



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

Item #: P25-203

Planner: Katelyn Page
Phone: 307-733-0440 ext. 1302
Email: kpage@jacksonwy.gov

Owner:
Newjack, LLC
PO Box 11803
Jackson, WY 83002

Applicant:
Hoyt Architects
PO Box 7364
Jackson WY 83002

REQUESTS:

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,

PIDN 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 kpage@jacksonwy.gov. Thank you.

RESPONSE: by November 17, 2025, with Comments.

For Departments not using SmartGov, please send responses via email to 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
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. All other requests should be sent to 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

This pre-application conference is:

Use Permit

Required

Development Option or Subdivision Permit

Optional

Interpretations of the LDRs

For Grading

Amendments to the LDRs

If for grading, submit to townengineering@jacksonwy.gov

Relief from the LDRs

Environmental Analysis

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 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 655/665 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



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

CIV

- C1.0 TITLE, VICINITY MAP, & SHEET INDEX
- C1.1 GENERAL NOTES
- C2.0 EXISITING 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

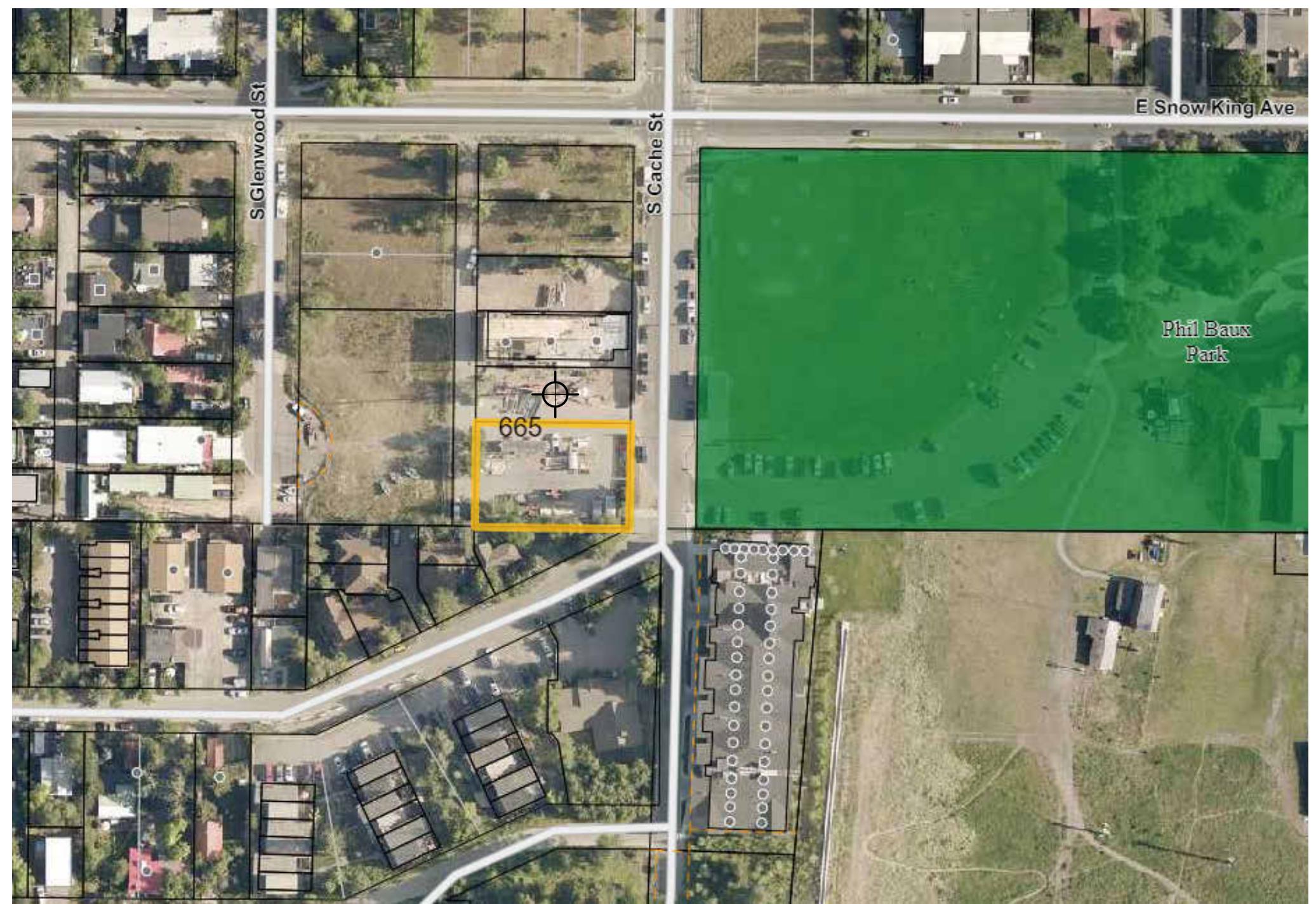
- A101 BASEMENT FLOOR PLAN
- A102 FIRST FLOOR PLAN
- A103 SECOND FLOOR PLAN
- A104 THIRD FLOOR PLAN
- A105 ROOF PLAN
- A201 EAST NORTH ELEVATIONS
- A202 WEST SOUTH ELEVATIONS
- A300 BUILDING SECTIONS
- A301 BUILDING SECTIONS

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



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
PO BOX 8281
JACKSON, WY 83002
307.264.0903

STRUCTURAL ENGINEER
IMEG
1143 STONERIDGE DRIVE, SUITE 2
BOZEMAN, MT 59718
406.586.2720

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

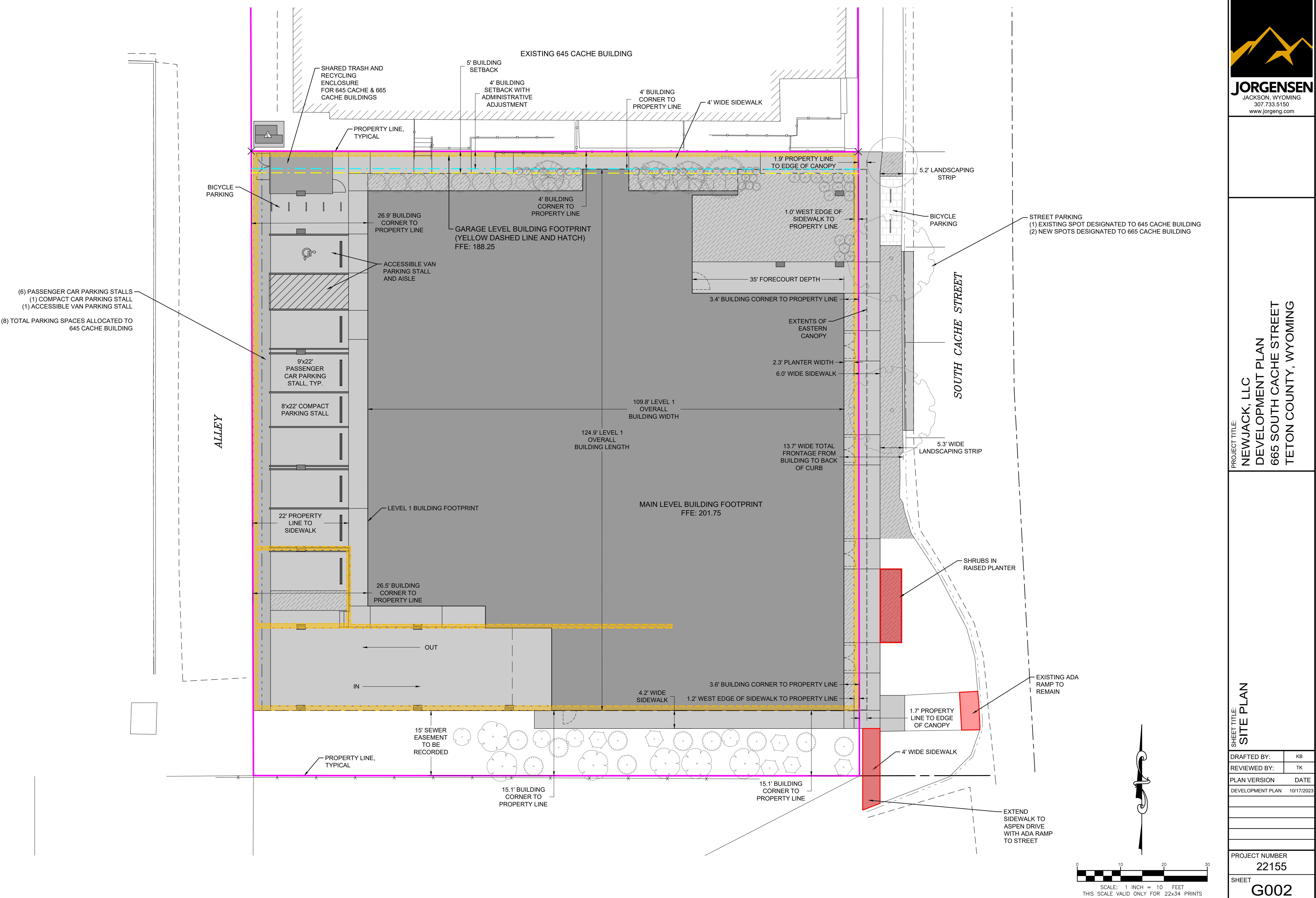
665 S. CACHE
JACKSON, WY 83001

665 S. CACHE JACKSON WY 83001

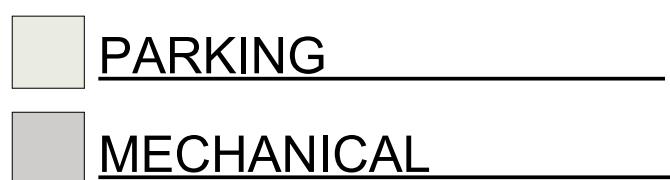
DEVELOPMENT PLAN SET 10.13.2023 MAY HOYT

COVER SHEET

G000



OCCUPANCY Legend



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 S — 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 716.1(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.

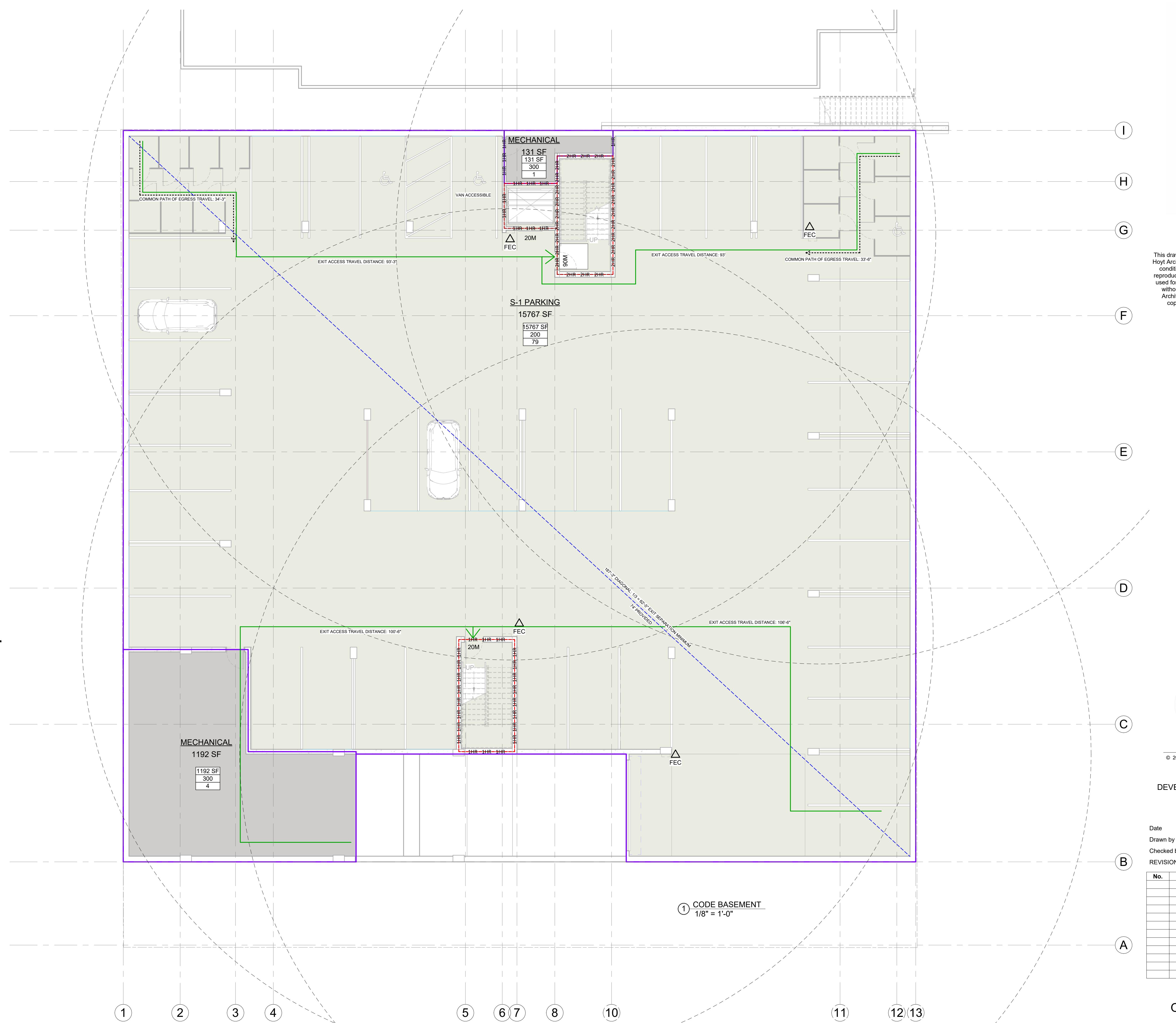
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 SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C

 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.



6665 S. CACHE
JACKSON, WY 83001

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ACKSON, WY 83001

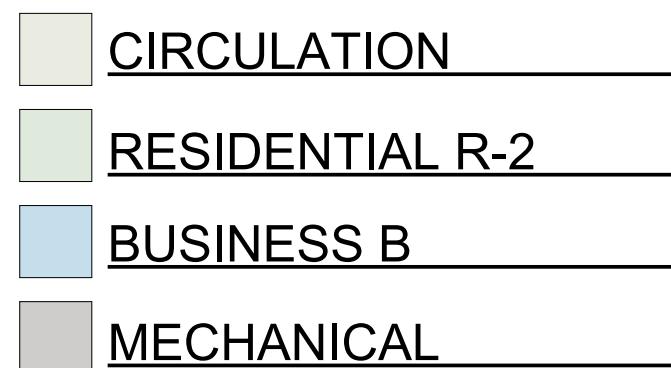
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OPMENT PLAN SET

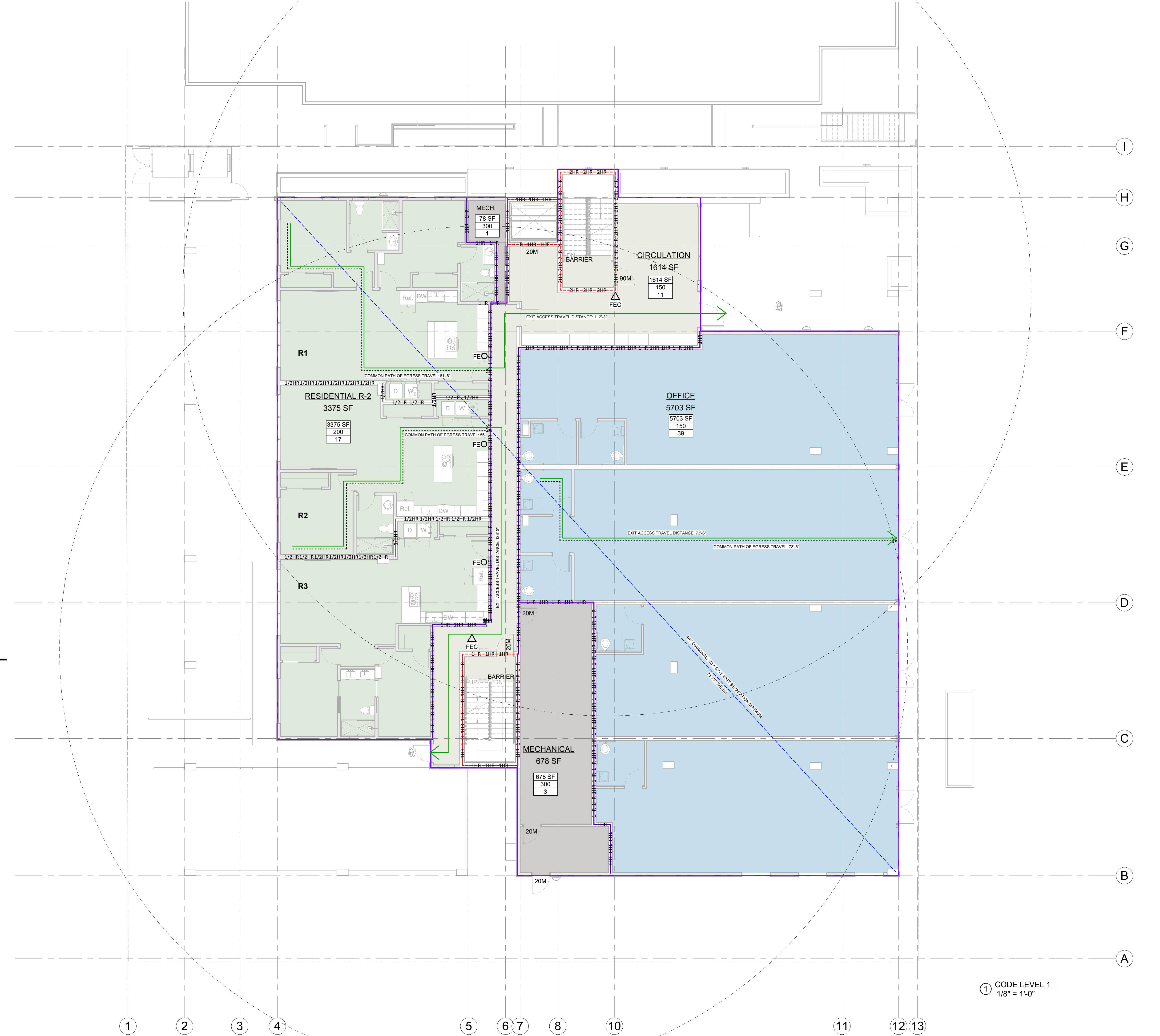
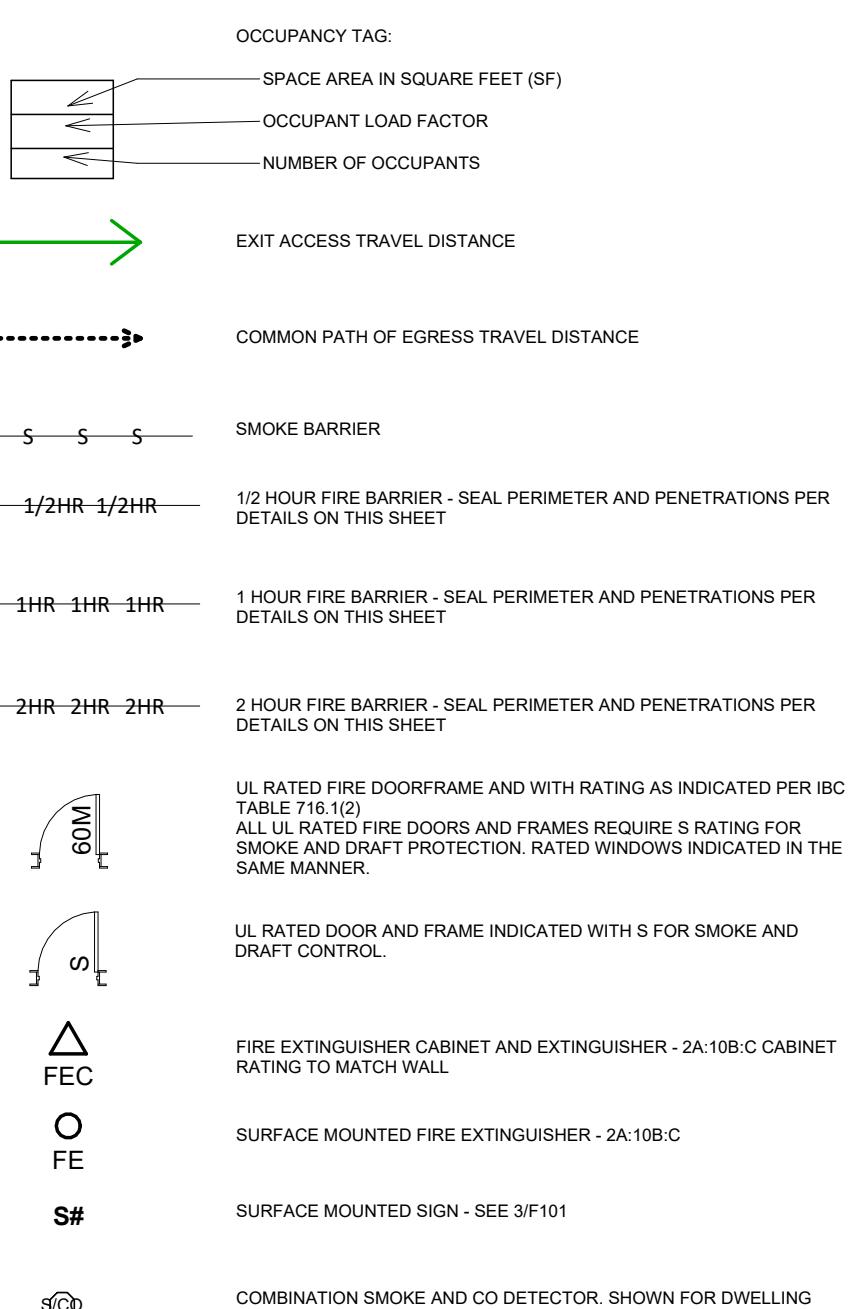
o.	Description	Date

CODE & OCCUPANCY BASEMENT

OCCUPANCY Legend



CODE PLAN LEGEND



6665 S. CACHE
JACKSON, WY 83001

665 S. CACHE

DEVELOPMENT PLAN SET

10.13.2022
M
HOY

CODE & CUPANCY LEVEL

G005

OCCUPANCY Legend



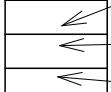
RESIDENTIAL R-2



MECHANICAL

CODE PLAN LEGEND

OCCUPANCY TAG:



SPACE AREA IN SQUARE FEET (SF)

