



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
- ☐ Housing Department

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: October 21, 2021 | REQUESTS: The applicant is submitting a request for a Grading Pre-Application for the property located at 1022 Gregory Lane, legally known as PT. NE1/4 NE1/4, SEC. 6, TWP. 40, RNG. 116, PIDN: 22-40-16-06-1-00-029 For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you. |
| Item #: P21-272 | |
| Planner: Katelyn Page | |
| Phone: 733-0440 ext. 1302 | |
| Email: kpage@jacksonwy.gov | |
| Owner: Alicia Brieger PO Box 13757 Jackson, WY 83002 Applicant: Mitch Blake PO Box 10399 Jackson, WY 83002 | |
| Please respond by: October 29, 2021 (with Comments) | |

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



PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

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

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

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

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

_____ Physical Development Permit
_____ Use Permit
_____ Development Option or Subdivision Permit
_____ Interpretations of the LDRs
_____ Amendments to the LDRs
_____ Relief from the LDRs
_____ Environmental Analysis

This pre-application conference is:

_____ Required
_____ Optional
_____ For an Environmental Analysis
_____ For grading

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to planning@jacksonwy.gov) of the submittal packet.

Have you attached the following?

_____ **Application Fee.** Go to www.townofjackson.com/204/Pre-Application.com 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>.

_____ **Narrative Project Description.** Please attach a short narrative description of the project that addresses:

_____ Existing property conditions (buildings, uses, natural resources, etc)
_____ Character and magnitude of proposed physical development or use
_____ Intended development options or subdivision proposal (if applicable)
_____ Proposed amendments to the LDRs (if applicable)

_____ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:

_____ Property boundaries
_____ Existing and proposed physical development and the location of any uses not requiring physical development
_____ Proposed parcel or lot lines (if applicable)
_____ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

_____ **Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

_____ **Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application 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 Owner or Authorized Applicant/Agent

Date

Name Printed

Title



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date: 10.21.2021

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

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

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

Address of Premises: 1022 Gregory Lane

Legal Description: Parcel 22-40-16-06-1-00-029

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Mitch Blake, Ward + Blake Architects

Mailing address of Applicant/agent: P.O. Box 10399, Jackson, WY 83002

Email address of Applicant/agent: mitchblake@wardblake.com

Phone Number of Applicant/agent: 307-733-6867

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

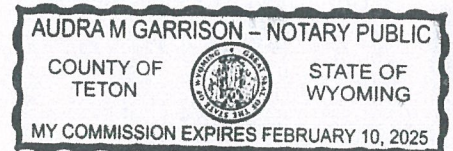
- ☐ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☐ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
- ☒ Demolition Permit ☒ Other (describe) Pre-Application Conference, Basic Use Permit, Design Review Committee and any other applications or permits required for 1022 Gregory Lane.

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.

Property Owner Signature

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

STATE OF Wyoming)
) SS.
COUNTY OF Teton)



The foregoing instrument was acknowledged before me by Alicia Brieger this 21
day of October, 2021. WITNESS my hand and official seal.

Audra M Garrison
Notary Public

My commission expires: 02.10.2025

Brieger – Unprocessed Kitchen

1022 Gregory Lane



Narrative:

The existing property is 0.15 Acres (6,500.04 s.f.) and has an old Pan Abode kit Cabin on the south end of the property. There is also temporary shed building on skids and an old abandoned well with a 4'-0" x 4'-0" x 3'-0" tall CMU structure around the well. The site requires a 20'-0" setback on the front and 10'-0" setbacks on the back and side property lines. There is existing water, sewer, power, gas, and cable/phone utilities at the site. The site is very flat and the property gets narrower at the north end to create a triangular shaped lot. The site is in the Business Park Zone and borders the CR-3 Commercial Residential Zone on the east and north. Dusty Acres Road dead ends at the north end of the property. There are a few trees on the south end of the property (none of which will be removed).

The neighborhood is a mixture of industrial buildings and apartments. There is a lot of parked equipment and industrial type junk on the properties directly to the east and south east of this site.

The Owner would like to keep the existing cabin on the property, remove the temporary shed building, demolish the abandoned well structure, and build a new Commercial Kitchen (Light Industrial) on the north end of the site. The Commercial Kitchen supports a business that provides catering services, pre-packaged healthy meals, and private cooking for individuals.

Because the site is small, it is necessary to build as close to the setbacks as possible in order to get enough space to support the needs of the Kitchen. In addition, it is necessary to stay a minimum of 10'-0" away from the existing cabin which further limits the space available for the project.

We would like to create new utility connections for the Kitchen Building and keep it separated from the utilities of the existing house. Our site plan indicates these connections.

The size of the site and nature of this project creates limited parking access. We are proposing 9'-0" wide by 20'-0" deep parking spaces that back into the private road along the west property line. We have provided 2 parking spaces for the Cabin and 2 parking spaces for the Kitchen. Our curb cut is less than 40% of the length of the west property line.

Site Area = 6,500 s.f.

FAR

| | |
|----------------------|--|
| Existing House | 758 s.f. |
| New Kitchen Building | <u>672 s.f.</u> |
| | 1,430 s.f. = 0.22 Max. Allowed 0.41 |

| | |
|-------------------|----------|
| Parking and Walks | 949 s.f. |
| Paved S.W. Corner | 116 s.f. |

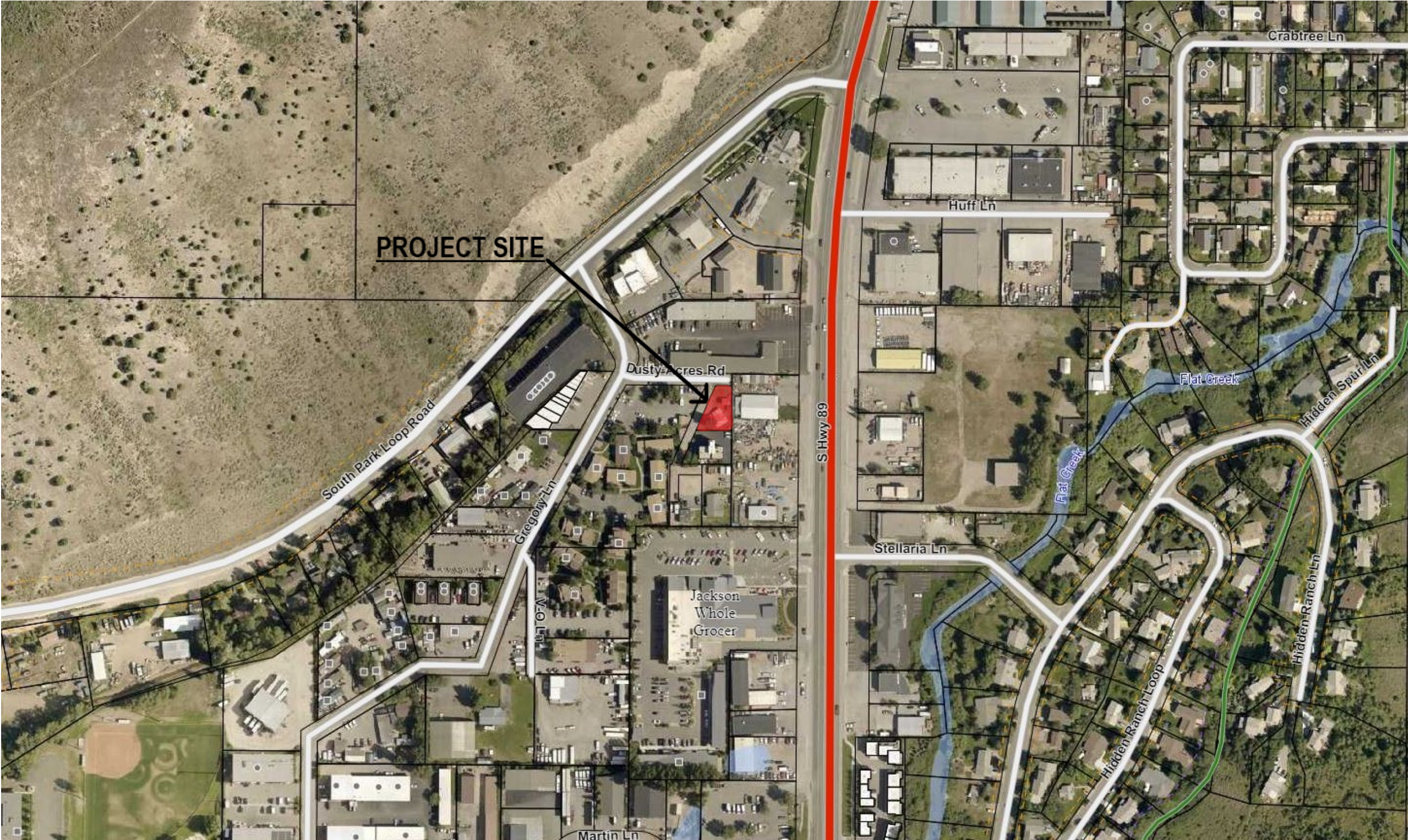
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|------------|---|-------------------|
| <u>LSR</u> | (6500 S.F. – 2488 S.F.) = 4,005 s.f. = 0.61 | Min. Allowed 0.15 |
|------------|---|-------------------|

