



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

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

Joint Town/County

- Parks and Recreation
- Pathways
- Joint Housing Dept

Teton County

- Planning Division

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

State of Wyoming

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

Federal Agencies

- Army Corp of Engineers
- Utility Providers**
- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: July 28, 2021	REQUESTS:
Item #: P21-201	
Planner: Tyler Valentine	The applicant is submitting a request for a Basic Use Permit to change from retail to office use at the property located at 130 E. Broadway Ave.. Legally known LOT 3, BLK. 2, CACHE-1 PIDN: 22-41-16-34-2-04-013
Phone: 733-0440 ext. 1305	For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Email: tvalentine@jacksonwy.gov	
Owner Downtown Holdings, LLC PO Box 126 Jackson, WY 83001	
Applicant Ward Blake Architects- Tom Mutter 200 E Broadway Jackson, WY 83001	
Please respond by: August 10, 2021 (Sufficiency) August 17, 2021 (with Comments)	

Downtown Holdings, LLC
PO Box 126
Jackson, WY 83001

Ward Blake Architects- Tom Mutter
200 E Broadway
Jackson, WY 83001

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For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.

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

27 June 2021

Re: Project Description for BASIC USE Planning
Permit Application



To Whom it Concerns,

The name of this project is the Trailside Office. The address is 130 East Broadway Ave. This is an existing bldg with 2 levels and a basement. The main level is an Art Gallery with retail storage in the basement. The dwgs I am working with have identified the upper level as Open Office. The remodel work to be done for this project will occur in the upper level only.

Currently on the upper level there are a couple smaller offices along with large open office space as can be seen in the demolition plan. The upper level offices were associated with the retail below. Along with the office space there is a unisex toilet and a kitchenette. The kitchenette will remain as is and the toilet room will be remodeled with new fixtures & finishes. There are two existing entrances to access the upper level. Each entrance door opens into a stairwell. The intention is to remodel the upper level into 4 smaller office areas.

There will be no exterior work done as part of this project. We are not proposing any changes to the footprint of the bldg nor the site. We are not adding exterior lighting.

Tom Mutter



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: TRAILSIDE OFFICE
Physical Address: 130 EAST BROADWAY AVENUE
Lot, Subdivision: LOT 3 PIDN: 22-41-16-34-2-04-013

PROPERTY OWNER.

Name: DENIS R LYMAN & DIANE R LYMAN Phone: 307-713-1020
Mailing Address: PO BOX 126 JACKSON, WY. ZIP: 83001-0126
E-mail: tina@storagestable.com

APPLICANT/AGENT.

Name: WARD BLAKE ARCHITECTS Phone: 733-6867
Mailing Address: PO BOX 10399 JACKSON, WY. ZIP: 83002
E-mail: thomasmutter@wardblake.com

DESIGNATED PRIMARY CONTACT.

Property Owner X 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 checked="" type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input 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 #: _____ Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

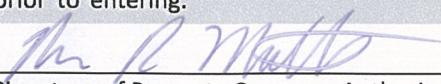
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

JULY 26, 2021

Date

THOMAS MUTTER

Architect

Name Printed

LETTER OF AUTHORIZATION

Denis R. Lyman and Diane R. Lyman, "Owner" whose address is: P.O. Box 126
Jackson, Wyoming 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)
Downtown Holdings LLC, as the owner of property
more specifically legally described as: 130 E. Broadway, Jackson Wyoming 83001
Trailside Art Gallery Building

(If too lengthy, attach description)
HEREBY AUTHORIZES Tom Ward Ward + Blace Architects 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: Mr. Dymon

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

The foregoing instrument was acknowledged before me by Denis R. Lyman this 11th day of September, 2023.

September, 2080.
WITNESS my hand and official seal.

Stikmor 73

(Notary Public)
My commission expires: 12-29-23

(Seal)





TRAILSIDE OFFICE BUILDING

OWNER:
DOWNTOWN HOLDINGS
PO BOX 126
JACKSON, WYOMING 83001-0126
fax (307) 733-4741

ZONING DISTRICT
DOWNTOWN CORE 2
BUILDING OCCUPANCY/USE
MIXED USE WITH OFFICE
PROJECT SQUARE FOOTAGE
3058 SF
TYPE
OFFICE
TYPE OF CONSTRUCTION
EXISTING
FIRE SPRINKLER
NO
EXISTING NO. OF STORIES
2
PROPOSED NO. OF STORIES
N.A.
ALLOWABLE BUILDING HEIGHT
N.A.
ACTUAL BUILDING HEIGHT
N.A.

CODE
2018 IBC
GROUP B OCCUPANCY
150 SF GROSS PER PERSON

OCCUPANT LOAD
OVERALL SF = 3049 SF
3049 SF + 150 SF = 21 PEOPLE

PLUMBING FIXTURES
MINIMUM PLUMBING FIXTURES
TABLE 2902.1

1 PER 25 FOR THE FIRST 50 & 1 PER 50 FOR THE REMAINDER EXCEEDING 50.
(1) PROVIDED

SEE ADDITIONAL CODE NOTES ON SHEET A2.0 & A4.0

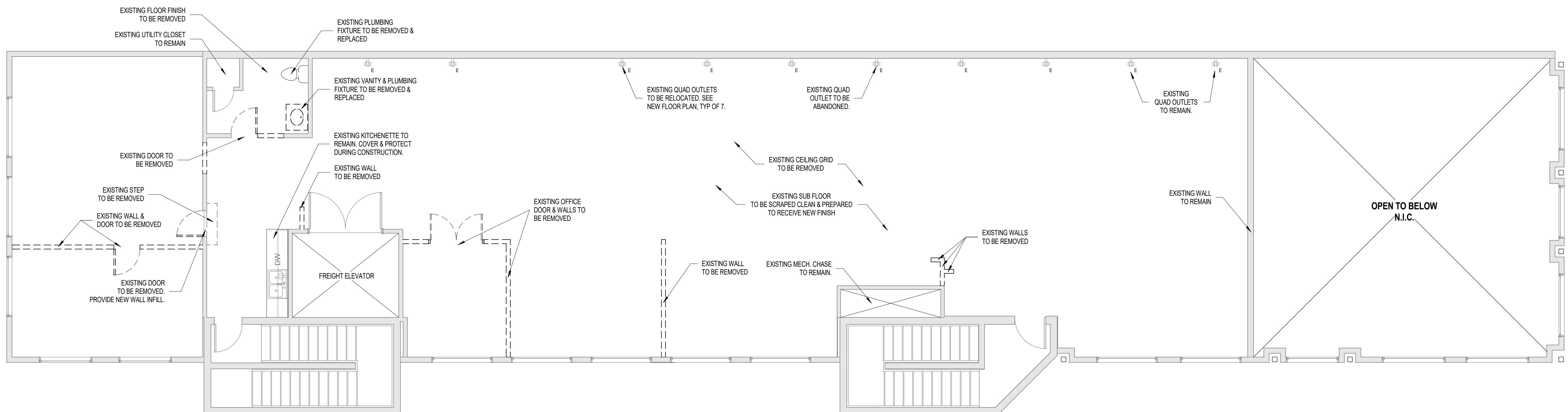
CODES UTILIZED
2018 INTERNATIONAL BUILDING CODE (STRUCTURAL)
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRIC CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE

SHEET INDEX	
SHEET #	SHEET NAME
CS	COVER SHEET
ARCHITECTURAL	
A1.0	DEMOLITION & NEW PLANS
A2.0	CODE PLAN & NEW RCP
A4.0	BUILDING SECTIONS
A5.0	DETAILS
A6.0	INTERIOR ELEVATIONS