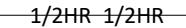
OCCUPANT LOAD FACTOR

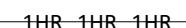
NUMBER OF OCCUPANTS

 EXIT ACCESS TRAVEL DISTANCE

 COMMON PATH OF EGRESS TRAVEL DISTANCE

 SMOKE BARRIER

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

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

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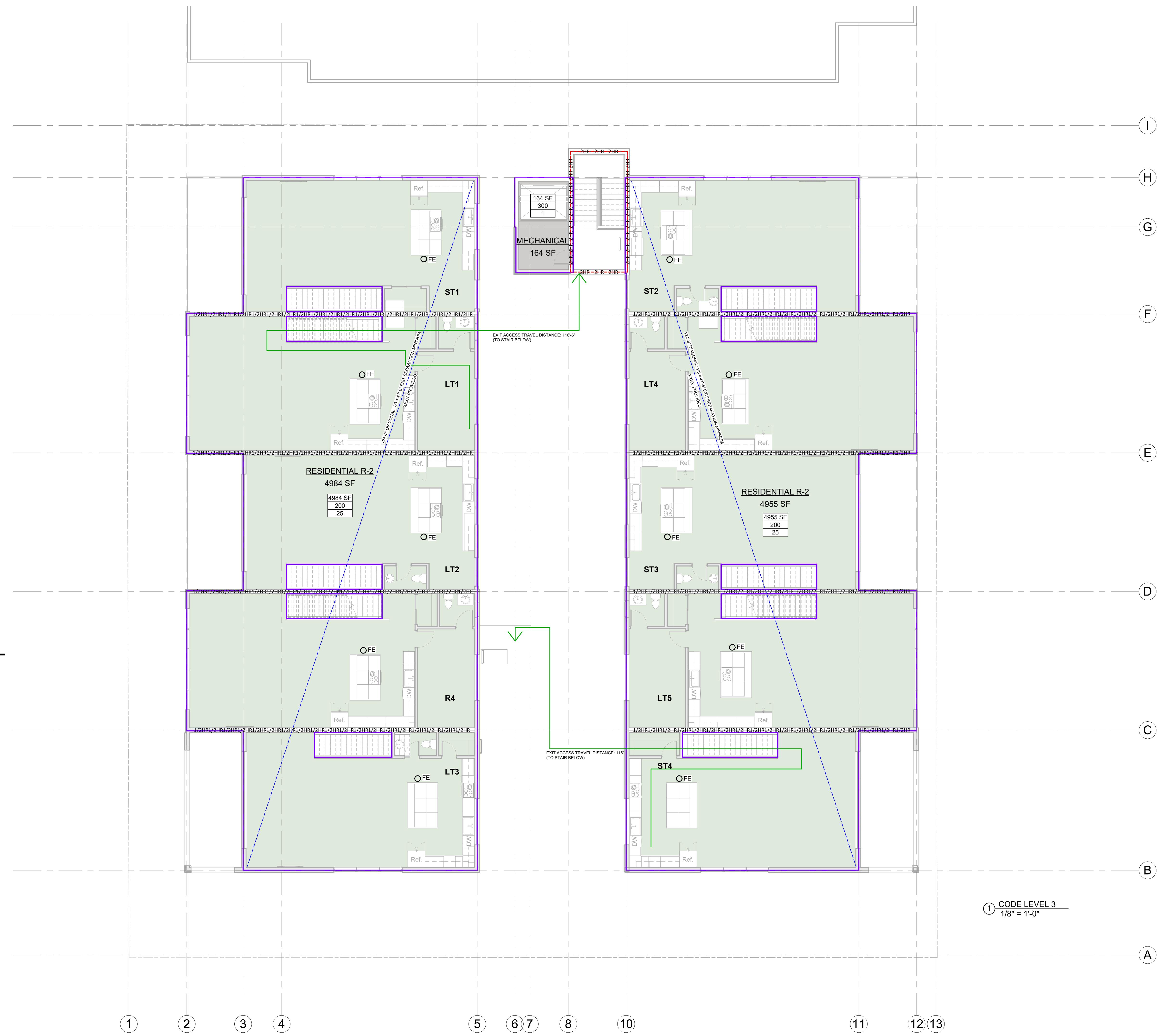
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 S# SURFACE MOUNTED SIGN - SEE 3/F101

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NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



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10.13.202
M
HOY

CODE & OCCUPANCY LEVEL 3

G007

Architects
HOYT

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

CODE &
OCCUPANCY ROOF

G008

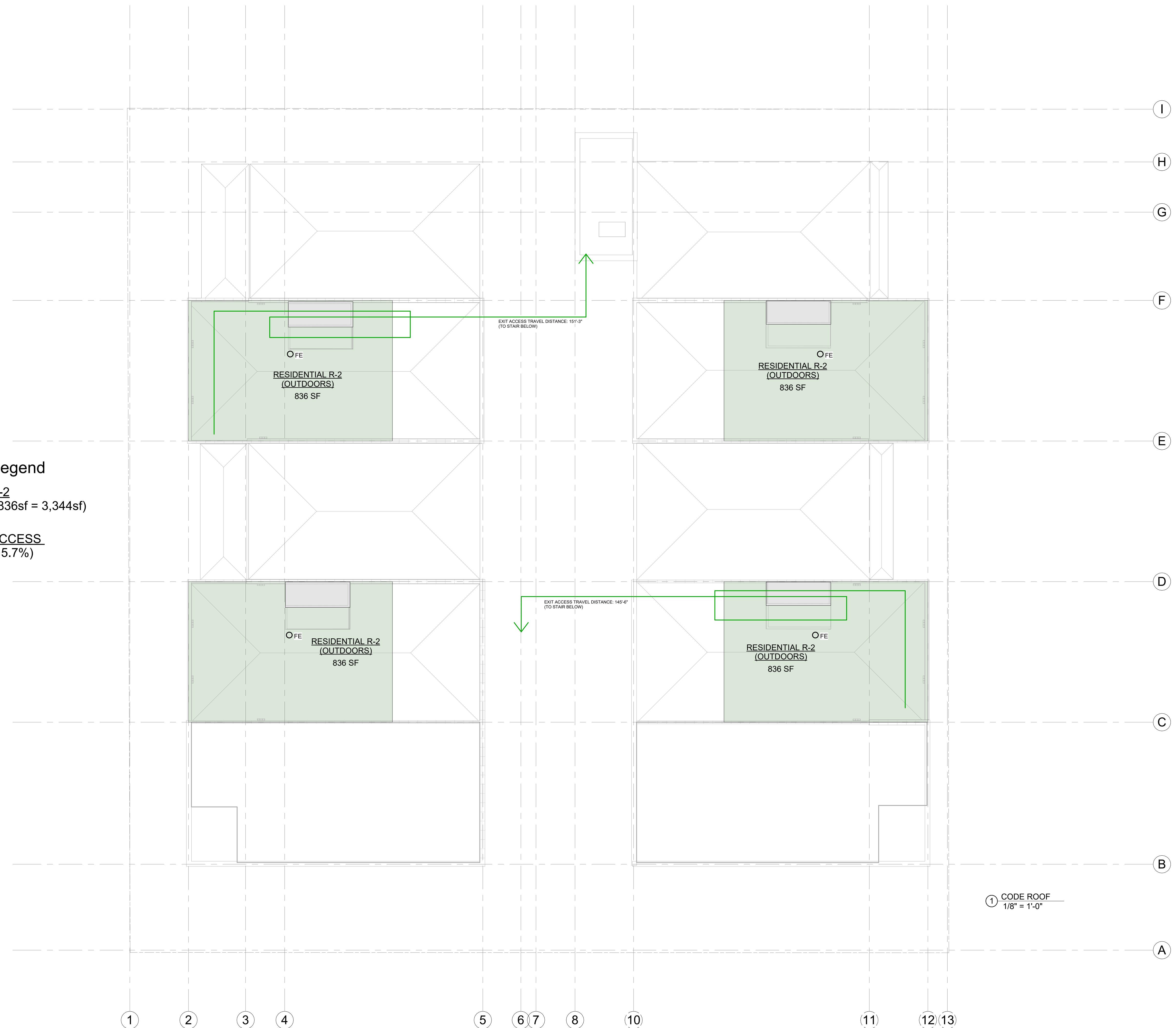
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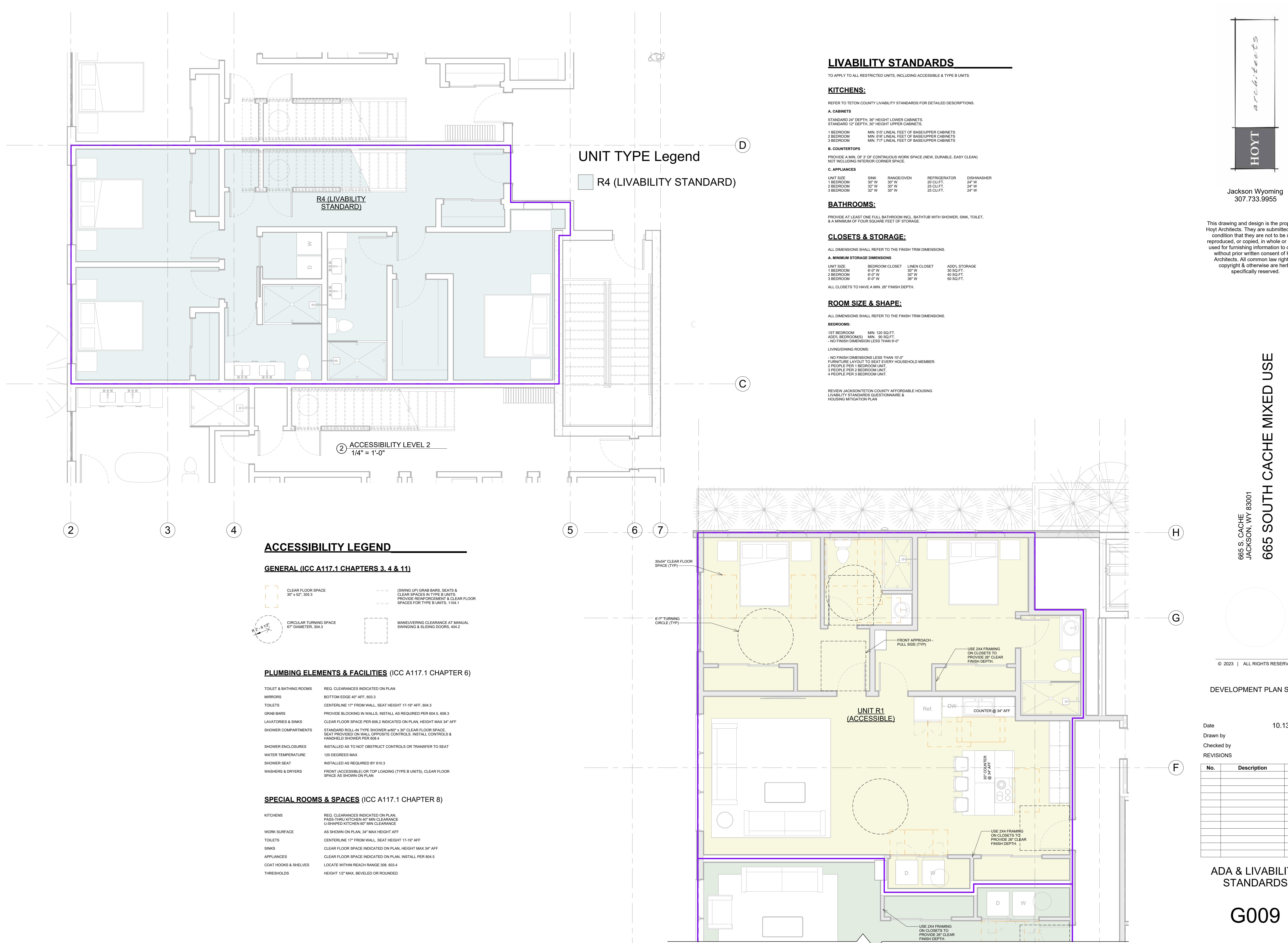
OCCUPANCY Legend

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

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
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- SURFACE MOUNTED SIGN - SEE 3/101
- COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHILE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS
- NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.





LDR Area Legend

MECHANICAL PARKING



665 SOUTH CACHE MIXED USE
JACKSON, WY 83001

JACKSON, WY 83001

MENT PLAN SET

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LDR AREAS BASEMENT

G011

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DEVELOPMENT PLAN SET

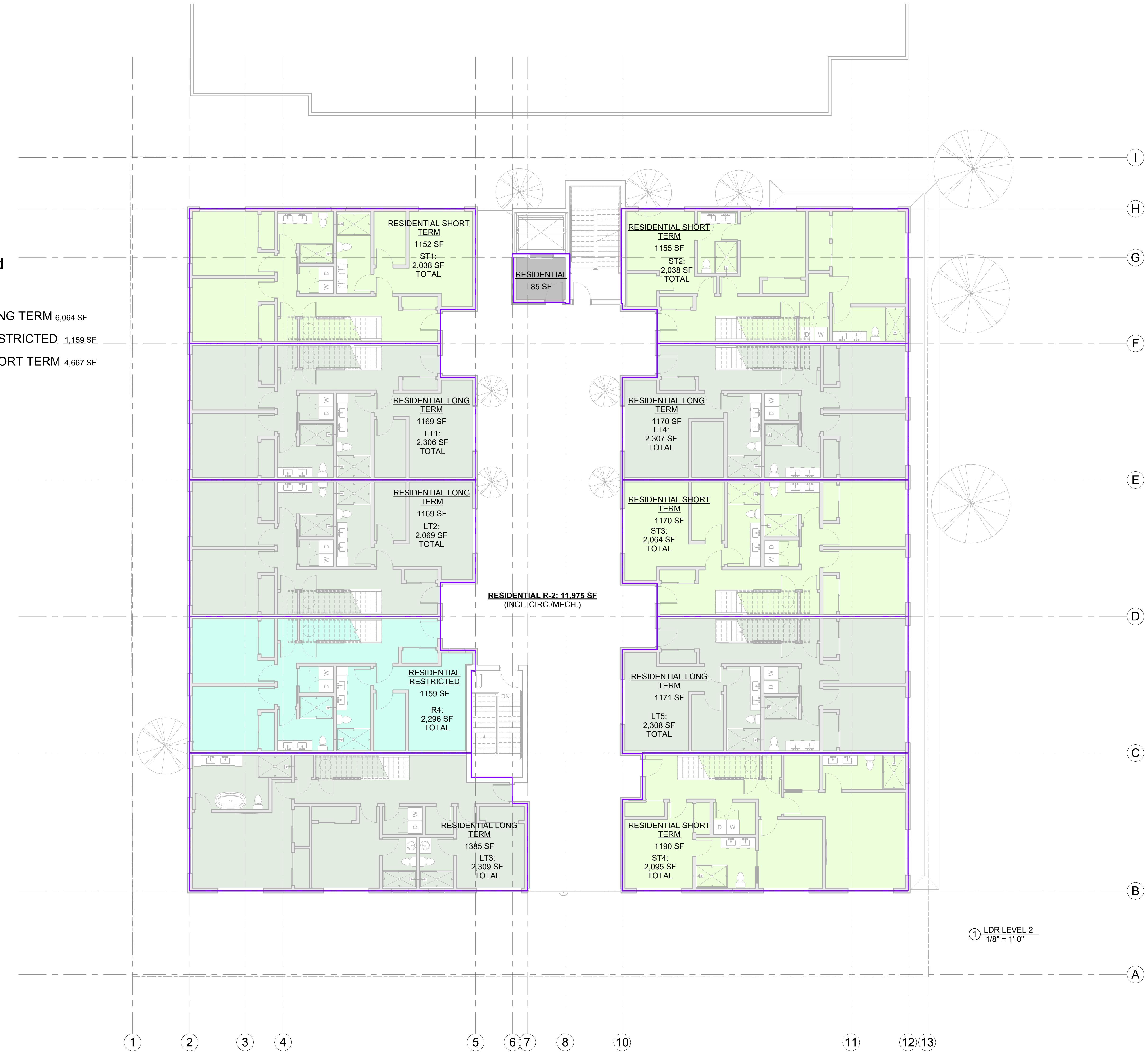
10.13.2023
ME
HOYT

AREAS LEVEL 2

G013

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



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



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10.13.2022
M
HOY

DR AREAS LEVEL :

G014

665 SOUTH CACHE MIXED USE

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10.13.2023
MB
HOYT

.	Description	Date

LDR AREAS ROOF

G015

LDR Area Legend

A small, light gray square icon representing a residential building.

RESIDENTIAL

R-2: 3,344 SF (outdoors)

A small, purple square icon representing an area boundary.

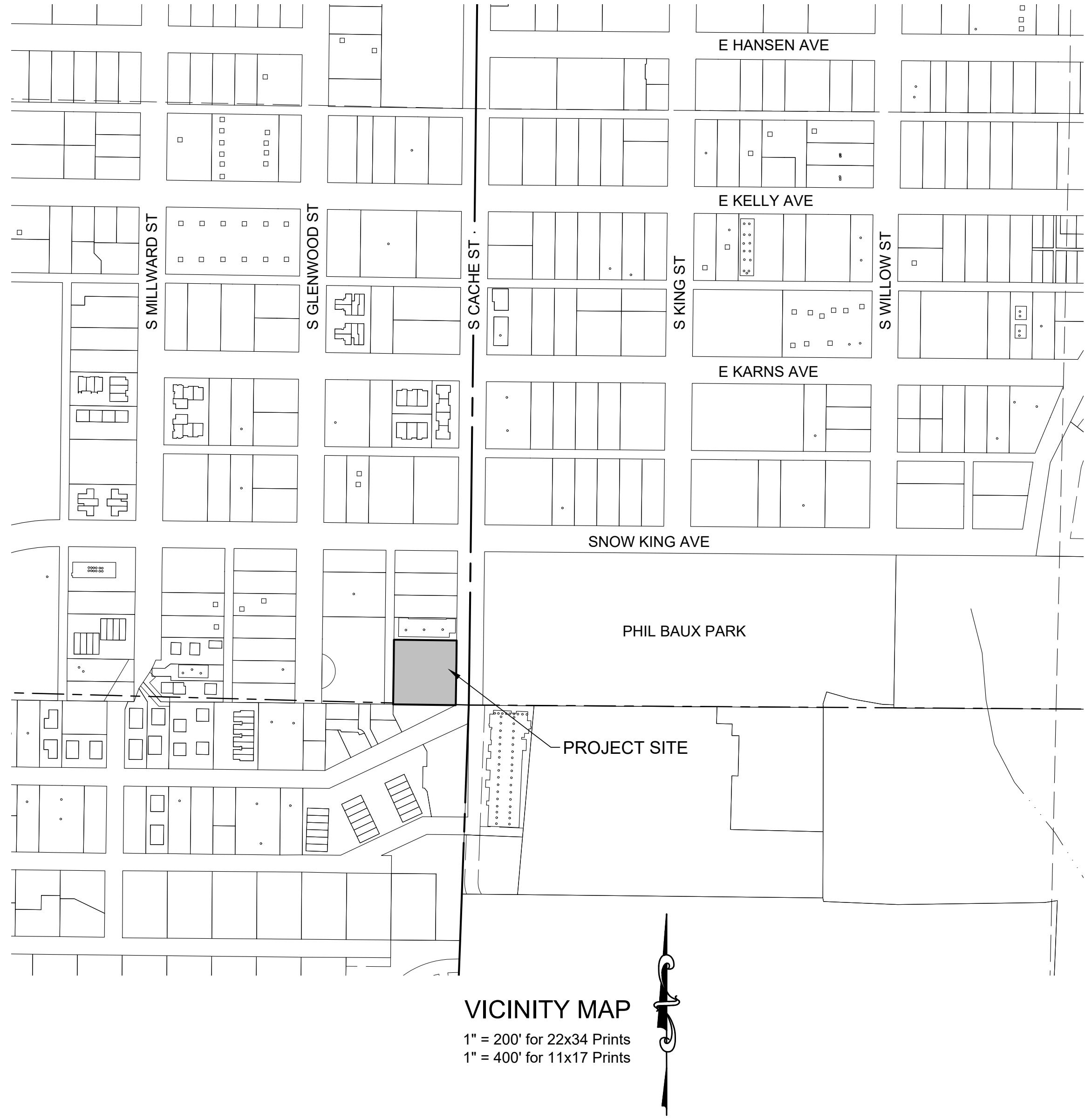
AREA BOUNDARY



NEWJACK, LLC DEVELOPMENT PLAN

665 SOUTH CACHE STREET

LOCATED WITHIN
LOTS 12, 13, & 14, BLOCK 4, KARNS ADDITION
NE $\frac{1}{4}$ SECTION 33,
T41N, R116W, 6TH P.M.
TETON COUNTY, WYOMING



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

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

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- 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

SHEET TITLE: **TITLE, VICINITY MAP, & SHEET INDEX**

PROJECT NUMBER: **2215**

SHEET: **C1.0**

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

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



= 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
W	BUILDING FOOTPRINT
○	WATER LINE
○	CURBSTOP
○	FIRE DEPT. SPRINKLER CONNECTION
S	SEWER LINE
○	CLEANOUT
UT	COMBINED CABLE UTILITY TRENCH
▲	ELECTRIC TRANSFORMER
STM	STORM WATER LINE
①	STORM WATER MANHOLE/SAND OIL WATER SEPARATOR
②	STORM WATER INLET
③	STORM WATER PUMP

GENERAL PROJECT NOTES:

1. 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.
2. PROJECT SCOPE: BUILD INFRASTRUCTURE AND GRADING TO ACCOMMODATE A NEW MIXED OFFICE AND RESIDENTIAL BUILDING AT 665 SOUTH CACHE STREET.
3. PROPERTY ZONE: COMMERCIAL RESIDENTIAL-1
4. PROPERTY AREA: 0.46 ACRES
TOTAL AREA OF DISTURBANCE: 21,205 SF (0.49 ACRES)
5. PROJECT SCHEDULE: CONSTRUCTION SCHEDULED TO START IN SPRING 2024 AND BE COMPLETED BY FALL 2025.
6. BASE MAPPING PREPARED FROM SURVEYS PERFORMED BY Y2 CONSULTANTS IN SEPTEMBER 2015 AND SUPPLEMENTED BY JORGENSEN ASSOCIATES IN AUGUST AND OCTOBER 2022.
7. GEOTECHNICAL REPORT PREPARED BY NELSON ENGINEERING IN JANUARY 2019.
8. THE PROJECT AREA IS NOT LOCATED IN A FLOODPLAIN.
9. NO AVALANCHE PATHS ARE PRESENT ON THIS SITE.
10. BUILDING TIES ARE TO FOUNDATION STEM WALLS.

WATER AND SEWER UTILITY NOTES

1. 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
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. LOCATIONS OF EXISTING FACILITIES ARE FROM DRAWINGS PROVIDED TO JORGENSEN ASSOCIATES. CONTRACTOR SHALL PLOT 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.)

1. 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

2. SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
3. 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.
4. 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.
5. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.
6. 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.
7. 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:

1. 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.
2. 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.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
4. 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.
5. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
6. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
7. 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.
8. SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPAKTED 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.
9. CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.
10. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPAKTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
11. DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEEDED AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
12. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
13. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
14. REVEGETATION SHALL OCCUR AFTER CONSTRUCTION IS COMPLETE AND WILL BE COMPLETED IN THE SUMMER OF 2025.
15. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY OWNER.
16. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
17. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID Raveling AND EROSION.
18. TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
19. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
20. NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.
21. 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.
22. ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE CONSTRUCTION OBSERVATION.
23. ALL DEVELOPMENT SHALL BE SETBACK A MINIMUM OF THIRTY (30) FEET FROM WETLANDS.
24. 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.
25. 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.
26. CONTRACTOR IS RESPONSIBLE FOR PERIODIC INSPECTIONS, MAINTENANCE AND REPAIR OF EROSION CONTROL STRUCTURES TO INSURE PROPER SEDIMENT CONTAINMENT AND EROSION CONTROL.
27. 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.
28. 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.
29. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING. REVEGETATE ALL DISTURBED AREAS AS SOON AS PRACTICAL AFTER GRADING.
30. EXISTING VEGETATION IS TO BE MAINTAINED TO THE EXTENT POSSIBLE.
31. DURING CONSTRUCTION CONTRACTOR SHALL OBSERVE THE PROJECT SITE FOR THE GROWTH OF NOXIOUS WEEDS. THE GROWTH 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.

