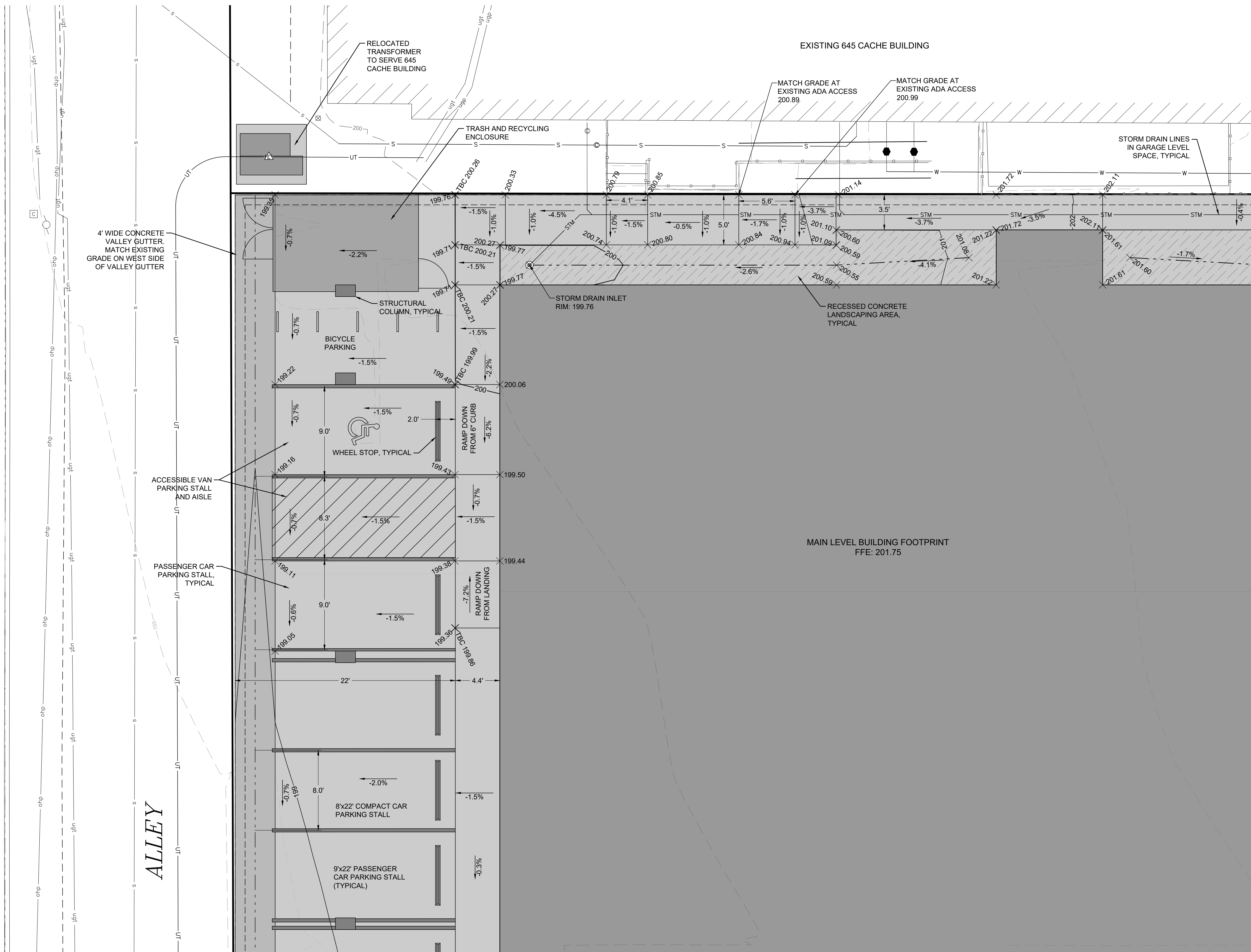
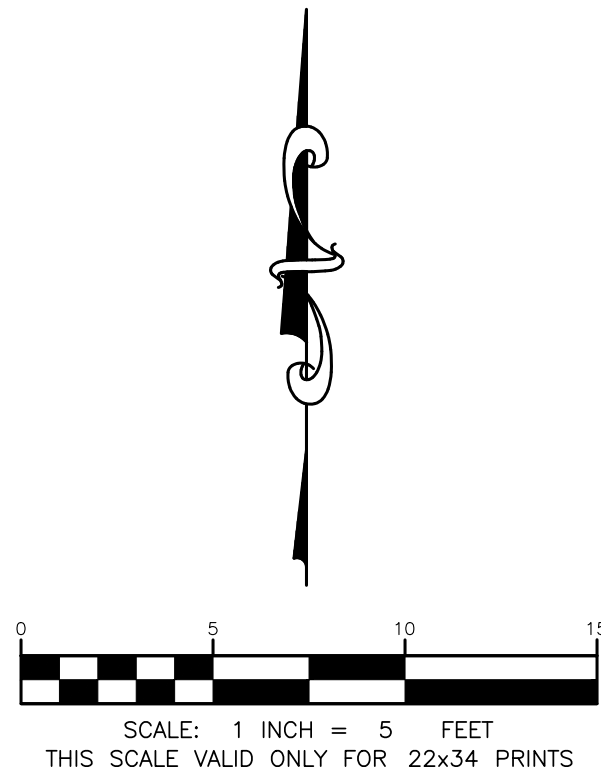
DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/11/2023
PROJECT NUMBER	22155
SHEET	C2.0

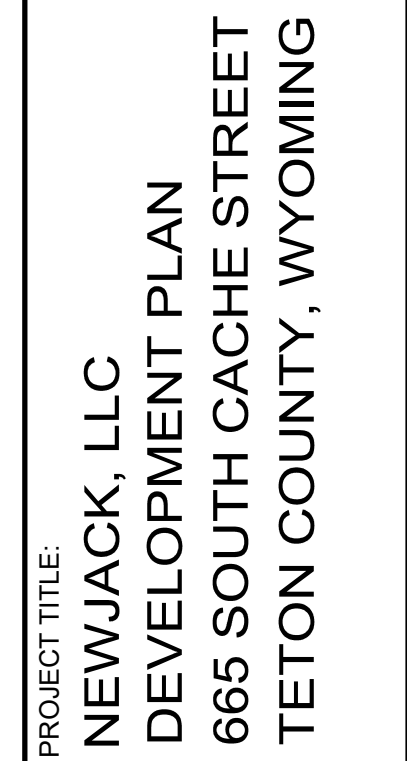
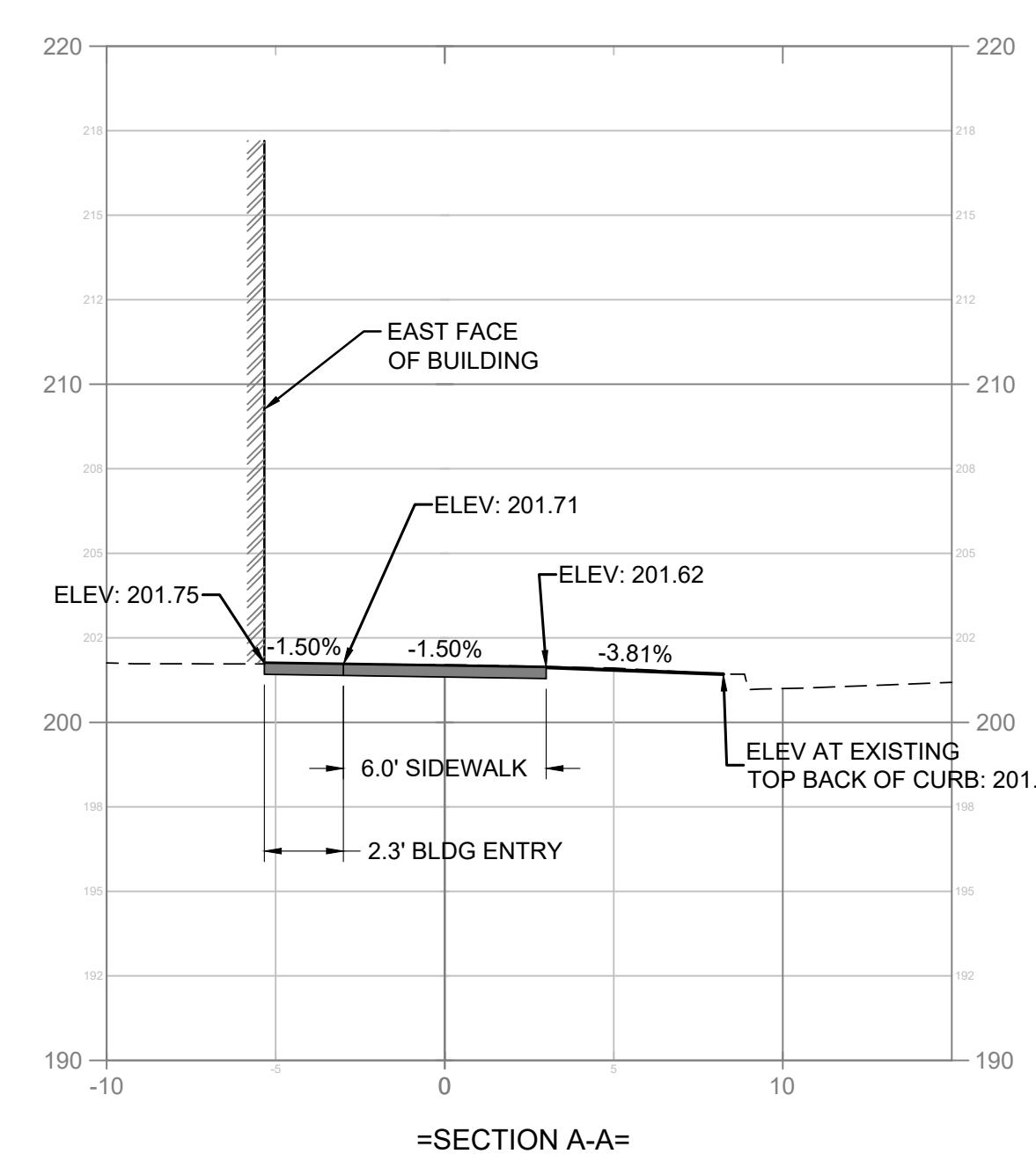


SHEET TITLE: DEMOLITION AND SITE PREPARATION PLAN	
DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/11/2023
PROJECT NUMBER	22155
SHEET	C2.1

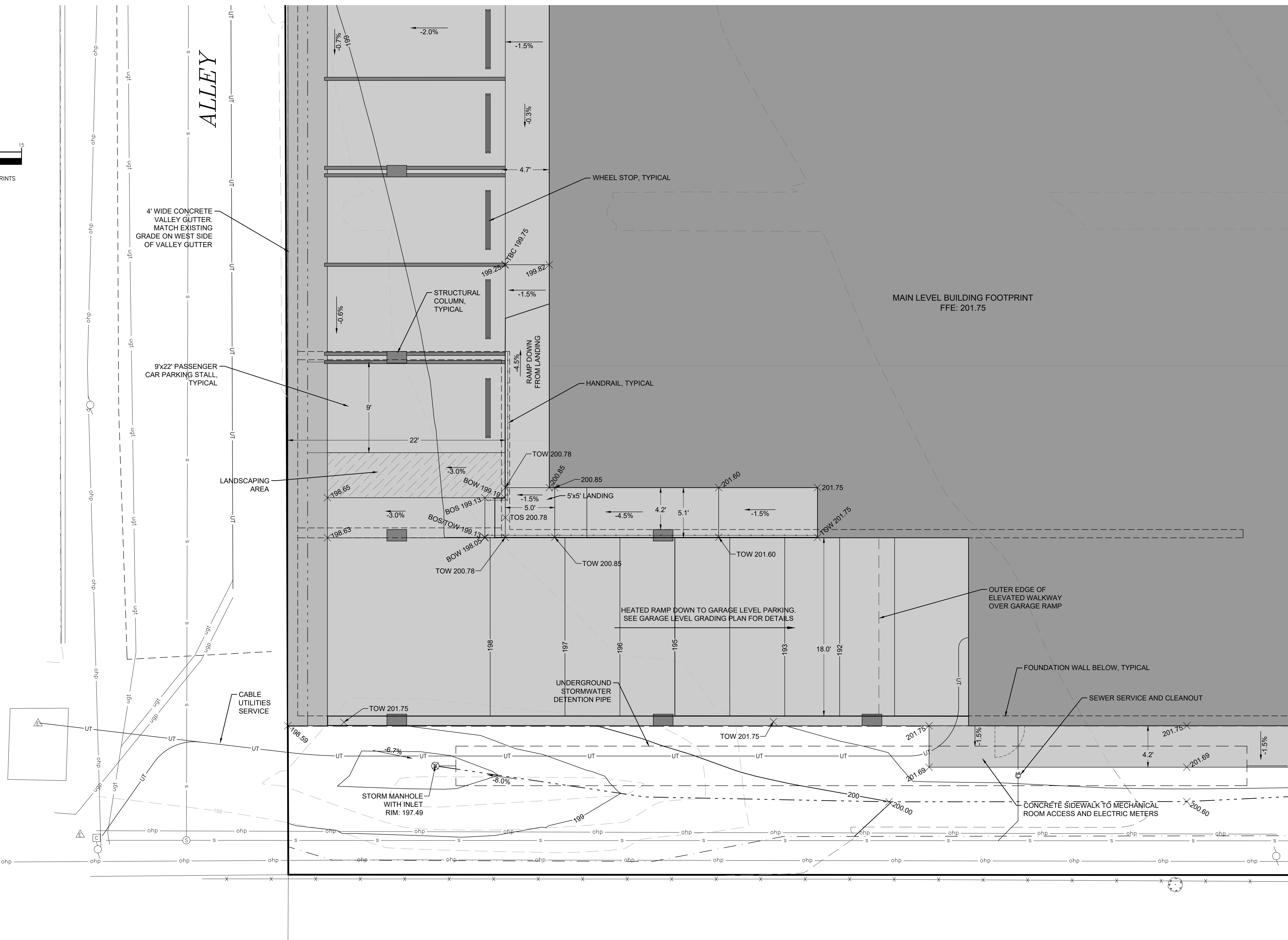


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Ver. 1.00
Plotted by NewJACK on Aug 10, 2023, 5:15pm





SHEET TITLE: NORTHEAST GRADING PLAN	
DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/11/2023
PROJECT NUMBER	22155
SHEET	C3.2



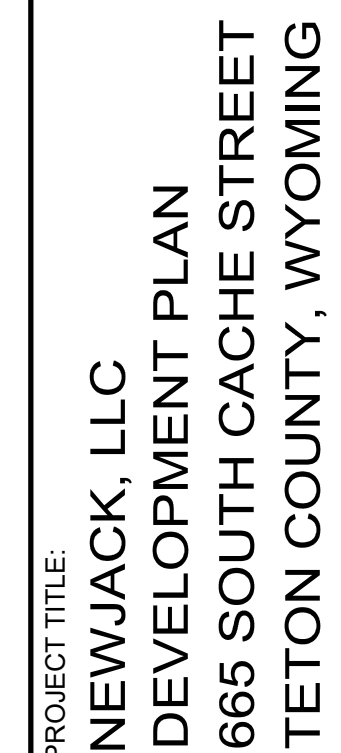
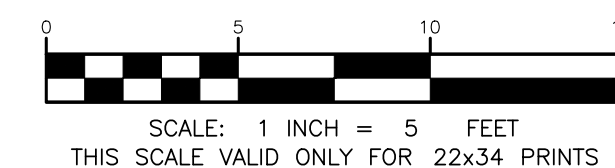
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NEWJACK, LLC
DEVELOPMENT PLAN
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
SOUTHWEST GRADING PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/11/2023

PROJECT NUMBER
22155

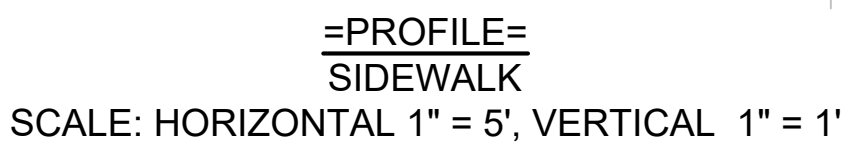
SHEET
C3.3



SHEET TITLE:
SOUTHEAST GRADING PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/11/202

PROJECT NUMBER	22155
SHEET	C3.4

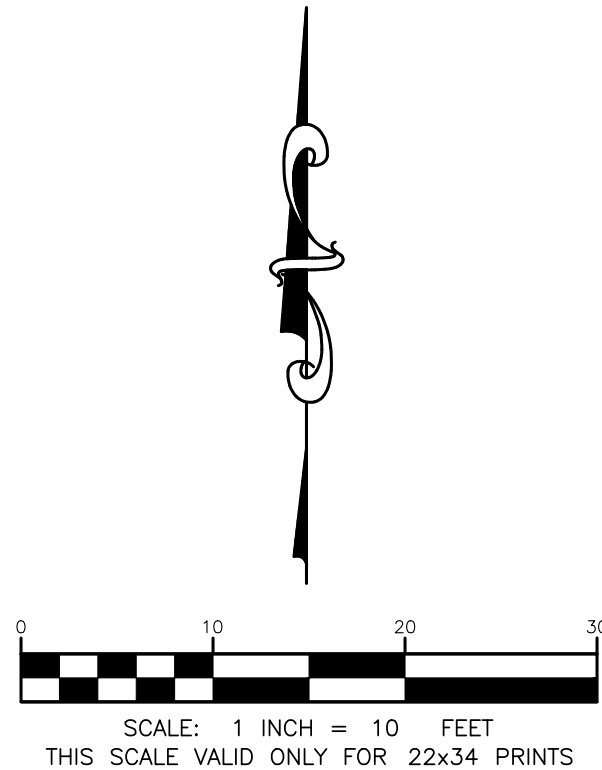
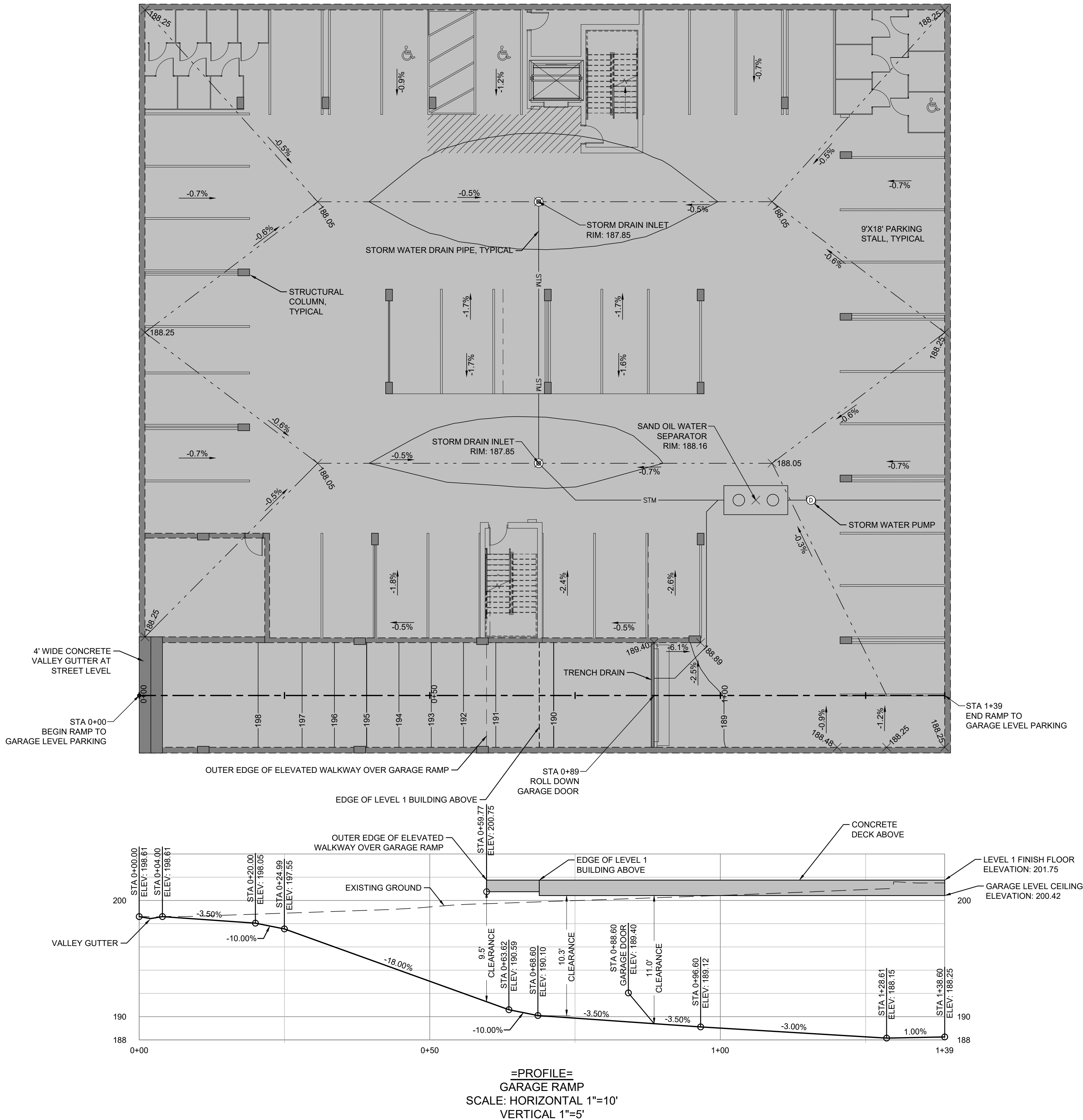