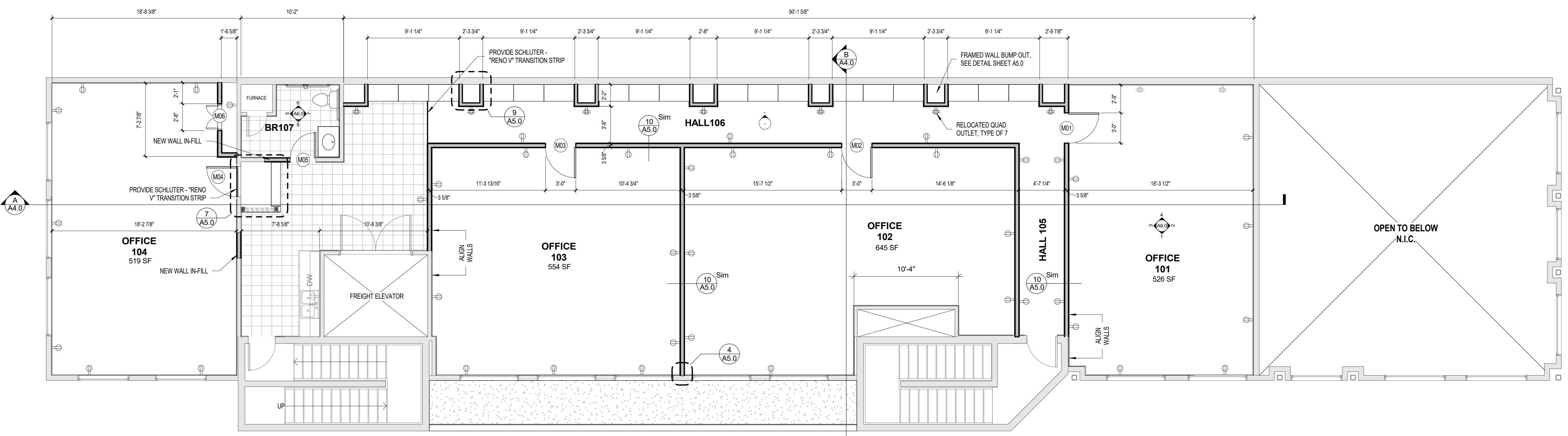
GENERAL NOTES	
1)	THIS PROJECT SHALL COMPLY WITH THE CURRENT VERSION OF THE INTERNATIONAL BUILDING CODE, THE CURRENT VERSION OF THE TOWN OR COUNTY COMPREHENSIVE PLAN, AND ANY OTHER AUTHORITY HAVING JURISDICTION. THE CONTRACTOR, SUBCONTRACTOR, OR TRADES PERSON SHALL NOTIFY THE ARCHITECT (IN WRITTEN FORM) SEVEN DAYS PRIOR TO BID OF ANY CODE VIOLATIONS. FAILURE TO DO SO DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES.
2)	CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY THE BUILDING AND FIRE DEPARTMENTS AND ANY OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.
3)	CONTRACTOR SHALL PROVIDE ALL TEMPORARY UTILITIES, INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION AND TEMPORARY SEPTIC FACILITIES, WHICH SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
4)	ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL, WHICH SHALL BE DONE AT THE COUNTY LANDFILL OR RECYCLING FACILITY ONLY. NO DEBRIS ARE TO BE DISPOSED OF IN LOCAL WASTE COLLECTION FACILITIES. PUBLIC ROADS SHALL BE MAINTAINED AND REMAIN FREE OF MUD OR DUST, EQUIPMENT AND MATERIAL.
5)	CONTRACTOR SHALL INFORM ARCHITECT OF ANY AND ALL OWNER (OR OWNERS REPRESENTATIVE) REQUESTED CHANGE OR DIRECTIVES FOLLOWING OWNER (OR OWNERS REPRESENTATIVE) / CONTRACTOR CONVERSATIONS. CONTRACTOR SHALL NOT PROCEED WITH OWNER (OR OWNERS REPRESENTATIVE) REQUESTED CHANGES OR DIRECTIVES WITHOUT PRIOR REVIEW FROM THE ARCHITECT.
6)	GIVEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL TAKE EXTRA CAUTION AND REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PRIOR TO CONSTRUCTION. ALL DRAWINGS ARE THE CONTRACT DOCUMENTS. NOTIFY ARCHITECTS OF ANY DISCREPANCIES PRIOR TO BID.
7)	CONTRACTOR SHALL STORE ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8)	CONTRACTOR SHALL CONTROL DUST AND NOISE DURING CONSTRUCTION TO GREATEST EXTENT POSSIBLE.
9)	EXAMINATION OF BIDDING CONTRACT A. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND EACH BIDDER TO THOROUGHLY EXAMINE ALL OF THE BIDDING DOCUMENTS, AND NOT LATER THAN SEVEN DAYS PRIOR TO THE BID DATE, SHALL MAKE A WRITTEN REQUEST TO THE ARCHITECT FOR INTERPRETATION OR CORRECTION OF ANY DISCREPANCIES, AMBIGUITIES, INCONSISTENCIES, OR ERRORS THEREIN. THE ARCHITECT WILL ISSUE AN INTERPRETATION OR CORRECTION AS AN ADDENDUM OR WRITTEN DIRECTIVE. ONLY A WRITTEN REQUEST FROM THE CONTRACTOR BY INDIVIDUAL WILL BE RECD. IF DISCREPANCIES, AMBIGUITIES, INCONSISTENCIES, OR ERRORS ARE NOT COVERED BY ADDENDUM OR WRITTEN DIRECTIVE, CONTRACTOR SHALL INCLUDE IN HIS BID, LABOR MATERIALS AND METHODS OF CONSTRUCTION RESULTING IN HIGHER COSTS. AFTER AWARD OF CONTRACT, NO ALLOWANCE OR EXTRA COMPENSATION WILL BE MADE ON BEHALF OF THE CONTRACTOR DUE TO HIS FAILURE TO MAKE THE WRITTEN REQUESTS AS DESCRIBED ABOVE. B. FAILURE TO REQUEST CLARIFICATION DURING THE BID PERIOD OF ANY INADEQUACY, OMISSION, DISCREPANCY, OR CONFLICT DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES. THE SIGNING OF THE CONTRACT WILL BE CONSIDERED AS IMPLICITLY DENOTING THAT THE CONTRACTOR HAS A THOROUGH COMPREHENSION OF THE FULL INTENT AND SCOPE OF THE BIDDING CONTRACT.
10)	ALIGN ALL VISIBLE EQUIPMENT (WHICH INCLUDES BUT IS NOT LIMITED TO, DIFFUSERS, OUTLETS, LIGHTS, SWITCHES, SMOKE DETECTORS, THERMOSTATS, FIRE PROTECTION, ETC.) EQUALLY BETWEEN OR DIRECTLY WITH ARCHITECTURAL FEATURES (WINDOWS, DOORS, ETC.) AND OTHER VISIBLE EQUIPMENT. REFRAME OR ADJUST STRUCTURAL FRAMING AS REQUIRED (CONTACT ARCHITECT PRIOR TO ADJUSTING FRAMING) (FOR POSSIBLE ADDITIONAL STRUCTURAL REQUIREMENTS). VERIFY ALL LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN INSTALLATIONS OF ANY SYSTEM OR EQUIPMENT. ANY ADJUSTMENTS IN THE FIELD PER ARCHITECTS DIRECTION MAY BE REQUIRED AND SHALL BE INCLUDED IN THE BID.
11)	ALL SUBMITTAL AND SHOP DRAWINGS SHALL BE 11" X 17" OR SMALLER FORMAT.
12)	THE CONTRACTOR SHALL CONDUCT PRE-CONSTRUCTION AND/OR PRE-INSTALLATION MEETINGS BASED ON THE CONSTRUCTION SCHEDULE TO REVIEW THE REQUIREMENTS OF THE CONTRACT, DETERMINE (AND POSSIBLY ADJUST) SEQUENCING, POSSIBLY ADJUST TRADE LOCATIONS AND TO RESOLVE ANY CONFLICTS OR CODE ISSUES. IT IS THE RESPONSIBILITY OF ALL TRADES INVOLVED TO HAVE KEY PERSONNEL PRESENT AT THESE MEETINGS. IF A TRADE IS NOT PRESENT AND ADDITIONAL WORK AND MATERIAL IS RECD OF THE TRADE, BASED ON INFORMATION DISCUSSED (THAT WAS UNFORESEEN BY THOSE PRESENT), THE TRADE WILL BEAR THESE COSTS WITHIN THEIR BID.



