



# 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	<b>REQUESTS:</b>  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  For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P21-201	
Planner: Tyler Valentine  Phone: 733-0440 ext. 1305  Email: tvalentine@jacksonwy.gov	
<b>Owner</b> Downtown Holdings, LLC PO Box 126 Jackson, WY 83001  <b>Applicant</b> Ward Blake Architects- Tom Mutter 200 E Broadway Jackson, WY 83001	
<b>Please respond by: August 10, 2021 (Sufficiency) August 17, 2021 (with Comments)</b>	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[alangley@jacksonwy.gov](mailto: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](http://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@storagestables.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 ☒ Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson/200/Planning](http://www.townofjackson/200/Planning)

**Use Permit**

☒ Basic Use  
\_\_\_\_\_ Conditional Use  
\_\_\_\_\_ Special Use

**Relief from the LDRs**

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

**Physical Development**

\_\_\_\_\_ Sketch Plan  
\_\_\_\_\_ Development Plan  
\_\_\_\_\_ Design Review

**Subdivision/Development Option**

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

**Interpretations**

\_\_\_\_\_ Formal Interpretation  
\_\_\_\_\_ Zoning Compliance Verification

**Amendments to the LDRs**

\_\_\_\_\_ LDR Text Amendment  
\_\_\_\_\_ Map Amendment

**Miscellaneous**

\_\_\_\_\_ Other: \_\_\_\_\_  
\_\_\_\_\_ Environmental Analysis



**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://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: \_\_\_\_\_

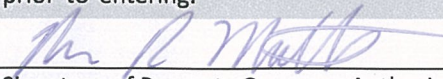
**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) 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](http://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](http://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  
THOMAS MUTTER  
\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
JULY 26, 2021  
Date  
\_\_\_\_\_  
ARCHITECT  
\_\_\_\_\_  
Title



# 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 + Blake 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:

(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)

STATE OF Wyoming )  
COUNTY OF Teton ) SS.

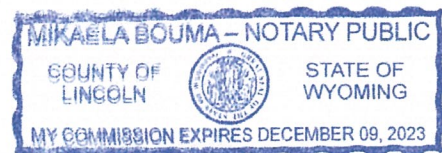
The foregoing instrument was acknowledged before me by Denis R Lyman this 11th day of  
September, 2020.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 12-09-23

(Seal)





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

# TRAILSIDE OFFICE BUILDING

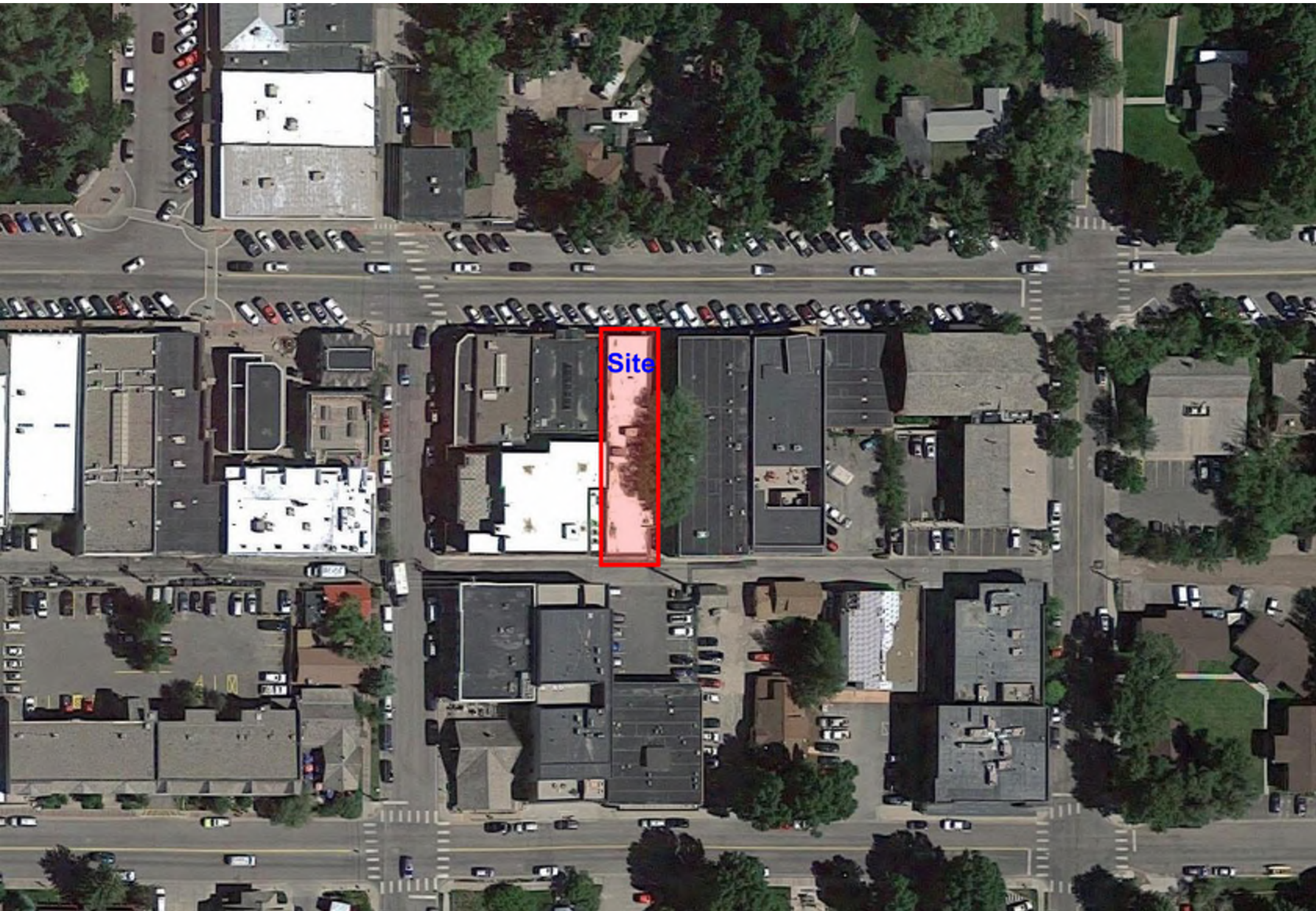
OWNER:  
DOWNTOWN HOLDINGS  
PO BOX 126  
JACKSON, WYOMING 83001-0126

ZONING DISTRICT	DOWNTOWN CORE 2
BUILDING OCCUPANCY/USE	MIXED USE WITH OFFICE
PROJECT SQUARE FOOTAGE	3088 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

<b>CODE</b>
2018 IBC
GROUP B OCCUPANCY
150 SF GROSS PER PERSON
<b>OCCUPANT LOAD</b>
OVERALL SF = 3049 SF
3049 SF ÷ 150 SF = 21 PEOPLE
<b>PLUMBING FIXTURES</b>
MINIMUM PLUMBING FIXTURES TABLE 2302.1
1 PER 25 FOR THE FIRST 50 & 1 PER 50 FOR THE REMAINDER EXCEEDING 50.
(1) PROVIDED
<b>SEE ADDITIONAL CODE NOTES ON SHEET A2.0 &amp; A4.0</b>

<b>CODES UTILIZED</b>
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

<b>GENERAL NOTES</b>
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 INTERPRETATION OR CORRECTION BY ADDENDUM SHALL BE BINDING. 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 ARCHITECT'S 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 REQ'D OF THE TRADE, BASED ON INFORMATION DISCUSSED (THAT WAS UNFORESEEN BY THOSE PRESENT), THE TRADE WILL BEAR THESE COSTS WITHIN THEIR BID.



VICINITY MAP



200 East Broadway  
P.O. Box 10399  
Jackson, Wyoming 83002  
(307) 733-6867  
fax (307) 733-4741  
www.wardblakearchitects.com

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TRAILSIDE OFFICE BUILDING  
130 E. BROADWAY AVE, JACKSON, WY

+ STRUCTURAL  
ENGINEERS

+ MECHANICAL  
ENGINEERS

+ LANDSCAPE  
ARCHITECTS

REVISIONS:



DATE: 07-20-2021  
PROJECT NO: 2021-0012

CS  
COVER SHEET







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 fire partitions.

##### Exceptions:

- 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.
- 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 R.
- A fire-resistance rating is not required for corridors in open parking garages.
- 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.
- 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 <sup>h</sup>
H-4, H-5	Greater than 50	Not Permitted	1 <sup>h</sup>
A, B, E, F, M, S, U	Greater than 30	1	0
R	Greater than 10	Not Permitted	0.5/1 <sup>h</sup>
I-2 <sup>a</sup>	All	Not Permitted	0
I-1, I-3	All	Not Permitted	1 <sup>h</sup>
I-4	All	1	0

- a. For requirements for occupancies in Group I-2, see Sections 407.2 and 407.3.
- b. For a 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 903.2.8 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 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.

