

## PLANNING NOTES

PROPERTY DESCRIPTION/NAME	105 MERCILL A MIXED-USE PROJECT WITH 30 APARTMENTS, 4 COMMERCIAL SPACES & TWO-LEVEL PARKING RAMP
PROPERTY ADDRESS	105 MERCILL AVENUE JACKSON, WY
PROPERTY OWNER	TETON COUNTY POB 1727 JACKSON, WY 83001
APPLICANT'S NAME	DESIGN ASSOCIATES ARCHITECTS 50 S KING ST, STE 201 JACKSON, WY 83001
ZONING	CR-2
RESOURCE OVERLAYS	LODGING OVERLAY
IMPERVIOUS COVERAGE	
EXISTING	0 SF
ROOFED	13,431 SF
DRIVEWAYS & PARKING AREAS	1,749 SF
SOLID TERRACES & WALKWAYS	3,288 SF
OTHER (COURTYARD TERRACE)	3,606 SF
TOTAL	22,074 SF
ALLOWED	.90 (22,505 SF)
GROSS SITE AREA	1.15 ACRES 50,086 SF
BASE SITE AREA	0.574 ACRES 25,005 SF
FAR	
TOTAL HABITABLE	1.41 (35,184 SF)
ALLOWED	.46 (11,502 SF)
BASE FAR (COMMERCIAL SPACE)	.27 (6,862 SF)
2:1 BONUS (ALL WORKFORCE HOUSING)	1.13 (28,322 SF)
SITE DEVELOPMENT	.88 (22,074 SF)
ALLOWED	.90 (22,505 SF)
LANDSCAPE RATIO	.11 (2,816 SF)
MINIMUM	.10 (2,501 SF)
PLANT UNITS	3+
MINIMUM	3
SLOPES TO BE DEVELOPED	
PARKING	0 - 2%
GARAGE RAMP	4 - 12%
SIDEWALKS	0 - 2%
SETBACKS	
PRIMARY STREET RANGE	0-10'
SECONDARY STREET RANGE	0-10'
SIDES	5'
PEDESTRIAN FRONTAGE	
TOTAL WIDTH FROM BACK OF CURB (MIN)	13.5'
FURNISHING/PLANTING AREA (MIN)	5'
CLEAR SIDEWALK WIDTH (MIN)	6'
PLANTING TYPE & SPACING	TREE GRATE, 30'
BUILDING FRONTAGE	
SHOPFRONT HEIGHT (MIN)	12'
PRIMARY STREET TRANSPARENCY (MIN)	60%
SECONDARY STREET TRANSPARENCY (MIN)	30%
PRIMARY STREET BLANK WALL AREA (MAX)	15'
SECONDARY STREET BLANK WALL AREA (MAX)	30'
ENTRANCE SPACING ALONG PRIMARY STREET (MAX)	50'
HEIGHT OF STRUCTURE	<39'
ALLOWED	42'
STORIES	
ALLOWED	3
PARKING	
MINIMUM	50
EXTERIOR LIGHTING	54,000 LUMENS
ALLOWED	66,222 LUMENS
GROSS SQUARE FOOTAGE	
EXISTING	0 SF
LOWER LEVEL HABITABLE	225 SF
FIRST FLOOR HABITABLE	8,548 SF
SECOND FLOOR HABITABLE	13,672 SF
THIRD FLOOR HABITABLE	12,964 SF
TOTAL HABITABLE	35,184 SF
LOWER LEVEL NON-HABITABLE	9,647 SF
FIRST FLOOR NON-HABITABLE	7,847 SF
SECOND FLOOR NON-HABITABLE	59 SF
THIRD FLOOR NON-HABITABLE	129 SF
TOTAL NON-HABITABLE	8,035 SF
BUILDING TOTAL	53,091 SF
COURTYARD	4,820 SF
DECKS	1,200 SF
FENESTRATION CALCULATION	
GROSS SQUARE FOOTAGE	43,219 SF
FENESTRATION - WINDOWS	4,230 SF
FENESTRATION - DOORS	444 SF
FENESTRATION - CURTAIN WALLS	2,953 SF
TOTAL FENESTRATION	7,627 SF
FENESTRATION ALLOWED (30%)	12,966 SF
APARTMENT COUNT	
1 BEDROOMS	20
2 BEDROOMS	10
TOTAL	30
ICE MELT (EXTERIOR HYDRONIC HEAT)	0 SF

