



# 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: August 26, 2024	REQUESTS:
Item #: P24-110	
Planner: Katelyn Page	The applicant is submitting a request for a Basic Use Permit for Daycare/Education use at the property located at 62 Redmond Street, legally known as LOT 10, BLK. 1, REDMOND 2 to the Town of Jackson.
Phone: 733-0440 ext. 1302	
Email: <a href="mailto:kpage@jacksonwy.gov">kpage@jacksonwy.gov</a>	
Owner: Christian Anderson RIG LLC 6004 Storey Blvd Cheyenne, WY 83009	PIDN: 22-41-16-34-1-11-007
Applicant: Garrett Austen PO Box 12266 Jackson, WY 83002	For questions, please call Katelyn Page at 307-733-0440, x 1302 or email at the address shown to the left. Thank you.
<b>Please respond by: September 17, 2024 (with Comments)</b>	

**Owner:**

Christian Anderson  
RIG LLC  
6004 Storey Blvd  
Cheyenne, WY 83009

**Applicant:**

Garrett Austen  
PO Box 12266  
Jackson, WY 83002

**RESPONSE:** For Departments not using SmartGov, please send responses via email to [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)



**PLANNING PERMIT APPLICATION**  
Planning & Building Department

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

***For Office Use Only***

Fees Paid \_\_\_\_\_

Date & Time Received \_\_\_\_\_

Application #s \_\_\_\_\_

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

**PROJECT.**

Name/Description: Teton Tutors and Homeschool Center

Physical Address: 62 Redmond St. Jackson WY

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

PIDN: \_\_\_\_\_

**PROPERTY OWNER.**

Name: Christian Anderson - RIG LLC Phone: 307.733.9009  
Mailing Address: 6004 Storey Blvd, Cheyenne WY ZIP: 82009  
E-mail: james.musclow@jhsir.com

**APPLICANT/AGENT.**

Name: Garrett Austen Phone: 307-200-8928  
Mailing Address: PO 12266 Jackson WY 83002 ZIP: 83002  
E-mail: Garrett.Austen@tetontutors.org

**DESIGNATED PRIMARY CONTACT.**

Property Owner  Applicant/Agent

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

**Use Permit**

Basic Use

Conditional Use

Special Use

**Relief from the LDRs**

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

**Physical Development**

Sketch Plan

Development Plan

Design Review

**Subdivision/Development Option**

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

**Interpretations**

Formal Interpretation

Zoning Compliance Verification

**Amendments to the LDRs**

LDR Text Amendment

Map Amendment

**Miscellaneous**

Other: \_\_\_\_\_

Environmental Analysis

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

Pre-application Conference #: \_\_\_\_\_

Environmental Analysis #: \_\_\_\_\_

Original Permit #: \_\_\_\_\_

Date of Neighborhood Meeting: \_\_\_\_\_

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

Have you attached the following?

**Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

**Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

**Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) under the relevant application type.

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

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



7/23/24

Signature of Property Owner or Authorized Applicant/Agent

Garrett Austen

Name Printed

Date

Owner: Teton Tutors

Title

## Narrative Description of Use

**Teton Tutors** is a tutoring company based in Jackson, WY. We currently service between 50-60 families at any given time throughout the school year. We have anywhere between 6 and 12 subcontracted tutors working through our business at any given time throughout the school year. Students typically meet one-on-one with tutors, once per week, to receive remediation on academic school subjects. Students range in age from 5 years old to adult. We have been in business for five years. Currently tutors meet with students at public places like the library, or make house calls.

On occasion, tutors will meet with students multiple times throughout the week to help facilitate a homeschool curriculum. On occasion, tutors will meet with small groups of students up to groups of five.

The 62 Redmond property has two buildings. The first, on the east side of the property is an office building. Downstairs, the office (1912 sq ft) has seven office rooms, two bathrooms, a waiting room, and a receptionist area. Upstairs, the office has two 448 sq ft one-bedroom apartments. The second building, on the west side of the property, is a two-bedroom two-bathroom 1,249 sq ft house. Tutoring will take place in the office space of the east building. The house and apartments will be rented for residential purposes. Neither the house nor the apartments are deed restricted.

