



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 21, 2023

Item #: P23-132

Planner: Katelyn Page

Phone: 733-0440 ext. 13025

Email: kpage@jacksonwy.gov

Owner

Chroman Family Ltd. Partnership
PO Box 1208
Jackson, WY 83001

Applicant

The Clear Creek Group
PO Box 10609
Jackson, WY 83002

REQUESTS:

The applicant is submitting a request for a Basic Use Permit for office use at the property located at 980 W. Broadway Ave. #1-4, legally known as UNITs 1-4 POWDERHORN 980 COMMERCIAL CONDOMINIUM ADDITION PIDN: 22-41-16-32-1-13-001,002,003,004

For questions, please call Katelyn Page at 733-0440, x1302 or email to the address shown below. Thank you.

Please respond by: **August 4, 2023 (Sufficiency)**
August 11, 2023 (with Comments)

RESPONSE: For Departments not using SmartGov, please send responses via email to:
planning@jacksonwy.gov



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

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

PROJECT.

Name/Description: The Clear Creek Group Change of Use from Amusement to Office (former Hole Bowl)
Physical Address: 980 W. Broadway Ave. #1-4
Lot, Subdivision: Units 1 - 4 Powderhorn 980 Commercial Condominium Addition PIDN: 22-41-16-32-1-13-001; -002; -003; -004

PROPERTY OWNER.

Name: Chroman Family Limited Partnership Phone: _____
Mailing Address: PPO Box 1208, Jackson, WY ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: The Clear Creek Group Phone: (307) 732-3400
Mailing Address: PO Box 10609 Jackson, WY ZIP: 83002
E-mail: phils@tccgjh.com

DESIGNATED PRIMARY CONTACT.

Property Owner Applicant/Agent

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

Use Permit	Physical Development	Interpretations
<input checked="" type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	Miscellaneous
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #:	N/A	Environmental Analysis #:	N/A
Original Permit #:	N/A	Date of Neighborhood Meeting:	

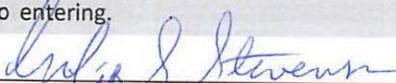
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

Have you attached the following?

- Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent

Philip S. Stevenson

Name Printed

July 18, 2023

Date

Chairman

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:

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: Antonette Chroman Title: partner

Being duly sworn, deposes and says that CHROMAN FAMILY LIMITED is the owner in fee of the premises located at: Name of legal property owner as listed on deed PARTNERSHIP

Address of Premises: 980 W. BROADWAY AVE #1-4

Legal Description: 22-41-16-31-1-13-001, 002, 003, 004

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: THE CLEAR CREEK GROUP

Mailing address of Applicant/agent: PO BOX 10609 JACKSON WY 83002

Email address of Applicant/agent: PHILS@TCCGJH.COM

Phone Number of Applicant/agent: (307) 690-3503

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 in 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 Home Occupation Other (describe) _____

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.

Antonette Chroman
Property Owner Signature

partner / CFLP

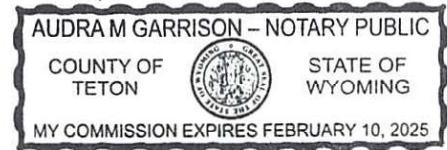
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming)

) SS.

COUNTY OF Teton)

)



The foregoing instrument was acknowledged before me by Antonette Chroman this 19 day of July, 2023. WITNESS my hand and official seal.

Audra M Garrison
Notary Public

My commission expires: 02.10.2025



July 21, 2023

Town of Jackson Planning and Building Services
PO Box 1687
150 E. Pearl Ave
Jackson, WY 83001

Submitted Via Email: planning@jacksonwy.gov

RE: Basic Use Permit Application for a Change of Use

Dear Planning Staff,

On behalf of The Clear Creek Group, please find the attached Basic Use Permit (BUP) application for a Change of Use at 980 W. Broadway (Units 1 – 4, Powderhorn 980 Commercial Condominium). This location is the former site of Hole Bowl. The request for a Basic Use Permit is to allow for a change of use from an Amusement Use to an Office Use, which will house the new office for the Clear Creek Group, currently located at 120 W. Pearl Avenue. The Clear Creek Group office on Pearl Street will no longer be used by the Clear Creek Group once they receive approval of this Basic Use Permit and a Building Permit is finalized.