##### 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.

TABLE 1006.2.1  
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL ≤ 30	OL > 30	
A <sup>a</sup> , E, M	49	75	75	75 <sup>b</sup>
B	49	100	75	100 <sup>b</sup>
F	49	75	75	100 <sup>b</sup>
H-1, H-2, H-3	3	NP	NP	25 <sup>b</sup>
H-4, H-5	10	NP	NP	75 <sup>b</sup>
I-1, I-2 <sup>c</sup> , I-4	10	NP	NP	75 <sup>b</sup>
I-3	10	NP	NP	100 <sup>b</sup>
R-1	10	NP	NP	75 <sup>b</sup>
R-2	20	NP	NP	125 <sup>b,d</sup>
R-3 <sup>e</sup>	20	NP	NP	125 <sup>b,d</sup>
R-4 <sup>f</sup>	20	NP	NP	125 <sup>b,d</sup>
S <sup>g</sup>	29	100	75	100 <sup>b</sup>
U	49	100	75	75 <sup>b</sup>

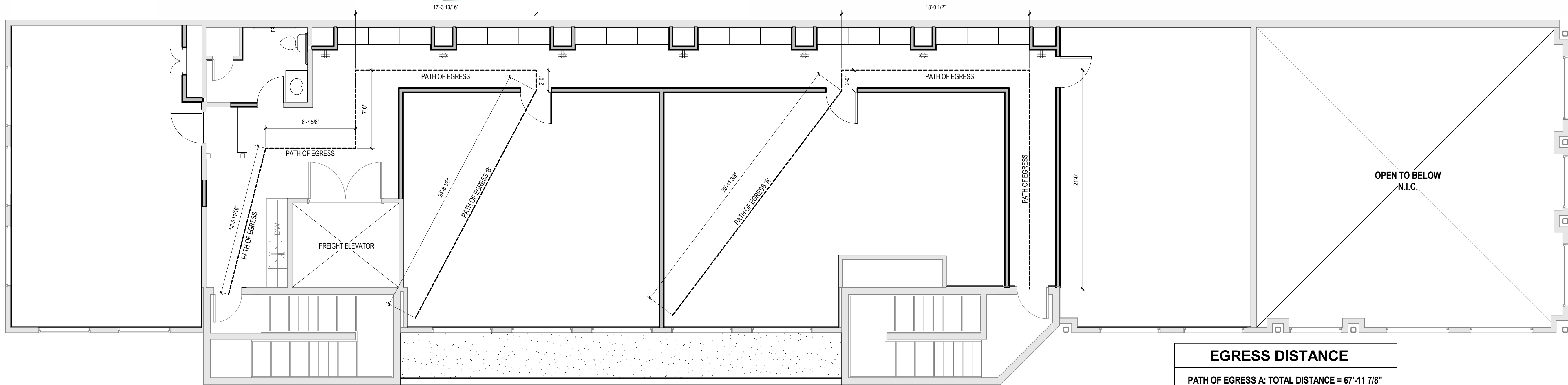
For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

- 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 H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.
- c. For a room or space 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 1006.2.2.6.

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#### EGRESS DISTANCE

PATH OF EGRESS A: TOTAL DISTANCE = 67'-11 7/8"  
PATH OF EGRESS B: TOTAL DISTANCE = 74'-7 1/4"



#### LVL 2 CODE PLAN

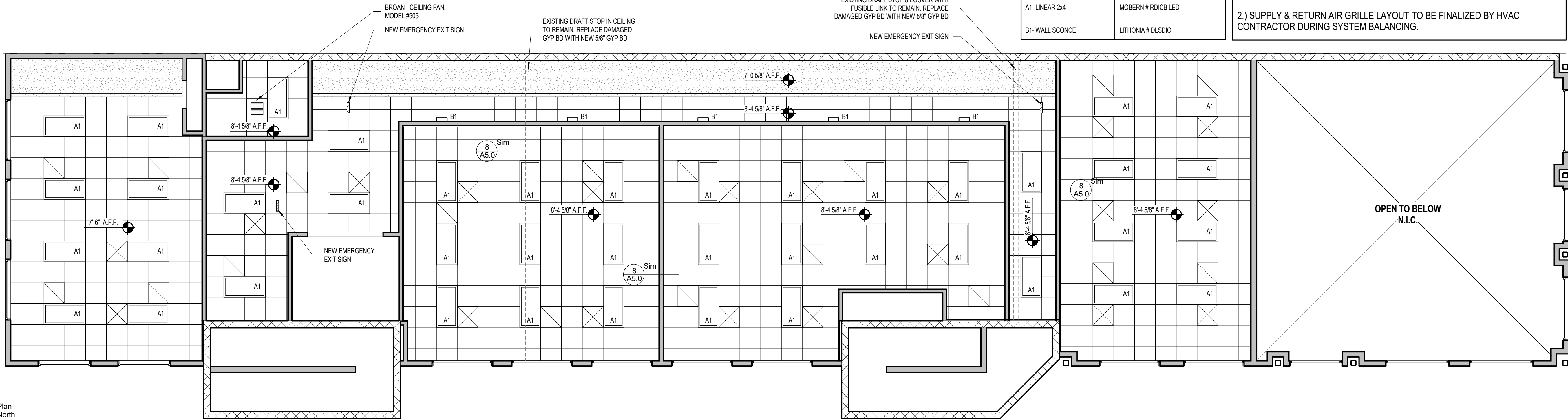
3/16" = 1'-0"

#### LIGHT FIXTURES

TYPE	MODEL
A1- LINEAR 2x4	MOBERN # RDICB LED
B1- WALL SCONCE	LITHONIA # DLSDO

#### RCP NOTES

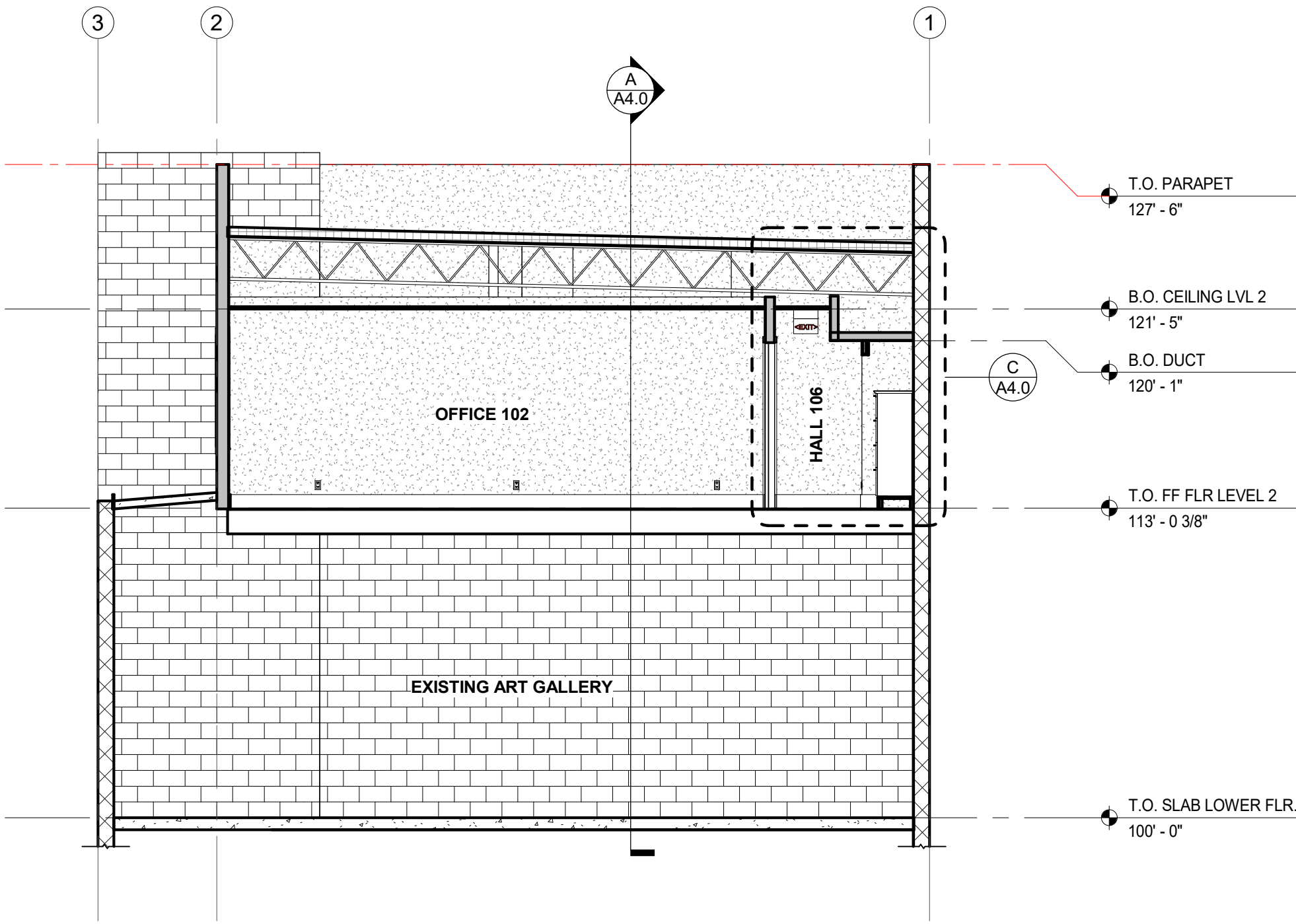
- LIGHTING LAYOUT TO BE FINALIZED BY ELECTRICAL CONTRACTOR.
- SUPPLY & RETURN AIR GRILLE LAYOUT TO BE FINALIZED BY HVAC CONTRACTOR DURING SYSTEM BALANCING.



