



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
- ☐ 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: January 30, 2024

Item #: P24-013

Planner: Katelyn Page

Phone: 733-0440 ext. 1302

Email: kpage@jacksonwy.gov

Owner

Teton Gables, LLC
PO Box 6467
Jackson, WY 83002

Applicant

Cornelius Kinsey – Kinsey LLC
PO Box 12258
Jackson, WY 83002

REQUESTS:

The applicant is submitting a request for a Basic Use Permit for a change of use from office use to residential use at the property located at 295 W Pearl Ave. known as LOT 7, BLK. 3, WORT-1 PIDN: 22-41-16-33-1-03-005.

For questions, please call Katelyn Page at 733-0440 x 1302 or email the address shown to the left. Thank you.

Please respond by: February 20, 2024 (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 Twin Phase II - Remodel and addition
Physical Address: 295 West Pearl Avenue
Lot, Subdivision: Wort-1, Lot 7, Block 3 PIDN: 22-41-16-33-1-03-005

PROPERTY OWNER.

Name: Teton Gables LLC - Tyler Davis Phone: 407.952.1735
Mailing Address: P.O. Box 6467, Jackson, WY ZIP: 83002-6467
E-mail: tylerdavis34@gmail.com

APPLICANT/AGENT.

Name: Cornelius Kinsey - Kinsey LLC Phone: 413.2485
Mailing Address: P.O. Box 12258, Jackson, WY ZIP: 83002
E-mail: kinseycornelius@yahoo.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

☒ Basic Use Amend
_____ 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 and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: P23-031 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

Roy Cornelius Kinsey, IV

Name Printed

24 January 2024

Date

Agent/Architect

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: 27 July 2022

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 Teton Gables, LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 295 West Pearl Avenue

Legal Description: Lot 7, Block 3, Wort-1

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Cornelius Kinsey - Kinsey, LLC

Mailing address of Applicant/agent: P.O. Box 12258, Jackson, WY 83002

Email address of Applicant/agent: kinseycornelius@yahoo.com

Phone Number of Applicant/agent: 413.2485

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 ☐ Home Occupation ☒ Other (describe) Basic Use Permit

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

manager
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 Tyler Davis this 9th day of February 2023. WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: June 16th, 2024

Paul Anthony
Town of Jackson Planning and Building
150 East Pearl Avenue
Jackson, WY 83001

24 January 2024

Dear Paul,

The applicant, Teton Gables, LLC, is requesting to amend the Basic Use Permit (BUP) for the old Twin Movie Theater located at 295 West Pearl Avenue. The original BUP (P23-031) was for 9,750 sq. ft. of office space.

BACKGROUND:

The Twin was built in 1977 as a theater and sometime between 1983-89 an addition was built on the Pearl Street side of the lot to the present condition and is located in DC-1. Teton Gables, LLC was approved for a Phase I Building Permit (B22-1063), Encroachment Agreement (P22-199) and PROW (Public Right-of-Way) (P23-017). In the original BUP, the owner is trying to rehabilitate the building from the existing theater of 7,352 sq. ft (per Teton county Assessor's Office) into office space 9,750 sq. ft. (the maximum allowed by the LDR's).

The amended BUP, the owner would like to change the second floor in the north side of the building (phase II) to residential; (1) two-bedroom market-rate unit (835.81 sq. ft.) and (1) three-bedroom deed-restricted employee housing (1,114.94 sq. ft.). The new total square footage for office is Phase I; first floor 3,168.19 sq. ft. and second floor 3,000.00 sq. ft. and Phase II first floor 2,245.16 sq. ft. for a total of 8,413.35 sq. ft. The total FAR calculation is 9,531.75 sq. ft. (second-floor hallway and two-bedroom market-rate unit are included).

The existing building will have an independent calculation for the parking credits and Affordable Workforce Housing unit credits, please see previous calculations from the original BUP. The requirements for the office space for the new building will be as follows; 13.88 parking spots (these spots can be applied to the parking credits) and 2.076 housing units (existing workforce housing credit of 1.495). The (2) residential units will require 3 parking spots on site and a housing requirement of .029. There are (3) regular and (1) ADA parking spots provided on site. The total housing requirement is 2.076 (office) plus 0.29 (residential) minus existing workforce housing credit of 1.495 equals affordable workforce housing required of .609 or fee-in-lieu amount of \$165,532.39

REQUEST:

The applicant respectfully requests the amended BUP be approved for the changes to the original BUP.

Thank you for your assistance with this request. Please contact me should you have any questions or concerns regarding this request.

Sincerely.

Cornelius Kinsey, AIA NCARB

Enc.

Executed Planning Application

Exhibits A0.1,A0.3, A0.4, A2.1, & A2.2 (cover sheet, site and floor plans)

Summary Table of LDR compliance

Housing Mitigation Calculation

Table of LDR Compliance			
General Standard	LDR Standard	Existing	Proposed
Floor Area Ratio (FAR)	1.3	0.95	1.3
Landscape Surface Ratio (LSR)	n/a	0.124	0.108
Height (<5/12 Pitch)	42'	28'-10"	24'-8 1/2"@ edge & 29' 4-7/8" @ skylight
Front Setback Primary Street	0'-5'	0'-14'-6 1/2"	0'-14'-6 1/2"
Side Setback Secondary Street	0'-5'	0' - 1'-9 3/4"	0' - 1'-9 3/4"
Side Setback	0'-5'	0'-8'	0'-8'
Rear Setback	0'-5'	19'-5"	22'-0"
Parking Spaces	1.65/1,000 sf	Independant cal	4 onsite for resid
Other?			
Comments:			



SCALE: NTS



SCALE: NTS

ABBREVIATIONS

ZONING INFORMATION

ZONING: DC-
PRIMARY STREET MIN-MAX: 0'-5'
SECONDARY STREET MIN-MAX: 0'-5'
REAR SETBACK 0' OR 5'
SIDE SETBACK 0' OR 5'
MAX HEIGHT OF STRUCTURE: 42' < 5/12 PITCH
HEIGHT OF STRUCTURE: 24'-8 1/2" (@ EDGE OF BUILDING
(SKYLIGHT)
LOT SIZE: 50' X 150' = 7,500 SQ. FT.
MAX FAR: 1.3
MAX SQUARE FOOTAGE OF DEVELOPMENT: 9,750 SQ. FT.