| | |
|----------------|------------|
| Maximum Height | 15'-5 1/2" |
|----------------|------------|

| GENERAL NOTES |
|--|
| 1) THIS PROJECT SHALL COMPLY WITH THE CURRENT VERSION OF THE INTERNATIONAL RESIDENTIAL CODE AND / OR THE INTERNATIONAL BUILDING CODE, THE CURRENT VERSION OF THE TOWN OR COUNTY COMPREHENSIVE PLAN, AND SUBORDINATE ORDINANCES. 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 AND 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. |

| 2015 INTERNATIONAL RESIDENTIAL CODE NOTES |
|--|
| THE BUILDING SHALL CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE 2015 INTERNATIONAL BUILDING CODE (WHEN APPLICABLE). THE GENERAL CONTRACTOR SHALL VERIFY THE BUILDING CONSTRUCTION CONFORMS TO CODE. IN PARTICULAR, THE FOLLOWING ITEMS SHALL CONFORM TO THE REFERRED SECTION OF THE CODE. |
| 1) ALL OUTDOOR INTAKE & EXHAUST OPENINGS SHALL CONFORM TO SECTION R303.5 2) ALL STAIRWAY (INTERIOR & EXTERIOR) ILLUMINATION SHALL CONFORM TO SECTION R303.7-R303.8 3) ALL GLAZING SHALL CONFORM TO SECTION R308 4) ALL BASEMENT (WITH HABITABLE SPACE) & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE & RESCUE OPENING CONFORMING TO SECTION R310 5) ALL STAIR RISER SHALL NOT EXCEED 7 3/4" AND ALL TREADS SHALL NOT BE LESS THAN 10" -REFER TO SECTION R311.7 FOR ALL STAIRWAY REQ'MENTS. 6) ALL HANDRAILS SHALL CONFORM TO SECTION R311.7.8 7) ALL GUARDS (GUARD RAILS) SHALL BE MIN. 36" REFER TO SECTIONS R312 8) SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: - IN EACH SLEEPING ROOM - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, BUT NOT INCLUDING CRAWL SPACES & UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH LEVELS & NO AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJ. LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN 1 FULL STORY BELOW UPPER. - ALL ALARMS SHALL BE INTERCONNECTED (WHEN ONE ALARMS THEY ALL ALARM) AND HARD WIRED, REFER TO SECTION R314. 9) ALL FOAM PLASTIC AND ALL INSULATION SHALL CONFORM TO SECTIONS R316. REFER AND CONFORM TO APPENDIX F FOR RADON CONTROL METHODS AND REQUIREMENTS |

| SITE SPECIFICATIONS |
|---|
| 1) FINAL BUILDING STAKING AND ALL REQUIRED SURVEYING TO BE PERFORMED BY COMPETENT SURVEYOR AT CONTRACTOR'S EXPENSE. |
| 2) CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY PROBLEMS WITH EXISTING SOIL CONDITIONS AS MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF THIS PROJECT (PRIMARYLY DURING EXCAVATION). |
| 3) CONTRACTOR SHALL RESTORE ALL EXISTING LANDSCAPING WHICH IS DAMAGED DUE TO CONSTRUCTION. |
| 4) CONTRACTOR SHALL COORDINATE AND SUPERVISE TRENCHING AND INSTALLATION OF ALL UTILITIES AND SERVICES TO AND FROM BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, INSTALLATION, AND BACK FILLING OF EACH UTILITY AS APPLICABLE TO PROJECT. SUCH COORDINATION SHALL INCLUDE GENERAL CONTRACTOR'S REASONABLE EFFORTS TO COMBINE AS MANY DIFFERENT UTILITIES IN COMMON TRENCHES AS PRACTICALITIES AND GOOD PRACTICE PERMIT. |
| 5) EXCAVATION SHALL REVIEW & COMPLY TO ALL REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY ENGINEER |
| 6) REMOVAL OF EXISTING TREES & BUSHES ON SITE, AND ANY OTHER ORGANIC MATERIAL CLEARED FOR PURPOSES OF CONSTRUCTION, IS THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL GET OWNER'S APPROVAL BEFORE REMOVING TREES, BUSHES OR ANY OTHER VEGETATION. |
| 7) ALL EXCAVATED FILL AND DEMOLITION DEBRIS IS TO BE STOCKPILED IN THE CONSTRUCTION STAGING AREA ONLY. |



VICINITY MAP

| CONSTRUCTION OBSERVATION SITE VISITS |
|---|
| It shall be the responsibility of the Applicant, to request a site visit a minimum of seventytwo(72) hours prior to the time in which the site visit is required. The Applicant, or its Contractor, must be present at the time scheduled for the site visit. If the Applicant or Contractor fails to attend the site visit, at the option of the Committee representative, the site visit may be rescheduled. The Committee shall not be held responsible for any delay or damage incurred as a result of insufficient notice of site visit requirements, extraordinary circumstances or rescheduling due to failure of the owner or contractor to attend. For new construction projects the following site visits must be scheduled with the Committee: |
| 1. First Site Visit: Shall be conducted after the construction survey has indicated property lines, setback lines, utility easements, utility lines, driveway location, building corners, retaining walls and protected vegetation. Trees to be removed should be clearly marked with ribbon. This site visit must be completed prior to start of construction, but after the installation of silt fence, construction fence and other erosion control measures. |
| 2. Second Site Visit: Shall be conducted after contractor receives the Certificate of Placement from the surveyor. A copy of this document shall be provided to the Committee. |
| 3. Third Site Visit: Shall be conducted when all rough framing is completed. All framed openings, roof sheathing, and foundation work shall have been completed. |
| 4. Fourth Site Visit: Shall be conducted when the Applicant provides a permanent Certificate of Occupancy, all work is completed pertaining to external appearance including painting, roofing, line grading, landscaping/reclamation and clean-up of the entire site. |
| For remodels and additions the following site visits must be scheduled with the Committee: |
| 1. First Site Visit: Shall be conducted after all changes have been laid out clearly indicating their proposed location. |
| 2. Second Site Visit: Shall be conducted after all work is complete and site has been cleaned up. |

BRIEGER - UNPROCESSED KITCHEN

| | |
|--------------------------------|--------------------------------------|
| ZONING DISTRICT | BUSINESS PARK |
| BUILDING OCCUPANCY/ USE | BUSINESS GROUP B/ COMMERCIAL KITCHEN |
| LOT AREA | 6,500 SQ. FT. - 0.15 AC. |
| TYPE | SINGLE-FAMILY RES. |
| TYPE OF CONSTRUCTION | TYPE VB |
| FIRE SPRINKLER | AT COMMERCIAL HOOD ONLY |
| EXISTING NO. OF STORIES | 1 STORY |
| PROPOSED NO. OF STORIES | 1 STORY |
| ALLOWABLE BUILDING HEIGHT | 35'-0" FT. |
| ACTUAL BUILDING HEIGHT | 15'-6 1/2" FT. |
| NEW BUILDING AREA CALCULATIONS | |
| BASEMENT: | 672 SF |
| MAIN FLOOR: | 612 SF |
| TOTAL: | 1284 SF |

ADJUSTED SITE AREA CALCULATIONS:
GROSS SITE AREA (GSA): 0.15 AC. (6,500 SQ. FT.)
LESS LAND WITHIN VEHICULAR ACCESS EASEMENTS: 0.00 SQ. FT.
LESS LAND BETWEEN LEVEES OR BANKS OF RIVERS/STREAMS: 0.00 SQ. FT.
LESS LAND WITHIN LAKES/PONDS WHEN THEIR TOTAL AREA > 1 ACRE: 0.00 SQ. FT.