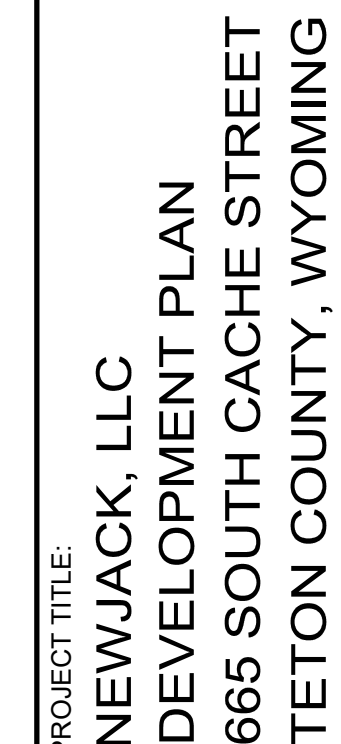
NEWJACK, LLC
DEVELOPMENT PLAN
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

EAST SIDEWALK PLAN & PROFILE

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/11/2023

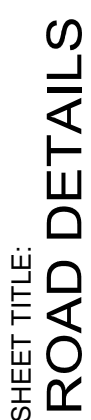
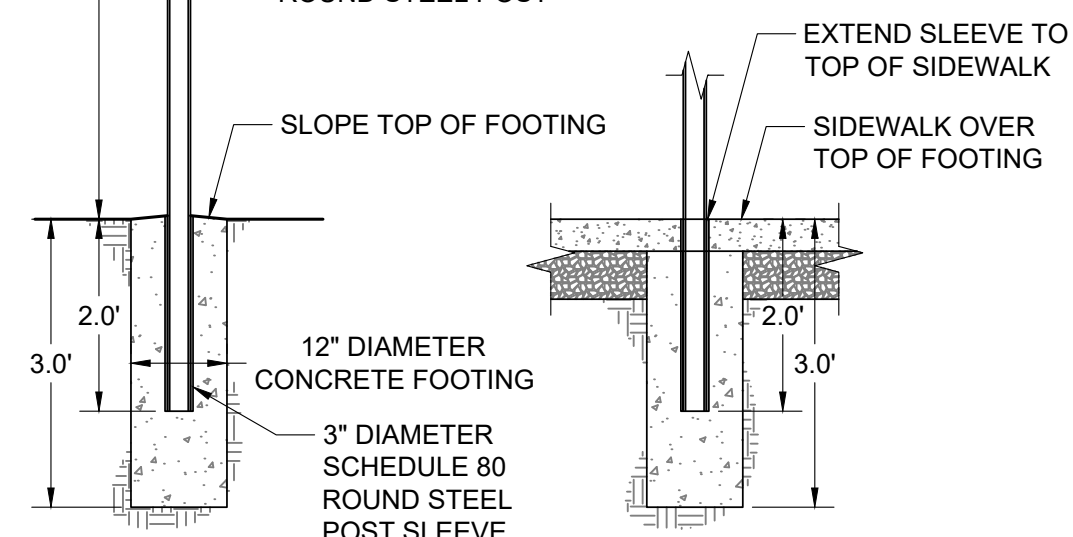
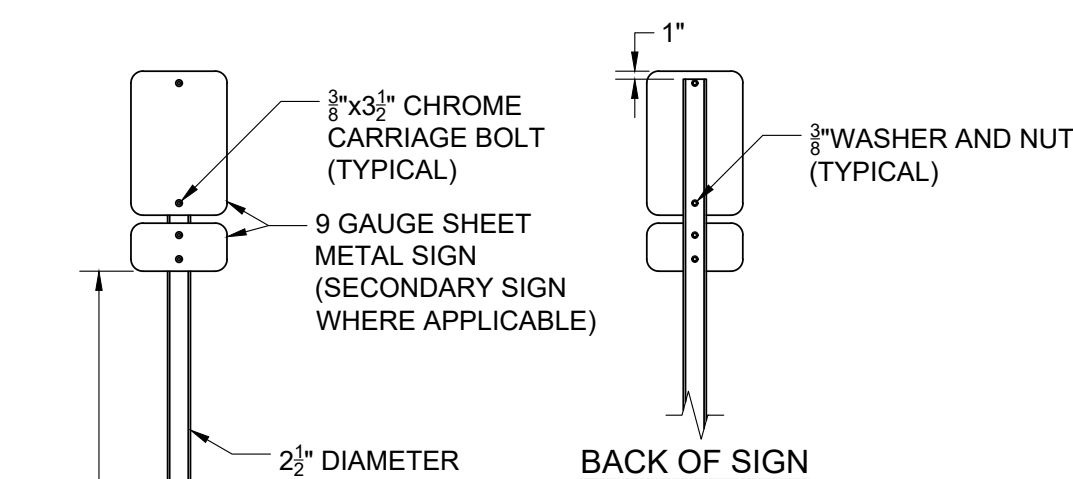
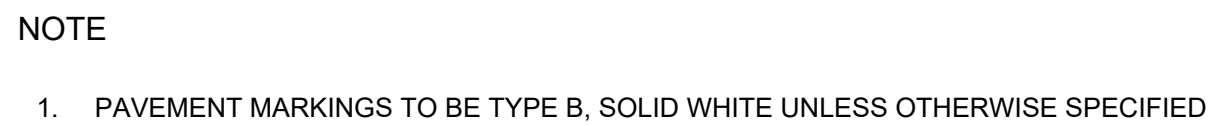
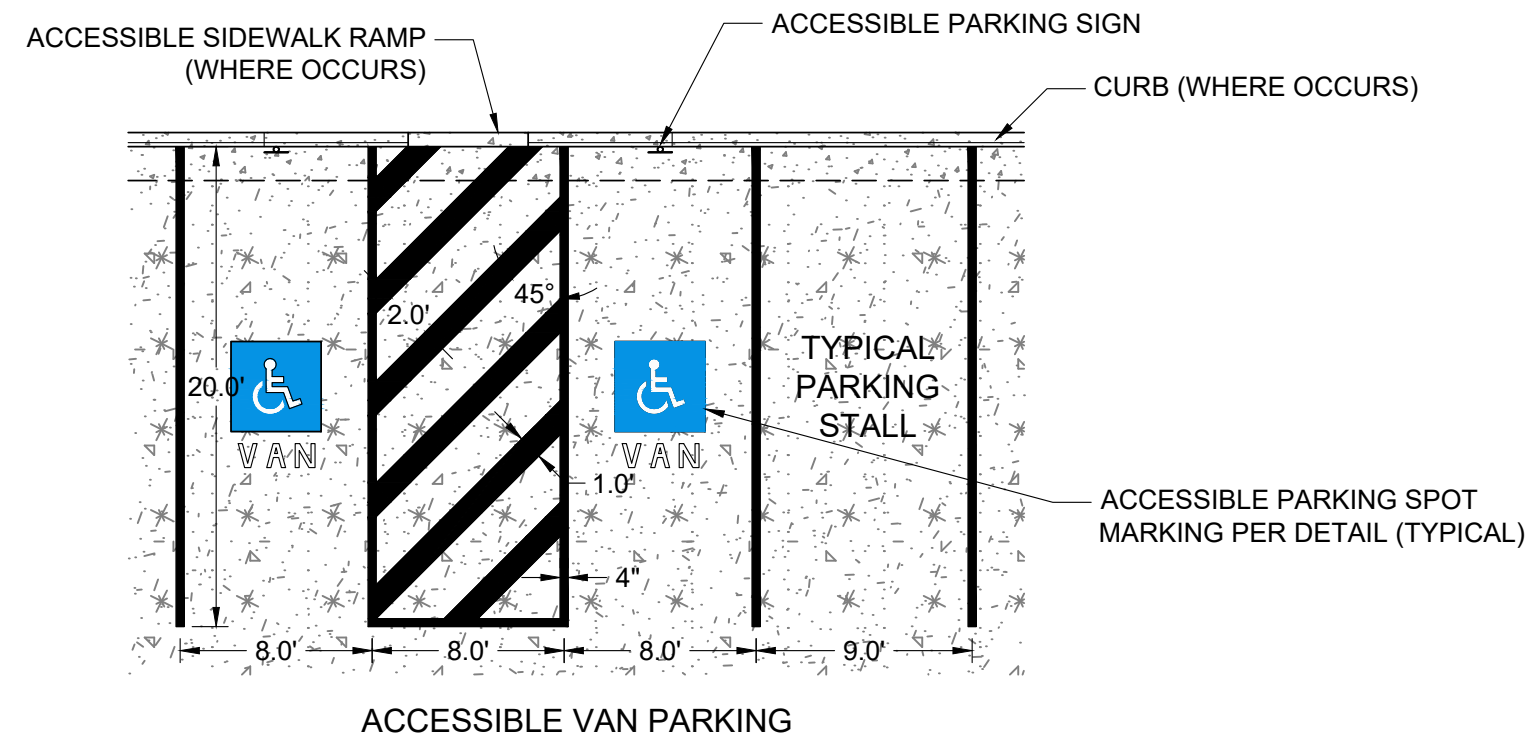
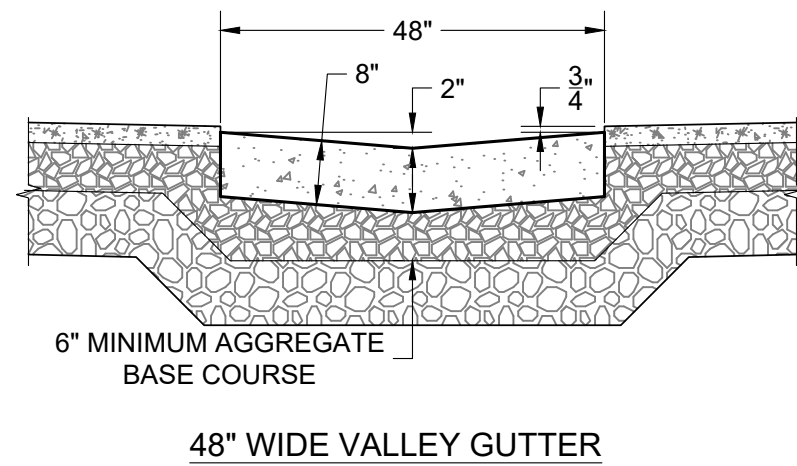
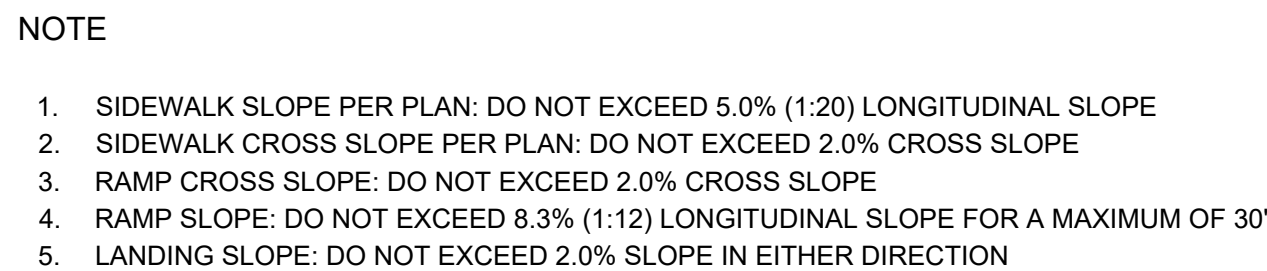
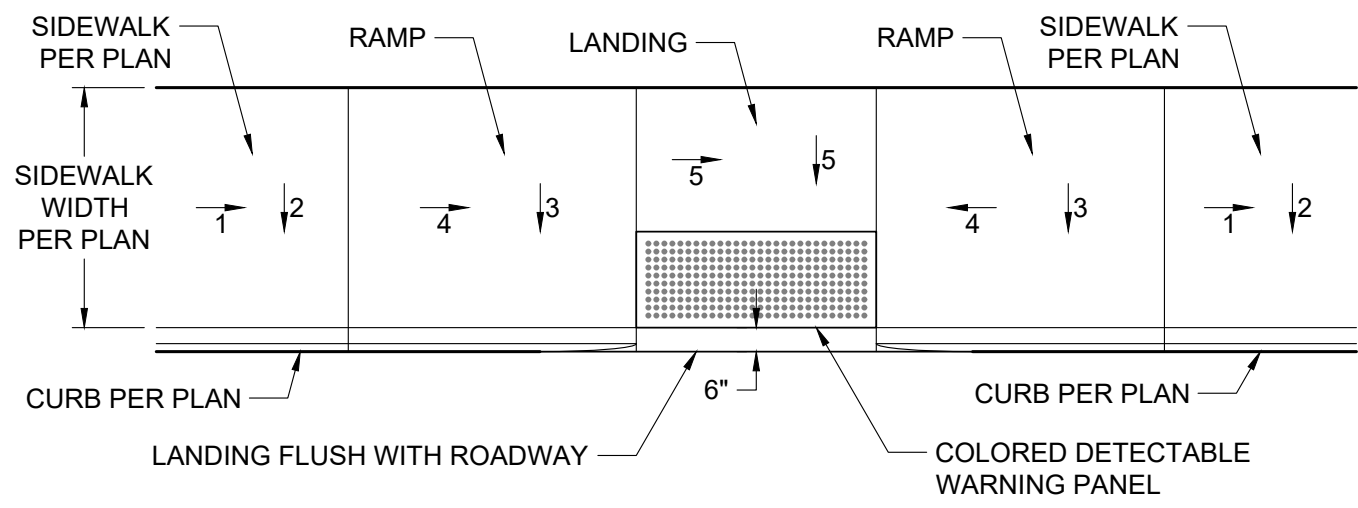
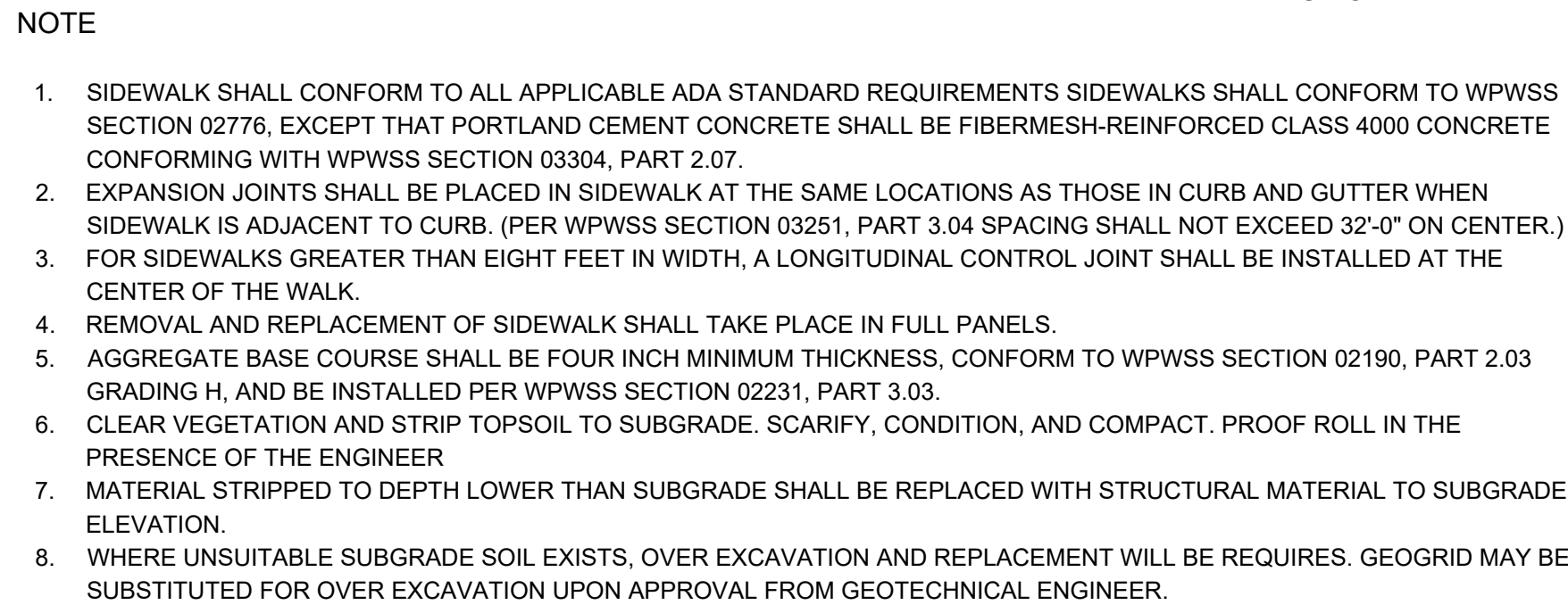
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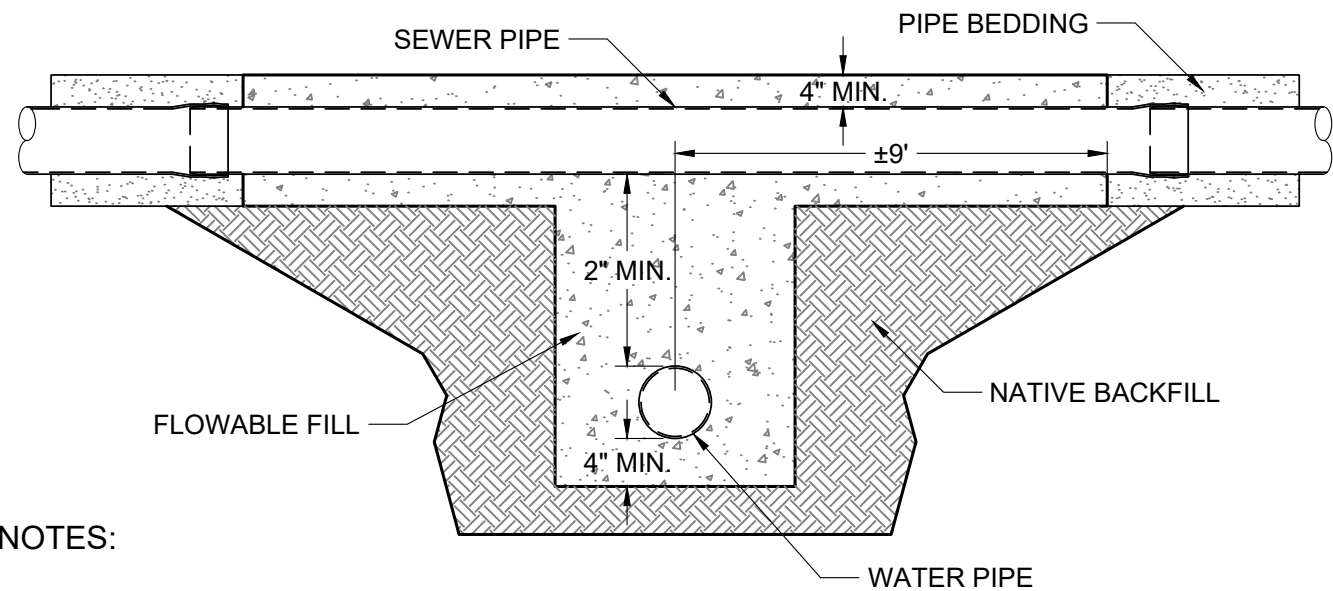
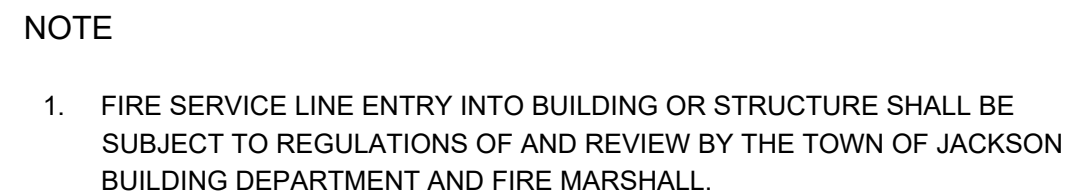