## FINISH FLOOR AREAS

APARTMENTS				
NO.	UNIT	BEDROOMS	PARKING REQ	AREA
201	APT. 201	1BR	1.5	741.67
202	APT. 202	2BR	1.5	835.47
203	APT. 203	2BR	1.5	802.88
204	APT. 204	2BR	1.5	841.85
205	APT. 205	1BR	1	497.26
206	APT. 206	1BR	1	497.26
207	APT. 207	1BR	1	499.82
208	APT. 208	1BR	1.5	721.52
209	APT. 209	1BR	1	499.52
210	APT. 210	1BR	1	499.52
211	APT. 211	1BR	1	499.52
212	APT. 212	1BR	1	499.52
213	APT. 213	1BR	1.5	633.48
214	APT. 214	1BR	1.5	681.58
215	APT. 215	2BR	1.5	1,016.59
216	APT. 216	1BR	1.5	739.02
301	APT. 301	2BR	1.5	940.76
302	APT. 302	1BR	1	499.97
303	APT. 303	1BR	1	499.97
304	APT. 304	1BR	1	499.97
305	APT. 305	2BR	1.5	883.12
306	APT. 306	1BR	1	497.29
307	APT. 307	1BR	1	497.30
308	APT. 308	1BR	1.5	715.17
309	APT. 309	2BR	1.5	795.73
310	APT. 310	2BR	1.5	781.09
311	APT. 311	2BR	1.5	781.09
312	APT. 312	1BR	1.5	789.33
313	APT. 313	2BR	1.5	1,170.53
314	APT. 314	1BR	1.5	739.03
<b>30</b>				<b>20,596.83 sq ft</b>

OFFICE/RETAIL		
NO.	ZONE	AREA
101	OFFICE/RETAIL 101	1,153.29
102	OFFICE/RETAIL 102	2,268.98
103	OFFICE/RETAIL 103	1,753.13
104	OFFICE/RETAIL 104	1,686.30
<b>4</b>		<b>6,861.70 sq ft</b>

ACCESSORY FLOOR AREA		
STORY	ZONE	AREA
<b>BASEMENT PLAN</b>		
	CIRCULATION	176.01
	LOWER RAMP	7,788.26
	MECH	287.21
	STOR	360.00
	STORAGE	728.77
<b>FIRST FLOOR PLAN</b>		
	CIRCULATION	1,307.23
	FIRE	50.00
	MECH	174.20
	STOR	881.51
	UPPER RAMP	7,710.17
<b>SECOND FLOOR PLAN</b>		
	COURTYARD	4,820.40
	ENCLOSED CIRCULATION	1,962.25
	LIBRARY	163.84
	MECH	58.84
<b>THIRD FLOOR PLAN</b>		
	ENCLOSED CIRCULATION	1,874.02
	MECH	128.90
		<b>28,471.61 sq ft</b>

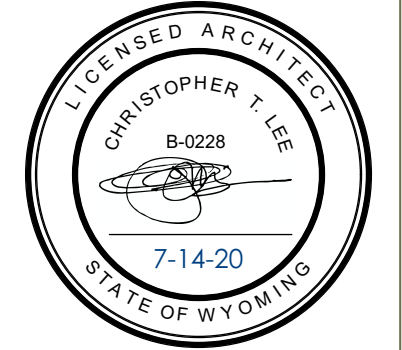


DESIGN ASSOCIATES ARCHITECTS  
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(O) 307 733 3600

