



TOWN OF JACKSON

PLANNING & BUILDING

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- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: February 10, 2020	REQUESTS:
Item #: P20-025	
Planner: Brendan Conboy	The applicant is submitting a request for a Development Plan for the property located at 445 Vine Street, legally known as, LOT 1, BLK. 3, MEADOWLAND.
Phone: 733-0440 ext. 1302	For questions, please call Brendan Conboy at 307-733-0440, x1302 or email to the address shown to the left. Thank you.
Fax: 734-3563	
Email: bconboy@jacksonwy.gov	
Owner: Vine 45, LLC PO Box 1235 Jackson, WY 83001	
Applicant: HR28, LLC – Ken Rizzotti PO Box 1630 Wilson, WY 83014	
Please respond by: February 24, 2020 (Sufficiency) March 2, 2020 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
tstolte@jacksonwy.gov



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: Corner of Vine
 Physical Address: 445 Vine St, Jackson, WY 83001
 Lot, Subdivision: Lot 1, BLK 3, Meadowland PIDN: 22-41-16-34-2-33-001

PROPERTY OWNER.

Name: Vine 45, LLC (Jamie Farmer, Manager) Phone: _____
 Mailing Address: PO Box 1325, Jackson, WY 83001 ZIP: _____
 E-mail: _____

APPLICANT/AGENT.

Name: Kenneth Rizzotti, HR28 LLC Phone: 307-413-2294
 Mailing Address: PO Box 1630, Wilson, WY ZIP: 83014
 E-mail: krizzotti@gmail.com

DESIGNATED PRIMARY CONTACT.

Property Owner Applicant/Agent

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

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	Miscellaneous
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> 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 #:	P19-259	Environmental Analysis #:	N/A
Original Permit #:	N/A	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 www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-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.

ken Rizzotti

Signature of Property Owner or Authorized Applicant/Agent

Kenneth Rizzotti

Name Printed

2/10/2020

Date

Manager HR28 LLC

Title

Corner of Vine

TOWN OF JACKSON DEVELOPMENT PLAN

FEBRUARY 07, 2020



TABLE OF CONTENTS

- Architectural Narrative
- Housing Mitigation Calculator
- Engineering Report
- Landscape Drawings
- Civil Drawings
- Architectural Drawings

Corner of Vine
Development Plan Architectural Narrative
445 Vine St

Concept Statement

The Corner of Vine project at 445 Vine Street is a proposal for the design and development of an 8 unit, two-story condominium project, with an unfinished basement for unit storage and mechanical space. Currently, the site holds an aging mobile home on a mostly open lot with unnatural berms where dirt and various unused automobile parts have been dumped. The building design will put emphasis on clean lines and simplistic building form. The building will present in natural materials, finished in natural colors (wood and metal siding), pursuing the commonly defined "mountain modern" aesthetic. This design will allow the building to blend with the structures common in the area and the remainder of the Town of Jackson. Supplementary to the architecture, strong consideration will be given to the location of additional planting which will "soften" the building's physical and visual presence. Each unit will have a private balcony or patio. All parking will be open parking along the alley with an emphasis on screening from Vine St.

Workforce housing has historically been a very challenging proposition in the Town of Jackson. The county goal according to the "Jackson/Teton County Workforce Housing Action Plan Executive Summary, November 2015" is to ensure that at least 65% of the workforce live locally. Due to this, the development team has prioritized high quality residences both at market and as deed restricted use.

Development Plan Findings for Approval

1. Jackson Comprehensive Plan: The Jackson Comprehensive Plan specifically highlights a need for responsible growth management as well as local work force housing. The site for the project was chosen in the NM-2 zone in order to fulfill the purpose of providing higher density housing to this zone. These NM-2 zones have been designated as areas of higher density housing to meet the comprehensive plan goals of allowing the Town of Jackson to remain the Heart of the Region. As part of the responsible growth management, this site is outside of the Natural and Scenic Resource Overlays and is engrained in a decidedly urban context, surrounded by roads, residences, storage buildings, offices, and sites of ongoing construction. The proposed development is within the maximum allowable number of units and is directly adjacent to an existing project of a similar program to the South. The project aims to create an elevated off street "mini" park area for both residents and passing pedestrians. In addition to meeting the goal of responsible growth outside of habitats, scenery, and open areas, this project aims to fill the growing void of what can be deemed affordable housing for the local workforce of Jackson. The units proposed here will offer those working in Jackson the opportunity to purchase entry level property at a high level of quality which is very unique to our town today.
2. This site is not in the NRO or SRO.
3. Refer to the Engineering Report for an analysis of this project's impact on public facilities and services.
4. This project follows the Town of Jackson Design Guidelines and has been recommended for approval by the DRC. See the Design Guideline Narrative below.
5. This project follows all standards of the applicable LDRs and Town Ordinances as illustrated in the attached drawings.
6. This project has met all prior approvals required before Development Plan Submission.

Design Guideline Narrative, recommended for approval by the Town of Jackson DRC

A. Public Space

Use: The proposed development will offer an enhanced pedestrian experience along Vine St. A new sidewalk with street trees will create an overhead canopy under which tenants and public can travel. Among the trees will be planters and underlit benches that utilize the unique geometry of the property to create a new outdoor space along Vine St. Each tenant space will have a private balcony and patio which will facilitate the engagement of the interior of the building with the exterior. These balconies will also serve as design elements to break up and provide additional rhythm to the building façade.

Location: Public space is located on the East side of the building where it is out of the shadow of surrounding buildings and is able to take advantage of southern sun exposure through the tree canopy. Adjacency of this space to Vine St provides a subtle, logical, and engaging buffer between private residences and the public street.

Connections: Entry to the private residences will be on a direct, yet buffered, path from the new Vine St sidewalk. Phil Baux Park, Snow King Mountain Resort and a Start Bus Stop are located 2 blocks to the south, and Mike Yokel Park is located with another Start Bus Stop is 4 blocks to the northeast. The project team has considered the development's proximity to the pedestrian system of the town of Jackson and has put emphasis on its connection to the immediate surroundings.

Scale + Variety: The public space proposed is appropriate for the scale of the development. The space responds to the scale and the size of the immediately adjacent buildings and their respective outdoor spaces.

Screening: New street trees will provide screening of the proposed building and parking areas. Layering of planters and benches will provide additional separation between the public and private spaces, as well as define an eased transition from ground to building.

B. Composition

Composition, Proportion + Rhythm: Purposeful transitions of material on the exterior facades create rhythm at visual interested at the building footprint. Balconies extending from these facades provide additional 3-dimensional layering as well a means to break up the length and height of the façades. At the North elevation, the balcony extends 2' further to provide additional cover for automobile parking and to make the distinction between building and parking less harsh. Building and balcony heights provide appropriate scale for pedestrian friendly travel.

Entry and Sense of Place: The set back and proposed public space at Vine St offer a sense of procession from Vine St to the covered entries on the lower level. An ornamental stair to the upper level lives along this procession and is covered from above by the tectonic, exposed rafter, roof overhang.

Adjacent Buildings: Surrounding buildings on Vine St, Kelly Ave, and Karns Ave are two-story structures. The proposed development recognizes and responds to its surroundings as a two-story building. Directly similar in height and scale to the surrounding homes and apartment buildings.

C. Massing

Mass + Height: The proposed building mass and height are similar to the adjected buildings. The development team elected to design a two-story building rather than a three-story building to better relate with its surrounds and to not overwhelm the building's neighbors. Landscaping, balconies, and canopies provide human scale elements to break up the building's façade and facilitate pedestrian use.

Additive + Subtractive Massing: While the building footprint is designed to be rectangular in order to adhere to the proposed off-site fabrication process, the apparent building mass is extended by exterior balconies which jog in and out along the building's façade. Material layering and transitions create visual interest while reducing the perceived scale of the building.

Volume Complexity: Volume complexity is achieved with balconies, overhangs and material transitions as outlined above. The proposed structure is similar in scale to its surrounding and on a respectively smaller lot, therefore reducing the building footprint was not satisfactory to its intended use. Therefore, the design took the approach of building the volume out over the building envelope and into the pedestrian setbacks as allowed by the Town of Jackson LDRs.

Roofs: The building will have a shed roof with a snow retention system.

D. Street Wall

As the proposed building is at a corner, the design team has chosen to step back the face of the building to the more regular geometry of the site in order to create a public space along Vine St. This creates a more regular building footprint, in line with the surrounding architecture.

E. Materials

Application of Materials: The chosen material palette is purposed to define certain building elements while providing a sense of layering and rhythm. Materials transition at openings, displaying a purposeful, well considered design. Outside of the building envelope, structural elements are rendered in the same dark color as the window frames thus further defining a conscious material that breaks the building façade.

Material Selection: The proposed exterior materials are natural cedar siding, bonderized steel paneling, and black painted or powder coated metal. All three materials compose a natural and wear resistant palette which is seen commonly in the Town of Jackson as well as Teton County.

Housing Mitigation Plan

updated 6/11/19

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 tenant 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
Mobile Home	exempt		700	1	0.000

Existing Workforce Housing Credit 0.000

Step 3: Proposed Development

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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176		448	5	0.065
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176		898	1	0.031
Workforce Housing Unit	exempt		898	1	0.000
Workforce Housing Unit	exempt		448	1	0.000

Affordable Workforce Housing Required: 0.096 units Fee-in-Lieu Amount: \$ 20,004.32

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](#).

CORNER OF VINE PROJECT DEVELOPMENT PLAN SUBMITTAL

ENGINEERING REPORT

Prepared by:



**Project: 20-001-01
February 2020**

ENGINEERING REPORT

Introduction

This engineering report provides the basis for design and addresses the engineering related issues for the proposed construction of a 6,720 plus square foot structure and the removal of one existing structure, a single wide trailer. 4,480 square feet of the proposed structure will be habitable spaces on the first and second floors. The basement will be 2,240 square feet of storage and mechanical area. The new structure will contain a mix of single and double bedroom apartments. The proposed building will contain six single bed units and two double bed units. The location of the proposed structure will be centered on the lot and will cover the area where the previous structure stood. The site is completely developed with one housing structure and a yard area / vehicle storage area. There are several existing buried utilities serving the property. Water and sanitary sewer facilities are provided to the property through Town of Jackson (TOJ) Systems. The level of detail includes the basic layout and general design elements. Design detail will advance as the plan moves into the construction permitting and construction phases of the project.

Soils and Groundwater Conditions

No geotechnical investigation or groundwater monitoring has been performed on the site.

Access and Parking

Access to the site will be provided from the alley between E. Kelly Ave and E. Karns Ave. The main entrances to the first story will be on the North side of the structure. A stair to access the second story units will be on the east side of the proposed structure. At this time there are no existing curbs along Vine Street or Alley way in the project area. Access will be adequately marked throughout the development. Parking for the development will occur within the site as indicated on the site plan. A total of 10 spaces will be provided. One parking spaces will be ADA compliant along with ADA access to the structure. Each single bed unit is less than 500 sf and thus requires 1 parking spaces for a total of six spaces. Each double bed unit requires 1.5 parking spaces for a total of 3 parking spaces. This comes to a required total of 9 spots with 10 provided.

The street frontage along Vine Street and the alley between E. Kelly Ave and E. Karns Ave will comply with the Town of Jackson LDR's. As stipulated a sidewalk will be installed along Vine Street, this sidewalk will meet Town of Jackson specifications. A traffic impact statement is included in the Appendix comparing the existing trip generations from the site to a proposed future amount. As stated in that report it is assumed the project will generate some additional trips to and from the site but this increase is fairly minimal.

Grading, Drainage, and Stormwater Management

Grading of the site will not alter the grades along Vine Street or the Alley way. Grades of the new curb and gutter will match the existing asphalt paving. Development of the site will leave 2050 SF of

pervious surface. Storm water will be collected on the roofs and walkways of the development and conveyed to storm water detention on site. All retainage will occur within the development. The limited area which is not to be covered with a structure, driveways or walkways will be graded with drains installed to convey runoff to the collection system. While the grading hasn't been finalized detention swales will be placed to the south and east of the proposed apartment building.

All existing stormwater runoff from the site either remains on site or sheet flows onto neighboring parcels and TOJ roadways. Based on TOJ regulations the proposed development is required to detain any additional runoff above and beyond the existing conditions. Preliminary stormwater calculations were performed and are included in the Appendix. Storm water will be collected on the roof of the new structure and various locations on the site and conveyed to on site storage and TOJ right of ways. Based on TOJ regulations which require the retention of any additional stormwater generated in the 100-yr storm event, as indicated in the calculations, a total of 52 cubic feet of storage would be required. This can easily be accommodated at various locations on the site. The calculations included in the Appendix along with grading and stormwater management plans will be refined through the Grading and Erosion Control Permit process as the project develops.

Water System

The site is currently supplied water from a one location connecting to TOJ water mains. At this time there are one separate water meter measuring water use to the site. There is currently an 8-inch water main in Vine Street.

To verify the existing water facilities are sized adequately, proposed water flows, both domestic and fire were estimated for the development. Current proposed programming values for the development were utilized for the estimates. Assumptions on use based on the proposed programming of the development are included in the Appendix along with flow projection calculations. Water demands were calculated using the AWWA M22 method and estimated to be 121 gpm based on the estimated fixture unit counts for the development. Based on water system modeling it is expected that adequate capacity is available from the Town's water system.

Due to the size and proposed use of the development, the structures will require automatic fire sprinkler systems. Fire flow requirements were calculated utilizing NFPA 13R, along with the proposed programming of the facility. Fire sprinkler flow requirements for the development sprinkler system are estimated to be 315 gpm. Water modeling has shown the pressure in the service main at the building to be 51.2 psi during fire flow conditions. While the water system within the building hasn't been finalized residual pressures are expected to remain above 30 psi throughout the building during max fire flows. Fire hydrants are located in on the corner of Vine Street and E. Karns Avenue and on the Corner of E. Kelley Avenue and Vine Street.

To conform with NFPA 13R requirements the following stipulations will be met per discussions with Kathy Clay. All smoke alarms will be UL217 rated. Smoke alarms in the storage area will be tied into

the fire alarm system. Fire Alarm system will include horn and strobes within each unit. These will be programmed to sound upon water flow and / or smoke alarm triggered in the basement storage area. Attic space shall have UL217 alarms installed if there are ignition sources including electrical work with the spaces.

Using the projected fire flow demands to the structures, the water service supplying the new large structure will need to be a 4-inch pipe up to the building where it will enter the building as the fire suppression line. Exterior to the structure a 2 ½" potable service line will connect with a shutoff valve exterior to the structure. The 4-inch service line will connect to the existing 8-inch water line in Vine Street.

Sewer System

As can be noted from the existing site drawing located in the Appendix, there is one existing TOJ sewer service which serves the property. There is an existing sewer main along the north side of the property in the alley way and another following along the east side of the property in Vine Street.