6,500 SQ. FT.

ALLOWABLE SITE DEVELOPMENT:

15,000 S.F.

PROPOSED SITE DEVELOPMENT:
EXISTING HOUSE: 788 SQ. FT.
EXISTING WALKWAY: 109 SQ. FT.
NEW KITCHEN BUILDING: 672 SQ. FT.
NEW CONC. WALK: 120 SQ. FT.
NEW PARKING AREA: 720 SQ. FT.
PAVED S.W. CORNER AT STREET: 116 SQ. FT.

TOTAL = 2,488 SQ. FT.

CODES UTILIZED
2018 INTERNATIONAL BUILDING CODE (STRUCTURAL)
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE
2012 INTERNATIONAL ENERGY CODE
TETON COUNTY LAND DEVELOPMENT REGULATIONS

LANDSCAPING CONFORMING TO DIVISION 4100 OF THE TETON COUNTY LDR'S

EXTERIOR & SITE LIGHTING
SEE ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS
SEE FLOOR PLAN FOR LOCATIONS
SEE LIGHT SCHEDULE FOR FIXTURE DESCRIPTIONS

| SITE DEVELOPEMENT SCHEDULE | |
|---|-------------|
| EXCAVATION | WINTER 2021 |
| FOUNDATION POURED | WINTER 2021 |
| UTILITIES INSTALLED BACKFILL COMPLETED | SPRING 2022 |
| FRAME ERECTED ROOF INSTALLED | SPRING 2022 |
| DISTURBED AREAS RESEEDDED | FALL 2022 |

| SITE INSPECTION SCHEDULE | |
|---|---------------|
| BUILDING & DRIVEWAY LOCATION | DECEMBER 2021 |
| ROUGH GRADING & EXCAVATION | JANUARY 2022 |
| ROUGH FRAMING & ROOF SHEATHING | MARCH 2022 |
| COMPLETION OF EXTERIOR FINISHES & FINISH GRADING | JULY 2022 |



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

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BRIEGER - UNPROCESSED KITCHEN
1022 GRGORY LANE
JACKSON, WYOMING

+ **STRUCTURAL ENGINEERS**
DCI Engineers
400 W. Main, Suite 206
Hamilton, MT 59840
+ **MECHANICAL ENGINEERS**
Musgrove Engineering
645 W. 25th Street
Idaho Falls, ID 83402
+ **LANDSCAPE ARCHITECTS**
Y2 Consultants
180 S. Willow Street
Jackson, WY 83001

REVISIONS:

DATE: 10-08-2021
PROJECT NO: Project Number

CS
COVER SHEET



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

BRIEGER - UNPROCESSED KITCHEN

1022 GREGORY LANE
JACKSON, WYOMING

+ STRUCTURAL
ENGINEERS

DCI Engineers
400 W. Main, Suite 206
Hamilton, MT 59840

+ MECHANICAL
ENGINEERS

Musgrove Engineering
645 W. 25th Street
Idaho Falls, ID 83402

+ LANDSCAPE
ARCHITECTS

Y2 Consultants
180 S. Willow Street
Jackson, WY
83001

REVISIONS:

DATE: 10-08-2021
PROJECT NO: Project
Number

SP1.1

SITE PLAN

DUSTY ACRES COUNTY ROAD No. 22-36

13D342

13D258



SITE PLAN

1" = 10'-0"

Sheet Issue Date:
10/7/2021 7:13:47 PM

BRIEGER - UNPROCESSED KITCHEN

1022 GREGORY LANE
JACKSON, WYOMING

+ STRUCTURAL
ENGINEERS

DCI Engineers
400 W. Main, Suite 206
Hamilton, MT 59840

+ MECHANICAL
ENGINEERS

Musgrove Engineering
645 W. 25th Street
Idaho Falls, ID 83402

+ LANDSCAPE
ARCHITECTS

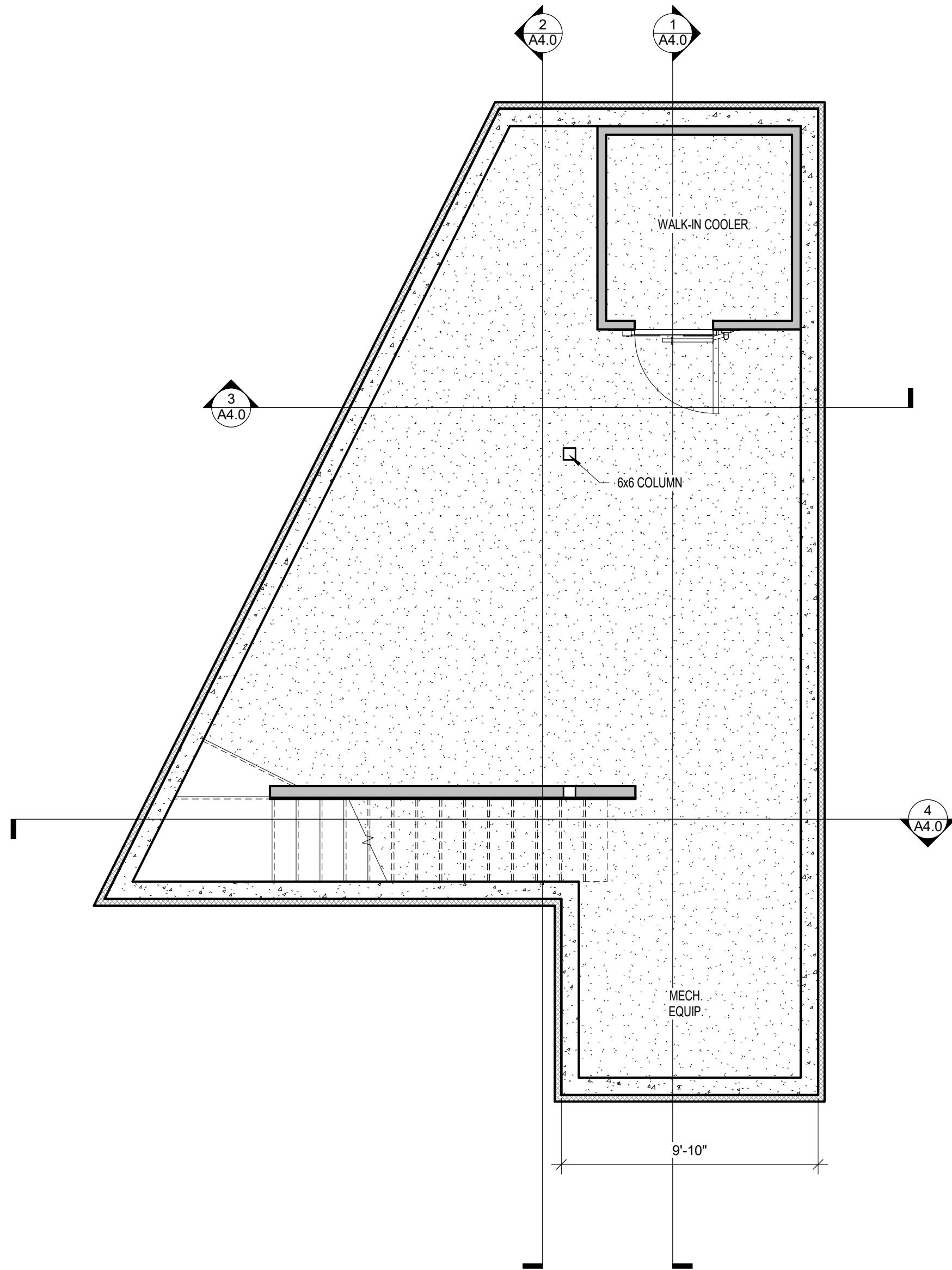
Y2 Consultants
180 S. Willow Street
Jackson, WY
83001