The plan in purchasing 62 Redmond is to transition our tutoring business from house calls and public places to a central office. There are seven individual office rooms within the main building. These rooms will be used for one-on-one tutoring. Tutoring sessions typically last for one hour. We plan to occasionally have tutors meet with small groups of students who are studying the same topic.

## Housing Mitigation Calculations

Section 6.1.8 classifies our intended use as education/daycare. Housing mitigation calculations are provided by an independent calculation.

The current use of the space is a dermatology office. In accordance with 6.3.3 the current use is Office Space which has an affordable credit of .472 (1912 sqft \* .000247).

The proposed use most closely resembles an office space because students are meeting with tutors in a mostly one-on-one environment, similar to a doctors office, or therapy office. Section 6.1.6B defines an office space as “a professional service or other activity customarily provided in an office environment where appointments are scheduled.” Just like an office space, our tutoring center will be composed primarily of students who have appointments scheduled. Because our intended use falls under the definition of Office Space, we have used the same calculation, .000247 to calculate the proposed use.

Our proposed use yields an affordable housing mitigation requirement of zero because our use is calculated using the same calculation as the prior use.

## Parking Calculations

Section 6.1.8 classifies our intended use as education/daycare. Parking mitigation calculations are provided by an independent calculation.

The proposed use most closely resembles an office space because students are meeting with tutors in a mostly one-on-one environment, similar to a doctors office, or therapy office. Section 6.1.6B defines an office space as “a professional service or other activity customarily provided in an office environment where appointments are scheduled.” Just like an office space, our tutoring center will be composed primarily of students who have appointments scheduled.

Section 6.2.2 gives the calculation for office space as 3.3 spaces per every 1000 sq ft. The office space portion of our intended use is 1912 sqft, which requires us to have 6.31 parking spaces ( $1.912 \times 3.3$ ). The lot has 8 regular parking spaces in addition to a 9th ADA space making out proposed use within the parking mitigation guidelines.

Current leases require tenants of both the 2 br house and the apartments to move their vehicles from the parking lot during business hours on working days. Tenants can/do move their cars into the lot after business hours. All tenants leave to go to work at other locations and their cars are not parked on the street outside the location throughout the day. The exact language states, “Parking areas and driveways surrounding area are only available for lessee use between 6:30 PM and 5:00 AM. This means that the lessee may not occupy any driveway or parking area, during the day, between 5:00am and 6:30pm.”



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: Christina Brook Anderson Title: Pres.

Being duly sworn, deposes and says that R. I. G. LLC is the owner in fee of the premises located at: \_\_\_\_\_ Name of legal property owner as listed on deed

Address of Premises: 60 and 62 Redmond, Jackson WY, 83001

Legal Description: Lot 10 of 2<sup>nd</sup> Redmond Plat, Teton Co, WY Plat # 7-15-37 122  
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Garrett Austen

Mailing address of Applicant/agent: PO 12266 Jackson WY 83002

Email address of Applicant/agent: garrett.austen@teton tutors.org

Phone Number of Applicant/agent: 307-200-8928

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) 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

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

STATE OF Utah )

)

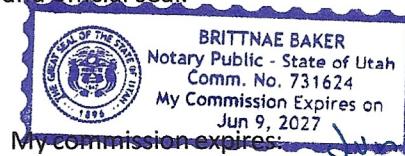
) SS.

COUNTY OF Washington )

)

The foregoing instrument was acknowledged before me by Brittnae Baker this 17<sup>th</sup> day of July, 2024 WITNESS my hand and official seal.

Notary Public





1 | VICINITY MAP

A1.0

#### GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE AND ALL ATTENDED TOWN OF JACKSON BUILDING CODES. ANY BUILDING OFFICIAL, CONTRACTOR, SUBCONTRACTOR OR TRADES-PERSON NOTING DISCREPANCIES SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

2. CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY TOWN OF JACKSON BUILDING AND FIRE DEPARTMENTS, STATE ELECTRICAL INSPECTOR OR ANY OTHER GOVERNING AUTHORITIES AS NECESSARY.

