



# 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
- ☒ Transportation Administrator
- ☐ 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 27, 2025	<b>REQUESTS:</b>  The applicant is submitting a request for a Pre-Application Conference for a mixed used development for the properties located at 665 and 665 S Cache St. legally known as LOTS 12,13&14, BLK. 4, KARNs-2,  <b>PIDN</b> 22-41-16-33-1-69-003 22-41-16-33-1-69-005  For questions, please call Katelyn Page at 307-733-0440 x1302, or email at <a href="mailto:kpage@jacksonwy.gov">kpage@jacksonwy.gov</a> . Thank you.
Item #: P25-203	
Planner: Katelyn Page Phone: 307-733-0440 ext. 1302 Email: <a href="mailto:kpage@jacksonwy.gov">kpage@jacksonwy.gov</a>	
<b>Owner:</b> Newjack, LLC PO Box 11803 Jackson, WY 83002  <b>Applicant:</b> Hoyt Architects PO Box 7364 Jackson WY 83002	

**RESPONSE:** by November 17, 2025, with Comments.

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



**PRE-APPLICATION CONFERENCE REQUEST (PAP)**

**Planning & Building Department**

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

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, visit <https://www.jacksonwy.gov/204/Pre-Application>

FOR GRADING PREAPPS ONLY, submit to [townengineering@jacksonwy.gov](mailto:townengineering@jacksonwy.gov). All other requests should be sent to [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)

**PROJECT**

Name/Description:

Physical Address:

PIDN:

Lot, Subdivision:

**PROPERTY OWNER**

Name:

Phone:

Mailing Address:

Email:

**APPLICANT/AUTHORIZED REPRESENTATIVE**

Name, Agency:

Phone:

Mailing Address:

Email:

**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:

Phone:

Mailing Address:

Email:

**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 Grading

If for grading, submit to [townengineering@jacksonwy.gov](mailto:townengineering@jacksonwy.gov)



**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. Submit via email to [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov) for all requests other than grading.

**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 at <https://www.jacksonwy.gov/DocumentCenter/View/115/Letter-of-Authorization-PDF?bidId=>

**Narrative Project Description.** Attach a 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

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

**Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** 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, identify these areas on the site plan.

**Application Fee.** The Town of Jackson Planning Department will contact you for payment once the application has been processed. Current fees can be found at <https://www.jacksonwy.gov/204/Pre-Application>

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.



Signature

Date

Name Printed

Title

## 655/665 PAP Narrative

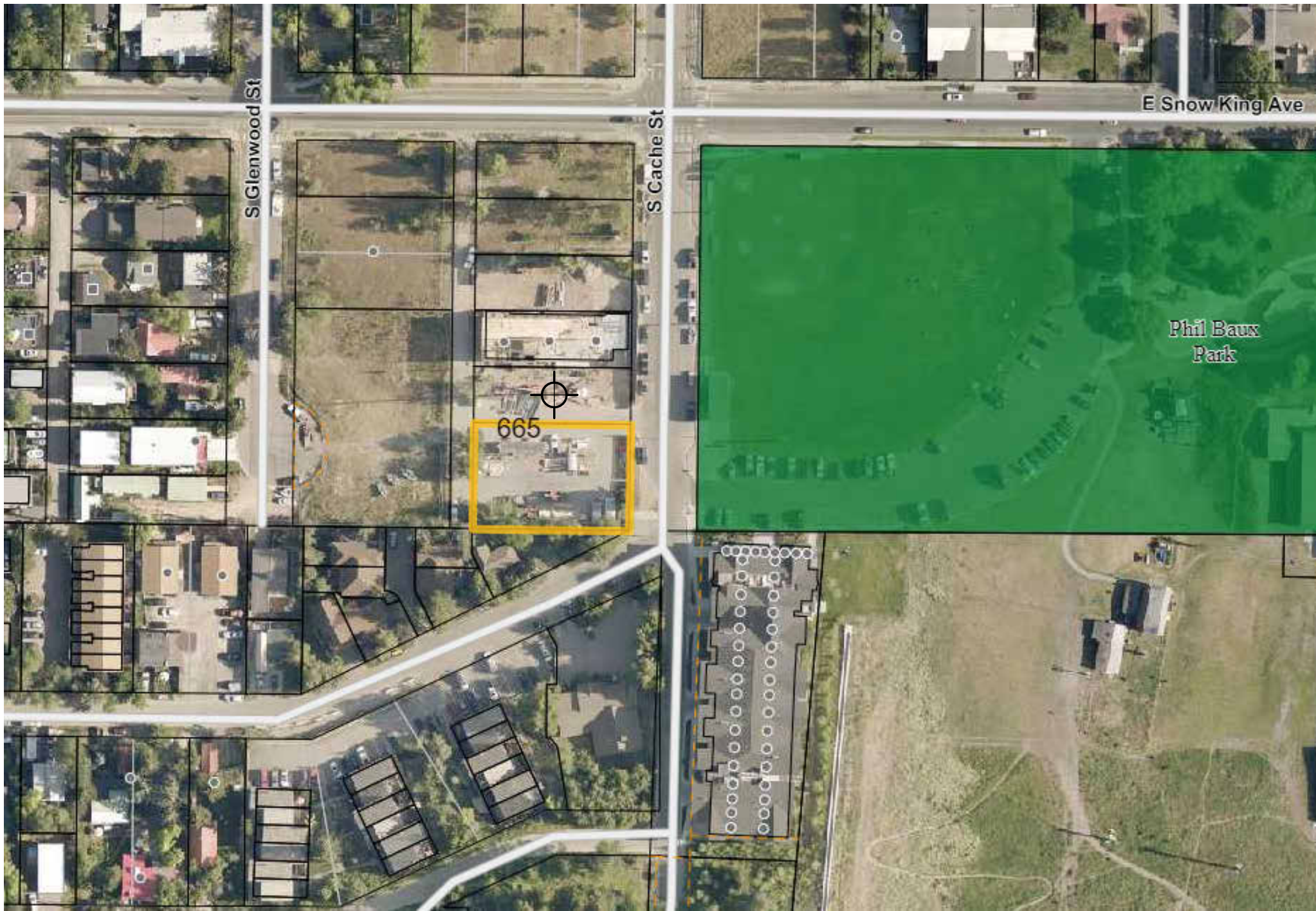
Existing site conditions on 665/665 S. Cache include surface parking, trash and recycling enclosures, and a transformer, all serving the mixed-use project on 645 S. Cache. 645 S. Cache consists of 1 commercial and 2 residential condominium units.

In December of 2023 a Development Plan for this project was approved by Town Council with conditions relating to recording deed restrictions and various easements. Previously, an Administrative Adjustment requesting a 4' setback from the side interior property line in lieu of the required 0' or 5' setback was approved by the Planning Director. A Building Permit was not pursued at the time resulting in the expiration of the Development Plan on June 7, 2025. Ownership would now like to pursue the completion of this project which will require a redo of the development process. It is understood that revisions to the design will have to be completed to address revisions to the LDR's that have been adopted since the original Development Plan approval in 2023. Revisions to the design will include, but not necessarily be limited to, revisions to address new bike parking standards and alley access standards. Part of the purpose of this requested PAP will be to identify any other changes to the LDR's that would potentially impact the design of this project.

The intended project scope is the same as the previous iteration which includes a 3-storey mixed use structure comprised of 9 residential units (5 market and 4 workforce), 4 short-term rental units, and commercial office space on the ground level facing Broadway.

- Total above-ground habitable floor area: 33,530 sf
- Residential Units: 9 total
  - 5 Market units (3 and 4 bedroom)
  - 4 Workforce deed-restricted units (1, 2, and 4 bedroom)
- Short-term rental (lodging) Units: 4 total
  - 4 Short-term rental units (3 bedroom)
- Total commercial floor area: 5,795 sf office
- Total parking: 51 vehicle spaces provided
  - 48 on-site spaces
  - 3 on-street spaces





**OWNER**  
NEWJACK, LLC  
PO BOX 11803  
JACKSON, WY 83002

**ARCHITECT**  
HOYT ARCHITECTS  
1110 MAPLE WAY | SUITE F  
JACKSON, WY 83001  
307.733.9955

**CIVIL ENGINEER**  
JORGENSEN  
1315 HWY 89 S., SUITE 201  
JACKSON, WY 83002  
307.733.5150

**LANDSCAPE ARCHITECT**  
CAIRN LANDSCAPE ARCHITECTS  
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JACKSON, WY 83002  
307.264.0903

**STRUCTURAL ENGINEER**  
IMEG  
1143 STONERIDGE DRIVE, SUITE 2  
BOZEMAN, MT 59718  
406.586.2739

**MECH/ELEC/PLUMB ENGINEER**  
AEC ARCHITECTURAL ENGINEERING  
CONSULTANTS, INC.  
P.O. BOX 8489  
AVON, CO 81620  
970.748.8520

**CONSTRUCTION**  
ACM  
AUFDERHEIDE  
CONSTRUCTION MANAGEMENT  
JACKSON, WY 83001

**RENDERING**  
CRATIF  
KELLEY PRICE  
GETCRATIF.COM

GENERAL

- G000 COVER SHEET
- G001 PROJECT INFORMATION
- G002 SITE PLAN OVERVIEW
- G004 CODE & OCCUPANCY BASEMENT
- G005 CODE & OCCUPANCY LEVEL 1
- G006 CODE & OCCUPANCY LEVEL 2
- G007 CODE & OCCUPANCY LEVEL 3
- G008 CODE & OCCUPANCY ROOF
- G009 ADA & LIVABILITY STANDARDS
- G010 ADA & LIVABILITY STANDARDS
- G011 LDR AREAS BASEMENT
- G012 LDR AREAS LEVEL 1
- G013 LDR AREAS LEVEL 2
- G014 LDR AREAS LEVEL 3
- G015 LDR AREAS ROOF

CIVIL

- C1.0 TITLE, VICINITY MAP, & SHEET INDEX
- C1.1 GENERAL NOTES
- C2.0 EXISTING CONDITIONS
- C2.1 DEMOLITION AND SITE PREPARATION PLAN
- C3.0 SITE OVERVIEW
- C3.1 NORTHWEST GRADING PLAN
- C3.2 NORTHEAST GRADING PLAN
- C3.3 SOUTHWEST GRADING PLAN
- C3.4 SOUTHEAST GRADING PLAN
- C3.5 EAST SIDEWALK PLAN & PROFILE
- C3.6 GARAGE LEVEL GRADING PLAN
- C3.7 UTILITY AND SUBSURFACE DRAINAGE PLAN
- C4.0 ROAD DETAILS
- C4.1 WATER & SANITARY SEWER DETAILS
- C4.2 STORM WATER DETAILS
- C4.3 MISCELLANEOUS DETAILS

LANDSCAPE

- L0.1 EXISTING CONDITIONS
- L0.2 CONTEXT PLAN
- L0.3 SITE PLAN
- L0.4 PLANTING PLAN
- L0.5 LSR DIAGRAM

ARCHITECTURAL

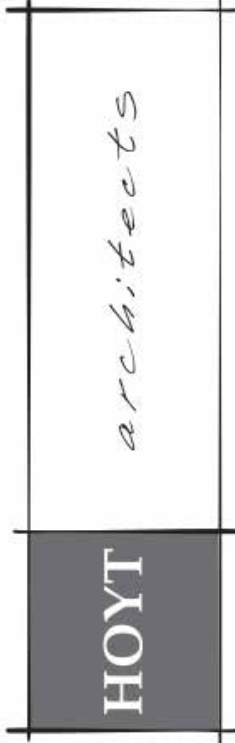
- A101 BASEMENT FLOOR PLAN
- A102 FIRST FLOOR PLAN
- A103 SECOND FLOOR PLAN
- A104 THIRD FLOOR PLAN
- A105 ROOF PLAN
- A201 EAST NORTH ELEVATIONS
- A202 WEST SOUTH ELEVATIONS
- A300 BUILDING SECTIONS
- A301 BUILDING SECTIONS

EXTERIOR LIGHTING

- EX1.0 LEVEL 1 EXTERIOR LIGHTING PLAN
- EX1.1 LEVEL 2 EXTERIOR LIGHTING PLAN
- EX1.2 LEVEL 3 EXTERIOR LIGHTING PLAN
- EX1.3 ROOF LEVEL EXTERIOR LIGHTING PLAN

PLUMBING

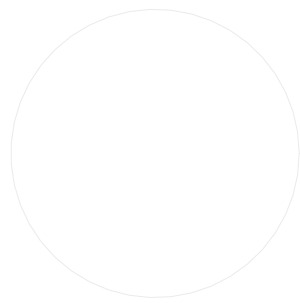
- P1.0 PLUMBING LEGEND SPEC'S & SCHEDULES
- P1.1 PLUMBING SCHEDULES



Jackson Wyoming  
307.733.9955

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665 S. CACHE  
JACKSON, WY 83001  
665 SOUTH CACHE MIXED USE



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DEVELOPMENT PLAN SET

Date 10.13.2023  
Drawn by MB  
Checked by HOYT  
REVISIONS

No.	Description	Date

COVER SHEET

G000



PROJECT INFORMATION

PROJECT DESCRIPTION:

This project redevelops the existing parking lot located at 665 S. Cache Street in the Town of Jackson into a new mixed-use building with offices, long- and short-term housing. The site is located in the CR-1 Zone with Lodging overlay, with an area of 20,000 square feet. The project is adjacent to 645 S. Cache, a completed mixed-use redevelopment, and will match that building in height and character.

The project will include deed restricted housing with the intent to utilize the workforce housing floor area bonus. The bonus above the allowable FAR is proposed to fill out the volume, as allowed and prescribed by the LDR's and zoning regulations. Existing housing credits from the 645 S. Cache redevelopment are being used. A sub grade parking structure, accessed from the alley, and existing on street parking will accommodate parking demand.

A (to be recorded) 15 foot utility easement along the south property line will provide landscape area for the required LSR, see landscape plans.

A planning pre-application conference has been conducted, and the DRC has approved the design.

ZONING CODE ANALYSIS:

ZONING DISTRICT: CR-1, COMMERCIAL RESIDENTIAL - 1 W/LODGING OVERLAY  
42' MAX HEIGHT IF ROOF PITCH < 5/12, 3 STORY LIMIT.  
SEE G SHEETS FOR OCCUPANCY AND FAR CALCULATIONS SPREADSHEET.

PARKING REQUIREMENTS:

VEHICLES:  
A TOTAL OF 48 SPACES ARE PROPOSED (45 SPACES REQUIRED)  
SEE FAR CALCULATIONS SPREADSHEET & CIVIL/ARCH DRAWINGS FOR REFERENCE.  
BIKES:  
SEE LANDSCAPE DRAWINGS.

BUILDING CODE ANALYSIS:

PROPOSED WORK SHALL COMPLY WITH THE FOLLOWING:  
- INTERNATIONAL BUILDING CODE, 2021 EDITION WITH AMENDMENTS  
- DESIGN CRITERIA UTILIZED:  
SEISMIC DESIGN CATEGORY: D  
WIND LOAD: 115 MPH  
SNOW LOAD: 93 PSF

ICC/ANSI A 117.1, 2017 EDITION  
INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION, WITH AMENDMENTS  
NATIONAL ELECTRIC CODE, 2023 EDITION - NFPA 70  
INTERNATIONAL FIRE CODE, 2021 EDITION  
INTERNATIONAL WILDLAND-URBAN INTERFACE, 2021 EDITION  
INTERNATIONAL FUEL GAS CODE, 2021 EDITION  
INTERNATIONAL MECHANICAL CODE, 2021 EDITION, WITH AMENDMENTS  
INTERNATIONAL PLUMBING CODE, 2021 EDITION, WITH AMENDMENTS  
INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION, WITH AMENDMENTS  
REGULATORY AGENCY  
TOWN OF JACKSON, WYOMING

OCCUPANCY:

BUILDING OCCUPANCY:

302.1 OCCUPANCY CLASSIFICATION: GROUP B, R-2, S-2

303.1.1: A TENANT SPACE USED FOR ASSEMBLY PURPOSES OF AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.

1004.7 OUTDOOR AREAS: YARDS, PATIOS, OCCUPIED ROOFS, COURTS AND SIMILAR OUTDOOR AREAS ACCESSIBLE TO AND USABLE BY THE BUILDING OCCUPANTS SHALL BE PROVIDED WITH A MEANS OF EGRESS AS REQUIRED BY THIS CHAPTER. THE OCCUPANT LOAD OF SUCH OUTDOOR AREAS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE. WHERE OUTDOOR AREAS ARE TO BE USED BY PERSONS IN ADDITION TO THE OCCUPANTS OF THE BUILDING, AND THE PATH OF EGRESS TRAVEL FROM THE OUTDOOR AREAS PASSES THROUGH THE BUILDING, MEANS OF EGRESS REQUIREMENTS FOR THE BUILDING SHALL BE BASED ON THE SUM OF THE OCCUPANT LOADS OF THE BUILDING PLUS THE OUTDOOR AREAS.

EXCEPTIONS:  
1. OUTDOOR AREAS USED EXCLUSIVELY FOR SERVICE OF THE BUILDING NEED ONLY HAVE ONE MEANS OF EGRESS  
2. BOTH OUTDOOR AREAS ASSOCIATED WITH GROUP R-3 AND INDIVIDUAL DWELLING UNITS OF GROUP R-2.

REFER TO SHEET G003 & FAR SPREADSHEET FOR OCCUPANT LOAD CALCULATIONS.  
TOTAL OCCUPANT LOAD PER LEVEL:  
PARKING GARAGE: 83 OCCUPANTS  
LEVEL 1: RESIDENTIAL: 26 OCCUPANTS  
BUSINESS: 41 OCCUPANTS  
CIRCULATION: 12 OCCUPANTS  
MECHANICAL: 4 OCCUPANTS  
TOTAL L1: 83 OCCUPANTS  
LEVEL 2: 61 OCCUPANTS  
LEVEL 3: 50 OCCUPANTS

TYPE OF CONSTRUCTION:

TYPE VB CONSTRUCTION WHERE THE STRUCTURAL ELEMENTS, EXTERIOR AND INTERIOR WALLS ARE OF ANY MATERIAL ALLOWED BY 2021 IBC CODE.

EGRESS WIDTH:

SECTION 1011.2

PUBLIC STAIRWAYS: 83 OCCUPANTS MAX x 0.20" = 17" REQ'D  
44" MIN REQUIRED PER IBC 1011.2  
MINIMUM STAIR WIDTH PROVIDED: 48"

PRIVATE RESIDENT STAIRWAYS: 61 OCCUPANTS MAX x 0.20" = 12" REQ'D  
36" MIN REQUIRED PER IBC 1011.2 EXCEPTION NO. 1  
MINIMUM STAIR WIDTH PROVIDED: 48"

\*NOTE: STAIRWAY CAPACITY FACTOR REDUCED BY 0.20" AND OTHER COMPONENTS REDUCED TO 0.15" WHEN BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

OTHER EGRESS COMPONENTS 1005.3.2

BASEMENT AND 1ST FLOOR CONVERGENCE OCCUPANT LOAD =  
(83 +26+ 41) OCCUPANTS x 0.15" = 22.8"  
MIN. WIDTH PROVIDED: 48"

PRIVATE RESIDENCES FIRST FLOOR:  
IBC TABLE 1020.2 MINIMUM CORRIDOR WIDTH IS 36" FOR OCCUPANT LOAD LESS THAN 50.  
MIN. WIDTH PROVIDED: 39"

NOTE: OTHER COMPONENTS REDUCED TO 0.15" WHEN BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

EXIT ACCESS DOORWAYS:

TABLE 1006.3.3 MINIMUM NUMBER OF EXITS/ACCESS TO EXITS PER STORY:  
1 - 500 OCCUPANTS = MIN. OF 2 EXITS/ACCESS TO EXITS PER STORY.

EXTERIOR EXIT SEPARATION:

SEE G004-G008

EGRESS ILLUMINATION:

1008.2 ILLUMINATION REQUIRED:  
THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMANTED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.  
(PLEASE SEE SECTION 1008.2 FOR ALL NECESSARY EGRESS ILLUMINATION REQUIREMENTS)

1008.2 EXCEPTION 3 - DWELLING UNITS AND SLEEPNG UNITS IN GROUPS R-1, R-2, AND R-3 ARE NOT REQUIRED TO HAVE EGRESS ILLUMINATION.

ACCESSIBILITY:

FOLLOW ICC A117.1 CODES  
SEE G009 & G010 FOR ACCESSIBLE & TYPE B UNITS.

CONSTRUCTION / HEIGHT & AREA:

V-B FULLY SPRINKLED THROUGHOUT (SM)

ALLOWABLE HEIGHT BASED ON MAIN OCCUPANCY (R-2): 3 STORIES IBC508.2.2

ACCESSORY OCCUPANCIES TO BE LOCATED IN APPROPRIATE STORIES PER IBC 504, TABLE 504.4  
B: 3 STORIES  
R-2: 3 STORIES  
S-2: 3 STORIES

ALLOWABLE HEIGHT FOR ALL OCCUPANCIES IN FEET: 60 IBC 504.3

ALLOWABLE AREA (SM)  
IBC 508.4, TABLE 506.2

MOST RESTRICTIVE OCCUPANCY (B): 5,690 SF

ACTUAL HEIGHT:  
3 STORIES AND BASEMENT PARKING GARAGE

REQUIRED SEPERATION (TABLE 508.4)  
BUSINESS TO BUSINESS: 0 HOURS  
BUSINESS TO RESIDENTIAL: 1 HOUR  
BUSINESS/RESIDENTIAL TO S-2 PARKING: 1 HOUR

FIRE RESISTANCE RATING:

ELEVATOR  
IBC 3002  
90 MINUTE FIRE RATED ELEVATOR DOORS WITH SMOKE AND DRAFT PROTECTION REQUIRED. PROVIDE PHASE I EMERGENCY RECALL OPERATION AND PHASE I EMERGENCY IN-CAR OPERATION IN ACCORDANCE w/ASME A17.1/CSA B44.

KNOX BOX; REQUIRED, SEE CIVIL DRAWINGS

STAIRWAYS:

711.3  
EXCEPTION FOR HORIZONTAL ASSEMBLIES IN TYPE VB BUILDINGS PROVIDED THAT THE FIRE RESISTANCE RATING DOES NOT EXCEED 1 HOUR.

711.2.3  
2 HR RATED OFFSETS TO BE SUPPORTED WITH 2 HR. RATED CONSTRUCTION TO THE FOUNDATION

1023.2 AND 707.5  
STAIR SHAFTS TO BE CONTINUOUS

718.2 AND 707.5.1  
ANY HOLLOW SPACES IN WALLS OR HORIZONTAL ASSEMBLIES TO BE FIREBLOCKED

EXTERIOR WALLS:

TABLE 705.5: FIRE SEPARATION DISTANCE  
0 TO 10': 1 HOUR RATING REQUIRED  
>10: 0 HOUR RATING REQUIRED

ALLOWABLE AREA OF EXTERIOR WALL OPENINGS:

SECTION 705.8.4 MIXED OPENINGS  
TABLE 705.8: UNPROTECTED: SPRINKLERED OPENINGS. <3': NOT PERMITTED.  
3' TO LESS THAN 5' UNPROTECTED AND SPRINKLERED = 15% ALLOWABLE AREA  
5' TO LESS THAN 10' UNPROTECTED AND SPRINKLERED = 25% ALLOWABLE AREA  
10' TO LESS THAN 15' UNPROTECTED AND SPRINKLERED = 45% ALLOWABLE AREA

FIRE SPRINKLER/ALARM SYSTEM:

NFPA 13 SPRINKLERED BUILDING: AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE TO SECTION 903 IN THE 2021 IBC.  
CONTRACTOR TO COORDINATE SMOKE DETECTOR W/ SPECIAL FIRE ALARM SYSTEM & SPRINKLER SYSTEM. FIRE ALARM & SPRINKLER ALARM TO BE DESIGNED, COORDINATED, & SUBMITTED FOR APPROVAL TO JACKSON HOLE FIRE EMS BY GENERAL CONTRACTOR.

RADIO COMMUNICATION:

BDA RADIO COMMUNICATION SYSTEM REQUIRED, IN ACCORDANCE w/NFPA 241.

EXIT SIGNAGE:

1013.1, EXIT SIGNAGE PROVIDED AT EACH EXIT AND EXIT ACCESS DOORWAY

1013.4, TACTILE EXIT SIGNS PROVIDED AT ENTRANCES TO STAIRWAYS AND ALL EXTERIOR EXIT DOORS

1111.1, SIGNAGE AS REQUIRED BY SECTION 703 OF ICC A117.1-09 AT PUBLIC RESTROOMS

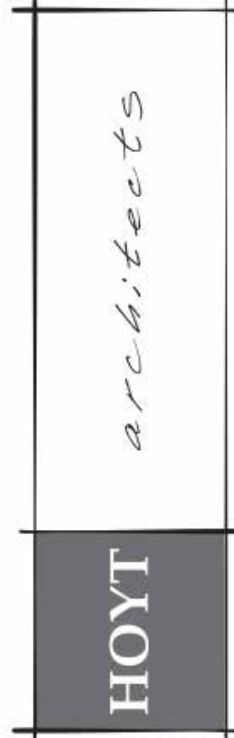
1023.9, SIGNAGE AT INTERIOR EXIT STAIRS

3002.3, EMERGENCY SIGNAGE AT ELEVATOR

1009.10, ADDITIONAL DIRECTIONAL SIGNAGE AT ELEVATOR INDICATING ACCESSIBLE MEANS OF EGRESS.

GENERAL NOTES:

- IT IS EACH CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW AND BECOME FAMILIAR WITH ALL PERTINENT DOCUMENTS AVAILABLE REGARDING THE CONSTRUCTION OF THIS PROJECT. ANY AMBIGUITY OR DISCREPANCY DISCOVERED IN THE DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT WHO SHALL MAKE CLARIFICATIONS AND INTERPRETATIONS IN A TIMELY MANNER. THE CONTRACTOR'S FAILURE TO DISCOVER AND NOTIFY THE ARCHITECT OF SAID AMBIGUITY OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY RELATING OT THE MATTER.
- CHANGES OR DEVIATIONS FROM THE DOCUMENTS, MADE BY THE CONTRACTOR OR THEIR SUPPLIERS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ARE UNAUTHORIZED CHANGES TO THE WORK AND AS SUCH SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR THE CONSEQUENCES ARISING THERE FROM.
- PRIOR TO BEGINNING ANY NEW WORK OR INSTALLATION, IT IS EACH CONTRACTOR'S RESPONSIBILITY TO INSPECT PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE AND VERIFY THAT ALL SUCH WORK IS SATISFACTORY AND COMPLETE TO THE REQUIRED LEVEL OF ACCEPTANCE TO ALLOW FOR THE START OF SUBSEQUENT WORK. THE COMMENCEMENT OF ANY WORK SHALL INDICATE THAT ALL PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE WAS FOUND TO BE ACCEPTABLE AND INSTALLED ACCORDING TO INDUSTRY STANDARDS. AMY WORK FOUND TO BE IN UNACCEPTABLE CONDITION SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- EACH CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO ESTIMATING THE COST OF THE SCOPE OF WORK AND PRIOR TO ORDERING OR FABRICATING MATERIALS OR BEGINNING ANY CONSTRUCTION RELATED ACTIVITIES FOR THE PURPOSE OF BECOMING COMPLETELY FAMILIAR WITH THE SITE AND ALL EXISTING CONDITIONS WHICH MIGHT IMPACT THE COST OF, OR PERFORMANCE OF THE SCOPE OF WORK.
- ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT. UNDER NO CIRCUMSTANCES OR CONDITION DOES THE ARCHITECT HAVE RESPONSIBILITY FOR THE MEANS OR METHODS USED BY A CONTRACTOR IN THE PERFORMANCE OF THE WORK OR FOR CONDITIONS OF SAFETY AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE ALL FINISHES, MATERIALS, AND COLORS WITH THE ARCHITECT AND OWNER AND INTERIOR DESIGNER.
- DIMENSIONS OF AND FROM EXISTING CONDITIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND/OR FIELD MEASUREMENTS. ALL EXISTING DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE ON DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PERTAINING TO THE EXISTING CONDITIONS, INCLUDING ALL WORK ALREADY IN PLACE, PRIOR TO ORDERING OR FABRICATING MATERIALS, AND PRIOR TO START OF CONSTRUCTION.
- CONTRACTORS SHALL KEEP PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.
- DO NOT SCALE THE DRAWINGS. IF QUESTIONS ARISE AS TO DIMENSIONAL REQUIREMENTS, CONTACT THE ARCHITECT FOR CLARIFICATION.
- ALL MATERIALS, FIXTURES AND EQUIPMENT PROVIDED UNDER THIS CONTRACT ARE TO BE PROVIDED IN NEW CONDITION WITH FULL MANUFACTUER'S WARRANTY, UNLESS OTHERWISE SPECIFIED BY THE OWNER, AND ARE TO BE STORED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. DAMAGED ITEMS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.



Jackson Wyoming  
307.733.9955

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665 S. CACHE  
JACKSON, WY 83001  
665 SOUTH CACHE MIXED USE



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DEVELOPMENT PLAN SET

Date 10.13.2023  
Drawn by MB  
Checked by HOYT  
REVISIONS

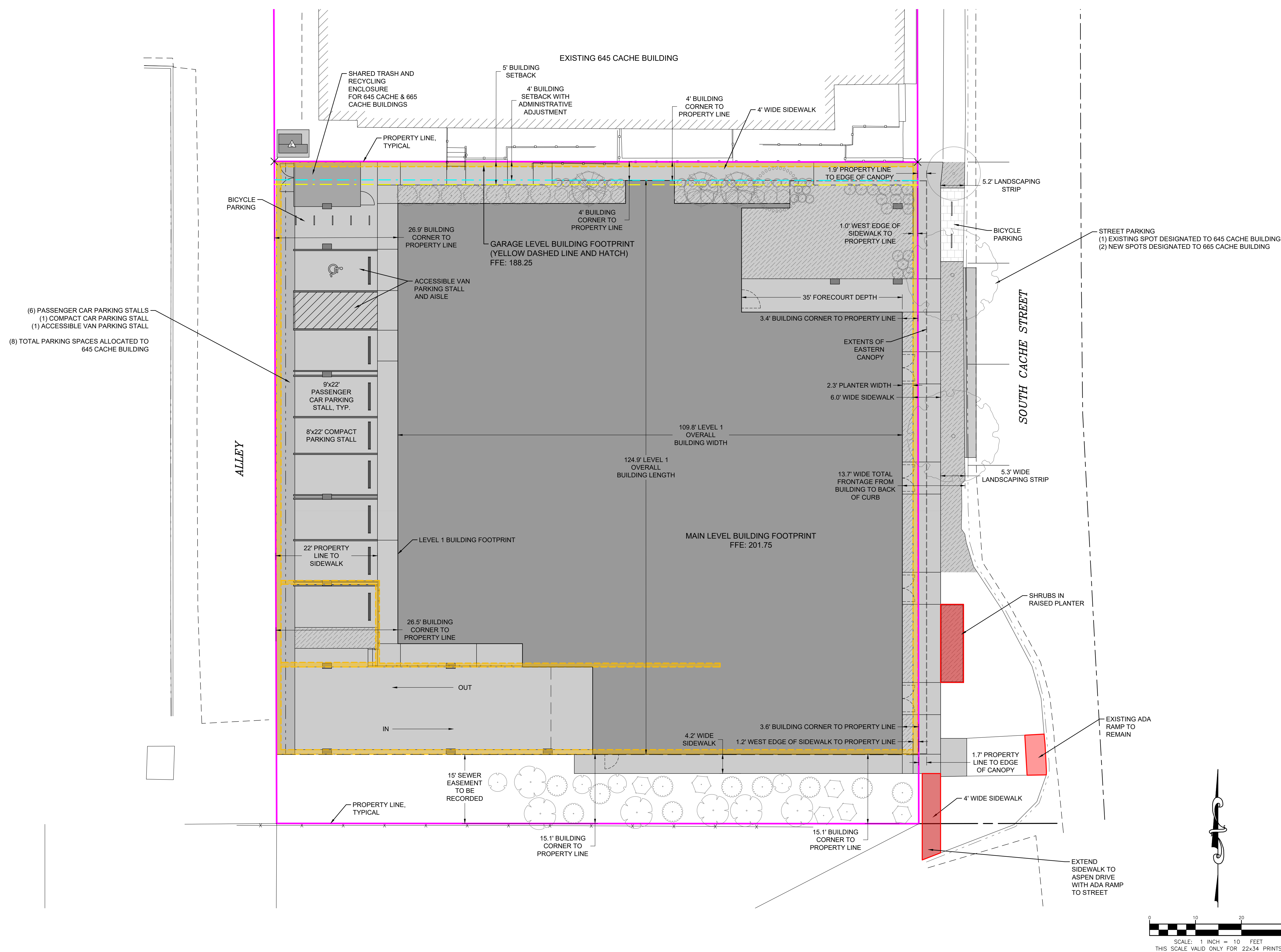
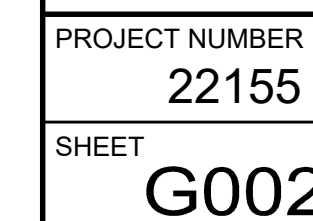
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PROJECT  
INFORMATION

G001

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No.	Description	Date

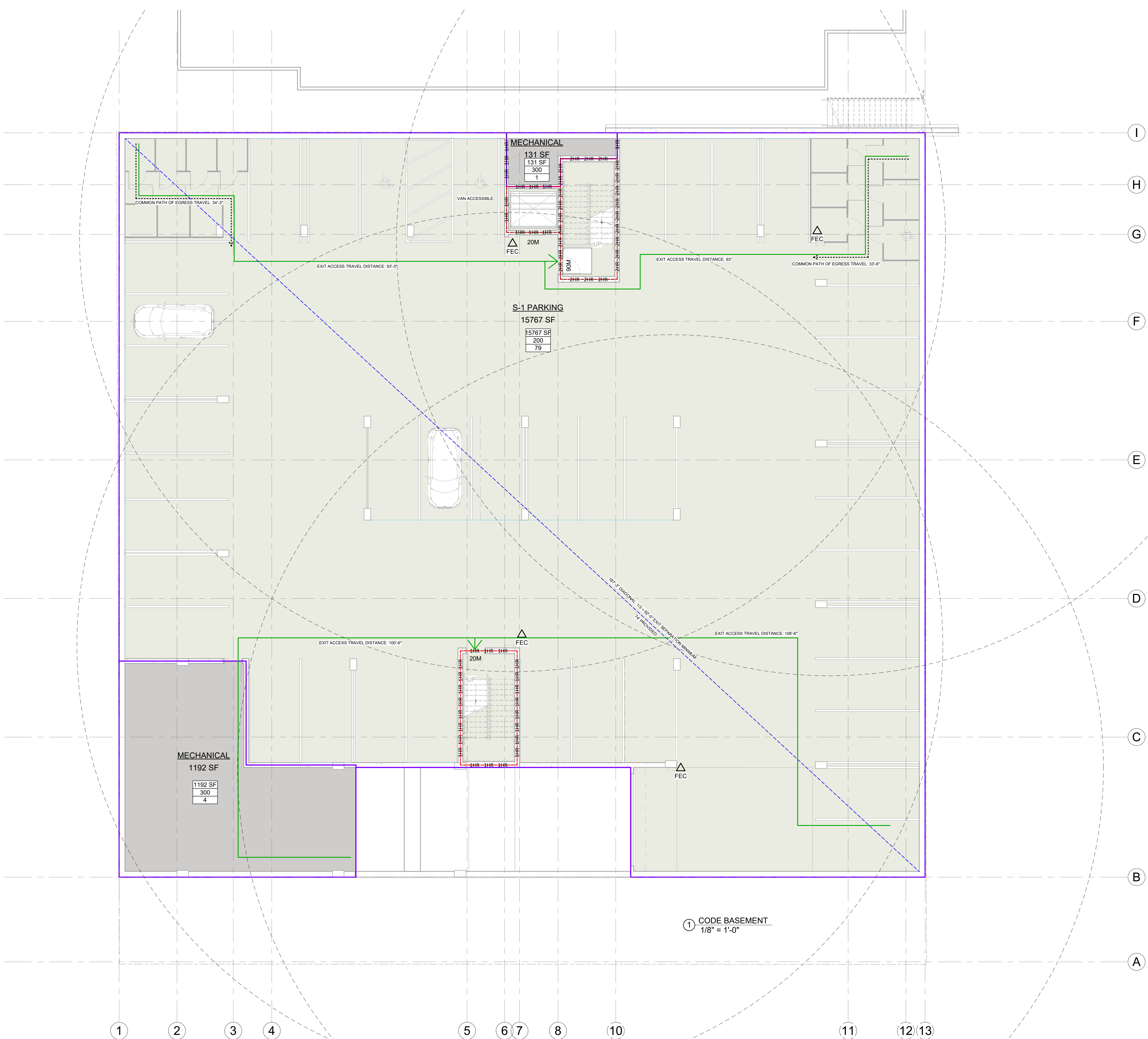
OCCUPANCY Legend

	PARKING
	MECHANICAL

CODE PLAN LEGEND

	OCCUPANCY TAG:
	SPACE AREA IN SQUARE FEET (SF)
	OCCUPANT LOAD FACTOR
	NUMBER OF OCCUPANTS
	EXIT ACCESS TRAVEL DISTANCE
	COMMON PATH OF EGRESS TRAVEL DISTANCE
	SMOKE BARRIER
	1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
	1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
	2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
	UL RATED FIRE DOOR/FRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.1(2). ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
	UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL.
	FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL
	SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C
	SURFACE MOUNTED SIGN - SEE 316.101
	COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



1 CODE BASEMENT  
1/8" = 1'-0"



OCCUPANCY Legend

- CIRCULATION
- RESIDENTIAL R-2
- BUSINESS B
- MECHANICAL

CODE PLAN LEGEND

- OCCUPANCY TAG:  
SPACE AREA IN SQUARE FEET (SF)  
OCCUPANT LOAD FACTOR  
NUMBER OF OCCUPANTS
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL DISTANCE
- S

S

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SMOKE BARRIER
- 1/2HR

1/2HR

1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 1HR

1HR

1HR

1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 2HR

2HR

2HR

2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 60M

UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.1(2)  
ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
- S

UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL.
- FEC

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FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A-10B/C CABINET RATING TO MATCH WALL
- S#

SURFACE MOUNTED FIRE EXTINGUISHER - 2A-10B/C
- S#

SURFACE MOUNTED SIGN - SEE 3/F101
- COMBINATION SMOKE AND CO DETECTOR, SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



Jackson Wyoming  
307.733.9955

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DEVELOPMENT PLAN SET

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REVISIONS

No.	Description	Date

CODE &  
OCCUPANCY LEVEL  
1

G005

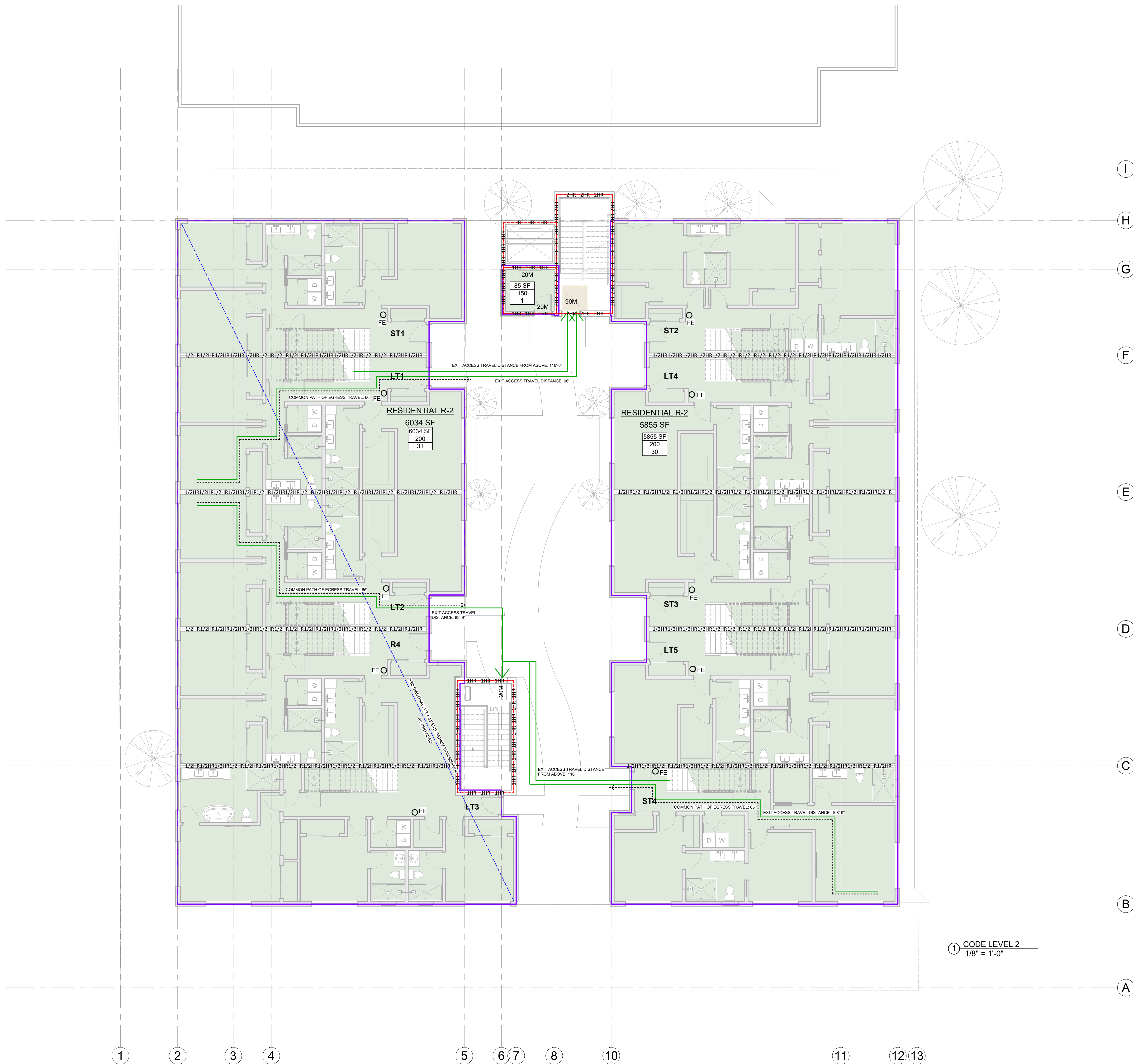
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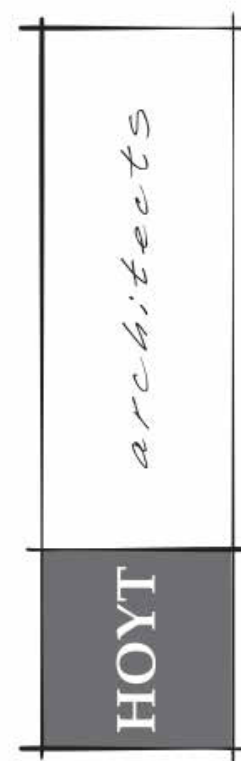
RESIDENTIAL R-2

CODE PLAN LEGEND

- OCCUPANCY TAG:  
SPACE AREA IN SQUARE FEET (SF)  
OCCUPANT LOAD FACTOR  
NUMBER OF OCCUPANTS
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL DISTANCE
- SMOKE BARRIER
- 1/2HR-1/2HR  
1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 1HR-1HR-1HR  
2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.1(2)  
ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER
- UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL
- FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL
- SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C
- SURFACE MOUNTED SIGN - SEE 31F101
- COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.
- NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



1 CODE LEVEL 2  
1/8" = 1'-0"



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CODE &  
OCCUPANCY LEVEL  
2

G006

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OCCUPANCY Legend

- RESIDENTIAL R-2
- MECHANICAL

CODE PLAN LEGEND

- OCCUPANCY TAG:

SPACE AREA IN SQUARE FEET (SF)

OCCUPANT LOAD FACTOR

NUMBER OF OCCUPANTS
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL DISTANCE
- SMOKE BARRIER
- 1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.10.2

ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
- UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL.
- FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL
- SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C
- SURFACE MOUNTED SIGN - SEE 31F101
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NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.

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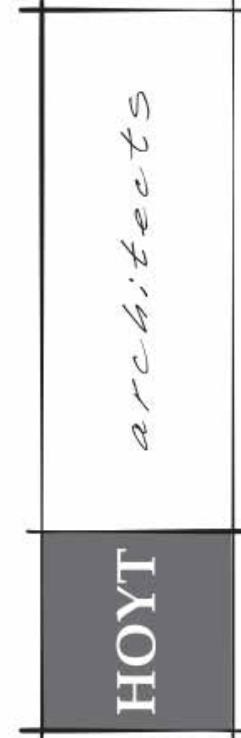
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1 CODE LEVEL 3  
1/8" = 1'-0"



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No.	Description	Date

CODE &  
OCCUPANCY LEVEL  
3

G007

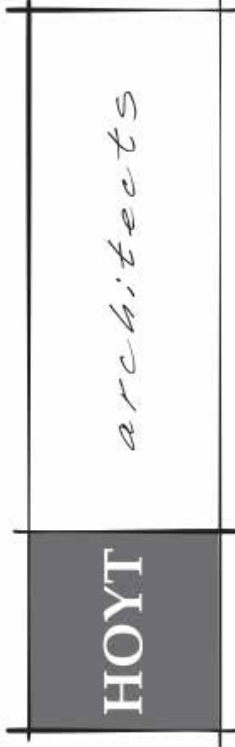
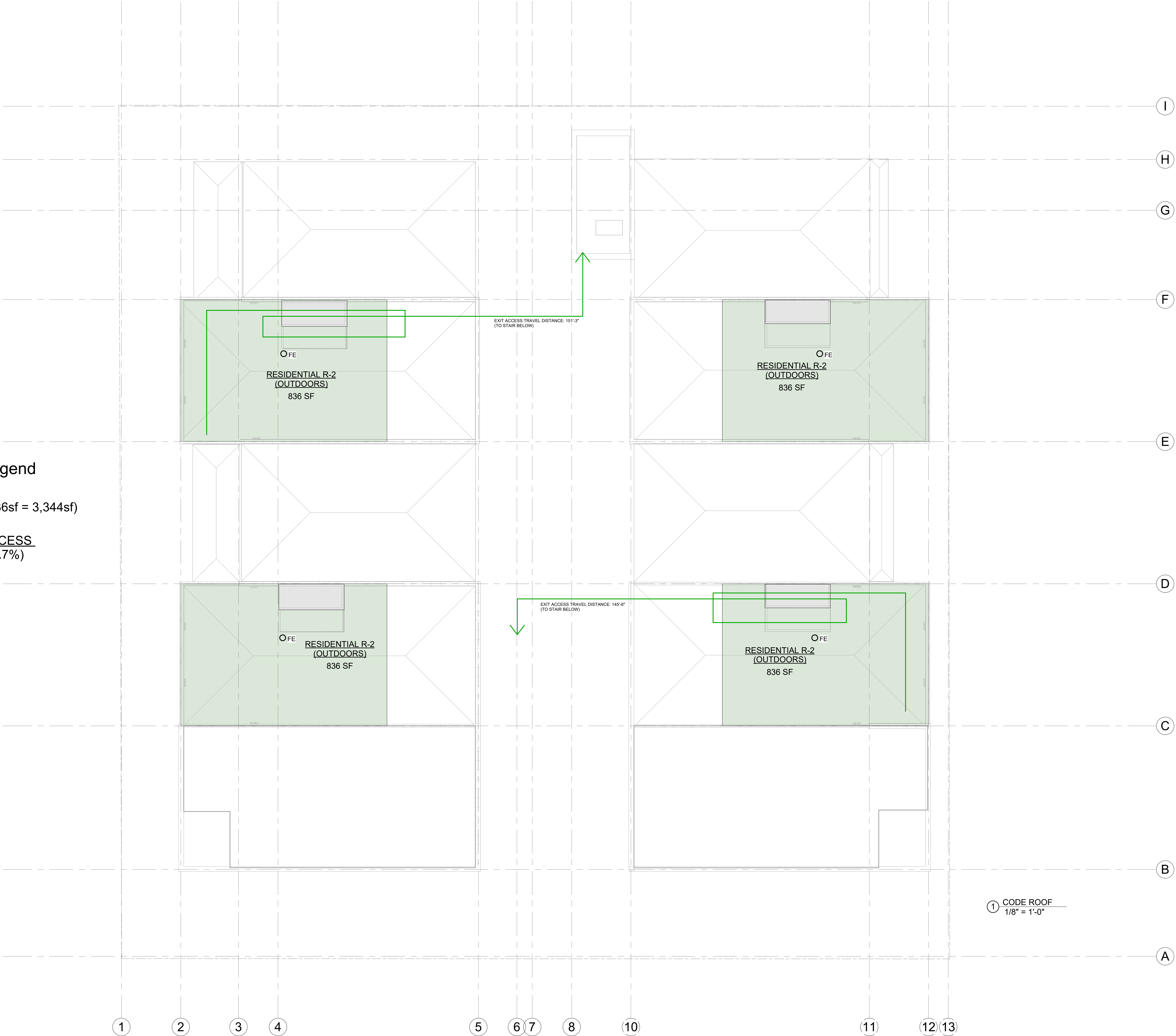
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CODE PLAN LEGEND

- OCCUPANCY TAG
- SPACE AREA IN SQUARE FEET (SF)
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL DISTANCE
- SMOKE BARRIER
- 1/2HR - 1/2HR
- 1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 1HR - 1HR - 1HR
- 1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 2HR - 2HR - 2HR
- 2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.10.2
- ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
- UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL
- FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A-10B:C CABINET RATING TO MATCH WALL
- SURFACE MOUNTED FIRE EXTINGUISHER - 2A-10B:C
- SURFACE MOUNTED SIGN - SEE 31F101
- COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.
- NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.

OCCUPANCY Legend

- RESIDENTIAL R-2 (OUTDOORS 4x836sf = 3,344sf)
- ROOF HATCH ACCESS (4x48sf = 192sf - 5.7%)



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No.	Description	Date

CODE &  
OCCUPANCY ROOF

G008

10/13/2023 4:10:00 PM



No.	Description	Date

## LIVABILITY STANDARDS

TO APPLY TO ALL RESTRICTED UNITS, INCLUDING ACCESSIBLE & TYPE B UNITS.

### KITCHENS:

REFER TO TETON COUNTY LIVABILITY STANDARDS FOR DETAILED DESCRIPTIONS.

#### A. CABINETS

STANDARD 24" DEPTH, 30" HEIGHT LOWER CABINETS.  
STANDARD 12" DEPTH, 30" HEIGHT UPPER CABINETS.

1 BEDROOM MIN. 51/8" LINEAL FEET OF BASE/UPPER CABINETS  
2 BEDROOM MIN. 61/8" LINEAL FEET OF BASE/UPPER CABINETS  
3 BEDROOM MIN. 71/8" LINEAL FEET OF BASE/UPPER CABINETS

#### B. COUNTERTOPS

PROVIDE A MIN. OF 3' OF CONTINUOUS WORK SPACE (NEW, DURABLE, EASY CLEAN)  
NOT INCLUDING INTERIOR CORNER SPACE.

#### C. APPLIANCES

UNIT SIZE	SINK	RANGE/OVEN	REFRIGERATOR	DISHWASHER
1 BEDROOM	30" W	30" W	20 CU.FT.	24" W
2 BEDROOM	32" W	30" W	25 CU.FT.	24" W
3 BEDROOM	32" W	30" W	25 CU.FT.	24" W

### BATHROOMS:

PROVIDE AT LEAST ONE FULL BATHROOM INCL. BATHTUB WITH SHOWER, SINK, TOILET,  
& A MINIMUM OF FOUR SQUARE FEET OF STORAGE.

### CLOSETS & STORAGE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

#### A. MINIMUM STORAGE DIMENSIONS

UNIT SIZE	BEDROOM CLOSET	LINEN CLOSET	ADD'L STORAGE
1 BEDROOM	6'-0" W	30" W	30 SQ.FT.
2 BEDROOM	6'-0" W	30" W	40 SQ.FT.
3 BEDROOM	6'-0" W	36" W	50 SQ.FT.

ALL CLOSETS TO HAVE A MIN. 26" FINISH DEPTH.

### ROOM SIZE & SHAPE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

#### BEDROOMS:

1ST BEDROOM MIN. 120 SQ.FT.  
ADD'L BEDROOM(S) MIN. 80 SQ.FT.  
- NO FINISH DIMENSION LESS THAN 9'-0"

#### LIVING/DINING ROOMS:

- NO FINISH DIMENSIONS LESS THAN 10'-0"  
FURNITURE LAYOUT TO SEAT EVERY HOUSEHOLD MEMBER.  
2 PEOPLE PER 1 BEDROOM UNIT.  
3 PEOPLE PER 2 BEDROOM UNIT.  
4 PEOPLE PER 3 BEDROOM UNIT.

REVIEW JACKSON/TETON COUNTY AFFORDABLE HOUSING  
LIVABILITY STANDARDS QUESTIONNAIRE &  
HOUSING MITIGATION PLAN

## UNIT TYPE Legend

R4 (LIVABILITY STANDARD)

## ACCESSIBILITY LEGEND

### GENERAL (ICC A117.1 CHAPTERS 3, 4 & 11)

	CLEAR FLOOR SPACE 30' x 12' x 305.3		(SWING UP) GRAB BARS, SEATS & CLEAR SPACES IN TYPE B UNITS. PROVIDE REINFORCEMENT & CLEAR FLOOR SPACES FOR TYPE B UNITS, 1104.1
	CIRCULAR TURNING SPACE 67' DIAMETER, 304.3		MANEUVERING CLEARANCE AT MANUAL SWINGING & SLIDING DOORS, 404.2

### PLUMBING ELEMENTS & FACILITIES (ICC A117.1 CHAPTER 6)

TOILET & BATHING ROOMS	REQ. CLEARANCES INDICATED ON PLAN
MIRRORS	BOTTOM EDGE 40" AFF, 603.3
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF, 604.3
GRAB BARS	PROVIDE BLOCKING IN WALLS, INSTALL AS REQUIRED PER 604.5, 608.3
LAVATORIES & SINKS	CLEAR FLOOR SPACE PER 606.2 INDICATED ON PLAN, HEIGHT MAX 34" AFF
SHOWER COMPARTMENTS	STANDARD ROLL-IN TYPE SHOWER w/80" x 30" CLEAR FLOOR SPACE, SEAT PROVIDED ON WALL OPPOSITE CONTROLS, INSTALL CONTROLS & HANDHELD SHOWER PER 608.4
SHOWER ENCLOSURES	INSTALLED AS TO NOT OBSTRUCT CONTROLS OR TRANSFER TO SEAT
WATER TEMPERATURE	120 DEGREES MAX
SHOWER SEAT	INSTALLED AS REQUIRED BY 610.3
WASHERS & DRYERS	FRONT (ACCESSIBLE) OR TOP LOADING (TYPE B UNITS), CLEAR FLOOR SPACE AS SHOWN ON PLAN

### SPECIAL ROOMS & SPACES (ICC A117.1 CHAPTER 8)

KITCHENS	REQ. CLEARANCES INDICATED ON PLAN, PASS-THRU KITCHEN 40" MIN CLEARANCE U-SHAPED KITCHEN 60" MIN CLEARANCE
WORK SURFACE	AS SHOWN ON PLAN, 34" MAX HEIGHT AFF
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF
SINKS	CLEAR FLOOR SPACE INDICATED ON PLAN, HEIGHT MAX 34" AFF
APPLIANCES	CLEAR FLOOR SPACE INDICATED ON PLAN, INSTALL PER 604.5
COAT HOOKS & SHELVES	LOCATE WITHIN REACH RANGE 308, 603.4
THRESHOLDS	HEIGHT 1/2" MAX, BEVELED OR ROUNDED.

30x54" CLEAR FLOOR SPACE (TYP)

61" TURNING CIRCLE (TYP)

FRONT APPROACH - PULL SIDE (TYP)

USE 2X4 FRAMING ON CLOSETS TO PROVIDE 26" CLEAR FINISH DEPTH.

Ref.

DW.

COUNTER @ 34" AFF

UNIT R1  
(ACCESSIBLE)

30" COUNTER @ 34" AFF

USE 2X4 FRAMING ON CLOSETS TO PROVIDE 26" CLEAR FINISH DEPTH.

USE 2X4 FRAMING ON CLOSETS TO PROVIDE 26" CLEAR FINISH DEPTH.

LIVABILITY STANDARDS

TO APPLY TO ALL RESTRICTED UNITS, INCLUDING ACCESSIBLE & TYPE B UNITS.

KITCHENS:

REFER TO TETON COUNTY LIVABILITY STANDARDS FOR DETAILED DESCRIPTIONS.

A. CABINETS

STANDARD 24" DEPTH, 30" HEIGHT LOWER CABINETS.  
STANDARD 12" DEPTH, 30" HEIGHT UPPER CABINETS.

1 BEDROOM MIN. 51/2" LINEAL FEET OF BASE/UPPER CABINETS  
2 BEDROOM MIN. 61/2" LINEAL FEET OF BASE/UPPER CABINETS  
3 BEDROOM MIN. 71/2" LINEAL FEET OF BASE/UPPER CABINETS

B. COUNTERTOPS

PROVIDE A MIN. OF 3" OF CONTINUOUS WORK SPACE (NEW, DURABLE, EASY CLEAN)  
NOT INCLUDING INTERIOR CORNER SPACE.

C. APPLIANCES

UNIT SIZE	SINK	RANGE/OVEN	REFRIGERATOR	DISHWASHER
1 BEDROOM	30" W	30" W	20 CU.FT.	24" W
2 BEDROOM	32" W	30" W	25 CU.FT.	24" W
3 BEDROOM	32" W	30" W	25 CU.FT.	24" W

BATHROOMS:

PROVIDE AT LEAST ONE FULL BATHROOM INCL. BATHTUB WITH SHOWER, SINK, TOILET,  
& A MINIMUM OF FOUR SQUARE FEET OF STORAGE.

CLOSETS & STORAGE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

A. MINIMUM STORAGE DIMENSIONS

UNIT SIZE	BEDROOM CLOSET	LINEN CLOSET	ADD'L STORAGE
1 BEDROOM	6'-0" W	30" W	30 SQ.FT.
2 BEDROOM	6'-0" W	30" W	40 SQ.FT.
3 BEDROOM	6'-0" W	30" W	50 SQ.FT.

ALL CLOSETS TO HAVE A MIN. 26" FINISH DEPTH.

ROOM SIZE & SHAPE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

BEDROOMS:

1ST BEDROOM MIN. 120 SQ.FT.  
ADD'L BEDROOM(S) MIN. 90 SQ.FT.  
- NO FINISH DIMENSION LESS THAN 9'-0"

LIVING/DINING ROOMS:

- NO FINISH DIMENSIONS LESS THAN 10'-0"  
FURNITURE LAYOUT TO SEAT EVERY HOUSEHOLD MEMBER:  
2 PEOPLE PER 1 BEDROOM UNIT,  
3 PEOPLE PER 2 BEDROOM UNIT,  
4 PEOPLE PER 3 BEDROOM UNIT.

REVIEW JACKSON/TETON COUNTY AFFORDABLE HOUSING  
LIVABILITY STANDARDS QUESTIONNAIRE &  
HOUSING MITIGATION PLAN

ACCESSIBILITY LEGEND

GENERAL (ICC A117.1 CHAPTERS 3, 4 & 11)



PLUMBING ELEMENTS & FACILITIES (ICC A117.1 CHAPTER 6)

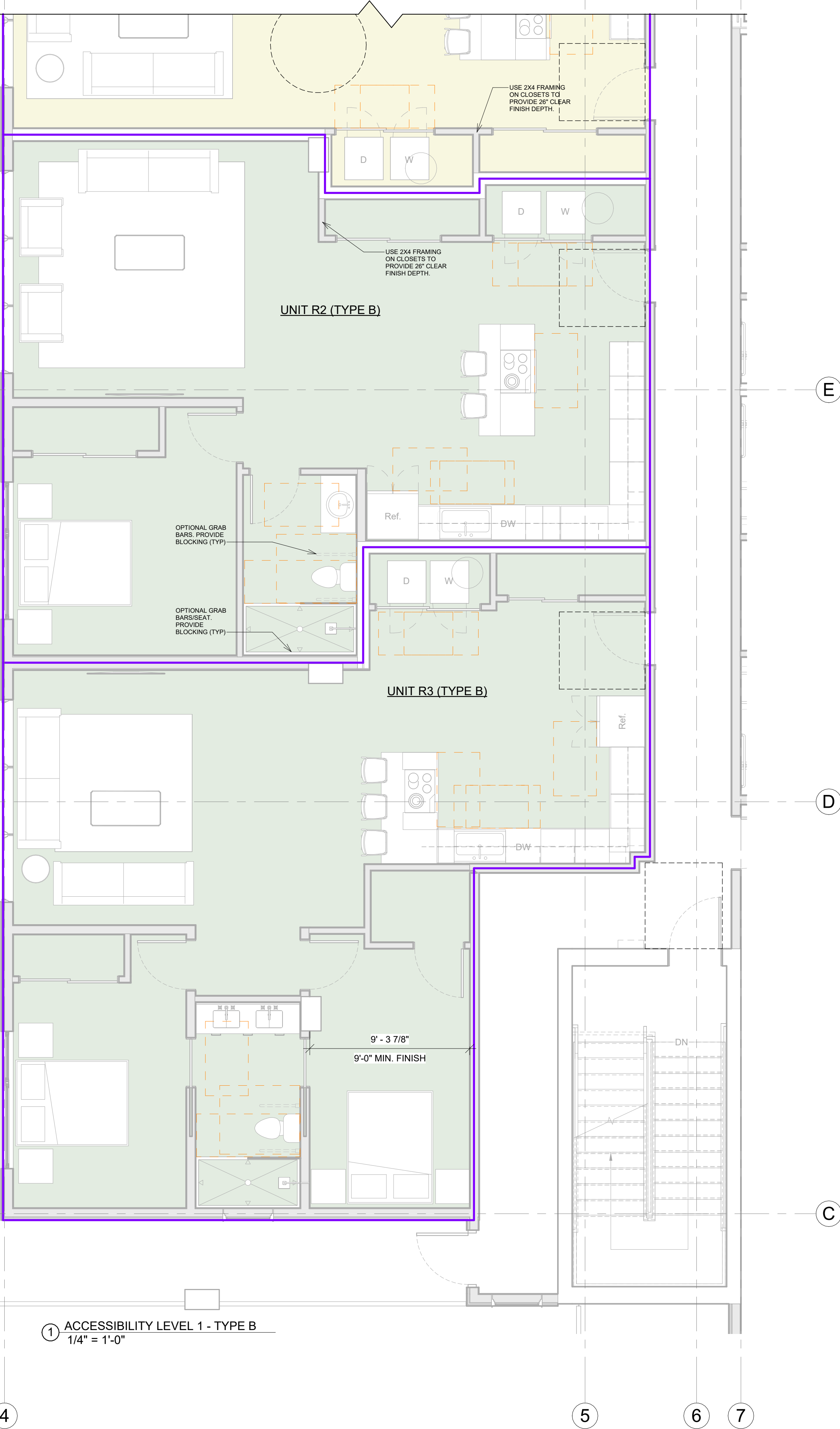
TOILET & BATHING ROOMS	REQ. CLEARANCES INDICATED ON PLAN
MIRRORS	BOTTOM EDGE 40" AFF, 603.3
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF, 604.3
GRAB BARS	PROVIDE BLOCKING IN WALLS, INSTALL AS REQUIRED PER 604.5, 608.3
LAVATORIES & SINKS	CLEAR FLOOR SPACE PER 608.2 INDICATED ON PLAN, HEIGHT MAX 34" AFF
SHOWER COMPARTMENTS	STANDARD ROLL-IN TYPE SHOWER w/60" x 30" CLEAR FLOOR SPACE, SEAT PROVIDED ON WALL OPPOSITE CONTROLS; INSTALL CONTROLS & HANDHELD SHOWER PER 608.4
SHOWER ENCLOSURES	INSTALLED AS TO NOT OBSTRUCT CONTROLS OR TRANSFER TO SEAT
WATER TEMPERATURE	120 DEGREES MAX
SHOWER SEAT	INSTALLED AS REQUIRED BY 610.3
WASHERS & DRYERS	FRONT (ACCESSIBLE) OR TOP LOADING (TYPE B UNITS); CLEAR FLOOR SPACE AS SHOWN ON PLAN

SPECIAL ROOMS & SPACES (ICC A117.1 CHAPTER 8)

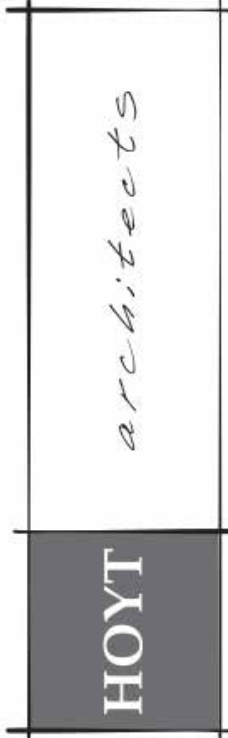
KITCHENS	REQ. CLEARANCES INDICATED ON PLAN, PASS-THRU KITCHEN 40" MIN. CLEARANCE U-SHAPED KITCHEN 60" MIN. CLEARANCE
WORK SURFACE	AS SHOWN ON PLAN, 34" MAX HEIGHT AFF
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF
SINKS	CLEAR FLOOR SPACE INDICATED ON PLAN, HEIGHT MAX 34" AFF
APPLIANCES	CLEAR FLOOR SPACE INDICATED ON PLAN, INSTALL PER 804.5
COAT HOOKS & SHELVES	LOCATE WITHIN REACH RANGE 308, 603.4
THRESHOLDS	HEIGHT 1/2" MAX, BEVELED OR ROUNDED

UNIT TYPE Legend

- UNIT R1 (ACCESSIBLE)
- UNIT R2 (TYPE B)
- UNIT R3 (TYPE B)



1 ACCESSIBILITY LEVEL 1 - TYPE B  
1/4" = 1'-0"



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DEVELOPMENT PLAN SET

Date 10.13.2023  
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Checked by HOYT  
REVISIONS

No.	Description	Date

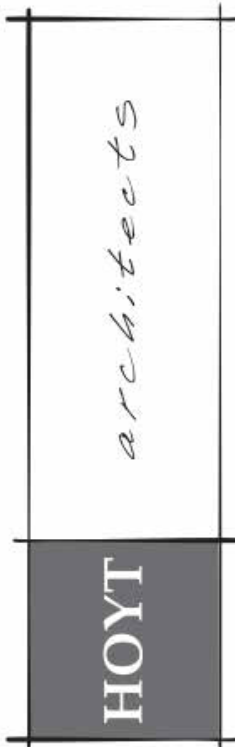
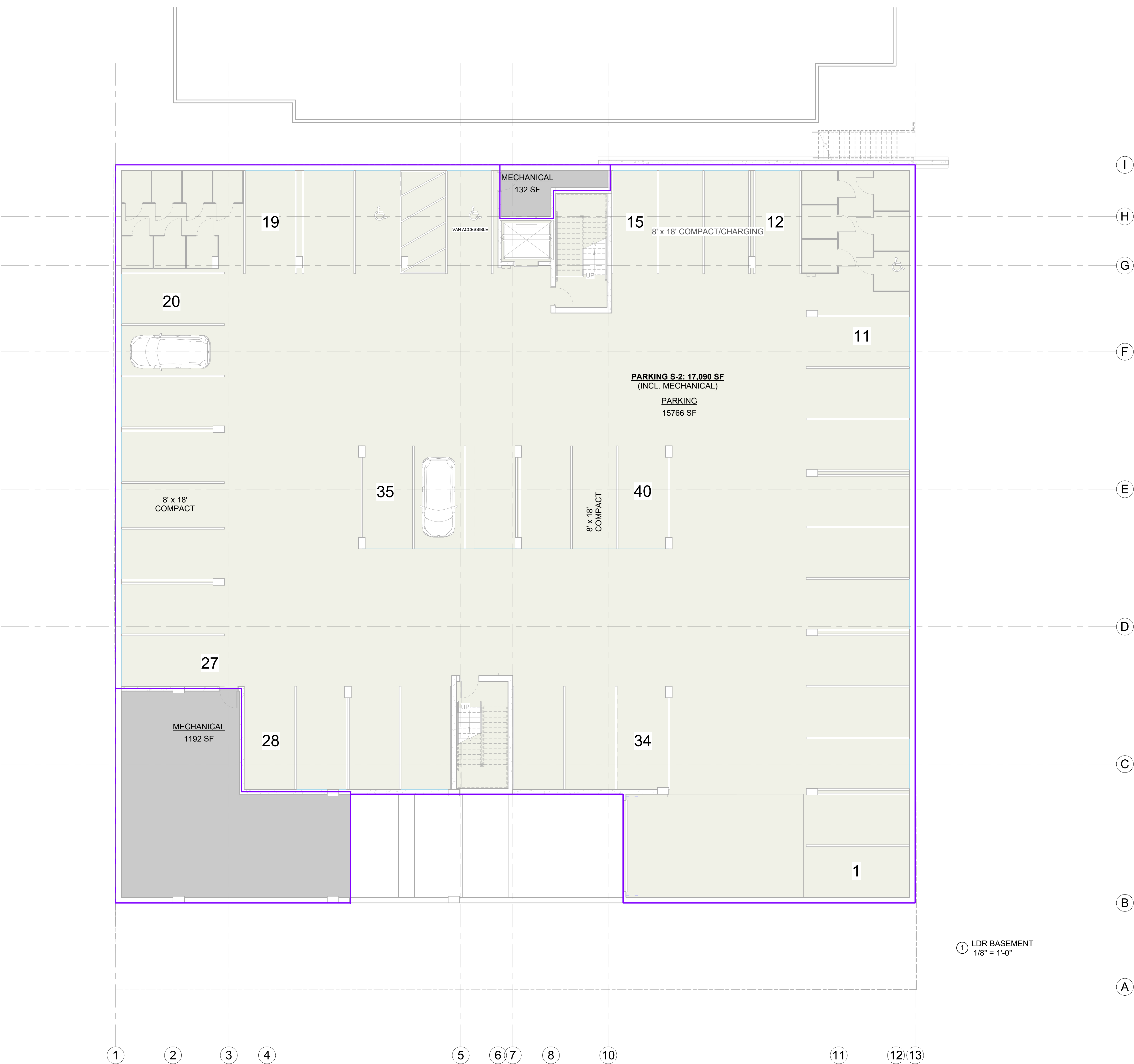
ADA & LIVABILITY  
STANDARDS

G010



LDR Area Legend

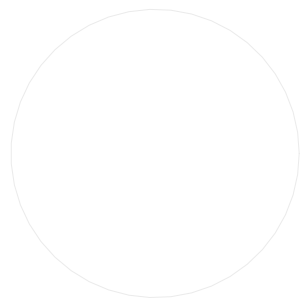
- MECHANICAL
- PARKING



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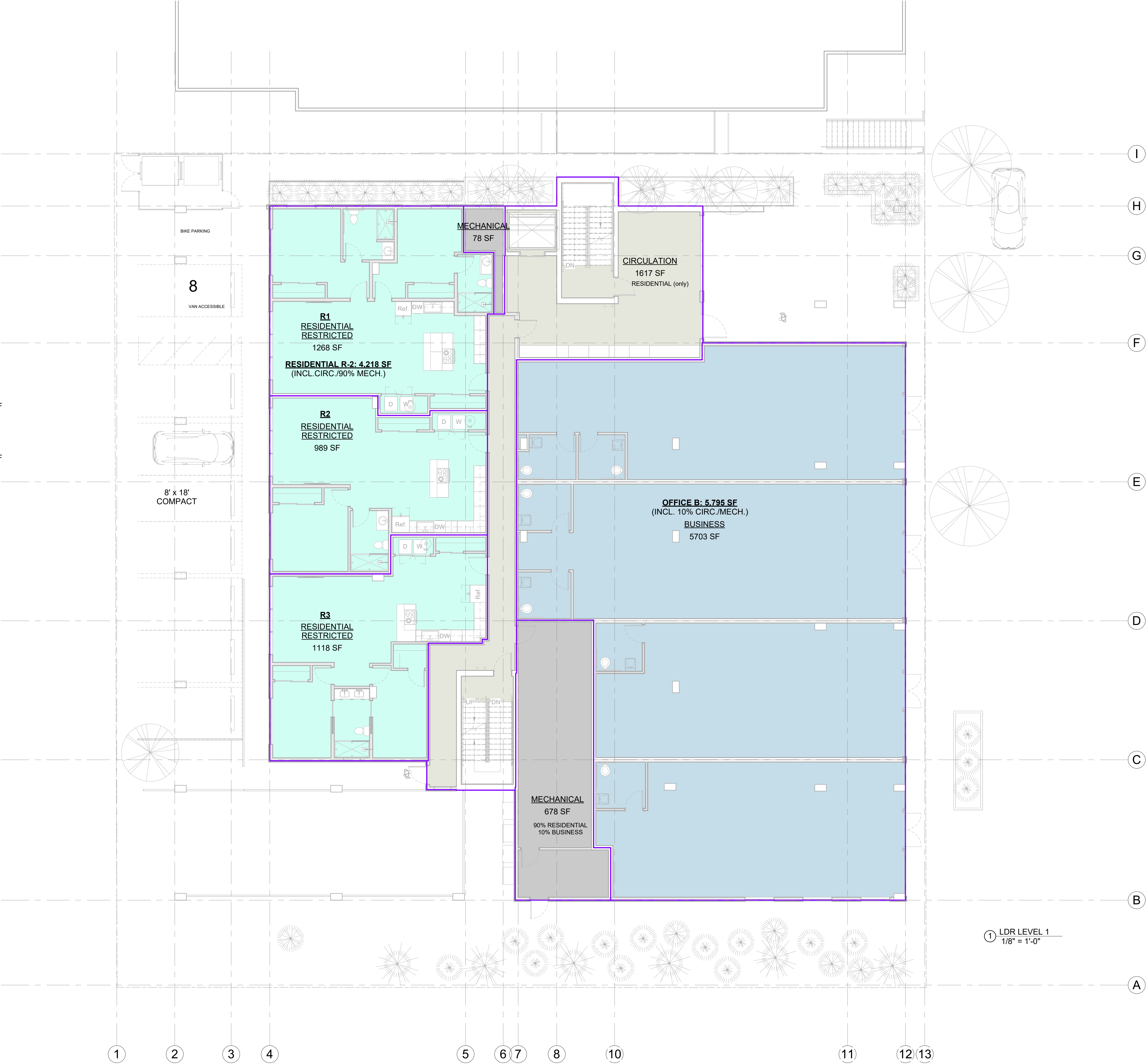
No.	Description	Date