Existing Conditions

The subject property is zoned Commercial Residential-3 (CR-3) and includes Units 1 – 4 of the 9 condominium units that were created by Plat 1235, recorded on April 4, 2008. The 16,092 square foot space has remained empty since Hole Bowl closed in February 2022.

Proposal

The proposed use is for an Office Use that will house the Clear Creek Group's real estate and property management services. Office is a use allowed in the CR-3 zone with a Basic Use Permit. A portion of the space will be used for storage, which is incidental to the principal Office Use.

Findings

1. *Complies with the use specific standards of Division 6.1: Allowed Uses and the zone; and Can be made.* See compliance below under **CR-3 Zone** and **6.1.6.B. Office**.
2. *Complies with all other relevant standards of these LDRs and all other County Resolutions; and Can be made.* See compliance below.
3. *Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*
Not Applicable. There are no prior applicable permits or approvals.

CR-3 Zone

A. Intent

The intent of the Commercial Residential-3 (CR-3) zone is to provide for a vibrant mixed-use zone consisting primarily of retail, office and residential uses.

B. Physical Development Standards

The structure and parking lot were built in 1977. In 2000, an Encroachment Agreement with the Town of Jackson was executed, which allows exit staircases, a loading ramp and dock serving the existing commercial structure within the Alpine Lane right-of-way. In 2008 the structure was platted as Powderhorn 980 Commercial Condominium Addition.

No exterior changes are being proposed to the structure as part of this Basic Use Permit request. An interior remodel is proposed per the attached floor plan. A Building Permit will be submitted either concurrently or soon after submittal of this Basic Use Permit request.

C. Use

Office is an allowed use in the CR-3 zone, with a Basic Use Permit.

Parking

All parking is proposed to be located on site in the existing parking lot that previously served Hole Bowl. The 2014 Hole Bowl Change of Use (P14-047) required 78 parking spaces per their approval, which also states that the space, including Axis Gymnastics and the former Sears, is credited with 151 parking spaces. The size of the space (Units 1-4) of the proposed Change of Use is 16,092 square feet per Plat No. 1235. The CR-3 Zone requires a parking rate for an Office Use of 2.47 spaces per 1,000 square feet, for a total requirement of 40 spaces ($16.092 \times 2.47 = 39.74$). Of those 40 spaces, at least 2 will be reserved for disability parking. Bike racks will be provided for a minimum of 4 bicycles. There is no additional parking requirement, as the prior use was approved requiring 38 more spaces than the proposed use is required to provide, pursuant to LDR Sec. 6.2.2.A.2, below:

2. **Change of Use.** An applicant for a change of use shall only be required to additionally provide the difference between the parking requirement of the existing use and proposed use, regardless of the actual parking that exists.

Affordable Workforce Housing

Pursuant to LDR Section 6.3.3.A.4, in the case of a change of use, the amount of affordable workforce housing required shall be the difference between the requirement for the proposed use and the requirement for the existing use. For an Office Use Affordable Workforce Housing is required at a rate of $0.000247 \times 16,092$ square feet, which results in a requirement of 3.970. When Hole Bowl was approved for their Change of Use in 2014, they were required to provide Housing for 2,245 square feet of Restaurant/Bar with the remaining 13,847 square feet as an Independent Calculation for the Indoor Recreation Use, which today is considered an Amusement Use, resulting in a total Workforce Housing Credit of 4.331. Because the prior use was mitigated at a higher rate than the proposed use, there is no Affordable Workforce Housing requirement (see Housing Mitigation Plan Calculation Sheet attached as page 4 of this letter).

D. Development Options

Not Applicable.

E. Zone-specific Standards

1. **Provision of Nonresidential, Nonlodging Parking** is not applicable as all parking is provided on-site in an existing parking lot, as discussed above.
2. **Loading Requirement.** An existing loading dock and staircase on the south side of the building along Alpine Lane is permitted to remain and be used per the Encroachment Agreement with the Town of Jackson, attached to this application.

3 – 7 are not applicable.

6.1.6.B. Office

An office use is defined as a professional service or other activity customarily provided in an office environment where appointments are scheduled. This includes real estate and other similar uses and services that are typically conducted in an office environment, such as those provided by the Clear Creek Group.

Thank you for your review of this application. Please don't hesitate to contact me with any questions or concerns. We look forward to your response.