REVISIONS:

DATE: 10-08-2021
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Number

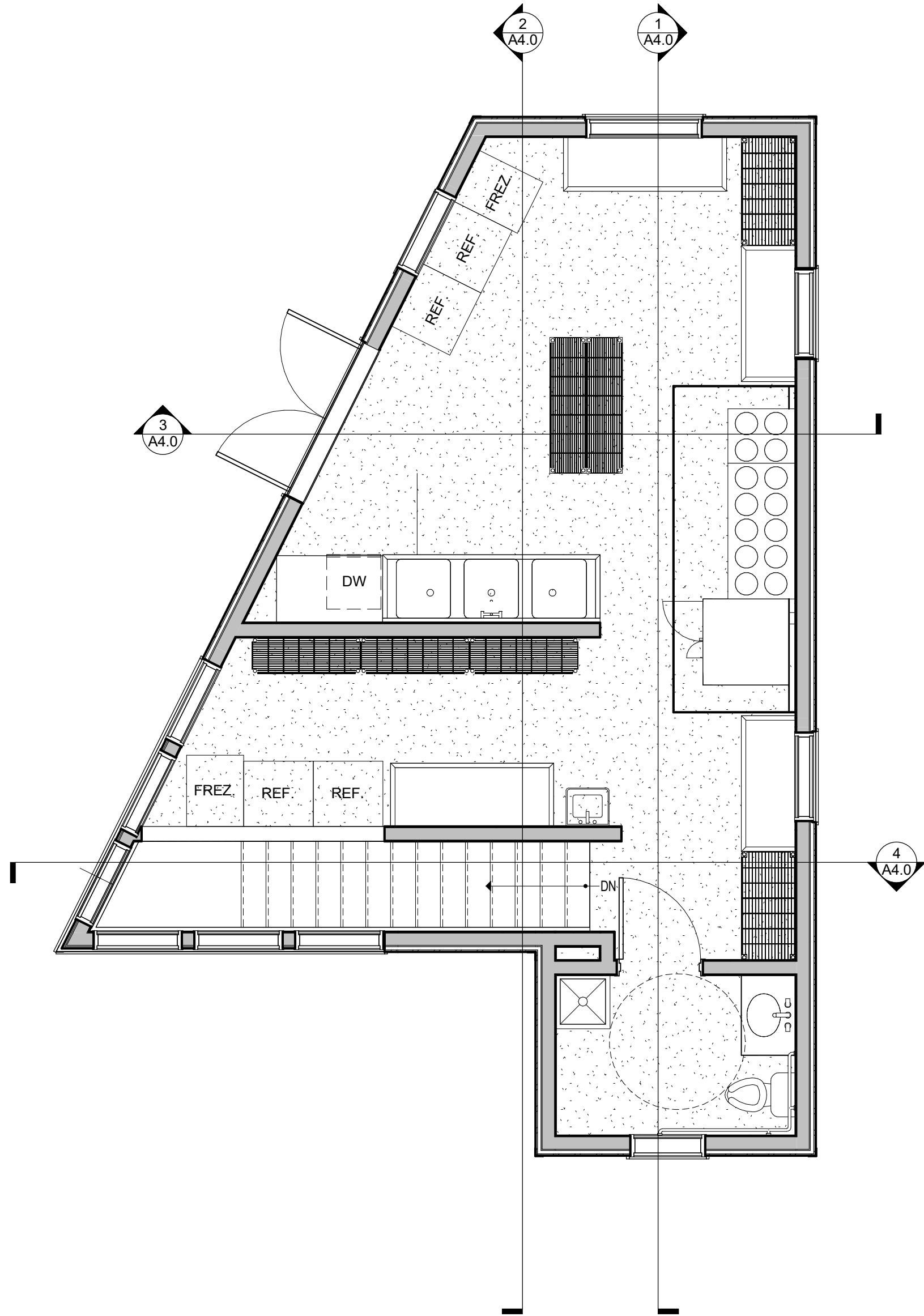
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FLOOR PLANS



FOUNDATION PLAN

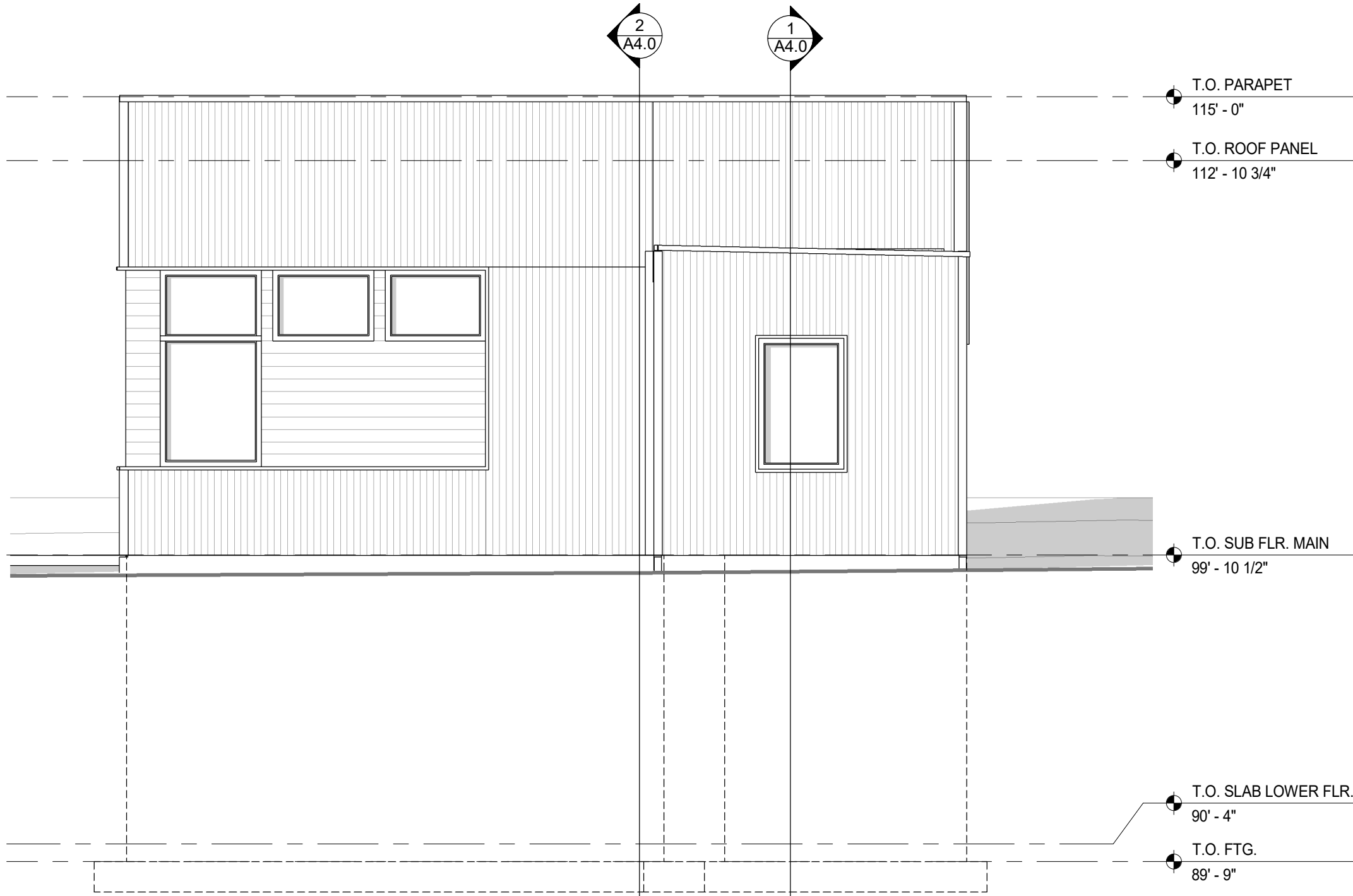
1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