BUILDING INFORMATION

TYPE: V-B
OCCUPANCY CLASSIFICATION: BUSINESS GROUP B & R-2
SPRINKLERED: YES (R-2 AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 2021
IBC SECTION 903.3.1.1 OR 903.3.1.2)
STORIES ABOVE GROUND PLANE: 2
2021 IBC
GROUND SNOW LOAD: 75 POUNDS PER SQUARE FOOT

DRAWING INDEX

AO.1	COVER PAGE, GENERAL NOTES
AO.3	SITE PLAN
AO.4	TREE SITE PLAN
A2.1	PROPOSED FIRST FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN

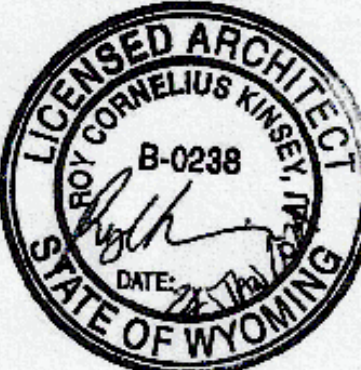
GENERAL NOTES

1. THE GENERAL CONTRACTOR MUST OBTAIN ALL REQUIRED BUILDING PERMITS AND AGENCY APPROVALS.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EXECUTING WORK IN CONFORMANCE WITH THE INTERNATIONAL BUILDING CODES AND ALL OTHER AGENCY REGULATORS.
3. THE CONTRACTOR MUST INSPECT THE SITE BEFORE BEGINNING WORK AND IDENTIFY CONFLICTS OR INCONSEQUENCES BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
4. THE GENERAL CONTRACTOR MUST VERIFY ALL EXISTING SITE DIMENSIONS AND CONDITIONS.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, MATERIALS SCHEDULES, ETC. WITHIN THE SCOPE OF THE PROJECT, AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
6. THE GENERAL CONTRACTOR MUST NOTIFY THE DESIGNER IMMEDIATELY OF CONDITIONS WHICH REQUIRE DEVIATION FROM CONSTRUCTING THE WORK AS INDICATED IN THE CONTRACT DOCUMENTS.
7. DO NOT SCALE DRAWINGS IN ORDER TO DETERMINE DIMENSIONS. WRITTEN DIMENSIONS GOVERN, AND LARGE SCALE DETAILS GOVERN OVER SMALLER SCALE DRAWINGS. WALLS AND PARTITIONS ARE DIMENSIONED FROM FACE OF FRAMING, UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE MEASURED FROM FACE OF STUD AS INDICATED. ALL COLUMNS ARE MEASURED FROM CENTERLINE. CONTRACTOR TO BE AWARE OF ALL N.T.S. (NOT TO SCALE) DIMENSIONS.
9. THE PRESENCE OF THE DESIGNER ON THE JOB SITE DOES NOT IMPLY APPROVAL OF THE WORK. THE GENERAL CONTRACTOR MUST CALL SPECIFIC ITEMS TO THE DESIGNER IF HE WISHES TO OBTAIN DESIGNER'S APPROVAL.
10. THE GENERAL CONTRACTOR MUST SUBMIT ALL PROPOSED SUBSTITUTIONS IN WRITING TO THE DESIGNER FOR APPROVAL. WITH SUFFICIENT INFORMATION, SAMPLES, AND DIFFERENCE IN COST FOR EVALUATION. IF A REVISION OR SUBSTITUTION IS MADE TO IN ANY WAY ALTER THE WORK SO THAT IT DOES NOT CONFORM WITH THE CONTRACT DOCUMENTS WITHOUT THE DESIGNER'S WRITTEN APPROVAL, SUCH ACTION WILL RELIEVE THE DESIGNER OF ANY LIABILITY FOR THE RESULTING AESTHETIC DEFECT, SUBSEQUENT PLUMB, PROPERTY DAMAGE OR PERSONAL INJURY.
11. THE GENERAL CONTRACTOR MUST PERFORM HIGH QUALITY PROFESSIONAL WORK. THE WORK OF EACH TRADE MUST MEET OR EXCEED ALL QUALITY STANDARDS PUBLISHED BY THAT TRADE.
12. THE GENERAL CONTRACTOR MUST ARRANGE TO ACCOMMODATE "NOTE IN CONTRACT" WORK AND MUST REQUEST INSTRUCTIONS FROM THE DESIGNER BEFORE PROCEEDING.
13. THE GENERAL CONTRACTOR MUST TAKE CARE TO PROTECT NEWLY INSTALLED MATERIALS, FINISHES AND ASSEMBLIES.
14. THE GENERAL CONTRACTOR MUST HALT THE WORK AFFECTED WHEN NOTIFIED OF A PROPOSED CHANGE AND PROCEED ONLY AFTER RECEIVING INSTRUCTIONS FROM THE DESIGNER.
15. THE GENERAL CONTRACTOR MUST SUBMIT A DETAILED PROJECT SCHEDULE AT THE BEGINNING OF THE PROJECT. ANY SIGNIFICANT CHANGES WHICH WOULD ALTER THAT INITIAL SCHEDULE MUST BE DOCUMENTED IN A REVISED SCHEDULE.
16. THE GENERAL CONTRACTOR MUST PROVIDE ADEQUATE AND PROPER DRY STORAGE AND HANDLING OF ALL BUILDING MATERIALS, SUPPLIES, AND FINISHES ACCORDANCE WITH PRODUCT MANUFACTURERS RECOMMENDATIONS.
17. THE GENERAL CONTRACTOR MUST DETERMINE THAT ALL EQUIPMENT SPECIFIED WILL FIT THROUGH EXISTING DOORWAYS AND CORRIDORS BEFORE EQUIPMENT IS PURCHASED OR SCHEDULE THE INSTALLATION SEQUENCE TO AVOID CONFLICTS.
18. THE GENERAL CONTRACTOR MUST COMPLY WITH THE RULES OF THE SUBDIVISION AND THE COUNTY AND THE DIRECTIONS OF THE OWNERS FOR CONSTRUCTION FACILITIES USE OF PREMISES, ACCESS TO THE PROJECT SITE, AND TRASH REMOVAL.
19. ALL MECHANICAL, ELECTRICAL, AND CIVIL ENGINEERING SERVICES AND SYSTEMS WILL BE SPECIFIED AND INSTALLED BY THE RESPECTIVE TRADES. ALL SYSTEMS SHALL BE DESIGNED WITH THE RESPECTIVE CODES.
20. EACH TRADE IS RESPONSIBLE FOR INSPECTION OF SERVICES AND TO ADVISE THE GENERAL CONTRACTOR, DESIGNER, AND OWNER AS TO CURRENT CONDITION, POSSIBLE PROBLEMS AND POTENTIAL SOLUTIONS WITH RESPECT TO THEIR TRADES.
21. THE CONTRACTOR SHALL VERIFY WITH THE DESIGNER THE SELECTION, FABRICATION, FINISH, AND INSTALLATION OF ALL INTERIOR FINISH ITEMS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

ALL INTERIOR RUNNING AND STAND TRIM
ALL INTERIOR CABINETS AND MILLWORK, INCLUDING COUNTERTOPS
ALL PLUMBING FIXTURES AND FITTINGS
ALL LIGHTING FIXTURES

SITE DEVELOPMENT INFORMATION

NO CHANGES TO IMPERVIOUS SURFACE



KINSEY, LLC.
P.O. BOX 12258 • 1070 ELK RUN UNIT 6
JACKSON, WY 83002 PH # 307.413.2485

OWNERSHIP & USE OF DOCUMENT:

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECT. KINSEY LLP

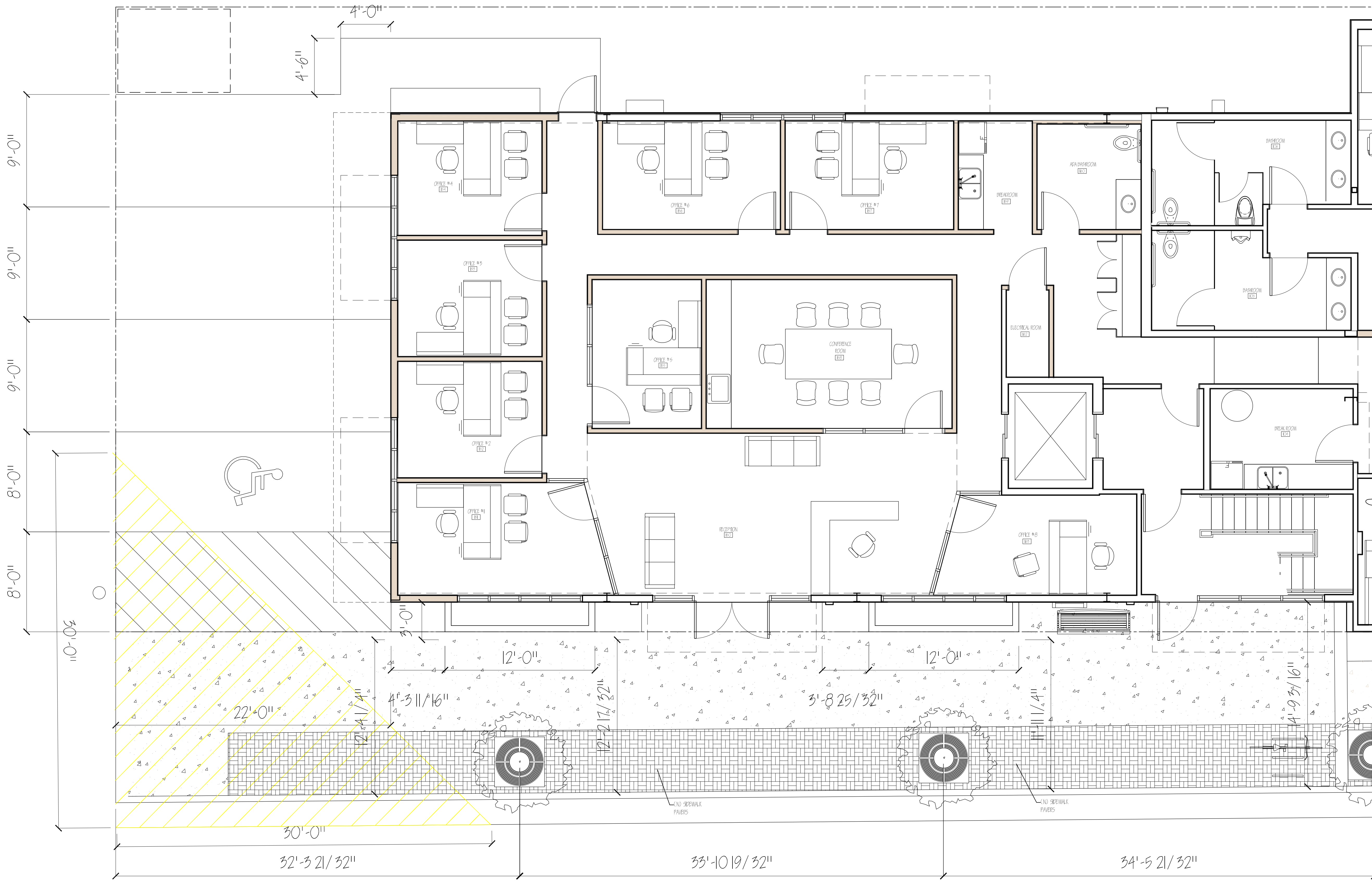
PROJECT NUMBER
TETON GABLES, LLC - THE TWIN PHASE II
295 WEST PEARL AVENUE
JACKSON WY

REVISIONS

BASIC USE PERMIT

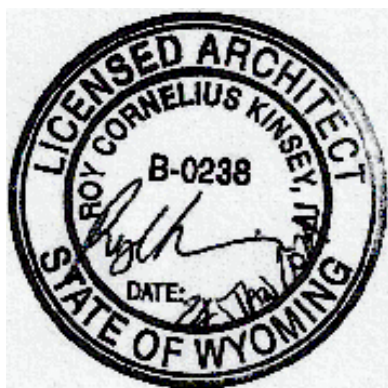
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VARIES	
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24 JANUARY 2024	

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SITE PLAN NOTES

1. THE CONTRACTOR AND INSPECTOR WILL FIELD VERIFY THE EXISTING ACCESSIBLE ROUTE BETWEEN THE EXISTING ACCESSIBLE PARKING AND BUILDING ENTRANCE DOES NOT EXCEED A 5% RUNNING SLOPE AND 2% CROSS SLOPE AS REQUIRED BY IBC 101.1 AND ICC A117.1-17 SECTION 409.3. IF THE EXISTING ACCESSIBLE ROUTE IS NOT COMPLIANT, THE CONTRACTOR WILL UPDATE AS REQUIRED.



KINSEY, LLC.
P.O. BOX 12258 • 1070 ELK RUN UNIT 60
JACKSON, WY 83002 PH # 307.413.2485

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PROJECT NUMBER
TETON GABLES, LLC - THE TWIN PHASE II
295 WEST PEARL AVENUE
JACKSON, WY

REVISIONS

BASIC USE PERMIT

SHEET NAME	SHEET
PROPOSED SITE PLAN	
SCALE	
1/4"=1'-0"	
DATE	
24 JANUARY 2024	

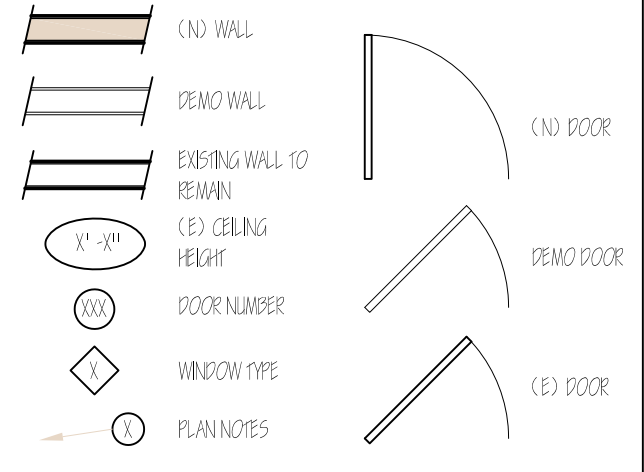
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1 PROPOSED SITE PLAN
SCALE: 1/4"=1'-0"