Best Regards,



Susan Johnson
SJ Planning Solutions
susan@SJplanningsolutions.com
307-413-2694

Attachments: Housing Mitigation Plan Calculation Sheet (the following page, 4)
Encroachment Agreement
Site Plan
Floor Plan

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

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"

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

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
Amusement	0.000216*sf		13847	1	2.987
Restaurant/Bar	0.000599*sf		2245	1	1.344

Existing Workforce Housing Credit

4.331

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		16092	1	3.970

Affordable Workforce Housing Required:

0.000 units

Fee-in-Lieu Amount:

\$

-

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

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"

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

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
Amusement	0.000216*sf		13847	1	2.987
Restaurant/Bar	0.000599*sf		2245	1	1.344

Existing Workforce Housing Credit

4.331

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		16092	1	3.970

Affordable Workforce Housing Required:

0.000 units

Fee-in-Lieu Amount:

\$

-

ENCROACHMENT AGREEMENT

THIS AGREEMENT dated this 4th day of March, 2000, by and between The David F. Bolger Revocable Trust, David F. Bolger Trustee, c/o Bolger & Company, Inc., 79 Chestnut Street, Ridgewood, NJ 07450, hereinafter collectively referred to as "Encroaching Party" and the TOWN OF JACKSON, a municipal corporation of the State of Wyoming, hereinafter referred to as "the Town", provides as follows:

WHEREAS, Encroaching Party is the owner in fee simple of that certain real property in Teton County, Wyoming, described as follows:

Lot 5 of the Horn Addition to the Town of Jackson, as shown on that plat of record numbered 317 and recorded in the Office of the Teton County Clerk.

WHEREAS, the Town is the owner of that certain public right-of-way known as Alpine Lane, which public right-of-way adjoins Encroaching Party's property to the south.

WHEREAS, there now are erected, or Encroaching Party desires for there to be erected, private improvements within the above-referenced public right-of-way described as follows:

Exit staircases and a loading ramp and dock serving the existing commercial building located on Lot 5 of the Horn Addition to the Town of Jackson.

WHEREAS, Encroaching Party recognizes that it cannot acquire any right, title, or interest in and to the said public right-of-way by adverse possession or otherwise due to the encroachment and has agreed to quitclaim to the Town any and all right, title, or interest it may have in and to the said public right-of-way.

NOW, THEREFORE, IT IS HEREBY AGREED that for and in consideration of the aforesaid premises and the sum of One Dollar (\$1.00) and other good and valuable consideration, which shall include the installation by Encroaching Party across the Alpine Lane street frontage of the afore-mentioned Lot 5 of public sidewalk contiguous to the back of the curb of six (6.0) foot width in those areas other than adjacent to the loading ramp and dock and of five (5.0) foot width adjacent to the loading ramp and dock, the limits of which installation shall be the east side of the staircase and the west side of the loading dock serving the southwesternmost interior space of the building, and the installation and perpetual maintenance of raised planting beds across the entire rear of the building in the areas adjacent to the building not encumbered by sidewalk, exit stairs, or loading ramp

Grantor: BOLGER, DAVID F TRUSTEE

1 Grantee: TOWN OF JACKSON

Doc 0512714 bk 396 pg 942-945 Filed at 3:16 on 04/07/00

Sherry L Daigle, Teton County Clerk fees: 12.00

By WENDY R GRALUND Deputy

RF	
IR	
A	ED
SCANNED	

and dock, the receipt of which is hereby acknowledged, paid by each of the said parties to the other, Encroaching Party and the Town do mutually covenant and agree as follows:

1. CONVEYANCE AND QUITCLAIM:

Encroaching Party conveys and quitclaims to the Town all right, title, and interest now owned or hereafter acquired in and to the afore-referenced public right-of-way.

2. AGREEMENT TO ALLOW ENCROACHMENT:

The Town agrees that Encroaching Party shall have the right to have the private improvements overlap and extend beyond the boundary line of the Town right-of-way and to encroach and rest on the Town right-of-way within a blanket encroachment width of up to but not in excess of four (4.0) feet in width for the exit stairs and up to but not in excess of five (5.0) feet for the loading ramp and dock, which ramp and dock shall extend parallel to the rear line of the building.

3. RIGHT TO MAINTAIN:

Encroaching Party shall have the right from time to time to go upon the adjoining Town right-of-way for the purpose of maintaining the private improvements in accordance with the description of said improvements above, provided that any damage occurring to the property of the Town as a result of such maintenance shall be corrected or repaired at the sole expense of Encroaching Party or its successors and assigns.

