



# 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: September 28, 2021	REQUESTS:
Item #: P21-252	The applicant is submitting a request for a Basic Use Permit for renovation of retail space to office space for the property located at 1175 S Highway 89, legally known PT. SE1/4 SE1/4, SEC. 6, TWP. 40, RNG. 116 PIDN: 22-40-16-06-1-00-103
Planner: Katelyn Page	For questions, please call Katelyn Page at 733-0440, x1302 or email to the address shown below. Thank you.
Phone: 733-0440 ext. 1302	
Email: <a href="mailto:kpage@jacksonwy.gov">kpage@jacksonwy.gov</a>	
<b>Owner</b> 1175 Partners, LLC PO Box 3281 Jackson, WY 83001	
<b>Applicant</b> Vera Iconica Architecture PO Box 4793 Jackson, WY 83001	
<b>Please respond by:</b> <b>October 12, 2021 (Sufficiency)</b> <b>October 19, 2021 (with Comments)</b>	

**Applicant**

Vera Iconica Architecture  
PO Box 4793  
Jackson, WY 83001

The applicant is submitting a request for a Basic Use Permit for renovation of retail space to office space for the property located at 1175 S Highway 89, legally known PT. SE1/4 SE1/4, SEC. 6, TWP. 40, RNG. 116 PIDN: 22-40-16-06-1-00-103

For questions, please call Katelyn Page at 733-0440, x1302 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](mailto:alangley@jacksonwy.gov)



**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: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Lot, Subdivision: \_\_\_\_\_ PIDN: \_\_\_\_\_

**PROPERTY OWNER.**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**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](http://www.townofjackson.com/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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
Title

## LETTER OF AUTHORIZATION

1175 Partners, LLC , "Owner" whose address is: 1175 S. Highway 89

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

1175 Partners, LLC , as the owner of property

**more specifically legally described as:**

PT. SE1/4 SE1/4, SEC. 6, TWP. 40, RNG. 116

**(If too lengthy, attach description)**

**HEREBY AUTHORIZES** Vera Iconica Architecture (PO Box 4793, Jackson WY 83001, 307-201-1642) 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: Parsons

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

STATE OF NY

COUNTY OF *TETON* )  
ISS. )

The foregoing instrument was acknowledged before me by COLLEN VAUGHN this 20<sup>th</sup> day of July, 2021.

WITNESS my hand and official seal

Amy Jones  
(Notary Public)  
My commission expires:

(See D)





## PROJECT NARRATIVE

Project: Terrain  
Address: 1175 S Highway 89  
Jackson, WY 83001  
Date: September 24, 2021

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### **TERRAIN TENANT FIT-OUT:**

This project, located on the shared site of 1175 S Highway 89, will be a 1,752 sf interior renovation of a previous retail space to an office. The interior improvements will include a reception zone, two offices, a small conference room and support areas. The scope of this project will also include upgrading the unit to be ADA compliant, with bathroom improvements and the addition of an entry ramp. Minor exterior improvements include the ADA ramp, a canopy, signage and two new windows for the offices.

This project will be a conversion from a “Heavy service/Retail” use to a “Business” use. The housing mitigation is less than one unit, and will be paid as a fee-in-lieu.

There will be no increase in square footage as the building footprint will remain the same. No changes will be made to the setbacks or FAR. Due to minimal changes to the existing structure, according to the town's LDR's, there is no requirement to update parking, circulation or street landscaping on the site for building permit issuance. The existing parking surface for the entire property will be improved and organized to include 5 parking spaces (including one ADA space) as required by this tenant, as well as the required spaces from the neighboring tenant.

The building permit application has been submitted simultaneously to this BUP.



Excluded or not, the project drawings herein are instruments of professional service, shall remain property of Vera Iconica Architecture and its consultants, shall not to be used for marketing purposes, and shall not be reproduced without written consent for: the completion of this project by others, this project in a different location, additions to this project, or for other projects. No changes shall be made, except by Vera Iconica Architecture.

**TERRAIN**

1175 S Hwy 89  
Jackson, WY 83001

**V** **VERA ICONICA**  
ARCHITECTURE

**ARCHITECT:**  
Vera Iconica Architecture  
115 East Pearl Avenue  
PO Box 4793  
Jackson, WY 83001

**t:** 307-201-1642  
**e:** info@veraiconicaarchitecture.com

**CLIENT:**  
**Mekki Jaidi**  
PO Box 12526  
Jackson, WY 83002

**t:** (307) 690-4790  
**e:** mj@outpost.com

**DOCUMENTATION SETS**

**R1** 09/24/21 Permit Revision  
**CD** 08/20/21 Permit Set

**MARK** **DATE** **DESCRIPTION**

**PROJECT NO:** 2021-03  
**DRAWN BY:** RDHA **CHK'D BY:** VIA  
**COPYRIGHT** Vera Iconica Architecture



**SHEET TITLE**

**COVER SHEET**

**G0.0**

## PROJECT INFORMATION

### PROPERTY ADDRESS

1175 S Hwy 89  
Jackson, WY 83001

### LEGAL DESCRIPTION

PIDN: 22-40-16-06-1-00-103

### JURISDICTION

Town of Jackson, Wyoming

### CODE ANALYSIS

2018 International Residential Code and family of Codes, Town of Jackson Development Regulations. See Structural Drawings and Mechanical Drawings for more information.