#### SECOND FLOOR RCP

3/16" = 1'-0"





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).

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

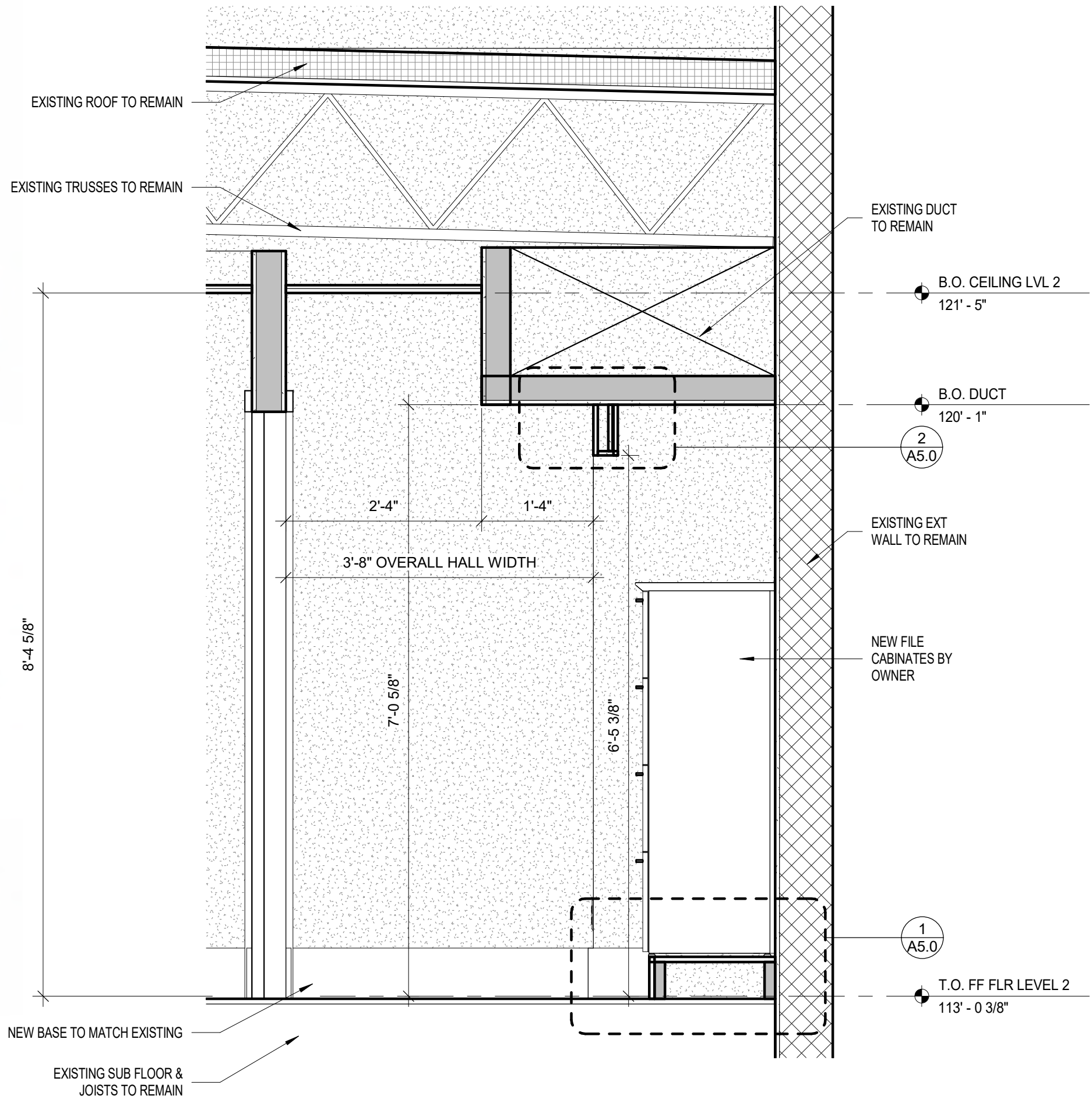
For SI: 1 inch = 25.4 mm.

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

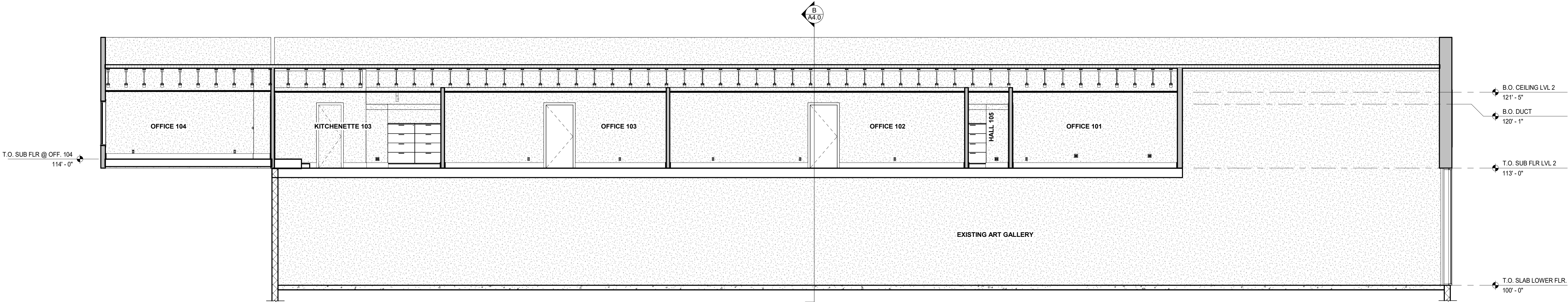
**Exception:** Encroachments complying with Section 1005.7.

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

287

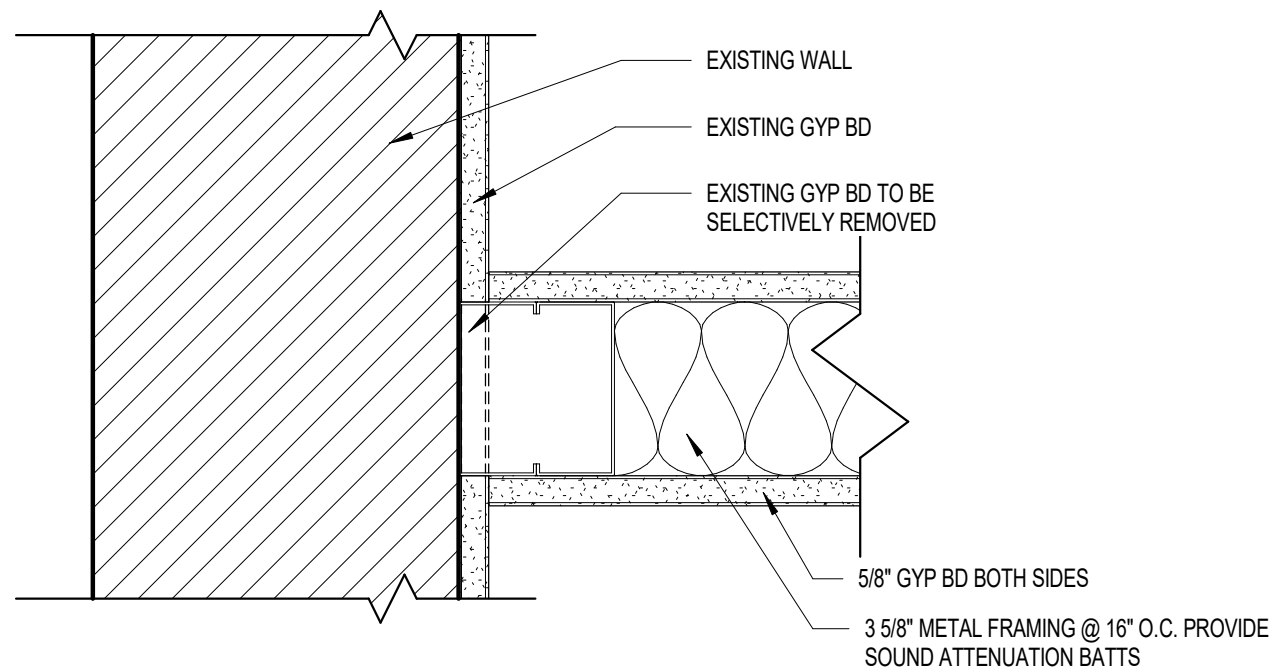


C SECTION @ HALL 106  
3/4" = 1'-0"