SHEET TITLE: GENERAL NOTES

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

PROJECT NUMBER

22155

SHEET

C1.1



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



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

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

SHEET TITLE: SITE OVERVIEW

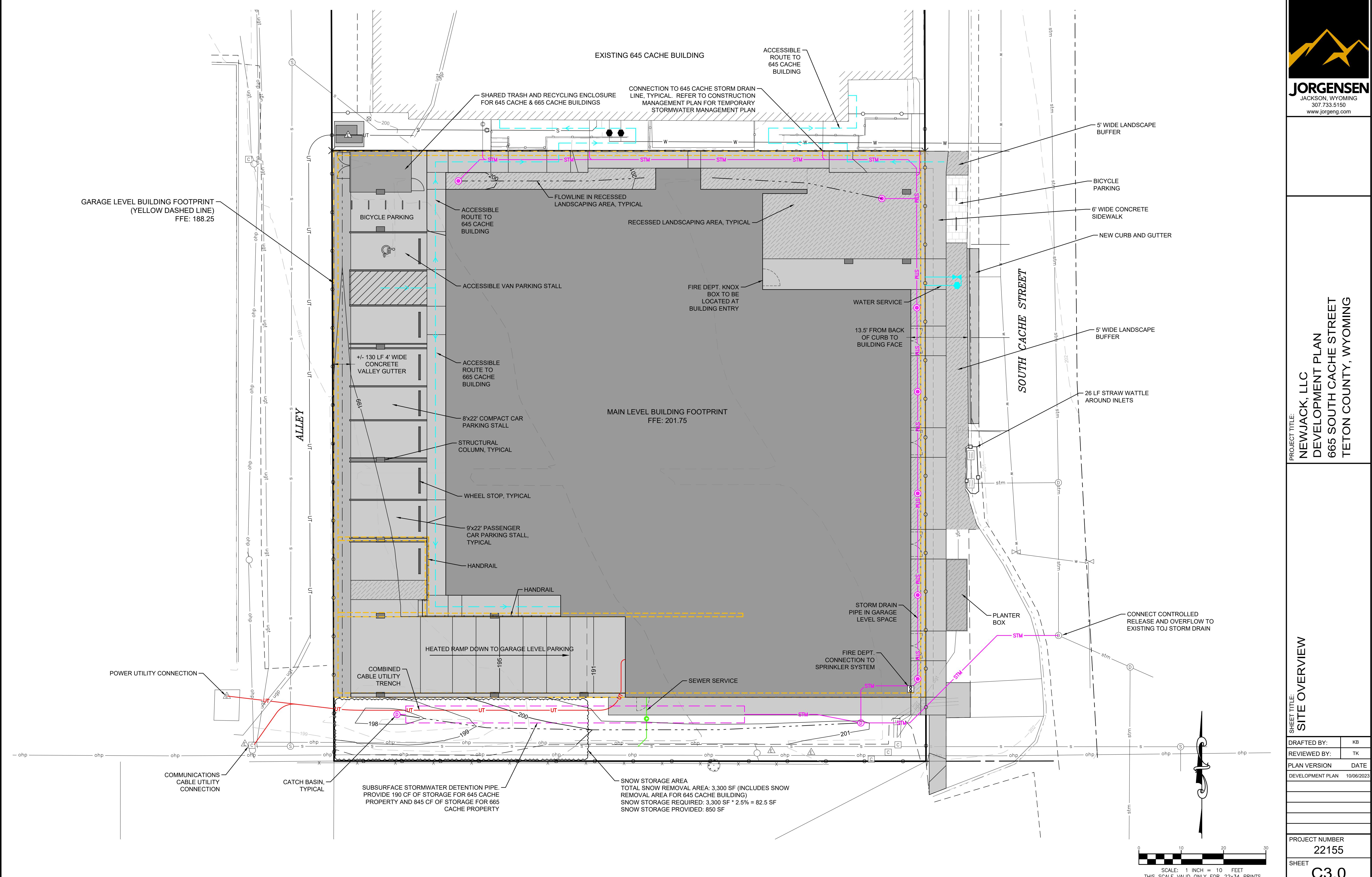
DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023

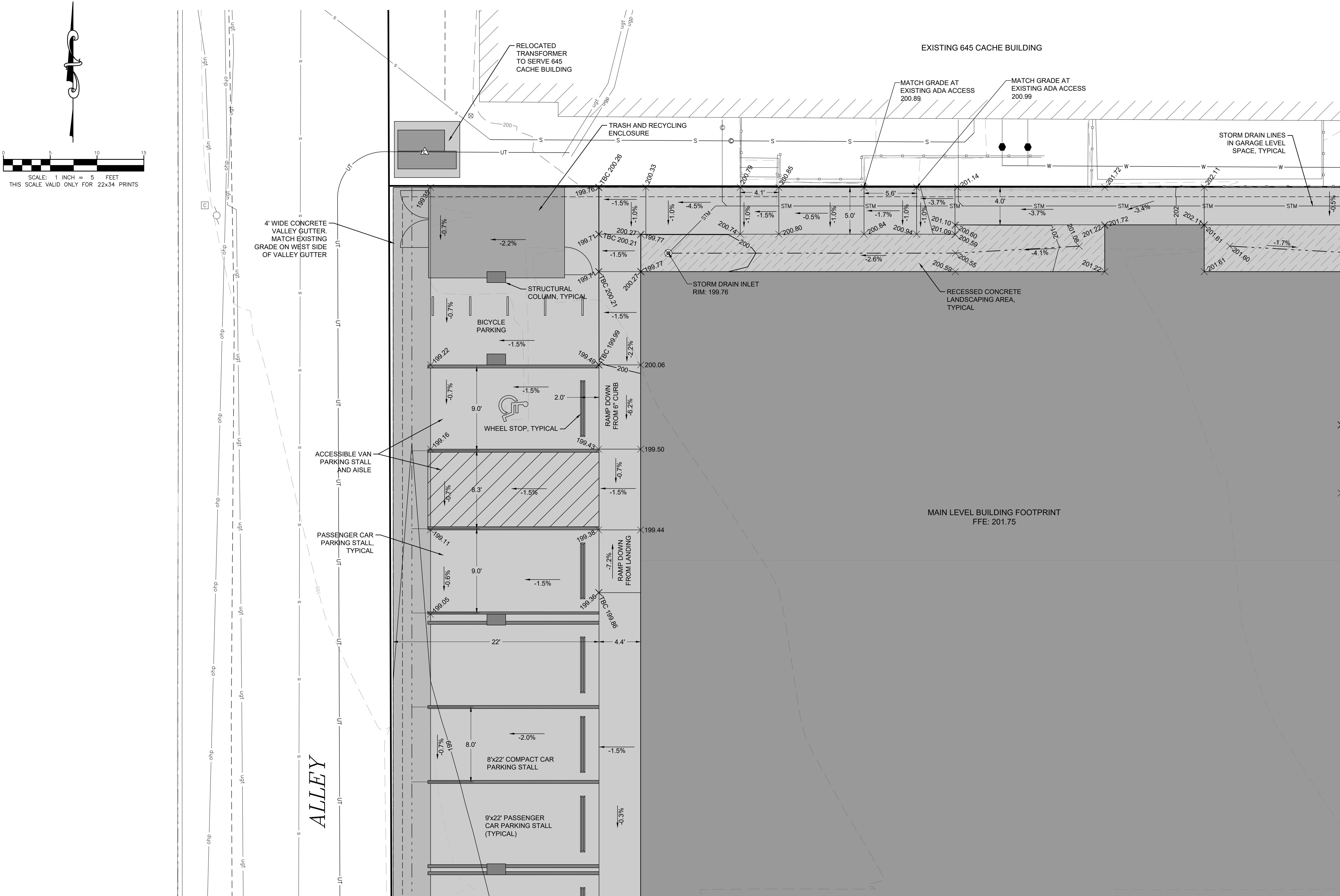
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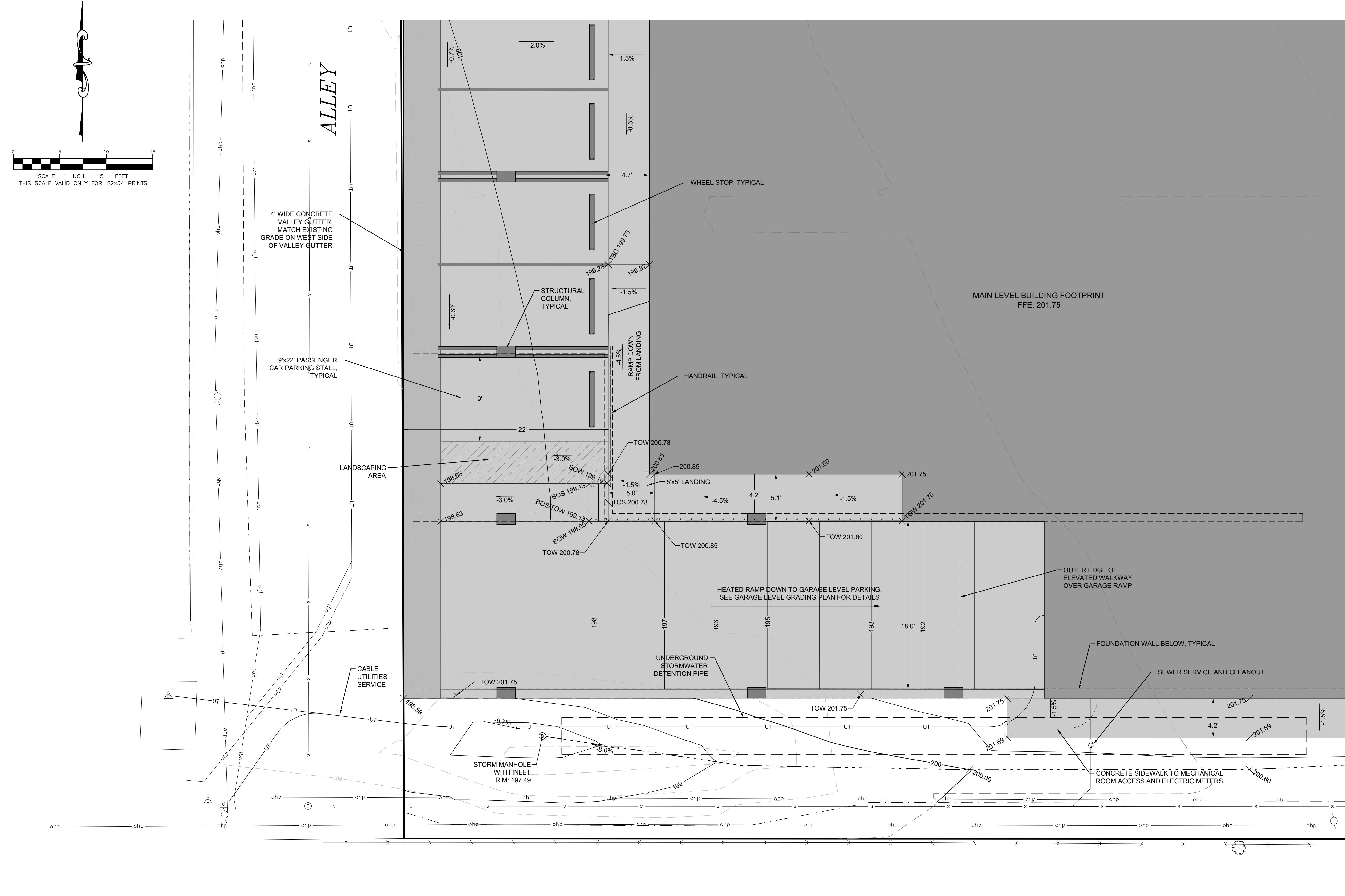
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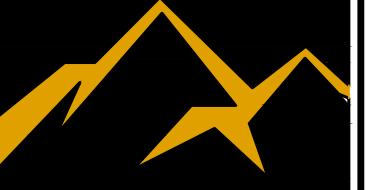
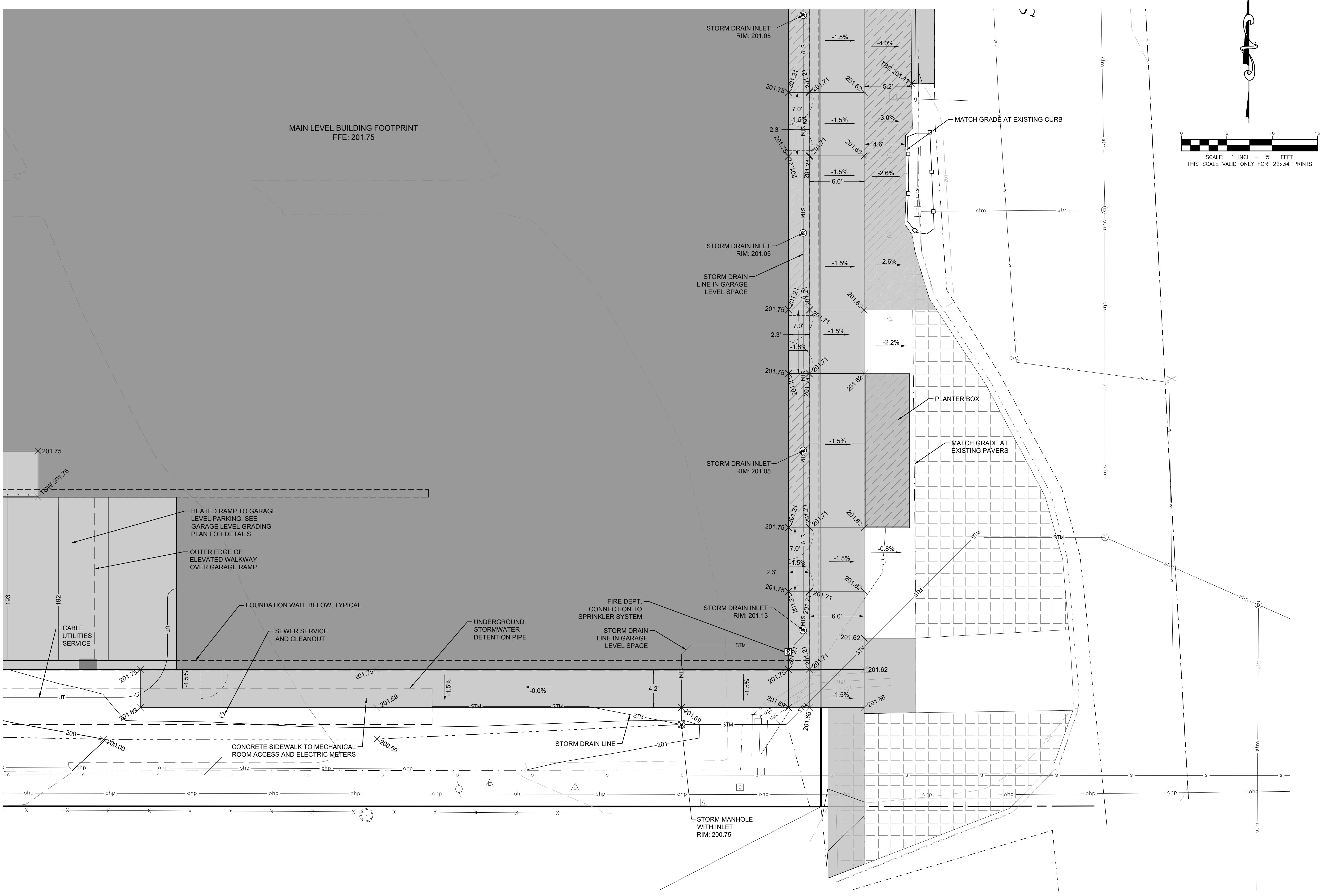
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22155

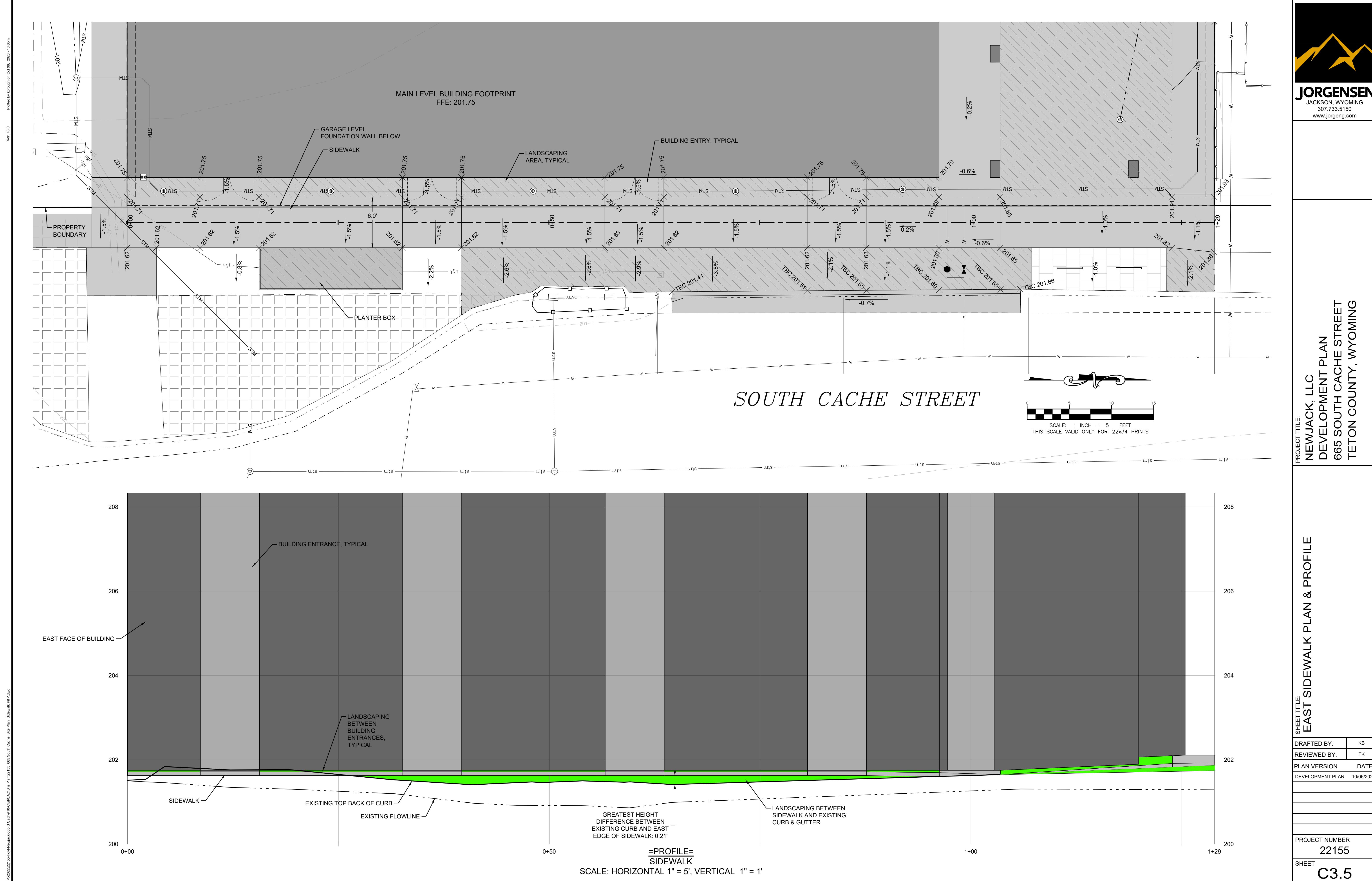
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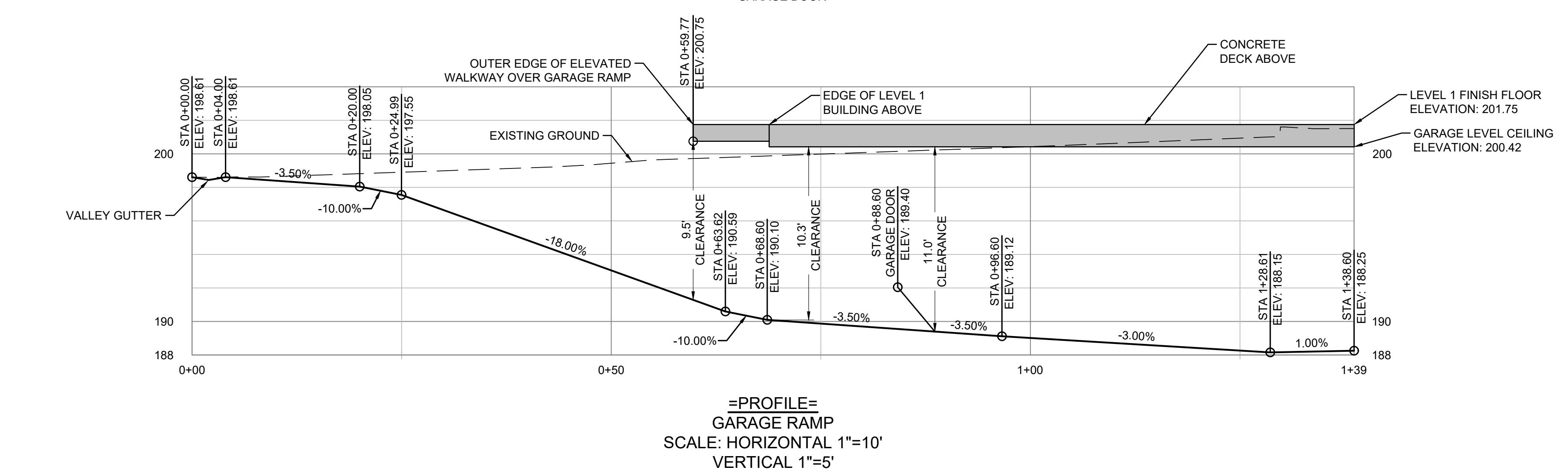
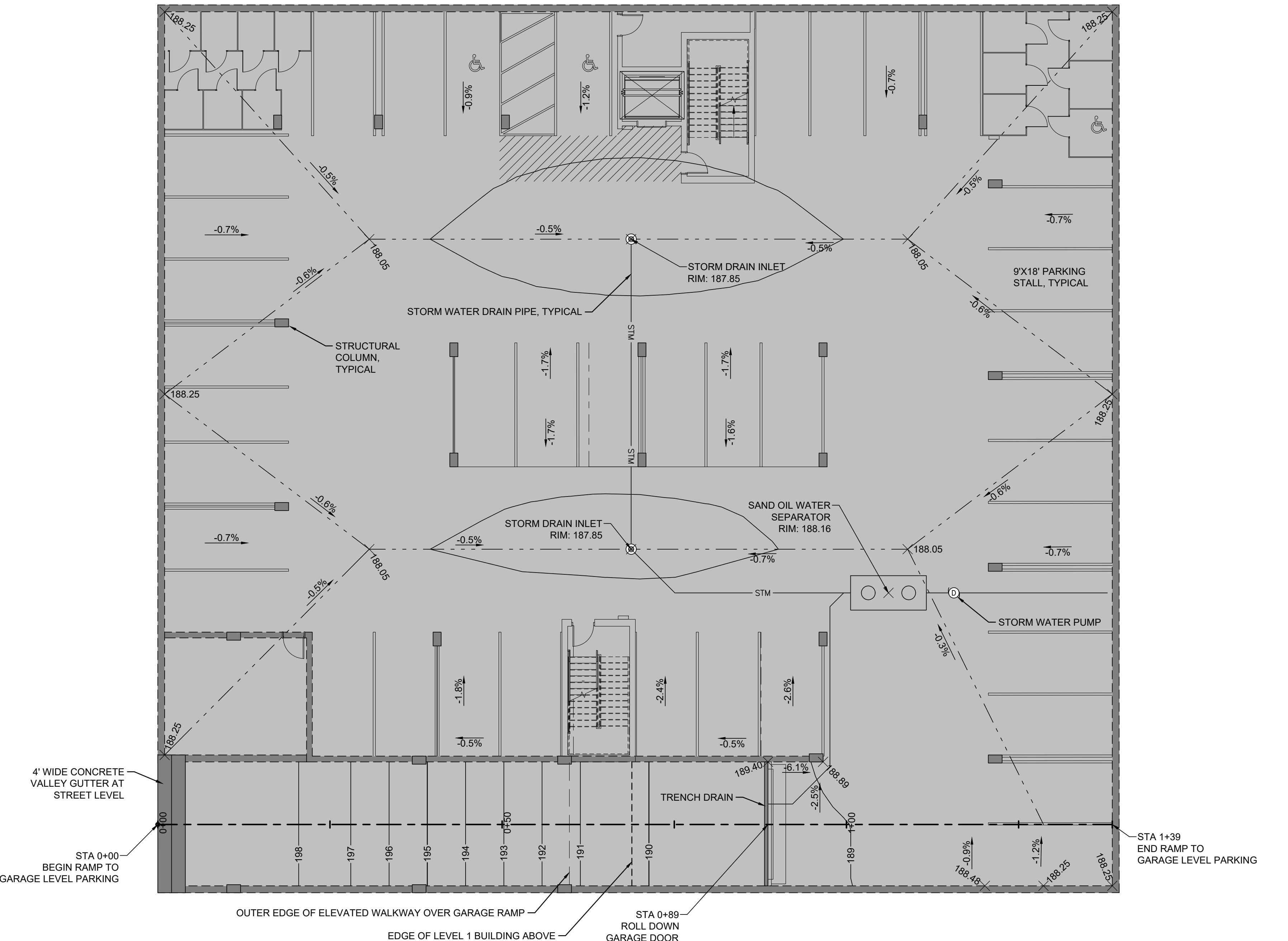