Construction Type: Type II-B  
Use/Occupancy: B (business)  
Number of Stories: 1  
Square footage: 1,752 sf

### ZONING ANALYSIS

Zone: CR-3

### SITE DEVELOPMENT

N/A - Existing

### SITE TABULATION

N/A - Existing

### LANDSCAPING:

N/A - Existing

### SITE DEVELOPMENT SCHEDULE

N/A - Existing

### SITE TOPOGRAPHY

N/A - Existing

### SETBACKS

Highway 89/191

No work being done to existing building. Set backs to remain  
Primary street setback range  
Property line (min) 20' A  
Back of curb (min) 30' B  
Property line (max) 85' C  
Secondary street range (min-max) 10' - 85' D

### HEIGHT OF STRUCTURE:

N/A - Existing

### FIRE SPRINKLERS:

Sprinkler system not required, occupancy to remain the same.

### MECHANICAL SYSTEM:

Electric furnace & ERV, as designed by Mechanical Engineer. All mechanical work to be installed by Mechanical subcontractor licensed per the State of Wyoming and per Town of Jackson Land Development Regulations. Work is to conform with currently adopted family of International Codes and regulations.

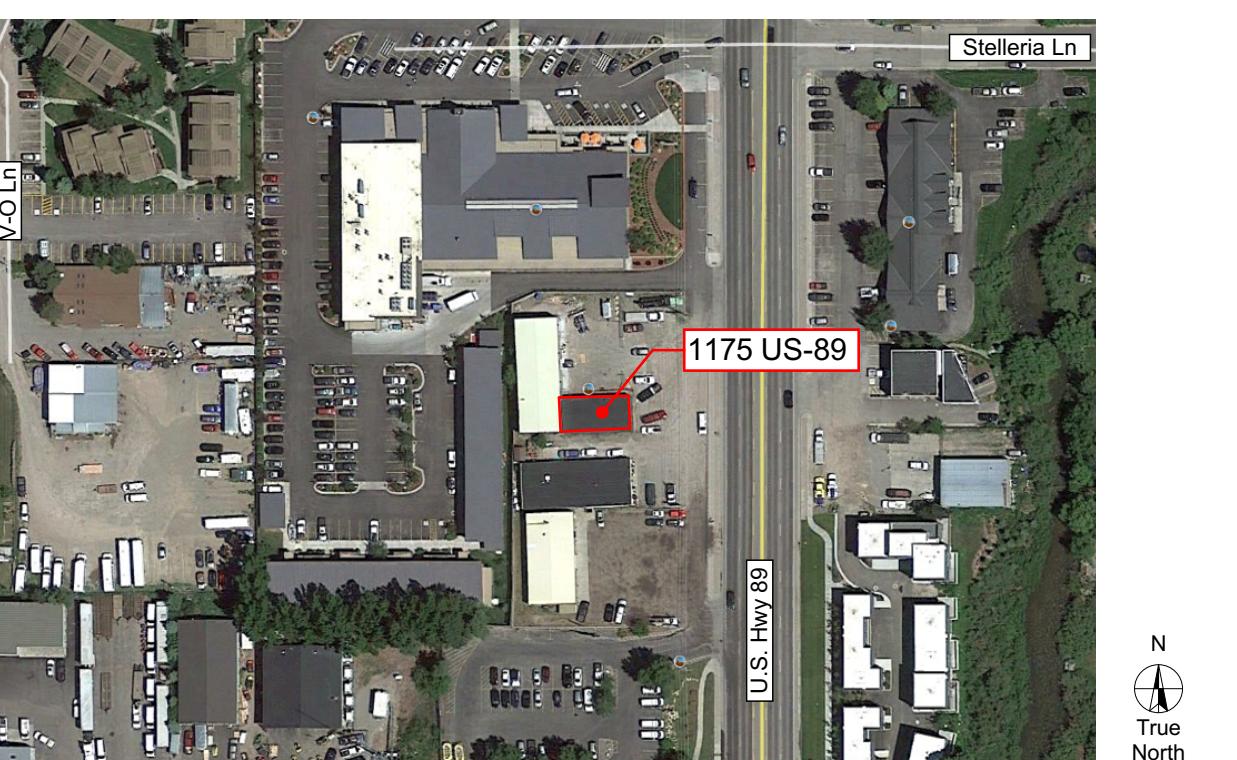
### ELECTRICAL SYSTEM:

Existing electrical services shall be 400 amps or less. All electrical work shall be installed by Electrical Subcontractor licensed within the State of Wyoming and per Town of Jackson Land Development Regulations. Work is to conform with currently adopted NEC requirements, currently adopted family of International Codes, and regulations.

### PLUMBING:

Designed by Mechanical Engineer. All plumbing work shall be installed by plumbing subcontractor licensed per the State of Wyoming and per Town of Jackson Land Development Regulations. Work is to conform with currently adopted family of International Codes and regulations.