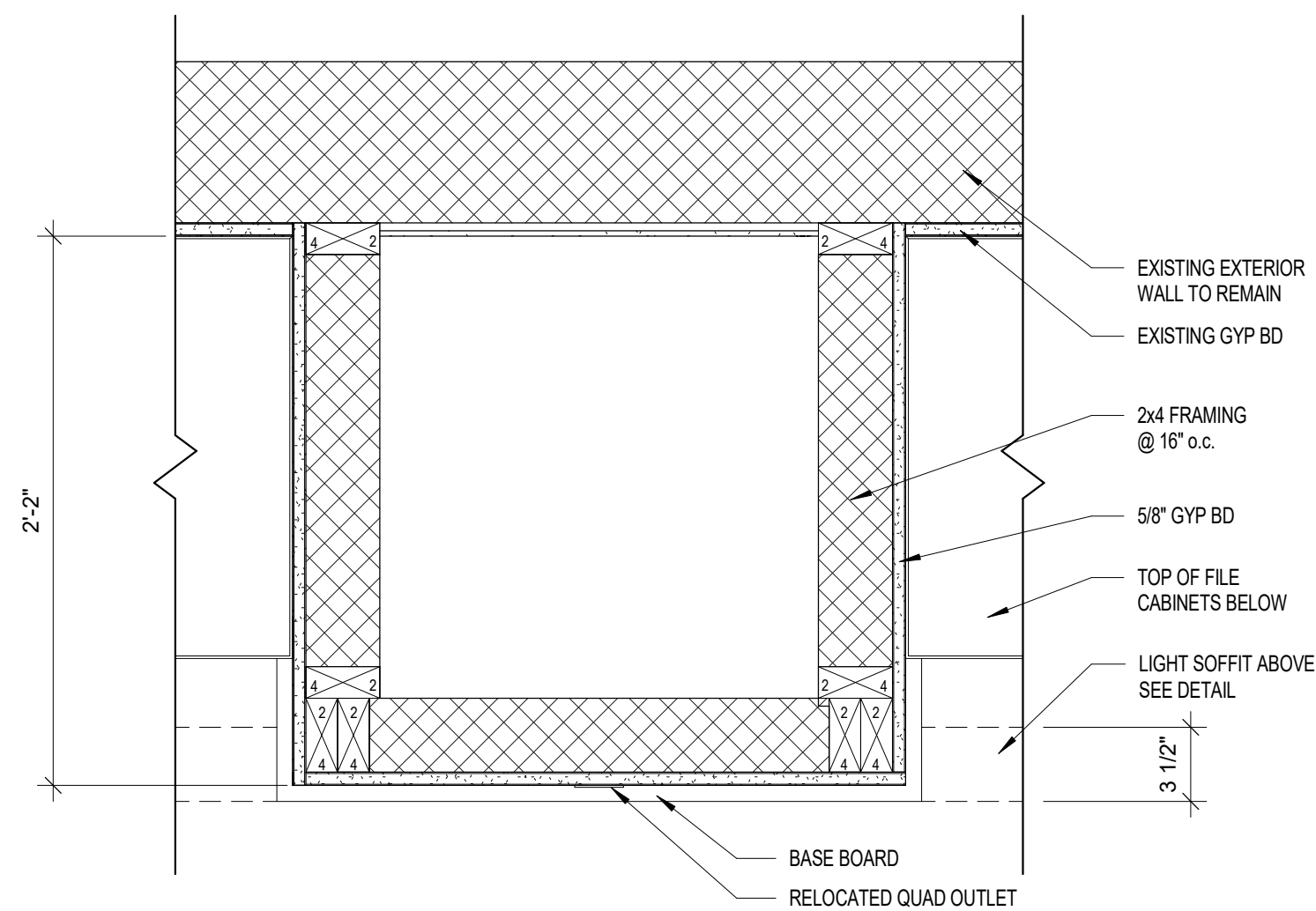


A SECTION A  
3/16" = 1'-0"

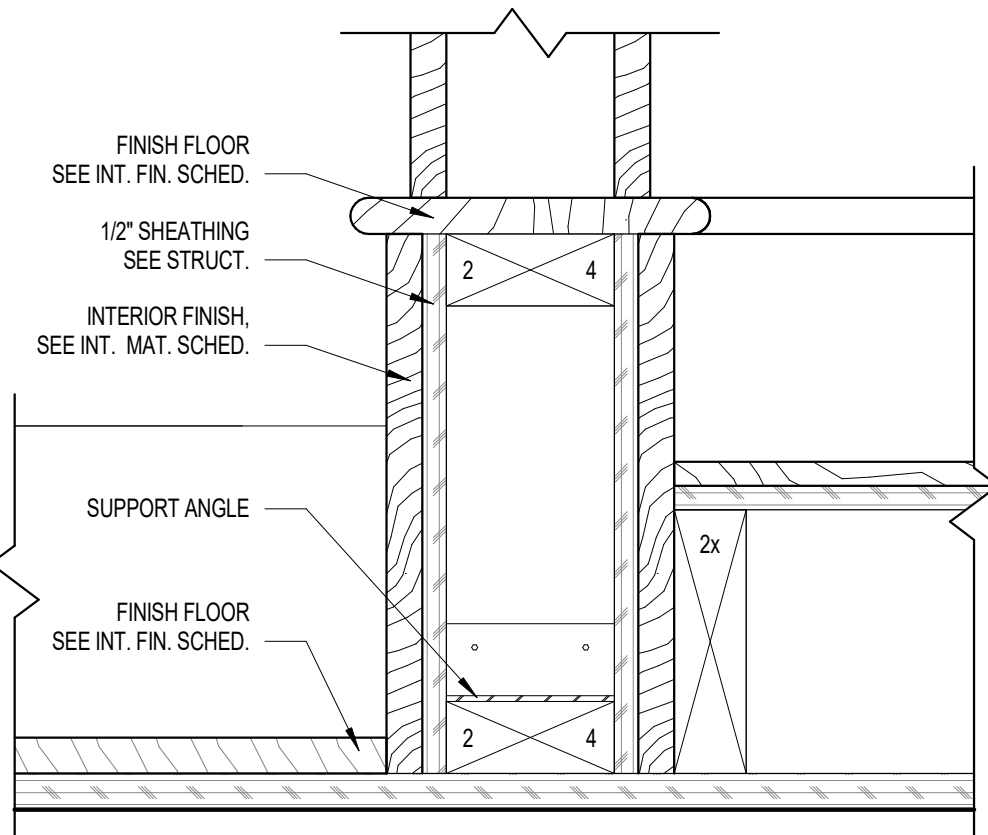
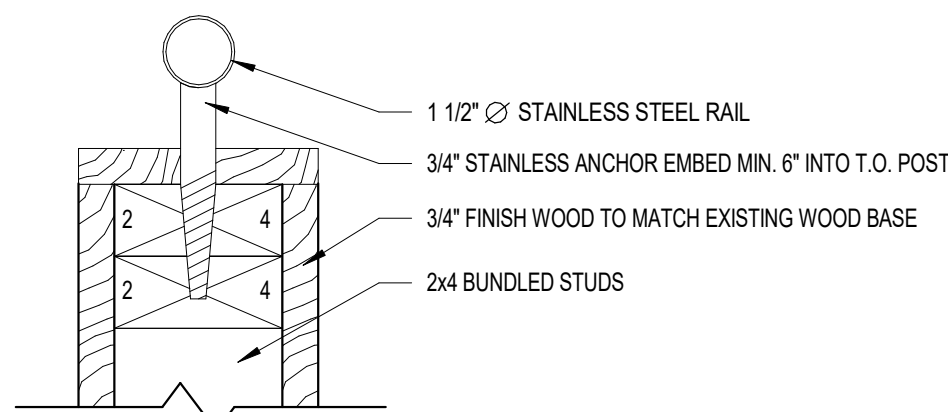




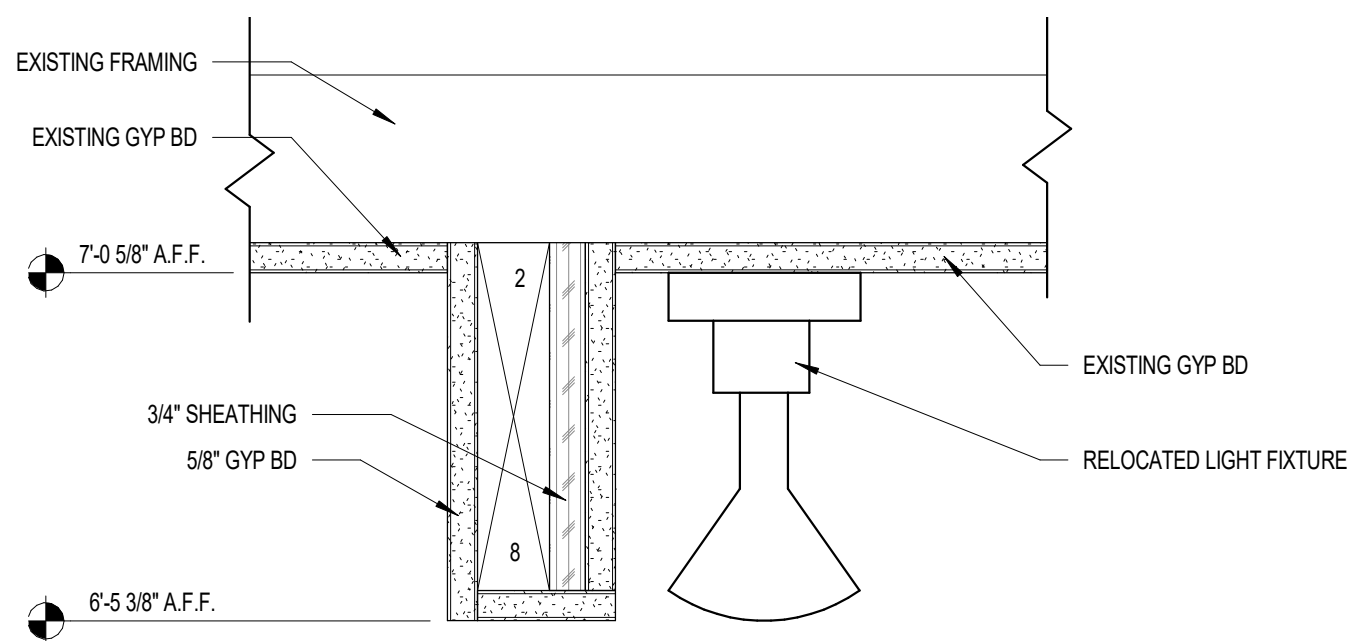
4  
A5.0  
NEW WALL TO EXISTING  
3" = 1'-0"