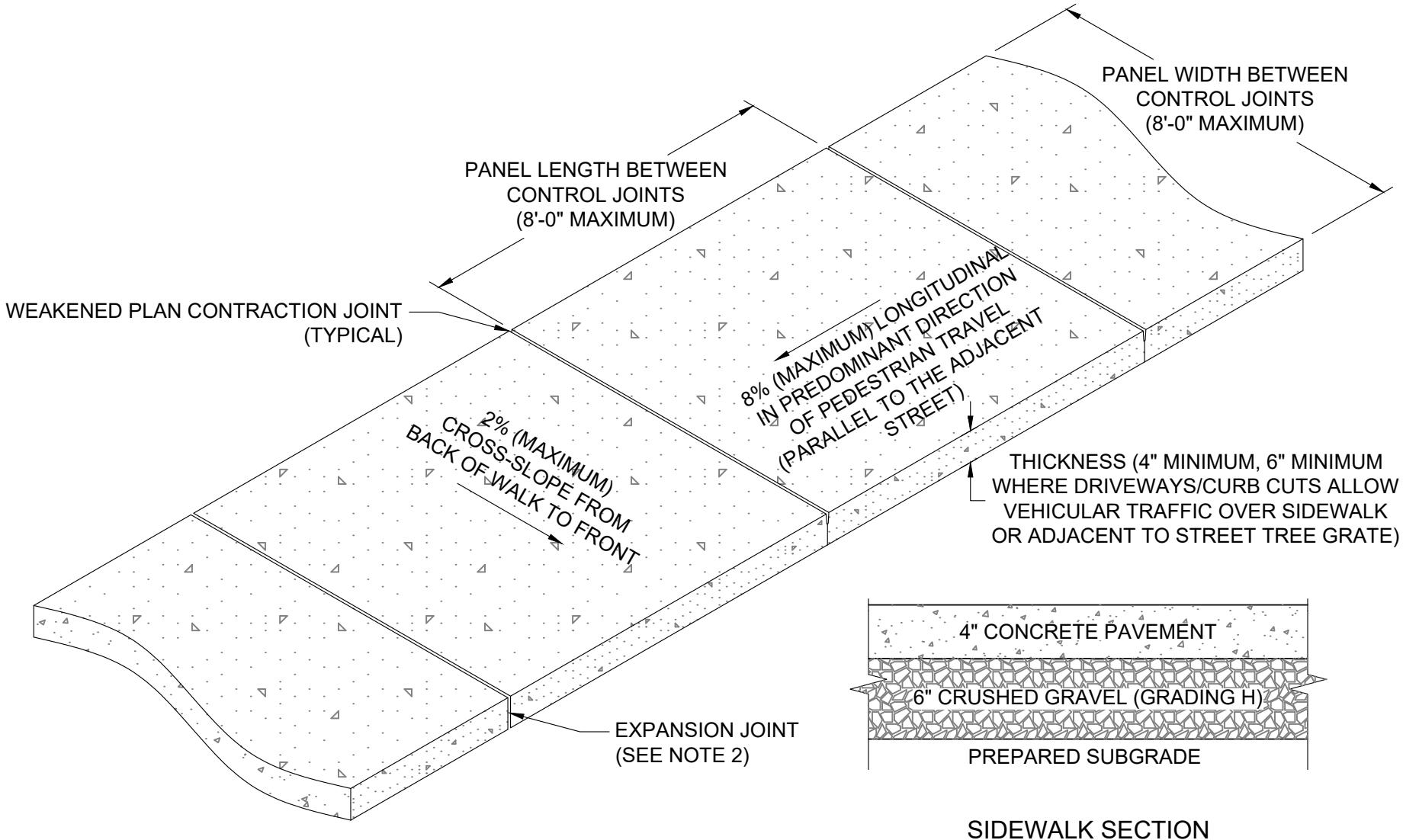


SHEET TITLE: GARAGE LEVEL GRADING PLAN

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

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023
PROJECT NUMBER	22155
SHEET	C3.6

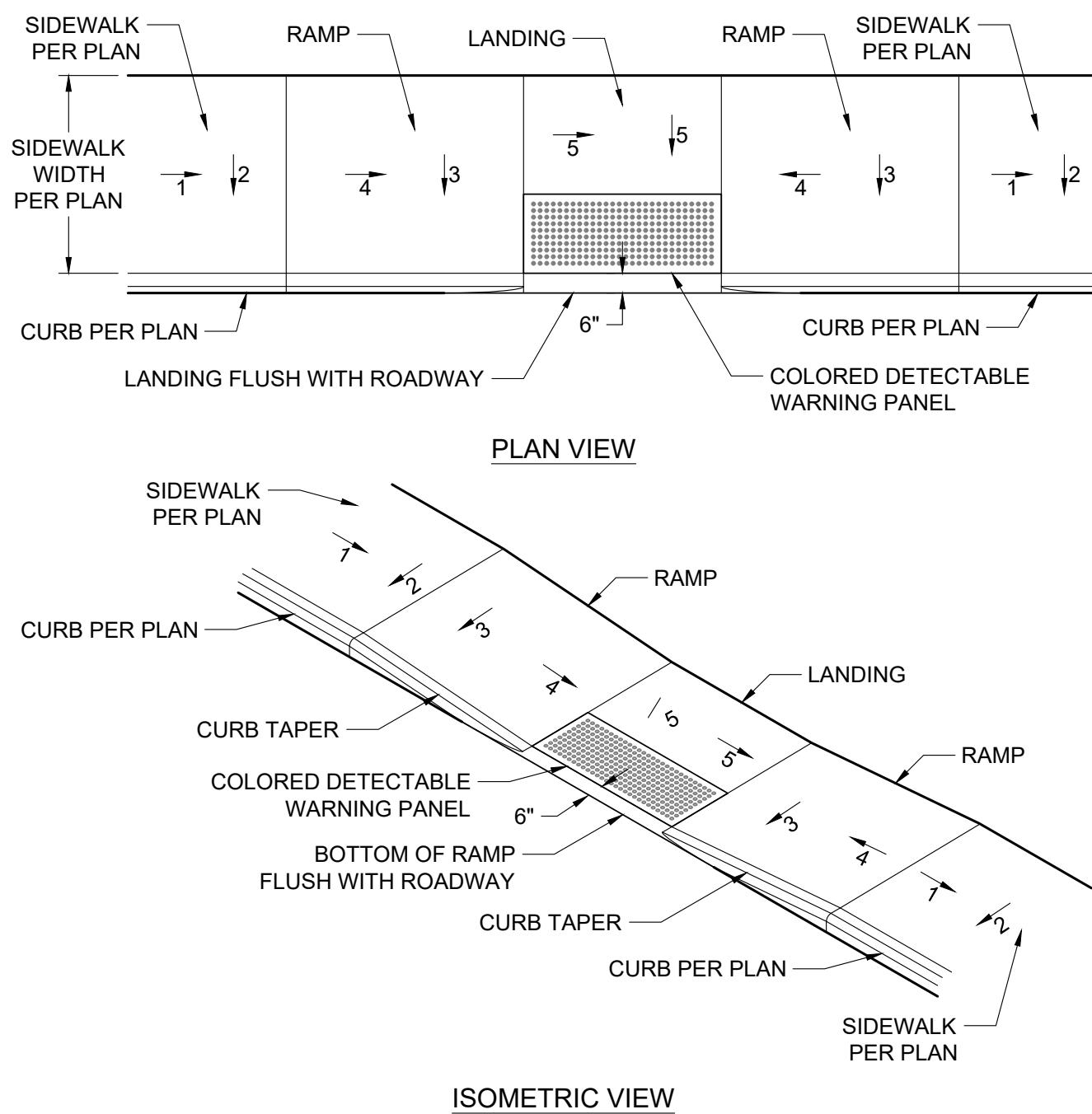




NOTE

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 REQUIRED. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

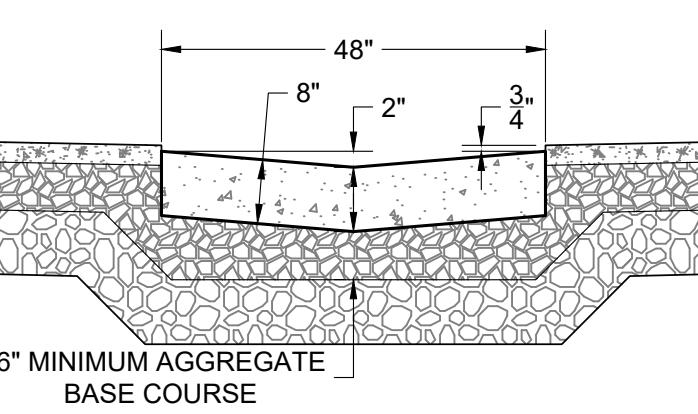
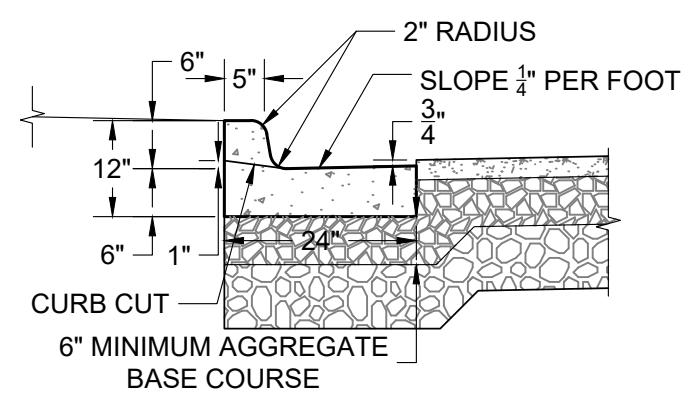
1 C4.0 TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE TOJ ST-127



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

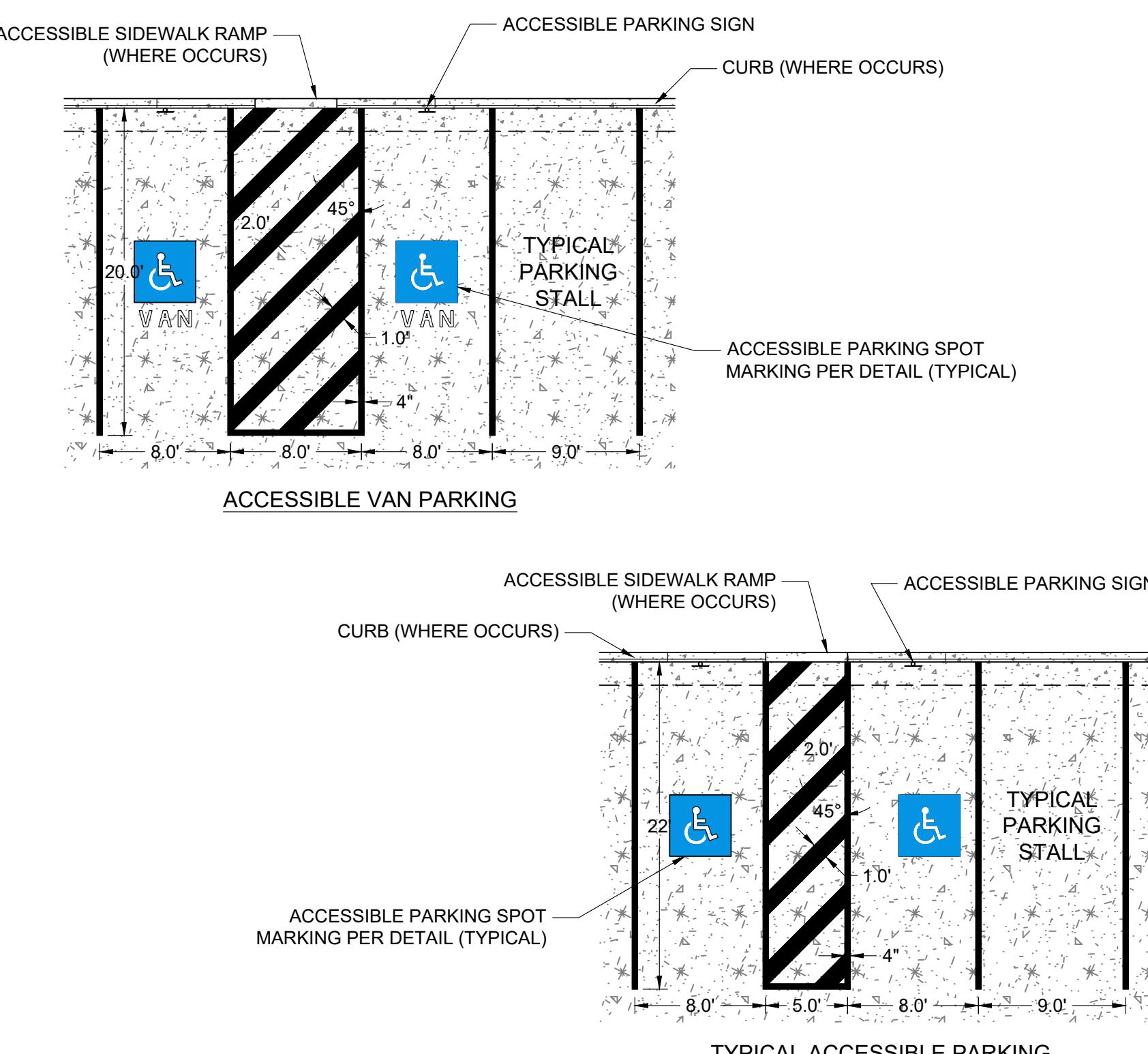
4 C4.0 TWO WAY ACCESSIBLE SIDEWALK RAMP DETAIL
NOT TO SCALE RAMP PARALLEL TO ROAD



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.

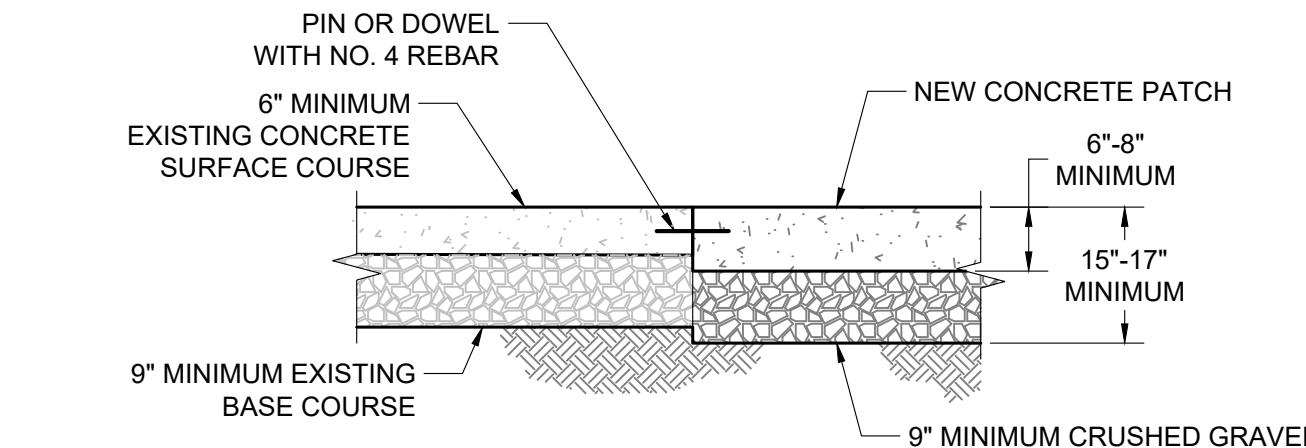
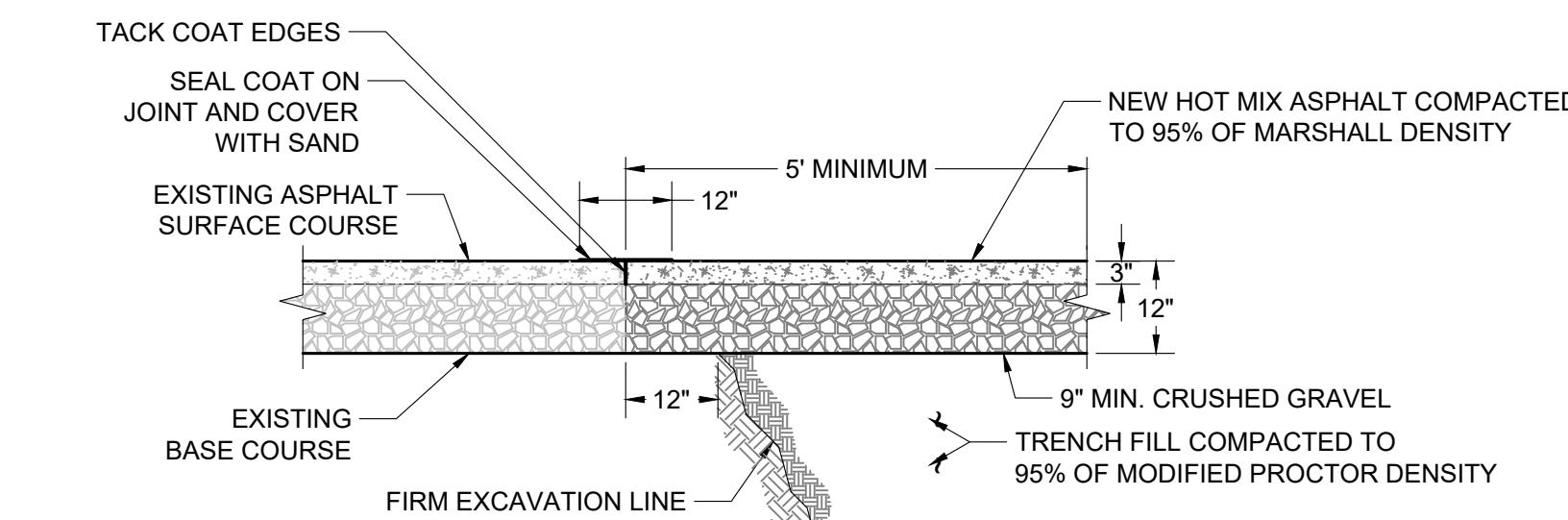
2 C4.0 CURB SECTION DETAIL
NOT TO SCALE



NOTE

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

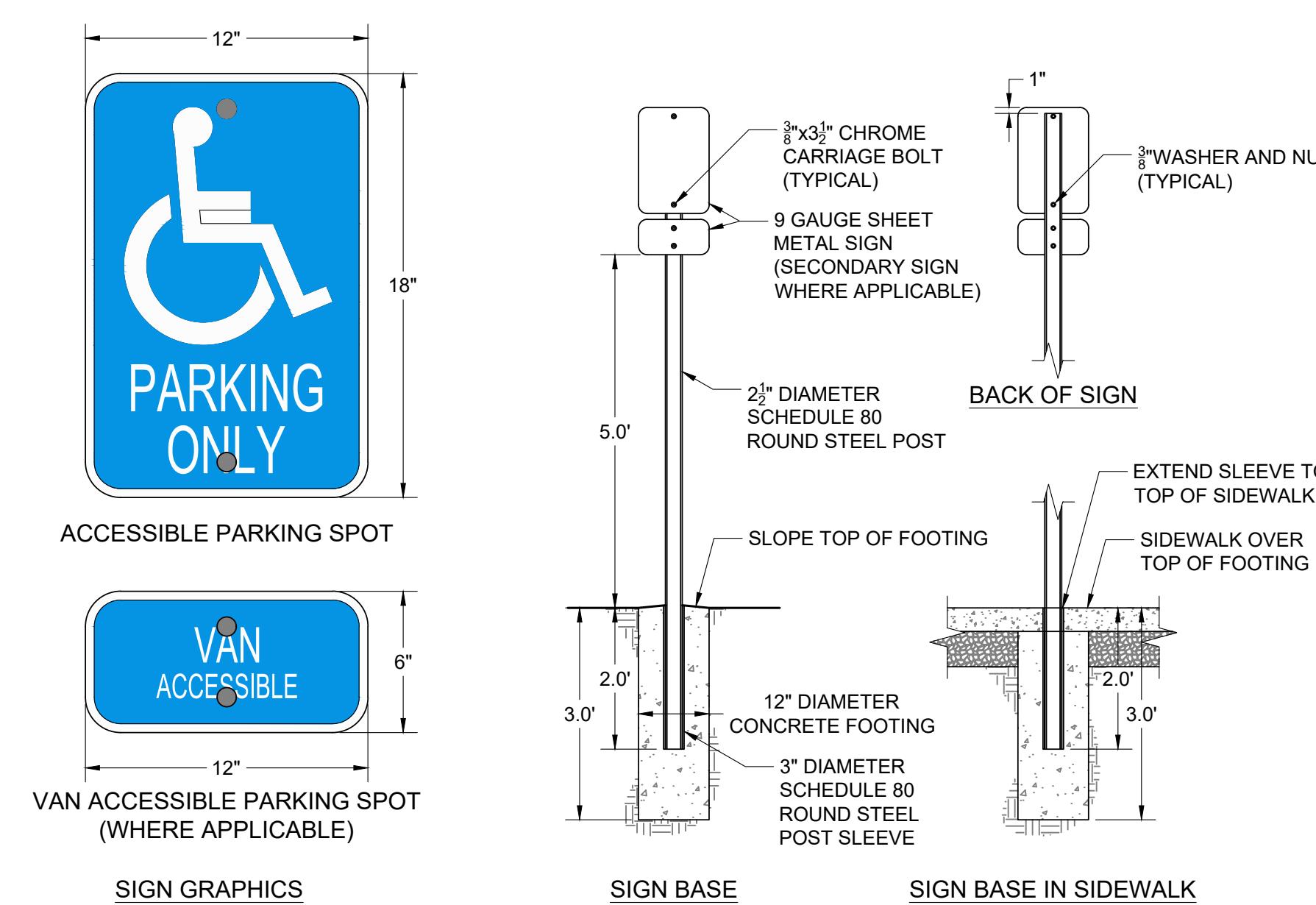
5 C4.0 ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE



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 THAN 1 1/2" IN THICKNESS, AND COMPAKTED 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 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