## Vicinity Map



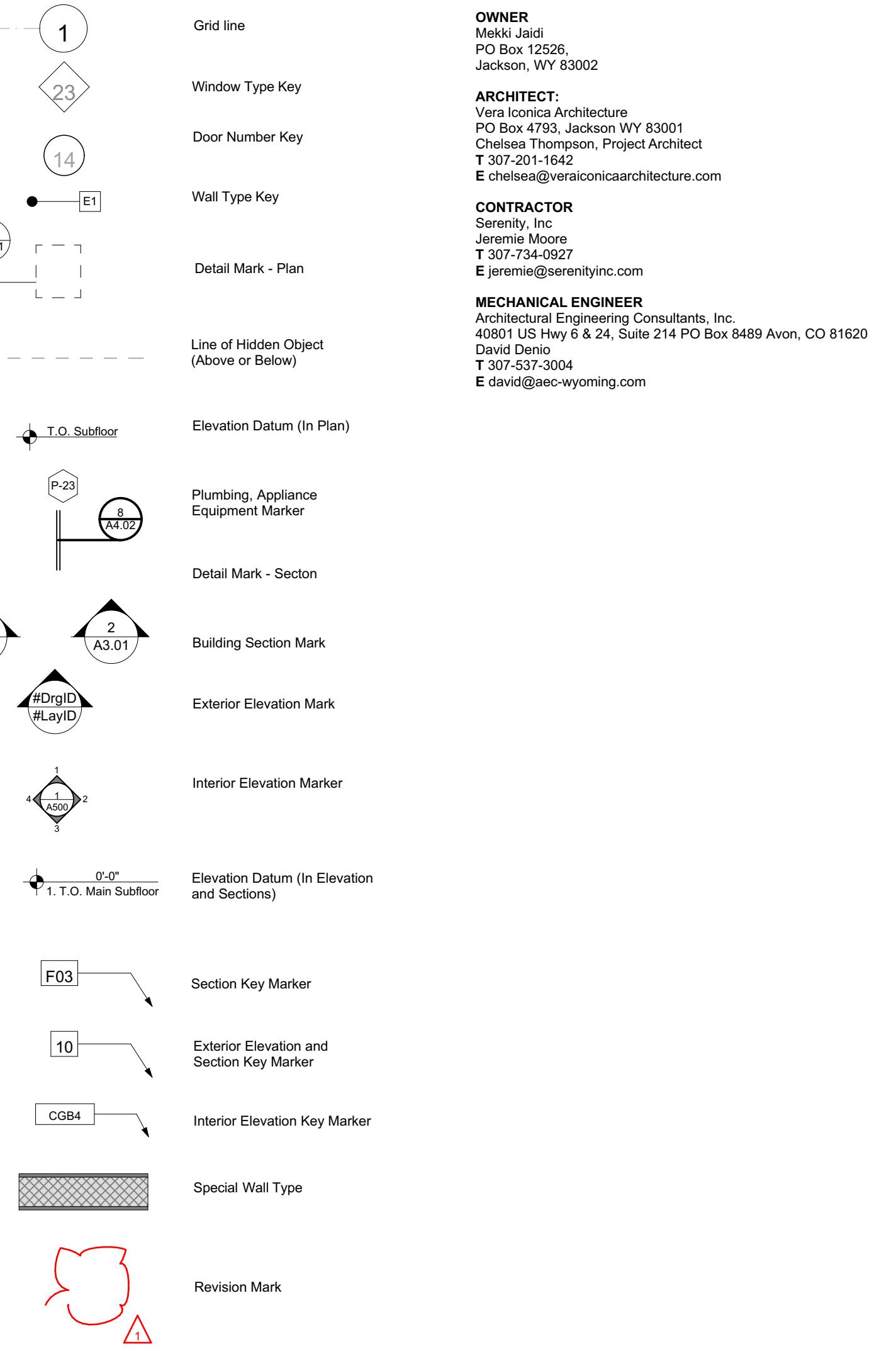
## GENERAL NOTES

- All work shall be completed in accordance with all applicable, currently adopted federal, state, and local codes and requirements to include, but not limited to, the applicable **Codes of the Town of Jackson and the Teton County Land Use Regulations**, the ICC's 2015 family of Codes including the International Building Code (IBC), International Fuel Gas Code (IFGC), International Energy Conservation Code 2014 National Electrical Code (NEC), and any other Authority Having Jurisdiction (AHJ). The General Contractor (GC) / Construction Manager (CM) / Subcontractor, or Trades Person shall notify the Architect (in written form) of any code violations or discrepancies, and seven days prior to bid openings. Failure to do so does not relieve the GC/CM of their responsibilities. All construction and installations shall be in conformance to these codes.
- The Owner shall obtain all required Building Permits and agency approvals. If the GC/CM obtains any permits or approvals, she shall provide the Owner with copies of permits, licenses, certifications, inspection reports, receipts for payment, and all similar documents. The GC/CM shall coordinate any required inspections by **Town of Jackson** and other Authorities Having Jurisdiction.
- The GC/CM shall obtain all temporary utilities as necessary for construction and temporary septic facilities, which shall be maintained on site for the duration of construction, and shall provide and maintain an on-site emergency water supply for fire control.
- The GC/CM shall control dust and noise during construction to the greatest extent possible. Public roads shall be maintained and remain free of mud or dust, equipment, and material.
- The GC/CM shall comply with the rules of the AHJs and with the directions of the Owner/Architect for use of the construction site facilities, use of premises, access to the site, trash removal, and the on-site burning of refuse. All construction debris is to be stockpiled neatly on site until proper and responsible disposal at the local landfill/transfer station, local recycling facilities, or donated for re-use. No debris is to be disposed in local waste collection sites.
- The GC/CM and all Subcontractors shall inspect the site before beginning work and identify any conflicts or inconsistencies between the Construction Documents and the existing conditions, dimensions, and details. **GIVEN DIMENSIONS TAKE PRIORITY**. Do not Scale Drawings. Contractor shall take extra caution and refer to Architectural, Structural, Mechanical, Electrical, and Plumbing drawings prior to construction. All drawings are Contract Documents. Notify the Architect of any discrepancies prior to bid. The GC/CM shall immediately notify the Architect of conditions which require deviation from constructing the work as indicated in the Construction Documents.
- The GC/CM shall submit all proposed substitutions in writing to the Architect/Owner for approval with samples, cost analysis, and sufficient information for evaluation. If a revision or substitution is made without the Architect's written approval that does not conform to the Construction Documents, it will relieve the Architect of any liability from the resulting aesthetic effect, subsequent failure, property damage, or personal injury.
- The GC/CM shall inform the Architect of any and all Owner requested changes or directives following Owner/GC/CM conversations. The GC/CM shall not proceed with Owner requested changes or directives without prior review from the Architect.
- The GC/CM shall arrange to accommodate "Not in Contract" work and shall request instructions from the Owner/Architect before proceeding.
- The GC/CM shall halt the work affected when notified of a proposed change and proceed only after receiving written instructions from the Owner/Architect.
- The GC/CM shall submit a detailed project schedule at the beginning of the project. Any significant changes which may alter the initial schedule shall be documented in a revised schedule.
- The presence of the Architect on the job site does not imply approval of any work. The GC/CM must call specific items to the attention of the Architect if she wishes to obtain the Architect's approval.
- The GC/CM shall provide storage for all building materials in accordance with manufacturers' recommendations, and shall adhere to manufacturers' recommendations and specifications in regard to the handling, storing, accumulating, installation, and bracing of all building materials and components. The GC/CM shall protect all newly installed materials, finishes, and assemblies from damage throughout construction. Wood products shall be kept dry before installation.
- All wall sheathing, roof decking/sheathing, and subfloor shall be APA-rated grade. Subfloor shall be T&G and not OSB. Roof decking/sheathing shall be rated Exposure Level 2/CDX and not OSB. Adhesive, stapling, nailing, and hold down specifications are to conform with the IBC/IRC. Contractor may substitute OSB for wall sheathing, taking care to orient as specified, only with the approval by the Structural Engineer and Architect. All dimensional framing lumber to be kiln dried no. 2 or better Douglas Fir, or as otherwise noted by Structural Engineer. See Structural Drawings for more information.