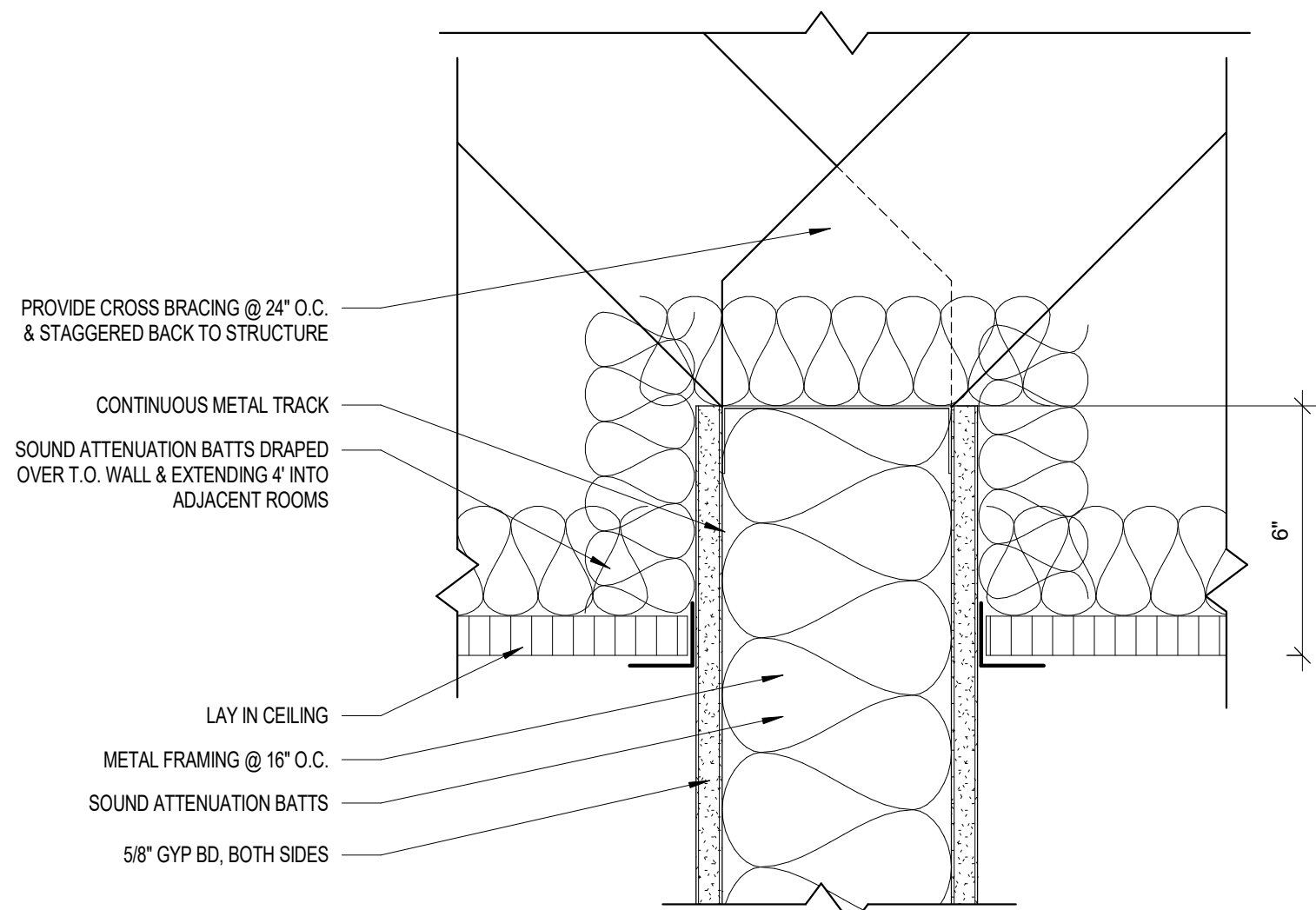
9  
A5.0  
WALL BUMPOUT DETAIL  
1 1/2" = 1'-0"



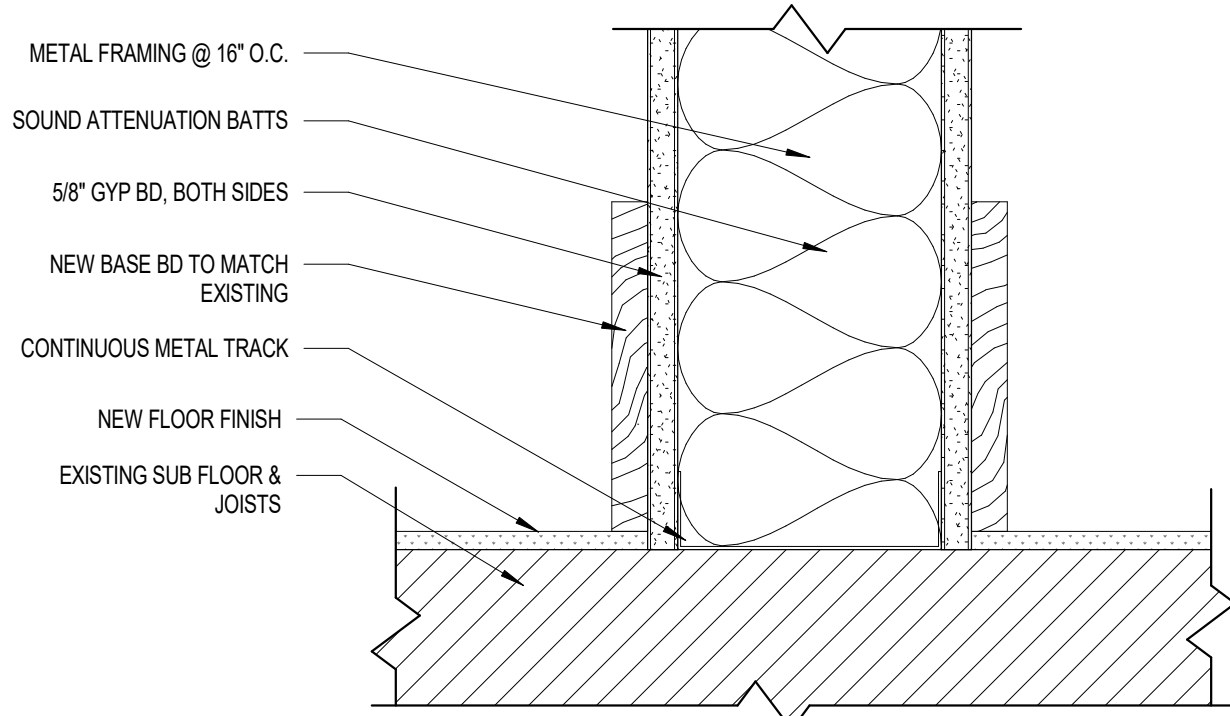
6  
A5.0  
PLATFORM & RAILING DETAIL  
3" = 1'-0"