VICINITY MAP



SECOND FLOOR DEMOLITION PLAN
3/16" = 1'-0"



SECOND FLOOR PLAN
3/16" = 1'-0"



The table referenced here does not require us to have a rated corridor. We are a group B occupancy but our occupant load is 21 persons.

**SECTION 1020
CORRIDORS**

1020.1 Construction. Corridors shall be fire-resistance rated in accordance with Table 1020.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for partitions.

Exceptions:

1. A fire-resistance rating is not required for corridors in an occupancy in Group E where each room that is used for instruction has not less than one door opening directly to the exterior and rooms for assembly purposes have not less than one-half of the required means of egress doors opening directly to the exterior. Exterior doors specified in this exception are required to be at ground level.
2. A fire-resistance rating is not required for corridors contained within a dwelling unit or sleeping unit in an occupancy in Groups I-1 and I-2.
3. A fire-resistance rating is not required for corridors in open parking garages.
4. A fire-resistance rating is not required for corridors in an occupancy in Group B that is a space requiring only a single means of egress complying with Section 1006.2.

5. Corridors adjacent to the exterior walls of buildings shall be permitted to have unprotected openings on unrated exterior walls where unrated walls are permitted by Table 602 and unprotected openings are permitted by Table 705.8.
- 1020.1.1 Hoistway opening protection. Elevator hoistway openings shall be protected in accordance with Section 3006.2.1.

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**TABLE 1020.1
CORRIDOR FIRE-RESISTANCE RATING**

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)	
		Without Sprinkler System	With Sprinkler System
H-1, H-2, H-3	All	Not Permitted	1 ^c
H-4, H-5	Greater than 30	Not Permitted	1 ^c
A, B, E, F, M, S, U	Greater than 30	1	0
R	Greater than 10	Not Permitted	0.5/1 ^c
I-2 ^d	All	Not Permitted	0
I-1, I-3	All	Not Permitted	1 ^{b,c}
I-4	All	1	0

- a. For requirements for occupancies in Group I-2, see Sections 407.2 and 407.3.
- b. For reduction in the fire-resistance rating for occupancies in Group I-3, see Section 408.8.
- c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.
- d. Group R-3 and R-4 buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.3. See Section 903.3.8 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.3.

Looking at this exception and section 1006.2, it appears we may qualify for this exception based on our egress distance (max distance is 74'-7 1/4") and our occupant load of 21.

**SECTION 1006
NUMBER OF EXITS AND EXIT ACCESS DOORWAYS**

1006.1 General. The number of exits or exit access doorways required within the means of egress system shall comply with the provisions of Section 1006.2 for spaces, including mezzanines, and Section 1006.3 for stories or occupied roofs.

1006.2 Egress from spaces. Rooms, areas or spaces, including mezzanines, within a story or basement shall be provided with the number of exits or access to exits in accordance with this section.

1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel

2018 INTERNATIONAL BUILDING CODE®

MEANS OF EGRESS

distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with Section 1004.2.

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OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)	
		Without Sprinkler System (feet)	With Sprinkler System (feet)
OL < 30	OL > 30	OL < 30	OL > 30
A*, E, M	49	75	75 ^e
B	49	100	100 ^e
F	49	75	75
H-1, H-2, H-3	3	NP	NP
H-4, H-5	10	NP	NP
I-1, I-2, I-4	10	NP	NP
I-3	10	NP	NP
R-1	10	NP	NP
R-2	20	NP	NP
R-3 ^f	20	NP	NP
R-4 ^g	20	NP	NP
S ^h	29	100	100 ^e
U	49	100	75

For SI: 1 foot = 304.8 mm.

a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.

b. Group II occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.

c. For areas or spaces used for assembly purposes having fixed seating, see Section 1029.8.

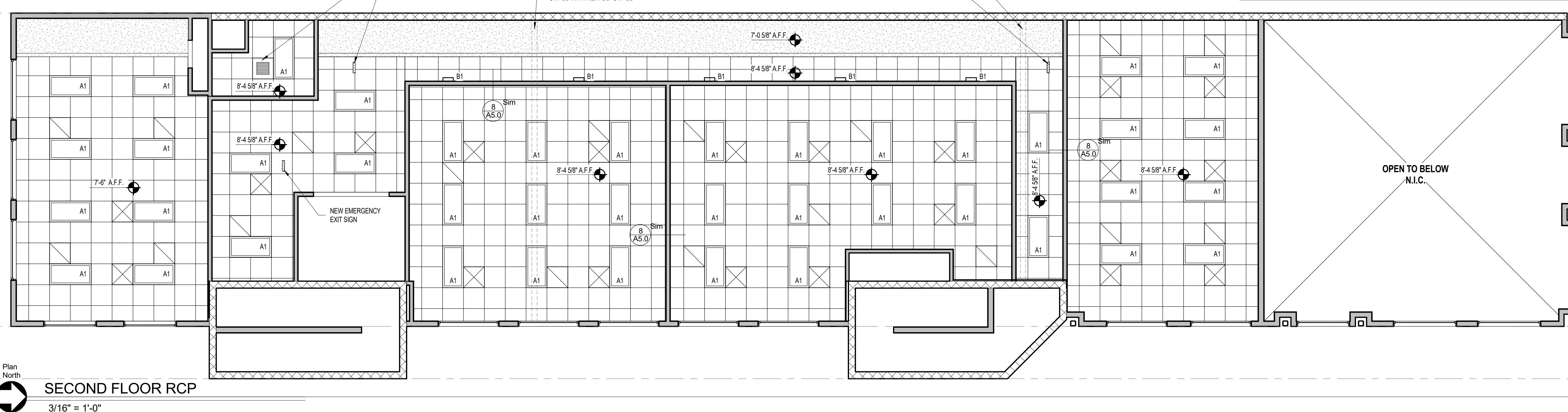
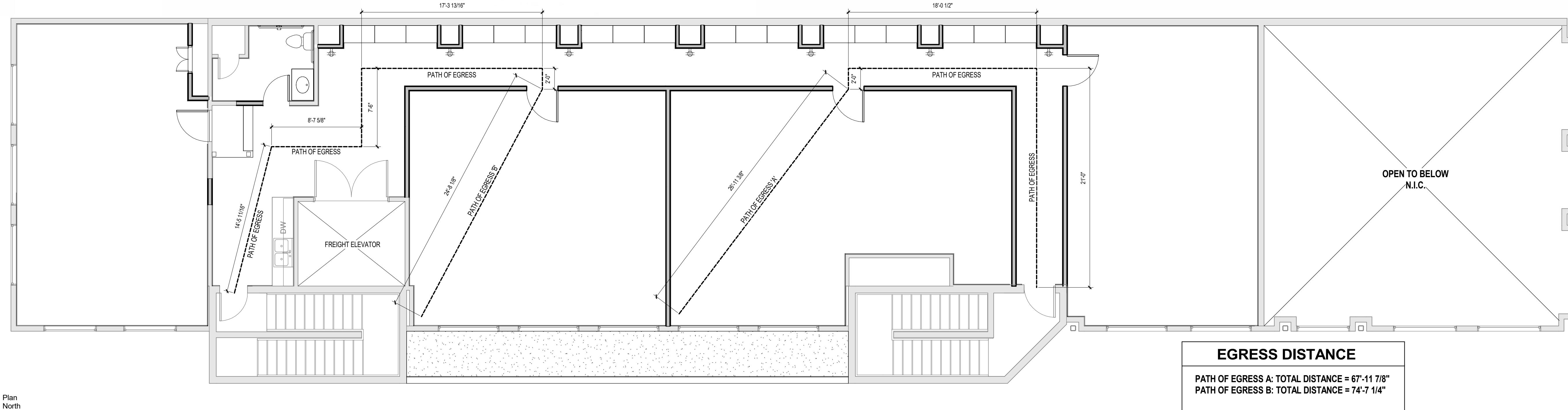
d. For the travel distance limitations in Group I-2, see Section 407.4.