- For roof penetrations not shown or indicated for this project; insulate, seal and flash, and cover with roof jacks (storm collars) as necessary and recommended by the manufacturer.
- All water lines under slabs to be type K copper, and all penetrations in concrete shall be sleeved.
- The GC/CM to ensure the installation of Radon Mitigation assemblies per IBC/IRC.
- The U.F.E.R. ground, for new construction, shall be sized by the Electrical Engineer/Electrical Subcontractor and installed by the Concrete Subcontractor.
- The GC/CM shall determine that all specified appliances and equipment will fit through doorways and corridors before equipment is purchased or schedule the installation sequence to avoid conflicts.
- Contractor to ensure that all gypsum wall board is installed straight, plumb, flush and true. Shim gypsum wall board or straight studs as required to ensure flat appearance of finish wall and proper fit of all baseboard; other related trim, and glass shower door units.
- Painting Subcontractor to fill all trim nail holes, clean and flush at the surface before finishing trim.
- Except at interior elevations, and unless noted otherwise, all dimensions are given to face of rough framing, centerline of columns, center of window and door openings, or face of concrete walls. Interior elevation dimensions are given to face of final material; verify all dimensions in field. For remodel projects, verify all dimensions in field, accounting for sheathing thickness at existing construction.
- Top of subfloor is @ reference 4'-0". Typically, GC/CM is to take care to coordinate new finish floor materials to ensure one continuous and level finish floor height.
- The GC/CM and Subcontractors shall perform high quality, professional work. The work of each trade shall meet or exceed all quality standards published by that trade.
- Align all visible equipment (which includes but is not limited to: diffusers, outlets, lights, switches, smoke detectors, thermostats, fire protection, etc.) equally spaced or in a grid pattern. All equipment, fixtures, hardware, doors, etc. are to be centered in the opening or adjusted to align with structural framing as required. Architect prior to adding 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.
- The GC/CM 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 required of the trade based on information discussed (that was unforeseen by those present), the trade will bear these costs within their bid.
- Examination of the Bidding Contract**  
A) It is the responsibility of the GC/CM and each Bidder to thoroughly examine all of the Bidding Documents, and not later than seven days prior to the bid date, submit any written comments to the Architect for coordination 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, GC/CM shall include in his/her bid, labor, materials, and methods of construction resulting in higher costs. After bid, the Architect will issue a written addendum or correction. Compensation will be made on behalf of the GC/CM due to his/her failure to make the written requests as described and 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 compensation of the full intent and scope of the bidding contract.

## ABBREVIATIONS

(#)	# = A Quantity
@	At
AB	Anchor Bolt
AFF	Above Finished Floor
Arch, Archit	Architect, Architectural
Bldg	Building
BO	Bottom Of
BIB	Blown In Batt
Ceiling	Ceiling
CG	Corner Guard
CL	Center Line
CL, Clos	Close
CM	Construction Manager
CMU	Concrete Masonry Unit
Conc	Concrete
Deep	Deep
D, d	Douglas Fir
D-F	Douglas Fir - Larch
DFL, D-F-L	Dimension
Dim	Down
DN	Door
DR	Drawing
Dwg	Drawing
EC	Electrical (Sub)Contractor
Elec	Electrical
Elev	Elevation
Eng	Engineer, Engineering
Ent	Entry
Ext	Exterior
FD	Floor Drain
FEC	Fire Extinguisher Cabinet
FE	Fire Extinguisher - Wall Mount
FL, Fl	Floor
FND, Fnd	Foundation
FO	Face Of
GA	Gauge
GC	General Contractor (Construction Manager)
GWB	Gypsum Wall Board
HVAC	Heating Ventilation and Air Conditioning
H, h	High
HDR, Hdr	Header
HT, Ht	Height
IN, In	Inch, Inches
Info	Information
Insul	Insulation, Insulate
Int	Interior
Jan	Janitor
LT, Lt	Light
Larch	Landscape Architect
MAX, Max	Maximum
Manu	Manufacturer
MC	Moisture Barrier
Mech	Mechanical (Sub)Contractor
Mtg	Meeting
Necy	Necessary
NIC	Not In Contact
OC	On Center
OH	Over Head
OSB	Oriented Stand Board
PBO	Provided by Owner
PBOth	Provided by Others
PC	Painting (Sub)Contractor
PL, Plm	Plastic Laminate
PT	Plan
Pressure Treated	Pressure Treated
RCP	Reflected Ceiling Plan
RF	Reinforcing Bar (Steel)
RM, Rm	Room
SF	Square Feet
Sim, sim	Similar
Specs	Specifications
SW	Stem Wall
TBD	To Be Determined
Thru	Through
TJ, T-J, I-Joist	Truss-Joist MacMillan (Boise-Cascade International)
UNO	Top of
T&G	Tongue and Groove
VB	Unless Noted Otherwise
Vest	Vapor Barrier
Wd, Wd	Vestibule
Wind	Wind
Wt	Weight
W, w	Wide
w/	With