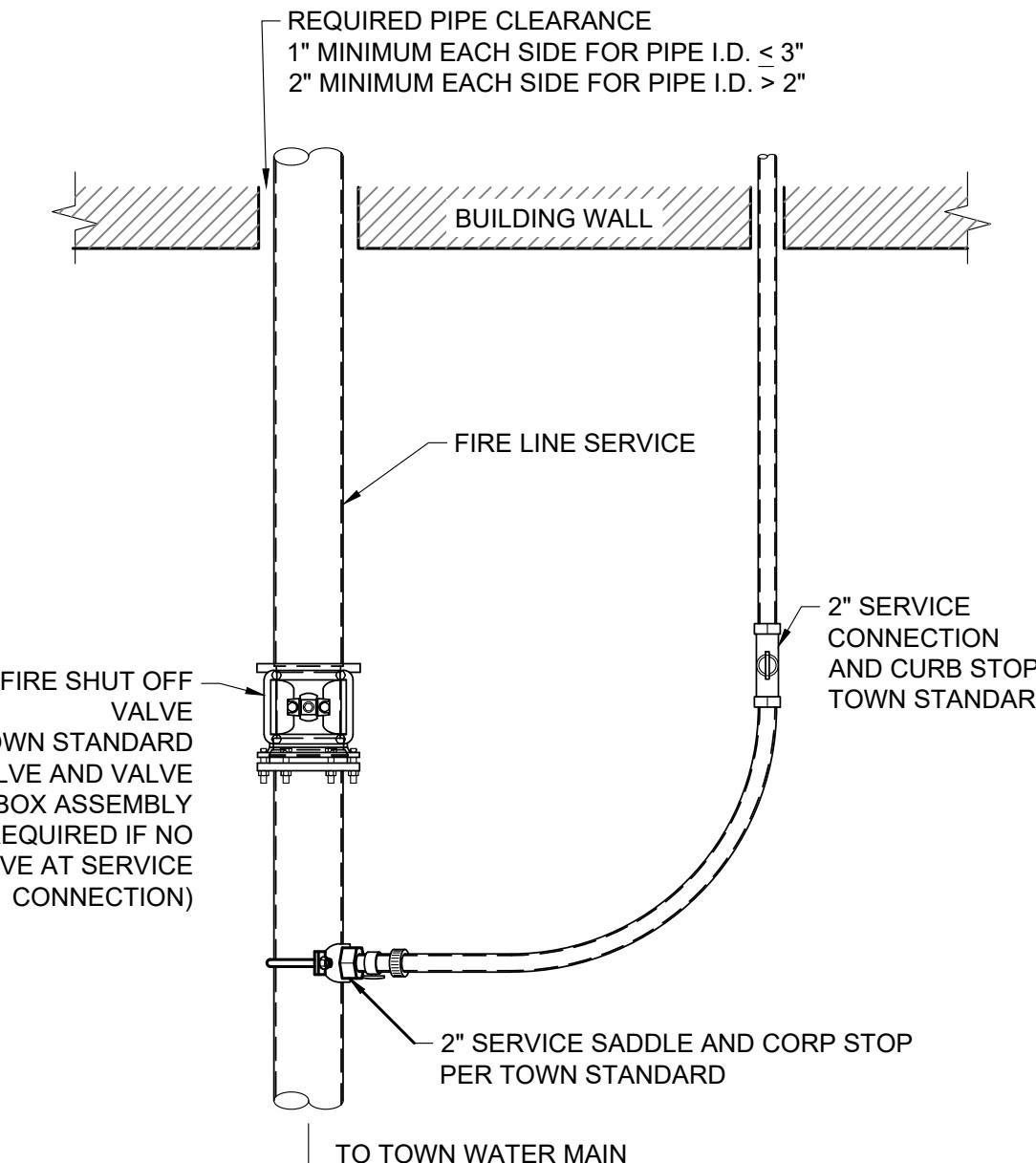
3 C4.0 CONCRETE AND ASPHALT PATCH DETAIL
NOT TO SCALE TOJ ST-118



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

SHEET TITLE:
ROAD DETAILS

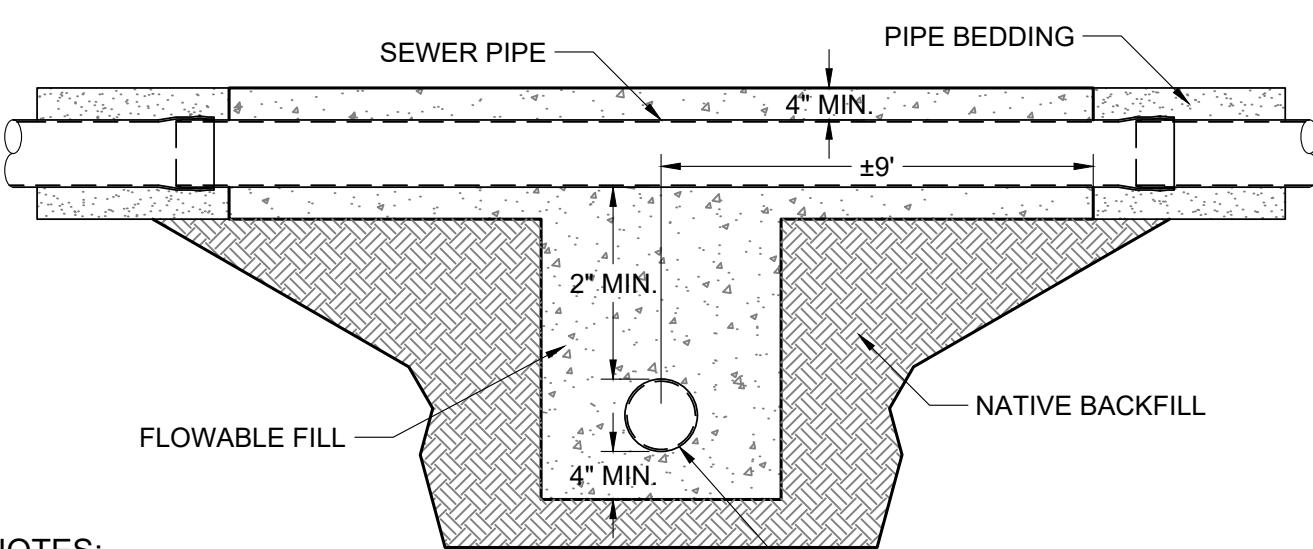
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REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023
PROJECT NUMBER	22155
SHEET	C4.0



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



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).

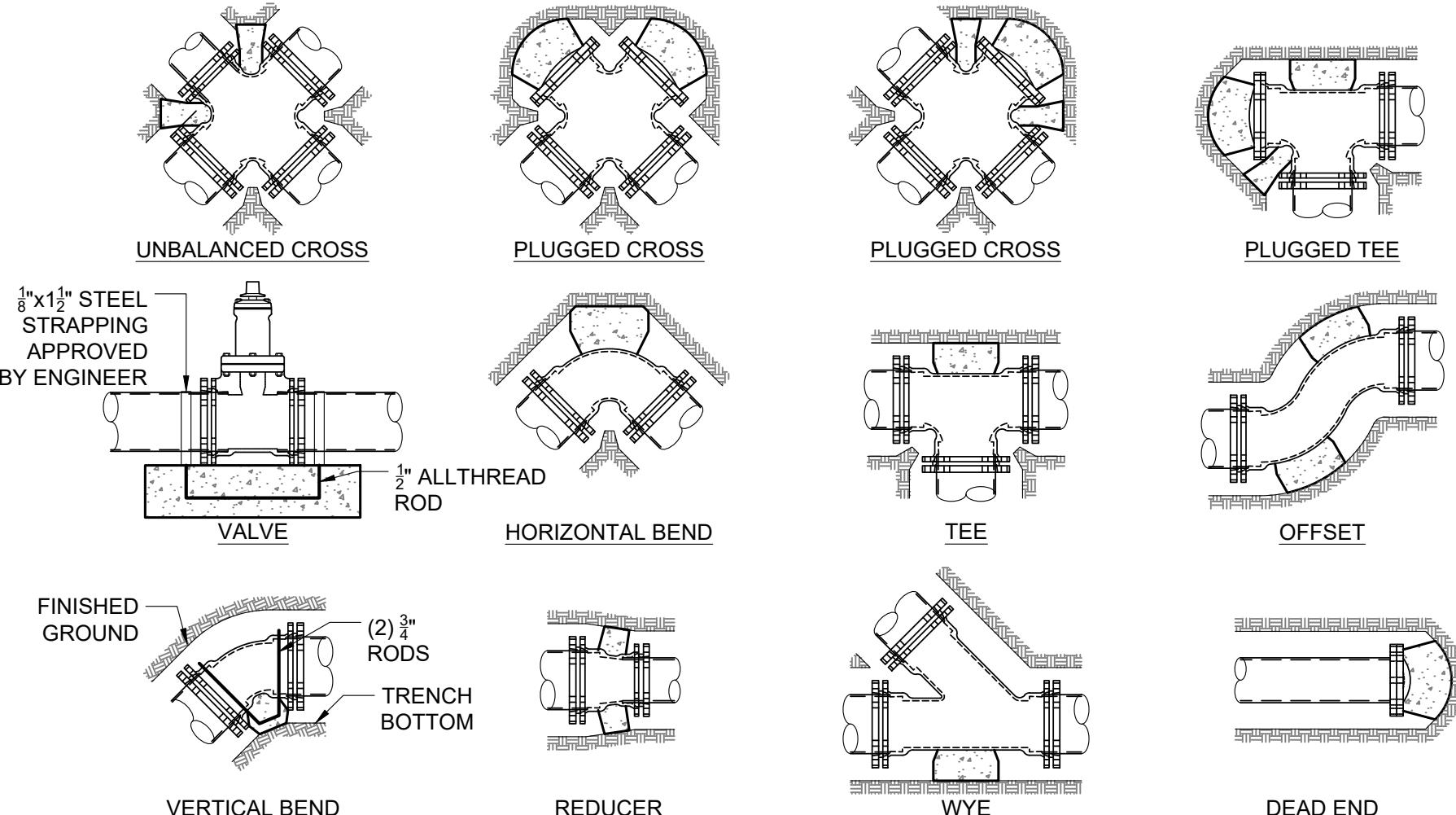
CROSSING:

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



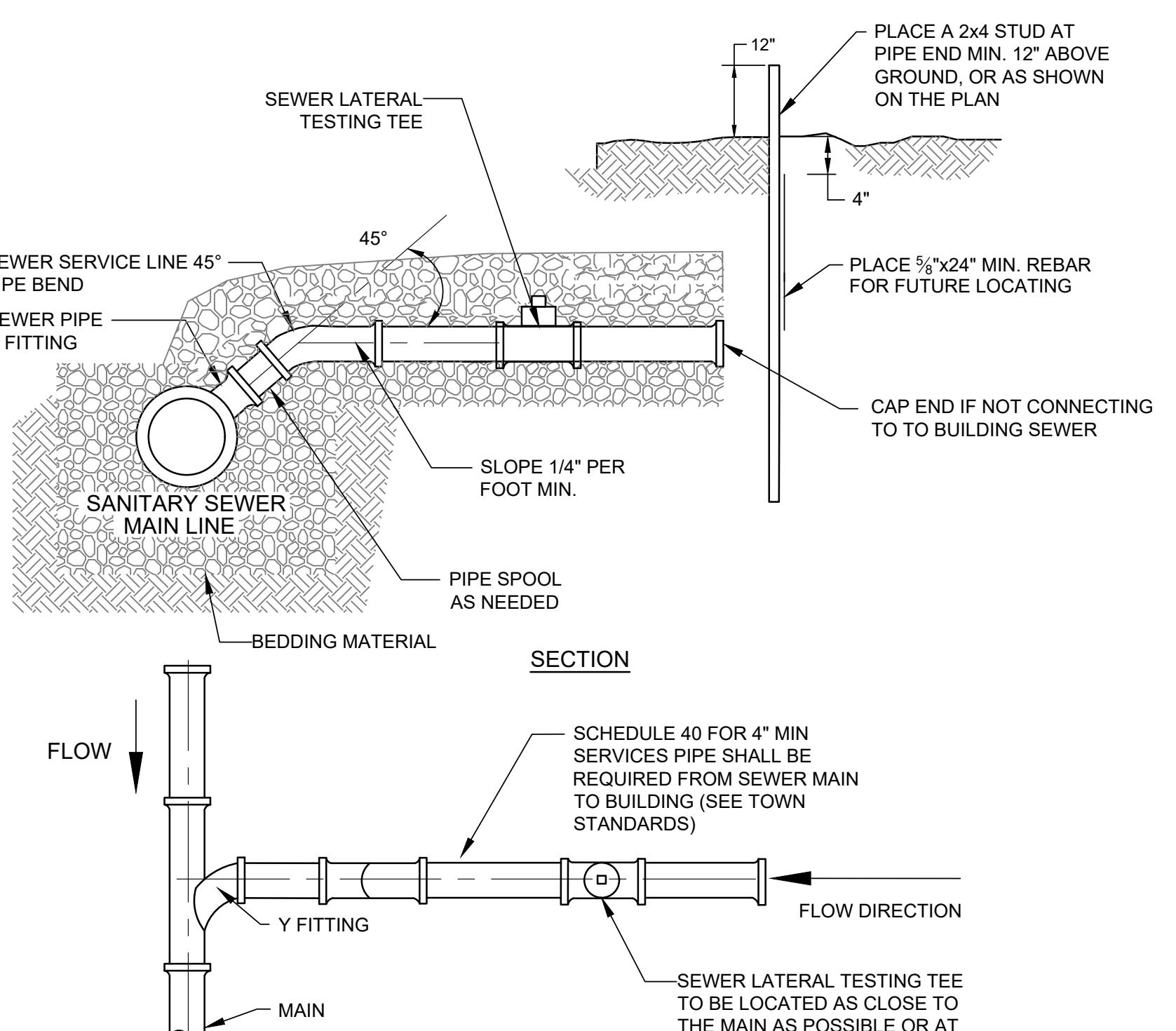
MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES										
FITTING SIZE	TEES AND PLUGS		90° BENDS		45° BENDS AND WYES		REDUCERS AND 22 1/2° BENDS		11 1/2° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-10"	1'-7"	0'-10"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"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

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 POLYETHYLENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE



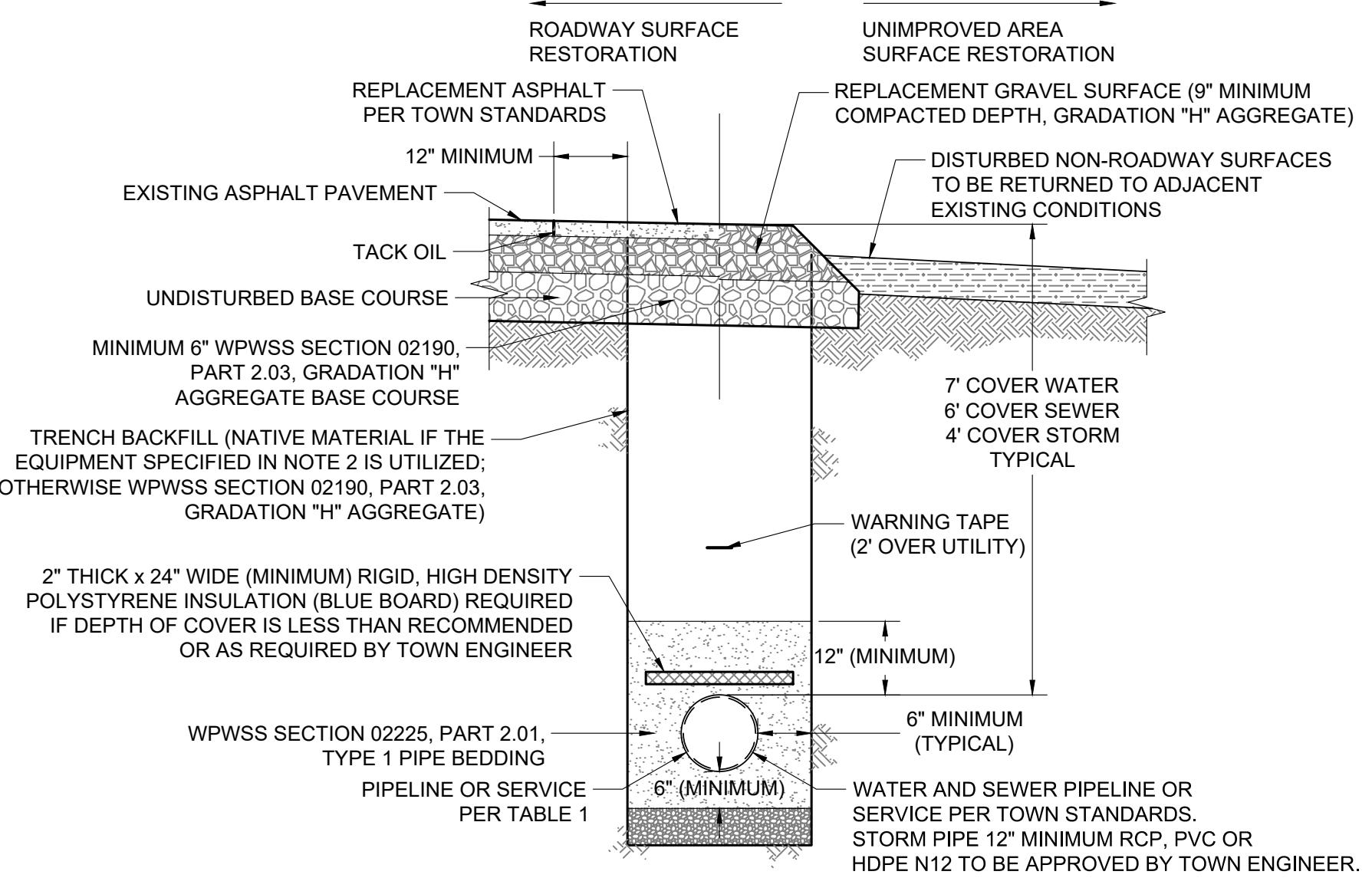
2 C4.1 THRUST BLOCK DETAIL
NOT TO SCALE TOJ W-111



NOTES:

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.

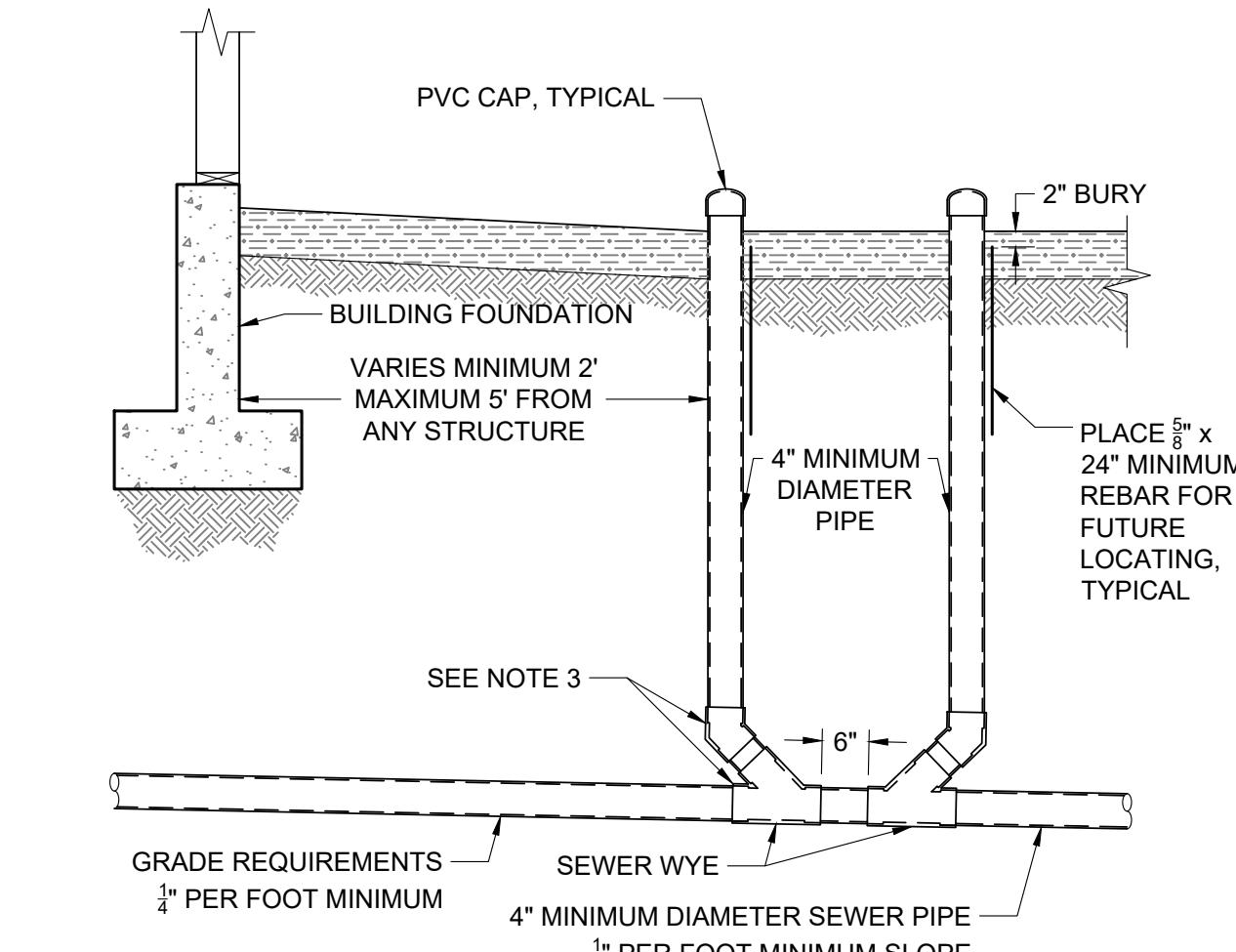
5 C4.1 SANITARY SEWER SERVICE
NOT TO SCALE TOJ SS-111



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.