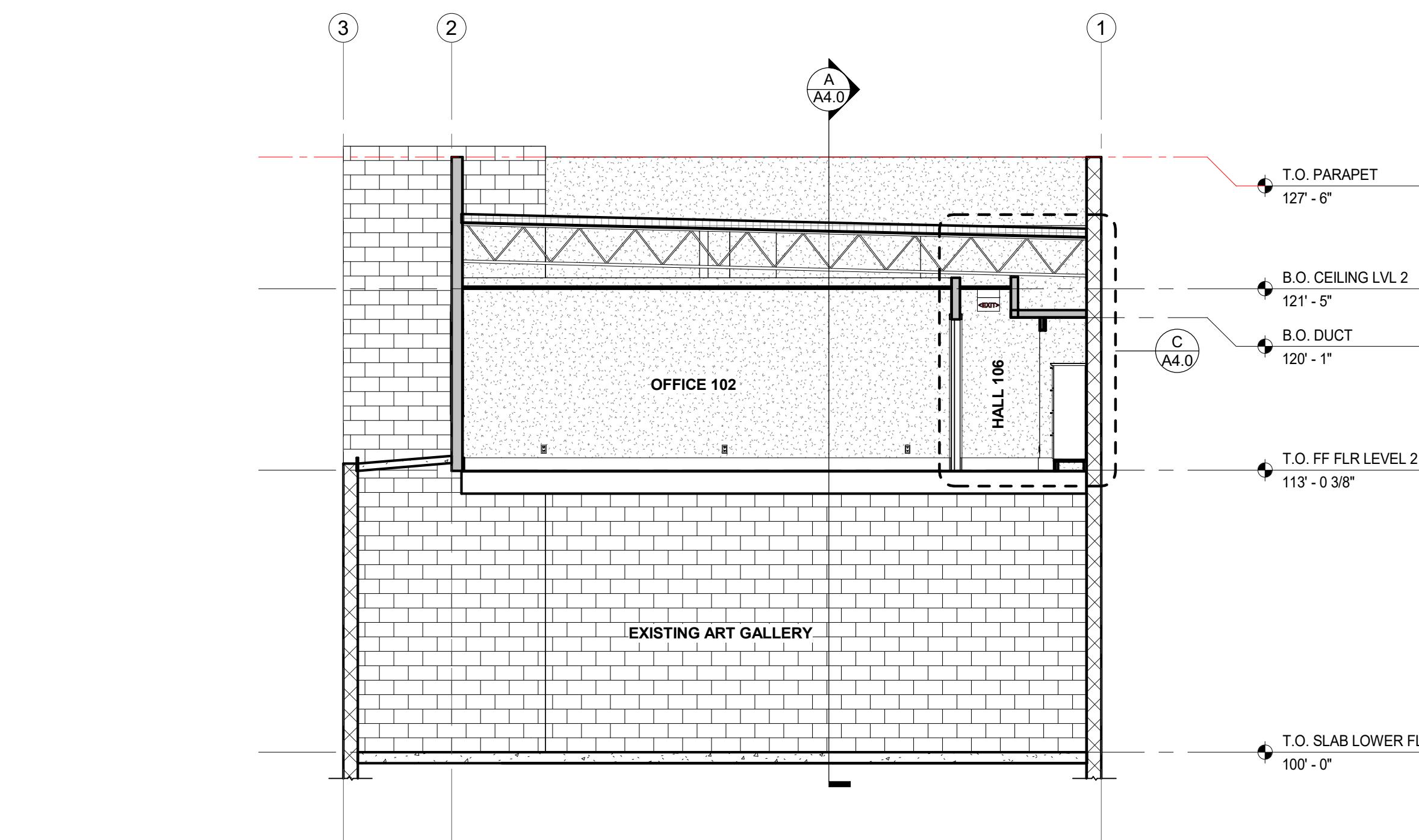
e. The common path of egress travel distance shall only apply in a Group R-3 occupancy located in a mixed occupancy building.

f. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet.

g. For the travel distance limitations in Groups R-3 and R-4 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.3, see Section 1006.2.6.

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(B) SECTION B
3/16" = 1'-0"

1003.2 Ceiling height. The means of egress shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor.

Exceptions:

1. Sloped ceilings in accordance with Section 1207.2.
2. Ceilings of dwelling units and sleeping units within residential occupancies in accordance with Section 1207.2.
3. Allowable projections in accordance with Section 1003.3.
4. Stair headroom in accordance with Section 1011.3.
5. Door height in accordance with Section 1010.1.1.
6. Ramp headroom in accordance with Section 1012.5.2.
7. The clear height of floor levels in vehicular and pedestrian traffic areas of public and private parking garages in accordance with Section 406.2.2.
8. Areas above and below mezzanine floors in accordance with Section 505.2.

1003.3 Protruding objects. Protruding objects on circulation paths shall comply with the requirements of Sections 1003.3.1 through 1003.3.4.

1003.3.1 Headroom. Protruding objects are permitted to extend below the minimum ceiling height required by Section 1003.2 where a minimum headroom of 80 inches (2032 mm) is provided over any circulation paths, including walks, corridors, aisles and passageways. Not more than 50 percent of the ceiling area of a means of egress shall be reduced in height by protruding objects.

Exception: Door closers and stops shall not reduce headroom to less than 78 inches (1981 mm).

1003.3.2 Obstruction. The minimum width or required capacity of corridors shall be unobstructed.

Exception: Encroachments complying with Section 1005.7.

1020.4 Dead ends. Where more than one exit or exit access doorway is required, the exit access shall be arranged such

1020.2 Width and capacity. The required capacity of corridors shall be determined as specified in Section 1005.1, but the minimum width shall not be less than that specified in Table 1020.2.

Exception: In Group I-2 occupancies, corridors are not required to have a clear width of 96 inches (2438 mm) in areas where there will not be stretcher or bed movement for access to care or as part of the defend-in-place strategy.