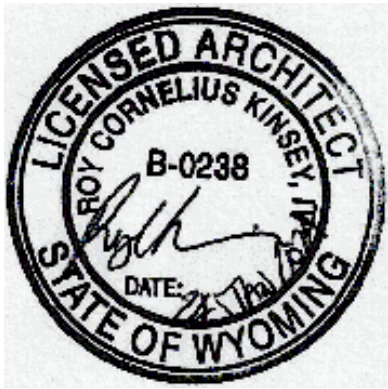
PLAN NOTES

1. USE APPROVED PRESSURE-TREATED WOOD SUITABLE FOR GROUND CONTACT PER IRC 2303.1.9 SHALL CONFORM TO AWPA U1 AND U4.
2. PARTICLE BOARD SHALL CONFORM TO ANSI A208.1. PARTICLE BOARD SHALL BE IDENTIFIED BY THE GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY. FLOOR UNDERLAYMENT SHALL CONFORM TO TYPE PBU OF ANSI A208.1.
3. TILE BOARD TO BE HARDE BOARD EZ GRID WITH QUARTZ LOCK® GROUT - COLOR TO BE DETERMINED BY OWNER.
4. IRC 101.11 EXCEPTION #2 - DECKS, PATIOS AND WALKWAYS THAT HAVE A SINGLE CHANGE IN ELEVATION WHERE THE LANDING DEPTH ON EACH SIDE OF THE CHANGE OF ELEVATION IS GREATER THAN WHAT IS REQUIRED FOR A LANDING DO NOT REQUIRE HANDRAILS.
5. ALL INTERIOR WALLS ARE 1A EXCEPT AS NOTED.
6. PER IRC 1210.2.2, WALLS WITHIN TWO FEET OF THE SERVICE SINKS, URINALS, AND TOILETS WILL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF FOUR FEET WITHIN TWO FEET OF THESE ELEMENTS.
7. PER IRC 1210.2.1, FLOOR IN THE BATHROOMS SHALL BE A SMOOTH, HARD, NONABSORBENT SURFACE WITH A RISE EXTENDING TO A HEIGHT OF FOUR INCHES.
8. PER 1209.2 AN OPENING NOT LESS THAN 20" BY 50" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 50". CLEAR HEADROOM OF NOT LESS THAN 50" SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.
9. PER 1012.8, A HANDRAIL IS REQUIRED AT BOTH SIDES OF THE RAMP.
10. PER IRC 1009.2, PROVIDE A GUARD OR OTHER BARRIER BENEATH THE STAIRS WHERE THE HEAD HEIGHT IS REDUCED TO LESS THAN 80". A GUARD OR BARRIER MUST BE PROVIDED BELOW 27" ABOVE THE FINISHED FLOOR.
11. PER 1016.3 THE HEIGHT OF THE GUARDRAIL SHALL BE 42" IN HEIGHT. PER 1016.1 REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER FROM THE WALKING SURFACE SURFACE TO THE REQUIRED GUARD HEIGHT. EXCEPTIONS:
A. FROM A HEIGHT OF 36" TO 42" GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4-1/8" IN DIAMETER.
12. PER ICC A117.1.7 SECTION 609.3, WHERE MIRRORS ARE LOCATED ABOVE LAVATOIRES, A MIRROR SHALL BE LOCATED OVER THE ACCESSIBLE LAVATORY AND SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAX. ABOVE THE FLOOR.
13. PER 1112.2, SIGNS REQUIRED IN SECTION 403.4 OF THE INTERNATIONAL PLUMBING CODE IDENTIFYING TOILET ROOMS AND BATHROOMS SHALL BE VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A117.1. WHERE PICTOGRAMS ARE PROVIDED AS DESIGNATIONS FOR TOILET ROOMS AND BATHING ROOMS, THE PICTOGRAMS SHALL HAVE VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A117.1.
14. PER ICC A117.1.7 SECTION 604.9.3, DOORS TO THE ACCESSIBLE WATER CLOSETS WILL BE SELF-CLOSING WITH A FULL HANDLE ON EACH SIDE OF THE DOOR NEXT TO THE LATCH.

PLAN LEGEND



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



KINSEY, LLC.
P.O. BOX 12258 • 1070 ELK RUN UNIT 60
JACKSON, WY 83002 PH # 307.413.2485

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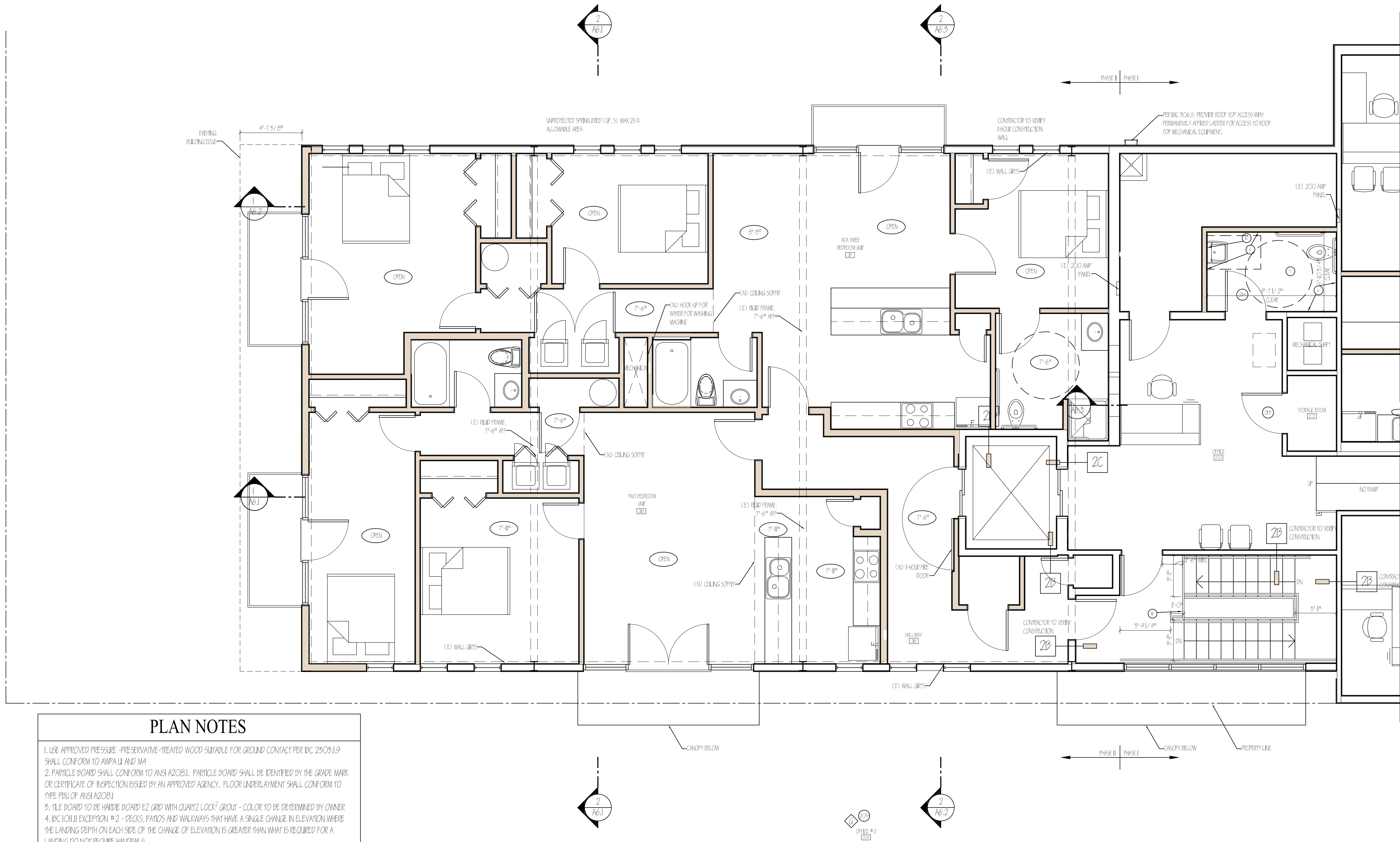
REVISIONS