To size the proposed piping, the same assumed development programming was utilized as with the water system. Because there is little irrigation demand on the subject property, it can be assumed the water and sewer demands will be close to equal. Assuming minimum pipe slopes, a 4-inch gravity pipe would be adequate to serve the new proposed. Due to the depth of the structure and sewer requirements in the basement of the new large structure, a collection system within the development will be required to convey flow from the basement area to the TOJ system so that all sewage will flow by gravity. Sewer flows from the first and second floors will flow by gravity to the collection point. Flows generated in the basement will require pumping to the collection point. From the collection point sewer flows will flow by gravity to the sewer main in the alley way. These plans will be refined as the project plans are refined. This collection system will consist of a small lift system in the basement. From there it will convey flow to the TOJ collection system as indicated on the drawings. It is proposed that an existing 4-inch sewer service serving the existing structure would be abandoned at the main. The proposed utility plan indicates the changes to the sanitary sewer system.

Wire Utilities and Gas

Power and communication facilities are readily available throughout the area and to this specific location. There are several overhead and buried power and communication facilities surrounding the development. The electric and dry utilities will be connected on the west side of the proposed structure. Continued coordination will be required with the project team and utility providers as the design develops.

Refuse, Garbage, Trash, and Recycling

Refuse, garbage, trash, and recycling will be kept in covered containers at all times. All containers will be kept within enclosed structures as indicated on the proposed site plan. The refuse collection enclosure will be fenced. The designated enclosure is proposed on the west side of the structure and

is indicated in the plan set. The enclosure design has not been finalized, but is intended to match the metal cladding on the main building.

Snow Storage

Total uncovered area of parking and access drives as indicated on the site plan is approximately 1500 square feet. The TOJ requires that area on the site be reserved for snow storage at a rate of 2.5% of the parking area. This results in 37.5 square feet of required storage area. The proposed snow storage area is located in the NE corner of the property directly east of the parking lot.

STORMWATER RUNOFF CALC'S
445 VINE STREET

20-001-01
 1-22-20
 NB

PRE-DEVELOPMENT

ROOF CALCULATIONS

ROOF AREA (FT ²)=	480	**50% of existing house roof area
C-VALUE =	0.9	
S =	30%	
L (ft) =	8	
tc (min) =	0.33	tc = 1.8(1.1 - C)L ^{0.5} /S ^{0.3333} , (Corps of Eng. Eqn.)

DRIVEWAY & HARDSCAPE CALCULATIONS

DRIVEWAY & HARDSCAPE	170	**50% of existing driveway & patio areas
C-VALUE =	0.9	
S =	5%	
L (ft) =	10	
tc (min) =	0.67	tc = 1.8(1.1 - C)L ^{0.5} /S ^{0.3333} , (Corps of Eng. Eqn.)

LANDSCAPING CALCULATIONS

LANDSCAPING AREA (FT ²)	7900	**south lot total area, minus above value	7900
C-VALUE =	0.3		
S =	2%		
L (ft) =	50		
tc (min) =	8.90	tc = 1.8(1.1 - C)L ^{0.5} /S ^{0.3333} , (Corps of Eng. Eqn.)	

TOTAL SOUTH LOT AREA= 26166 SF

Total Time of Conc., Tc = 9.89 min (lawn, roof, & driveway)
Composite Cc = 0.35
Total Area, At = 8550 ft²

TABLE 4920.B
JACKSON IDF* CURVE DATA - 100-YR STORM EVENT

DURATION, Td (min)	INTENSITY, I (in/hr)
5	3
10	2.33
15	1.9
20	1.65
30	1.3
40	1.08
50	0.95
60	0.82
70	0.74
80	0.65
90	0.61
100	0.56
110	0.52
120	0.48

Initial Flow Rate, Qi (cfs) = 0.16 cfs at tc= 12.11 min

$$Qi = Cc * I * At / (43200)$$

where,
Composite Cc = 0.35
Intensity, I = 2.34 in/hr at Td = 12.11 min
Total Area, At = 8550 ft²

STORMWATER RUNOFF CALC'S
445 VINE STREET

20-001-01
 1-22-20
 NB

POST-DEVELOPMENT

ROOF CALCULATIONS

ROOF AREA (FT ²)	4260	total roof area of new building on south lot
C-VALUE =	0.9	
S =	8%	
L (ft) =	42.833	
tc (min) =	1.16	tc = 1.8(1.1 - C)L ^{0.5} /S ^{0.3333} , (Corps of Eng. Eqn.)

DRIVEWAY & HARDSCAPE CALCULATIONS

DRIVEWAY & HARDSCAPE		
AREA (FT ²)	2240	2260+260+1067+184 (patios, and driveway)
C-VALUE =	0.9	
S =	5%	
L (ft) =	20	
tc (min) =	0.94	tc = 1.8(1.1 - C)L ^{0.5} /S ^{0.3333} , (Corps of Eng. Eqn.)

LAWN CALCULATIONS

LAWN CALCULATIONS	2050	
LAWN AREA (FT ²)	2050	2050
C-VALUE =	0.3	
S =	5%	
L (ft) =	20	
tc (min) =	3.77	tc = 1.8(1.1 - C)L ^{0.5} /S ^{0.3333} , (Corps of Eng. Eqn.)

TOTAL SOUTH LOT AREA= 26166 SF

Total Time of Conc., Tc =	5.87	min (roof, drive and lawn)
Composite Cc =	0.76	
Total Area, At =	8550	ft²

TABLE 4920.B
JACKSON IDF* CURVE DATA - 100-YR STORM EVENT

DURATION, T _d (min)	INTENSITY, I (in/hr)
5	3
10	2.33
15	1.9
20	1.65
30	1.3
40	1.08
50	0.95
60	0.82
70	0.74
80	0.65
90	0.61
100	0.56
110	0.52
120	0.48

Final Flow Rate, Q_f (cfs) = 0.40 cfs at tc = 14.73 min

$$Q_f = C_c * I * A_t / (43200)$$

where,

Composite Cc =	0.76	
Intensity, I =	2.69	in/hr at T _d = 14.73 min
Total Area, A _t =	8550	ft ²

STORMWATER RUNOFF CALC'S
445 VINE STREET

20-001-01
 1-22-20
 NB

Post and Pre-Development Diff = 0.24 cfs

EQUATIONS: $Q_d = C_c \cdot I \cdot A_t / (43200)$

$$V_d = (Q_d - Q_i) \cdot ((Q_d - Q_i) / Q_f \cdot T_d) \cdot 60$$

Where,

Composite Cc =	0.76	
Intensity, I =	2.69	in/hr
Total Area, At =	8550	ft ²
Final Flow Rate, Qd (cfs) =	0.40	cfs at tc = 14.73 min
Initial Flow Rate, Qi (cfs) =	0.16	cfs at tc = 12.11 min
Duration, Td =	5.87	(min)

Storage Volume = 52 ft³

Dry Bottom Basins to be Utilized for Stormwater Detention

Design Storage Volume 104 ft³
 (twice calculated)

EXISTING A.M. PEAK HOUR TRIP GENERATION

LAND USE	ITE LAND USE DESIGNATION CODE	GROSS SQ. FT. (1,000 SF)	ROOMS OR UNITS	A.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
DETACHED RESIDENTIAL UNIT	210	1000	3	0.75	2.3
TOTAL					2

SOURCE:

TRIP GENERATION RATES TAKEN FROM
INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION, 9TH EDITION*

PROPOSED A.M. PEAK HOUR TRIP GENERATION

LAND USE	ITE LAND USE DESIGNATION CODE	GROSS SQ. FT. (1,000 SF)	ROOMS OR UNITS	A.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
APARTMENTS	220	4840	10	0.51	5.1
TOTAL					6

SOURCE:

TRIP GENERATION RATES TAKEN FROM
INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION, 9TH EDITION*

EXISTING P.M. PEAK HOUR TRIP GENERATION

LAND USE	ITE LAND USE DESIGNATION CODE	GROSS SQ. FT. (1,000 SF)	ROOMS OR UNITS	P.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
DETACHED RESIDENTIAL UNIT	210	1000	3	1.01	3.0
TOTAL					3

SOURCE:

TRIP GENERATION RATES TAKEN FROM
INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION, 9TH EDITION*

PROPOSED P.M. PEAK HOUR TRIP GENERATION

LAND USE	ITE LAND USE DESIGNATION CODE	GROSS SQ. FT. (1,000 SF)	ROOMS OR UNITS	P.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
APARTMENTS	220	4840	10	0.62	6.2
TOTAL					7

SOURCE:

TRIP GENERATION RATES TAKEN FROM
INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION, 9TH EDITION*

Corner of Vine

20-001-01

Estimated Water Demands

1/29/2020

NB

Domestic Water Flows**Wastewater flows assumed to match domestic water demand due to minimal landscape areas**Description of Improvements:
See attached sheet for anticipated fixture counts**Estimating Domestic Max. Demand**

*Calculations are based on methods outlined in the AWWA, "Sizing Water Service Lines and Meters" manual.

Domestic Water Demand for Facility Given Specified Fixtures**Assume Average Residential Fixture Value (AWWA M2)**

Fixture Type	Fixture Value Based on 35 psi at Meter Outlet	Number of Fixtures	Fixture Value
Bathtub	8	8	64
Combined Sink & Tray	3		0
Drinking Fountain (cooler)	1		0
Drinking Fountain (public)	2		0
Kitchen Sink (1/2" connection)	3		0
Kitchen Sink (3/4" connection)	7	8	56
Lavatory (3/8" connection)	2		0
Lavatory (1/2" connection)	4	8	32
Laundry Tray (1/2" connection)	3		0
Laundry Tray (3/4" connection)	7	8	56
Shower Head (shower only)	4	8	32
Service Sink (1/2" connection)	3		0
Service Sink (3/4" connection)	7	2	14
Urinal (pedestal flush valve)	35		0
Urinal (wall or stall)	12	0	0
Urinal (trough. 2-ft unit)	2		0
Wash Sink (each set of faucets)	4		0
Water Closet (flush valve)	35		0
Water Closet (tank type)	3	8	24
Dishwasher (1/2" connection)	5	0	0
Dishwasher (3/4" connection)	10	8	80
Washing Machine (1/2" connection)	5		0
Washing Machine (3/4" connection)	12	8	96
Washing Machine (1" connection)	25	0	0
Hose Connections 1/2" (wash down)	6		0
Hose Connections 3/4" (wash down)	10		0
Hose 1/2" (50ft length - wash down)	6	3	18
Hose 5/8" (50ft length - wash down)	9		0
Hose 3/4" (50ft length - wash down)	12		0
Irrigation	3		0
		Total Fixture Units	472

Nelson Engineering
Jackson, Wyoming

Corner of Vine
Estimated Water Demands

20-001-01

1/29/2020

NB

Base on Fixture Count of 666 using the upper line in Fig. 4.4 for a public building the estimated Maximum Water Demand is 105 gpm.

32

SIZING WATER SERVICE LINES AND METERS

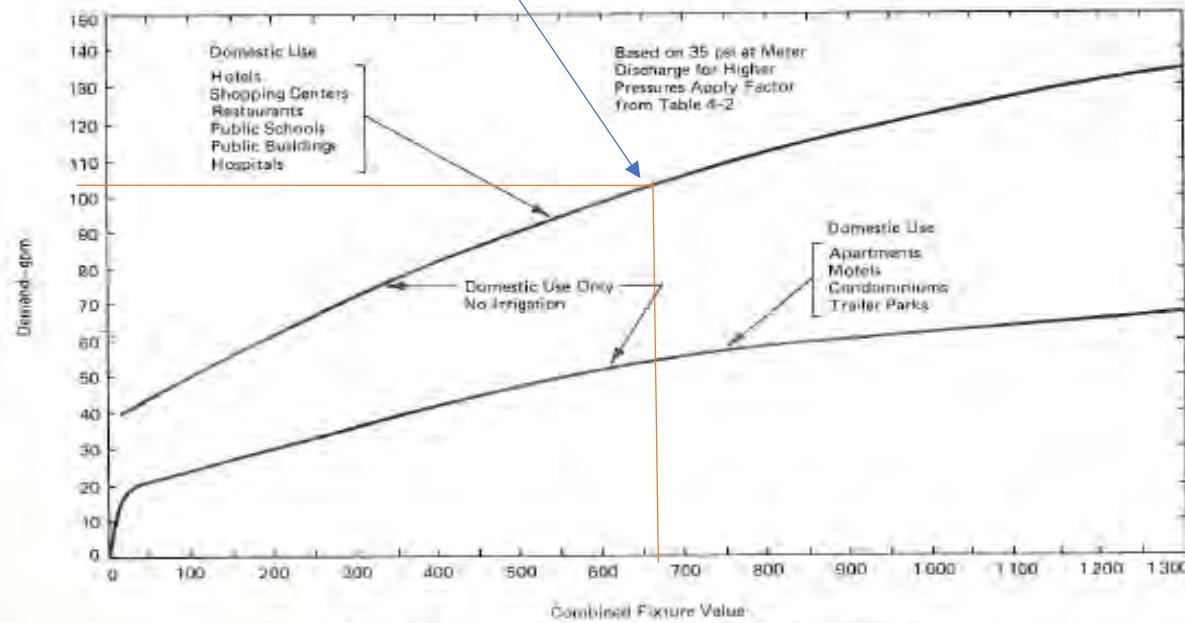
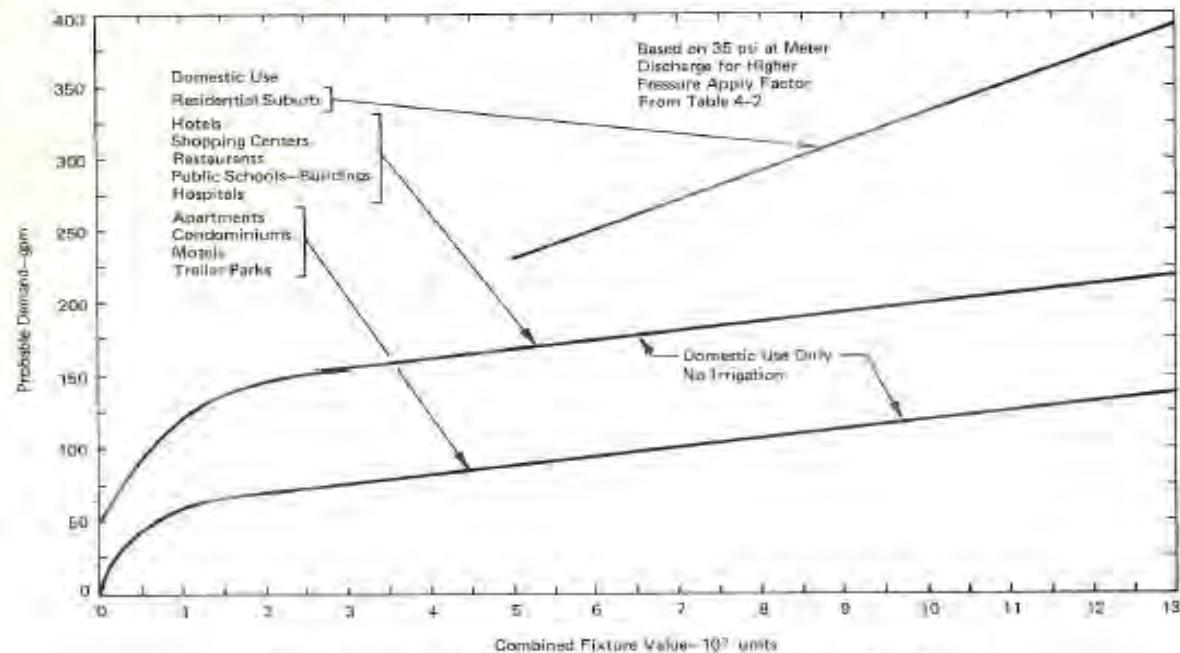