**TABLE 1020.2
MINIMUM CORRIDOR WIDTH**

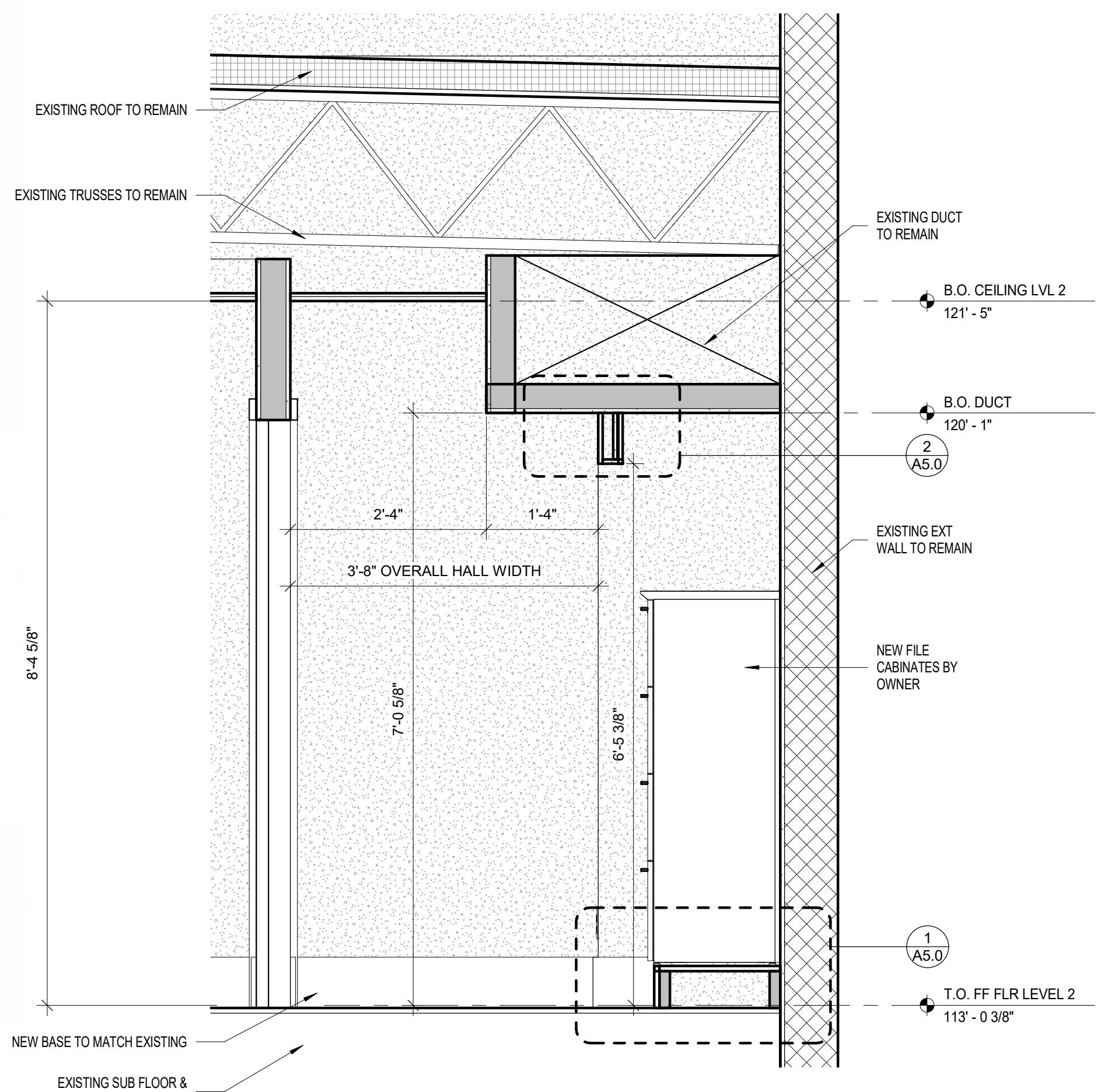
OCCUPANCY	MINIMUM WIDTH (inches)
Any facility not listed in this table	44
Access to and utilization of mechanical, plumbing or electrical systems or equipment	24
With an occupant load of less than 50	36
Within a dwelling unit	36
In Group E with a corridor having an occupant load of 100 or more	72
In corridors and areas serving stretcher traffic in ambulatory care facilities	72
Group I-2 in areas where required for bed movement	96

For SL: 1 inch = 25.4 mm.

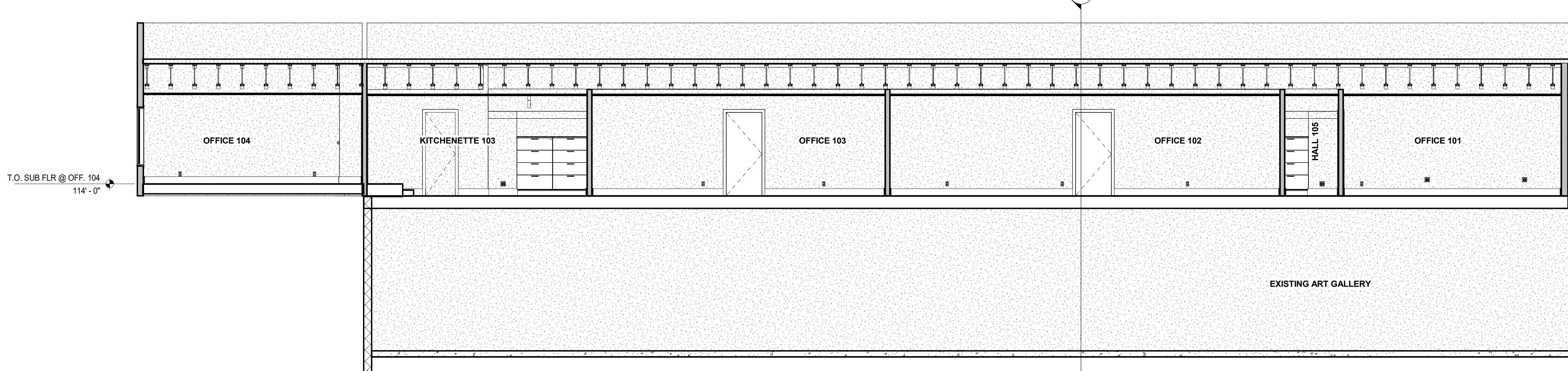
1020.3 Obstruction. The minimum width or required capacity of corridors shall be unobstructed.

Exception: Encroachments complying with Section 1005.7.

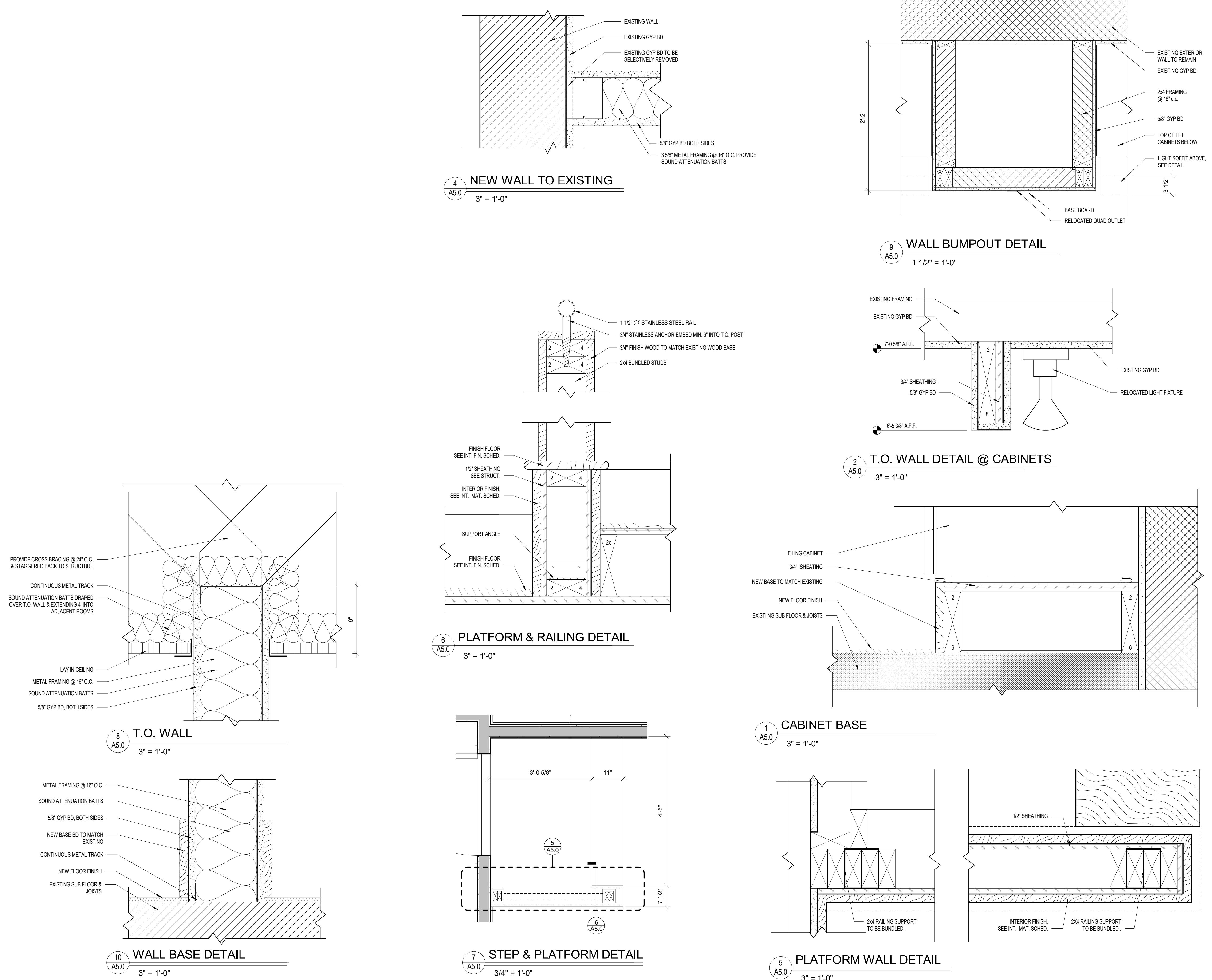
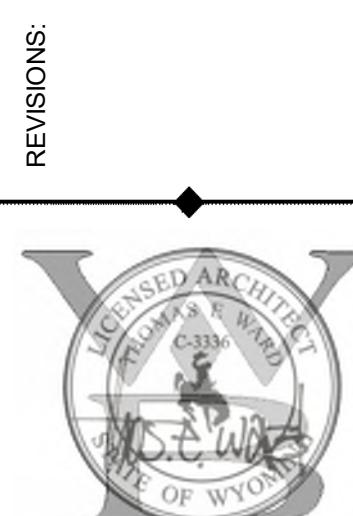
1020.4 Dead ends. Where more than one exit or exit access doorway is required, the exit access shall be arranged such