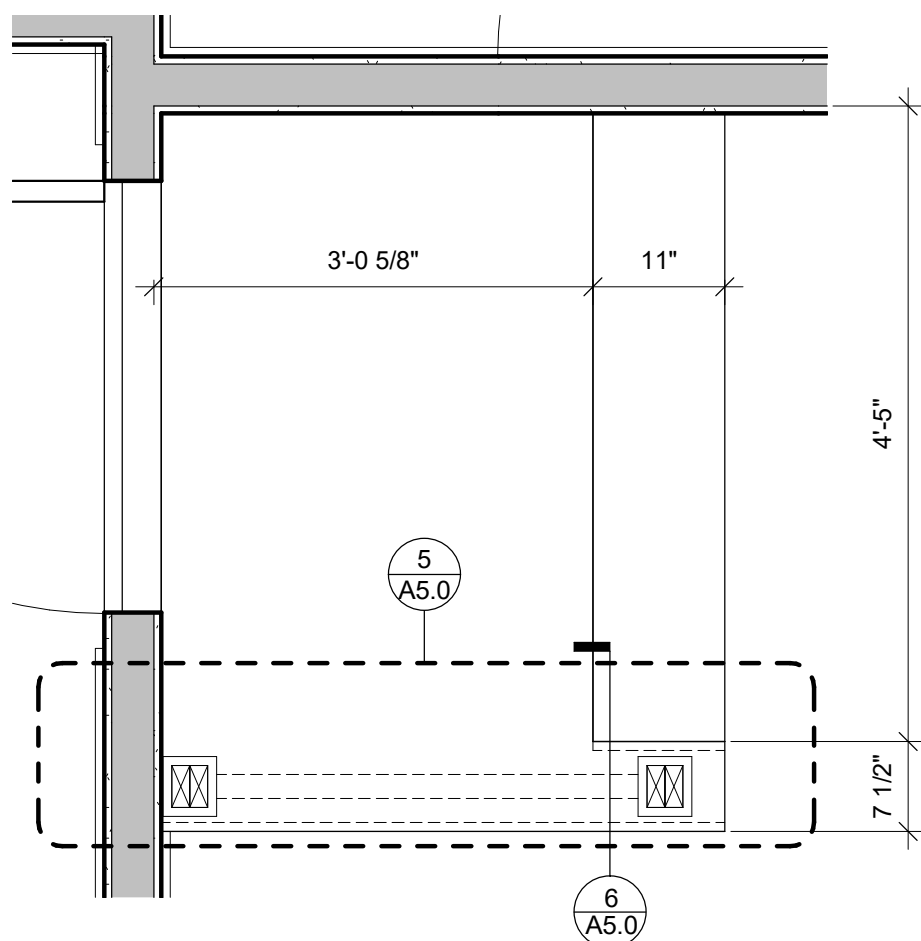
2  
A5.0  
T.O. WALL DETAIL @ CABINETS  
3" = 1'-0"



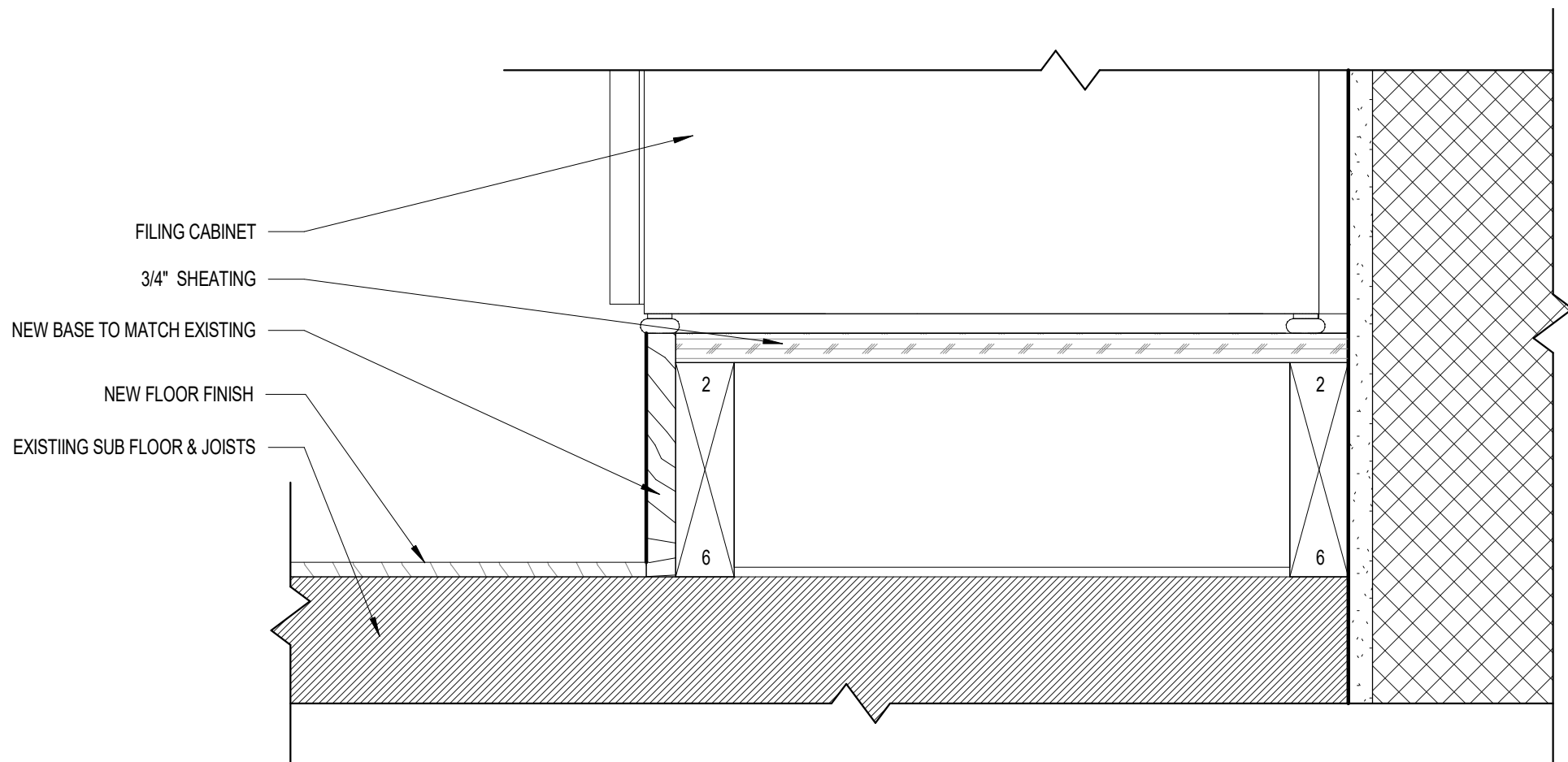
8  
A5.0  
T.O. WALL  
3" = 1'-0"



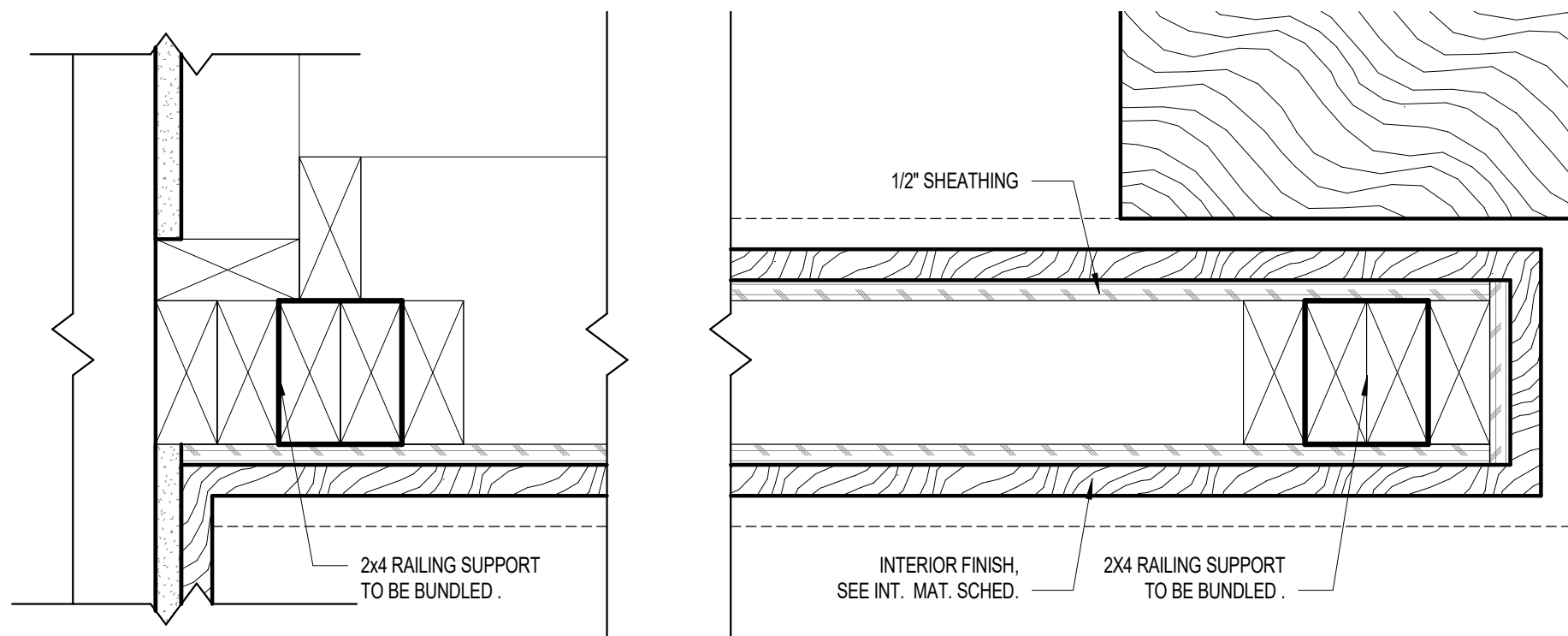
10  
A5.0  
WALL BASE DETAIL  
3" = 1'-0"