Fig. 4.4. Water-Flow Demand per Fixture Value—Low Range



Nelson Engineering
Jackson, Wyoming

Corner of Vine
Estimated Water Demands

20-001-01

1/29/2020

NB

Fig. 4.5. Water-Flow Demand per Fixture Value—High Range

detailed lists of fixtures before estimates can be prepared. If the structure is in the planning stage, the mechanical engineer or architect is the best source of information, and, if construction is underway, the plumbing contractor or the building permits section of the city will have the information. Field trips by the estimator are often necessary to assist the customer as well as to properly assess the project when

Calculate Demands Based on Estimated System Pressure

Est. Max. Demand	105	gpm	
Pressures at Nearest Meter	51	psi	(Estimated)
Elevation at Meter	6261	ft	(Estimated)
F.F. of 2nd Floor	6273	ft	
Pressure at 2nd Floor	45.8	psi	

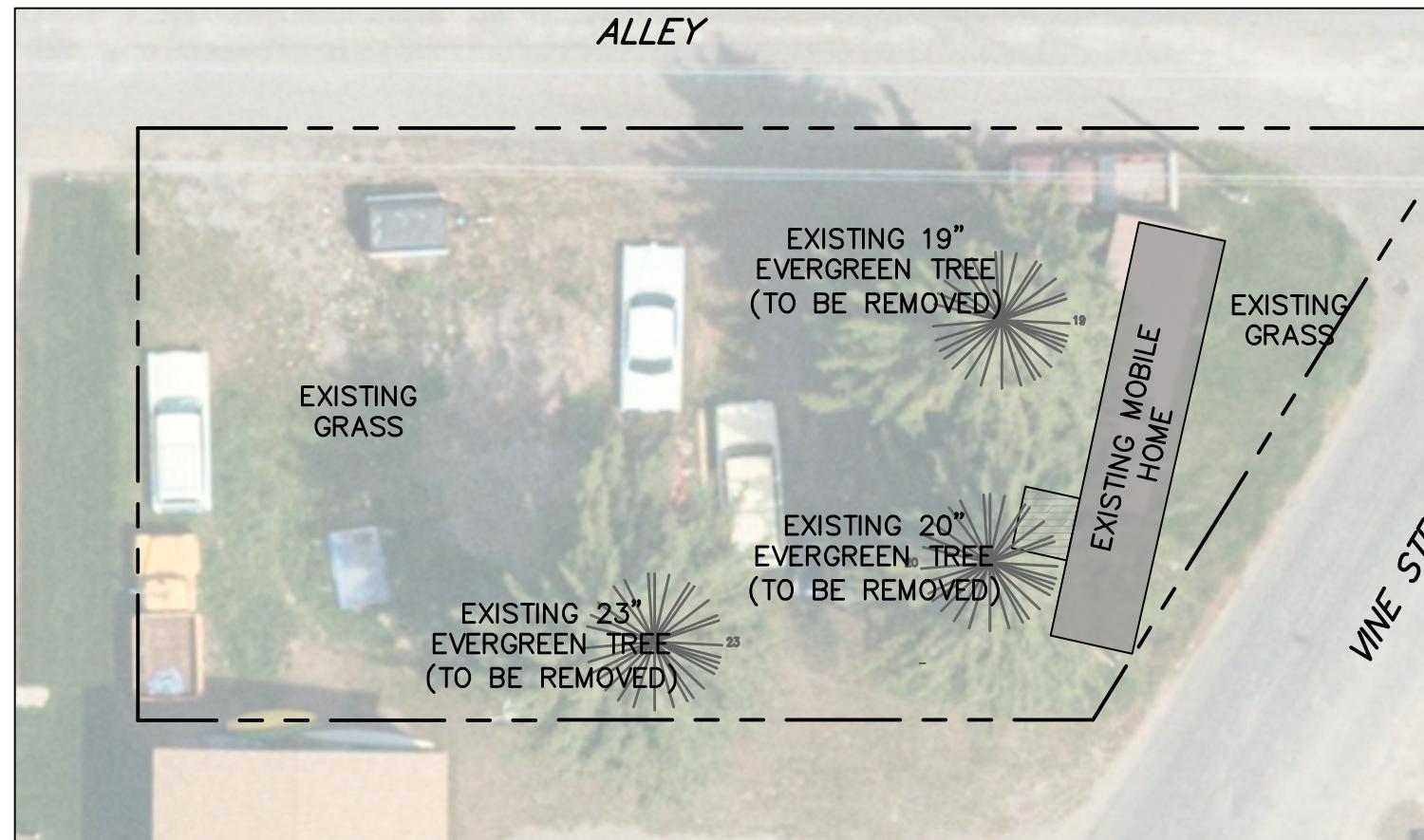
Table 4.2 (for pressures other than 35 psi)

Design Pressure	Factor
20	0.74
30	0.92
35	1
40	1.07
50	1.22
60	1.34
70	1.46
80	1.57
90	1.68
100	1.78

For Pressures Deviating from 35 psi

Est. Pressure (psi)	45.8	psi
Demand @ Est Pressure	121.19	gpm Max Demand/flow

Nelson Engineering
 Jackson, Wyoming



EXISTING VEGETATION MAP

A scale bar at the top of the page shows a horizontal line with tick marks and labels: '20'' on the left, '10'' in the middle, '0' in the center, and '20'' on the right. Below the scale bar, the text 'SCALE: 1" = 20'
(24" X 36" SHEET) is printed.

PLANT SCHEDULE

<u>SYMBOL</u>	<u>QUANTITY</u>	<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>CONDITION</u>	<u>SIZE</u>	<u>COMMENT</u>
<u>EVERGREEN TREES</u>						
CS	3	<i>Picea pungens</i>	Colorado Spruce	B&B	8' – 10' HEIGHT	GREEN VARIET SLENDER HABI
<u>DECIDUOUS TREES</u>						
PA	2	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Ash	B&B	3" CALIPER	
QA	1	<i>Populus tremuloides</i>	Quaking Aspen	B&B	3" CALIPER	
<u>LARGE SHRUBS / MULTI-STEM TREES</u>						
AM	2	<i>Acer ginnala</i>	Amur Maple	B&B	6' HT.	
SS	6	<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	CONTAINER	10 GAL.	
CC	3	<i>Prunus virginiana</i>	Common Chokecherry	CONTAINER	10 GAL.	
LI	3	<i>Syringa presoniae</i> "James Mcfarlane"	James Mcfarlane Lilac	CONTAINER	10 GAL.	
<u>#5 CONTAINER SHRUBS</u>						
DN	6	<i>Physocarpus opulifolius</i> 'Nanus'	Dwarf Ninebark	CONTAINER	5 GAL.	
DI	7	<i>Physocarpus opulifolius</i> 'Diablo'	Diablo Ninebark	CONTAINER	5 GAL.	

PLANT UNIT CALCULATION

BASE SITE AREA =	8,276 SF (0.19 A)
LANDSCAPE SURFACE RATIO (LSR) =	.21 MINIMUM REQD
LANDSCAPE SURFACE AREA REQUIRED =	1,738 SF MINIMUM
LANDSCAPE SURFACE AREA PROVIDED =	2,390 SF

PLANT UNITS REQUIRED	
TOTAL LANDSCAPE AREA = 2,390 SF	2 PLANT UNITS
10 PARKING SPACES =	1 PLANT UNIT
TOTAL PLANT UNITS REQUIRED =	3 PLANT UNITS

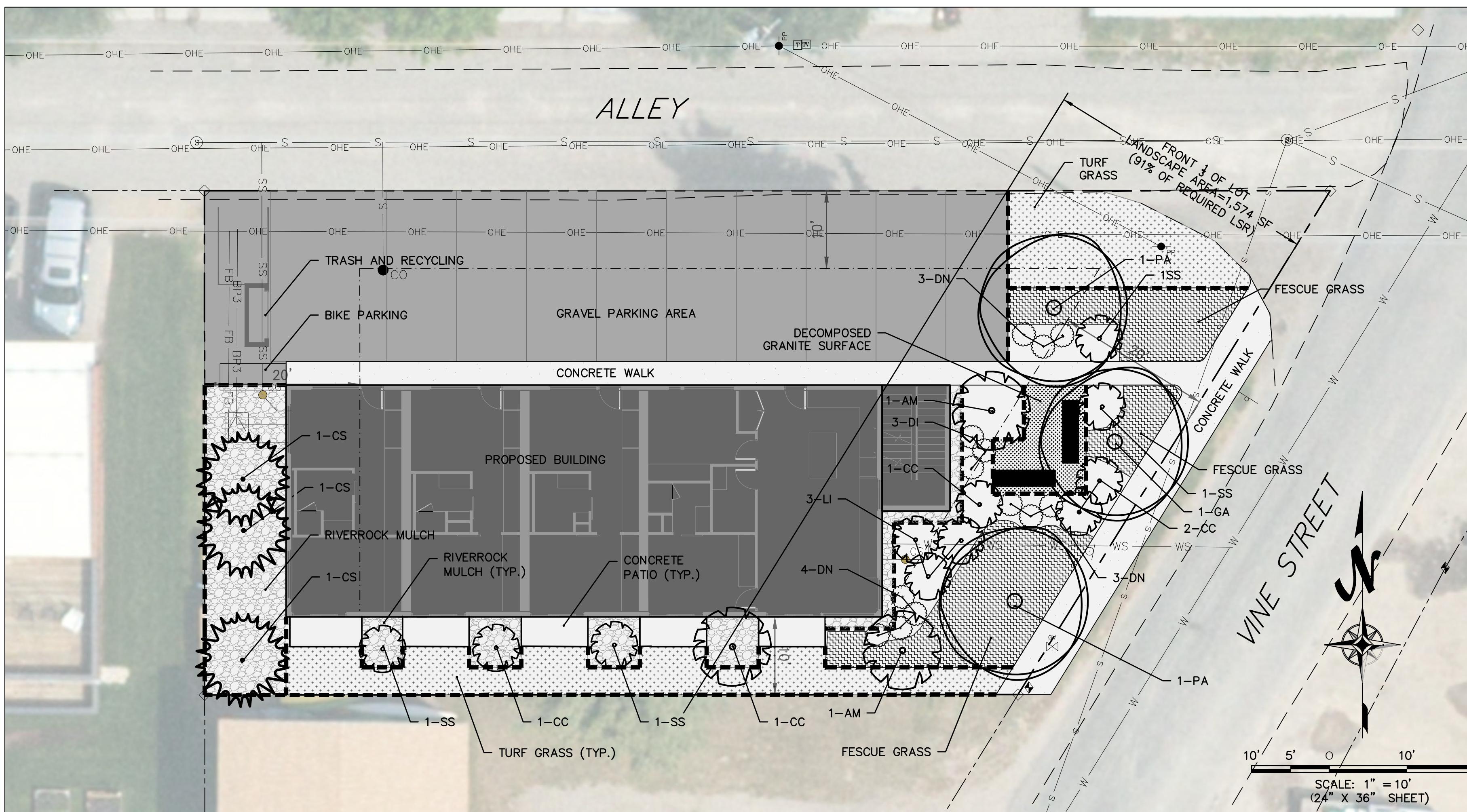
<u>ALTERNATIVE</u>	<u>EVERGREEN</u>	<u>CANOPY</u>	<u>L.G. SHRUB</u>	#5	<u>CONT.</u>
B	3	2	2		—
A	—	1	6		4
A	—	1	6		4
REQUIRED .	3	4	14		8
CREDIT FOR BENCH		—1			
CREDIT FOR BIKE RACK		—1			
TOTAL REQ'D.	3	2	14		8
TOTAL PROVIDED	3	3	14		13

GENERAL LANDSCAPE NOTES:

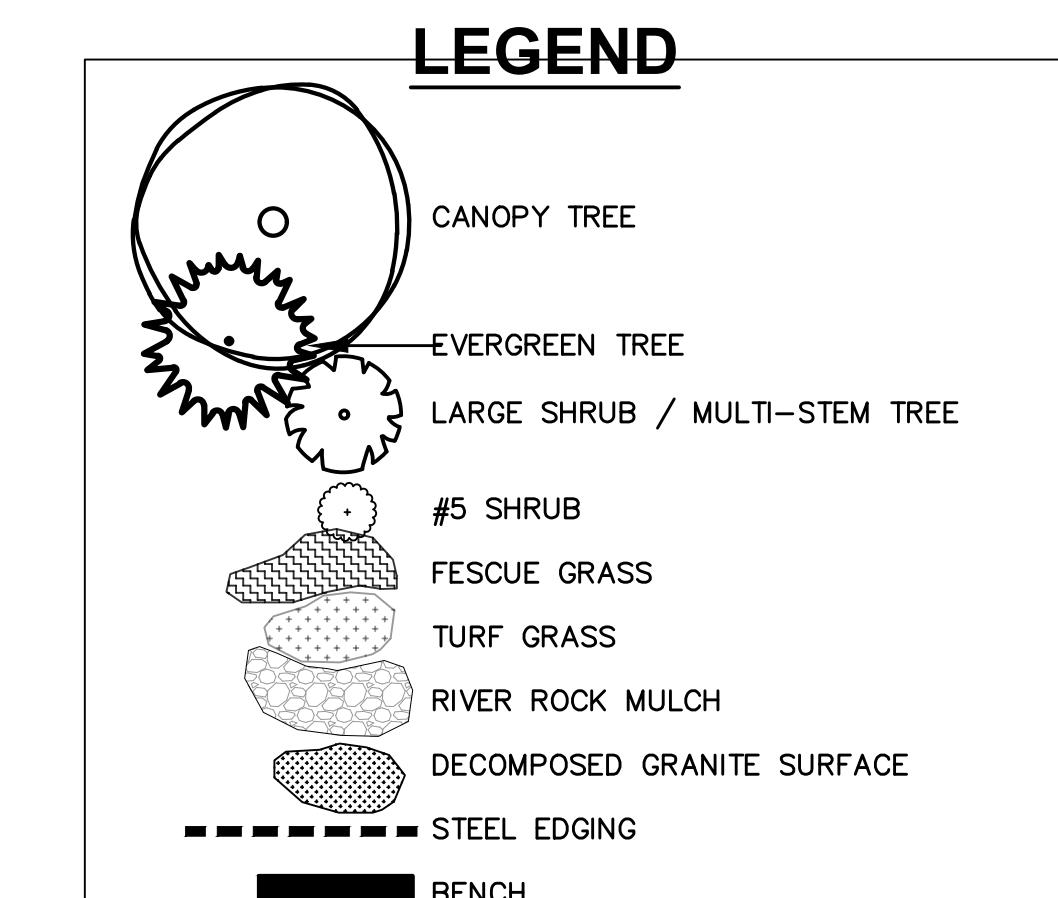
1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND MATERIALS
2. SEE CIVIL PLANS FOR SITE LAYOUT, PAVING MATERIALS, GRADING, AND EROSION CONTROL.
3. THIS PLAN IS BASED ON THE EXISTING SITE SURVEY FOR KEN RIZZOTTI, LOT 1, BLK. 3, MEADOWLAND BY NELSON ENGINEERING, DATED 11-13-2019. AND THE SITE PLAN BY NELSON.
4. PROVIDE A MINIMUM OF 2" OF ORGANIC MULCH IN ALL PLANTING BEDS EXCEPT WHERE RIVER ROCK MULCH IS SHOWN.
5. PROVIDE A MINIMUM OF 18" OF SCREENED TOPSOIL IN ALL LANDSCAPE AREAS. SCARIFY AND LOOSEN EXISTING SUBGRADE PRIOR TO PLACING TOPSOIL
6. PROVIDE WEED FABRIC UNDER ALL RIVER ROCK MULCH AREAS. DO NOT USE WEED FABRIC IN PERENNIAL BEDS.
7. ALL PLANT MATERIALS SHALL BE WARRANTED FOR A PERIOD OF 2 YEARS FROM SUBSTANTIAL COMPLETION.
8. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTORS SHALL NOTIFY THE UTILITY COMPANIES IN ADVANCE OF THEIR CONSTRUCTION OPERATION TO ENABLE THEM TO FIELD LOCATE THEIR UTILITIES.
9. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND REPORT FINDINGS TO THE OWNER PRIOR TO PROCEEDING WITH RELATED CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SATISFY THEMSELVES THAT ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, HAVE BEEN PROPERLY LOCATED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AFFECTED BY THE PROSECUTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE AFFECTED UTILITY COMPANY AND THE COORDINATION OF ALL WORK IN THE PROXIMITY OF THE UTILITIES.
10. THE CONTRACTOR SHALL CONTACT "ONE CALL" - 811 (PHONE 1-800-849-2476) FOR THE MARKING OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES SHOWN AND OTHER UTILITY LINES OTHERWISE LOCATED.