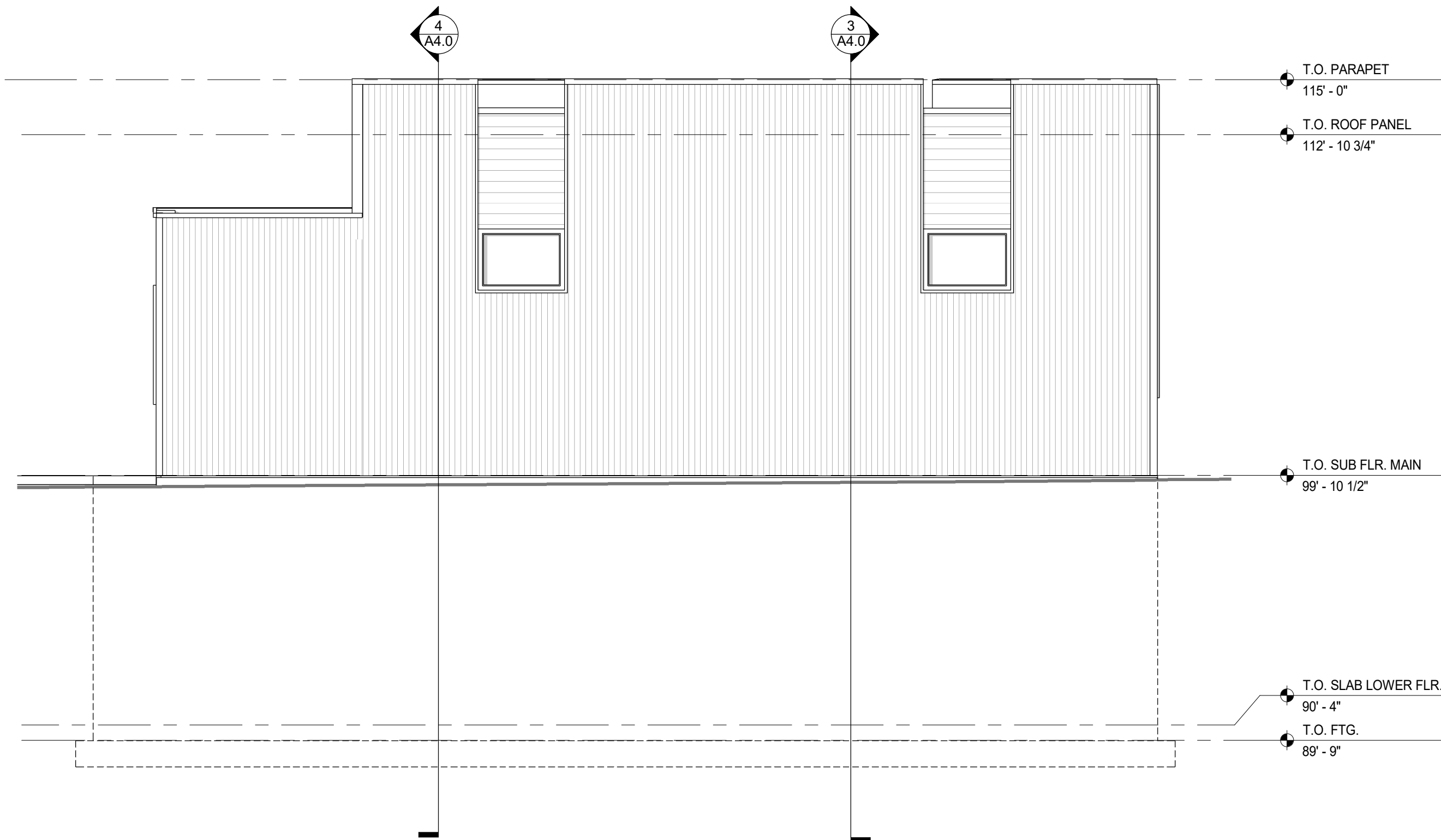
| EXTERIOR MATERIAL SCHEDULE | | |
|--|-------------------------|---|
| 1 | MEMBRANE ROOF | 60 MIL TPO BY CARLISLE OVER 1/2" DENS DECK OVER 1/4" PER FOOT INSULFOAM XIV TAPER SYSTEM TO DRAINS. LAP MEMBRANE UP AND OVER PARAPET WALLS AS INDICATED IN DETAILS. LAP MEMBRANE UP PENETRATIONS, CURBS AND PROVIDE BOOTS AT PIPE PENETRATIONS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SUBMIT ALTERNATIVE MANUFACTURERS OR SYSTEMS TO ARCHITECT FOR APPROVAL PRIOR TO BIDDING. |
| 2 | CORRUGATED METAL SIDING | 24 GA. STEEL 7/8" CORRUGATED METAL SIDING BY WESTERN STATES METAL ROOFING OR APPROVED EQUAL. COLOR TO BE "CORTEN A2P RAW". INSTALL PER MANUFACTURER'S RECOMMENDATIONS OVER 1 1/2" RIGID INSULATION OVER TYVEK DRAIN WRAP. INSTALL VERTICALLY AND INTEGRATE FLASHINGS AS DETAILED. FLASHING AT CORNERS, PARAPET, WINDOWS & DOORS TO MATCH COLOR OF CORRUGATED SIDING. |
| 3 | FLAT METAL SIDING | 24 GA. STEEL T-GROOVE 8" WIDTH FLUSH WALL PANELS BY WESTERN STATES METAL ROOFING OR APPROVED EQUAL. COLOR TO BE "BURNT WOOD". INSTALL PER MANUFACTURER'S RECOMMENDATIONS DIRECTLY OVER TYVEK DRAIN WRAP. INSTALL HORIZONTALLY AND INTEGRATE FLASHINGS AS DETAILED. FLASHING AT PARAPET, PERIMETER AREAS, AND WINDOWS TO MATCH COLOR OF T-GROOVE SIDING. |
| 4 | FLASHING & TRIM | 24 GA. STEEL FLASHING BY WESTERN STATES METAL ROOFING OR APPROVED EQUAL TO MATCH COLOR OF SIDING IT IS INTEGRATED WITH. SEE DETAILS. |
| 5 | CONCRETE WALK | 4" THICK 4,000 PSI CONCRETE WITH #4 REINFORCING BARS AT 24" EACH WAY OVER 4" CRUSHED GRAVEL. PROVIDE LIGHT BROOM FINISH. |
| 6 | ASPHALT PAVEMENT | 3" ASPHALT PAVEMENT OVER 4" ROAD BASE OVER 8" PIT RUN GRAVEL. |
| NOTE: SUBMIT ALTERNATE OR SUBSTITUTE FINISHES TO ARCHITECT FOR APPROVAL. | | |