7  
A5.0  
STEP & PLATFORM DETAIL  
3/4" = 1'-0"

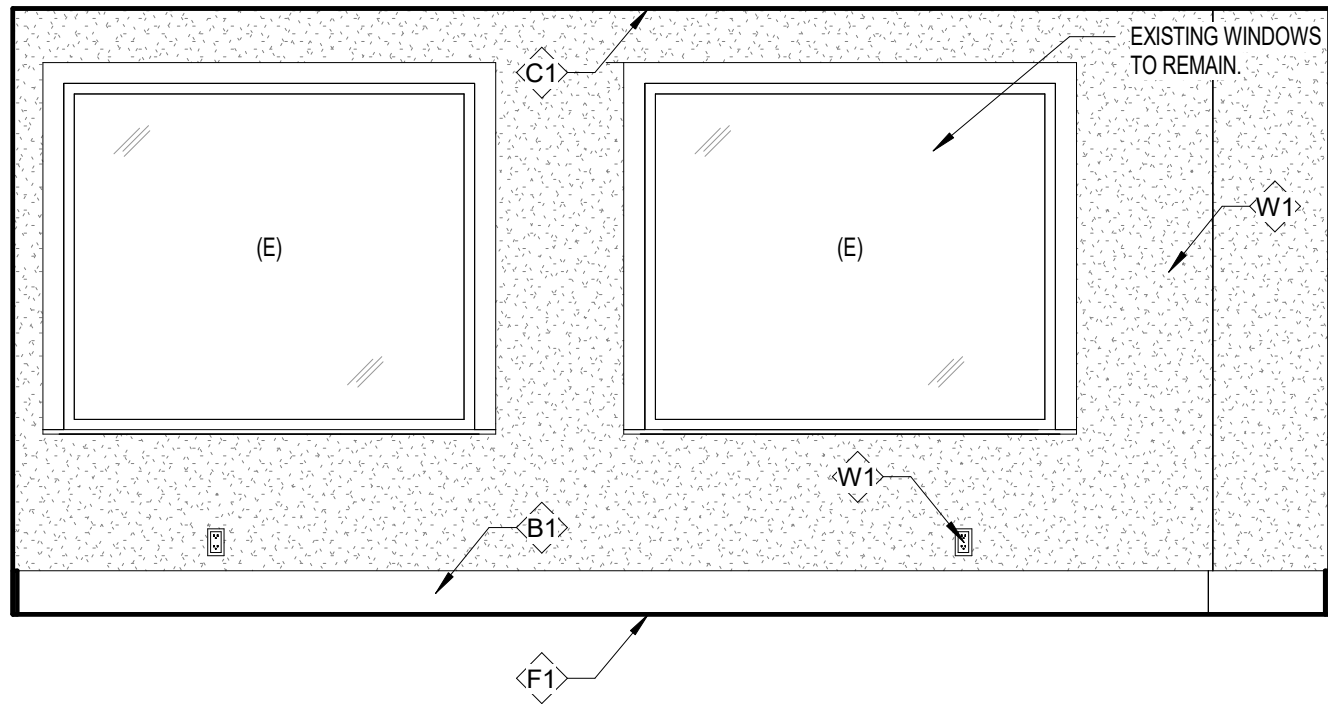


1  
A5.0  
CABINET BASE  
3" = 1'-0"

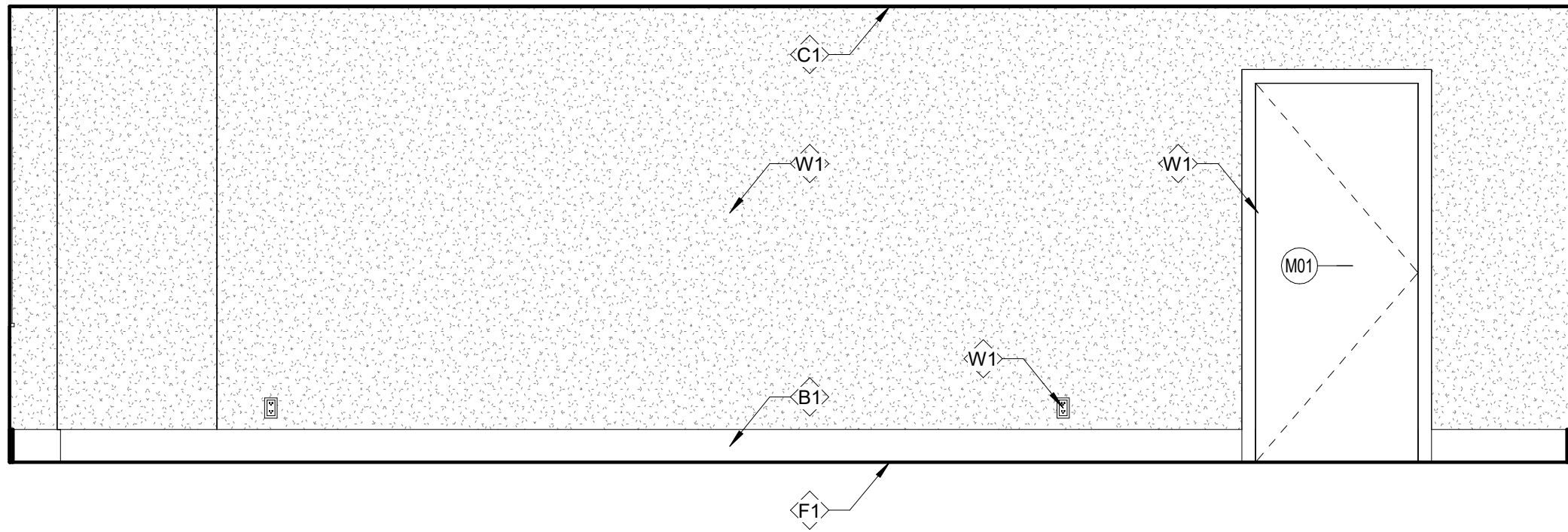


5  
A5.0  
PLATFORM WALL DETAIL  
3" = 1'-0"

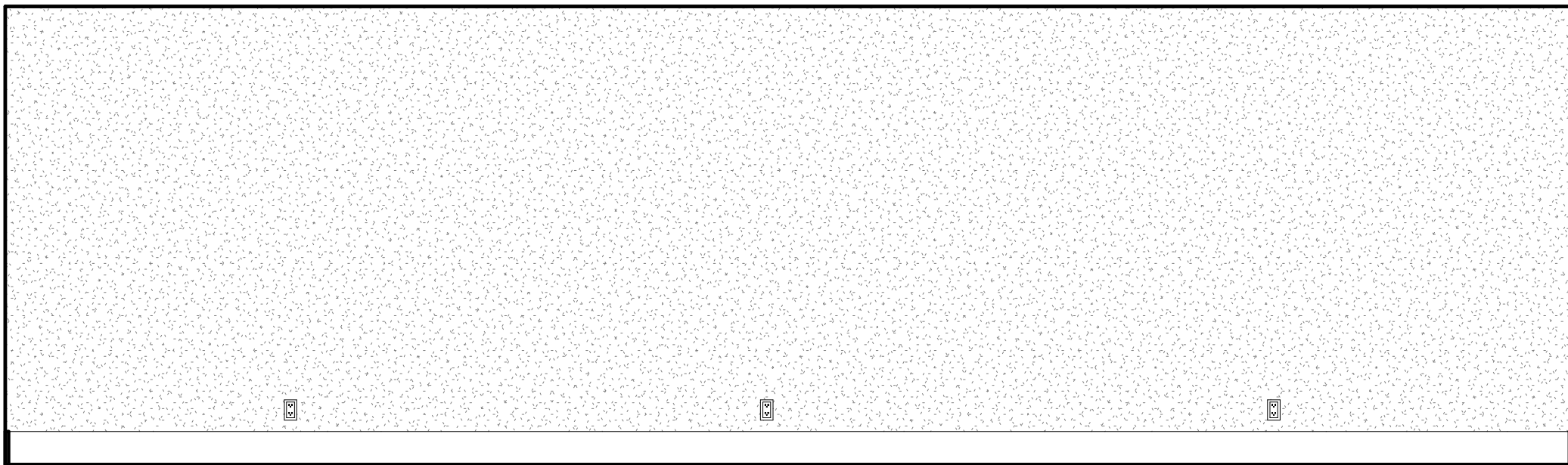




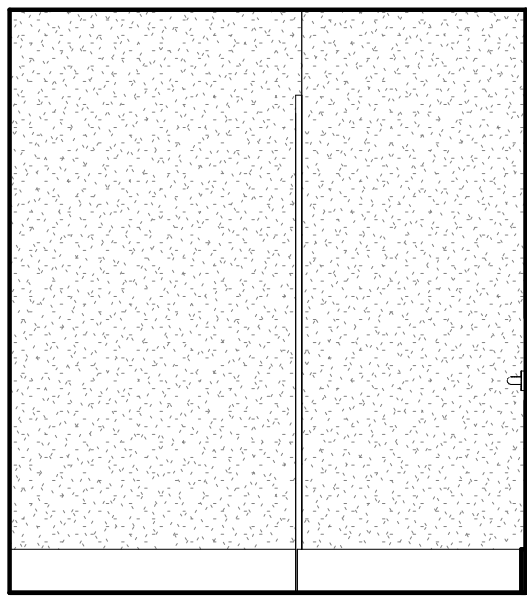
1 OFFICE 101 EAST  
3/8" = 1'-0"