BASIC USE PERMIT

SHEET NAME
PROPOSED FIRST FLOOR PLAN
SCALE
1/4"=1'-0"
DATE
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SHEET

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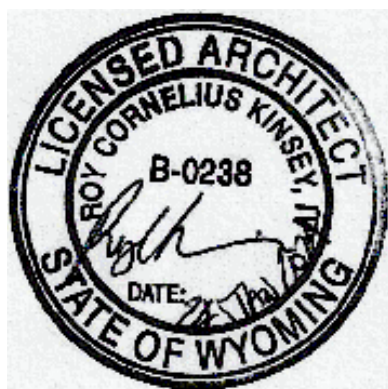


PLAN NOTES

1. USE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT PER IBC 2303.1.9 SHALL CONFORM TO ANFA U1 AND M4.
2. PARTICLE BOARD SHALL CONFORM TO ANSI A208.1. PARTICLE BOARD SHALL BE IDENTIFIED BY THE GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY. FLOOR UNDERLAYMENT SHALL CONFORM TO TYPE PBU OF ANSI A208.1.
3. TILE BOARD TO BE HARDIE BOARD EZ GRID WITH QUARTZ LOCK² GROUT - COLOR TO BE DETERMINED BY OWNER.
4. IBC 1010.1.1 EXCEPTION #2 - DECKS, PATIOS AND WALKWAYS THAT HAVE A SINGLE CHANGE IN ELEVATION WHERE THE LANDING DEPTH ON EACH SIDE OF THE CHANGE OF ELEVATION IS GREATER THAN WHAT IS REQUIRED FOR A LANDING DO NOT REQUIRE HANDRAILS.
5. ALL INTERIOR WALLS ARE 1A EXCEPT AS NOTED.
6. PER IBC 1210.2.2, WALLS WITHIN TWO FEET OF THE SERVICE SINKS, URINALS, AND TOILETS WILL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF FOUR FEET WITHIN TWO FEET OF THESE ELEMENTS.
7. PER IBC 1210.2.1, FLOOR IN THE BATHROOMS SHALL BE A SMOOTH, HARD, NONABSORBENT SURFACE WITH A BASE EXTENDING TO A HEIGHT OF FOUR INCHES.
8. PER IBC 1209.2 AN OPENING NOT LESS THAN 20" BY 30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 50". CLEAR HEADROOM OF NOT LESS THAN 30" SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.
9. PER IBC 1012.8, A HANDRAIL IS REQUIRED AT BOTH SIDES OF THE RAMP.
10. PER IBC 1009.2, PROVIDE A GUARD OR OTHER BARRIER BENEATH THE STAIRS WHERE THE HEAD HEIGHT IS REDUCED TO LESS THAN 80". A GUARD OR BARRIER MUST BE PROVIDED BELOW 27" ABOVE THE FINISHED FLOOR.
11. PER IBC 1019.3 THE HEIGHT OF THE GUARDRAIL SHALL BE 42" IN HEIGHT. PER IBC 1019.1, REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER FROM THE WALKING SURFACE SURFACE TO THE REQUIRED GUARD HEIGHT. EXCEPTIONS:
A. FROM A HEIGHT OF 36" TO 42" GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4-1/8" IN DIAMETER.
B. THE TRIANGULAR OPENINGS AT THE OPEN SIDES OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.
12. PER ICC ANI7-117 SECTION 603.3, WHERE MIRRORS ARE LOCATED ABOVE LAVATORIES, A MIRROR SHALL BE LOCATED OVER THE ACCESSIBLE LAVATORY AND SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAX ABOVE THE FLOOR.
13. PER IBC 112.2, SIGNS REQUIRED IN SECTION 403.4 OF THE INTERNATIONAL PLUMBING CODE IDENTIFYING TOILET ROOMS AND BATHROOMS SHALL BE VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A 117.1. WHERE PICTOGRAMS ARE PROVIDED AS DESIGNATIONS FOR TOILET ROOMS AND BATHING ROOMS, THE PICTOGRAMS SHALL HAVE VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC ANI7.1.
14. PER ICC ANI7-117 SECTION 604.9.3, DOORS TO THE ACCESSIBLE WATER CLOSERS WILL BE SELF-CLOSING WITH A PULL HANDLE ON EACH SIDE OF THE DOOR NEXT TO THE LATCH.

1 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PLAN LEGEND	
	(N) WALL
	DEM'D WALL
	EXISTING WALL TO REMAIN
	(E) CEILING HEIGHT
	DOOR NUMBER
	WINDOW TYPE
	PLAN NOTES
	(N) DOOR
	DEM'D DOOR
	(E) DOOR

KINSEY, LLC.
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JACKSON, WY 83002 PH # 307.413.2485

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PROJECT NUMBER
TETON GABLES, LLC - THE TWIN PHASE II
295 WEST PEARL AVENUE
JACKSON, WY

REVISIONS

BASIC USE PERMIT

SHEET NAME
PROPOSED SECOND FLOOR PLAN
SCALE
1/4" = 1'-0"
DATE
24 JANUARY 2024

SHEET

A2.2

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: LocationTown of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tennant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Office	0.000247*sf		938.4	1	0.231
Mini-Storage Warehouse	0.000007*sf		572.11	1	0.004
Retail	0.000216*sf		5841.49	1	1.260