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL DESIGN, LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO INSTALL A HIGH QUALITY, EFFICIENT, RELIABLE, AND MAINTAINABLE LANDSCAPE IRRIGATION SYSTEM CAPABLE OF PROVIDING SUPPLEMENTARY WATER FOR THE PROPOSED LANDSCAPE PLAN. ALL COMPONENTS SHALL BE MANUFACTURED BY A REPUTABLE MANUFACTURER AND SHALL BE SUITABLE FOR COMMERCIAL USE.
2. ALL WORK SHALL COMPLY WITH ALL ORDINANCES, REGULATIONS AND CODES OF AUTHORITIES HAVING JURISDICTION. BACKFLOW PREVENTION DEVICES SHALL BE FURNISHED AND INSTALLED AS REQUIRED BY LOCAL CODE.
3. SYSTEM DESIGN:
 - 3.1. THE CONTRACTOR SHALL DESIGN A 100 PERCENT COVERAGE IRRIGATION SYSTEM, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED IRRIGATION TECHNICIAN, USING PERFORMANCE REQUIREMENTS, SPECIFIED COMPONENTS, AND DESIGN CRITERIA INDICATED.
 - 3.2. EACH PLANT TYPE (FESCUE GRASS, TREES, SHRUBS AND PERENNIAL BEDS) SHALL BE SERVED BY SEPARATE ZONES TO ALLOW SPECIFIC WATERING SCHEDULES FOR EACH TYPE.
 - 3.3. ALL FESCUE AND TURF GRASS AREAS ARE TO BE SERVED BY FIXED SPRAY WITH HEAD TO HEAD COVERAGE. PROVIDE THE MINIMUM NUMBER OF ZONES REQUIRED FOR EFFICIENT FUNCTIONALITY WITH THE AVAILABLE PRESSURES AND FLOWS.
 - 3.4. ALL PROPOSED TREES AND SHRUBS SHALL BE SERVED BY A DRIP IRRIGATION SYSTEM.



LEGEND



A horizontal scale bar with tick marks at 0, 1/2, and 1. The segment from 0 to 1/2 is shaded, representing half scale.

DRAWING IS TO SCALE
IF BAR MEASURES:

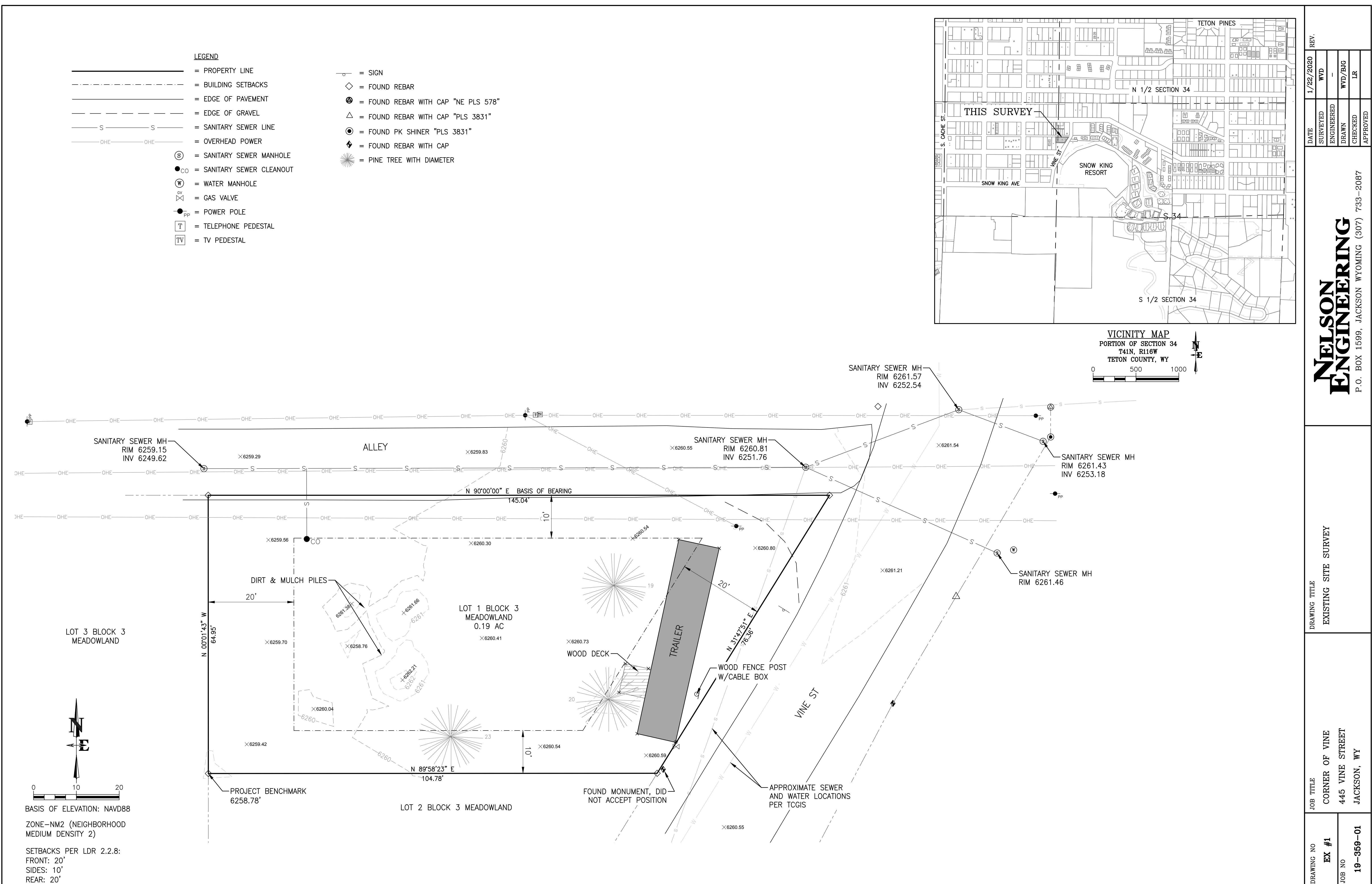
1" = FULL SCALE

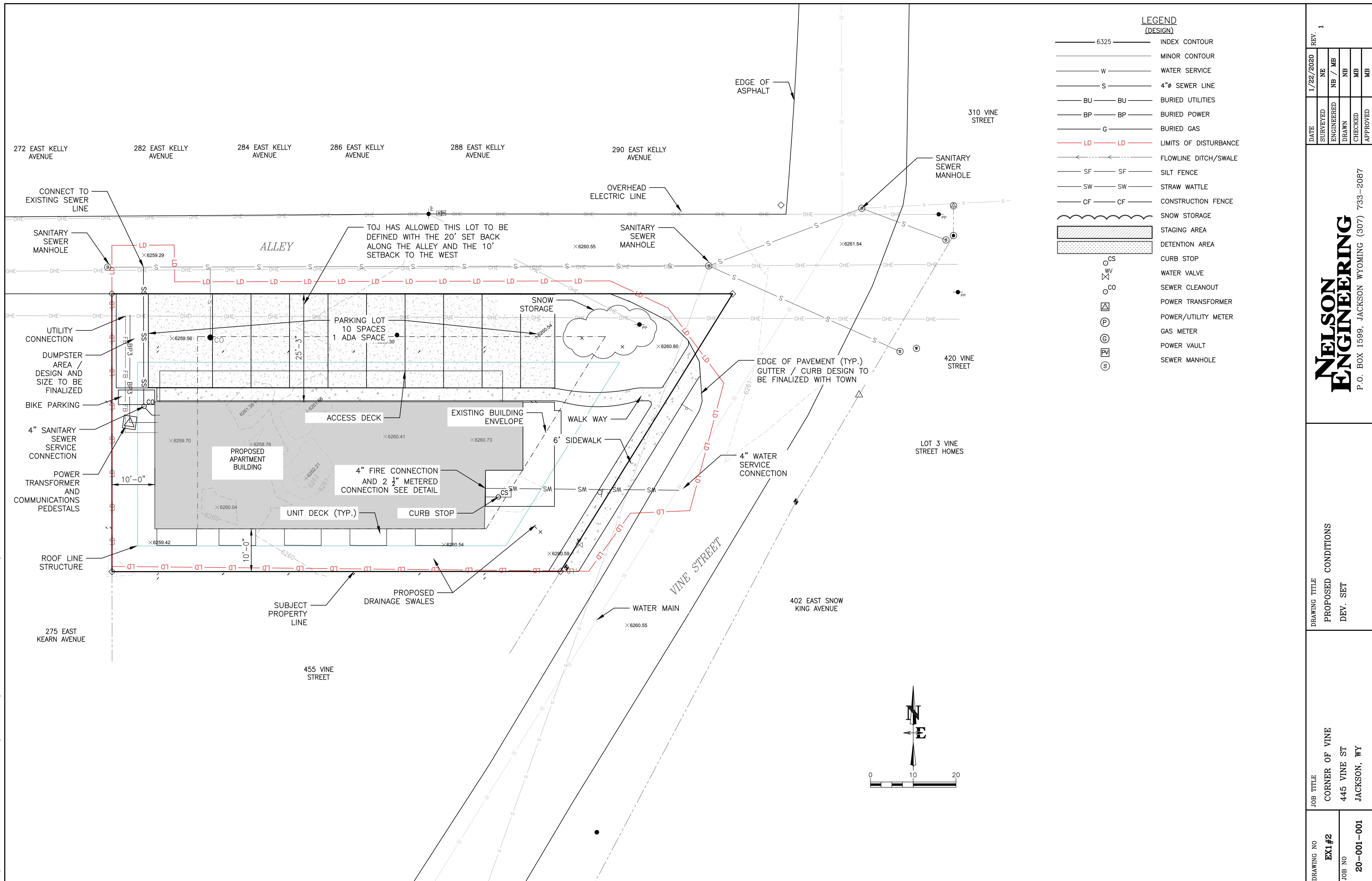
$\frac{1}{2}$ " = HALF SCALE

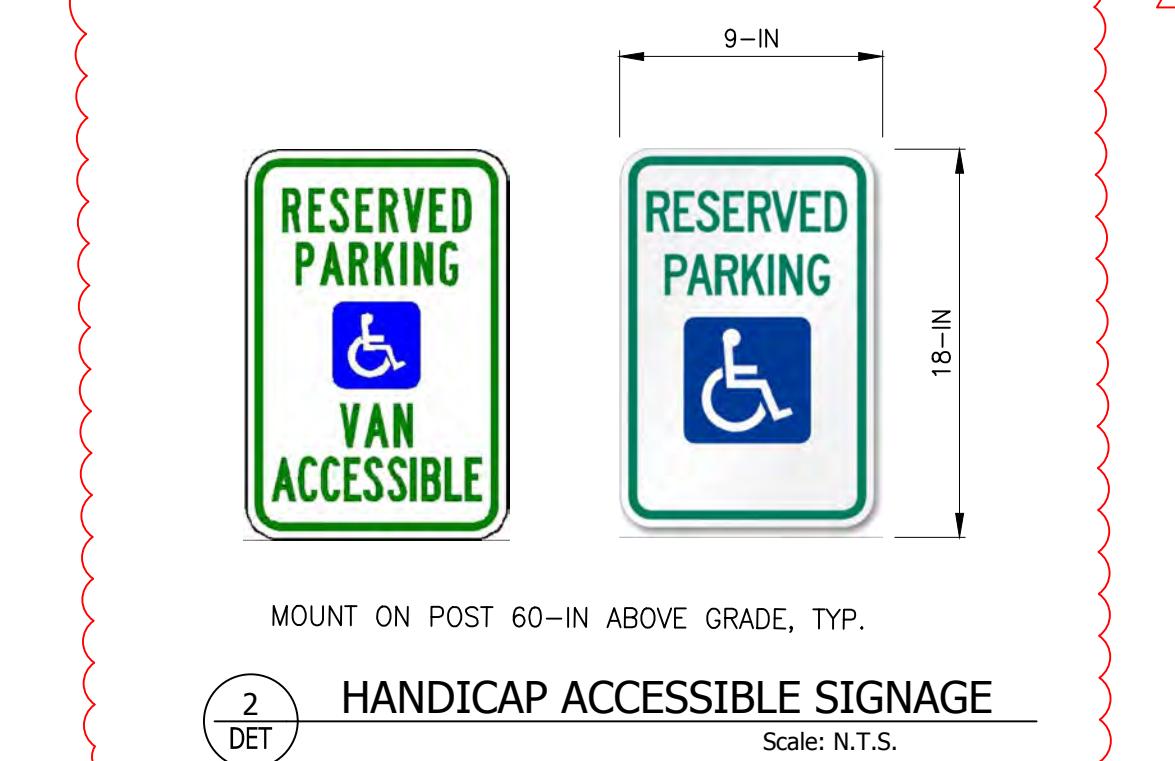
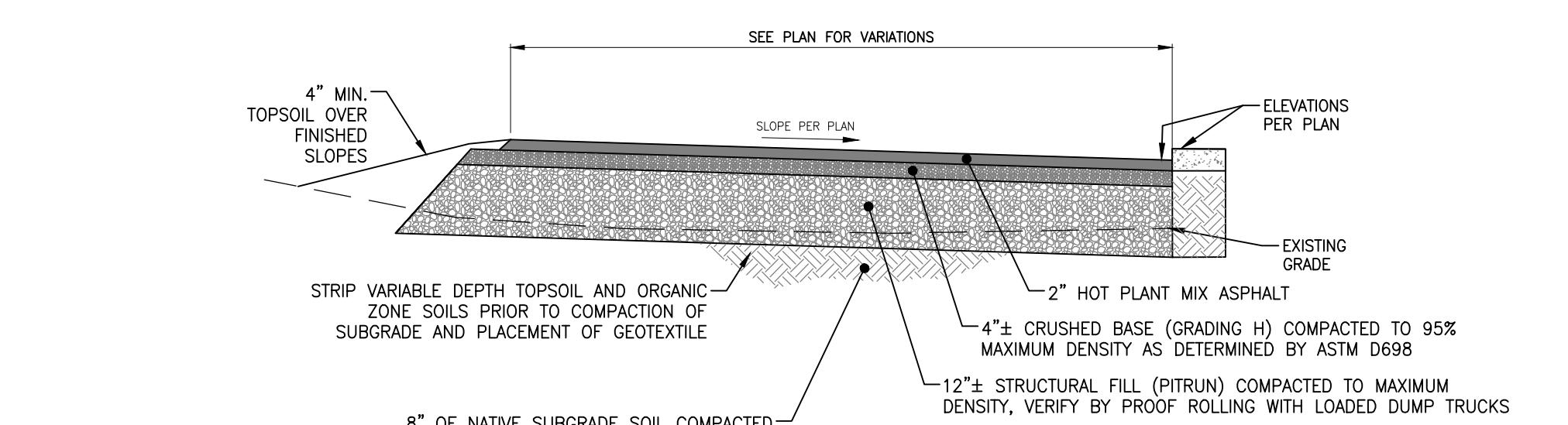
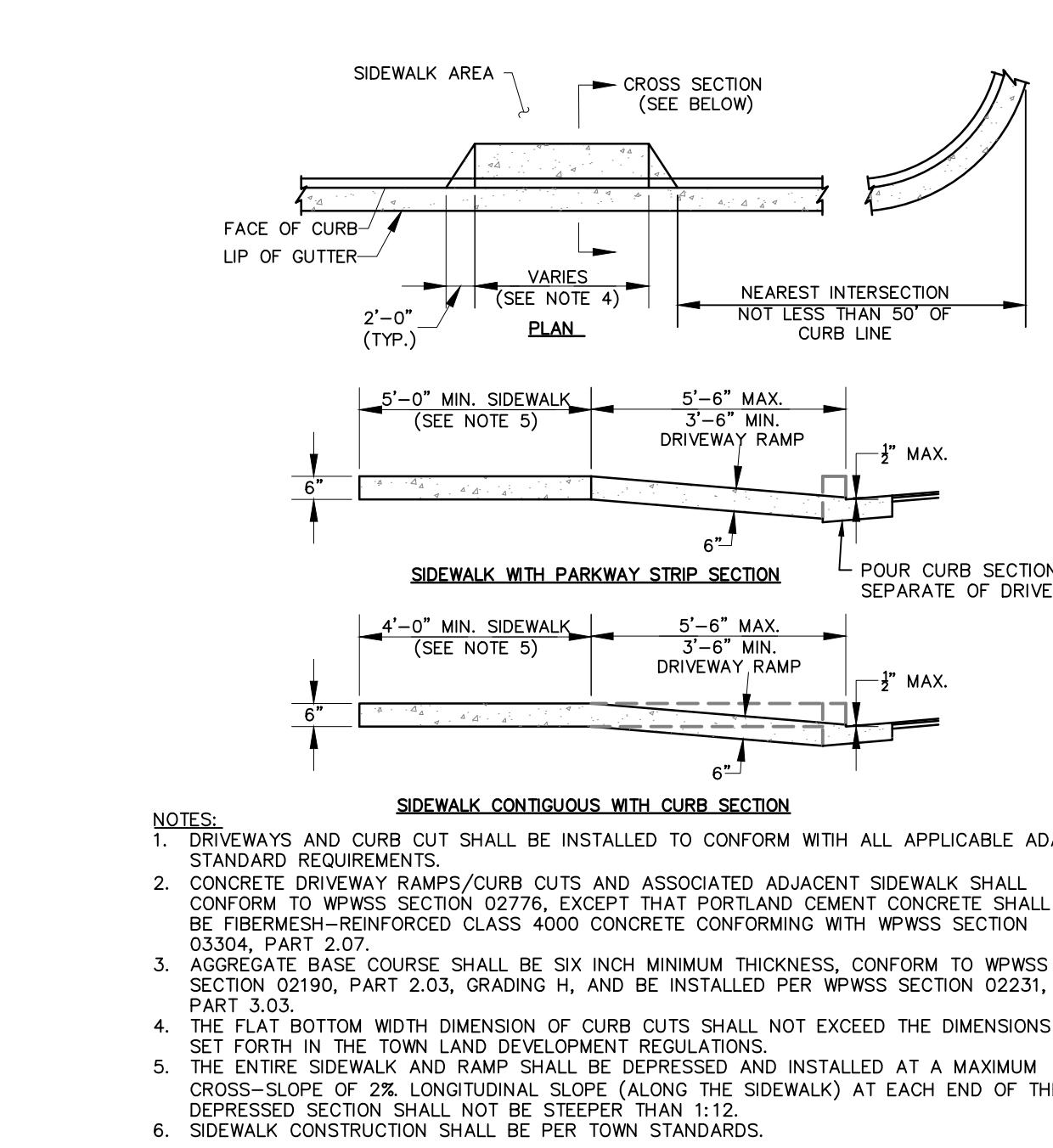
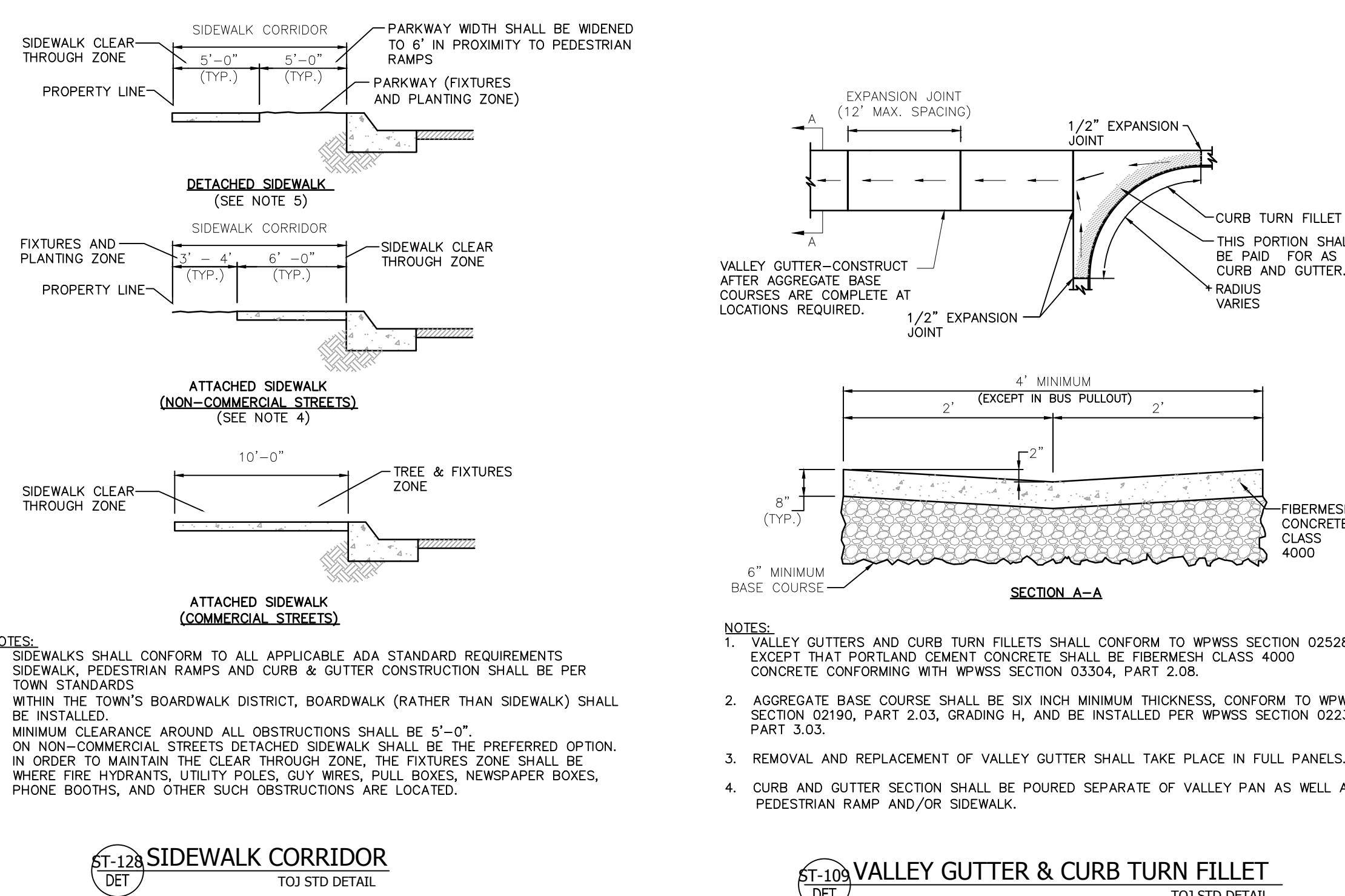
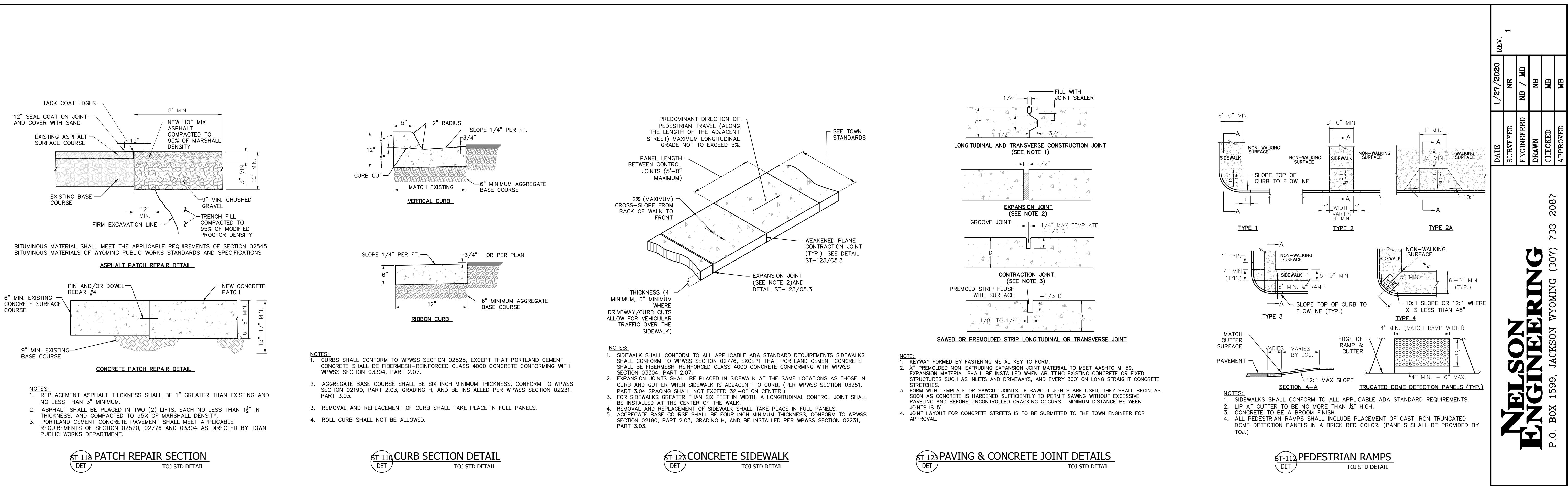
**CORNER OF VINE
445 VINE STREET, JACKSON, WY**

The logo for Harmony Design & Engineering is positioned vertically on the left side of the page. It features a compass rose graphic with four main arrows pointing North, South, East, and West. To the right of the compass rose, the company name is written in a large, bold, serif font, with 'DESIGN &' on one line and 'ENGINEERING' on the line below it.

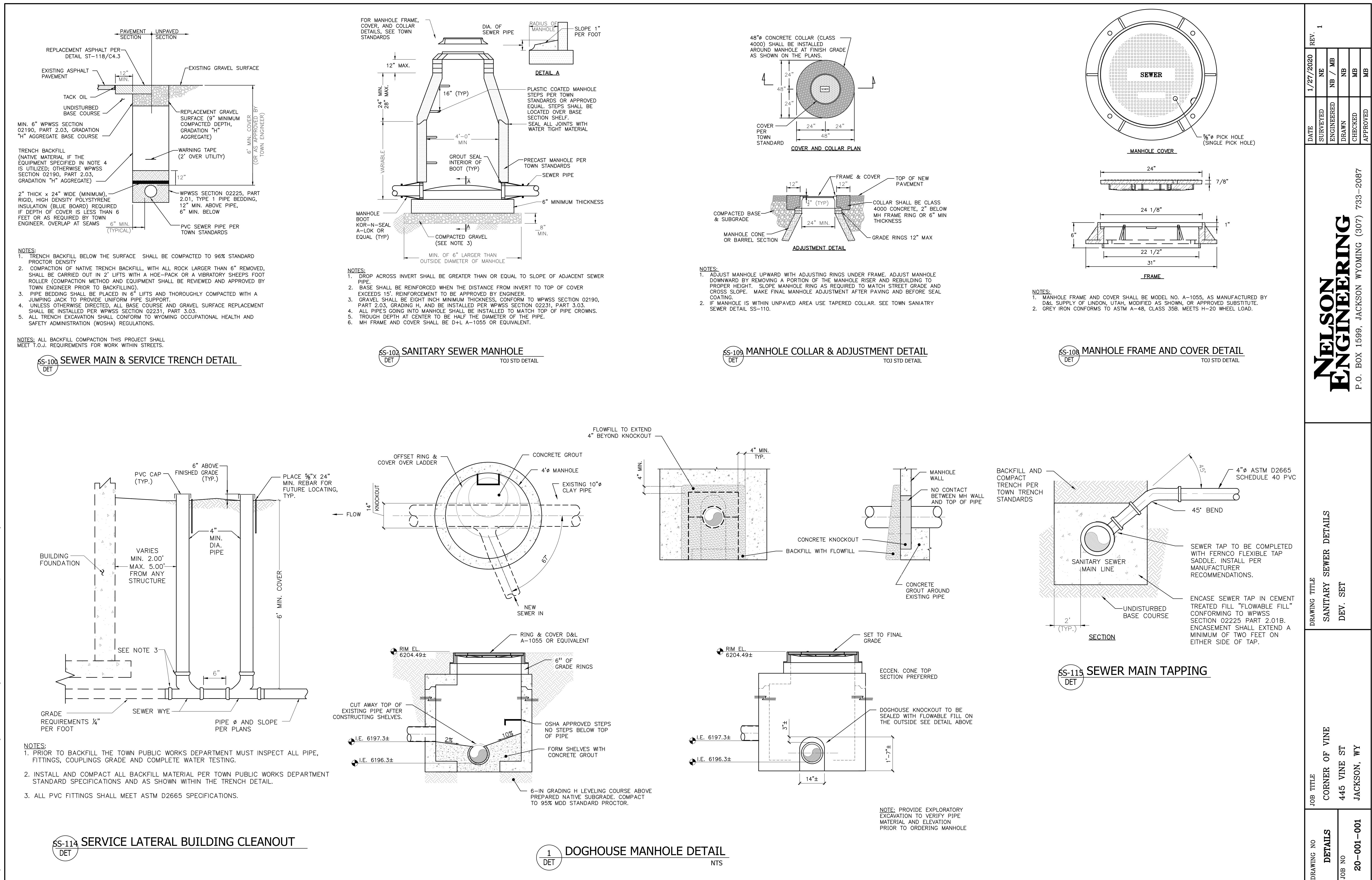
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DRAWN BY:	RGB
CHECKED BY:	RGB
BBQI #:	20003