LDR AREAS  
BASEMENT

G011

LDR Area Legend

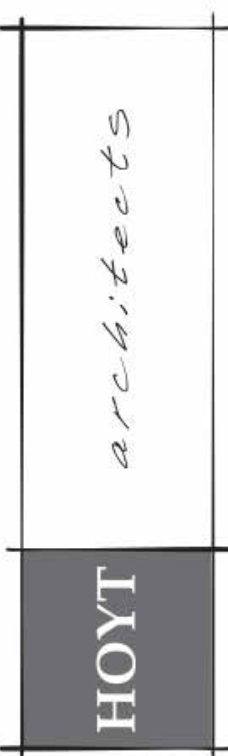
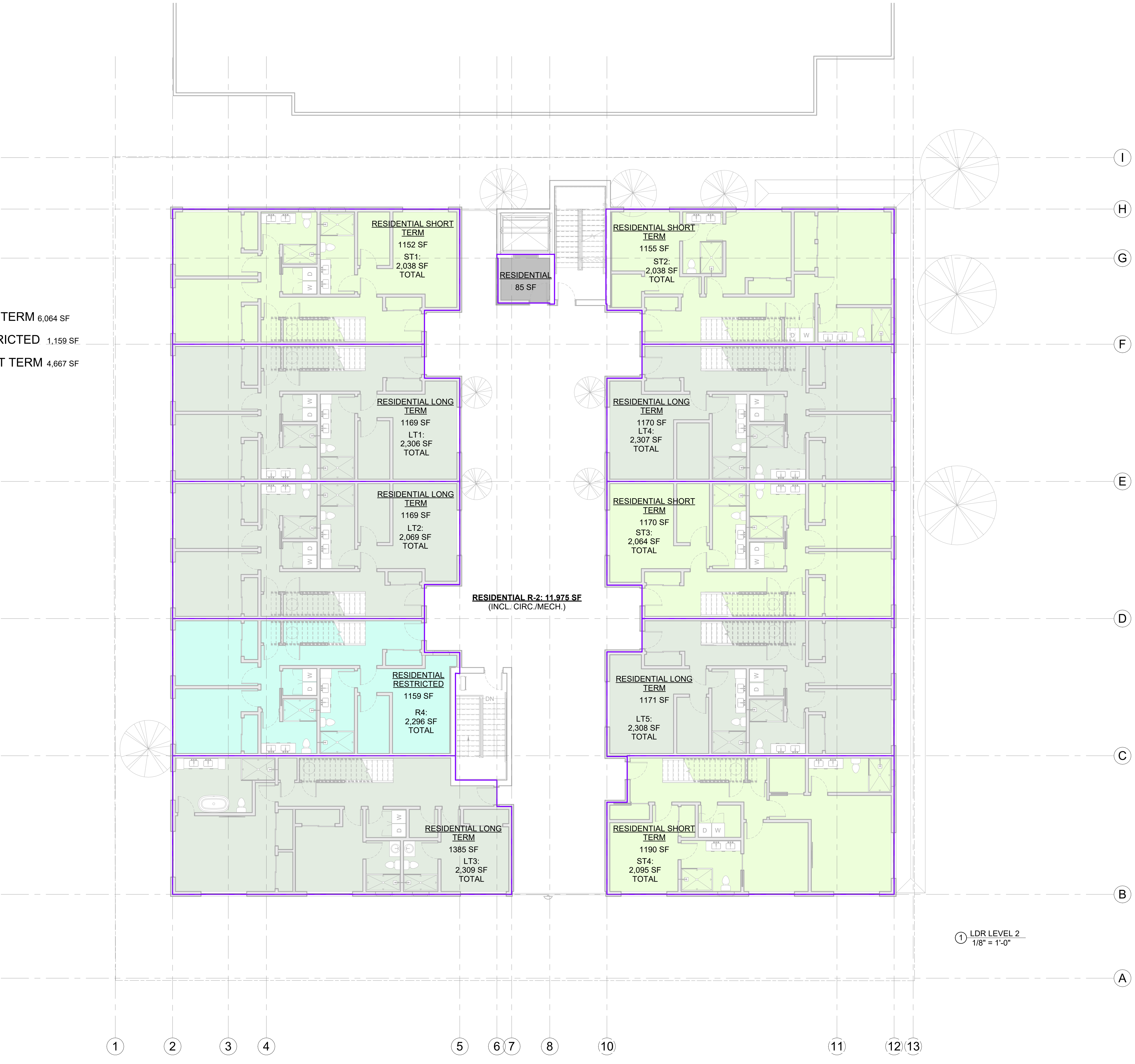
- BUSINESS 5,703 SF
- CIRCULATION 1,617 SF
- MECHANICAL 758 SF
- RESIDENTIAL RESTRICTED 3,375 SF
- AREA BOUNDARY





LDR Area Legend

- RESIDENTIAL 85 SF
- RESIDENTIAL LONG TERM 6,064 SF
- RESIDENTIAL RESTRICTED 1,159 SF
- RESIDENTIAL SHORT TERM 4,667 SF
- AREA BOUNDARY



Jackson Wyoming  
307.733.9955

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JACKSON, WY 83001  
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DEVELOPMENT PLAN SET

Date 10.13.2023  
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No.	Description	Date

LDR AREAS LEVEL 2

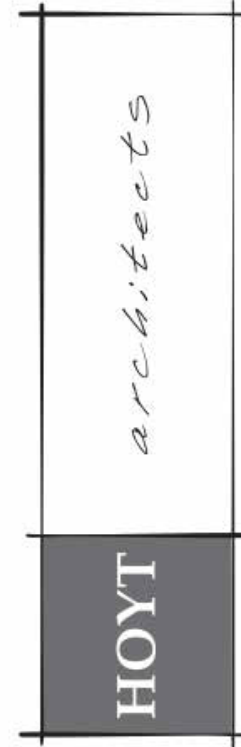
G013

LDR Area Legend

- MECHANICAL 164 SF
- RESIDENTIAL LONG TERM 5,235 SF
- RESIDENTIAL RESTRICTED 1,137 SF
- RESIDENTIAL SHORT TERM 3,586 SF
- AREA BOUNDARY



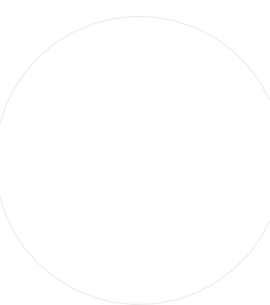
① LDR LEVEL 3  
1/8" = 1'-0"



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DEVELOPMENT PLAN SET

Date 10.13.2023  
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REVISIONS

No.	Description	Date

LDR AREAS LEVEL 3

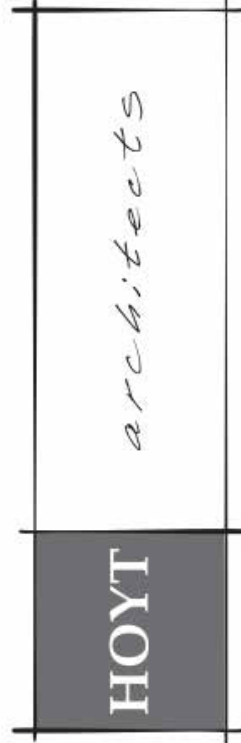
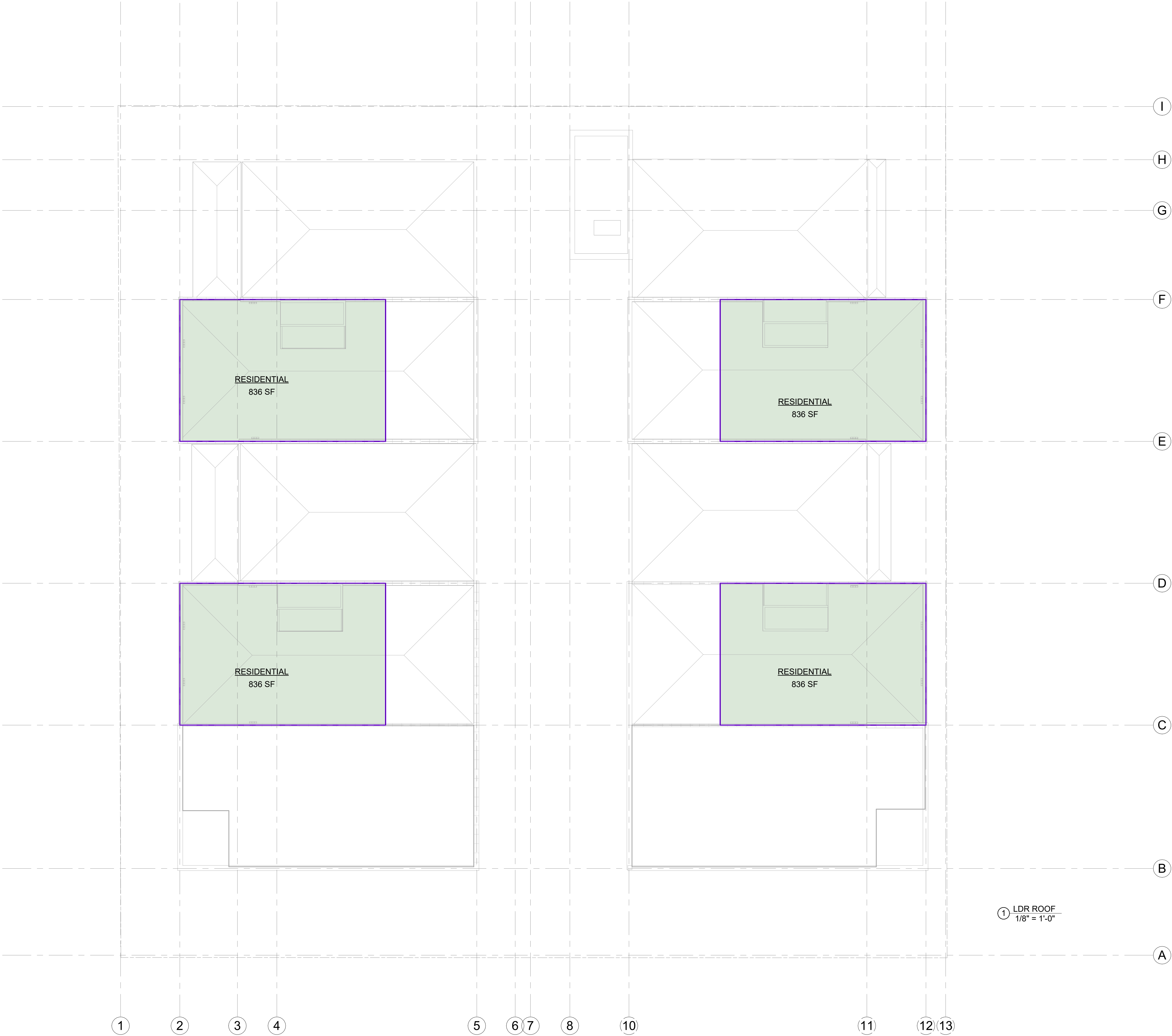
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10/13/2023 4:33:39 PM



LDR Area Legend

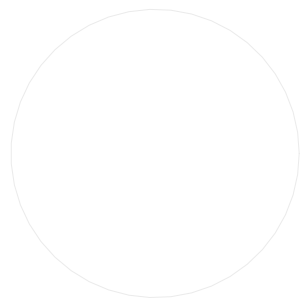
- RESIDENTIAL  
R-2: 3,344 SF (outdoors)
- AREA BOUNDARY



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DEVELOPMENT PLAN SET

Date 10.13.2023  
Drawn by MB  
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REVISIONS

No.	Description	Date

LDR AREAS ROOF

G015



# NEWJACK, LLC DEVELOPMENT PLAN

665 SOUTH CACHE STREET

LOCATED WITHIN  
LOTS 12, 13, & 14, BLOCK 4, KARN'S ADDITION  
NE¼ SECTION 33,  
T41N, R116W, 6TH P.M.  
TETON COUNTY, WYOMING



## VICINITY MAP

1" = 200' for 22x34 Prints  
1" = 400' for 11x17 Prints

## OWNER

**OWNER**  
Newjack, LLC  
P.O. Box 11803  
Jackson, WY 83002-1803

## ARCHITECT

**Hoyt Architects**  
1110 Maple Way  
Jackson, WY 83001  
(307) 733-9955

## CIVIL ENGINEER

Jorgensen Associates, P.C.  
1315 S. Highway 89, #201  
P.O. Box 9550  
Jackson, WY 83002-9550  
(307) 733-5150

## INDEX OF SHEETS

- C1.0 - TITLE, VICINITY MAP, & SHEET INDEX
- C1.1 - GENERAL NOTES
- C2.0 - EXISTING CONDITIONS
- C2.1 - DEMOLITION AND SITE PREPARATION PLAN
- C3.0 - SITE OVERVIEW
- C3.1 - NORTHWEST GRADING PLAN
- C3.2 - NORTHEAST GRADING PLAN
- C3.3 - SOUTHWEST GRADING PLAN
- C3.4 - SOUTHEAST GRADING PLAN
- C3.5 - EAST SIDEWALK PLAN & PROFILE
- C3.6 - GARAGE LEVEL GRADING PLAN
- C3.7 - UTILITY AND SUBSURFACE DRAINAGE PLAN
- C4.0 - ROAD DETAILS
- C4.1 - WATER & SANITARY SEWER DETAILS
- C4.2 - STORM WATER DETAILS
- C4.3 - MISCELLANEOUS DETAILS



**JORGENSEN**  
JACKSON, WYOMING  
307.733.5150  
[www.jorgeng.com](http://www.jorgeng.com)

PROJECT TITLE:  
NEWJACK, LLC  
DEVELOPMENT PLAN  
6665 SOUTH CACHE STREET  
TETON COUNTY, WYOMING

SHEET TITLE:  
TITLE, VICINITY MAP, & SHEET INDEX

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DAT
DEVELOPMENT PLAN	10/06/20

PROJECT NUMBER	22155
SHEET	C1.0



= PROPOSED LEGEND =

————— 5825 —————	MAJOR CONTOUR
————— 5822 —————	MINOR CONTOUR
×162.09	SPOT ELEVATION
×TOW 162.09	TOP OF WALL SPOT ELEVATION
×TBC 162.09	TOP BACK OF CURB SPOT ELEVATION
×TOS 162.09	TOP OF STEP SPOT ELEVATION
×BOS 162.09	BOTTOM OF STEP SPOT ELEVATION
-----	FLOWLINE
○	CONSTRUCTION FENCE
▬	CONCRETE SURFACE
▨	LANDSCAPING AREA
■	BUILDING FOOTPRINT
————— W —————	WATER LINE
○	CURBSTOP
⊞	FIRE DEPT. SPRINKLER CONNECTION
————— S —————	SEWER LINE
⊙	CLEANOUT
————— UT —————	COMBINED CABLE UTILITY TRENCH
⚡	ELECTRIC TRANSFORMER
————— STM —————	STORM WATER LINE
⊕	STORM WATER MANHOLE/SAND OIL WATER SEPARATOR
⊗	STORM WATER INLET
⦿	STORM WATER PUMP

GENERAL PROJECT NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS, AND THE LATEST EDITION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS OR AS MODIFIED BY THE SPECIAL PROVISIONS AND THE SUPPLEMENTARY SPECIFICATIONS.
- PROJECT SCOPE: BUILD INFRASTRUCTURE AND GRADING TO ACCOMMODATE A NEW MIXED OFFICE AND RESIDENTIAL BUILDING AT 665 SOUTH CACHE STREET.
- PROPERTY ZONE: COMMERCIAL RESIDENTIAL-1
- PROPERTY AREA: 0.46 ACRES  
TOTAL AREA OF DISTURBANCE: 21,205 SF (0.49 ACRES)
- PROJECT SCHEDULE: CONSTRUCTION SCHEDULED TO START IN SPRING 2024 AND BE COMPLETED BY FALL 2025.
- BASE MAPPING PREPARED FROM SURVEYS PERFORMED BY Y2 CONSULTANTS IN SEPTEMBER 2015 AND SUPPLEMENTED BY JORGENSEN ASSOCIATES IN AUGUST AND OCTOBER 2022.
- GEOTECHNICAL REPORT PREPARED BY NELSON ENGINEERING IN JANUARY 2019.
- THE PROJECT AREA IS NOT LOCATED IN A FLOODPLAIN.
- NO AVALANCHE PATHS ARE PRESENT ON THIS SITE.
- BUILDING TIES ARE TO FOUNDATION STEM WALLS.

WATER AND SEWER UTILITY NOTES

- WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH CURRENT WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS. AND CONFORM TO TOWN OF JACKSON WATER AND SEWER REGULATIONS
- TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY ONLY TO NON-TRAVELED AREAS. SEE SPECIFICATIONS.
- CONTINUOUS RIGID TYPE A PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL. AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; LESS THAN 7 FEET FOR WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS. ALL SERVICES UNDER ROADWAYS, DRIVEWAYS, AND SIDEWALKS SHALL BE INSTALLED WITH 2" TYPE A INSULATION.
- MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
- WATER SERVICE LINE SHALL BE POLYETHYLENE (PE) CONFORMING TO THE REQUIREMENTS OF AWWA C 901. PE PIPE SHALL BE PRESSURE TUBING CONFORMING TO TABLE 7 OF SAID SPECIFICATION. TUBING SHALL BE CLASS 200 WITH A DR OF 9.
- SANITARY SEWER GRAVITY LINES AND FITTINGS SHALL BE SDR 35 PVC AND CONFORM TO ASTM D-3034. PRESSURE SEWER SERVICE LINES SHALL BE POLYETHYLENE, SDR11 IPS PE.
- LOCATIONS OF EXISTING FACILITIES ARE FROM DRAWINGS PROVIDED TO JORGENSEN ASSOCIATES. CONTRACTOR SHALL POT HOLE IN THE PRESENCE OF THE ENGINEER AND ANY ADJUSTMENTS NEEDED SHALL BE REFLECTED ON AS-CONSTRUCTED DRAWINGS.

REVEGETATION SPECIFICATIONS:

(FOLLOW MITIGATION PLAN. FOLLOW THESE SPECIFICATIONS WHERE NOTHING IS SPECIFIED ON MITIGATION PLANS OR BY LANDSCAPE ARCHITECT.)

- SEED MIXTURE:

COMMON NAME	LBS./ACRE
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE
- SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
- ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.
- TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
- HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.
- SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.
- SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

CONSTRUCTION NOTES & SPECIFICATIONS:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND AGREEMENTS INCLUDING: TOWN OF JACKSON GRADING AND EROSION CONTROL PERMIT, WYDEQ PERMIT TO CONSTRUCT, WYDEQ WYPDES PERMIT, CONTACT ENGINEER FOR COPIES OF PERMITS AND PERMIT REQUIREMENTS. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
- IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA. CONTACT ENGINEER TO LOCATE EXISTING WATER AND SEWER LINES.
- CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
- SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
- CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.
- CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
- DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEEDD AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
- STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
- WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
- REVEGETATION SHALL OCCUR AFTER CONSTRUCTION IS COMPLETE AND WILL BE COMPLETED IN THE SUMMER OF 2025.
- FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY OWNER.
- ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
- TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
- TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
- CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
- NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.
- AREAS WITH UNSUITABLE SUBGRADE UNDER ROADWAYS OR BUILDING SHALL BE SUB-EXCAVATED AND REPLACED WITH APPROVED STRUCTURAL FILL. COORDINATE WITH ENGINEER FOR REMOVAL DEPTHS AND STRUCTURAL FILL SELECTION.
- ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE CONSTRUCTION OBSERVATION.
- ALL DEVELOPMENT SHALL BE SETBACK A MINIMUM OF THIRTY (30) FEET FROM WETLANDS.
- ALL FENCING MUST COMPLY WITH SECTION 49220, WILDLIFE FRIENDLY FENCING, OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. THIS SECTION INCLUDES A PROVISION FOR SPECIAL PURPOSE FENCING. ALL SPECIAL PURPOSE FENCING MUST BE APPROVED BY THE TETON COUNTY PLANNING DIRECTOR.
- BEFORE START OF CONSTRUCTION INSTALL CONSTRUCTION FENCE/SILT FENCE TO DEFINE LIMITS OF LAND DISTURBING ACTIVITIES. FENCE FILTER FABRIC SHALL BE SPUN BOND GEOTEXTILE FABRIC.
- CONTRACTOR IS RESPONSIBLE FOR PERIODIC INSPECTIONS, MAINTENANCE AND REPAIR OF EROSION CONTROL STRUCTURES TO INSURE PROPER SEDIMENT CONTAINMENT AND EROSION CONTROL.
- STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS. RUNOFF FROM THE SITE SHALL NOT EXCEED THE PRE-CONSTRUCTION VALUES, AND VOLUME OF STORAGE SHALL NOT BE REDUCED.
- ALL AVAILABLE TOPSOIL SHALL BE STORED FOR USE IN REVEGETATION OPERATIONS. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
- HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING. REVEGETATE ALL DISTURBED AREAS AS SOON AS PRACTICAL AFTER GRADING.
- EXISTING VEGETATION IS TO BE MAINTAINED TO THE EXTENT POSSIBLE.
- DURING CONSTRUCTION CONTRACTOR SHALL OBSERVE THE PROJECT SITE FOR THE GROWTH OF NOXIOUS WEEDS. THE GROWN OF NOXIOUS WEED SHALL BE REPORTED TO THE TETON COUNTY WEED AND PEST DISTRICT OFFICE. CONTRACTOR AND OWNER SHALL IMPLEMENT A WEED CONTROL PROGRAM TO CONTROL NOXIOUS WEEDS.



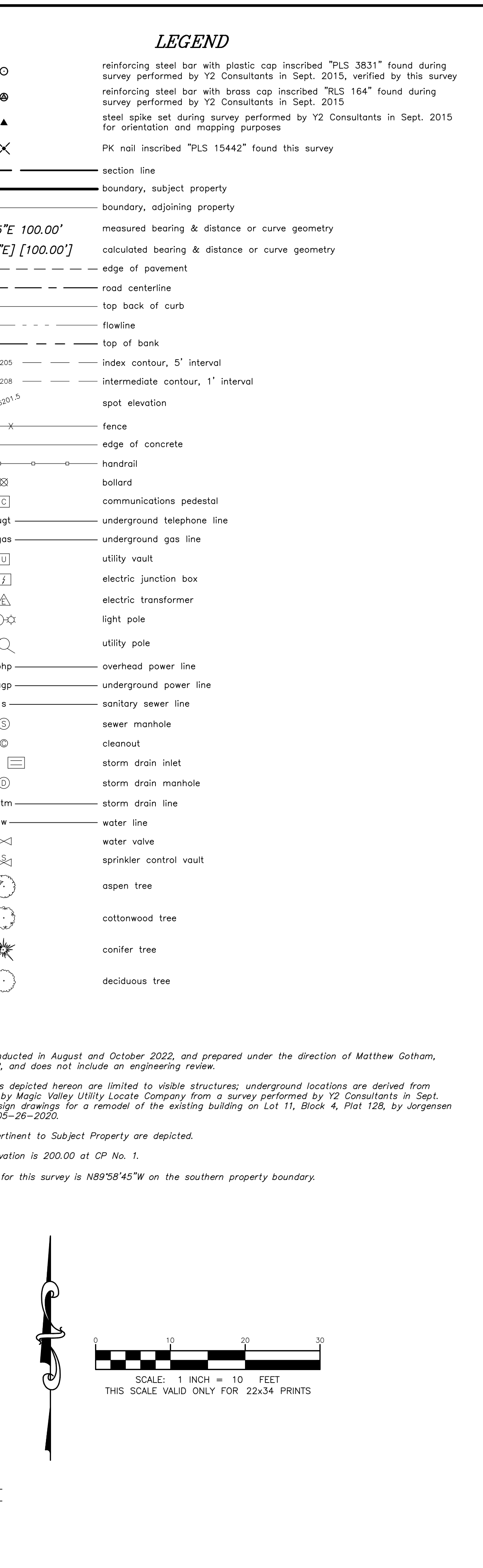
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NEWJACK, LLC  
DEVELOPMENT PLAN  
665 SOUTH CACHE STREET  
TETON COUNTY, WYOMING

SHEET TITLE:  
GENERAL NOTES

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023

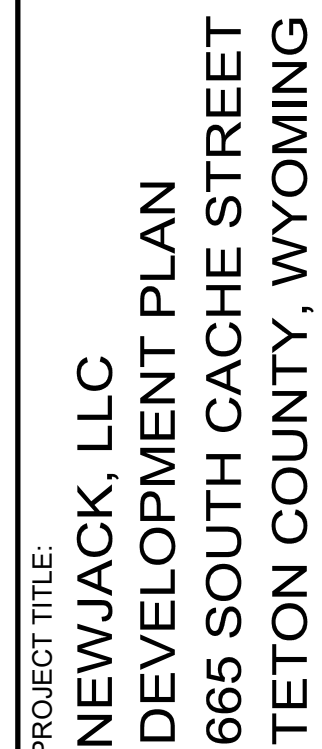
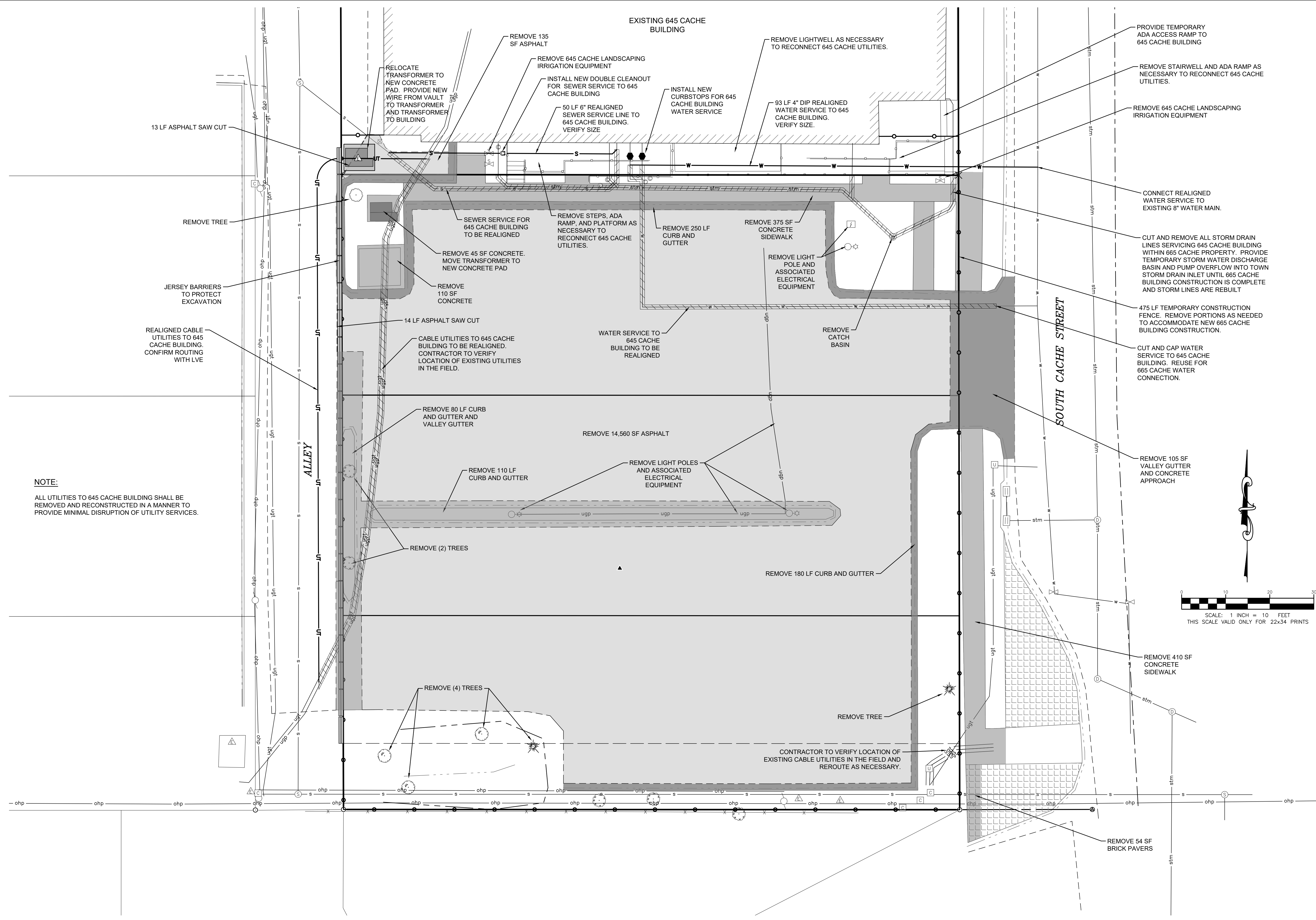
PROJECT NUMBER	22155
SHEET	C1.1





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	PLAN VERSION	DATE
	DEVELOPMENT PLAN	10/06/2023
	PROJECT NUMBER	22155
	SHEET	C2.0

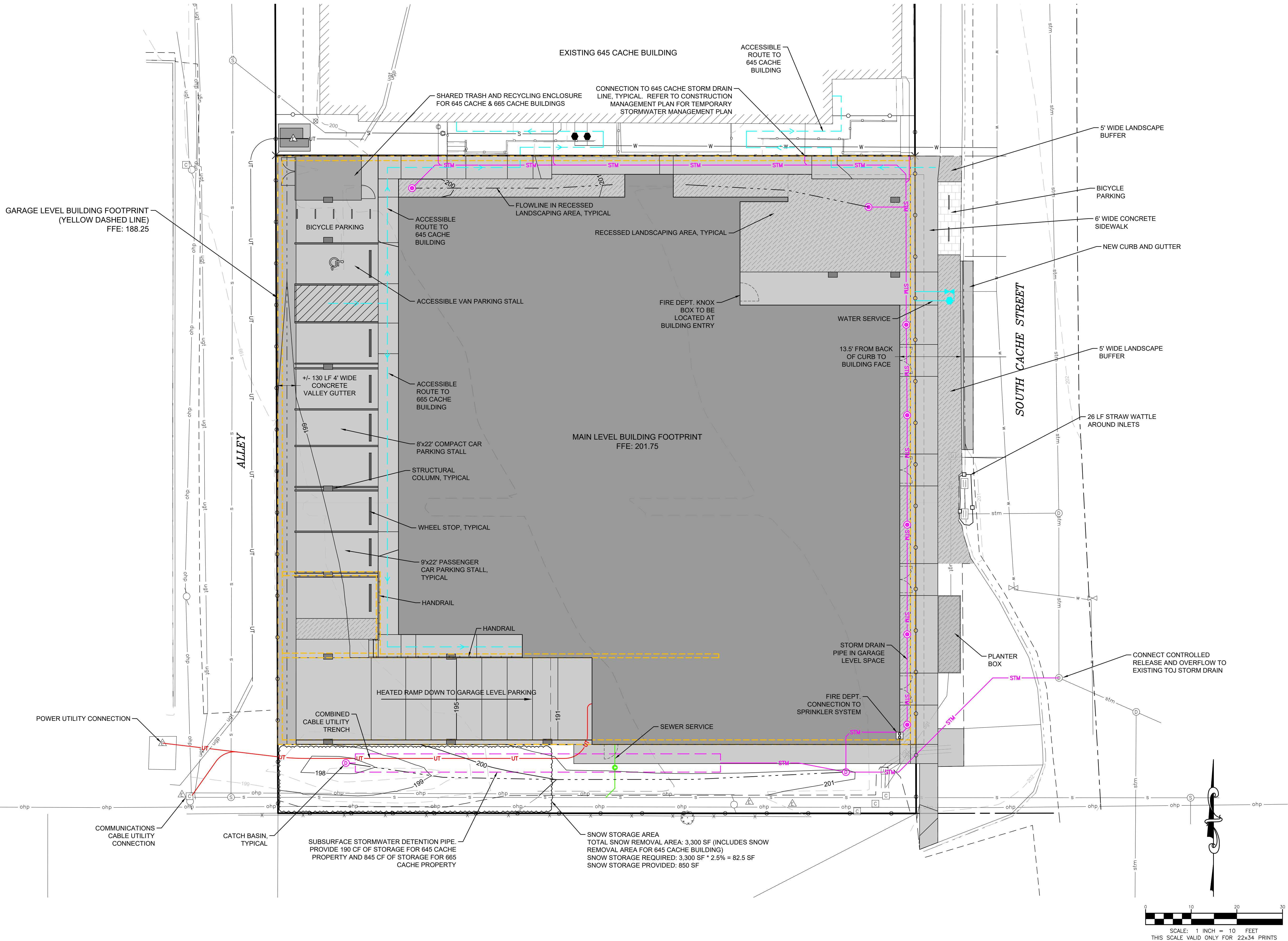


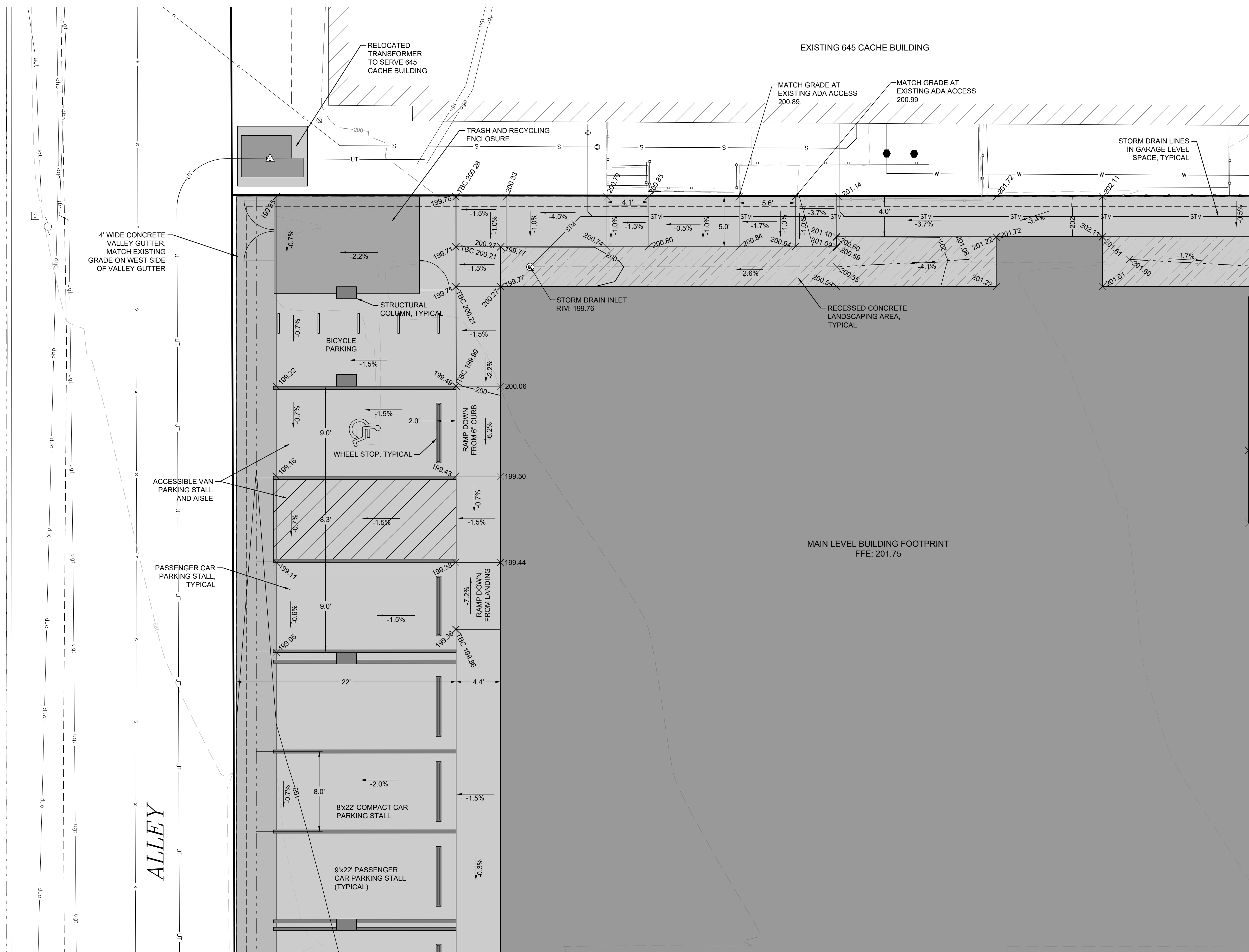


SHEET TITLE:  
**DEMOLITION AND SITE PREPARATION PLAN**

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023
PROJECT NUMBER	
22155	
SHEET	
C2.1	







PROJECT TITLE:  
NEWJACK, LLC  
DEVELOPMENT PLAN  
6665 SOUTH CACHE STREET  
TETON COUNTY, WYOMING

SHEET TITLE:  
NORTHWEST GRADING PLAN

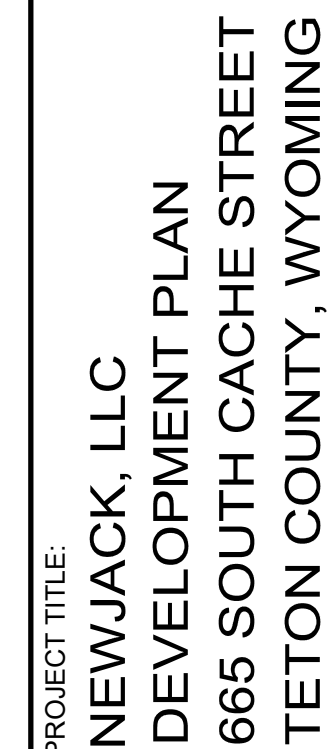
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REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023