Existing Workforce Housing Credit1.495

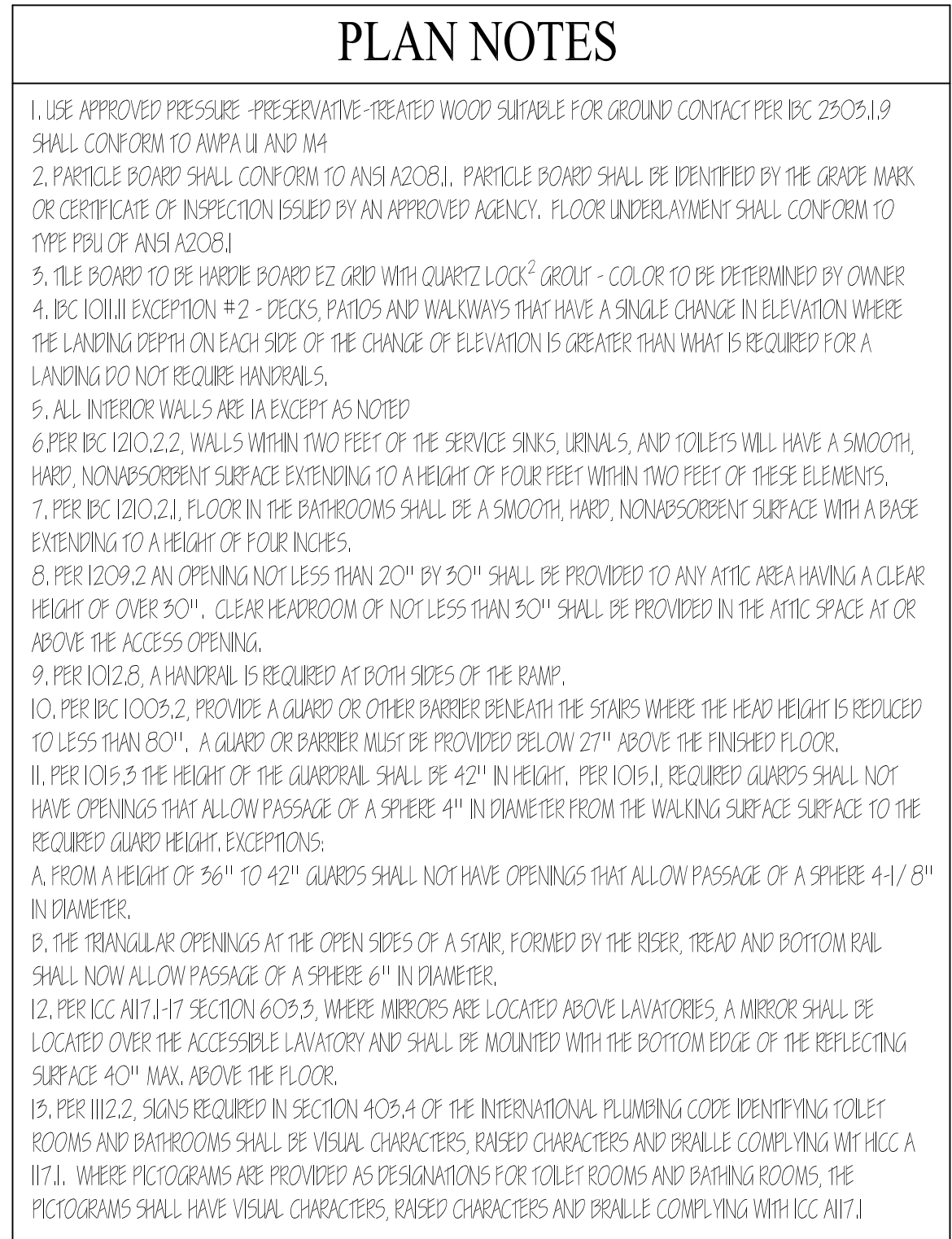
Step 3: Proposed Development

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		8413.35	1	2.076
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176		835.81	1	0.029
Workforce Housing Unit	exempt		1114.94	1	0.000

Affordable Workforce Housing Required:0.609 unitsFee-in-Lieu Amount:\$165,532.39

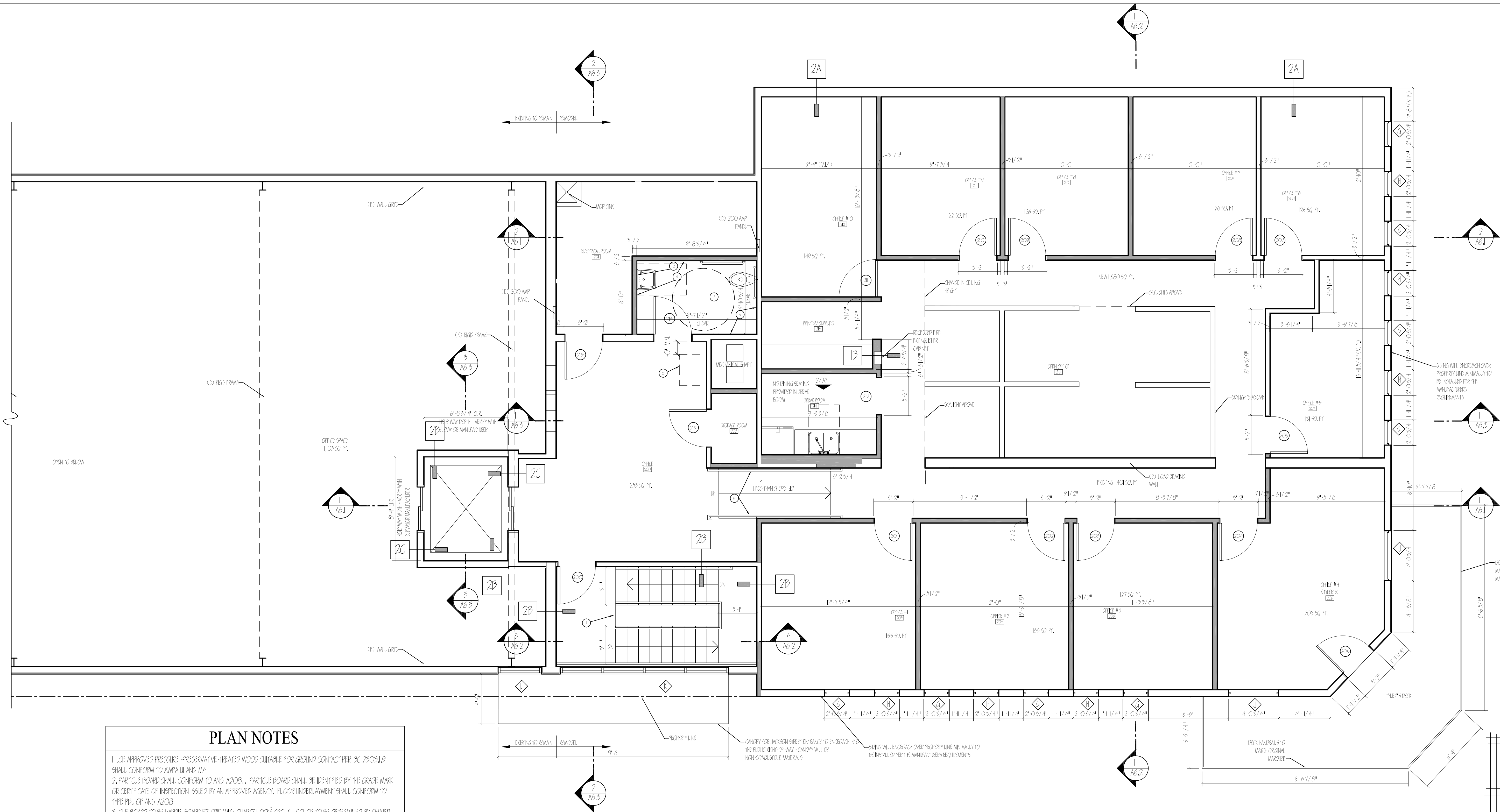
If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the Unit Type Sheet.