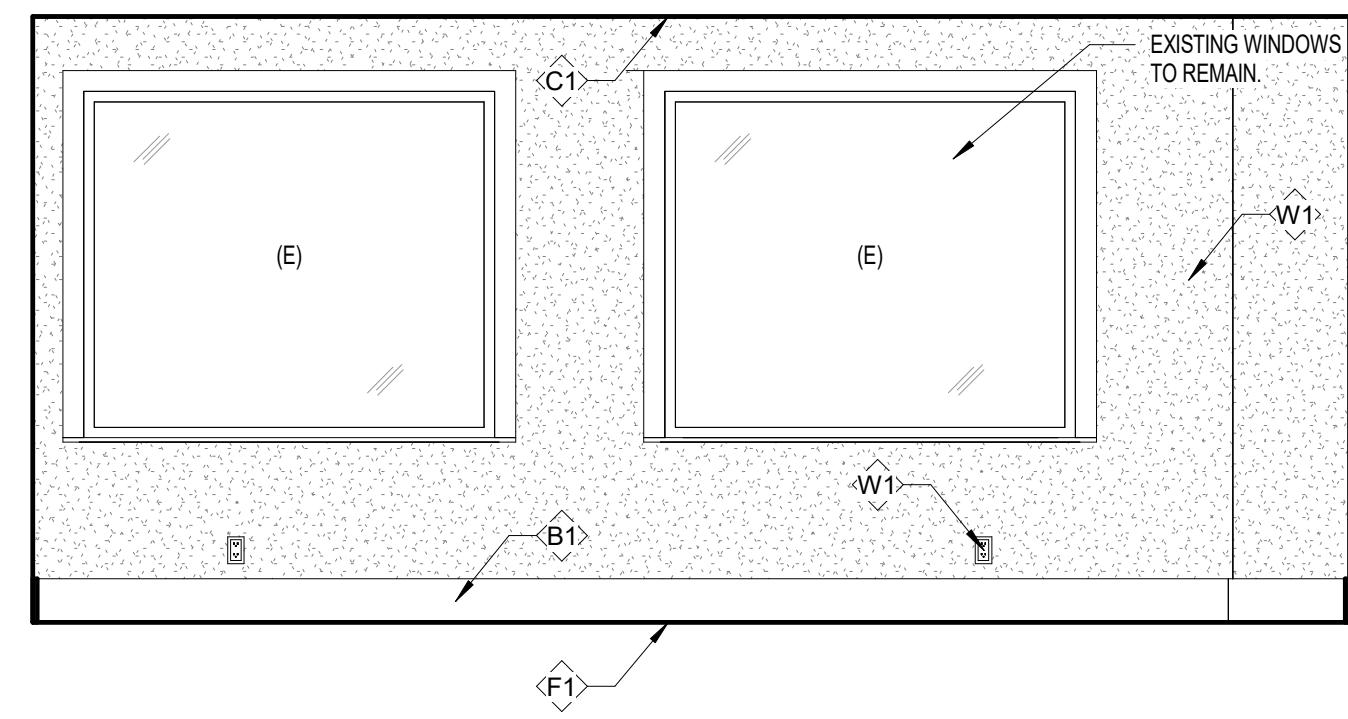
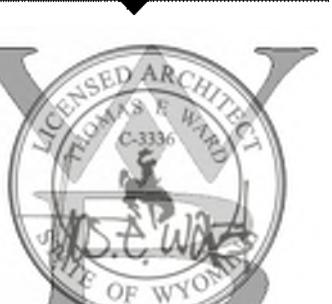


(C) SECTION @ HALL 106
3/4" = 1'-0"

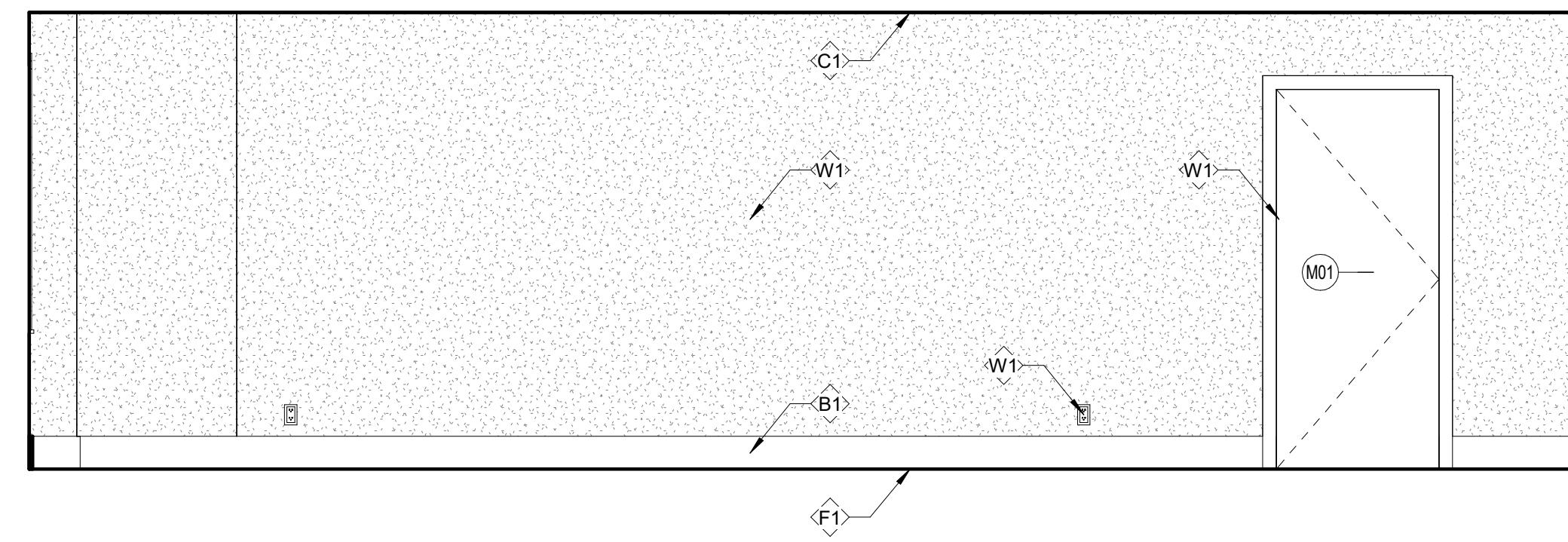


(A) SECTION A
3/16" = 1'-0"