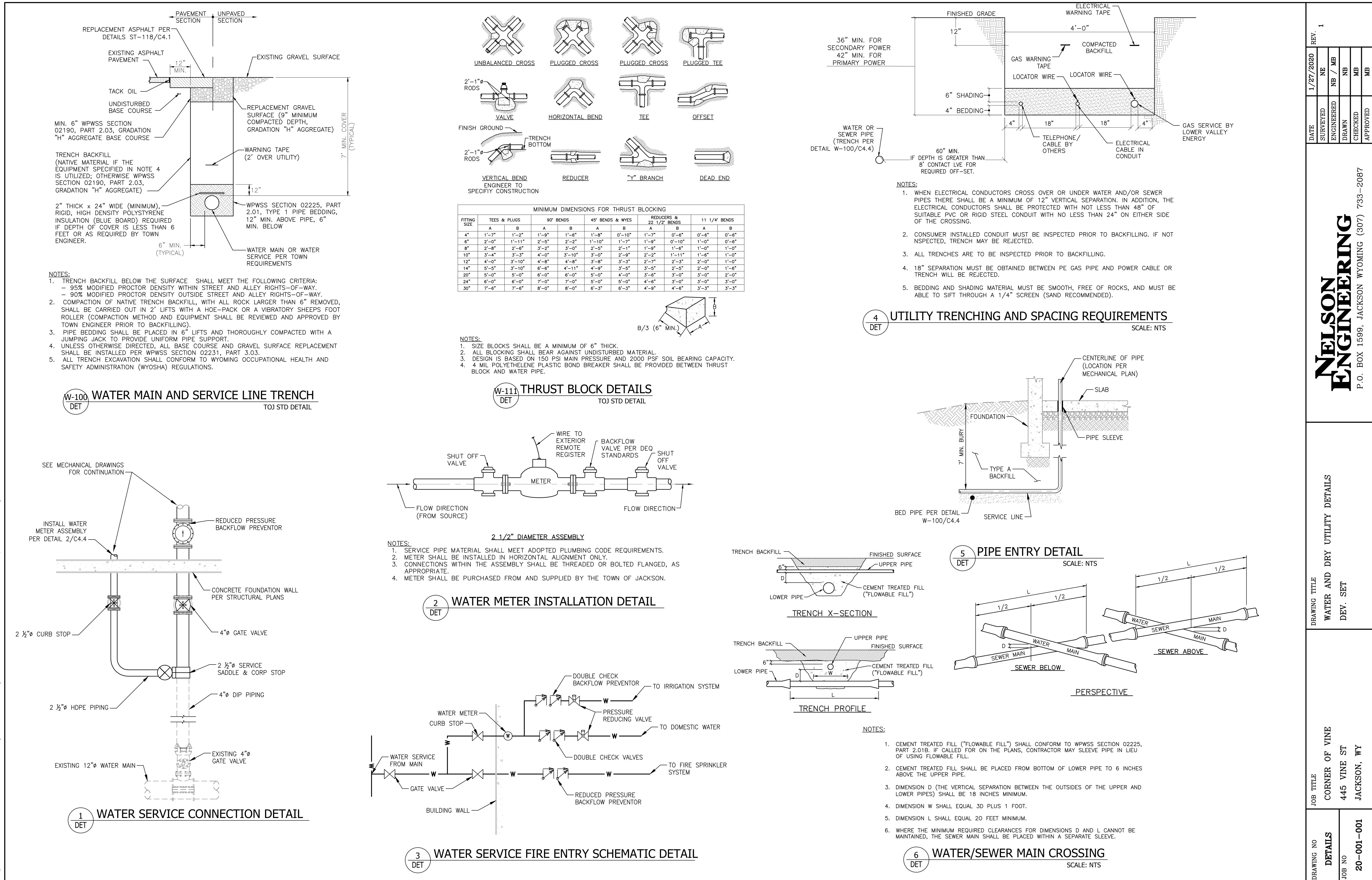






DRAWING NO	DETATLES	JOB TITLE	DRAWING TITLE
JOB NO		CORNER OF VINE	GRADING DETAILS
20-001-001		445 VINE ST	DEV. SET
		JACKSON, WY	





CODE ANALYSIS

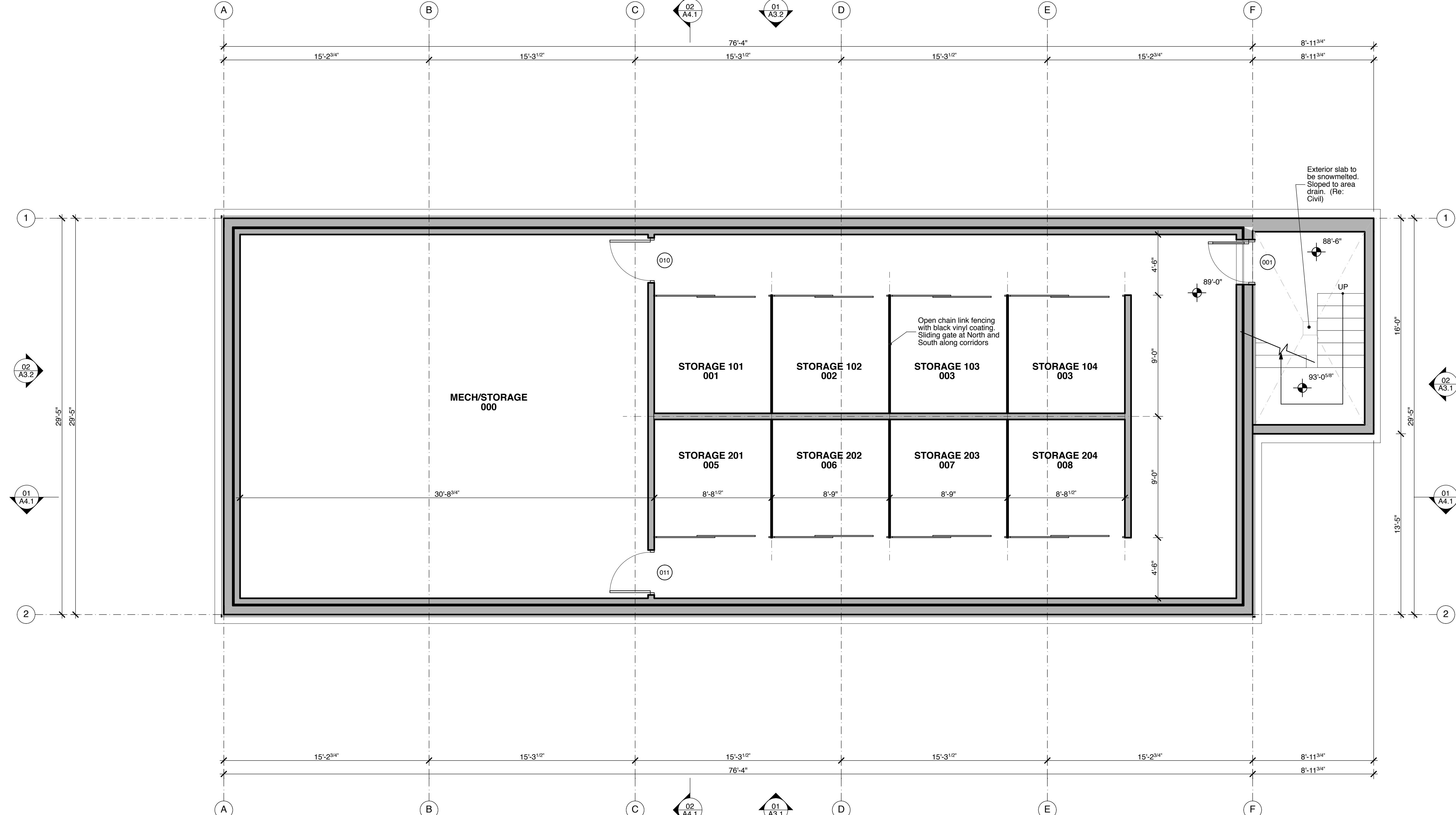
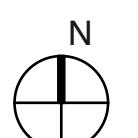
2018 International Building Code incl. Amendments adopted by the Town of Jackson, 2018 International Plumbing Code, 2018 International Mechanical Code, 2018 IEC, 2017 NFPA 70: National Electric Code, 2018 International Fire Code, ICC/ANSI 117.1-2003
 Occupancy: R-2/S-2
 Construction Type: Type VB
 Number of Stories: 2 Above Grade, 1 Below Grade
 Max Building Height: 3 stories, not to exceed 35'-0"
 Setbacks: 20' Front, 20' Alley, 10' Sides to S and W.
 Balconies and roofs can encroach beyond setbacks by 4' on sides and rear, 6' at lot front.
 Zoning: NM-2
 Subdivision: Lot 1, Block 3, Meadowland

AREA CALCULATION

ALLOWABLE FAR: 3247.4 SF
 SINGLE BED UNIT: 448 SF
 TWO BED UNIT: 898 SF
 WITHIN FAR:
 (5) SINGLE UNITS + (1) TWO BED UNIT = 3138 SF
 2:1 FAR BONUS:
 (1) SINGLE UNIT + (1) TWO BED UNIT = 1346 SF
 MAIN LEVEL HABITABLE: 2242 SF
 UPPER LEVEL HABITABLE: 2242 SF
 TOTAL HABITABLE: 4484 SF
 BASEMENT NON-HABITABLE: 2240
 TOTAL: 6742 SF

GENERAL PLAN NOTES

- Do not scale drawings. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies. Large scale drawings take precedence over smaller scale drawings.
- All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls.
- All interior partitions are framed with 2 x 4 wood studs unless noted otherwise.
- The General Contractor shall coordinate the spacing of all ceiling and floor joists with lighting fixtures, mechanical openings, and any other potential conflict. (See Structural, Mechanical, Lighting, and Reflected Ceiling Plans)
- See paving plans and interior elevations for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Interior drawings take precedence over Architectural drawings concerning these elements.
- Dimensions for windows and doors are shown to center of unit. Coordinate with schedules and details to determine rough opening dimensions.
- Interior doors to be centered in their respective rooms unless dimensioned otherwise.
- General Contractor shall provide temporary ventilation for basement until permanent system is operational.
- Sprinkler Contractor to coordinate placement of heads with Mechanical, Electrical, and Lighting equipment. Sprinkler layout is subject to Architect approval. Sprinkler design per NFPA 13R
- Where shown, furniture is for reference only and not in contract.
- Contractor to coordinate location of radon pipe through walls, attic space and roof.
- All gutters and downspouts are to be heat traced, U.N.O.
- Where shown, all landscape information is for pricing purposes only and not in contract. Plans and details are to be furnished by owner for construction.

01 Basement Plan
SCALE: 1/4" = 1'-0"

CODE ANALYSIS

2018 International Building Code incl. Amendments adopted by the Town of Jackson, 2018 International Plumbing Code, 2018 International Mechanical Code, 2018 IEEC, 2017 NFPA 70: National Electric Code, 2018 International Fire Code, ICC/ANSI 117.1-2003

Occupancy: R-2/S-2

Construction Type: Type VB

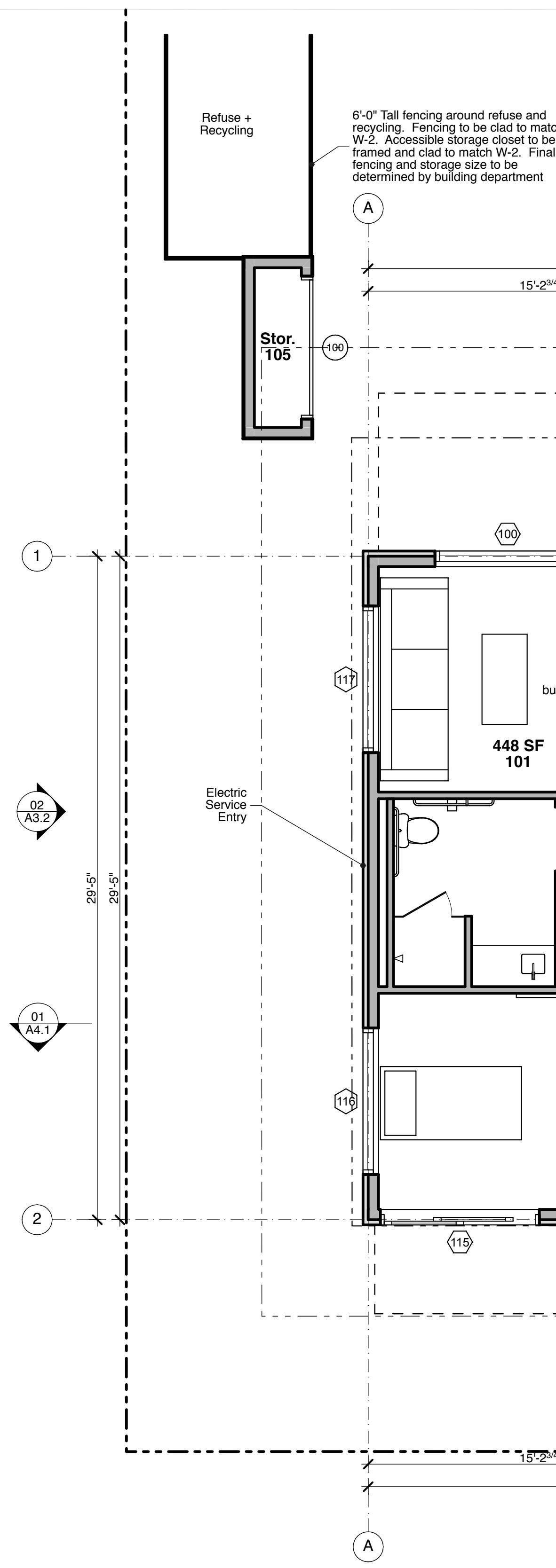
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Zoning: NM-2