PERIODICALLY. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHEN ANY OF THE FOLLOWING EXIST:

- 3.1 IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 500 OR LESS, GROUP B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM EXTERIOR SIDE PROVIDED:
 - 3.1.1 THE LOCKING DEVICE IS REMOVELY DETACHABLE AS LOCKED.
 - 3.1.2 A REPEALER WERE DURABLE SIGN IS POSTED ON THE EXTERIOR SIDE ON OR ADJACENT TO THE DOOR STATING "THIS DOOR IS REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED."
 - 3.1.3 SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
 - 3.1.4 THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR FIRE CAUSE.

A2.1



PLAN NOTES

1. USE APPROVED PRESSURE-TREATED WOOD SUITABLE FOR GROUND CONTACT PER IRC 2303.1.9 SHALL CONFORM TO AWPA U1 AND M4.
2. PARTICLE BOARD SHALL CONFORM TO ANSI A208.1. PARTICLE BOARD SHALL BE IDENTIFIED BY THE GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY. FLOOR UNDERLAYMENT SHALL CONFORM TO TYPE PRU OF ANSI A208.1.
3. TILE BOARD TO BE HARDIE BOARD EZ GRID WITH QUARTZ LOCK? GROUT - COLOR TO BE DETERMINED BY OWNER.
4. IRC 1010.1.1 EXCEPTION #2 - DECKS, PATIOS AND WALKWAYS THAT HAVE A SINGLE CHANGE IN ELEVATION WHERE THE LANDING DEPTH ON EACH SIDE OF THE CHANGE OF ELEVATION IS GREATER THAN WHAT IS REQUIRED FOR A LANDING DO NOT REQUIRE HANDRAILS.
5. ALL INTERIOR WALLS ARE 1/2" EXCEPT AS NOTED.
6. PER IRC 1203.2.2, WALLS WITHIN TWO FEET OF THE SERVICE SINKS, URINALS, AND TOILETS WILL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF FOUR FEET WITHIN TWO FEET OF THESE ELEMENTS.
7. PER IRC 1203.2.1, FLOOR IN THE BATHROOMS SHALL BE A SMOOTH, HARD, NONABSORBENT SURFACE WITH A BASE EXTENDING TO A HEIGHT OF FOUR INCHES.
8. PER 1209.2 AN OPENING NOT LESS THAN 20" BY 30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 50". CLEAR HEADROOM OF NOT LESS THAN 50" SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.
9. PER 1012.8, A HANDRAIL IS REQUIRED AT BOTH SIDES OF THE RAMP.
10. PER IRC 1003.2, PROVIDE A GUARD OR OTHER BARRIER BENEATH THE STAIRS WHERE THE HEAD HEIGHT IS REDUCED TO LESS THAN 80". A GUARD OR BARRIER MUST BE PROVIDED BELOW 27" ABOVE THE FINISHED FLOOR.
11. PER 1015.3 THE HEIGHT OF THE GUARDRAIL SHALL BE 42" IN HEIGHT. PER 1015.1, REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER FROM THE WALKING SURFACE SURFACE TO THE REQUIRED GUARD HEIGHT. EXCEPTIONS:
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B. THE TRIANGULAR OPENINGS AT THE OPEN SIDES OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOW ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.
12. PER ICC ANI-17 SECTION 603.5, WHERE MIRRORS ARE LOCATED ABOVE LAVATORIES, A MIRROR SHALL BE LOCATED OVER THE ACCESSIBLE LAVATORY AND SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAX. ABOVE THE FLOOR.
13. PER 1112.2, SIGNS REQUIRED IN SECTION 403.4 OF THE INTERNATIONAL PLUMBING CODE IDENTIFYING TOILET ROOMS AND BATHROOMS SHALL BE VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A 117.1. WHERE PICTOGRAMS ARE PROVIDED AS DESIGNATIONS FOR TOILET ROOMS AND BATHING ROOMS, THE PICTOGRAMS SHALL HAVE VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC ANI-7.1.

1 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

KINSEY, LLC.
P.O. BOX 12258 • 1070 ELK RUN UNIT 60
JACKSON, WY 83002 PH # 307.413.2485

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PROJECT NUMBER
TETON GABLES, LLC - THE TWIN
295 WEST PEARL AVENUE
JACKSON, WY

REVISIONS

BASIC USE PERMIT

SHEET NAME
PROPOSED SECOND FLOOR PLAN
SCALE
1/4"=1'-0"
DATE
8 FEBRUARY 2023

SHEET
A2.2

GENERAL PLAN NOTES

01. Do not scale drawings. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies. Large scale drawings take precedence over smaller scale drawings.

02. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls.

03. All interior partitions are wall type W-6 unless noted otherwise.

04. The General Contractor shall coordinate the spacing of all ceiling and floor joists with lighting fixtures, mechanical openings, and any other potential conflict. (See Structural, Mechanical, Lighting, and Reflected Ceiling Plans)

05. See paving plans and interior elevations for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Interior drawings take precedence over Architectural drawings concerning these elements.

06. Dimensions for windows and doors are shown to center of unit. Coordinate with schedules and details to determine rough opening dimensions.