SHEET TITLE:
UTILITY AND SUBSURFACE DRAINAGE PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DAT
DEVELOPMENT PLAN	08/11/20
PROJECT NUMBER	
22155	
SHEET	
C3.7	



DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/11/2023
PROJECT NUMBER	
	22155
SHEET	
	C4.0



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

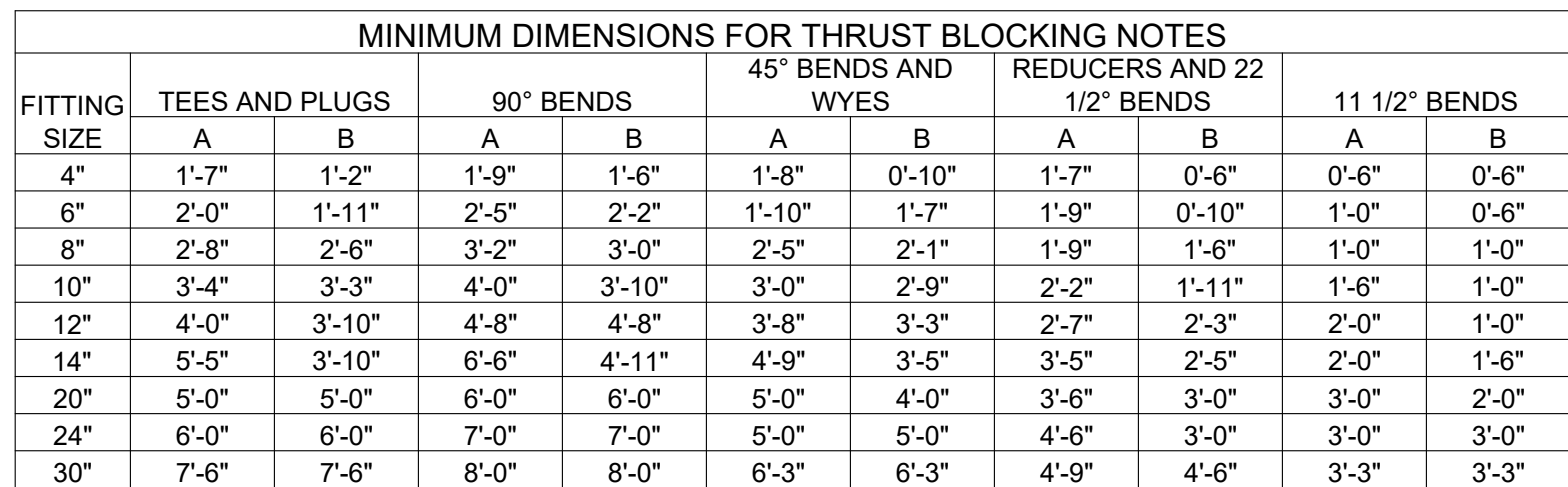
UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, A SEWER MAIN MAY BE LAID CLOSER TO A WATER MAIN, PROVIDED THAT:

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

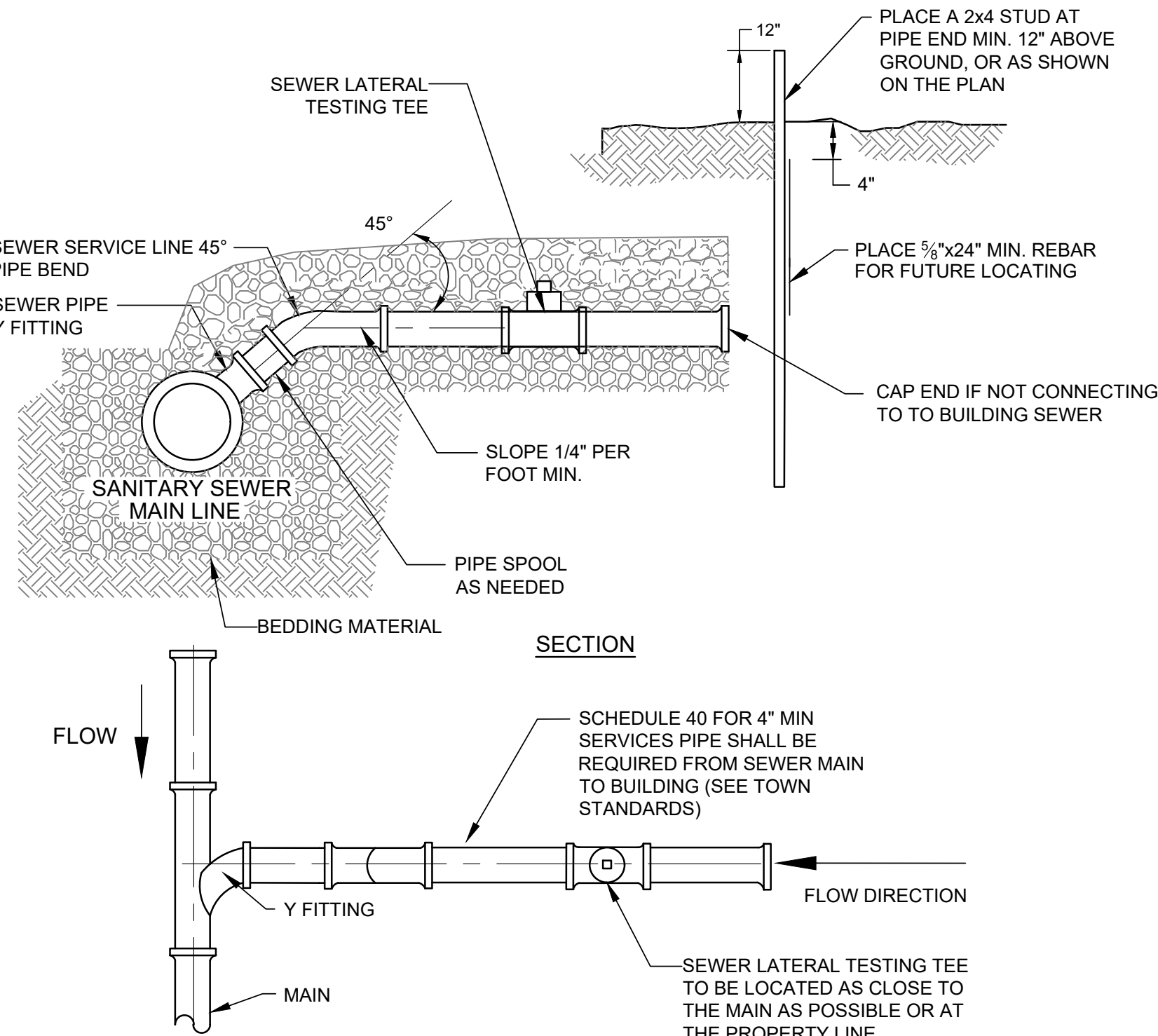
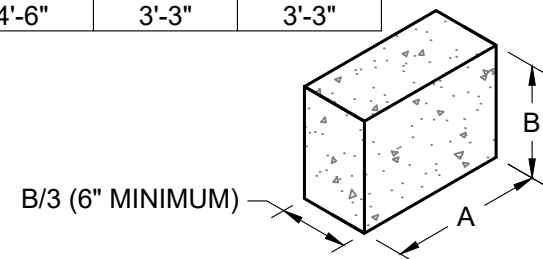
CROSSING:
NORMAL CONDITIONS: SEWERS CROSSING WATER MAINS SHALL BE LAID BELOW THE WATER MAINS TO PROVIDE A VERTICAL SEPARATION OF AT LEAST 18" WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER.

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

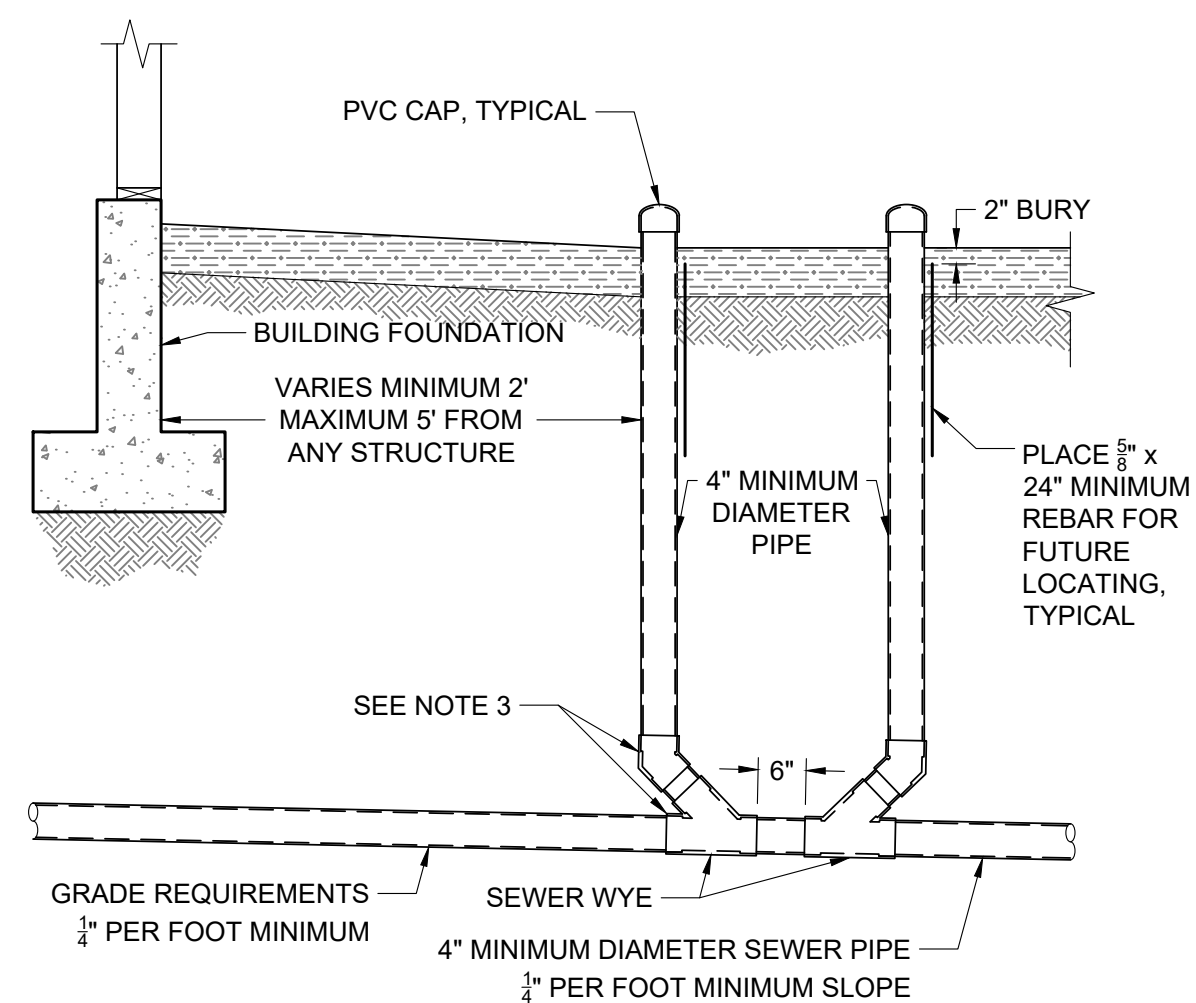
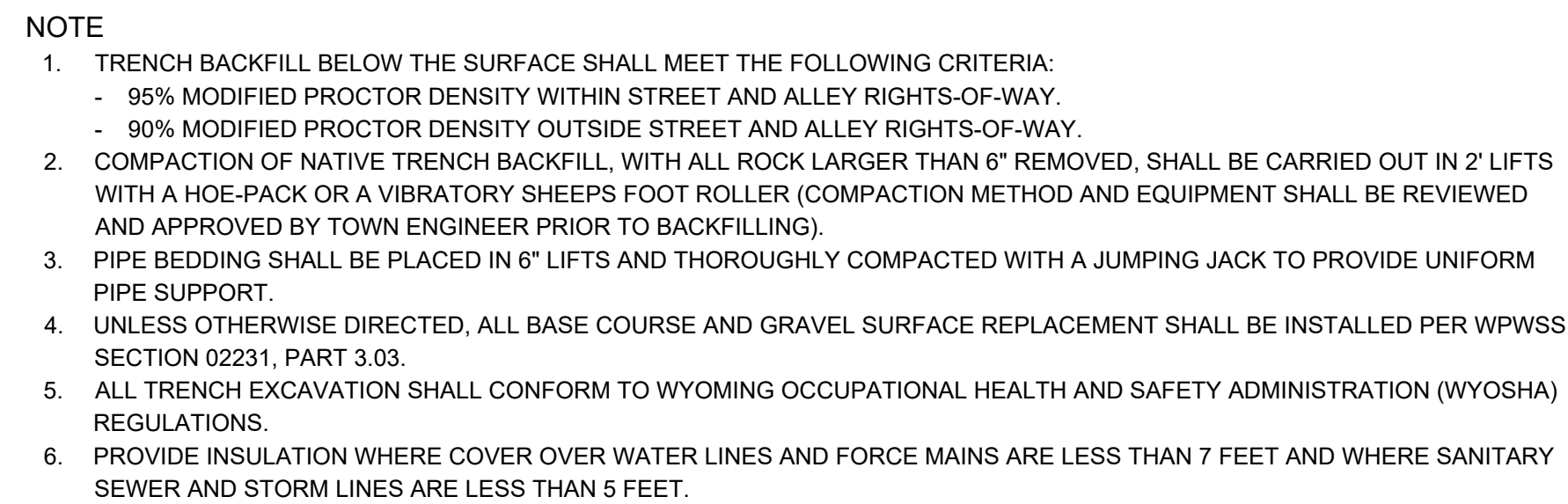
1. THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF 9' EACH SIDE OF THE CROSSING; OR
2. THE SEWER LINE SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND TESTED TO ASSURE WATER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



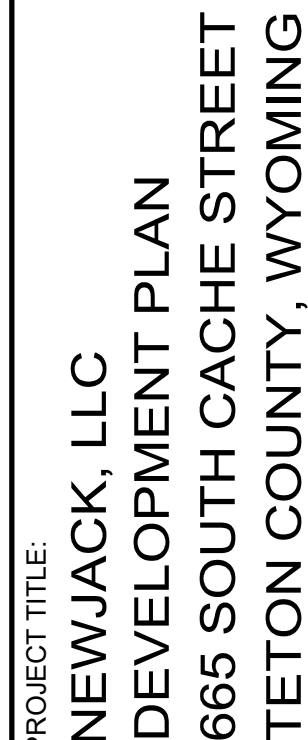
1. SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK
2. ALL BLOCKING SHALL BEAR AGAINST UNDISTRIBUTED MATERIAL
3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
4. 4 MIL POLYETHYLENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE



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

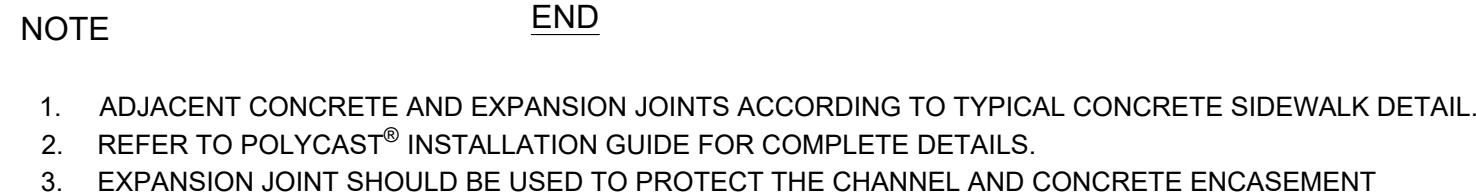


1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PVC FITTINGS SHALL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

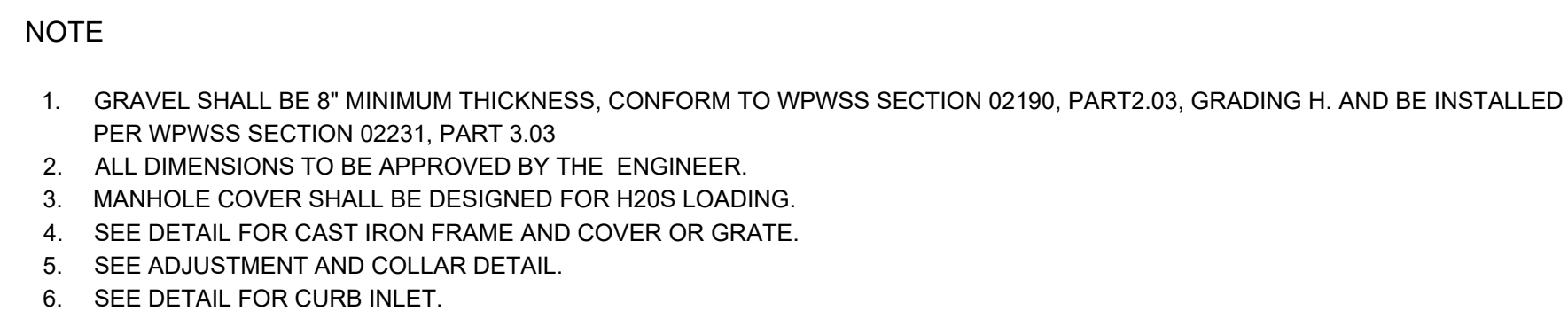


SHEET TITLE:
WATER & SANITARY SEWER DETAILS

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/11/2022
PROJECT NUMBER	
22155	
SHEET	
C4.1	