## SYMBOLS / MARKERS KEY



## PROJECT DIRECTORY

<b>OWNER</b>	Mekki Jadi PO Box 12526 Jackson, WY 83002
<b>ARCHITECT:</b>	Vera Iconica Architecture PO Box 4730 Cheyenne, Wyoming, Project Architect T 307-201-1642 E chelsea@veraiconicaarchitecture.com
<b>CONTRACTOR</b>	Serene Jeremie Moore T 307-734-0927 E jeremie@serenitvinc.com
<b>MECHANICAL ENGINEER</b>	Architectural Engineering Consultants, Inc. 40801 US Hwy 6 & 24, Suite 214 PO Box 8489 Avon, CO 81620 David Denic T 307-537-3004 E david@aec-wyoming.com

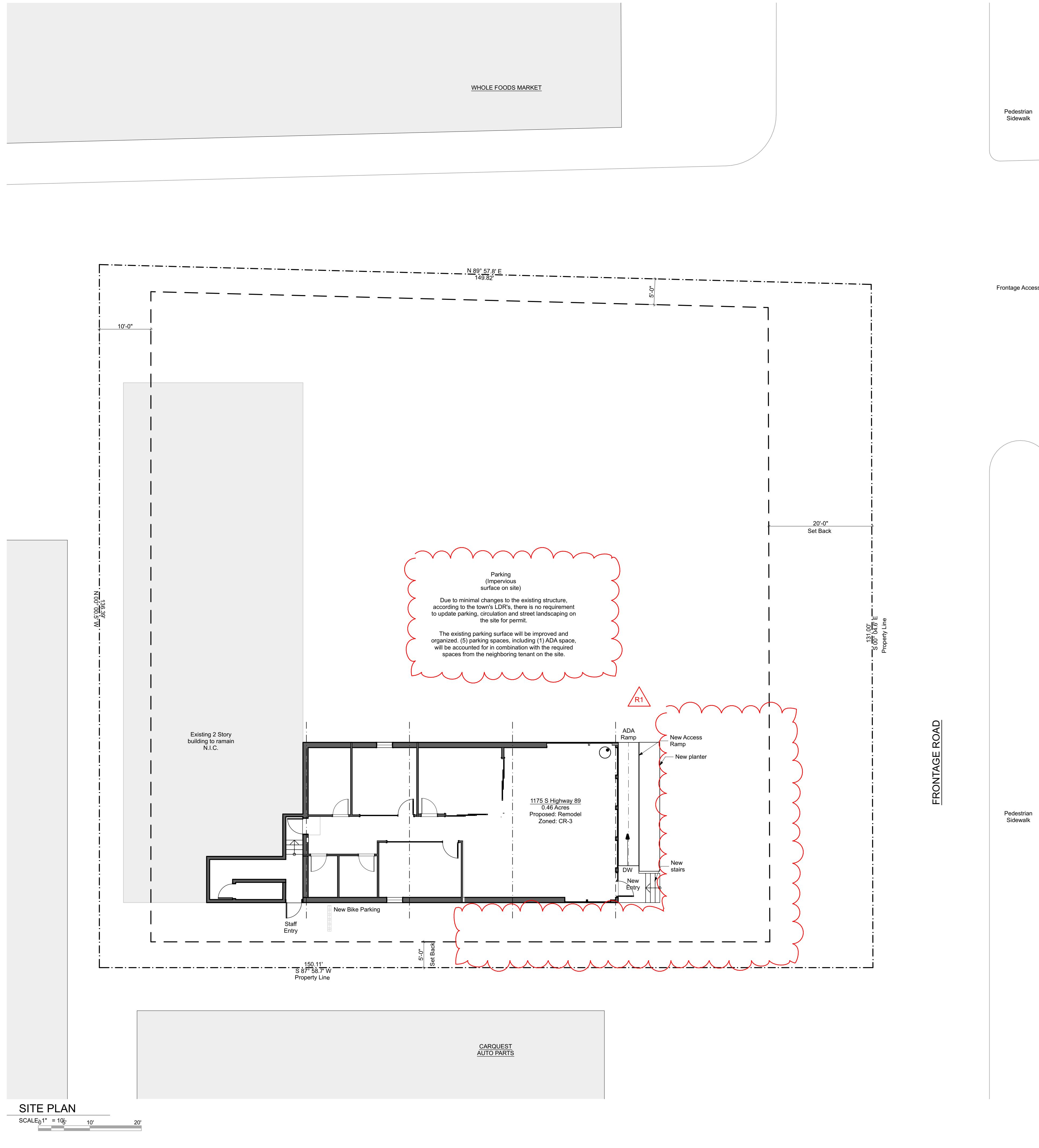
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1175 S Hwy 89  
Jackson, WY 83001

**VERA ICONICA**  
ARCHITECTURE  
ARCHITECT:  
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e: mj@outpost.com

DOCUMENTATION SETS		
CD	08/2021	Permit Set
MARK	DATE	DESCRIPTION
PROJECT NO: 2021-03		
DRAWN BY: RDHA CHKD BY: VIA		
COPYRIGHT Vera Iconica Architecture		
SHEET TITLE		
PROJECT INFORMATION & GENERAL NOTES		
G0.1		