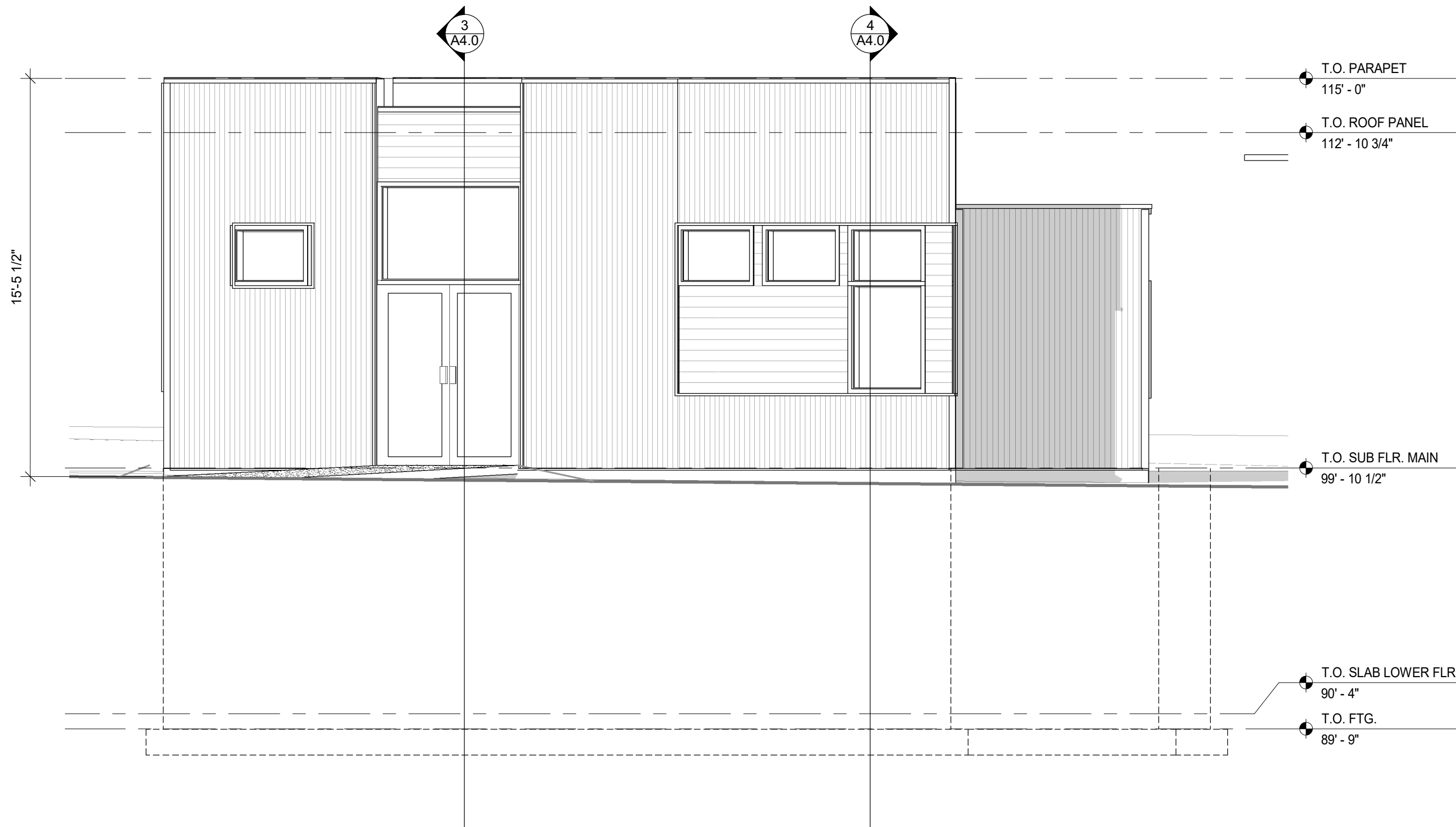
2 SOUTH ELEVATION
A3.0
1/4" = 1'-0"



3 NORTH ELEVATION
A3.0
1/4" = 1'-0"



1 EAST ELEVATION
A3.0
1/4" = 1'-0"



4 WEST ELEVATION
A3.0
1/4" = 1'-0"

BRIEGER - UNPROCESSED KITCHEN

1022 GREGORY LANE
JACKSON, WYOMING

+ STRUCTURAL
ENGINEERS

DCI Engineers
400 W. Main, Suite 206
Hamilton, MT 59840

+ MECHANICAL
ENGINEERS

Musgrove Engineering
645 W. 25th Street
Idaho Falls, ID 83402

+ LANDSCAPE
ARCHITECTS

Y2 Consultants
180 S. Willow Street
Jackson, WY
83001

REVISIONS:

DATE: 10-08-2021
PROJECT NOProject
Number

A3.1

Perspectives



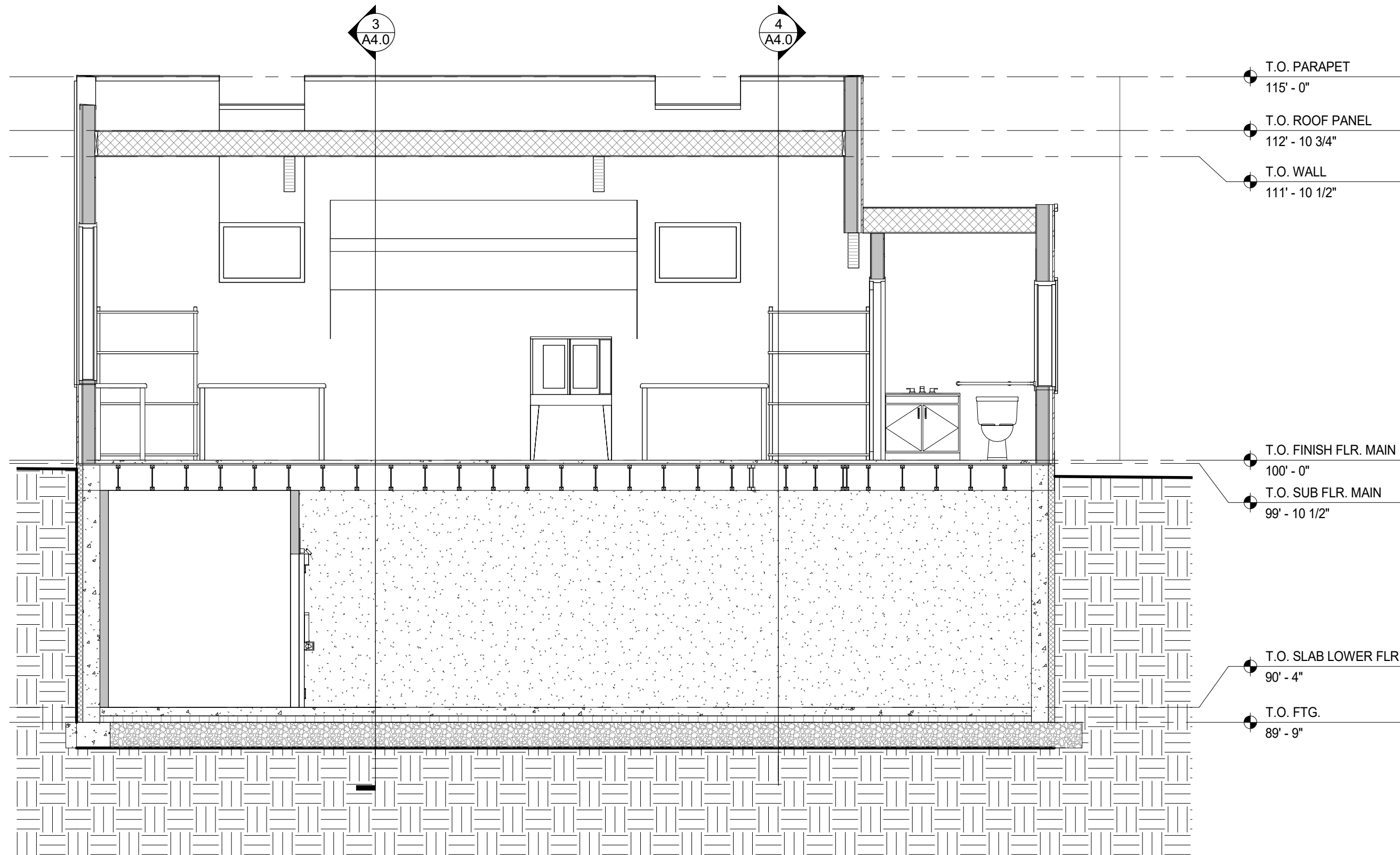
① 3D View 1



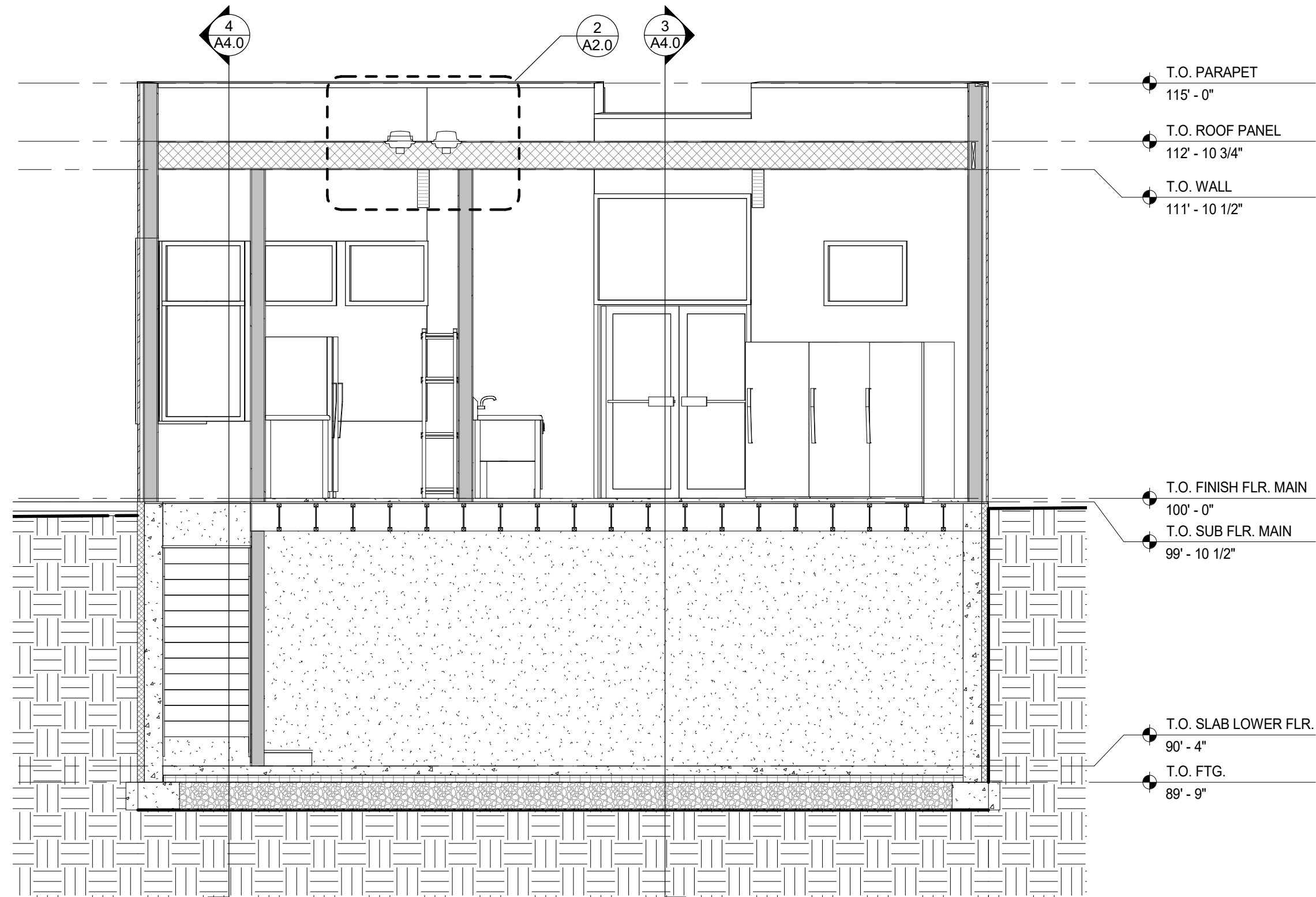
③ 3D View 3



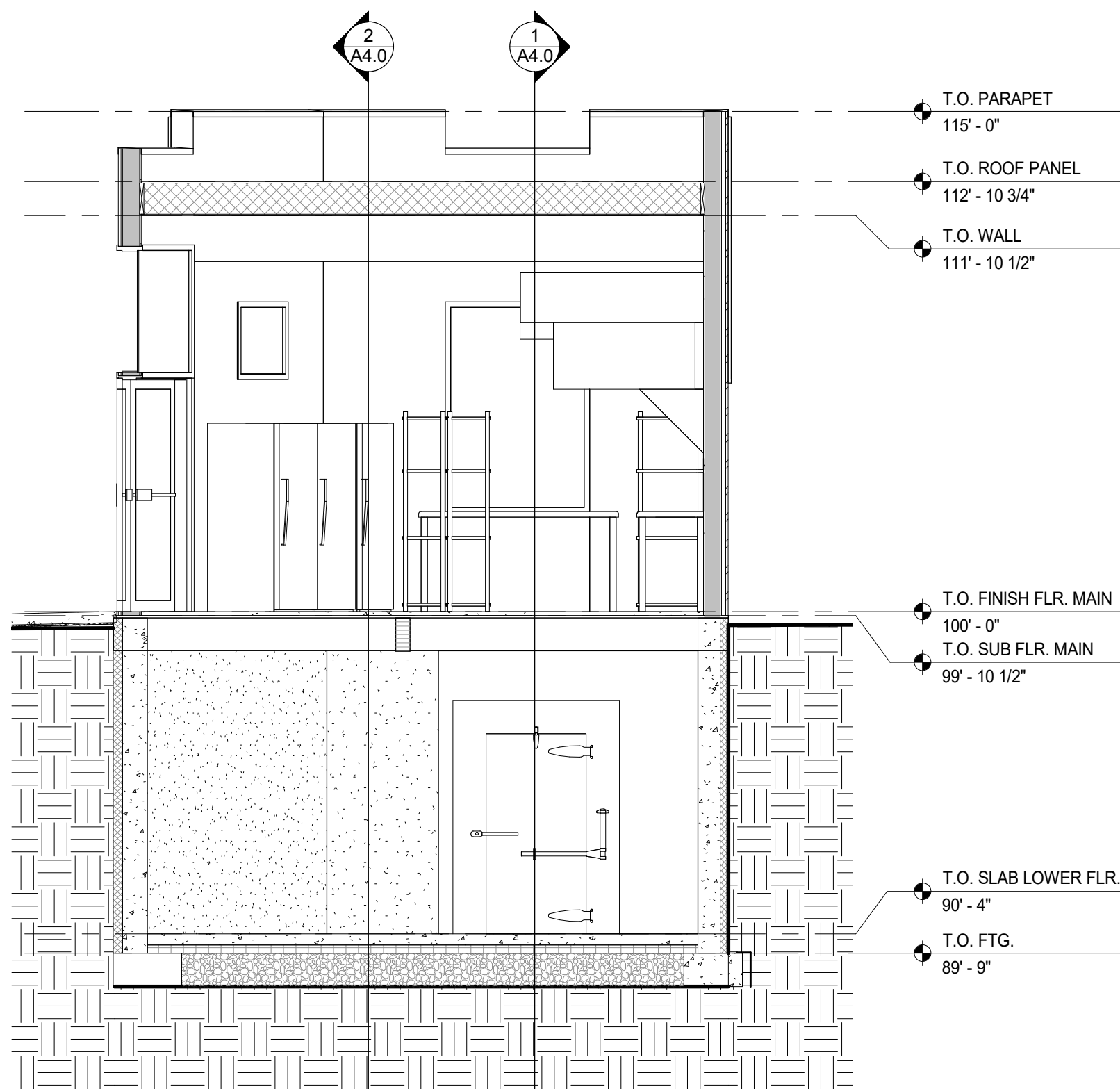
② 3D View 2



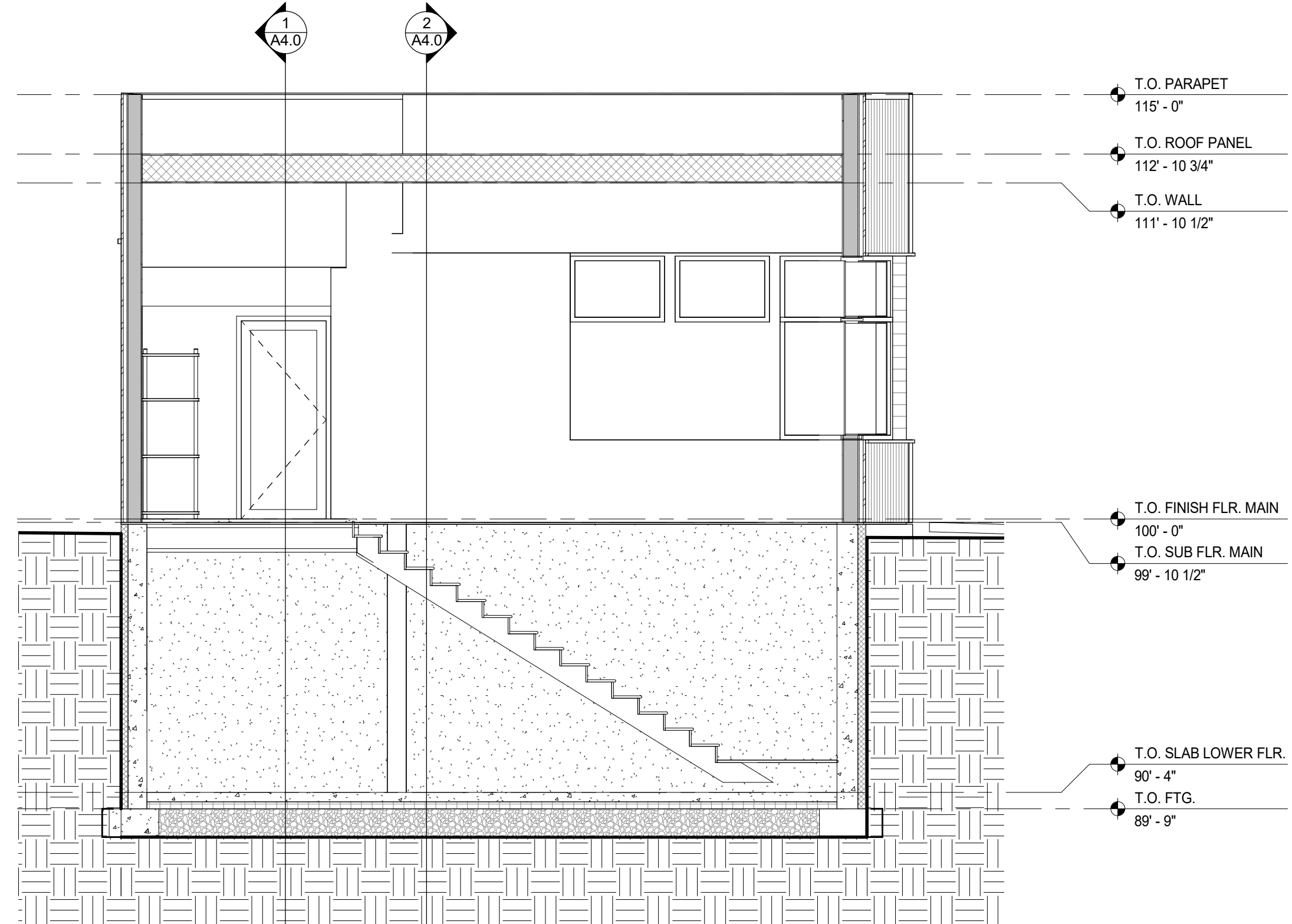
1
A4.0
SECTION A
1/4" = 1'-0"



2
A4.0
SECTION B
1/4" = 1'-0"



3
A4.0
SECTION C
1/4" = 1'-0"



4
A4.0
SECTION D
1/4" = 1'-0"



**Teton County Wyoming
MapServer**

- Town of Jackson Corporate Limits
 - River, Creeks, Lakes
 - Public Parks
 - BLM
 - US Fish & Wildlife Serv
 - National Park Service
 - US Forest Service
 - Wyoming Dept of Trans
 - Wyoming Game & Fish
 - State of Wyoming
 - Teton County
- 2020 Color, 3" resolution, private land



Teton County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
printed 10/21/2021

Brieger – Unprocessed Kitchen

Narrative for Alternate Parking Scheme:

The size of the site and nature of this project creates limited parking access. We are proposing 9'-0" wide by 20'-0" deep parallel parking spaces along the west property line. We have provided 2 parking spaces for the Cabin and 2 parking spaces for the Kitchen. The parallel parking allows for sidewalk and lawn space in front of the building and puts the curb in approximately the same location as presently existing.

Site Area = 6,500 s.f.

FAR

| | |
|----------------------|--|
| Existing House | 758 s.f. |
| New Kitchen Building | <u>672 s.f.</u> |
| | 1,430 s.f. = 0.22 Max. Allowed 0.41 |

| | |
|-------------------|------------|
| Parking and Walks | 1,251 s.f. |
|-------------------|------------|

| | | |
|------------|---|-------------------|
| <u>LSR</u> | (6,500 S.F. – 2,681 S.F.) = 3,891 s.f. = 0.59 | Min. Allowed 0.15 |