PROJECT NUMBER  
22155

SHEET

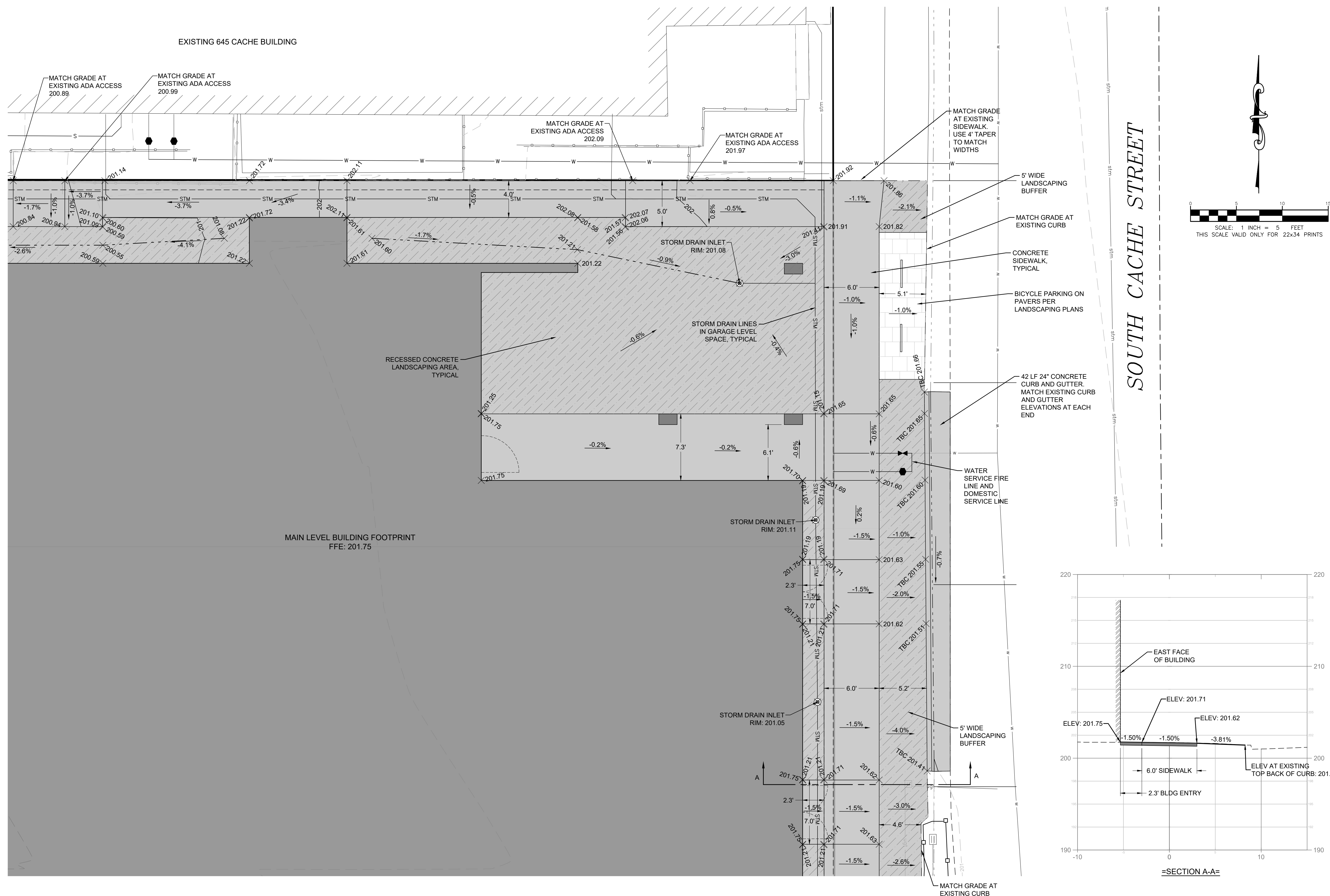
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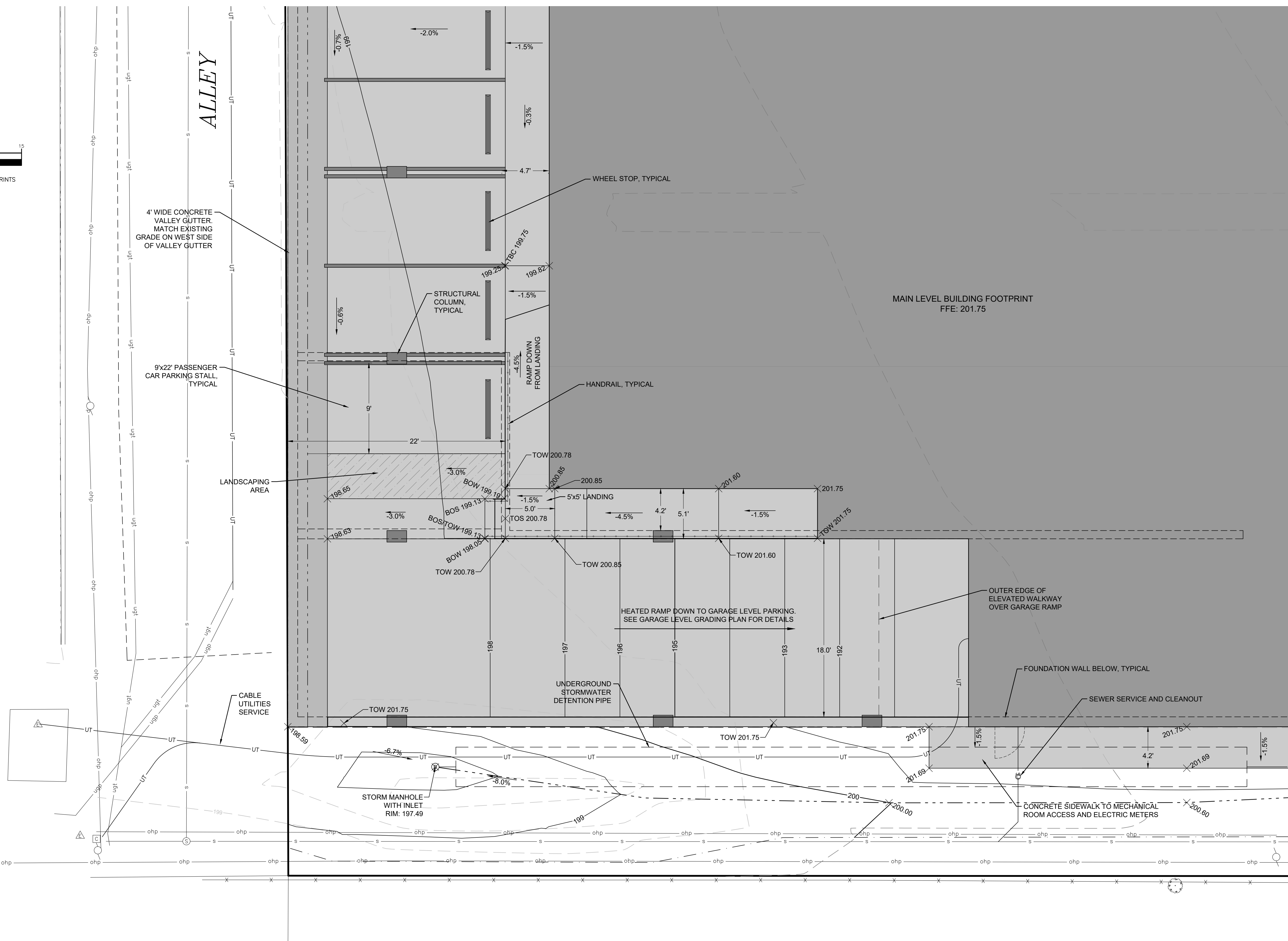


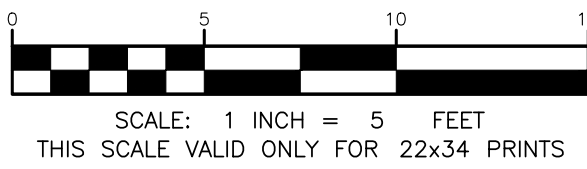
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PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/202

PROJECT NUMBER	22155
SHEET	C3.2







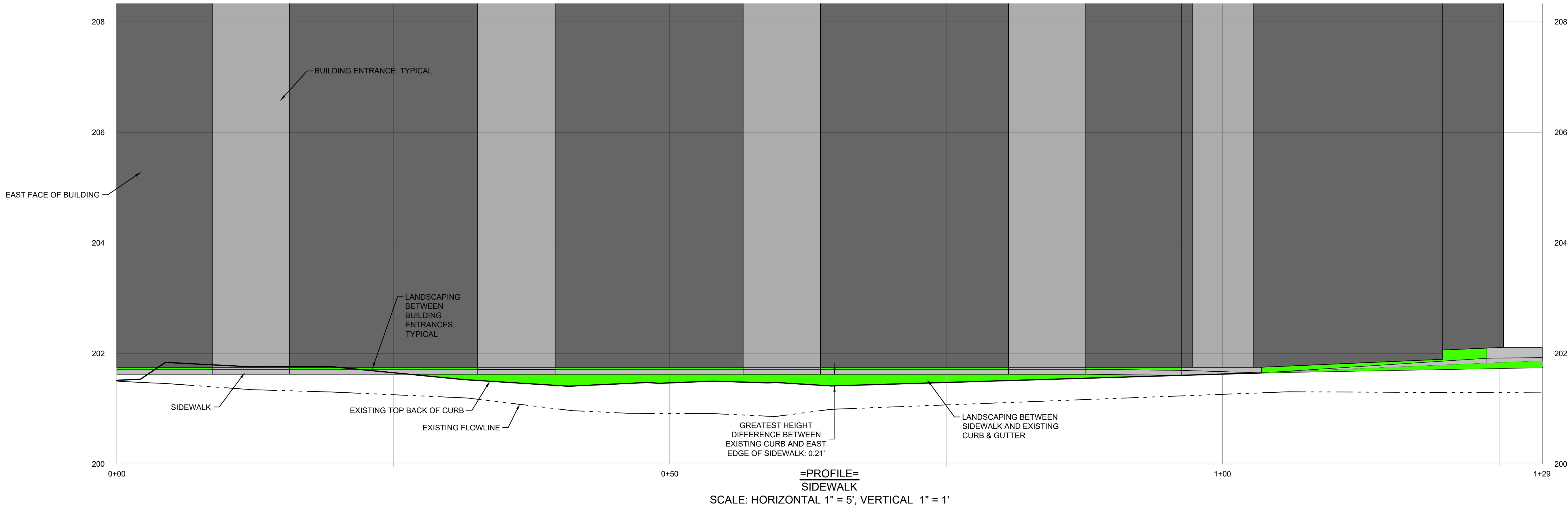
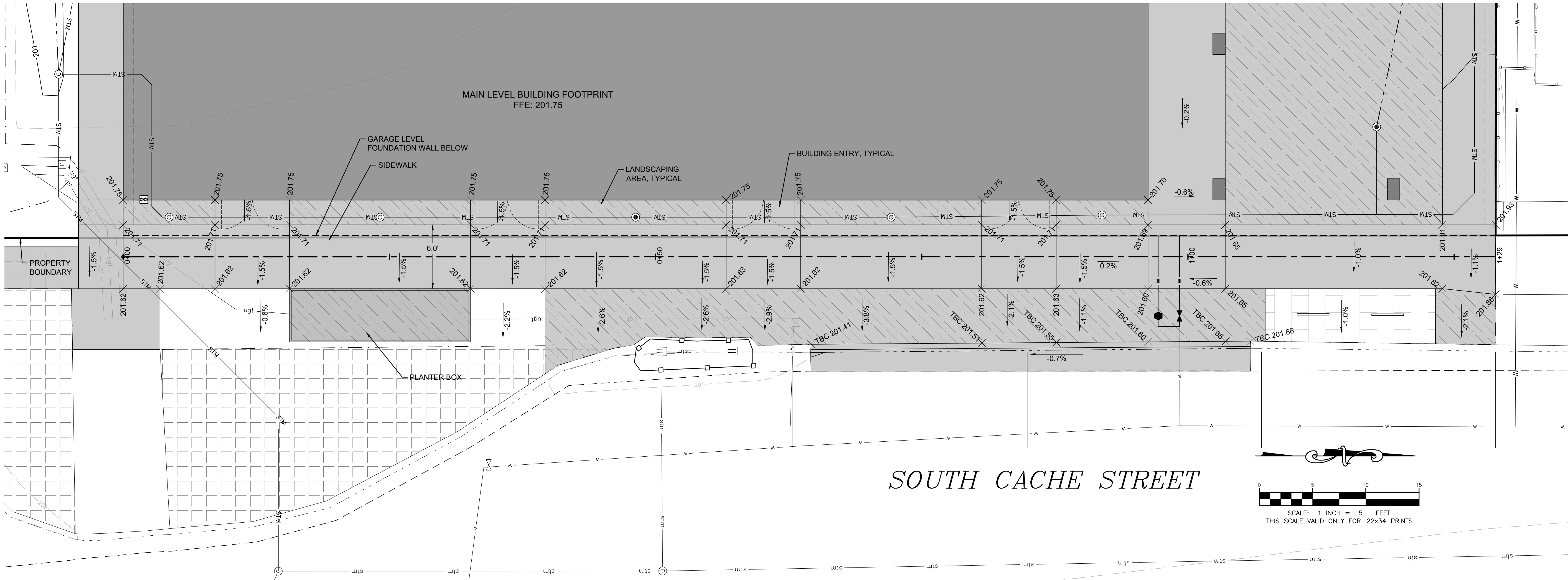


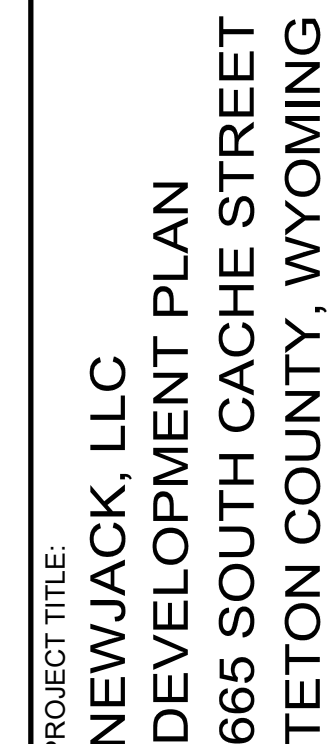
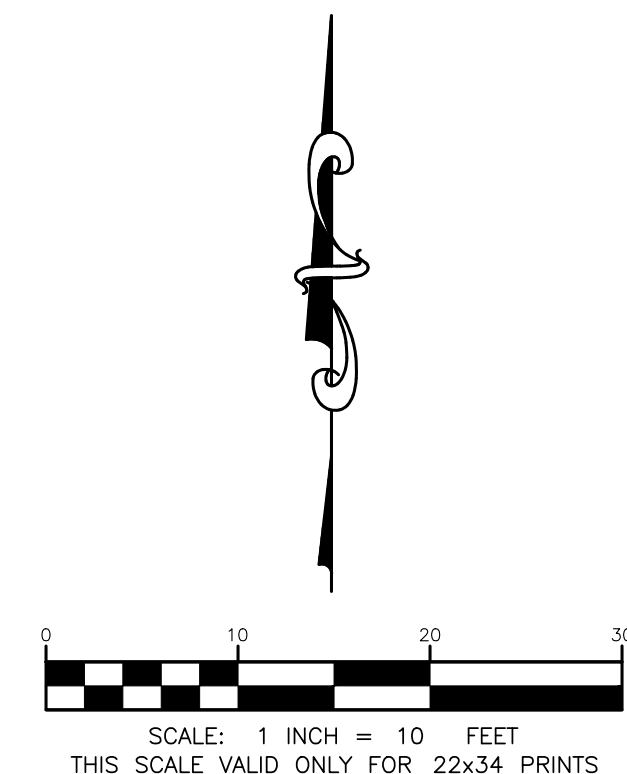
PROJECT TITLE:  
NEWJACK, LLC  
DEVELOPMENT PLAN  
665 SOUTH CACHE STREET  
TETON COUNTY, WYOMING

SHEET TITLE:  
SOUTHEAST GRADING PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023
PROJECT NUMBER	
22155	
SHEET	
C3.4	





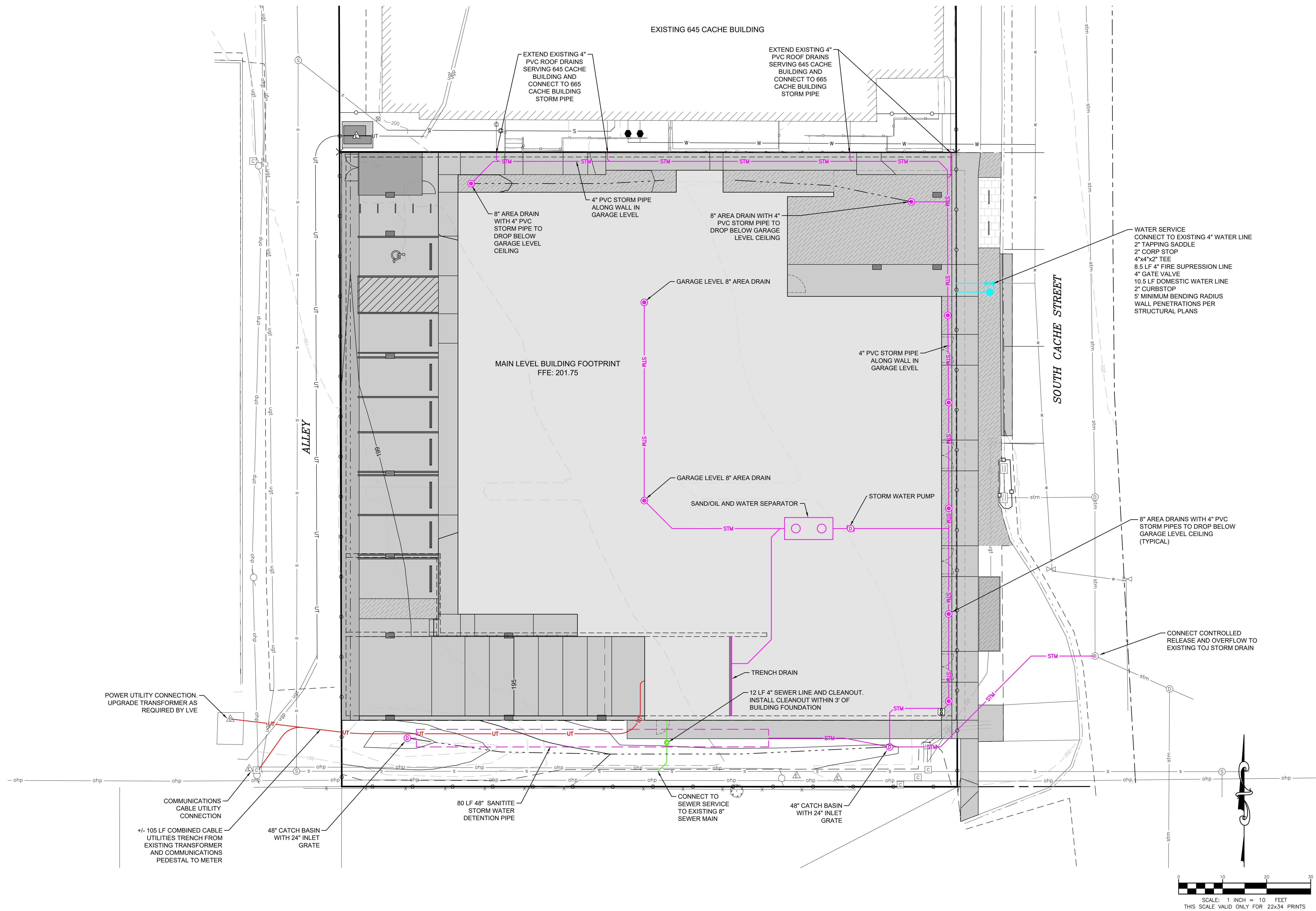


SHEET TITLE:  
GARAGE LEVEL GRADING PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2021
PROJECT NUMBER	22155
SHEET	C3.6



DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023
PROJECT NUMBER	
22155	
SHEET	
C3.7	







1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRES. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.



- NOTE

1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03 GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.



- NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03040 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.



- NOTE

1. SIDEWALK SLOPE PER PLAN: DO NOT EXCEED 5.0% (1:20) LONGITUDINAL SLOPE
2. SIDEWALK CROSS SLOPE PER PLAN: DO NOT EXCEED 2.0% CROSS SLOPE
3. RAMP CROSS SLOPE: DO NOT EXCEED 2.0% CROSS SLOPE
4. RAMP SLOPE: DO NOT EXCEED 8.3% (1:12) LONGITUDINAL SLOPE FOR A MAXIMUM OF 30'
5. LANDING SLOPE: DO NOT EXCEED 2.0% SLOPE IN EITHER DIRECTION



- NOTE

1. PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE UNLESS OTHERWISE SPECIFIED



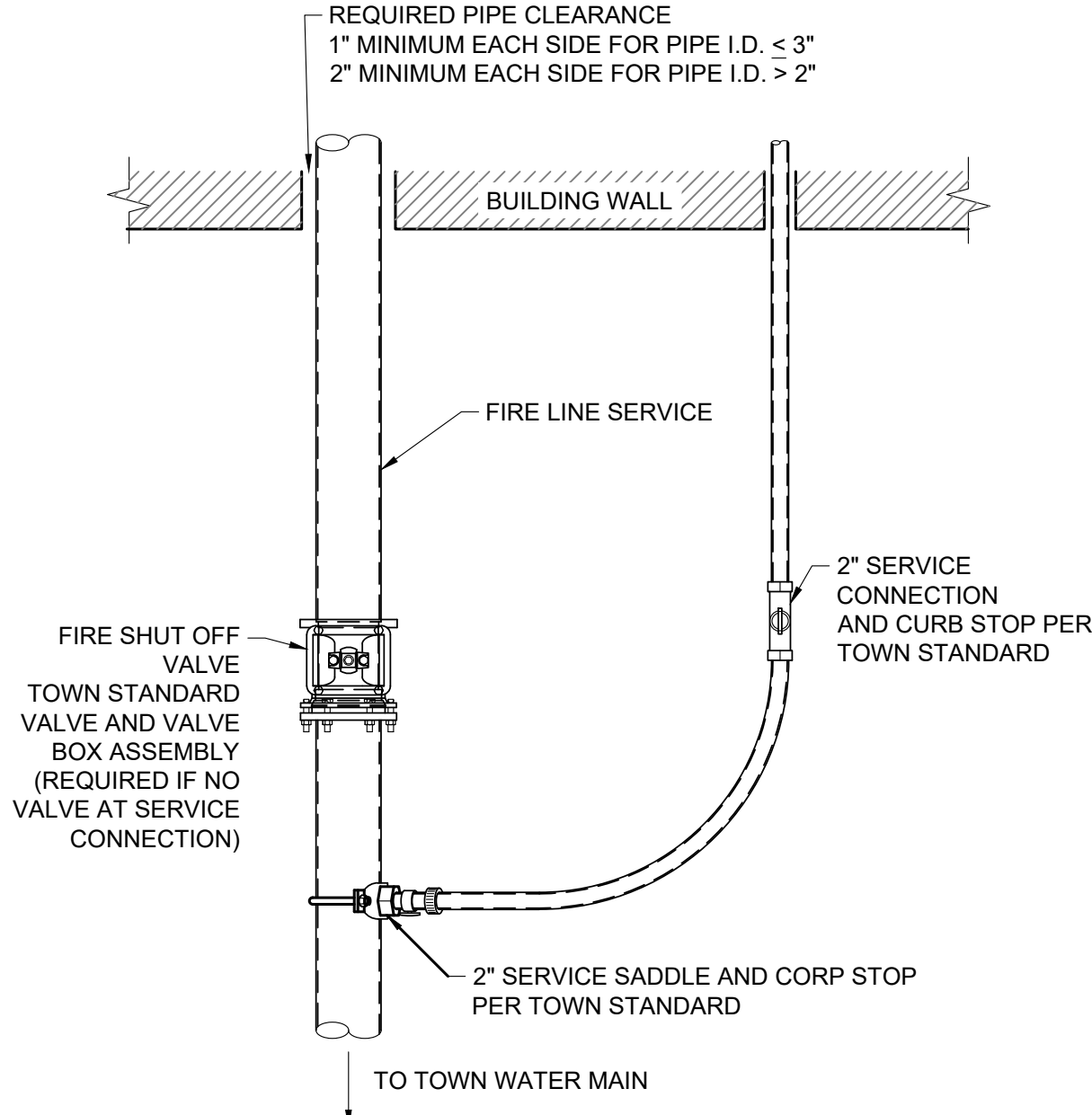
- ## SIGN GRAPHICS



- ## TWO WAY ACCESSIBLE SIDEWALK RAMP DETAIL

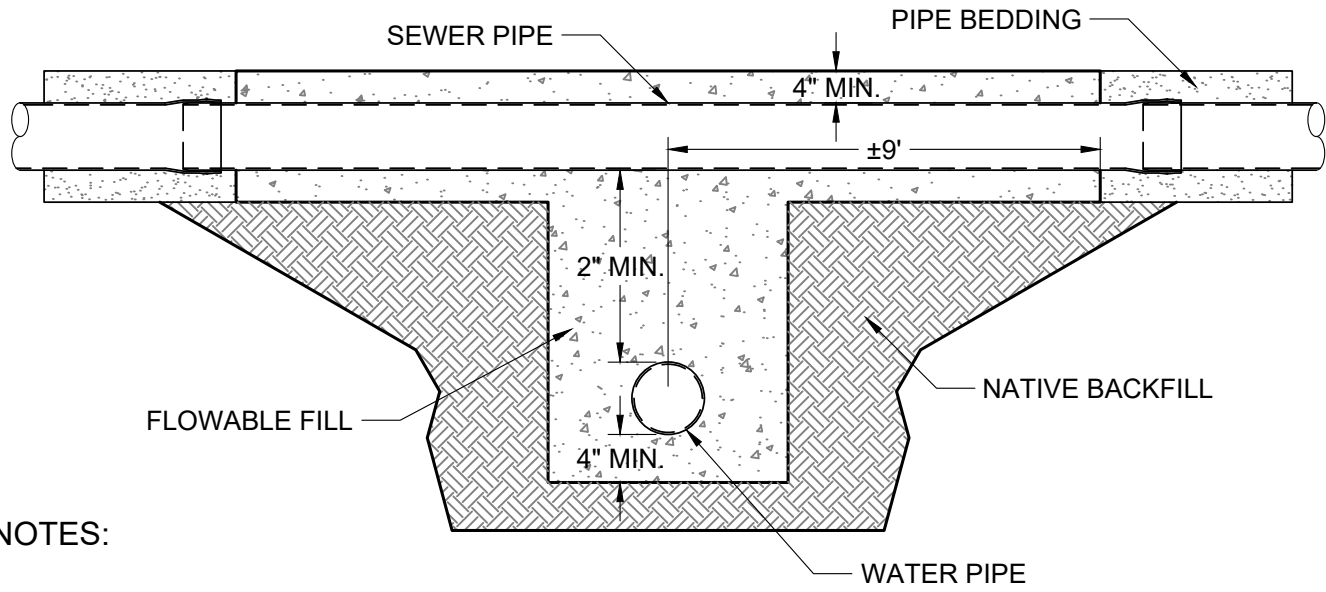






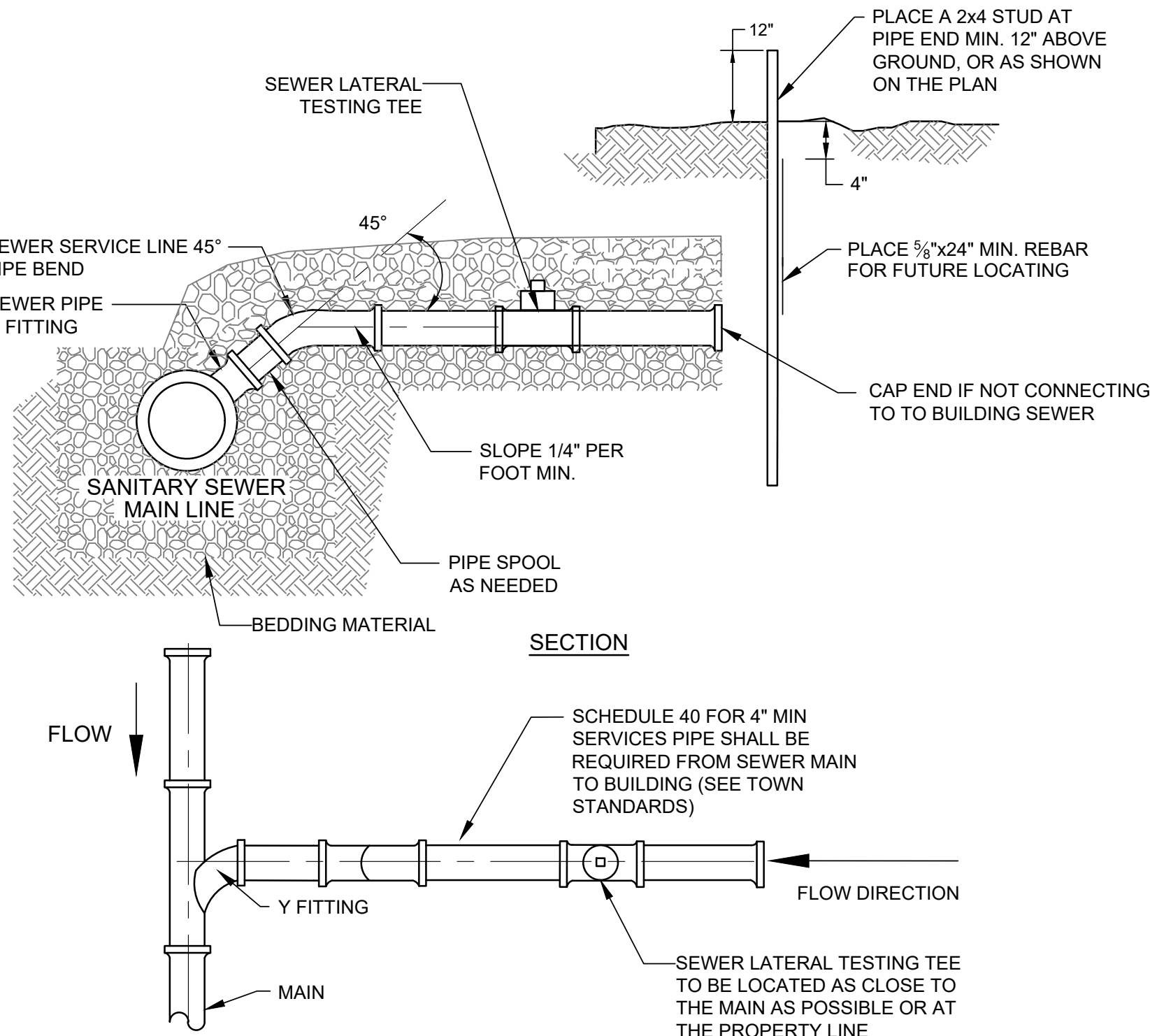
- NOTE
1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

1  
C4.1 FIRE LINE WITH 2" WATER SERVICE DETAIL  
NOT TO SCALE TOJ W-110



- NOTE
1. SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK
  2. ALL BLOCKING SHALL BEAR AGAINST UNDISTRIBUTED MATERIAL
  3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
  4. 4 MIL POLYETHELENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE

2  
C4.1 THRUST BLOCK DETAIL  
NOT TO SCALE TOJ W-111

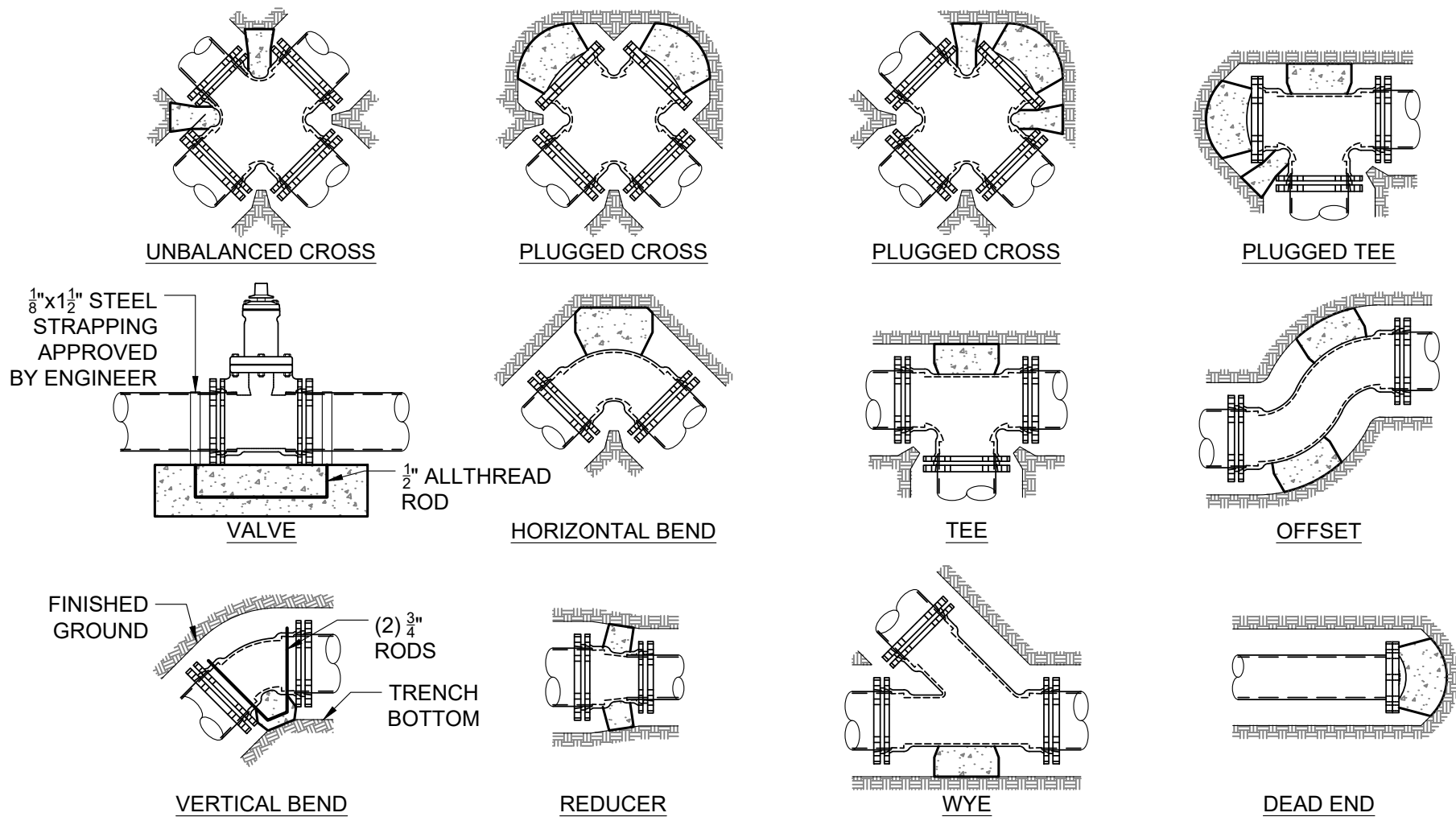


- NOTES:
- PARALLEL INSTALLATION:  
NORMAL CONDITIONS: SEWER MAINS AND MANHOLES SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY WATER MAIN WHENEVER POSSIBLE.
- UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, A SEWER MAIN MAY BE LAID CLOSER TO A WATER MAIN, PROVIDED THAT:
1. THE TOP OF THE SEWER MAIN IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN;
  2. WHERE 18" VERTICAL SEPARATION AS NOTED CANNOT BE OBTAINED, THE SEWER MAIN SHALL BE:
    - 2.1. CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION, AND TESTED TO ASSURE WATERTIGHTNESS BY SEWER LINE METHODS, OR;
    - 2.2. PLACED IN A SEPARATE CASING PIPE, OR;
    - 2.3. THE PIPE ENCASED IN CEMENT TREATED FILL (FLOW FILL).

CROSSING:  
NORMAL CONDITIONS: SEWERS CROSSING WATER MAINS SHALL BE LAID BELOW THE WATER MAINS TO PROVIDE A VERTICAL SEPARATION OF AT LEAST 18" WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER.

- UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST 18" AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:
1. THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF 9' EACH SIDE OF THE CROSSING; OR
  2. THE SEWER LINE SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND TESTED TO ASSURE WATER TIGHTNESS BY SEWER LINE METHODS, AND SHALL EXTEND A MINIMUM OF 9' EACH SIDE OF THE CROSSING.
  3. WATER MAINS PASSING UNDER A SEWER LINE SHALL, IN ADDITION TO THE ABOVE REQUIREMENTS, BE PROTECTED BY PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE. SOIL STRUCTURAL SUPPORT SHALL CONSIST OF CEMENT TREATED BACKFILL (FLOW FILL).