4. INDEMNIFICATION:

Encroaching Party hereby agrees to indemnify and hold harmless the Town of Jackson from any and all damage, claim, cause, or right of action which may arise from normal Town use, maintenance, construction, repair, or replacement activities associated with the Town right-of-way in its present configuration and alignment and any of the present utilities within the Town right-of-way which may arise due to the proximity of the encroaching private improvements to the work activity being conducted.

5. BINDING COVENANT:

The provisions of this agreement shall operate as a covenant running with all parcels of land above described, and shall bind both parties hereto and their respective successors and assigns in ownership.

6. TERM OF AGREEMENT:

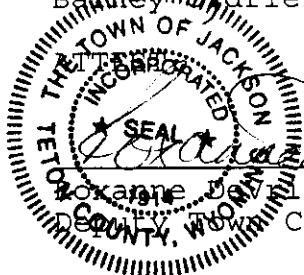
This instrument and all the covenants contained herein shall remain in force and effect only so long as the described private improvements shall remain standing. Upon extension, removal, or destruction thereof, all rights of Encroaching Party, it

successors, and assigns, hereunder or to the encroachment, shall cease.

7. SUPERCEDING EFFECT:

This encroachment agreement shall supercede all prior encroachment agreements entered into between the Town and Encroaching Party with respect to the specific private property and public right-of-way described in this instrument.

TOWN OF JACKSON

Barney Oldfield
Barney Oldfield, Mayor

Roxanne DeVries Robinson
Roxanne DeVries Robinson,
TETON COUNTY, Town Clerk

APPROVED AS TO FORM:

D. Ross
Town Attorney

CONTENTS:

S. Bucklin
Town Engineer

STATE OF WYOMING

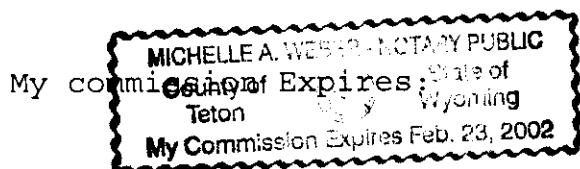
) ss.

COUNTY OF TETON

The foregoing instrument was acknowledged before me by Barney Oldfield and Roxanne DeVries Robinson, as Mayor and Deputy Town Clerk, respectively, of the Town of Jackson this 1 day of April, 2000.

Witness my hand and official seal.

Michele A. Weber
Notary Public



David F. Bolger Revocable Trust

David F. Bolger
By David F. Bolger, Trustee

STATE OF _____) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by David F. Bolger of the David F. Bolger Revocable Trust, as its Trustee, this 6th day of March, 2000.

Witness my hand and official seal.

Barbara B. Michel
Notary Public

My commission Expires:

BARBARA B. MICHEL
Notary Public - State of Florida
My Commission Expires Mar 14, 2002
Commission # CC702484

Plan Notes

- Do not scale drawings. Contact the Architect for any missing dimensions or clarifications of any dimensional discrepancies. Large scale drawings take priority over smaller scale drawings.
- All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls. Exterior walls align to gridline at face of framing.
- All interior partitions are framed with metal studs, acoustically insulated with mineral batts unless noted otherwise.
- The General Contractor shall coordinate the spacing of all floor and ceiling joists to allow space for lighting fixtures, mechanical openings, and any other potential conflict. (See Structural, Mechanical, Lighting, and Reflected Ceiling Plans)
- See Paving Plans, A500s and A700s for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. A500 drawings take precedence over A200 drawings concerning these elements. Review any dimensional discrepancies with the Architects.
- Dimensions for windows and doors are shown to center of unit. Coordinate with schedules and manufacturer to determine rough opening dimensions.
- Interior doors to be centered in their respective rooms and/or hall unless dimensioned otherwise.
- General Contractor is to provide temporary ventilation for crawlspace until permanent system is operational.
- Sprinkler Contractor to coordinate placement of heads with Mechanical, Electrical, and Lighting equipment. Verify the Sprinkler Layout with the Architect.
- Where shown, furniture is for reference only and not in contract.
- All Existing Walls to be Patched/Repaired, Skim Coated with Drywall Compound for Smooth and New Appearance. Finish Per Documents.
- See Sheet G100 for Wall Types. Where New Partitions Extend or Infill an Existing Wall to Remain the Partition Thickness is to Match the Adjacent Existing Wall Thickness.
- All Gypsum Board Assemblies to be Level 4 Unless Noted Otherwise.