|------------|---|-------------------|

| | |
|----------------|------------|
| Maximum Height | 15'-5 1/2" |
|----------------|------------|

DUSTY ACRES COUNTY ROAD No. 22-36

PLANT LIST

| QUANT | KEY | BOTANICAL NAME | COMMON NAME | SIZE |
|--------|-----|----------------------|-------------------|---------|
| TREES | | | | |
| 1 | QA | POPULUS TREMULOIDES | QUAKING ASPEN | 3" cal. |
| SHRUBS | | | | |
| 22 | A | CARAGANA ARBORESCENS | SIBERIAN PEASHRUB | 6'-8' |

PLANT UNIT REQUIREMENTS

Nonresidential site calculations: 1 plant unit required per 1,000 sq.ft. landscape area
Gross site area (6,500 sq.ft.) less Proposed site development (2,488 sq.ft.) = 4,012 sq.ft. Landscape
Area / 1,000 = 4 Plant Units Req'd.

Parking lot: 1 plant unit required per 12 parking spaces = 4 parking spaces (fractions of plant units less
than 50% don't count).

Four (4) plant units required:
4 Plant Unit "A" 4 x \$2,395.00 = \$ 9,580.00

FOUR PLANT UNITS PROVIDED:
5 3" caliper canopy tree (existing) 5 x \$375 = \$1,875.00
1 6'-8' shrub/multi-stemmed tree (existing) 1 x \$300 = \$ 300.00
1 3" caliper canopy tree (existing) 1 x \$375 = \$ 375.00
22 6'-8' shrub/multi-stemmed tree (proposed) 22 x \$300 = \$6,600.00
1 6-bike parking spaces (proposed) 1 x \$375 = \$ 375.00
TOTAL EQUIVELANT PLANT UNITS: \$ 9,525.00

13D342

13D258

(5) 3" cal. CANOPY TREE (EXISTING)

EXISTING
HOUSE

758.21 SF

EXISTING ROCK
RELOCATE IF NEEDED

6 BIKE RACK

4 9'x20' PARKING SPACES

SIDEWALK

ELECTRICAL POWER
TRANSFORMER.

PHONE AND CABLE PEDISTALS.

(1) 6'-8' LARGE SHRUB (EXISTING)

EXIST. STORM
SEWER MANHOLE.



LANDSCAPE PLANTING PLAN

1" = 10'-0"

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PROJECT NO2021-0013

SP1.1A

SITE PLAN