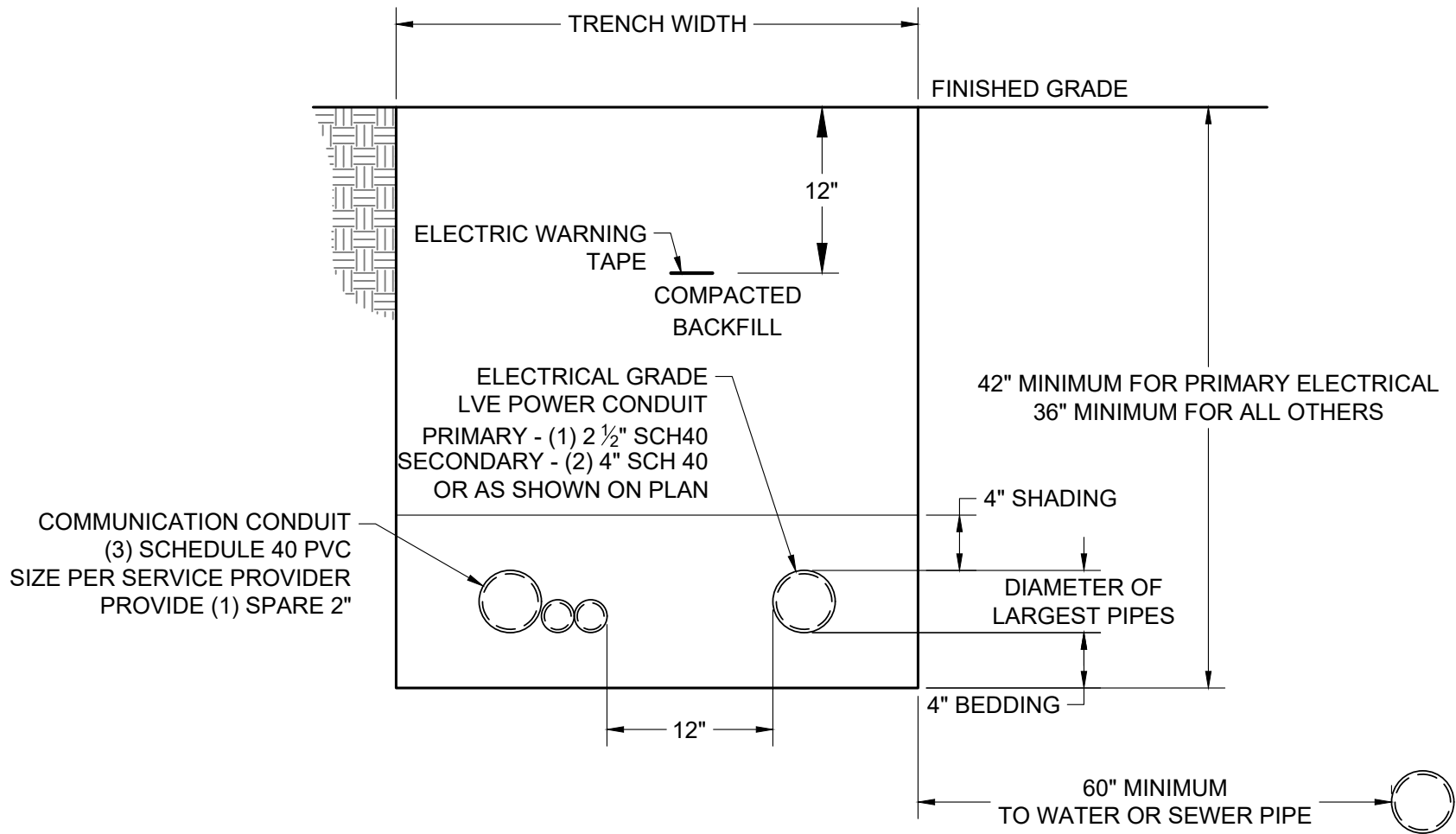
3 TRENCH DRAIN DETAIL
C4.2 NOT TO SCALE



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



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Ver. 1.0.0
Plotted by khangph on Aug 10, 2023, 5:15pm



GENERAL NOTES:

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

6

C703

TYPICAL UTILITY TRENCH DETAIL

NOT TO SCALE



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PROJECT TITLE:

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

SHEET TITLE:

MISCELLANEOUS DETAILS

DRAFTED BY:

KB

REVIEWED BY:

TK

PLAN VERSION

DATE

DEVELOPMENT PLAN

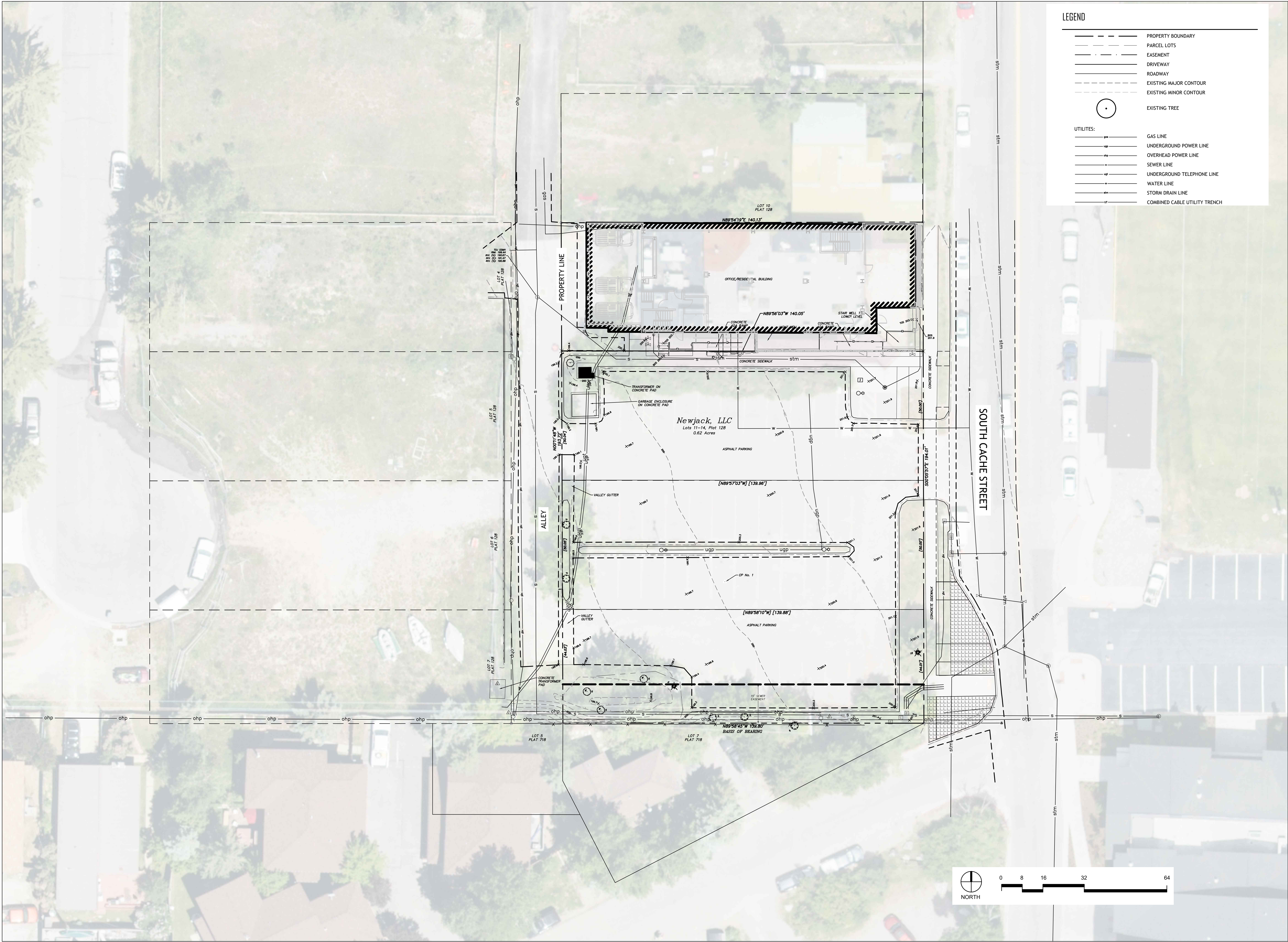
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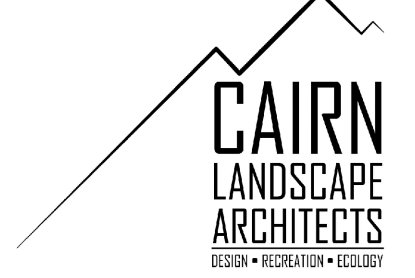
22155

SHEET

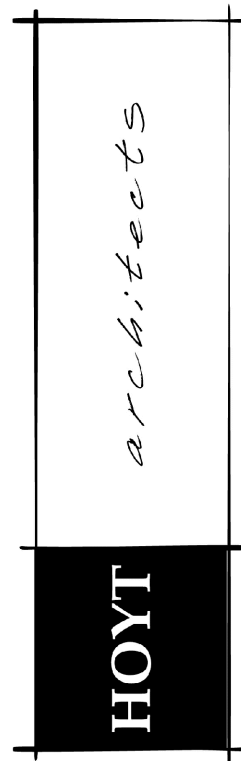
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No.	Description	Date
1	Revision Set	08.11.23



Jackson Wyoming
307.733.9955

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665 S. CACHE
JACKSON, WY 83001

665 SOUTH CACHE MIXED USE

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DEVELOPMENT PLAN SET

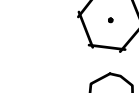
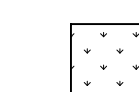
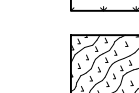
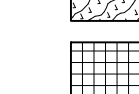
Date 06.02.2023
Drawn by MHA
Checked by HNF
REVISIONS

No.	Description	Date
1	Revision Set	08.11.23

CONTEXT
PLAN

L0.2



PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cercis canadensis	Eastern Redbud	3" Cal.	B&B	1	
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3" Cal.	B&B	2	
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	3	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cornus sericea	Red Twig Dogwood	6'	B&B	17	
	Lonicera involucrata	Twinberry	6'	B&B	6	
	Spiraea x bumalda 'Firelight'	Firelight Spirea	5 gal.	Pot	12	
	Symphoricarpos albus	Common White Snowberry	5 gal.	Pot	4	
	Syringa vulgaris	Common Lilac	6'	B&B	6	
PERENNIALS AND GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Hakonechloa macra 'Aureola'	Golden Variegated Forest Grass	1 gal.		30	
	Helictotrichon sempervirens	Blue Oat Grass	5 gal.		16	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Drought Resistant Turf or Meadow Sod		sod		776 sf	Exact sod type TBD
	Native Meadow Sod		sod		1,816 sf	
	Vinca minor	Common Periwinkle	flat		58	

PLANT UNIT CALCULATIONS AND BOND REQUIREMENT

REQUIRED PLANT UNITS FOR 645/655/665 (COMBINED)

1 / 1,000 SF of required Landscape Area = 3 PLANT UNITS

(4) PROPOSED PLANT UNITS

(4) 3" Caliper Trees
(29) 6' Shrubs or Multi-Stem Trees
(18) #5 Container Shrubs

All landscaping will comply with Div. 5.5 of Town of Jackson LDRs. The landscape material shown meets the (3) Plant Unit requirement. A bond for the (3) Plant Unit requirement and irrigation will be provided before the Building Permit is issued. The bond amount will be as follows:

(3) Plant Unit Required
Average Value of (1) Plant Unit = \$2,600.00
Approximate Cost to Irrigate (1) Plant Unit = \$2,300.00
Total Cost of Plant Unit & Irrigation = \$4,900.00
Total Cost of (3) Plant Unit & Irrigation x 125% for Bond Amount = \$18,375

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

LANDSCAPE SURFACE AREA CALCULATIONS

ZONING CR-1
GROSS SITE AREA 20,157.79 SF / 0.46 ACRES
BASE SITE AREA (GROSS SITE AREA-FUTURE SIDEWALK EASEMENT FOR ENCRoACHING SIDEWALK) 20,045.84 SF

REQUIRED LANDSCAPE AREA/ LSR FOR 655/665 2,004.58 SF/ 10%
TOTAL LSR REQUIRED FOR CAMPUS (645/655/665) 2,754 SF/ 13.74%
TOTAL LSR PROPOSED FOR CAMPUS (645/655/665) 3,016.18 SF/ 15.04%

BIKE PARKING CALCULATIONS

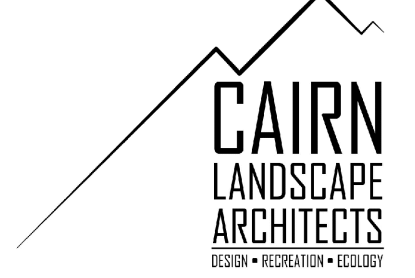
REQUIRED BIKE PARKING (LDR 6.2.2.D) 1 Bike Parking per 10 Vehicle Spaces- 5 Bike Racks
PROPOSED BIKE PARKING 7 Bike Racks (14 Spaces)

architects

HOYT

Jackson Wyoming
307.733.9955

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LANDSCAPE
ARCHITECTS
DESIGN • PLANNING • CONSTRUCTION

665 S. CACHE
JACKSON, WY 83001

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DEVELOPMENT PLAN SET

Date06.02.2023
Drawn byMHA
Checked byHNF
REVISIONS

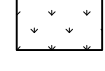
No.	Description	Date
1	Revision Set	08.11.23

SITE
PLAN

L0.3

6/1/2023 11:27:04 AM

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cercis canadensis	Eastern Redbud	3" Cal.	B&B	1	
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3" Cal.	B&B	2	
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	3	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cornus sericea	Red Twig Dogwood	6"	B&B	17	
	Lonicera involucrata	Twinberry	6"	B&B	6	
	Spiraea x bumalda 'Firelight'	Firelight Spirea	5 gal.	Pot	14	
	Symphoricarpos albus	Common White Snowberry	5 gal.	Pot	4	
	Syringa vulgaris	Common Lilac	6"	B&B	6	
PERENNIALS AND GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Hakonechloa macra 'Aureola'	Golden Variegated Forest Grass	1 gal.		28	
	Helictotrichon sempervirens	Blue Oat Grass	5 gal.		16	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Drough Resistant Turf or Meadow Sod		sod		776 sf	Exact sod type TBD
	Native Meadow Sod		sod		1,816 sf	
	Vinca minor	Common Periwinkle	flat		58	

PLANT UNIT CALCULATIONS AND BOND REQUIREMENT

REQUIRED PLANT UNITS FOR 1 / 1,000 SF of required Landscape Area = 3 PLANT UNITS
645/655/665 (COMBINED)

(4) PROPOSED PLANT UNITS
(4) 3" Caliper Trees
(29) 6' Shrubs or Multi-Stem Trees
(18) #5 Container Shrubs

All landscaping will comply with Div. 5.5 of Town of Jackson LDRs. The landscape material shown meets the (3) Plant Unit requirement. A bond for the (3) Plant Unit requirement and irrigation will be provided before the Building Permit is issued. The bond amount will be as follows:

(3) Plant Unit Required
Average Value of (1) Plant Unit = \$2,600.00
Approximate Cost to Irrigate (1) Plant Unit = \$2,300.00
Total Cost of Plant Unit & Irrigation = \$4,900.00
Total Cost of (3) Plant Unit & Irrigation x 125% for Bond Amount = \$18,375

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

LANDSCAPE SURFACE AREA CALCULATIONS

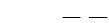
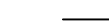
ZONING CR-1
GROSS SITE AREA 20,157.79 SF / 0.46 ACRES
BASE SITE AREA (GROSS SITE AREA-FUTURE SIDEWALK EASEMENT FOR ENCRROACHING SIDEWALK) 20,045.84 SF

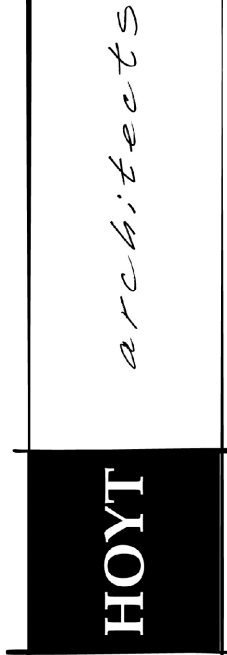
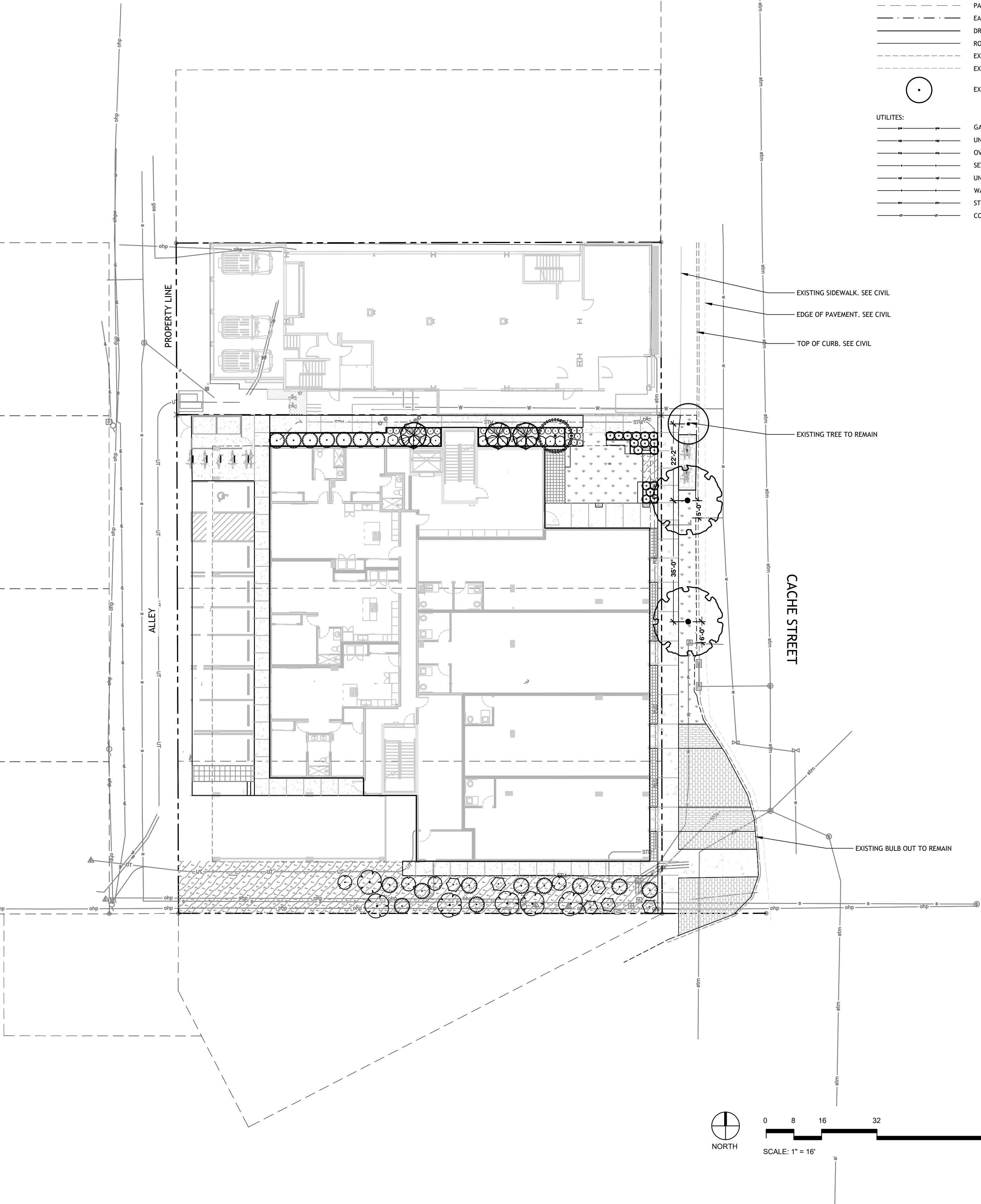
REQUIRED LANDSCAPE AREA/ LSR FOR 655/665 2,004.58 SF/ 10%
TOTAL LSR REQUIRED FOR CAMPUS (645/655/665) 2,754 SF/ 13.74%
TOTAL LSR PROPOSED FOR CAMPUS (645/655/665) 3,016.18 SF/ 15.04%

BIKE PARKING CALCULATIONS

REQUIRED BIKE PARKING (LDR 6.2.2.D) 1 Bike Parking per 10 Vehicle Spaces- 5 Bike Racks
PROPOSED BIKE PARKING 7 Bike Racks (14 Spaces)

LEGEND

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



Jackson Wyoming
307.733.9955

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DEVELOPMENT PLAN SET

Date 06.02.2023
Drawn by MHA
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REVISIONS