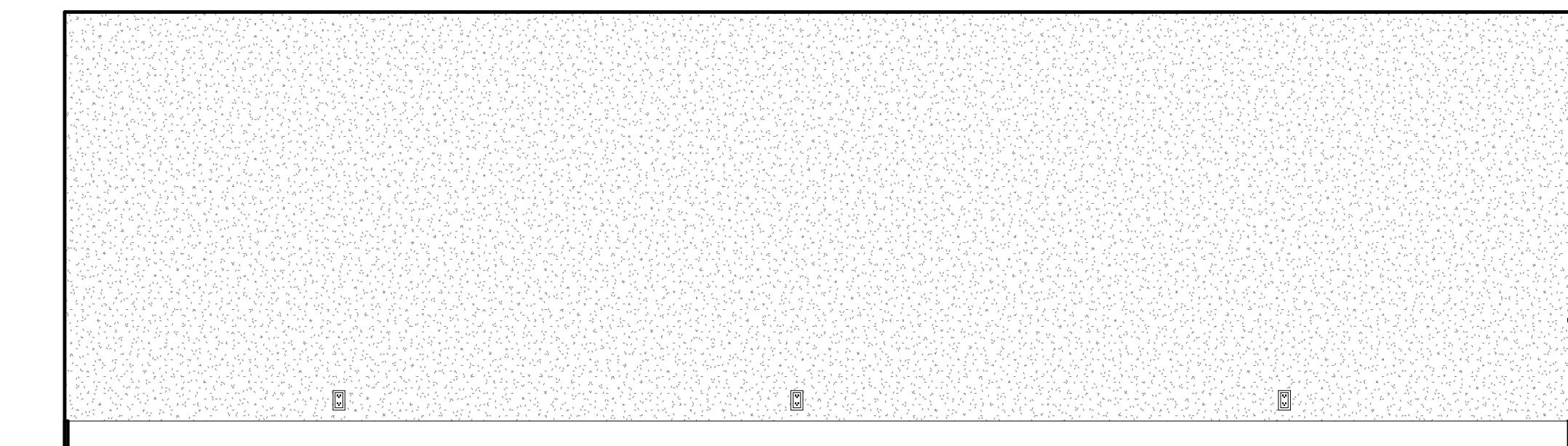




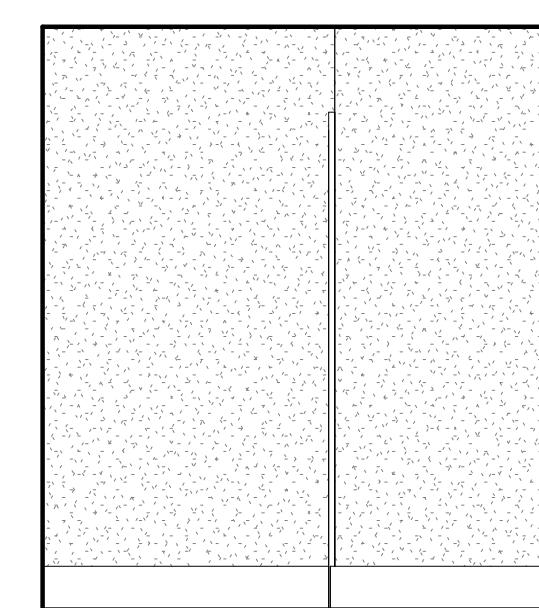
① OFFICE 101 EAST
3/8" = 1'-0"



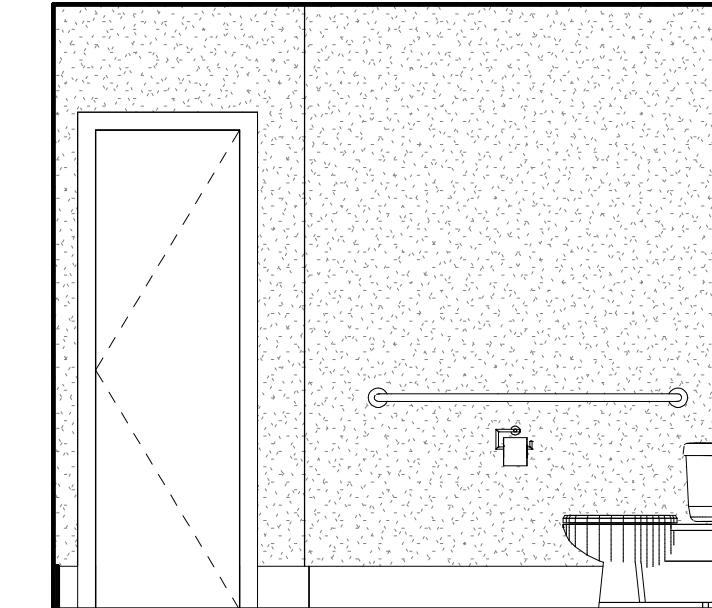
③ OFFICE 101 SOUTH
3/8" = 1'-0"



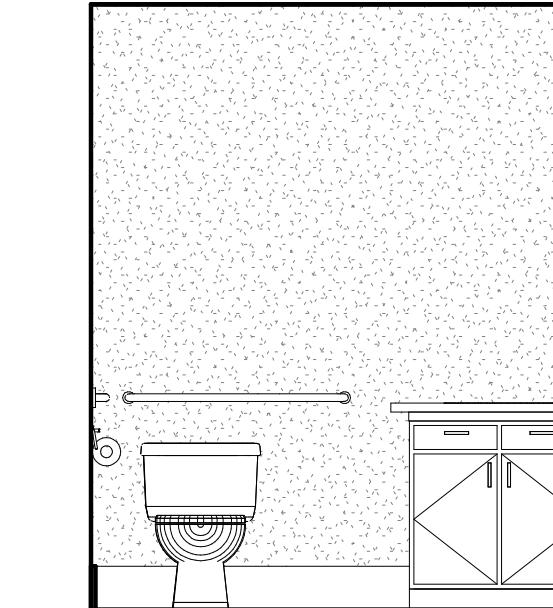
② OFFICE 101 NORTH
3/8" = 1'-0"



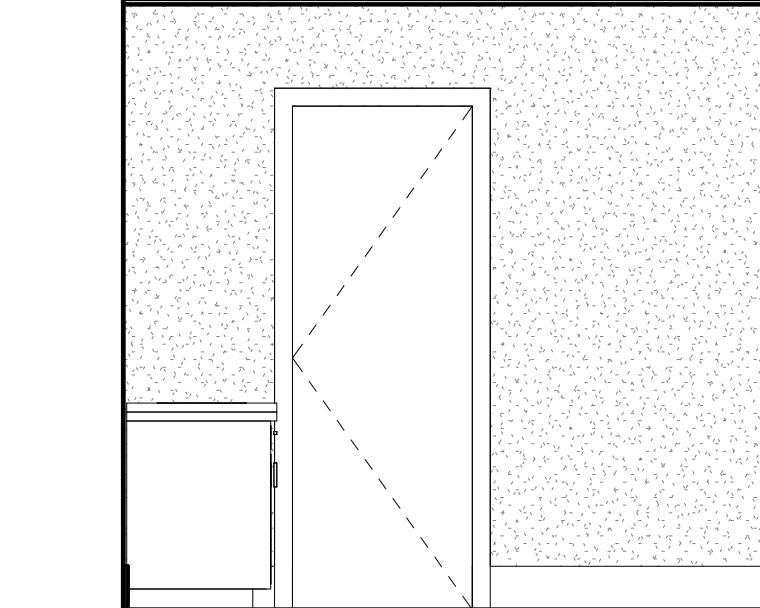
④ OFFICE 101 WEST
3/8" = 1'-0"