4  
C4.1 WATER / SEWER CROSSING  
NOT TO SCALE

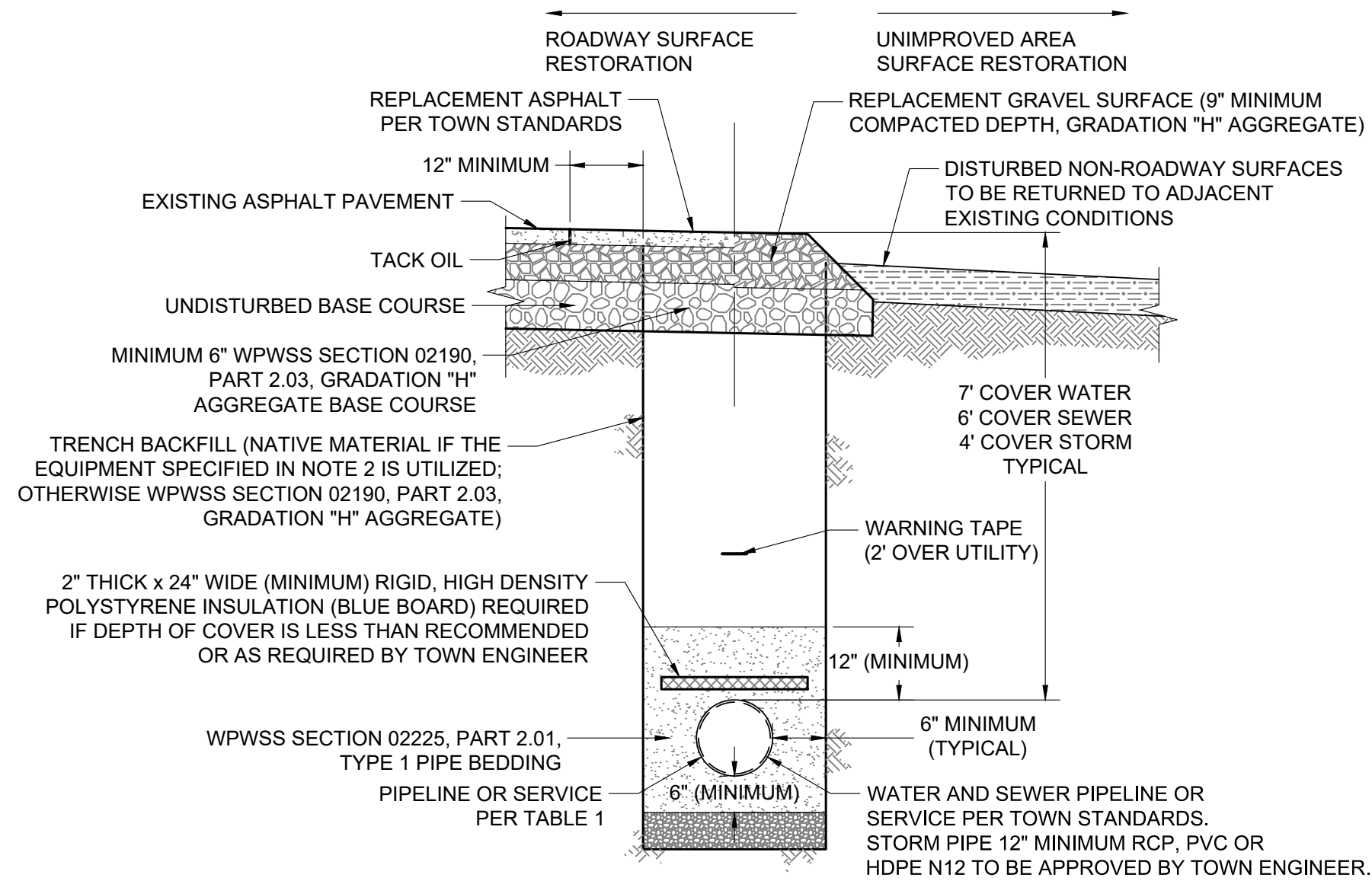


MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES											
FITTING SIZE	TEES AND PLUGS		90° BENDS		45° BENDS AND WYES		REDUCERS AND 22 1/2° BENDS		11 1/2° BENDS		
	A	B	A	B	A	B	A	B	A	B	
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"	
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"	
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"	
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"	1'-6"	1'-0"	
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"	2'-0"	1'-0"	
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"	2'-0"	1'-6"	
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"	3'-6"	3'-0"	3'-0"	2'-0"	
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"	
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-9"	4'-6"	3'-3"	3'-3"	

PLAN VIEW

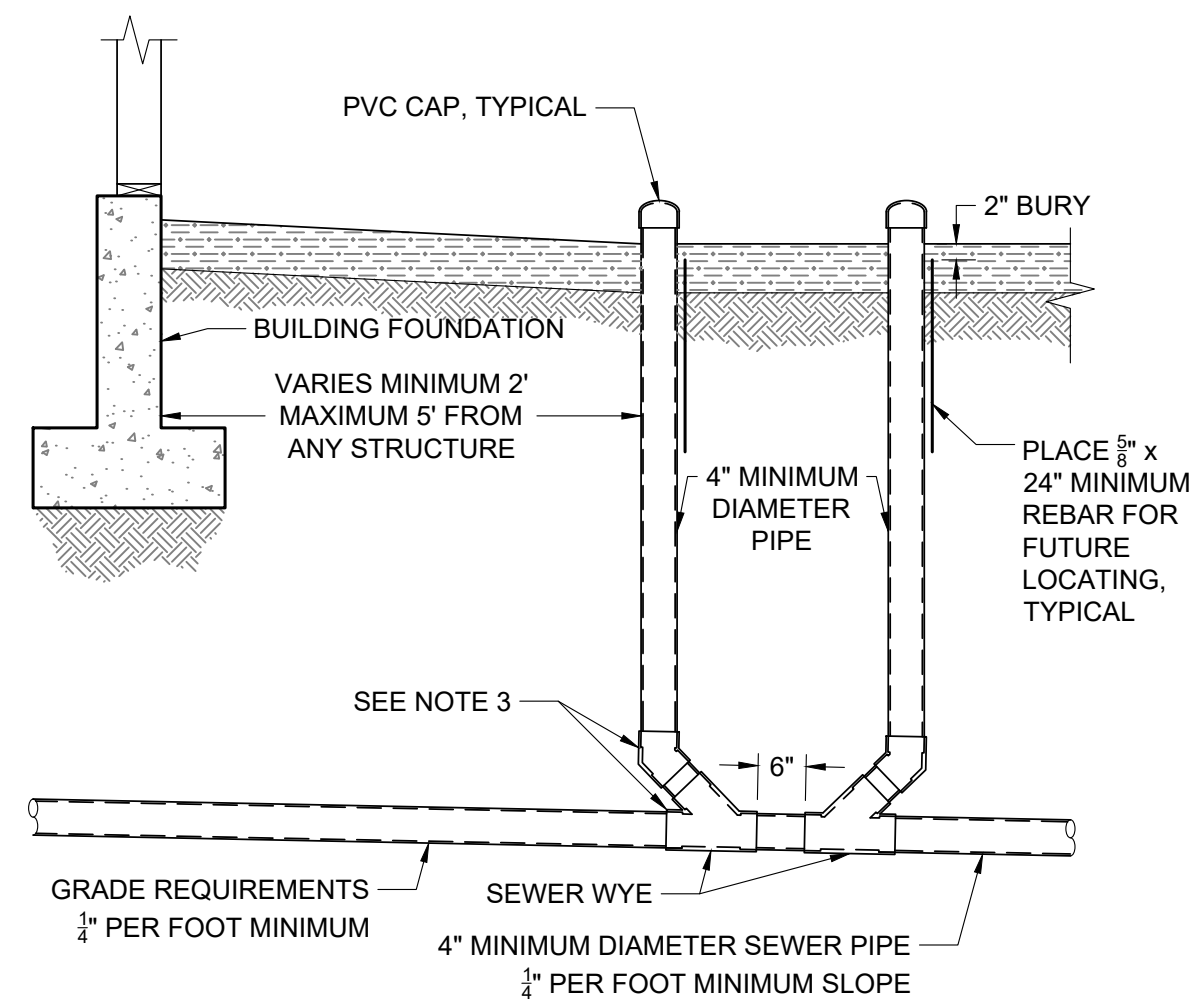
- NOTES:
1. NEW SERVICE CONNECTIONS TO EXISTING SANITARY SEWER MAINS SHALL BE COMPLETED BY TOWN OF JACKSON. THE PRIVATE PARTY BEING SERVED BY THE NEW CONNECTION SHALL BE RESPONSIBLE FOR CARRYING OUT BACKFILL OPERATIONS.
  2. BACKFILL OPERATIONS AT NEW SERVICES CONNECTED TO EXISTING SANITARY SEWER MAINS SHALL BE COMPACTED PER TOWN STANDARDS.
  3. CLEANOUT TO BE PROVIDED ADJACENT TO BUILDING EVERY 100' OR SERVICE LINE AND AT ALL BENDS.

5  
C4.1 SANITARY SEWER SERVICE  
NOT TO SCALE TOJ SS-111



- NOTE
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
    - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
    - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
  2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
  3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
  4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
  5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
  6. PROVIDE INSULATION WHERE COVER OVER WATER LINES AND FORCE MAINS ARE LESS THAN 7 FEET AND WHERE SANITARY SEWER AND STORM LINES ARE LESS THAN 5 FEET.

3  
C4.1 PIPE TRENCH DETAIL  
NOT TO SCALE TOJ W-100, SS-100, STM-100

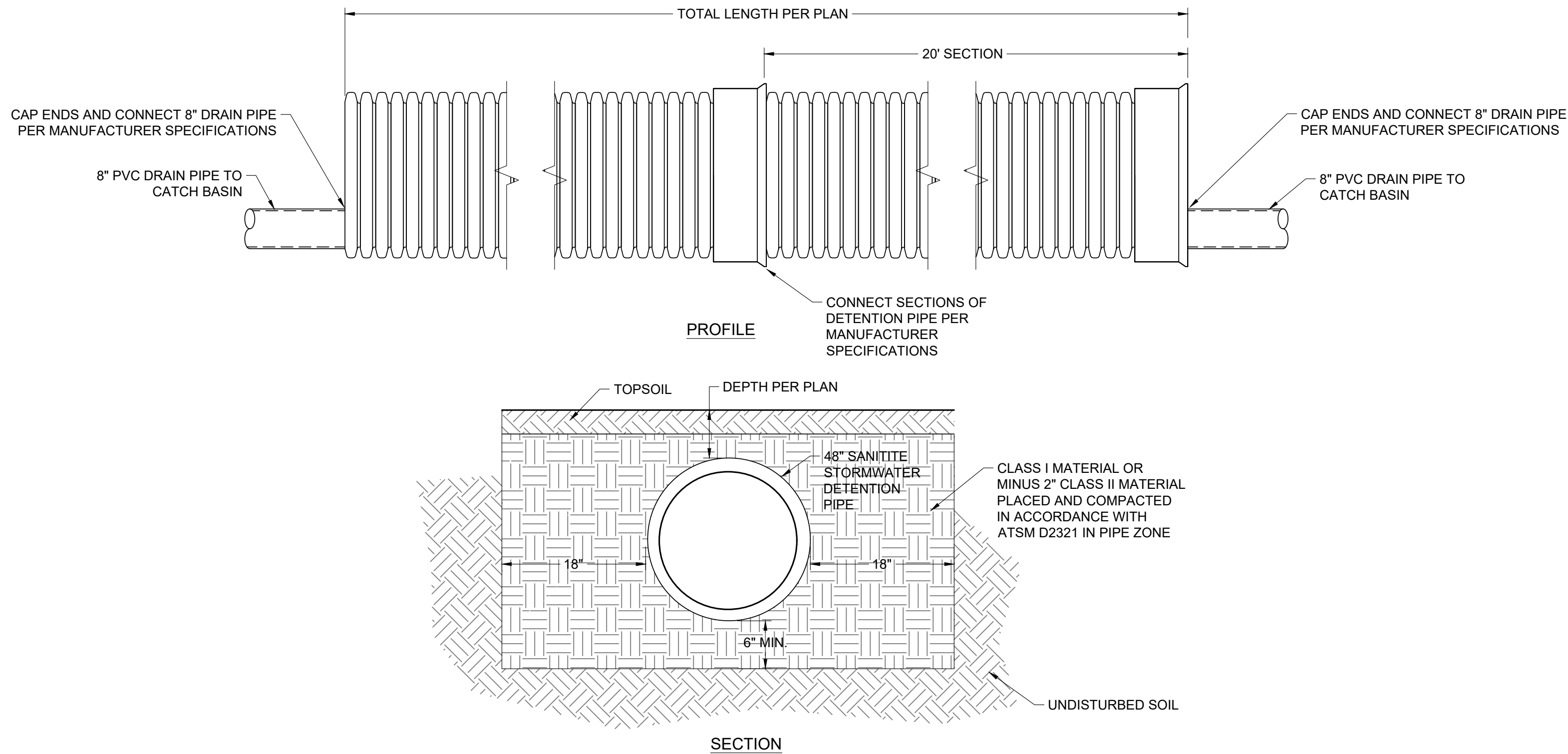


- NOTE
1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
  2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
  3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

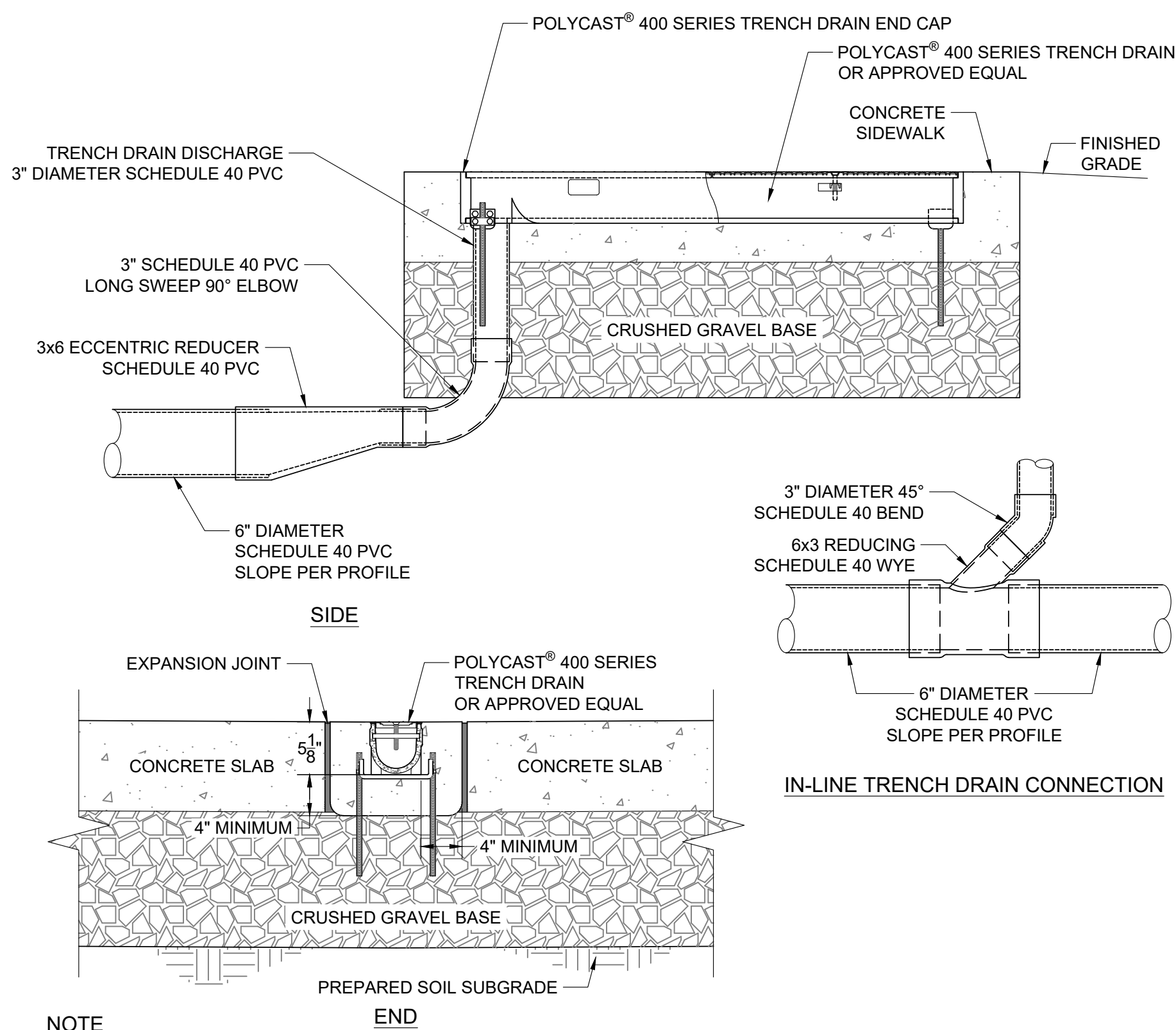
6  
C4.1 BUILDING CLEANOUT DETAIL  
NOT TO SCALE TOJ SS-114



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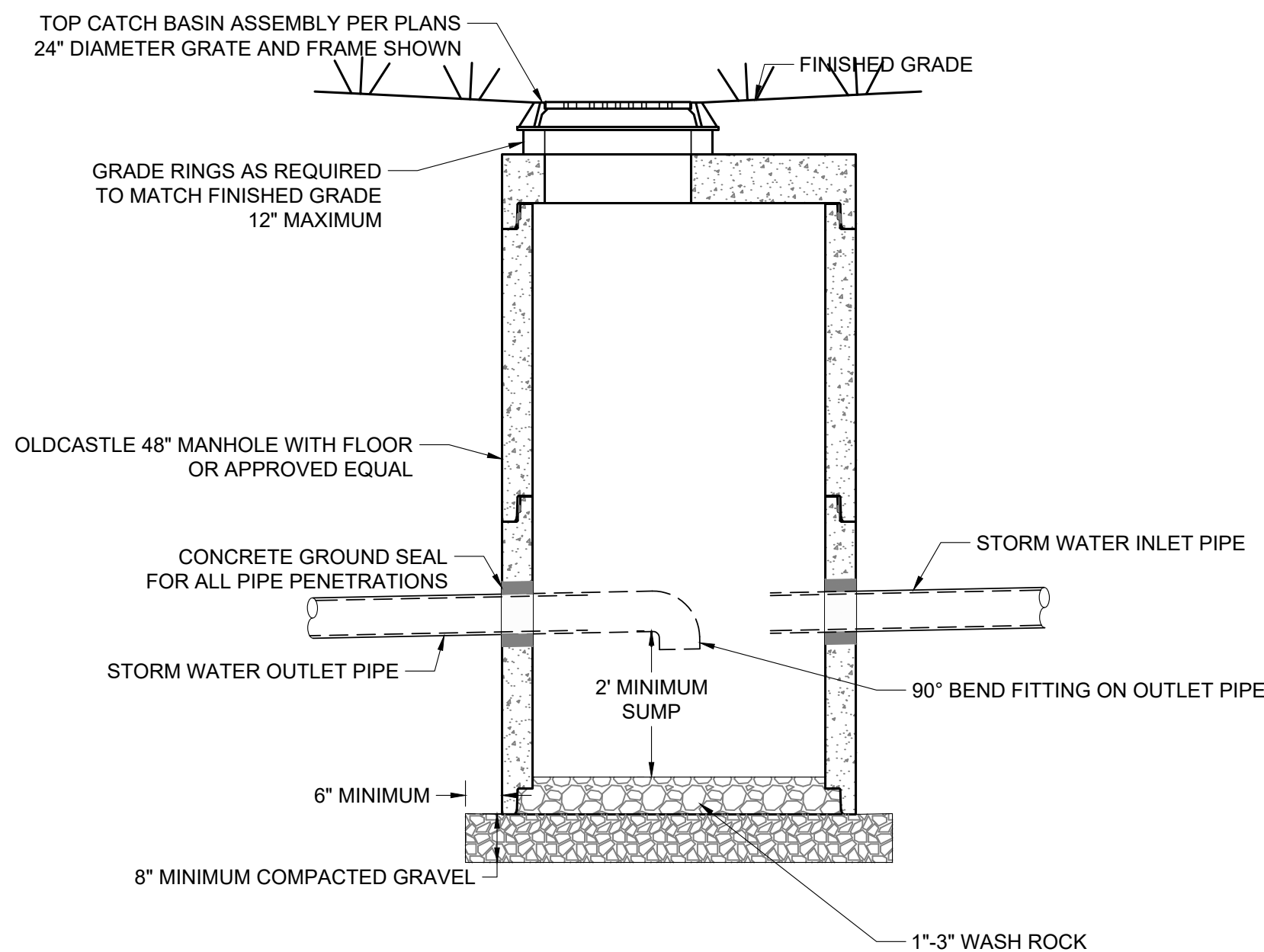


1  
C4.2 STORM DETENTION DETAIL  
NOT TO SCALE



- NOTE
- ADJACENT CONCRETE AND EXPANSION JOINTS ACCORDING TO TYPICAL CONCRETE SIDEWALK DETAIL.
  - REFER TO POLYCAST® INSTALLATION GUIDE FOR COMPLETE DETAILS.
  - EXPANSION JOINT SHOULD BE USED TO PROTECT THE CHANNEL AND CONCRETE ENCASEMENT

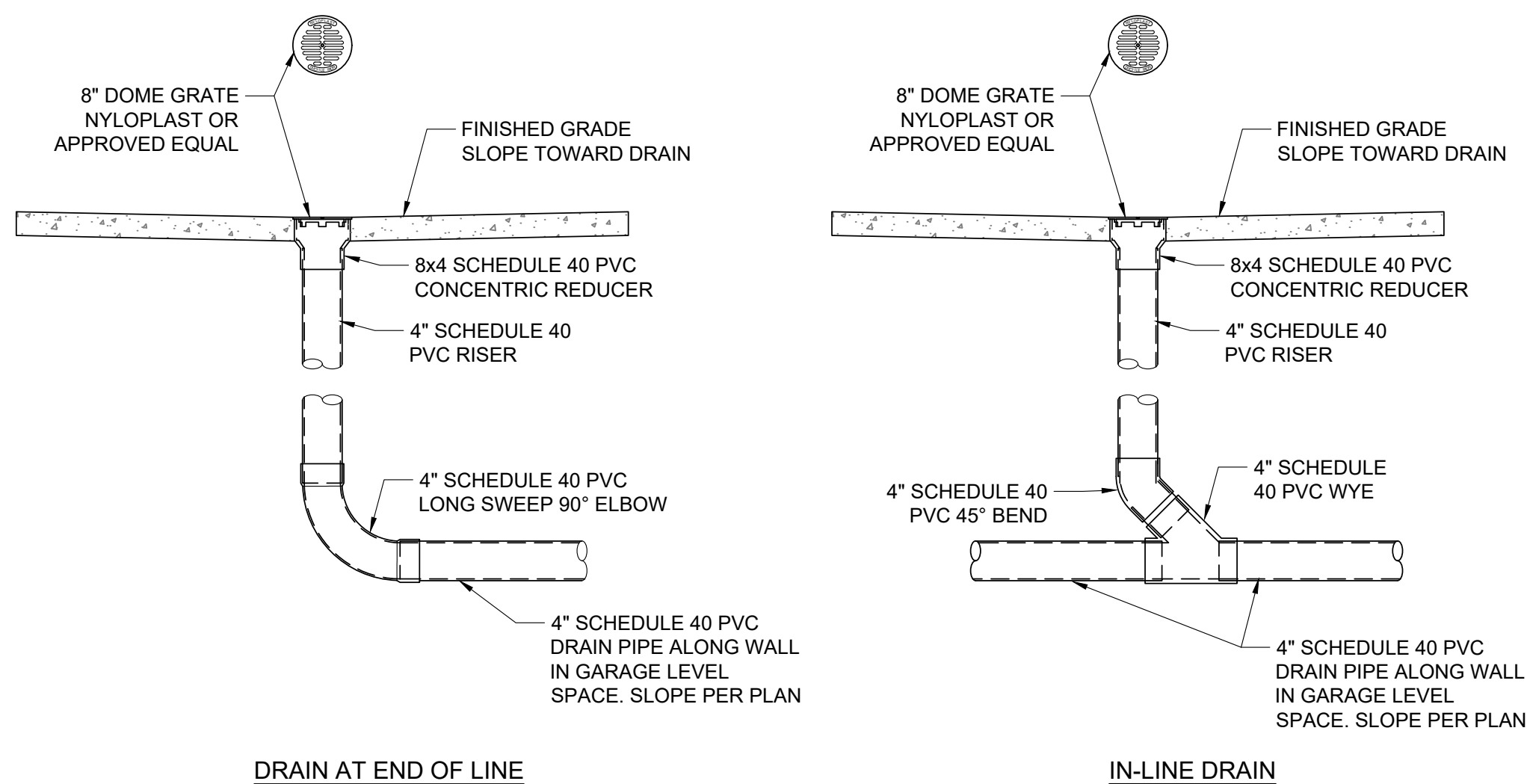
3  
C4.2 TRENCH DRAIN DETAIL  
NOT TO SCALE



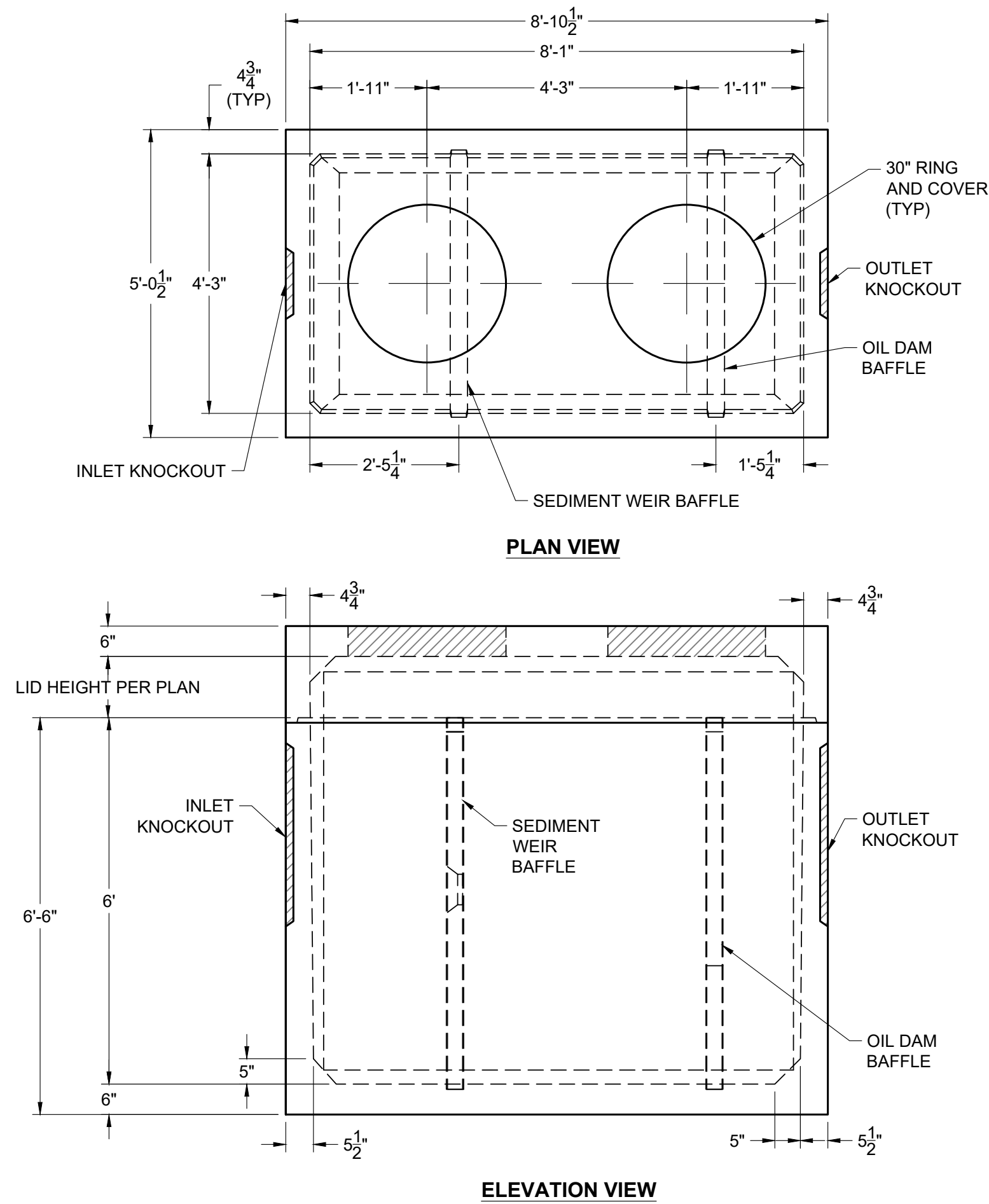
NOTE

- GRAVEL SHALL BE 8" MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART2.03, GRADING H. AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03
- ALL DIMENSIONS TO BE APPROVED BY THE ENGINEER.
- MANHOLE COVER SHALL BE DESIGNED FOR H20S LOADING.
- SEE DETAIL FOR CAST IRON FRAME AND COVER OR GRATE.
- SEE ADJUSTMENT AND COLLAR DETAIL.
- SEE DETAIL FOR CURB INLET.

4  
C4.2 48" PRECAST CATCH BASIN DETAIL  
NOT TO SCALE



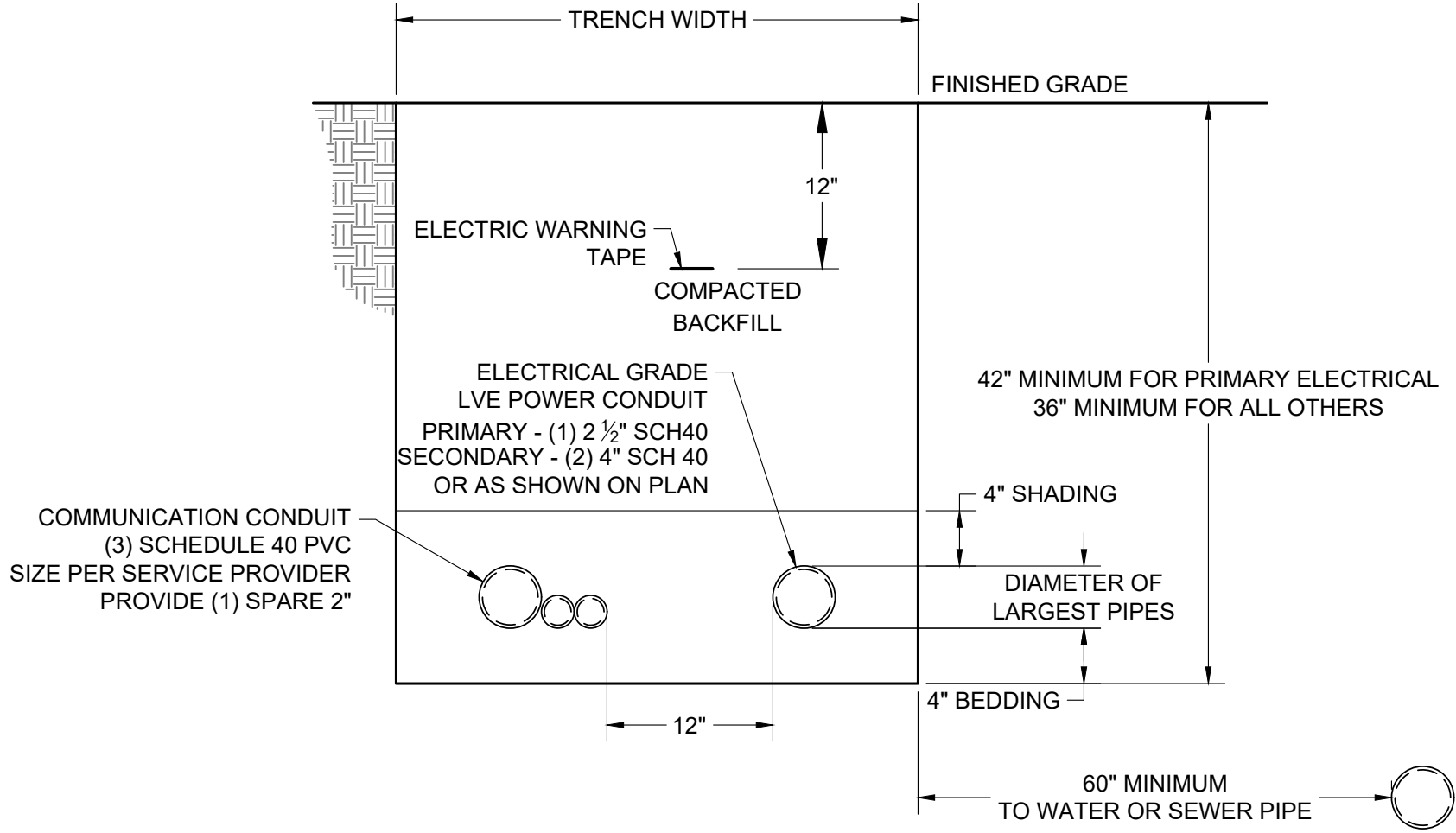
2  
C4.2 8" AREA DRAIN DETAIL  
NOT TO SCALE



5  
C4.2 SAND/OIL WATER SEPARATOR DETAIL  
NOT TO SCALE



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GENERAL NOTES:


1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
2. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
4. 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 1/4" SCREEN (SAND RECOMMENDED).
6. SEAL SPARE CONDUIT WITH PUSH ON CAP AND MARK. WITH 2X4 POST FROM END OF THE CONDUIT TO 3FT ABOVE GROUND. BURY 24" #5 REBAR 3" BELOW FINISHED GRADE TO MARK WOOD POST.

6

C703

TYPICAL UTILITY TRENCH DETAIL

NOT TO SCALE



**JORGENSEN**  
JACKSON, WYOMING  
307.733.5150  
www.jorgeng.com

PROJECT TITLE:

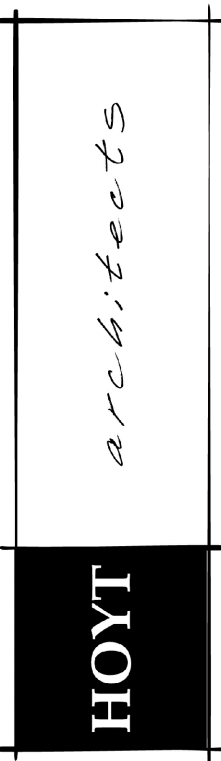
NEWJACK, LLC  
DEVELOPMENT PLAN  
665 SOUTH CACHE STREET  
TETON COUNTY, WYOMING

SHEET TITLE:

MISCELLANEOUS DETAILS

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023
PROJECT NUMBER	
22155	
SHEET	
C4.3	





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JACKSON, WY 83001

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## DEVELOPMENT PLAN SET

Date 06.02.2023  
Drawn by MHA  
Checked by HNF  
REVISIONS

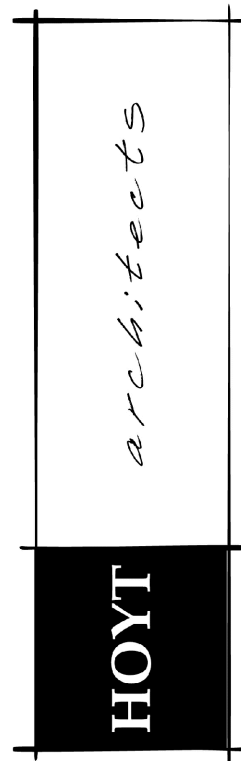
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## EXISTING CONDITIONS

# LO.1

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Jackson Wyoming  
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DEVELOPMENT PLAN SET

Date 06.02.2023  
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REVISIONS





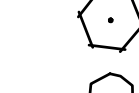





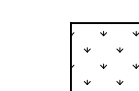
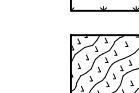
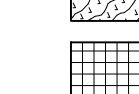
No.	Description	Date
1	Revision Set	08.11.23
2	Revision Set	09.26.23

CONTEXT  
PLAN

L0.2





PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cercis canadensis	Eastern Redbud	3" Cal.	B&B	1	
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3" Cal.	B&B	2	
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	3	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cornus sericea	Red Twig Dogwood	6'	B&B	21	
	Lonicera involucrata	Twinberry	6'	B&B	6	
	Spiraea x bumalda 'Firelight'	Firelight Spirea	5 gal.	Pot	14	
	Symphoricarpos albus	Common White Snowberry	5 gal.	Pot	4	
	Syringa vulgaris	Common Lilac	6'	B&B	6	
PERENNIALS AND GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Hakonechloa macra 'Aureola'	Golden Variegated Forest Grass	1 gal.		28	
	Helictotrichon sempervirens	Blue Oat Grass	5 gal.		16	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
		Drought Resistant Turf or Meadow Sod	sod		778 sf	Exact sod type TBD
		Native Meadow Sod	sod		1,816 sf	
		Vinca minor	flat		70	

### PLANT UNIT CALCULATIONS AND BOND REQUIREMENT

REQUIRED PLANT UNITS FOR 645/655/665 (COMBINED)

1 / 1,000 SF of required Landscape Area = 3 PLANT UNITS

(4) PROPOSED PLANT UNITS

(4) 3" Caliper Trees  
(29) 6' Shrubs or Multi-Stem Trees  
(18) #5 Container Shrubs

All landscaping will comply with Div. 5.5 of Town of Jackson LDRs. The landscape material shown meets the (3) Plant Unit requirement. A bond for the (3) Plant Unit requirement and irrigation will be provided before the Building Permit is issued. The bond amount will be as follows:

(3) Plant Unit Required  
Average Value of (1) Plant Unit = \$2,600.00  
Approximate Cost to Irrigate (1) Plant Unit = \$2,300.00  
Total Cost of Plant Unit & Irrigation = \$4,900.00  
Total Cost of (3) Plant Unit & Irrigation x 125% for Bond Amount = \$18,375

All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller - See Planting & Irrigation Notes

### LANDSCAPE SURFACE AREA CALCULATIONS

ZONING CR-1  
GROSS SITE AREA 20,157.79 SF / 0.46 ACRES  
BASE SITE AREA (GROSS SITE AREA-FUTURE SIDEWALK EASEMENT FOR ENCRoACHING SIDEWALK) 20,045.84 SF

REQUIRED LANDSCAPE AREA/ LSR FOR 655/665 2,004.58 SF/ 10%  
TOTAL LSR REQUIRED FOR CAMPUS (645/655/665) 2,754 SF/ 13.74%  
TOTAL LSR PROPOSED FOR CAMPUS (645/655/665) 3,065 SF/ 15.29%

### BIKE PARKING CALCULATIONS

REQUIRED BIKE PARKING (LDR 6.2.2.D) 1 Bike Parking per 10 Vehicle Spaces- 5 Bike Racks  
PROPOSED BIKE PARKING 7 Bike Racks (14 Spaces)

architects

HOYT

Jackson Wyoming  
307.733.9955

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CAIRN  
LANDSCAPE  
ARCHITECTS  
DESIGN • PLANNING • CONSTRUCTION

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JACKSON, WY 83001

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DEVELOPMENT PLAN SET

Date 06.02.2023  
Drawn by MHA  
Checked by HNF  
REVISIONS






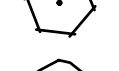



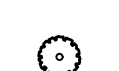



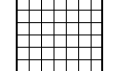
No.	Description	Date
1	Revision Set	08.11.23
2	Revision Set	09.26.23

SITE  
PLAN

L0.3



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cercis canadensis	Eastern Redbud	3" Cal.	B&B	1	
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3" Cal.	B&B	2	
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	3	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cornus sericea	Red Twig Dogwood	6"	B&B	17	
	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red Twig Dogwood	5 gal.		5	
	Lonicera involucrata	Twinberry	6"	B&B	6	
	Spiraea x bumalda 'Firelight'	Firelight Spirea	5 gal.	Pot	20	
	Symphoricarpos albus	Common White Snowberry	5 gal.	Pot	4	
	Syringa vulgaris	Common Lilac	6"	B&B	6	
PERENNIALS AND GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Hakonechloa macra 'Aureola'	Golden Variegated Forest Grass	1 gal.		28	
	Helictotrichon sempervirens	Blue Oat Grass	5 gal.		16	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Drought Resistant Turf or Meadow Sod		sod		778 sf	Exact sod type TBD
	Native Meadow Sod		sod		1,816 sf	
	Vinca minor	Common Periwinkle	flat		70	

PLANT UNIT CALCULATIONS AND BOND REQUIREMENT

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All landscaping will comply with Div. 5.5 of Town of Jackson LDRs. The landscape material shown meets the (3) Plant Unit requirement. A bond for the (3) Plant Unit requirement and irrigation will be provided before the Building Permit is issued. The bond amount will be as follows:

(3) Plant Unit Required  
Average Value of (1) Plant Unit = \$2,600.00  
Approximate Cost to Irrigate (1) Plant Unit = \$2,300.00  
Total Cost of Plant Unit & Irrigation = \$4,900.00  
Total Cost of (3) Plant Unit & Irrigation x 125% for Bond Amount = \$18,375

All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller - See Planting & Irrigation Notes

LANDSCAPE SURFACE AREA CALCULATIONS


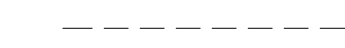
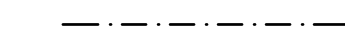
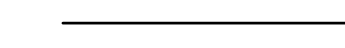
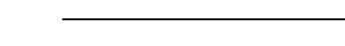
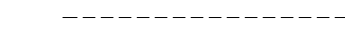

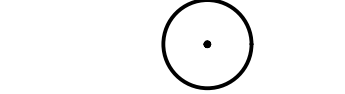
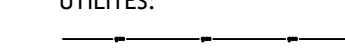
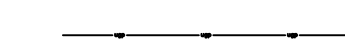