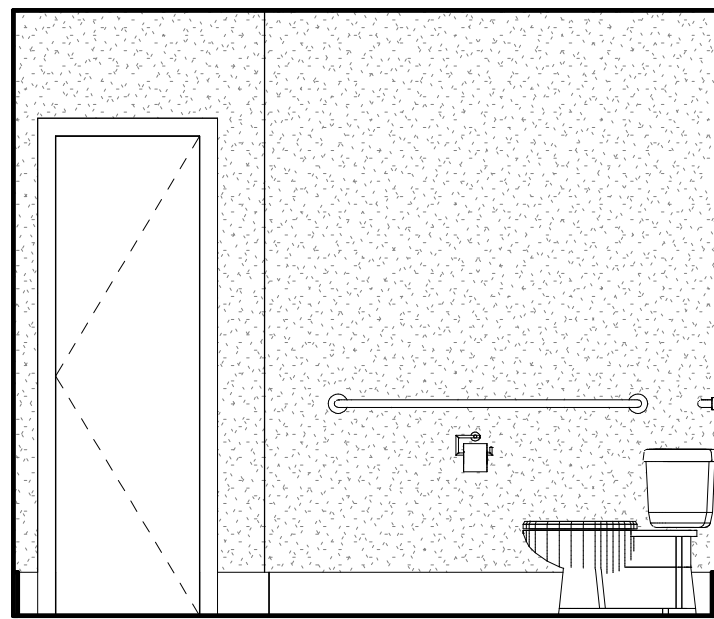
3 OFFICE 101 SOUTH  
3/8" = 1'-0"



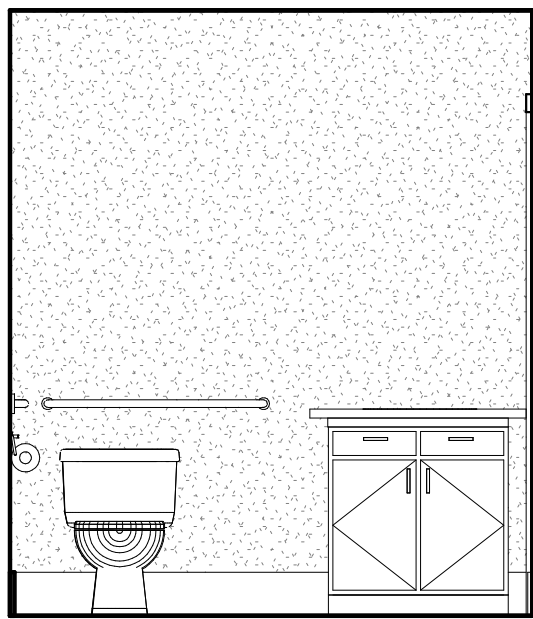
2 OFFICE 101 NORTH  
3/8" = 1'-0"



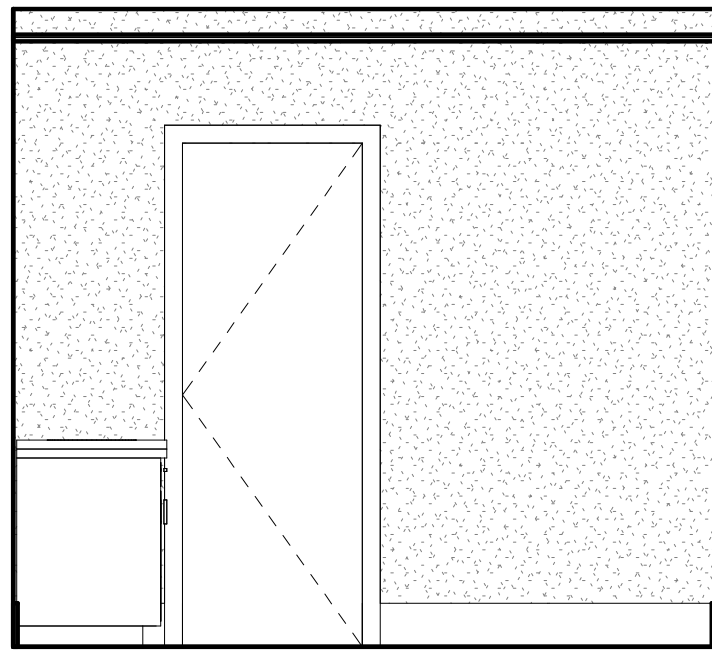
5 BR 107 SOUTH  
3/8" = 1'-0"



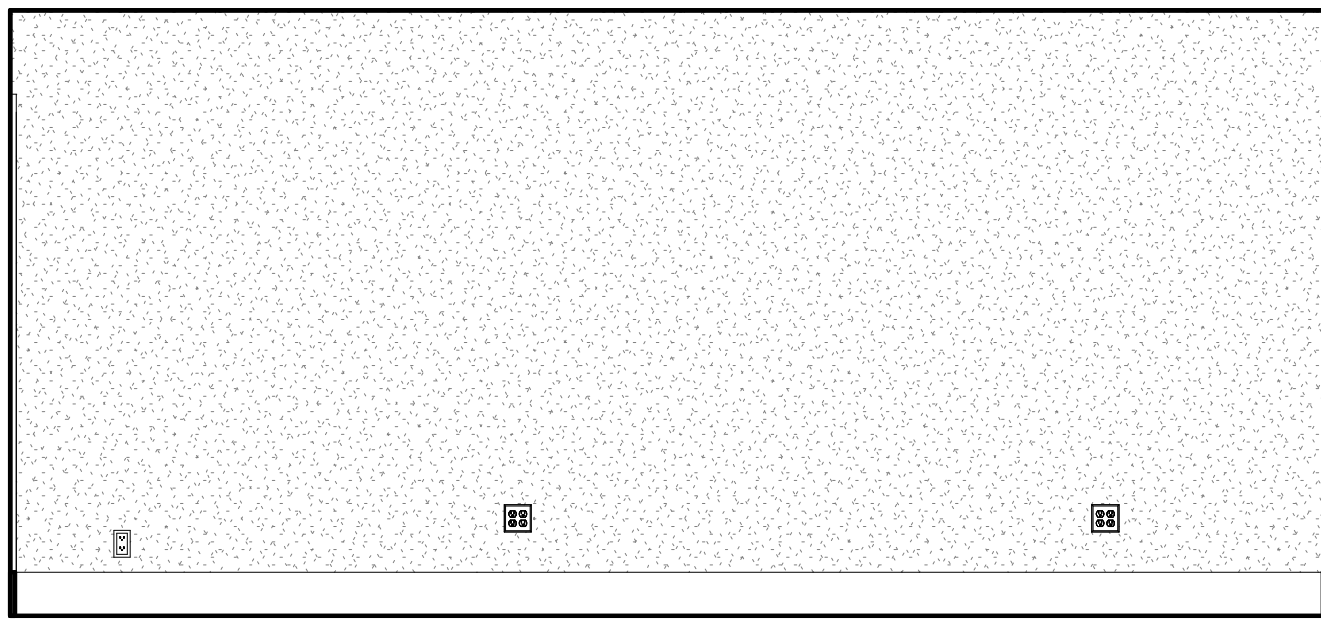
6 BR 107 WEST  
3/8" = 1'-0"



7 BR 107 NORTH  
3/8" = 1'-0"



8 BR 107 EAST  
3/8" = 1'-0"



4 OFFICE 101 WEST  
3/8" = 1'-0"

DOOR SCHEDULE					
DOOR #	TYPE	SIZE			COMMENTS
		WIDTH	HEIGHT	THICKNESS	
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"	0' - 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 TAPED & PRIMED w/ LEVEL 5 FINISH - PAINTED. FINAL SKIM COAT TO CREATE VERY LIGHT TEXTURE. SUBMIT 4'-0"x4'-0" SAMPLE BOARDS FOR ARCHITECT/OWNER APPROVAL PRIOR TO INSTALLATION.
W2	5/8" GYP. BOARD TAPED & PRIMED w/ TYPE 4 FINISH - LIGHT ORANGE PEEL - PAINTED. SUBMIT 4'-0"x4'-0" SAMPLE BOARDS FOR ARCHITECT/OWNER APPROVAL PRIOR TO INSTALLATION.

#### CEILING MATERIALS

C1	ARMSTRONG, PRELUDE CONCEALED 2'x2' CEILING GRID, WITH COMPATIBLE CEILING TILE WITH MIN 0.85 NRC AND MIN CAC OF 35. ALT #1 - PRELUDE ML 2'x4' CEILING GRID, WITH 15/16" EXPOSED TEE SYSTEM WITH COMPATIBLE CEILING TILE MIN 0.85 NRC AND MIN CAC OF 35.
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#### BASE MATERIALS

B1	WOOD BASE TO MATCH EXISTING
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#### 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 - JU;Y, 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.  
DOORS: 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 tennant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
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*sف		3758	1	0.811
Retail	0.000216*sف		3758	1	0.811
Office	0.000247*sف		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 Mitgation 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](#).