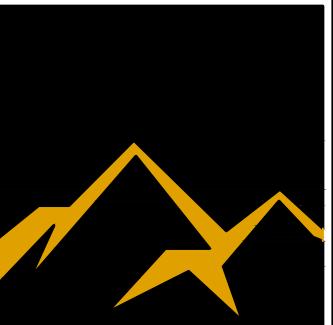
3 C4.1 PIPE TRENCH DETAIL
NOT TO SCALE TOJ W-100, SS-100, STM-100



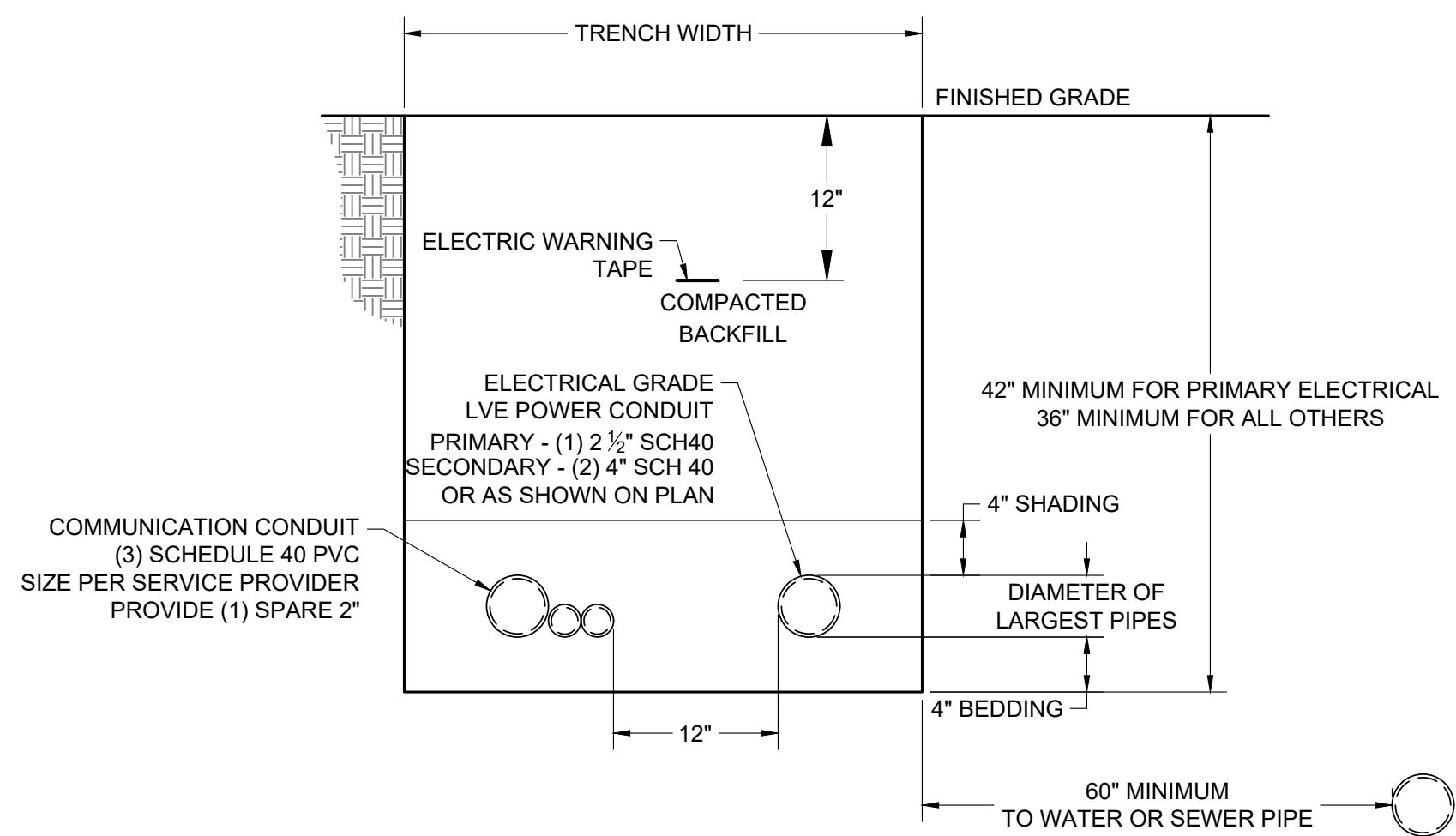
NOTE

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

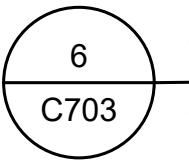


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GENERAL NOTES:

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 $\frac{1}{4}$ " 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.



TYPICAL UTILITY TRENCH DETAIL

NOT TO SCALE

NOT TO SCALE

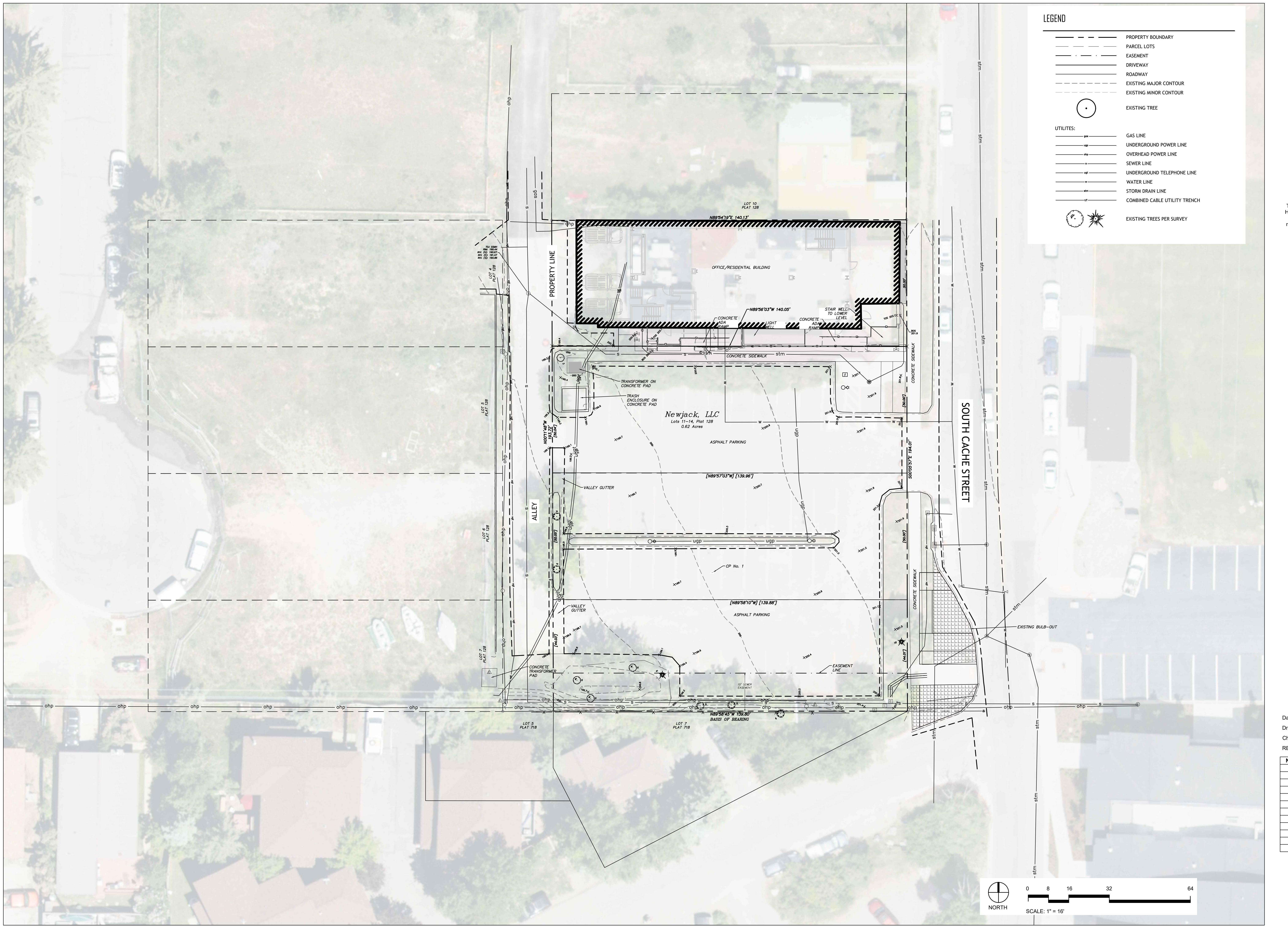
PROJECT TITLE:
**NEWJACK, LLC
DEVELOPMENT PLAN
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING**

HEET TITLE: MISCELLANEOUS DETAILS

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

PROJECT NUMBER
22155

SHEET



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JACKSON, WY 83001

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LEGEND

————— — — — — — — —	PROPERTY BOUNDARY
————— — — — — — — —	PARCEL LOTS
————— . — — — . — — —	EASEMENT
————— — — — — — — —	DRIVEWAY
————— — — — — — — —	ROADWAY
————— — — — — — — —	EXISTING MAJOR CONTOUR
————— — — — — — — —	EXISTING MINOR CONTOUR
	EXISTING TREE
 UTILITES:	
————— gas —————	GAS LINE
————— ugp —————	UNDERGROUND POWER LINE
————— ohp —————	OVERHEAD POWER LINE
————— s —————	SEWER LINE
————— ugt —————	UNDERGROUND TELEPHONE LINE
————— w —————	WATER LINE
————— stm —————	STORM DRAIN LINE
————— ut —————	COMBINED CABLE UTILITY TRENCH
	EXISTING TREES PER SURVEY
	

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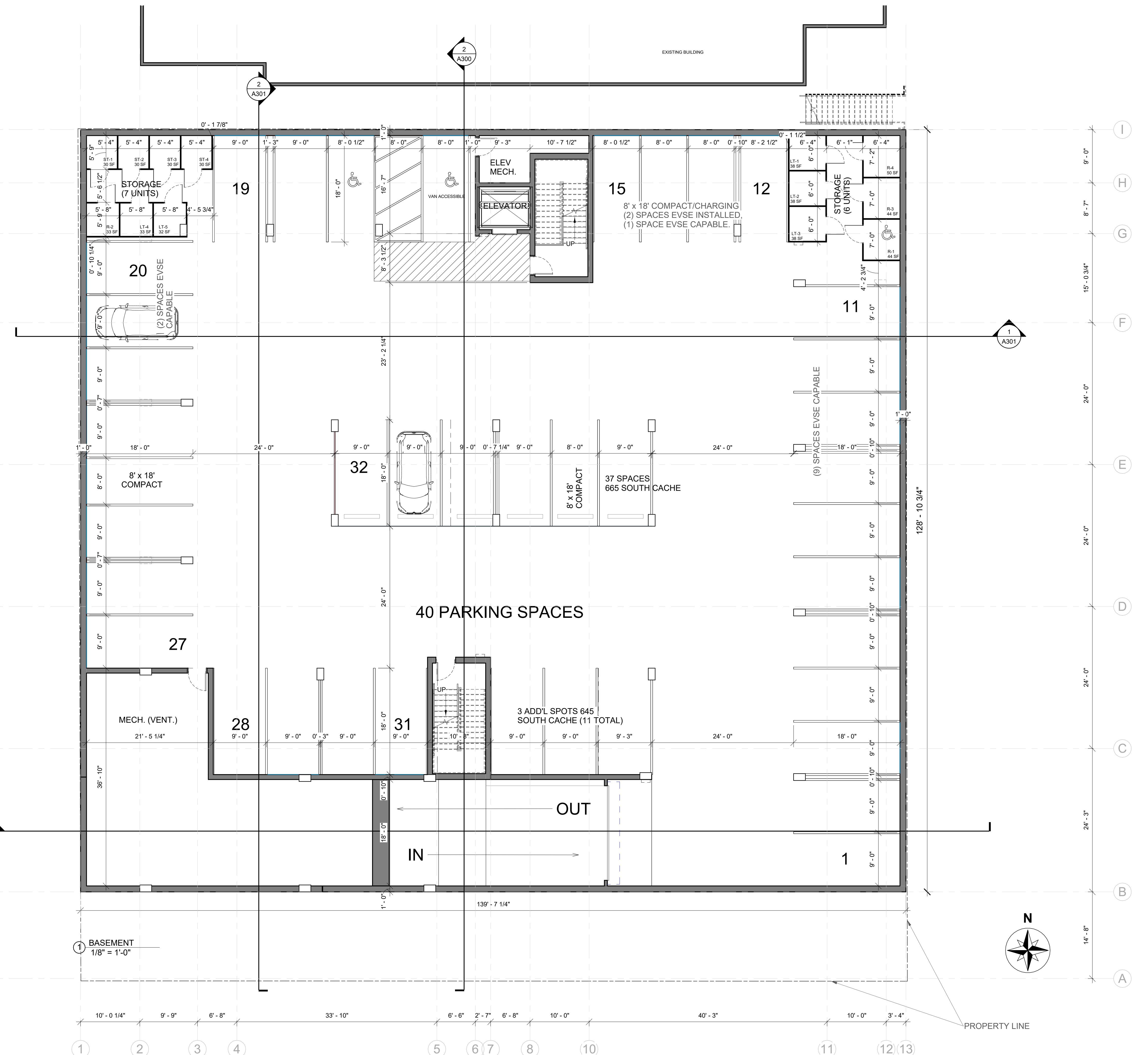
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awn by MHA
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CONTEXT PLAN

L0.2



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DEVELOPMENT PLAN SET

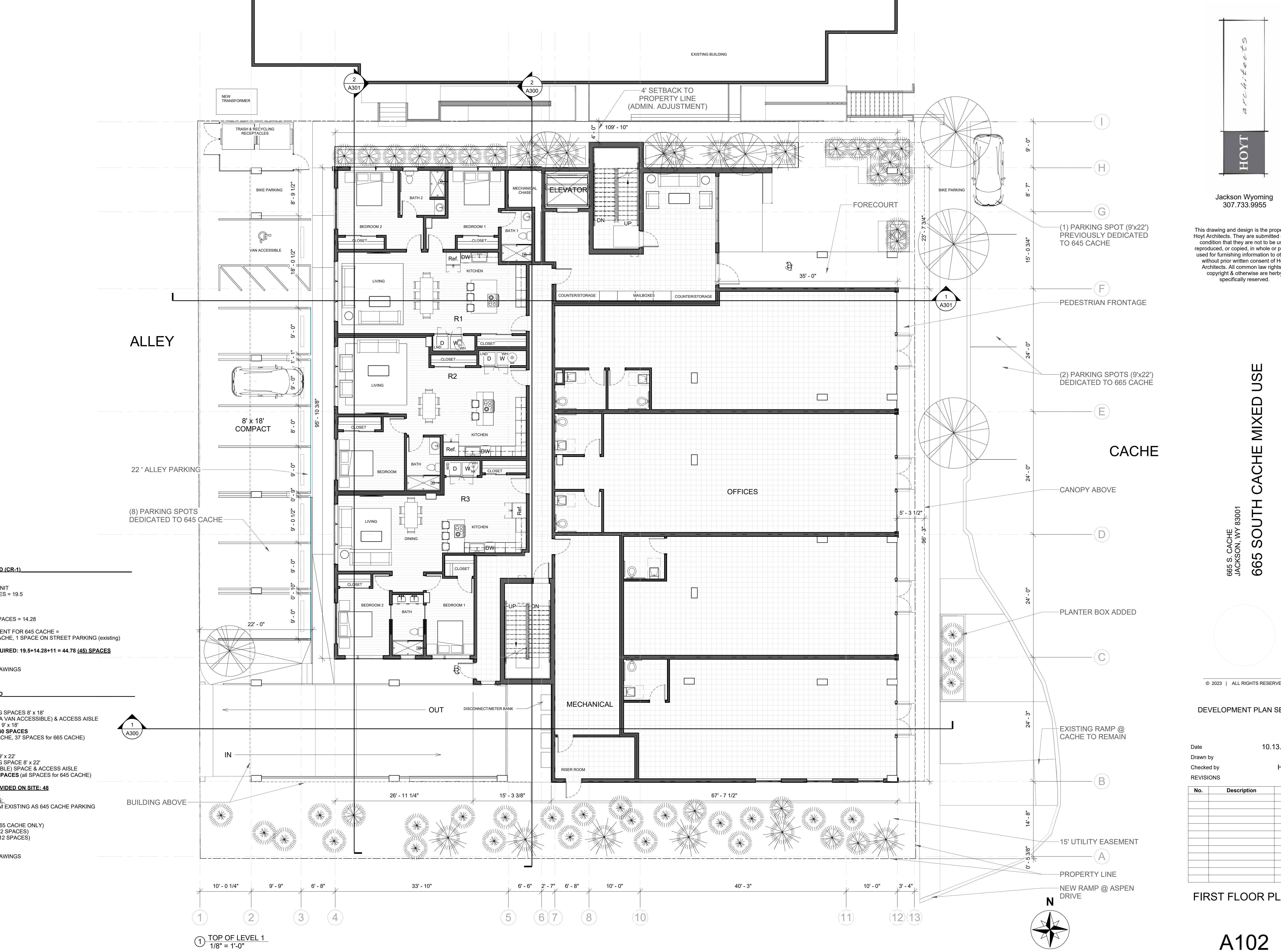
10.13.2023
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SEMENT FLOOR PLAN

A101

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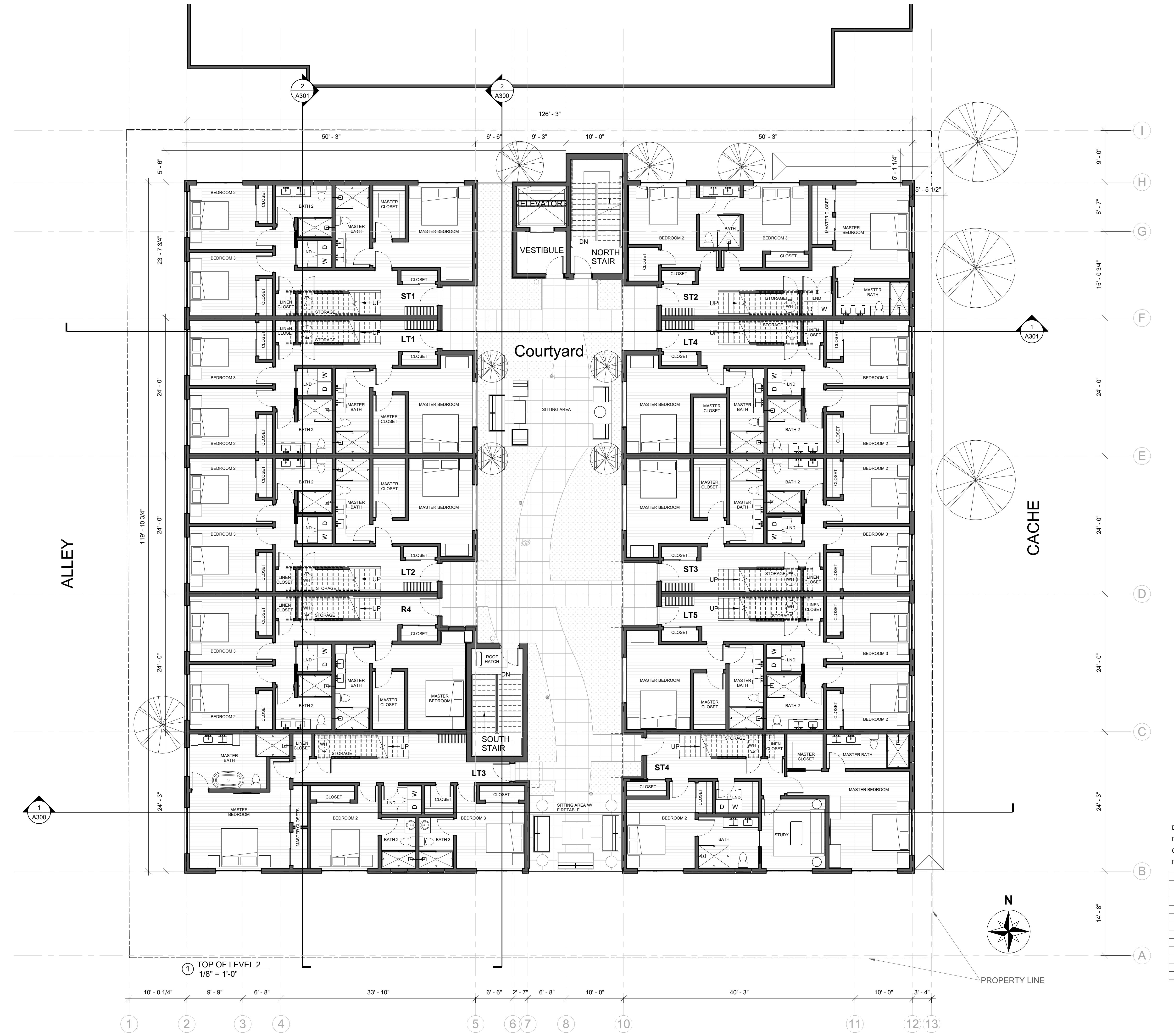
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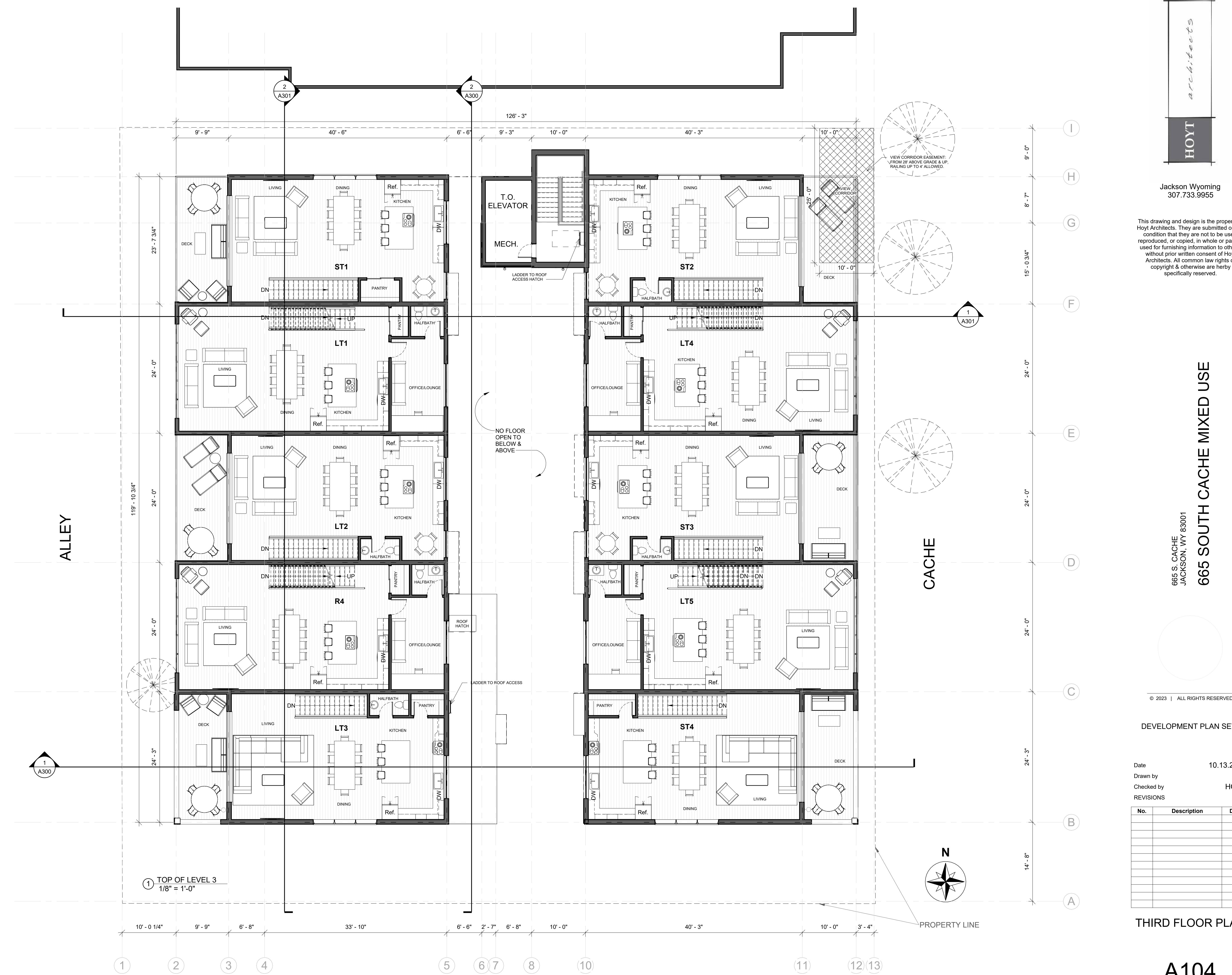
10.13.2023
by MB
HOY