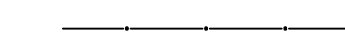
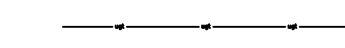
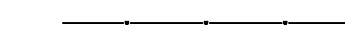
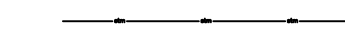
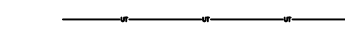
ZONING CR-1  
GROSS SITE AREA 20,157.79 SF / 0.46 ACRES  
BASE SITE AREA (GROSS SITE AREA-FUTURE SIDEWALK EASEMENT FOR ENCRoACHING SIDEWALK) 20,045.84 SF

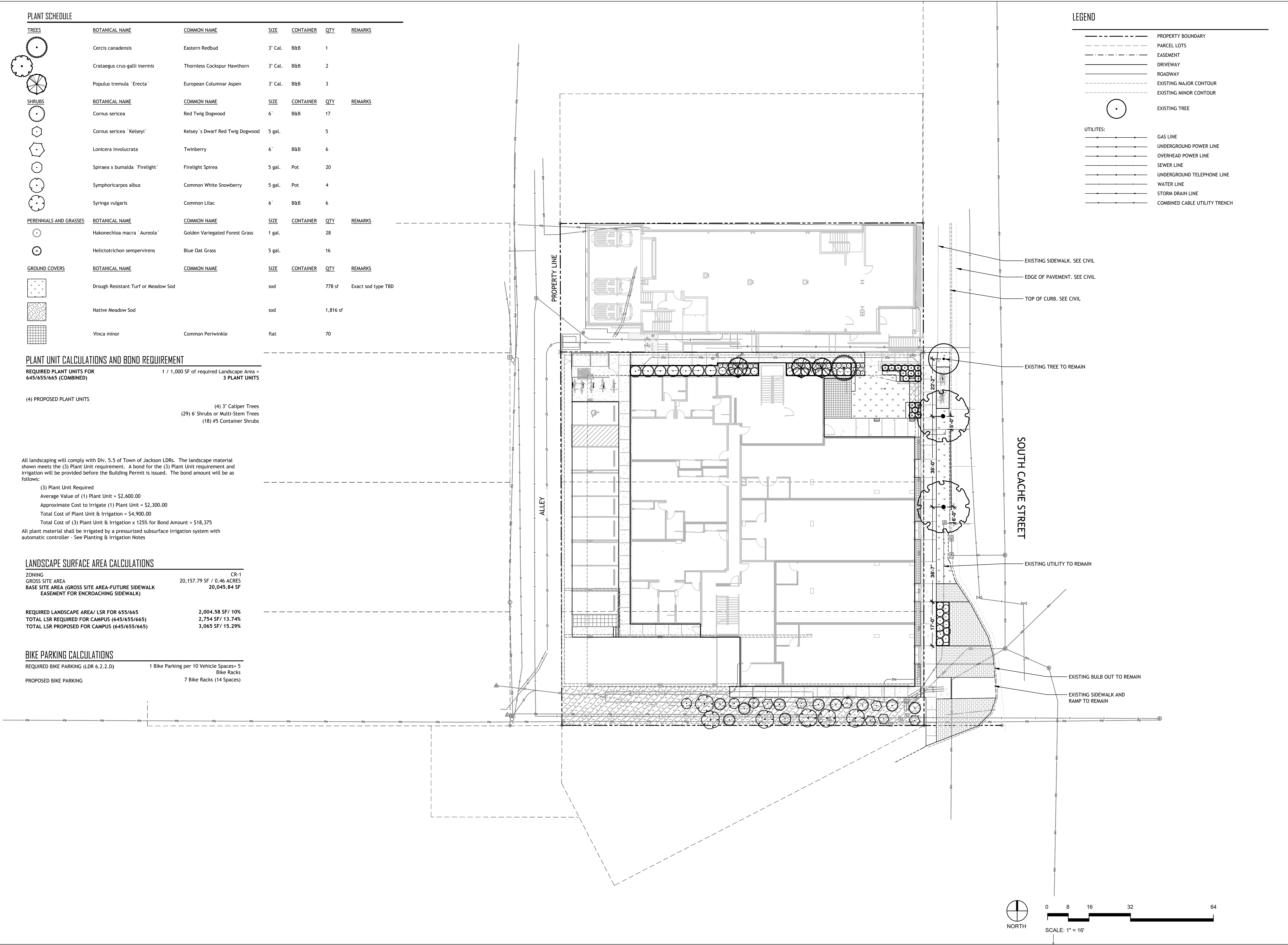
REQUIRED LANDSCAPE AREA/ LSR FOR 655/665 2,004.58 SF/ 10%  
TOTAL LSR REQUIRED FOR CAMPUS (645/655/665) 2,754 SF/ 13.74%  
TOTAL LSR PROPOSED FOR CAMPUS (645/655/665) 3,065 SF/ 15.29%

BIKE PARKING CALCULATIONS

REQUIRED BIKE PARKING (LDR 6.2.2.D) 1 Bike Parking per 10 Vehicle Spaces- 5 Bike Racks  
PROPOSED BIKE PARKING 7 Bike Racks (14 Spaces)

LEGEND

	PROPERTY BOUNDARY
	PARCEL LOTS
	EASEMENT
	DRIVEWAY
	ROADWAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING TREE
UTILITIES:	
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	SEWER LINE
	UNDERGROUND TELEPHONE LINE
	WATER LINE
	STORM DRAIN LINE
	COMBINED CABLE UTILITY TRENCH





LANDSCAPE SURFACE AREA CALCULATIONS

ZONING	CR-1
GROSS SITE AREA	20,157.79 SF / 0.46 ACRES
BASE SITE AREA (GROSS SITE AREA-FUTURE SIDEWALK EASEMENT FOR ENCROACHING SIDEWALK)	20,045.84 SF

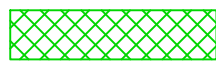
REQUIRED LANDSCAPE AREA/ LSR FOR 655/665	2,004.58 SF/ 10%
TOTAL LSR REQUIRED FOR CAMPUS (645/655/665)	2,754 SF/ 13.74%
TOTAL LSR PROPOSED FOR CAMPUS (645/655/665)	3,065 SF/ 15.29%

LEGEND

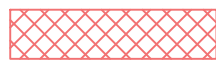
- PROPERTY BOUNDARY
- PARCEL LOTS
- EASEMENT
- DRIVEWAY
- ROADWAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



EXISTING TREE



LANDSCAPE SURFACE RATIO AREA



FUTURE SIDEWALK EASEMENT FOR ENCROACHING SIDEWALK

UTILITIES:

- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- STORM DRAIN LINE
- COMBINED CABLE UTILITY TRENCH



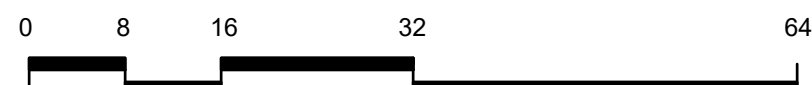
SOUTH CACHE STREET

PROPERTY LINE

ALLEY



NORTH



SCALE: 1" = 16'

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Jackson Wyoming  
307.733.9955

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JACKSON, WY 83001

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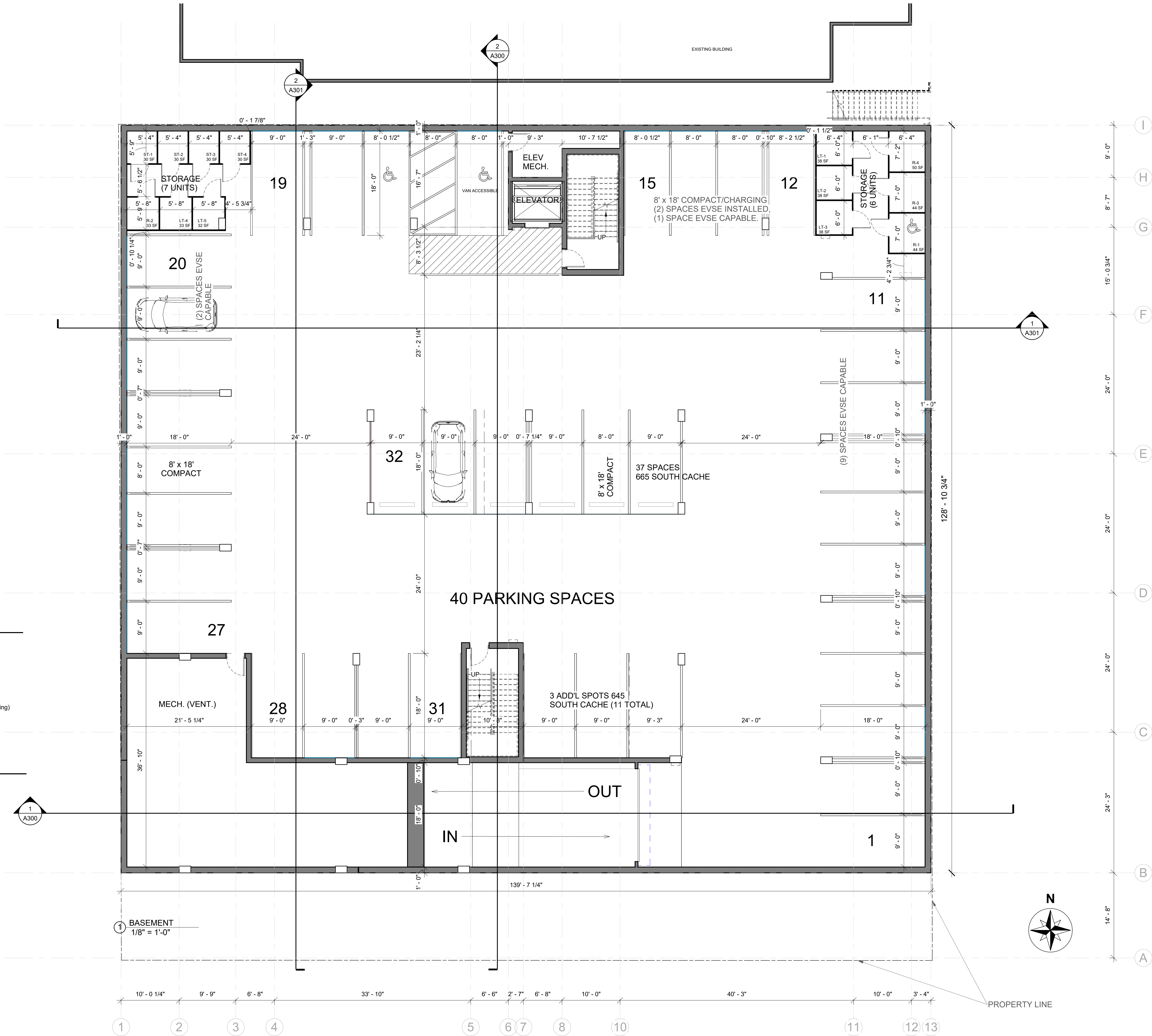
DEVELOPMENT PLAN SET

Date 06.02.2023  
Drawn by MHA  
Checked by HNF  
REVISIONS

No.	Description	Date
1	Revision Set	08.11.23
2	Revision Set	09.26.23

LSR  
DIAGRAM

L0.5



**PARKING - REQUIRED (CR-1)**

**RESIDENTIAL:**  
1.5 PER DWELLING UNIT  
13 UNITS X 1.5 SPACES = 19.5

**BUSINESS:**  
2.47 PER 1,000 SF  
5,782 SF X 0.00247 SPACES = 14.28

PARKING REQUIREMENT FOR 645 CACHE =  
11 SPACES ON 665 CACHE, 1 SPACE ON STREET PARKING (existing)

**TOTAL SPACES REQUIRED: 19.5+14.28+11 = 44.78 (45) SPACES**

**BICYCLE PARKING:**  
SEE LANDSCAPE DRAWINGS

**PARKING - PROVIDED**

**PARKING GARAGE:**  
6 COMPACT PARKING SPACES 8' x 18'  
2 ADA SPACES (1 ADA VAN ACCESSIBLE) & ACCESS AISLE  
32 PARKING SPACES 9' x 18'  
**PARKING GARAGE: 40 SPACES**  
(3 SPACES FOR 645 CACHE, 37 SPACES FOR 665 CACHE)

**ALLEY PARKING:**  
6 PARKING SPACES 9' x 22'  
1 COMPACT PARKING SPACE 8' x 22'  
1 ADA (VAN ACCESSIBLE) SPACE & ACCESS AISLE  
**PARKING ALLEY: 8 SPACES** (all SPACES for 645 CACHE)

**TOTAL SPACES PROVIDED ON SITE: 48**

**ON STREET PARKING:**  
3 SPACES, 1 OF THEM EXISTING AS 645 CACHE PARKING

**EVSE PARKING:**  
37 TOTAL SPACES (665 CACHE ONLY)  
5% INSTALLED: 1.85 (2 SPACES)  
30% CAPABLE: 11.1 (12 SPACES)

**BICYCLE PARKING:**  
SEE LANDSCAPE DRAWINGS

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DEVELOPMENT PLAN SET

Date10.13.2023

Drawn byMB

Checked byHOYT

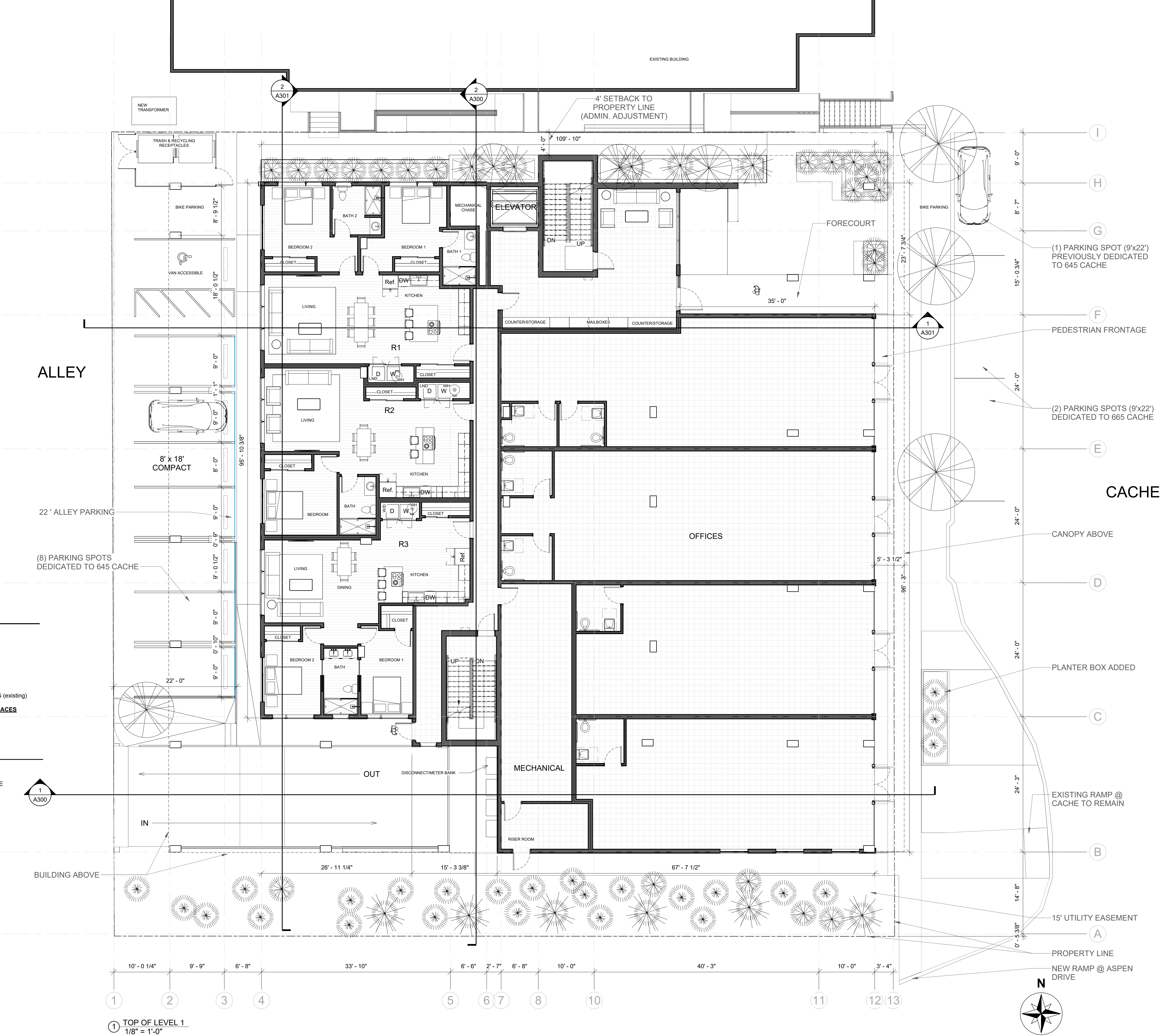
REVISIONS

No.	Description	Date

BASEMENT FLOOR PLAN

A101





**PARKING - REQUIRED (CR-1)**

RESIDENTIAL:  
1.5 PER DWELLING UNIT  
13 UNITS X 1.5 SPACES = 19.5

BUSINESS:  
2.47 PER 1,000 SF  
5,782 SF X 0.00247 SPACES = 14.28

PARKING REQUIREMENT FOR 645 CACHE =  
11 SPACES on 665 CACHE, 1 SPACE ON STREET PARKING (existing)

**TOTAL SPACES REQUIRED: 19.5+14.28+11 = 44.78 (45) SPACES**

**BICYCLE PARKING:**

SEE LANDSCAPE DRAWINGS

**PARKING - PROVIDED**

PARKING GARAGE:  
6 COMPACT PARKING SPACES 8' x 18'  
2 ADA SPACES (1 ADA VAN ACCESSIBLE) & ACCESS AISLE  
32 PARKING SPACES 9' x 18'

**PARKING GARAGE: 40 SPACES**  
(3 SPACES for 645 CACHE, 37 SPACES for 665 CACHE)

ALLEY PARKING:  
6 PARKING SPACES 9' x 22'  
1 COMPACT PARKING SPACE 8' x 22'  
1 ADA (VAN ACCESSIBLE) SPACE & ACCESS AISLE  
**PARKING ALLEY: 8 SPACES** (all SPACES for 645 CACHE)

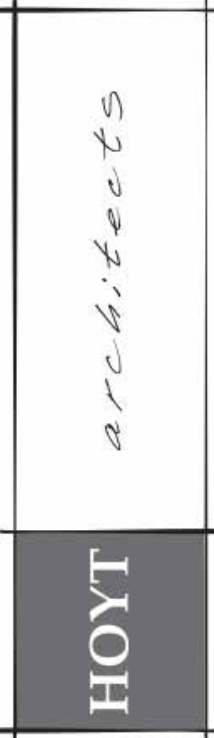
**TOTAL SPACES PROVIDED ON SITE: 48**

ON STREET PARKING:  
3 SPACES, 1 OF THEM EXISTING AS 645 CACHE PARKING

EVSE PARKING:  
37 TOTAL SPACES (665 CACHE ONLY)  
5% INSTALLED: 1.85 (2 SPACES)  
30% CAPABLE: 11.1 (12 SPACES)

**BICYCLE PARKING:**

SEE LANDSCAPE DRAWINGS



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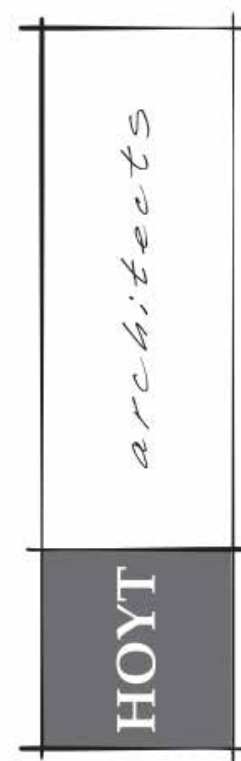
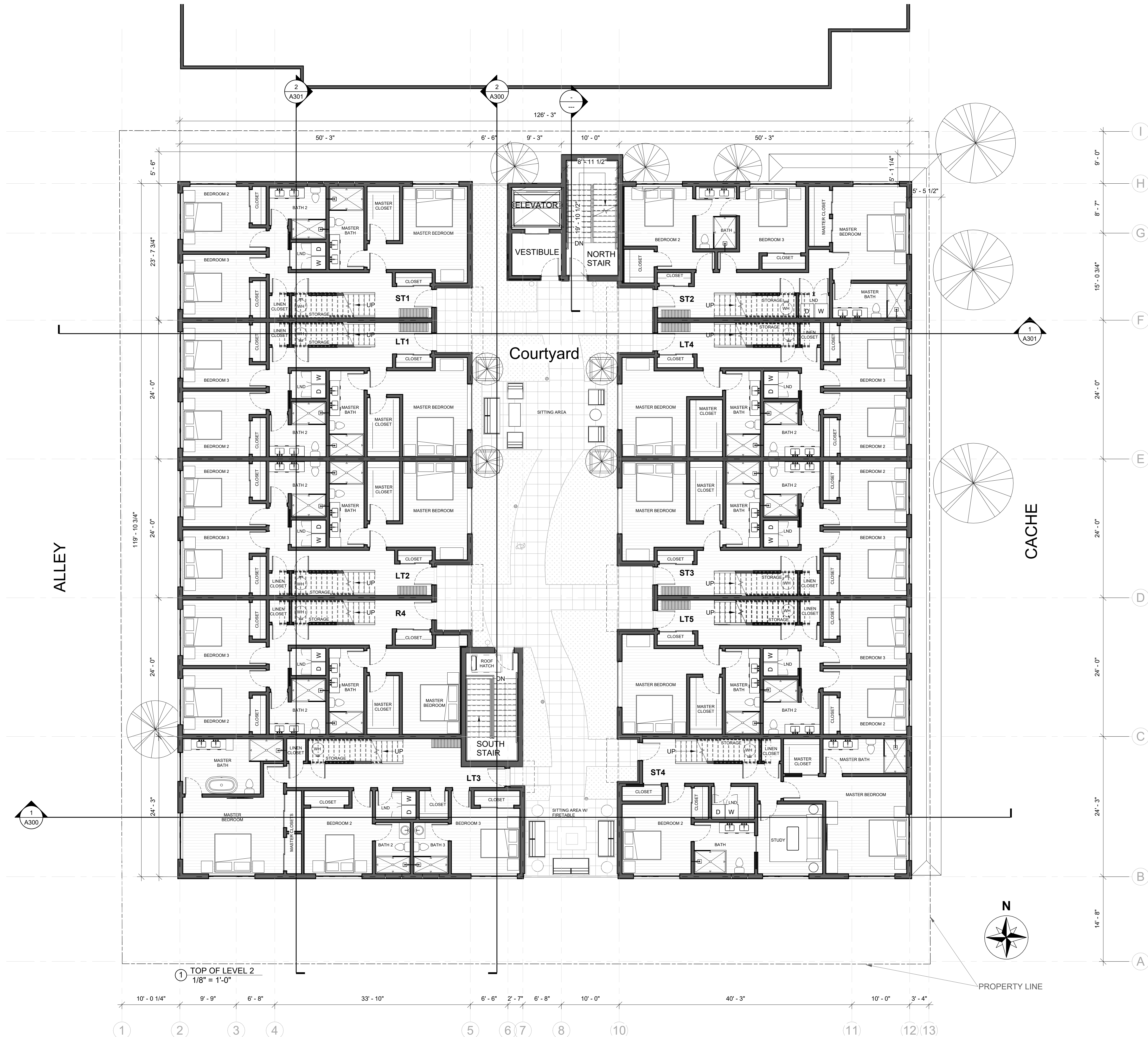
No.	Description	Date

FIRST FLOOR PLAN

A102

10/13/2023 11:57:14 AM





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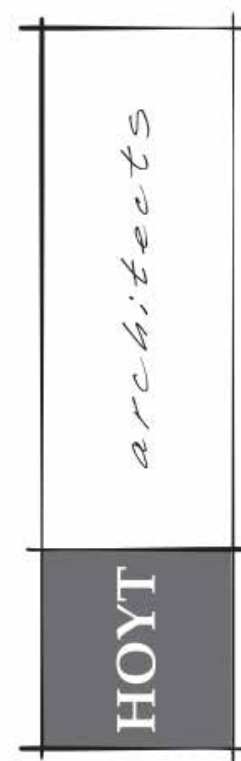
No.	Description	Date

SECOND FLOOR  
PLAN

A103

10/13/2023 12:39:39 PM





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No.	Description	Date

SECOND FLOOR  
PLAN

A103

10/13/2023 2:21:08 PM





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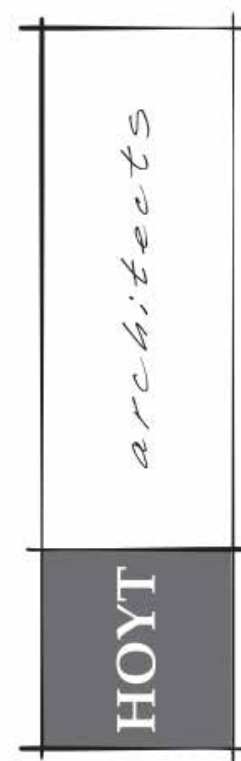
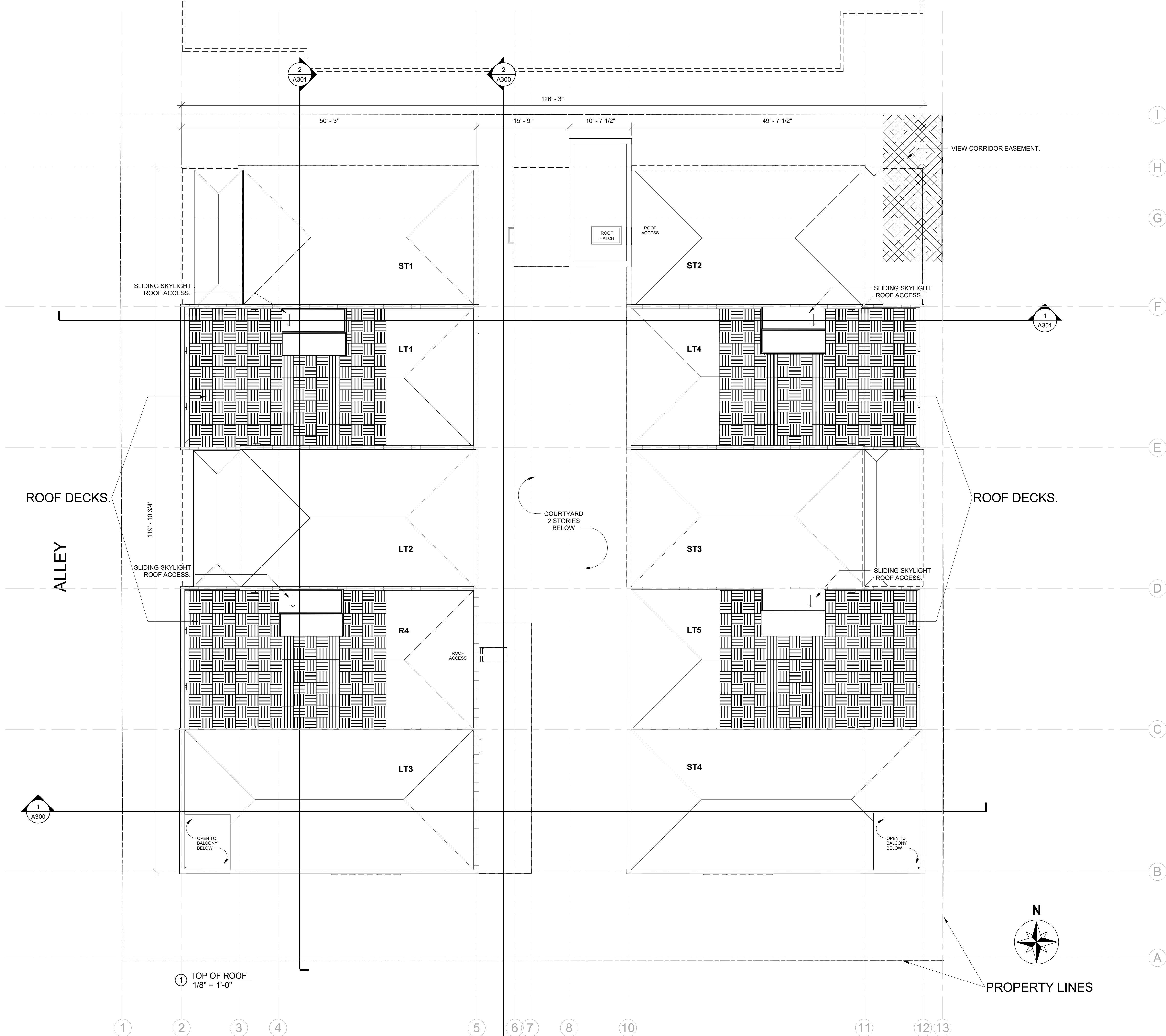
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### THIRD FLOOR PLAN

A104

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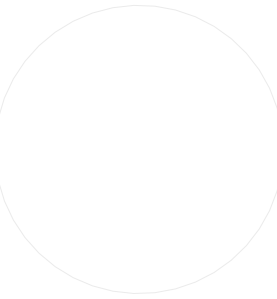




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REVISIONS

No.	Description	Date

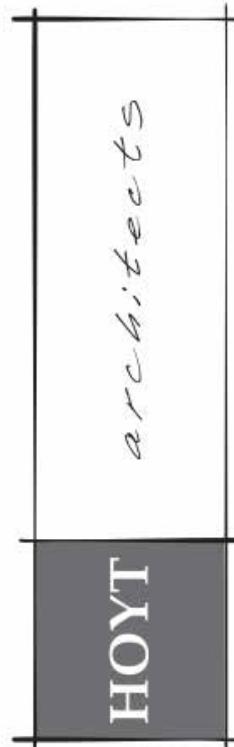
ROOF PLAN

A105

10/13/2023 2:29:04 PM



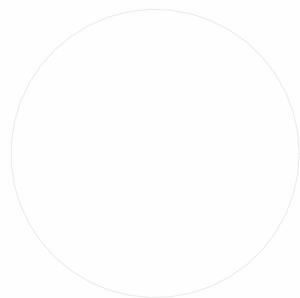
EXTERIOR MATERIALS SCHEDULE	
1	1 x 6 V.G. THERMALLY MODIFIED T+G REV. FINELINE RS/ FINISH TO MATCH 645 S. CACHE.
2	EXPOSED CONCRETE. SMOOTH-FORMED FINISHED CONCRETE W/ FORM-FACING PANELS THAT PROVIDE CONTINUOUS, TRUE, AND SMOOTH CONCRETE SURFACES.
3	STEEL AND GLASS GUARDRAIL TO MATCH 645 S. CACHE.
4	AMERICAN FIBER CEMENT: 8MM NATURAL FIBER CEMENT PANELS CEMBRIT PATINA. COLOR: P070 FLINT. ATTACH W/#12 x 1 1/2" SS SCREWS @16" VERTICAL. 24" HORIZ. INTO FURRING STRIPS AT VERTICAL JOINTS W/ UV RESISTANT BLACK EDPH RUBBER SEALING STRIP AT VERTICAL JOINTS. GAP ALL EDGES OVER DELTA FASCADE AND WEATHER BARRIER AS PER MFGR RECOMMENDATIONS.
5	METAL CLAD WOOD WINDOWS. COLOR TO MATCH 645 S. CACHE.
6	COMMERCIAL GLAZING SYSTEM. COLOR TO MATCH 645 S. CACHE.
7	EXPOSED ARCH AND STRUCTURAL STEEL: PRIME AND FINISH W/ 2 COATS EXTERIOR ENAMEL. COLOR TO MATCH WINDOW FINISH.
8	EXPOSED STRUCTURAL CONCRETE. FINISH TBD.
NOTES:	



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DEVELOPMENT PLAN SET

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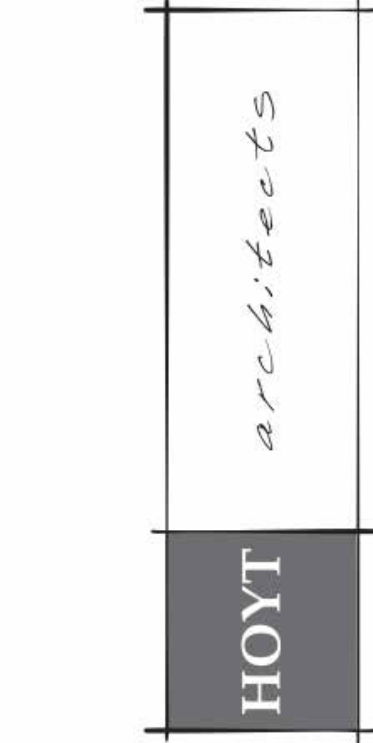
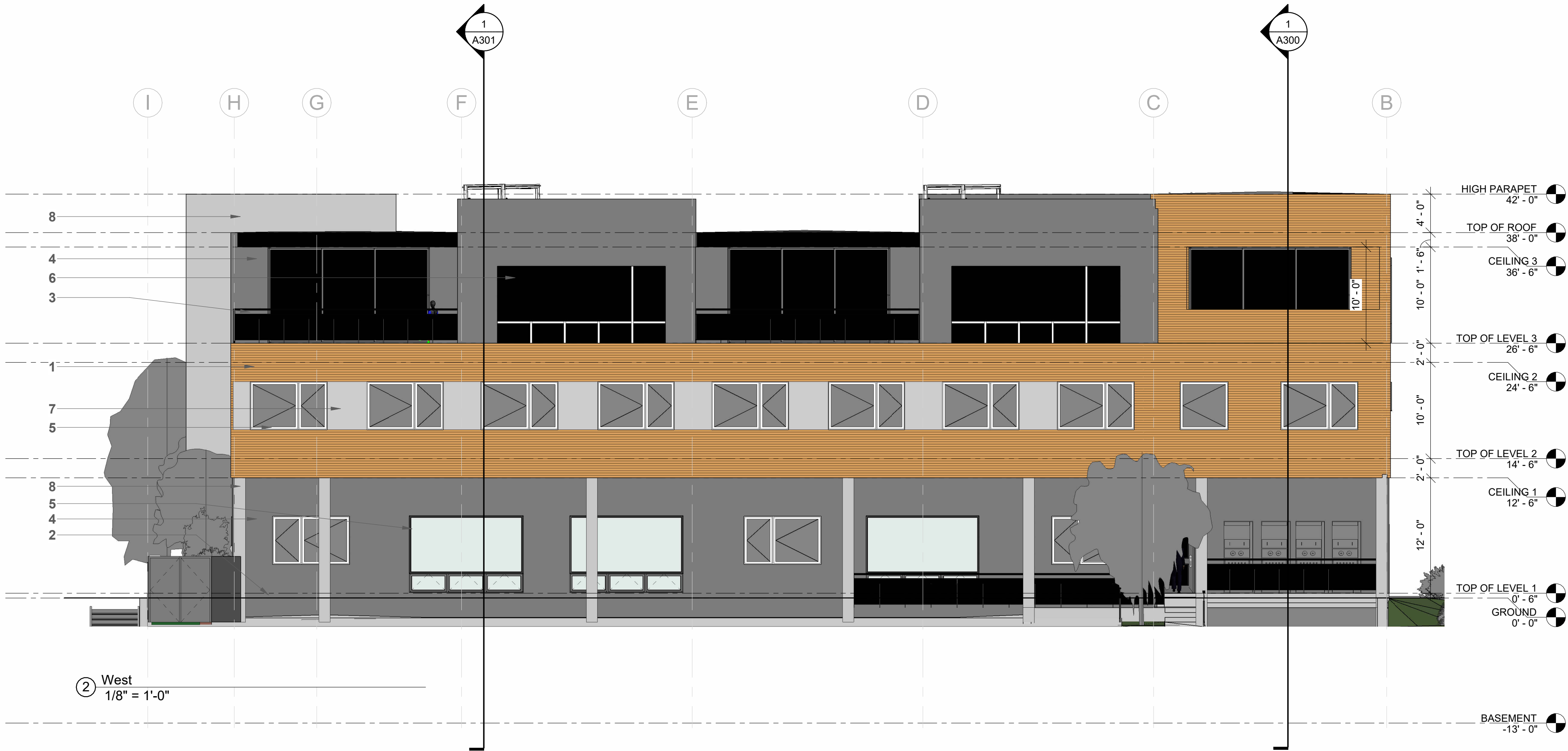
No.	Description	Date

EAST NORTH  
ELEVATIONS

A201



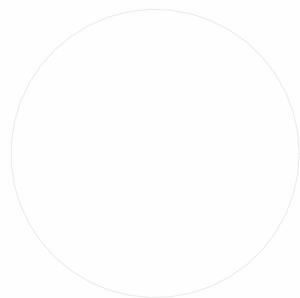
EXTERIOR MATERIALS SCHEDULE	
1	1 x 6 V.G. THERMALLY MODIFIED T+G REV. FINELINE RS/ FINISH TO MATCH 645 S. CACHE.
2	EXPOSED CONCRETE. SMOOTH-FORMED FINISHED CONCRETE W/ FORM-FACING PANELS THAT PROVIDE CONTINUOUS, TRUE, AND SMOOTH CONCRETE SURFACES.
3	STEEL AND GLASS GUARDRAIL TO MATCH 645 S. CACHE.
4	AMERICAN FIBER CEMENT: 8MM NATURAL FIBER CEMENT PANELS CEMBRIT PATINA. COLOR: P070 FLINT. ATTACH W/#12 x 1 1/2" SS SCREWS @16" VERTICAL. 24" HORIZ. INTO FURRING STRIPS AT VERTICAL JOINTS W/ UV RESISTANT BLACK EDPH RUBBER SEALING STRIP AT VERTICAL JOINTS. GAP ALL EDGES OVER DELTA FASCADE AND WEATHER BARRIER AS PER MFGR RECOMMENDATIONS.
5	METAL CLAD WOOD WINDOWS. COLOR TO MATCH 645 S. CACHE.
6	COMMERCIAL GLAZING SYSTEM. COLOR TO MATCH 645 S. CACHE.
7	EXPOSED ARCH AND STRUCTURAL STEEL: PRIME AND FINISH W/ 2 COATS EXTERIOR ENAMEL. COLOR TO MATCH WINDOW FINISH.
8	EXPOSED STRUCTURAL CONCRETE. FINISH TBD.
NOTES:	