3. CONTRACTOR MUST COMPLY WITH THE RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES.

4. CONTRACTOR SHALL OBTAIN AND ARRANGE PAYMENT FOR ALL TEMPORARY UTILITIES NECESSARY FOR CONSTRUCTION, INCLUDING TEMPORARY SEPTIC FACILITIES. A JOB PHONE MUST BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION (CELLULAR PHONES ACCEPTABLE) AND THE NUMBER SHALL BE MADE AVAILABLE TO THE ARCHITECT AND OWNER.

5. ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED AND CONTAINED NEATLY ON SITE UNTIL DISPOSAL, WHICH SHALL BE DONE AT THE COUNTY LANDFILL OR RECYCLING FACILITY ONLY. ON-SITE REFUSE BURNING WILL BE DONE ONLY WITH APPROVAL BY OWNER, TETON COUNTY FIRE DEPARTMENT, AND ANY SUBDIVISION HOMEOWNERS ASSOCIATION.

6. CONTRACTOR SHALL INFORM ARCHITECT OF ANY AND ALL OWNER REQUESTED CHANGES OR DIRECTIVES FOLLOWING OWNER/CONTRACTOR CONVERSATIONS. CONTRACTOR SHALL NOT PROCEED WITH REQUESTED CHANGES WITHOUT PRIOR REVIEW FROM THE ARCHITECT.

7. EXCEPT IN INTERIOR ELEVATIONS, AND UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE GIVEN TO FACE OF ROUGH FRAMING, CENTERLINE OF COLUMNS, OR FACE OF CONCRETE WALL. INTERIOR ELEVATION DIMENSIONS ARE GIVEN TO FACE OF FINISH MATERIAL. GIVEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO COORDINATE DIMENSIONS OF STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. VERIFY DISCREPANCIES WITH ARCHITECT. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. LARGER SCALE DRAWINGS GOVERN SMALLER SCALE DRAWINGS. VERIFY "AS-BUILT" DIMENSIONS AS REQUIRED.

8. CONTRACTOR SHALL PROVIDE PROPER STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

9. ALL SUBSTITUTIONS ARE TO BE APPROVED BY ARCHITECT. CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION INCLUDING COST, AVAILABILITY, AND REASON FOR SUBSTITUTION.

10. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES AND STAIN COLORS FOR APPROVAL BY OWNER/ARCHITECT PRIOR TO APPLICATION. THIS INCLUDES INTERIOR AND EXTERIOR STAINS, PAINTS, SHEETROCK TEXTURES, CHEMICALLY APPLIED METAL PATINAS, STONE VENEER MATERIALS, AND MASONRY TECHNIQUE.

13. A LIMITS OF DISTURBANCE FENCE SHALL BE INSTALLED ON SITE. THIS FENCE SHALL REMAIN THROUGHOUT CONSTRUCTION PROCESS.

14. PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION. MINIMUM DRAINAGE SHALL BE 6 INCHES IN THE FIRST 10 FEET.

15. ALL ENGINEERED TRUSS INSTALLATION SPECIFICATIONS SHALL BE ON-SITE FOR ALL FRAMING INSPECTIONS FROM TOJ.

16. ALL INSTALLATION SPECIFICATIONS FOR WOOD BURNING FIREPLACE INSERTS SHALL BE ON-SITE AND AVAILABLE TO TOJ INSPECTORS.

17. CHANGES OR DEVIATIONS FROM THESE DRAWINGS MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER SHALL BE CONSIDERED UNAUTHORIZED AND SHALL RESULT IN THE CONTRACTOR MAKING SUCH CHANGES OR DEVIATIONS FROM THE DRAWINGS BE HELD RESPONSIBLE FOR THE CONSEQUENCES RESULTING FROM SUCH CHANGES.

18. DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THIS DESIGNER WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY ARE NOT TO BE USED BY THE PROJECT OWNER NOR ANY OTHER ENTITY ON ANY OTHER PROJECTS EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM THIS DESIGNER.