No.	Description	Date
1	Revision Set	08.11.23

PLANTING PLAN

L0.4

LANDSCAPE SURFACE AREA CALCULATIONS

ZONING CR-1
GROSS SITE AREA 20,157.79 SF / 0.46 ACRES
BASE SITE AREA (GROSS SITE AREA-FUTURE SIDEWALK EASEMENT FOR ENCROACHING SIDEWALK) 20,045.84 SF

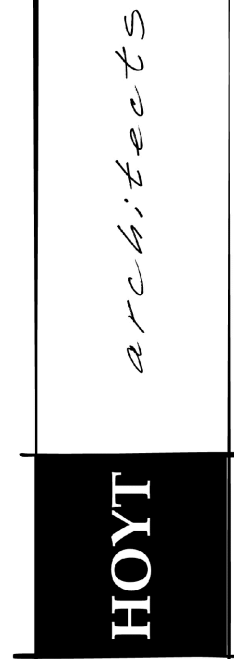
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TOTAL LSR REQUIRED FOR CAMPUS (645/655/665) 2,754 SF/ 13.74%
TOTAL LSR PROPOSED FOR CAMPUS (645/655/665) 3,016.18 SF/ 15.04%

LEGEND

- PROPERTY BOUNDARY
- PARCEL LOTS
- EASEMENT
- DRIVEWAY
- ROADWAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

- EXISTING TREE
- LANDSCAPE SURFACE RATIO AREA
- FUTURE SIDEWALK EASEMENT FOR ENCROACHING SIDEWALK

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



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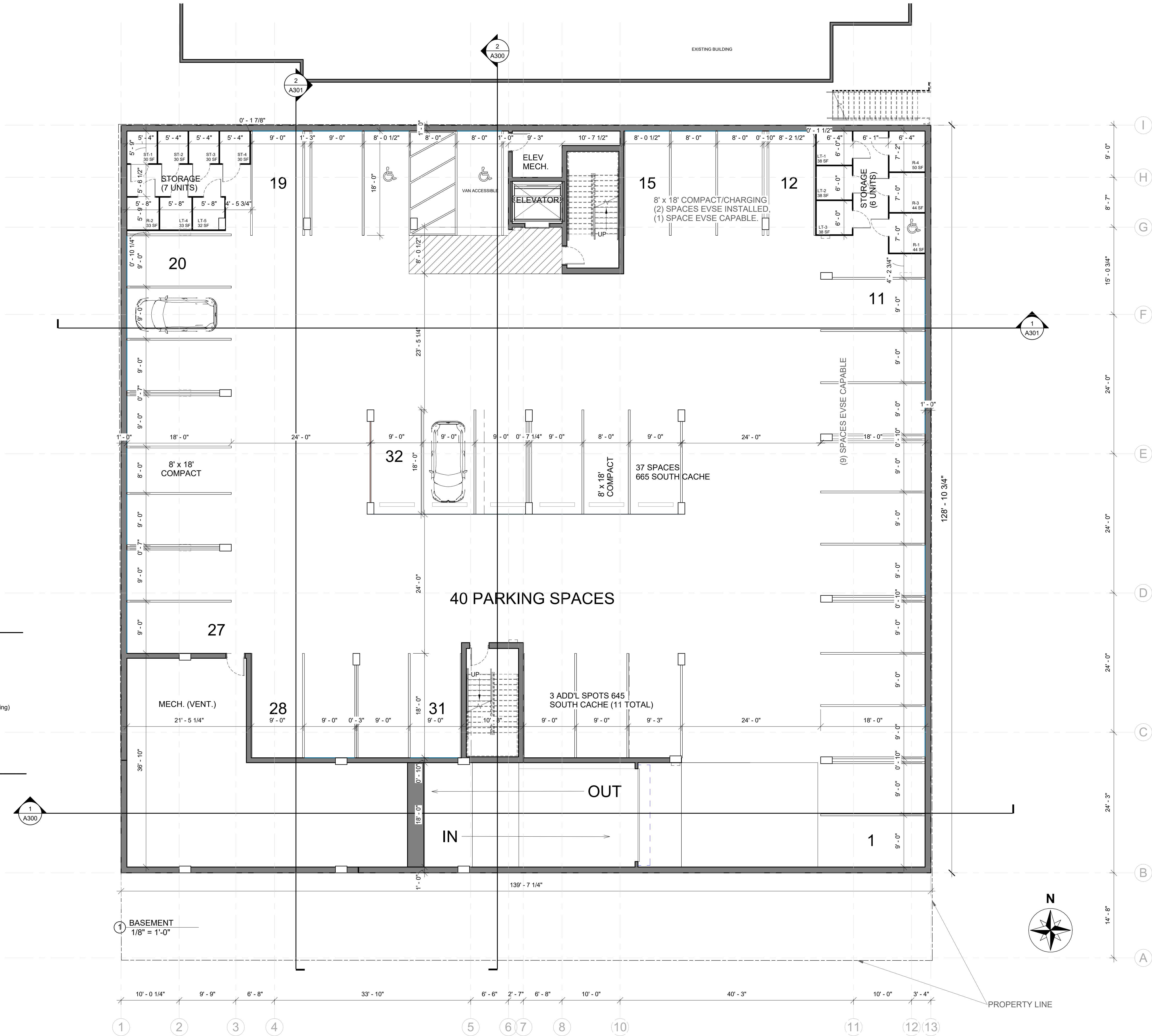
DEVELOPMENT PLAN SET

Date 06.02.2023
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LSR
DIAGRAM

L0.5



PARKING - REQUIRED (CR-1)

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

BUSINESS:
2.47 PER 1,000 SF
5,782 SF X 0.00247 SPACES = 14.28

PARKING REQUIREMENT FOR 645 CACHE =
11 SPACES ON 665 CACHE, 1 SPACE ON STREET PARKING (existing)

TOTAL SPACES REQUIRED: 19.5+14.28+11 = 44.78 (45) SPACES

BICYCLE PARKING:
SEE LANDSCAPE DRAWINGS

PARKING - PROVIDED

PARKING GARAGE:
6 COMPACT PARKING SPACES 8' x 18'
2 ADA SPACES (1 ADA VAN ACCESSIBLE) & ACCESS AISLE
32 PARKING SPACES 9' x 18'
PARKING GARAGE: 40 SPACES
(3 SPACES FOR 645 CACHE, 37 SPACES FOR 665 CACHE)

ALLEY PARKING:
6 PARKING SPACES 9' x 22'
1 COMPACT PARKING SPACE 8' x 22'
1 ADA (VAN ACCESSIBLE) SPACE & ACCESS AISLE
PARKING ALLEY: 8 SPACES (all SPACES for 645 CACHE)

TOTAL SPACES PROVIDED ON SITE: 48

ON STREET PARKING:
3 SPACES, 1 OF THEM EXISTING AS 645 CACHE PARKING

EVSE PARKING:
37 TOTAL SPACES (665 CACHE ONLY)
5% INSTALLED: 1.85 (2 SPACES)
30% CAPABLE: 11.1 (12 SPACES)

BICYCLE PARKING:
SEE LANDSCAPE DRAWINGS

architects

HOYT

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DEVELOPMENT PLAN SET

Date08.11.2023

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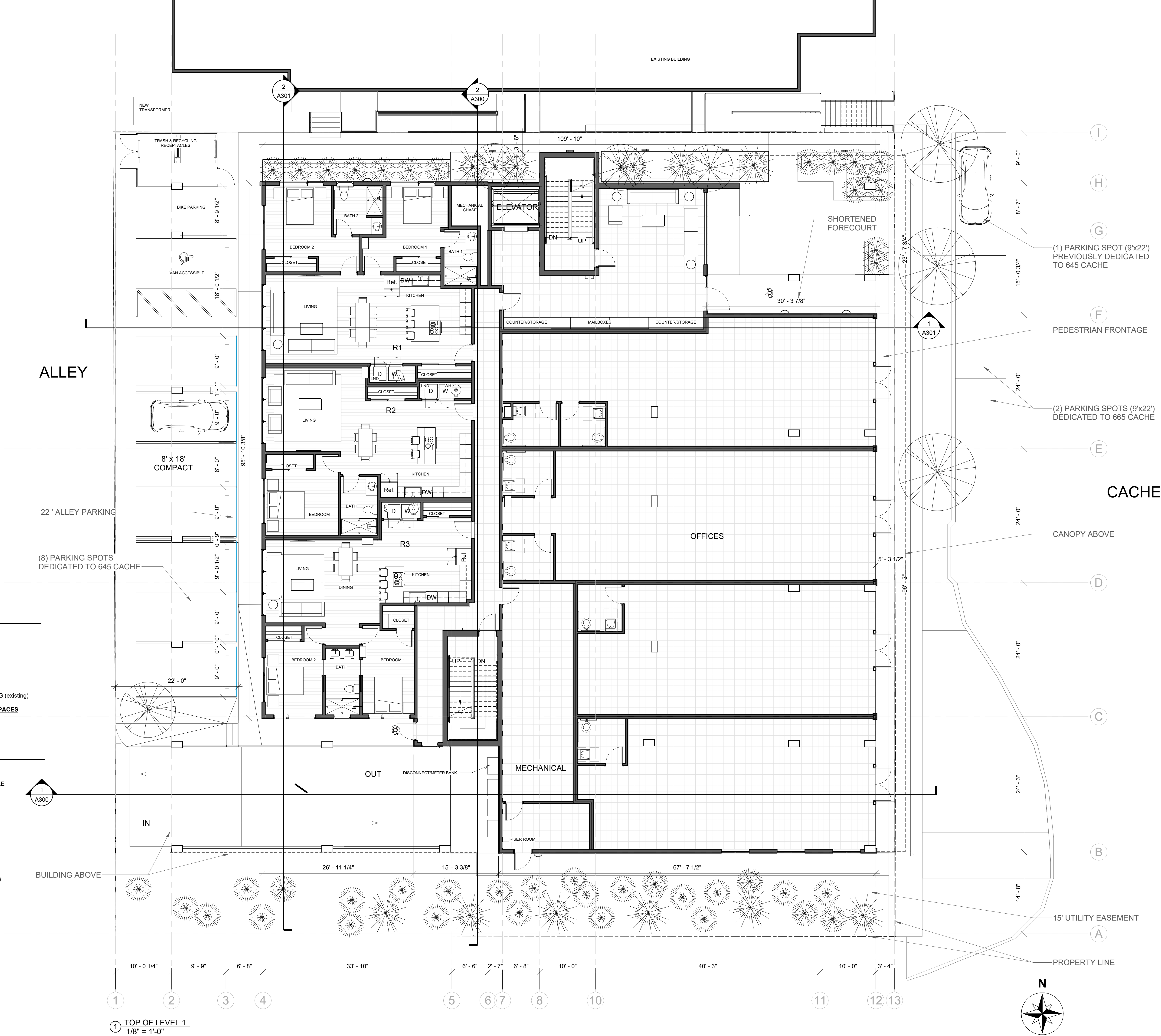
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REVISIONS

No.	Description	Date

BASEMENT FLOOR PLAN

A101



PARKING - REQUIRED (CR-1)

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

BUSINESS:
2.47 PER 1,000 SF
5,782 SF X 0.00247 SPACES = 14.28

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TOTAL SPACES REQUIRED: 19.5+14.28+11 = 44.78 (45) SPACES

BICYCLE PARKING:

SEE LANDSCAPE DRAWINGS

PARKING - PROVIDED

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

PARKING GARAGE: 40 SPACES
(3 SPACES for 645 CACHE, 37 SPACES for 665 CACHE)

ALLEY PARKING:
6 PARKING SPACES 9' x 22'
1 COMPACT PARKING SPACE 8' x 22'
1 ADA (VAN ACCESSIBLE) SPACE & ACCESS AISLE
PARKING ALLEY: 8 SPACES (all SPACES for 645 CACHE)

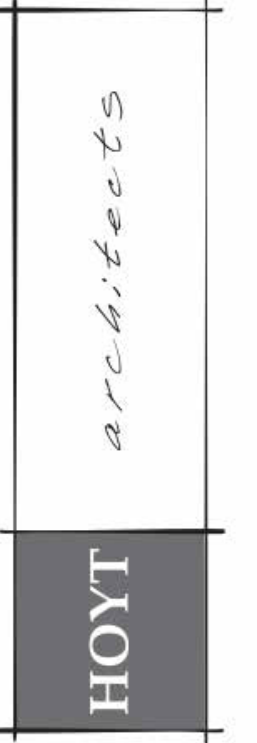
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ON STREET PARKING:
3 SPACES, 1 OF THEM EXISTING AS 645 CACHE PARKING

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30% CAPABLE: 11.1 (12 SPACES)

BICYCLE PARKING:

SEE LANDSCAPE DRAWINGS



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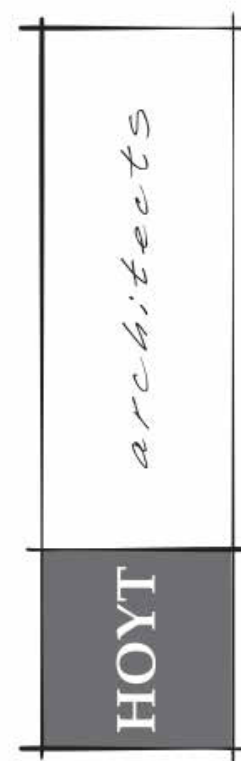
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No.	Description	Date

FIRST FLOOR PLAN

A102

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SECOND FLOOR
PLAN

A103



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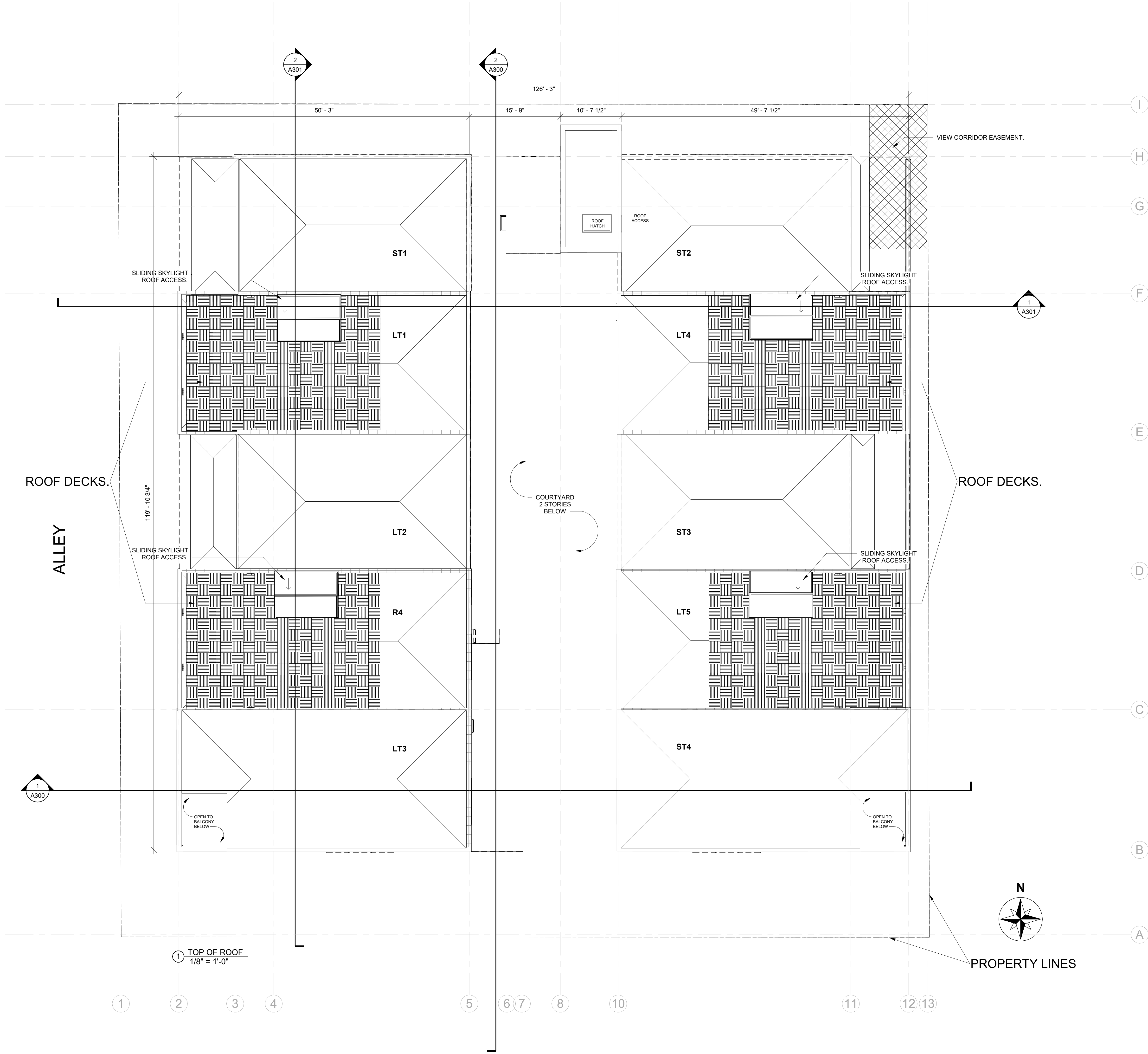
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No.	Description	Date

THIRD FLOOR PLAN



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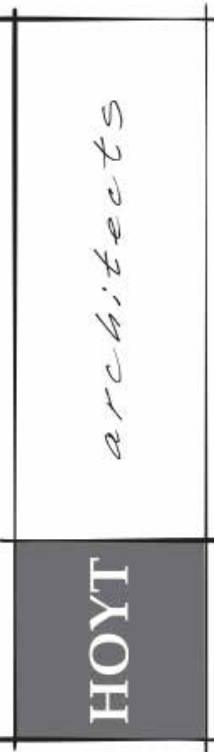
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REVISIONS

No.	Description	Date

ROOF PLAN

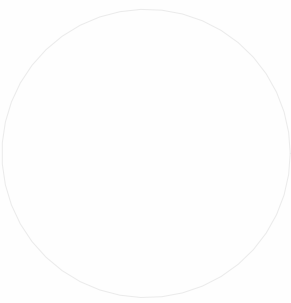
EXTERIOR MATERIALS SCHEDULE	
1	1 x 6 V.G. THERMALLY MODIFIED T+G REV. FINELINE RS/ FINISH TO MATCH 645 S. CACHE.
2	EXPOSED CONCRETE. SMOOTH-FORMED FINISHED CONCRETE W/ FORM-FACING PANELS THAT PROVIDE CONTINUOUS, TRUE, AND SMOOTH CONCRETE SURFACES.
3	STEEL AND GLASS GUARDRAIL TO MATCH 645 S. CACHE.
4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