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DEVELOPMENT PLAN SET

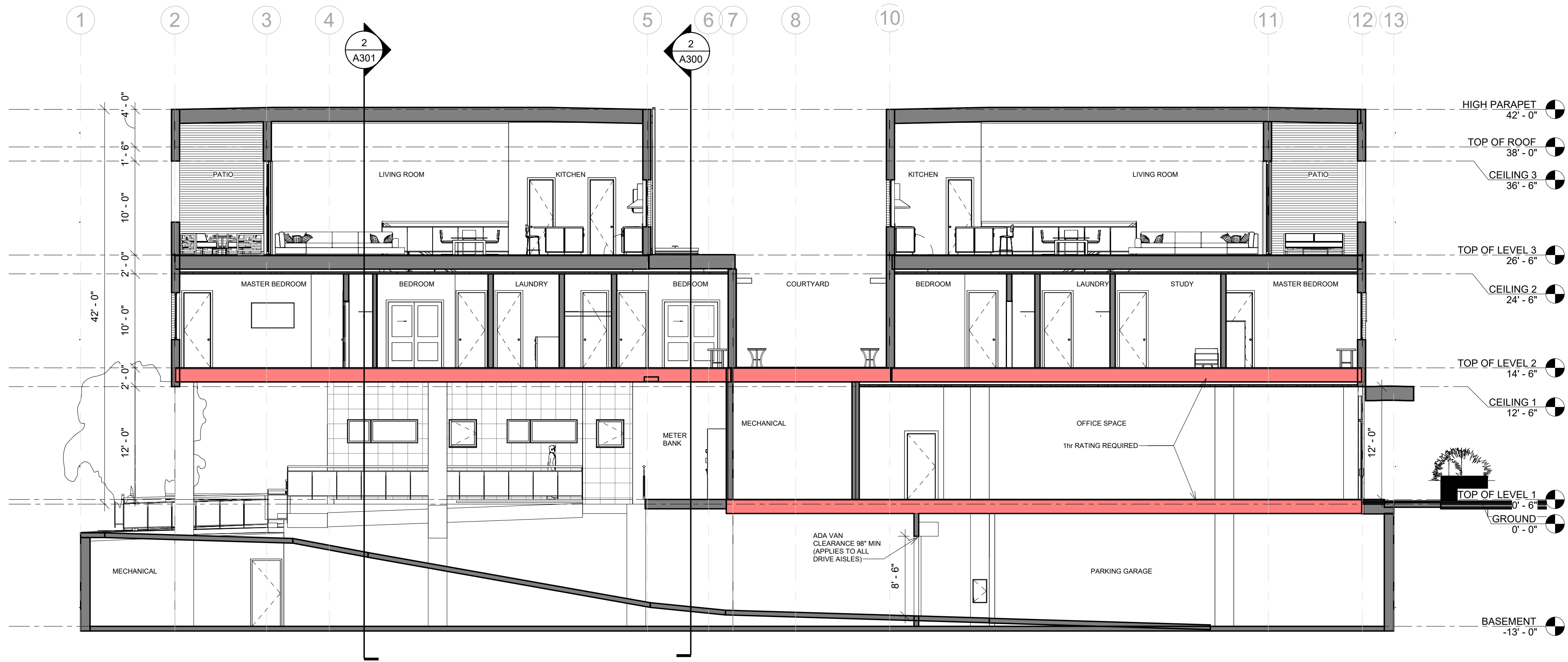
Date 10.13.2023  
Drawn by MB  
Checked by HOYT  
REVISIONS

No.	Description	Date

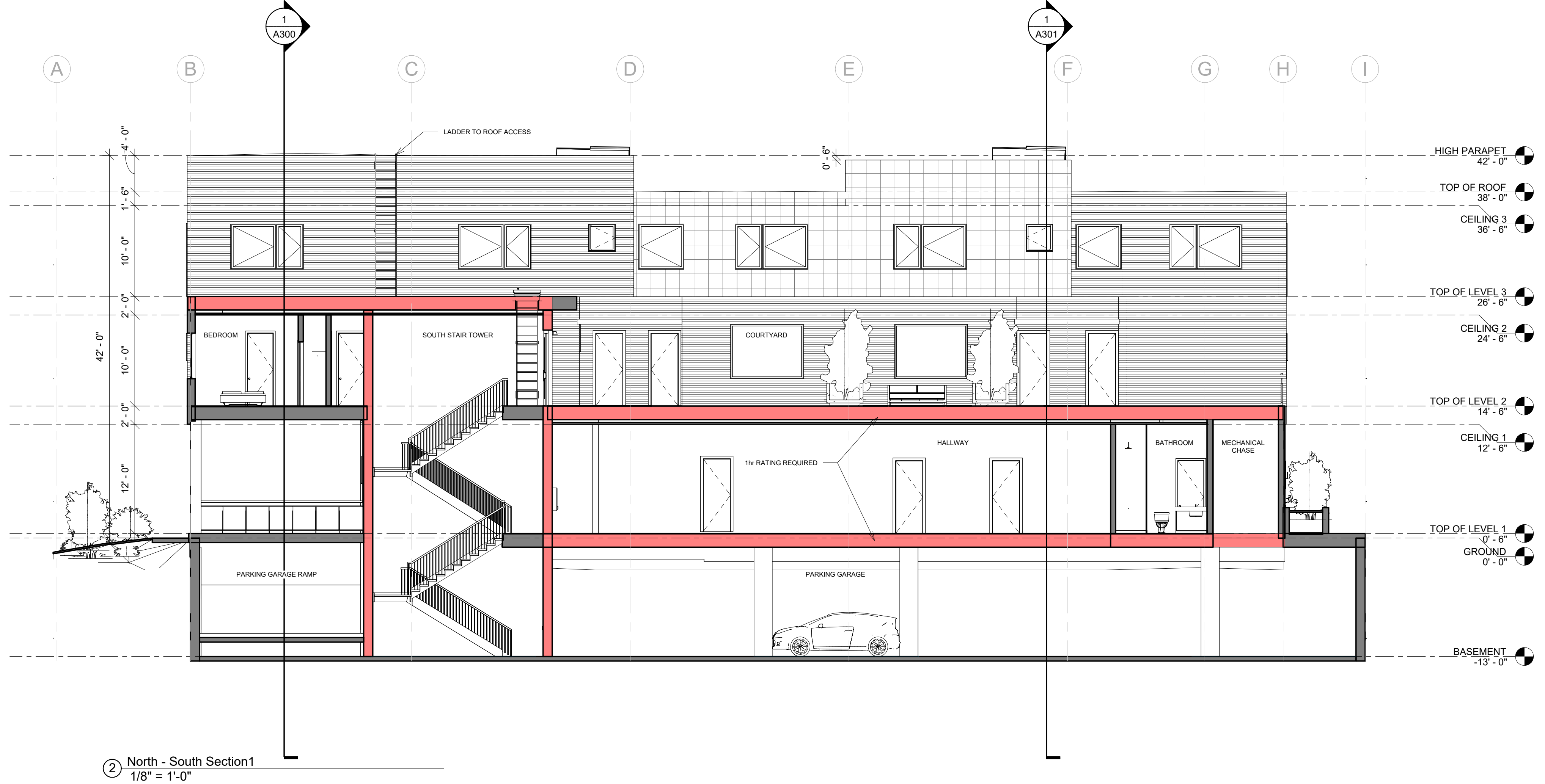
WEST SOUTH  
ELEVATIONS

A202





① West - East Section 1  
1/8" = 1'-0"



② North - South Section 1  
1/8" = 1'-0"

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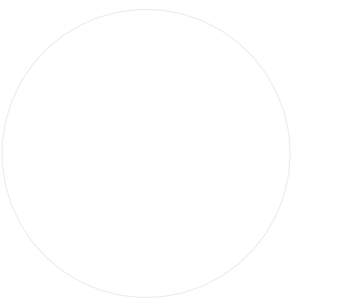
HOYT

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DEVELOPMENT PLAN SET

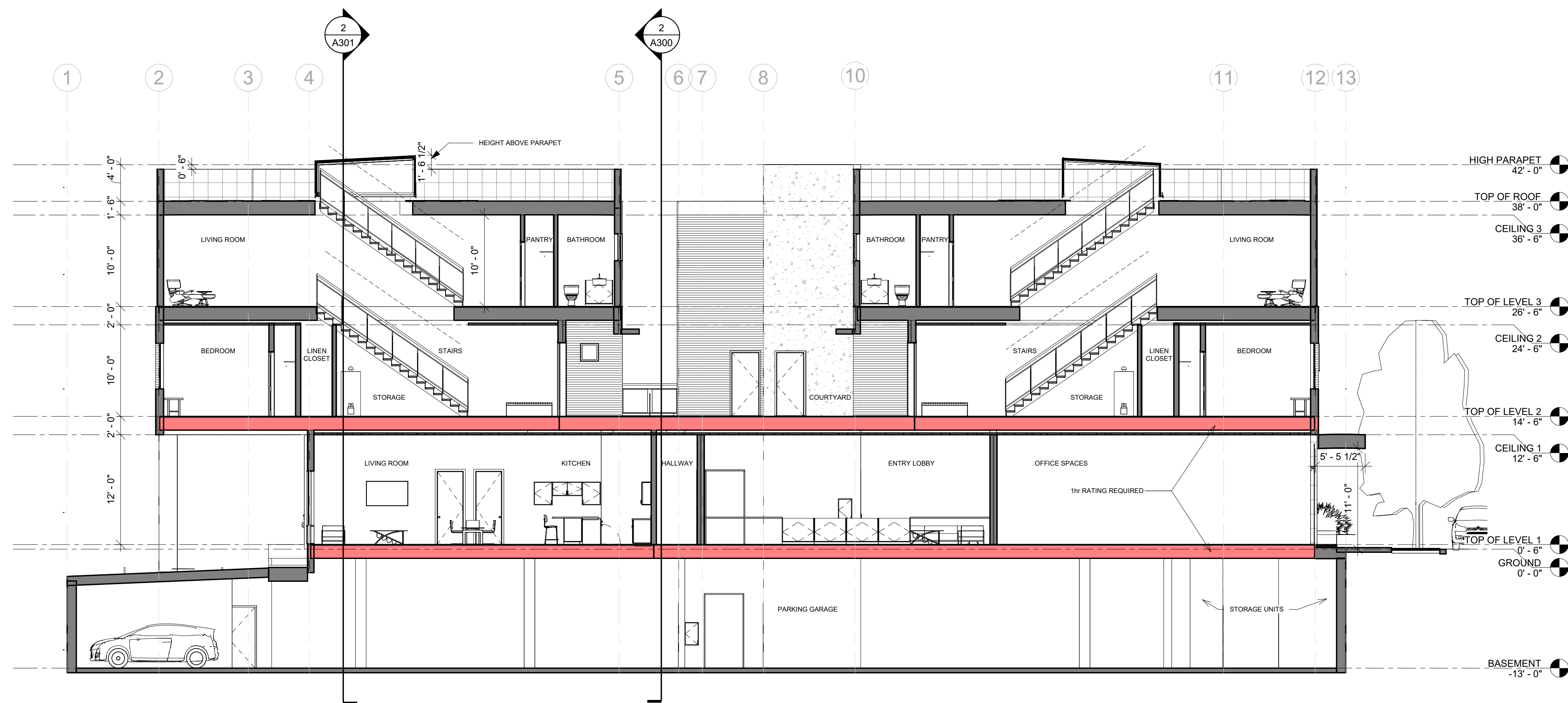
Date 10.13.2023  
Drawn by MANCILMAN  
Checked by HOYT  
REVISIONS

No.	Description	Date

BUILDING  
SECTIONS

A300

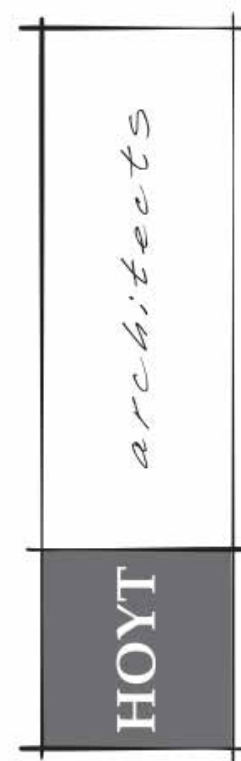




① East - West Section 1  
1/8" = 1'-0"



② North - South Section 2  
1/8" = 1'-0"



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DEVELOPMENT PLAN SET

Date 10.13.2023  
Drawn by MANCILMAN  
Checked by HOYT  
REVISIONS

No.	Description	Date

BUILDING  
SECTIONS

A301

10/18/2023 11:37:53 AM



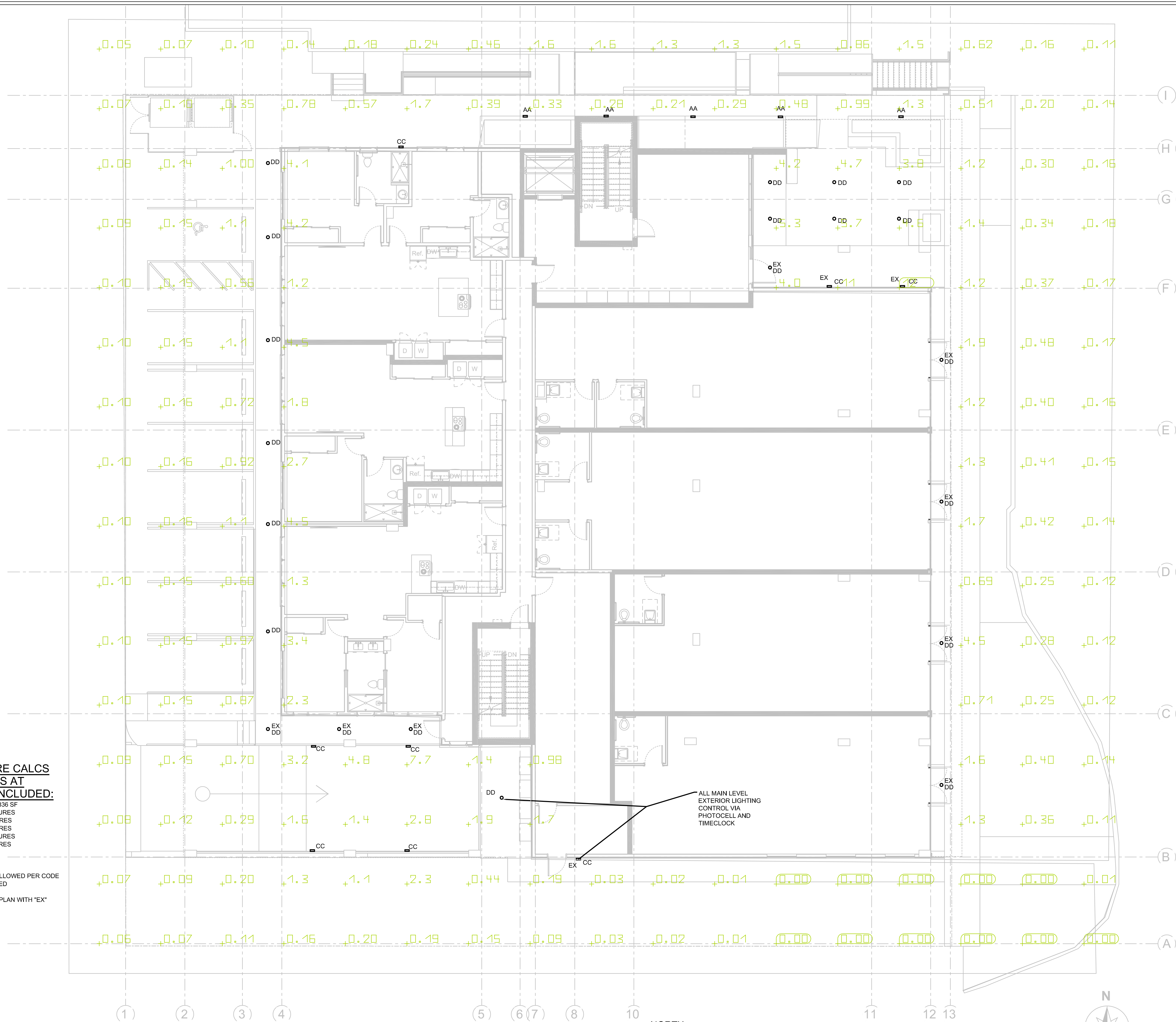
LUMENS PER ACRE CALCS  
EXEMPT FIXTURES AT  
EGRESSES NOT INCLUDED:

SITE DEVELOPMENT AREA: 18,336 SF  
AA 581 LUMENS 21 FIXTURES  
BB 120 LUMENS 4 FIXTURES  
CC 823 LUMENS 7 FIXTURES  
DD 800 LUMENS 23 FIXTURES  
FIREPIT 100 LUMENS 1 FIXTURES

TOTAL LUMENS 36,942

LUMENS/1 ACRE LOT SF MAX ALLOWED PER CODE  
= 50,000 LUMENS ALLOWED

EXEMPT FIXTURES NOTED ON PLAN WITH "EX"



LEVEL 1 EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"



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665 MIXED USE

665 SOUTH CACHE  
JACKSON, WY 83001

AEC PROJECT #: 23025.00

DATE: 06/02/23

ISSUE: DEVELOPMENT PLAN SET  
08/11/23 DEV PLAN PERMIT RESP.

Drawn By: SOH

Checked By: AEC

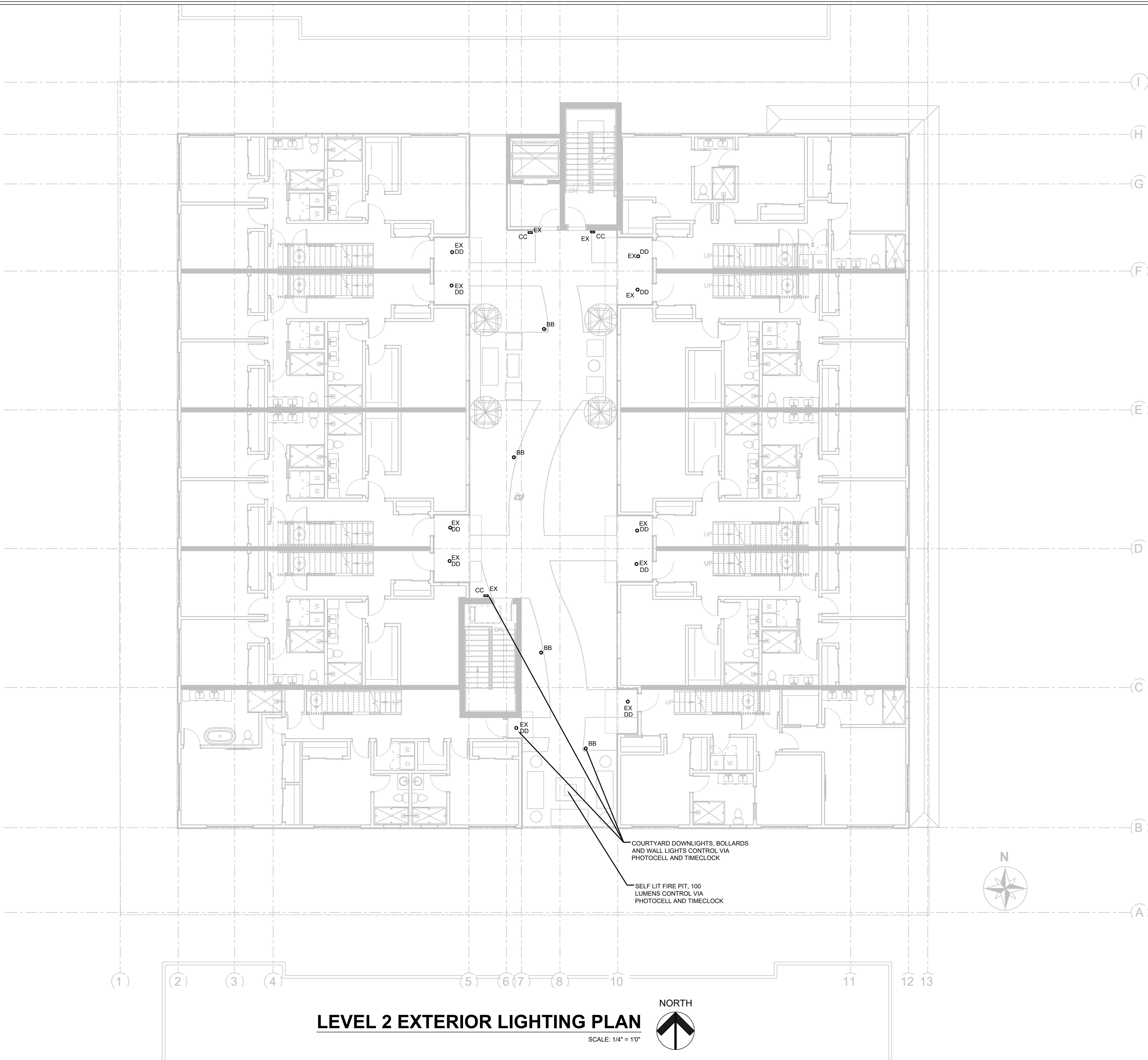
LEVEL 1  
EXTERIOR  
LIGHTING  
PLAN

EX1.0

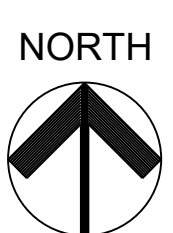
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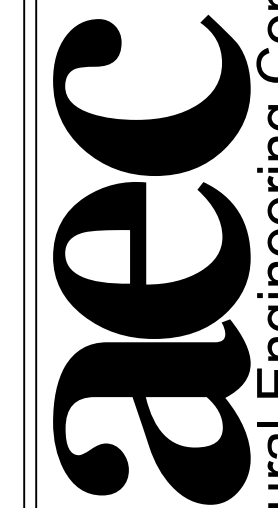
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**LEVEL 2 EXTERIOR LIGHTING PLAN**  
SCALE: 1/4" = 1'0"





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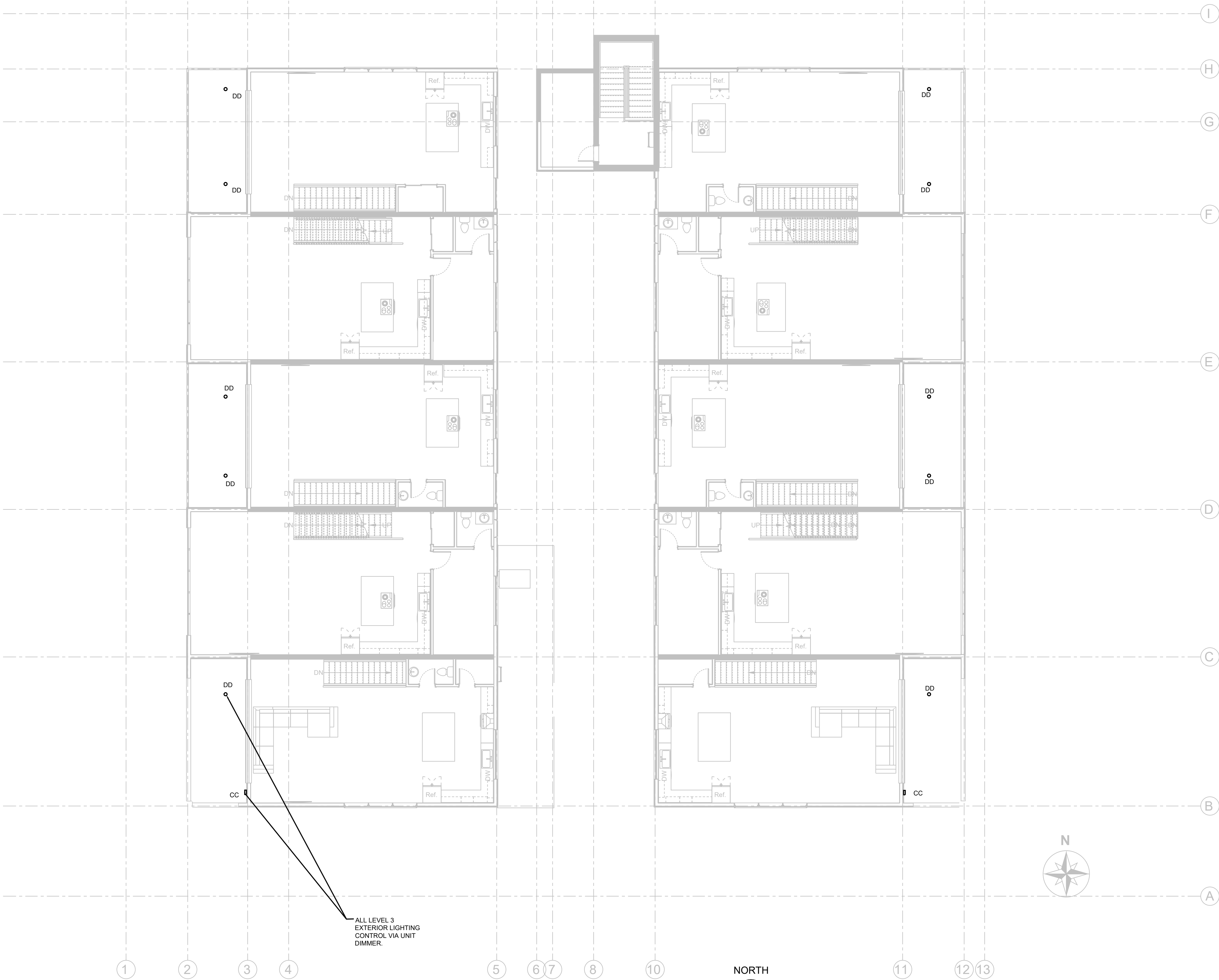
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JACKSON, WY 83001

AEC PROJECT #: 23025.00	
DATE:	ISSUE:
06/02/23	DEVELOPMENT PLAN SET
08/11/23	DEV PLAN PERMIT RESP.
Drawn By:	Checked By:
SOH	AEC

LEVEL 2  
EXTERIOR  
LIGHTING  
PLAN





LEVEL 3 EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"



665 MIXED USE  
665 SOUTH CACHE  
JACKSON, WY 83001

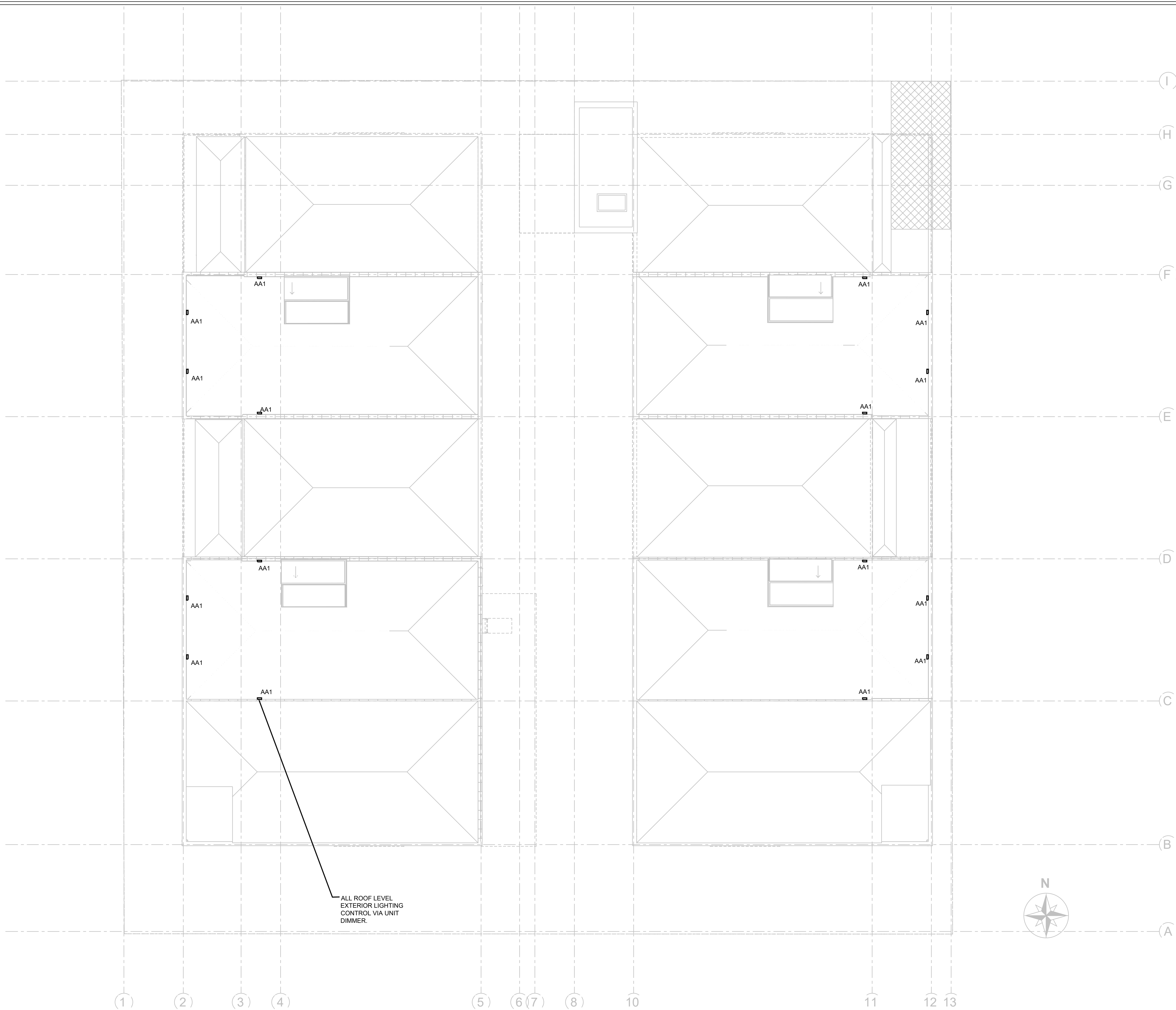
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DATE:	ISSUE:
06/02/23	DEVELOPMENT PLAN SET
08/11/23	DEV PLAN PERMIT RESP.

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SOH	AEC

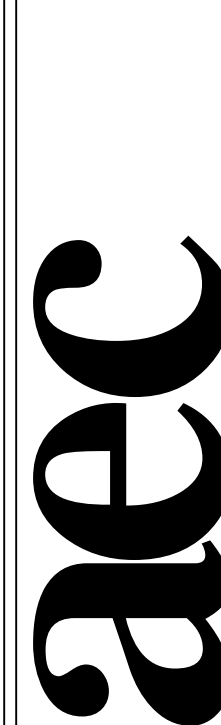
LEVEL 3  
EXTERIOR  
LIGHTING  
PLAN





**ROOF LEVEL EXTERIOR LIGHTING PLAN**

SCALE: 1/4" = 1'0"



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665 MIXED USE

665 SOUTH CACHE

JACKSON, WY 83001

AEC PROJECT #: 23025.00

DATE: ISSUE:

06/02/23 DEVELOPMENT PLAN SET

08/11/23 DEV PLAN PERMIT RESP.

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Checked By:

AEC

ROOF LEVEL  
EXTERIOR  
LIGHTING  
PLAN

EX1.3

4 of 4

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PLUMBING SPECIFICATIONS:

1. GENERAL:
- a. FURNISH ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT AND FACILITIES NECESSARY TO FURNISH, FABRICATE, DELIVER, STORE AND INSTALL ALL WORK NOTED ON THE DRAWINGS AND/OR SPECIFIED HEREIN.
- b. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK NECESSARY TO MAKE A COMPLETE SYSTEM WHETHER OR NOT SUCH DETAILS ARE MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE PLANS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE SYSTEM, EXCEPTING ONLY THOSE PORTIONS THAT ARE SPECIFICALLY MENTIONED HEREIN OR PLAINLY MARKED ON THE ACCOMPANYING DRAWINGS AS BEING INSTALLED UNDER ANOTHER SECTION OF THE SPECIFICATIONS.
2. WORKMANSHIP:
- a. THE WORK SHALL BE ACCOMPLISHED IN A THOROUGH AND WORKMAN-LIKE MANNER SATISFACTORY TO AND MEETING THE APPROVAL OF THE OWNER AND ARCHITECT.
3. MATERIALS:
- a. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KIND, FREE FROM ALL DEFECTS AND OF THE MAKE AND QUALITY SPECIFIED.
4. SITE INSPECTION:
- a. CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS & EXACT NATURE OF THE WORK.
- b. SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE AND FUNCTIONAL SYSTEM.
- c. NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDS FOR ANY OMISSION WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.
5. CODES AND PERMITS:
- a. ALL PLUMBING EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO THE **2021 INTERNATIONAL PLUMBING CODE (IPC), 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)** AND ORDINANCES AS INTERPRETED BY THE COUNTY OF TETON BUILDING DEPARTMENT.
- b. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS.
- c. COPIES OF ALL PERMITS AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT.
6. AS-BUILTS:
- a. CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DOCUMENTS WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL ACCEPTANCE AND PAYMENT.
7. GUARANTEE:
- a. CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIALS ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER COMPLETION.
8. SUBMITTALS:
- a. CATALOG INFORMATION AND CUTS OF ALL EQUIPMENT AND DEVICES SHALL BE ELECTRONICALLY SUBMITTED TO THE ARCHITECT FOR REVIEW.
9. COORDINATION:
- a. THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW SCOPE.
- b. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE BEST ARRANGEMENT OF ALL DUCTS, PIPES, CONDUIT, ETC.
10. CUTTING AND PATCHING:
- a. ALL CUTTING AND PATCHING REQUIRED OF THE STRUCTURE (NEW OR EXISTING) SHALL BE PROVIDED UNDER OTHER SECTIONS OF THE WORK.
- b. PROVIDE NECESSARY REQUIREMENTS TO THE PROJECT SUPERINTENDENT.
- c. X-RAY SLABS PRIOR TO CORING.

11. CLEANUP:
- a. UPON COMPLETION OF THE WORK UNDER THIS SECTION, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT AND DEBRIS INCIDENTAL TO THIS WORK AND LEAVE THE PREMISES CLEAN AND ORDERLY.
12. PLUMBING IDENTIFICATION
- a. EQUIPMENT NAMEPLATES: METAL, WITH DATA ENGRAVED OR STAMPED, FOR PERMANENT ATTACHMENT ON EQUIPMENT.
- b. PIPE MARKERS: PREPRINTED, COLOR CODED, WITH LETTERING INDICATING SERVICE, AND SHOWING DIRECTION OF FLOW.
- c. VALVE TAGS: STAMPED OR ENGRAVED WITH 1/4" LETTERS FOR PIPING SYSTEM ABBREVIATION AND 1/2" NUMBERS, WITH NUMBERING SCHEME. PROVIDE 5/32" HOLE FOR FASTENER.
- d. VALVE TAG SCHEDULE: PREPARE A VALVE TAG SCHEDULE TO BE SUBMITTED TO THE MAINTENANCE ENGINEER FOR RECORD.
13. PIPE INSULATION:
- a. DOMESTIC WATER PIPING INSULATION SHALL HAVE A THERMAL CONDUCTIVITY LESS THAN OR EQUAL TO 0.27 BTU-IN/HR-FT<sup>2</sup>-°F.
- b. **(COMMERCIAL)** HOT & COLD WATER SUPPLY PIPING (EXCEPT RUN OUTS 12 FT. OR SHORTER TO INDIVIDUAL FIXTURES) SHALL BE INSULATED AS FOLLOWS:
- | PIPE SIZE (IN.)         | INSULATION THICKNESS (IN.) |
|-------------------------|----------------------------|
| 1/2", 3/4", 1" & 1 1/4" | 1"                         |
| 1 1/2" THROUGH 6"       | 1 1/2"                     |
- c. **(RESIDENTIAL)** HOT & COLD WATER SUPPLY PIPING (EXCEPT RUN OUTS 12 FT. OR SHORTER TO INDIVIDUAL FIXTURES) SHALL BE INSULATED TO A MINIMUM OF R-3.
- d. NO HOT OR COLD WATER PIPING SHALL BE ROUTED IN EXTERIOR WALLS UNLESS PROPERLY INSULATED.
- e. CONDENSATE PIPING SHALL BE INSULATED WITH 3/8" FOAM PLASTIC.
- f. STORM DRAIN PIPING SHALL BE INSULATED WITH FIBERGLASS INSULATION FROM THE UNDERSIDE OF THE DECK TO THE VERTICAL RISER.
14. PIPING:
- a. WASTE, VENT AND STORM DRAIN PIPING:
- i. SHALL BE STANDARD WEIGHT CAST IRON HUB LESS TYPE.
- ii. UNDERGROUND PIPING CAN ALSO BE SCHEDULE 40 PVC.
- iii. VENT PIPING IN RETURN AIR CEILING PLENUMS SHALL BE COPPER PIPING.
- b. VENT PIPING:
- i. SHALL BE PVC.
- c. WATER PIPING:
- i. SHALL BE TYPE "L" COPPER HARD DRAWN WITH WROUGHT COPPER FITTINGS. JOINTS SHALL BE SOLDERED WITH 95-5 OR SILVER SOLDER.
- ii. CONCEALED WATER PIPING 3" & SMALLER CAN ALSO BE UPONOR AQUAPEX APR, REHAU RAUPLEX OR EQUIVALENT-PROVIDE DEDUCT ALTERNATE PRICING.
- iv. UNLESS OTHERWISE NOTED, ALL WATER PIPE SIZING IS BASED UPON COPPER. IF ASTM APPROVED PEX IS UTILIZED, UPSIZE ONE NOMINAL SIZE FROM THAT SHOWN ON PLANS.
- d. CONDENSATE PIPING SHALL BE TYPE "M" COPPER WITH SOLDER JOINTS OR PVC.
- e. NATURAL GAS PIPING:
- i. 2" AND SMALLER SHALL BE THREADED STANDARD WEIGHT SCHEDULE 40 BLACK STEEL PIPE WITH SCREWED MALLEABLE IRON FITTINGS.
- ii. PIPING 2 1/2" AND LARGER SHALL BE WELDED.
- iii. CSST PIPE IS NOT APPROVED.
- iv. ALL OUTDOOR EXPOSED PIPING SHALL BE PAINTED WITH OUTDOOR ENAMEL.
- v. REGULATOR VENTING SHALL BE NO LONGER THAN MANUFACTURER'S RECOMMENDATION, ALUMINUM, VENTED TO THE OUTDOORS, AND A MINIMUM OF 3' FROM ANY OPENING INTO BUILDING AND 6' FROM ANY MECHANICAL INTAKE AND 1' FROM ANY ELECTRICAL EQUIPMENT.
- f. UNDERGROUND NATURAL GAS PIPING:
- i. SHALL BE IPS SDR 10 TUBING WHICH MEETS ASTM D2513 MANUFACTURED BY UPONOR OR IAPMO.
- ii. ANY GAS PIPING ROUTED BENEATH HARD POURED SURFACES SHALL BE SLEEVED TO MEET THE REQUIREMENTS OF THE UTILITY COMPANY.

15. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN TEN FEET FROM ANY MECHANICAL INTAKE AND AT LEAST THREE FEET FROM ANY OPENING INTO THE BUILDING.
16. VERIFY INVERT ELEVATION OF WASTE LINE IN STREET PRIOR TO ROUTING ANY PIPING. PROVIDE SEWAGE WASTE EJECTOR IF I.E. OF EXISTING SANITARY WASTE CAN NOT BE ACCOMMODATED.
17. CLEAN-OUTS SHALL BE INSTALLED AS PER **2021 IPC SECTION 708**.
18. PROTECT ROOF RECEPTOR ON ROOF FROM RAIN WATER BY ELEVATING THE RIM 2 1/2" INCHES ABOVE ROOF SURFACE.
19. PROVIDE WATERTIGHT FLASHING WHEREVER PIPES PASS THRU EXTERIOR WALLS, ROOF AND FLOORS.
20. PENETRATION IN WALLS REQUIRING PROTECTED OPENINGS SHALL BE FIRE-STOPPED. FIRE-STOPPING SHALL BE AN APPROVED MATERIAL SECURELY INSTALLED AND CAPABLE OF MAINTAINING ITS INTEGRITY WHEN SUBJECTED TO TEST TEMPERATURE FOR SPECIFIC WALL OR PARTITION.
21. PROVIDE FELT WITH METAL BACKING VIBRATION ISOLATION SLEEVES OR PADS AT ALL PIPE HANGERS OR SUPPORTS AND ALL POINTS WHERE PIPING COMES IN CONTACT WITH ANY PORTION OF THE STRUCTURE. APPLIES TO ALL WATER AND WASTE PIPING.
22. LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UTILITIES PRIOR TO STARTING WORK OF THIS SECTION. MAKE REQUIRED ADJUSTMENTS TO CONNECT TO EXISTING UTILITIES. IF INDICATED POINTS OF CONNECTION CANNOT BE MADE TO UTILITIES AS FOUND, THE CONTRACTOR SHALL, BEFORE CONTINUING, NOTIFY THE ARCHITECT PRIOR TO INSTALLING ANY WORK WHICH MAY BE AFFECTED.
23. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AVAILABLE SPACES FOR INSTALLING THE WORK.
24. VALVES SHALL BE NIBCO, JENKINS, WALWORTH, STOCKHAM OR EQUAL. SERVICE PRESSURE SHALL BE SUITABLE FOR SERVICE INTENDED.
25. PROVIDE HANGERS AND SUPPORTS MEETING THE REQUIREMENTS SPECIFIED IN THE **2021 IPC SECTION 308**. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE.
26. CONTRACTOR SHALL AFFIX A MAINTENANCE LABEL TO ALL EQUIPMENT REQUIRING ROUTINE MAINTENANCE AND SHALL PROVIDE THREE COPIES OF MAINTENANCE AND OPERATING MANUALS TO THE OWNER/OPERATOR.
27. CONTRACTOR SHALL ARRANGE FOR AND PAY FOR ALL UTILITY METERS AND UTILITY CONNECTIONS.
28. ALL PLUMBING LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO THE GREATEST EXTENT POSSIBLE. ALL LINES NOT CONCEALED SHALL BE SECURED 6" OFF FLOOR AND 3/4" FROM WALL AND CEILINGS USING OFFSET BRACKETS.
29. AN APPROVED BACKFLOW PREVENTER SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION.
30. **CONFIRM WATER QUALITY IS WITHIN HUMIDIFIER MANUFACTURER'S RECOMMENDATIONS OR PROVIDE WATER TREATMENT PRIOR TO OPERATING HUMIDIFIERS**
31. ALL SINGLE AND THREE PHASE MOTORS, STARTERS AND DISCONNECTS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR.

PLUMBING LEGEND

---	DOMESTIC COLD WATER	---	PIPE RISER
---	DOMESTIC HOT WATER	---	PIPE DROP
---	DOMESTIC HOT WATER RECIRC.	---	PIPE TAKEOFF (FROM BOTTOM OF MAIN)
---	WASTE ABOVE GRADE	---	PIPE TAKEOFF (FROM TOP OF MAIN)
---	WASTE BELOW GRADE	---	PIPE END CAP
---	GREASE WASTE ABOVE GRADE (GW)	---	PIPE CONTINUATION
---	GREASE WASTE BELOW GRADE (GW)	---	PIPE EXPANSION GUIDE
---	STORM DRAIN ABOVE GRADE (SD)	---	PIPE UNION
---	STORM DRAIN BELOW GRADE (SD)	---	PIPE ANCHOR
---	OVERFLOW DRAIN ABOVE GRADE (OD)	---	FLEXIBLE PIPE CONNECTION
---	OVERFLOW DRAIN BELOW GRADE (OD)	---	PIPE EXPANSION JOINT
---	COMBINATION WASTE & VENT (CW&V)	---	POINT OF NEW CONNECTION
---	INDIRECT WASTE	---	PLUG VALVE
---	GAS	---	CHECK VALVE
---	MEDIUM PRESSURE NATURAL GAS	---	BALL VALVE
---	VENT	---	BALANCING VALVE
---	PUMP DISCHARGE	---	FLOW REGULATOR VALVE
---	CONDENSATE DRAIN	---	BUTTERFLY VALVE
---	CLEAN OUT	---	PRESSURE REDUCING VALVE
---	WALL CLEAN OUT	---	2-WAY CONTROL VALVE
---	FLOOR CLEAN OUT	---	3-WAY CONTROL VALVE
---	CLEAN OUT TO GRADE	---	4-WAY CONTROL VALVE
---	DEMOLISH	---	DIFFERENTIAL BYPASS VALVE
---	EXISTING	---	STRAINER
---	NEW	---	NATURAL GAS PRESSURE REGULATOR
---	VENT THROUGH ROOF	---	AIR VENT
---	UP THROUGH ROOF	---	PRESSURE - TEMP. TAP
---	UP	---	PRESSURE GAUGE
---	DOWN	---	THERMOMETER

NOTE: ALL SYMBOLS SHOWN ON LEGEND ARE NOT NECESSARILY USED.

2021 IPC Water Service Sizing	Fixture Quantity	Water Supply Fixture Units						Drainage Supply Fixture Units		Fixture Connection Sizes (in.)			
Job Name 665 S Cache		Demand			Total			Demand		Total			
Job Number 23025		Fixture Units			Fixture Units			Fixture Units		Fixture Units			
Engineer DGD		Cold	Hot	Total	Cold	Hot	Total	Cold	Hot	Total	CW	HW	W
Individual Fixture													
Clothesw asher, residential 8lb	13	1.0	1.0	1.4	13.00	13.00	18.20	2.0	26	3/4	3/4	2	1 1/2
Dishw asher, domestic	13		1.4	1.4			18.20	2.0	26	1/2	1 1/2	1 1/2	
Floor drain - 2"	23							3.0	69			2	1 1/2
Floor drain - 4"	1							6.0	6			4	2
Hose Bibb	22	1.0		1.0	22.00		22.00			3/4			
Kitchen Sink, private	13	1.0	1.0	1.4	13.00	13.00	18.20	2.0	26	3/4	3/4	2	1 1/2
Lavatory, private	53	0.5	0.5	0.7	26.50	26.50	37.10	1.0	53	1/2	1/2	1 1/2	1 1/2
Lavatory, public	6	1.5	1.5	2.0	9.00	9.00	12.00	1.0	6	1/2	1/2	1 1/2	1 1/2
Show et, private mixing valve	24	1.0	1.0	1.4	24.00	24.00	33.60	2.0	48	3/4	3/4	2	1 1/2
Water Closet, Flush Tank private	33	2.2		2.2	72.60		72.60	3.0	99	1/2		3	2
Water Closet, Flush Tank public	6	5.0		5.0	30.00		30.00	4.0	24	1/2		3	2
Water Supply/Drain Fixture Unit Total	207				Cold 210.10	Hot 103.70	Entry 261.90		Drainage 383.0				
					Flow - GPM		77.4						
					Meter Size		2"		Pipe Size	6"			
					Velocity-FPS								

HYDRAULIC CALCULATIONS

	PRESSURE (PSI)
TAP LOSS (2" LINE @ 77.4 GPM)	2.18
STATIC HEAD LOSS (MAIN TO METER)	6.51
PRESSURE LOSS THROUGH SERVICE LINE (MAIN TO METER)	2.62
PRESSURE REDUCING VALVE LOSS (2" @ 77.4 GPM, WATTS LF223S)	12.00
METER LOSS (2" METER @ 77.4 GPM, NEPTUNE T-10)	2.50
BACKFLOW PREVENTER (2" RPBP @ 77.4 GPM, ZURN 975XL)	13.25
WATER TREATMENT SYSTEM PRESSURE LOSS	0.00
HOT WATER MIXING STATION PRESSURE DROP	0.00
STATIC HEAD LOSS (METER TO HIGHEST FIXTURE)	15.19
FRICTION LOSS (LONGEST LENGTH @ 3.5PSI/100')	7.35
DESIGN PRESSURE REQUIRED @ FIXTURES	20.00
TOTAL PRESSURE REQUIRED	81.60
NOTE: "TOTAL PRESSURE REQUIRED" IS THE REQUIRED MINIMUM PRESSURE AT THE WATER MAIN TAKEOFF. CONTRACTOR TO VERIFY PRESSURE AT MAIN PRIOR INSTALLATION. IF THE PRESSURE DIFFERS FROM SHOWN, PROVIDE A BOOSTER PUMP AS REQUIRED.	

665 MIXED USE

665 SOUTH CACHE  
JACKSON, WY 83001

AEC PROJECT #: 23025.00

DATE: 06/02/23

ISSUE: DEVELOPMENT PLAN SET

Drawn By:

DGD

Checked By:

TOC

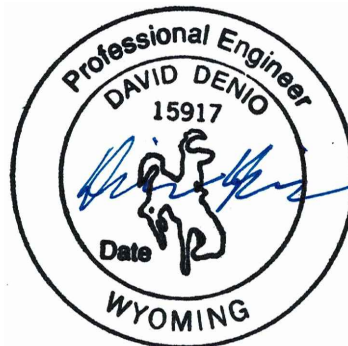
PLUMBING  
LEGEND  
SPEC'S &  
SCHEDULES

P1.0

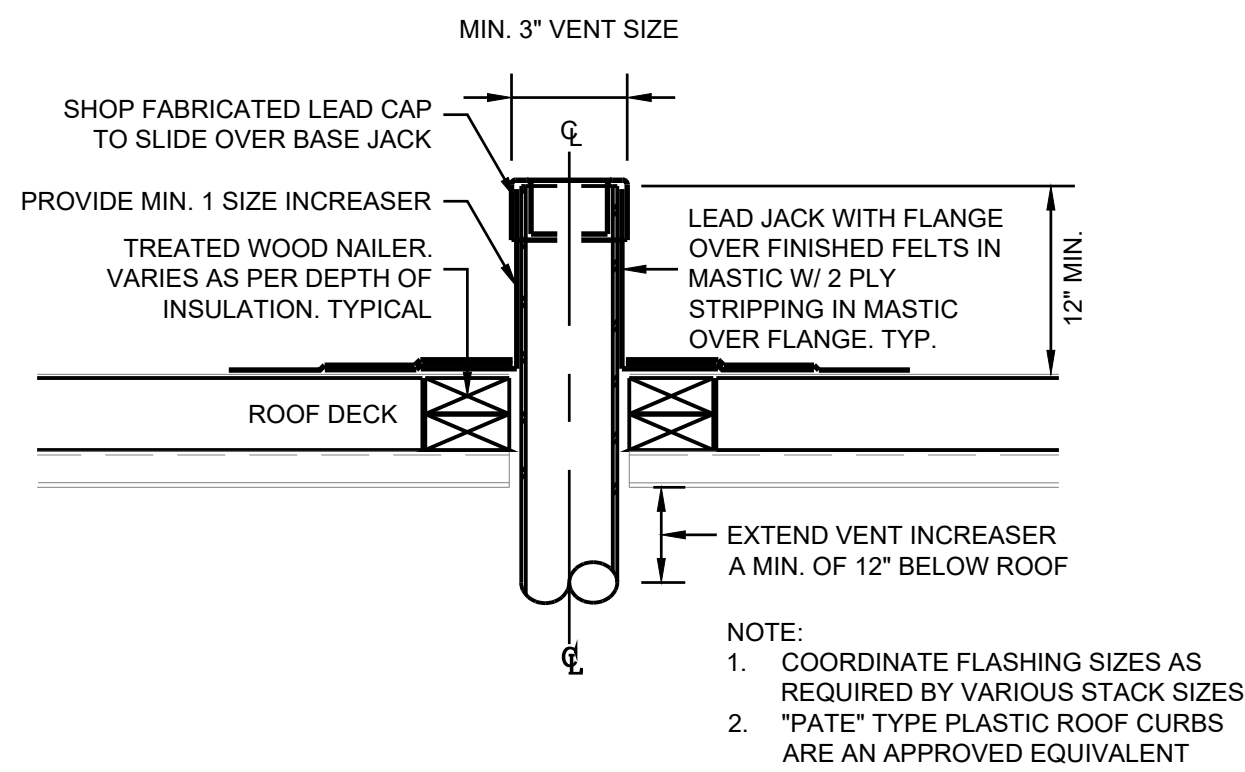
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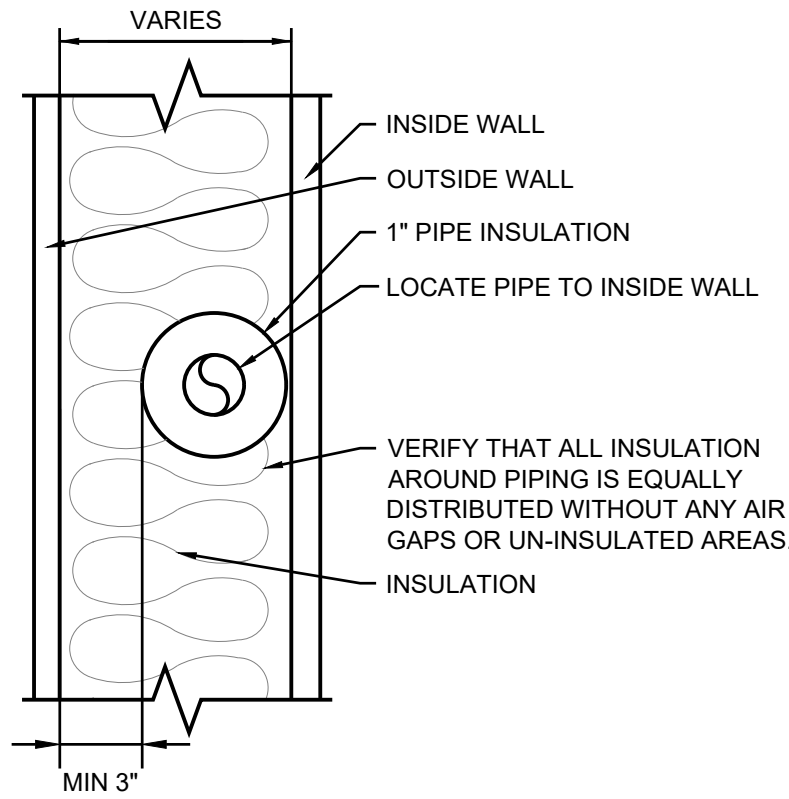
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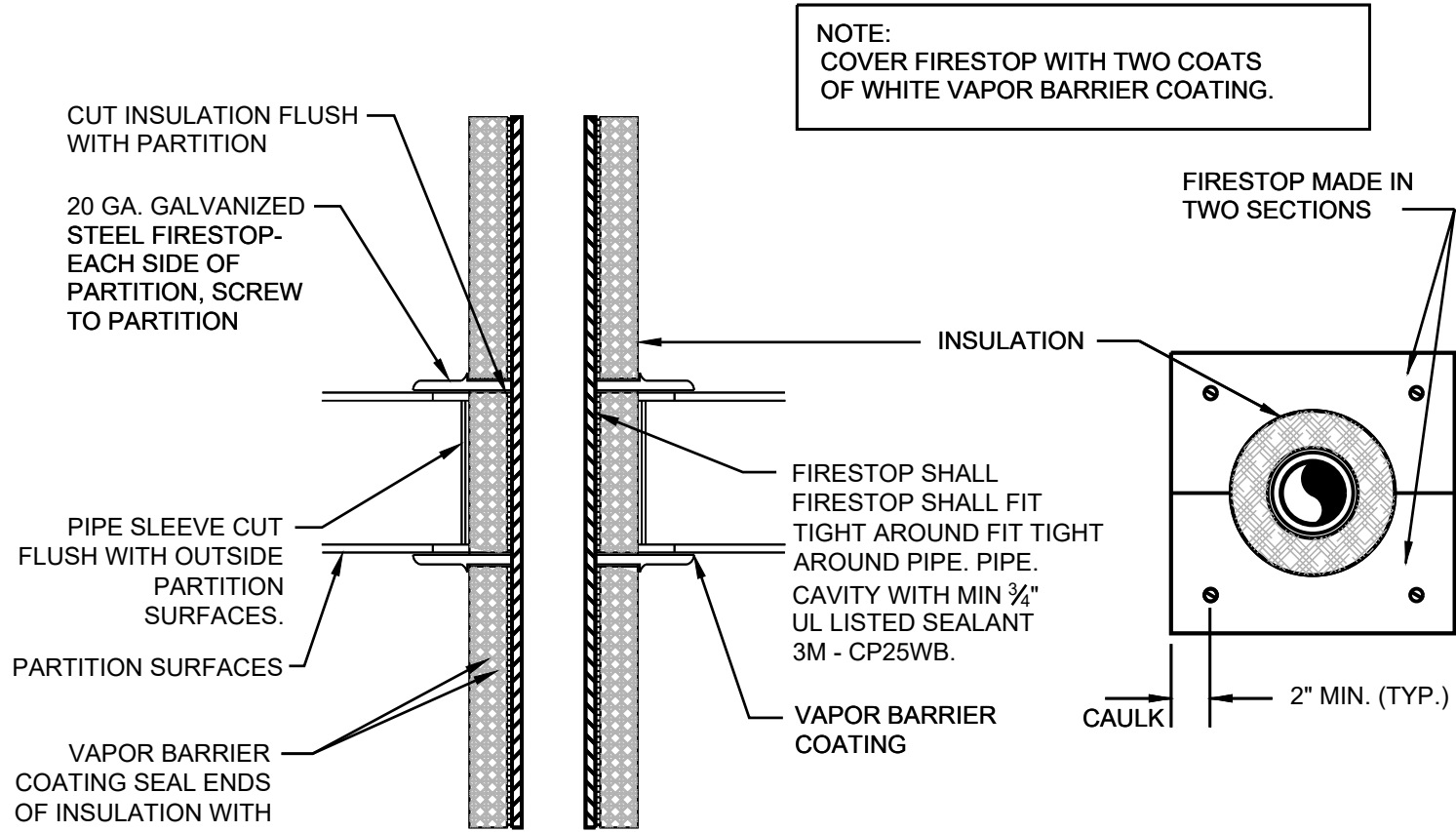




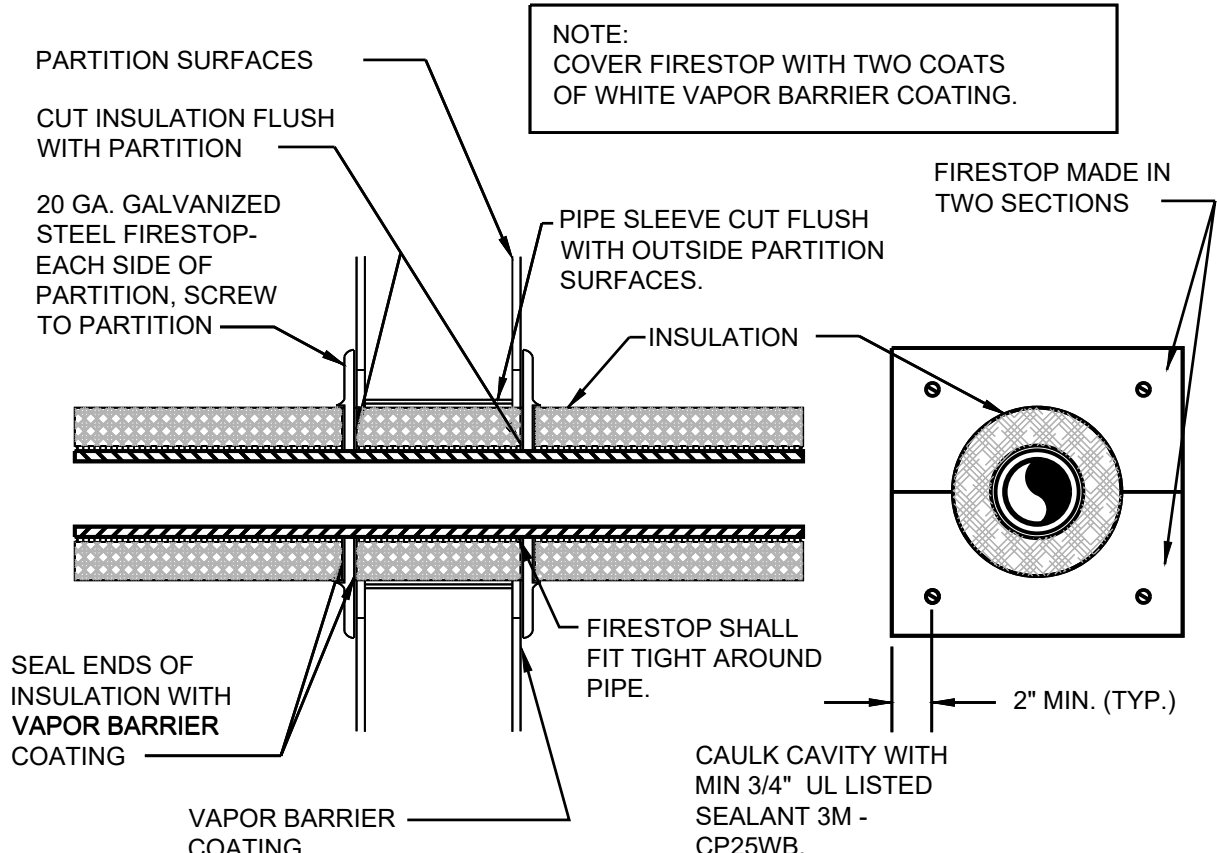
**VENT THRU ROOF DETAIL**  
NO SCALE



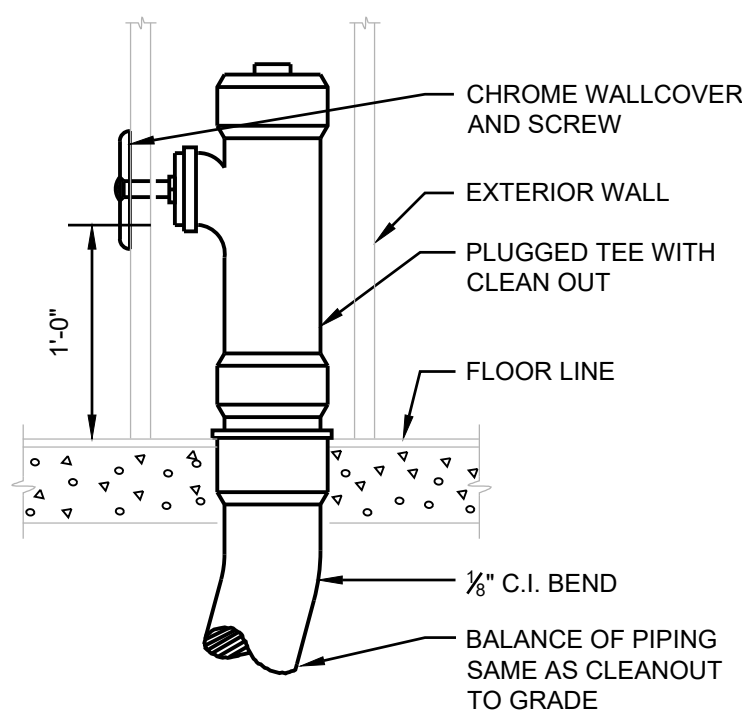
**PIPE IN OUTSIDE WALL DETAIL**  
NO SCALE



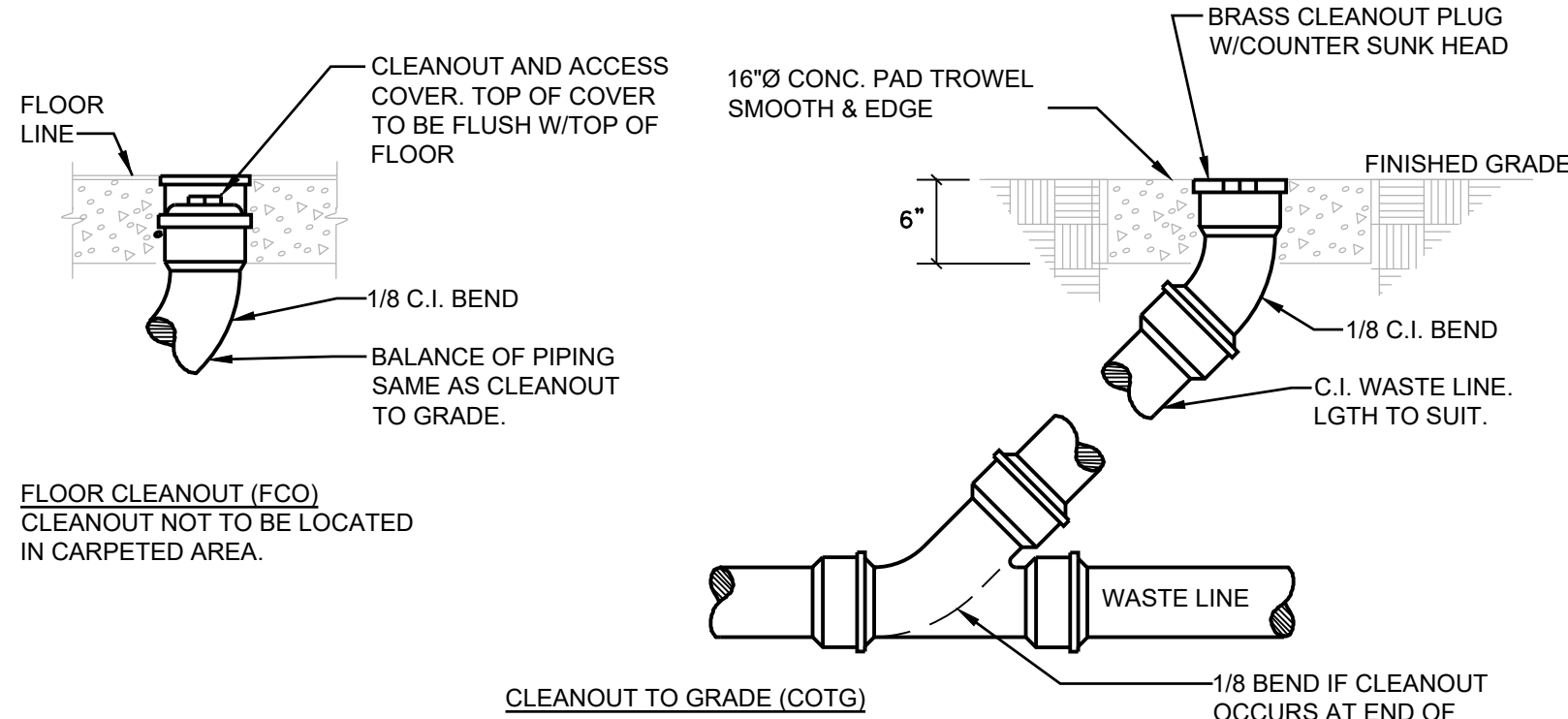
**PENETRATION OF A FIRE RATED CEILING/FLOOR**  
NO SCALE



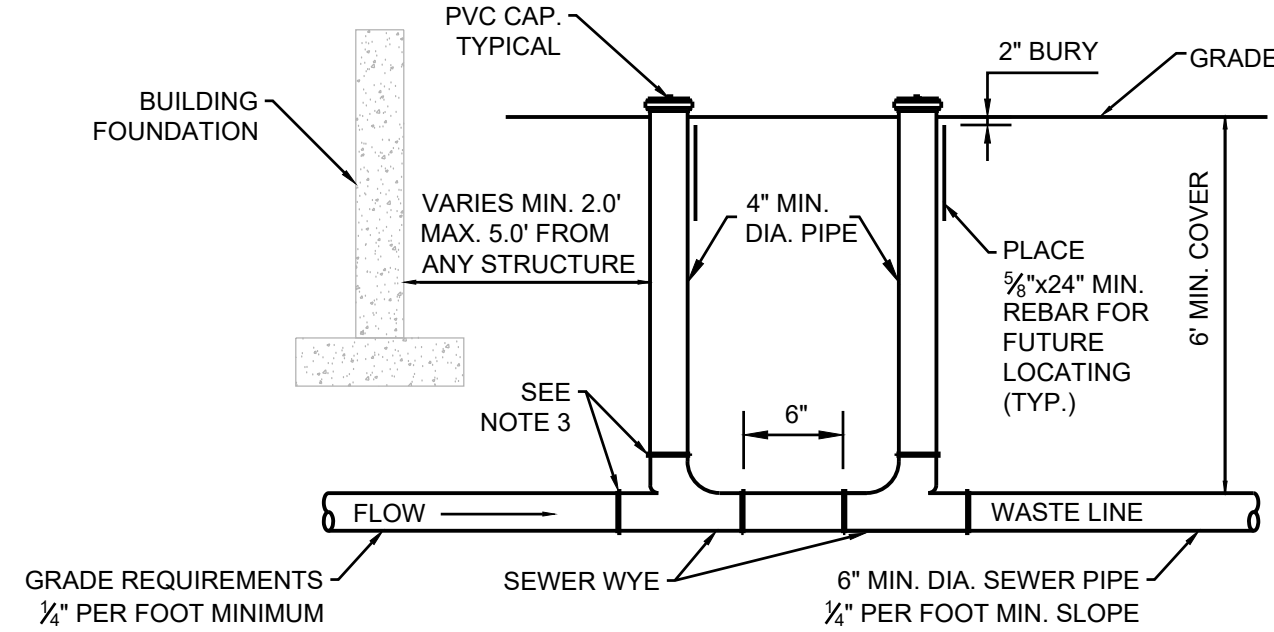
**PENETRATION OF A FIRE RATED WALL**  
NO SCALE



**WALL CLEANOUT DIAGRAM**  
NO SCALE

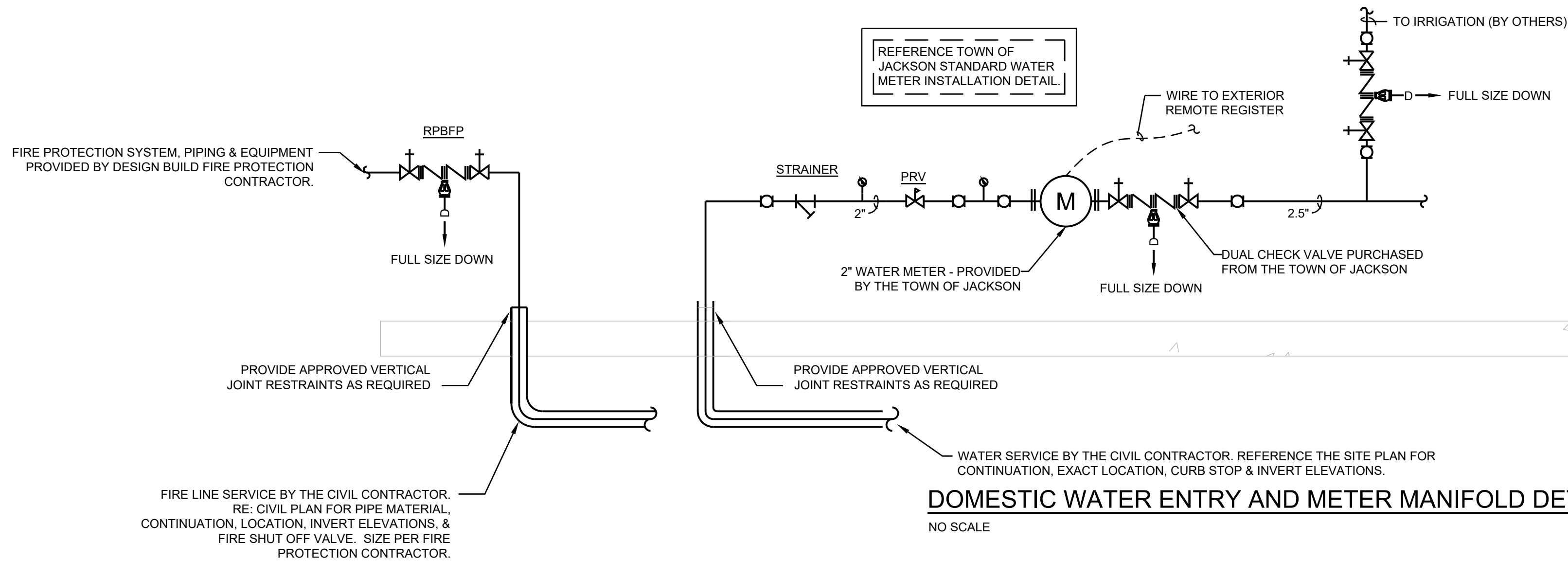


**CLEANOUT SCHEMATICS**  
NO SCALE

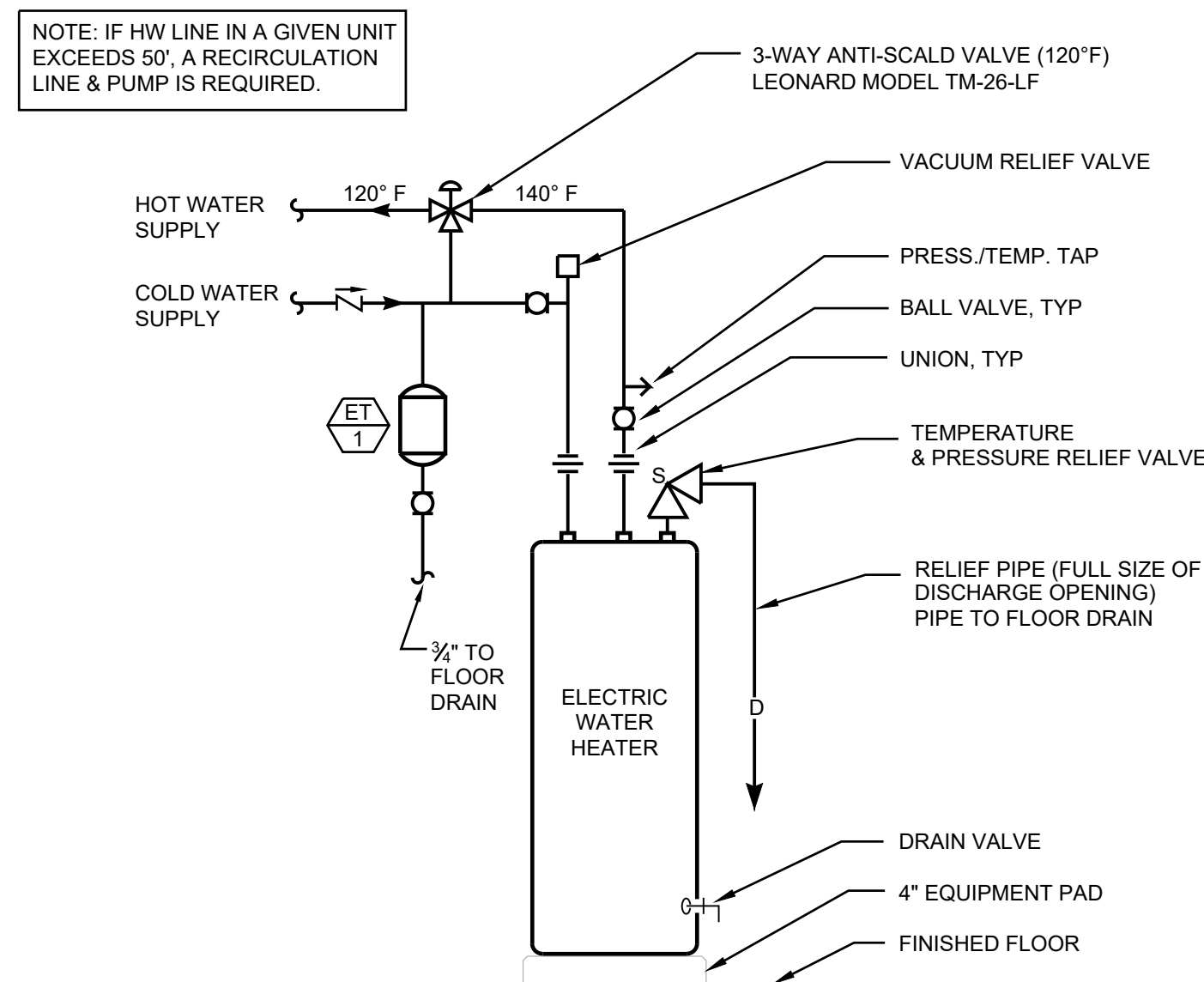


- NOTES:**
1. PRIOR TO BACKFILL THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS GRADE AND COMPLETE WATER TESTING.
  2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWING WITHIN THE TRENCH DETAIL.
  3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

**TOJ DETAIL SS-114 - SERVICE LATERAL BUILDING CLEANOUT**  
NO SCALE



**DOMESTIC WATER ENTRY AND METER MANIFOLD DETAIL**  
NO SCALE



**ELECTRIC WATER HEATER DIAGRAM**  
NO SCALE