#### PROJECT TEAM

DESIGNER: BRYAN GLEASON ARCHITECTS  
PHONE: 307.413.2949  
E-MAIL: BRYAN.GLEASON@BRYANGLEASONARCHITECTS.COM  
CONTACT: PO BOX 12271, JACKSON, WY, 83001

BUILDER: TBD  
PHONE: 111.111.1111  
EMAIL: ?  
CONTACT: XXXX

STRUCTURAL ENGINEER: N/A  
PHONE: XXX@XXXX.COM  
E-MAIL: XXX@XXXX.COM  
CONTACT:

CIVIL ENGINEER: N/A  
PHONE: 111.111.1111  
EMAIL: XXX@XXXX.COM  
CONTACT: XXX

MEP ENGINEER: N/A  
PHONE: 111.111.1111  
E-MAIL: XXX@XXX.COM  
CONTACT:

#### PROPERTY INFORMATION

OWNER: TETON TUTORING  
SITE ADDRESS: 62 REDMOND STREET, JACKSON, WY 83001  
PROJECT TYPE: RENOVATION  
ASSESSOR PARCEL NUMBER: 22-41-16-34-1-11-007  
LOT 10, BLK 1, REDMOND 2

ZONING: OR  
SETBACKS: PRIMARY ST: 5'-15", SECONDARY ST: 5'-15", SIDES: 5', REAR: 10'  
PARKING SETBACKS: PRIMARY ST: 30', SECONDARY ST: 10'  
BUILDING HEIGHT: 30'-0"  
STORIES: 2  
CONSTRUCTION TYPE: VB

#### FLOOR AREA SUMMARY

60 REDMOND STREET - SINGLE FAMILY RESIDENCE	1249 SQ FT
EXISTING ABOVE GRADE	945 SQ FT
EXISTING BELOW GRADE	2194 SQ FT

62 REDMOND STREET - OFFICE/RESIDENTIAL	1912 SQ FT OCC
EXISTING FIRST FLOOR	OFFICE SPACE
EXISTING SECOND FLOOR	(2) 1-BEDROOM UNITS
	488 SQ FT EA.
	2888 SQ FT

TOTAL BUILDING SQUARE FOOTAGE:	2888 SQ FT
DECKS & PORCHES	104 SQ FT
SLAB	100 SQ FT
DECK	4,580 SQ FT
DRIVEWAY (EXISTING)	

TOTAL FLOOR AREA:	5,082 SQ FT
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REQUIRED PARKING:	7 SPACES
OFFICE: 3,31,000 SQ FT	1 SPACE
DISABILITY PARKING	8 SPACES
TOTAL PARKING:	

PARKING SPACE DIM:	9W X 20L
PARKING AISLE:	24W

#### APPLICABLE CODES

2021 INTERNATIONAL RESIDENTIAL BUILDING CODE  
2021 INTERNATIONAL EXISTING BUILDING CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 INTERNATIONAL FUEL GAS CODE  
2021 INTERNATIONAL ENERGY CONSERVATION CODE  
2020 NATIONAL ELECTRIC CODE

#### LOT COVERAGE

LOT AREA: 0.31 ACRES (13,503.6 SQ FT)  
OFFICE RESIDENTIAL FAR: .46

ALLOWABLE COVERAGE FOR STRUCTURES (FAR): 6,211 FT

ALLOWABLE SITE DEVELOPMENT AMOUNT:

PROPOSED STRUCTURE COVERAGE (FAR): 5,082 SQ FT

PROPOSED SITE DEVELOPMENT AMOUNT: 6,559 SQ FT < 9883.5 SQ FT

#### SHEET INDEX

A1.0	COVER SHEET
A2.1	CODE ANALYSIS
A2.2	EXISTING & PROPOSED FLOOR PLAN



2 | SITE PLAN

A1.0

A1.0

DRAWING:  
COVER SHEET

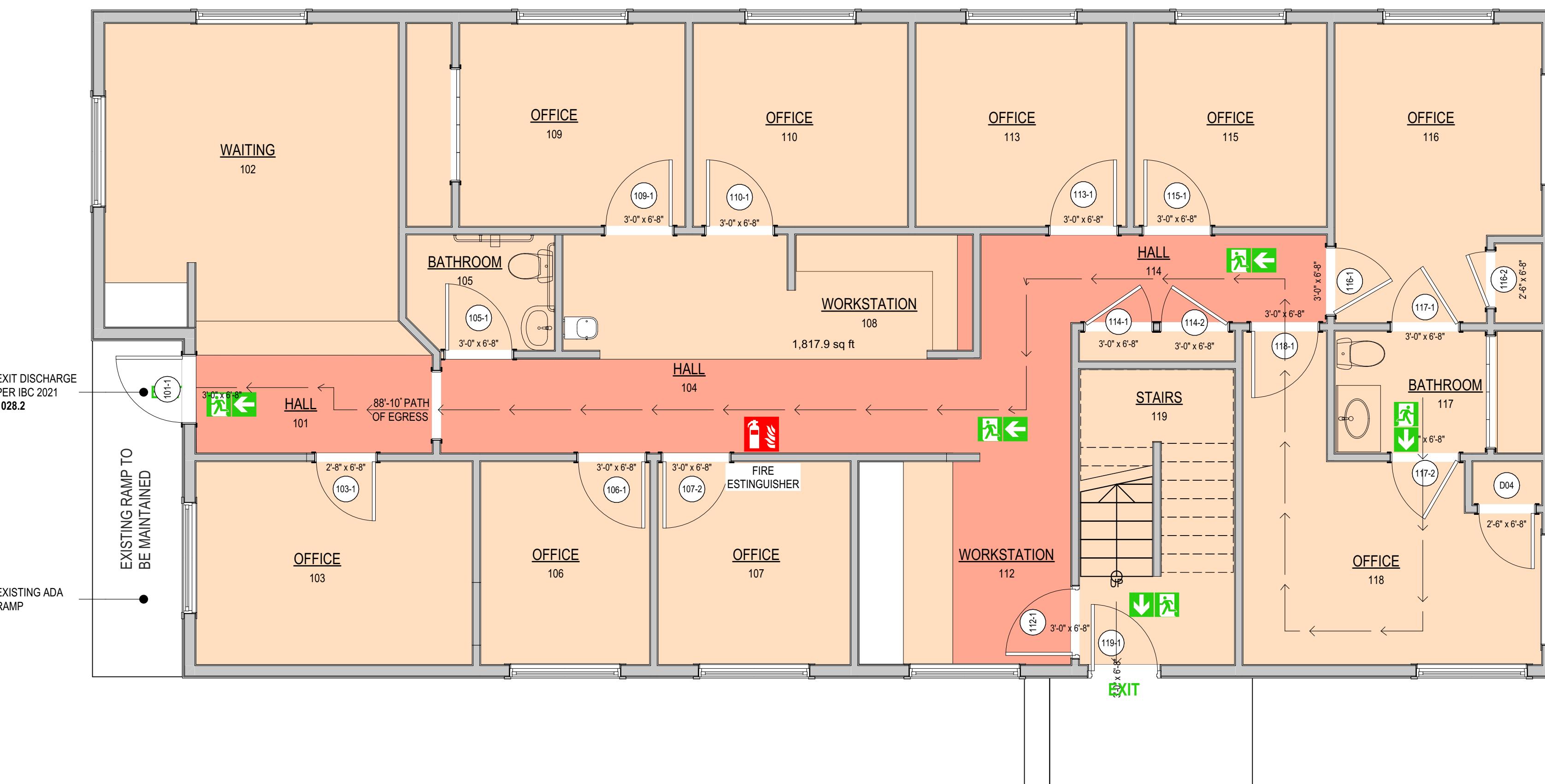
SCALE:

DRAWN BY:

CHECKED BY:

DATE: August 21 2024

SHEET NUMBER:



1 | INTERIOR PLAN - LIVING RM  
A2.1 1/4" = 1'-0"

**CODE ANALYSIS**

1. CODE COMPLIANCE OVERVIEW

PER IBC 101.4

EXISTING BUILDINGS: NO CHANGES ARE REQUIRED TO THE BUILDING ASSEMBLIES IF THE OCCUPANCY REMAINS UNCHANGED, UNLESS SPECIFIED BY THE IBC, INTERNATIONAL FIRE CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, OR IF DEEMED NECESSARY BY THE CODE OFFICIAL FOR GENERAL SAFETY AND WELFARE.