07. Interior doors to be centered in their respective rooms unless dimensioned otherwise.

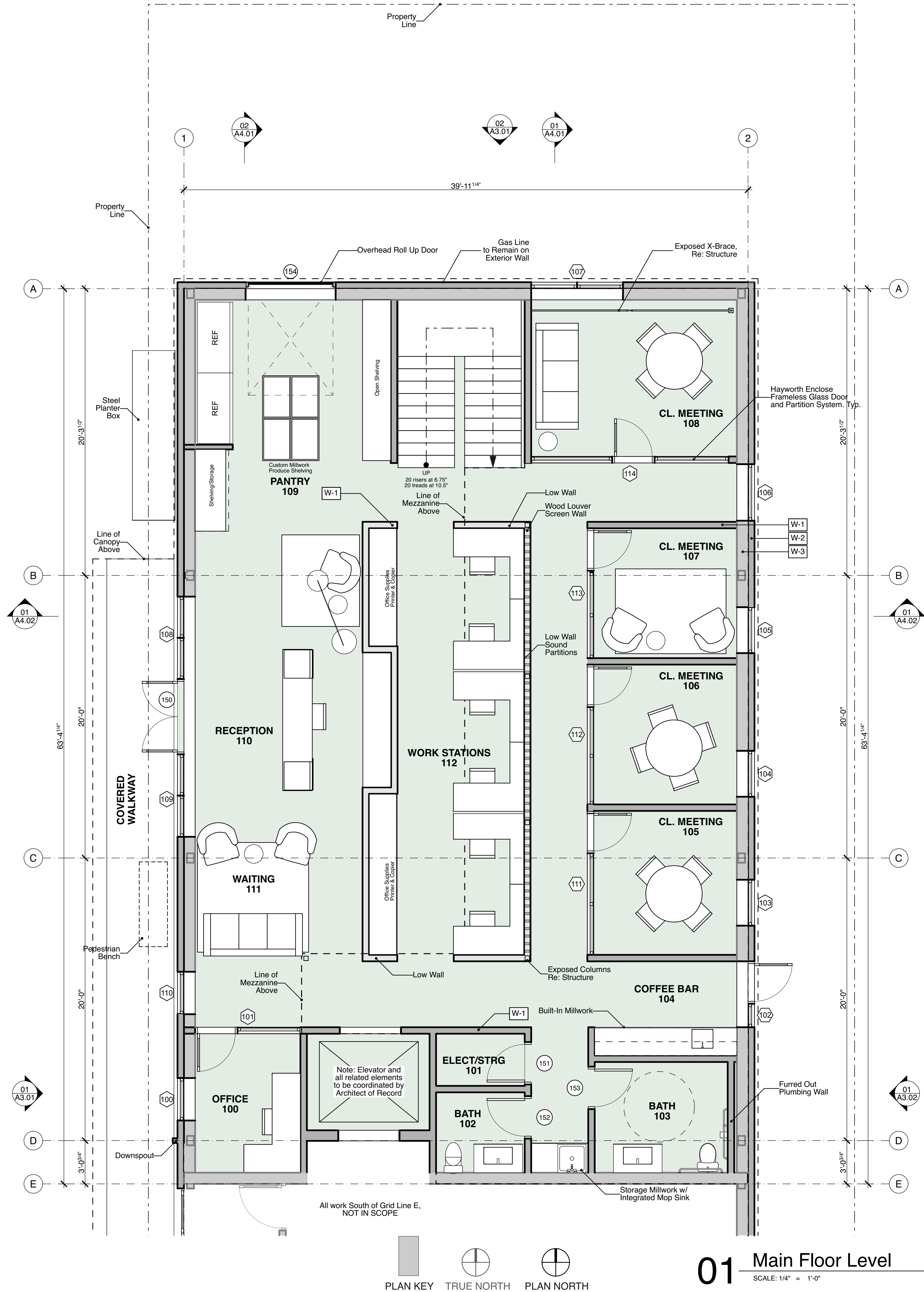
08. General Contractor shall provide temporary ventilation for crawlspace until permanent system is operational.

09. Sprinkler Contractor to coordinate placement of heads with Mechanical, Electrical, and Lighting equipment. Sprinkler layout is subject to Architect approval.

10. Where shown, furniture is for reference only and not in contract.

11. Contractor to coordinate location of radon pipe through walls, attic space and roof.

12. All gutters and downspouts are to be heat traced, U.N.O.



CLB

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www.clbarchitects.com

ONE22
295 W Pearl Ave, Jackson, WY 83002

Issue/Revision Date
SD Set 09.30.22

Drawn By: MBK Checked By: JSJ

Main Level Plan

A2.11

01 Main Floor Level
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

01. Do not scale drawings. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies. Large scale drawings take precedence over smaller scale drawings.

02. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls.

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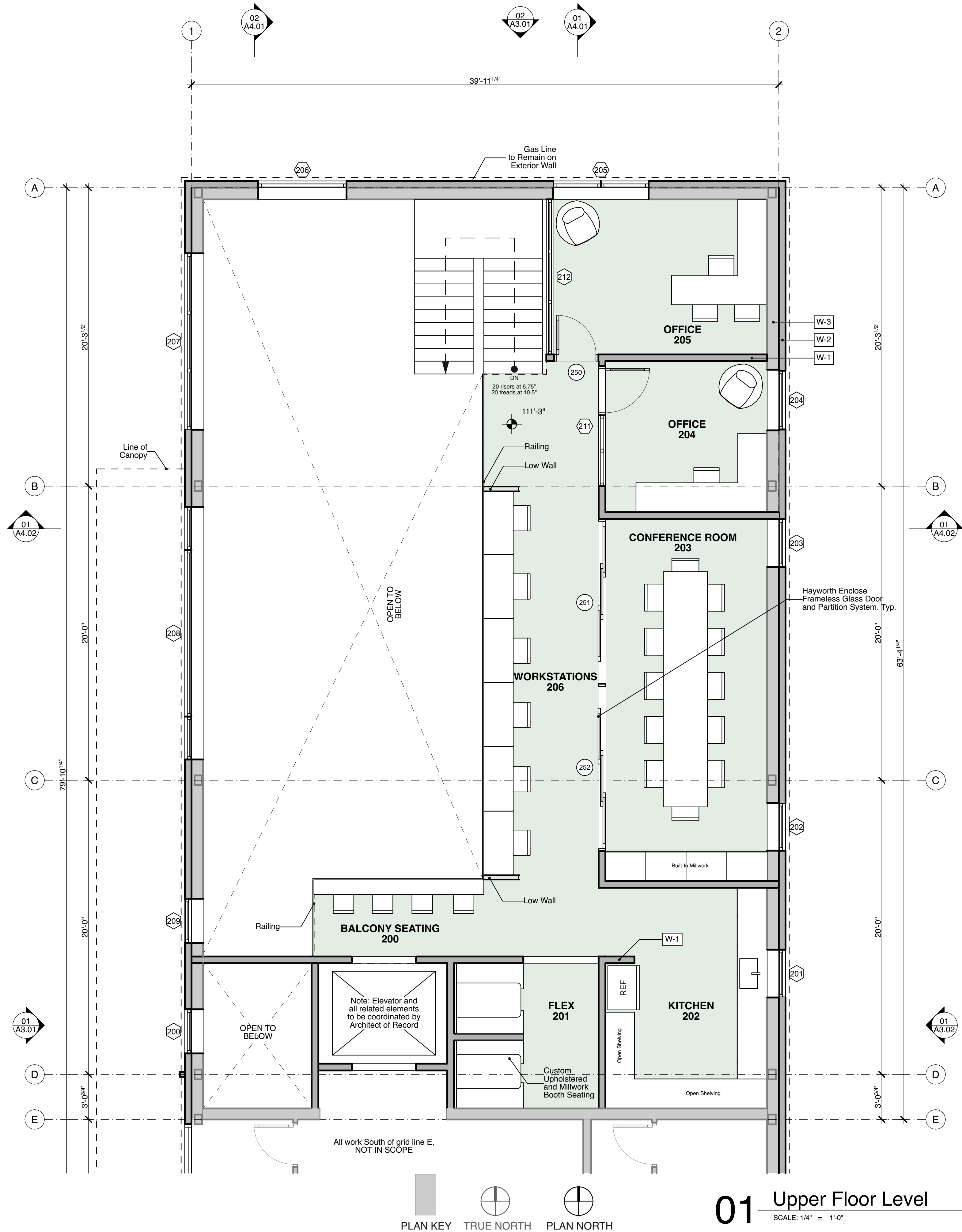
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Issue/Revision Date
SD Set 09.30.22

Drawn By: MBK Checked By: JSJ

Upper Level Plan

A2.21