Subdivision: Lot 1, Block 3, Meadowland



CODE ANALYSIS

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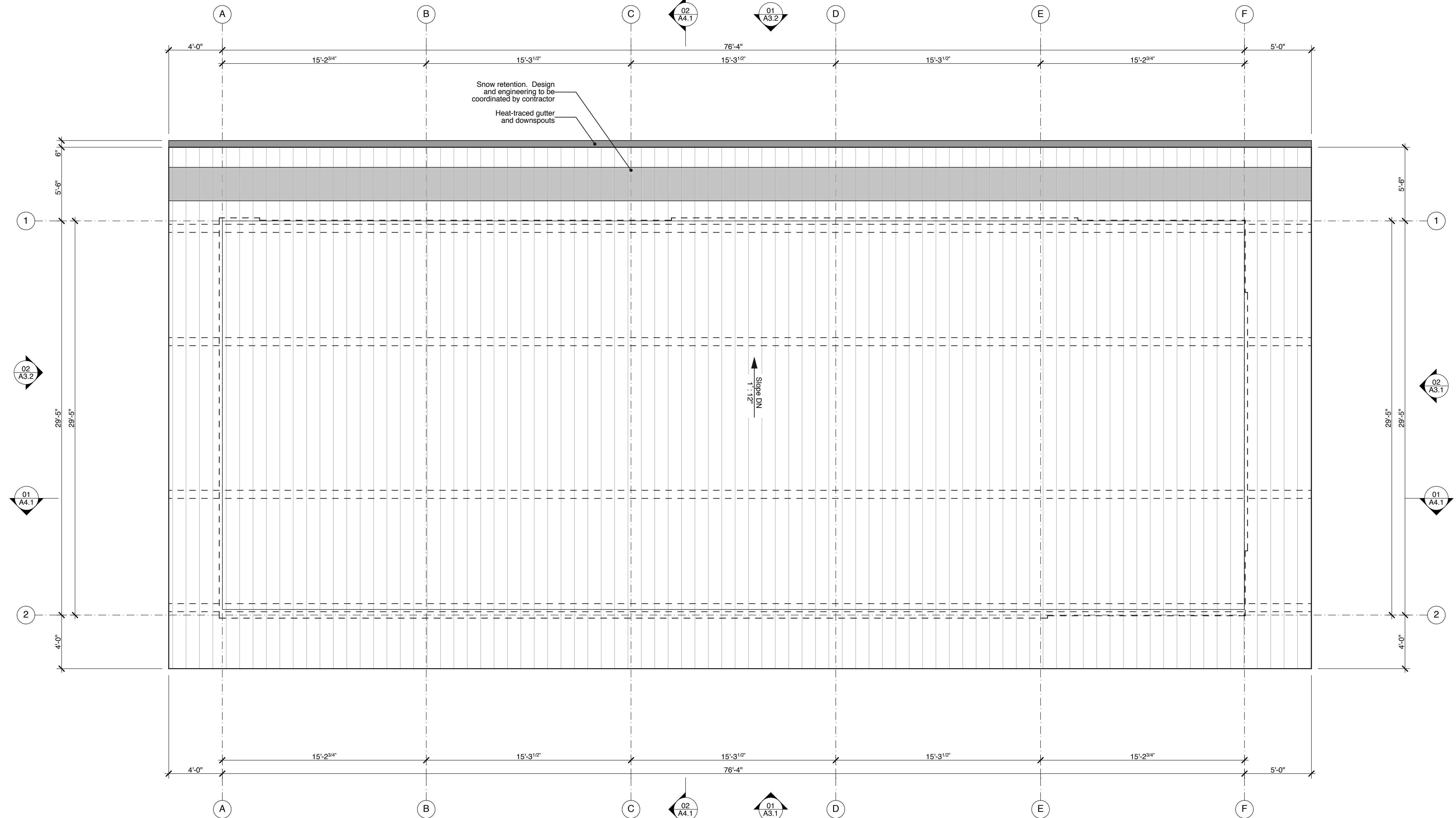
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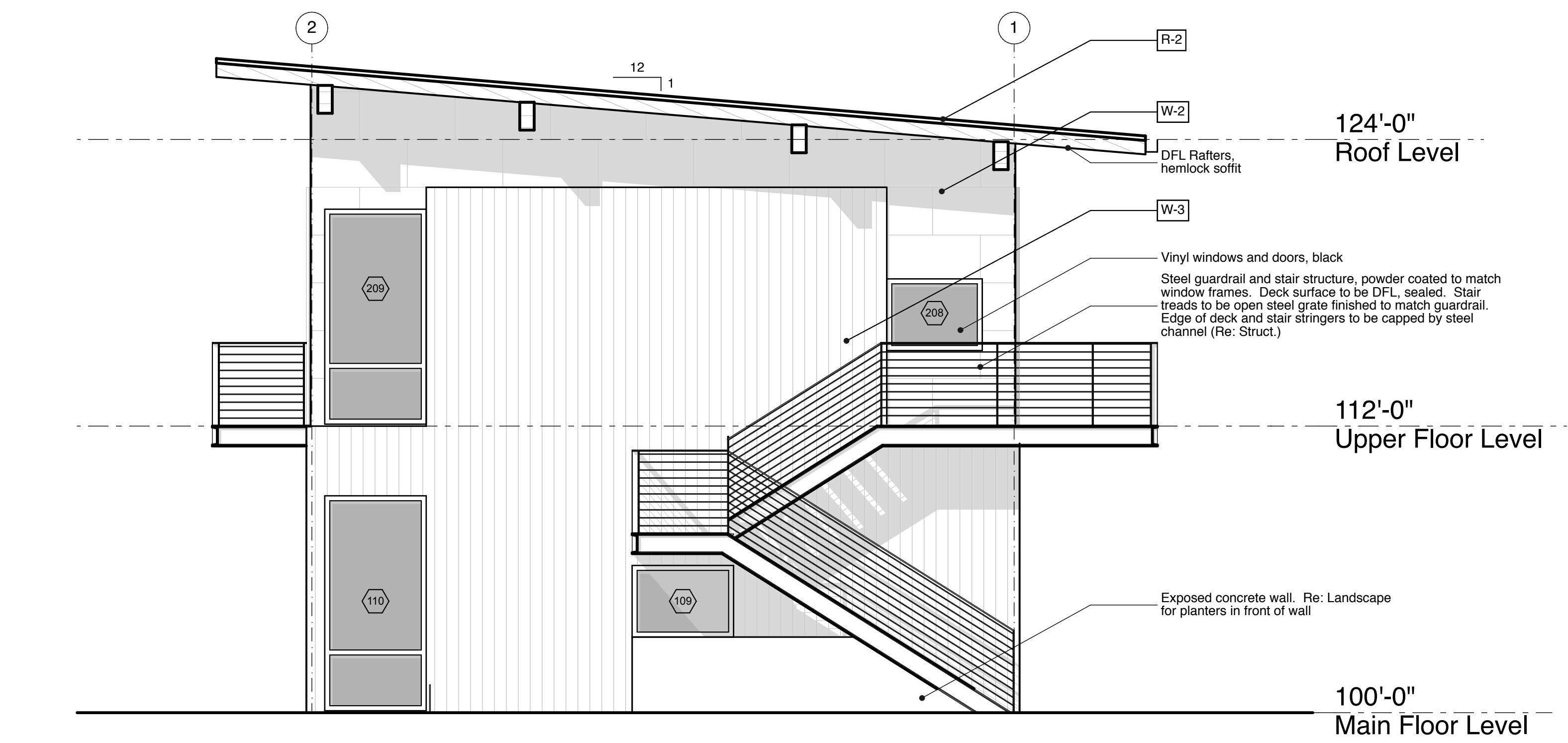
01 Roof Level
SCALE: 1/4" = 1'-0"

Corner of Vine PRELIMINARY - NOT FOR CONSTRUCTION
445 Vine St, Jackson, WY 83001

A2.3

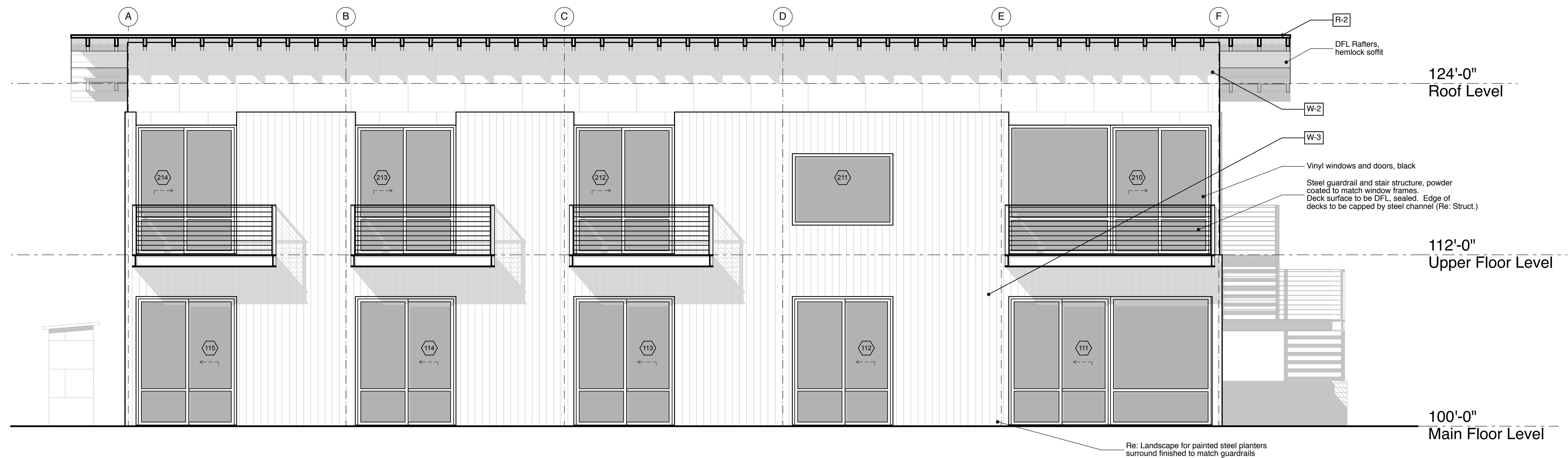
ASSEMBLY FINISH TYPES

- [F-1] Concrete slab-on-grade, acid etched and sealed
- [F-2] Wood plank, or porcelain tile on wood framed structure
- [F-3] Open wood plank decking
- [W-1] Concrete foundation wall
- [W-2] Metal siding, Bonderized steel
- [W-3] Wood siding, Natural cedar, STK
- [W-4] Interior Party Wall
- [W-6] Interior 2x wall
- [R-1] Standing seam membrane Roof
- [R-2] Standing seam membrane roof at eaves, to match R-1



02 East Exterior Elevation

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



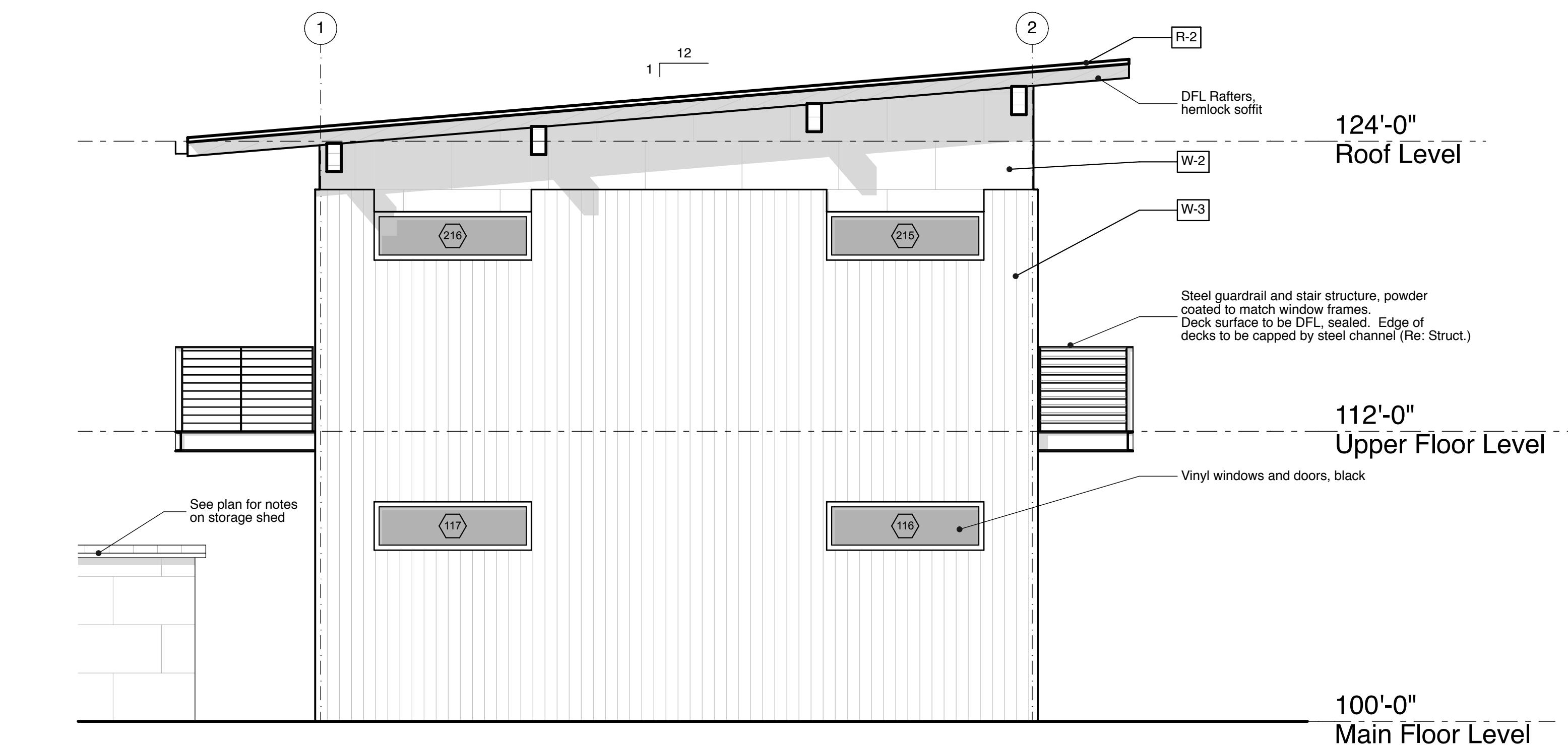
01 South Exterior Elevation

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

Corner of Vine PRELIMINARY - NOT FOR CONSTRUCTION
445 Vine St, Jackson, WY 83001

ASSEMBLY FINISH TYPES

- [F-1] Concrete slab-on-grade, acid etched and sealed
- [F-2] Wood plank or porcelain tile on wood framed structure
- [F-3] Open wood plank decking
- [W-1] Concrete foundation wall
- [W-2] Metal siding, Bonderized steel
- [W-3] Wood siding, Natural cedar, STK
- [W-4] Interior Party Wall
- [W-6] Interior 2x wall
- [R-1] Standing seam membrane Roof
- [R-2] Standing seam membrane roof at eaves, to match R-1



02 West Exterior Elevation

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

Corner of Vine PRELIMINARY - NOT FOR CONSTRUCTION
445 Vine St, Jackson, WY 83001

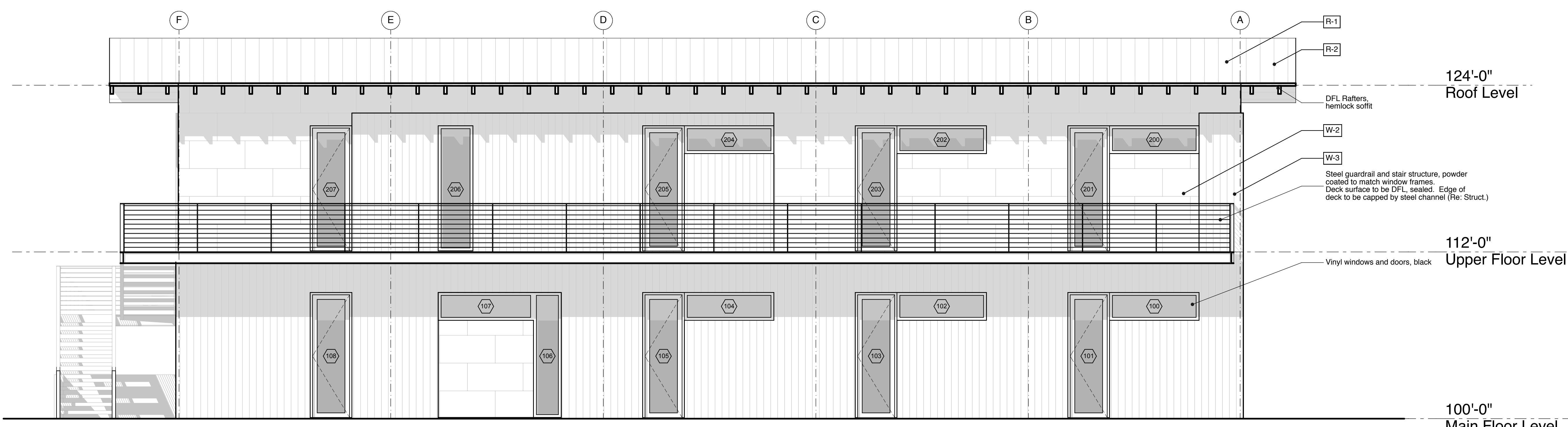
194

UNTITLED ARCHITECTURE

e. Brent.sikora@gmail.com
c. 571.438.8877

Exterior Elevations

A3.2



01 North Exterior Elevation

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

ASSEMBLY TYPES

F-1 - Floor Assembly: Concrete Slab on Grade @ Basement

Concrete slab (Re: Struct.) on vapor barrier taped and sealed at all seams, penetrations, etc., anchored 12" up foundation wall, 2" semi-permeable rigid insulation, on 4" free draining gravel between footers on structural fill or native soil (Re: Geotech Report). Provide thermostatically controlled, mechanically ventilated basement. (Re: Mech.) Basement must be vented during construction. Provide radon piping vented through roof (Re: Mech.).