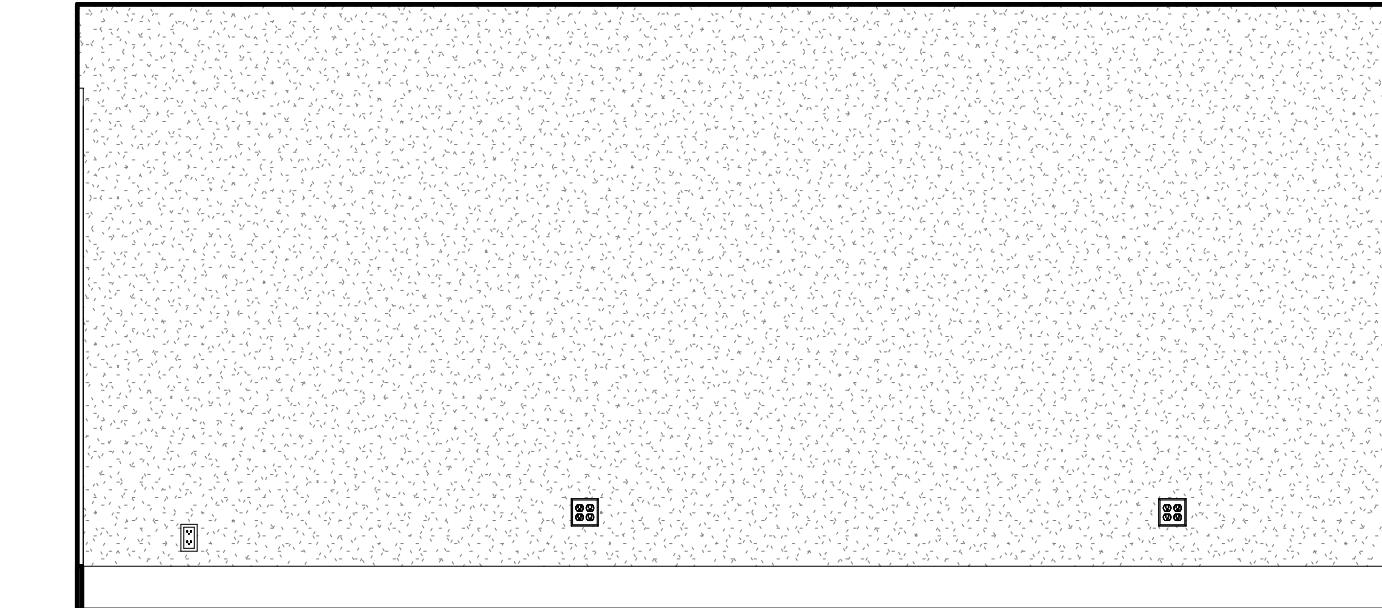
⑤ BR 107 SOUTH
3/8" = 1'-0"



⑥ BR 107 WEST
3/8" = 1'-0"



⑦ BR 107 NORTH
3/8" = 1'-0"



⑧ BR 107 EAST
3/8" = 1'-0"

DOOR SCHEDULE					
DOOR #	TYPE	WIDTH	HEIGHT	THICKNESS	COMMENTS
119	QQ	7' - 0"	7' - 0"	0' - 0"	
M01	WOOD	3' - 0"	7' - 0"	0' - 1 3/4"	2 1/2" WIDE DOOR TRIM TO MATCH WALL BASE BOARD, SEE HARDWARE NOTES BELOW
M02	WOOD	3' - 0"	7' - 0"	0' - 1 3/4"	2 1/2" WIDE DOOR TRIM TO MATCH WALL BASE BOARD, SEE HARDWARE NOTES BELOW
M03	WOOD	3' - 0"	7' - 0"	0' - 1 3/4"	2 1/2" WIDE DOOR TRIM TO MATCH WALL BASE BOARD, SEE HARDWARE NOTES BELOW
M04	WOOD	3' - 0"	7' - 0"	0' - 1 3/4"	2 1/2" WIDE DOOR TRIM TO MATCH WALL BASE BOARD, SEE HARDWARE NOTES BELOW
M05	WOOD	2' - 6"	7' - 0"	0' - 1 3/4"	2 1/2" WIDE DOOR TRIM TO MATCH WALL BASE BOARD, SEE HARDWARE NOTES BELOW
M06	TT	2' - 4"	6' - 8"	0' - 1 3/4"	2 1/2" WIDE DOOR TRIM TO MATCH WALL BASE BOARD, SEE HARDWARE NOTES BELOW
M07	LL	2' - 0"	6' - 8"	0' - 2"	
M08	UU	5' - 0"	6' - 8"		
M09	WOOD	2' - 8"	7' - 0"	0' - 1 3/4"	
M10	WOOD	2' - 6"	7' - 0"	0' - 1 3/4"	
M11	39	3' - 0"	6' - 8"	0' - 2"	
M12	WOOD	2' - 6"	7' - 0"	0' - 1 3/4"	2 1/2" WIDE DOOR TRIM TO MATCH WALL BASE BOARD, SEE HARDWARE NOTES BELOW
M13	WOOD	2' - 6"	7' - 0"	0' - 1 3/4"	

DOORS TO BE WHITE OAK, SOLID CORE, WOOD DOORS, WITH LIGHT STAIN

INTERIOR FINISH SCHEDULE KEY	
FLOOR MATERIALS	
F1	CARPET AND CARPET PAD - TO BE SELECTED BY OWNER
F2	ARMSTRONG VINYL COMPOSITION TILE - COLOR AND SIZE TO BE SELECTED BY OWNER
WALL MATERIALS	
W1	5/8" GYP. BOARD TAPE & PRIMED w/ LEVEL 5 FINISH - PAINTED, FINAL SKIM COAT TO CREATE VERY LIGHT TEXTURE. SUBMIT 4'-0" x 4'-0" SAMPLE BOARDS FOR ARCHITECT/OWNER APPROVAL PRIOR TO INSTALLATION.
W2	5/8" GYP. BOARD TAPE & PRIMED w/ TYPE 4 FINISH - LIGHT ORANGE PEEL - PAINTED. SUBMIT 4'-0" x 4'-0" SAMPLE BOARDS FOR ARCHITECT/OWNER APPROVAL PRIOR TO INSTALLATION.
CEILING MATERIALS	
C1	ARMSTRONG PRELUDE CONCEALED 2x2 CEILING GRID, WITH COMPATIBLE CEILING TILE WITH MIN 0.85 NRC AND MIN CAC OF 35. ALT #1 - PRELUDE ML 2x4 CEILING GRID, WITH 15/16" EXPOSED TEE SYSTEM WITH COMPATIBLE CEILING TILE MIN 0.85 NRC AND MIN CAC OF 35.
BASE MATERIALS	
B1	WOOD BASE TO MATCH EXISTING

PLUMBING FIXTURES:
BATHROOM 107:
TOILET: PROVIDE EQUAL OR BETTER KHOLER - KINGSTON COMFORT HEIGHT, TWO PIECE ELONGATED 1.28 GPF CHAIR HEIGHT TOILET.
SINK: PROVIDE EQUAL OR BETTER KHOLER - BRYANT OVAL, BATHROOM SINK MODEL # K-2699-1
FAUCET: PROVIDE EQUAL OR BETTER KHOLER - JUY, SINGLE HOLE COMMERCIAL FAUCET MODEL # K-97282-4
SOAP DISPENSER: PROVIDE EQUAL OR BETTER KHOLER - SOAP/LOTION DISPENSER MODEL # K-1895-C

HARDWARE NOTES:
HAGAR: CLOSER - 5100 SERIES GRADE 1 HEAVY DUTY SURFACE DOOR CLOSER. DOOR: M05
HAGAR: DEADLOCK - 3200 SERIES GRADE 2 DEADLOCK DOORS: M01, M02, M03, M04
HAGAR: LEVER - 3600 SERIES LEVER, GRADE 2 TUBULAR LEVER DOORS: M01, M02, M03, M04
HAGAR: HINGES - BB1199 FIVE KNUCKLE BALL BEARING HEAVY WEIGHT FULL MORTISE. DOORS: M01, M02, M03, M04, M05
HAGAR: LEVER - 3440 PRIVACY SET LEVER, GRADE 1 CYLINDRICAL LEVER. DOORS: M05

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 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
Retail	0.000216*sf		3758	1	0.811
Retail	0.000216*sf		3758	1	0.811
Office	0.000247*sf		3274	1	0.808

Existing Workforce Housing Credit 2.429

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
Retail	0.000216*sf		3758	1	0.811
Retail	0.000216*sf		3758	1	0.811
Office	0.000247*sf		3274	1	0.808

Affordable Workforce Housing Required: 0.000 units

Fee-in-Lieu Amount: \$ -

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](#).