SECOND FLOOR PLAN

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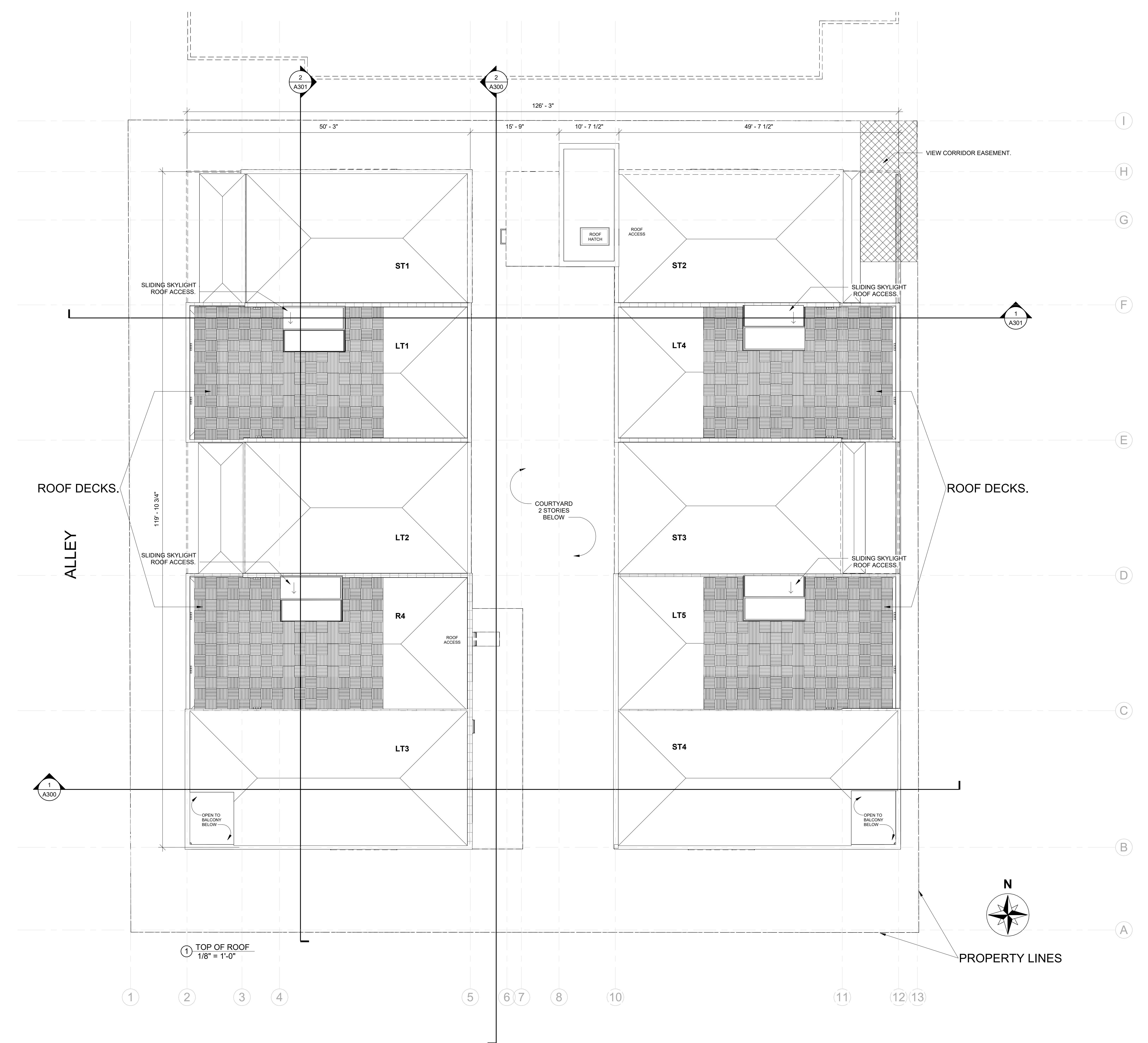
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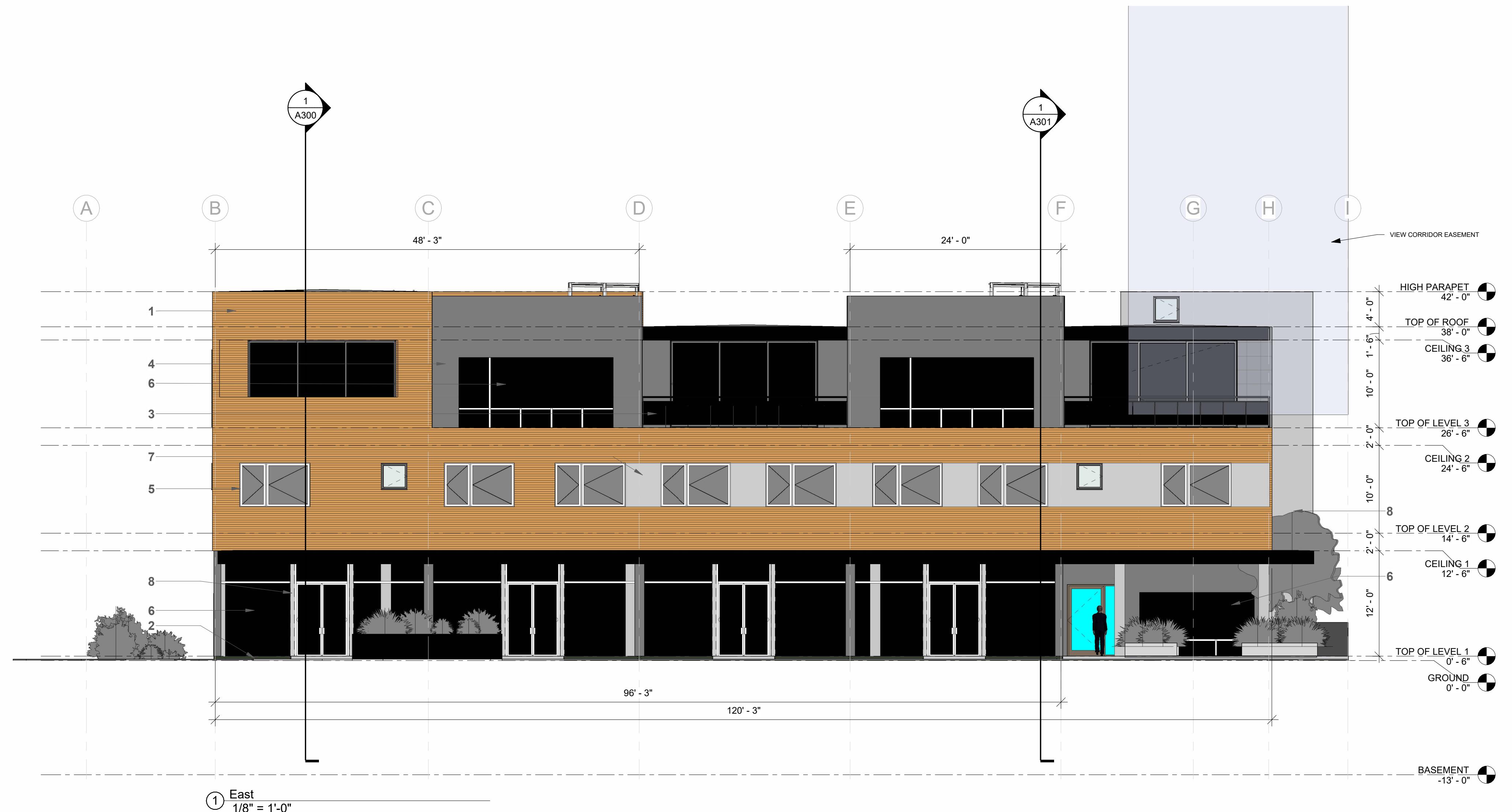
ROOF PLAN

A105

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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 64 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.



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EAST NORTH ELEVATIONS

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by HOY

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Description	Date

100% MONEY BACK

EAST NORTH

ELEVATIONS

A201

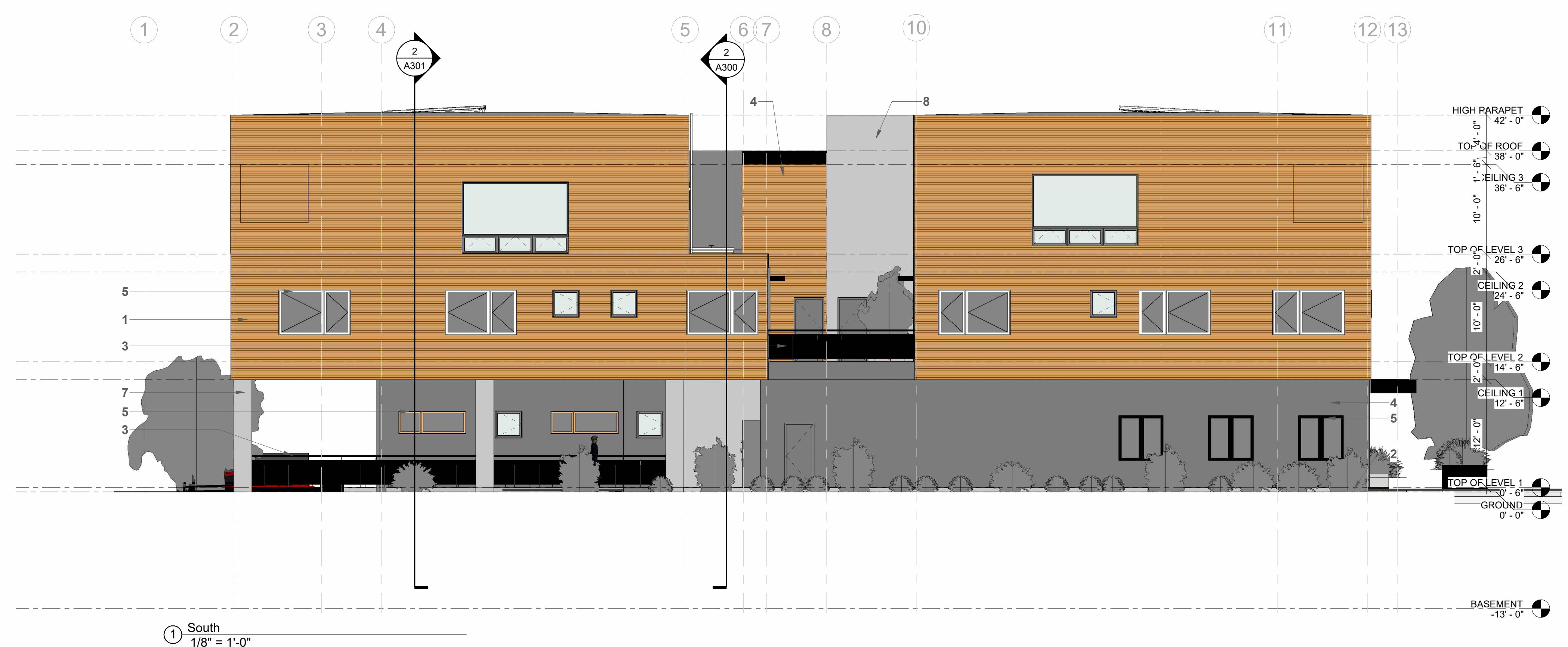


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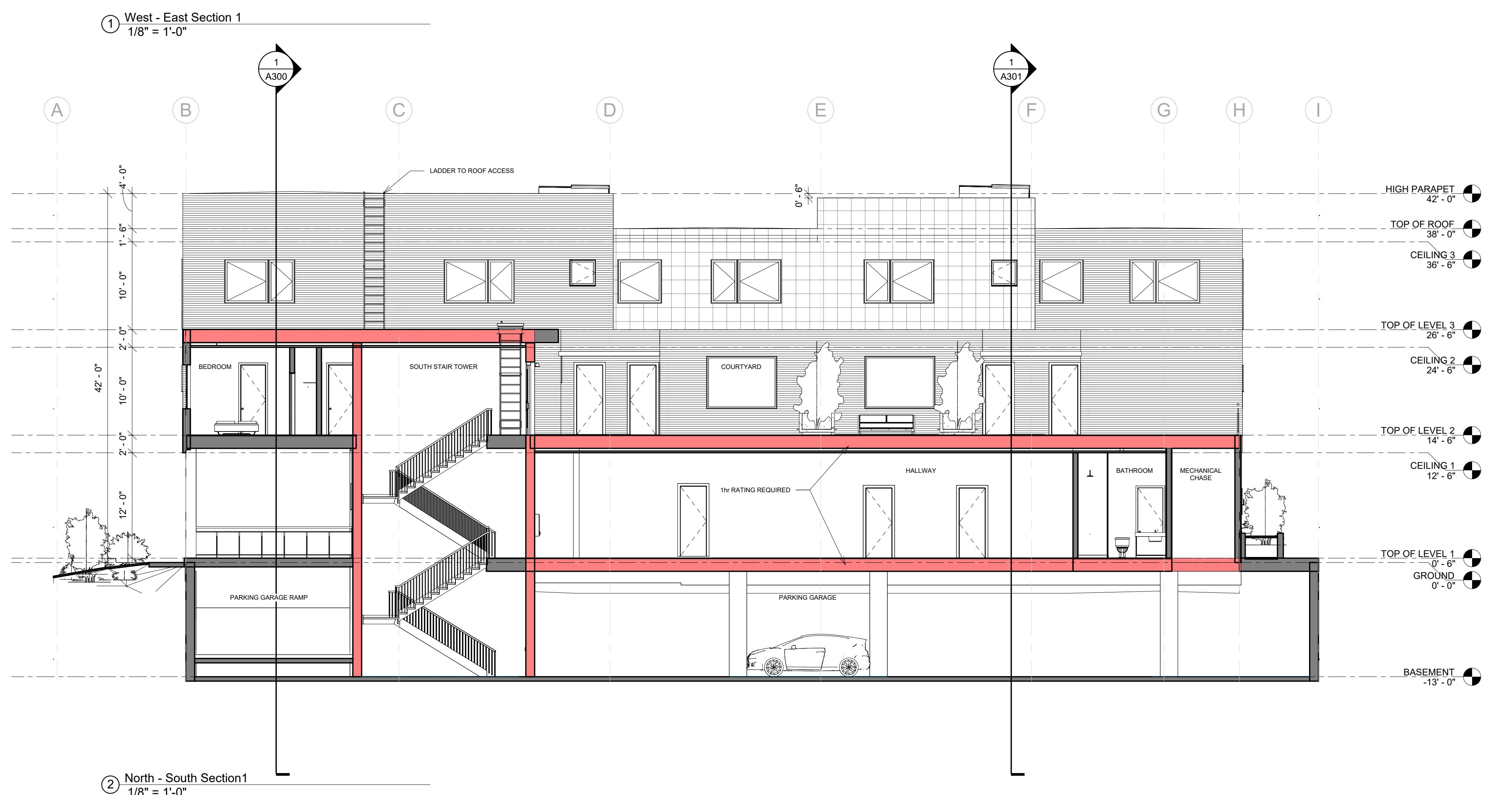
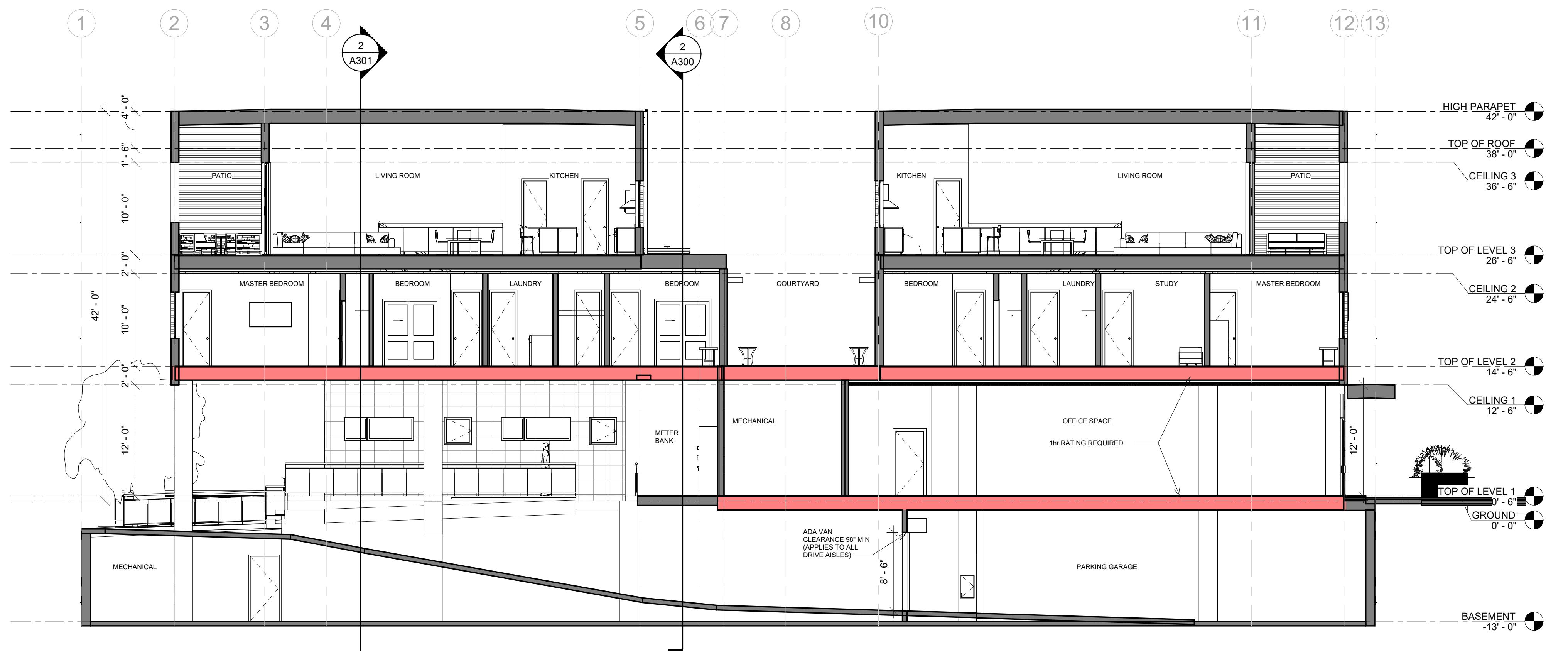
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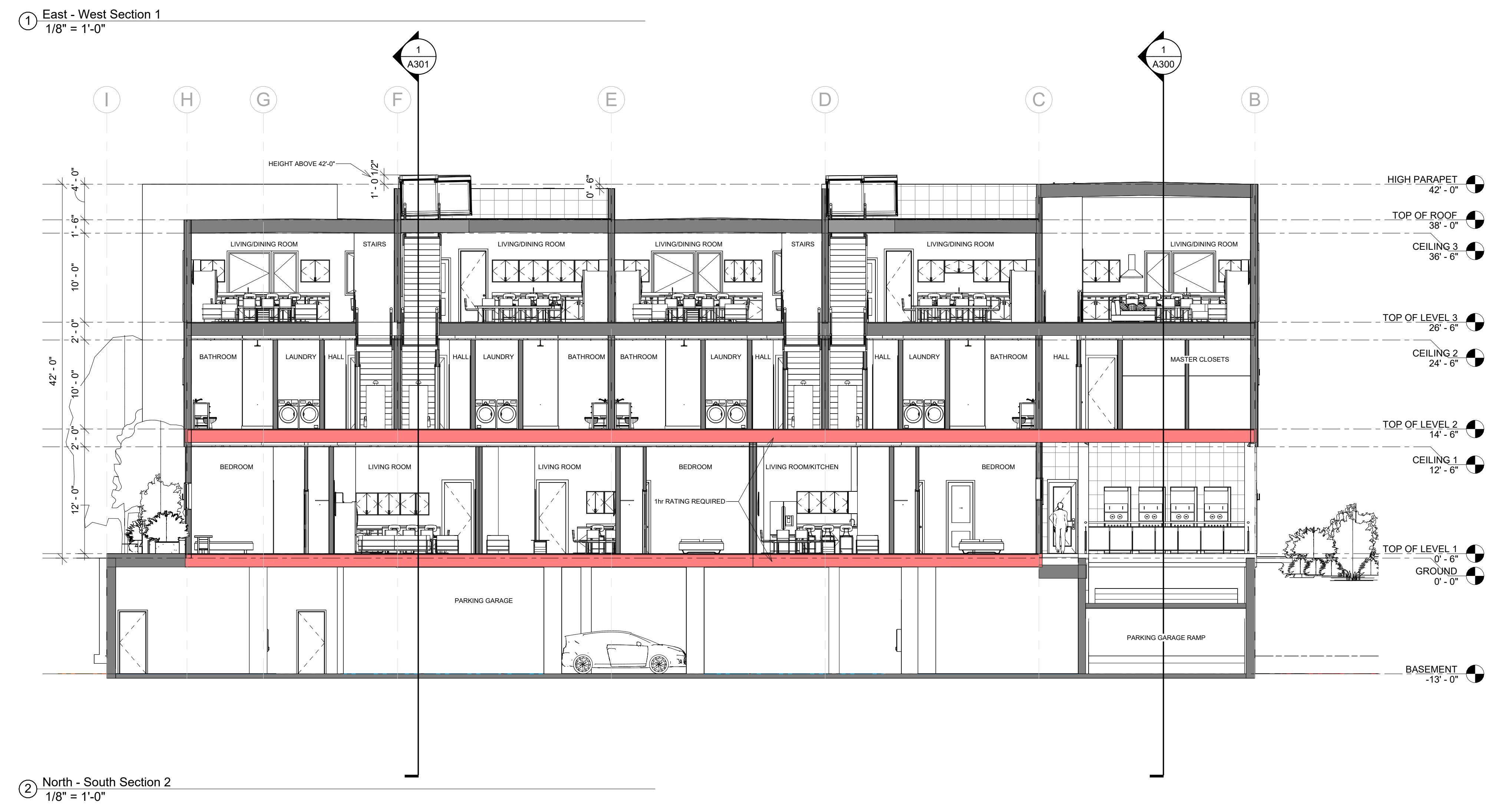
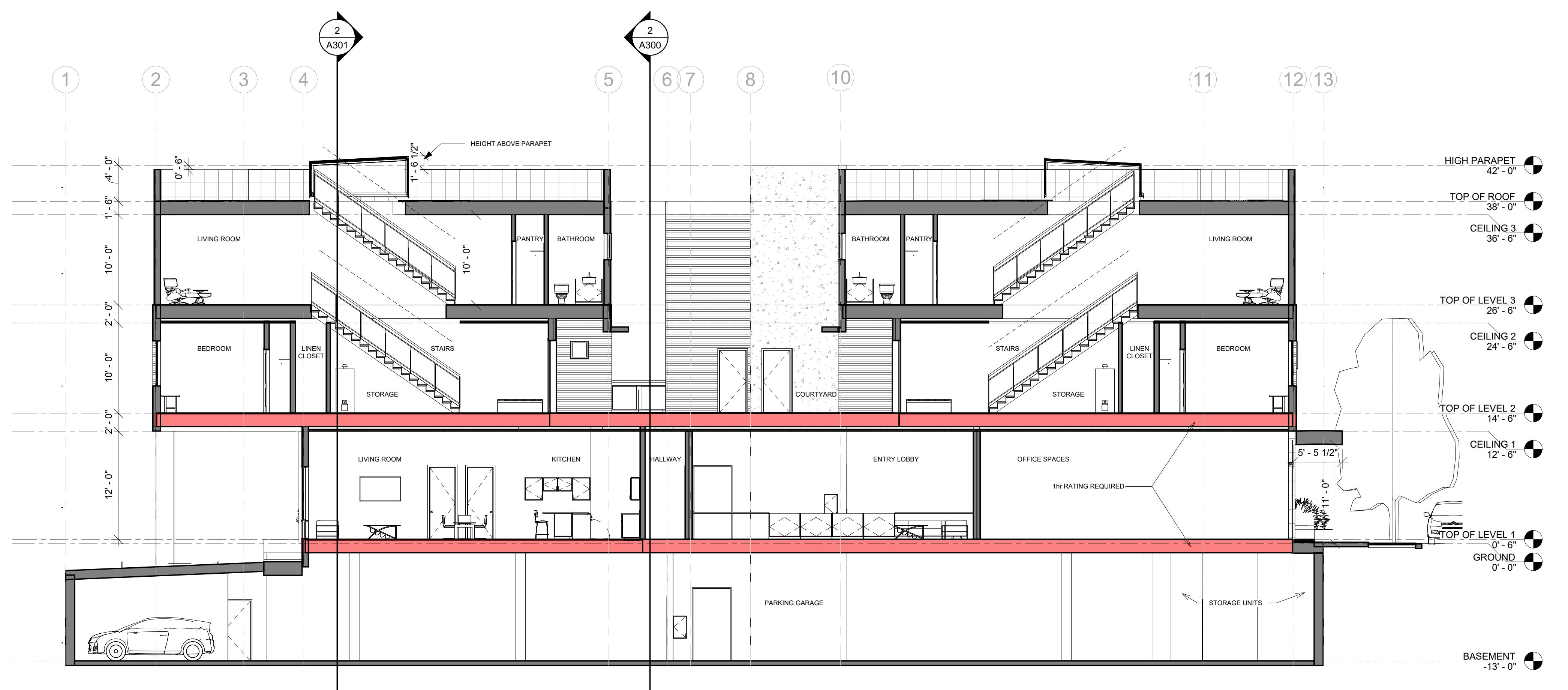
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WEST SOUTH ELEVATIONS

A202





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.