## SITE SPECIFICATIONS

01. The GC/CM shall coordinate with the Architect for the final ramp and stairs and parking layout. Final building staking and all required surveying to be performed by Competent Surveyor at GC/CM's expense.
02. GC/CM shall notify Architect of any problems with existing soil conditions as they are encountered during the construction of this project (primarily during excavation).
03. GC/CM shall restore all existing landscaping which is damaged due to construction.
04. GC/CM shall coordinate and supervise trenching and installation of all utilities and services to and from building. GC/CM is responsible for trenching, installation, and back filling of each utility as applicable to project. Such coordination shall include GC/CM's reasonable efforts to combine as many different utilities in common trenches as practicalities and good practice permit. The GC/CM shall verify the location of all meters, cans, tanks, lines, etc. with the Architect.
05. All soil materials shall be compacted in 6" to 8" lifts and shall have 95% compaction unless otherwise noted, to prevent any settling of finish grade, walks, decks, drives, etc. Building and trench excavations are to be filled with clean material, void of construction debris, brush, and branches.
06. Removal of existing trees and bushes on site, and any other organic material cleared for purposes of construction, is the GC/CM's responsibility. GC/CM shall obtain Owner's approval before removing trees, bushes, or any other existing vegetation.
07. All excavated fill and demolition debris is to be stockpiled on site in the construction staging area only.
08. No excavated material is to be removed from the site until authorized by Architect. Stockpile ALL site top soil on site. REMOVE NO TOPSOIL FROM SITE. Existing and stripped topsoil is property of Owner and is to be used for on-site landscape and reclamation only.
09. All disturbed soil shall be finish graded and machine raked to achieve a uniform surface. This finish grade shall be free of rock and debris greater than 3/4" diameter, twigs, sticks, and other non-soil material and shall slope to drain away from house/ building.
11. All worker vehicles shall be parked on site.

## EXTERIOR LIGHT FIXTURE NOTES

01. Exterior light fixture shall be provided @ each exterior door.
02. See Exterior Elevations for mounting heights (from T.O. Subfloor)
03. Fixtures shall be down lighting
04. Exterior light fixtures shall comply with Section 5.3.1. of the Teton Cou

## PARKING CALCULATION:

LDR 2.2.13.C2:  
2.47 parking spaces /1,000 SF = 1752 \* .0024 = 4.33 = **5 total spaces**  
1 bike rack / 10 vehicles = **1 bike rack**  
ADA:  
1 ADA space / 25 Parking spaces = **1 ADA space**

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1175 S Hwy 89  
Jackson , WY 83001

ARCHITECT:  
Vera Iconica Architecture  
15 East Pearl Avenue  
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info@veraiconicaarchitecture.com

t: (307) 690-4790  
e: mj@outpost.com

DOCUMENTATION SETS		
MARK	DATE	DESCRIPTION
	09/24/21	<i>Permit Revision</i>
CD	08/20/21	<i>Permit Set</i>

PROJECT NO: 2021-03  
DRAWN BY: RDHA      CHK'D BY: V/A  
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The Wyoming state seal is a circular emblem. The outer ring contains the words "THE GREAT SEAL OF THE STATE OF WYOMING". The inner circle features a central shield with a plow, a sheaf of wheat, and a pickaxe, surrounded by a border of 14 stars.

## SHEET TITLE

## SITE PLAN

AS1-1

# INTRODUCTION

PLUMBING FIXTURES SCHEDULE							
ID	Type	Description	Make	Model	Finish	Flow Rate	Notes
P-01	Sink, ADA	Soho Wall-Mount Bathroom Sink	Kohler	K-2084	White		Include K8998 P-Trap
P-02	Toilet, ADA	Highline Classic Comfort Height	Kohler	K-3519	White	1.0 gpf	Two-piece elongated
P-03	Mop Sink	24 x 21 in Mop Sink	Eagle Group	F1916-12	Stainless Steel		Include Service Faucet #312690, Rear 16" Right and Rear Splash Kits # 503096
P-04	Drinking Fountain, ADA	ezH2O Bottle Filling Station & Integral Soft Sides Fountain, Filtered	Elkay	Model LZWS-EDFP217K	Stainless Steel		TBD

PLUMBING FITTINGS SCHEDULE						
ID	Type	Description	Make	Model	Finish	Flow Rate
P-05	Faucet, ADA	Honesty® single-handle bathroom sink faucet	Kohler	K-99760-4N	Matte Black	1.2 gpm (4.5 lpm) maximum flow rate at 60 psi (4.14 bar) *Low-flow aerator option available.

ACCESSORIES SCHEDULE						
ID	Type	Description	Make	Model	Finish	Notes
P-06	Toilet Paper Holder	Draft® Pivoting toilet paper holder	Kohler	K-31750	Matte Black	
P-07	Round Mirror	Sobb Round Vanity Mirror	Signature Hardware	949497	Gold Gilding edge	
P-08	18" Grab Bar	Square	Kohler	K-23294	Matte Black	
P-09	36" Grab Bar	Square	Kohler	K-23296	Matte Black	
P-10	42" Grab Bar	Square	Kohler	K-23297	Matte Black	
P-11	Wall Mount Hook Rack	Modern Row of Hooks	Pottery Barn	5 Rows	Black	

### FLOOR PLAN NOTES

1. Landscaping to be provided by owner.
2. Furniture is shown for design and planning purposes, and is not included in contract, (NIC)
3. UFER Ground Per N.E.C 250.50 (c) to be sized by electrical subcontractor.

### ASSEMBLY KEY NOTES

**W01 WOOD STUD-GWB WALL ASSEMBLY**  
Interior wall, 5/8" gypsum wall boards (GWB) each side over 2x4 wood stud framing at 16" OC. Insulate with non-combustible fiberglass sound batt insulation. GWB finished, primed and painted.