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DEVELOPMENT PLAN SET

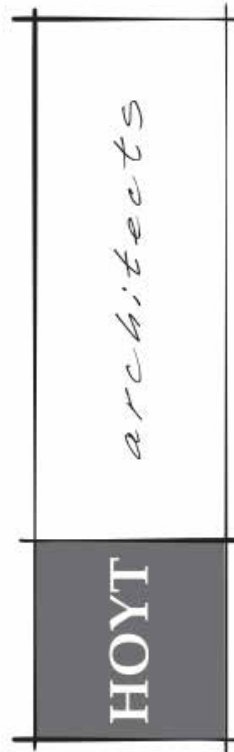
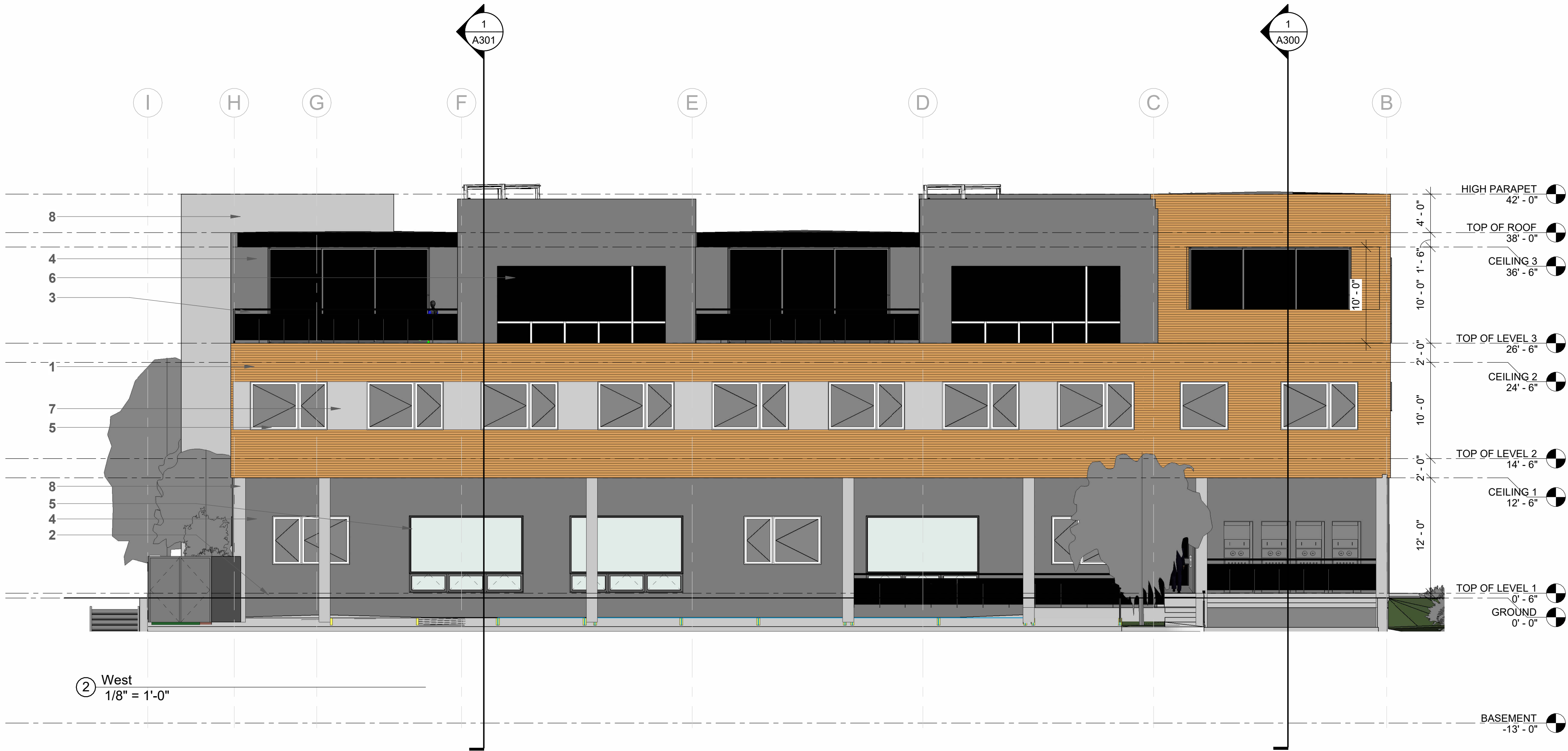
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No.	Description	Date

EAST NORTH
ELEVATIONS

A201

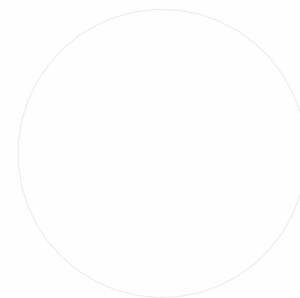
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NOTES:	



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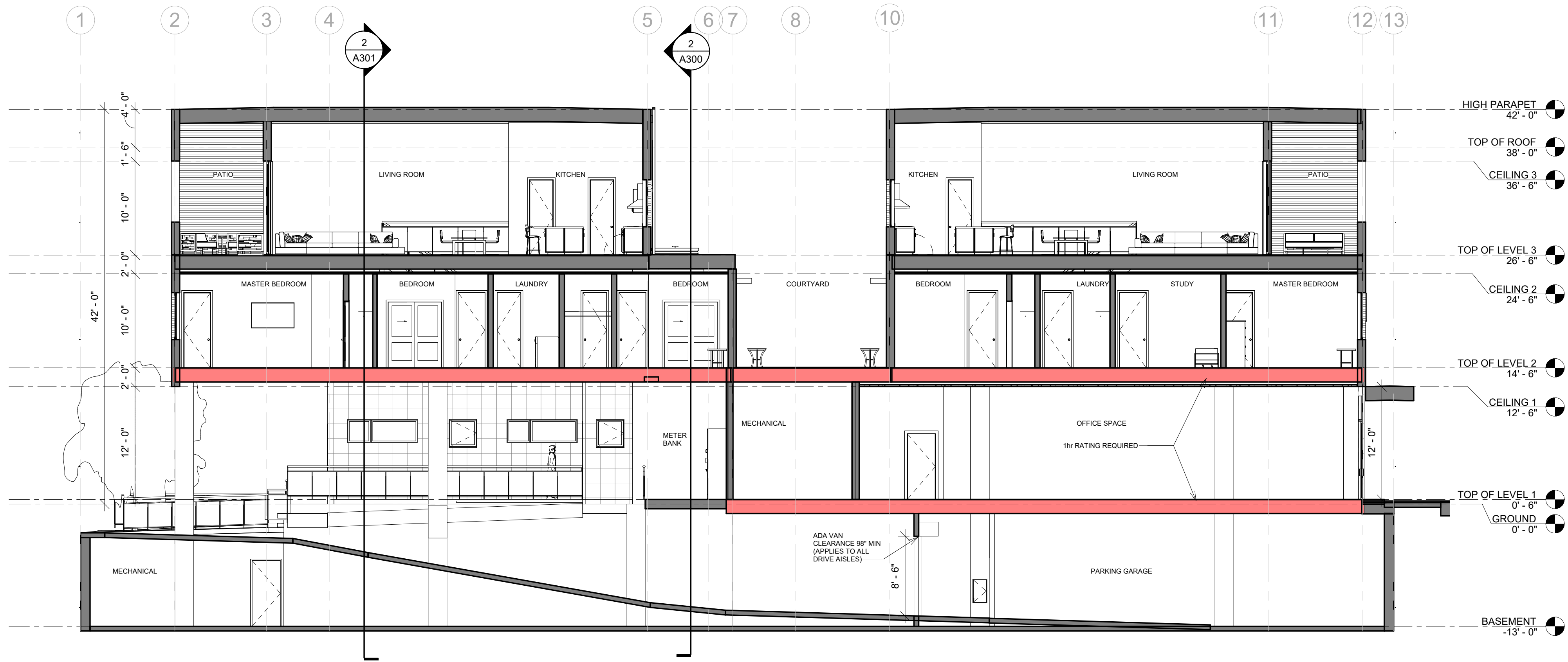
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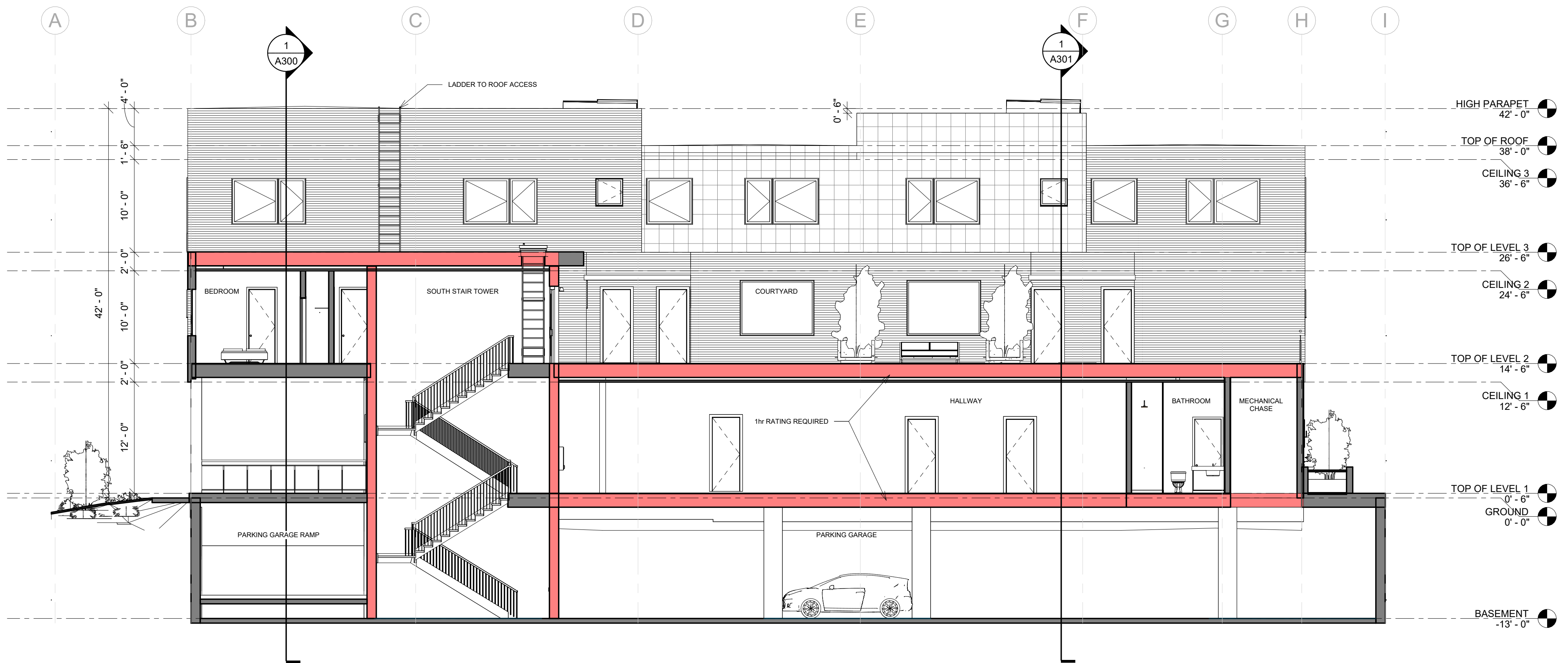
No.	Description	Date

WEST SOUTH
ELEVATIONS

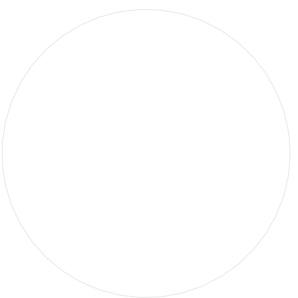
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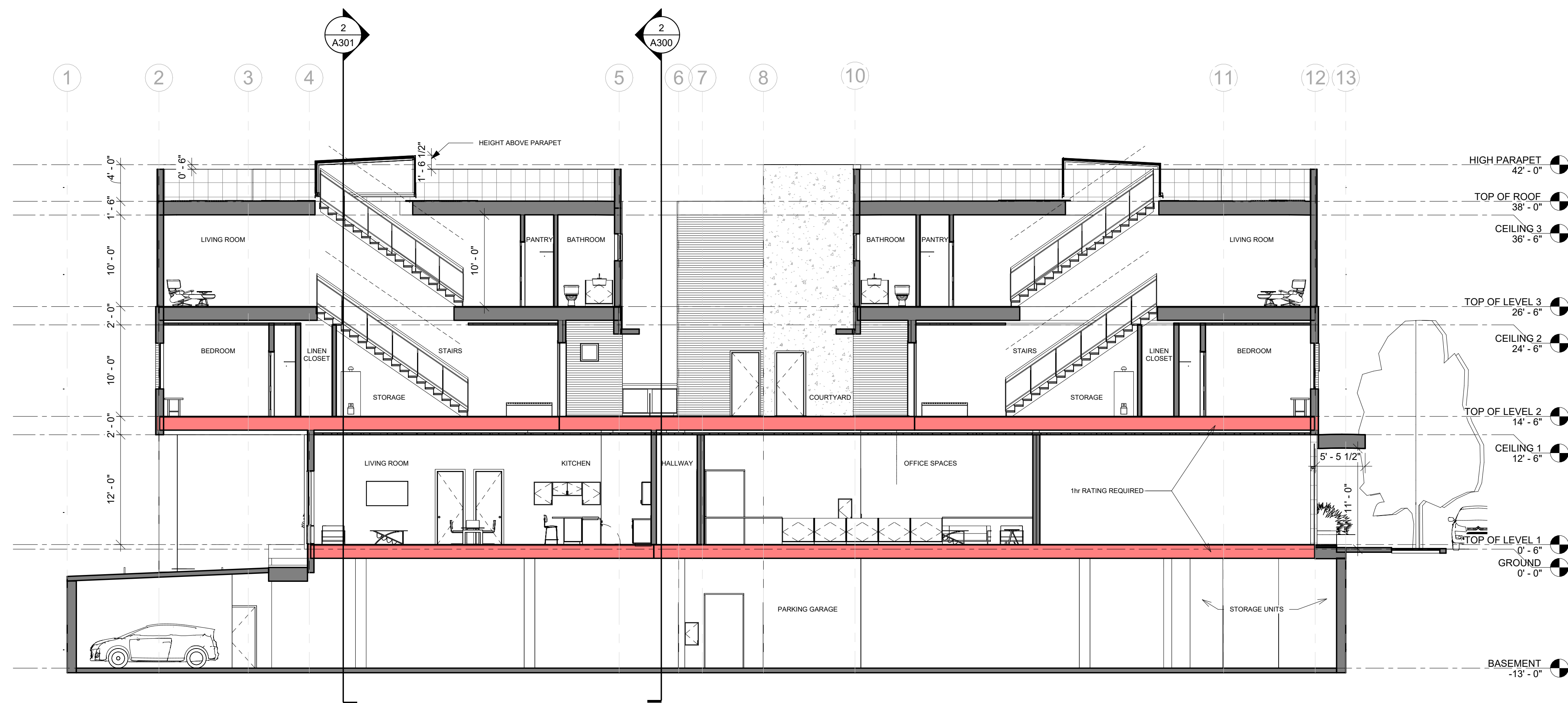
① West - East Section 1
1/8" = 1'-0"



② North - South Section1
1/8" = 1'-0"



No.	Description	Date



① East - West Section 1
1/8" = 1'-0"



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

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DEVELOPMENT PLAN SET

Date 08.11.2023
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No.	Description	Date

BUILDING
SECTIONS

A301

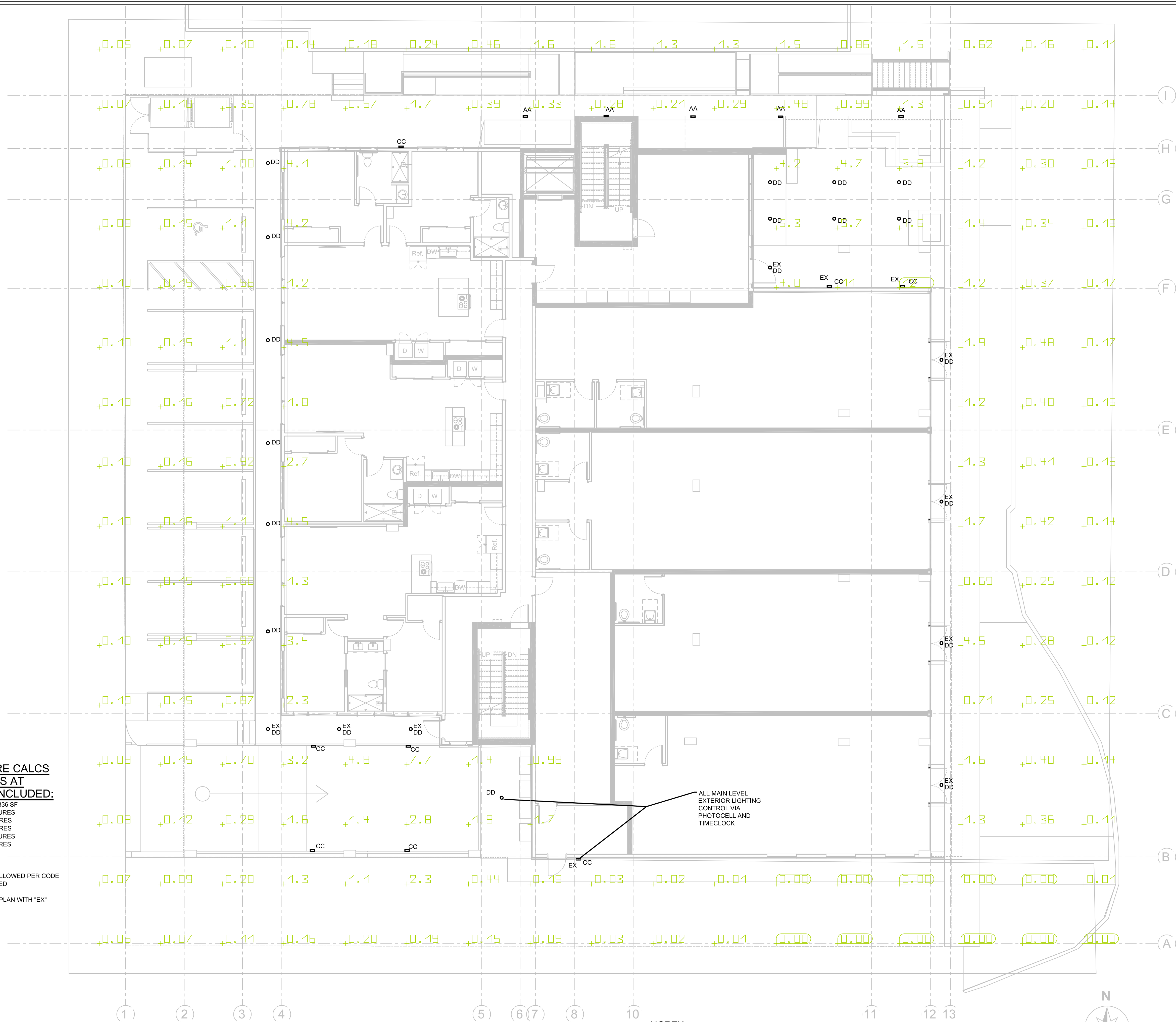
LUMENS PER ACRE CALCS
EXEMPT FIXTURES AT
EGRESSES NOT INCLUDED:

SITE DEVELOPMENT AREA: 18,336 SF
AA 581 LUMENS 21 FIXTURES
BB 120 LUMENS 4 FIXTURES
CC 823 LUMENS 7 FIXTURES
DD 800 LUMENS 23 FIXTURES
FIREPIT 100 LUMENS 1 FIXTURES

TOTAL LUMENS 36,942

LUMENS/1 ACRE LOT SF MAX ALLOWED PER CODE
= 50,000 LUMENS ALLOWED

EXEMPT FIXTURES NOTED ON PLAN WITH "EX"



LEVEL 1 EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"



aec
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Telephone: 970-748-8520
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JACKSON, WY 83001