www.dajh.co

PROJECT NO.: 19-08 ARCHITECT: CTL

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### REVISION HISTORY

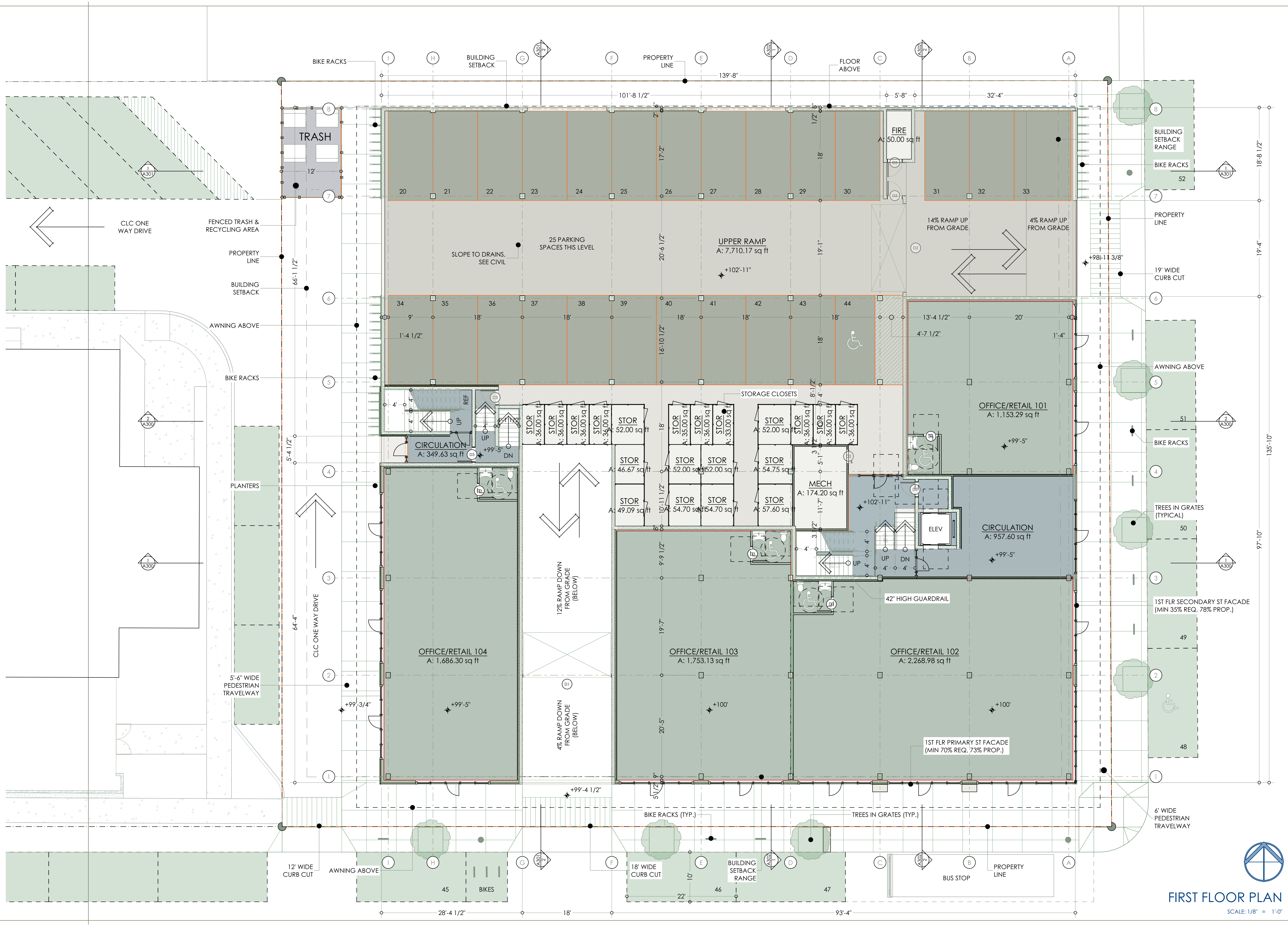
SYMB	CHANGE	DATE
1	CONCEPTUAL	5-23-19
2	CONCEPTUAL UPDATE	6-21-19
3	CONCEPTUAL UPDATE	6-26-19
4	CONCEPTUAL UPDATE	7-8-19
5	CONCEPTUAL UPDATE	7-11-19
6	CONCEPTUAL UPDATE	7-22-19
7	CONCEPTUAL UPDATE	7-24-19
8	CONCEPTUAL UPDATE	8-25-19
9	DRC SUBMITTAL	11-6-19
10	PRE-APP SUBMITTAL	11-15-19
11	DRC SUBMITTAL	4-1-20
12	DRC RESUBMITTAL	6-3-20

MERCILL PARTNERS LLC  
MIXED-USE PROJECT  
105 MERCILL AVE JACKSON, WY

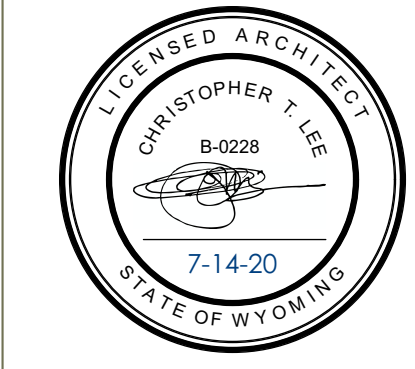
PERMIT SET  
7-14-20

A002

PLANNING NOTES



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**MERCILL PARTNERS LLC**  
**MIXED-USE PROJECT**  
105 MERCILL AVE JACKSON, WY

PERMIT SET  
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**A201**

FIRST FLOOR PLAN

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"