Drawn By: SOH Checked By: AEC

LEVEL 1 EXTERIOR LIGHTING PLAN

EX 1.0
1 of 4

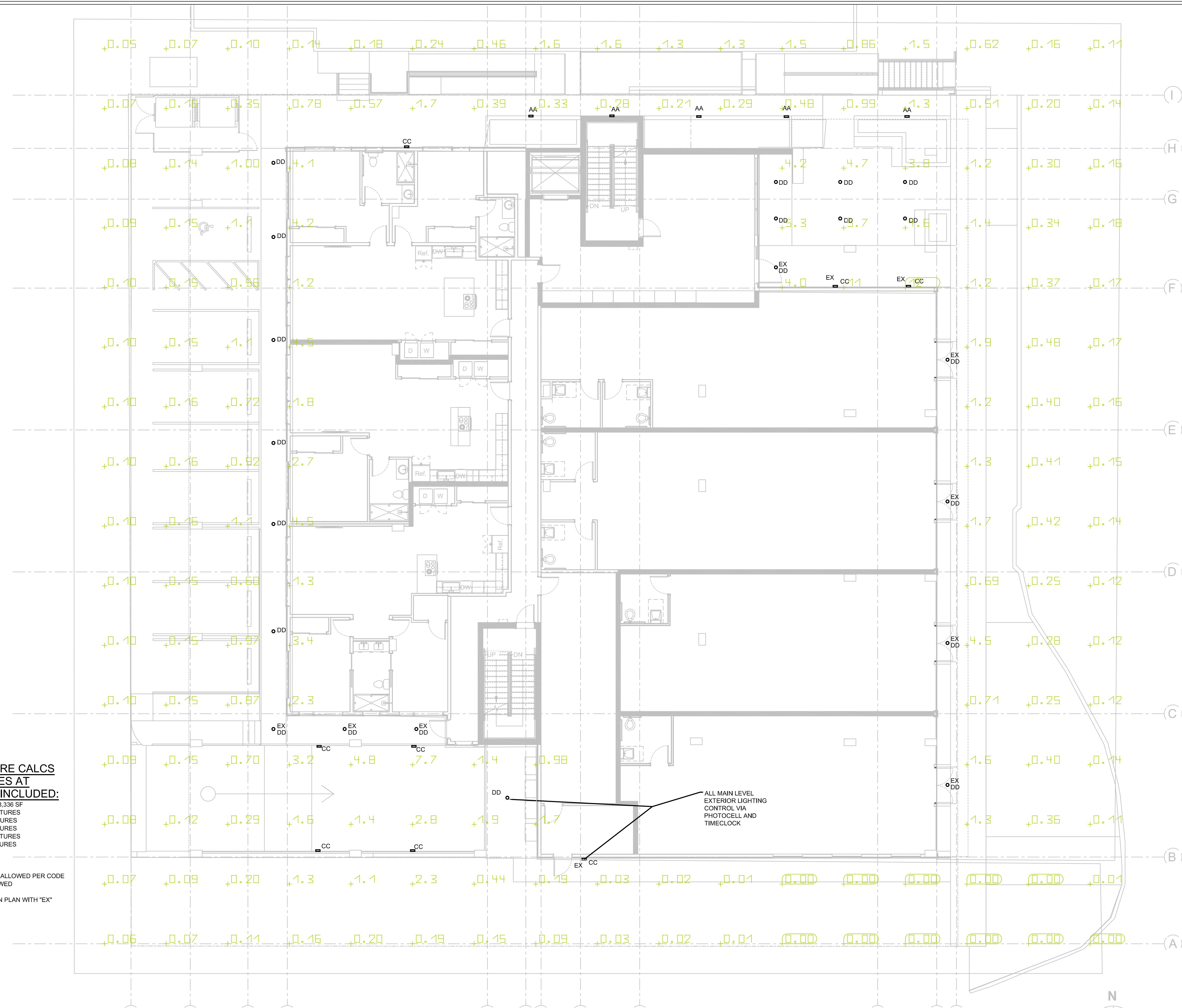
**LUMENS PER ACRE CALCS
EXEMPT FIXTURES AT
EGRESSES NOT INCLUDED:**

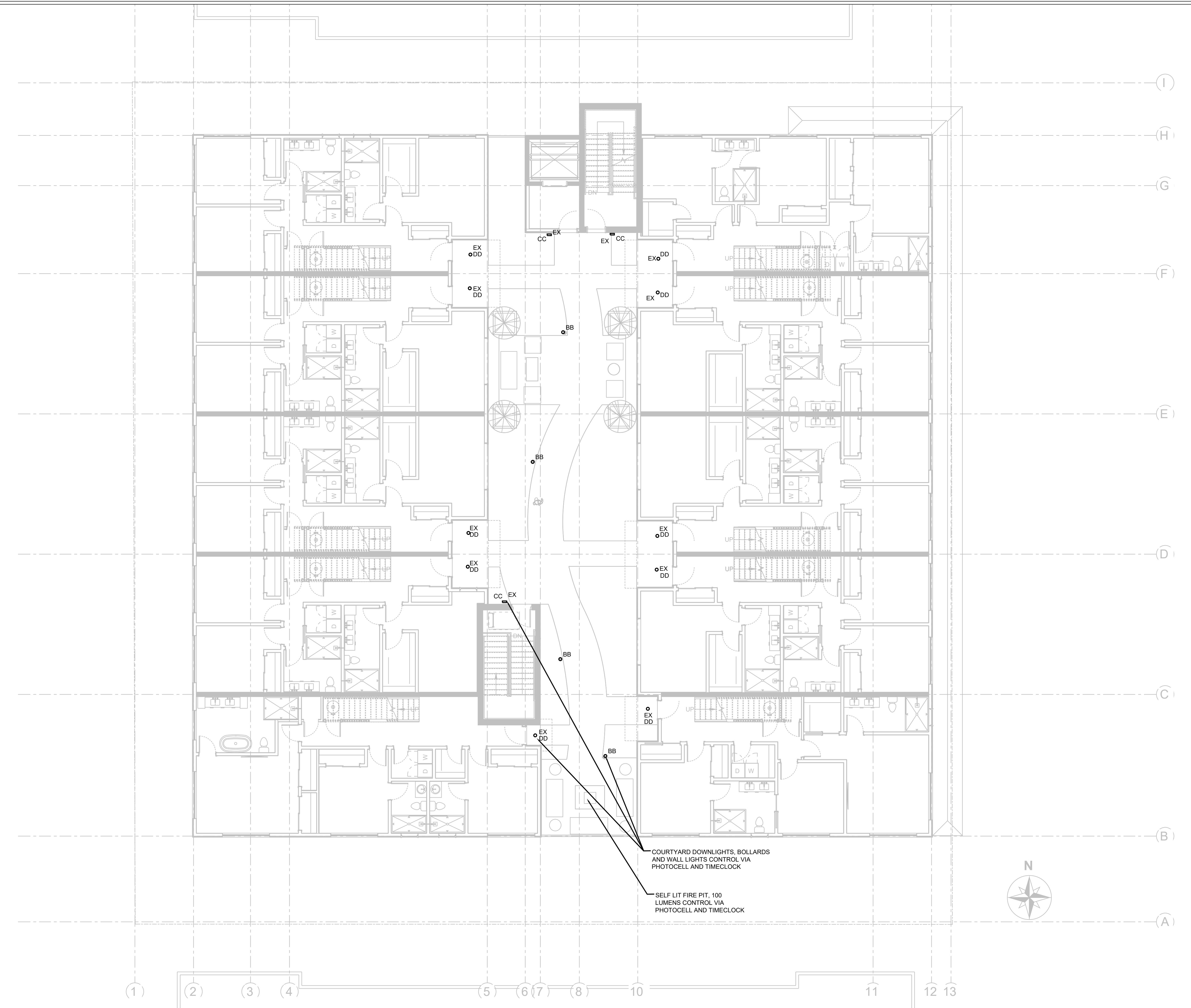
SITE DEVELOPMENT AREA: 18,336 SF
AA 581 LUMENS 21 FIXTURES
BB 120 LUMENS 4 FIXTURES
CC 823 LUMENS 7 FIXTURES
DD 800 LUMENS 23 FIXTURES
FIREPIT 100 LUMENS 1 FIXTURES

TOTAL LUMENS 36,942

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

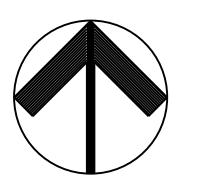
EXEMPT FIXTURES NOTED ON PLAN WITH "EX"





LEVEL 2 EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 10'



665 SOUTH CACHE

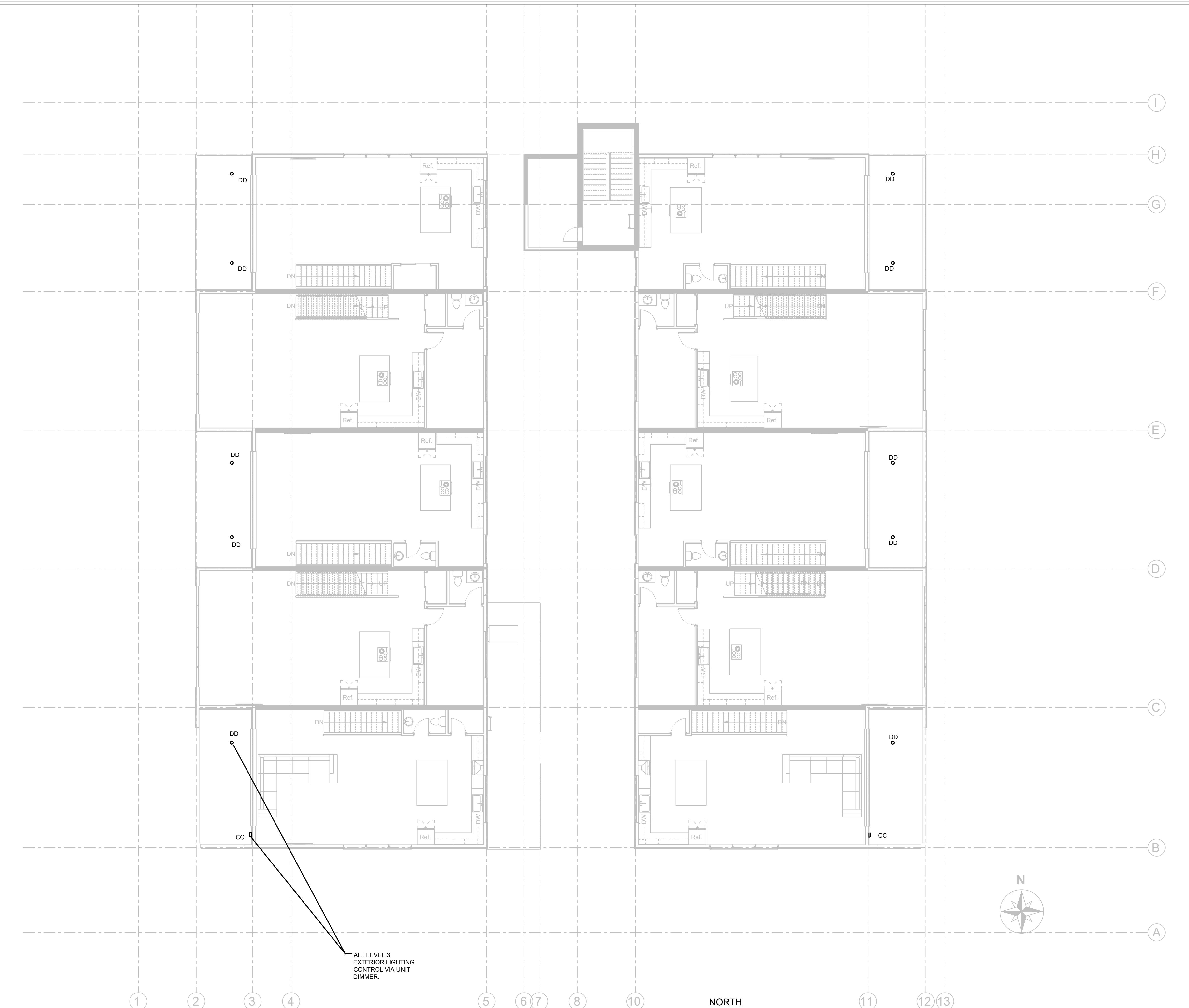
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 06/02/23 DEVELOPMENT PLAN SET
 08/11/23 DEV PLAN PERMIT RESP.

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LEVEL 2 EXTERIOR LIGHTING PLAN

EX 1.1
 2 of 4



665 SOUTH CACHE

JACKSON, WY 83001

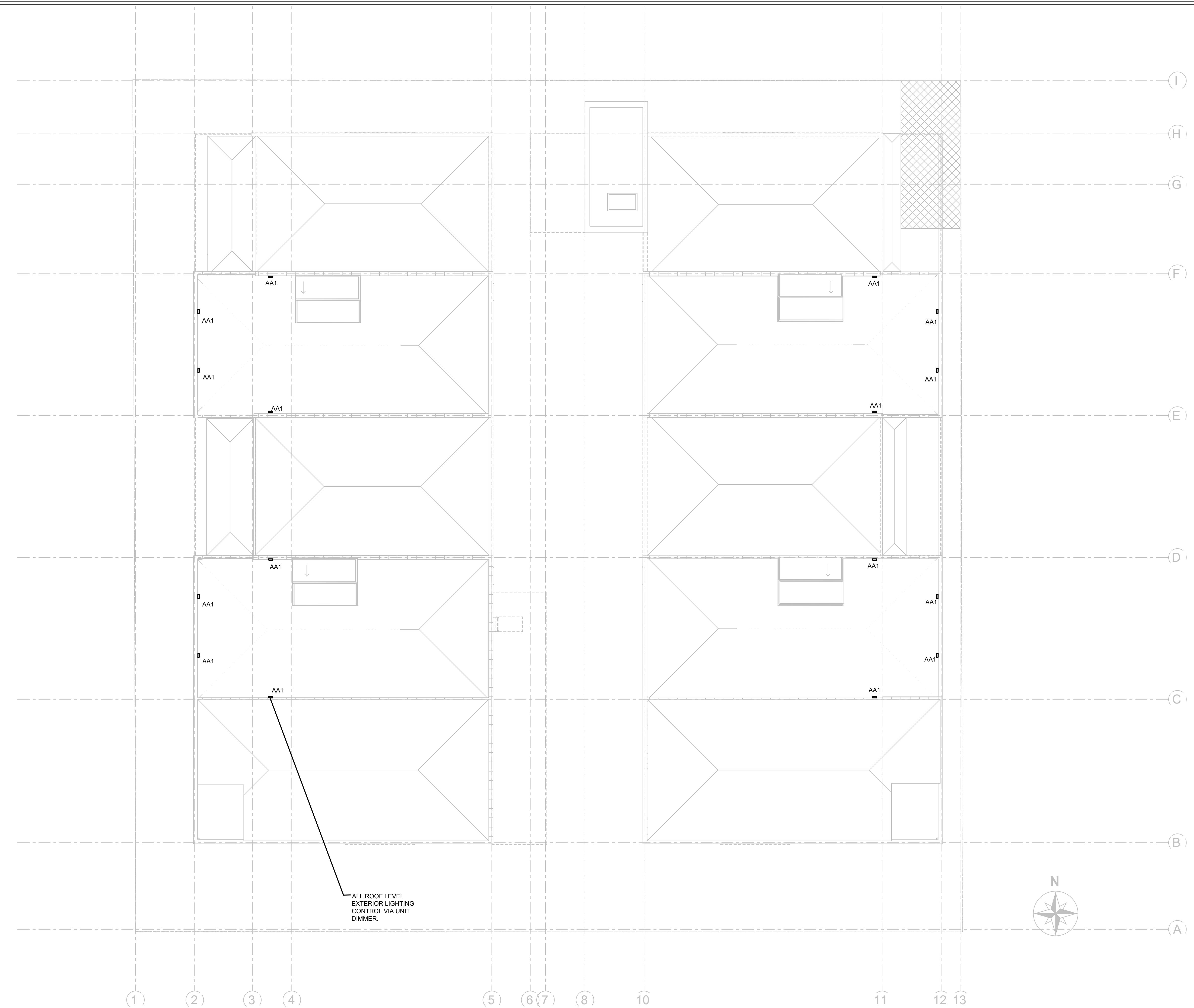
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LEVEL 3
EXTERIOR
LIGHTING
PLAN

EX 1.2

3 of 4



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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**ROOF LEVEL
 EXTERIOR
 LIGHTING
 PLAN**

EX 1.3
 4 of 4

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.

I. CLEANUP:

- 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.

II. PLUMBING IDENTIFICATION

- EQUIPMENT NAMEPLATES: METAL, WITH DATA ENGRAVED OR STAMPED, FOR PERMANENT ATTACHMENT ON EQUIPMENT.
- PIPE MARKERS: PREPRINTED, COLOR CODED, WITH LETTERING INDICATING SERVICE, AND SHOWING DIRECTION OF FLOW.
- 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.
- VALVE TAG SCHEDULE: PREPARE A VALVE TAG SCHEDULE TO BE SUBMITTED TO THE MAINTENANCE ENGINEER FOR RECORD.

III. PIPE INSULATION:

- DOMESTIC WATER PIPING INSULATION SHALL HAVE A THERMAL CONDUCTIVITY LESS THAN OR EQUAL TO 0.27 BTU-IN/HR-FT²°F.
- (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"

- (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.
- NO HOT OR COLD WATER PIPING SHALL BE ROUTED IN EXTERIOR WALLS UNLESS PROPERLY INSULATED.
- CONDENSATE PIPING SHALL BE INSULATED WITH 3/8" FOAM PLASTIC.
- STORM DRAIN PIPING SHALL BE INSULATED WITH FIBERGLASS INSULATION FROM THE UNDERSIDE OF THE DECK TO THE VERTICAL RISER.

IV. PIPING:

- WASTE, VENT AND STORM DRAIN PIPING:
 - SHALL BE STANDARD WEIGHT CAST IRON HUB LESS TYPE.
 - UNDERGROUND PIPING CAN ALSO BE SCHEDULE 40 PVC.
 - VENT PIPING IN RETURN AIR CEILING PLENUMS SHALL BE COPPER PIPING.
- VENT PIPING:
 - SHALL BE PVC.
- WATER PIPING:
 - SHALL BE TYPE "L" COPPER HARD DRAWN WITH WROUGHT COPPER FITTINGS.
 - JOINTS SHALL BE SOLDERED WITH 95-5 OR SILVER SOLDER.
 - CONCEALED WATER PIPING 3" & SMALLER CAN ALSO BE UPONOR AQUAPEX APR, REHAU RAUPEX OR EQUIVALENT-PROVIDE DEDUCT ALTERNATE PRICING.
 - 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.
- CONDENSATE PIPING SHALL BE TYPE "M" COPPER WITH SOLDER JOINTS OR PVC.
- NATURAL GAS PIPING:
 - 2" AND SMALLER SHALL BE THREADED STANDARD WEIGHT SCHEDULE 40 BLACK STEEL PIPE WITH SCREWED MALLEABLE IRON FITTINGS.
 - PIPING 2 1/2" AND LARGER SHALL BE WELDED.
 - CSST PIPE IS NOT APPROVED.
 - ALL OUTDOOR EXPOSED PIPING SHALL BE PAINTED WITH OUTDOOR ENAMEL.
 - 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.
- UNDERGROUND NATURAL GAS PIPING:
 - SHALL BE IPS SDR 10 TUBING WHICH MEETS ASTM D2513 MANUFACTURED BY UPONOR OR IAPMO.
 - ANY GAS PIPING ROUTED BENEATH HARD POURED SURFACES SHALL BE SLEEVED TO MEET THE REQUIREMENTS OF THE UTILITY COMPANY.

- 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.
- 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.
- CLEAN-OUTS SHALL BE INSTALLED AS PER **2021 IPC SECTION 708**.
- PROTECT ROOF RECEPTOR ON ROOF FROM RAIN WATER BY ELEVATING THE RIM 2 1/2" INCHES ABOVE ROOF SURFACE.
- PROVIDE WATERTIGHT FLASHING WHEREVER PIPES PASS THRU EXTERIOR WALLS, ROOF AND FLOORS.
- 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.
- 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.
- 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.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AVAILABLE SPACES FOR INSTALLING THE WORK.
- VALVES SHALL BE NIBCO, JENKINS, WALWORTH, STOCKHAM OR EQUAL. SERVICE PRESSURE SHALL BE SUITABLE FOR SERVICE INTENDED.
- PROVIDE HANGERS AND SUPPORTS MEETING THE REQUIREMENTS SPECIFIED IN THE **2021 IPC SECTION 308**. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE.
- 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.
- CONTRACTOR SHALL ARRANGE FOR AND PAY FOR ALL UTILITY METERS AND UTILITY CONNECTIONS.
- 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.
- AN APPROVED BACKFLOW PREVENTER SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION.
- CONFIRM WATER QUALITY IS WITHIN HUMIDIFIER MANUFACTURER'S RECOMMENDATIONS OR PROVIDE WATER TREATMENT PRIOR TO OPERATING HUMIDIFIERS**
- ALL SINGLE AND THREE PHASE MOTORS, STARTERS AND DISCONNECTS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR.

PLUMBING LEGEND

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

— — — — 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)	—S PIPE CONTINUATION	
— — — — GREASE WASTE BELOW GRADE (GW)	—= PIPE EXPANSION GUIDE	
— — — — STORM DRAIN ABOVE GRADE (SD)	— PIPE UNION	
— — — — STORM DRAIN BELOW GRADE (SD)	—X 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	
IW — — — INDIRECT WASTE	—V PLUG VALVE	
G — — — GAS	—V CHECK VALVE	
MPG — — — MEDIUM PRESSURE NATURAL GAS	—□ BALL VALVE	
— — — — VENT	—X BALANCING VALVE	
PD — — — PUMP DISCHARGE	—OK FLOW REGULATOR VALVE	
C — — — CONDENSATE DRAIN	—N BUTTERFLY VALVE	
CO	CLEAN OUT	—V PRESSURE REDUCING VALVE
WCO	WALL CLEAN OUT	—V 2-WAY CONTROL VALVE
FCO	FLOOR CLEAN OUT	—V 3-WAY CONTROL VALVE
COTG	CLEAN OUT TO GRADE	—V 4-WAY CONTROL VALVE
(D)	DEMOLISH	—V DIFFERENTIAL BYPASS VALVE
(E)	EXISTING	—V STRAINER
(N)	NEW	—V NATURAL GAS PRESSURE REGULATOR
VTR	VENT THROUGH ROOF	—V AIR VENT
UTR	UP THROUGH ROOF	—V PRESSURE - TEMP. TAP
UP	UP	—○ PRESSURE GAUGE
DN	DOWN	—□ THERMOMETER

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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" RPBFP @ 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
FRICITION LOSS (LONGEST LENGTH @ 3.5PSI/100')	7.35
DESIGN PRESSURE REQUIRED @ FIXTURES	20.00
TOTAL PRESSURE REQUIRED	81.60

PLUMBING LEGEND SPEC'S & SCHEDULES

P1.0

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