AEC PROJECT #: 23025.00

DATE:	ISSUE:
06/02/23	DEVELOPMENT PLAN SET
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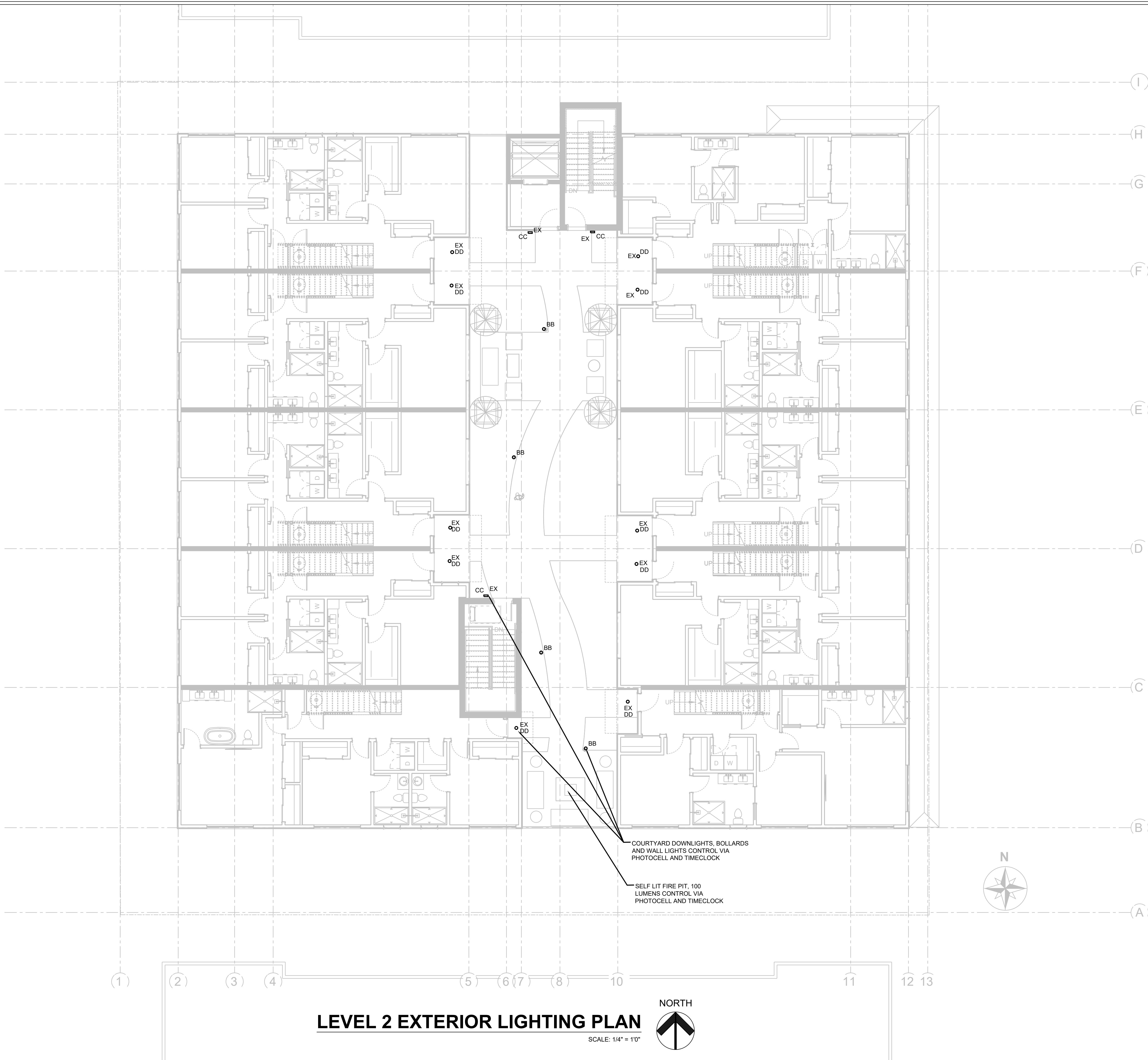
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SOH	AEC

LEVEL 1
EXTERIOR
LIGHTING
PLAN

EX1.0

1 of 4

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LEVEL 2 EXTERIOR LIGHTING PLAN
 SCALE: 1/4" = 1'0"

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AEC PROJECT #: 23025.00

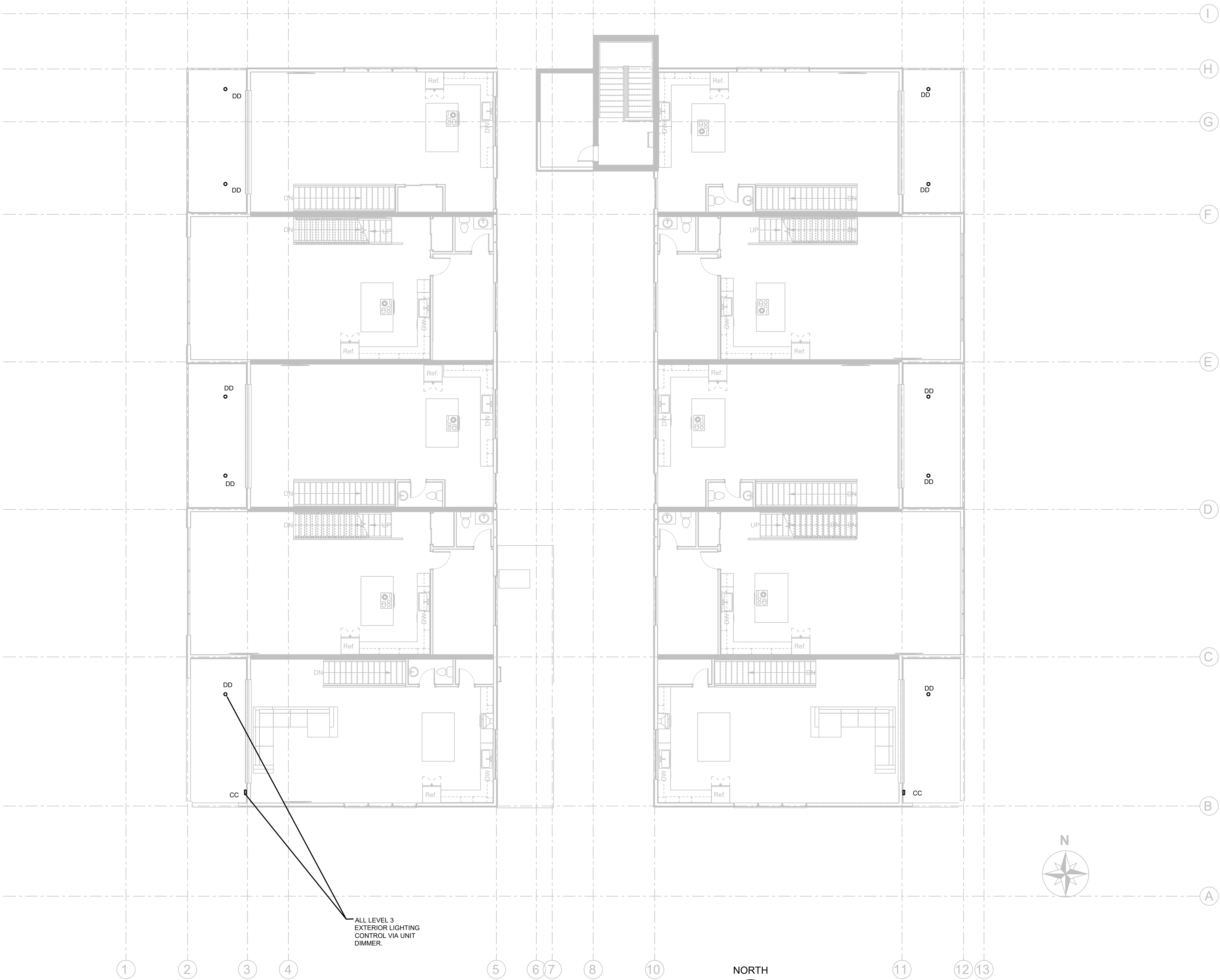
DATE:	ISSUE:
06/02/23	DEVELOPMENT PLAN SET
08/11/23	DEV PLAN PERMIT RESP.

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LEVEL 2 EXTERIOR LIGHTING PLAN

EX1.1
 2 of 4

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LEVEL 3 EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"

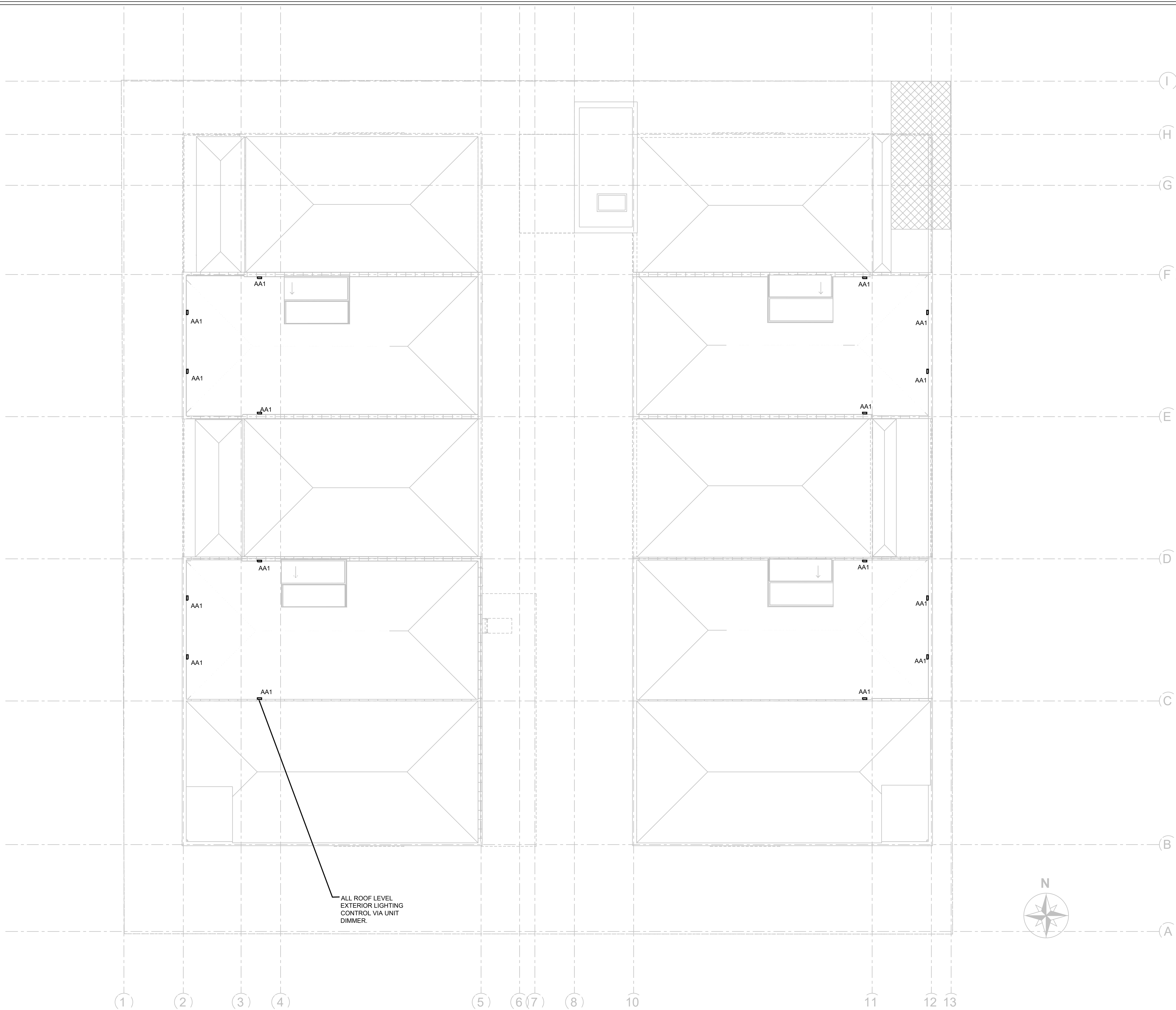


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JACKSON, WY 83001

AEC PROJECT #: 23025.00	
DATE:	ISSUE:
06/02/23	DEVELOPMENT PLAN SET
08/11/23	DEV PLAN PERMIT RESP.

Drawn By:	Checked By:
SOH	AEC

LEVEL 3
EXTERIOR
LIGHTING
PLAN



ROOF LEVEL EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"



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Mechanical, Electrical & Lighting Design Services
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665 MIXED USE
665 SOUTH CACHE
JACKSON, WY 83001

AEC PROJECT #: 23025.00	
DATE:	ISSUE:
06/02/23	DEVELOPMENT PLAN SET
08/11/23	DEV PLAN PERMIT RESP.
Drawn By:	Checked By:
SOH	AEC

**ROOF LEVEL
EXTERIOR
LIGHTING
PLAN**

EX1.3
4 of 4
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PLUMBING SPECIFICATIONS:

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

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

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

PLUMBING LEGEND

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

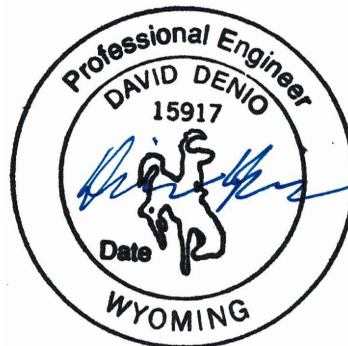
NOTE: ALL SYMBOLS SHOWN ON LEGEND ARE NOT NECESSARILY USED.

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

HYDRAULIC CALCULATIONS

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

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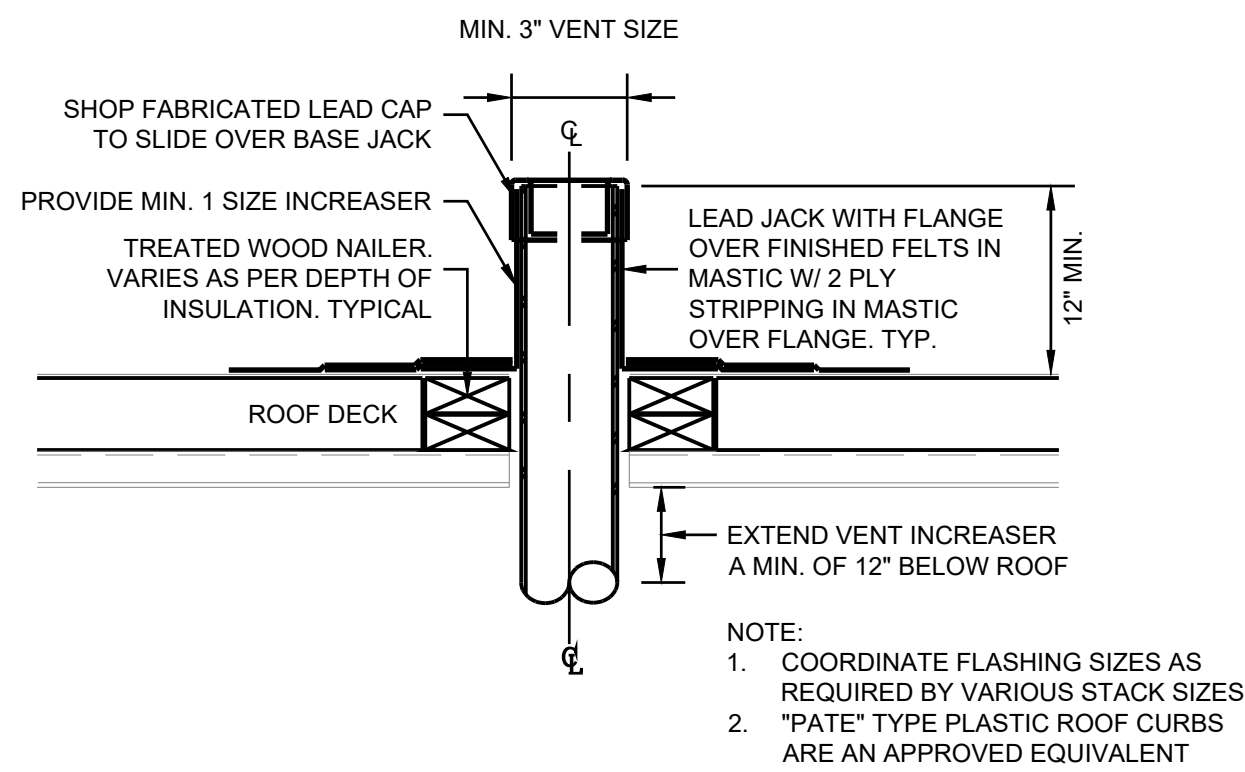
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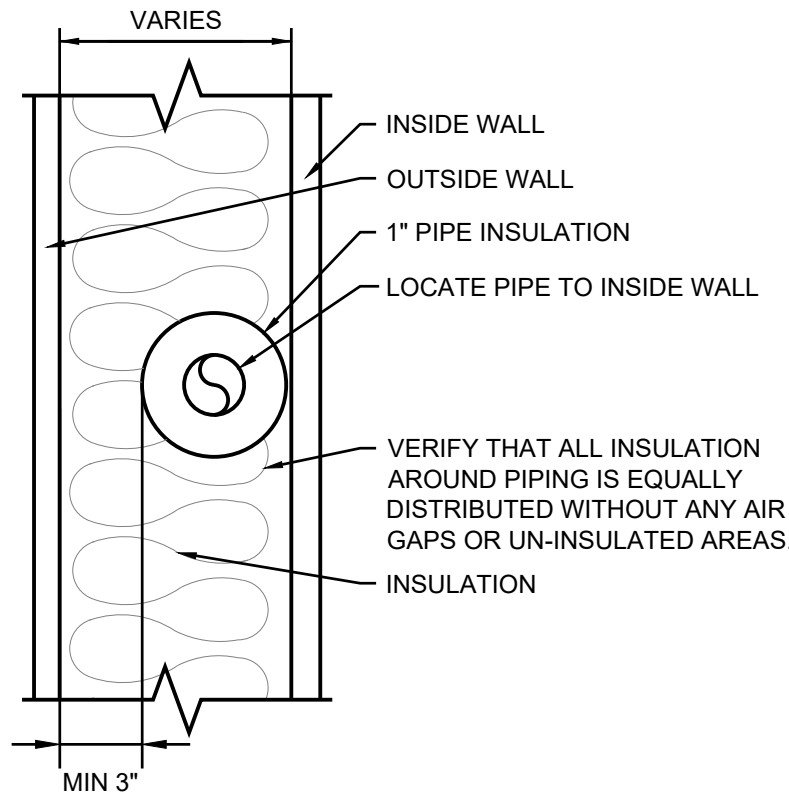
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PLUMBING
LEGEND
SPEC'S &
SCHEDULES