2. ALTERATION LEVELS (IBC 603.1)

ALTERATION LEVEL 2: THE PROPOSED CHANGES FALL UNDER THIS CATEGORY.

3. OCCUPANCY CLASSIFICATION

-EXISTING GROUND FLOOR OCCUPANCY: CLASSIFICATION: B (OUTPATIENT CLINIC)

-EXISTING SECOND FLOOR OCCUPANCY: CLASSIFICATION: R-3 (UNCHANGED)

-PROPOSED GROUND FLOOR OCCUPANCY: CLASSIFICATION: B (TRAINING AND SKILL DEVELOPMENT, NOT IN A SCHOOL)

-PROPOSED SECOND FLOOR OCCUPANCY: CLASSIFICATION: R-3 (UNCHANGED)

4. BUILDING SEPARATION REQUIREMENTS (IBC 2021)

FIRE SEPARATION WALLS:

420.2 & 420.3: 1-HOUR FIRE SEPARATION REQUIRED BETWEEN UNITS IN R-3 OCCUPANCY PER SECTION 708, 708.3, AND TABLE 1020.2. VERIFY ON SITE.

HORIZONTAL SEPARATION: NOT REQUIRED PER SECTION 711, WITH EXCEPTIONS IN SECTION 711.2.3.2.

5. BUILDING HEIGHT AND AREA LIMITATIONS (IBC 2021 CHAPTER 5)

BUILDING HEIGHT: EXISTING 2 STORY

504.3: FOR TYPE VB CONSTRUCTION, THE MAXIMUM HEIGHT IS 40 FEET IF NOT SPRINKLED.

NUMBER OF STORIES: 504.4: MAXIMUM OF 2 STORIES.

MAXIMUM AREA: 506.2: 9,000 SQUARE FEET.

6. BUILDING AREA AND OCCUPANT LOAD

BUILDING AREA: TOTAL AREA: 1,817 SQUARE FEET.

OCCUPANT LOAD CALCULATION:

1817SF / 150 SF per PERSON = 12.11 PERSONS = 12.11 ROUNDED UP TO 13 OCCUPANTS.

SINCE THE OCCUPANT LOAD IS LESS THAN 30, THE MAXIMUM EGRESS PATH IS 100 FEET.  
EGRESS WIDTH AND CAPACITY PER IBC 1011.2: MINIMUM 44 INCHES, WITH AN EXCEPTION TO 36 INCHES DUE TO OCCUPANT LOAD BEING LESS THAN 30.

CORRIDOR WIDTH: IBC 1020.2: MINIMUM WIDTH OF CORRIDOR IS 36 INCHES FOR AN OCCUPANT LOAD LESS THAN 50.

7. ACCESSIBLE PARKING REQUIREMENTS

ACCESSIBLE PARKING:

ONE ACCESSIBLE PARKING SPOT IS REQUIRED PER CODE FOR GROUP B OCCUPANCY.

DRAWING: **CODE ANALYSYS**

SCALE:

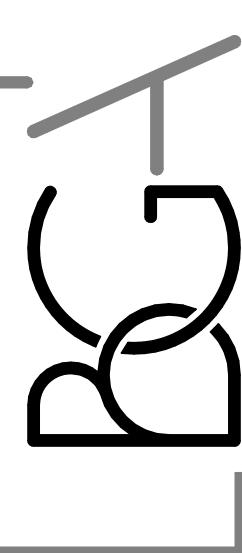
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DATE: August 21 2024

SHEET NUMBER:

**A2.1**

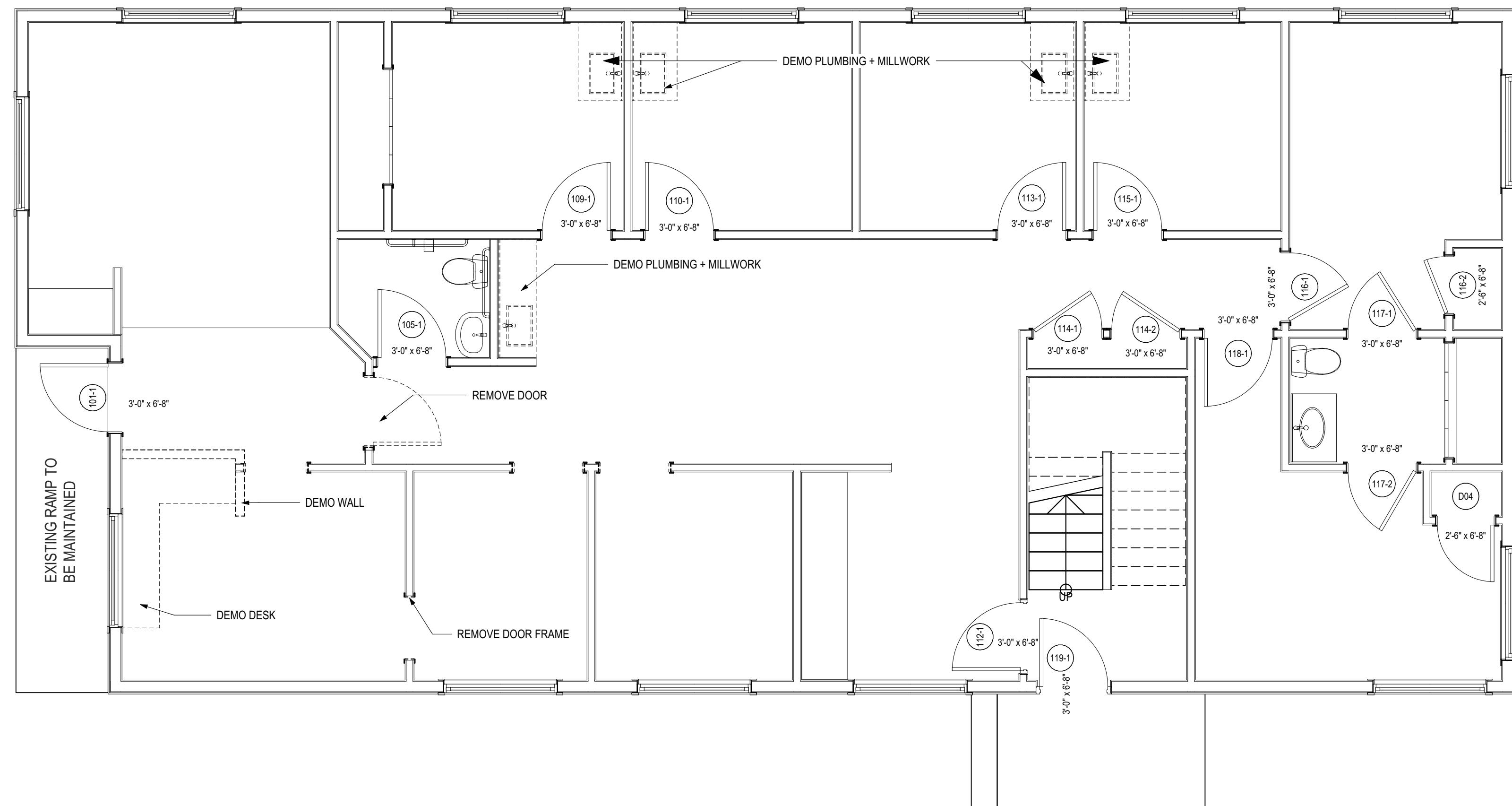
JACKSON WY, 83001



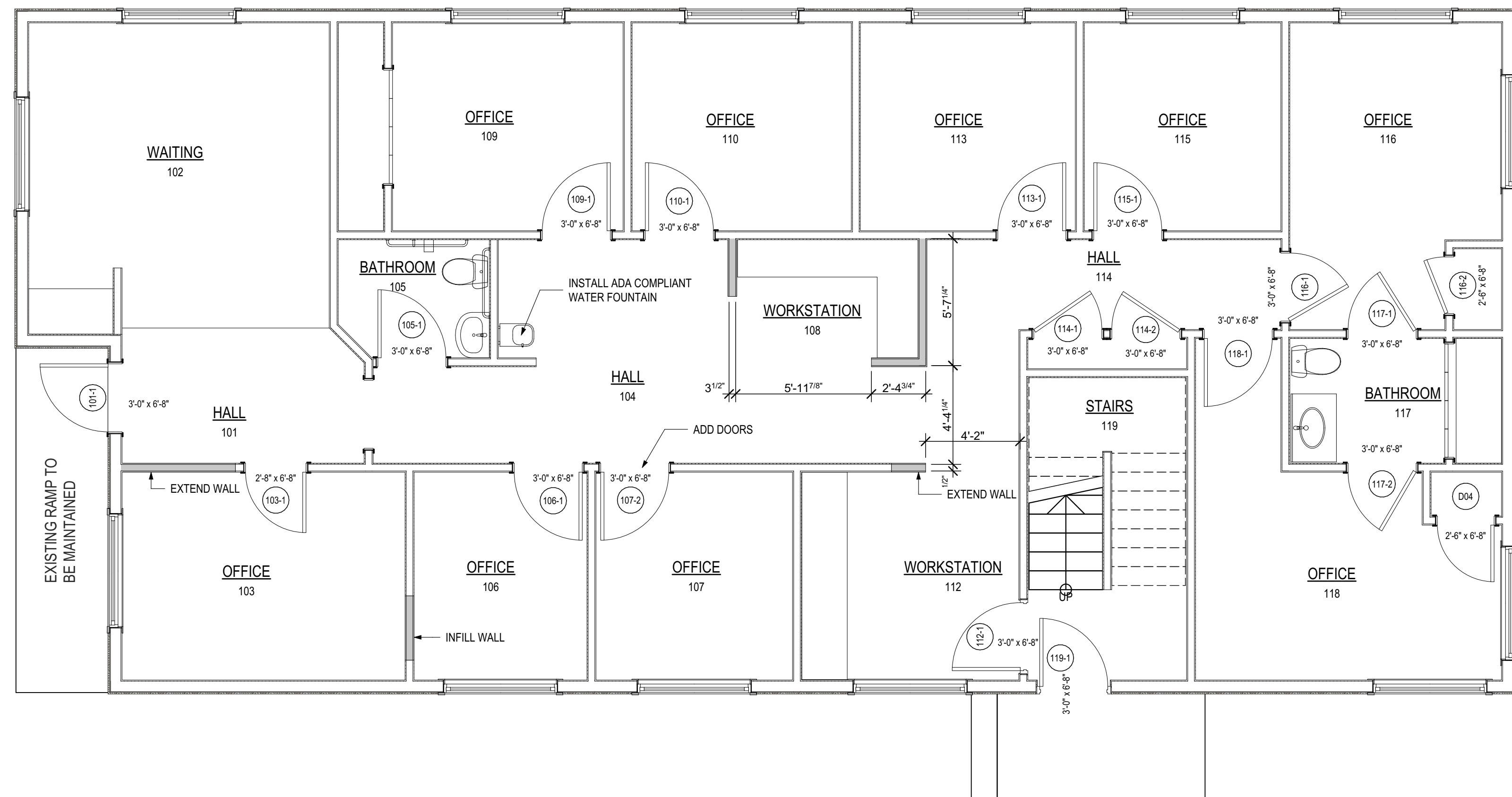
JACKSON WY, 83001

**WALL LEGEND**

— EXISTING WALL  
- - - TO DEMOLISH  
— NEW WALL



1 | MAIN FLOOR EXISTING + DEMO PLAN  
A2.2 1/4" = 1'-0"



1 | MAIN FLOOR PROPOSED PLAN  
A2.2 1/4" = 1'-0"

DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: August 21 2024  
SHEET NUMBER: A2.2