**W01b WOOD STUD-GWB WALL ASSEMBLY**  
Interior wall, 5/8" gypsum wall boards (GWB) each side over 2x6 wood stud framing at 16" OC. Insulate with non-combustible fiberglass sound batt insulation. GWB finished, primed and painted. See drawings for Rated Assemblies location.

**W02 GLASS WALL ASSEMBLY**  
TBD

**W03 METAL STUD-GWB WALL ASSEMBLY**  
Exterior wall, metal with non-combustible fiberglass sound batt insulation per Building Core & Shell specifications. 5/8" gypsum wall board interior side only, and as necessary, over metal stud framing. GWB finished, primed and painted. See drawings for Rated Assemblies location.

**F01 FLOOR ASSEMBLY**  
Engineered wood flooring over concrete subfloor.

**F02 TILE FLOOR**  
5/8" Porcelain tile over subfloor.

**F03 CONCRETE STAIRS AND RAMP**  
Exterior concrete, slip resistant finish, sealed.

**C01 WOOD CEILING ASSEMBLY**  
3/4" suspended wood slot ceiling

**C02 CEILING**  
Structural 2x8 framing 24" OC, with 5/8" GWB on underside and 1/2" PureBond interior formaldehyde-free plywood on the top side. Insulate with non-combustible fiberglass sound batt insulation. GWB finished, primed, and painted. Plywood un-finished.

1. See Interior Finishes Schedule for more information.
2. All interior well framed walls and ceilings to have fiberglass sound batt.
3. See details for stair and ramp information.
4. Radon mitigation ventilation pipes to vent through the roof, typ. Refer to IRC Appendix F for all requirements.

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## TERRAIN

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### DOCUMENTATION SETS

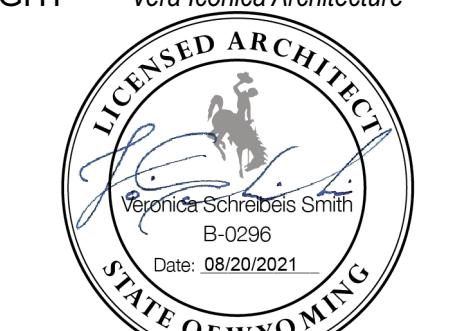
R1 09/24/21 Permit Revision  
CD 08/20/21 Permit Set