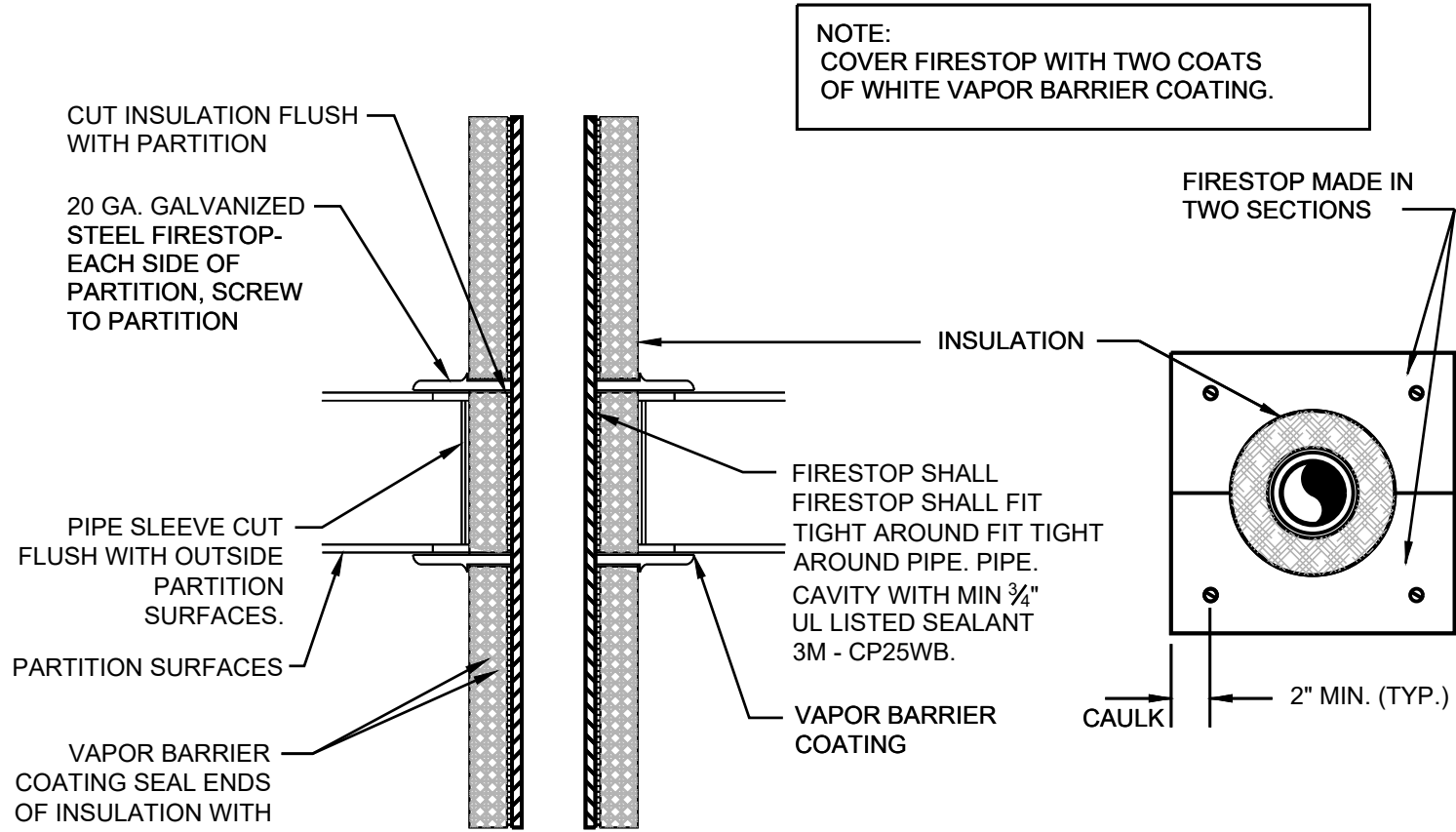
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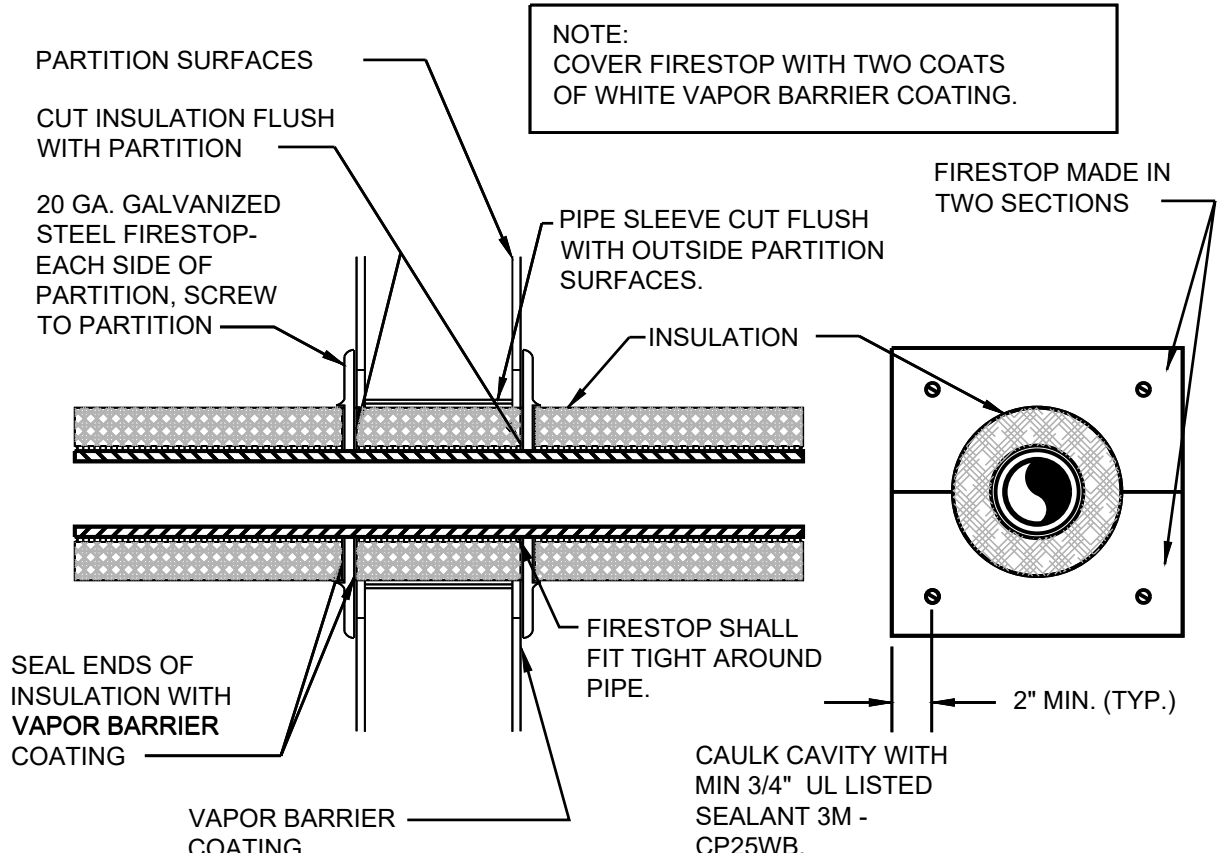
VENT THRU ROOF DETAIL
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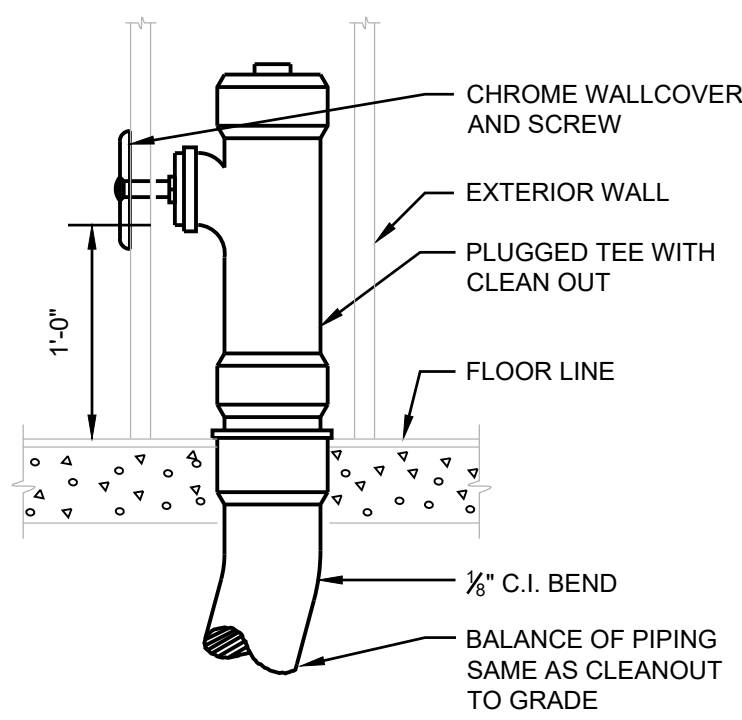
PIPE IN OUTSIDE WALL DETAIL
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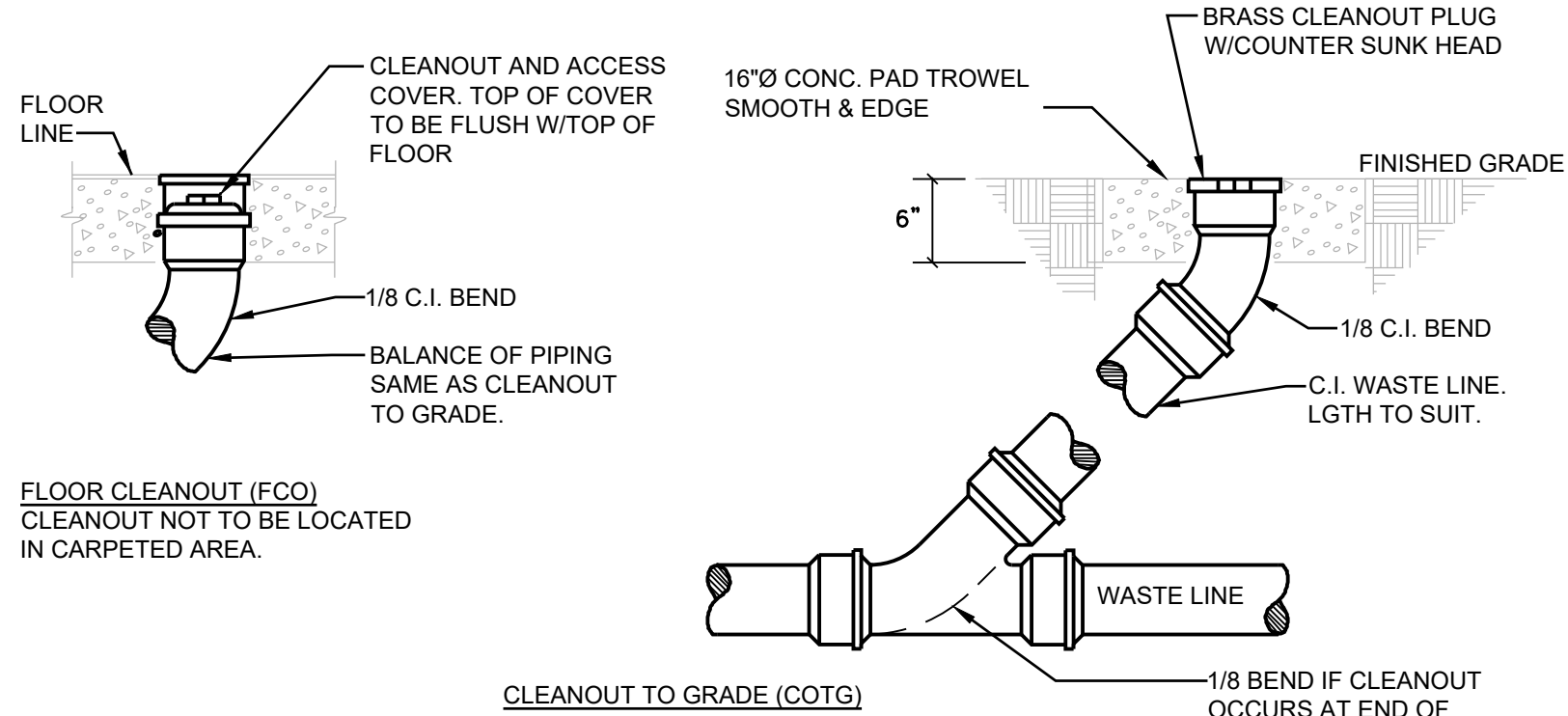
PENETRATION OF A FIRE RATED CEILING/FLOOR
NO SCALE



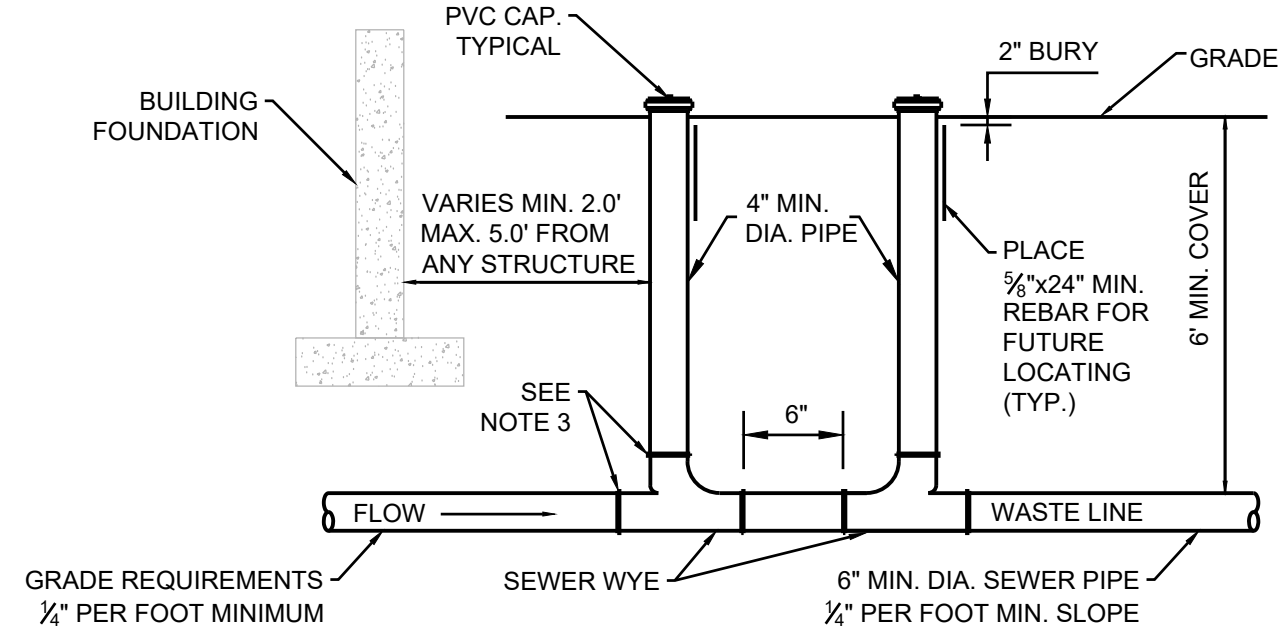
PENETRATION OF A FIRE RATED WALL
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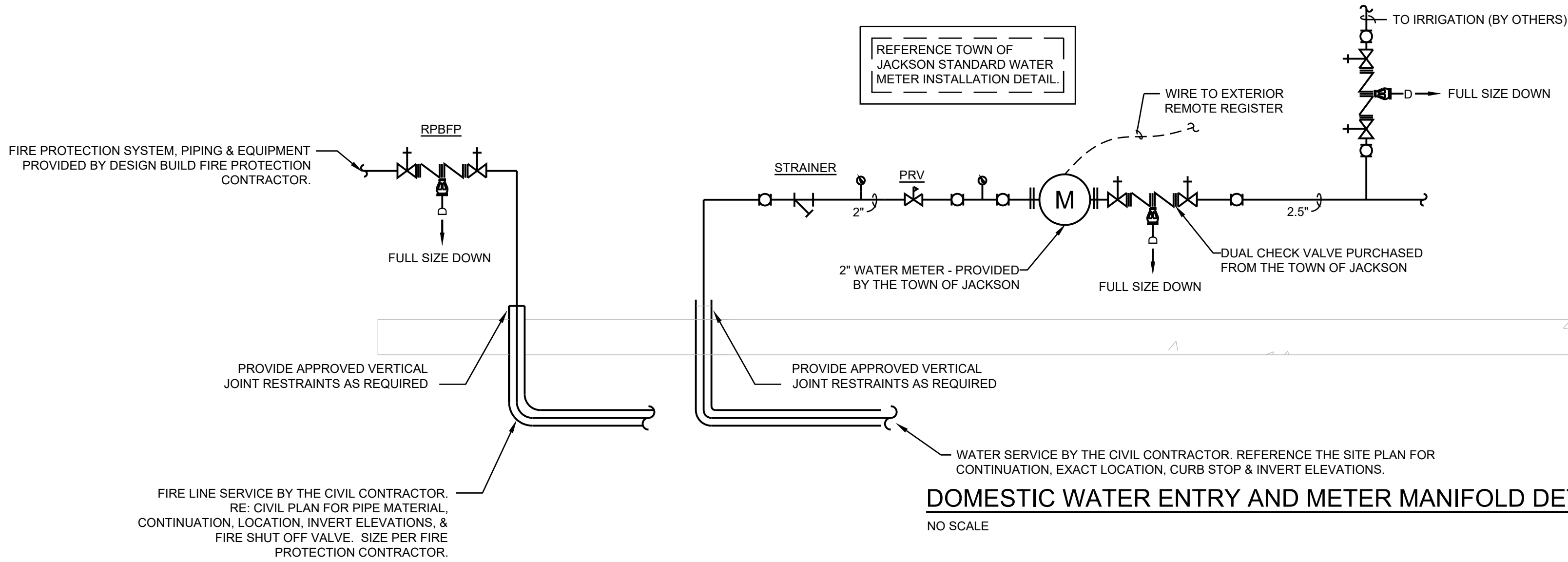
WALL CLEANOUT DIAGRAM
NO SCALE



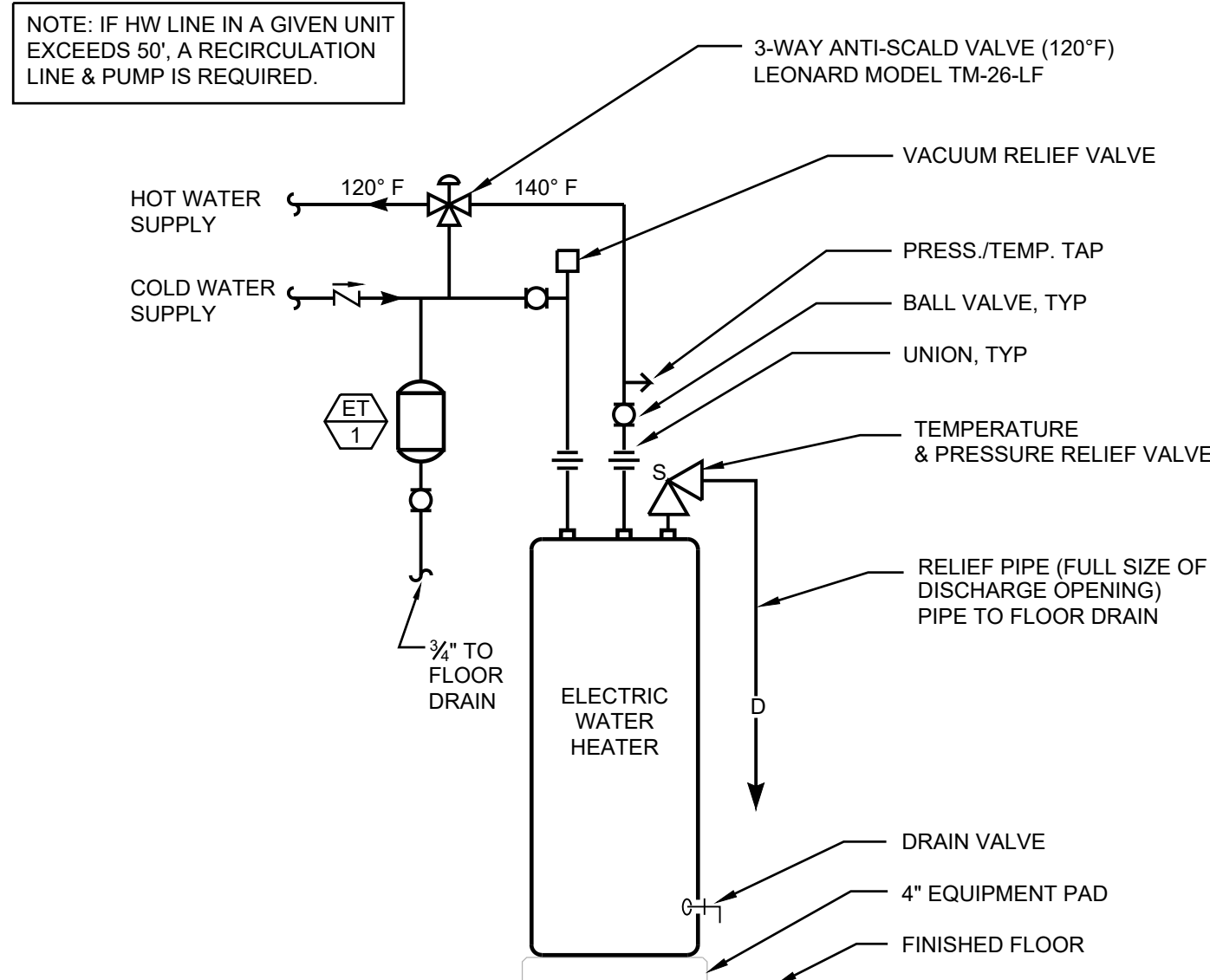
CLEANOUT SCHEMATICS
NO SCALE



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



DOMESTIC WATER ENTRY AND METER MANIFOLD DETAIL
NO SCALE



ELECTRIC WATER HEATER DIAGRAM
NO SCALE