F-2 - Floor Assembly: Interior Floor Over Conditioned Space/ Basement

1" finished floor build-up (See Finish Schedule):

@ Tile Floor: Tile / mortar bed on tile underlayment

@ Wood Floor: 3/4" solid wood, on polymer underlayment

on continuous sound control mat, on plywood floor sheathing (Re: Struct.) on pre-manufactured wood "I" joists (Re: Struct.) on furred ceiling framing. Provide batt insulation for sound isolation. Floor-ceiling assembly to have a minimum impact insulation class rating of R-16. Provide resilient channels where over bedrooms. See Finish Schedule for ceiling finishes. Provide 1 HR fire rating between Basement and Main Level. Provide 1/2 HR fire rating between Main Level and Upper Level. Provide fireblocking per IBC Section 718.2

F-3 - Floor Assembly: Wood Deck Over Exterior Space

1x wood decking, on deck framing (Re: Struct.). Assembly to be fire retardant

W-1 - Wall Assembly: Concrete Foundation @ Basement / Retaining Walls

2" continuous drainage / insulation board (R-10 min.) on fluid applied waterproofing, on reinforced concrete foundation wall (Re: Struct.), on 1/2" air space, on 2x framed for wall w/ closed cell spray foam insulation (R-30 min.). See finish schedule for interior wall finish. Provide capillary break between stem wall and footing. Provide continuous perimeter drain (Re: Civil for drain specs)

W-2 - Wall Assembly: Metal Paneling @ Exterior

Bonderized Steel w/ flatlock assembly, on dimpled drainage / ventilation mat, on vertically grooved weather barrier, on plywood wall sheathing, on wood stud wall framing (Re: Struct.), w/ closed cell spray foam insulation (R-30 min.). See finish schedule for interior wall finish.

W-3 - Wall Assembly: Wood Siding @ Exterior

Vertical 1x6 STK Cedar siding w/ countersunk fasteners, on dimpled drainage / ventilation mat, attached to 1x3 battens with air gap between, on rigid insulation (R-5 minimum), on vertically grooved weather barrier, on plywood wall sheathing, on wood stud wall framing (Re: Struct.), w/ closed cell spray foam insulation (R-30 min.). See finish schedule for interior wall finish.

W-4 - Wall Assembly: Party Wall - (2) One Hour UL Listed (U-344) Walls:

Refer to UL Listing for specifics. Wall to have a minimum STC rating of 50. Wall 1: 5/8" Type X gypsum board, on sound isolation membrane, on wood stud wall framing (Re: Struct.), with mineral wool insulation (R-21 min.), on plywood sheathing installed w/ long dimension of sheet vertical, on 5/8" Type X gypsum board.

Wall 2: Same as above. Provide 3/4" gap between walls. Fill gap below roof sheathing with 12" deep rigid insulation.

W-5 - Wall Assembly: Interior

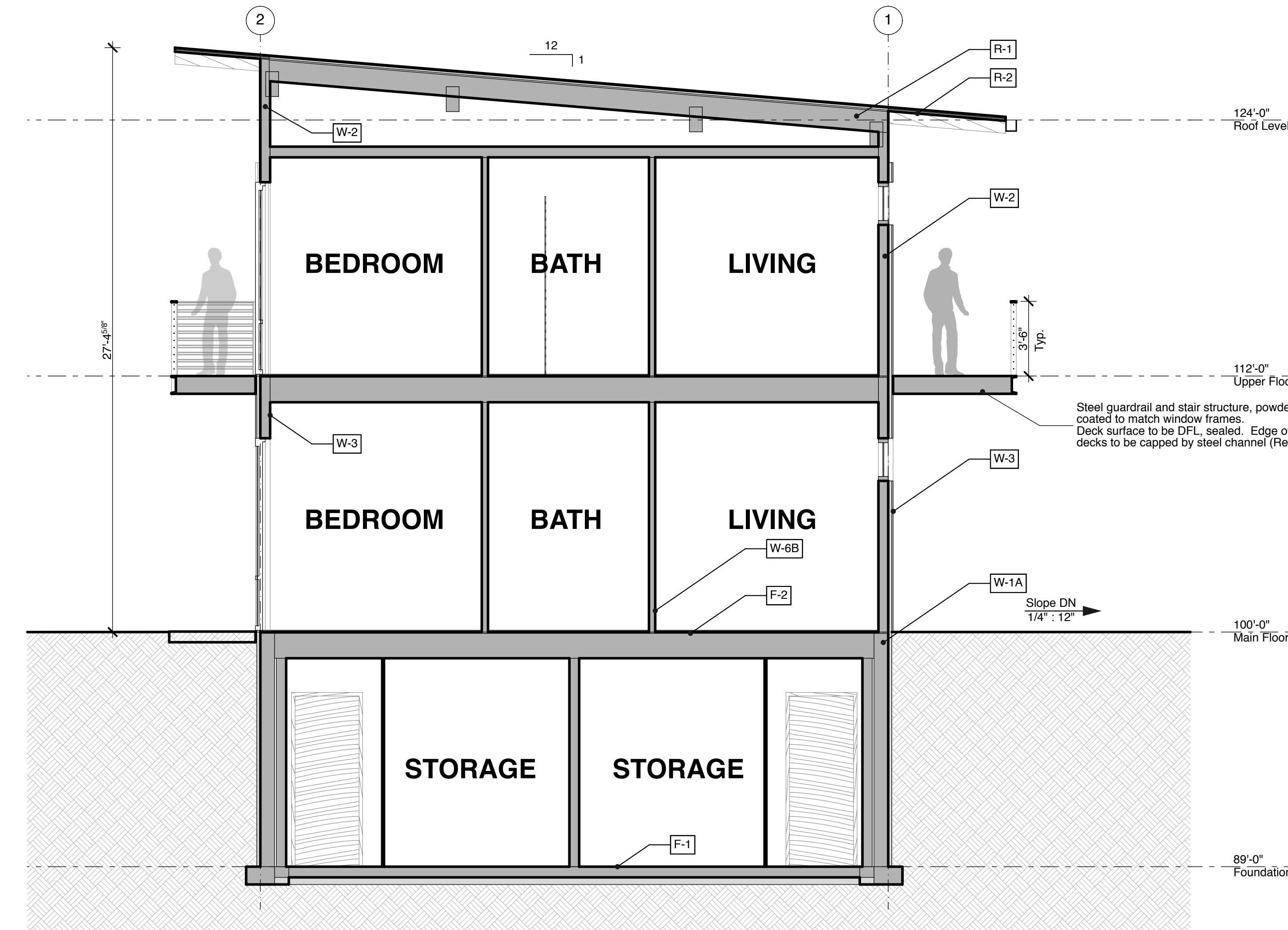
See Interior Finish Schedule for interior finish material, on 2x stud framing, w/ full depth sound batt insulation. Provide sound isolation membrane at exterior face of wall framing at all bathrooms, bedrooms and mechanical spaces. Provide resilient channels under finishes at perimeter of all mechanical spaces.

R-1 - Roof Assembly: Low Slope Membrane Roof Over Conditioned Space

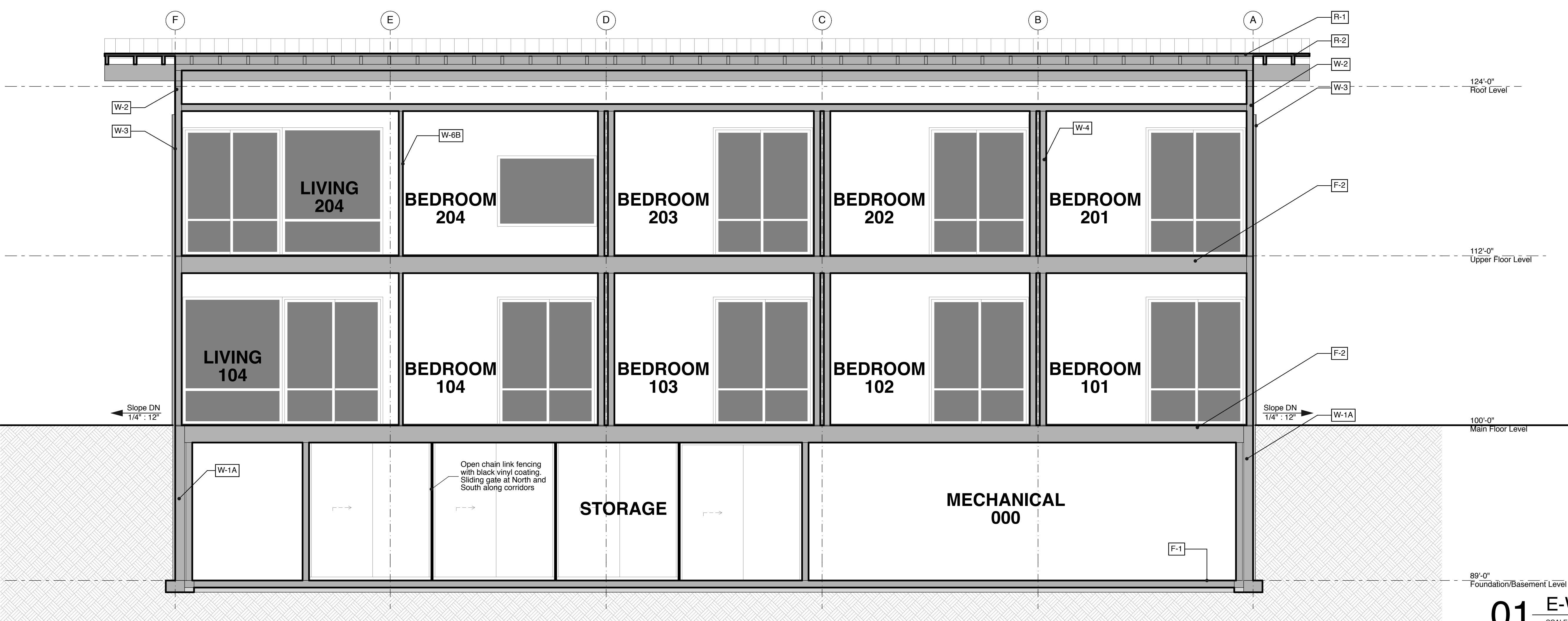
Fully adhered single ply PVC membrane (basis of design, Sika Sarnafil) with decorative ribs, on structural sheathing, on roof framing (Re: Struct.) w/ closed cell spray foam insulation (R-60 min.). Provide Grace Ice and Water Shield on roof sheathing at eaves to 6'-0" minimum inside exterior wall line. See Finish schedule for interior ceiling finish.

R-2 - Roof Assembly: Low Slope Membrane Roof at Eaves

Fully adhered single ply PVC membrane with decorative ribs, on structural sheathing, on roof framing (Re: Struct.), w/ 1x T&G hemlock soffit. Sheathing and framing to be fire retardant. Provide applied gutter w/ continuous heat tape (Re: Electrical). See Roof Plan for locations. Provide Grace Ice and Water Shield on roof sheathing at eaves to 6'-0" minimum inside exterior wall line.

02 N-S Building Section
SCALE: 1/4" = 1'-0"

Corner of Vine PRELIMINARY - NOT FOR CONSTRUCTION
445 Vine St, Jackson, WY 83001
194

01 E-W Building Section
SCALE: 1/4" = 1'-0"

A4.1

UNTITLED ARCHITECTURE	
e. Brent.sikora@gmail.com c. 571.438.8877	
F-1	Concrete slab-on-grade, acid etched and sealed
F-2	Wood plank, or porcelain tile on wood framed structure
F-3	Open wood plank decking
W-1	Concrete foundation wall
W-2	Metal siding, Bonderized steel
W-3	Wood siding, Natural cedar, STK
W-4	Interior Party Wall
W-6	Interior 2x wall
R-1	Standing seam membrane Roof
R-2	Standing seam membrane roof at eaves, to match R-1

Issue/Revision Date
01.14.20 SD Pricing Set
02.07.20 TOJ Development Plan

LETTER OF AUTHORIZATION

Vine 445, LLC (James Farmer, Manager), "Owner" whose address is: PO Box 1325,
Jackson, WY 83001

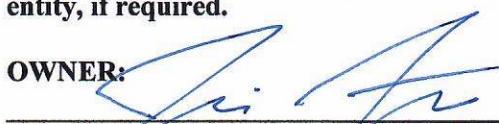
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property
more specifically legally described as: 445 Vine Street, Jackson, WY 83001.
Lot 1, Block 3 of the Meadowland Addition to the Town of Jackson, Plat #127

(If too lengthy, attach description)

HEREBY AUTHORIZES Kenneth E Rizzotti, or assigns as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

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.

OWNER: 

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: PARTNER

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

STATE OF Wyoming

)

COUNTY OF Lincoln County

)

)SS.

The foregoing instrument was acknowledged before me by James Farmer this 4th day of November, 2019.

WITNESS my hand and official seal.

Meredith Leonard

(Seal)

(Notary Public)

My commission expires:

MEREDITH LEONARD

Notary Public - Wyoming

Lincoln County

My Commission Expires Jul 2, 2023