MARK DATE DESCRIPTION

PROJECT NO: 2021-03

DRAWN BY: RDHA CHKD BY: VIA

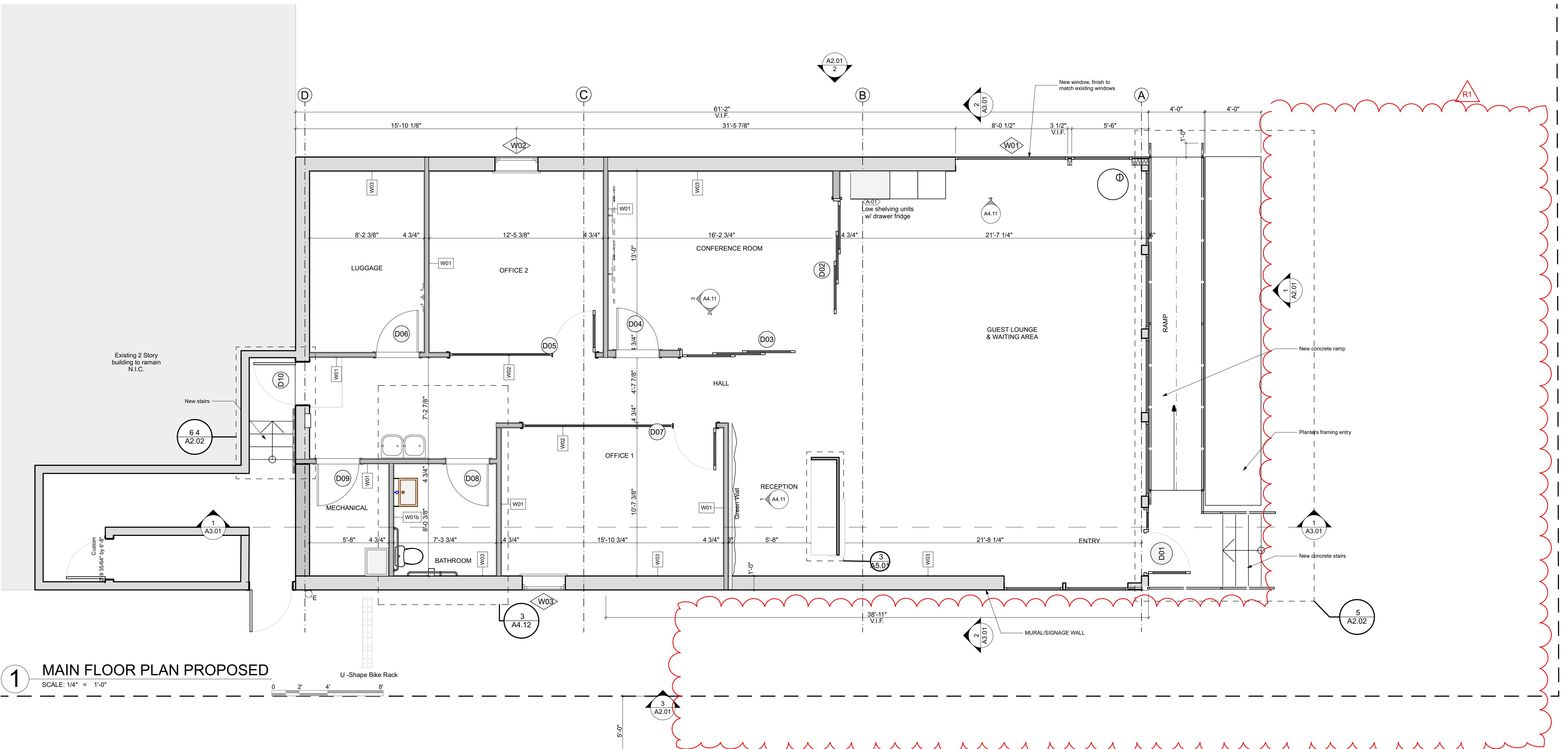
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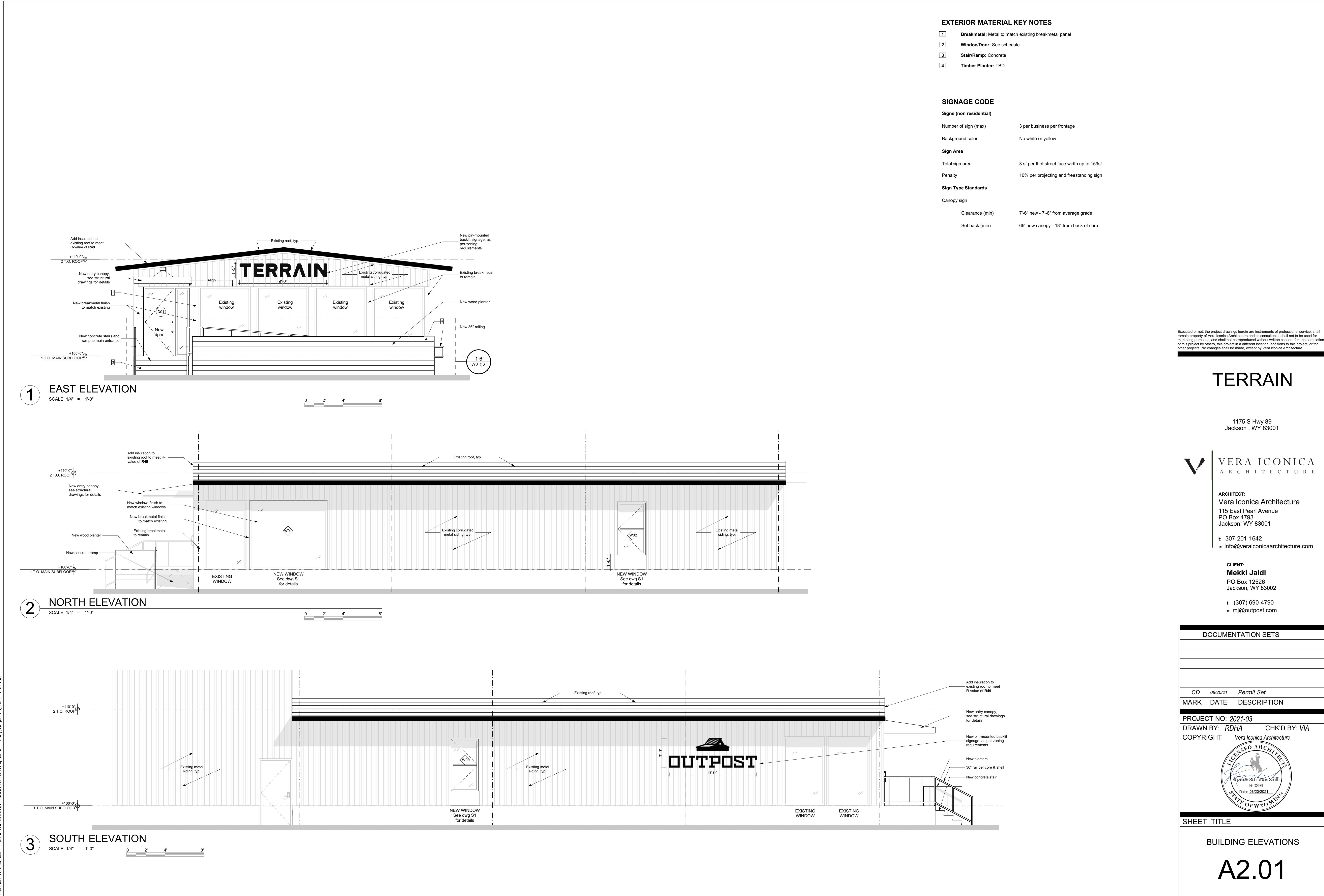


### SHEET TITLE

MAIN FLOOR PLAN

A1.0







## **Jackson/Teton County Affordable Housing Checklist - Housing Mitigation Plan**

**(LDR Division 6.3.6)**

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

### **Applicability (LDR 6.3.6.A.3.a)**

1. Does your development qualify for an exemption from a housing mitigation requirement? Yes  No   
If yes, explain and refer to the proper LDR \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. Are there credits associated with your development? Yes  No   
If yes, explain where the existing credits came from, provide the calculation, and refer to the proper LDR. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

3. Does your development require or are you otherwise requesting approval of an Independent Calculation (LDR section 6.3.3.B)? Yes  No

If yes, provide the calculation according to 6.3.3.B.2 along with impact analysis, verifiable local information, industry specific rather than business specific data, etc. The Planning Department is available to help with this calculation prior to submittal of your application. Attach as a separate sheet.

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

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

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

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

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

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

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

I have attached a draft of the Standard Restrictions for each unit.

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

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

#### Method for Providing Required Housing (LDR 6.3.5):

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

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

I have attached a detailed explanation of my proposed method of providing Required Housing.  
**Addressed in narrative: Amount is less than one unit, to be paid fee-in-lieu**

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

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

# 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
Heavy Retail/Service	0.000123*sf		1752	1	0.215

Existing Workforce Housing Credit 0.215

### Step 3: Proposed Development

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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Office	0.000247*sf	0	1752	1	0.432

Affordable Workforce Housing Required: 0.217 units Fee-in-Lieu Amount: \$ 58,989.47

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](#).